

Development Application

SP# \_\_\_\_\_

Planned Development: Minor _____ Minimal _____ Major _____
Conceptual _____ Preliminary _____ Final _____
Site Plan: Minor _____ Major _____ Conceptual _____ Final <u>X</u>
Subdivision: Sketch _____ Preliminary _____ Final _____ Variance: _____ Conditional Use: _____

Property description (address) for application 41 Maple Street

General Information

Applicant Ronald Bushey Day Phone# \_\_\_\_\_

Address 1662 Main Street, Colchester, VT 05446 Email: ronbusheyauto@comcastbiz.net

Owner of Record (attach affidavit if not applicant)

Name Ronald Bushey Day Phone# \_\_\_\_\_

Address 1662 Main Street, Colchester, VT 05446 Email: ronbusheyauto@comcastbiz.net

Applicant's agents

Name \_\_\_\_\_ Day Phone# \_\_\_\_\_

Address \_\_\_\_\_

Property information

Zoning District R2 Current Use Residential Tax Map# 29 Lot# N/A Lot size sf +/- 41,000

Other Information

Street frontage (public or private) 30' Easement feet Proposed number of stories & height 2 Stories (+/- 21')

Estimated completion date 2022-2023 Landscape cost +/- \$8,000

Proposed Parking Spaces 12 (1 Handicap) Required spaces 12

Lot coverage (include all structures and impervious surface)

Existing (sq ft.) 0 plus proposed (sq .ft.) 13,300 equals 13,300 total sq .ft. divided by 41,000 lot s.f. equals 32.4 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) The existing parcel at 41 Maple Street had contained a single-family home which has been removed. This proposal is for the construction of six (6) 24'x30' single-family residential units. The units shall be served by municipal water and sewer. Twelve parking spaces (2 spaces per unit) shall be provided in the north-eastern area of the parcel. The project shall be accessed via a new shared drive off Maple Street within an existing access/utility easement from the existing parcel at 43 Maple Street.

Describe all waiver requests (if applicable) N/A

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 Trustees 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 Village Engineer.

Ronald Bushey  
Applicant

8-25-21  
Date

Land Owner (if different)

Date

CHECKLIST – SITE PLAN/CONDITIONAL USE APPLICATION

THE LAND DEVELOPMENT CODE SPECIFIES PROCEDURES FOR MINOR AND MAJOR SITE PLAN AMENDMENTS AS WELL AS NEW SITE PLANS. PLEASE SCHEDULE AN APPOINTMENT WITH STAFF TO DETERMINE IF YOU MEET THE AMENDMENT CRITERIA PRIOR TO PREPARING YOUR APPLICATION. STAFF WILL BE ABLE TO DETERMINE IF YOUR PROPOSAL QUALIFIES AS AN AMENDMENT. IN ADDITION, STAFF CAN THEN ADVISE YOU REGARDING THE NUMBER OF SITE PLAN DRAWINGS THAT WILL NEED TO BE SUBMITTED FOR REVIEW PURPOSES. GENERALLY, A NEW SITE PLAN AND A MAJOR AMENDMENT WILL REQUIRE A SUBMITTAL OF NINE (9) COPIES OF THE PROPOSED SITE PLAN. PLEASE CALL 878-6950 IF YOU HAVE ANY QUESTIONS.

Applicant	Staff	
<u>  X  </u>	<u>      </u>	Site plan, drawn to scale including a north arrow, certified by licensed Vermont professional.
<u>  X  </u>	<u>      </u>	Vicinity map. Specify adjoining land use/zoning.
<u>  X  </u>	<u>      </u>	Name, address, phone # of developer and all professionals working on the project
<u>  X  </u>	<u>      </u>	Survey prepared by certified land surveyor showing existing or proposed rights of way and easements.
<u>  X  </u>	<u>      </u>	Total land area and location. Size, height, and number of stories of existing and proposed structures and distance to property lines
<u>  X  </u>	<u>      </u>	Location and dimensions of existing and proposed easements, streets, driveways and infrastructure.
<u>  X  </u>	<u>      </u>	Description of proposed use and floor areas of all structures, and parking and loading calculations. All parking spaces shall be clearly indicated on the plan (See section 703).
<u> N/A </u>	<u>      </u>	Location and specifications for a bike path.
<u>  X  </u>	<u>      </u>	Topographic map with final ground contours at 2' intervals as if staff determined that such information is necessary.
<u>  X  </u>	<u>      </u>	Existing natural features including wetlands, rock outcroppings, excessive slope and tree groupings.
<u>  X  </u>	<u>      </u>	Professional landscape plan including the type, size, quantify, and location of plant materials, existing and proposed (see Sections 719 and 708).
<u> N/A </u>	<u>      </u>	Lighting plan with specifications (See section 704).
<u>  X  </u>	<u>      </u>	Impact analysis including traffic generation and impact on public and/or private infrastructure.

- X        \_\_\_\_\_      Engineering design standards for all improvements. Include a description of the methodology proposed to control drainage, and construction plans as applicable.
- N/A        \_\_\_\_\_      Traffic study as deemed necessary by the Commission (or staff)
- N/A        \_\_\_\_\_      Written request for waivers of any requirements of this Code.
- X        \_\_\_\_\_      Location of proposed water/sewer service connections.
- N/A        \_\_\_\_\_      Proposed development schedule and phasing request.
- X        \_\_\_\_\_      Location and type of proposed screening or buffering.
- X        \_\_\_\_\_      Elevation of existing/proposed structures and proposed change to height of existing structures.
- N/A        \_\_\_\_\_      Location of fire lanes.
- X        \_\_\_\_\_      Percent of lot coverage of all structures and impervious surfaces.

This checklist is designed to assist the applicant with the preparation of the Site Plan. The applicant is solely responsible for meeting all of the requirements of the Land Development Code. Please contact staff at 878-6950 if you have any questions.