

Date:	<u>04.06.2022</u>	Application #:	<u>030-22</u>
Fees Paid:	<u>590.</u>	+ \$15 recording fee =	<u>605.</u>
Parcel ID #:	<u>100-0891</u>		
Tax Map #:	<u>13-083.000</u>		

## TOWN OF WATERBURY ZONING PERMIT APPLICATION

Please provide all of the information requested in this application.

Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process of this application. Based upon the nature of the project you may need to submit additional information. For instructions on how to fill out this form please refer to the *Zoning Permit Application Instructions & Fee Schedule* available on the municipal website or at the municipal offices. Submit one copy of the completed application and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

### CONTACT INFORMATION

#### APPLICANT

Name: Clint West  
 Mailing Address: 232 Mt. Philo Rd.  
Shelburne, VT 05482  
 Home Phone:                       
 Work/Cell Phone: 802-324-7832  
 Email: clint@mapleafvt.com

#### PROPERTY OWNER (if different from Applicant)

Name: West Family Properties, LLC  
 Mailing Address: 232 Mt. Philo Rd.  
Shelburne, VT 05482  
 Home Phone:                       
 Work/Cell Phone: 802-324-7832  
 Email: clint@mapleafvt.com

### PROJECT DESCRIPTION

Physical location of project (E911 address): 891 Waterbury Stowe Rd.

Lot size: .14 +/- Zoning District: VCOM

Existing Use:                      Proposed Use: two family/commercial

Brief description of project: two liveable units. Detached garage. Commercial zoning, will also be a drop off location for rugs in the area for cleaning

Cost of project: \$ 300,000.00 Estimated start date: Fall?

Water system: town Waste water system: town

#### EXISTING

Square footage:                      Height:                     

Number of bedrooms/baths:                     

# of parking spaces:                     

Setbacks: front:                     

sides:                      rear:                     

#### PROPOSED

Square footage: 2304 Height: 24'10 1/2"

Number of bedrooms/bath: 2/2

# of parking spaces: 5

Setbacks: front: 3'

sides: varies, see attached plans rear:                     

### ADDITIONAL MUNICIPAL PERMITS REQUIRED:

- Curb Cut / Access permit     E911 Address Request  
 Water & Sewer Allocation     none of the above

[Additional State Permits may also be required]

### CHECK ALL THAT APPLY:

#### NEW CONSTRUCTION

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Commercial / Industrial Building
- Residential Building Addition
- Comm./ Industrial Building Addition
- Accessory Structure (garage, shed)
- Accessory Apartment
- Porch / Deck / Fence / Pool / Ramp
- Development in SFHA (including repairs and renovation)
- Other

#### USE

- Establish new use
- Change existing use
- Expand existing use
- Establish home occupation

#### OTHER

- Subdivision (# of Lots:                     )
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Parking Lot
- Soil/sand/gravel/mineral extraction
- Other

**SKETCH PLAN**

Please include a sketch of your project, drawn to scale, with all required measurements - see *Zoning Permit Application Instructions*. You may use the space below or attach separate sheets. For plans larger than 11"x17" please provide a digital copy (pdf. file format) in addition to a paper copy.

*please see Civil Engineering Associates drawings*

**Exhibit A2**

**SIGNATURES**

The undersigned hereby applies for a Zoning Permit for the use described in this application to be issued on the basis of the representations made herein all of which the applicant swears to be complete and true.

*Clint West* 4/6/22  
Applicant Signature date

*Clint West* 4/6/22  
Property Owner Signature date

**CONTACT**

Zoning Administrator Phone: (802) 244-1018  
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676  
Municipal Website: [www.waterburyvt.com](http://www.waterburyvt.com)

**OFFICE USE ONLY**

Zoning District/Overlay: \_\_\_\_\_  
Review type:  Administrative  DRB Public Warning Required:  Yes  No  
DRB Referral Issued (effective 15-days later): \_\_\_\_\_  
DRB Mtg Date: \_\_\_\_\_ Decision Date: \_\_\_\_\_  
Date Permit issued (effective 16-days later): \_\_\_\_\_  
Final Plat due (for Subdivision only): \_\_\_\_\_  
Remarks & Conditions: \_\_\_\_\_  
\_\_\_\_\_  
Authorized signature: \_\_\_\_\_ Date: \_\_\_\_\_

**REVIEW/APPLICATIONS:**

- Conditional Use  Waiver
- Site Plan
- Variance
- Subdivision:
  - Subdv.  BLA  PUD
- Overlay:
  - DDR  SFHA  RHS  CMP
- Sign
- Other \_\_\_\_\_
- n/a

Date: _____	Application #: _____
Fees Paid: _____	(\$15 recording fee already paid)
Parcel ID #: _____	_____
Tax Map #: _____	_____

## TOWN OF WATERBURY SITE PLAN REVIEW INFORMATION

This Site Plan Review information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process please contact the Zoning Administrator at 802-244-1018.

### PROJECT DESCRIPTION

Brief description of project: two family/commercial. Two livable units Detached garage. Commercial zoning, will also be a drop off location for rugs in the area for cleaning

### SITE PLAN REVIEW CRITERIA

Please utilize the check list to ensure your proposal addresses each relevant Site Plan Review criteria:

- Adequacy of traffic access
- Adequacy of circulation and parking
- Adequacy of landscaping and screening (including exterior lighting)
- Requirements for the Route 100 Zoning District
- Special considerations for projects bordering Route 2, Route 100, or Interstate 89

### SITE PLAN SUBMISSION REQUIREMENTS

Before an application for site plan review is considered complete, the applicant shall file a site plan, clearly drawn to the largest practical scale, showing the following:

- Location and dimensions of lot lines, names of adjacent landowners, all easements, utilities, and existing and proposed structures.
- All access to public streets or roads, parking and service areas, pedestrian walkways, curbs and stormwater drainage.
- Pedestrian and vehicular circulation, including parking lot layout, entrances to structures, signs, and lighting.
- Building elevations and footprints.
- Detailed site grading and landscaping, indicating existing and proposed trees, shrubs, and ground cover.
- Two copies of all plans.
- For plans larger than 11"x17" please submit a digital plan set in addition to the paper copy (pdf. file format).

**CONTACT** Zoning Administrator Phone: (802) 244-1018  
 Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676  
 Municipal Website: [www.waterburyvt.com](http://www.waterburyvt.com)

Date: _____	Application #: _____
Fees Paid: _____	(\$15 recording fee already paid)
Parcel ID #: _____	_____
Tax Map #: _____	_____

## TOWN OF WATERBURY CONDITIONAL USE INFORMATION

This Conditional Use (and Setback Waiver) information sheet supplements the Zoning Permit application. Please provide all of the information requested on each form. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

### PROJECT DESCRIPTION

Brief description of project: two livable units. Detached garage. Commercial zoning, will also be a drop off location for rugs in the area for cleaning

### CONDITIONAL USE CRITERIA

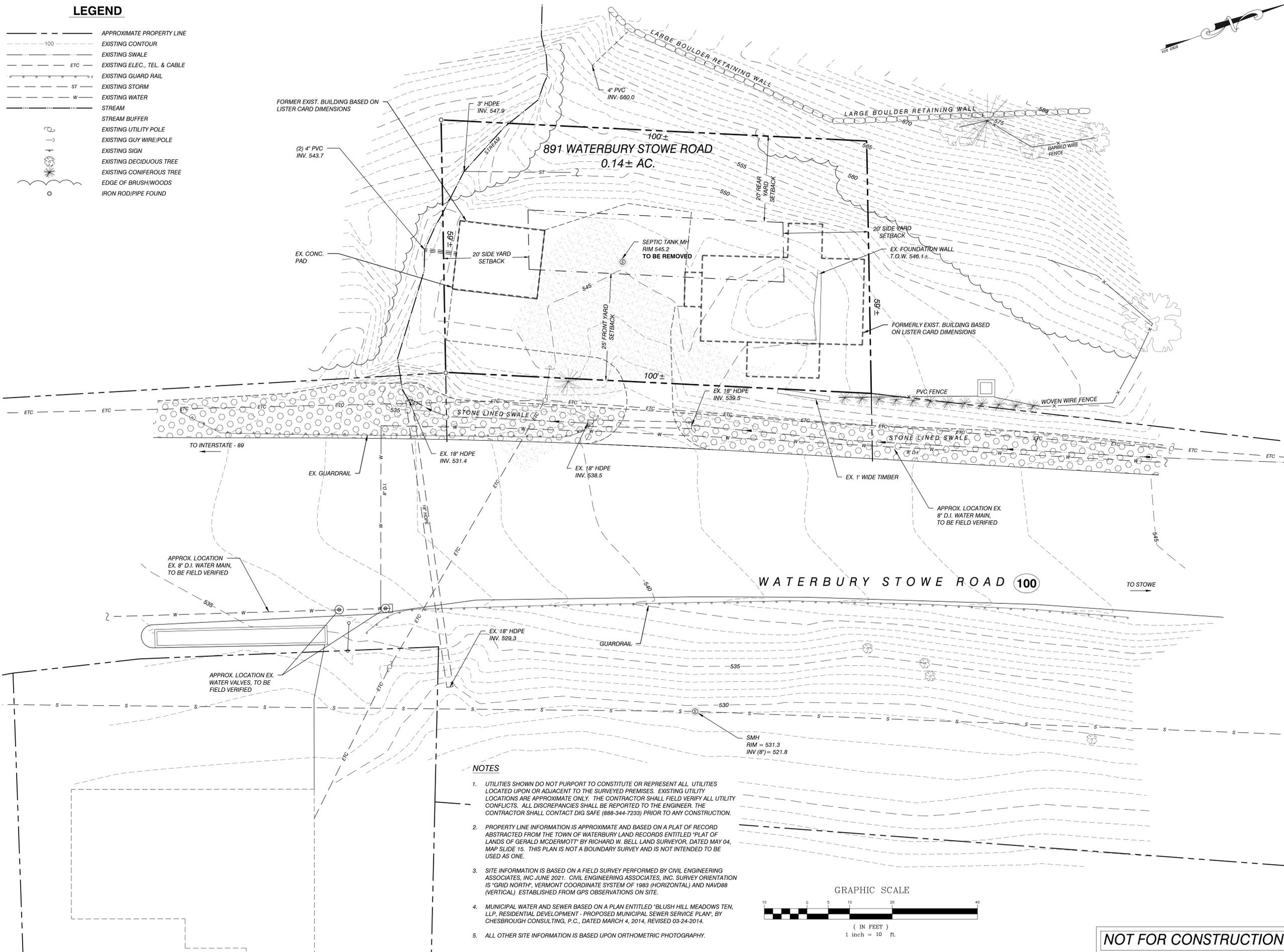
Please respond to the following; you may answer on a separate sheet and attach additional pages and supporting materials:

1. Describe how the proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it (including roads and highways, municipal water or sewer systems, school system, fire protection services):  
Project should have no undue adverse impact, as a house was previously on the property
2. Describe how the proposed use will not have an undue adverse impact on the character of the area affected as defined by the Municipal Plan and the zoning district in which the proposed project is located:  
Project will have no undue adverse impact on the area's character. I believe it will enhance the character of the area, and provide more housing, which is a goal for the area
3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:  
Project will be built to code and not violate
4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:  
Typical two family dwelling, built to code. Should not need any crazy devices to minimize anything. The loudest part of the property will be the road noise.
5. For removal of earth or mineral products which is not incidental to a construction, landscaping, or agricultural operation, a removal project must meet specific conditions outlined within Section 302 of the Waterbury Zoning Regulations. Are the conditions included within the Application Submittals?  
Yes, I believe so

**CONTACT** Zoning Administrator Phone: (802) 244-1018  
 Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Waterbury, VT 05676  
 Municipal Website: [www.waterburyvt.com](http://www.waterburyvt.com)

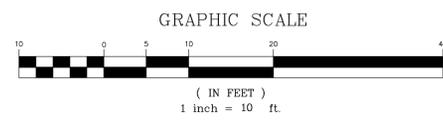
## LEGEND

	APPROXIMATE PROPERTY LINE
	EXISTING CONTOUR
	EXISTING SWALE
	EXISTING ELEC., TEL. & CABLE
	EXISTING GUARD RAIL
	EXISTING STORM
	EXISTING WATER
	STREAM
	STREAM BUFFER
	EXISTING UTILITY POLE
	EXISTING GUY WIRE/POLE
	EXISTING SIGN
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EDGE OF BRUSH/WOODS
	IRON ROD/PIPE FOUND



### NOTES

- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
- PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON A PLAT OF RECORD ABSTRACTED FROM THE TOWN OF WATERBURY LAND RECORDS ENTITLED "PLAT OF LANDS OF GERALD McDERMOTT" BY RICHARD W. BELL LAND SURVEYOR, DATED MAY 04, MAP SLIDE 15. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
- SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC JUNE 2021. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.
- MUNICIPAL WATER AND SEWER BASED ON A PLAN ENTITLED "BLUSH HILL MEADOWS TEN, LLP, RESIDENTIAL DEVELOPMENT - PROPOSED MUNICIPAL SEWER SERVICE PLAN", BY CHESBROUGH CONSULTING, P.C., DATED MARCH 4, 2014, REVISED 03-24-2014.
- ALL OTHER SITE INFORMATION IS BASED UPON ORTHOMETRIC PHOTOGRAPHY.



**NOT FOR CONSTRUCTION**

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.  
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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DRAWN GAC
CHECKED CJG
APPROVED BCE

CLIENT:  
**WEST FAMILY PROPERTIES, LLC.**  
  
SHELBURNE, VERMONT  
05482

PROJECT:  
**891 WATERBURY STOWE ROAD**  
  
891 WATERBURY STOWE ROAD  
WATERBURY, VT



LOCATION MAP  
1" = 2000'

DATE	CHECKED	REVISION

**EXISTING CONDITIONS PLAN**

DATE 08/03/2022	DRAWING NUMBER <b>C1.0</b>
SCALE 1" = 10'	PROJ. NO. 21163.01

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.  
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
P: 802-864-2323 FAX: 802-864-2271 web: www.cca-vt.com

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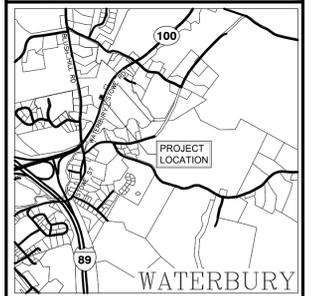
DRAWN: GAC  
CHECKED: CJG  
APPROVED: BCE

CLIENT:  
**WEST FAMILY PROPERTIES, LLC.**

SHELBURNE, VERMONT 05482

PROJECT:  
**891 WATERBURY STOWE ROAD**

891 WATERBURY STOWE ROAD  
WATERBURY, VT



LOCATION MAP  
1" = 2000'

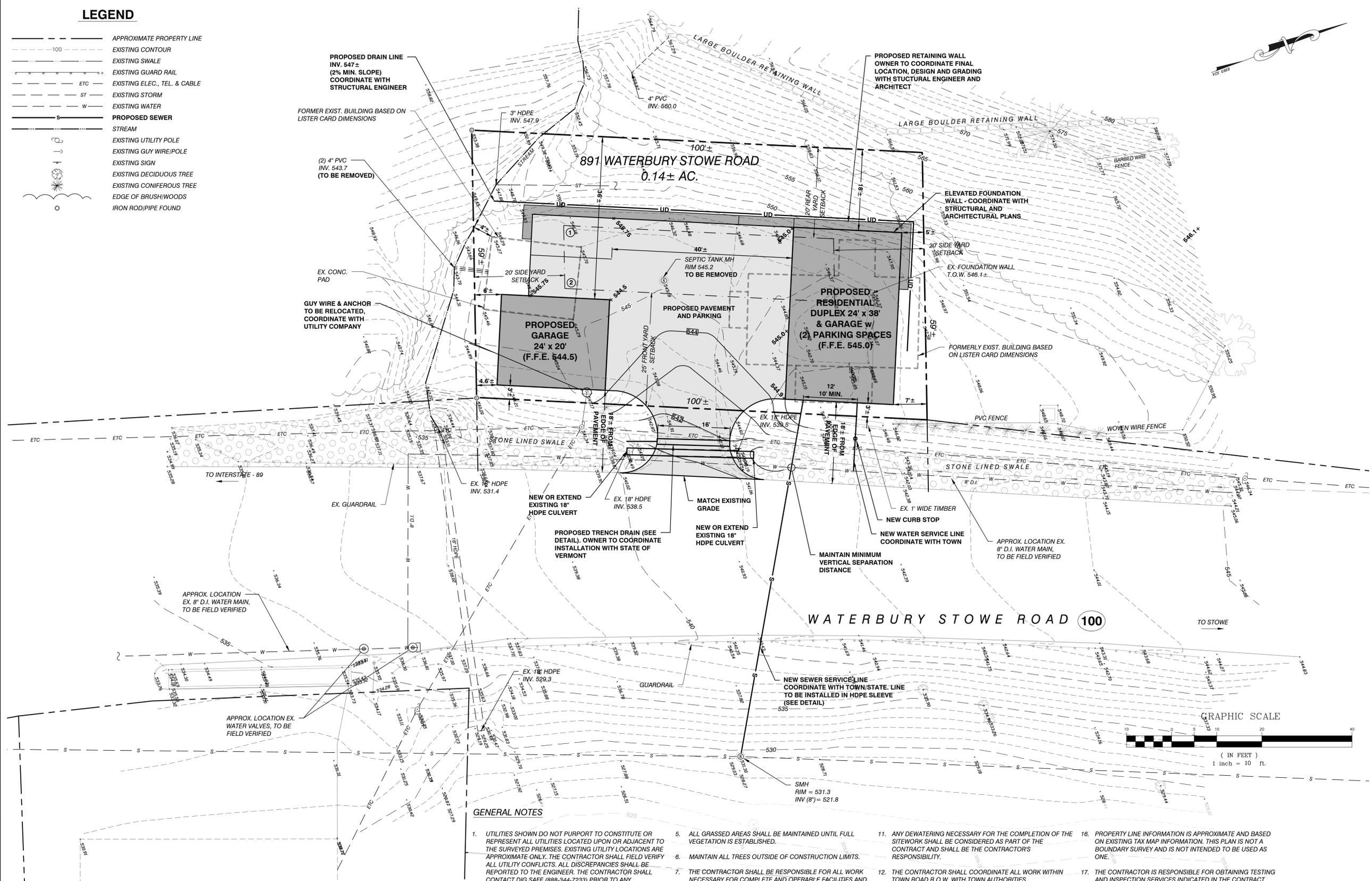
DATE	CHECKED	REVISION
08/30/22	CJG	REVISED PER TOWN COMMENTS

**PROPOSED CONDITIONS PLAN**

DATE: 08/03/2022  
SCALE: 1" = 10'  
PROJ. NO.: 21163.01  
DRAWING NUMBER: **C2.0**

**LEGEND**

- APPROXIMATE PROPERTY LINE
- - - - - 100' EXISTING CONTOUR
- - - - - EXISTING SWALE
- - - - - EXISTING GUARD RAIL
- - - - - ETC EXISTING ELEC., TEL. & CABLE
- - - - - ST EXISTING STORM
- - - - - W EXISTING WATER
- - - - - S PROPOSED SEWER
- - - - - STREAM
- - - - - EXISTING UTILITY POLE
- - - - - EXISTING GUY WIRE/POLE
- - - - - EXISTING SIGN
- - - - - EXISTING DECIDUOUS TREE
- - - - - EXISTING CONIFEROUS TREE
- - - - - EDGE OF BRUSH/WOODS
- - - - - IRON ROD/PIPE FOUND



**GENERAL NOTES**

- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATING FIRM TO LOCATE OWNER OWNED UNDERGROUND UTILITIES PRIOR TO START OF ANY EXCAVATION.
- ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES) FOR ALL UNDERGROUND UTILITIES. THOSE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
- ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
- MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
- IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY LOCAL PUBLIC WORKS STANDARDS.
- THE TOLERANCE FOR FINISH GRADES FOR ALL PAVEMENT, WALKWAYS AND LAWN AREAS SHALL BE 0.1 FEET. UNLESS NOTED OTHERWISE, ALL EXISTING MANHOLE COVERS, VALVES, CURB STOPS AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO THE NEW FINISH GRADE.
- ANY DOWATERING NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN TOWN ROAD R.O.W. WITH TOWN AUTHORITIES.
- THE CONTRACTOR SHALL INSTALL THE ELECTRICAL, CABLE AND TELEPHONE SERVICES IN ACCORDANCE WITH THE UTILITY COMPANIES REQUIREMENTS.
- EXISTING PAVEMENT AND TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION. ALL PAVEMENT CUTS SHALL BE MADE WITH A PAVEMENT SAW.
- IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
- PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING TESTING AND INSPECTION SERVICES INDICATED IN THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND FIELD ENGINEERING REQUIRED FOR COMPLETION OF THE PROJECT. CIVIL ENGINEERING ASSOCIATES WILL PROVIDE AN AUTOCAD FILE WHERE APPLICABLE.
- THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY AND ALL SAFETY FENCES OR RAILS ABOVE EXISTING AND PROPOSED WALLS. THE OWNER SHALL VERIFY LOCAL STATE AND INSURANCE REQUIREMENT GUIDELINES FOR THE INSTALLATION AND VERIFY ANY AND ALL PERMITTING REQUIREMENTS.

**THIS PROPERTY LIES WITHIN THE VILLAGE COMMERCIAL ZONING DISTRICT (VCOM)**

	EXISTING	PROPOSED
LOT AREA REQUIRED	20,000 SF	5,890± SF
DRIVEWAY	1,450± SF	1,920± SF
BUILDINGS	1,310± SF	1,400± SF

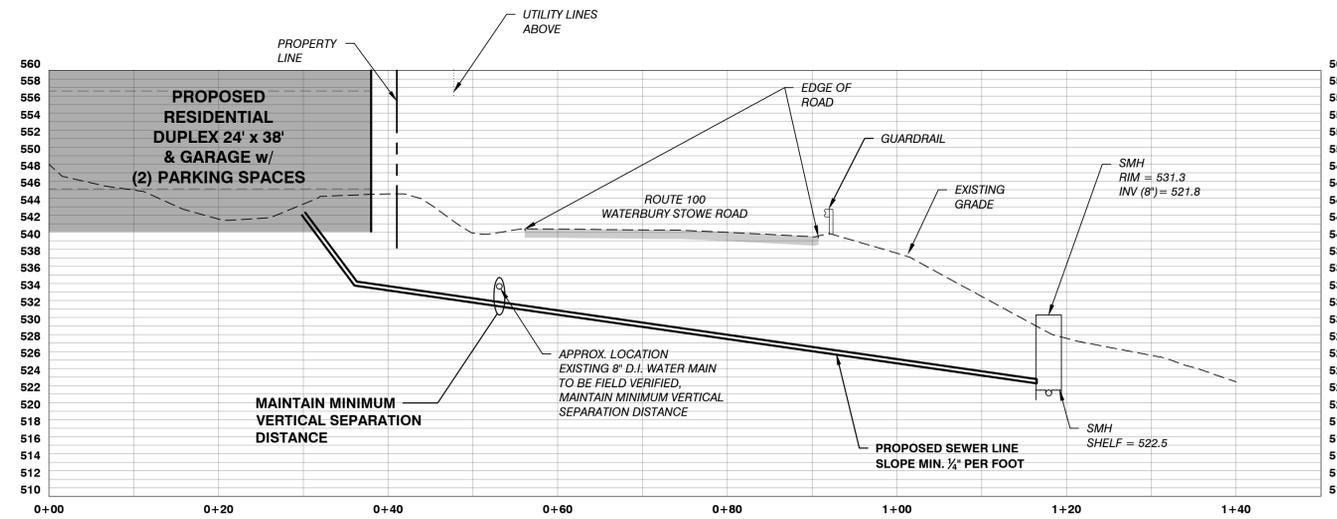
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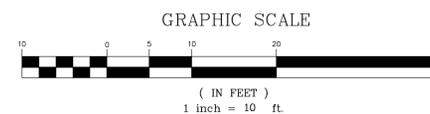
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- EXISTING CONTOUR
- EXISTING SWALE
- EXISTING GUARD RAIL
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- EXISTING STORM
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- PROPOSED SEWER
- STREAM
- EXISTING UTILITY POLE
- EXISTING GUY WIRE/POLE
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- IRON ROD/PIPE FOUND



PLAN



PROFILE



**NOT FOR CONSTRUCTION**

SITE ENGINEER:



**CIVIL ENGINEERING ASSOCIATES, INC.**  
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

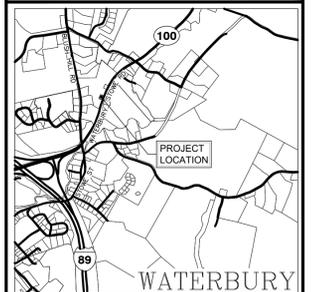
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DRAWN  
**GAC**  
CHECKED  
**CJG**  
APPROVED  
**BCE**

CLIENT:  
**WEST FAMILY PROPERTIES, LLC.**  
  
SHELburnE, VERMONT  
05482

PROJECT:  
**891 WATERBURY STOWE ROAD**

891 WATERBURY STOWE ROAD  
WATERBURY, VT



LOCATION MAP  
1" = 2000'

DATE	CHECKED	REVISION

**PARTIAL PLAN & PROFILE**

DATE <b>08/03/2022</b>	DRAWING NUMBER <b>C2.1</b>
SCALE <b>1" = 10'</b>	PROJ. NO. <b>21163.01</b>

P:\AutoCAD\Projects\2021\21163.01 - Client West\1\_CADD Files - 891 Waterbury Stowe Rd.dwg, 8/3/2022, 12:45:59 PM, DWG To PDF.pc3

# Exhibit D

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ADDISON RESIDENTIAL

Design, Management, Consulting & Millwork

2160 ROUTE 7 SOUTH  
MIDDLEBURY, VT 05753  
(802) 388-7707  
WWW.ADDISONRESIDENTIAL.COM

ARCHITECTURAL DESIGNER: JM

INTERIOR DESIGNER: XX

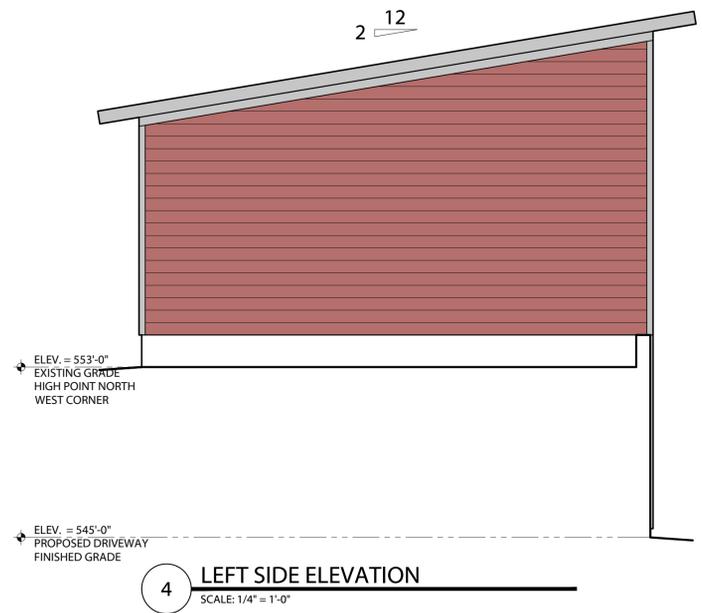
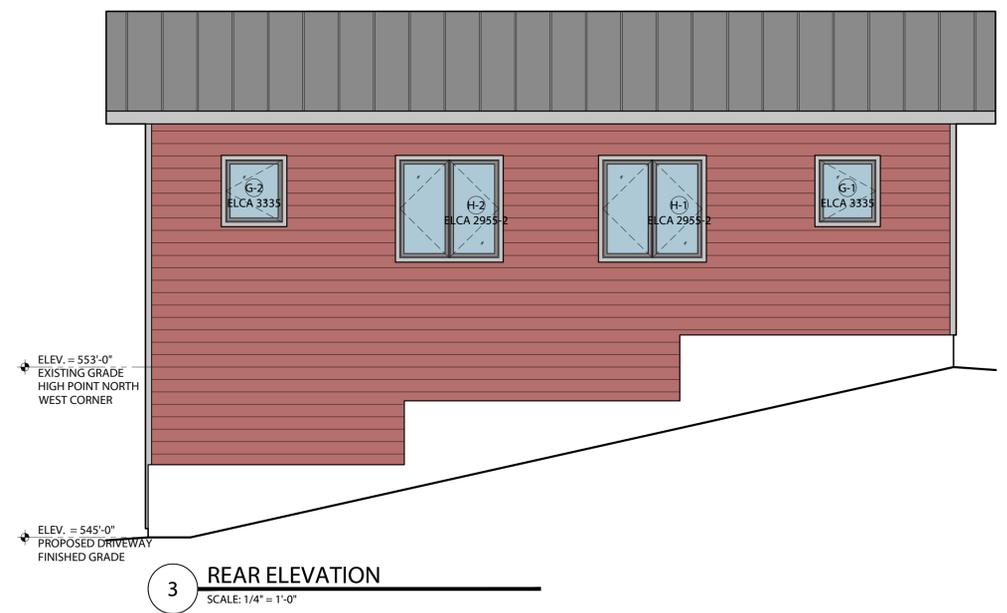
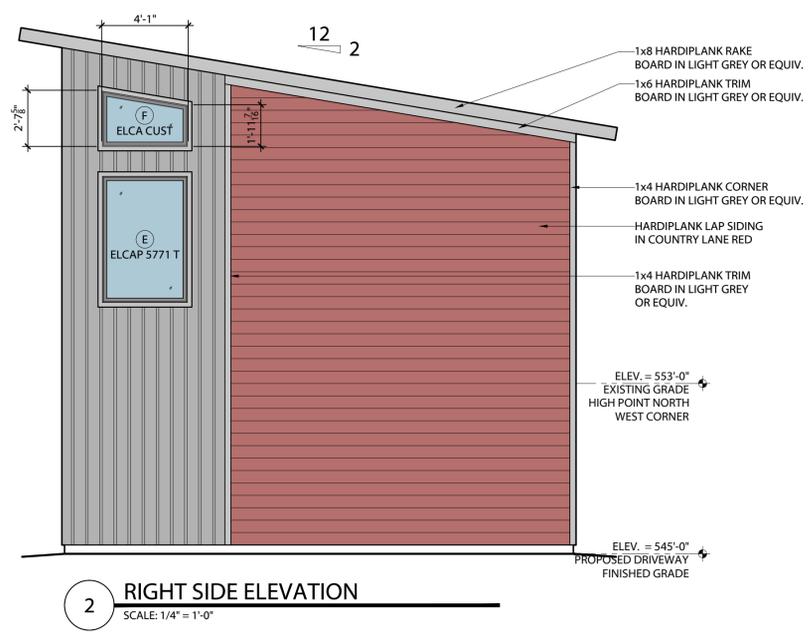
REVIEWED BY: MG

**West Garage**  
891 Waterbury Stowe Road  
Waterbury, VT 05676

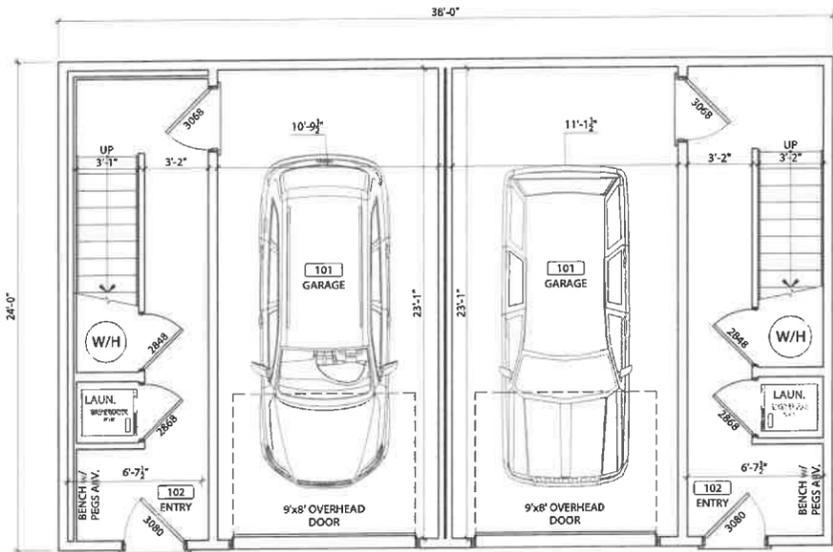
ELEVATIONS

A201

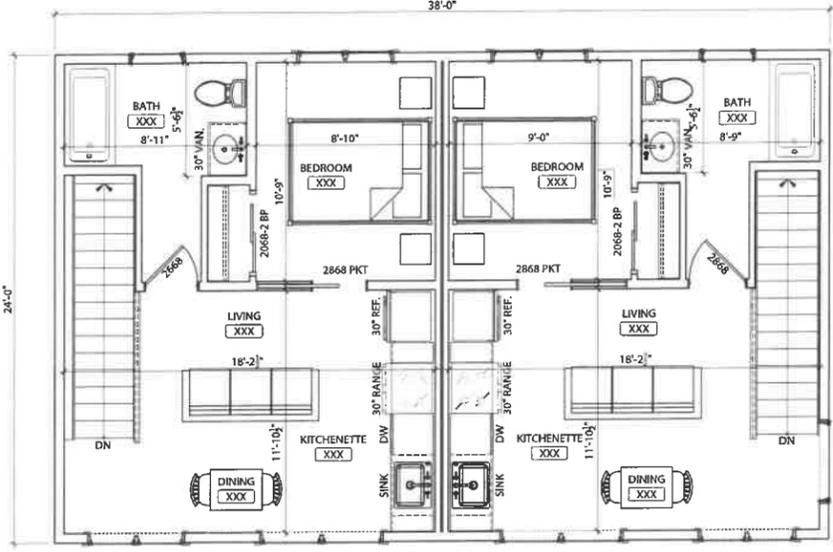
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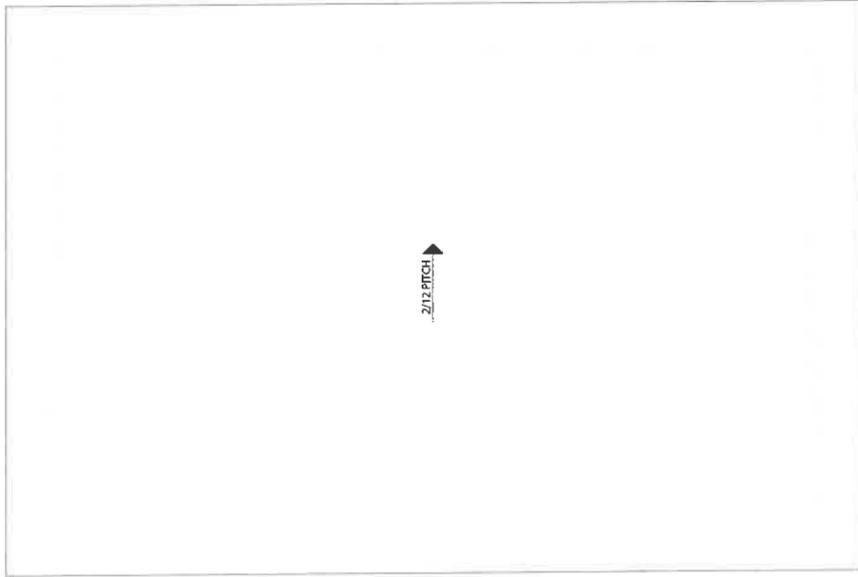
# Exhibit E1



1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 ROOF PLANE PLAN  
SCALE: 1/4" = 1'-0"



SCHEMATIC DRAWING - FEBRUARY 24, 2022 - NOT FOR CONSTRUCTION

**West Garage**  
891 Waterbury Stowe Road  
Waterbury, VT 05676

FLOOR PLANS

A101

# Exhibit E2

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Design, Management,  
Consulting & Millwork  
3160 ROUTE 7 SOUTH  
MIDDLEBURY, VT 05753  
(802) 388-7307  
WWW.ADDISONRESIDENTIAL.COM

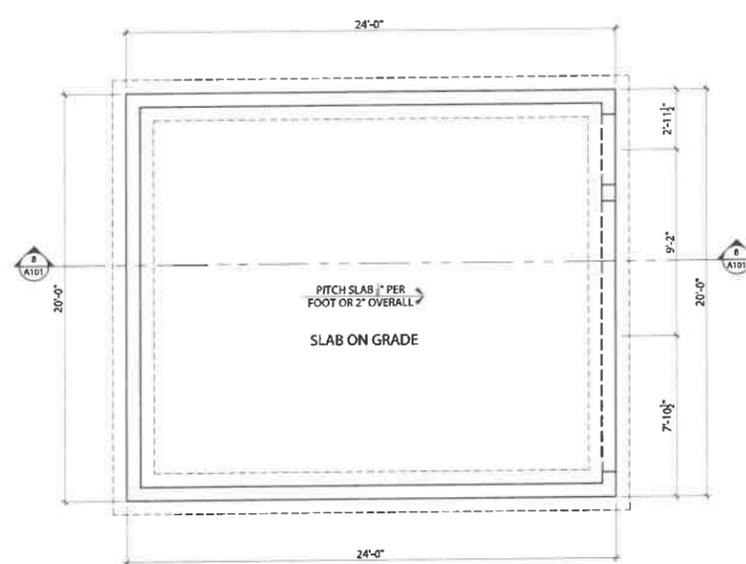
ARCHITECTURAL DESIGNER: JM  
INTERIOR DESIGNER: XX  
REVIEWED BY: MG

**West Garage**  
891 Waterbury Stowe Road  
Waterbury, VT 05676

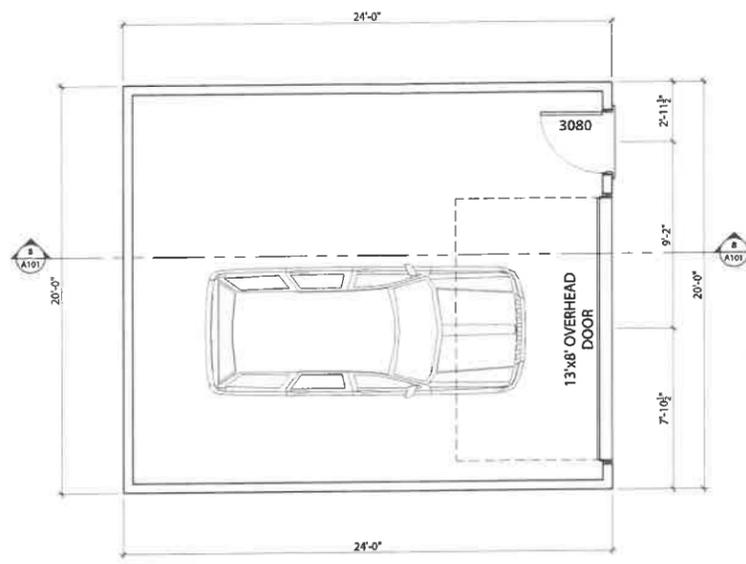
SCHEMATIC DRAWING - FEBRUARY 24, 2022 - NOT FOR CONSTRUCTION

**PLANS, ELEVATIONS,  
& BUILDING SECTION**

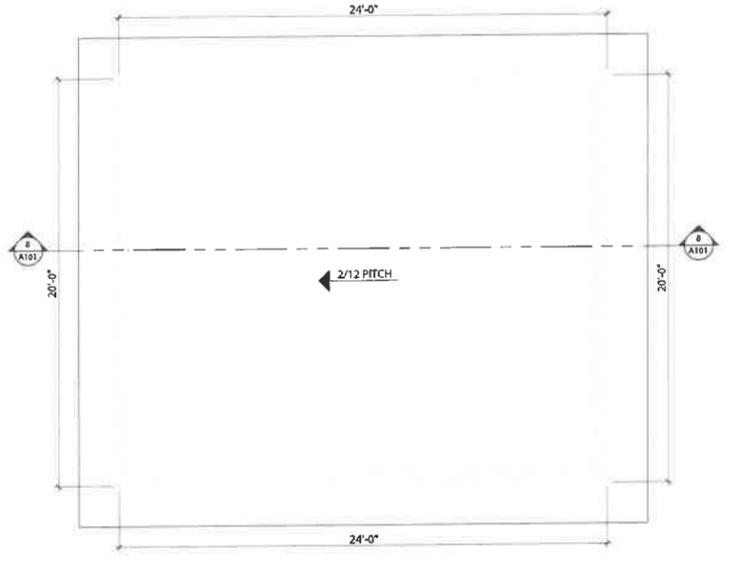
**A101**



**1 FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



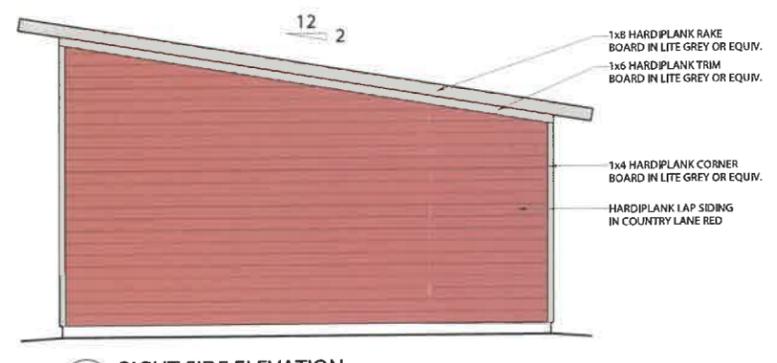
**2 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



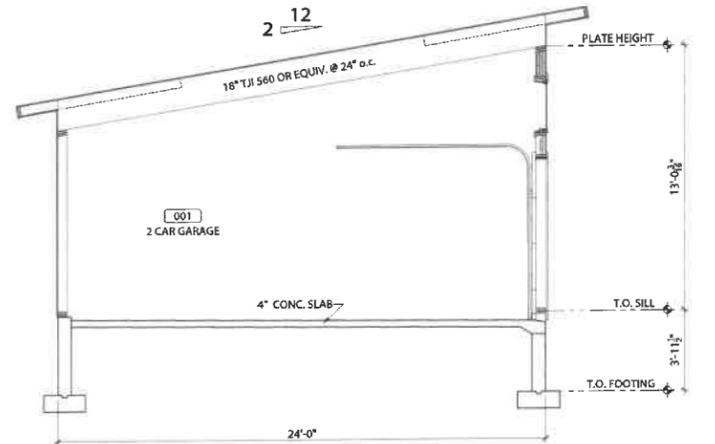
**3 ROOF PLANE PLAN**  
SCALE: 1/4" = 1'-0"



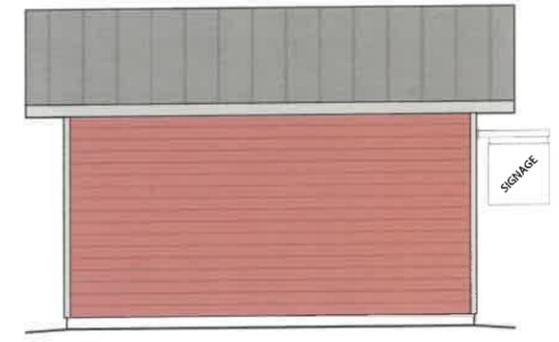
**4 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



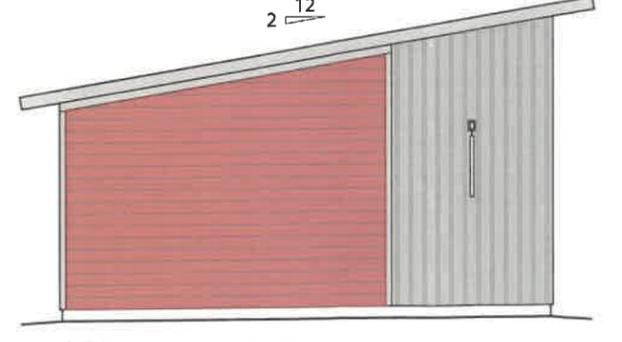
**5 RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**8 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**6 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**7 LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

**Introduction**  
This project is subject to the terms and conditions of the authorization from the State of Vermont to discharge construction related storm water runoff.

Coverage under the State Construction General Permit 3-9020 is required for any construction activity that disturbs 1 or more acres of land, or is part of a larger development plan that will disturb 1 or more acres.

This project has been deemed to qualify as a Low Risk Site which is subject to the erosion prevention and sediment control (EPSC) standards set forth in the State of Vermont's **Low Risk Site Handbook for Erosion Prevention and Sediment Control**.

The following narrative and implementation requirements represent the minimum standard for which this site is required to be maintained as regulated by the State of Vermont.

Any best management practices (BMPs) depicted on the project's EPSC Site plan which go beyond the Handbook requirements are considered to be integral to the management of the site and represent components of the municipal EPSC approval for the project which shall be implemented.

The EPSC plan depicts one snap shot in time of the site. All construction sites are fluid in their day to day exposures and risks as it relates to minimizing sediment loss from the site. It is the responsibility of the Contractor to implement the necessary BMPs to comply with the Low Risk Handbook standards outlined on this sheet based on the interim site disturbance conditions which may or may not be shown on the EPSC Site Plan.

Specific BMPs which are critical to allowing the project to be considered a Low Risk site include the items checked below:

- Limit the amount of disturbed earth to two acres or less at any one time.
- There shall be a maximum of 7 consecutive days of disturbed earth exposure in any location before temporary or final stabilization is implemented.

**6. Divert Upland Runoff**  
**Purpose:** Diversion berms intercept stormwater runoff contributing from above the construction site and direct it around the disturbed area. This prevents offsite runoff from entering the construction site, thus reducing the potential for erosion and reducing the drainage area contributing to the site.

**Requirements:** If stormwater runoff contributes to the construction site up slope areas and the site meets the following two conditions, you are required to first install a diversion berm and stabilized swale before disturbing any additional soil.

- One or more acres of soil will be disturbed at any one time.
- Average slope of the disturbed area is 20% or steeper.\*

**Diversion Berm Installation:**

- Construct berm to the minimum specification above.
- Compact the berm with a shovel or earth-moving equipment.
- Seed and mulch berm or cover with erosion control matting immediately after installation.
- Stabilize the flow channel with seed and mulch or erosion control matting. Line the channel with 4 inch stone if the channel slope is greater than 20%.
- Ensure the berm drains to an outlet stabilized with riprap. Ensure that there is no erosion at the outlet.
- The diversion berm shall remain in place until the disturbed areas are completely stabilized.

**7. Install Perimeter Controls**  
**Purpose:** Silt Fence and Erosion Control Berms intercept runoff and allow suspended sediment to settle or filter out. Filter Socks and Straw Watties also filter construction runoff and are acceptable for use in specific situations. Silt Fence, Erosion Control Berms, Filter Socks and Straw Watties are all acceptable perimeter controls based on site specific conditions. Permittee(s) must ensure the right practice is selected for erosion prevention and sediment control.

**Requirements:** Perimeter controls must be installed:

- On the downhill side of the construction activities
- Between any ditch, swale, storm drain, or surface water and the disturbed soil
- Perimeter controls not labeled as biodegradable shall be removed once the drainage area has reached final stabilization

**How to Comply:** Select and install a perimeter control from the following options: Silt Fence, Erosion Control Berms, Filter Socks, or Straw Watties.

**Where to place:**

- Place perimeter controls on the downhill side of disturbed soil. If space is available, place perimeter control 10 ft from the bottom of the slope, otherwise place along the contour at the bottom of the slope.
- Ensure the perimeter control catches all runoff from disturbed soil.
- Maximum drainage area is six acres for 100 feet of silt fence and erosion control berm.
- Install perimeter controls across the slope (not up and down slope)
- Install multipierows of perimeter control on long slopes to intercept flow.
- Do not install perimeter controls across ditches, channels, or streams.
- Maximum slope length (in feet) above a filter sock or straw wattle

**1. Demarcate Limits of Disturbance**  
**Purpose:** Delineating the site will help to: limit the area of disturbance to only what is necessary for construction, prevent unauthorized disturbance, preserve existing vegetation, and limit erosion potential on the site.

**Requirement:** You must physically mark the limits of construction activity using one of the methods described below.

**How to comply:** Before initiating any earth disturbing activities, install a perimeter fence, orange barrier tape, or flagging on stakes or trees to physically demarcate the approved limits of earth disturbance.

**2. Pollution Prevention**  
**Purpose:** Many construction sites require storage of chemicals and materials that have detrimental effects if released into our waterways. A storage plan for these potential pollution sources as well as a spill prevention and clean up plan are required to mitigate these risks.

**Requirement:** Design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants. At a minimum, such measures must be designed, installed, implemented and maintained in accordance with the following requirements.

**How to comply:**

- Minimize the exposure of the following to precipitation and to stormwater: building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials present on the site.
- Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a discharge of pollutants, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use).

**12. Winter Construction Requirements:** October 15 - April 15  
**Purpose:** Winter construction as discussed here, describes the period from October 15 through April 15, when erosion prevention and sediment control is significantly more difficult. There are specific requirements for sites that conduct earth disturbance during the defined Winter Construction Period and for sites where disturbed areas have not reached final stabilization by October 15.

Rains in late fall, thaws throughout the winter, and spring melt and rains can produce significant flows over frozen and saturated ground, greatly increasing the potential for erosion. A construction site can be managed to anticipate these conditions to prevent erosion and thus minimize the risk to water quality during this time period.

**Requirements for Winter Shutdown:** For projects or areas of a site that will have completed earth disturbance activities prior to the winter construction period (October 15 through April 15), the following requirements must be adhered to:

- For areas to be stabilized for the winter through the establishment of vegetation, seeding and mulching shall be completed no later than September 15 to ensure adequate growth and cover before the start of the winter period.
- If seeding is not completed by September 15, additional non-vegetative protection must be used to stabilize the site for the winter period. Areas of disturbance not seeded and mulched by September 15 are required to temporarily stabilize by one of the following methods:
  - Implement Rolled Erosion Control Products (i.e. matting) over the areas of earth disturbance.
  - Apply a 2" mulch layer to areas of earth disturbance, equivalent to double the standard rate. Mulch should be tracked in open areas vulnerable to wind.

**3. Limit Concurrent Earth Disturbance**  
**Purpose:** Limit the amount of soil exposed at one time to reduce the potential erosion on the construction site.

**Requirement:** The maximum area of concurrent earth disturbance is specified on the site's written authorization to discharge. Earth disturbance at any one time cannot exceed the maximum concurrent disturbance identified in the authorization. Areas that are at final stabilization or that have been temporarily stabilized in accordance with Section 4 of this handbook, are not counted toward the maximum concurrent disturbance area.

**How to comply:** Plan ahead and phase the construction activities to ensure that no more than the permitted maximum concurrent acreage is disturbed and unstabilized at one time. Be sure to properly stabilize exposed soil using one of the methods introduced in Section 4 of this handbook before beginning work in a new section of the site.

**8. Storm Inlet Protection**  
**Purpose:** Existing or new storm inlets on construction sites constitute a site perimeter and must be protected from sediment laden runoff. The practices below allow stormwater to settle and filter through the practice and not bypass the inlet entirely.

**Requirements:** Stormwater inlets shall be 4 inches above grade or an acceptable inlet control/protection should be installed.

**Inlet Protection Installation:** Proprietary Inlet Protection: Shall provide for storage and removal of sediment and be sized appropriately for the drainage area, while allowing stormwater to filter through. These may be used if installed and maintained in accordance with the manufacturer's specifications.

**Stone and Block Inlet Protection:** Concrete blocks placed around an inlet with a circle of filtering stone placed around the blocks. Filter Fabric and Stone Inlet Protection: Vertical filter fabric installed around drop inlet with stone around fabric for stormwater filtering and creating ground contact with filter fabric. Alternatively, fabric may be buried below ground.

**13. Dewatering Activities**  
**Purpose:** To minimize and prevent discharges of sediment as a result of dewatering activities.

**Requirements:** Stormwater and groundwater from dewatering activities shall be uncontaminated and shall be filtered or passed through a sediment trapping device, or both, and routed in a manner that does not result in visually turbid discharges to waters. Pump intake for dewatering must be at or near the surface of the ponding area to prevent disturbance of the settled material. Visually turbid water must not be pumped directly to storm drains or other conveyance that leads to waters without implementing one or more of the practices described below.

**How to comply:** Implement one or more of the following practices when dewatering: Implement sock filters or sediment filter bags on dewatering pump; discharge hoses or pipes. Route dewatering pump into silt fence enclosures or into stacked hay bale enclosures lined with fabric. Route dewatering pump to vegetated area at least 50 feet from surface waters and at a slope no greater than 5%. Remove accumulated sediment after the water has dispersed or infiltrated and stabilize the area with seed and mulch as necessary. A sufficient area of vegetation greatly improves the efficacy of filtering/settling of turbid water discharged from a dewatering enclosure.

**4. Site Stabilization**  
**Purpose:** Seeding and mulching, applying erosion control matting, and hydroseeding are all methods to temporarily stabilize exposed soil and prevent soil erosion prior to vegetative growth. Mulches and matting protect the soil surface while grass is establishing. Areas of earth disturbance may also be stabilized with stone, such as rip-rap or gravel, or other impervious surfaces such as pavement and concrete.

**Requirements for Temporary Stabilization:** All areas of earth disturbance must have temporary or final stabilization within 14 days of initial disturbance, as stated in the project authorization. After this time, disturbed areas must be temporarily stabilized or permanently stabilized in advance of any runoff producing event. A runoff producing event is an event that produces runoff from the construction site.

**Water Bars**  
**Purpose:** Some sites may benefit from the use of water bars on the construction site. When installed these may capture and redirect runoff to a stable low gradient location. Water bars limit the erosive velocity of water by diverting surface runoff at pre-designed intervals.

**10. Slow Down Channelized Runoff**  
**Purpose:** Stone check dams reduce erosion in drainage channels by slowing down the stormwater flow.

**Requirements:** These can be constructed per the following detail, with side slopes no steeper than 4:1 where vehicles cross with a minimum design height of 12 inches, measured from channel bottom to ridge top.

**Water Bar Installation:** Water bars should have stable outlets, either natural or constructed. The spacing should follow Table 1:

Slope (%)	Distance Between Structures (ft)
< 5	125
5 - 10	100
10 - 20	75
20 - 25	50
> 25	25

**14. Concrete Washout**  
**Purpose:** Concrete wash water often contains a slurry of heavy metals, can be caustic, and has a high pH. As a result, concrete washwater is not a permitted discharge.

**Requirements:** Concrete washwater and excess washout concrete should go in a lined washout. This washout should be accessible to the cement truck and at least 50 feet away from stormwater inlets and surface water.

**Concrete Washout Installation:** If cement washout is going to occur on site, a lined concrete washout as shown below shall be used onsite. Care should be given to assure that the washout does not overflow during a storm event. Proprietary lined and contained concrete washout basins may also be utilized in accordance with manufacturer's specifications.

**Concrete Washout Maintenance:** Concrete washout shall be pumped to a concrete truck as necessary, for disposal or reuse at a batch plant. Washout may also be allowed to evaporate/harden for disposal in accordance with all applicable local, state, and federal regulations.

**5. Stabilized Construction Access**  
**Purpose:** A stabilized construction access helps remove mud and sediment from vehicles and equipment to prevent tracking onto streets.

**Requirements:** If there will be any vehicle or equipment traffic off of the construction site, you must install a stabilized construction access at the start of construction.

**How to Install:** Rock Size: Use a mix of 1 to 4 inch stone  
Depth: 8 inches minimum  
Width: 12 feet minimum, flared at road for vehicle turning  
Length: 40 feet minimum (or length of driveway for residential projects, if shorter)  
Geotextile: Place filter cloth under entire stone bed

**Maintenance:** Redress with clean stone or scarify to open voids as required to keep sediment from tracking onto the street.

- Where sediment has been tracked-out from your site onto paved roads, sidewalks, or other paved areas outside of your site, remove the deposited sediment by the end of the same business day in which the track-out occurs or by the end of the next business day if track-out occurs on a non-business day.
- Remove the track-out by sweeping, hosing, or vacuuming these surfaces, or by using other similarly effective means of sediment removal.
- You are prohibited from hosing or sweeping tracked out sediment into any stormwater conveyance, storm drain inlet, or water of the state.

**11. Slope Stabilization**  
**Purpose:** Surface covering designed to protect and stabilize an area prone to erosion where seeding and mulching may be inadequate, generally slopes 3:1 or greater. The erosion potential may be due to steep slopes, soil type, or other factors. However, a slope may require a stabilized bed. Stone shall be sized so it is not mobilized during high flows.

**Requirements for Temporary Stabilization:** Use one of the listed slope protection practices below on slopes 3:1 and greater or as needed on flatter slopes based on soil type.

**Riprap:** A layer of stone designed to protect and stabilize areas subject to erosion. Rolled Erosion Control Product:

A preformed protective blanket of straw or other plant residue, formed into a mat, with a supporting mesh framework on one or both sides. This mesh cannot be made of a material with welded joints.

**Erosion Control Matting:** Install per manufacturer's instructions.

**15. Permanent Controls**  
Permanent stormwater treatment practices are constructed to maintain water quality, preserve existing water table elevations, prevent downstream flooding, and are often required for a project under a Vermont operational stormwater discharge permit applicable to the construction or redevelopment of impervious surfaces.\*

**Permanent Stormwater Treatment Practices (STPs)** include infiltration and filtering practices as well as detention ponds and treatment wetlands. It is critical that infiltration practices do not receive runoff until the site area has reached final stabilization.

The outlet of permanent controls that are used as temporary storage and sediment basins during construction constitutes a potential discharge point and therefore must be managed to minimize and prevent sediment laden stormwater discharge. These practices will often need to be reshaped to meet the operational design criteria for volumes, grades and geometry once final grading and stabilization has occurred.

**16. Inspection, Maintenance, and Discharge Reporting**  
Site inspections are required to ensure that all erosion prevention and sediment control practices are sufficient and functioning properly. Regular inspections and maintenance of practices will help to reduce costly repairs and minimize the risk to water quality from construction stormwater discharges.

**Requirements:** Inspect the site at least once every 7 days and after every rainfall or snowmelt that results in stormwater runoff. Perform maintenance to ensure that practices are functioning according to the specifications outlined in this handbook. In the event of a visibly turbid discharge from the construction site, you must take immediate action to inspect and maintain existing erosion prevention and sediment control practices. Additional erosion prevention and sediment control measures must be installed as necessary, including temporary stabilization, to minimize and prevent the discharge of sediment laden stormwater runoff. If after maintaining and supplementing BMPs, a discharge of visibly discolored stormwater from the construction site to surface waters continues, the permittee is required to notify DEC within 24 hours.

**Hydroseed**  
As per manufacturer's instructions. Must include mulch component. Not acceptable stabilization for winter construction period.

**Requirements for Dust Control:** Construction roads, access points, and other disturbed areas subject to surface dust movement and dust blowing during dry periods where off-site damage may occur if dust is not controlled shall be sprayed with water to prevent dust mobilization. Chemical applications, including the use of chlorides, shall not be applied without written approval from the VT DEC.

**Requirements for Final Stabilization:** All areas of disturbance must have permanent stabilization within 48 hours of reaching final grade. Bring the site or sections of the site to final grade as soon as possible after construction is completed. This will reduce the need for additional sediment and erosion control measures and will reduce the total disturbed area. Prepare bare soil for seeding by grading the top 4 to 6 inches of soil and removing any large rocks or debris, and apply seed per suppliers specifications.

**Check Dam Installation:** Height: No greater than 2 feet. Center of dam should be 9 inches lower than the side elevation Site slopes: 2:1 or flatter (see p.83 for slope calculation)  
Stone size: Use a mixture of 2 to 8 inch stone; the larger stone should act as armor, while the smaller stone helps to filter the channelized runoff. The small stone should be placed primarily in the interior of the check dam and the large stone should be placed in an armor layer on the outside.  
Width: Dams should span the width of the channel and extend up the sides of the banks  
Spacing: Space the dams so that the bottom (toe) of the upstream dam is at the elevation of the top (crest) of the downstream dam. This spacing is equal to the height of the check dam divided by the channel slope.

**Check Dam Maintenance:** Correct all observed damage immediately after every runoff event. Remove all sediment accumulated behind the check dams and dispose of in an upland location. If significant erosion is observed between check dams, the channel shall be stone lined.

**Rock Outlet Protection:** Waterways or outlets with concentrated stormwater runoff shall be stabilized with riprap, proprietary stabilization product or permanent material. This additional stabilization is applicable in areas where the channel slope and velocity or soil type require additional stabilization. All outlets from concentrated stormwater flows will require a stabilized bed. Stone shall be sized so it is not mobilized during high flows.

**17. Silt Fence Construction Detail**  
**Purpose:** To minimize and prevent discharges of sediment as a result of dewatering activities.

**Requirements:** Stormwater and groundwater from dewatering activities shall be uncontaminated and shall be filtered or passed through a sediment trapping device, or both, and routed in a manner that does not result in visually turbid discharges to waters. Pump intake for dewatering must be at or near the surface of the ponding area to prevent disturbance of the settled material. Visually turbid water must not be pumped directly to storm drains or other conveyance that leads to waters without implementing one or more of the practices described below.

**How to comply:** Implement one or more of the following practices when dewatering: Implement sock filters or sediment filter bags on dewatering pump; discharge hoses or pipes. Route dewatering pump into silt fence enclosures or into stacked hay bale enclosures lined with fabric. Route dewatering pump to vegetated area at least 50 feet from surface waters and at a slope no greater than 5%. Remove accumulated sediment after the water has dispersed or infiltrated and stabilize the area with seed and mulch as necessary. A sufficient area of vegetation greatly improves the efficacy of filtering/settling of turbid water discharged from a dewatering enclosure.

**Wood Chip Mulch or Stump Grindings**  
Cover entire area with 2-7 inches or more of wood chip mulch or stump grindings.

**Straw Mulch**  
Mulching Rates  
April - 16 - Oct. 14 - Straw: 1 inch deep (1-2 bales/1,000 s.f.)  
Oct. 15 - April 15 - Straw: 2 inch deep (2-4 bales/1,000 s.f.)  
\*seed may also be incorporated

**18. Inspection, Maintenance, and Discharge Reporting**  
Site inspections are required to ensure that all erosion prevention and sediment control practices are sufficient and functioning properly. Regular inspections and maintenance of practices will help to reduce costly repairs and minimize the risk to water quality from construction stormwater discharges.

**Requirements:** Inspect the site at least once every 7 days and after every rainfall or snowmelt that results in stormwater runoff. Perform maintenance to ensure that practices are functioning according to the specifications outlined in this handbook. In the event of a visibly turbid discharge from the construction site, you must take immediate action to inspect and maintain existing erosion prevention and sediment control practices. Additional erosion prevention and sediment control measures must be installed as necessary, including temporary stabilization, to minimize and prevent the discharge of sediment laden stormwater runoff. If after maintaining and supplementing BMPs, a discharge of visibly discolored stormwater from the construction site to surface waters continues, the permittee is required to notify DEC within 24 hours.

**19. Stabilized Construction Entrance**  
**Purpose:** A stabilized construction access helps remove mud and sediment from vehicles and equipment to prevent tracking onto streets.

**Requirements:** If there will be any vehicle or equipment traffic off of the construction site, you must install a stabilized construction access at the start of construction.

**How to Install:** Rock Size: Use a mix of 1 to 4 inch stone  
Depth: 8 inches minimum  
Width: 12 feet minimum, flared at road for vehicle turning  
Length: 40 feet minimum (or length of driveway for residential projects, if shorter)  
Geotextile: Place filter cloth under entire stone bed

**Maintenance:** Redress with clean stone or scarify to open voids as required to keep sediment from tracking onto the street.

- Where sediment has been tracked-out from your site onto paved roads, sidewalks, or other paved areas outside of your site, remove the deposited sediment by the end of the same business day in which the track-out occurs or by the end of the next business day if track-out occurs on a non-business day.
- Remove the track-out by sweeping, hosing, or vacuuming these surfaces, or by using other similarly effective means of sediment removal.
- You are prohibited from hosing or sweeping tracked out sediment into any stormwater conveyance, storm drain inlet, or water of the state.

**20. Temporary Stockpile Detail**  
**Purpose:** Temporary stockpiles of soil or material should be stabilized to prevent erosion and sediment transport.

**Requirements:** Temporary stockpiles of soil or material should be stabilized to prevent erosion and sediment transport.

**How to Comply:** Temporary stockpiles of soil or material should be stabilized to prevent erosion and sediment transport.

**21. Construction Fence Detail**  
**Purpose:** To minimize and prevent discharges of sediment as a result of dewatering activities.

**Requirements:** Stormwater and groundwater from dewatering activities shall be uncontaminated and shall be filtered or passed through a sediment trapping device, or both, and routed in a manner that does not result in visually turbid discharges to waters. Pump intake for dewatering must be at or near the surface of the ponding area to prevent disturbance of the settled material. Visually turbid water must not be pumped directly to storm drains or other conveyance that leads to waters without implementing one or more of the practices described below.

**How to comply:** Implement one or more of the following practices when dewatering: Implement sock filters or sediment filter bags on dewatering pump; discharge hoses or pipes. Route dewatering pump into silt fence enclosures or into stacked hay bale enclosures lined with fabric. Route dewatering pump to vegetated area at least 50 feet from surface waters and at a slope no greater than 5%. Remove accumulated sediment after the water has dispersed or infiltrated and stabilize the area with seed and mulch as necessary. A sufficient area of vegetation greatly improves the efficacy of filtering/settling of turbid water discharged from a dewatering enclosure.

**22. Silt Fence Detail**  
**Purpose:** To minimize and prevent discharges of sediment as a result of dewatering activities.

**Requirements:** Stormwater and groundwater from dewatering activities shall be uncontaminated and shall be filtered or passed through a sediment trapping device, or both, and routed in a manner that does not result in visually turbid discharges to waters. Pump intake for dewatering must be at or near the surface of the ponding area to prevent disturbance of the settled material. Visually turbid water must not be pumped directly to storm drains or other conveyance that leads to waters without implementing one or more of the practices described below.

**How to comply:** Implement one or more of the following practices when dewatering: Implement sock filters or sediment filter bags on dewatering pump; discharge hoses or pipes. Route dewatering pump into silt fence enclosures or into stacked hay bale enclosures lined with fabric. Route dewatering pump to vegetated area at least 50 feet from surface waters and at a slope no greater than 5%. Remove accumulated sediment after the water has dispersed or infiltrated and stabilize the area with seed and mulch as necessary. A sufficient area of vegetation greatly improves the efficacy of filtering/settling of turbid water discharged from a dewatering enclosure.

**23. Construction Fence Detail**  
**Purpose:** To minimize and prevent discharges of sediment as a result of dewatering activities.

**Requirements:** Stormwater and groundwater from dewatering activities shall be uncontaminated and shall be filtered or passed through a sediment trapping device, or both, and routed in a manner that does not result in visually turbid discharges to waters. Pump intake for dewatering must be at or near the surface of the ponding area to prevent disturbance of the settled material. Visually turbid water must not be pumped directly to storm drains or other conveyance that leads to waters without implementing one or more of the practices described below.

**How to comply:** Implement one or more of the following practices when dewatering: Implement sock filters or sediment filter bags on dewatering pump; discharge hoses or pipes. Route dewatering pump into silt fence enclosures or into stacked hay bale enclosures lined with fabric. Route dewatering pump to vegetated area at least 50 feet from surface waters and at a slope no greater than 5%. Remove accumulated sediment after the water has dispersed or infiltrated and stabilize the area with seed and mulch as necessary. A sufficient area of vegetation greatly improves the efficacy of filtering/settling of turbid water discharged from a dewatering enclosure.

**24. Silt Fence Detail**  
**Purpose:** To minimize and prevent discharges of sediment as a result of dewatering activities.

**Requirements:** Stormwater and groundwater from dewatering activities shall be uncontaminated and shall be filtered or passed through a sediment trapping device, or both, and routed in a manner that does not result in visually turbid discharges to waters. Pump intake for dewatering must be at or near the surface of the ponding area to prevent disturbance of the settled material. Visually turbid water must not be pumped directly to storm drains or other conveyance that leads to waters without implementing one or more of the practices described below.

**How to comply:** Implement one or more of the following practices when dewatering: Implement sock filters or sediment filter bags on dewatering pump; discharge hoses or pipes. Route dewatering pump into silt fence enclosures or into stacked hay bale enclosures lined with fabric. Route dewatering pump to vegetated area at least 50 feet from surface waters and at a slope no greater than 5%. Remove accumulated sediment after the water has dispersed or infiltrated and stabilize the area with seed and mulch as necessary. A sufficient area of vegetation greatly improves the efficacy of filtering/settling of turbid water discharged from a dewatering enclosure.

**25. Construction Fence Detail**  
**Purpose:** To minimize and prevent discharges of sediment as a result of dewatering activities.

**Requirements:** Stormwater and groundwater from dewatering activities shall be uncontaminated and shall be filtered or passed through a sediment trapping device, or both, and routed in a manner that does not result in visually turbid discharges to waters. Pump intake for dewatering must be at or near the surface of the ponding area to prevent disturbance of the settled material. Visually turbid water must not be pumped directly to storm drains or other conveyance that leads to waters without implementing one or more of the practices described below.

**How to comply:** Implement one or more of the following practices when dewatering: Implement sock filters or sediment filter bags on dewatering pump; discharge hoses or pipes. Route dewatering pump into silt fence enclosures or into stacked hay bale enclosures lined with fabric. Route dewatering pump to vegetated area at least 50 feet from surface waters and at a slope no greater than 5%. Remove accumulated sediment after the water has dispersed or infiltrated and stabilize the area with seed and mulch as necessary. A sufficient area of vegetation greatly improves the efficacy of filtering/settling of turbid water discharged from a dewatering enclosure.

**26. Silt Fence Detail**  
**Purpose:** To minimize and prevent discharges of sediment as a result of dewatering activities.

**Requirements:** Stormwater and groundwater from dewatering activities shall be uncontaminated and shall be filtered or passed through a sediment trapping device, or both, and routed in a manner that does not result in visually turbid discharges to waters. Pump intake for dewatering must be at or near the surface of the ponding area to prevent disturbance of the settled material. Visually turbid water must not be pumped directly to storm drains or other conveyance that leads to waters without implementing one or more of the practices described below.

**How to comply:** Implement one or more of the following practices when dewatering: Implement sock filters or sediment filter bags on dewatering pump; discharge hoses or pipes. Route dewatering pump into silt fence enclosures or into stacked hay bale enclosures lined with fabric. Route dewatering pump to vegetated area at least 50 feet from surface waters and at a slope no greater than 5%. Remove accumulated sediment after the water has dispersed or infiltrated and stabilize the area with seed and mulch as necessary. A sufficient area of vegetation greatly improves the efficacy of filtering/settling of turbid water discharged from a dewatering enclosure.

**27. Construction Fence Detail**  
**Purpose:** To minimize and prevent discharges of sediment as a result of dewatering activities.

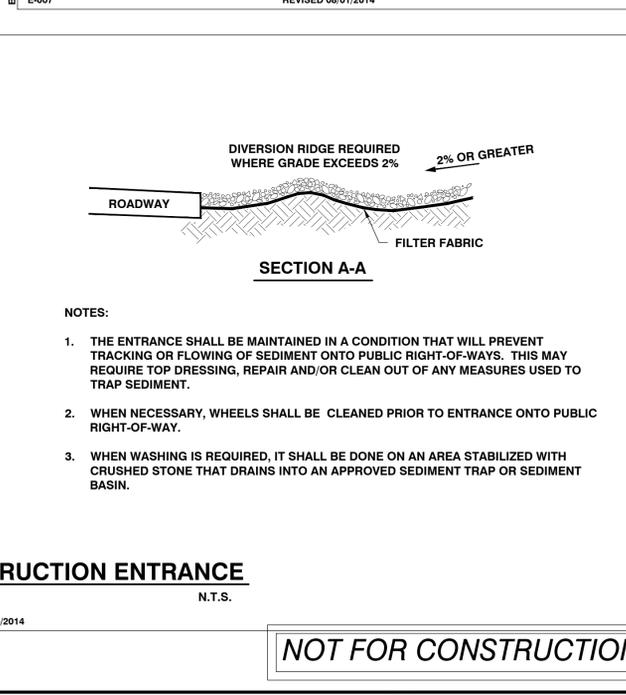
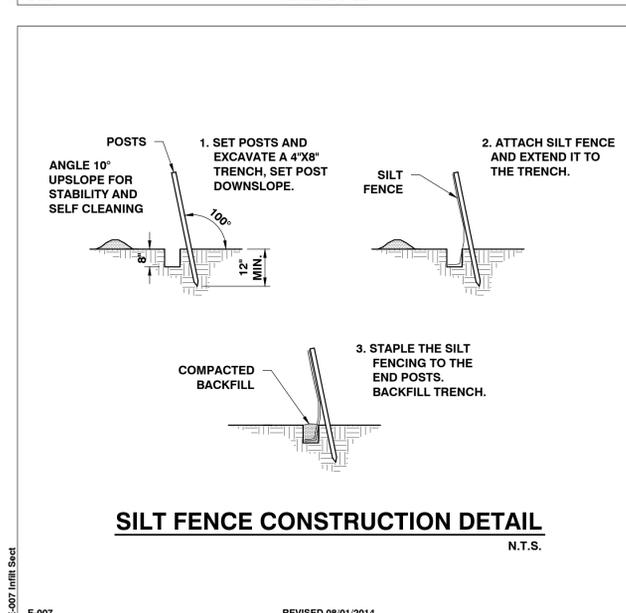
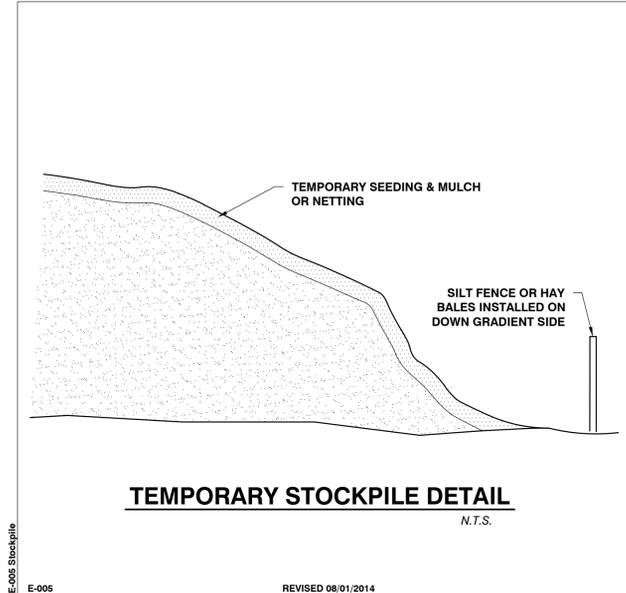
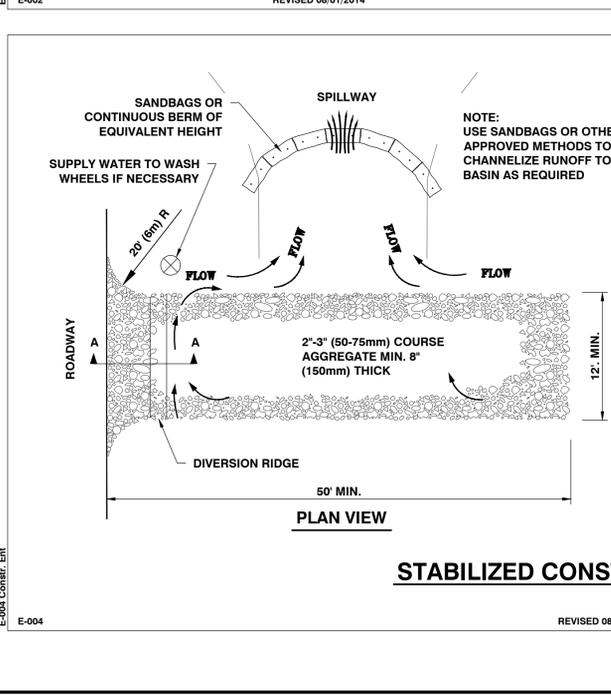
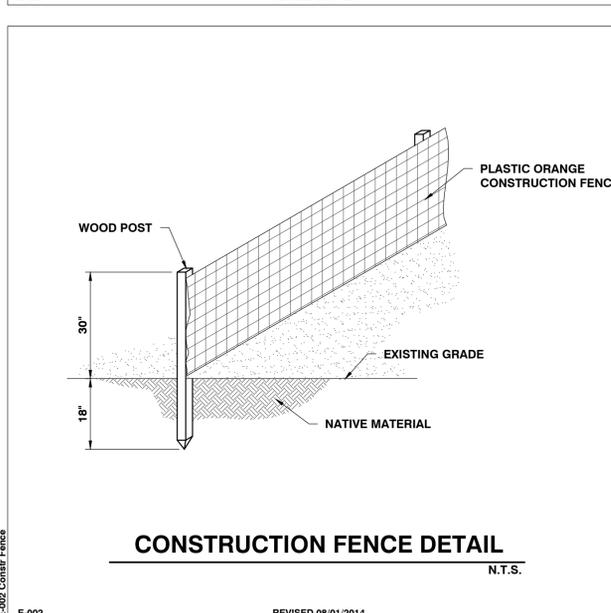
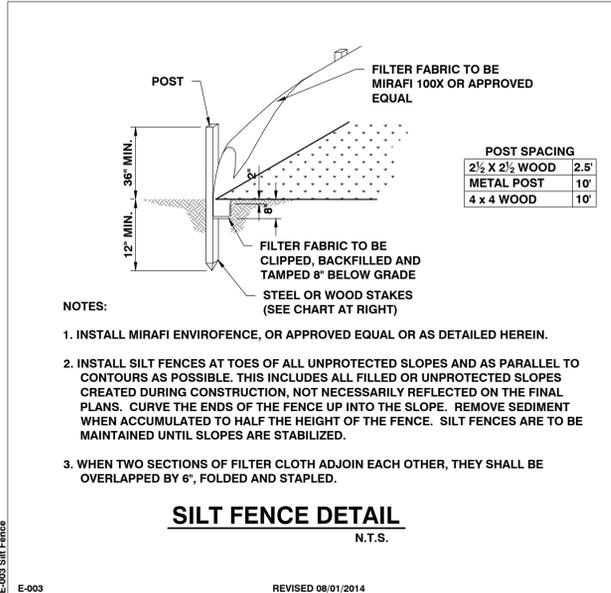
**Requirements:** Stormwater and groundwater from dewatering activities shall be uncontaminated and shall be filtered or passed through a sediment trapping device, or both, and routed in a manner that does not result in visually turbid discharges to waters. Pump intake for dewatering must be at or near the surface of the ponding area to prevent disturbance of the settled material. Visually turbid water must not be pumped directly to storm drains or other conveyance that leads to waters without implementing one or more of the practices described below.

**How to comply:** Implement one or more of the following practices when dewatering: Implement sock filters or sediment filter bags on dewatering pump; discharge hoses or pipes. Route dewatering pump into silt fence enclosures or into stacked hay bale enclosures lined with fabric. Route dewatering pump to vegetated area at least 50 feet from surface waters and at a slope no greater than 5%. Remove accumulated sediment after the water has dispersed or infiltrated and stabilize the area with seed and mulch as necessary. A sufficient area of vegetation greatly improves the efficacy of filtering/settling of turbid water discharged from a dewatering enclosure.

**28. Silt Fence Detail**  
**Purpose:** To minimize and prevent discharges of sediment as a result of dewatering activities.

**Requirements:** Stormwater and groundwater from dewatering activities shall be uncontaminated and shall be filtered or passed through a sediment trapping device, or both, and routed in a manner that does not result in visually turbid discharges to waters. Pump intake for dewatering must be at or near the surface of the ponding area to prevent disturbance of the settled material. Visually turbid water must not be pumped directly to storm drains or other conveyance that leads to waters without implementing one or more of the practices described below.

**How to comply:** Implement one or more of the following practices when dewatering: Implement sock filters or sediment filter bags on dewatering pump; discharge hoses or pipes. Route dewatering pump into silt fence enclosures or into stacked hay bale enclosures lined with fabric. Route dewatering pump to vegetated area at least 50 feet from surface waters and at a slope no greater than 5%. Remove accumulated sediment after the water has dispersed or infiltrated and stabilize the area with seed and mulch as necessary. A sufficient area of vegetation greatly improves the efficacy of filtering/settling of turbid water discharged from a dewatering enclosure.



SITE ENGINEER:

**CIVIL ENGINEERING ASSOCIATES, INC.**  
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
P: 802-864-2323 FAX: 802-864-2271 web: www.cca-vt.com

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DRAWN: GAC  
CHECKED: CJG  
APPROVED: BCE

CLIENT:

**WEST FAMILY PROPERTIES, LLC.**

SHELburne, VERMONT  
05482

PROJECT:

**891 WATERBURY STOWE ROAD**

891 WATERBURY STOWE ROAD  
WATERBURY, VT

**MULCH NOTE:**

MULCH FOR PURPOSES OTHER THAN HYDROSEEDING WILL BE CLEAN STRAW, FREE FROM WEEDS. HAY MULCH WILL NOT BE ALLOWED TO AVOID THE SPREAD OF NON-NATIVE SPECIES SUCH AS WILD PARSNIP.

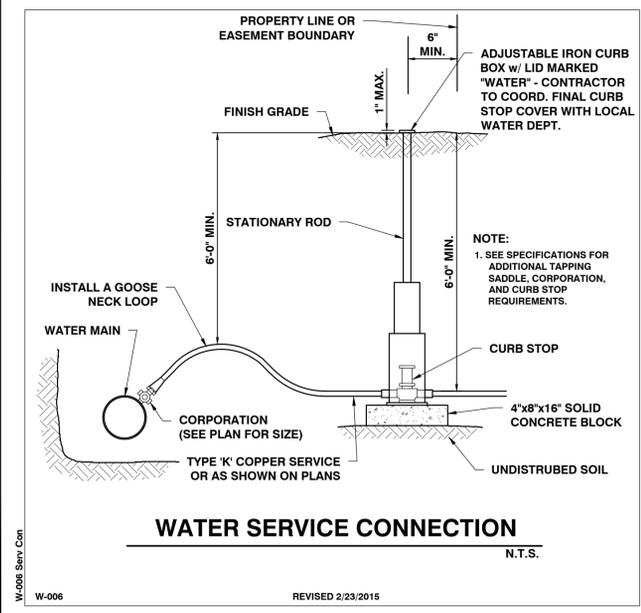
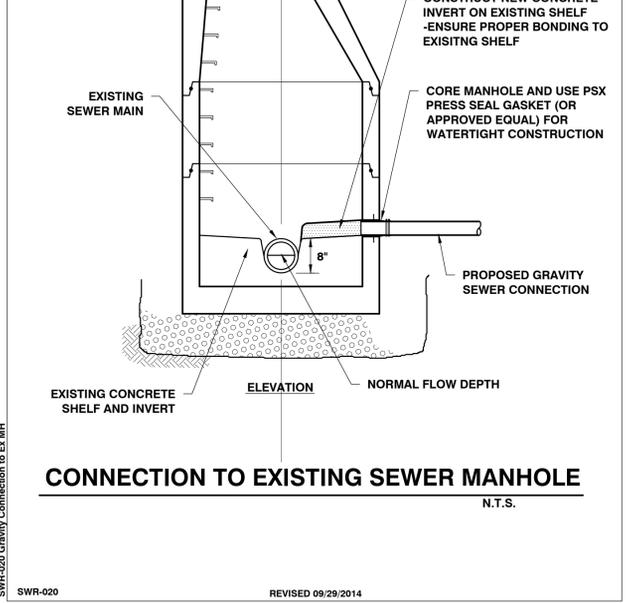
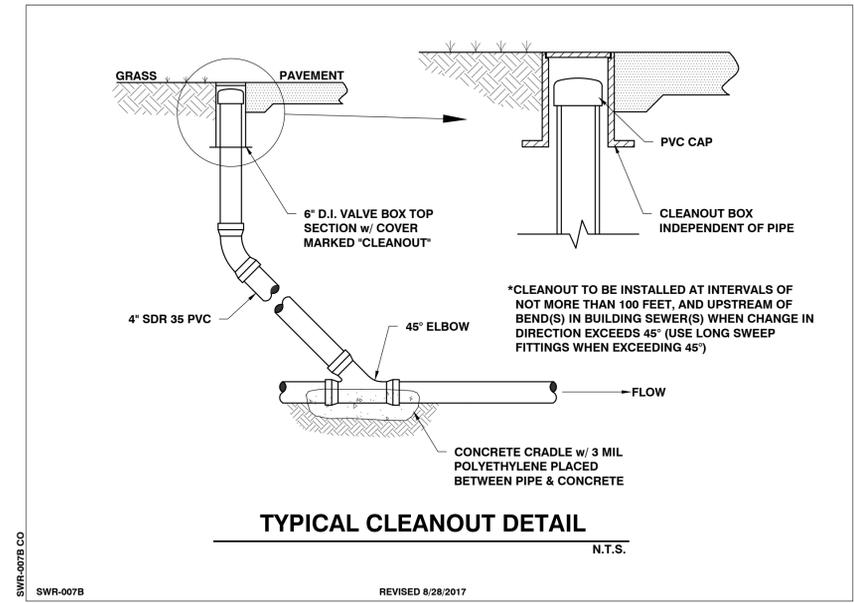
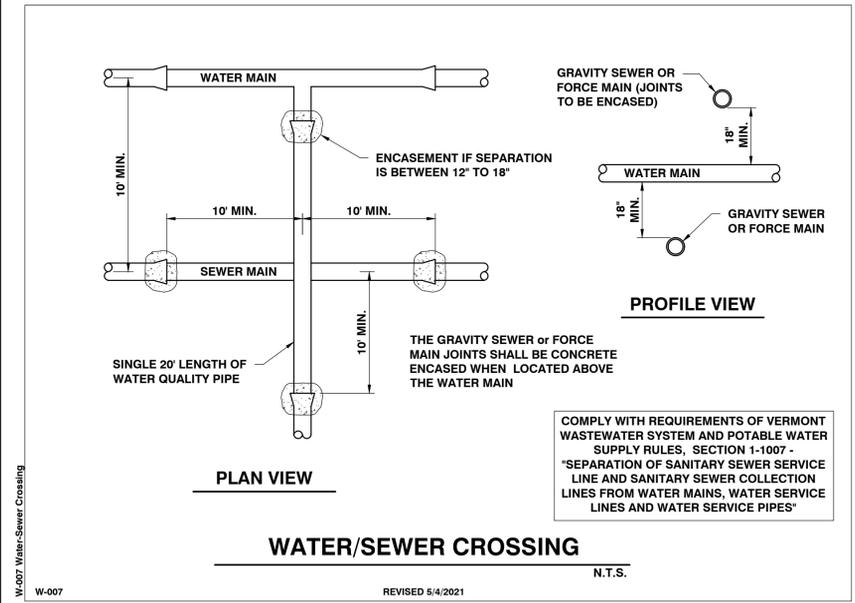
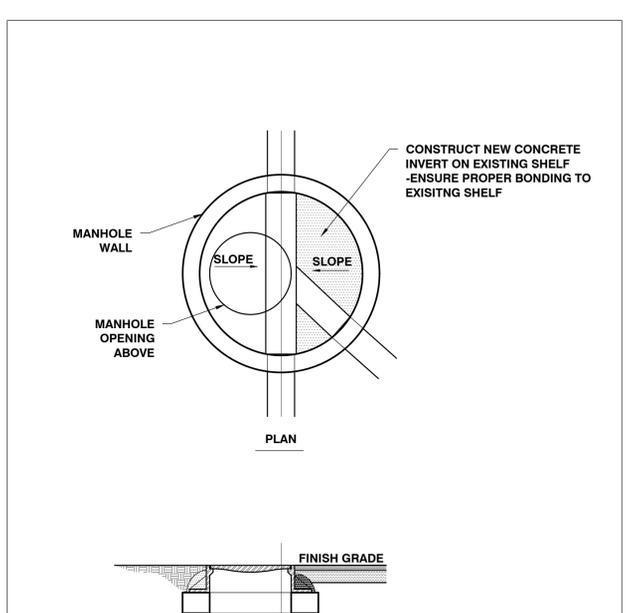
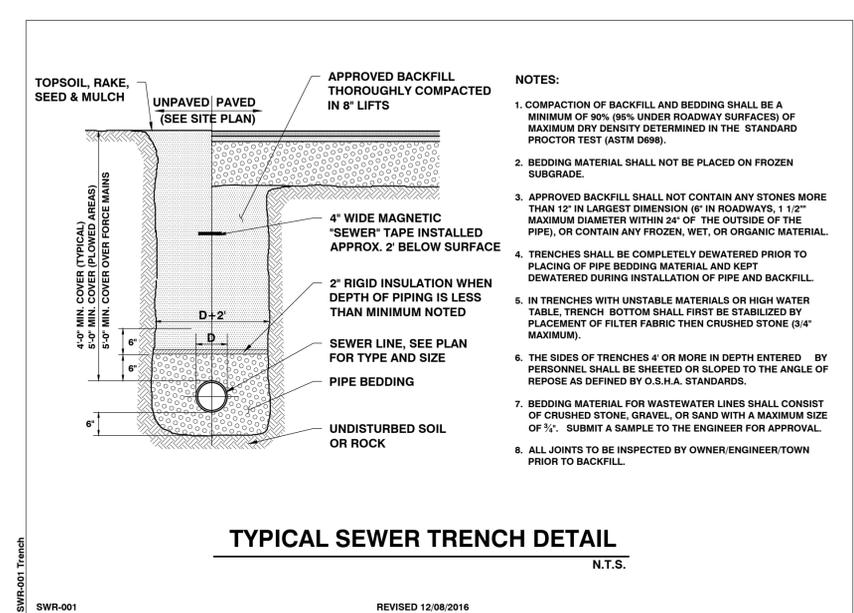
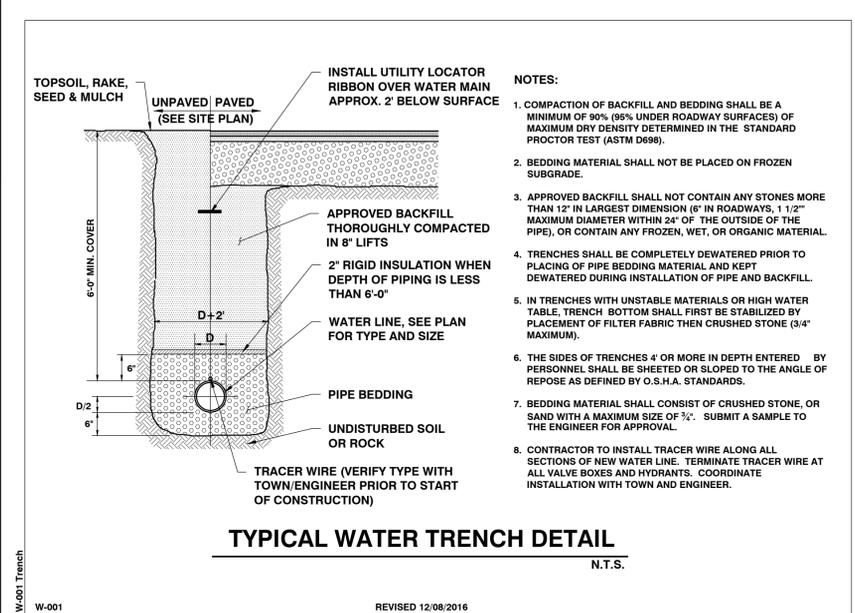
DATE	CHECKED	REVISION

**EPSC DETAILS & SPECIFICATIONS**

DATE: 08/03/2022  
SCALE: AS SHOWN  
PROJ. NO.: 21163.01

DRAWING NUMBER: **C3.0**

**NOT FOR CONSTRUCTION**



Potential Source of Contamination and other Siting Limitations

Potential Source of Contamination and other Siting Limitations	Separation Distance
Roadway, Parking Lot (outer edge of shoulder)	25'
Driveway (less than 3 residences)	15'
Sewage System Disposal Fields	a.
Subsurface Wastewater Piping and Related Tanks	50'
Property Line	10'b
Limit of Herbicide Application on Utility R.O.W.	100'c
Surface Water	10'd
Flood ways	e.
Buildings	10'
Concentrated Livestock Holding Area & Manure Storage Systems	200'
Hazardous or Solid Waste Disposal Site	f.
Non-sewage Wastewater Disposal Fields	f.

a. See Table 11-2, FIG 11-1 OF VT WATER SUPPLY RULE, CH. 21  
 b. Increased to 50' when adjacent to agricultural cropland.  
 c. Applies to rights-of-way (ROW) where herbicides have been applied in the past 12 months or may be applied in the future. This distance may be increased to 200' depending on the active ingredient in the herbicide according to Vermont Regulations for Control of Pesticides.  
 d. For Public water sources, see Appendix A, part 3, Subpart 3.3.8.  
 e. Water sources shall not be located in a flood way.  
 f. If a water source is potentially downgradient of a source of contamination, then the Agency shall apply the criteria in 11.4.2.2.

**VERMONT WATER SUPPLY RULE - CHAPTER 21**  
**TABLE A11-1 - REQUIRED MINIMUM SEPARATION DISTANCES**  
N.T.S.

**MINIMUM ISOLATION DISTANCES**  
(CONTACT ENGINEER FOR ANY CLARIFICATIONS OR CONFLICTS)

	Horizontal Distance (Feet)		
	Leach field	Septic Tank	Sewer
Drilled Well Serving 1 Home - Up Slope of Disposal Field	100 (Min.) <sup>1</sup>	50	50
Drilled Well Serving 1 Home - Down Slope of Disposal Field	200 (Min.) <sup>1</sup>	50	50
Shallow Well or Spring, Up Slope of Disposal Field	150 (Min.) <sup>1</sup>	75	75
Shallow Well or Spring, Down Slope of Disposal Field	500 (Min.) <sup>1</sup>	75	75
Lakes, Ponds and Impoundment	50	25	25
Rivers, Streams	50	25	10
Drainage Swales, Roadway Ditches	25	-	-
Municipal Water Main	50	50	10
Service Water Lines	25	25	10
Roadways, Driveways, Buildings	10	5	5 <sup>1</sup>
Top of embankment or slope > 30%	25	10	-
Property Line	10 (25 Downslope) <sup>2</sup>	10	10
Trees	10	10	10
Replacement Area	10	-	-
Foundation, Footing Drains	35 (75 Downslope) <sup>3</sup>	10	-

1. Isolation distances to well locations may vary due to site conditions - contact Engineer for verification with the Vermont Water Supply Rule Regulations.  
 2. For mound disposal systems, the limit of mound fill must be 25 feet from any downhill property line and 10 feet from side or uphill property lines.  
 3. If a curtain or foundation drain is downslope of the leach field, the leach field cannot be closer than 75 feet to the drain. If the drain is upslope of the leach field, it shall be 35' if possible and 20' minimum.

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.  
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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DRAWN: GAC  
CHECKED: CJG  
APPROVED: BCE

CLIENT:  
**WEST FAMILY PROPERTIES, LLC.**  
SHELburne, VERMONT 05482

PROJECT:  
**891 WATERBURY STOWE ROAD**  
891 WATERBURY STOWE ROAD WATERBURY, VT

LOCATION MAP  
1" = 2000'

DATE	CHECKED	REVISION

DETAILS

DATE: 08/03/2022  
SCALE: AS SHOWN  
PROJ. NO.: 21163.01

DRAWING NUMBER: **C4.0**

**NOT FOR CONSTRUCTION**

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SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.  
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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CJG  
APPROVED  
BCE

CLIENT:  
**WEST FAMILY PROPERTIES, LLC.**

SHELburnE, VERMONT  
05482

PROJECT:  
**891 WATERBURY STOWE ROAD**

891 WATERBURY STOWE ROAD  
WATERBURY, VT

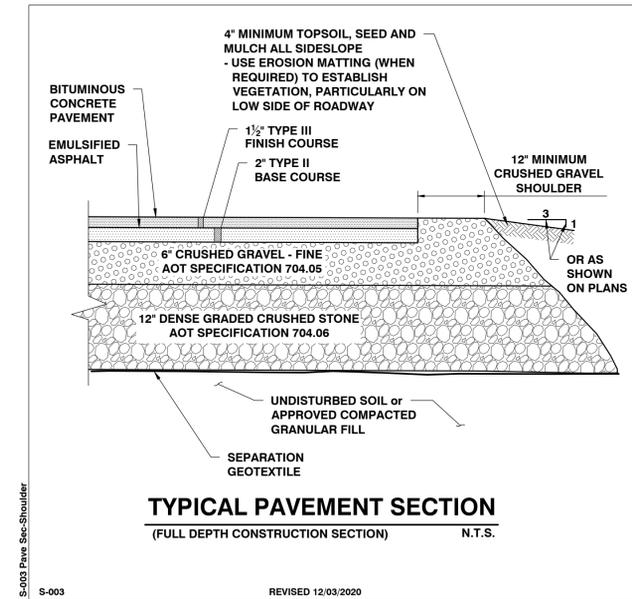
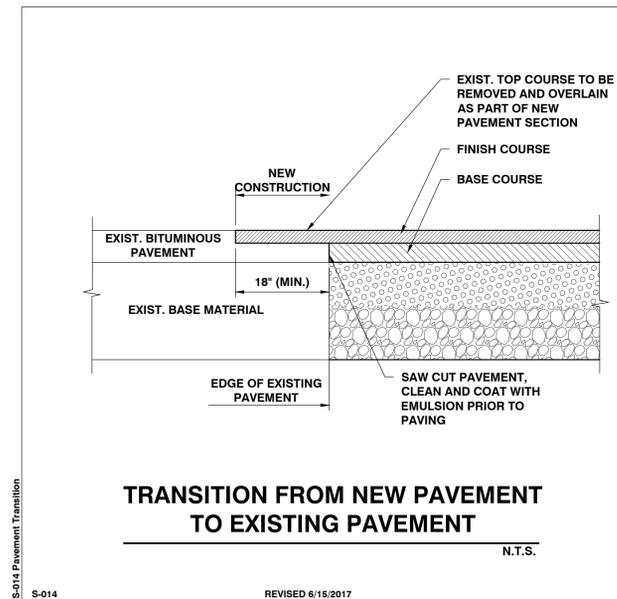
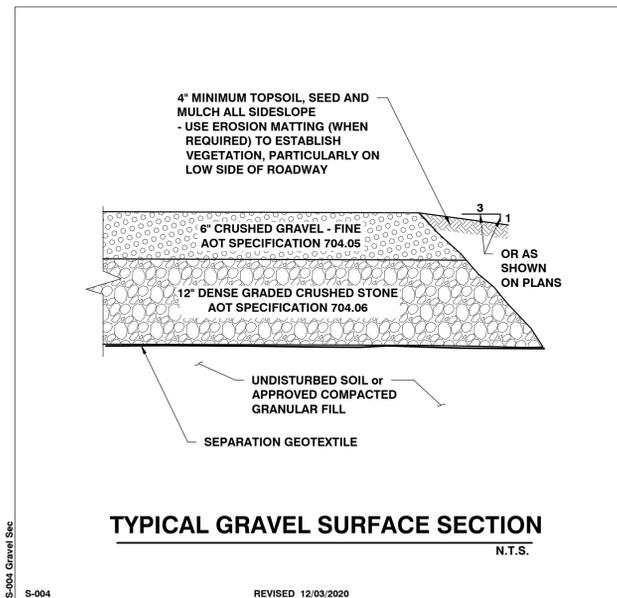
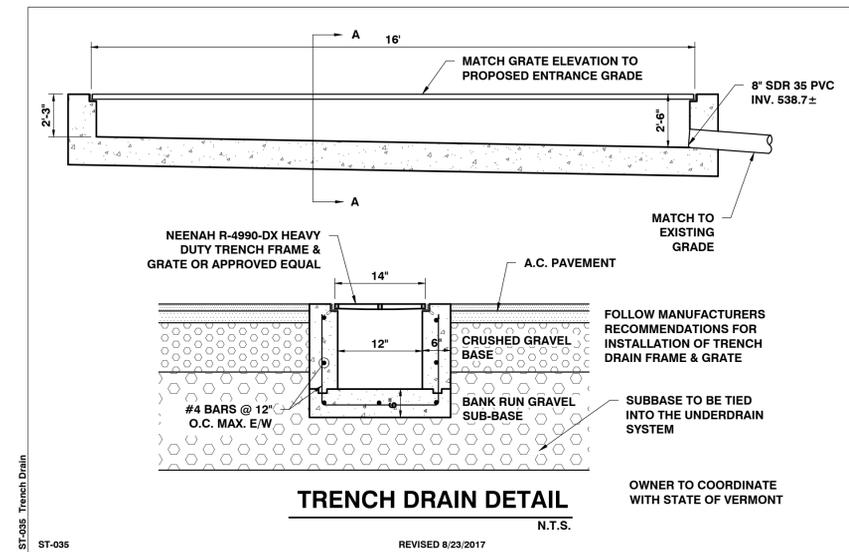
LOCATION MAP  
1" = 2000'

DATE	CHECKED	REVISION

DETAILS

DATE  
08/03/2022  
SCALE  
AS SHOWN  
PROJ. NO.  
21163.01

DRAWING NUMBER  
**C4.1**



**NOT FOR CONSTRUCTION**

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## SLIM12N



12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.2 lbs

Project:

Type:

Prepared By:

Date:

### Driver Info

Type	Constant Current
120V	0.12A
208V	0.08A
240V	0.07A
277V	0.06A
Input Watts	15.9W

### LED Info

Watts	12W
Color Temp	4000K (Neutral)
Color Accuracy	74 CRI
L70 Lifespan	100,000 Hours
Lumens	1,918
Efficacy	120.6 lm/W

## Technical Specifications

### Compliance

#### UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

#### ADA Compliant:

SLIM™ is ADA Compliant

#### IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.  
DLC Product Code: PGJBD3AQ

### Construction

#### IP Rating:

Ingress protection rating of IP66 for dust and water

#### Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

#### Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

#### Housing:

Precision die-cast aluminum housing

#### Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

#### Recommended Mounting Height:

Up to 8 ft

#### Lens:

Tempered glass lens

#### Reflector:

Specular thermoplastic

#### Gaskets:

High-temperature silicone

#### Finish:

Formulated for high durability and long-lasting color

## SLIM12N

### Technical Specifications (continued)

#### Construction

##### Green Technology:

Mercury and UV free. RoHS-compliant components.

##### LED Characteristics

##### LED:

Multi-chip, long-life LED

##### Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

##### Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

##### Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

#### Performance

##### Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

##### Other

##### Equivalency:

Equivalent to 70W Metal Halide

##### Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

##### HID Replacement Range:

Replaces 70W Metal Halide

##### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

#### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

#### Optical

##### BUG Rating:

B1 U0 G0

#### Electrical

##### Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.14A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

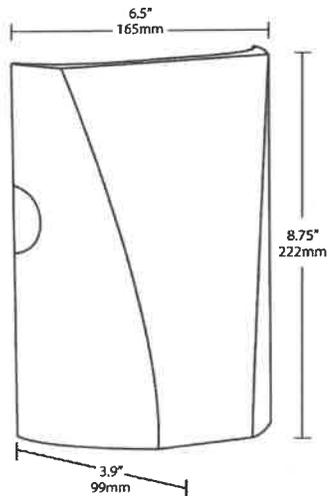
##### THD:

7.7% at 120V, 13.3% at 277V

##### Power Factor:

99.4% at 120V, 95.4% at 277V

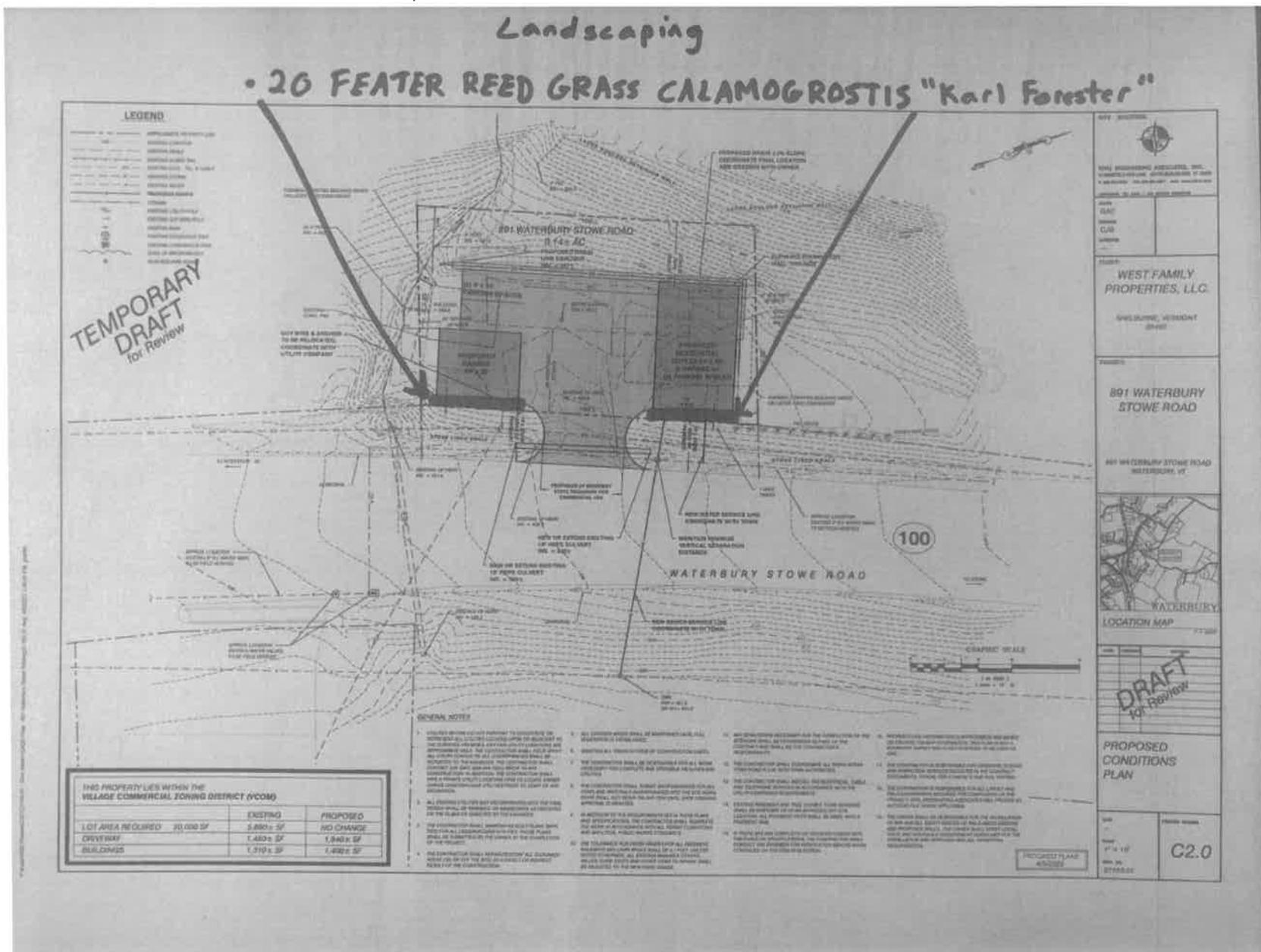
#### Dimensions



#### Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

# Exhibit H



# Exhibit I



State of Vermont  
District #6  
2178 Airport Road  
Berlin, VT 05641  
Vtrans.Vermont.gov

Agency of Transportation

[phone] 802-793-5691

January 25<sup>th</sup>, 2021

**Subject: Upgrade of Access**  
Waterbury, VT VT100 L.S. 44 + 88 LT

Clint West  
891 Waterbury Stowe Rd  
Waterbury VT 05672  
(via email only)

To whom it may concern,

This letter is to explain that the Vermont Agency of Transportation (VTrans) has been on site and scoped out the proposed work to be done on Mr. West's property. I, Bradley Woods, met with Mr. Clint West to review the access and plans that have been put forth to establish a larger 24 foot access at Log Station 44+88 LT for use of a commercial business as well as to host access to a residential site. The grade of driveway in its current form has not caused issues for the roadway in years past and shall be grandfathered in for not having any room to extend the drive the way the lot exists. Following the VT B-71b standard drawing for commercial accesses, detail H, there shall be an installed swale at the bottom of the access with a minimum 12 ft length of drop at 15% or less grade. The lot size and offset from the roadway does not allow for this 12 ft and 15% grade detail to be met. The access in its current use has not been a problematic area in past years, and therefore moving forward VTrans is deeming the access within standards as long as a minimum of 20' approach for traffic to stop before entering the highway, which according to the proposed site plans I've reviewed to date does exist. The swale at the end of the access shall be installed to guide water towards the ditch without the 12 ft guidance for grade purposes.

If there are any discrepancies or concerns for anything that I may be missing please feel free to reach out to me at 802-793-5691.

Bradley Woods  
Bradley Woods  
District 6 Technician





**WATERBURY MUNICIPAL OFFICE**  
**802.244.7033 OR 802.244.5858**  
**FAX: 802.244.1014**  
**28 NORTH MAIN ST., SUITE 1**  
**WATERBURY, VT 05676**  
**WATERBURYVT.COM**

Clint West  
West Family Properties LLC  
232 Mt. Philo Road  
Shelburne, VT 05482

April 7, 2022

Mr. West,

I have received the application for Water & Sewer Allocation you have submitted to the Edward Farrar Utility District. The application states you will be constructing a 2-bedroom multi-family home located at 891 Waterbury Stowe Road Waterbury.

The State's water supply rule and the Edward Farrar Utility District policy for allocation require an allocation of 140 gallons per day (gpd) of water & sewer capacity for each bedroom. The Edward Farrar Utility District has adequate reserve capacity in the water system to meet the needs of your property.

The one-time allocation fee is \$3.75 per gallon allocated of water and \$5.66 per gallon for sewer. There is also a fee of \$278.26 (subject to change if enclosed invoice is not paid within 30 days) due for a meter. Your allocation and meter fee due are determined as follows:

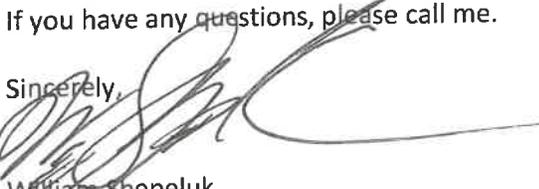
**Total Water Allocation fees due: 280 gpd \* \$3.75 = \$1,050.00**  
**Total Sewer Allocation fees due: 280 gpd \* \$5.66 = \$1,584.80**  
**Meter Fee: \$278.26**  
**Total Due: \$2,913.06**

Once your allocation is granted you will begin to receive quarterly invoices for base charges as well as any meter use fees. A schedule of these fees can be found on the Town of Waterbury website [www.waterburyvt.com](http://www.waterburyvt.com).

In addition to the allocation from the Edward Farrar Utility District, you may be required to apply for a permit from the State of Vermont. Contact the Vermont Department of Environmental Conservation for those permits at (802) 505-3938. When you get the necessary State permits, please send me copies for the District's files.

If you have any questions, please call me.

Sincerely,



William Shepeluk  
Municipal Manager

# EDWARD FARRAR UTILITY DISTRICT APPLICATION FOR WATER & SEWER ALLOCATION & CONNECTION

The undersigned hereby requests an allocation of water and/or sewer from the Edward Farrar Utility District and also requests permission to tap into the water and/or sewer system of the District. If necessary a zoning permit cannot be issued until this application has been received and processed by the Edward Farrar Utility District Commissioners. The permit is void in the event of misrepresentation or failure to complete construction within two years of the date of approval.

PROPERTY ADDRESS (Service Location): 891 Waterbury Stone Rd.  
(Street Name and Number or Subdivision Address and Lot #)

ACCOUNT NUMBER OR TAX PARCEL ID: \_\_\_\_\_ CONTACT INFORMATION  
PROPERTY OWNER(S) NAME: Clint West PHONE: 802-324-7832  
West Family Properties, LLC EMAIL: clint@mapleleafvt.com

MAILING ADDRESS: 232 Mt. Philo Rd. Shelburne VT 05482  
Street/PO BOX City State Zip

DESCRIPTION OF PROJECT: two livable units. Detached garage. Will also be used as a rug drop off location

**Residential**  
2 Number of Units  
(Apartments/Separate Living Spaces)  
2 Total # of Bedrooms

**Church or Non-Profit Social Clubs**  
Kitchen ( Y / N )  
\_\_\_\_ Total # of dining seats  
*\*More information may be needed. Please contact the billing department.*

**Commercial**  
\_\_\_\_ Office  
\_\_\_\_ Retail Stores/ \_\_\_\_ # of daily employees  
\_\_\_\_ Barber Shop/Beauty Salon/ \_\_\_\_ # of daily employees  
\_\_\_\_ Dental Office/ \_\_\_\_ # of chairs \_\_\_\_ # of employees  
\_\_\_\_ Doctor's Office/ \_\_\_\_ # of exam rooms \_\_\_\_ # of employees  
\_\_\_\_ Restaurant/ \_\_\_\_ # of seats \_\_\_\_ # of employees  
\_\_\_\_ Gym or Fitness Facility/ \_\_\_\_ # of daily participants  
 Other (describe, including daily # of employees and participants): rug drop off location for cleaning of rugs

SIGNATURE OF PROPERTY OWNER: Clint West DATE: 4/30/22  
SIGNATURE OF APPLICANT: Clint West DATE: 4/30/22

# Exhibit K1



## West-891 W-S Rd.

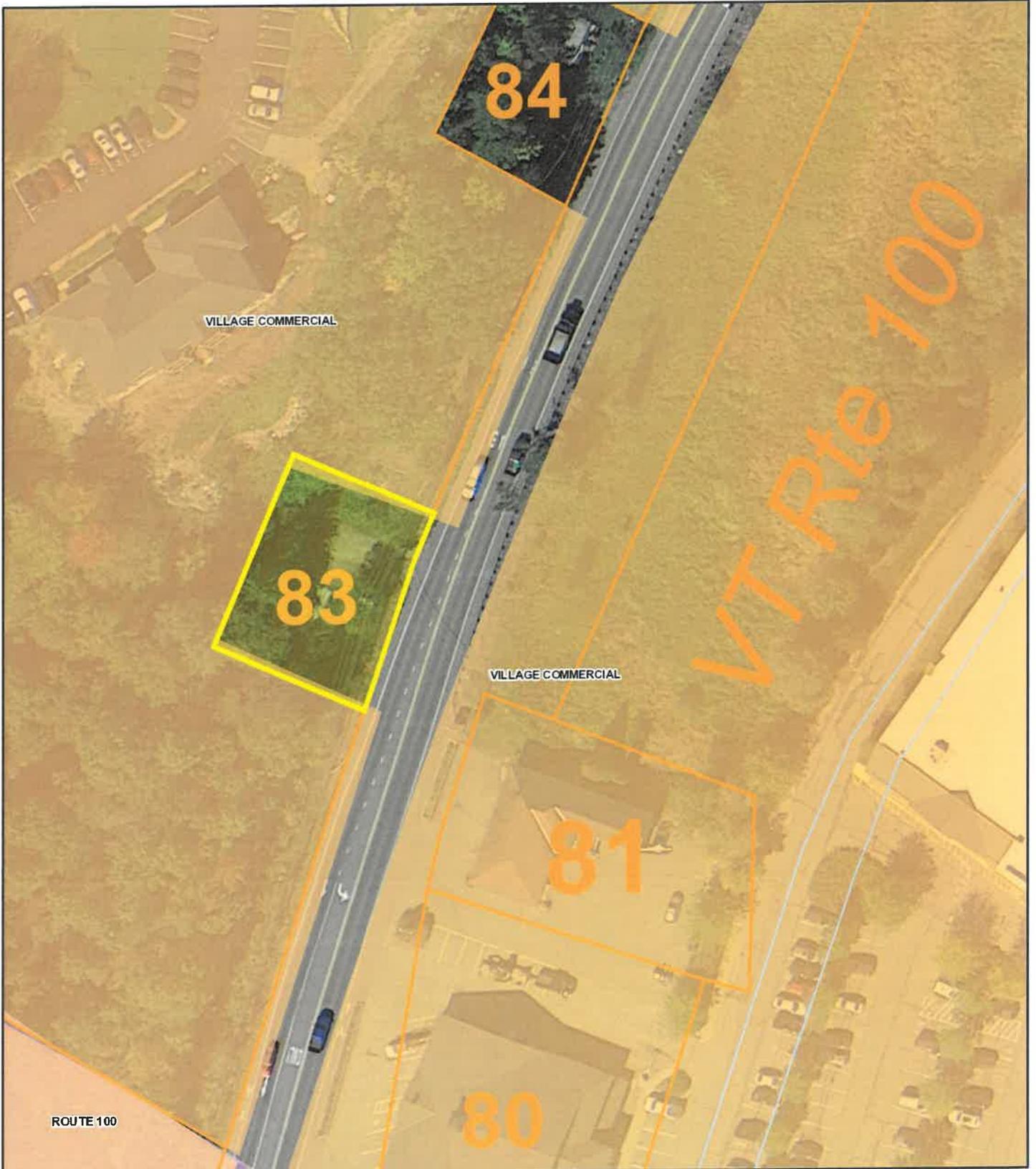
Waterbury, VT

1 inch = 67 Feet



August 22, 2022

[www.cai-tech.com](http://www.cai-tech.com)



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# Exhibit K2



## West-891 W-S Rd.

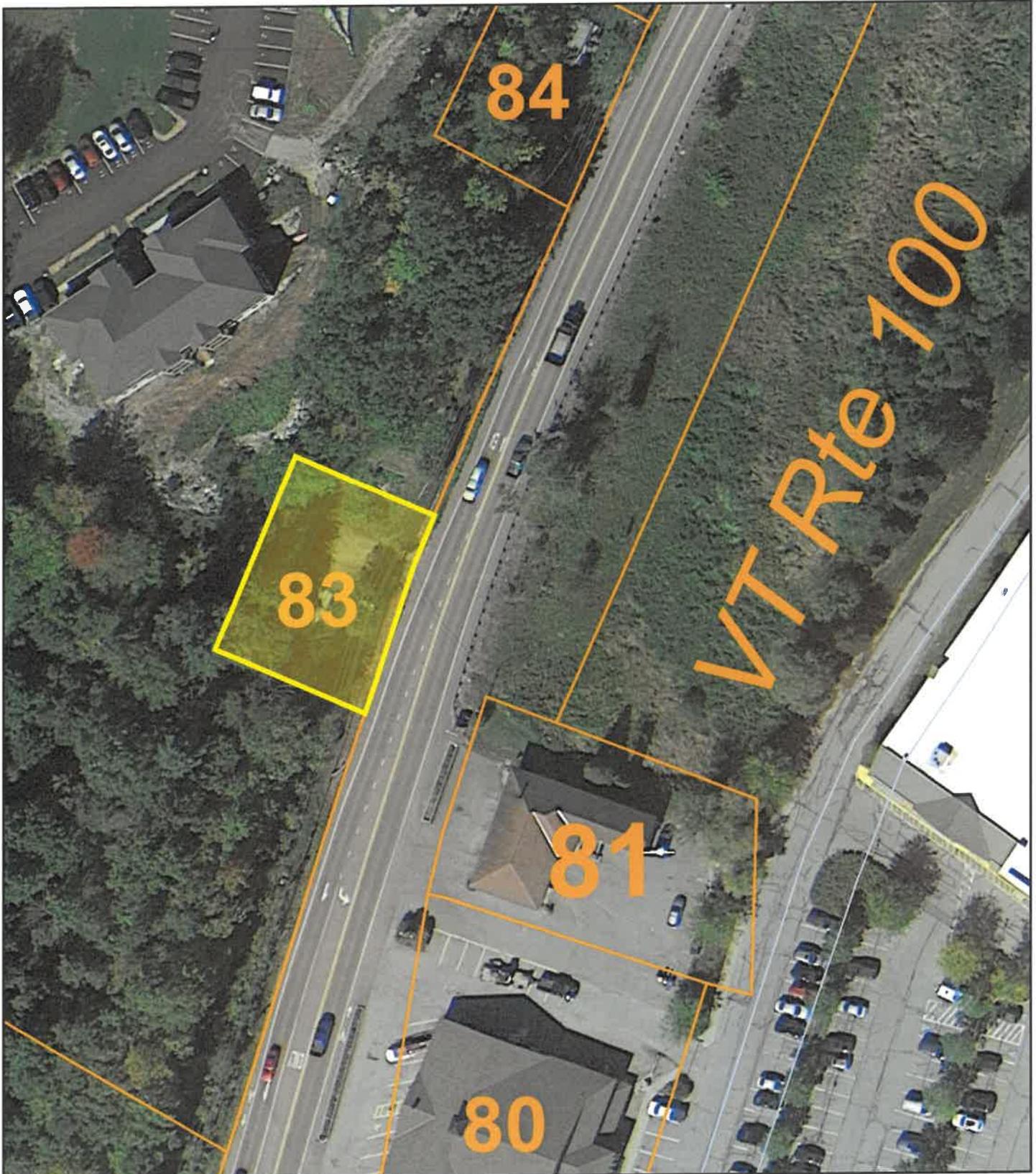
Waterbury, VT

1 inch = 67 Feet



August 22, 2022

[www.cai-tech.com](http://www.cai-tech.com)



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