

Appeal Period Expires 9/13/16
 Zoning District MKD-PUD(R2)

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

Application Date 8/23/16
 Permit Number 2016-137

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: [Signature]

A Parcel Account Numb. (Map-Parcel-Lot) 2-094-002-016
 (found in Town Assessor's Office)
 Property Address: 20 Freeman Woods - Unit # 4
 Owner: BRESEX FW, LLC BlackRock NLFW LLC
 Owner Address: 302 Mountain View Dr Colchester VT
 Owner Phone: (work) 861-4420 (home) _____
 (cell) 316-0004 (Email) ben@blackrock.vt
 Contractors name: BlackRock Construction Phone: 861-1120
 Cell: 316-0004
 Estimated Construction Dates: Start: 9/1/16 Completion: 1/1/17
 Sq. Feet: 6,720 Estimated Cost (labor & materials): \$ 172,000

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Private Connection Fee \$ 1442 Date Paid: 8/23/16
 Proposed New Bedrooms: 3 Existing Bedrooms _____

C Water (Please attach Water Service Application).
 Public Private Fee \$ 1802.20 Date Paid: 8/23/16

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 1/1/16

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 # 2014-30

Signature of Tenant and Signature of Owner [Signature]

G

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

N = New A = Addition R = Remodel

Residential:	UNFINISHED basement	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	<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:	1 Car garage		
Garage (attached) (detached)	<input checked="" 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"/>

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>430</u>	<u>1/1/16</u>
Recreation		\$ <u>473</u>	<u>8/23/16</u>
Recording		\$ <u>20</u>	<u>8/23/16</u>
Certificate of Occ		\$ <u>75</u>	<u>1/1/16</u>
Other		\$ _____	<u>1/1/16</u>

Building Permit
 Approved Rejected Date 8/29/16
 Issued to: BlackRock NLFW LLC
 Zoning Administrator: James J. Kelley
 Notes: Energy code given

C.O. Required Yes No

TO: Zoning Administration / Water/Sewer Bookkeeper

FROM: Public Works Department W/O # _____

The following service has been Approved: Permit # _____

Date: August 25, 2016

Name: Black Rock Construction

Street: 20 Freeman Woods Unit # 16

Lot #: 094/002/016

Water Sewer Both

Number of Gallons: 140

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

August 24, 2016

Blackrock Essex/FW, LLC
302 Mountain view Drive, Suite 300
Colchester, Vermont 05446

RE: Water/ Sanitary Sewer Applications for Freeman Woods

To Whom It May Concern:

The Town of Essex approves your applications for water and sewer service to 20 Freeman Woods, Units 1 – 4.

Per the adopted Water & Sewer Ordinance, the current water operational charge of \$5.13/1,000 gallons (or \$165.00 minimum) and the sewer operational charge is \$8.59/1,000 gallons will be billed from the date of the actual physical connection to each municipal system.

If you have any questions, please feel free to call.

Sincerely,

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

Cc: Finance Department
Community Development

S:\PWORKS\WATER - SEWER Connection&Approval Letter&20 Freeman woods 0824-16.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

Legend

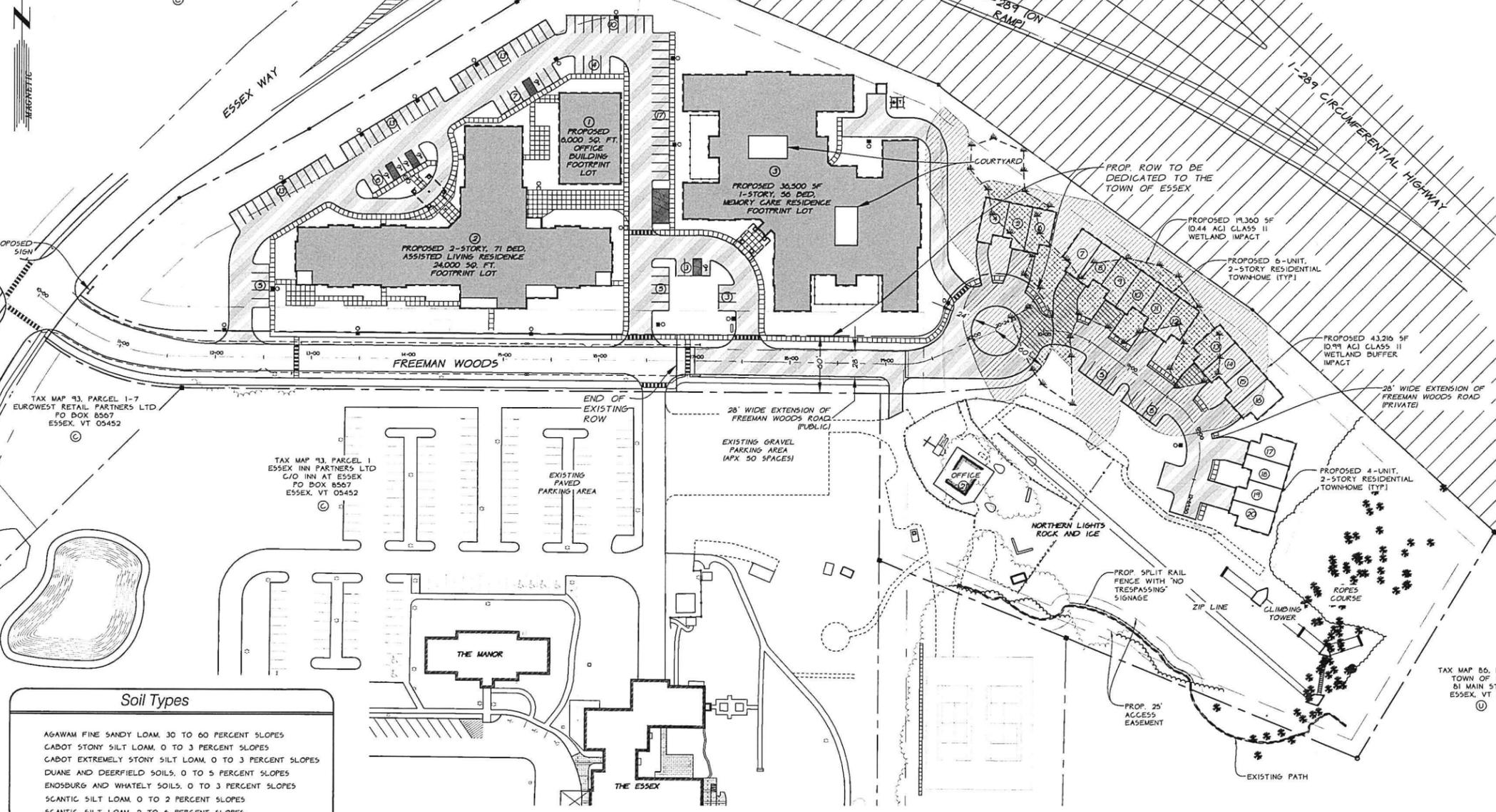
- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- BUILDING SETBACK
- SIDELINE OF EASEMENT
- CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- WETLAND IMPACT AREA
- WETLAND BUFFER IMPACT
- SCENIC RESOURCE AREA
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- RESIDENTIAL USE
- COMMERCIAL USE
- UNDEVELOPED
- EXISTING ELECTRIC/TV/TELEPHONE LINE
- EXISTING SEWERLINE
- EXISTING STORMLINE
- EXISTING WATERLINE
- EXISTING/PROPOSED HYDRANT
- PROPOSED SEWER LINE
- PROPOSED STORMLINE
- PROPOSED WATERLINE
- PROPOSED LIGHT
- SILT FENCE

[NOTE: PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE]

Parking

- REQUIRED:**
- 6,000 SF GENERAL OFFICE
6,000 SF OFFICE 5P X 1 5P PER 250 SF GFA = 24 SPACES
 - BUILDING D: 24,000 SF ASSISTED LIVING FACILITY
71 BED FACILITY X 3 5P. PER 5 BEDS = 43 SPACES
 - BUILDING C: 36,500 SF MEMORY CARE FACILITY
56 BED FACILITY X 3 5P. PER 5 BEDS = 34 SPACES
 - 17 RESIDENTIAL TOWNHOMES
17 DWELLING UNITS X 23 SPACES PER DU = 40 SPACES
 - ROPES COURSE AND CLIMBING CENTER
ASSUME 80 PARTICIPANTS REQUIRING X 5 SPACE/PART = 40 SPACES
- TOTAL SPACES REQUIRED: 181 SPACES
- PROVIDED:**
- | | |
|---|---|
| 1 COMMERCIAL AREA (OFFICE, ASSISTED LIVING, MEMORY CARE FACILITY) | 99 SPACES |
| 2 RESIDENTIAL AREA | 44 SPACES |
| 3 NORTHERN LIGHTS ROPE COURSE | 38 SPACES |
| TOTAL SPACES PROVIDED: | 181 SPACES (14 HANDICAPPED SPACES
2 VAN ACCESSIBLE HANDICAPPED SPACES) |

TAX MAP 91, PARCEL 1
WHY NOT, LLC
15 HAGAN DRIVE
ESSEX, VT 05452



Soil Types

- AGAWAM FINE SANDY LOAM, 30 TO 60 PERCENT SLOPES
- CADOT STONY SILT LOAM, 0 TO 3 PERCENT SLOPES
- CADOT EXTREMELY STONY SILT LOAM, 0 TO 3 PERCENT SLOPES
- DUANE AND DEERFIELD SOILS, 0 TO 5 PERCENT SLOPES
- ENOSBURG AND WHATELY SOILS, 0 TO 3 PERCENT SLOPES
- SCANTIC SILT LOAM, 0 TO 2 PERCENT SLOPES
- SCANTIC SILT LOAM, 2 TO 6 PERCENT SLOPES

Zoning Information

ADDRESS: 0 FREEMAN WOODS ROAD (PARCEL ID: 02094001001 + 02094001002)

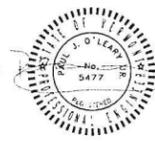
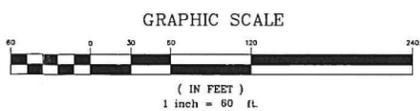
ZONING DISTRICT: MIXED USE PUD (MIXED USE DEVELOPMENT)

ADJACENT ZONING DISTRICTS AND SUBZONES: MEDIUM DENSITY RESIDENTIAL (R2) RETAIL-BUSINESS (B1) OPEN RECREATION (R1)

	REQUIRED RESIDENTIAL (R)	REQUIRED NON-RESIDENTIAL (NR)	PROPOSED
MINIMUM LOT AREA	20,000 SF	30,000 SF	467,083 SF
MINIMUM ROAD FRONTAGE	100'	150'	720'
MINIMUM FRONT SETBACK	40'	50'	25', WAIVER REQUESTED
MINIMUM SIDE SETBACK	15'	NONE	15'
MINIMUM REAR SETBACK	20'	NONE	15'
MAXIMUM LOT COVERAGE	80%	70%	45.0%
MAXIMUM BUILDING HEIGHT	40 FEET	40 FEET	40 FEET

*NOTE: SETBACK FROM VT 289 THE SETBACK DEPTH OF ANY YARD BORDERING VT 289 SHALL BE 150' FROM THE ROW AND 50' FROM THE ROW OF EXIT AND ENTRANCE RAMPS OF VT 289

WATER - MUNICIPAL
SEWER - MUNICIPAL
STORM - ON-SITE



BlackRock
302 MOUNTAIN VIEW DRIVE, SUITE 300
COLCHESTER, VT 05446
PHONE: 888-3482
E-MAIL: PROJECTS@BLACKROCK.COM

DATE	REVISION	BY
8/22/16	ADDED PROPOSED SIGN AT THE INTERSECTION OF FREEMAN WOODS AND ESSEX WAY	D.J.H.
4/7/16	REMOVED SIDEWALKS AND CURBING THROUGH RESIDENTIAL DRIVES	D.J.H.
10/15/15	REVISED TOWNHOME UNIT FOOTPRINTS, ADDED SIGN AT PRIVATE DRIVE TO AL2 FACILITY, EXTENDED SIDEWALK ACROSS TOWNHOME DRIVEWAYS	D.J.H.
9/8/15	REVISED GRAVEL PATH ON NORTHERN LIGHTS PROPERTY	D.J.H.
8/24/15	REVISED PARKING PER PLANNING COMMISSION COMMENTS	D.J.H.
5/11/15	REVISED PHASE 2 LAYOUT	D.J.H.
12/30/14	REVISED LOT NUMBERS PER WW COMMENTS	D.J.H.
12/1/14	REVISED WETLAND IMPACT AREA AND ADDED RAIN GARDEN	D.J.H.
10/21/14	REVISED TO SHOW WETLAND/BUFFER IMPACT AREAS	D.J.H.

DATE: 8-27-2014
DESIGN: OBCA
DRAWN: DJH
CHECKED: PJD
SCALE: 1"=60'

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX, VT 05452
PHONE: 878-9999
FAX: 878-9999
E-MAIL: ocb@olearyburke.com

Spring Village at Freeman Woods
Freeman Woods, Essex, VT
Master Plan
PLAN SHEET # **2**