

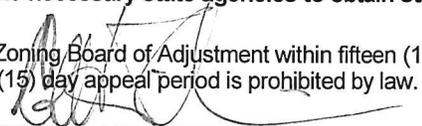
Appeal Period Expires 8/29/18  
 Zoning District AZ

**Town of Essex, Vermont**  
**Application for Zoning Permit**  
 www.essex.org

Application Date 1/1  
 Permit Number 2018-172

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 Num. (Map-Parcel-Lot) 2084-002035  
 (found in Town Assessor's Office)  
 Property Address: 39 Stonebrook Circle  
 Owner: Sterling Land Co., LLC  
 Owner Address: 1037 Hinesburg Rd., Ste. A, So. Burlington, VT 05403  
 Owner Phone: (work) 802-864-0600 (home) \_\_\_\_\_  
collin (cell) 802-316-9379 (Email) collin@sterlinghomesvt.com  
 Contractors name: Sterling Land Co., LLC Phone: 802-864-0600  
Bill Cell: 802-316-9379  
 Estimated Construction Dates: Start: 8/20/18 Completion: 1/25/19  
 Sq. Feet: 2,011 Estimated Cost (labor & materials): \$280,651.00

**B** Sewage Disposal (Please attach Sewer or Septic Application).  
 Public  Private  Connection Fee \$3,060.00 Date Paid:    /   /     
 Proposed New Bedrooms: 3 Existing Bedrooms 0

**C** Water (Please attach Water Service Application).  
 Public  Private  Fee \$2,146.00 Date Paid:    /   /   

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval    /   /    sent to P.W.

**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 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** To be constructed pursuant to planning commission approval. #2016-13  
  
 Signature of Tenant and Signature of Owner

**G**

Check box(es) which describe proposed use or construction (circle choice in parenthesis).  
 N = New A = Addition R = Remodel

Residential	N	A	R
Single Family	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inclusions or Additions:			
Garage (attached) (detached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool (in) (above) ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn (residential) (agriculture)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-residential:			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater:			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:			
Change in use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*3 CAR*

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		<u>\$701.63</u>	<u>1/1</u>
Recreation		<u>\$0</u>	
Recording		<u>\$20.</u>	<u>8/14/18</u>
Certificate of Occ		<u>\$75</u>	<u>   /   /   </u>
Other		<u>\$</u>	<u>   /   /   </u>

**Building Permit**  
 Approved  Rejected  Date 8/14/18  
 Issued to: Sterling Land Co. LLC  
 Zoning Administrator: Sharon L. Kelly  
 Notes: energy code given  
 C.O. Required Yes  No

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

This is on original mylar



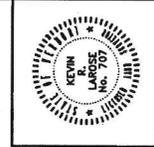
# Location Plan Survey Notes

The subdivision of this property has been completed from field surveys and record documents including the following record plan:

1. The subdivision of this property has been completed from field surveys and record documents including the following record plan:
2. The subdivision of this property has been completed from field surveys and record documents including the following record plan:
3. The subdivision of this property has been completed from field surveys and record documents including the following record plan:
4. The subdivision of this property has been completed from field surveys and record documents including the following record plan:
5. The subdivision of this property has been completed from field surveys and record documents including the following record plan:
6. The subdivision of this property has been completed from field surveys and record documents including the following record plan:
7. The subdivision of this property has been completed from field surveys and record documents including the following record plan:
8. The subdivision of this property has been completed from field surveys and record documents including the following record plan:
9. The subdivision of this property has been completed from field surveys and record documents including the following record plan:
10. The subdivision of this property has been completed from field surveys and record documents including the following record plan:

Survey methods employed and the resulting area of measurement are as follows:

1. The subdivision of this property has been completed from field surveys and record documents including the following record plan:
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10. The subdivision of this property has been completed from field surveys and record documents including the following record plan:



Kevin R. Lakin  
No. 707  
3-24-16

REVISION	DATE	DESCRIPTION
1	8-27-14	REVISED AS PER TOWN OF ESSEX ZONING BOARD VARIANCE APPROVAL
2	7-01-14	REVISED ROAD ADJUSTMENT, CHANGED ROAD NAMES & ELIMINATED TWO LOTS
3	1-22-13	REVISED AS PER TOWN OF ESSEX FINAL APPROVAL, STIPULATIONS (ADD STON CASADITS A & B)
4	1-22-13	REVISED AS PER TOWN OF ESSEX FINAL APPROVAL, STIPULATIONS (ADD STON CASADITS A & B)
5	1-22-13	REVISED AS PER TOWN OF ESSEX FINAL APPROVAL, STIPULATIONS (ADD STON CASADITS A & B)
6	1-22-13	REVISED AS PER TOWN OF ESSEX FINAL APPROVAL, STIPULATIONS (ADD STON CASADITS A & B)
7	1-22-13	REVISED AS PER TOWN OF ESSEX FINAL APPROVAL, STIPULATIONS (ADD STON CASADITS A & B)
8	1-22-13	REVISED AS PER TOWN OF ESSEX FINAL APPROVAL, STIPULATIONS (ADD STON CASADITS A & B)
9	1-22-13	REVISED AS PER TOWN OF ESSEX FINAL APPROVAL, STIPULATIONS (ADD STON CASADITS A & B)
10	1-22-13	REVISED AS PER TOWN OF ESSEX FINAL APPROVAL, STIPULATIONS (ADD STON CASADITS A & B)

**O'LEARY-BURKE CIVIL ASSOCIATES, P.C.**  
1 COMPANY DRIVE, SUITE 1  
P.O. BOX 100  
ESSEX, VERMONT 05742  
PHONE: 878-8607 FAX: 878-8689  
EMAIL: o'b@obcivil.com

**PINEWOOD MANOR**  
Section H

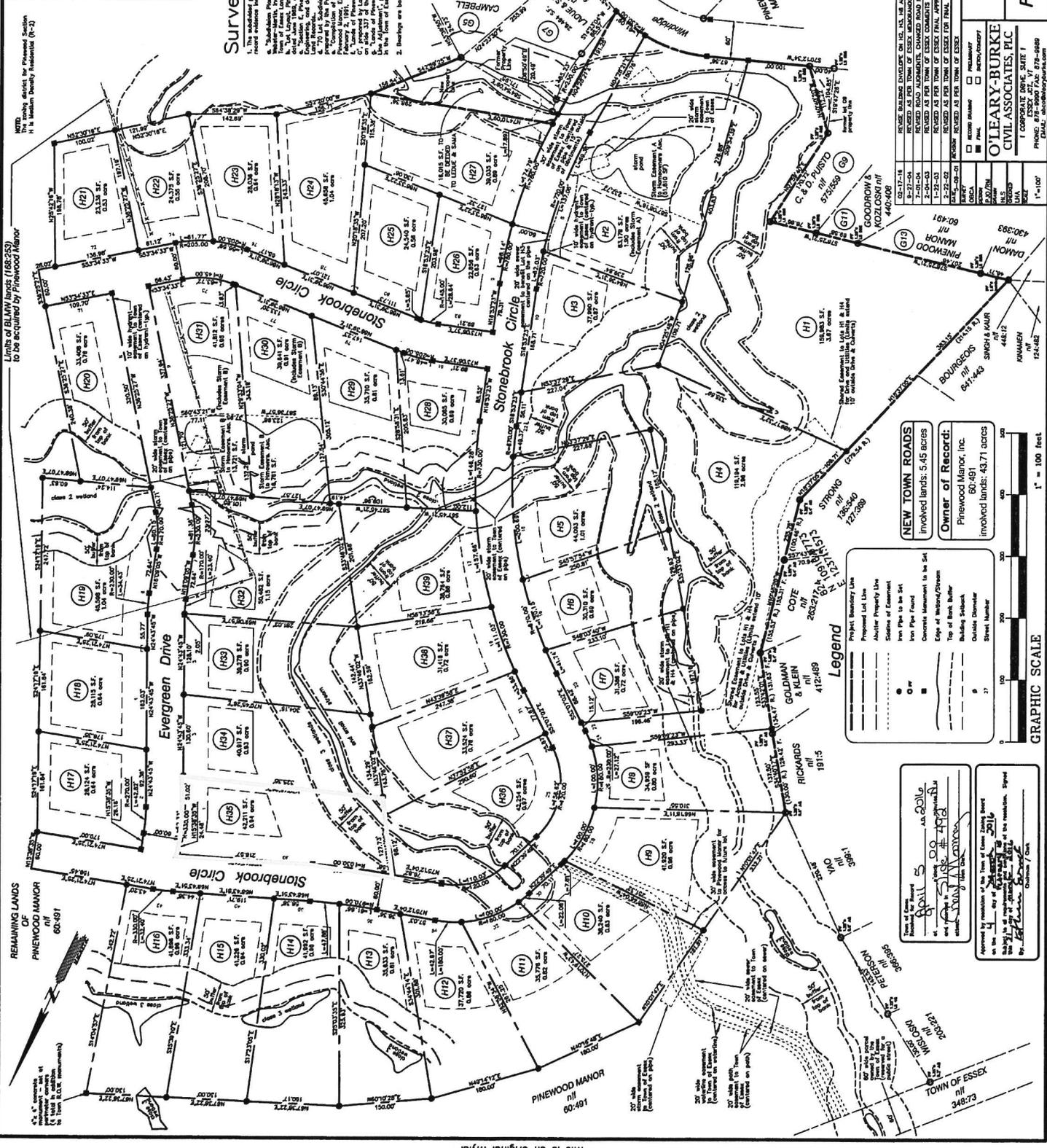
**NEW TOWN ROADS**  
Involved lands: 5.45 acres  
Owner of Record: Pinewood Manor, Inc.  
Involved lands: 43.71 acres

**Legend**

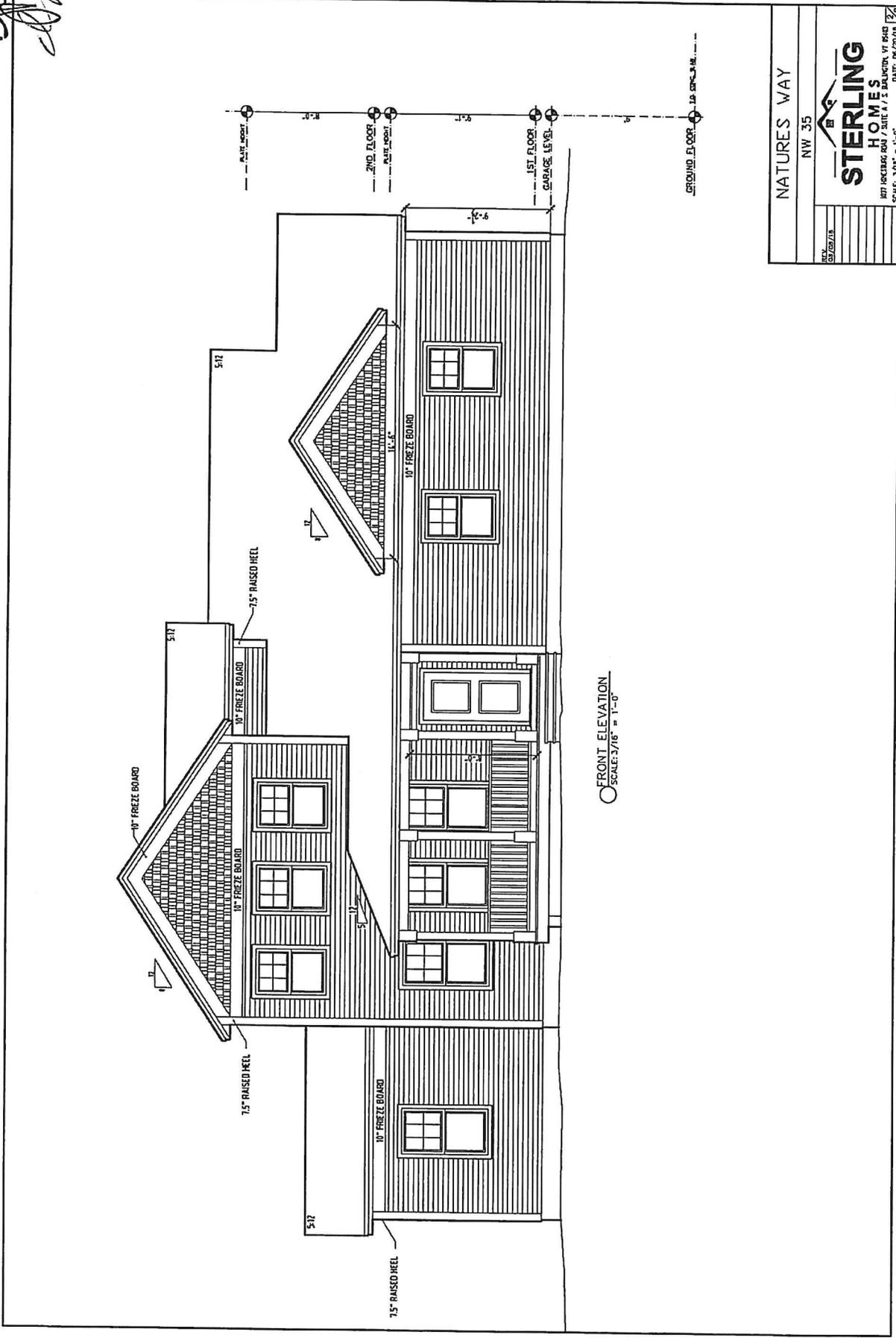
- Project Boundary Line
- Proposed Lot Line
- Adjacent Property Line
- Setback of Easement
- Iron Pipe Found
- Concrete Measurement to be Set
- Edge of Natural Obstruction
- Top of Bank Marker
- Building Submittal
- Outside Dimension
- Street Number

**GRAPHIC SCALE**  
1" = 100 Feet

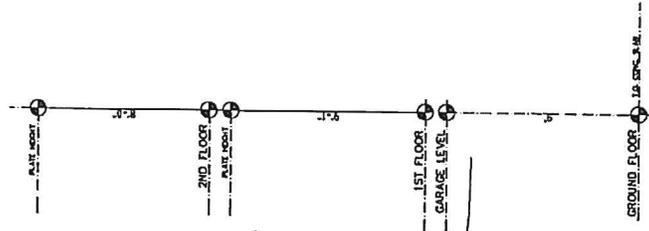
Approved by me, Kevin R. Lakin, on this day of August, 2016.  
Approved by me, Kevin R. Lakin, on this day of August, 2016.



Handwritten initials and notes: "WZ", "DJP", and "MAY".



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

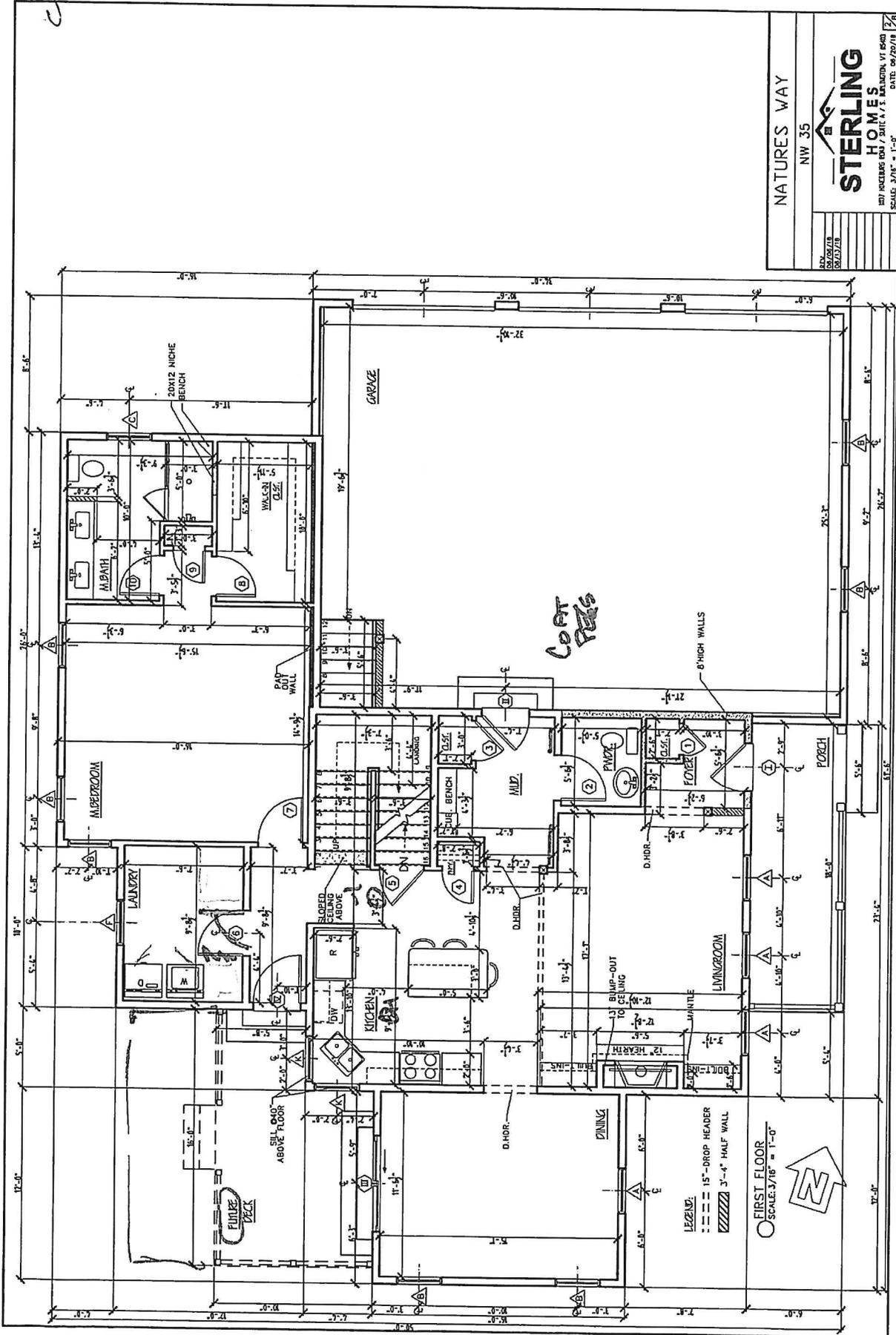


NATURES WAY  
NW 35

**STERLING HOMES**  
107 HOCKING RUN / SUITE A / 3 BRANTON, VT 05408  
SCALE: 3/16" = 1'-0" DATE: 04/20/18

REV.	DATE

*Handwritten initials/signature*

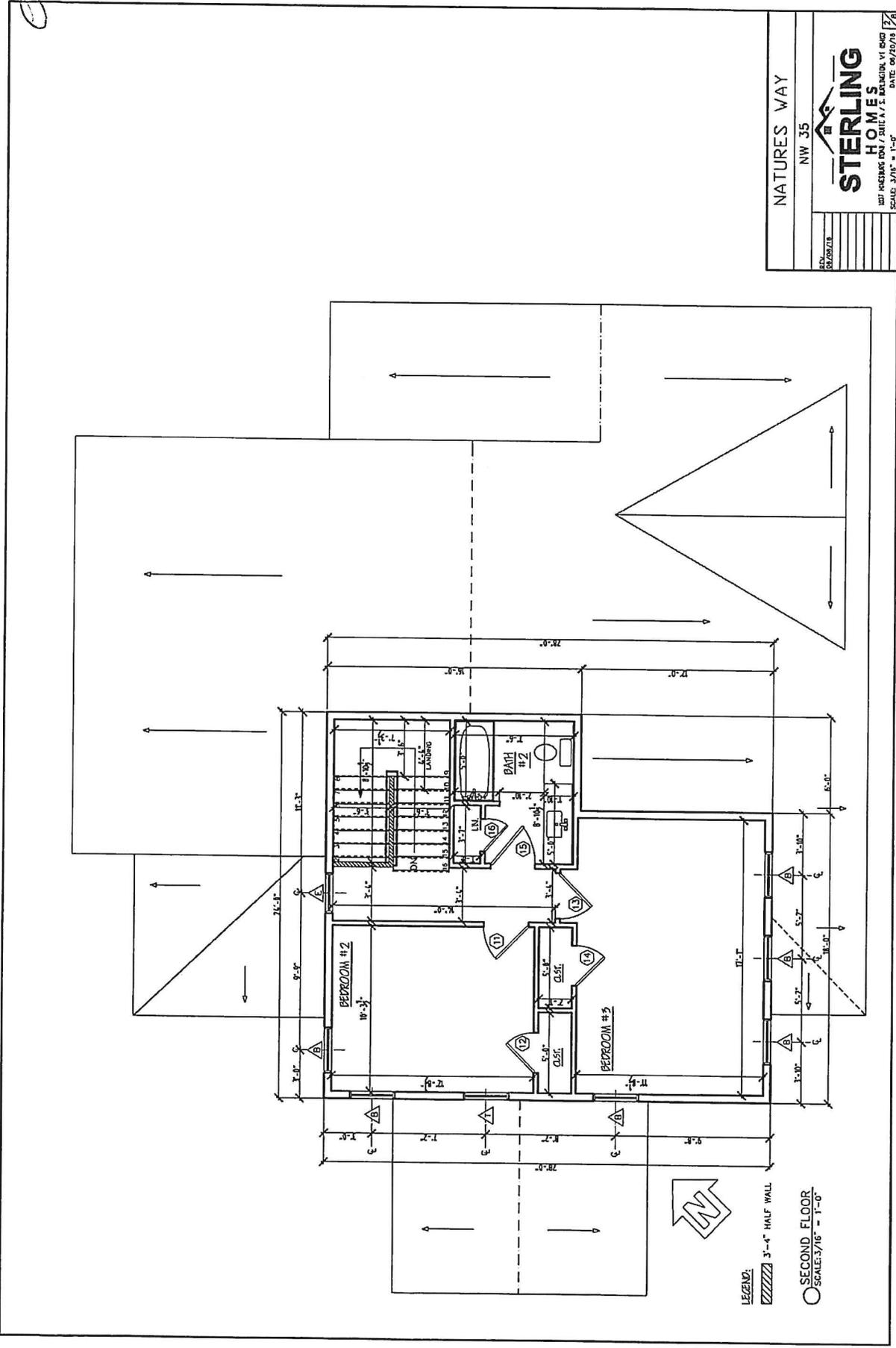


NATURES WAY  
 NW 35

**STERLING HOMES**

1871 ROCKING HILL, SUITE 101, FARMINGTON, CT 06030  
 TEL: 860.634.1100 FAX: 860.634.1101

Handwritten initials/signature in the top left corner.



NATURES WAY

NW 35

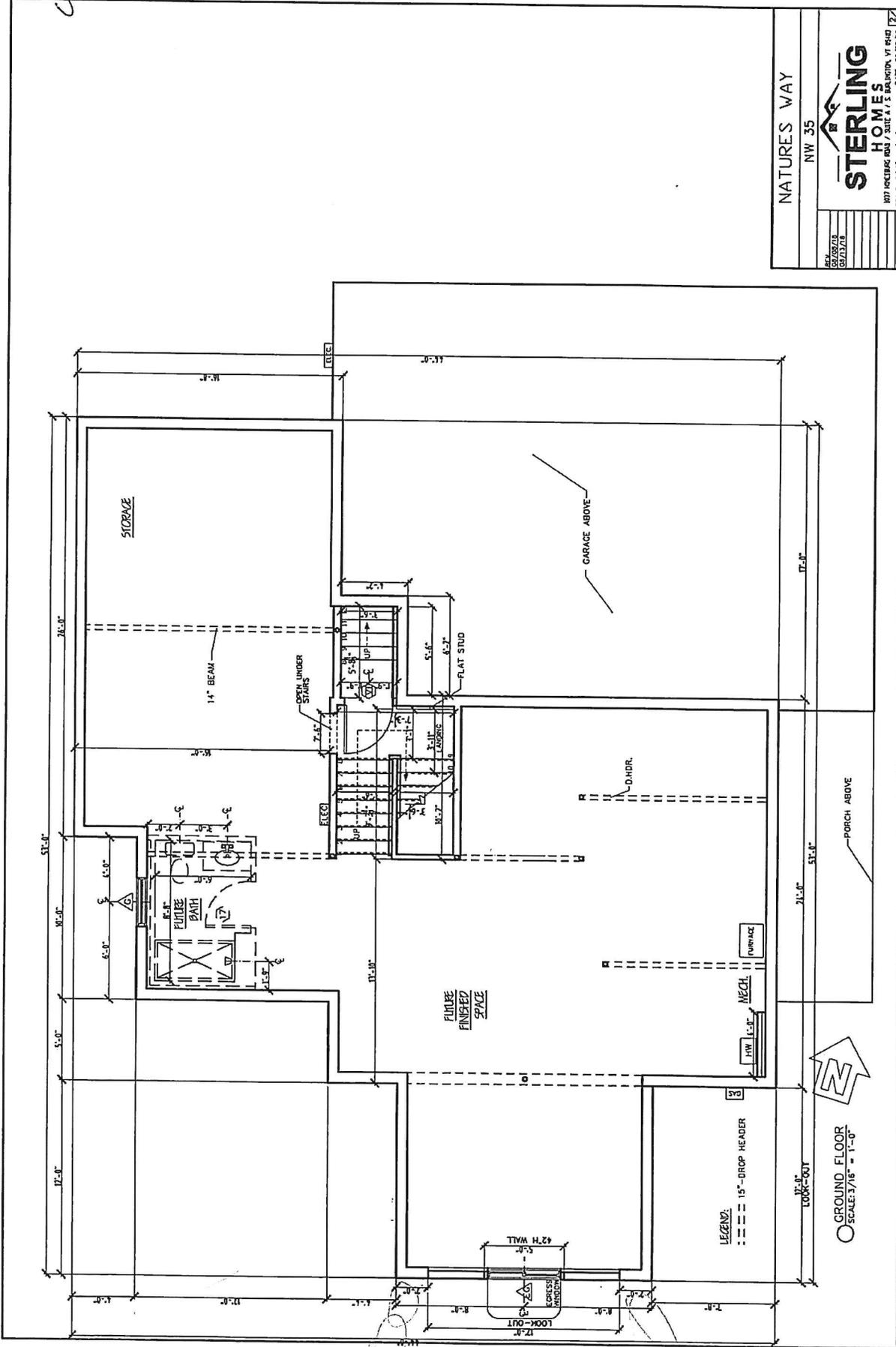
**STERLING HOMES**

1001 HICKORY RIDGE DRIVE, SUITE 101, FREDERICKSBURG, VA 22409  
 SCALE: 3/16" = 1'-0" DATE: 04/20/03

LEGEND:

3/4\"/>

SECOND FLOOR  
 SCALE: 3/16" = 1'-0"



NATURES WAY

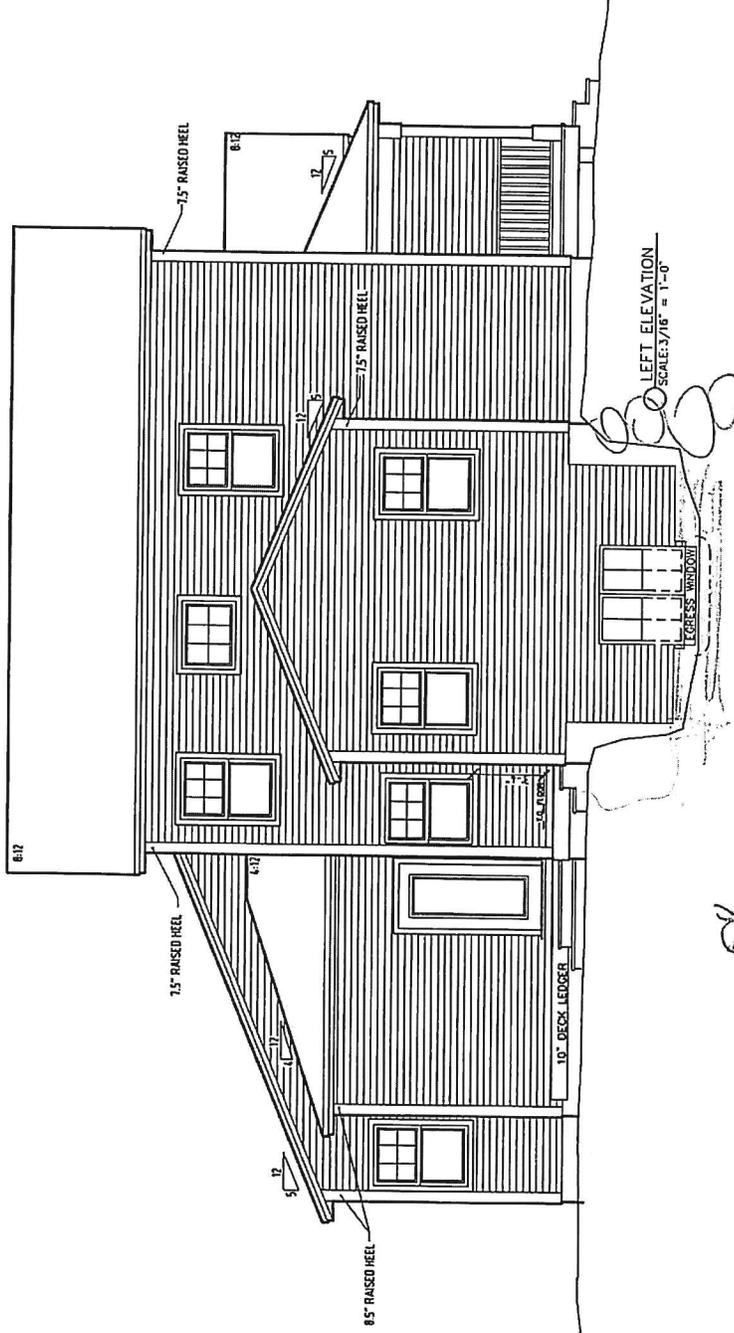
NW 35

06/20/18  
 06/23/18

107 HICKBURN RD / SUITE 1 / S BALDWIN, VI 23008  
 SCALE: 3/16" = 1'-0" DATE: 06/20/18 2/8

GROUND FLOOR  
 SCALE: 3/16" = 1'-0"

CKR  
bjp  
2/14/18



OK  
TO WRAP  
LEDG OUT

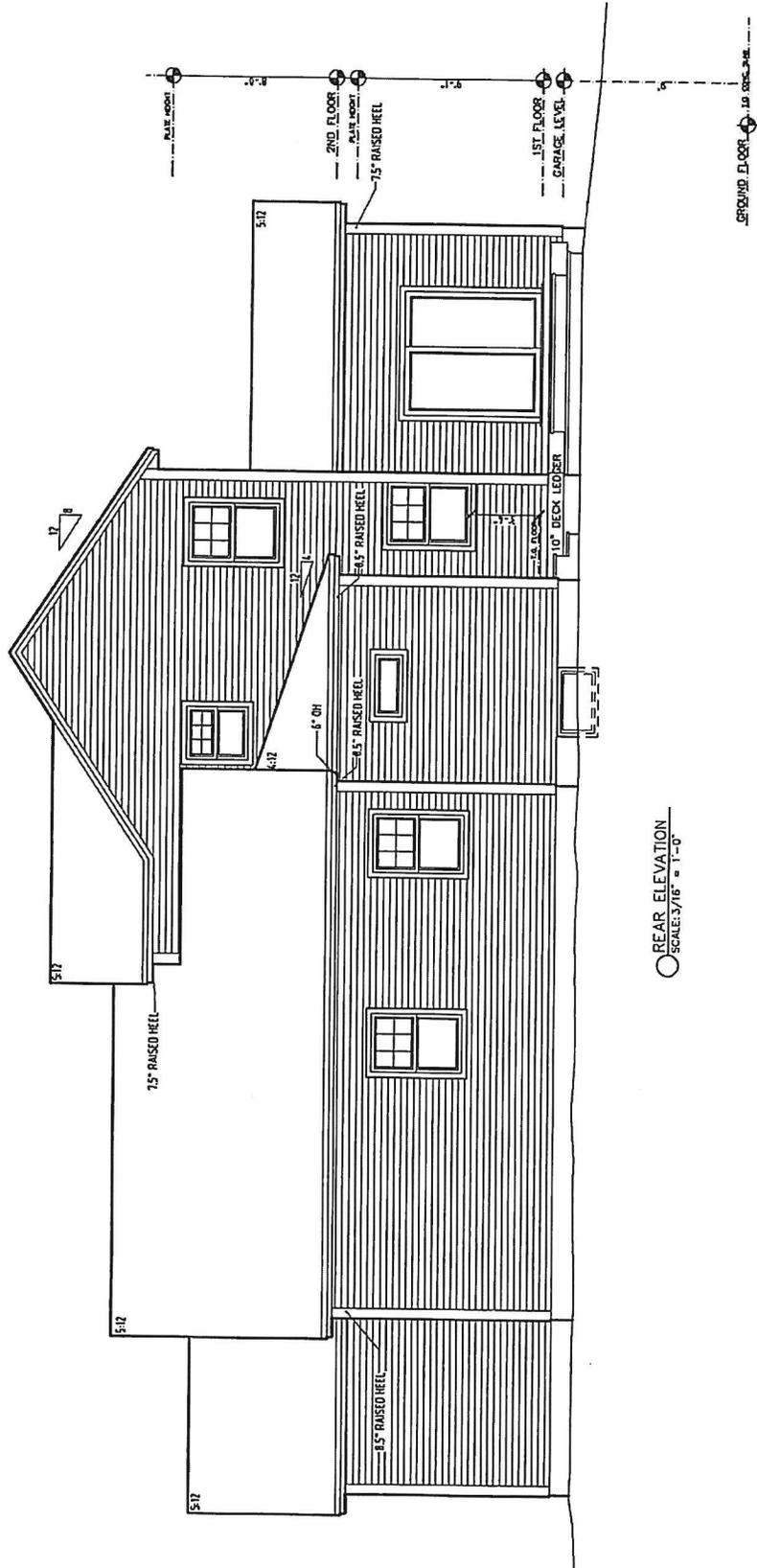
NATURES WAY  
NW 35

**STERLING HOMES**

REV. 02/13/18  
02/13/18

427 HICKORY HILL / SITE A / 3 PARCELS, VI 6880  
SCALE: 3/16" = 1'-0" DATE: 02/13/18 2/6

*AKC*  
*BP*  
*AKC*



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

NATURES WAY

NW 35

10/1/18  
 10/23/18

**STERLING**  
**HOMES**

107 HOCKESSY RUN / SUITE A / 13. WASHINGTON, VA 22640  
 SCALE: 3/16" = 1'-0" DATE: 06/20/18





Permit #  
2018-172

### 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

Received

Property Address: 39 Stonebrook Circle

AUG 15 2018

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

Owner Name: Sterling Land C.O. LLC

Public Works

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

Tax Map # 084 Tax Parcel 002 Tax Lot 035

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

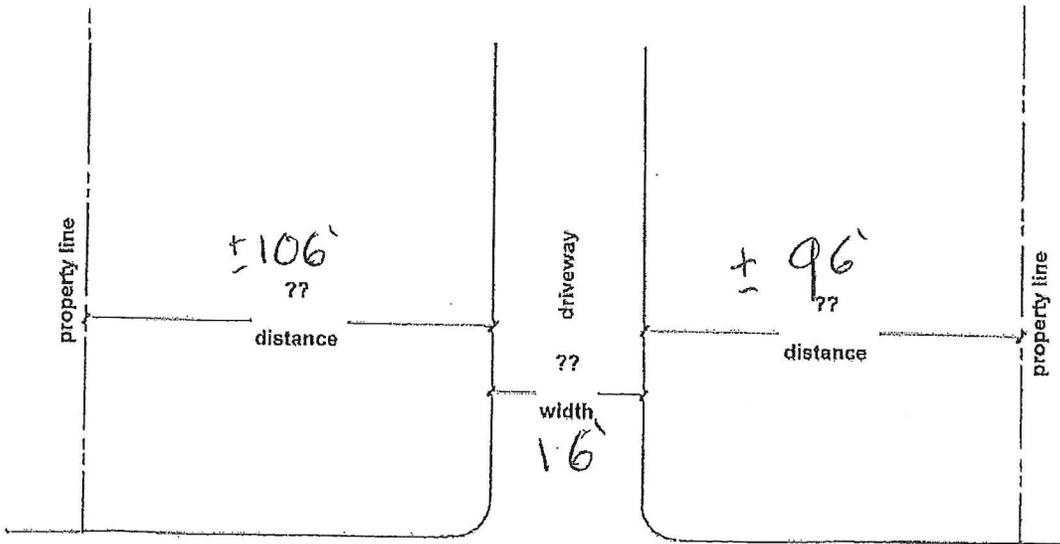
[Signature] 9-4-18  
Per Authority of the Town Manager by the  
Director of Public Works / Town Engineer

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.

*\* APPROVED WITH CONDITIONS*

Collin@sterlinghomesvt.com



39 Stonebrook Circle

STREET NAME

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

Existing Curb Cut - No Change

1. ALL CONSTRUCTION DAMAGE TO  
CONCRETE CURBS SHALL BE REPAIRED  
PRIOR TO ISSUING A C.O.

*[Signature]* 9-4-18

**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.