Appeal Period Expires 7/30/10	**Town of Essex, Vermont**	Application Date 7/9/10
Zoning District R1	**Application for Zoning Permit** www.essex.org	Permit Number 2010-98

All construction is to be completed in accordance with the Town of Essex Zoning Regulations and any/all federal or state regulations now in effect. You are required to post this permit in a conspicuous location on the property and it must remain posted throughout the construction period.

Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within fifteen (15) days of the permit's date of issuance. Commencing construction within this fifteen (15) day appeal period is prohibited by law.

Occupancy of the premises shall not take place until a Certificate of Occupancy is obtained.

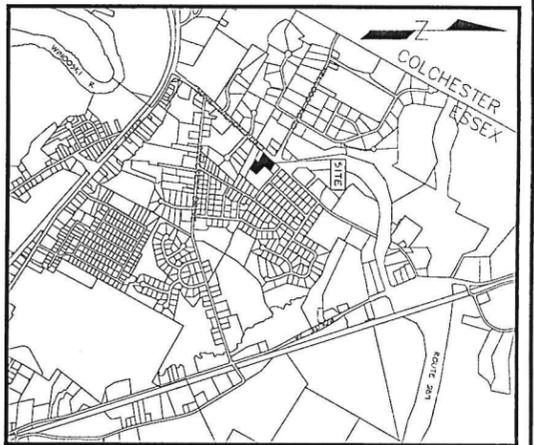Approval is subject to accuracy of information provided by the applicant.

A

Parcel Account Numb. (Map-Parcel-Lot) 2- 0 4 7 - 0 1 0 - 0 0 0
(found in Town Assessor's Office)

Property Address : 47 Susie Wilson Road

Owner: Jct. Development CO LLC

Owner Address: 76 Pearl Street, Essex Jct.

Owner Phone: (work) _____ (home) _____

(cell) _____ (Email) _____ x114

Contractors name: Susie Wilson Housing Phone: 879-6726

Cell: 363-3542

Estimated Construction Dates: Start: 7/26/10 Completion: 4/30/11

Sq. Feet: 11,964 Estimated Cost (labor & materials): $214,000

B

Sewage Disposal (Please attach Sewer or Septic Application). *payable*

Public ☐ Private ☐ Connection Fee $_____ Date Paid: *at next permit*

Proposed New Bedrooms: ____ Existing Bedrooms ____

C

Water (Please attach Water Service Application). *payable at next permit*

Public ☐ Private ☐ Fee $_____ Date Paid: _____

D

Driveway (Please attach copy of approved Curbcut / Utility Application).

Date of approval 4/12/2007

E

Stormwater

☐ Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application.

☒ Project creates new or expands existing impervious surface greater than or equal to ½ acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application. *Previously submitted & approved.*

F

Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet. (Instruction sheet available upon request.)

Foundation Application only.

mylar recorded on 7/14/10

To be constructed pursuant to Planning Commission Approvals.

G

Signature of Owner *Kenneth McLure*

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis).

N = New   A = Addition   R = Remodel

	N	A	R
Residential:			
Single Family	☐	☐	☐
Two-family (duplex)(other)	☐	☐	☐
Multi-family *Foundation only*	☒	☐	☐
Condominium / Townhouse	☐	☐	☐
Mobile home	☐	☐	☐
Inclusions or Additions:			
Garage (attached) (detached)	☐	☐	☐
Porch (enclosed) (open)	☐	☐	☐
Deck	☐	☐	☐
Pool (in) (above) ground	☐	☐	☐
Shed	☐	☐	☐
Barn (residential) (agriculture)	☐	☐	☐
Non-residential:			
Commercial / Industrial	☐	☐	☐
Stormwater:			
Stormwater	☐	☐	☐
Erosion Control	☒	☐	☐
Other:			
Change in use	☐	☐	☐
Miscellaneous	☐	☐	☐
Renewal	☐	☐	☐

Office Use Only

Fees:	Type	Amount	Date Pd	
	Permit	$ 535.-	7/15/10	SK
	School	$	/ /	
	Recreation	$	/ /	
	Recording	$ 10.-	7/15/10	SK
	Other	$	/ /	

Building Permit

Approved ☑ Rejected ☐ Date 7/15/10

Issued to: Jct Dev Co LLC

Zoning Administrator: *Sharon L. Kelley*

Notes: *Erosion control measures expected.*

C.O. Required   Yes ☒ No ☐

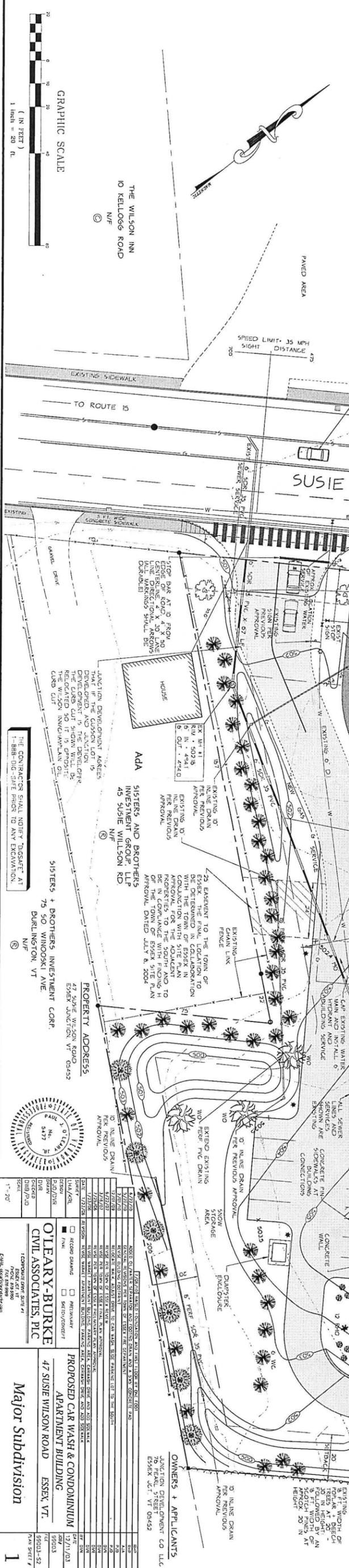**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE**

(web) 01/25/06

LOCATION PLAN
NTS

COLCHESTER / ESSEX

SITE

LEGEND

- PROPERTY LINE
- CONCRETE MONUMENT FOUND
- COMPUTED POINT
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- SIGN
- TREE LINE
- MAPLE TREE
- CHAIN LINK FENCE
- WOODEN POST FENCE
- EXISTING CONTOUR
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- PROPOSED WATERLINE GATE VALVE AND HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED SEWER SERVICE
- PROPOSED ELECTRIC, PHONE + TELEVISION CABLE PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- PROPOSED ELECTRIC, PHONE + TV WITH TRANSFORMER
- LIGHTS (II TOTAL)
- COMMERCIAL USE
- RESIDENTIAL USE
- MULTIFAMILY RESIDENTIAL USE
- SOIL TYPE

PROPOSED LANDSCAPING SCHEDULE

KEY	SYMBOL	QUANTITY	COMMON NAME	BOTANIC NAME	SIZE	MATURE HEIGHT
WO		3	WHITE OAK	QUERCUS ALBA	2-2 1/2" B+B	60'
AP		7	AUSTRIAN PINE	PINUS NIGRA	7' B+B	75'
BJ		43	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA	3 GAL.	2-3'
RHO		21	P.J.M RHODODENDRON	RHODODENDRON P.J.M	5 GAL.	5-6'
WC		61	WHITE CEDAR	THUJA OCCIDENTALIS	6'-8' B+B	20-35'
RM		2	RED MAPLE	ACER RUBRUM	2-2 1/2" B+B	40'
SS		2	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	6-7' B+B	6-12'

PROPOSED LAND USE TABLE

LAND USE			
USE	AREA	% COVERAGE	ALLOWED COVERAGE
BUILDINGS	14,773 S.F	15.3%	
BLDGS, ROADS + PARKING	42,787 S.F	44.3%	70% MAX
OPEN SPACE	53,852 S.F	55.7%	30% MIN
TOTAL	96,639 S.F	100%	

PARCEL DATA:
- ZONED: RETAIL BUSINESS DISTRICT (B1)
- MAX DENSITY: 25 UNITS/ACRE
- MAX FRONTAGE: 150 FEET (170 EXISTING)
- MIN FRONT YARD SETBACK: 50 FEET
- MIN SIDE YARD + REAR YARD SETBACKS AS APPROVED BY PLANNING COMMISSION

PARKING

USE	REQUIRED	PROPOSED
CAR WASH		
MARKET APART		
TOTAL		

SUSIE WILSON ROAD

KELLOGG ROAD

TO ROUTE 15

TO ROUTE 2A

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC

PROPOSED CAR WASH & CONDOMINIUM APARTMENT BUILDING
47 SUSIE WILSON ROAD   ESSEX, VT.

OWNERS + APPLICANTS:
JUNCTION DEVELOPMENT CO LLC

PROPERTY ADDRESS:
47 SUSIE WILSON ROAD
ESSEX JUNCTION, VT 05452

Major Subdivision

PLAN SHEET 1