

Appeal Period Expires 2/21/23 **Town of Essex, Vermont** Application Date 1/18/23
 Zoning District R2 **Application for Zoning Permit** Permit Number 2023-09
 (Building Permit)

- Contact State Permit Specialist Jeff McMahon (477-2241) to check for state permitting and/or setbacks.
- Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance.
- Call the Zoning Administrator at 878-1343 to schedule a Certificate of Occupancy inspection if indicated below as required.
- Call the Assessor at 878-1345 to schedule a re-assessment upon completion of work.
- Provide a diagram showing proposal and any easements, well or septic locations, etc.

SIGN HERE:

Richard M. Bouffard

A Parcel Account Num. (Map-Parcel-Lot) 2-054-003-000
 Property Address: 10 WILSON'S END PLACE
 Owner: RICHARD M BOUFFARD
 Owner Address: P.O. Box 1068, SERICHO VT
 Owner Phone: (work) _____ (home) _____
 Contractor (cell) 802-735-5213 (Email) dick.bouffard@essexvt.com
 Tenants name: Tim Gravelin Phone: _____ Cell: 802-310-6727
 Estimated Construction Dates: Start: 2/10/23 Completion: 6/1/23
 Sq. Feet: 1440 Estimated Cost (labor & materials): \$200,000

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family <u>tri-plex</u> <u>PUD</u>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input 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"/>

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Septic Connection Fee \$ _____ Date Paid: 1/1/
 Proposed New Bedrooms: 2 Existing Bedrooms 4
(attached) WW-4-5511

C Water (Please attach Water Service Application).
 Public Well Fee \$ 1,826 Date Paid: 1/27/2023

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 2/6/23 attached

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 # PC:2021-20, issued on 7-8-21.
 Signature of Tenant and Signature of Owner *Richard M. Bouffard*

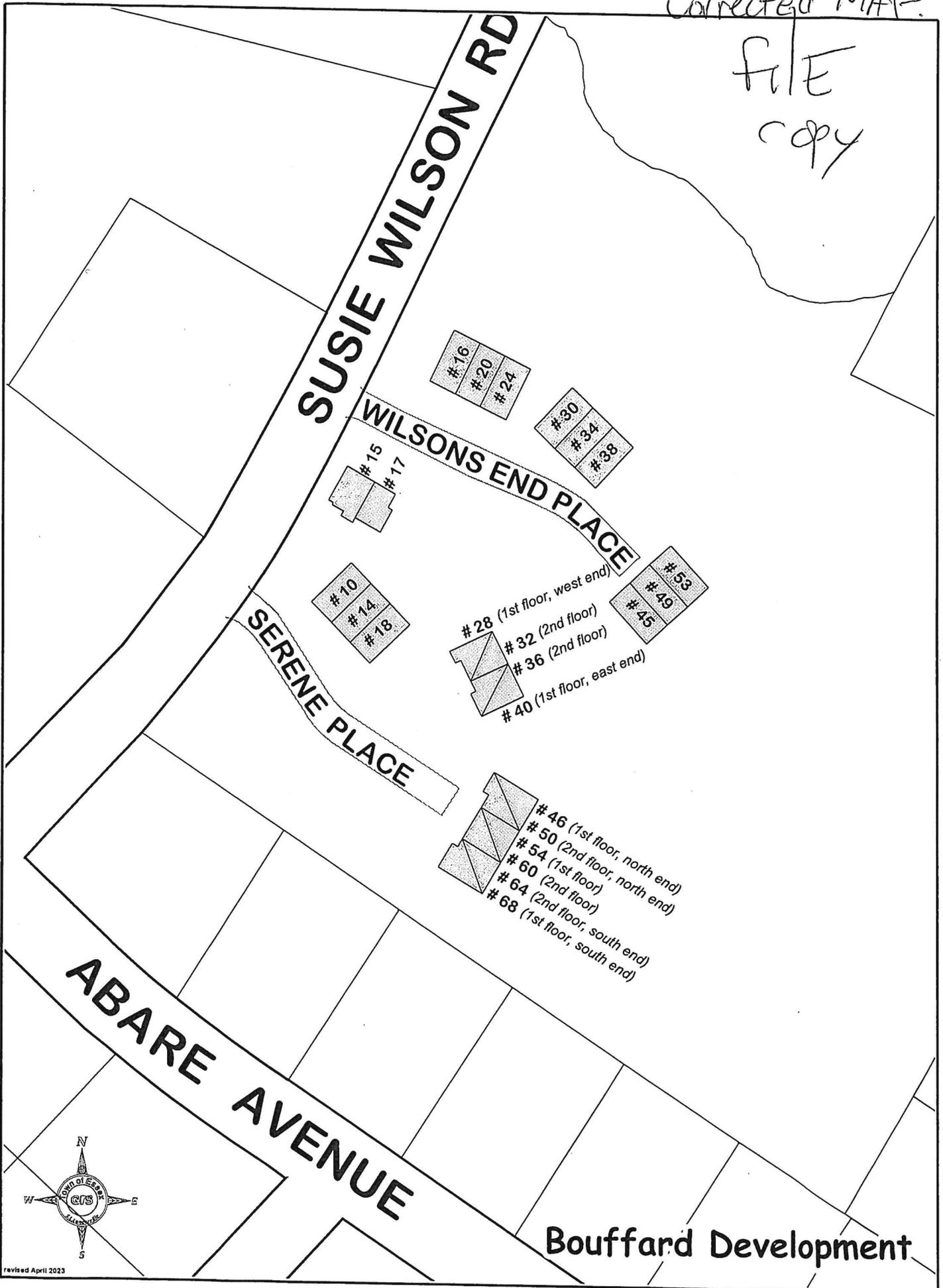
Office Use Only *one check*

Fees:	Type	Amount	Date Pd
Permit		\$540	2/1/23
Recreation		\$473	2/1/23
Recording		30	2/1/23
Certificate of Occ		100	2/1/23
Other		\$	
water		1,826	2/1/23

Approved Rejected Date 2/6/23
 Issued to: *Richard M. Bouffard*
 Zoning Administrator: *Sharon Kelley*
 Notes: informed to RBES recording
 C.O. Required Yes No

Corrected MAP.

FILE
copy



OLD
But
Keep

Keep
in
FILE

SUSIE WILSON RD

WILSONS END PLACE

SERENE PLACE

ABARE AVENUE

#13
#16
#20

#30
#33
#38

#42
#50
#60

#9
#13

#10
#14
#18

#28
#32
#36
#40

#46
#50
#54
#60
#64
#68



Bouffard Development

Jim's copy

permits 2023-7,10 +11
triplex

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. 2023-9 / 02/01/23
 2023-10 Date
 2023-11

Property Address: WILSON'S END PLACE 12,16,20 *triplex*

Owner Address: PO BOX 1068, BERLING, VT

Owner Name: DICK BOURBARD

Phone Number: (home) 802-735-5213 (work) _____ (cell) _____

Tax Map # 054 Tax Parcel 003 Tax Lot 000

Application is for: (check one)

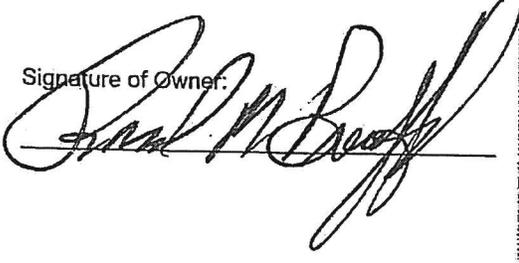
A) New Curb Cut B) Utility Installation: Overhead Underground

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

Comments by 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 ***

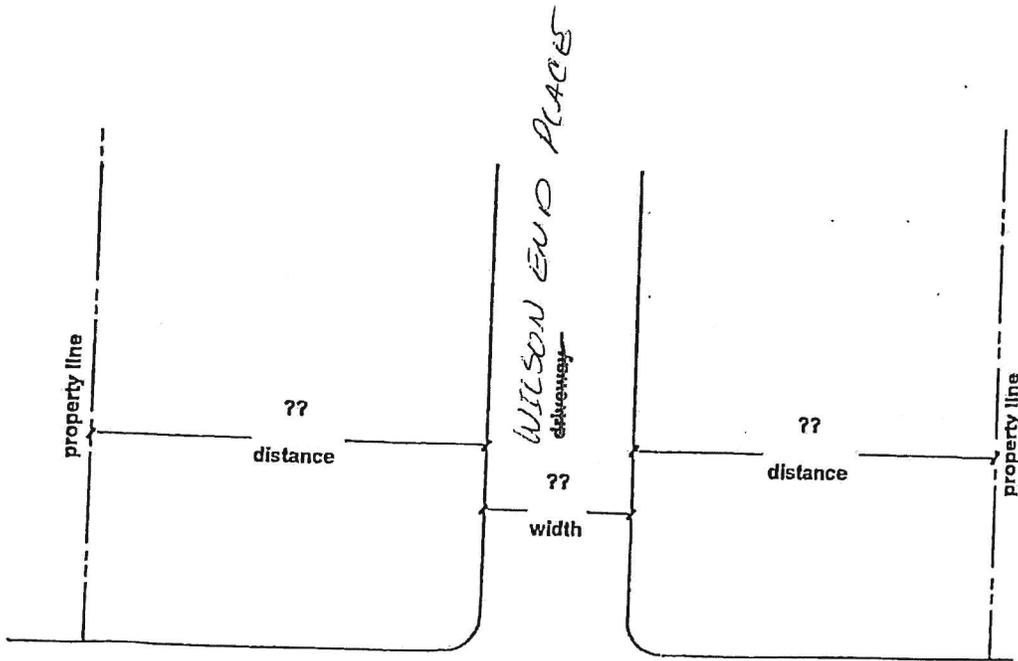
Fee Paid \$: N/A

Approved Rejected

 2/6/23

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
Culvert will be purchased and installed by the applicant. The Town of Essex Department of Public Works will inspect.
3. 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.



SUSIE WILSON ROAD
STREET NAME

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

* CURB CUT CROSS SECTION TO MATCH ESSEX
STANDARD CONSTRUCTION DETAIL A-3 (100.03),
"TYPE A RURAL ROAD (PAVED) (WIDTH AS APPROVED)
IN FINAL APPROVAL) MATERIALS & THICKNESSES PER
DETAIL.

* LAYOUTS AS PER FINAL APPROVAL.

D.L.G.

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.

Town of Essex
Application for Water Service

Revised Dec 2022

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

Street Address: 12 Wilson's End Place Development: Bouffard

Tax Map # 054 Tax Parcel 003 Tax Lot 000

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

Installer / Contractor:

Name: A&M Construction

Address: 4592 Dorset Street

Email: tgravelin.amconstruction@comcast.net

Phone: 802-310-6727

Property Owner:

Name: Dick Bouffard

Address: po box 4068, Jericho, VT

Email: dickbouffard1@hotmail.com

Phone: 802-735-5213

Firm Performing Main Line Tap:

Name: Don Weston Excvation

Address: 349 Commerce Street

Email: dwei@donwestonexcavating.com

Phone: 802-860-1566

-
- 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 : tim gravelin Date: 01 - 30 - 2023

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:

140 gallons/day x \$ 5.90 = \$ 826 + \$1,000 = \$ 1,826.00

Connection Fee: \$ _____ Rcvd by: [Signature] Date: 02-01-23 Finance Notified

Approved by: [Signature] Date: 02-01-23 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Meter Installed Date: _____

Master List Updated: Approved Inspected Metered

Town of Essex
Application for Water Service

Revised Dec 2022

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

Street Address: 12 Wilson's End Place Development: Bouffard
Tax Map # 054 Tax Parcel 003 Tax Lot 000

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

<u>Installer / Contractor:</u>	<u>Property Owner:</u>
Name: <u>A&M Construction</u>	Name: <u>Dick Bouffard</u>
Address: <u>4592 Dorset Street</u>	Address: <u>po box 4068, Jericho, VT</u>
Email: <u>tgravelin.amconstruction@comcast.net</u>	Email: <u>dickbouffard1@hotmail.com</u>
Phone: <u>802-310-6727</u>	Phone: <u>802-735-5213</u>

Firm Performing Main Line Tap:
Name: Don Weston Excvation
Address: 349 Commerce Street
Email: dwei@donwestonexcavating.com
Phone: 802-860-1566

-
- 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.
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Approved by: [Signature] Date: 02-06-23 Letter Sent Finance Notified

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

Meter Installed Date: ____-____-____

Master List Updated: Approved Inspected Metered

Town of Essex
Application for Water Service

Revised Dec 2022

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

Street Address: 16 Wilson's End Place Development: Bouffard

Tax Map # 054 Tax Parcel 003 Tax Lot 000

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

Installer / Contractor:

Name: A&M Construction

Address: 4592 Dorset Street

Email: tgravelin.amconstruction@comcast.net

Phone: 802-310-6727

Property Owner:

Name: Dick Bouffard

Address: po box 4068, Jericho, VT

Email: dickbouffard1@hotmail.com

Phone: 802-735-5213

Firm Performing Main Line Tap:

Name: Don Weston Excvation

Address: 349 Commerce Street

Email: dwei@donwestonexcavating.com

Phone: 802-860-1566

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Approved by: David [Signature] Date: 02-06-23 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Meter Installed Date: _____

Master List Updated: Approved Inspected Metered

Town of Essex
Application for Water Service

Revised Dec 2022

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

Street Address: 20 Wilson's End Place Development: Bouffard

Tax Map # 054 Tax Parcel 003 Tax Lot 000

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

Installer / Contractor:

Name: A&M Construction

Address: 4592 Dorset Street

Email: tgravelin.amconstruction@comcast.net

Phone: 802-310-6727

Property Owner:

Name: Dick Bouffard

Address: po box 4068, Jericho, VT

Email: dickbouffard1@hotmail.com

Phone: 802-735-5213

Firm Performing Main Line Tap:

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

Meter Installed Date: ____-____-____

Master List Updated: Approved Inspected Metered

TOWN OF ESSEX WATER/SEWER HOOKUP FEES

DATE: 6/8/23 RE: 2/6/23 Permit 2023-09

MAP/PARCEL/LOT: 2-054-003-000

NAME: Richard Boffard -Contractor Tim Gravelin

LOCATION: 12,16,20 Wilsons End Place

<u>G/L A/C #</u>	<u>A/C NAME</u>	<u>AMOUNT</u>
------------------	-----------------	---------------

51-34821.000	Water hookup fees - regular	(33) <u>5,478</u> <u>(1,826 per unit)</u>
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Other: Z. Permit, \$540.00
Recording, \$30.00
Certificate of Occ. \$100.00
X3 for each unit totaling - \$2010.00 (Check 5400)

Other: Rec. Impact Fee: \$ 473.00
Water App.: \$1,826.00
X3 for each unit totaling- \$6,897.00 (Check 753)

51-35522.000	CAPITAL RESERVE - # of gallons _____ x \$10.60 = _____	(36) _____
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51-35521.000	SEWER CONNECTION FEE	(37)
35501.000	Special Assessment Reason	

TOTAL REC'D \$8,907.00 - for all three units (\$2,969 per unit)

HOLD TO LIGHT TO VIEW THE WATER MARK IN PAPER. HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED.

5400



A & M CONSTRUCTION CORP.
4592 DORSET STREET
SHELburnE, VT 05482
(802) 985-8690

NET
BANK

50-361/213

1/18/03

THE TOWN OF ESSEX
OF

\$ 2,010.00

TWO THOUSAND TEN DOLLARS & 00/100

DOLLARS

PERMITS 16,17,18



[Handwritten Signature]

AUTHORIZED SIGNATURE

Security Features included. Details on back.

Richard M Bouffard
BOUFFARD APARTMENTS
PO Box 1068
Jericho Center, VT 05465

PAY
TO THE
ORDER OF

Town of Colchester
Sgt. Raymond Scott
Citizens Bank



FOR *Payroll 15, 17, 18*

DATE

7/17/23

\$ *6897.00*

Paul M Bouffard

2. CONSTRUCTION

2.1 Construction shall be completed as shown on the plans and/or documents prepared by O’Leary – Burke Civil Associates, PLC (Daniel Heil P.E.), with the stamped plans listed as follows:

Title	Plan Sheet #	Plan Date
Overall Plan	1	10/15/20
Site Plan	3	10/15/20
Details & Specifications (1 of 4)	4	10/15/20
Details & Specifications (2 of 4)	5	10/15/20
Details & Specifications (3 of 4)	6	10/15/20

2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.

2.3 No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

3.1 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

“I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests”

or which satisfies the requirements of §1-311 of the referenced rules.

4. DESIGN FLOW

4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building Use / Design Flow Basis	Wastewater	Water
11	Residential Units 11-13 (three, two bedroom units) and Existing Residential Units 14-15 (one, two bedroom unit and one, one bedroom unit)	1,260	1,260
11	Residential Units 16-24 (nine, two bedroom units)	2,520	2,520
11	Existing Residential Units 1-4 (two, one bedroom units and two, two bedroom units)	840	840
11	Existing Residential Units 5-10 (two, one bedroom units and four, two bedroom units)	1,400	1,400

5. WASTEWATER SYSTEM

5.1 Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.

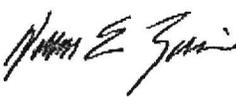
5.2 Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

5.3 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

- 5.4 Units 1-4 are approved with an existing wastewater system. No changes shall be made to the existing wastewater system unless otherwise exempt without prior approval from the Drinking Water and Groundwater Protection Division.
- 5.5 A future replacement **wastewater area** is identified on the stamped plan(s) for Units 1-4. There shall be no construction or other activities that will affect the suitability of this area for the design and construction of a wastewater system.
- 5.6 Units 5-10 are approved with an existing wastewater system. No changes shall be made to the existing wastewater system unless otherwise exempt without prior approval from the Drinking Water and Groundwater Protection Division.
- 5.7 A future replacement **wastewater area** is identified on the stamped plan(s) for Units 5-10. There shall be no construction or other activities that will affect the suitability of this area for the design and construction of a wastewater system.
- 6. POTABLE WATER SUPPLY**
- 6.1 Units 1-10 and 14-15 are approved with the existing connection to the water supply system owned by the Town of Essex.
- 6.2 Units 11-13 and 16-24 are approved for connection to the water supply system owned by the Town of Essex as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division.
- 6.3 This permit is based, in part, on a determination by the municipality that sufficient capacity exists in the municipal public water system to accommodate the design flow approved by this permit. This permit does not imply that the municipality will grant allocation to the building.

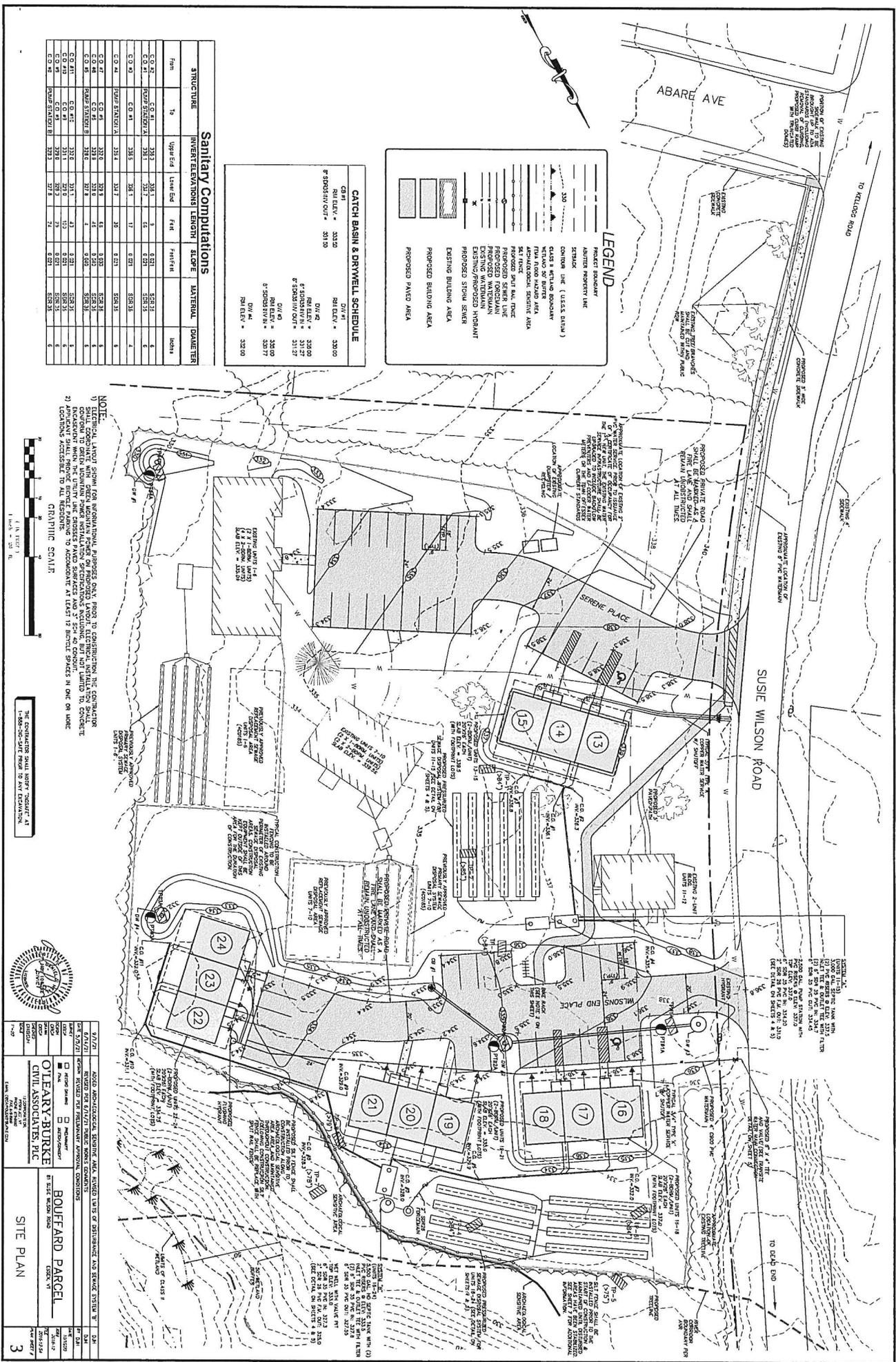
Peter Walke, Commissioner
Department of Environmental Conservation

Dated April 13, 2021

By 

William E. Zabiloski
Environmental Analyst VI
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

cc: O'Leary – Burke Civil Associates, PLC



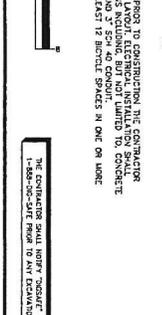
Sanitary Computations

STRUCTURE	INVERT ELEVATION	LENGTH	SLOPE	MATERIAL	DIAMETER
1	321.0	10.0	0.01	CONCRETE	18"
2	320.0	10.0	0.01	CONCRETE	18"
3	319.0	10.0	0.01	CONCRETE	18"
4	318.0	10.0	0.01	CONCRETE	18"
5	317.0	10.0	0.01	CONCRETE	18"
6	316.0	10.0	0.01	CONCRETE	18"
7	315.0	10.0	0.01	CONCRETE	18"
8	314.0	10.0	0.01	CONCRETE	18"
9	313.0	10.0	0.01	CONCRETE	18"
10	312.0	10.0	0.01	CONCRETE	18"
11	311.0	10.0	0.01	CONCRETE	18"
12	310.0	10.0	0.01	CONCRETE	18"
13	309.0	10.0	0.01	CONCRETE	18"
14	308.0	10.0	0.01	CONCRETE	18"
15	307.0	10.0	0.01	CONCRETE	18"
16	306.0	10.0	0.01	CONCRETE	18"
17	305.0	10.0	0.01	CONCRETE	18"
18	304.0	10.0	0.01	CONCRETE	18"
19	303.0	10.0	0.01	CONCRETE	18"
20	302.0	10.0	0.01	CONCRETE	18"
21	301.0	10.0	0.01	CONCRETE	18"
22	300.0	10.0	0.01	CONCRETE	18"
23	299.0	10.0	0.01	CONCRETE	18"
24	298.0	10.0	0.01	CONCRETE	18"

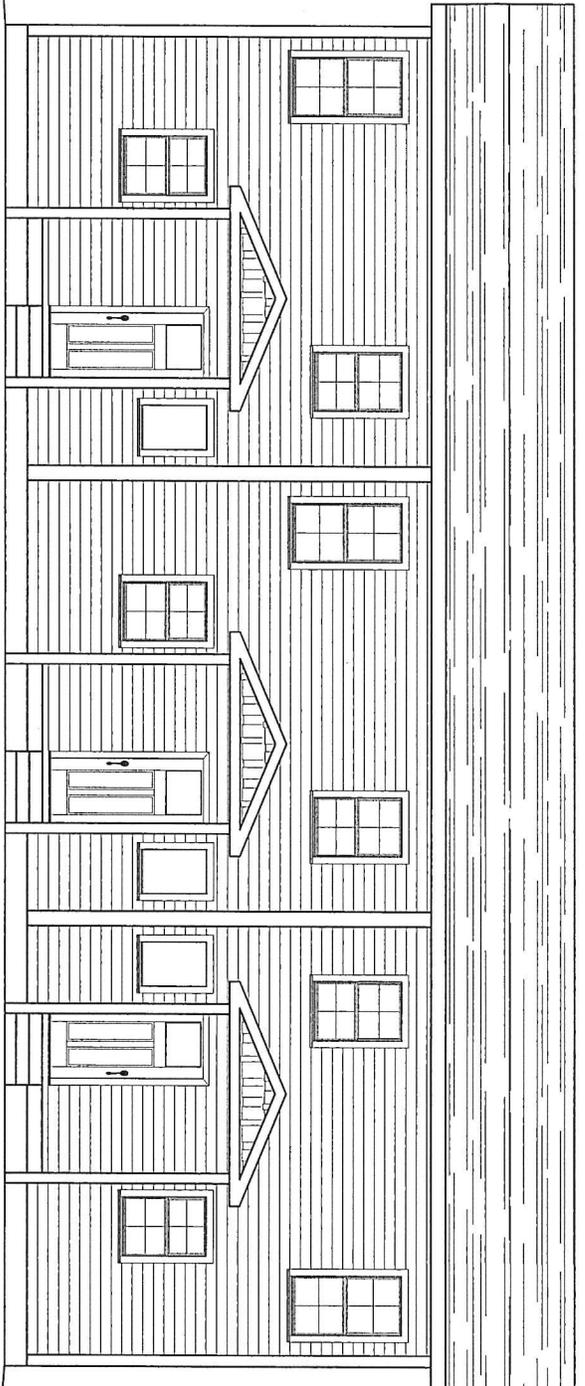
CATCH BASIN & DROWELL SCHEDULE

DIAMETER	INVERT ELEVATION	LENGTH	SLOPE
18"	321.0	10.0	0.01
18"	320.0	10.0	0.01
18"	319.0	10.0	0.01
18"	318.0	10.0	0.01
18"	317.0	10.0	0.01
18"	316.0	10.0	0.01
18"	315.0	10.0	0.01
18"	314.0	10.0	0.01
18"	313.0	10.0	0.01
18"	312.0	10.0	0.01
18"	311.0	10.0	0.01
18"	310.0	10.0	0.01
18"	309.0	10.0	0.01
18"	308.0	10.0	0.01
18"	307.0	10.0	0.01
18"	306.0	10.0	0.01
18"	305.0	10.0	0.01
18"	304.0	10.0	0.01
18"	303.0	10.0	0.01
18"	302.0	10.0	0.01
18"	301.0	10.0	0.01
18"	300.0	10.0	0.01

NOTE:
 1) ELECTRICAL LAYOUT SHALL BE SUBMITTED TO THE CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 2) ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
 3) THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
 5) ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 7) ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
 8) THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 9) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
 10) ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.



DATE: 7/2/21	PROJECT: 2020 ADDITIONAL SERVICE AREA, VARIOUS LOTS OF DEVELOPMENT AND SERVICE STUDY B	SCALE: AS SHOWN	PROJECT NO: 2020-001
DRAWN BY: J. BURKE	CHECKED BY: J. BURKE	DATE: 7/2/21	PROJECT NO: 2020-001
O'LEARY-BURKE		BOUFFARD PARCEL	
CIVIL ASSOCIATES, P.C.		BY SUSIE WILSON ROAD	
11000 BOUFFARD ROAD, SUITE 100, HOUSTON, TX 77036		SHEET NO: 2020-001-01	
PHONE: 281-460-1100		FAX: 281-460-1101	
WWW.OLEARYBURKE.COM		SHEET NO: 2020-001-01	
SITING PLAN		3	



12, 16, 20 WILSON'S END PLACE ESSEX JUNCTION, VERMONT

THE FOLLOWING GENERAL NOTES SHALL APPLY TO ALL DRAWINGS CONTAINED IN THIS DRAWING SET AS LISTED IN THE DRAWING INDEX ON THE COVER SHEET:

1. ALL WORK REPRESENTED IN THE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT SHALL BE CONSIDERED AS PART OF THE WORK REQUIRED BY THE CONTRACT DOCUMENTS. WHERE THE CONTRACTOR FINDS ANY DISCREPANCY IN THESE REQUIREMENTS, PRIORITY SHALL BE GIVEN IN THE FOLLOWING ORDER:
 - 1.1. THE CONTRACT
 - 1.2. THE WRITTEN SPECIFICATIONS, EITHER IN THE DRAWINGS OR A SEPARATE DOCUMENT
 - 1.3. SCHEDULES
 - 1.4. LARGE SCALE DRAWINGS
 - 1.5. SMALL SCALE DRAWINGS

ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING THE WORK IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND SHALL BE LIABLE FOR ANY DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS/NOTES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING THE WORK IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND ORDINANCES AS DERIVED BY THE LOCAL BUILDING AUTHORITIES.
4. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY AND CONTROL OVER THE METHODS, MEANS, TECHNIQUES, SEQUENCES AND COORDINATION OF ALL PORTIONS OF THE WORK.
5. CONTRACTOR SHALL USE ONLY WRITTEN DIMENSIONS OR NOTES ON COMPONENT RELATIONSHIPS TO DETERMINE LAYOUT. DRAWINGS SHALL NOT BE SCALED TO DETERMINE THIS INFORMATION. SHOULD A DISCREPANCY BE FOUND, OR CLARIFICATION REQUIRED, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR DETERMINATION.
6. DIMENSIONS SHOWN ARE TO FACE OF STUD OR FACE OF STRUCTURE (FOS) OR FACE OF MASONRY (FOM) UNLESS NOTED OTHERWISE.

7. ANY AND ALL PIPES, CONDUITS, BUS DUCTS, CABLES, WIRES, AIR DUCTS, INSULATED TUBES AND DUCTS, AND ANY OTHER BUILDING SERVICE EQUIPMENT THAT PASSES THROUGH A RATED WALL, FLOOR AND CEILING ASSEMBLY MUST BE FIRE STOPPED BY MEANS OF A LISTED ASSEMBLY TO LIMIT THE SPREAD OF HEAT AND SMOKE (NFPA 704.3.9) CUT SHEETS ILLUSTRATING A MANUFACTURER'S DESIGNED METHOD OF FIRE STOPPING THESE PENETRATIONS MUST BE FORWARDED TO THE STATE OF VERMONT DIVISION OF FIRE SAFETY FOR REVIEW AND APPROVAL. MUST PROVIDE THE FOLLOWING INFORMATION:
 - THE NAME OF COMPANY THAT PRODUCES THE FIRE STOP MATERIAL
 - THE TYPE OF MATERIAL THAT IS BEING PENETRATED
 - THE TYPE OF MATERIAL THAT IS BEING PENETRATED
 - THE DISCREPANT METHOD USED TO RESTORE THE PENETRATION
 - A LISTING AGENCY'S NUMBER SHOWING THE ASSEMBLY IS LISTED AND APPROVED FOR THIS USE

THESE DRAWINGS AND THE INFORMATION THEY CONTAIN ARE PROTECTED UNDER FEDERAL COPYRIGHT LAW AND ARE TO BE USED AS THE CONSTRUCTION DOCUMENTS FOR THE ONE TIME USE OF BUILDING THE SINGLE FAMILY HOME INDICATED IN THE TITLE BLOCK. ANY OTHER USE BY ANY PERSON, FIRM, OR CORPORATION WITHOUT THE PERMISSION OF A&M CONSTRUCTION IS A COPYRIGHT INFRINGEMENT AND IS ILLEGAL. THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE PROPERTY OF A&M CONSTRUCTION AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THESE DRAWINGS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF A&M CONSTRUCTION ONLY. THE OWNER AND CONTRACTOR SHOULD VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF A&M CONSTRUCTION ONLY.

DRAWING INDEX

- 01 - COVER SHEET
- 02 - FOUNDATION PLAN
- 03 - BASEMENT PLAN
- 04 - FIRST FLOOR PLAN
- 05 - SECOND FLOOR PLAN
- 06 - ELEVATIONS
- 07 - SECTIONS
- 08 - FLOOR FRAMING

BUILDING DATA PER UNIT:

SQUARE FOOTAGES	
BASEMENT	520 SQUARE FEET
FIRST FLOOR	520 SQUARE FEET
SECOND FLOOR	520 SQUARE FEET
TOTAL FINISHED	1440 SQUARE FEET

BUILDING PROJECT INFORMATION

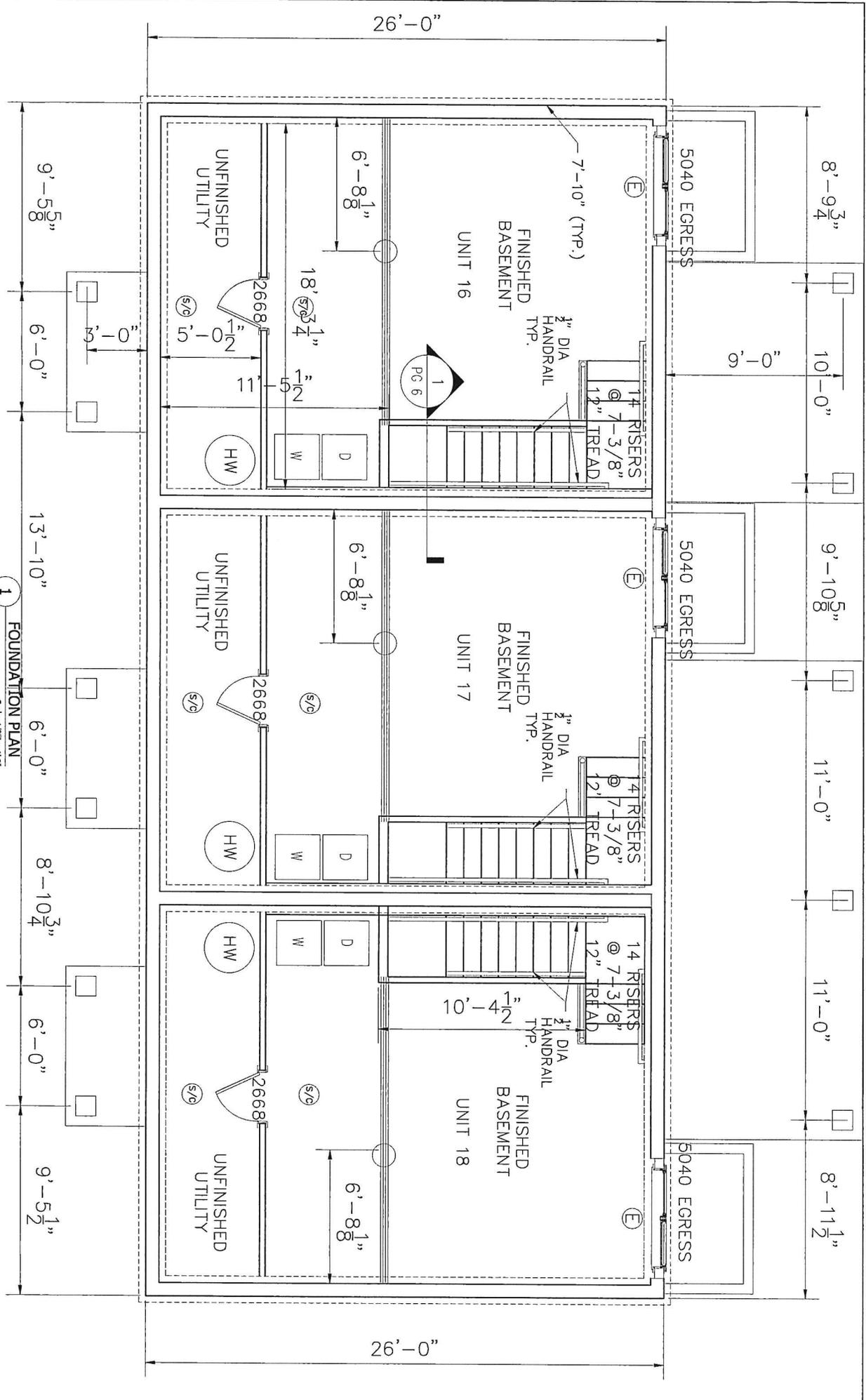
UNIFORM FIRE CODE:	NFPA 1 (2015)
LINE SAFETY CODE:	NFPA 101 (2015)
INTERNATIONAL BUILDING CODE:	IBC (2015)
VT FIRE AND SAFETY CODE:	(2015)
ADA STANDARDS:	(2015)
VERMONT PLUMBING RULES:	(2015)
NATIONAL ELECTRICAL CODE:	NFPA 70 (2020)
PORTABLE FIRE EXTINGUISHERS STANDARDS FOR VENTS:	NFPA 10 (2015) NFPA 211 (2105)

CODE REVIEW (1/12/23)

IBC OCCUPANCY: R-2 RESIDENTIAL

OCCUPANT LOAD	12 / 14
CONSTRUCTION TYPE	58 UNPROTECTED COMBUSTIBLE
BUILDING HEIGHT	TWO STORY: 24'-6" ALLOWABLE: 40'-0"
BUILDING AREA	1,552 SF ALLOWABLE: 7,000 SF
EXTERIOR LOAD BEARING WALLS	0 HOUR RATING
INTERIOR LOAD BEARING WALLS	0 HOUR RATING
UNIT SEPARATION WALLS:	1 HOUR RATING
FLOOR CONSTRUCTION:	0 HOUR RATING
ROOF CONSTRUCTION:	0 HOUR RATING
ROOF CONSTRUCTION CLASSIFICATION:	MIN. CLASS B
FIRE EXTINGUISHER	VT FIRE CODE & NFPA 101 (2015)

OWNER:	DESIGNER:	DATE:	SCALE:
81 SUSIE WILSON ROAD ESSEX JCT, VT	A & M CONSTRUCTION	1-12-23	1 OF 8
COVER SHEET			2.1



THESE DRAWINGS AND THE INFORMATION THEY CONTAIN ARE PROTECTED UNDER FEDERAL COPYRIGHT LAW AND ARE TO BE USED AS THE CONSTRUCTION DOCUMENTS FOR THE ONE TIME USE OF BUILDING THE SINGLE FAMILY HOME INDICATED IN THE TITLE BLOCK. ANY OTHER USE BY ANY PERSON, FIRM, OR CORPORATION WITHOUT THE PERMISSION OF A&M CONSTRUCTION IS A COPYRIGHT INFRINGEMENT AND IS ILLEGAL. THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE PROPERTY OF A&M CONSTRUCTION AND ALL OF THE DESIGN AND ENGINEERING INFORMATION PROVIDED IN THE DRAWINGS IS TO BE USED FOR THE PROJECT AND NOT FOR ANY OTHER PROJECT. THE OWNER AND CONTRACTOR SHOULD VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF A&M CONSTRUCTION ONLY. THE OWNER AND CONTRACTOR SHOULD VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF A&M CONSTRUCTION.

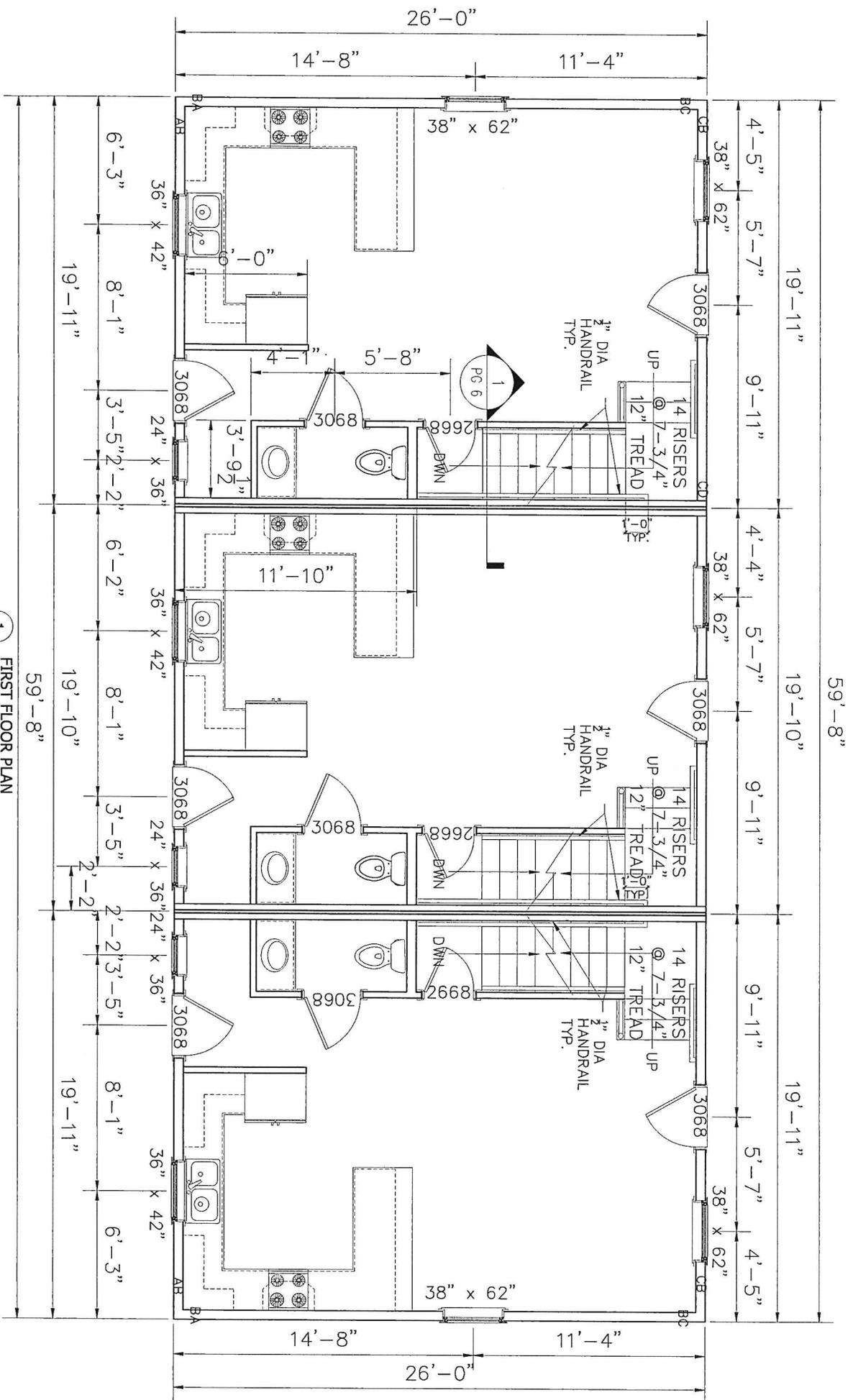
Scale: 1/4" = 1'-0"

DESIGNED BY	DATE	PROJECT
TG	MG	81 SUSIE WILSON ROAD
ESSEX JCT, VT		FOUNDATION PLAN

A&M CONSTRUCTION

DESIGNS

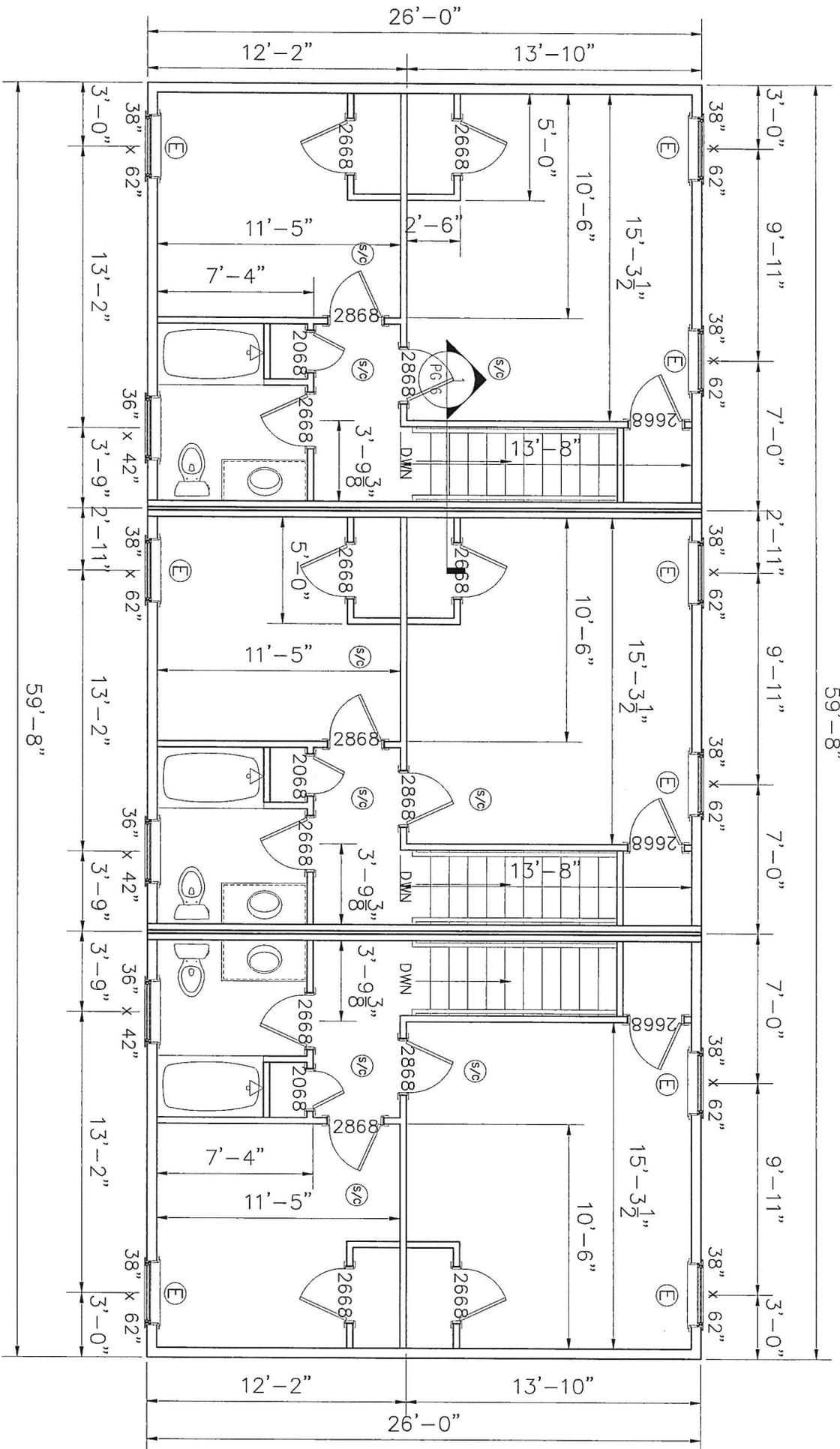
3 OF 8
1-12-23
2.1



1 FIRST FLOOR PLAN
Scale: 1/2" = 1'-0"

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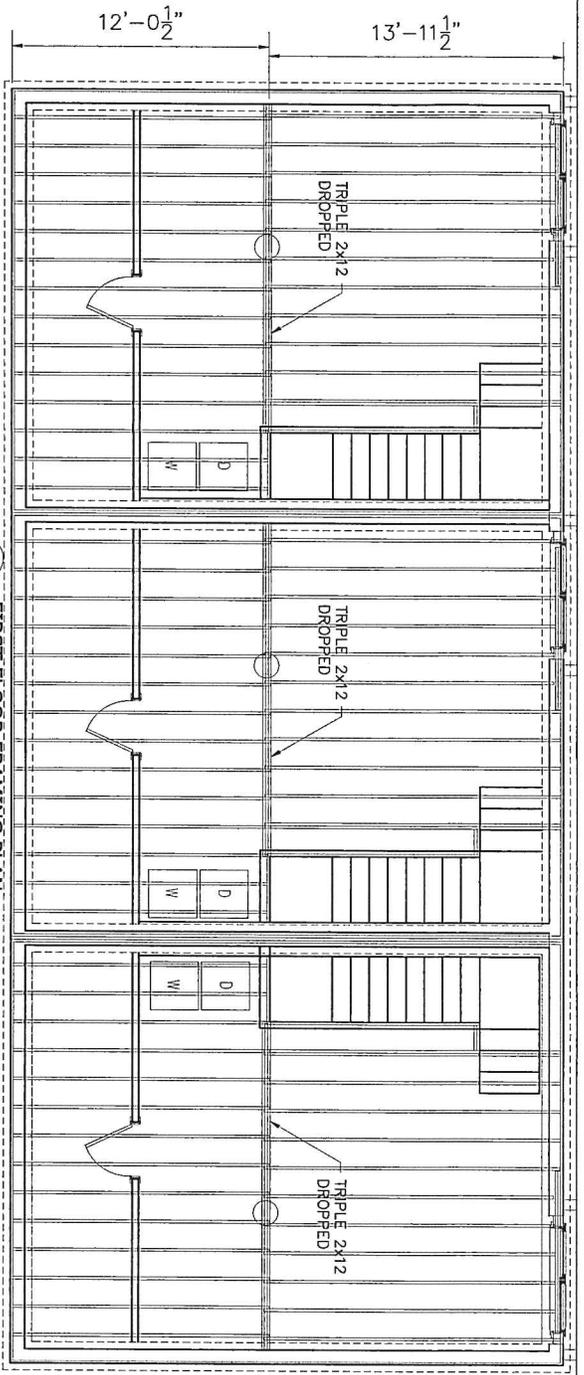
DATE: 4 OF 8	PROJECT: 81 SUSIE WILSON ROAD
DATE: 1-12-23	CLIENT: ESSEX JCT, VT
ISSUE: 2.1	TYPE: FLOOR PLANS



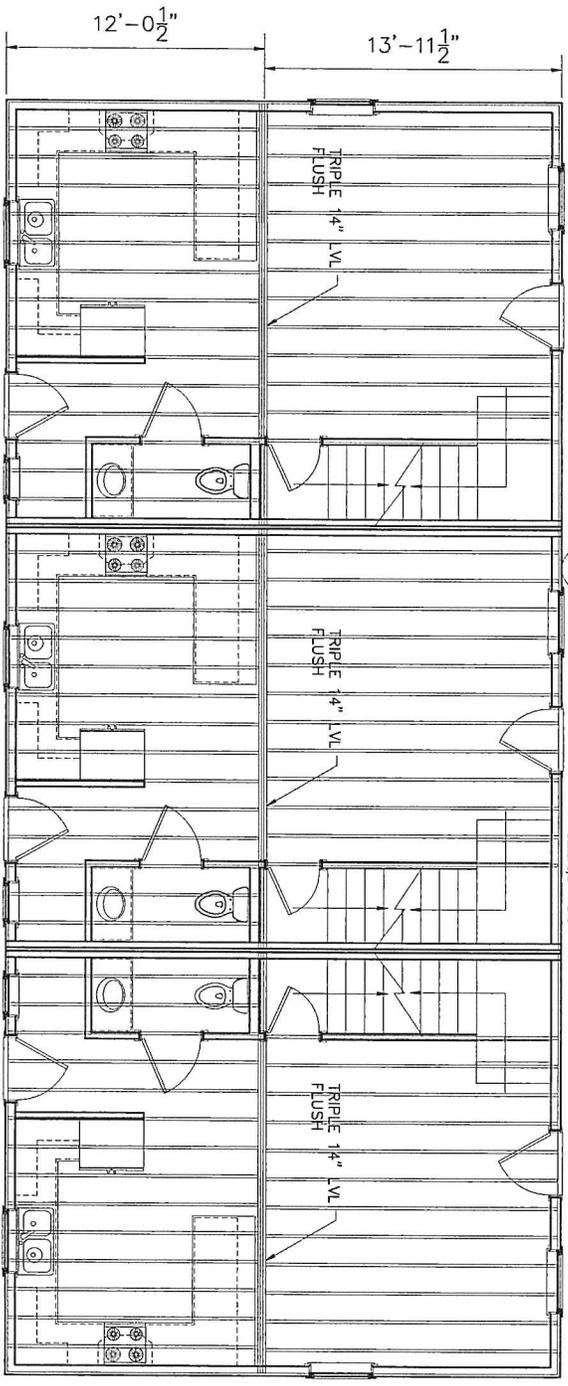
1 SECOND FLOOR PLAN
Scale: 1/2" = 1'-0"

THESE DRAWINGS AND THE INFORMATION THEY CONTAIN ARE PROTECTED UNDER FEDERAL COPYRIGHT LAW AND ARE TO BE USED AS THE CONSTRUCTION DOCUMENTS FOR THE ONE TIME USE OF BUILDING THE SINGLE FAMILY HOME INDICATED IN THE TITLE BLOCK. ANY OTHER USE BY ANY PERSON, FIRM, OR CORPORATION WITHOUT THE PERMISSION OF A&M CONSTRUCTION IS A COPYRIGHT INFRINGEMENT AND IS ILLEGAL. THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE PROPERTY OF A&M CONSTRUCTION AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF A&M CONSTRUCTION, NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF A&M CONSTRUCTION, NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF A&M CONSTRUCTION, NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

DESIGNED BY	PROJECT NO.	DATE
DRAWN BY	NO.	
CHECKED BY		
APPROVED BY		
81 SUSIE WILSON ROAD ESSEX VCT, VT		
SECOND FLOOR PLAN		
DATE	SHEET NO.	TOTAL SHEETS
1-12-23	5 OF 8	
VERSION		
2.1		



1
FIRST FLOOR FRAMING PLAN
Scale: 3/8" = 1'-0"



2
FIRST FLOOR FRAMING PLAN
Scale: 3/8" = 1'-0"

THESE DRAWINGS AND THE INFORMATION THEY CONTAIN ARE PROTECTED UNDER FEDERAL COPYRIGHT LAW AND ARE TO BE USED AS THE CONSTRUCTION DOCUMENTS FOR THE ONE TIME USE OF THE BUILDING. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER IS PROHIBITED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY INFRINGEMENT AND IS NOT RESPONSIBLE FOR ANY INFRINGEMENTS. THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE OWNER AND CONTRACTOR SHOULD VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

DATE	1-12-23
SCALE	2.1
PROJECT	81 SUSIE WILSON ROAD ESSEX, VT
DESIGNER	TB DESIGNS
ARCHITECT	A & M