

Appeal Period Expires <u>10/28/17</u> Zoning District <u>12</u>	Town of Essex, Vermont Application for Zoning Permit www.essex.org	Application Date <u>2017-1-148</u> Permit Number <u>2017-148</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) 2-084-002-030
 (found in Town Assessor's Office)
 Property Address: 77 Stonebrook Circle
 Owner: Sterling Land Co. LLC
 Owner Address: 1037 Hinesburg Rd. So. Burd, 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: 9/27/17 Completion: 2/21/18
 Sq. Feet: 2,217 Estimated Cost (labor & materials): \$234,394

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: 2 car, 2 story - unfinished

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"/>
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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: 9/25/17
 Proposed New Bedrooms: 4 Existing Bedrooms _____

C

Water (Please attach Water Service Application).
 Public Private Fee \$2,146 Date Paid: 9/25/17

D

Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 10/13/17 per A. Martin (PW)

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 PC Approval # 2004-30

Signature of Tenant and
Signature of Owner

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>585.98</u>	<u>9/25/17</u>
Recreation		\$ _____	_____
Recording		\$ <u>20</u>	<u>9/25/17</u>
Certificate of Occ		\$ <u>75</u>	<u>9/25/17</u>
Other		\$ _____	_____

waterline plan at C.O. of Building Permit

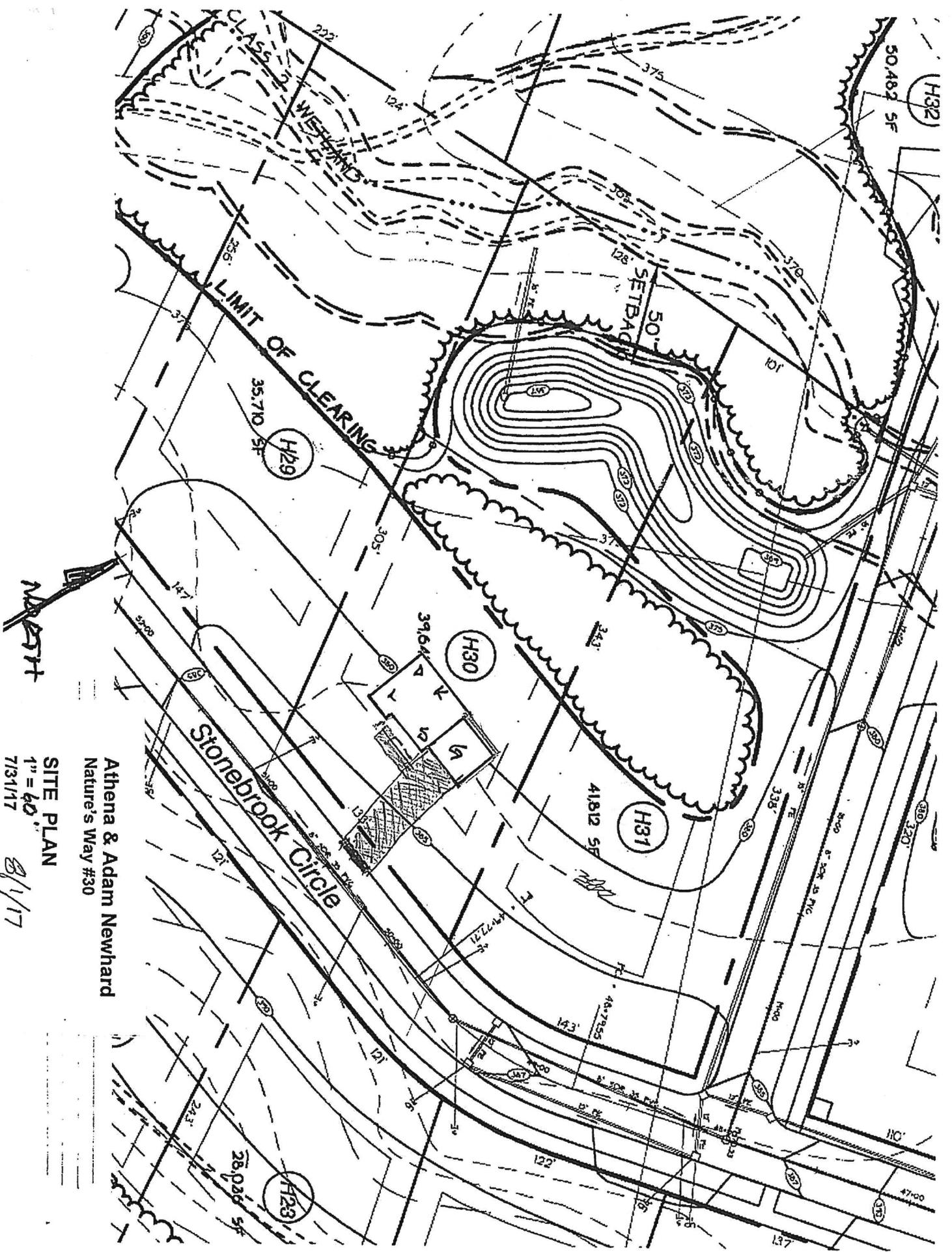
Approved Rejected Date 10/13/17

Issued to: Sterling Land Co LLC

Zoning Administrator: Sharon L Kelly

Notes: energy cert given

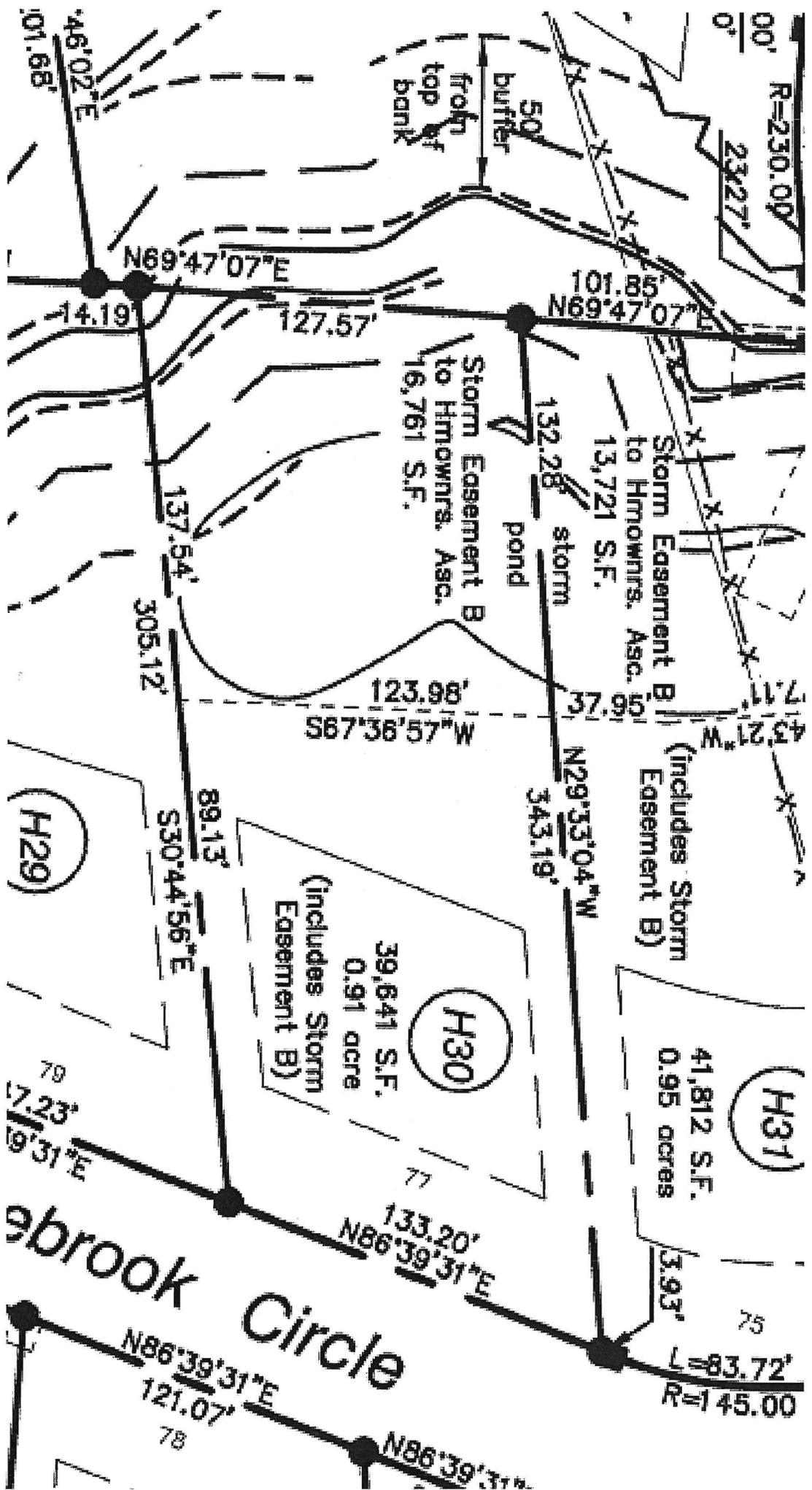
C.O. Required Yes No

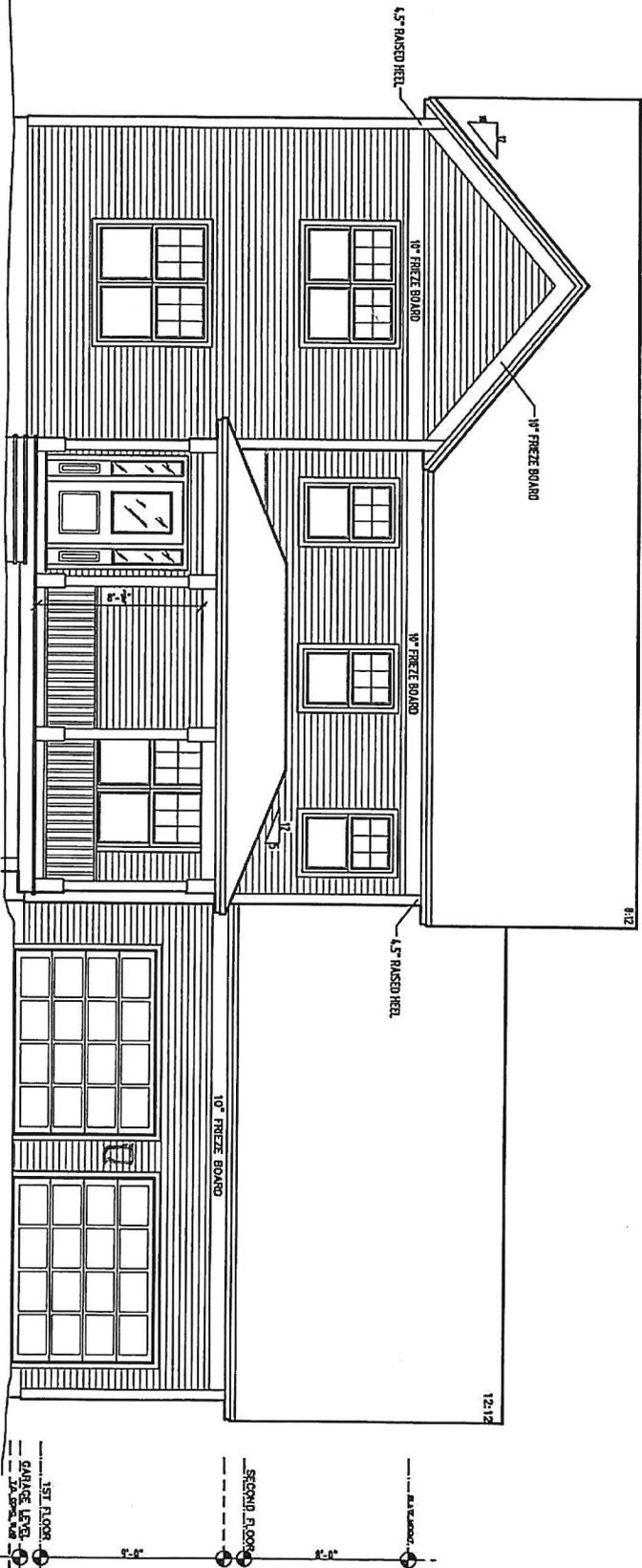


Athena & Adam Newhard
 Nature's Way #30

SITE PLAN

1" = 40'
 7/31/17 8/1/17





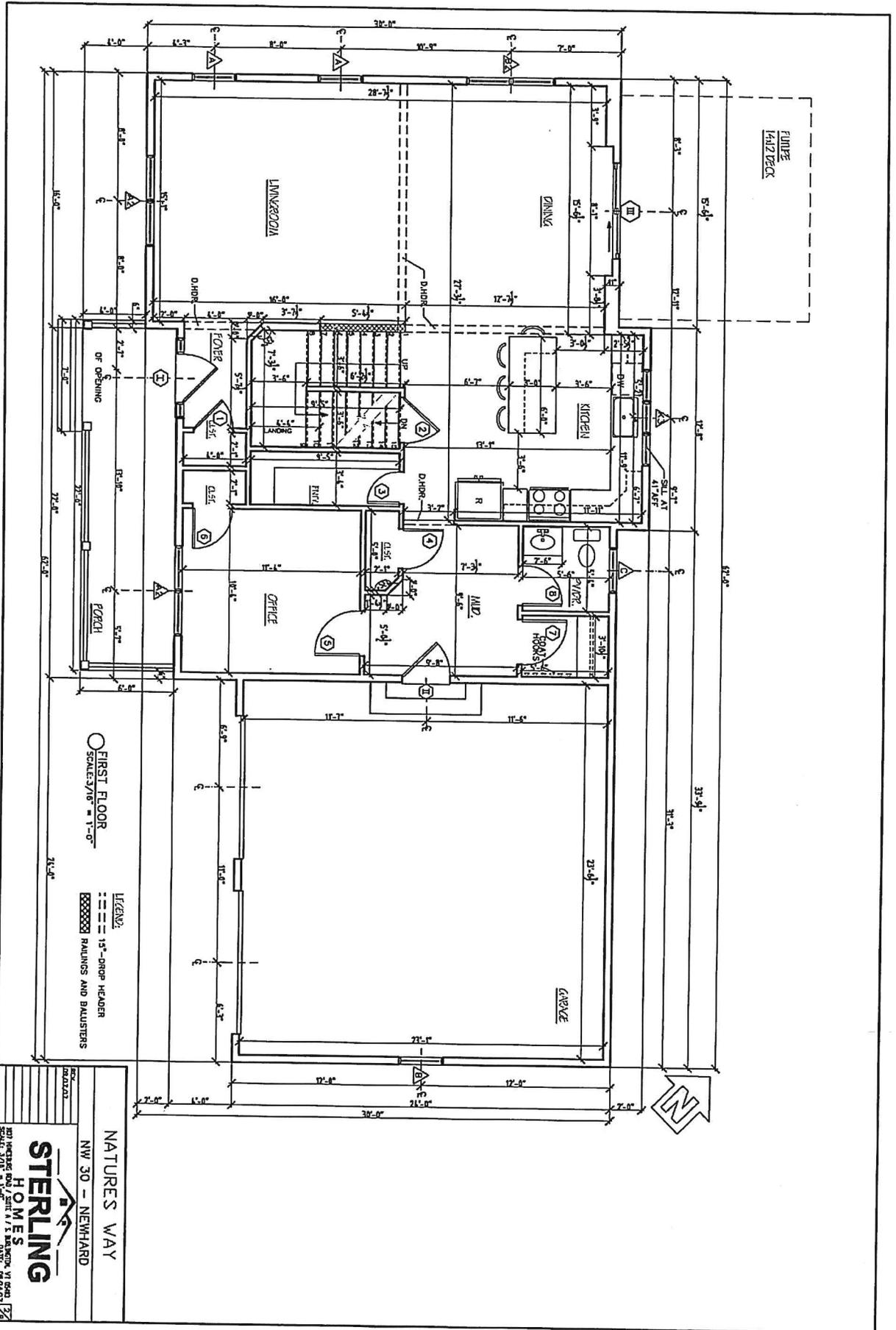
○ FRONT ELEVATION
SCALE: 3/16" = 1'-0"

NW30 Plans
3/16" = 1'-0"
9-19-17

GROUND FLOOR 28' 0" x 48' 0" ---
 NATURES WAY
 NW 30 - NEWHARD

STERLING HOMES
 307 PARKWAY DRIVE, SUITE 113, WACONIA, MN 55157
 DATE: 08/20/17

Handwritten initials: *AK*, *AN*, *AN*

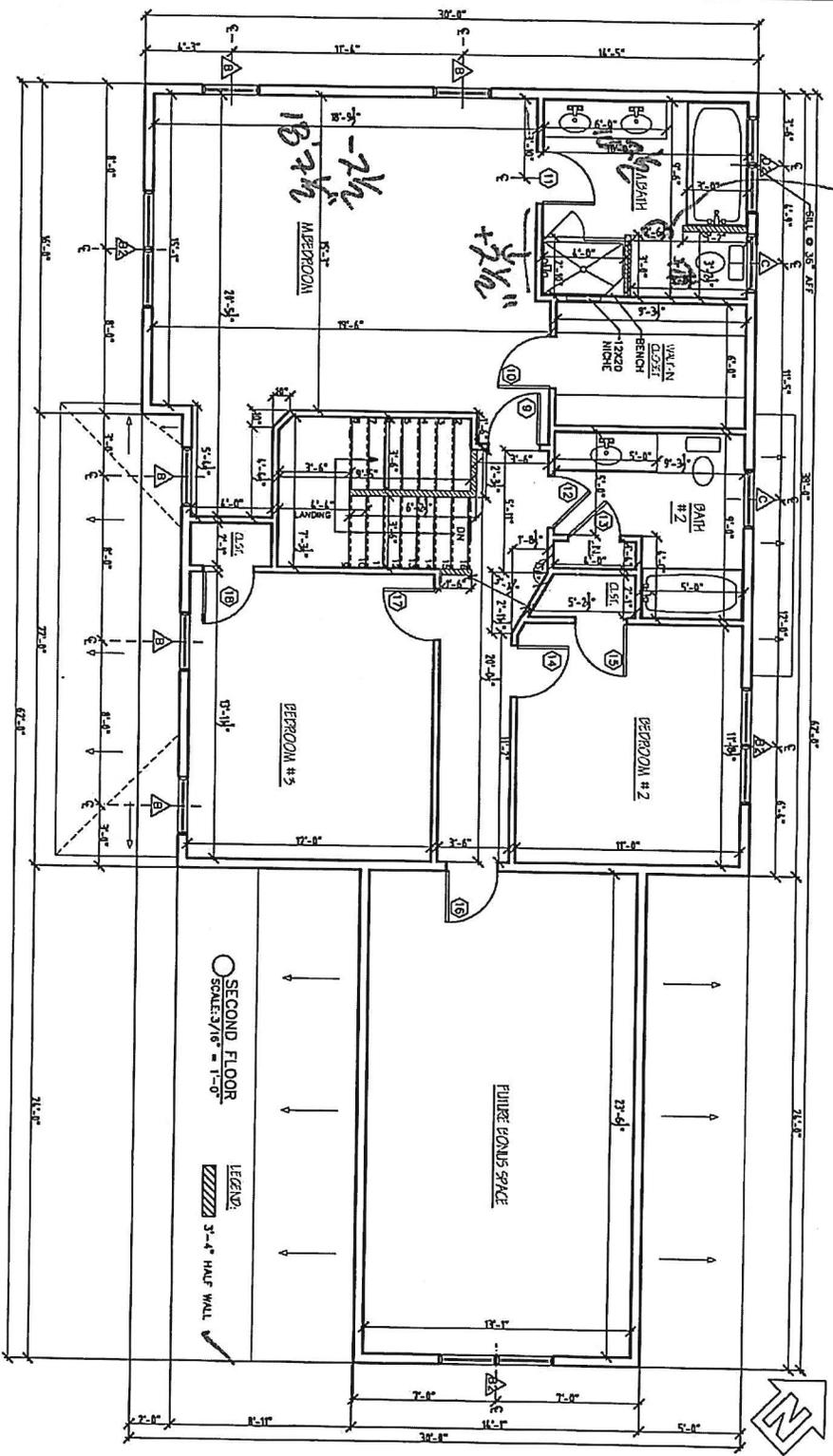


○ FIRST FLOOR
SCALE: 3/16" = 1'-0"

LEGEND:
 --- 15'-DROP HEADERS
 [Pattern] RAILINGS AND BALUSTERS

NATURES WAY
 NW 30 - NEWHARD
STERLING HOMES
 101 INDEPENDENCE ROAD, SUITE 115, BIRMINGHAM, AL 35243
 SCALE: 3/16" = 1'-0"
 DATE: 08/11/11

[Handwritten signature]
 [Handwritten initials]



219d

○ SECOND FLOOR
SCALE: 3/16" = 1'-0"

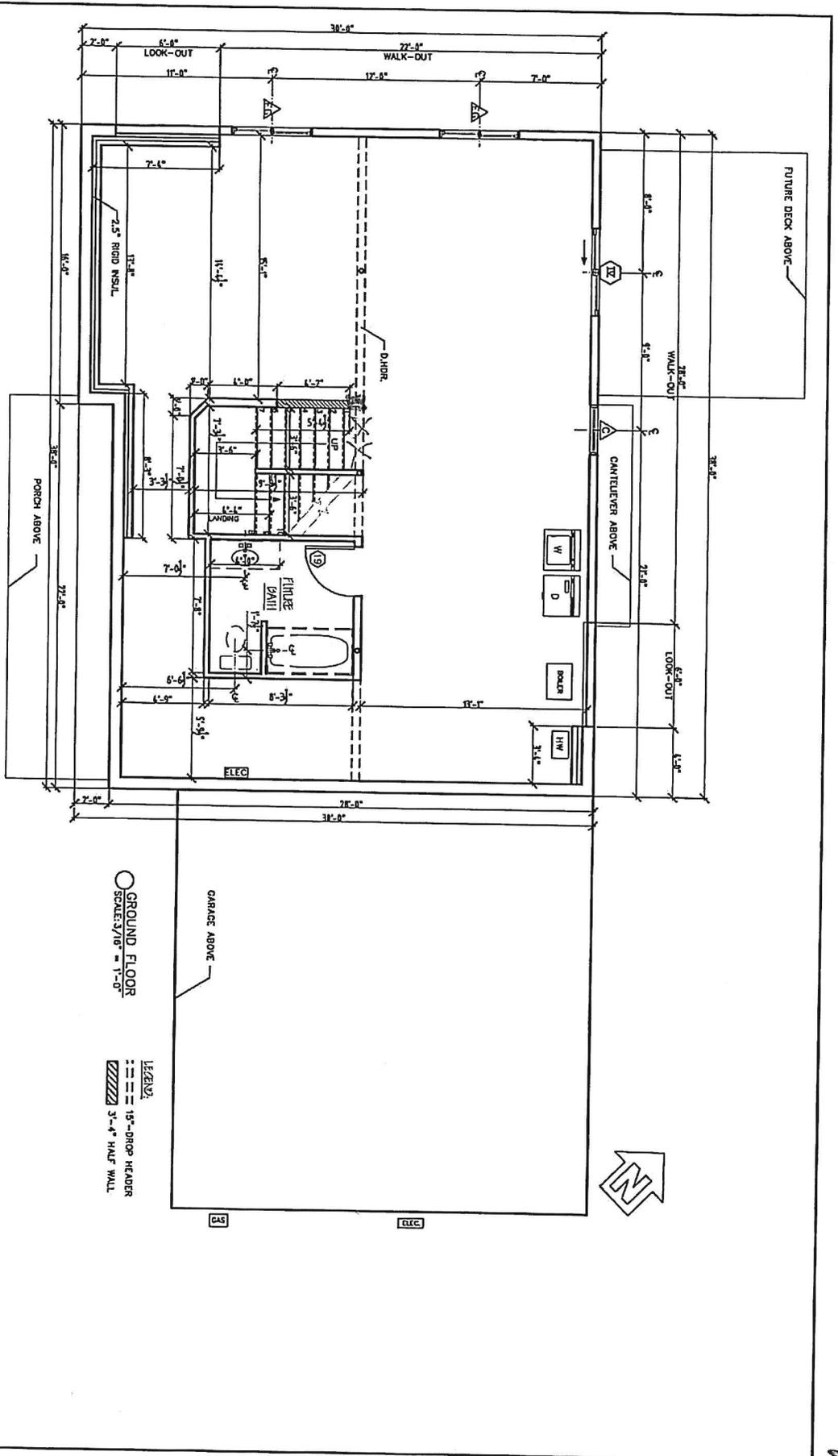
LEAD: 3'-4" HALF WALL

NATURES WAY
NW 30 - NEWHARD

STERLING HOMES

3071 ROCKING HOLE / SITE # / E BARNWATER, VA 22041 3/8
SCALE: 3/16" = 1'-0" DATE: 02/14/11

OK
AW



○ GROUND FLOOR
SCALE: 3/8" = 1'-0"

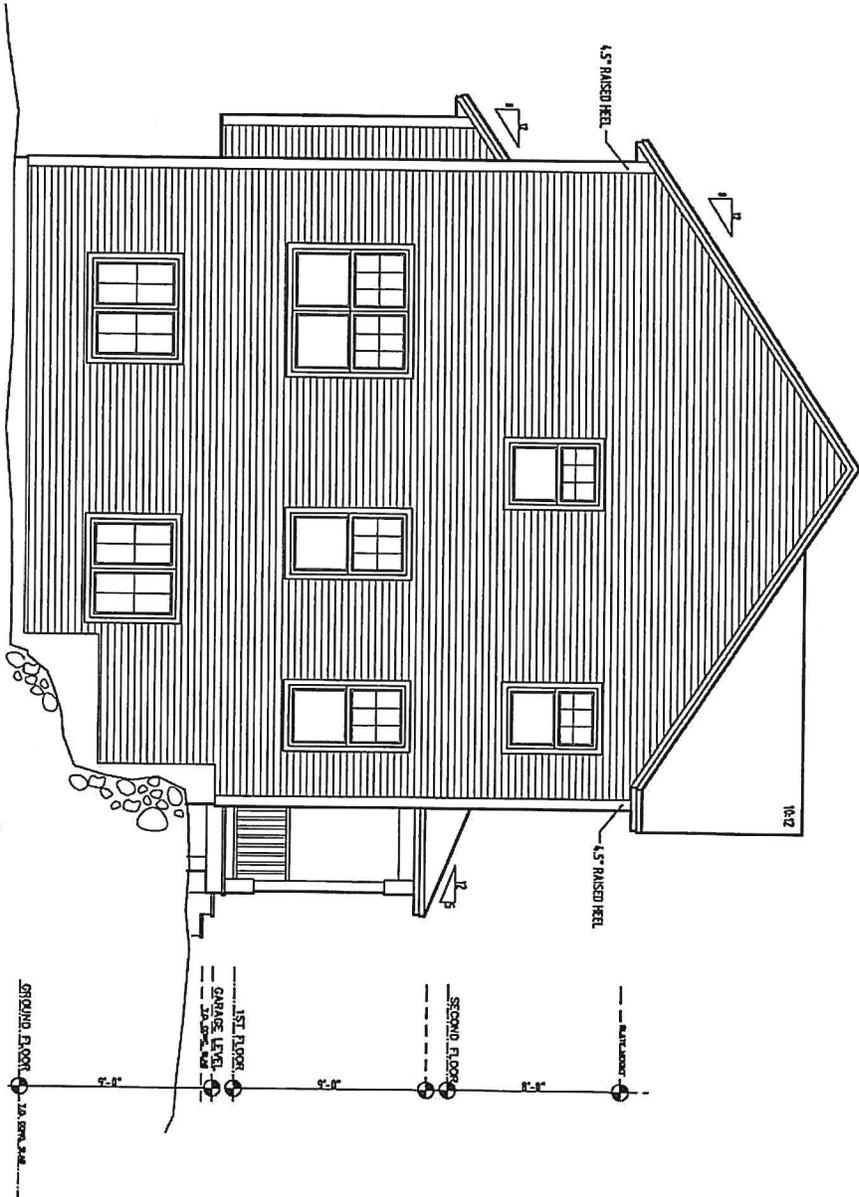
LEGEND:
 --- 15'-DROP HEADER
 [Hatched Box] 3'-4" HALF WALL

NATURES WAY
 NW 30 - NEWHARD

STERLING HOMES

207 HICKORY ROAD / SUITE 1 / E. BASKIN, VA 22024
 SCALE: 3/8" = 1'-0" DATE: 02/21/23

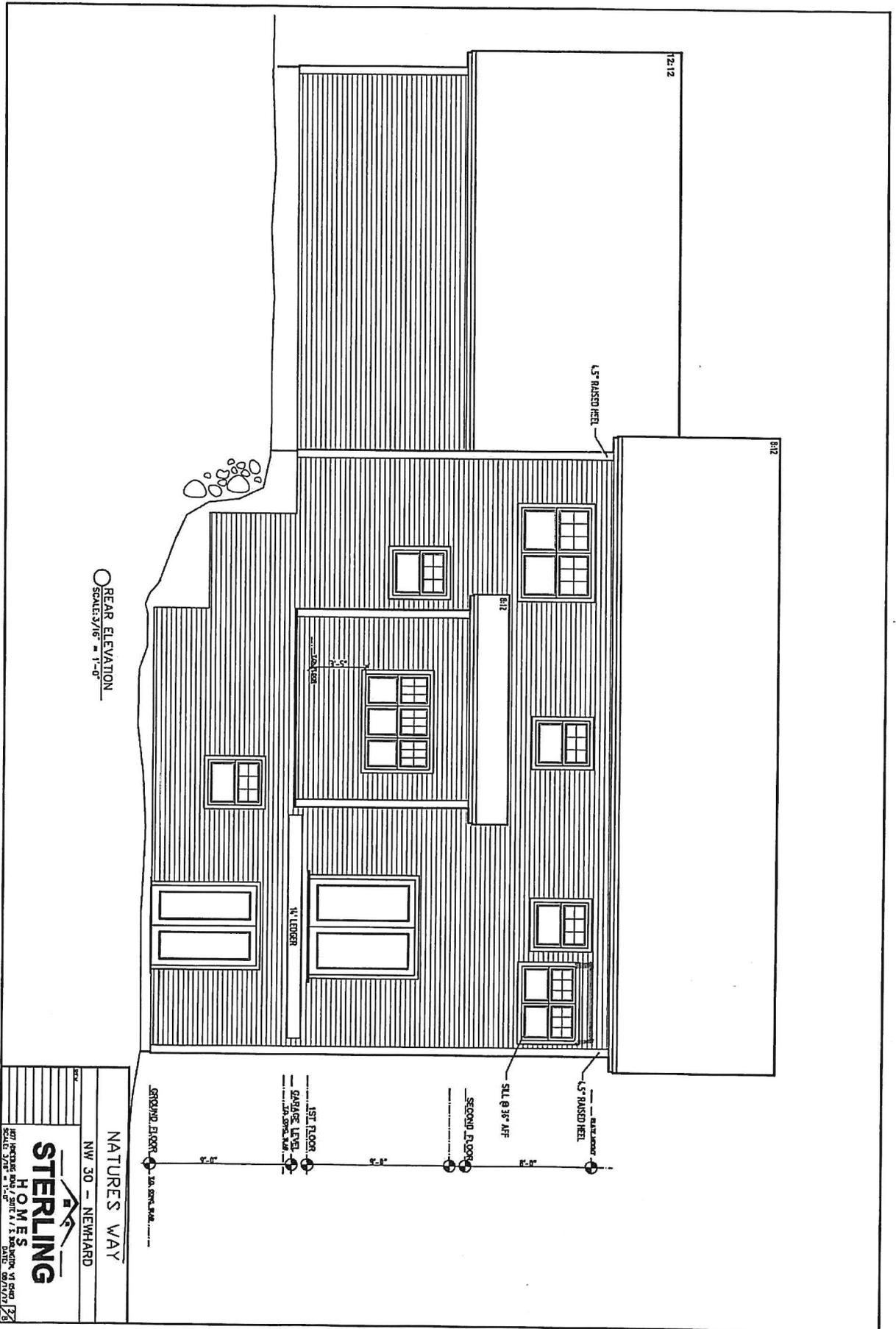
ORC
 RW
 AN



LEFT ELEVATION
SCALE 3/16" = 1'-0"

NATURES WAY	
NW 30 - NEWHARD	
 STERLING HOMES	
<small>1001 NATURES WAY / SUITE 115 NEWHARD, VT 05454 TEL: 802-253-1111 FAX: 802-253-1112 DATE: 08/14/11</small>	

Handwritten initials and signature:
 AD
 AD
 AD



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

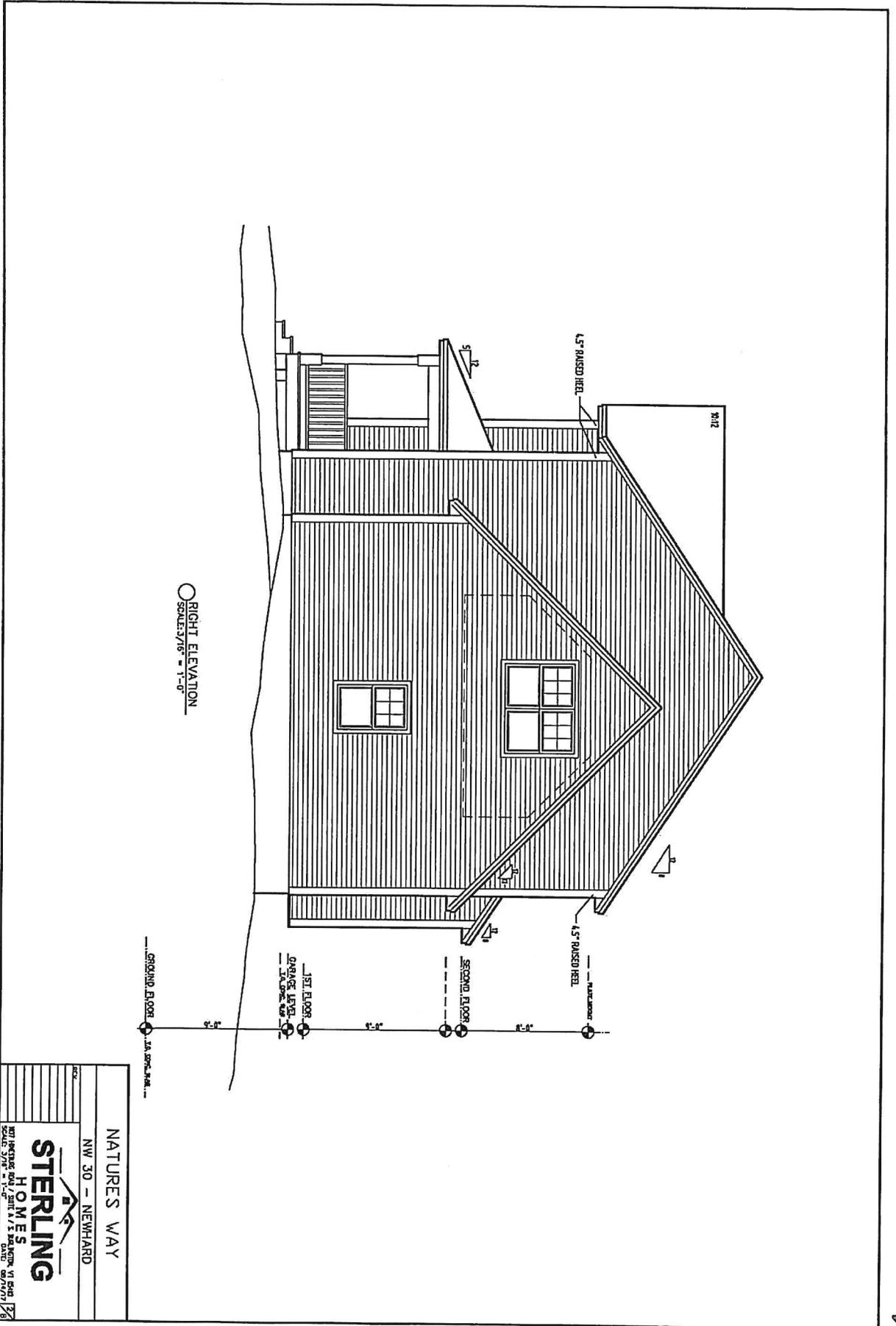
NATURES WAY
NW 30 - NEWHARD

STERLING HOMES

FOR LICENSED BLDG. / SHTG. A / S. KRAMER, VI. PROJ. 176
1201 W. 10TH ST. SUITE 100, WICHITA, KS 67201

AKR
AD
AD

OK
AD

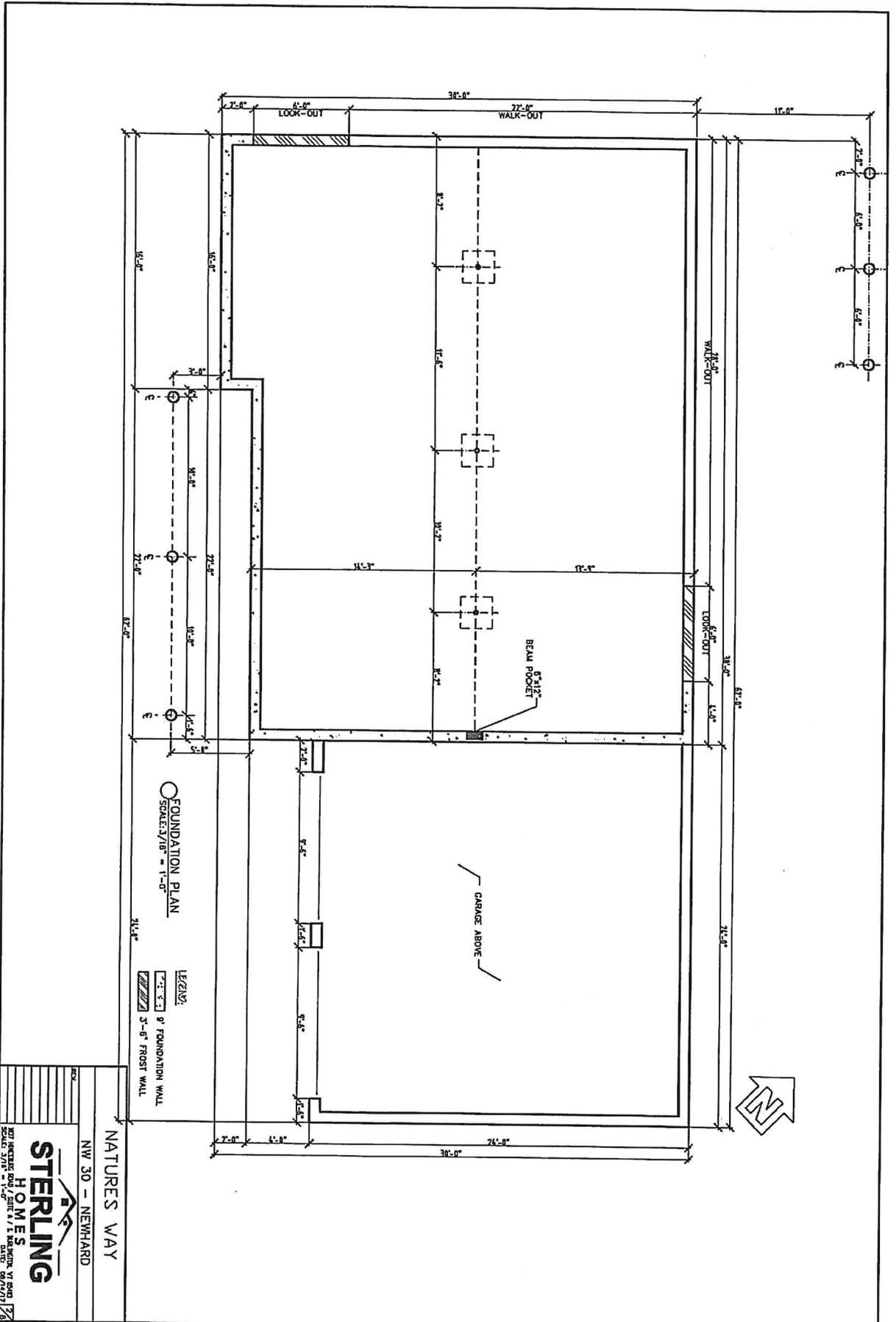


RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

NATURES WAY
NW 30 - NEWHARD

STERLING
HOMES

1001 HICKORY ROAD, SUITE A / S. PALMER, VA 22421
703.528.5100



FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

LEGEND:
 [Symbol] 6" FOUNDATION WALL
 [Symbol] 5'-0" FROST WALL

NATURES WAY
 NW 30 - NEWHARD

STERLING HOMES

NOT INCORPORATED INTO ANY PERMITS
 DATE: 07/15/10
 DRAWN: [Signature]

WR
 CW
 AU

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: 77 Stonebrook Cir Development: Pinewood

Tax Map # 084 Tax Parcel 002 Tax Lot 030

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

Installer / Contractor:

Property Owner:

Name: R+J Trucking

Name: Sterling Land Co., LLC

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

Address: 1037 Hinesburg Rd
S6. Burlington VT 05400

Phone: 802-985-3296

Phone: 802-864-0600

Cell: _____

Cell: 802-316-9379

Firm Performing Main Line Tap:

Name: _____

Address: _____

Phone: _____

Cell: _____

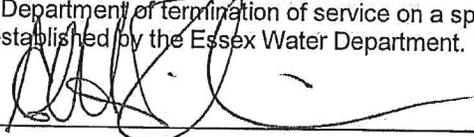
Received

SEP 25 2017

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 : 

Date: 09-21-17

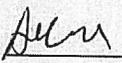
PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT.
DO NOT COMBINE WITH ZONING PERMIT FEE.

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: \$ _____ Rcvd by: _____ Date: ____-____-____ Finance Notified

Approved by:  Date: 10-18-17 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 Sewer Service

Revised April 2016

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

Street Address: 77 Stonebrook Circle Development: Pinewood

Tax Map # 084 Tax Parcel 002 Tax Lot 030

Does hereby request a permit to install and connect a building sewer to
serve 1 unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Property Owner:

Name: R+J Trucking

Name: Sterling Land Co., LLC

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

Address: 1037 Hinesburg Rd.
So. Burlington, 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]
(Signature of Owner / Agent)

Date: 09-21-17

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: 9-25-17

Approved by: [Signature] Date: 10-18-17 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Master List Updated: Approved Inspected

STERLING LAND CO. LLC

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

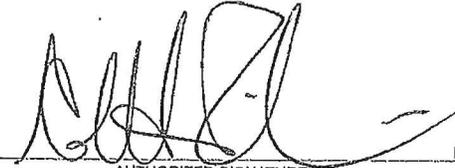
PEOPLE'S UNITED BANK
peoples.com
51-7218/2211
301

002826

PAY **** Five Thousand Two Hundred Six Dollars And No Cents ****
TO THE ORDER OF **09/21/2017**

AMOUNT
****\$5,206.00**

Town of Essex
81 Main Street
Essex Junction, VT 05452


AUTHORIZED SIGNATURE  

⑈002826⑈ ⑆221172186⑆ 6500459554⑈

STERLING LAND CO. LLC So. Burlington, VT 05403

002826

Town of Essex 09/21/2017 \$5,206.00 Control #2826

Invoice	Date	Description	Invoice Amount	Payment		Vendor Inv
				Discount	Amount	
NW30WTRSWR	09/21/2017	NW 30 water and sewer application service	\$5,206.00		\$5,206.00	



TOWN OF ESSEX
VERMONT

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

October 18, 2017

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

Re: Water/ Sanitary Sewer Applications
77 Stonebrook Circle

To Whom It May Concern:

The Town of Essex approves your application for water and sewer service to your building lot at 77 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\77 Stone Brook Cir 10-18-17.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: October 18, 2017

Name: Sterling Land Company, LLC

Street: 77 Stonebrook Circle

Tax Map #: 084 Tax Parcel #: 002 Tax Lot #: 030

Water Sewer Both

Initials: AKM