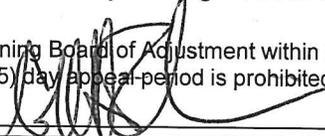


Appeal Period Expires 11/8/16
 Zoning District R2
Town of Essex, Vermont
Application for Zoning Permit
 www.essex.org
 Application Date 1/1/17
 Permit Number 2016-174

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) 2-084-002-039
 (found in Town Assessor's Office)
 Property Address: 17 Stonebrook Circle
 Owner: Sterling Land Co., Optioneer
 Owner Address: 1037 Hinesburg Rd., So. Burl, VT 05403
 Owner Phone: (work) 802-864-0600 (home) _____
 (cell) 802-316-9379 (Email) colline@sterlingconstructionvermont.com
 Contractors name: Sterling Land Co Phone: 864-0600
 Cell: _____
 Estimated Construction Dates: Start: 10/31/16 Completion: 2/28/17
 Sq. Feet: 1,900 Estimated Cost (labor & materials): \$235,535

G

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

N = New A = Addition R = Remodel

Residential: <u>basement</u>	N	A	R
Single Family <u>Not Finished</u>	<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: <u>2 Cor 1 story</u>			
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 <u>Open</u>	<input checked="" 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 Private Connection Fee \$ 3,060 Date Paid: 10/21/16
 Proposed New Bedrooms: 3 Existing Bedrooms - approved PW

C Water (Please attach Water Service Application). approved PW
 Public Private Fee \$ 2,146 Date Paid: 10/21/16

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 10/24/16 see attached

E Stormwater NA
 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 approved pursuant to Planning Commission approval # PC: 2001-40; 2004-30; 2006-18.
 Signature of Tenant and 
 Signature of Owner OWNER

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>588.85</u>	<u>10/21/16</u>
Recreation		\$ _____	<u>1/1/17</u>
Recording		\$ <u>20</u>	<u>10/21/16</u>
Certificate of Occ		\$ <u>75.00</u>	<u>10/21/16</u>
Other		\$ _____	<u>1/1/17</u>

Building Permit
 Approved Rejected Date 10/24/16
 Issued to: Pinewood Dev LLC
 Zoning Administrator: Theresa Kelley
 Notes: Energy code given
 C.O. Required Yes No

SB
683.85

TO: Water/Sewer Bookkeeper

FROM: Public Works Department W/O # _____

The following service has been Connected: Permit # _____

Date: October 24, 2016

Name: Pinewood Development, LLC

Street: 17 Stonebrook Circle

Lot #: Tax Lot # 039

Water Sewer Both

Initials: AKM



TOWN OF ESSEX
VERMONT

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

October 24, 2016

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

Re: Water/ Sanitary Sewer Applications
17 Stonebrook Circle

To Whom It May Concern:

The Town of Essex approves your application for water and sewer service to your building lot at 10 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\17 Stone Brook Cir 1024-16.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

2016-174

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: 17 Stonebrook Circle

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

Owner Name: Sterling Land Co., optioneer

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

Tax Map # 084 Tax Parcel: 002 Tax Lot 039

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 Director: [Signature]

Fee Paid \$ _____

Approved Rejected

[Signature] 10/24/16
Per Authority of the Town Manager by the
Director of Public Works / Town Engineer

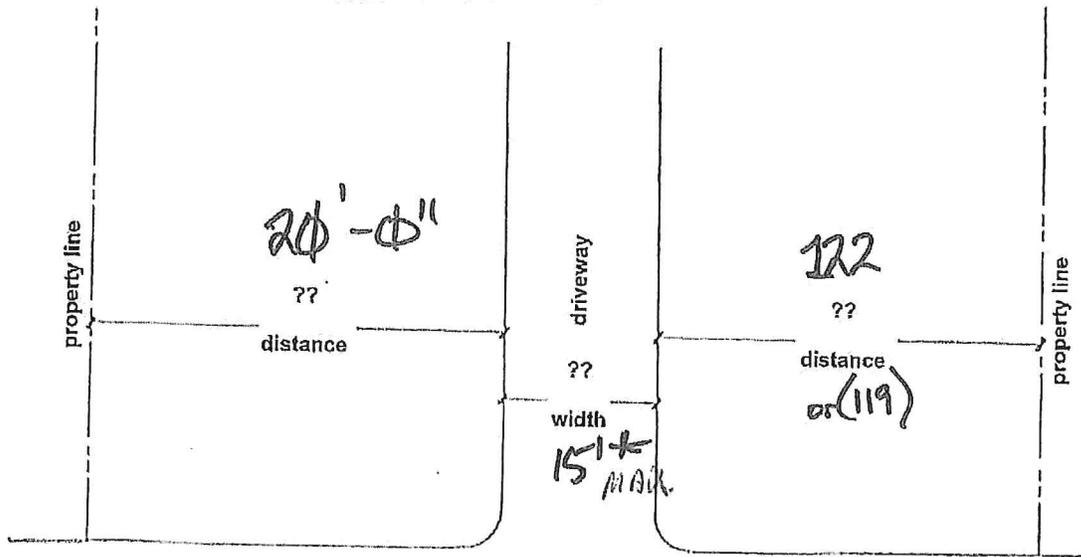
* WITH CONDITIONS

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.

RECEIVED
Date 10-21-16
By P. Works

Lot H-39



Stonebrook Circle
STREET NAME

See attached plans

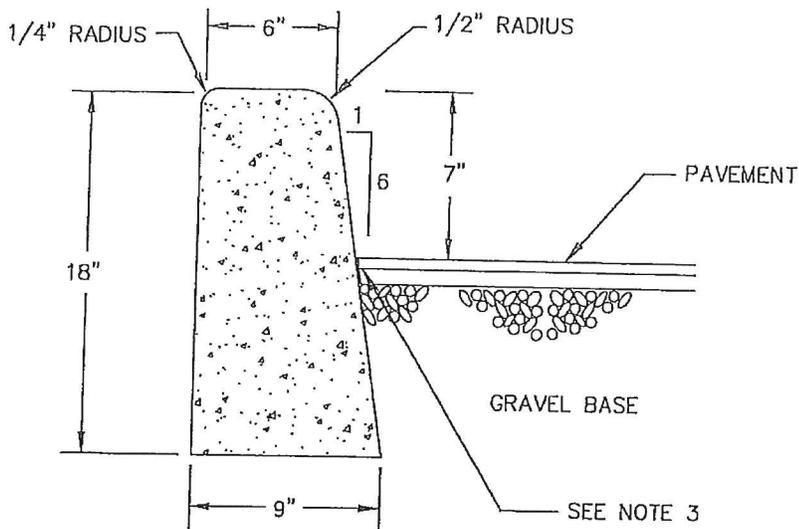
Comments and / or special instructions from Director of Public Works / Town Engineer :

CONDITIONS

1. All work within the roadway shall be completed prior to Friday, November 18, 2016
2. The existing curb cut shall be removed and replaced with vertical concrete curb installed as shown on the attached detail.
3. The new driveway curb cut shall be a maximum of 15' wide and installed in accordance with the attached detail.
4. The pavement shall be saw cut a maximum of 18" from the face of curb. Concrete curb forms shall be used to install all new curbing.
5. All new concrete curb and pavement replacement shall be installed in accordance with the Town of Essex Standard Specifications for Construction. (See attached standard details)

AKM
10-24-16

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.



END AREA = 0.94 S.F.

NOTES :

- 1) CURBING SHALL BE CONSTRUCTED WITH 3,500 PSI, (CLASS B) CONCRETE IN 10' SECTIONS WITH 1/8" JOINTS BETWEEN SECTIONS.
- 2) CURBING EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' AND SHALL BE CONSTRUCTED OF MATERIAL CONFORMING TO AASHTO DESIGNATION M-153 (1/2" SPONGE RUBBER OR CORK).
- 3) PRIOR TO PAVING, THE PORTION OF CURBING TO BE IN CONTACT WITH THE PAVEMENT SHALL BE COATED WITH EMULSIFIED ASPHALT.
- 4) ALL EXPOSED CONCRETE CURB SHALL RECEIVE TWO COATS OF ANTI-SPALLING COMPOUND AFTER THE INITIAL CURING PERIOD (APPROXIMATELY 28 DAYS).



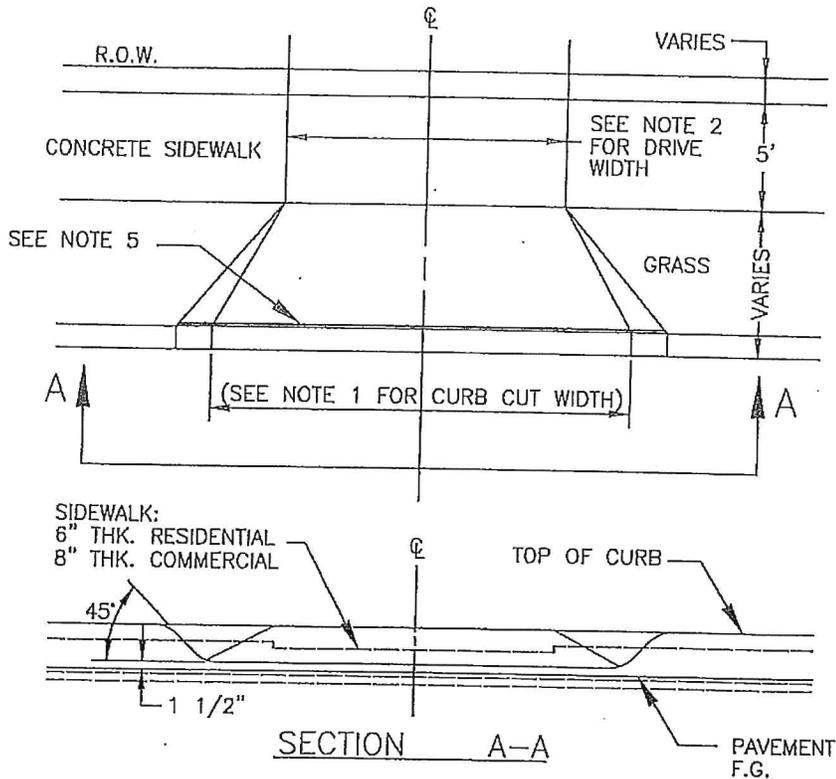
TOWN OF ESSEX
PUBLIC WORKS
81 MAIN STREET
ESSEX JCT., VT
05452
P: 802 878-1344
F: 802 878-1355
E: WWW.ESSEX.ORG

TOWN OF ESSEX, VERMONT
STANDARD SPECIFICATIONS FOR CONSTRUCTION

CONCRETE CURB

Detail No:	100.07
Scale:	NOT TO SCALE
Date:	NOV. 2015

A-7



NOTES :

- 1) CURB CUT WIDTHS SHALL BE AS FOLLOWS
 SINGLE DRIVE: 15 FEET (MIN.)
 DOUBLE DRIVE: 20 FEET (MAX.)
 COMMERCIAL DRIVE: 45 FEET (MAX.)
- 2) DRIVE WIDTHS SHALL BE AS FOLLOWS
 SINGLE DRIVE: 10 FEET (MIN.)
 DOUBLE DRIVE: 15 FEET (MAX.)
 COMMERCIAL DRIVE: 40 FEET (MAX.)
- 3) ALL APRONS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE PAVED.
- 4) APRON SUBBASE SHALL MATCH THE ROADWAY SUBBASE FOR MATERIALS AND THICKNESS.
- 5) CURBING EXPANSION JOINTS SHALL BE CONSTRUCTED BETWEEN DRIVE APRON AND CURB. (SEE DETAIL 100.07)



TOWN OF ESSEX
 PUBLIC WORKS
 81 MAIN STREET
 ESSEX JCT., VT
 05452

P: 802 878-1344
 F: 802 878-1355
 E: www.essex.org

TOWN OF ESSEX, VERMONT
 STANDARD SPECIFICATIONS FOR CONSTRUCTION

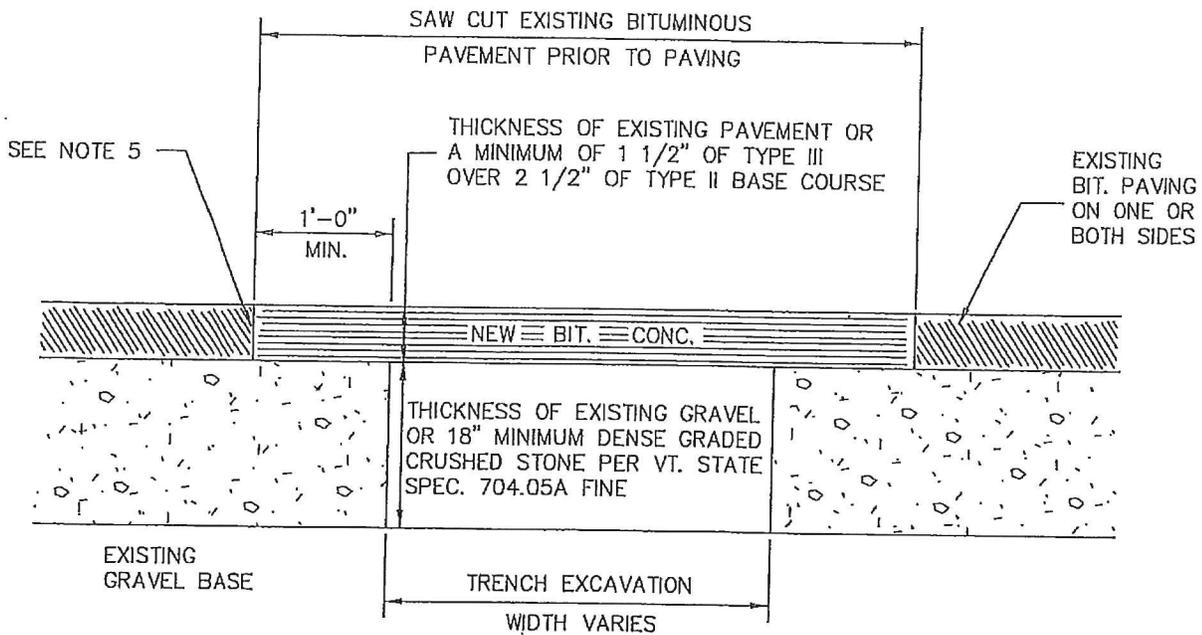
DRIVEWAY APRON

Detail No: 100.08

Scale: NOT TO SCALE

Date: NOV. 2015

A-8



NOTES :

1. SETUP AND MAINTAIN SIGNS AND OTHER SAFETY CONTROL DEVICES.
2. RESHAPE HOLE AND PATCH AREA BY CUTTING WITH CONCRETE SAW INTO A SQUARE OR RECTANGULAR SHAPE. CUT SIDE FACES VERTICALLY. RESHAPE DOWNWARD TO SOLID MATERIAL AND AROUND HOLE TO SOLID PAVEMENT.
3. BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH LIFT TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
4. REMOVE ALL LOOSE MATERIAL AND THOROUGHLY SWEEP THE HOLE AREA CLEAN OF MUD AND STANDING WATER.
5. APPLY LIQUID EMULSION (RS-1) TO VERTICAL FACES IN A UNIFORM MANNER. DO NOT PUDDLE EMULSION ON BOTTOM OF THE HOLE.
6. PLACE TYPE II BASE COURSE PAVEMENT A MINIMUM OF 2 1/2" THICK.
7. FILL TOP OF HOLE WITH TYPE III BITUMINOUS CONCRETE AND COMPACT IN LIFTS OF NO MORE THAN 2". FINAL LIFT SHOULD BE 1/2" TO 1" ABOVE ADJOINING PAVEMENT BEFORE COMPACTION SO THAT AFTER COMPACTION THE PATCH IS LEVEL WITH THE EXISTING PAVEMENT. EACH LIFT SHOULD BE THOROUGHLY COMPACTED WITH A VIBRATORY PLATE COMPACTOR OR A VIBRATORY PORTABLE ROLLER. EXPERIENCE HAS SHOWN THAT 15 TO 20 PASSES ARE REQUIRED WITH A VIBRATORY ROLLER AND A MIX TEMPERATURE ABOVE 250 DEGREES F ARE NECESSARY TO ENSURE GOOD COMPACTION. HAND TAMPING SHOULD ONLY BE USES FOR SMALL AREAS (LESS THAN 1 S.F.).
8. CLEAN UP AREA. DO NOT LEAVE EXCESS FILL OR EXCAVATED MATERIAL ON THE PAVEMENT. REMOVE SAFETY SIGNS AND DEVICES.



TOWN OF ESSEX
PUBLIC WORKS
81 MAIN STREET
ESSEX JCT., VT
05452

P: 802 878-1344
F: 802 878-1355
E: www.essex.org

TOWN OF ESSEX, VERMONT
STANDARD SPECIFICATIONS FOR CONSTRUCTION

TRENCH REPAIR

Detail No:	100.11
Scale:	NOT TO SCALE
Date:	NOV. 2015
A-11	

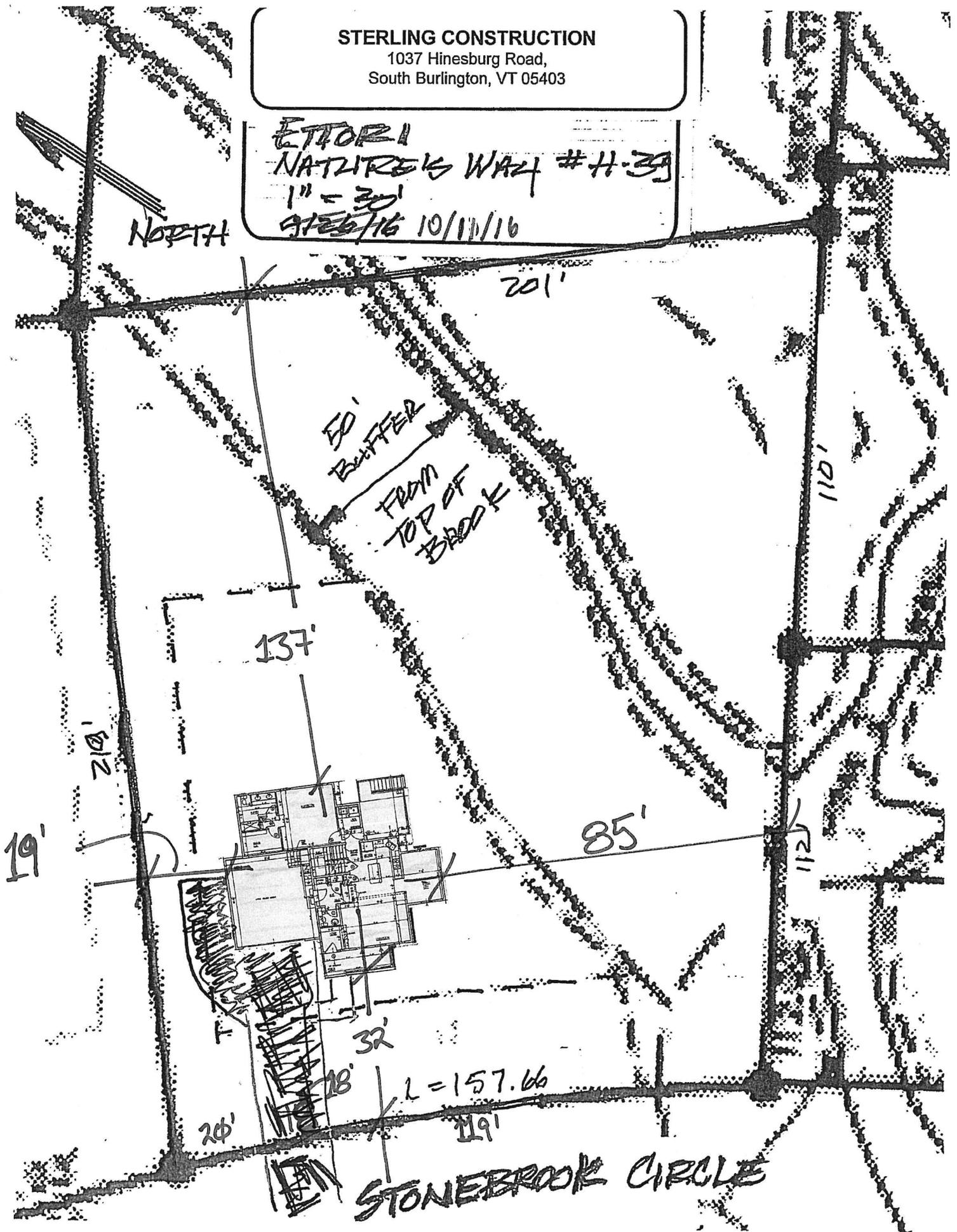
STERLING CONSTRUCTION

1037 Hinesburg Road,
South Burlington, VT 05403

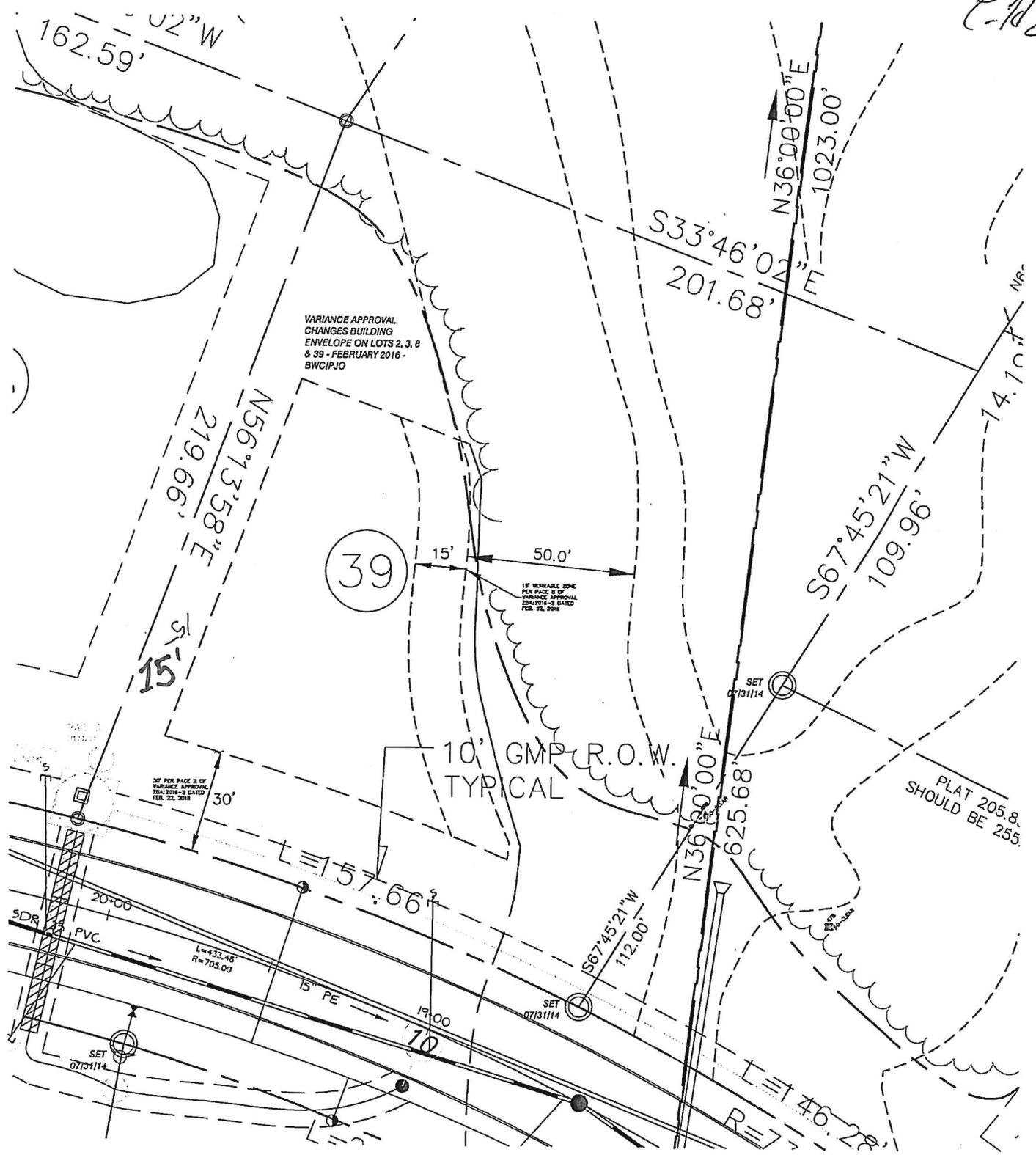
ETTORI
NATURE'S WAY # H-39

1" = 30'
9/26/16 10/11/16

NORTH



AK
AME
C-14E



VARIANCE APPROVAL
CHANGES BUILDING
ENVELOPE ON LOTS 2, 3, 8
& 39 - FEBRUARY 2016 -
BWC/PJO

39

15' WORKABLE ZONE
FOR PLACE 3 OF
VARIANCE APPROVAL
DEAL 0718-3 DATED
FEB. 22, 2016

10' GMP R.O.W.
TYPICAL

PLAT 205.8
SHOULD BE 255.

30' FOR PLACE 3 OF
VARIANCE APPROVAL
DEAL 0718-3 DATED
FEB. 22, 2016

SET
07/31/14

SET
07/31/14

SET
07/31/14

L=433.46'
R=705.00

L=146.28'
R=705.00

SDR

PVC

15' PE

19' 00

70

20' 00

157.66

157.66

157.66

157.66

157.66

157.66

157.66

157.66

157.66

157.66

157.66

157.66

157.66

157.66

From: Aaron Martin [<mailto:amartin@ESSEX.ORG>]

Sent: Monday, October 17, 2016 1:58 PM

To: Bart Frisbie <bart@sterlingconstructioninc.com>

Cc: Dennis Lutz <dlutz@ESSEX.ORG>; Sharon Kelley <skelley@ESSEX.ORG>; Collin Frisbie <collin@sterlingconstructioninc.com>; Brian Marcotte <brianbuilds@comcast.net>; Daniel Gregoire <dgregoire@ESSEX.ORG>

Subject: RE: Could i come see you?

Bart

Public Works will allow the curb cut location for Lot H39 to be relocated. Please submit the application through Community Development and we will review and approve. Please note, Public Works will impose conditions on this curb cut application requiring all work to conform to Public Works standards. Inspections by Staff will be required during and after construction has taken place as well.

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

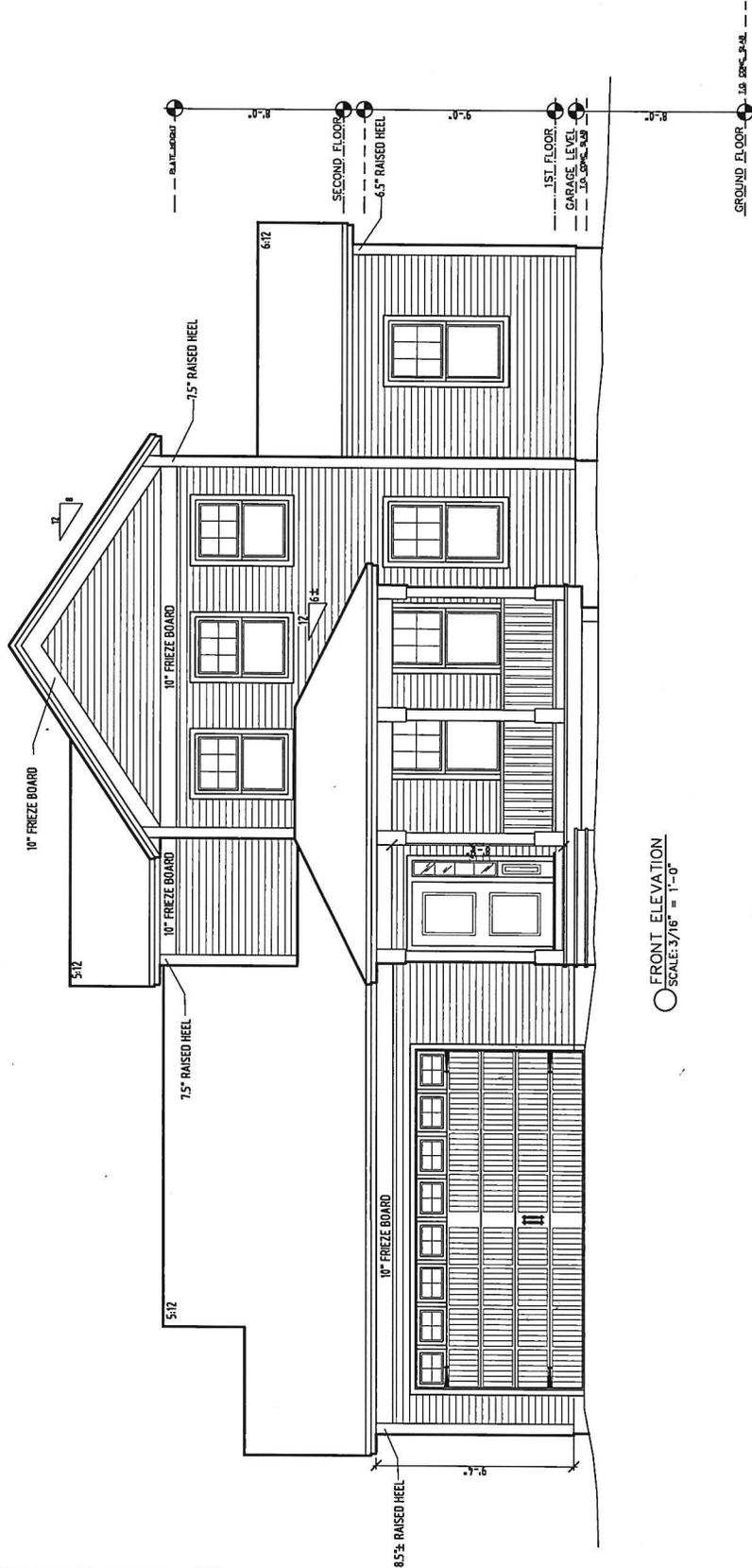
Town of Essex

P: 802.878.1344

F: 802.878.1355

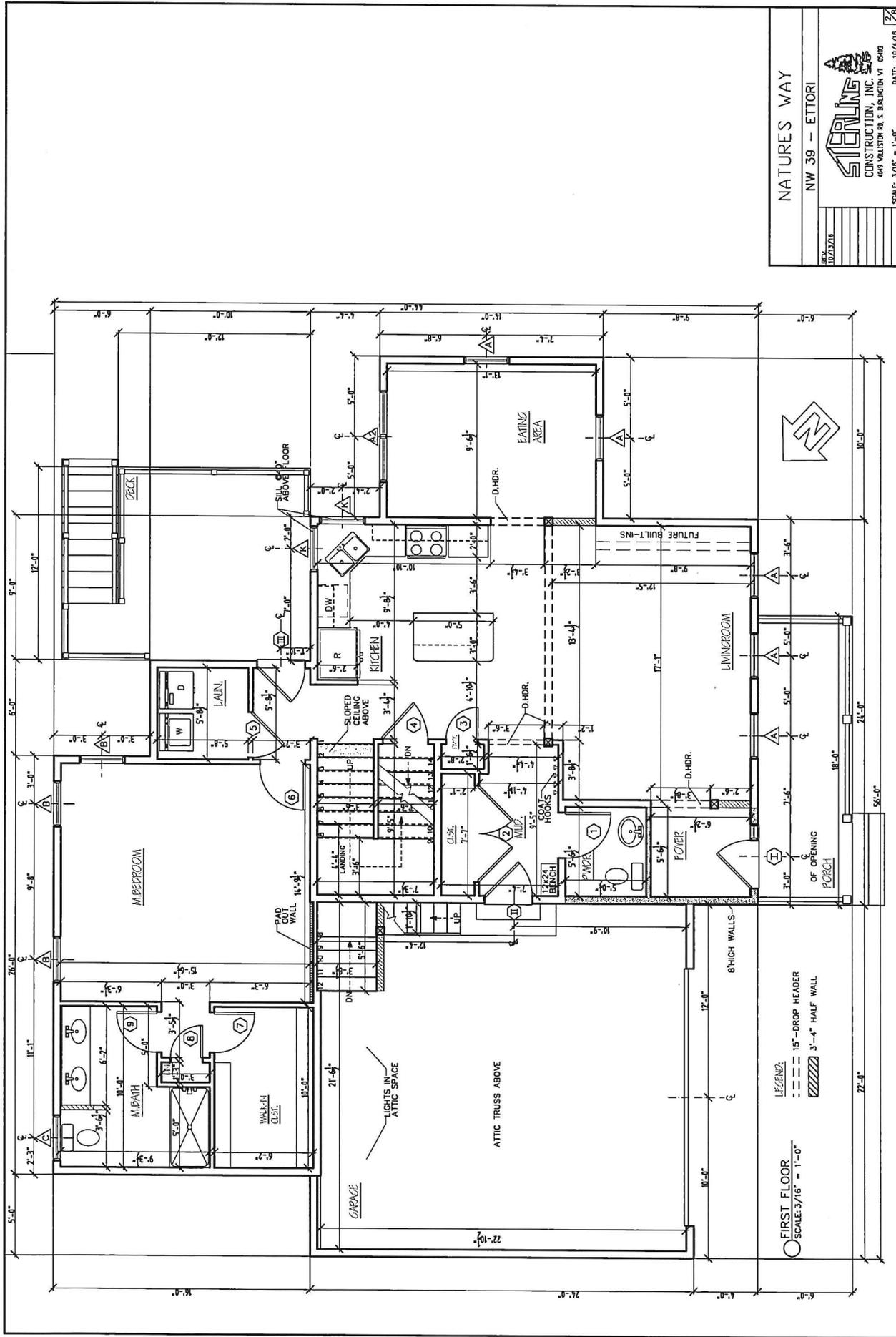
C: 802.363.5607

www.essex.org



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

NATURES WAY
 NW 39 - ETTORI
 REV 10/23/18
 STERLING
 CONSTRUCTION, INC.
 449 WILKINSON RD. S. BURLINGTON VT 0540
 SCALE: 3/16" = 1'-0" DATE: 10/23/18 2/3



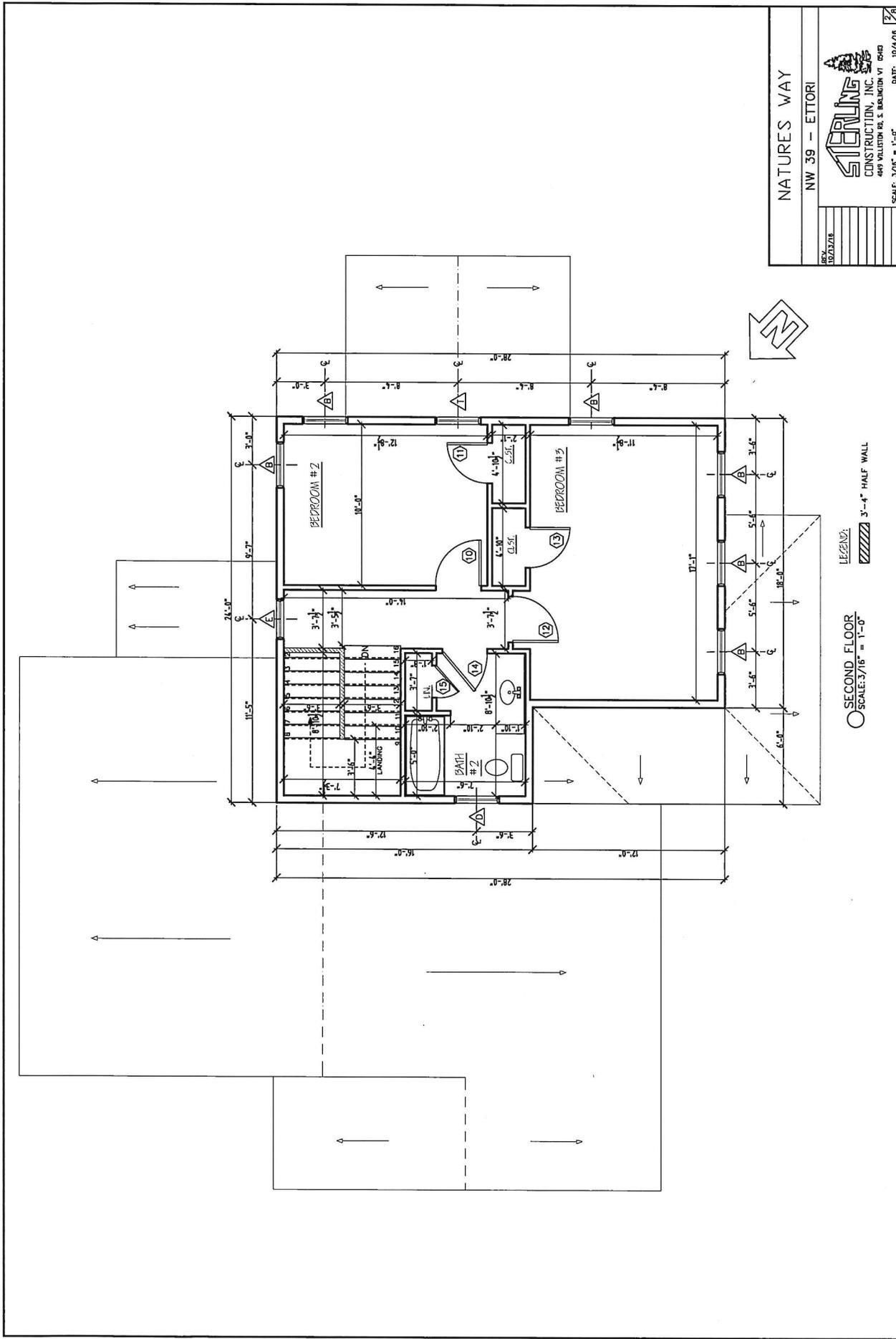
NATURES WAY
 NW 39 - ETTORI

STERLING
 CONSTRUCTION, INC.
 400 WILKINSON RD., S. BERLINGTON VT 05602

SCALE: 3/16" = 1'-0"
 DATE: 10/23/16

LEGEND:
 ○ 15"-DROP HEADER
 ▨ 3"-4" HALF WALL

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



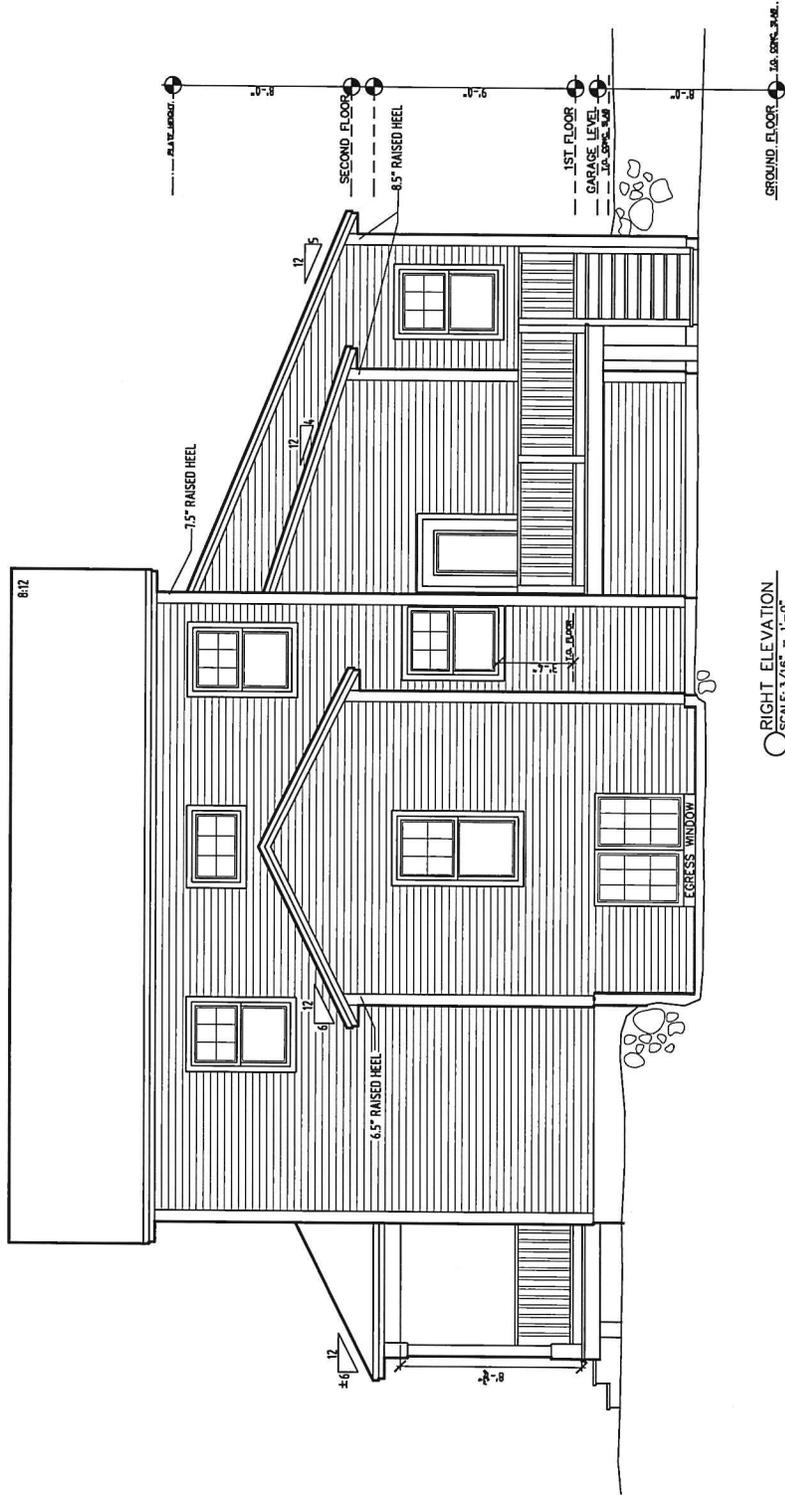
NATURES WAY
 NW 39 - ETTORI

10/23/16

SIBLING
 CONSTRUCTION, INC.
 404 VILLAGE RD. S. BRANDON VT. 05733
 SCALE: 3/16" = 1'-0" DATE: 10/23/16

○ SECOND FLOOR
 SCALE: 3/16" = 1'-0"

LEGEND:
 ▨ 3'-4" HALF WALL



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

NATURES WAY

NW 39 - ETTORI

NOV 10/13/16

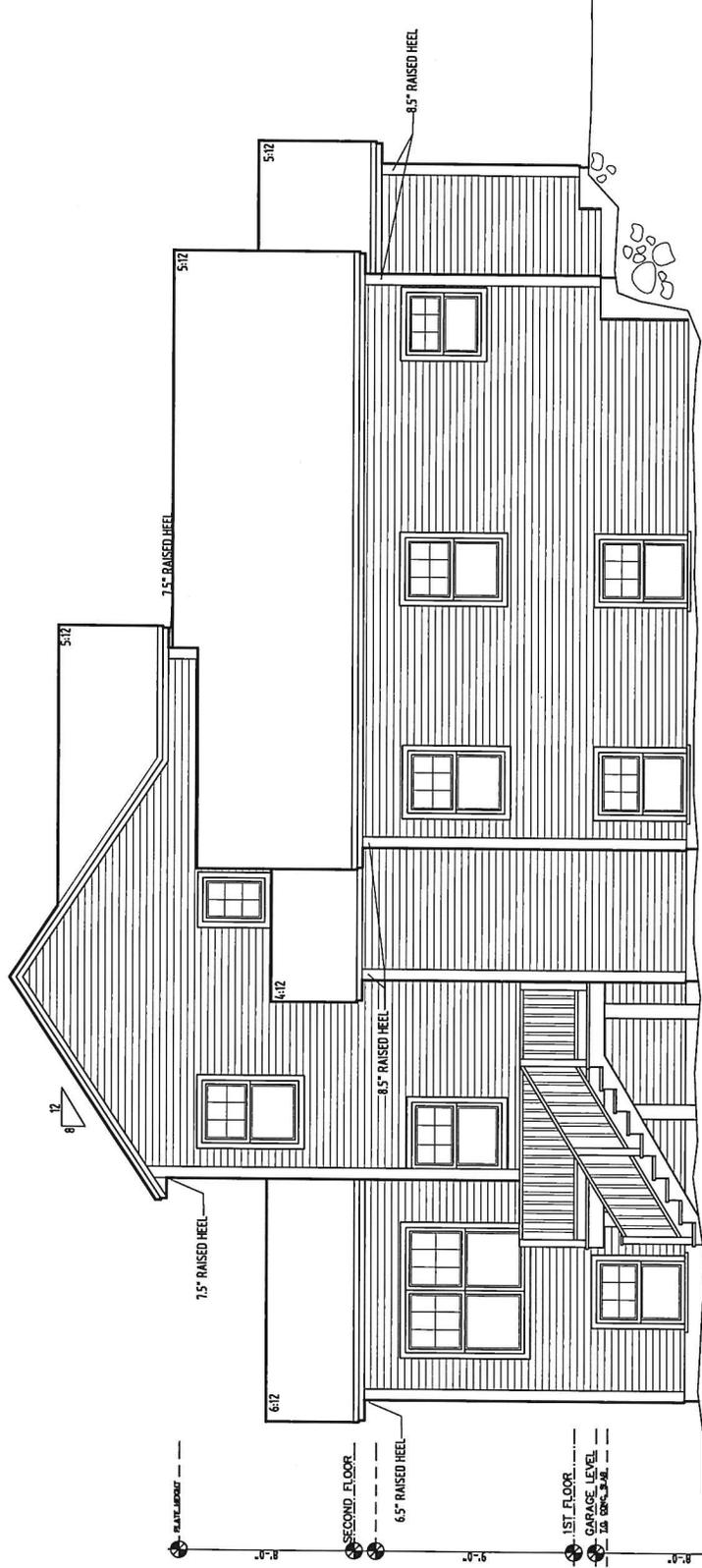


CONSTRUCTION, INC.
489 WILLOUGHBY RD. S. BURLINGTON VT 05403

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

DATE: 10/11/16

2/6



○ REAR ELEVATION
SCALE: 3/16" = 1'-0"

NATURES WAY

NW 39 - ETTORI

STEWING
CONSTRUCTION, INC.
465 WILKINSON RD. S. BURLINGTON VT 05403

DATE: 10/17/18

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

REV. 2/6

