

No.	Description	Date
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Gabe Handy

222-227 Pearl St
Essex Junction

Elevations

Project number:	23010
Date:	17 November 2023
Drawn by:	DLG
Checked by:	DLG
Project Phase:	Zoning Permit

A200

Scale: 3/32" = 1'-0"



Daniel Goltzman Design & Development

119 Caroline Street
Burlington, Vermont 05401
646-957-4248



② View to Northeast

① View to Northwest

No.	Description	Date

Gabe Handy

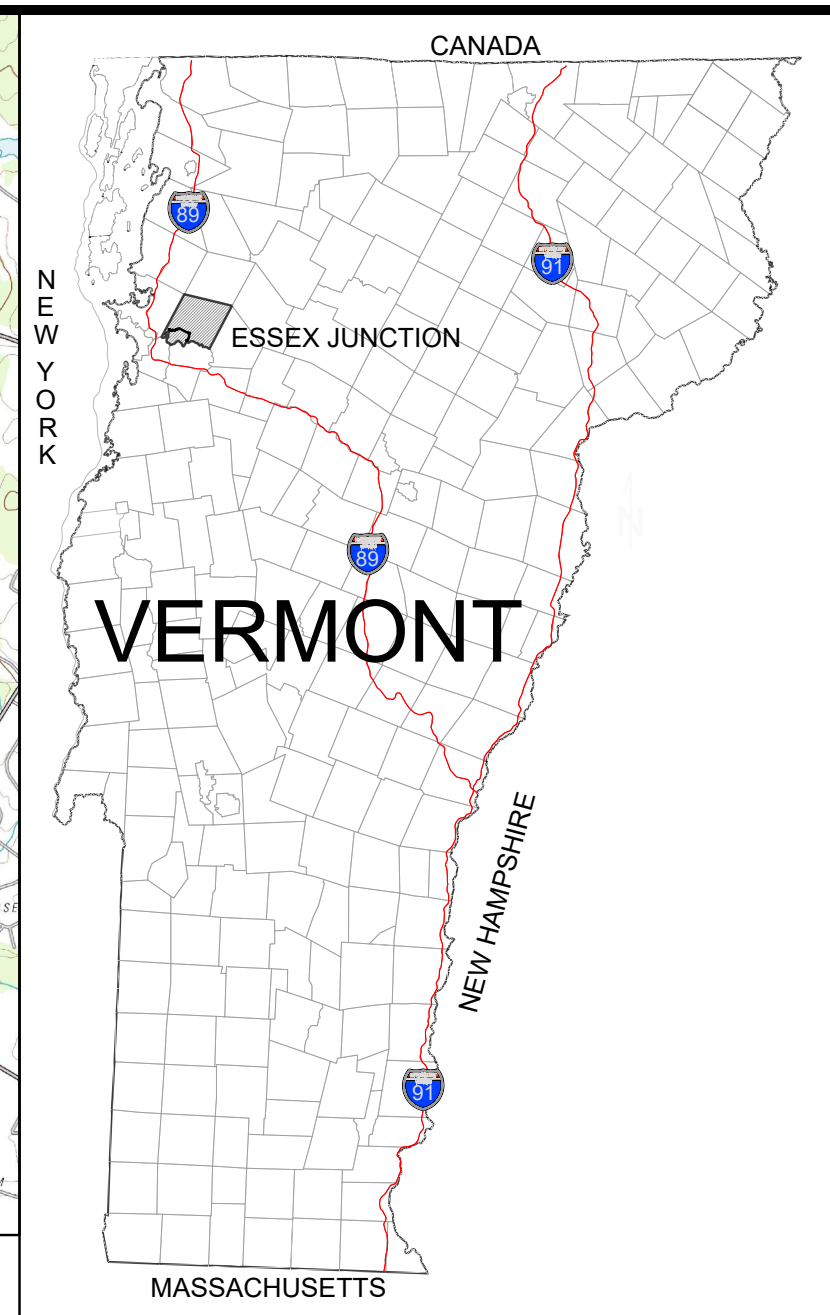
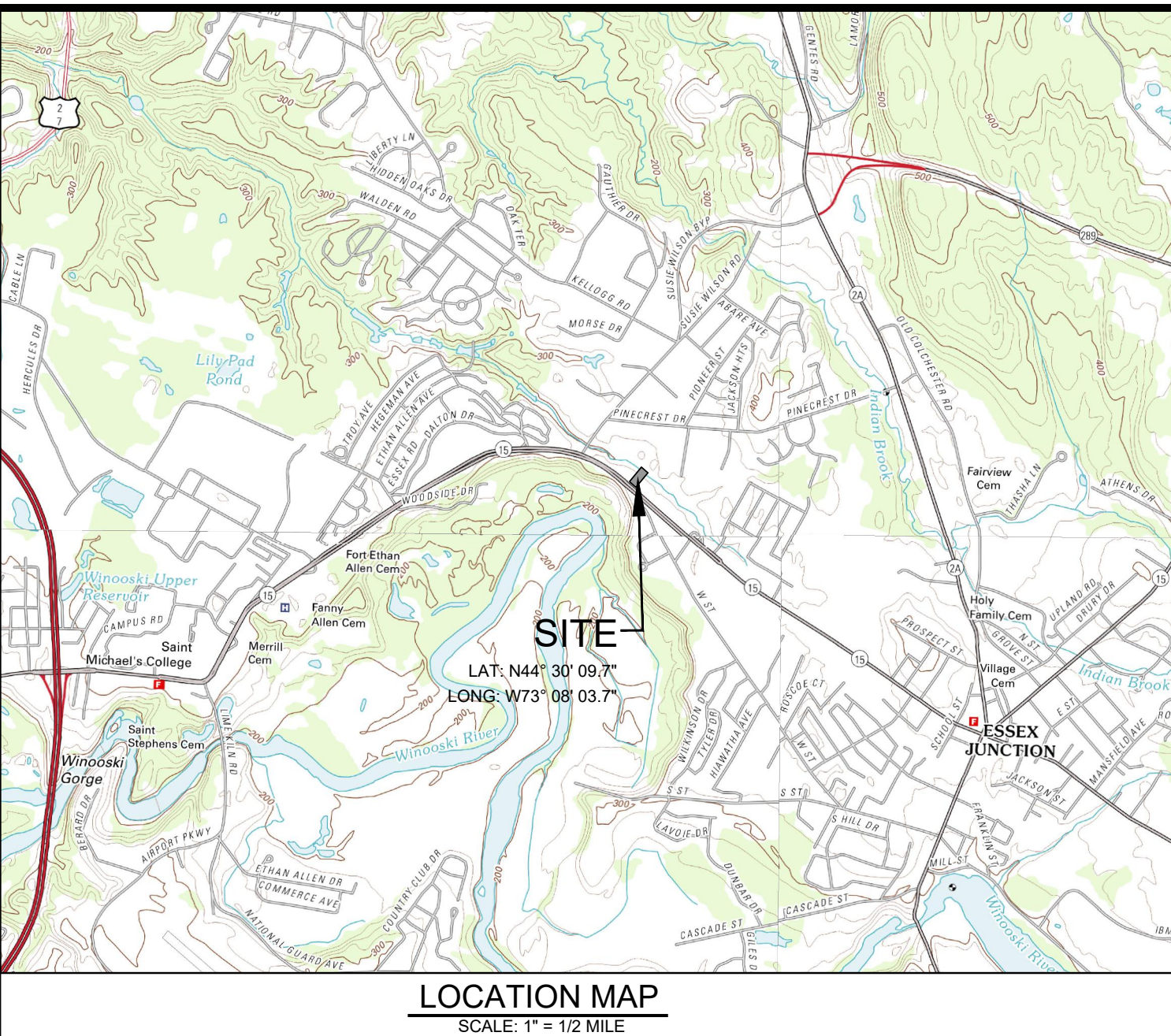
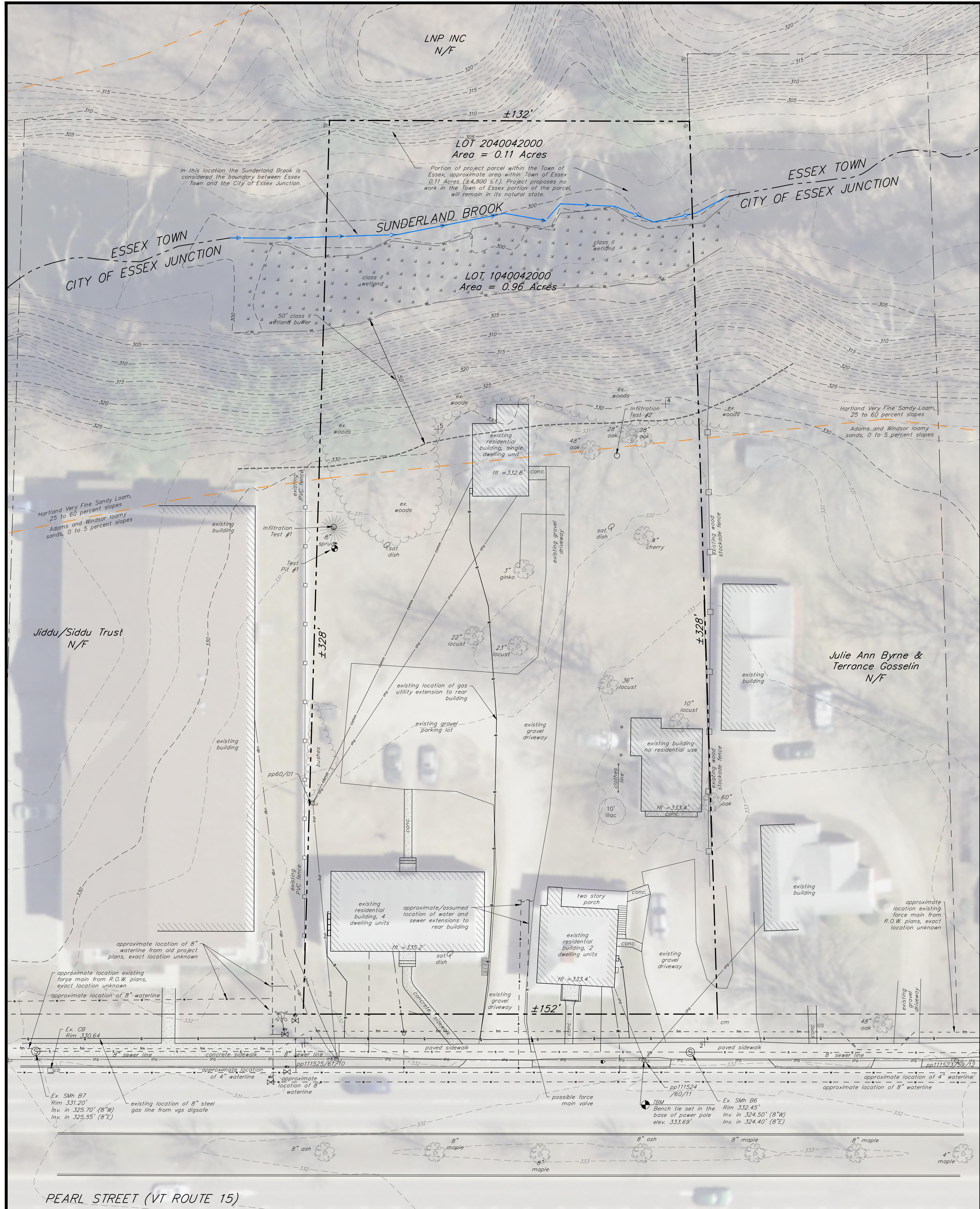
222-227 Pearl St
Essex Junction

3D Views

Project number :	23010
Date :	17 November 2023
Drawn by :	DLG
Checked by :	DLG
Project Phase :	Zoning Permit

A500

Scale :



LEGEND

- /man □ IRON PIPE / CONCRETE MONUMENT FOUND
- ~ EXISTING TREELINE
- EXISTING GRADE CONTOUR LINES (5 FOOT INTERVALS)
- - - EXISTING GRADE CONTOUR LINES (1 FOOT INTERVALS)
- - - - - APPROXIMATE PROPERTY LINES
- EXISTING WOODEN FENCE
- EXISTING SEWER LINE/MANHOLE
- EXISTING SEWER FORCEMAIN
- EXISTING STORM LINE/MANHOLE/BASIN
- EXISTING OVERHEAD ELECTRIC LINE/POWER POLE
- EXISTING UNDERGROUND POWER
- EXISTING WATER LINE/HYDRANT/VALVE/SHUTOFF
- EXISTING UNDERGROUND GAS SYSTEMS
- EXISTING UNDERGROUND COMMUNICATIONS

NOTES:

1. ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
2. THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 VERMONT STATE PLANE 4400 (US SURVEY FEET), ELEVATIONS ARE BASED ON THE NAVD88 (US SURVEY FEET).
3. EXISTING GROUND CONTOUR ELEVATIONS ARE BASED 2014 STATE OF VERMONT LIDAR AND FIELD SURVEY BY KREBS AND LANSING IN THE FALL OF 2022. KREBS AND LANSING SURVEYED ONLY AREA AROUND THE PROPOSED PROJECT.
4. UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE, CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.
5. THIS PLAN IS NOT A BOUNDARY SURVEY. THE PROPERTY LINES SHOWN ARE BASED ON TAX MAPPING AND ARE CONSIDERED APPROXIMATE. PROPERTY LINES HAVE BEEN ADJUSTED BASE ON MONUMENTATION FOUND IN THE FIELD AND EVIDENCE IN AERIAL PHOTOGRAPHY. PROJECT PARCEL IS ALSO SHOWN BASED ON AN EXISTING BOUNDARY SURVEY TITLED "BOUNDARY PLAT OF PEARL STREET VENTURES, LLC" DATED NOVEMBER 7, 2022 BY O'LEARY BURKE CIVIL ASSOCIATES, PLC.

CALCULATIONS:

NOTE: ALL EXISTING DEVELOPMENT IS WITHIN THE CITY OF ESSEX JUNCTION. THESE VALUES ARE SHOWN BASED ONLY ON THE AREA WITHIN THE CITY OF ESSEX JUNCTION. LAND IN ESSEX TOWN IS NOT INCLUDED IN THESE CALCULATIONS.

- EXISTING CONDITIONS:**
- PROPERTY AREA IN THE CITY OF ESSEX JCT. = ±41,800 S.F. (0.96 ACRES)
 - BUILDING COVERAGE: ±3,950 S.F. (0.09 ACRES) (9.5%)
 - OVERALL IMPERVIOUS: ±11,100 S.F. (0.26 ACRES) (26.6%)

WATER AND WASTEWATER DESIGN FLOW

- EXISTING WASTEWATER DESIGN FLOW:**
- SEVEN (7) 2-BEDROOM APARTMENT DWELLING UNITS (DU)
 - 7 2-BEDROOM DU * 210 GPD/DU = 1,470 GPD
- EXISTING WATER DESIGN FLOW:**
- SEVEN (7) 2-BEDROOM APARTMENT DWELLING UNITS (DU)
 - 7 2-BEDROOM DU * 280 GPD/DU = 1,960 GPD

SUNDERLAND APARTMENTS

229 Pearl Street
City of Essex Junction, Vermont

KREBS & LANSING
CONSULTING ENGINEERS
164 Main Street, Suite 201 P: (802) 878-0375
Colchester, Vermont 05446 www.krebsandlansing.com

**ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION**

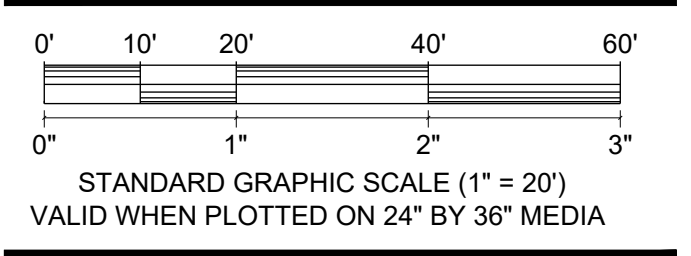
OWNER:
227 Pearl Street LLC
c/o Brett Grabowski
32 Seymour Street #101
Williston, Vermont 05495

APPLICANT:
Handy Hotels & Rentals LLC
241 Pearl Street
Essex Junction, Vermont 05495

PROPERTY INFORMATION:
CITY OF ESSEX JUNCTION:
Address: 227 Pearl Street
Parcel ID: 1040042000
SPAN: 207-066-10350
Area: 0.96 Acres (±41,800 s.f.)
Zoning: Multi-Family/Mixed Use 1
Setbacks:
Front: 20'
Rear: 10'
Side: 10'
Max. Building Height: 58'
Total Lot Coverage: 65% (80% with waiver)

ESSEX:
Parcel ID: 2040042000
SPAN: 207-067-42238
Area: 0.11 Acres (±4,800 s.f.)
Zoning: Mixed Use

STAMP:

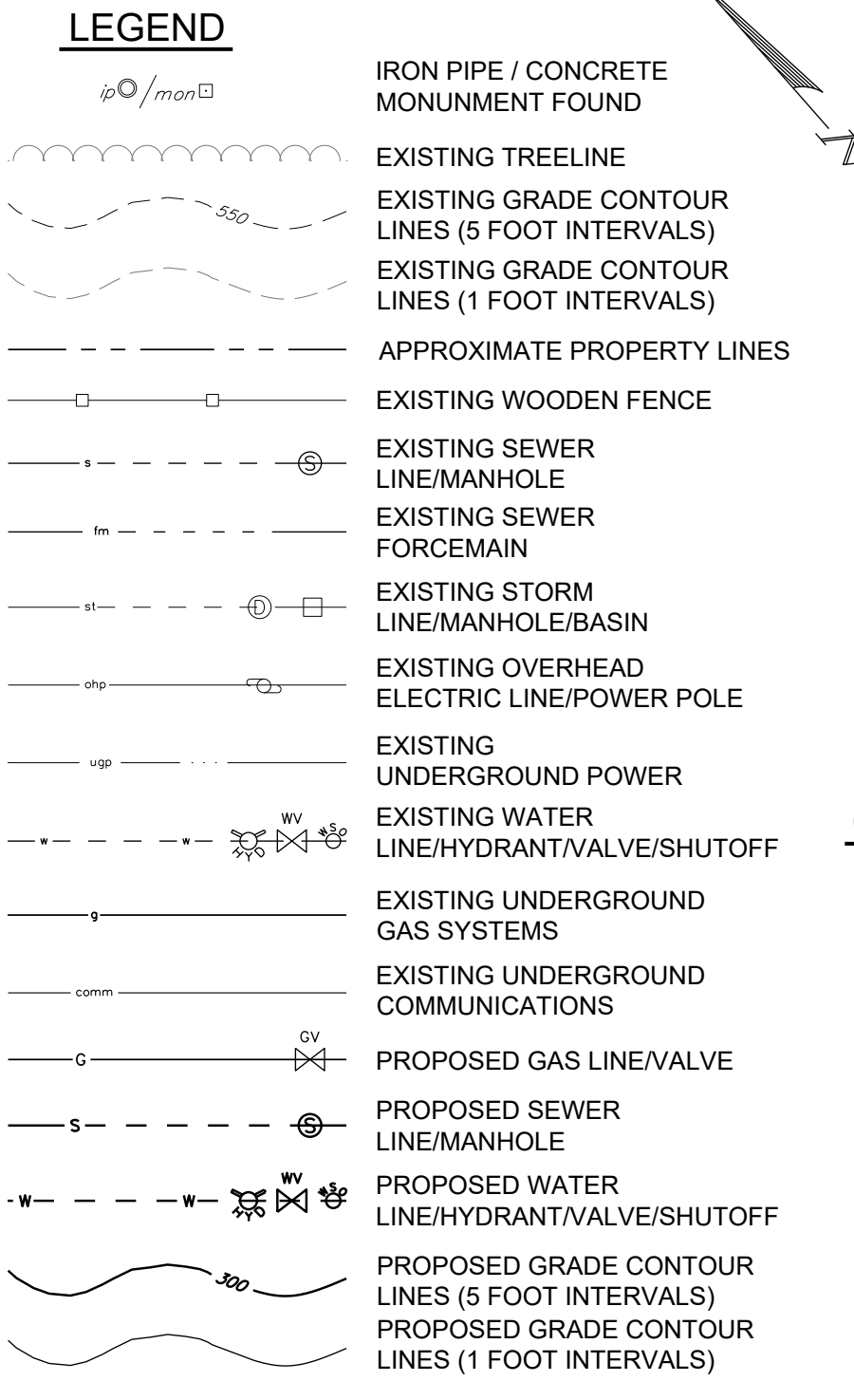
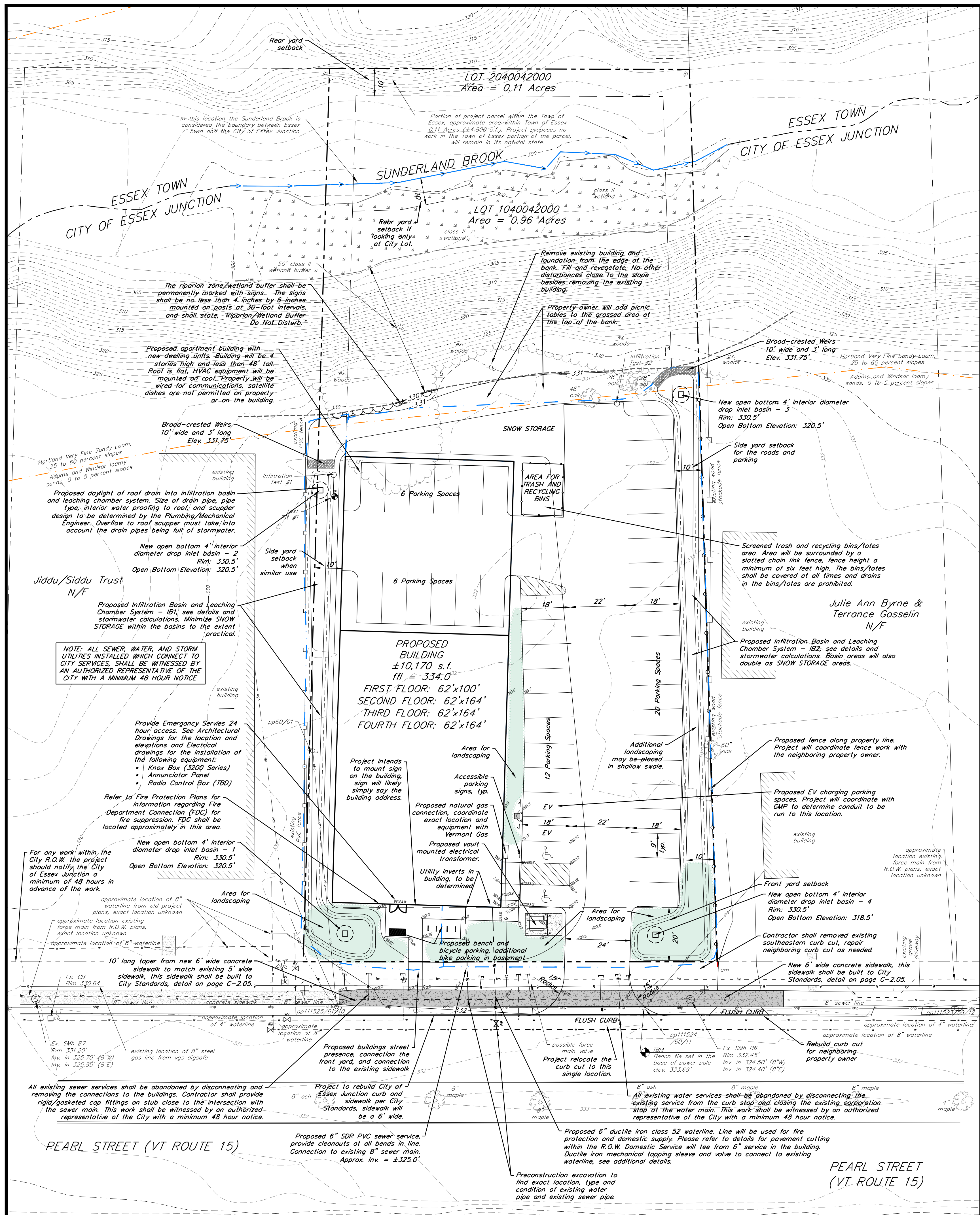


REV. NO.	REVISIONS/COMMENTS	DATE

**OVERALL PROPERTY PLAN
EXISTING CONDITIONS**

DATE ISSUED: 02/28/24
DRAWN BY: GTD CHECKED BY: GTD
PROJECT NO.: 23288 SCALE: 1" = 20'
DRAWING NO.: REV. NO.:

C-0.00



NOTES:

- ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
- THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 VERMONT STATE PLANE 4400 (US SURVEY FEET). ELEVATIONS ARE BASED ON THE NAVD88 (US SURVEY FEET).
- EXISTING GROUND CONTOUR ELEVATIONS ARE BASED 2014 STATE OF VERMONT LIDAR AND FIELD SURVEY BY KREBS AND LANSING IN THE FALL OF 2022. KREBS AND LANSING SURVEYED ONLY AREA AROUND THE PROPOSED PROJECT.
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- THIS PLAN IS NOT A BOUNDARY SURVEY. THE PROPERTY LINES SHOWN ARE BASED ON TAX MAPPING AND ARE CONSIDERED APPROXIMATE. PROPERTY LINES HAVE BEEN ADJUSTED BASE ON MONUMENTATION FOUND IN THE FIELD AND EVIDENCE IN AERIAL PHOTOGRAPHY. PROJECT PARCEL IS ALSO SHOWN BASED ON AN EXISTING BOUNDARY SURVEY TITLED "BOUNDARY PLAT OF PEARL STREET VENTURES, LLC" DATED NOVEMBER 7, 2022 BY O'LEARY BURKE CIVIL ASSOCIATES, P.L.C.

CALCULATIONS:

NOTE: ALL EXISTING DEVELOPMENT IS WITHIN THE CITY OF ESSEX JUNCTION. THESE VALUES ARE SHOWN BASED ONLY ON THE AREA WITHIN THE CITY OF ESSEX JUNCTION. LAND IN ESSEX TOWN IS NOT INCLUDED IN THESE CALCULATIONS.

EXISTING CONDITIONS:

- PROPERTY AREA IN THE CITY OF ESSEX JCT. = ±41,800 S.F. (0.96 ACRES)
- BUILDING COVERAGE: ±3,950 S.F. (0.09 ACRES) (9.5%)
- OVERALL IMPERVIOUS: ±11,100 S.F. (0.26 ACRES) (26.6%)

PROPOSED IMPERVIOUS:

- PROPERTY AREA IN THE CITY OF ESSEX JCT. = ±41,800 S.F. (0.96 ACRES)
- BUILDING COVERAGE: ±10,170 S.F. (0.23 ACRES) (24.3%)
- OVERALL IMPERVIOUS: ±21,700 S.F. (0.49 ACRES) (51.9%)
- 44 PARKING SPACES

DETERMINATION OF ORDINARY HIGH SEASONAL WATER (OHSW):

KREBS AND LANSING CONDUCTED A TEST PIT ON SITE TO REVIEW THE SOILS. SOILS WERE FOUND TO BE DEEP STRUCTURELESS, SINGLE GRAIN LOAMY SANDS. NO EVIDENCE OF ORDINARY HIGH SEASONAL WATER TABLE (OHSW) WAS OBSERVED TO THE DEPTH OF THE TEST PIT WHICH WAS 4.5' DEEP. THE TEST PIT WAS EXCAVATED TO A TOTAL DEPTH OF 54" (ELEV. ±325.5'). THE PROJECT IS ALSO IN THE PROCESS OF PERFORMED SOIL TESTING FOR STRUCTURAL INTEGRITY, APRIL OF 2023. THIS WILL INCLUDE MULTIPLE BORINGS TO FAR DEEPER DEPTHS. THE INVESTIGATION INTENDS TO REVIEW GROUND WATER DEPTH AT THAT TIME AS WELL. WE FEEL THE WATER TABLE IS FAR LOWER THAN THE TEST PIT DUG BASED ON THE PROXIMITY TO THE SUNDERLAND BROOK WHICH IS AT ELEVATION ±300.0'

WATER AND WASTEWATER DESIGN FLOW

EXISTING WASTEWATER DESIGN FLOW:

- SEVEN (7) 2-BEDROOM APARTMENT DWELLING UNITS (DU)
- 7 2-BEDROOM DU * 210 GPD/DU = 1,470 GPD

EXISTING WATER DESIGN FLOW:

- SEVEN (7) 2-BEDROOM APARTMENT DWELLING UNITS (DU)
- 7 2-BEDROOM DU * 280 GPD/DU = 1,960 GPD

PROPOSED SEWER DESIGN FLOW:

- 39 PROPOSED APARTMENT DWELLING UNITS (DU)
- STUDIO AND SINGLE BEDROOM DWELLING UNITS: 19 DU * 140 GPD/DU = 2,660 GPD
- MULTI-BEDROOM DWELLING UNITS: 20 DU * 210 GPD/DU = 4,200 GPD
- TOTAL PROPOSED SEWER DEMAND = 6,860 GPD

PROPOSED WATER DESIGN FLOW:

- 39 PROPOSED APARTMENT DWELLING UNITS (DU)
- STUDIO AND SINGLE BEDROOM DWELLING UNITS: 19 DU * 140 GPD/DU = 2,660 GPD
- MULTI-BEDROOM DWELLING UNITS: 20 DU * 280 GPD/DU = 5,600 GPD
- TOTAL PROPOSED SEWER DEMAND = 8,260 GPD

PROPOSED APARTMENT PROJECT WILL RESULT IN AN INCREASE OF 5,390 GPD FOR SEWER FLOWS AND 6,300 GPD FOR WATER FLOWS FROM THE PREVIOUS USE.

INFILTRATION/PERCOLATION RATES:

INFILTRATION/PERMEABILITY TESTS:

- PT#1 = 119.0 in/hr
- PT#2 = 117.7 in/hr
- AVERAGE = 118.4 in/hr

FOR MODELING PURPOSES THE INFILTRATION RATE USED WAS APPROXIMATELY 1/3 THAT VALUE = 40.0 in/hr

SOIL TEST PIT:

DATE: NOVEMBER 15, 2022
 WEATHER: 35° F, SUNNY
 PRESENT: CAMERON GOODRICH, KREBS & LANSING CONSULTING ENGINEERS, INC.

NLTD = NO LEDGE TO DEPTH
 NWTD = NO WATER TO DEPTH
 HSWT = HIGH SEASONAL WATER TABLE

TP-1:
 0' - 5" 10YR 4/3 BROWN, SANDY LOAM, STRUCTURELESS, SINGLE GRAIN, DRY, LOOSE, ROOT MATS, WORMS
 5' - 20" 2 S/V 4/4 OLIVE BROWN, LOAMY SAND, STRUCTURELESS, SINGLE GRAIN, CLEAN, LOOSE, DRY, ROOTS
 20' - 54" 10YR 4/4 DARK YELLOWISH BROWN, LOAMY SAND, STRUCTURELESS, SINGLE GRAIN, LOOSE, DRY, CLEAN, ROOTS TO DEPTH OF LAYER

NLTD, NWTD, NO EVIDENCE OF HSWT

PROJECT TRAFFIC

ALL VALUES CALCULATED BELOW WERE GENERATED USING VALUES PUBLISHED BY THE "INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL, 10TH EDITION". VALUES ARE LISTED AS VEHICLE TRIP ENDS (VTE) BASED ON SPECIFIC USES IN THE MANUAL. MANUAL USES USED IN ANALYSIS ARE RESIDENTIAL PLANNED UNIT DEVELOPMENT BASE ON NUMBER OF UNITS (MANUAL #270). BELOW IS THE EVALUATION, WE ROUNDED UP ON ALL VALUES.

EXISTING ANALYSIS 1: TRAFFIC VALUES:

- 7 UNITS WITHIN DEVELOPMENT
- WEEKDAY AVERAGE VTE = 7 UNITS * 7.38 VTE/PER UNIT = 52 VTE
- WEEKDAY AM PEAK HOUR VTE = 7 UNITS * 0.58 VTE/PER UNIT = 5 VTE
- WEEKDAY PM PEAK HOUR VTE = 7 UNITS * 0.72 VTE/PER UNIT = 6 VTE

PROPOSED TRAFFIC VALUES:

- 39 UNITS WITHIN DEVELOPMENT
- WEEKDAY AVERAGE VTE = 39 UNITS * 7.38 VTE/PER UNIT = 288 VTE
- WEEKDAY AM PEAK HOUR VTE = 39 UNITS * 0.58 VTE/PER UNIT = 23 VTE
- WEEKDAY PM PEAK HOUR VTE = 39 UNITS * 0.72 VTE/PER UNIT = 28 VTE

PROPOSED TRAFFIC INCREASES

- WEEKDAY AVERAGE VTE = 236 VTE
- WEEKDAY AM PEAK HOUR VTE = 18 VTE
- WEEKDAY PM PEAK HOUR VTE = 22 VTE

THERE WILL CLEARLY BE AN EFFECT ON TRAFFIC WITH THE INCREASE IN DWELLING UNITS ON THE PROJECT SITE. HOWEVER, THIS PROJECT WILL ONLY BE ABLE TO ENTER AND EXIT USING THE NORTHBOUND LANE OF PEARL STREET ALSO KNOWN AS VERMONT ROUTE 15. THIS AREA IS ALSO HAS TRAFFIC SIGNALS ON EITHER SIDE OF THE EGRESS, ALLOWING TIMING WINDOWS TO ENTER AND EXIT THE PARCEL. THIS IS A BUSY SECTION OF ROADWAY, HOWEVER THIS SMALL INCREASE TO TRAFFIC DOES NOT OUTWEIGH THE POSITIVE AFFECT OF ADDITIONAL HOUSING NEEDS.

THE PROJECT ALSO FEELS THERE ARE MANY TRANSPORTATION DEMAND MANAGEMENT (TDM) STRATEGIES THIS PARCEL HAS THE OPPORTUNITY TO TAKE ADVANTAGE OF: THE PROJECT IS CENTRALLY LOCATED BETWEEN ESSEX & WINDSOOK, AS WELL AS BEING CLOSE TO BURLINGTON & WILLISTON. THIS PROVIDES SHORT COMMUTES TO WORK AND LEISURE ACTIVITIES. IT IS ON LOCAL BUSING ROUTES WITH A BUS STOP APPROXIMATELY 350' NORTHWEST OF THE PARCEL. THE SITE IS ALSO LOCATED ON BIKING PATHS WITH A NEW BIKE PATH RECENTLY INSTALLED ALONG ROUTE 15, WHICH CONNECTS TO SUSIE WILSON ROAD, AND EXTENDS TO THE SIDEWALK THAT RUNS ALONG PEARL STREET. THAT SIDEWALK ALSO CONNECTS ALL THE WAY TO THE CENTER OF ESSEX JUNCTION. ALL THESE CONNECTIONS WILL ALLOW FOR A SHORT BIKE/WALK TO MANY ESSENTIAL SERVICES.

FURTHER THE PROJECT REVIEWED HISTORICAL TRAFFIC DATA PROVIDED BY VTRANS. FOR THIS STRETCH OF ROADWAY THERE HAVE BEEN FOURTEEN YEARS OF TRAFFIC COUNTS AND EVALUATIONS FOR ANNUAL AVERAGE DAILY TRAFFIC (AADT). WE FOUND AND AVERAGED NINETEEN YEARS OF AADT DATA, FOR THIS AREA WE FOUND AN AVERAGE OF 10,189 AADT. FROM THE CALCULATION ABOVE THIS PROJECT WILL RESULT IN 236 WEEKDAY VTES THIS WOULD ONLY INCREASE THE AADT BY 2.32%.

SUNDERLAND APARTMENTS

229 Pearl Street
 City of Essex Junction, Vermont



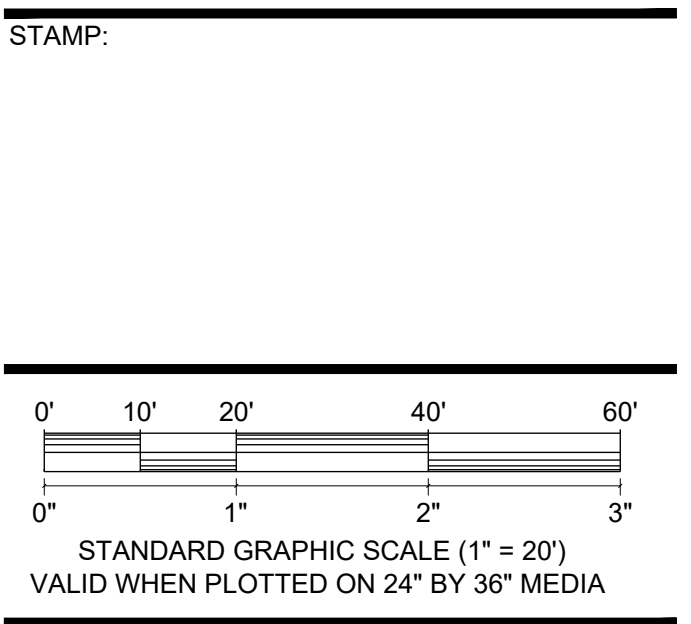
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OWNER:
 227 Pearl Street LLC
 c/o Brett Grabowski
 32 Seymour Street #101
 Williston, Vermont 05495

APPLICANT:
 Handy Hotels & Rentals LLC
 241 Pearl Street
 Essex Junction, Vermont 05495

PROPERTY INFORMATION:
 CITY OF ESSEX JUNCTION:
 Address: 227 Pearl Street
 Parcel ID: 1040042000
 SPAN: 207-066-10350
 Area: 0.96 Acres (±41,800 s.f.)
 Zoning: Multi-Family/Mixed Use 1
 Setbacks:
 Front: 20'
 Rear: 10'
 Side: 10'
 Max. Building Height: 58'
 Total Lot Coverage: 65% (80% with waiver)

ESSEX:
 Parcel ID: 2040042000
 SPAN: 207-067-42238
 Area: 0.11 Acres (±4,800 s.f.)
 Zoning: Mixed Use



REV. NO.	REVISIONS/COMMENTS	DATE

PROPOSED SITE PLAN

DATE ISSUED: 03/14/24
 DRAWN BY: GTD CHECKED BY: GTD
 PROJECT NO.: 23288 SCALE: 1" = 20'
 DRAWING NO.: REV. NO.:

C-1.00

DWG NAME: 227-Pearl-Street-Boss_Handy.dwg