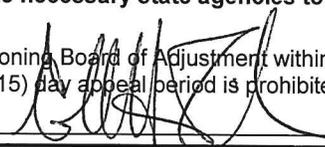


Appeal Period Expires 3/17/16  
 Zoning District R2

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

Application Date 2/1/16  
 Permit Number 2016-19

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) 2-084-002-003  
 (found in Town Assessor's Office)  
 Property Address: 10 Stonebrook Circle  
 Owner: Sterling Land Co LLC  
 Owner Address: 1037 Hinesburg Rd, Suite A, Vt 05403 <sup>So. Burd.</sup>  
 Owner Phone: (work) 802-864-0600 (home) \_\_\_\_\_  
 (cell) 802-316-9379 (Email) collin@sterlingconstruction.com  
 Contractors name: Sterling Land Co Phone: 864-0600  
 Cell: 316-9379  
 Estimated Construction Dates: Start: 2/25/16 Completion: 8/12/16  
 Sq. Feet: 2,056 Estimated Cost (labor & materials): \$216,442

**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"/>
<b>Inclusions or Additions:</b>			
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>Front Open Back 4season</u>	<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"/>
<b>Non-residential:</b>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stormwater:</b>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Other:</b>			
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"/>

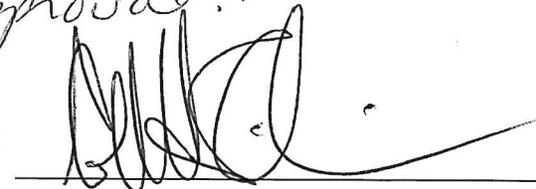
**B** Sewage Disposal (Please attach Sewer or Septic Application).  
 Public  Private  Connection Fee \$2,950 Date Paid: 1/1  
 Proposed New Bedrooms: 3 Existing Bedrooms -

**C** Water (Please attach Water Service Application).  
 Public  Private  Fee \$2,130 Date Paid: 1/1

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval 2/26/16 see 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 conducted pursuant to PC Approval.  
  
 Signature of Tenant and  
 Signature of Owner

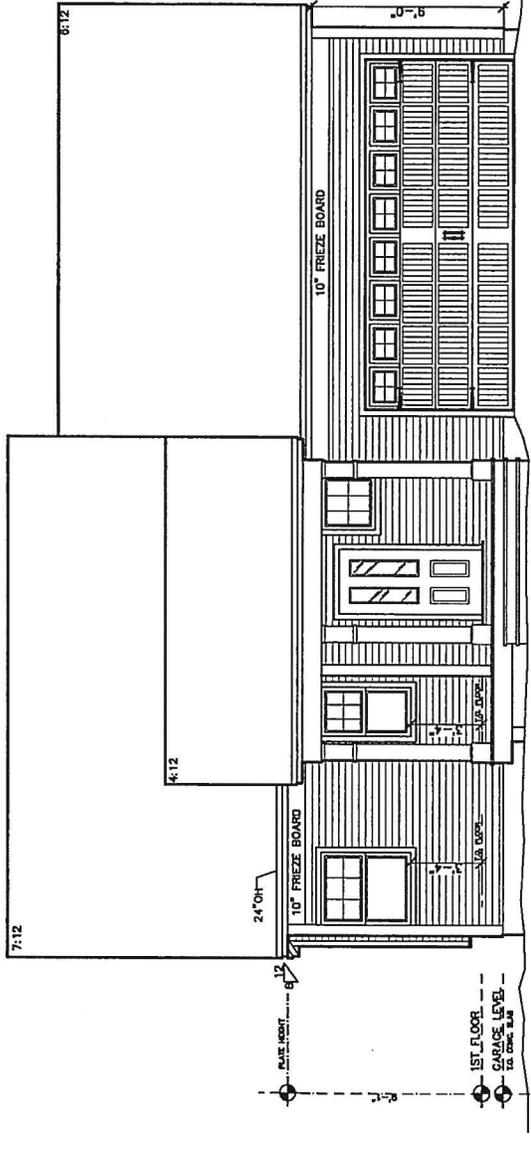
**Office Use Only**

Fees:	Type	Amount	Date Pd.
Permit		<u>\$541.00</u>	<u>2/25/16</u>
Recreation		<u>\$628</u>	<u>1/1</u>
Recording		<u>\$20</u>	<u>1/1</u>
Certificate of Occ		<u>\$75</u>	<u>1/1</u>
Other		<u>\$</u>	<u>1/1</u>

**Building Permit**  
 Approved  Rejected  Date 3/2/16  
 Issued to: Sterling Land Co LLC  
 Zoning Administrator: Grant Kelly  
 Notes: Energy code job  
 C.O. Required Yes  No

636.10  
JSB

*Handwritten notes and symbols:*  
 A circled 'X' with 'NW3' written inside.  
 A circled 'X' with '2-2-16 V2' written inside.



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

1st FLOOR  
 GARAGE LEVEL  
 TO FINISH S.W.

GROUND FLOOR

2nd FLOOR

3rd FLOOR

4th FLOOR

5th FLOOR

6th FLOOR

7th FLOOR

8th FLOOR

9th FLOOR

10th FLOOR

11th FLOOR

12th FLOOR

13th FLOOR

14th FLOOR

15th FLOOR

16th FLOOR

17th FLOOR

18th FLOOR

19th FLOOR

20th FLOOR

21st FLOOR

22nd FLOOR

23rd FLOOR

24th FLOOR

25th FLOOR

26th FLOOR

27th FLOOR

28th FLOOR

29th FLOOR

30th FLOOR

NW3  
 3/16" = 1'-0"  
 2-2-16 V2

NATURE'S WAY

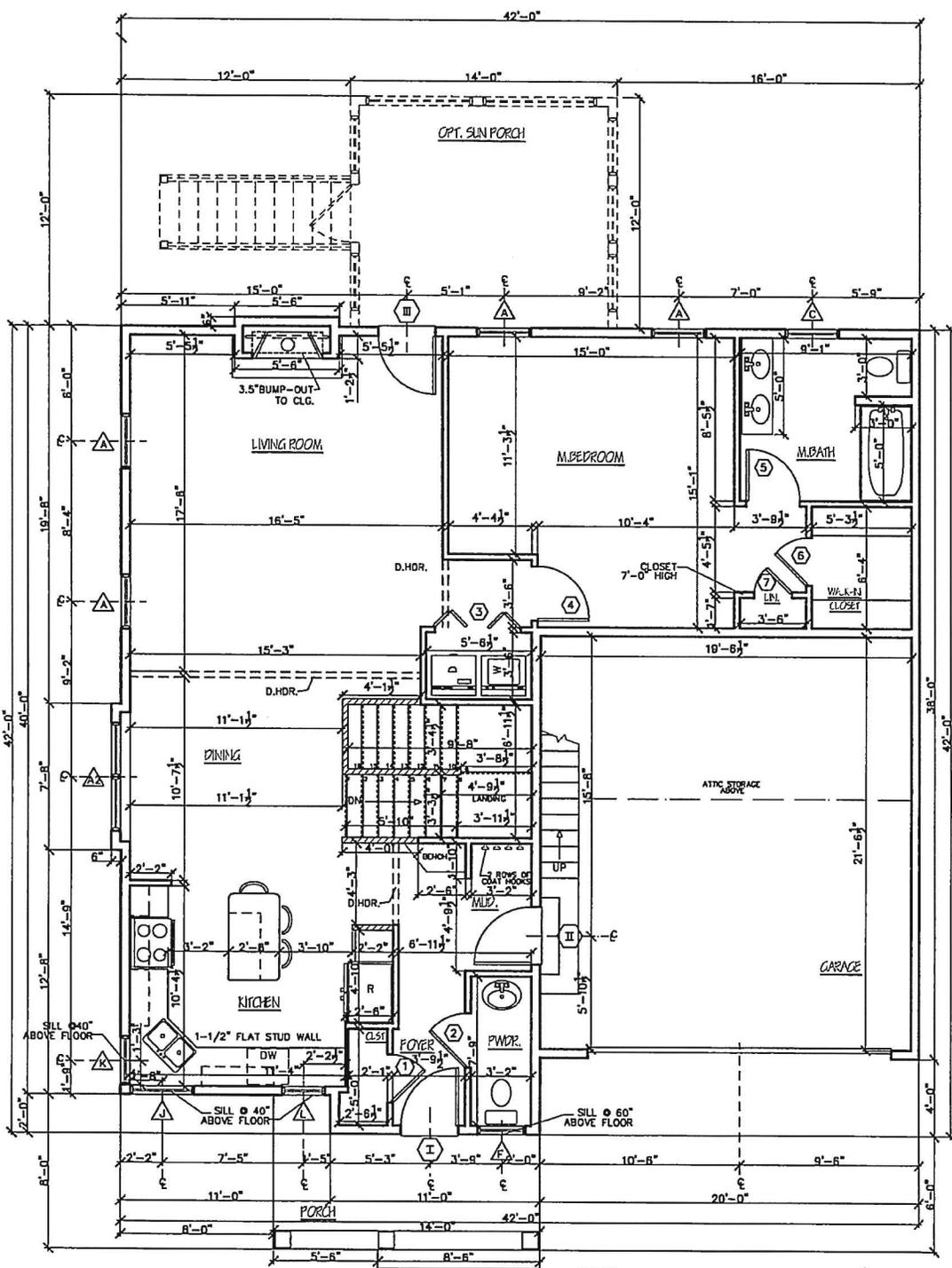
HEMLOCK NW3 - FLOOR PLANS

DATE: 01/27/16

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

CONSTRUCTION, INC.  
 807 HERRING RD. STE. A. SALEM, VA

Handwritten initials and a circled number '34'.



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

LEGEND:  
 --- 15"-DROP HEADER  
 [Hatched Box] 1/2 WALL @ 3'-2"

CRADENDA  
31Hx59Lx200

CHINA CABINET  
75Hx51Lx19D

NATURE'S WAY  
HEMLOCK NW3 - FLOOR PLANS

STERLING  
CONSTRUCTION, INC.  
107 HOESBURG RD. STE. A, SURLINGTON, VT

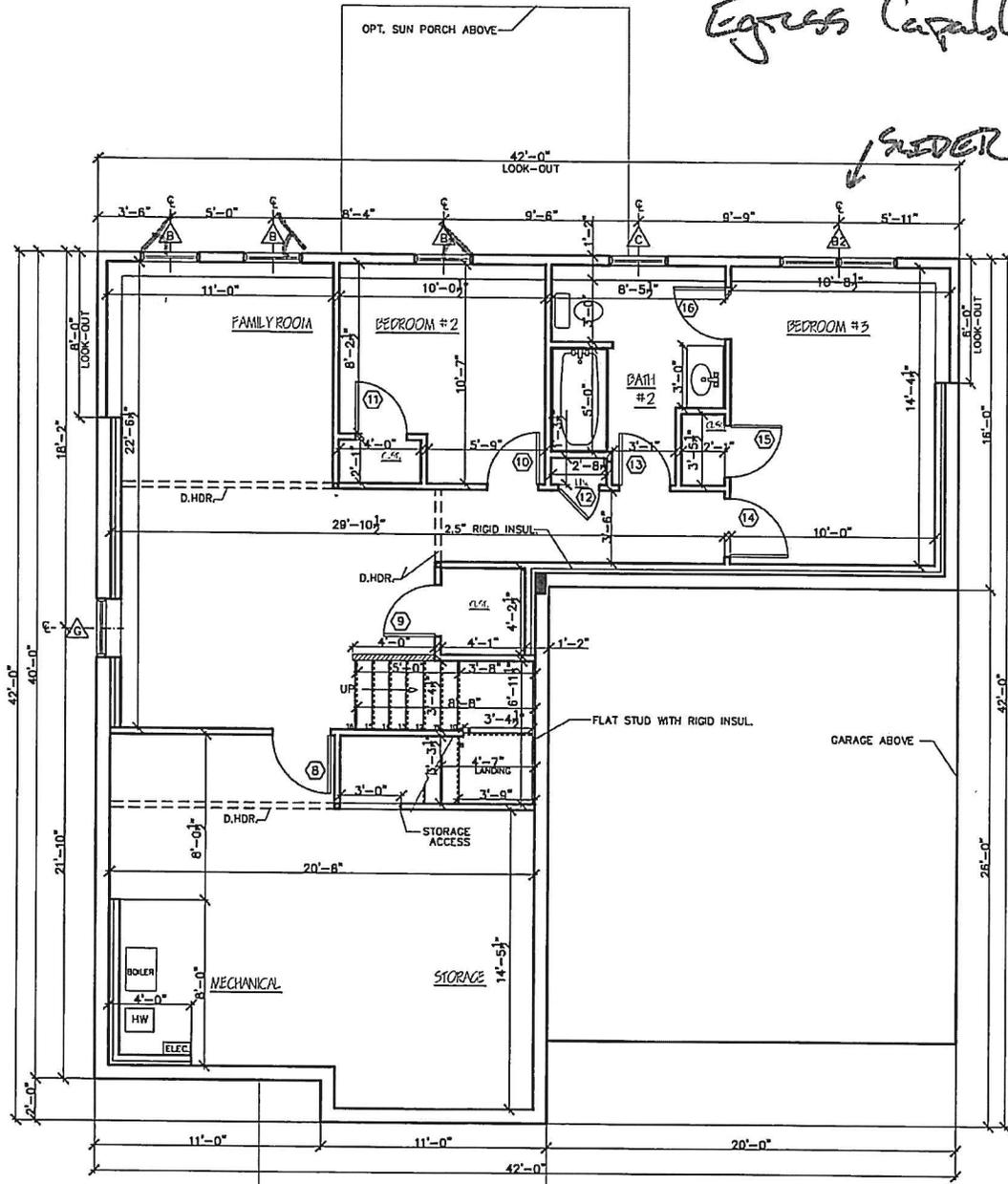
SCALE: 3/16" = 1'-0" DATE: 01/22/18



WAZ  
 BK  
 BMM

Egress Capable

SEWER



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

LEGEND:  
 --- 15" DROP HEADER  
 [Hatched Box] 1/2 WALL @ 3'-2"



NATURE'S WAY  
 HEMLOCK NW3 - FLOOR PLANS

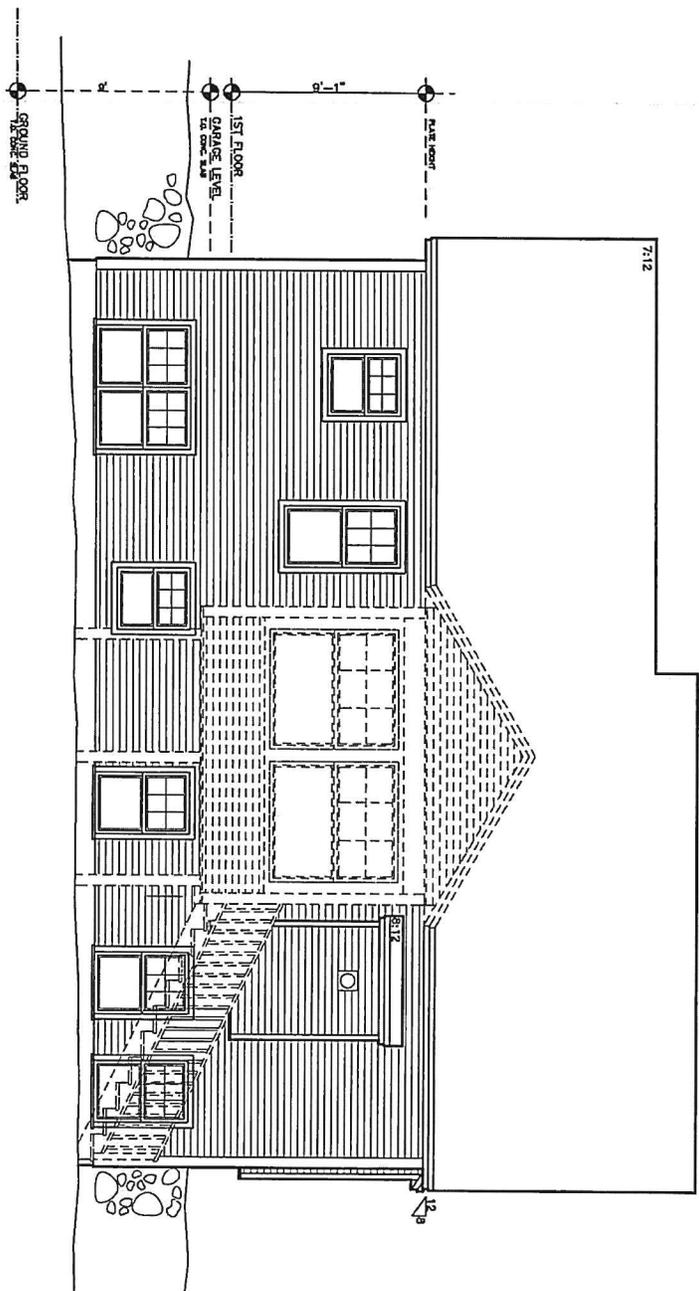
REV.	DATE
01/21/16	

**STERLING**  
 CONSTRUCTION, INC.  
 1027 HONSBURG RD. STE. A, SURLINGTON, VT

SCALE: 3/16" = 1'-0"      DATE: 01/22/16



CAF



BACK ELEVATION  
SCALE: 3/8" = 1'-0"

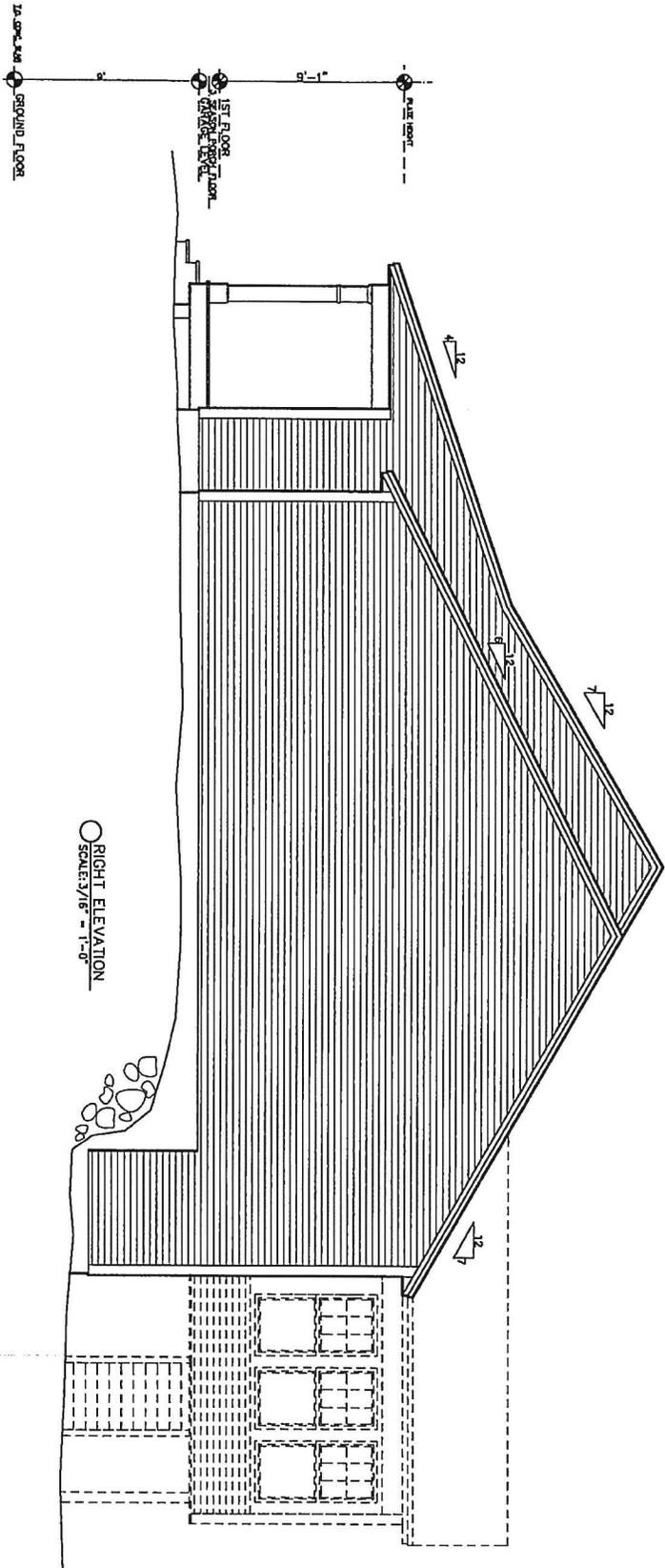
SUN ROOM INCLUDED

DM

NATURE'S WAY  
HEMLOCK NW3 - FLOOR PLANS  
SCALE: 3/8" = 1'-0" DATE: 01/23/04

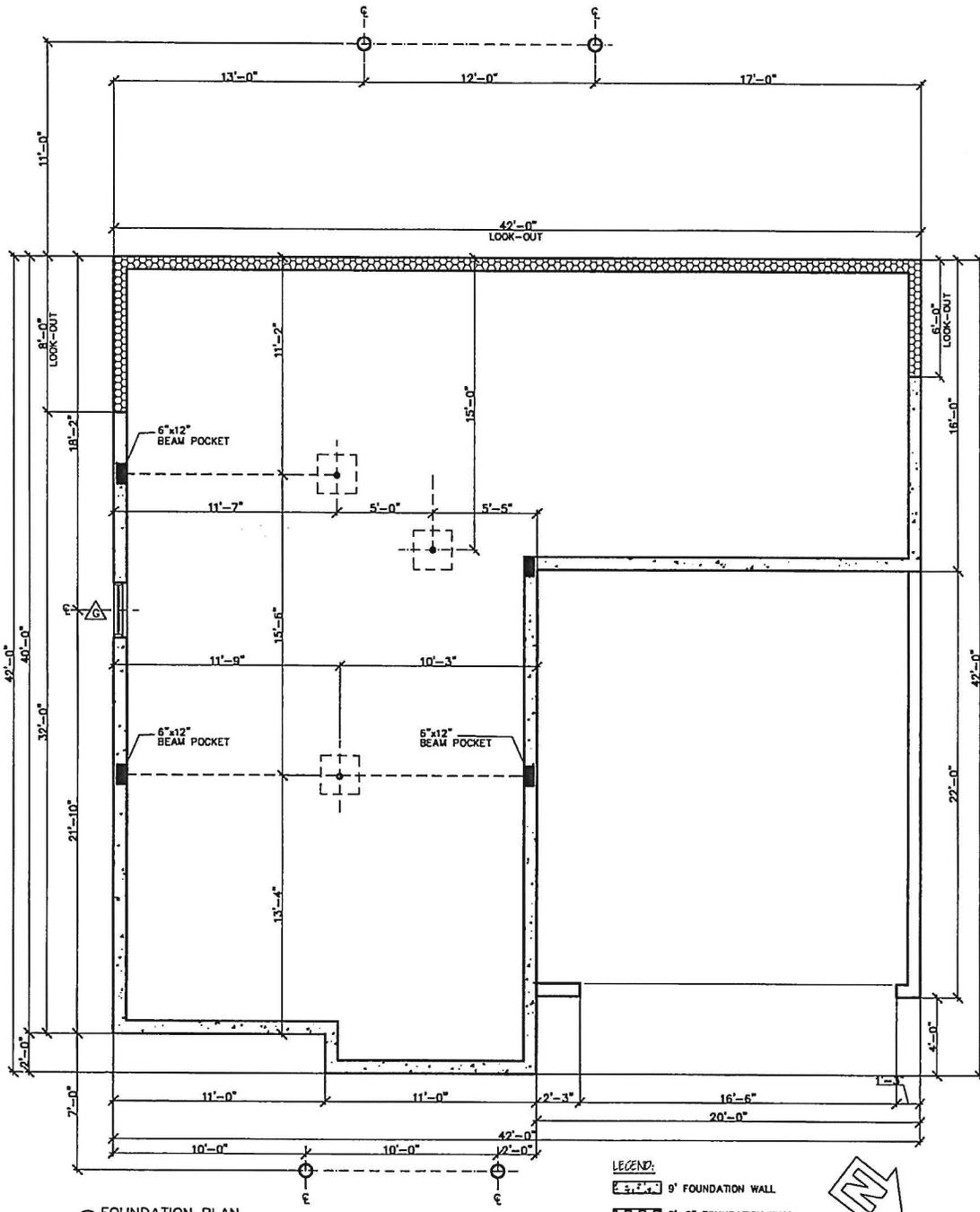
STALING  
CONSTRUCTION, INC.  
207 HICKORY RD. STE. A. SHERBORNE, VI

CRP  
FA  
MVA



NATURE'S WAY	
HEMLOCK NW3 - FLOOR PLANS	
	
STIRLING CONSTRUCTION, INC. 1011 SHERBORN ST. & SHERBORN VI SCALE: 3/16" = 1'-0"	
DATE: 07/21/18	3

*Handwritten initials and notes in the top right corner.*



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

LEGEND:  
 [Symbol] 9" FOUNDATION WALL  
 [Symbol] 3'-8" FOUNDATION WALL



NATURE'S WAY  
 HEMLOCK NW3 - FLOOR PLANS

REV.	

**STERLING**  
 CONSTRUCTION, INC.  
 107 HONORARY RD. STC. A SARASNOTON, VT

SCALE: 3/16" = 1'-0"      DATE: 07/22/15



**LEGEND**

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SETBACK
- ZONING DISTRICT BOUNDARY
- PROPOSED LOT LINE
- SIDE LINE OF EASEMENT
- Corner Line - Alley
- Corner Line - Alley
- SIDE LINE OF EASEMENT
- EDGE OF WOODS

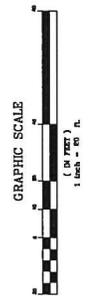
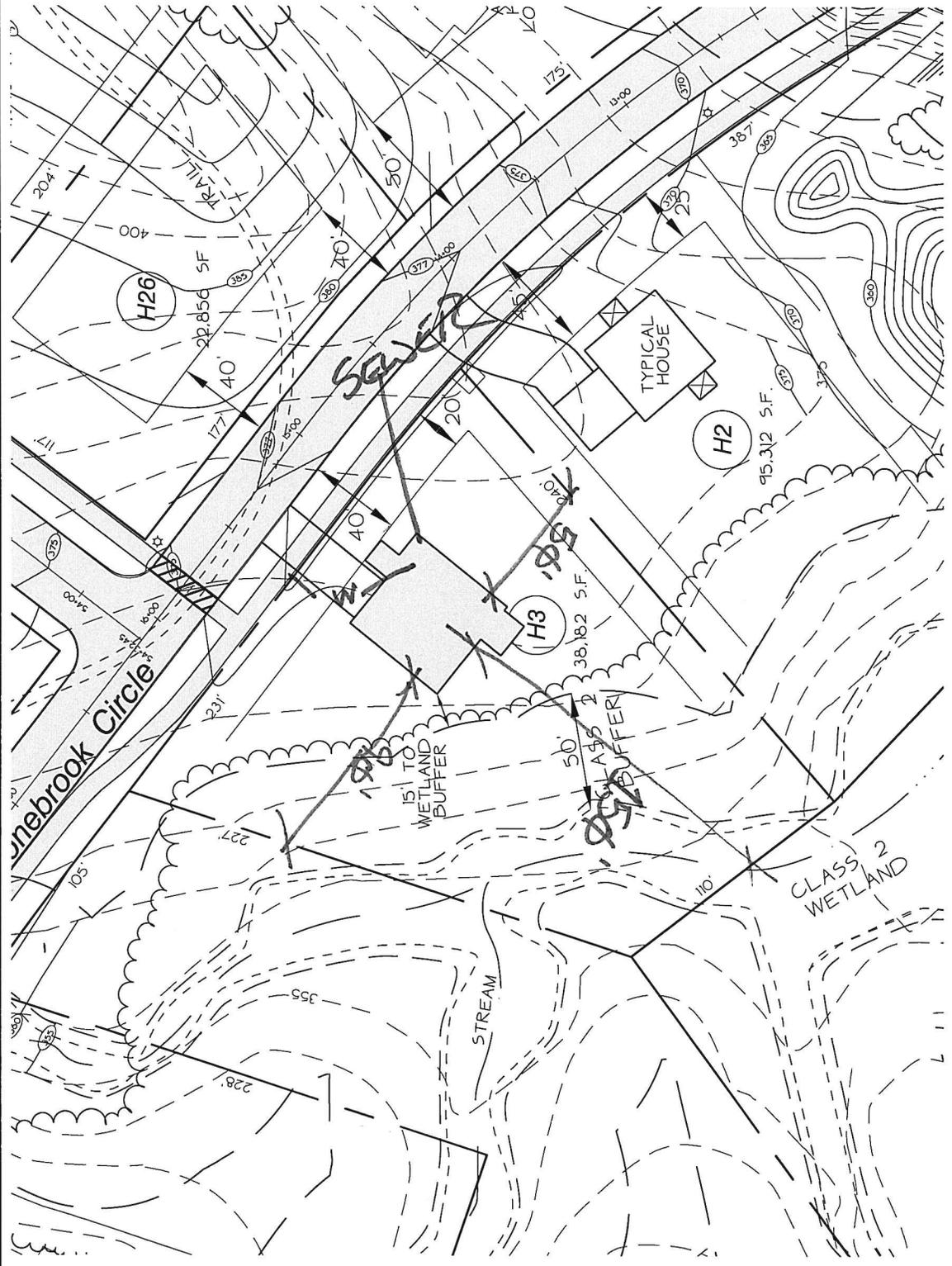


**ZONING DATA**

Medium Density Residential District (R-2)

Dimensional Requirements:

- Minimum Lot Area - 20,000 S.F.
- Minimum Lot Frontage - 100 Feet
- Minimum Front Yard Depth - 40 Feet
- Proposed Front Yard Depth - 20 Feet
- Minimum Rear Yard Depth - 20 Feet
- Minimum Side Yard Depth - 15 Feet
- Maximum Lot Depth to Lot Width Ratio of 5:1



DATE	11-29
PROJECT NAME	PINEWOOD MANOR
CLIENT	O'LEARY-BURKE CIVIL ASSOCIATES, PLC
SECTION	Section H
DATE	11-29
PROJECT	House Layout - Lot H3
SHEET	2

Note: House dimensions may change prior to construction

**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. \_\_\_\_\_ 12-24-16 \_\_\_\_\_  
Date

Property Address: 10 Stonebrook Circle

Owner Address: 1037 Hinesburg Rd., So. Burd., VT 05403

Owner Name: Sterling Land Co LLC

Phone Number: (home) 8 \_\_\_\_\_ (work) 864-0600 (cell) 316-9379

Tax Map # 084 Tax Parcel 002 Tax Lot 003

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: Collin H. Foubie MS

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

Approved  Rejected

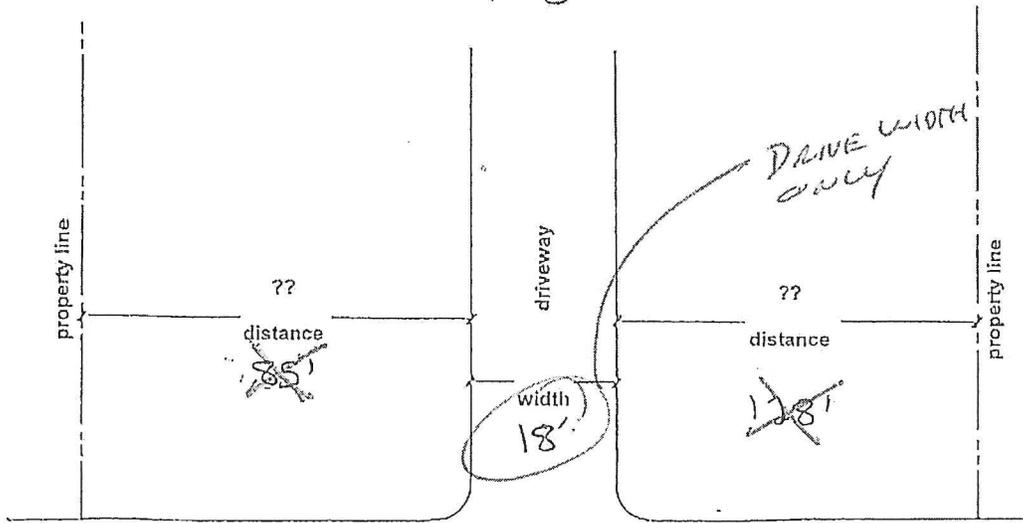
[Signature] 2-26-16

Per Authority of the Town Manager by the Director of Public Works / Town Engineer

**\* AS CONDITIONED**

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.

Lot H-3



Stonebrook Circle

STREET NAME

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

See attached plan

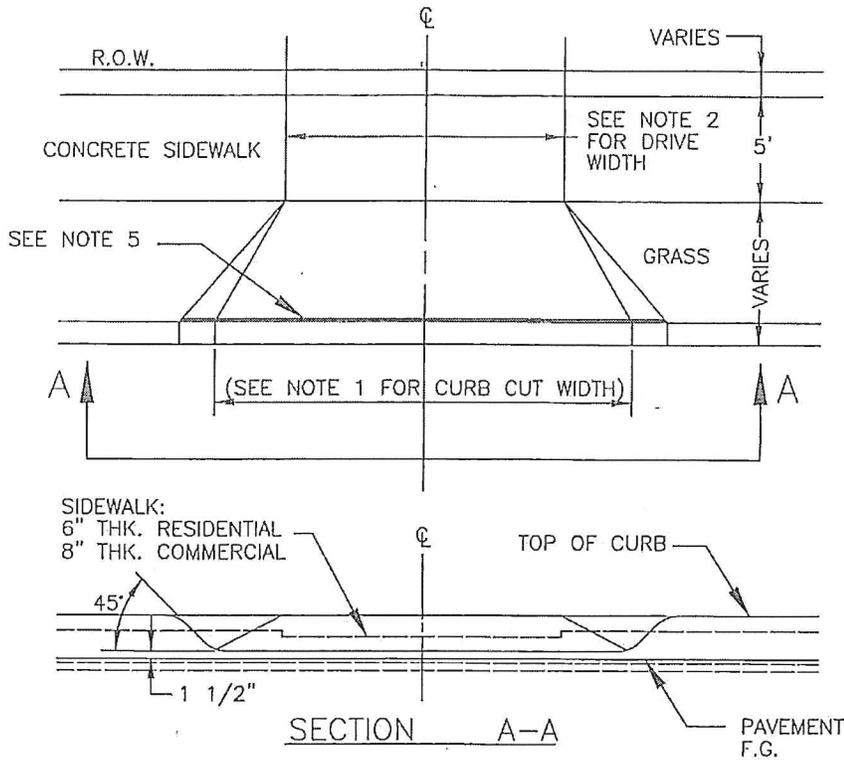
1. THE MAXIMUM WIDTH OF THE CURB CUT AND DRIVE W/IN THE TOWN'S ROW SHALL BE 15" WIDE. SEE ATTACHED.

2. REGARDLESS OF THE DIMENSIONS, THE CURB CUT SHALL REMAIN IN ITS EXISTING LOCATION. PUBLIC WORKS WILL NOT ALLOW THE APPLICANT TO MOVE CURB CUT LOCATION.

(ALM) (JW)

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.





**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