

NOTES:

- 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).

MASSACHUSETTS

CANADA

ESSEX JUNCTION

VERMONT

- 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.
- UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE, CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.
- 5. THIS IS IN NO WAY A BOUNDARY SURVEY. PROPERTY LINES SHOWN ON THIS PLAN ARE FROM TAX MAP INFORMATION PROVIDED BY THE TOWN.

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%)

STREET APARTMENTS

227 PEARL

227 Pearl Street
City of Essex Junction, Vermont



ISSUED FOR CLIENT REVIEW NOT FOR CONSTRUCTION

APPLICANT :

227 Pearl Street LLC 32 Seymour Street #101 Williston, Vermont 05495

OWNER:

Pearl Street Venture LLC 256 Jericho Road

Essex Junction, Vermont 05452

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)

SEX:

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

STAMF

0'	10'	20'	40'	60'
0"		1"	2"	3"

STANDARD GRAPHIC SCALE (1" = 20')
VALID WHEN PLOTTED ON 24" BY 36" MEDIA

REV. NO.	REVISIONS/COMMENTS	DATE
DRAWING	TITLE:	

OVERALL PROPERTY PLAN EXISTING CONDITIONS

DATE ISSUED: 12/14/22	
DRAWN BY: GTD	CHECKED BY: GTD
PROJECT NO.: 22304	SCALE: 1" = 20'
DRAWING NO.:	REV. NO.:

C-0.00

G NAME: 227-Pearl-Street-Base.dwg