

LOCATION PLAN

THE CONTRACTOR SHALL NOTIFY 'DIGSAFE' PRIOR TO ANY EXCAVATION

MCDONALD'S USA, LLC
N/F
VOL. 640 PG. 443

PROJECT STATISTICS

ZONING DISTRICT - TRANSIT ORIENTED DEVELOPMENT (TOD)

PARCEL ID - 1035013000 & 1035011000

PROJECT AREA - 1.89 ACRES (82,179 S.F.)

DIMENSIONAL REQUIREMENTS:	REQUIRED	PROVIDED
LOT AREA	5,000 S.F.	82,179 S.F.
FRONT SETBACK	0 FT (25' MAXIMUM)	25 FT ±
SIDE SETBACK	0 FT	15 FT ±
REAR SETBACK	0 FT	27 FT ±

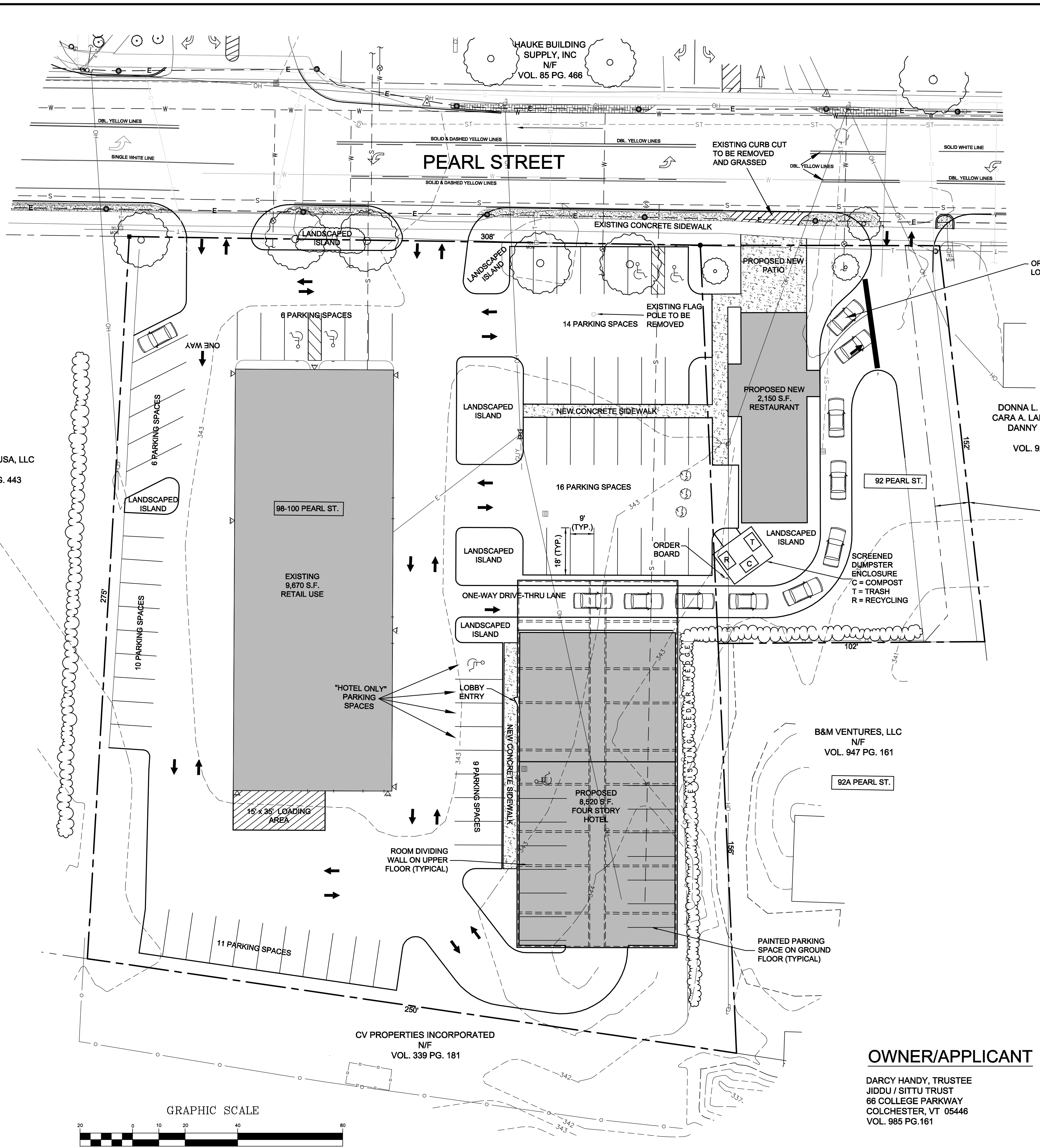
LOT COVERAGE:	EXISTING	PROPOSED
BUILDING COVERAGE	12.9%	24.8%
TOTAL LOT COVERAGE (100% MAX)	84.7%	78.6%

USE:
EXISTING - COMMERCIAL
PROPOSED - COMMERCIAL (RETAIL/RESTAURANT/HOTEL)

UTILITIES:
WATER/WASTEWATER - MUNICIPAL SERVICES.
ELECTRIC, TELEPHONE AND CABLE TELEVISIONS SERVICES TO BE UNDERGROUND.

PARKING REQUIREMENTS (PER VILLAGE LAND DEV. CODE)

LODGING - 1 SPACE / UNIT X 54 UNITS	= 54 SPACES
RETAIL 2.5 SPACES PER 1,000 G.S.F. RETAIL X 9,670 S.F.	= 24 SPACES
FAST FOOD MIN. 6 SP.'S PER 1,000 S.F. OF CUSTOMER AREA X 1,000 S.F. MAX. 10 SPACES PER 1,000 S.F. OF CUSTOMER AREA	= 6-10 SPACES = 84-88 SPACES
TOTAL SPACES PROVIDED	= 18 SPACES
LODGING (HOTEL)- 4 DEDICATED OUTSIDE, 14 SP. INSIDE BUILDING)	= 18 SPACES
RETAIL, HOTEL AND RESTAURANT (68 SHARED)	= 68 SPACES
TOTAL PROVIDED	= 86 SPACES



LEGEND

---	EXISTING PROJECT BOUNDARY
---	ABUTTING PROPERTY LINE
- - - -	EXISTING GROUND CONTOUR
~ ~ ~ ~	EXISTING TREE LINE
OH	EXISTING UTILITY POLE AND OVERHEAD WIRE
- - - - S	EXISTING SEWER LINE
- - - - W	EXISTING WATER LINE
ST	EXISTING CATCH BASIN AND STORM PIPE

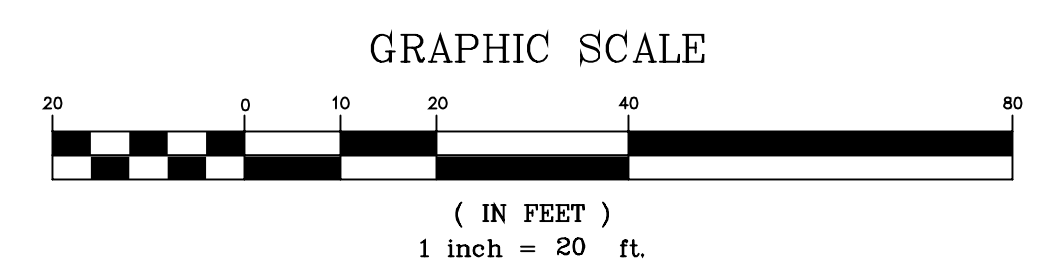
DONNA L. LADOUCEUR,
CARA A. LADOUCEUR AND
DANNY R. HANKER
N/F
VOL. 927 PG. 831

13' WIDE
RIGHT-OF-WAY FOR 92A
PEARL STREET FOR
INGRESS, EGRESS
AND UTILITIES

B&M VENTURES, LLC
N/F
VOL. 947 PG. 161

CV PROPERTIES INCORPORATED
N/F
VOL. 339 PG. 181

OWNER/APPLICANT
DARCY HANDY, TRUSTEE
JIDDU / SITTU TRUST
66 COLLEGE PARKWAY
COLCHESTER, VT 05446
VOL. 985 PG. 161



Date	Revision	By
These plans shall only be used for the purpose shown below:		
<input type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review	
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction	
<input type="checkbox"/> Final Local Review	<input type="checkbox"/> Record Drawing	
LANDS OF JIDDU / SITTU TRUST		
PEARL STREET CENTER		Project No. 17012
92-100 PEARL STREET ESSEX JUNCTION, VT		Survey KMR
PROPOSED MASTER SITE PLAN		Design DLH
		Drawn DLH
		Checked DJG/ABR
		Date 02-14-17
		Scale AS NOTED
		Sheet number 2

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