

- LEGEND**
- 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
 - PROPOSED GAS LINE/VALVE
 - PROPOSED SEWER LINE/MANHOLE
 - PROPOSED WATER LINE/HYDRANT/VALVE/SHUTOFF
 - PROPOSED GRADE CONTOUR LINES (5 FOOT INTERVALS)
 - PROPOSED GRADE CONTOUR LINES (1 FOOT INTERVALS)
 - PROPOSED STORM LINE/MANHOLE/BASIN

- 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.
 - UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.
 - 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%)
- PROPOSED CONDITIONS:**
- PROPERTY AREA IN THE CITY OF ESSEX JCT. = ±41,800 S.F. (0.96 ACRES)
 - BUILDING COVERAGE: ±6,050 S.F. (0.14 ACRES) (14.5%)
 - OVERALL IMPERVIOUS: ±21,250 S.F. (0.49 ACRES) (50.5%)
 - 49 PARKING SPACES

227 PEARL STREET APARTMENTS

227 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 CLIENT REVIEW
NOT FOR CONSTRUCTION

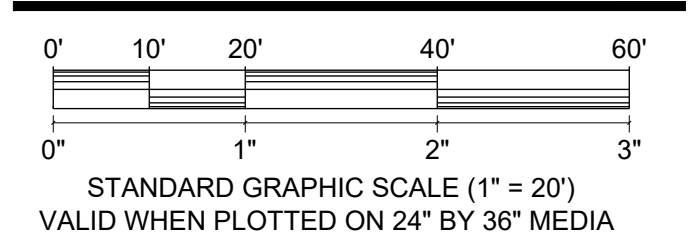
APPLICANT :
227 Pearl Street LLC
32 Seymour Street #101
Williston, Vermont 05495

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)

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

DRAWING TITLE:

PROPOSED
SITE PLAN

DATE ISSUED: 12/21/22
DRAWN BY: GTD CHECKED BY: GTD
PROJECT NO.: 22304 SCALE: 1" = 20'
DRAWING NO.: REV. NO.:

C-1.00