

Development Application

SP# 3.2023

Planned Development: Minor _____ Minimal _____ Major _____
Conceptual _____ Preliminary _____ Final _____
Site Plan: Minor _____ Major _____ Conceptual _____ Final _____
Subdivision: Sketch <input checked="" type="checkbox"/> Preliminary _____ Final _____ Variance: _____ Conditional Use: _____

Property description (address) for application 2 River Street Essex Jct., VT 05452

General Information

Applicant Yuning Liu Day Phone# mikeliu79@gmail.com

Address 2 River St., Essex Jct., VT 05452

Owner of Record (attach affidavit if not applicant)

Name Yuning Liu Day Phone# mikeliu79@gmail.com

Address 2 River St. 2 River St., Essex Jct., VT 05452

Applicant's agents

Name Bryan Currier Day Phone# (802)878-9990

Address 13 Corporate Dr., Essex Jct., VT 05452

Property information

Zoning District R2 Current Use Single Family Home Tax Map# 21 Lot# 7 Lot size sf 17800

Other Information

Street frontage (public or private) 158 feet Proposed number of stories & height _____

Estimated completion date _____ Landscape cost 0

Proposed Parking Spaces 0 Required spaces 0

Lot coverage (include all structures and impervious surface)


Existing (sq ft.) 1075 plus proposed (sq .ft.) 0 equals 1075 total sq .ft. divided by 17800 lot s.f.
equals 6.0 percent lot coverage

Submit two (2) full size copies, a PDF copy, GIS and supportive documentation required by the Code and the appropriate completed checklist for initial review by Staff. After Staff determines the application is complete attach two (2) full size copies and eight (8) 18" x 24" copies of your proposal, forty-five (45) days prior to a scheduled meeting. Applications that are not complete cannot be accepted for review.

Briefly describe your proposal (attach separate sheet if necessary) Subdivision of the 0.41 acre, 2 River St. plot. Lot 1 will be 7600 sqft and contain the existing structures and impervious surfaces. Lot 2 will be 9400 sqft.

Describe all waiver requests (if applicable) _____

I certify that the information on this application is true and correct. I agree to abide by all the rules and regulations as specified in the land development code and any conditions placed upon approval of this application. In accordance with the Essex Junction City Council Policy for Funding Engineer Plan Review and Inspections, the applicant by signing this form agrees to pay for the actual cost of engineering plan review and construction inspections by the City Engineer.


Applicant

5/17/2023

Date

Land Owner (if different)

Date

RECEIVED

Staff Action

JUN 01 2023

Date received City of Essex Junction

Meeting date: 7/20/23

Commission /Board Action Approved _____ Denied _____ Date: _____

Other approvals /conditions _____

**** Fee based on s.f. of improved area per current Fee Schedule**

Staff Signature _____

Date _____

Fee Amount _____
**
<u>\$115.00</u>

Fee V PAID _____
JUN 01 2023
City of Essex Junction



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

June 1, 2023

Chris Yuen
Community Development Director
City of Essex Junction
2 Lincoln Street

RE: Conceptual Subdivision Application – 2 River Street
Essex Junction, VT

Dear Chris:

We are writing on behalf of Yuning Liu to apply for conceptual subdivision review of a proposed 2-lot subdivision at 2 River Street. The parcel is approximately 0.41 acres and located within the R2 zoning district. The existing single-family home will be located on Lot 1, which will be approximately 7600 sf or 0.17 acres. Lot 2 will be approximately 9400 sf or 0.22 acres and zoned for residential development.

Please find the following information attached. If you have any question or need additional information, please let us know.

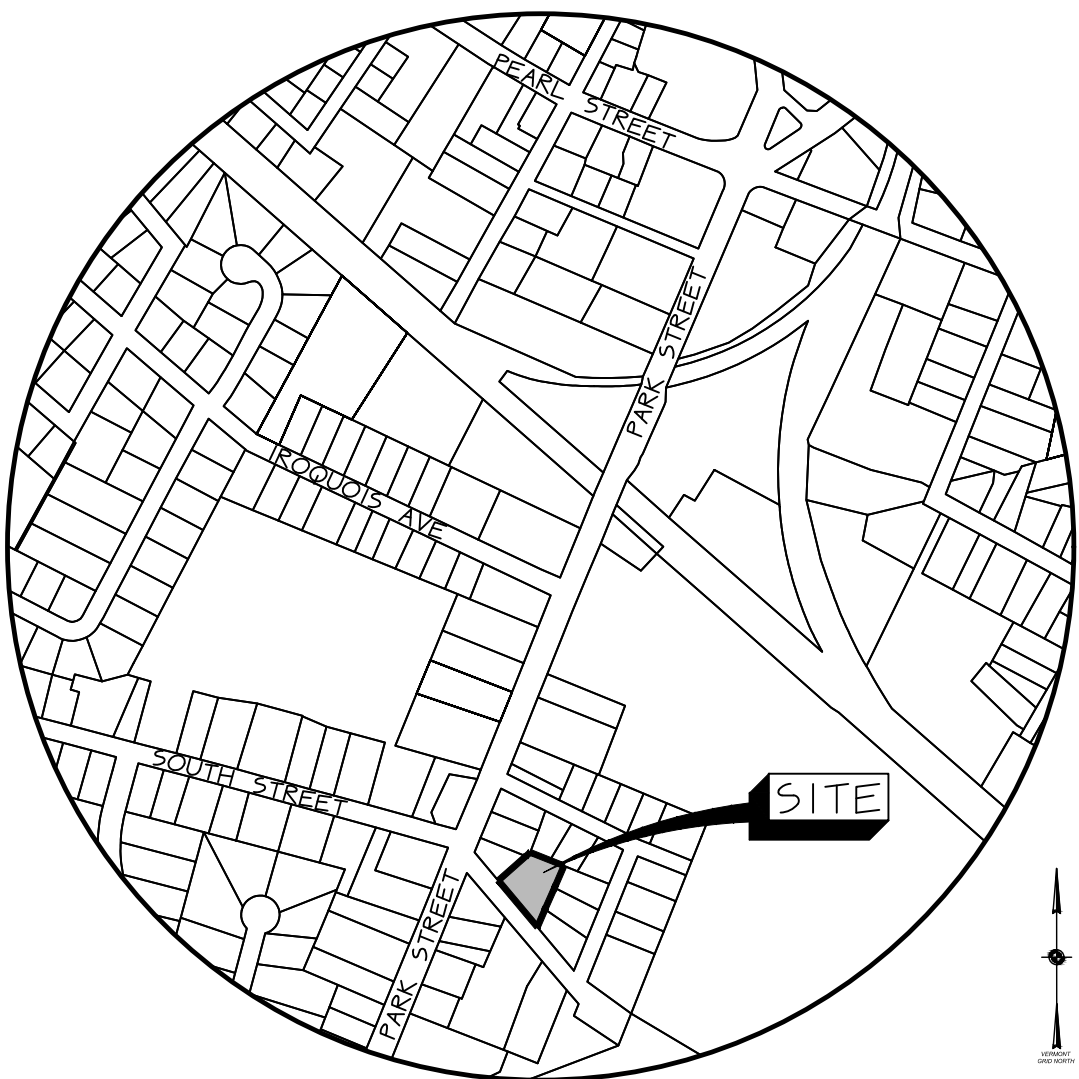
- 1) Site Plan Review Fee: \$115;
 - a. \$50 per lot
 - b. \$15 recording fee
- 2) One (1) full size sets of plans;
 - a. One (1) full size and one (1) 11"x17" copies will be provided once the application is deemed complete
- 3) Signed Planning and Zoning Application.

Sincerely,

Shawn Cunningham, EI



NOTE: THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES. SEE PROPERTY PLAT FOR PROPERTY CONVEYANCE PURPOSES.



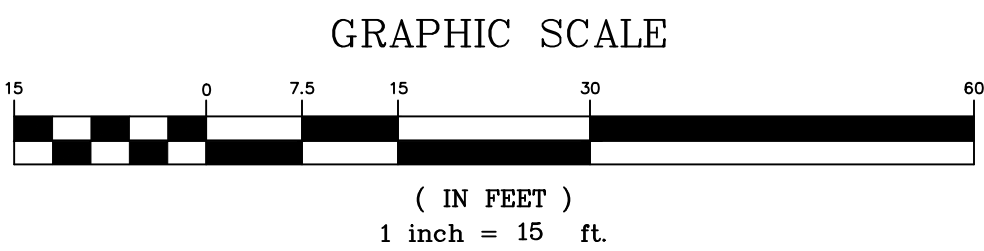
LOCATION PLAN
1"=500'

LEGEND

	PROJECT BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	SETBACK
	EXISTING SEWER LINE
	PROPOSED SEWER SERVICE
	EXISTING WATERMAIN
	EXISTING/PROPOSED HYDRANT
	PROPOSED WATER SERVICE

ZONING SUMMARY

ZONING DISTRICT: RESIDENTIAL 2 (R2)			
PARCEL: 2 RIVER STREET, MAP I.D.: 10210700000, SPAN: 207-066-15590			
CRITERIA	MINIMUM	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA	7,500 SF	±7,600 SF	±9,400 SF
LOT COVERAGE (MAX)	40%	<20%	N/A
BUILDING COVERAGE (MAX)	25%	<17.5%	N/A
BUILDING HEIGHT (MAX)	35 FT	< 35 FT	N/A
FRONT YARD SETBACK	15 FT	±8 FT (EXISTING)	N/A
SIDE YARD SETBACK	8 FT	±7 FT (EXISTING)	N/A
REAR YARD SETBACK	25 FT	±68 FT (EXISTING)	N/A



DATE	REVISION	BY
SURVEY OBCA	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE 04/25/23
DESIGN OBCA	<input type="checkbox"/> FINAL <input checked="" type="checkbox"/> SKETCH/CONCEPT	JOB# 2023-17
DRAWN OBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC <small>13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9989 FAX: 878-9989 E-MAIL: obca@olearyburke.com</small>	FILE 2023-17-S1
CHECKED BWC		PLAN SHEET #
SCALE 1" = 15'		1

Lands of Liu

2 RIVER STREET ESSEX JUNCTION, VT

Subdivision Plan