

Appeal Period Expires <u>2/27/18</u> Zoning District <u>R2</u>	Town of Essex, Vermont Application for Zoning Permit www.essex.org	Application Date <u>2/1/18</u> Permit Number <u>2018-021</u>
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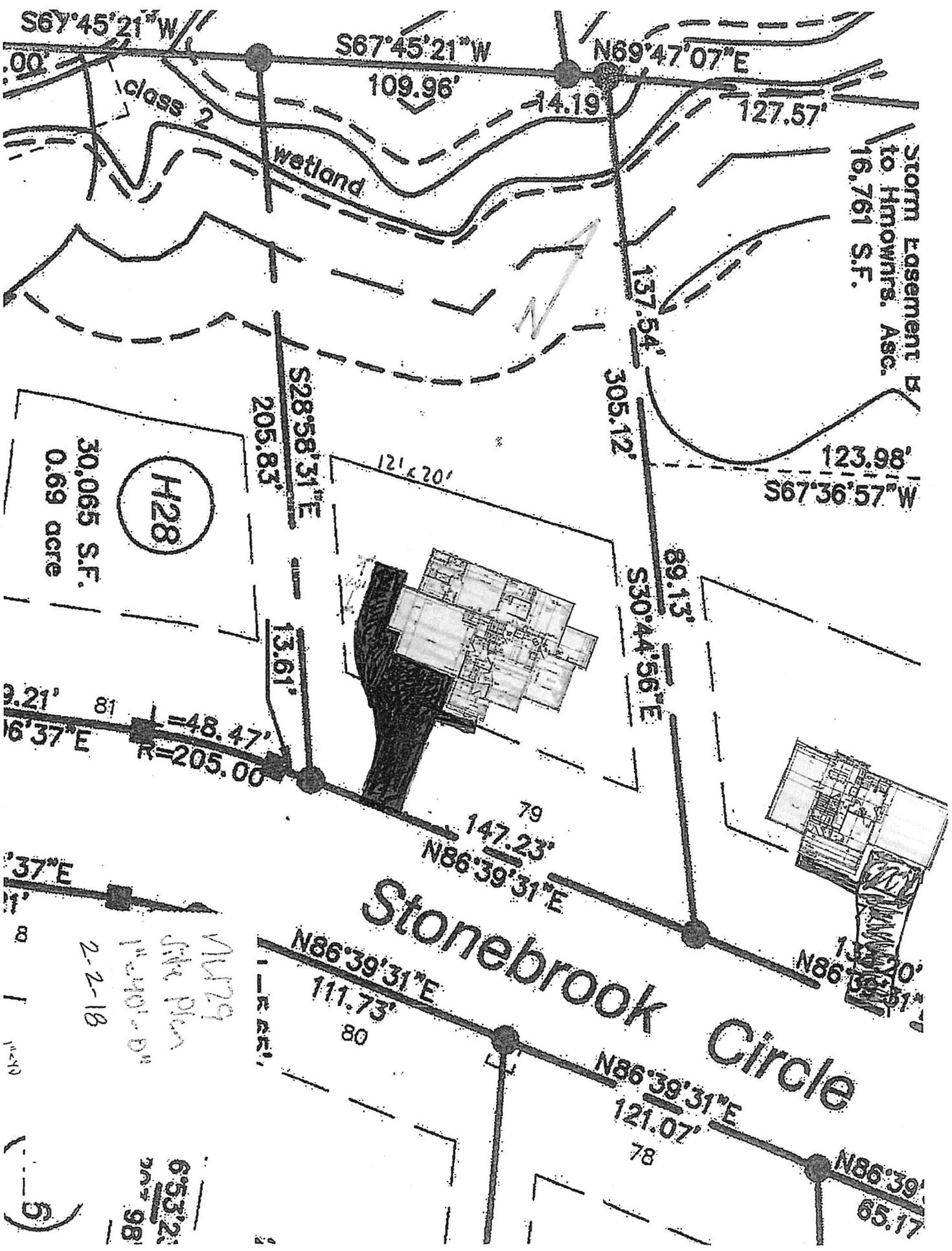
All construction is to be completed in accordance with the Town of Essex Zoning Regulations and any/all federal or state regulations now in effect. You are required to post this permit in a conspicuous location on the property during the appeal period and it must remain posted throughout the construction period. **You are required to contact the necessary state agencies to obtain state permits @ 477-2241 (Jeff McMahon, Permit Specialist).**

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.

Signed:

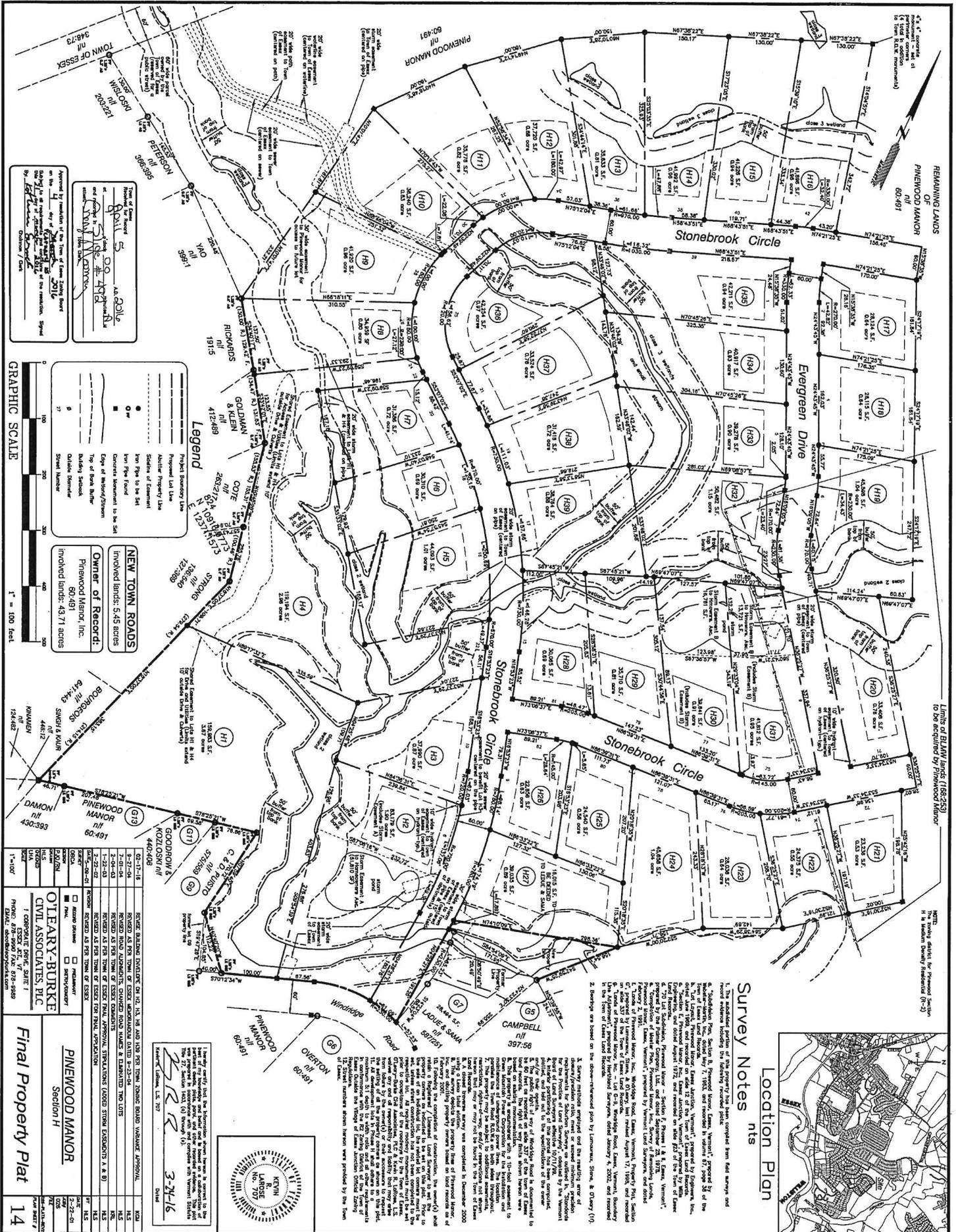
A Parcel Account Numb. (Map-Parcel-Lot) <u>2-084-002-029</u> <small>(found in Town Assessor's Office)</small> Property Address : <u>79 Stonebrook Circle</u> Owner: <u>Sterling Land Co., LLC</u> Owner Address: <u>1037 Hinesburg Rd., Ste. A, So. Burlington, VT 05403</u> Owner Phone: (work) <u>802-864-0600</u> (home) _____ (cell) <u>802-316-9379</u> (Email) <u>collin@sterlinghomesvt.com</u> Contractors name: <u>Sterling Land Co., LLC</u> Phone: <u>802-864-0600</u> (Bill) Cell: <u>802-316-9379</u> Estimated Construction Dates: Start: <u>2/12/18</u> Completion: <u>7/25/18</u> Sq. Feet: <u>2,564</u> Estimated Cost (labor & materials): <u>\$252,242</u>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">G</th> </tr> <tr> <td colspan="2">Check box(es) which describe proposed use or construction (circle choice in parenthesis).</td> </tr> <tr> <td colspan="2" style="text-align: center;">N = New A = Addition R = Remodel</td> </tr> <tr> <td>Residential: <u>unfin. shed basement</u></td> <td style="text-align: center;">N A R</td> </tr> <tr> <td>Single Family</td> <td style="text-align: center;"><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Two-family (duplex)(other)</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Multi-family</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Condominium / Townhouse</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Mobile home</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Inclusions or Additions: <u>2nd 2nd story finish</u></td> <td></td> </tr> <tr> <td>Garage (attached) (detached)</td> <td style="text-align: center;"><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Porch (enclosed) (open) <u>both</u></td> <td style="text-align: center;"><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Deck</td> <td style="text-align: center;"><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Pool (in) (above) ground</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Shed</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Barn (residential) (agriculture)</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Non-residential:</td> <td></td> </tr> <tr> <td>Commercial / Industrial</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Stormwater:</td> <td></td> </tr> <tr> <td>Stormwater</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Erosion Control</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Other:</td> <td></td> </tr> <tr> <td>Change in use</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Miscellaneous</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Renewal</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> </table>	G		Check box(es) which describe proposed use or construction (circle choice in parenthesis).		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B Sewage Disposal (Please attach Sewer or Septic Application). Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Connection Fee \$ <u>3,060</u> Date Paid: <u>2/7/18</u> Proposed New Bedrooms: <u>3</u> Existing Bedrooms <u>4</u>																																																									
C Water (Please attach Water Service Application). Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Fee \$ <u>2,146</u> Date Paid: <u>2/7/18</u>																																																									
D Driveway (Please attach copy of approved Curbcut / Utility Application). Date of approval ___/___/___																																																									
E Stormwater <input type="checkbox"/> Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application. <input type="checkbox"/> Project creates new or expands existing impervious surface greater than or equal to 1/2 acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application.																																																									
F Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.																																																									
G <p style="font-size: 1.2em; text-align: center;">To be constructed pursuant to PC Approved # <u>2004-30</u></p> <p style="font-size: 1.5em; text-align: center;"></p> Signature of Tenant and Signature of Owner	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="4" style="text-align: center;">Office Use Only</th> </tr> <tr> <td>Fees:</td> <td>Type</td> <td>Amount</td> <td>Date Pd</td> </tr> <tr> <td>Permit</td> <td></td> <td>\$ <u>650.61</u></td> <td><u>2/7/18</u></td> </tr> <tr> <td>Recreation</td> <td></td> <td>\$ _____</td> <td></td> </tr> <tr> <td>Recording</td> <td></td> <td>\$ <u>20</u></td> <td><u>2/7/18</u></td> </tr> <tr> <td>Certificate of Occ</td> <td></td> <td>\$ <u>75</u></td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td>\$ _____</td> <td></td> </tr> <tr> <td colspan="4" style="text-align: center;">Building Permit</td> </tr> <tr> <td>Approved</td> <td><input type="checkbox"/></td> <td>Rejected</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Date</td> <td colspan="3"><u>2/13/18</u></td> </tr> <tr> <td>Issued to:</td> <td colspan="3"><u>Sterling Land Co LLC</u></td> </tr> <tr> <td>Zoning Administrator:</td> <td colspan="3"><u>R.D. Hanley</u></td> </tr> <tr> <td>Notes:</td> <td colspan="3"><u>RBES Sect given</u></td> </tr> <tr> <td>C.O. Required</td> <td>Yes</td> <td><input checked="" type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> </table>	Office Use Only				Fees:	Type	Amount	Date Pd	Permit		\$ <u>650.61</u>	<u>2/7/18</u>	Recreation		\$ _____		Recording		\$ <u>20</u>	<u>2/7/18</u>	Certificate of Occ		\$ <u>75</u>		Other		\$ _____		Building Permit				Approved	<input type="checkbox"/>	Rejected	<input type="checkbox"/>	Date	<u>2/13/18</u>			Issued to:	<u>Sterling Land Co LLC</u>			Zoning Administrator:	<u>R.D. Hanley</u>			Notes:	<u>RBES Sect given</u>			C.O. Required	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
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THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE



11/29
 Site Plan
 1"=40'-0"
 2-2-18
 6'53.2'
 30.7
 98
 5

This is an original mylar



Survey Notes

1. The attached plat of this property has been compiled from field surveys and records including the following recorded plat:

2. Subdivision Plat, Section B, Pinewood Manor, Essex, Vermont, prepared by the Town of Essex Surveyors, dated August 17, 1988, and recorded in volume 67, page 38 of the Town of Essex Record Book, dated August 17, 1988.

3. Subdivision Plat, Section B, Pinewood Manor, Essex, Vermont, prepared by the Town of Essex Surveyors, dated August 17, 1988, and recorded in volume 67, page 38 of the Town of Essex Record Book, dated August 17, 1988.

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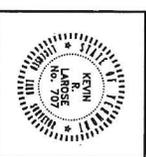
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10. Subdivision Plat, Section B, Pinewood Manor, Essex, Vermont, prepared by the Town of Essex Surveyors, dated August 17, 1988, and recorded in volume 67, page 38 of the Town of Essex Record Book, dated August 17, 1988.

Location Plan



I hereby certify that the information given herein is correct to the best of my knowledge and belief, and that I am a duly licensed and registered professional land surveyor in the State of Vermont.

[Signature]

3-24-16

DATE

OTTEARY-BURKE CIVIL ASSOCIATES, P.C.

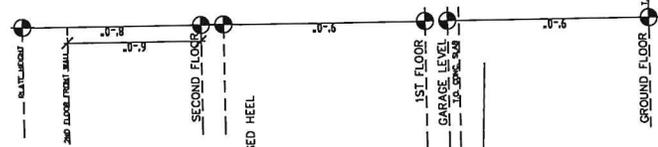
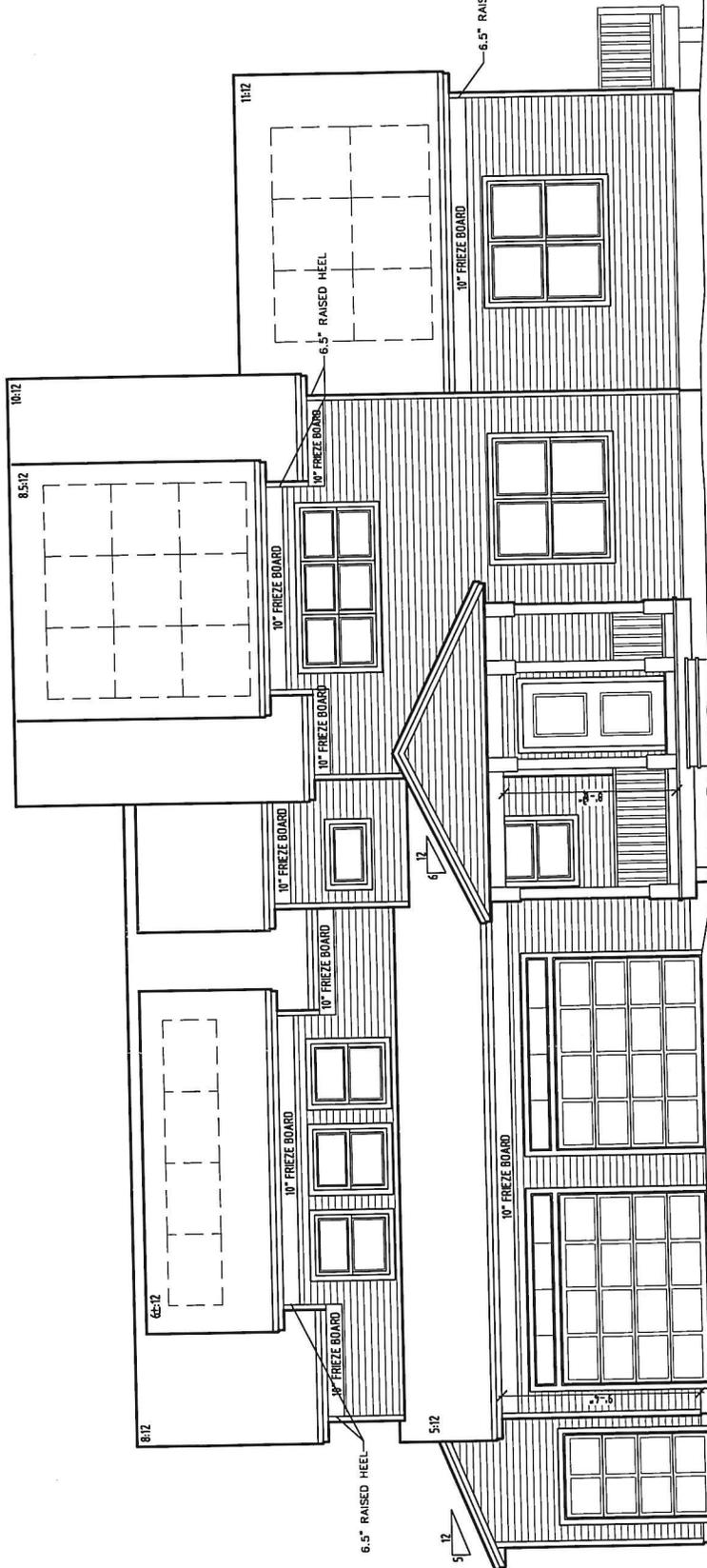
1 CORPSEVILLE SPRING STREET
MIDDLEBURY, VERMONT 05750-1000
PHONE: 802-249-1000 FAX: 802-249-1005

PINEWOOD MANOR

Section H

Final Property Plat

14



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

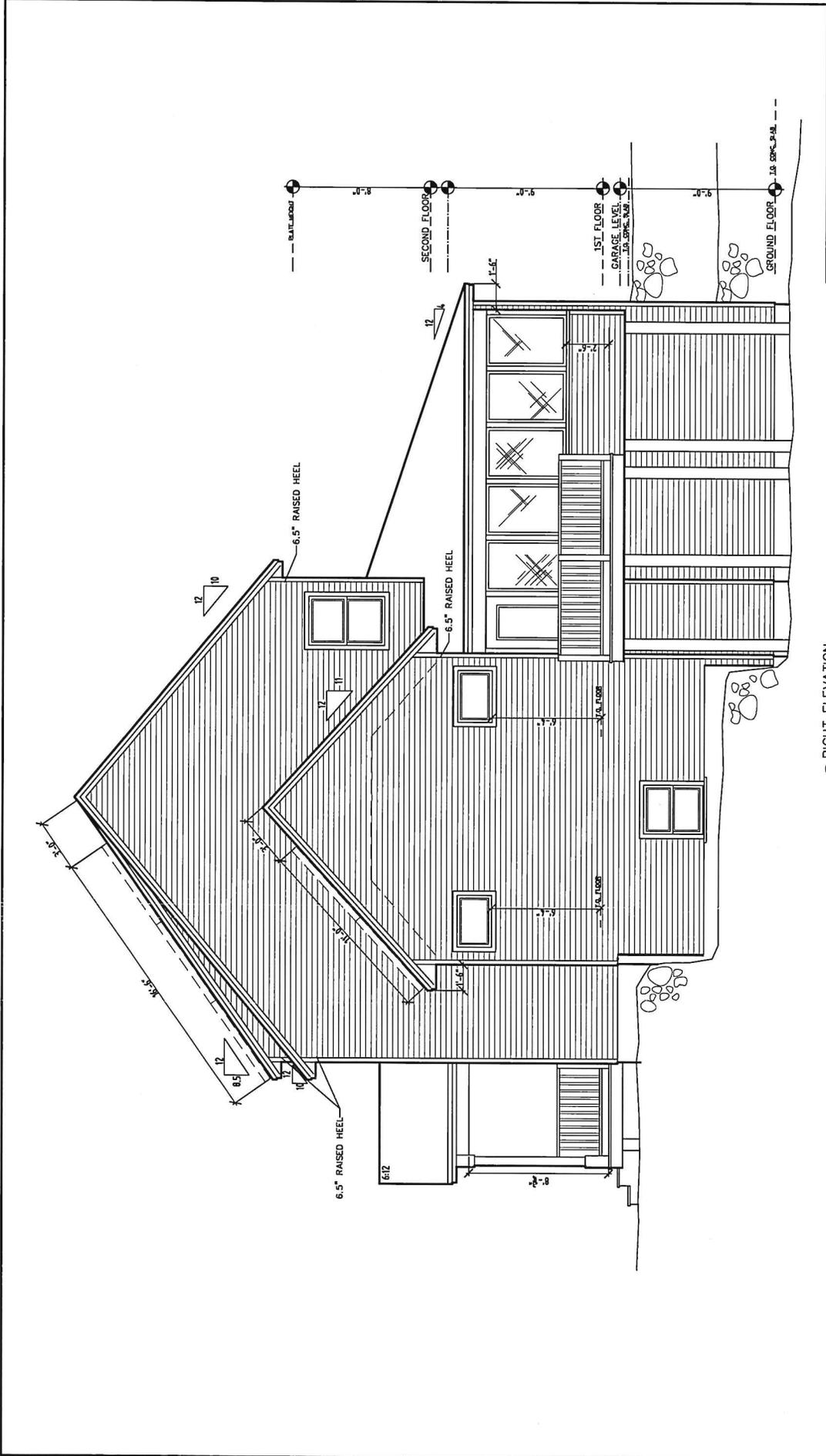
NW 29
3/8" = 1'-0"
2-2-18

NATURES WAY

NW 29 - THOMAS

REV.	DATE
1	01/25/17
2	02/02/17
3	02/02/17
4	02/02/17
5	02/02/17
6	02/02/17

STERLING HOMES
 1077 HANCOCK ROAD, SUITE A / 1 BRIDGEVILLE, OH 45138
 SCALE: 3/16" = 1'-0"



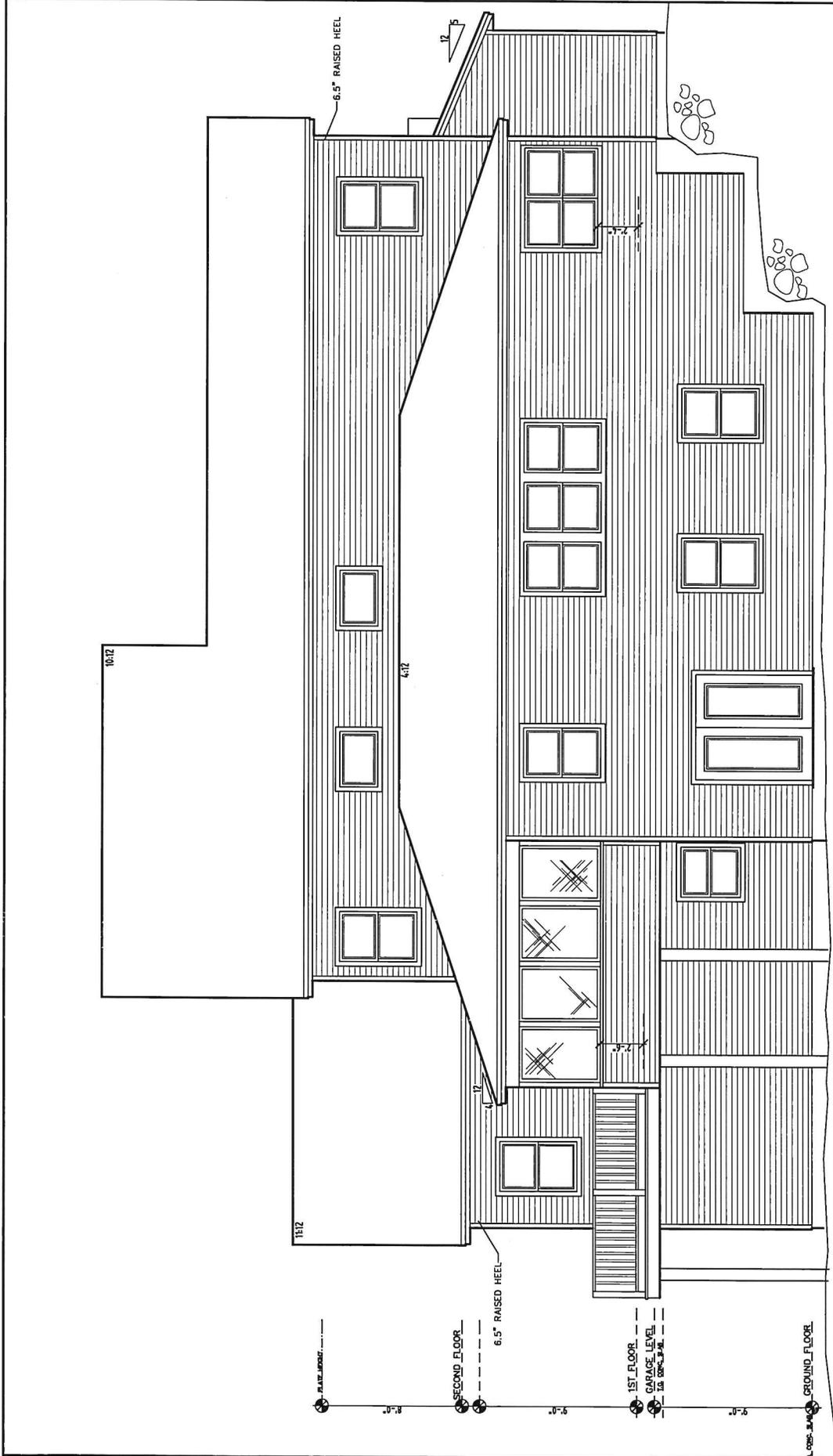
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

NATURES WAY
NW 29 - THOMAS

STERLING HOMES

187 BRUCEWAY RD., SUITE A / 1 BALCONIA, VT 05418
SCALE: 3/16" = 1'-0" DATE: 07/25/08

REV.	DATE
1	11/25/07
2	07/27/08
3	07/29/08



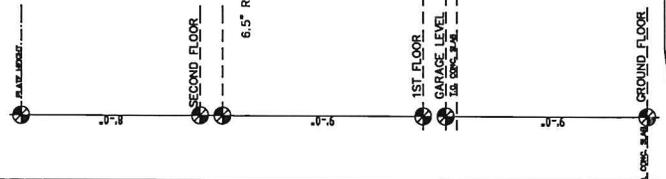
NATURES WAY
 NW 29 - THOMAS

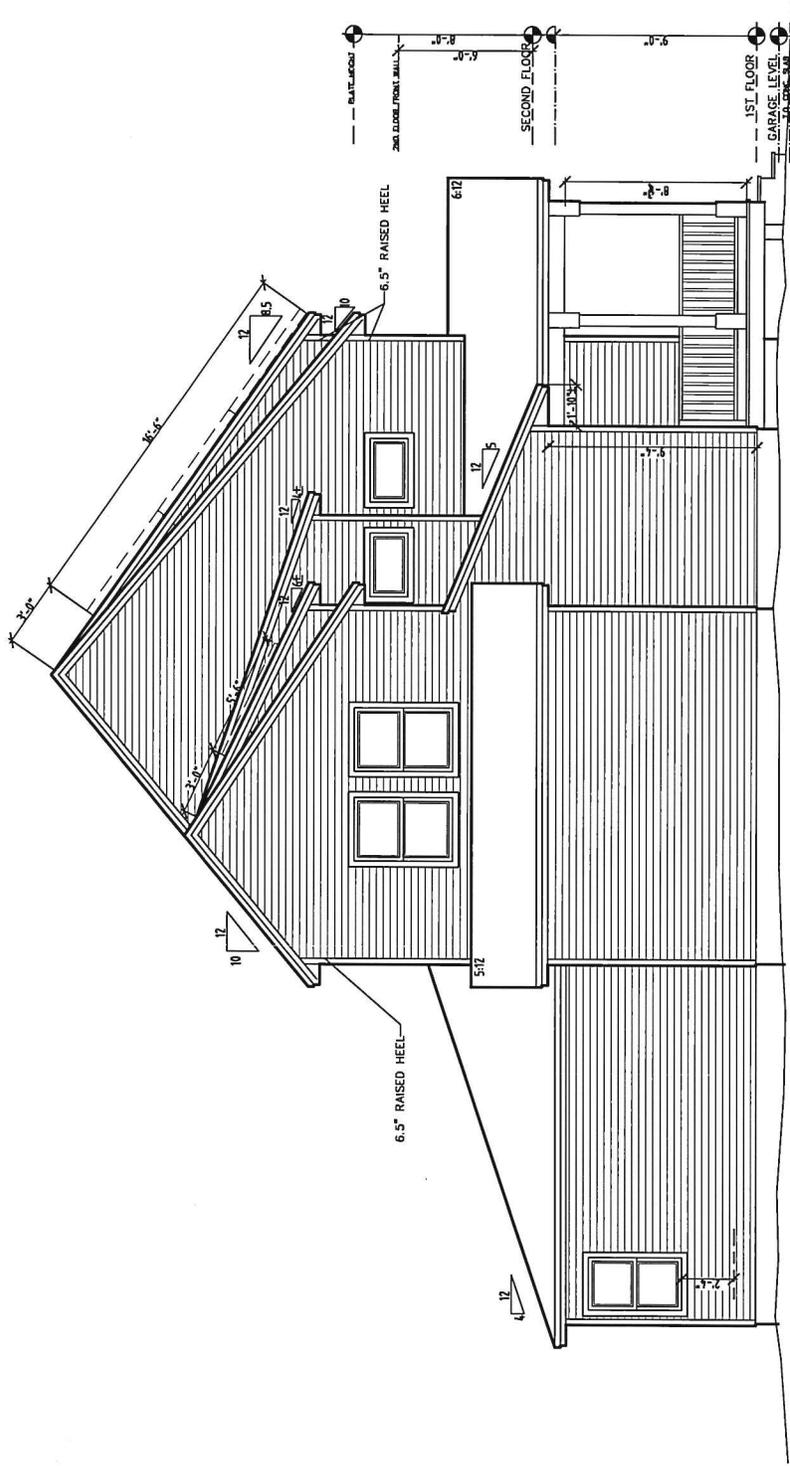
STERLING HOMES

187 HICKORY ROAD / SUITE A / 5 WASHINGTON, VT 05648
 SCALE: 3/16" = 1'-0" DATE: 07/25/18

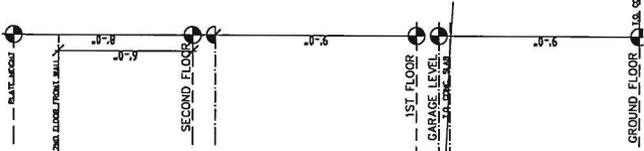
NOV 07/25/17
DEC 07/26/17
FEB 17/04/17
07/29/18
07/20/18

○ REAR ELEVATION
 ○ SCALE: 3/16" = 1'-0"





○ LEFT ELEVATION
SCALE: 3/16" = 1'-0"

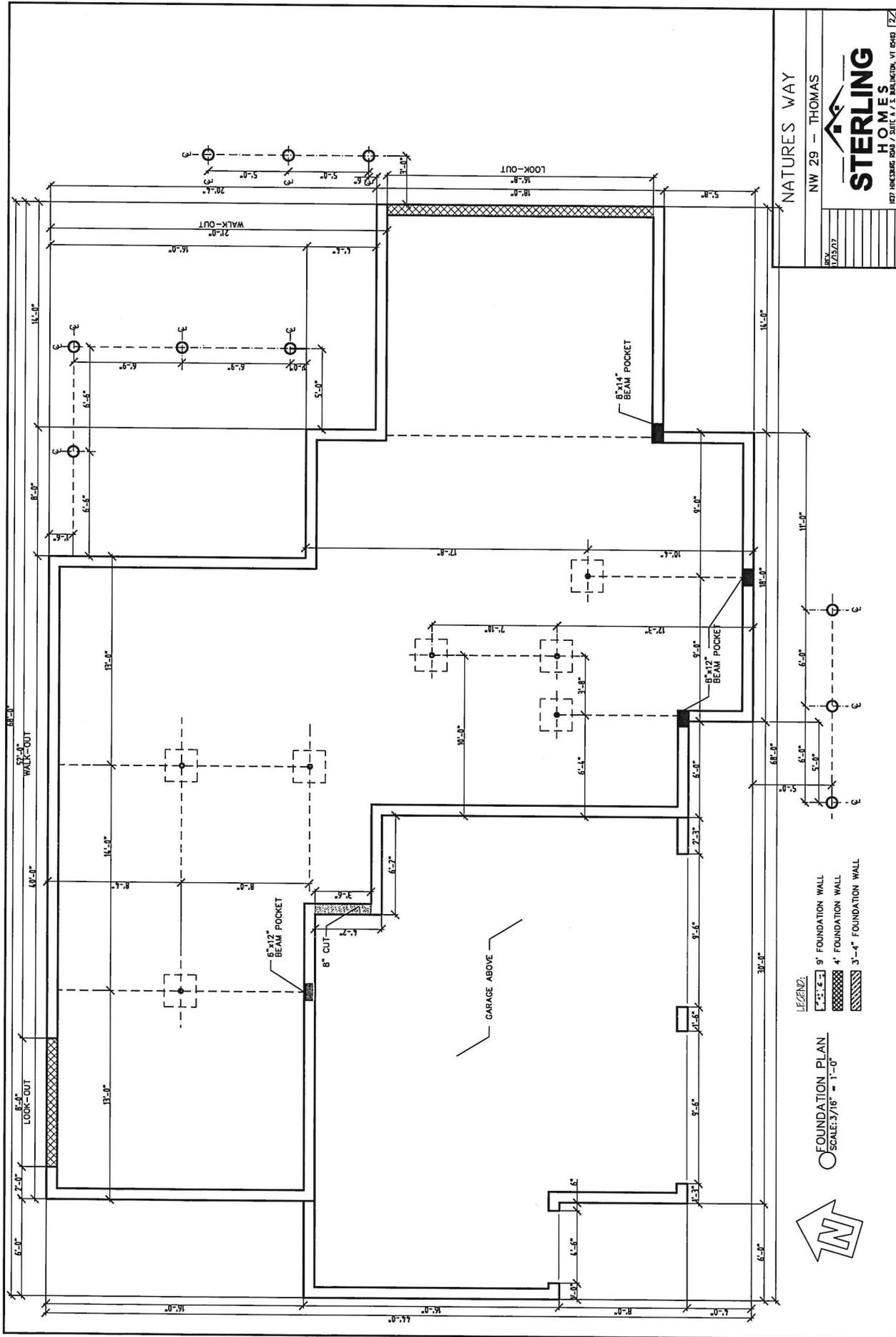


NATURES WAY
NW 29 - THOMAS

STERLING HOMES

137 ROCKINGBOL / SUITE A / 5 BURLINGTON, VT 05403
SCALE: 3/16" = 1'-0" DATE: 07/25/18

REV	DATE	BY	CHK
01	07/25/18		
02	07/25/18		
03	07/25/18		
04	07/25/18		



NATURES WAY
 NW 29 - THOMAS

STERLING HOMES
 RED HANCOCK ROAD / SUITE 101 / WASHINGTON, VT 05691
 SCALE: 3/16" = 1'-0" DATE: 07/25/18 2/6

2018-021

TOWN OF ESSEX, VERMONT APPLICATION FOR CURB CUT / UTILITY PERMIT

Pursuant to Title 19 V.S.A. Section 43. Application for curb cut and Utility Installation in Town Right-of-Way

All applications for curb cuts and utility installations shall be submitted to the Director of Public Works / Town Engineer for review. Applicants shall submit the information requested on this form and any additional information requested by the Director of Public Works / Town Engineer for a clear understanding of this application. The permit is issued under authority of the Town Manager in accordance with Section 601 of the Town Charter and 24 V.S.A. paragraph 1236 (2).

Application No. _____ / _____
Date

Property Address: 72 Stonebrook Circle

Owner Address: 1037 Hinesburg Rd., Suite A, So. Burlington, VT 05403

Owner Name: Sterling Land Co., LLC

Phone Number: (home) _____ (work) 802-864-0600 (cell) 802-316-9379

Tax Map # 084 Tax Parcel 002 Tax Lot 029

Application is for: (check one)

A) New Curb Cut B) Utility Installation: Overhead Underground

Please use attached diagram to describe location and type of installation.

Comments be Director of Public Works / Town Engineer:

Culvert: Yes No

Water Bar(s): Yes No

Culvert Diameter: (18 inch minimum) _____

Total length of Culvert: (30 foot minimum) _____

Signature of Owner: _____

*** FOR OFFICE USE ONLY ***

Fee Paid \$ _____

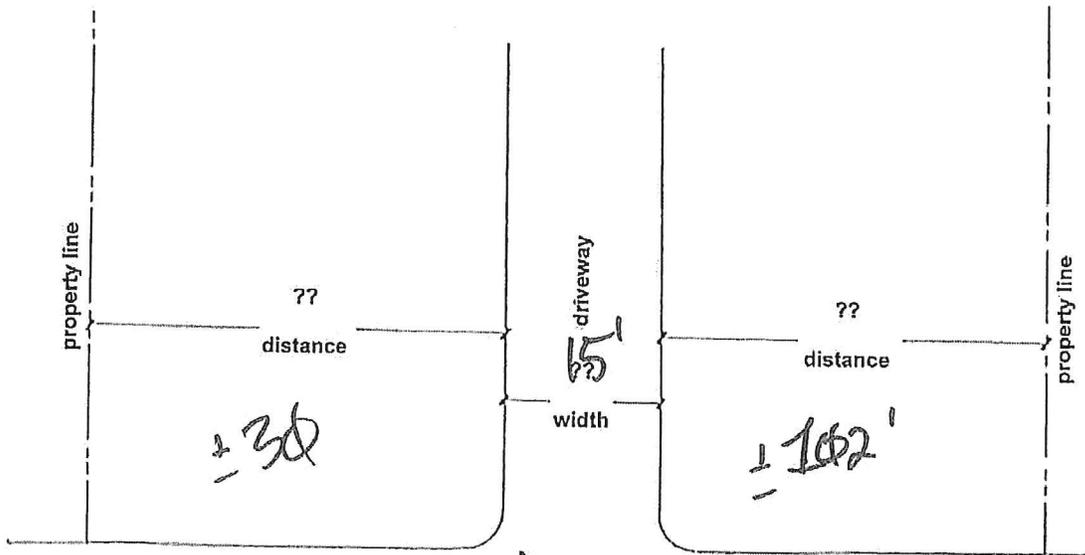
Approved Rejected

Per Authority of the Town Manager by the
Director of Public Works / Town Engineer

2-9-18

1. Culvert must be HIGH DENSITY POLYETHYLENE (HDPE) PIPE
2. Culvert will be purchased by the Applicant
3. Culvert will be purchased and installed by the applicant. The Town of Essex Department of Public Works will inspect.

Note: A MINIMUM OF 24 HOURS NOTICE IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.



AS BUILT
NO CHANGE

79 Stonebrook Circle

STREET NAME

Received

FEB 08 2018

Comments and / or special instructions from Director of Public Works / Town Engineer:

Public Works

No change to curb cut.

NOTE: A MINIMUM OF 24 HOURS IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.

2018-021

Town of Essex Application for Sewer Service

Revised April 2016

The undersigned, being the owner / owner's agent of the property located at:

Street Address: 79 Stonebrook Circle Development: Pinewood

Received

Tax Map # 084 Tax Parcel 002 Tax Lot 029

FEB 08 2018

Does hereby request a permit to install and connect a building sewer to

serve 1 unit(s) Residential Commercial Industrial structure

Public Works

Installer / Contractor:

Property Owner:

Name: ZJ Trucking

Name: Sterling Land Co., LLC

Address: P.O. Box 311
Shelburne, VT 05482

Address: 1037 Hinesburg Rd., So. Burl., VT 05403

Phone: 802-985-3296

Phone: 802-864-0600

Cell: _____

Cell: 802-316-9379

The owner / agent agrees:

- a) That all work shall be in accordance with the Town Sewer Ordinance, the Town Public Works Specifications, and all other pertinent ordinances or regulations of the Town of Essex.
- b) To install and maintain the private building sewer at no expense to the Town.
- c) To notify the Public Works Office twenty four hours prior to the start of construction for inspection purposes. No part of the sewer line may be covered until it has been inspected by the Town Representative.
- d) To pay the sewer charges (construction and operations) which are billed as set forth in the water/sewer fee schedule.

Signed: [Signature]

Date: 02-07-18

(Signature of Owner / Agent)

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT AND RETURN ALONG WITH APPLICATION TO THE COMMUNITY DEVELOPMENT OFFICE. DO NOT COMBINE WITH ZONING PERMIT FEE.

For Office Use Only

200 gallons / day x \$10.30 = \$ 2060 + \$1,000 = \$ 3060

Received by: [Signature]

Date: 2-7-18

Approved by: [Signature]

Date: 02-08-18

Letter Sent

Finance Notified

Inspected by: _____

Date: ____-____-____

Tie Drawing

Finance Notified

Master List Updated:

Approved

Inspected

2018-021

Town of Essex Application for Water Service

Revised April 2016

The undersigned, being the owner / owner's agent of the property located at:

Street Address: 79 Stonebrook Circle Development: Pinewood

Tax Map # 084 Tax Parcel 002 Tax Lot 029

Does hereby request a permit to initiate water service as noted below to
serve 1 unit(s) Residential Commercial Industrial structure

Installer / Contractor:
Name: RJS Trucking
Address: P.O. Box 311
Shelburne, VT 05483
Phone: 802-485-3296
Cell: _____

Property Owner:
Name: Sterling Land Co., LLC
Address: 1037 Hinesburg Rd., So. Burlington, VT 05403
Phone: 802-864-0600
Cell: 802-316-9379

Firm Performing Main Line Tap:
Name: _____
Address: _____
Phone: _____
Cell: _____

Received
FEB 08 2018
Public Works

- 1.) The above requested service includes the installation of a 3/4" x 5/8" water meter for residential use and up to a 2" simple meter for non-residential use. The information necessary to determine the correct meter size shall be supplied by the applicant (minimum to maximum range of use). Meters 5/8", 3/4" and 1" shall be installed by the Town. Meters above 1" shall be installed by the owner/applicant or qualified representative.
- 2.) Property owner / agent is responsible for and must provide all necessary excavation form the main to the building or structure.
- 3.) Property owner / agent agrees to provide the Town a minimum of 24 hours notice prior to installation for inspection purposes. No part of the water line may be covered until it has been inspected by the Town Representative.
- 4.) Property owner / agent agrees to restore all disturbed areas to original condition after the installation of said water service.
- 5.) The water service can be turned on only by an employee of the Town of Essex Water Department.
- 6.) Meter spacers must be obtained from the Town of Essex Water Department.
- 7.) The owner / agent agrees that all installation and work will conform to the Town Public Works Specifications and the Water Ordinance and Regulations of the Town of Essex.

8.) In consideration of water service supplied by the Town of Essex Water Department, I agree to be responsible for payment of all bills rendered and for all water used by me, my tenants, successors in tenancy or in ownership, and all persons at above locations, unless and until proper notice is given to the Town Water Department of termination of service on a specific date. I also agree to abide by all rules and regulations established by the Essex Water Department.

Signed : [Signature] Date: 02-07-18

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT.
DO NOT COMBINE WITH ZONING PERMIT FEE.

All water services are subject to a service initiation fee as set by the Water/Sewer Fee Schedule adopted by the Selectboard. The following fee schedule shall apply to all municipal water connections.

FOR OFFICE USE ONLY:

200 gallons/day x \$ 5.73 = \$ 1146.00 + \$1,000 = \$ 2146.00

Connection Fee: \$ 1000 Rcvd by: [Signature] Date: 2-7-18 Finance Notified

Approved by: [Signature] Date: 02-08-18 Letter Sent Finance Notified

Inspected by: _____ Date: ____-____-____ Tie Drawing Finance Notified

Meter Installed Date: ____-____-____

Master List Updated: Approved Inspected Metered

THE KEY TO DOCUMENT SECURITY • HEAT ACTIVATED THUMB PRINT • ADDITIONAL SECURITY FEATURES INCLUDED • SEE BACK FOR DETAILS

STERLING LAND CO. LLC

1037 Hinesburg Rd., Suite A
So. Burlington, VT 05403
802-864-0600

PEOPLE'S UNITED BANK
peoples.com
51-7218/2211
301

003032

PAY ** Five Thousand Two Hundred Six Dollars And No CENTS ** AMOUNT
TO THE 02/07/2018 **\$5,206.00
ORDER OF

Town of Essex-Public Works

81 Main St.
Essex Jct., VT 05452


AUTHORIZED SIGNATURE



⑈003032⑈ ⑆221172186⑆ 6500459554⑈



TOWN OF ESSEX
VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452
Fax: 878-1353 • E-mail: manager@essex.org • Website: www.essex.org

February 08, 2018

Sterling Land Company, LLC
1037 Hinesburg Road, Suite A
South Burlington, Vermont 05403

Re: Water/ Sanitary Sewer Applications
79 Stonebrook Circle

To Whom It May Concern:

The Town of Essex approves your application for water and sewer service to your building lot at 79 Stonebrook Circle. The lot is approved for a maximum of 200 GPD for both water and sewer.

As of the date of this letter, the current water operational charge is \$5.13/1000 gal. (or \$165.00 minimum) and the sewer operational charge is \$8.59/1000 gal. Both operational charges will be billed from the date of the actual physical connection to each municipal system.

Please be advised, all connections and service lines installed on your lot shall be inspected by a representative of the Town before backfilling. If service lines and connections are backfilled without inspection, the Town will not issue a Certificate of Occupancy until the service lines and connections are excavated and inspected by a representative of the Town.

If you have any questions, please feel free to call.

Sincerely,

Aaron K. Martin, P.E.
Utilities Director / Town Engineer

Cc: Community Development
Finance Department
File

S:\PWORKS\WATER - SEWER Connections\Approval Letters\79 Stone Brook Cir 02-08-18.doc

TOWN MANAGER	PARKS AND RECREATION	COMMUNITY DEVELOPMENT	PUBLIC WORKS	ASSESSOR	FINANCE	TOWN CLERK	LIBRARY	POLICE
878-1341	878-1342	878-1343	878-1344	878-1345	878-1359	879-0413	879-0313	878-8331

TO: Zoning Administrator
Water/Sewer Bookkeeper

FROM: Public Works Department W/O # _____

The following service has been approved: Permit # _____

Date: February 08, 2018

Name: Sterling Land Company, LLC

Street: 79 Stonebrook Circle

Tax Map #: 084 Tax Parcel #: 002 Tax Lot #: 029

Water Sewer Both

Initials: AKM