

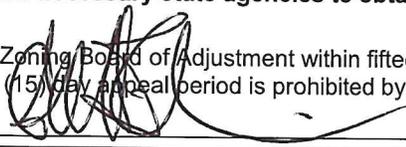
Appeal Period Expires 6/5/18  
 Zoning District R2

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

Application Date 1/1/18  
 Permit Number 2018-091

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) 2- 084-002-012  
 (found in Town Assessor's Office)  
 Property Address: 34 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) \_\_\_\_\_  
 (cell) 802-316-9379 (Email) collin@sterlinghomesvt.com  
 Contractors name: Sterling Land Co., LLC Phone: 802-864-0600  
 Cell: 802-316-9379  
 Estimated Construction Dates: Start: 05 / 15 / 18 Completion: 10 / 19 / 18  
 Sq. Feet: 3,100 Estimated Cost (labor & materials): \$ 337,626

**G**

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

N = New A = Addition, R = Remodel

Residential: unfinished basement

	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: 2 CAR

Garage (attached) (detached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open) <u>X 2</u>	<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"/>
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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"/>

**B** Sewage Disposal (Please attach Sewer or Septic Application).  
 Public  Private  Connection Fee \$ 3,060 Date Paid: 5/15/18  
 Proposed New Bedrooms: 4 Existing Bedrooms \_\_\_\_\_

**C** Water (Please attach Water Service Application).  
 Public  Private  Fee \$ 2,146 Date Paid: 5/15/18

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval 5/17/18

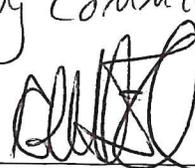
**E** Stormwater

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

Signature of Tenant and Signature of Owner 

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		\$ <u>844.07</u>	<u>5/15/18</u>
Recreation		\$ _____	
Recording		\$ <u>20</u>	<u>5/15/18</u>
Certificate of Occ		\$ <u>75</u>	
Other		\$ _____	

**Building Permit**

Approved  Rejected  Date 5/21/18

Issued to: Sterling Land Co., LLC

Zoning Administrator: Sharon L. Kelly

Notes: Energy info given

C.O. Required Yes  No

ORIENTAL HOMES

390 TRAIL



SUGAR MAPLE

TRANSFER

New Trees  
Transplanted Maple Trees

C & R SMITH  
HW 12  
1" = 40'

FRONT OF LOT

3/5/18  
2/12/18

2/12/18

19

19

6457  
468.57  
RBS LS714

17  
468.55

6450  
418.62  
SS

6454  
267  
SS

6458  
498.89  
SS

6457  
468.57  
SS

6458  
498.89  
SS

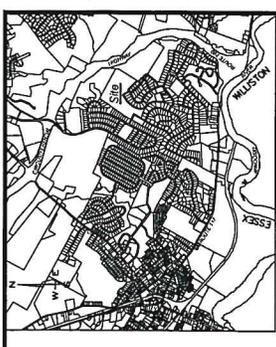
6450  
418.62  
RBS LS714

6450  
418.62  
SS

267

17

C&R



### Location Plan

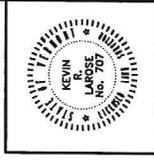
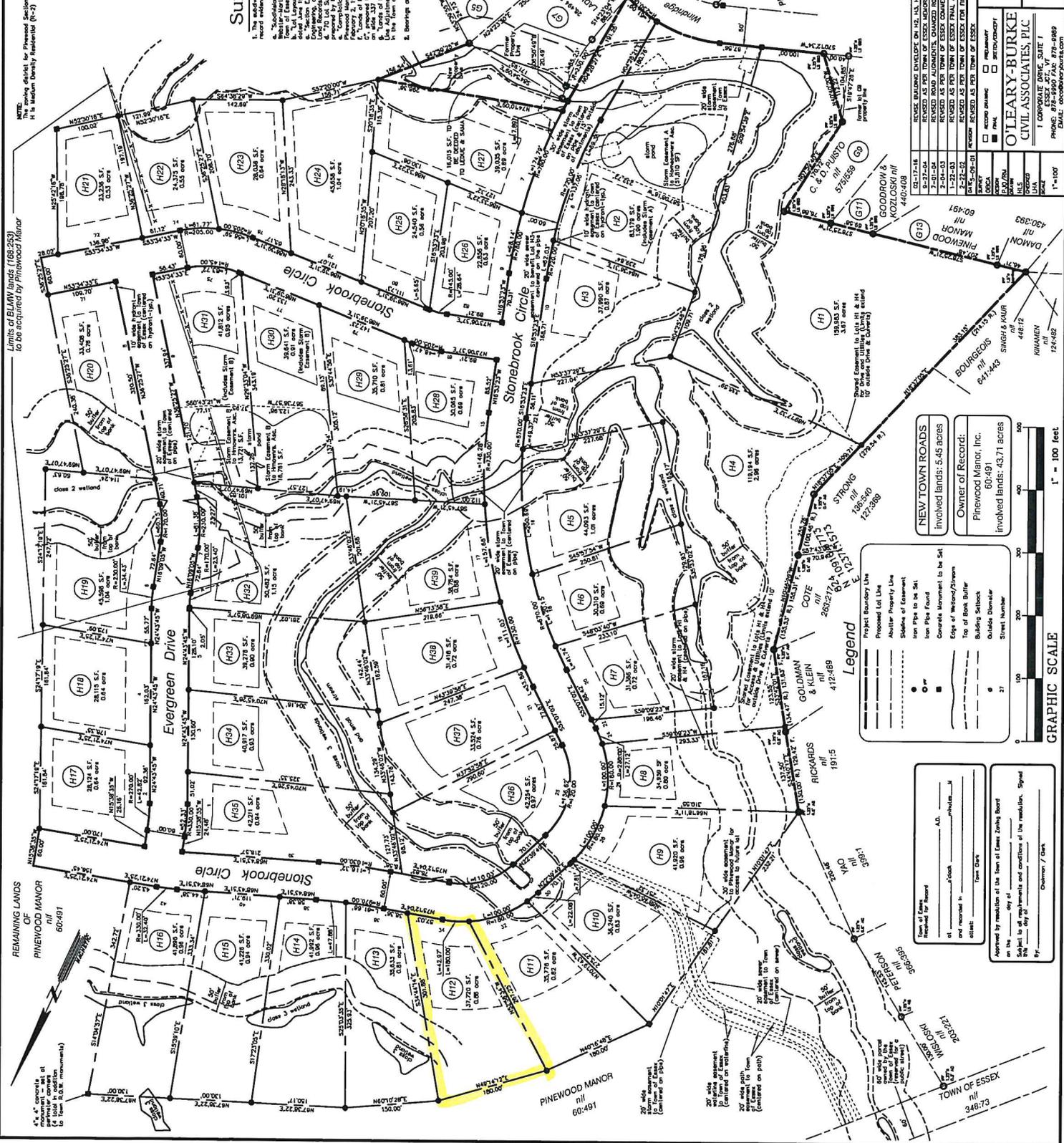
#### Survey Notes

1. The attached portion of the property has been compiled from field surveys and record evidence including the following recorded plat:

- "Location Plan, Section B, Pinewood Manor, Essex, Vermont," prepared by Kevin L. Larkin, Surveyor, dated May 7, 1981, and recorded in volume 67, page 38 of the Town of Essex Land Records.
- "Location Plan, Section B, Pinewood Manor, Essex, Vermont," prepared by Kevin L. Larkin, Surveyor, dated May 7, 1981, and recorded in volume 67, page 38 of the Town of Essex Land Records.
- "Section C, Pinewood Manor, Inc. Essex Junction, Vermont," prepared by Kevin L. Larkin, Surveyor, dated August 1972, and recorded on page 22 of the Town of Essex Land Records.
- "Section D, Pinewood Manor, Inc. Essex Junction, Vermont," prepared by Kevin L. Larkin, Surveyor, dated August 1972, and recorded on page 23 of the Town of Essex Land Records.
- "Competition of Master Plan, Pinewood Manor, Inc., Survey of Farmstead Levels," prepared by Kevin L. Larkin, Surveyor, dated August 17, 1980, and recorded in volume 67, page 38 of the Town of Essex Land Records.
- "Competition of Master Plan, Pinewood Manor, Inc., Survey of Farmstead Levels," prepared by Kevin L. Larkin, Surveyor, dated August 17, 1980, and recorded in volume 67, page 38 of the Town of Essex Land Records.
- "Competition of Master Plan, Pinewood Manor, Inc., Survey of Farmstead Levels," prepared by Kevin L. Larkin, Surveyor, dated August 17, 1980, and recorded in volume 67, page 38 of the Town of Essex Land Records.

2. Bearings are based on the above-mentioned plan by Laramore, Stone, & O'Leary (17).

3. Survey methods employed and the resulting error of closure are as follows: The survey was conducted by the use of a Leica Total Station, a Leica Auto Level, and a Leica Tripod. The survey was conducted in accordance with the Vermont Rules and Regulations for the Practice of Land Surveying, as outlined in "Standards for Land Surveying," published by the Vermont State Board of Land Surveyors. The survey was conducted in accordance with the Vermont Rules and Regulations for the Practice of Land Surveying, as outlined in "Standards for Land Surveying," published by the Vermont State Board of Land Surveyors. The survey was conducted in accordance with the Vermont Rules and Regulations for the Practice of Land Surveying, as outlined in "Standards for Land Surveying," published by the Vermont State Board of Land Surveyors.



I hereby certify that the information shown hereon is correct to the best of my knowledge and belief, and that I am a duly licensed and qualified Surveyor in the State of Vermont. This 27th day of August, 2002.

Kevin L. Larkin, L.S. 707

NO.	DATE	DESCRIPTION
1	10/17/18	RECORD BALANCED ENVELOPE ON 1/2, 1/4, 1/8 AND 1/16 PER TOWN ZONING BOARD VARIANCE APPROVAL
2	9-27-04	RECORD AS PER TOWN OF ESSEX MEMORANDUM DATED 8-23-04
3	7-01-04	REVISED ROAD ADJUSTMENTS, DAMAGED ROAD NAMES & ELIMINATED TWO LOTS
4	7-01-04	REVISED AS PER TOWN OF ESSEX COMMENTS
5	7-01-04	REVISED AS PER TOWN OF ESSEX COMMENTS
6	7-01-04	REVISED AS PER TOWN OF ESSEX COMMENTS
7	7-01-04	REVISED AS PER TOWN OF ESSEX COMMENTS
8	7-01-04	REVISED AS PER TOWN OF ESSEX COMMENTS
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96	7-01-04	REVISED AS PER TOWN OF ESSEX COMMENTS
97	7-01-04	REVISED AS PER TOWN OF ESSEX COMMENTS
98	7-01-04	REVISED AS PER TOWN OF ESSEX COMMENTS
99	7-01-04	REVISED AS PER TOWN OF ESSEX COMMENTS
100	7-01-04	REVISED AS PER TOWN OF ESSEX COMMENTS

**NEW TOWN ROADS**  
Involved lands: 5.45 acres

**Owner of Record:**  
Pinewood Manor, Inc.  
60-491

Involved lands: 43.71 acres

**Legend**

- Project Boundary Line
- Proposed Lot Line
- Abutting Property Line
- Setback of Easement
- Iron Pipe Found
- Concrete Monument to be Set
- Edge of Wetland/Stream
- Top of Bank Buffer
- Building Setback
- Outside Dimension
- Street Number

**GRAPHIC SCALE**  
1" = 100 feet

Approved by resolution of the Town of Essex dated August 27, 2002, and recorded in volume 67, page 38 of the Town of Essex Land Records.

Submitted to the Board of Land Surveyors and approved by resolution of the Board of Land Surveyors dated August 27, 2002, and recorded in volume 67, page 38 of the Town of Essex Land Records.

By: \_\_\_\_\_  
Chairman / Clerk

**PINEWOOD MANOR**  
Section H

**O'LEARY-BURKE CIVIL ASSOCIATES, P.C.**  
CORPORATE DRIVING SUITE 1  
100 W. MAIN ST., 3RD FLOOR  
MONTPELIER, VT 05602  
PHONE: 802.253.1111  
FAX: 802.253.1112  
EMAIL: o'b@obca.com

**Final Property Plat**  
14

### 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: 34 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 012

Application is for: (check one)

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

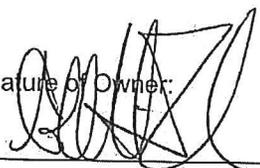
Please use attached diagram to describe location and type of installation.

Comments be Director of Public Works / Town Engineer:

Culvert : Yes  No  Water Bar(s) : Yes  No

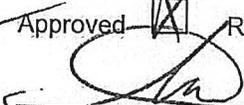
Culvert Diameter: (18 inch minimum) \_\_\_\_\_ Total length of Culvert: (30 foot minimum) \_\_\_\_\_

\*\*\* FOR OFFICE USE ONLY \*\*\*

Signature of Owner: 

Fee Paid \$ \_\_\_\_\_

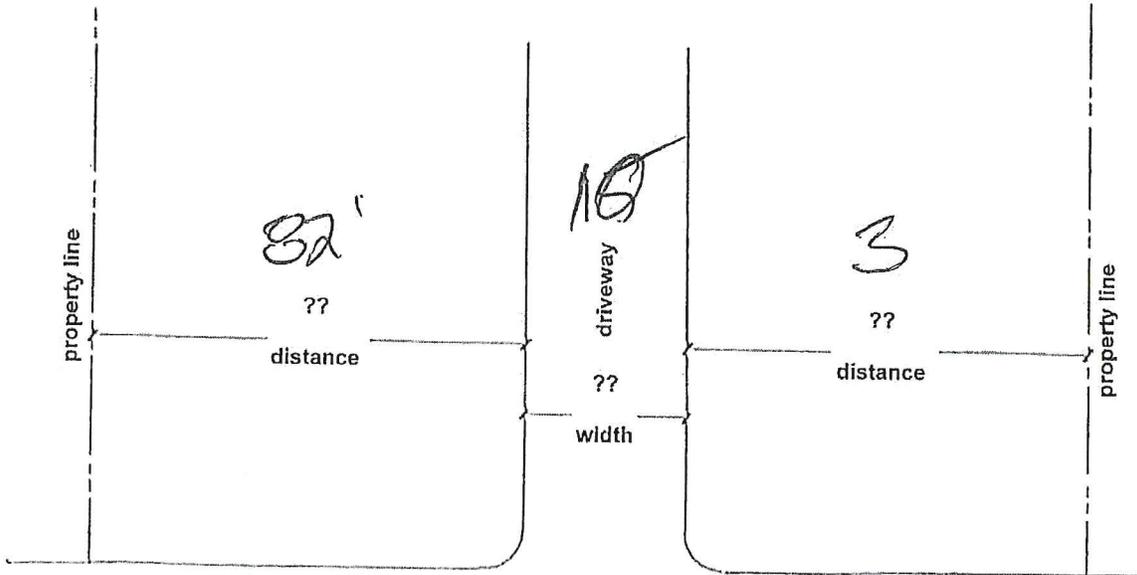
Approved  Rejected

 - 5-17-18

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.



34 Stonebrook Circle

STREET NAME

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

As built, no change ✓

**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.

TO: Zoning Administrator / Water/Sewer Bookkeeper

FROM: Public Works Department W/O # \_\_\_\_\_

The following service has been Approved: Permit # \_\_\_\_\_

Date: May 17, 2018

Name: Sterling Land Company, LLC

Street: 34 Stonebrook Circle

Lot #: 084/002/012

Water       Sewer       Both

Number of Gallons: 200

Initials: AKM