

# Exhibit A1

Date:	<u>11/9/2022</u>	Application #:	<u>107-22</u>
Fees Paid:	<u>\$1,900</u>	+ \$15 recording fee =	<u>\$1,915</u>
Parcel ID #:	<u>972-0043.V</u>		
Tax Map #:	<u>19-184.000</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: SPD Real Estate  
Mailing Address: 150 Dorset Street 245-319  
South Burlington, VT 05403  
Home Phone : 802-578-6495  
Work/Cell Phone: 802-578-6495  
Email: djohnson@grazers.com

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

Name: SPD Real Estate, LLC  
Mailing Address: 150 Dorset Street 245-319  
South Burlington, VT 05403  
Home Phone : 802-578-6495  
Work/Cell Phone: 802-578-6495  
Email: djohnson@grazersvt.com

### PROJECT DESCRIPTION

Physical location of project (E911 address): 37 High Street  
Lot size: .68 acres Zoning District: Village Mixed Residential  
Existing Use: Land Proposed Use: Multi-family residential  
Brief description of project: New Construction 3 story 9 Unit apartment building  
consisting and (3) 2 bedroom units and (6) 1 bedroom units. Parking lot with 17 spaces  
including (1) ADA space. Dumpster location is in parking lot and will be fenced with  
screening.  
Cost of project: \$ 1,085,805 Estimated start date: 12/5/22  
Water system: Public Waste water system: Public

#### EXISTING

Square footage: N/A Height: N/A  
Number of bedrooms/baths: N/A  
# of parking spaces: N/A  
Setbacks: *front*: N/A  
*sides*: N/A / N/A *rear*: N/A

#### PROPOSED

Square footage: 8,043 Height: 34'  
Number of bedrooms/bath: 12/9  
# of parking spaces: 17  
Setbacks: *front*: 40' / 93'  
*sides*: 28' / 31' *rear*: N/A

### 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 \_\_\_\_\_



# Exhibit A3

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: Construction of a 3 story, 9 unit apartment building

### 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): **See attached**
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: **See attached**
3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect: **See attached**
4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration: **See attached**
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? **See attached**

**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)

# Exhibit A4

## Condition Use Responses

### 37 High Street

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):
  - **The proposed project will not generate an increase in traffic in comparison to the six (6) detached single-family homes that previously occupied the property. We have summarized the pre and proposed PM Peak Hour trip generation values as identified by the Institute of Transportation Engineers.**
    - **Existing Conditions - Calculated Trip Ends (6 Units SFH):**
      - **Average Rate: 6 (Total), 4 (Entry), 2 (Exit)**
      - **Fitted Curve: 7 (Total), 4 (Entry), 3 (Exit)**
    - **Proposed Conditions - Calculated Trip Ends (9 Low Rise Apt Units):**
      - **Average Rate: 5 (Total), 3 (Entry), 2 (Exit)**
      - **Fitted Curve: 7 (Total), 4 (Entry), 3 (Exit)**
  - **The demonstration that there will be no impacts to the water and sewer departments will be confirmed through the issuance of the water and sewer allocations by the respective utilities.**
  - **The proposed apartment building will not create an increase in student enrollment compared to the previous land use on the property. This is primarily because the proposed building is comprised of one and two-bedroom units. This is depicted in the attached student enrollment calculations.**

**Student enrollment at Crosset Brook Middle School has decreased from 315 students in 2006 to 255 students in 2015. During the same period the student population at the Thatcher Brook Primary School increased from 440 to 455. In 2019 the Waterbury Record reported that Harwood Union High School's enrollment was the lowest in 18 years at 1,682 students, well below the high of 2,137 students in 2000. Overall, it appears that even if there were an increase in student generation on this property that the school system has the capacity for the project.**

## Exhibit A5

- **The proposed building has been designed to comply with the zoning height requirements so that there are no unanticipated impacts on the fire department which exceed current public policy. The proposed site has been designed so to provide access on two sides from public roads.**
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: **This property is located in the Village Mixed Residential (VMR) zoning district, While there is no purpose statement for any of the zoning districts in the Zoning Regulations, the Permitted and Conditional Use Table identifies that there are a number of varied land uses that can be sited in this zoning district including residential, commercial, agricultural and public/semi-public uses.**

**Within the Municipal Plan, the Future Housing Distribution Maps – Growth Centers, Map1-6 identifies this portion of the municipality as “Village Resident(ial)” within the Village Growth Center. As stated in the Municipal Plan:**

“...The anticipated future units range from 60% (250 units) to 80% (334 units) of the targeted demand (417 units) over the 10 year period. This planning exercise is intended to show the desired distribution of this estimated number of dwelling units based on the goals and objectives set out in this Municipal Plan. It is expected that a much higher percentage of the new units in the Growth Centers will be multi-family units than outside the Growth Centers where the housing type will be predominantly single-family units, single family units with accessory dwellings, and duplexes...”

3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect: **As part of this review, the project, through the issuance of a Site Plan approval, will demonstrate compliance with the Zoning Regulations. Other municipal ordinances that could come into play include:**
- [Animal Control Ordinance - Effective August 15 2015](#)
  - [E911 Ordinance](#) – This will require that the building have one street number and that each individual apartment shall be given an apartment number.
  - [Entertainment Ordinance](#) – Not applicable
  - [Notice of Repeal of Ordinance re. Act 250 Review Designation 11-15-21](#) – Not applicable as this is not an Act 250 project.

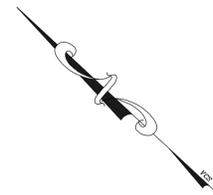
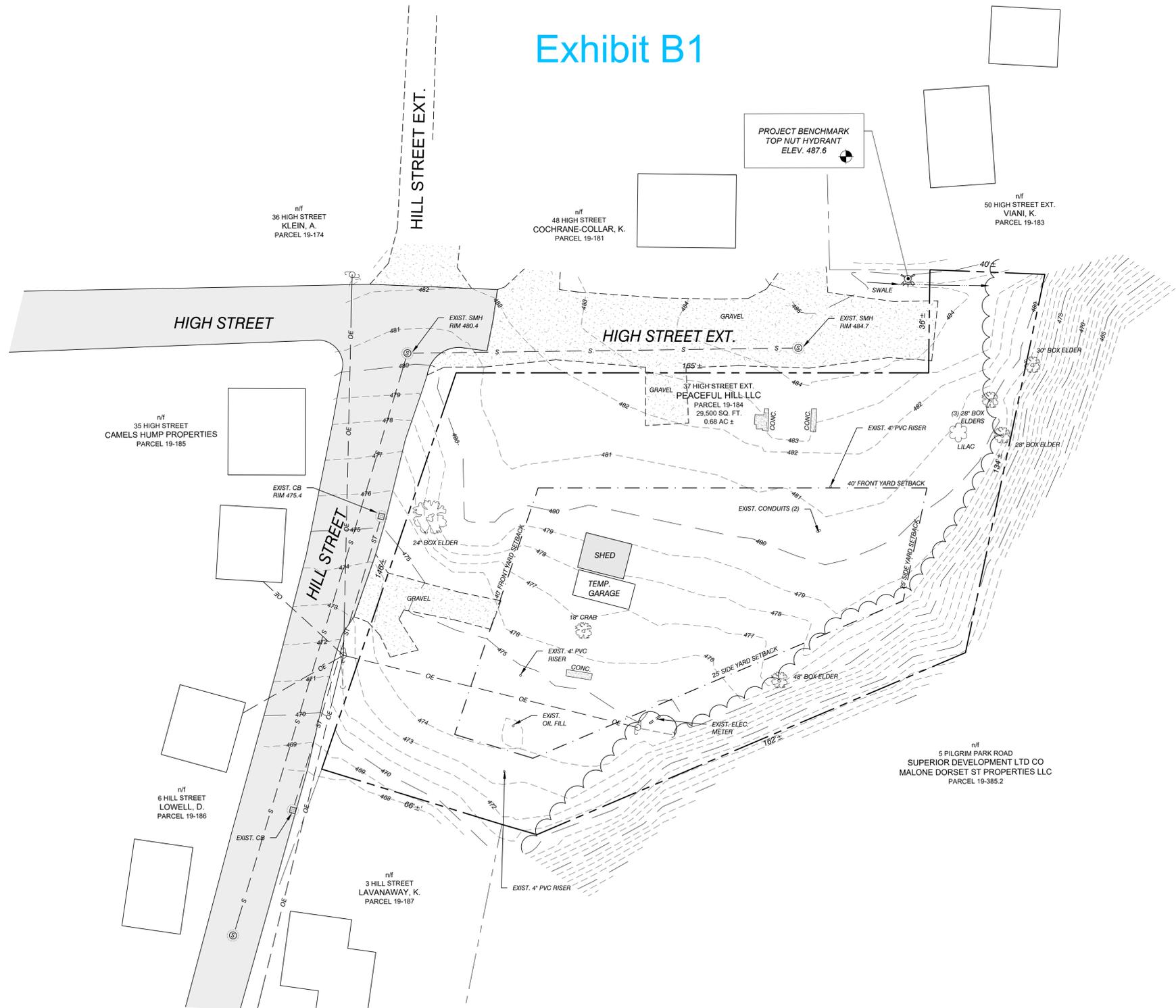
## Exhibit A6

- Ordinance Regarding Act 250 Review Designation - Town of Waterbury  
Ditto above
  - Ordinance Regarding Act 250 Review Designation - Village of Waterbury  
Ditto above
  - Recreation Facilities Ordinance – This ordinance regulates Uses and Activities at the Waterbury Recreation Facilities. This project will have no impact on this.
  - Sewer Use Ordinance 13 April 2021 Version for Adoption – This project and the users of the system will be required to conform with these standards.
  - Town Traffic Ordinance 2018 – All residents and visitors are required to conform with these requirements.
  - Vendor Ordinance - Effective June 15 2019 – Not applicable
4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration: **The proposed project will include traditional construction techniques. Hours of operation will be limited to 7 AM to 6 PM Monday-Saturday and 8 AM to 5 PM on Sunday. Once the building is enclosed, no limit on the hours of operation are proposed so as to enable maximum flexibility for the trades' access to the building. No burning of construction debris is proposed. Vibration generating activities will be limited to the compaction of the parking lot. Typically, these vibrations are not experienced more than 80 feet from the source which will preclude adverse impacts on the neighboring properties. No rock blasting is proposed.**
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? **This is not applicable as this is not a sand or gravel pit or rock quarry. Traditional construction techniques are proposed that will limit the amount of truck traffic required for the project.**

# Exhibit B1

## LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- - - 100' EXISTING CONTOUR
- ==== EXISTING CURB
- x-x- EXISTING FENCE
- - - EXISTING GRAVEL
- ==== EXISTING PAVEMENT
- EXISTING GUARD RAIL
- - - E EXISTING ELECTRIC
- - - FM EXISTING FORCEMAIN
- - - G EXISTING GAS
- - - ST EXISTING STORM
- - - S EXISTING GRAVITY SEWER
- - - T EXISTING TELEPHONE
- - - W EXISTING WATER
- EXISTING SWALE
- STREAM
- WETLANDS
- WETLANDS BUFFER
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING CATCH BASIN
- ⊙ EXISTING YARD DRAIN
- ⊙ EXISTING WELL
- ⊙ EXISTING HYDRANT
- ⊙ EXISTING SHUT OFF
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING GUY WIRE/POLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING DECIDUOUS TREE
- ⊙ EXISTING CONIFEROUS TREE
- ⊙ EDGE OF BRUSH/WOODS
- ⊙ IRON ROD/PIPE FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⊙ TEST PIT
- ⊙ PERCOLATION TEST
- ⊙ PROJECT BENCHMARK



SITE ENGINEER:



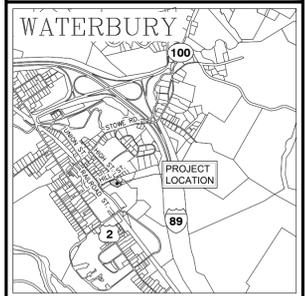
**CIVIL ENGINEERING ASSOCIATES, INC.**  
 10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
 P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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CHECKED DSM	
APPROVED DSM	

CLIENT:  
**HAVEN REALTY, LLC**  
 150 DORSET STREET 245-319  
 SOUTH BURLINGTON, VERMONT 05403

PROJECT:  
**SITE DEVELOPMENT**  
 37 HIGH STREET  
 WATERBURY, VT



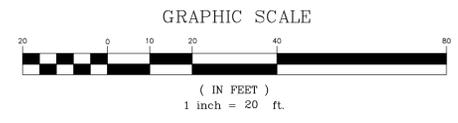
LOCATION MAP  
 1" = 2000'

DATE	CHECKED	REVISION

## EXISTING CONDITIONS PLAN

DATE 09/21/2022	DRAWING NUMBER <b>C1.0</b>
SCALE 1" = 20'	PROJ. NO. 22164

- 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 BASED ON A PLAN ENTITLED "EXISTING CONDITIONS SITE PALN PROPERTY OF HANS CAILEN VON BRIESEN" PREPARED BY GILSON LAND SURVEYING, PLLC DATED 05/28/21 LAST REVISED 06/23/21. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
  - CONTOUR INFORMATION IS BASED UPON PLAN ENTITLED "EXISTING CONDITIONS SITE PALN PROPERTY OF HANS CAILEN VON BRIESEN" PREPARED BY GILSON LAND SURVEYING, PLLC DATED 05/28/21 LAST REVISED 06/23/21.

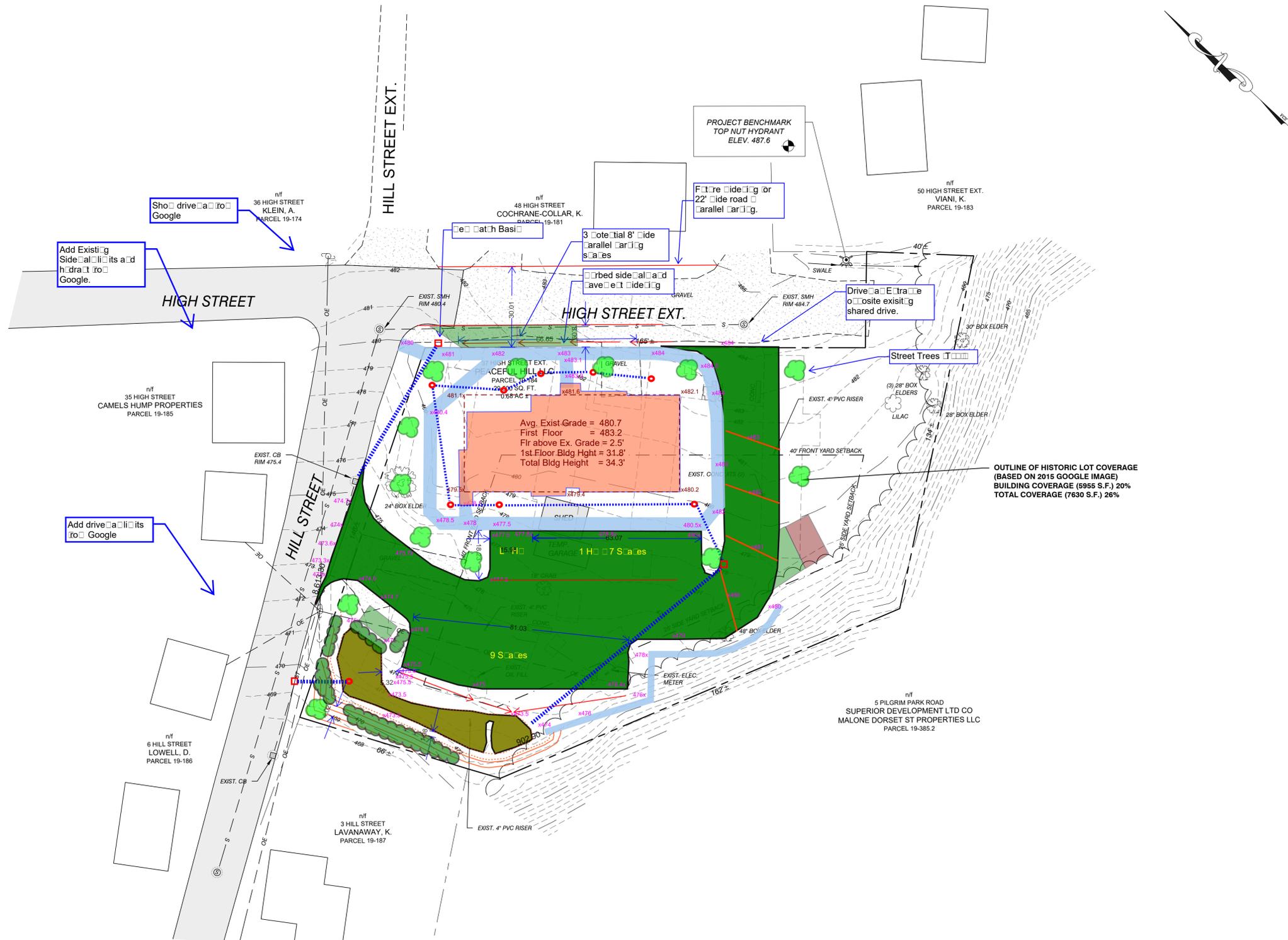


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# Exhibit B2

## LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- 100 --- EXISTING CONTOUR
- EXISTING CURB
- X --- EXISTING FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- EXISTING GUARD RAIL
- E --- EXISTING ELECTRIC
- FM --- EXISTING FORCEMAIN
- G --- EXISTING GAS
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- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING GUY WIRE/POLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING DECIDUOUS TREE
- ⊙ EXISTING CONIFEROUS TREE
- ⊙ EDGE OF BRUSH/WOODS
- ⊙ IRON ROD/PIPE FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⊙ TEST PIT
- ⊙ PERCOLATION TEST
- ⊙ PROJECT BENCHMARK

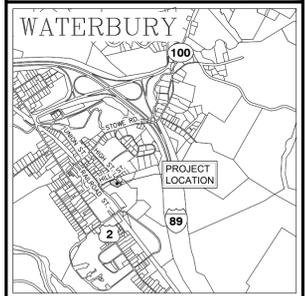


SITE ENGINEER:  
  
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CLIENT:  
**HAVEN REALTY, LLC**  
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PROJECT:  
**SITE DEVELOPMENT**  
 37 HIGH STREET  
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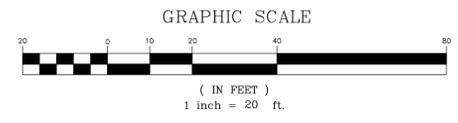
LOCATION MAP  
 1" = 2000'

DATE	CHECKED	REVISION

**EXISTING CONDITIONS PLAN**

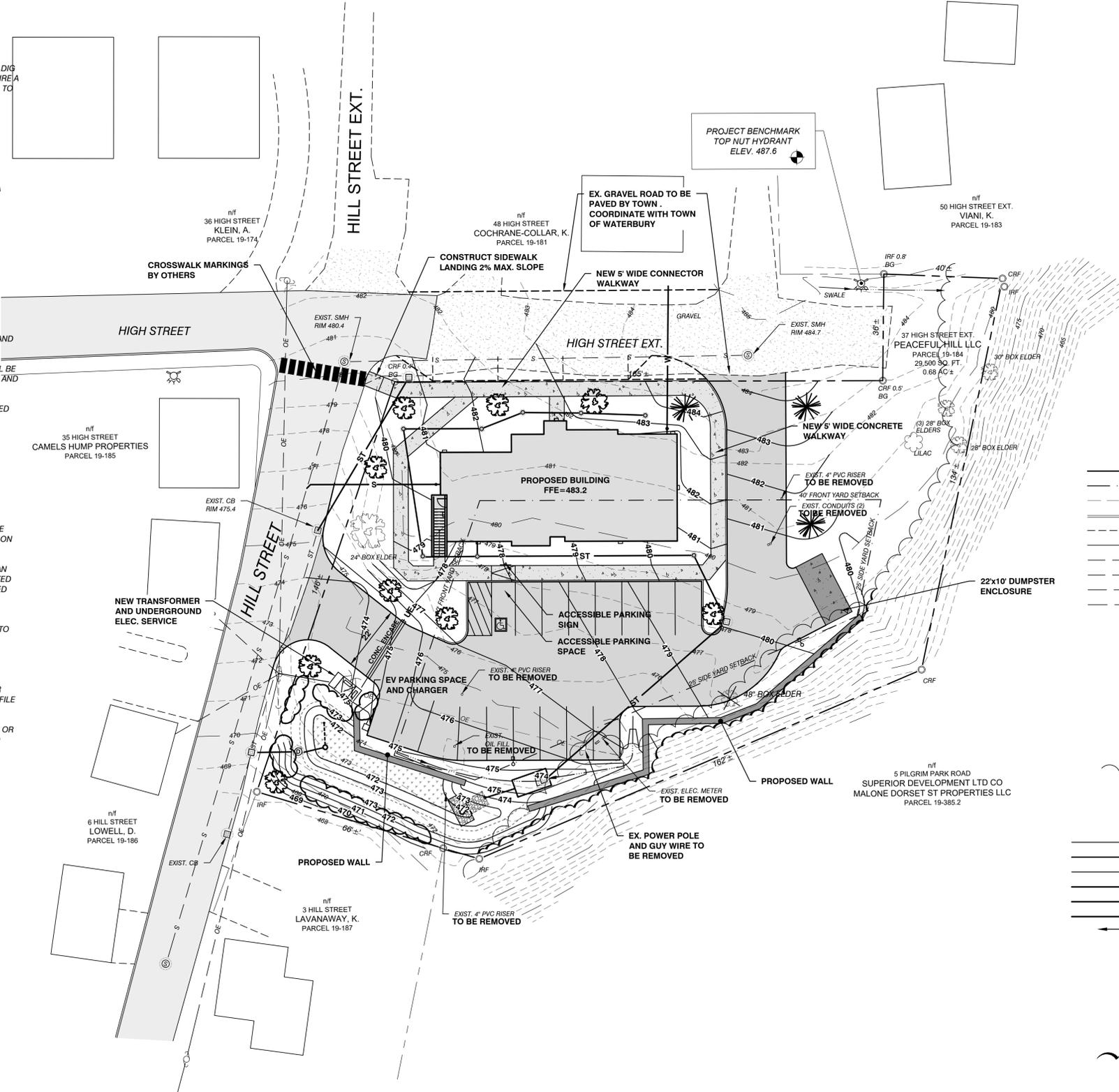
DATE: 09/21/2022  
 SCALE: 1" = 20'  
 PROJ. NO.: 22164  
 DRAWING NUMBER: **C1.0**

- 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 BASED ON A PLAN ENTITLED "EXISTING CONDITIONS SITE PALN PROPERTY OF HANS CAILEN VON BRIESEN" PREPARED BY GILSON LAND SURVEYING, PLLC DATED 05/28/21 LAST REVISED 06/23/21. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
  - CONTOUR INFORMATION IS BASED UPON PLAN ENTITLED "EXISTING CONDITIONS SITE PALN PROPERTY OF HANS CAILEN VON BRIESEN" PREPARED BY GILSON LAND SURVEYING, PLLC DATED 05/28/21 LAST REVISED 06/23/21.



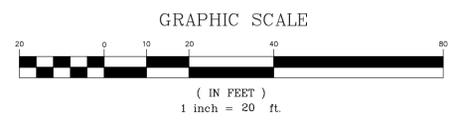
### GENERAL NOTES

1. 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.
2. ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.
3. 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.
4. THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
5. ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
6. MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
8. 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.
9. 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.
10. 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.
11. ANY DEWATERING NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN TOWN ROAD R.O.W. WITH TOWN AUTHORITIES.
13. THE CONTRACTOR SHALL INSTALL THE ELECTRICAL, CABLE AND TELEPHONE SERVICES IN ACCORDANCE WITH THE UTILITY COMPANIES REQUIREMENTS.
14. 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.
15. 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.
16. PROPERTY LINE INFORMATION IS BASED ON A PLAN ENTITLED "EXISTING CONDITIONS SITE PLAN PROPERTY OF HANS CAILEN VON BRIESEN" PREPARED BY GILSON LAND SURVEYING, PLLC DATED 05/28/21 LAST REVISED 06/23/21. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
17. IF THE BUILDING IS TO BE SPRINKLERED, BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH AWWA M14. THE SITE CONTRACTOR SHALL CONSTRUCT THE WATER LINE TO TWO FEET ABOVE THE FINISHED FLOOR. SEE MECHANICAL PLANS FOR RISER DETAIL.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING TESTING AND INSPECTION SERVICES INDICATED IN THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
19. 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.
20. 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.



### LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- EXISTING CONTOUR
- EXISTING CURB
- EXISTING GRAVEL
- EXISTING PAVEMENT
- OE EXISTING OVERHEAD ELECTRIC
- ST EXISTING STORM
- S EXISTING GRAVITY SEWER
- W EXISTING WATER
- ⊙ EXISTING SEWER MANHOLE
- ⊠ EXISTING CATCH BASIN
- ⊙ EXISTING HYDRANT
- ⊙ EXISTING SHUT OFF
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING GUY WIRE/POLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING DECIDUOUS TREE
- ⊙ EXISTING CONIFEROUS TREE
- ⊙ EDGE OF BRUSH/WOODS
- ⊙ IRON ROD/PIPE FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ⊙ ABOVE GRADE / BELOW GRADE
- ⊙ PROJECT BENCHMARK
- 100 PROPOSED CONTOUR
- UE PROPOSED PAVEMENT
- ST PROPOSED UNDERGROUND ELECTRIC
- S PROPOSED STORM
- W PROPOSED GRAVITY SEWER
- W PROPOSED WATER
- PROPOSED SWALE
- ⊙ PROPOSED STORM MANHOLE
- ⊙ PROPOSED CATCH BASIN
- ⊙ PROPOSED YARD DRAIN
- ⊙ PROPOSED SHUT OFF
- ⊙ PROPOSED SIGN
- ⊙ PROPOSED LIGHT POLE
- ⊙ PROPOSED MOUNTED LIGHT
- ⊙ PROPOSED EDGE OF BRUSH/WOODS
- ⊙ PROPOSED DECIDUOUS TREE
- ⊙ PROPOSED CONIFEROUS TREE
- ⊙ PROPOSED SHRUB



**ZONING REQUIREMENTS:**  
ZONING DISTRICT: MDR - MEDIUM DENSITY RESIDENTIAL

CATEGORY	REQUIRED	EXISTING	PROPOSED
PARCEL	2 AC.	0.68 ± AC.	0.68 ± AC.
SETBACK *			
FRONT YARD	40'	60'	13'
SIDE YARD	25'	58'	72'
REAR YARD	25'	N/A	N/A
BUILDING COVERAGE	25%	0.1%	10%
LOT COVERAGE		0.4%	46%

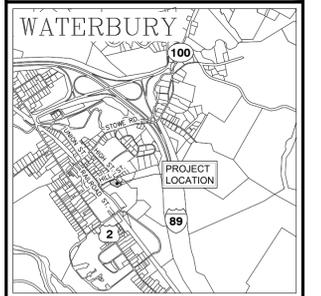
\* SETBACK DIMENSIONS PER CORRESPONDENCE WITH ZONING DEPARTMENT

SITE ENGINEER:  
  
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**SITE DEVELOPMENT**  
37 HIGH STREET  
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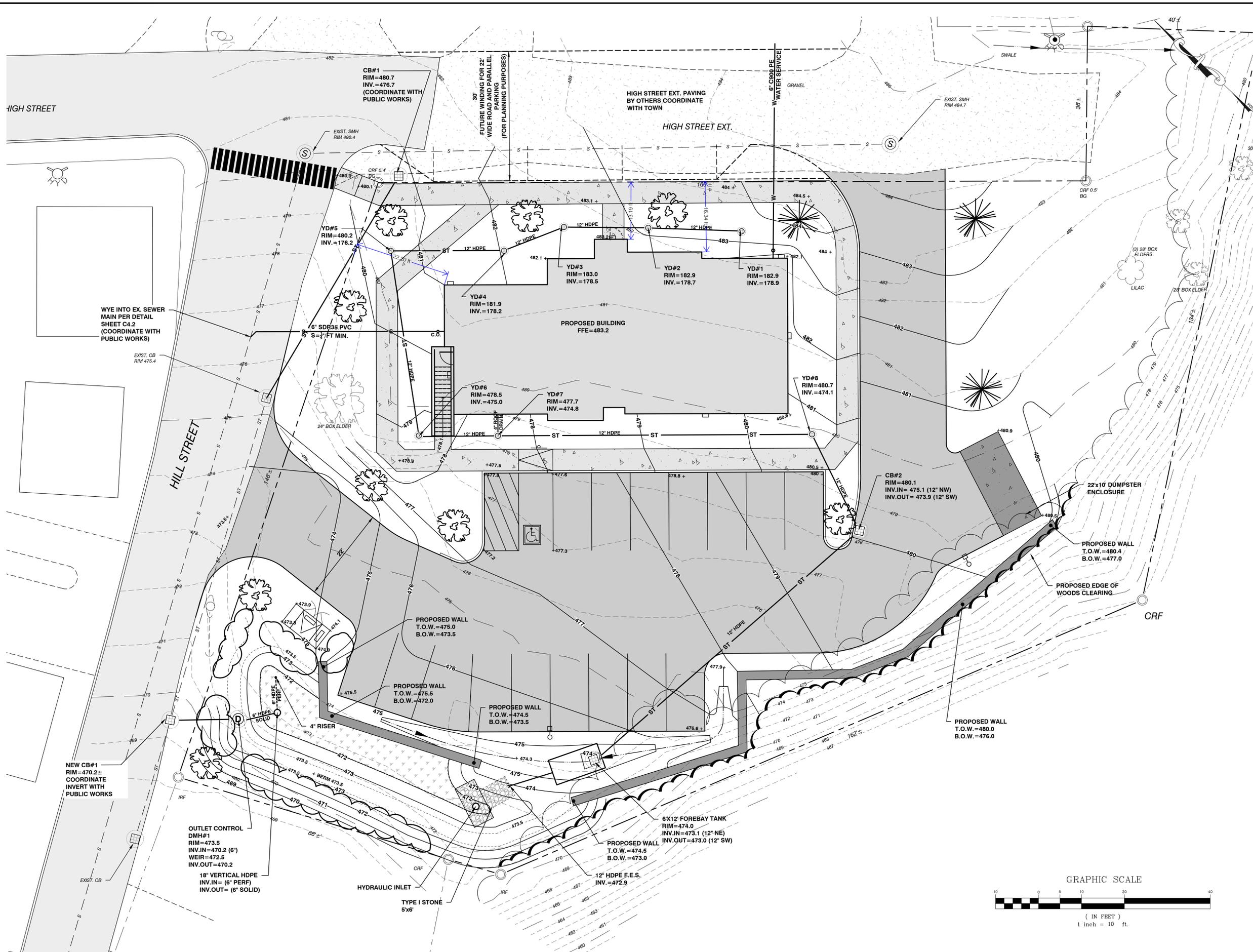


LOCATION MAP  
1" = 2000'

DATE	CHECKED	REVISION

**PROPOSED CONDITIONS PLAN**

DATE: 12/30/2022  
SCALE: 1" = 20'  
PROJ. NO.: 22164  
DRAWING NUMBER: **C2.0**



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

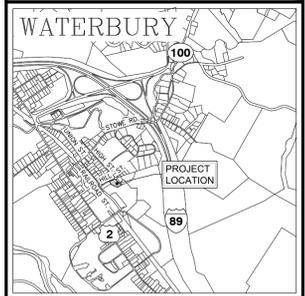
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DRAWN: MAB  
 CHECKED: DSM  
 APPROVED: DSM

CLIENT:  
**HAVEN REALTY, LLC**  
 150 DORSET STREET 245-319  
 SOUTH BURLINGTON, VERMONT 05403

PROJECT:  
**SITE DEVELOPMENT**

37 HIGH STREET  
 WATERBURY, VT



LOCATION MAP  
 1" = 2000'

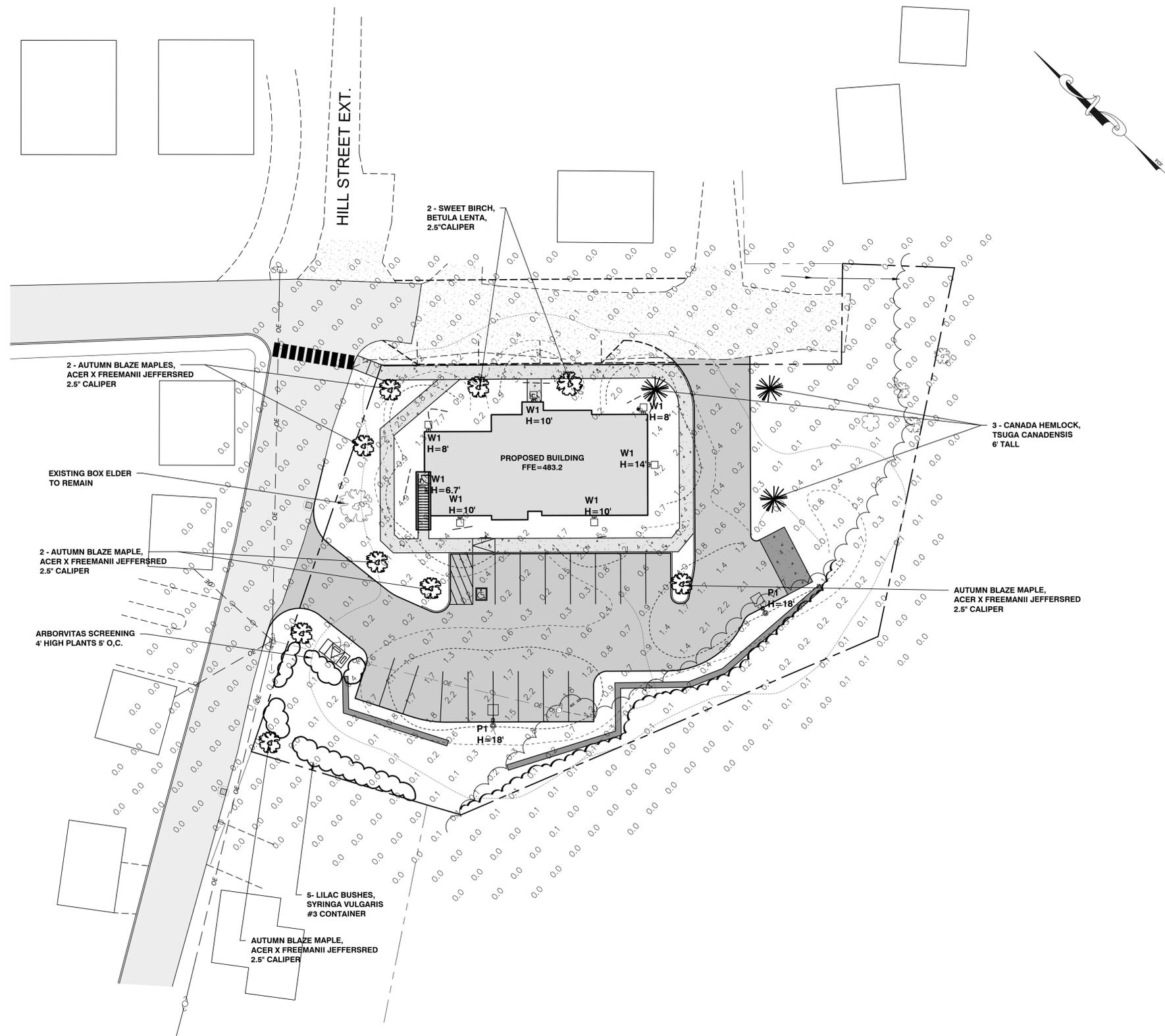
DATE	CHECKED	REVISION

**PROPOSED SITE GRADING AND UTILITY PLAN**

DATE: 12/30/2022  
 SCALE: 1" = 10'  
 PROJ. NO: 22164  
 DRAWING NUMBER: **C2.1**

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# Exhibit B5



SITE ENGINEER:  
  
**CIVIL ENGINEERING ASSOCIATES, INC.**  
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**DSM**

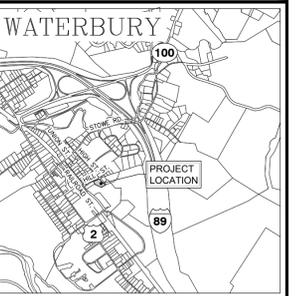
APPROVED  
**DSM**

CLIENT:  
**HAVEN REALTY, LLC**

150 DORSET STREET 245-319  
 SOUTH BURLINGTON, VERMONT  
 05403

PROJECT:  
**SITE DEVELOPMENT**

37 HIGH STREET  
 WATERBURY, VT



**LOCATION MAP**

DATE	CHECKED	REVISION

## PROPOSED SITE LIGHTING PLAN

DATE  
**12/30/2022**

SCALE  
**1" = 20'**

PROJ. NO.  
**22164**

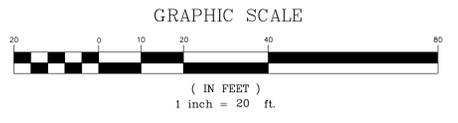
DRAWING NUMBER  
**C2.2**

### LIGHTING CALCULATION SUMMARY

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING HEIGHT	QTY
W1	□	HUBBLE OUTDOOR LIGHTING (1) SG1-20-4K7-FT-UNV-DB-PCU-CS	21W	2310	WALL - VARIES SEE PLAN	7
P1	○	HUBBLE OUTDOOR LIGHTING (1) RAR1-80L-50-4K7-4W-UNV-A-DB-NXSPW_F	50W	6362	POLE - 18'	2

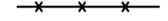
### LIGHTING LEVEL LEGEND

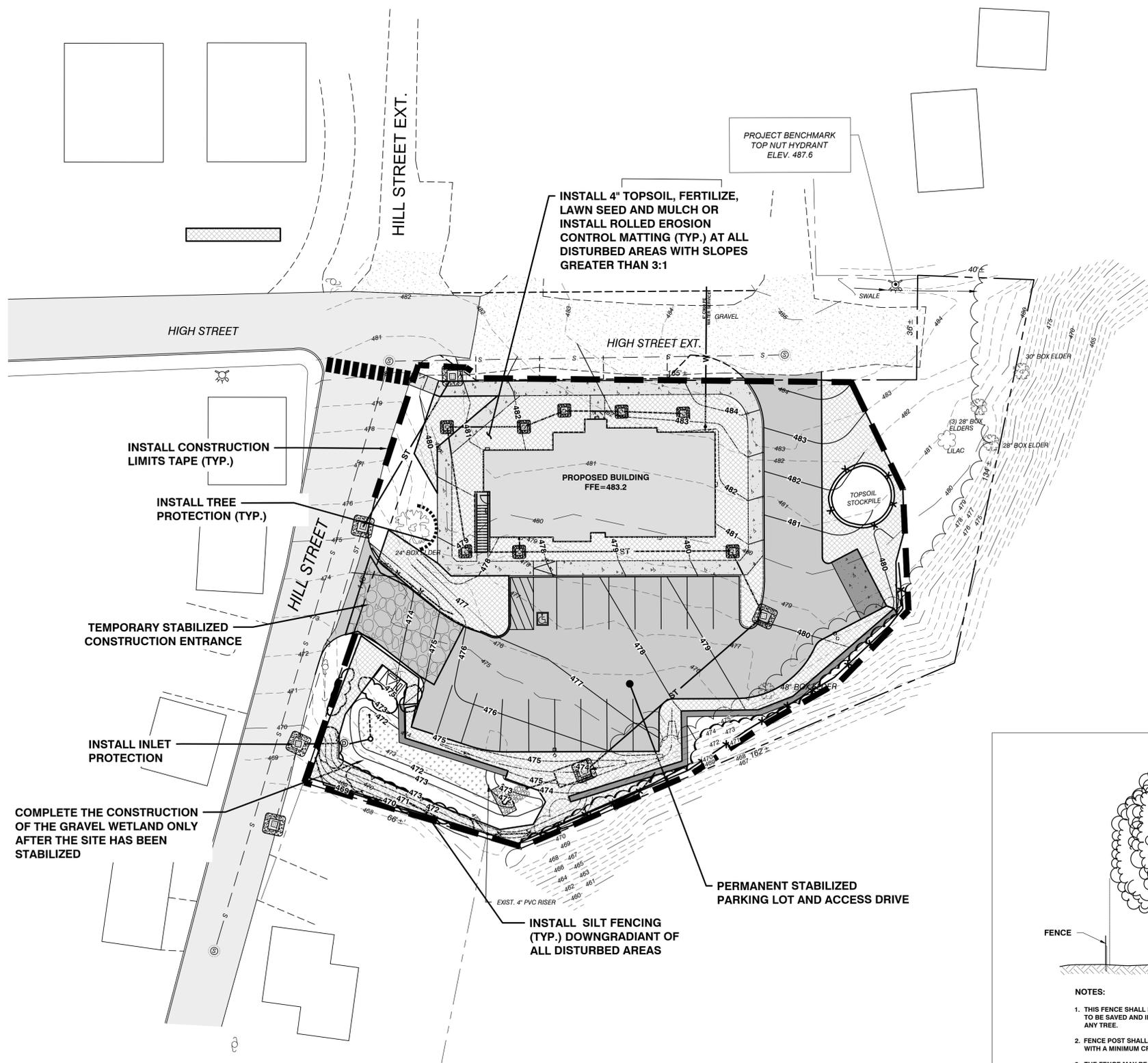
- 10.0 FOOTCANDLES
- 5.0 FOOTCANDLES
- 1.0 FOOTCANDLES
- 0.5 FOOTCANDLES
- 0.1 FOOTCANDLES



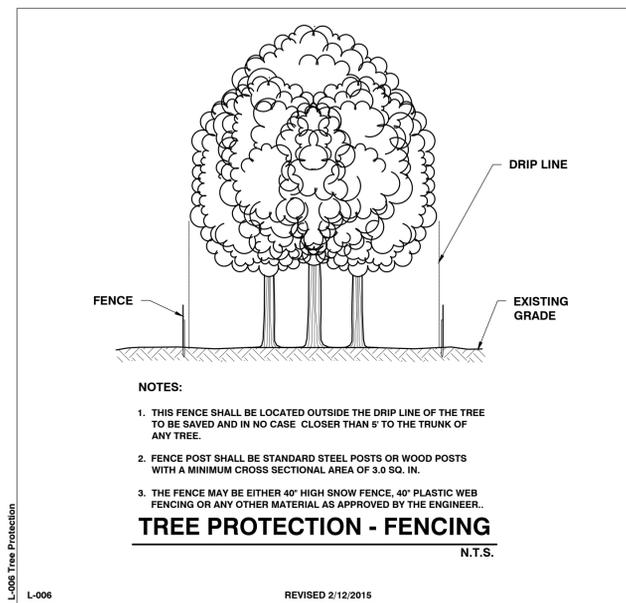
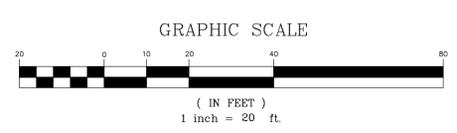
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## LEGEND

-  CONSTRUCTION LIMITS TAPE
-  EROSION CONTROL MATTING
-  REINFORCED SILT FENCE
-  SILT FENCE
-  TREE PROTECTION
-  STABILIZED CONSTRUCTION ENTRANCE
-  INLET PROTECTION



- NOTES:**
1. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND STABILIZED BEFORE THE START OF CONSTRUCTION.
  2. LOAM, SEED AND MULCH ALL DISTURBED AREAS (TYP.)
  3. INSTALL TEMPORARY STABILIZATION OF DISTURBED SOILS THROUGH THE INSTALLATION OF 1" OF HAY MULCH NO MORE THAN 7 DAYS AFTER WORK HAS CEASED IN A PARTICULAR AREA.
  4. SLOPES > 3:1 SHALL RECEIVE EROSION CONTROL MATTING.
  5. MAXIMUM AMOUNT OF DISTURBED SOILS TO BE LIMITED TO NO MORE THAN 2 ACRES.
  6. SILT FENCE CONTRIBUTORY AREA TO BE LIMITED TO 1/4 ACRE / 100 L.F.



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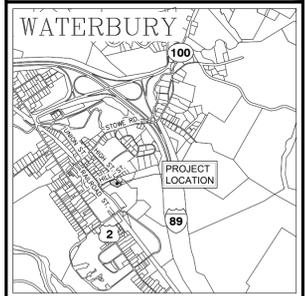
**HAVEN REALTY, LLC**

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PROJECT:

**SITE DEVELOPMENT**

37 HIGH STREET  
 WATERBURY, VT



LOCATION MAP  
 1" = 2000'

DATE	CHECKED	REVISION

**EPSC**  
**SITE PLAN**

DATE  
 12/30/2022

SCALE  
 1" = 20'

PROJ. NO.  
 22164

DRAWING NUMBER  
**C3.0**

## 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 projects 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.

### 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:

1. 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.
2. 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).

### 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.

### 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.

The following exception applies: Temporary stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation, utility trenches), provided any dewatering, if necessary, is conducted in accordance with Part 13.

### How to comply:

As required by the authorization, temporary stabilization for areas of earth disturbance shall be completed utilizing one or more of the methods below:

**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

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

**Hydroseeded**  
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 chloride, 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.

### 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, shoveling, 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.

### 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 from upslope 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.

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

**Diversion Berm Installation:**

1. Construct berm to the minimum specification above.
2. Compact the berm with a shovel or earth-moving equipment.
3. Seed and mulch berm or cover with erosion control matting immediately after installation.
4. 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%.
5. Ensure the berm drains to an outlet stabilized with rip-rap. Ensure that there is no erosion at the outlet.
6. 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 multiplexers 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

**Silt Fence Installation:**

- Dig a trench 6 inches deep across the slope
- Unroll silt fence along the trench
- Ensure stakes are on the downhill side of the fence
- Join fencing by rolling the ends and stakes together
- Drive stakes in against downhill side of trench
- Push fabric into trench; spread along bottom
- Fill trench with soil and pack down
- Gravel can be used to create ground contact with filter fabric when bedrock, ledge, or nearby tree roots do not allow for trenching. (A secondary perimeter control can be effective in these locations as well.)

**Silt Fence Maintenance:** Remove accumulated sediment before it is halfway up the fence. Ensure that silt fence is trenched in ground and there are no gaps. Replace any silt fence that is torn, ripped, or otherwise damaged that

### 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 fabric against 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.

### 9. 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.

**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

### 10. Slow Down Channelized Runoff

**Purpose:** Stone check dams reduce erosion in drainage channels by slowing down the stormwater flow.

**Requirements:** If there is a concentrated flow (e.g. in a ditch or channel) of stormwater on your site, then you are required to install stone check dams. Hay bales and silt fence must not be used as check dams.

**Check Dam Installation:** Height: No greater than 2 feet. Center of dam should be 9 inches lower than the side elevation Side slopes: 2:1 or flatter (see p.63 for slope calculation)  
Stone size: Use a mixture of 2 to 9 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 armoring 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 structure or permanent matting. 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.

### 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 solely to slope angle; however, soil conditions, such as soil type, soil moisture, soil structure, a more gradual slope and poor soil structure can also require additional stabilization.

**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.

**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 contact 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:

1. 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.
2. 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.

Seeding with winter rye is recommended to allow for early germination during wet spring conditions.

**Requirements for Winter Construction** If construction activities involving earth disturbance continue into the winter construction period, the following requirements apply:

1. Enlarged access points, stabilized to provide for snow stockpiling.
2. Snow shall be managed with adequate storage and control of meltwater, requiring cleared snow to be stored down slope of all areas of disturbance and out of stormwater treatment structures.
3. For areas of disturbance within 100 ft of a waterbody, the following must be installed across the slope, down gradient of the earth disturbance: a combination of one practice from group A placed in front of a practice from group B, or two group B practices, or a single row of Reinforced Silt Fence

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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.

Seeding with winter rye is recommended to allow for early germination during wet spring conditions.

**Requirements for Winter Construction** If construction activities involving earth disturbance continue into the winter construction period, the following requirements apply:

1. Enlarged access points, stabilized to provide for snow stockpiling.
2. Snow shall be managed with adequate storage and control of meltwater, requiring cleared snow to be stored down slope of all areas of disturbance and out of stormwater treatment structures.
3. For areas of disturbance within 100 ft of a waterbody, the following must be installed across the slope, down gradient of the earth disturbance: a combination of one practice from group A placed in front of a practice from group B, or two group B practices, or a single row of Reinforced Silt Fence

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SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.  
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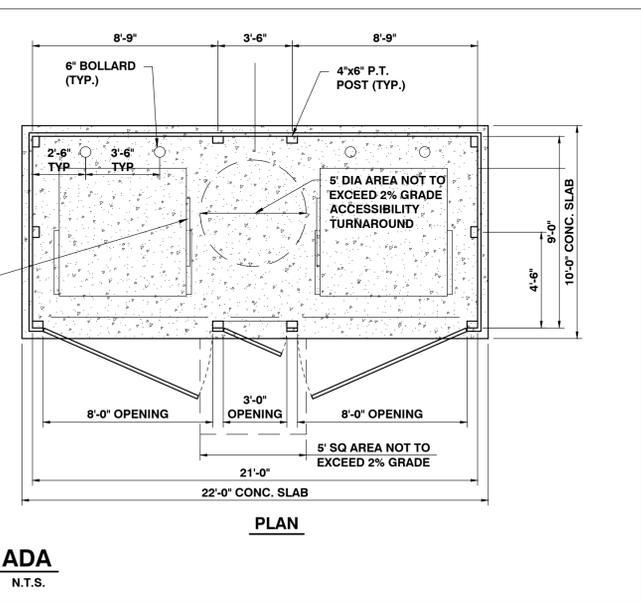
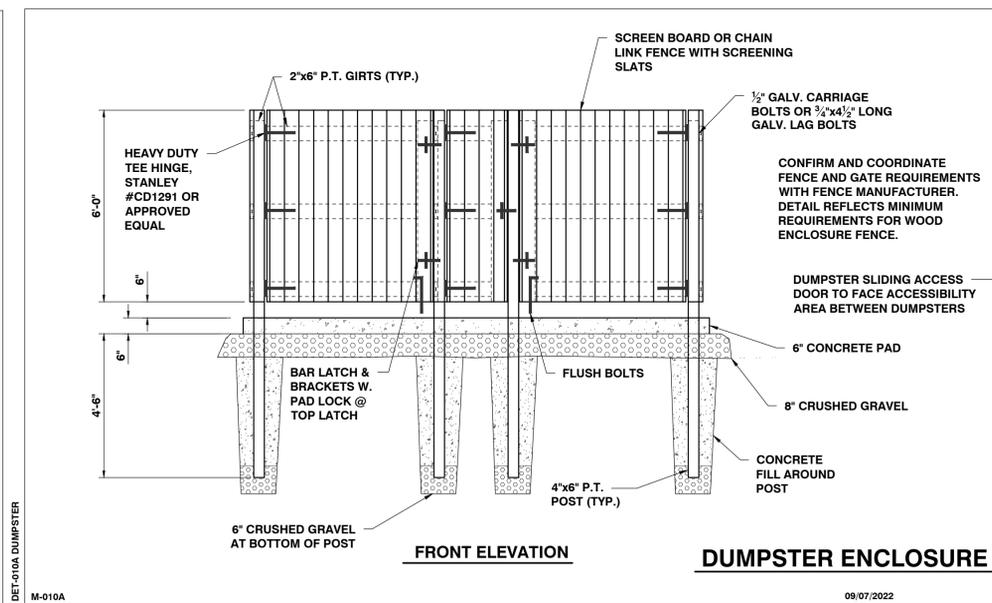
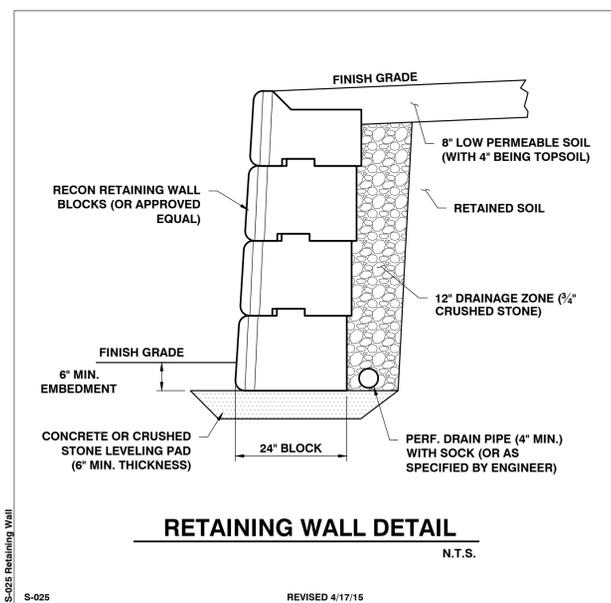
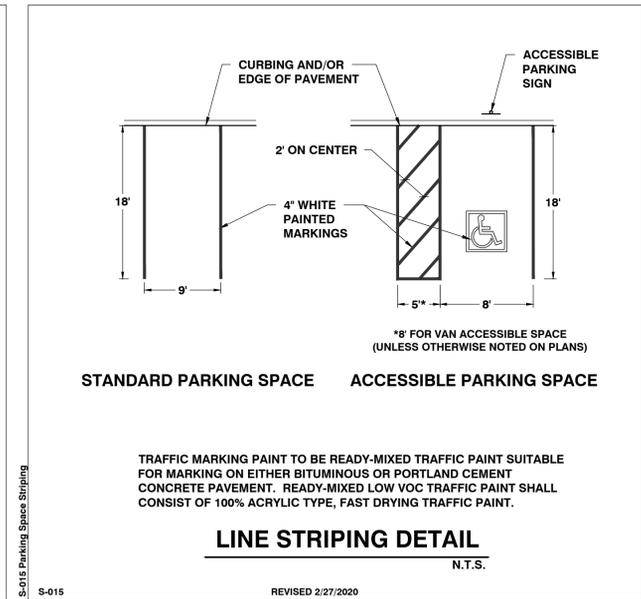
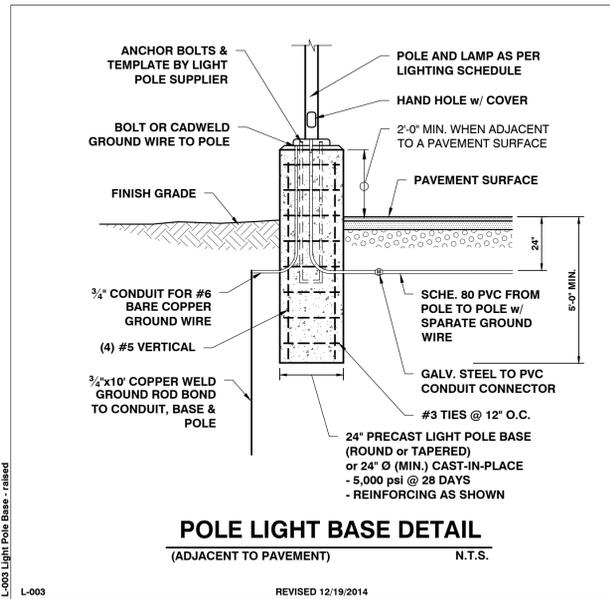
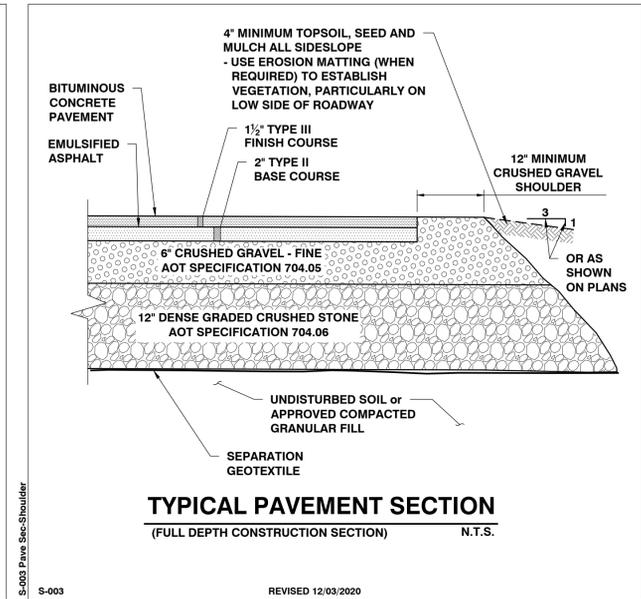
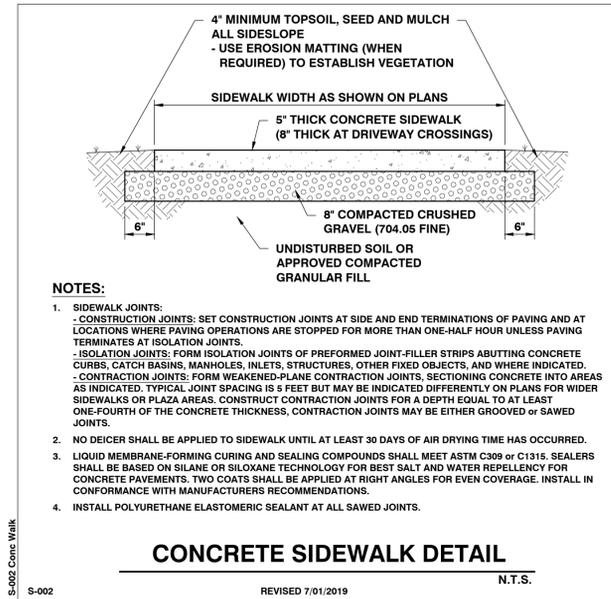
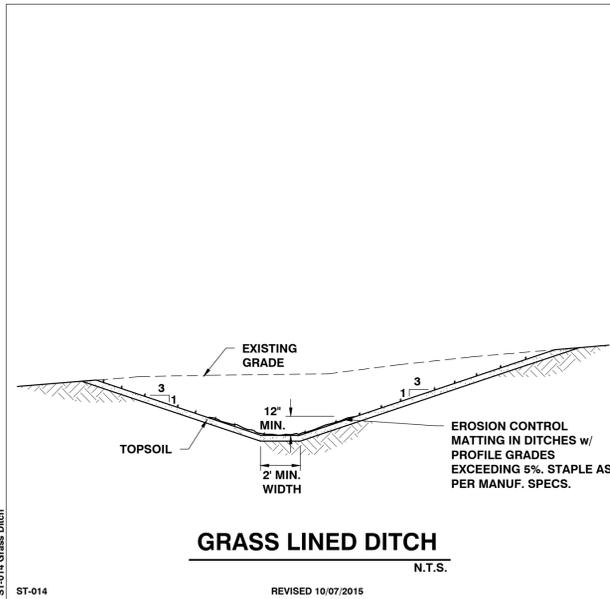
**HAVEN REALTY,  
LLC**

150 DORSET STREET 245-319  
SOUTH BURLINGTON, VERMONT  
05403

PROJECT:

**SITE  
DEVELOPMENT**

37 HIGH STREET  
WATERBURY, VT



DATE	CHECKED	REVISION

**DETAILS**

DATE  
12/30/2022  
SCALE  
AS SHOWN  
PROJ. NO.  
22164

DRAWING NUMBER  
**C4.0**

SITE ENGINEER:



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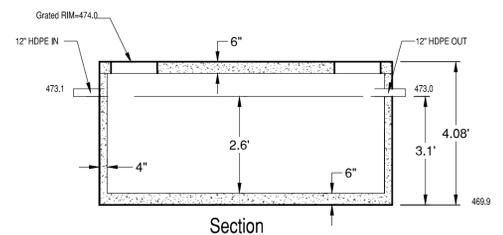
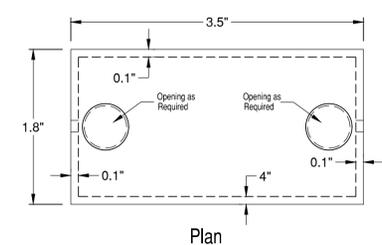
150 DORSET STREET 245-319  
SOUTH BURLINGTON, VERMONT  
05403

PROJECT:

**SITE DEVELOPMENT**

37 HIGH STREET  
WATERBURY, VT

## 6' x 12' Forebay Tank 1,000 Gallon (LD6-12)



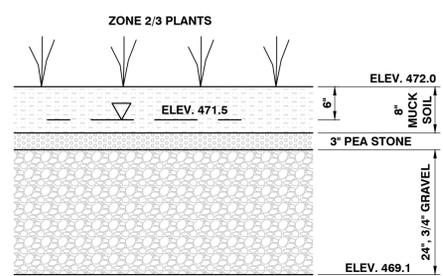
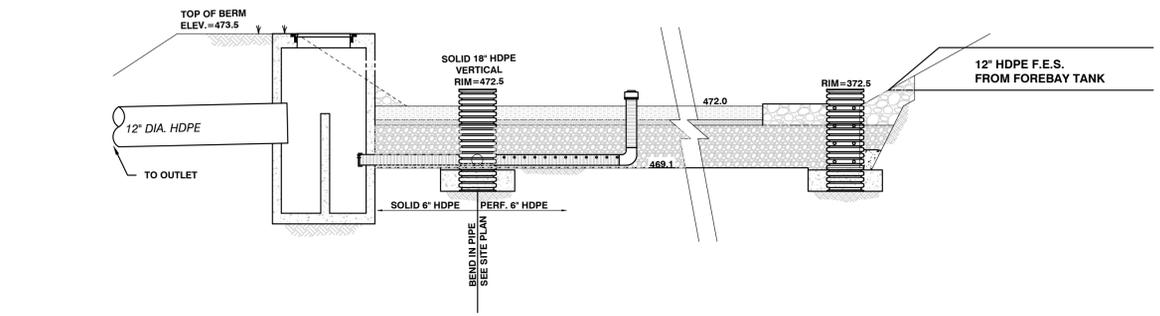
### SPECIFICATIONS:

- Concrete Minimum Strength 5000psi @ 28 days
- Steel Reinforcement Grade 60
- Joints Sealed with Butyl Sealant
- Inlet and Outlet Baffles by Others
- (\*) Top Seam Construction
- Water Tight to Outlet Level
- Superior Performance Orenco Effluent Filters Available
- Effluent Filter Alarm Available
- Weights Subject to Variation



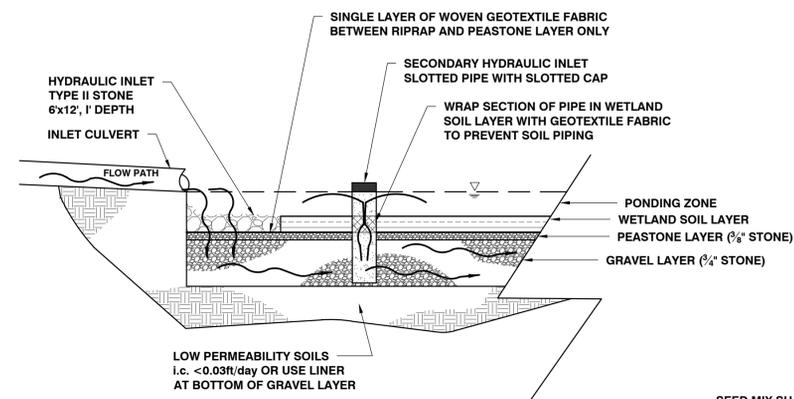
CAMP Precast Concrete Products www.CAMP-PCAST.com

Revision Date : 3/8/2006 Section : 2



**GRAVEL WETLAND DETAIL**

N.T.S.



**HYDRAULIC INLET DETAIL**

N.T.S.

SEED MIX SHALL BE OBTAINED FROM THE FOLLOWING VENDOR, OR SUBSTITUTE SUBJECT TO ENGINEER APPROVAL

VERMONT WETLAND PLANT SUPPLY, LLC  
P.O. BOX 153  
ORWELL, VT 05760  
TELEPHONE: 802-948-2553  
FAX: 802-948-2522  
CELL: 802-989-4529  
DREDONDO@VERMONTWETLANDPLANTS.COM

SEED MIX:  
BROADCAST "DETENTION BASIN/WET MEADOW SEED MIX" IN WETLAND AREAS COVERING BASE UP TO BERM HEIGHT AT A RATE OF 35 LBS PER ACRES, 1 LB PER 1,200 S.F. BROADCAST TURF GRASS ALONG SLOPES OUTSIDE OF WETLANDS.

SPECIES COMPOSITION:  
PANICUM VIRGATUM, ELYMUS VIRGINIUS, FESTUCA RUBRA, CAREX VULPINOIDEA, CAREX SCOPARIA, SCIRPUS CYPERINUS, SCIRPUS ATROVIRENS, BIDNES CERNUA, EUPATORIUM PERFORIATUM, EUPATORIADELPHUS MACULATUS, JUNCUS EFFUSUS, ONCOCLEA SENSIBILIS, VERBENA HASTATA, SYMPHYOTRIOHUM NOVA-ANGLIAEA

### Gravel Wetland Soil Specifications - Updated 9-21-2021

1. Wetland soil to be a uniform low-phosphorus mix of compost, sand, and fine soil and have a minimum thickness of 8 inches.
2. The Mehlich-3 Phosphorus Saturation Ratio (PSR) for the Wetland Soil shall be no more than 10%.
3. Wetland soil shall have a pH of 6.0-7.0.
4. Wetland soil shall have a low hydraulic conductivity between 0.1-0.01 ft/day.
5. The organic portion of the Wetland Soil shall constitute 10-15% of the Total Wetland soil mixture. The organic portion shall be comprised of well pulverized and composted leaf mulch. Animal or poultry manure shall not be accepted.
  - a. The organic portion of the Wetland Soil shall be adjusted if soil testing demonstrates a PSR greater than 10%.
6. Granular soil shall constitute 80-85% of total Wetland Soil mixture and meet the following gradation:

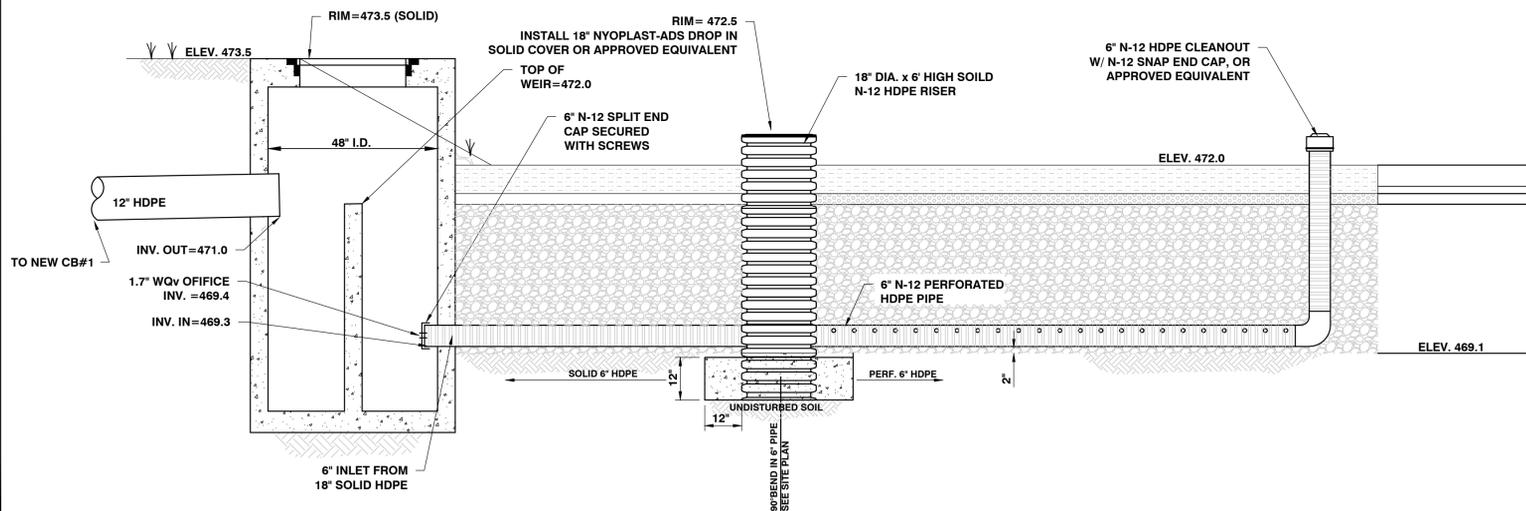
US Standard Sieve Size in/mm	% Passing by Weight
0.5/12.5	90-100%
#10/2.00	70-95%
#100/0.15	35-55%
#200/0.075	20-55%

7. No materials or substances shall be mixed or dumped within the gravel wetland media harmful to plant growth or impede maintenance. Wetland soil that is stockpiled on site shall be stored away from potential sources of contamination and protected from precipitation.
8. Wetland soil shall be free of noxious weeds.
9. Contractor shall submit the following:
  - a. An analytical test showing compliance with the above requirements. A minimum of (1) Mehlich-3 test and a subsequent PSR test of the Mehlich-3 extraction for soil phosphorus. All tests shall be performed by the same testing facility.
  - b. Hydraulic conductivity test showing compliance with the above requirements.
10. Onsite native soils may be utilized to formulate the wetland muck mix with some deviation from the specifications above subject to Engineer approval.

SOIL SAMPLES SHOULD BE TAKEN FROM THE FINAL MUCK MATERIAL PROPOSED TO BE PLACED IN THE GRAVEL WETLAND.

EXISTING SOIL SAMPLES SHOULD BE TESTED TO DETERMINE IF THEY CAN BE RECONSTITUTED AND USED FOR THE MUCK LAYER.

SOIL SAMPLES LAB:  
ANALYTICAL LAB. & MAINE SOIL TESTING SERVICE  
5722 DEERING HALL  
ORONO, MAINE 04469-5722  
TEL. (207) 581-3591



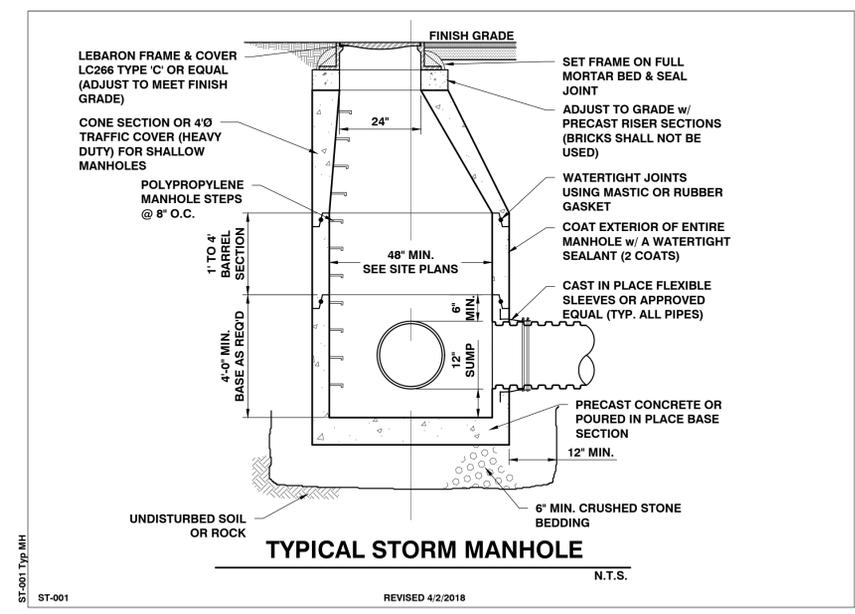
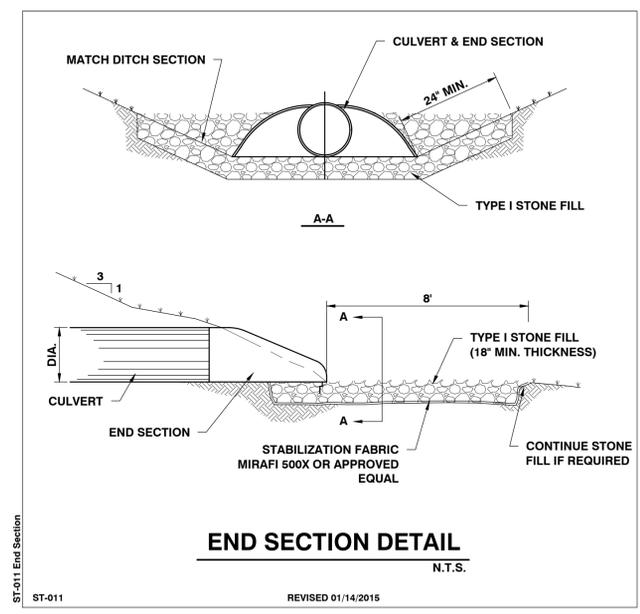
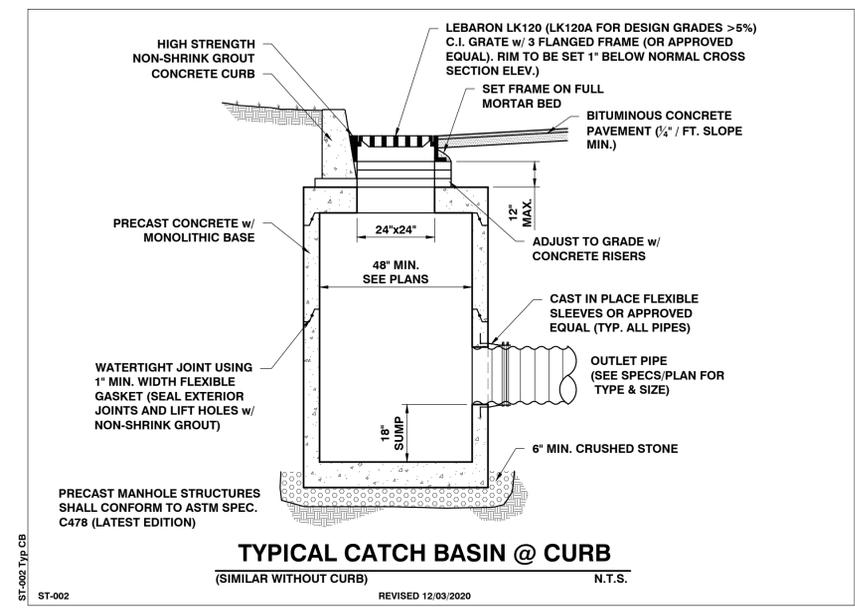
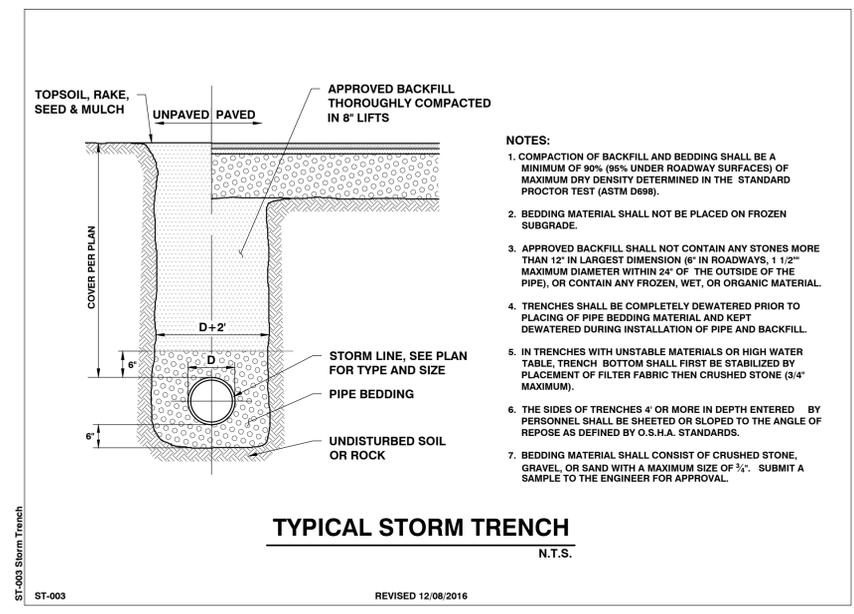
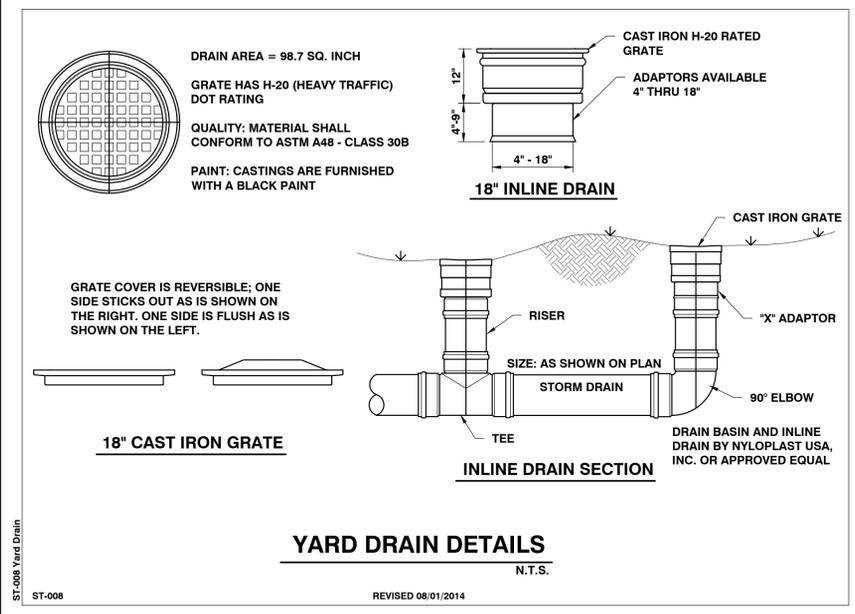
**RISER #1 DETAIL**

N.T.S.

DATE	CHECKED	REVISION

## GRAVEL WETLAND DETAILS

DATE	12/30/2022	DRAWING NUMBER	<b>C4.1</b>
SCALE	AS SHOWN		
PROJ. NO.	22164		



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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CHECKED: **DSM**  
APPROVED: **DSM**

CLIENT:

**HAVEN REALTY, LLC**

150 DORSET STREET 245-319  
SOUTH BURLINGTON, VERMONT  
05403

PROJECT:

**SITE DEVELOPMENT**

37 HIGH STREET  
WATERBURY, VT

DATE	CHECKED	REVISION

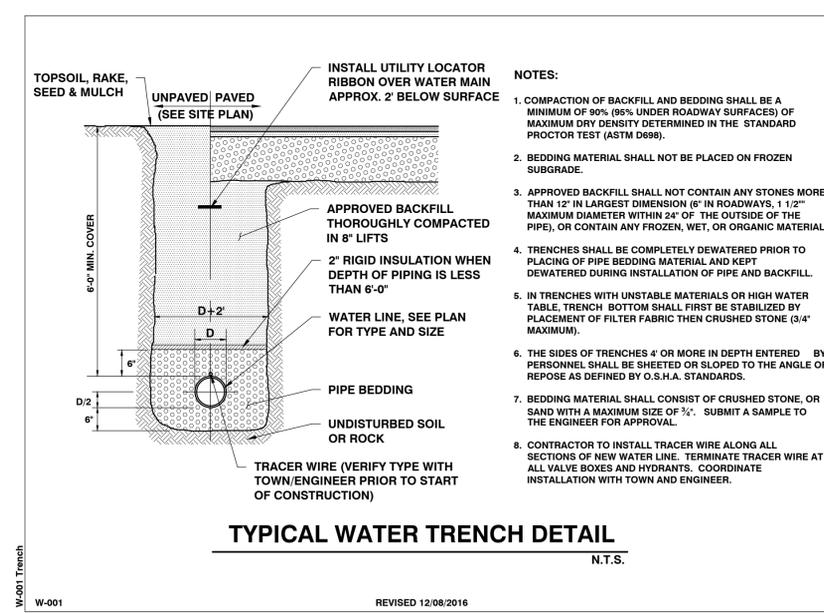
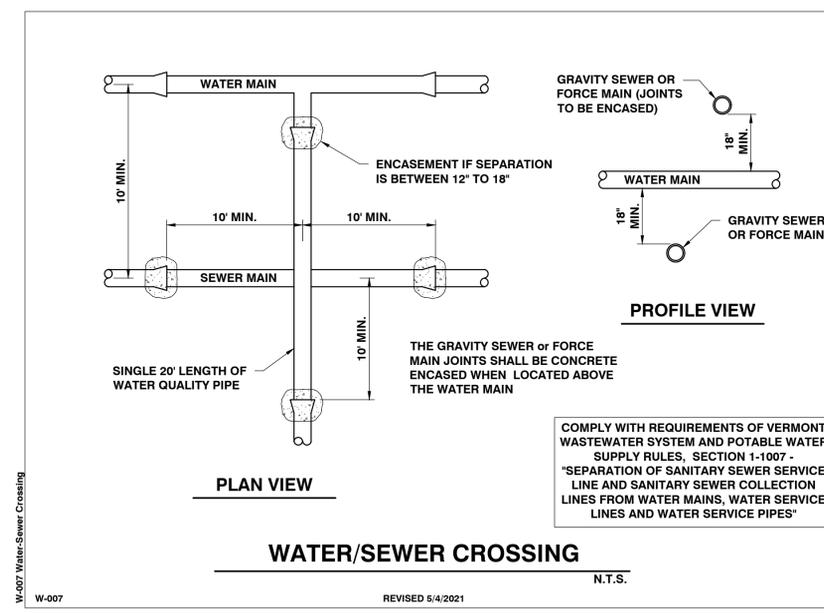
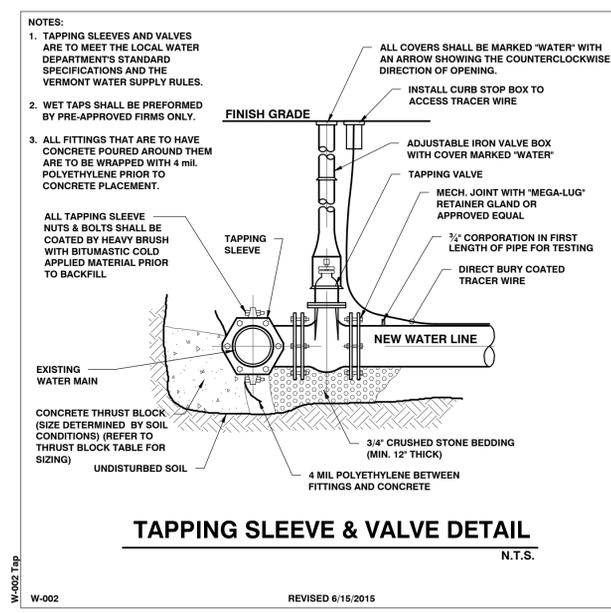
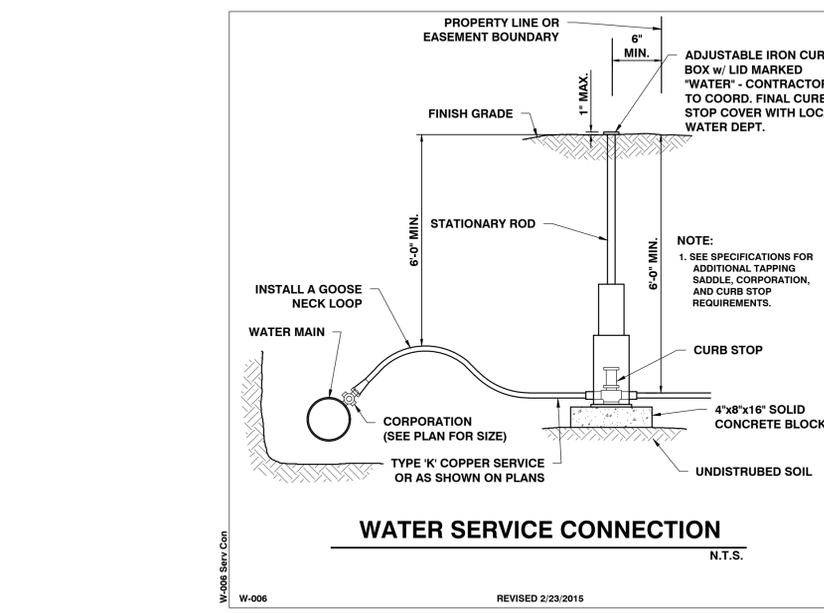
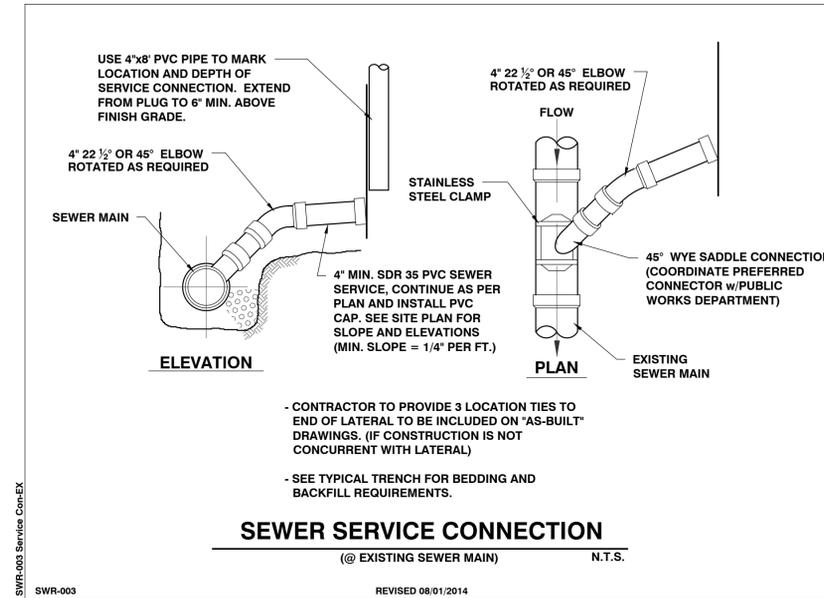
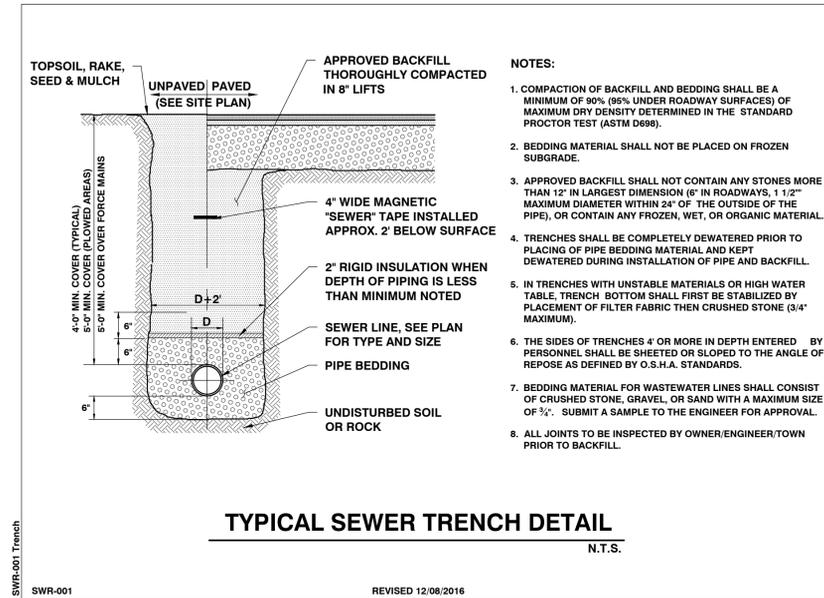
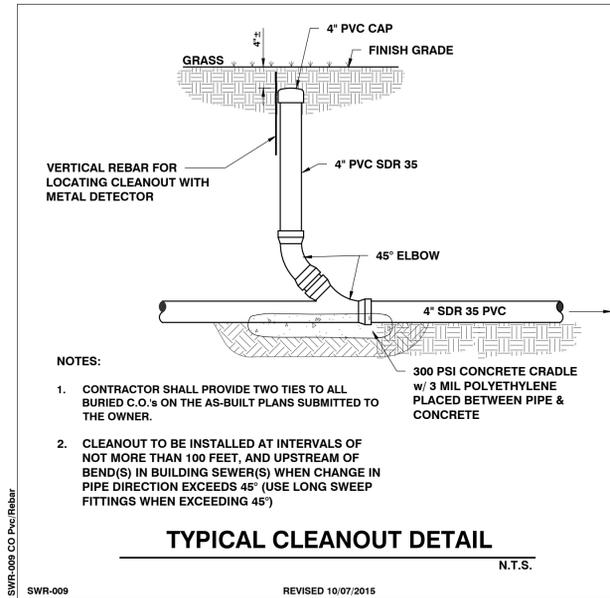
**DETAILS**

DATE: 12/30/2022  
SCALE: AS SHOWN  
PROJ. NO.: 22164

**C4.2**

DRAWING NUMBER

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SITE ENGINEER:

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10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403  
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-cv.com

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CHECKED: DSM  
APPROVED: DSM

CLIENT:

**HAVEN REALTY, LLC**

150 DORSET STREET 245-319  
SOUTH BURLINGTON, VERMONT 05403

PROJECT:

**SITE DEVELOPMENT**

37 HIGH STREET  
WATERBURY, VT

DATE	CHECKED	REVISION

**UTILITY DETAILS**

DATE: 12/30/2022  
SCALE: AS SHOWN  
PROJ. NO.: 22164

DRAWING NUMBER: **C4.3**

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# Exhibit C1



① SOUTH  
3/16" = 1'-0"



② EAST  
3/16" = 1'-0"



③ NORTH  
3/16" = 1'-0"



④ WEST  
3/16" = 1'-0"

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37 High Street  
Waterbury  
Vermont

SCALE: 3/16" = 1'-0"  
DATE: 7/28/22  
DRAWN BY: G4  
CHECKED BY: G4  
PROJECT: 123

SHEET TITLE:  
ELEVATIONS

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**A103**

# Exhibit C2



① 3D VIEW 1



② 3D VIEW 2

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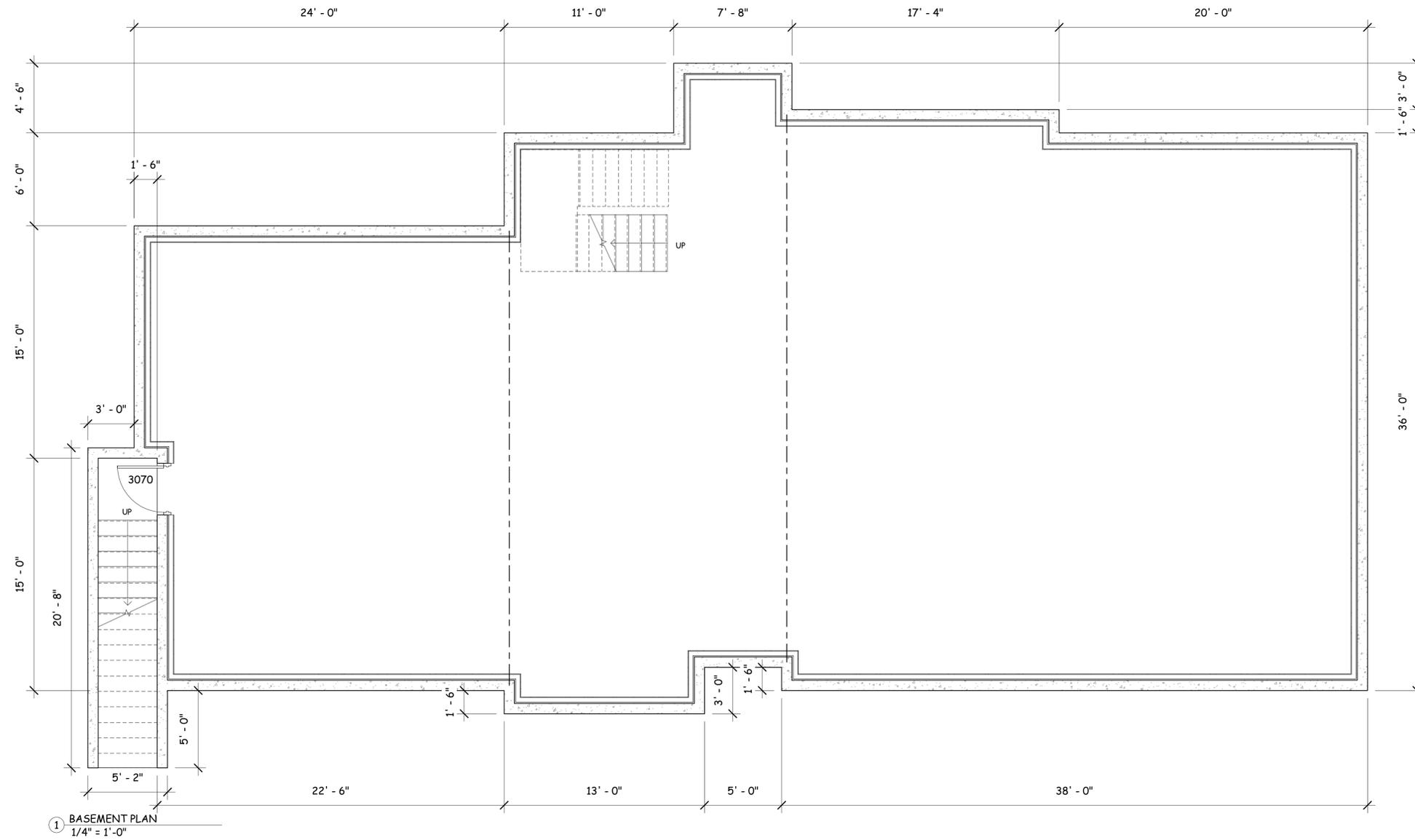
37 High Street  
Waterbury  
Vermont

SCALE:  
DATE: 7/28/22  
DRAWN BY: Author  
CHECKED BY: Checker  
PROJECT: 123

SHEET TITLE:  
3D VIEWS

A104

# Exhibit D1



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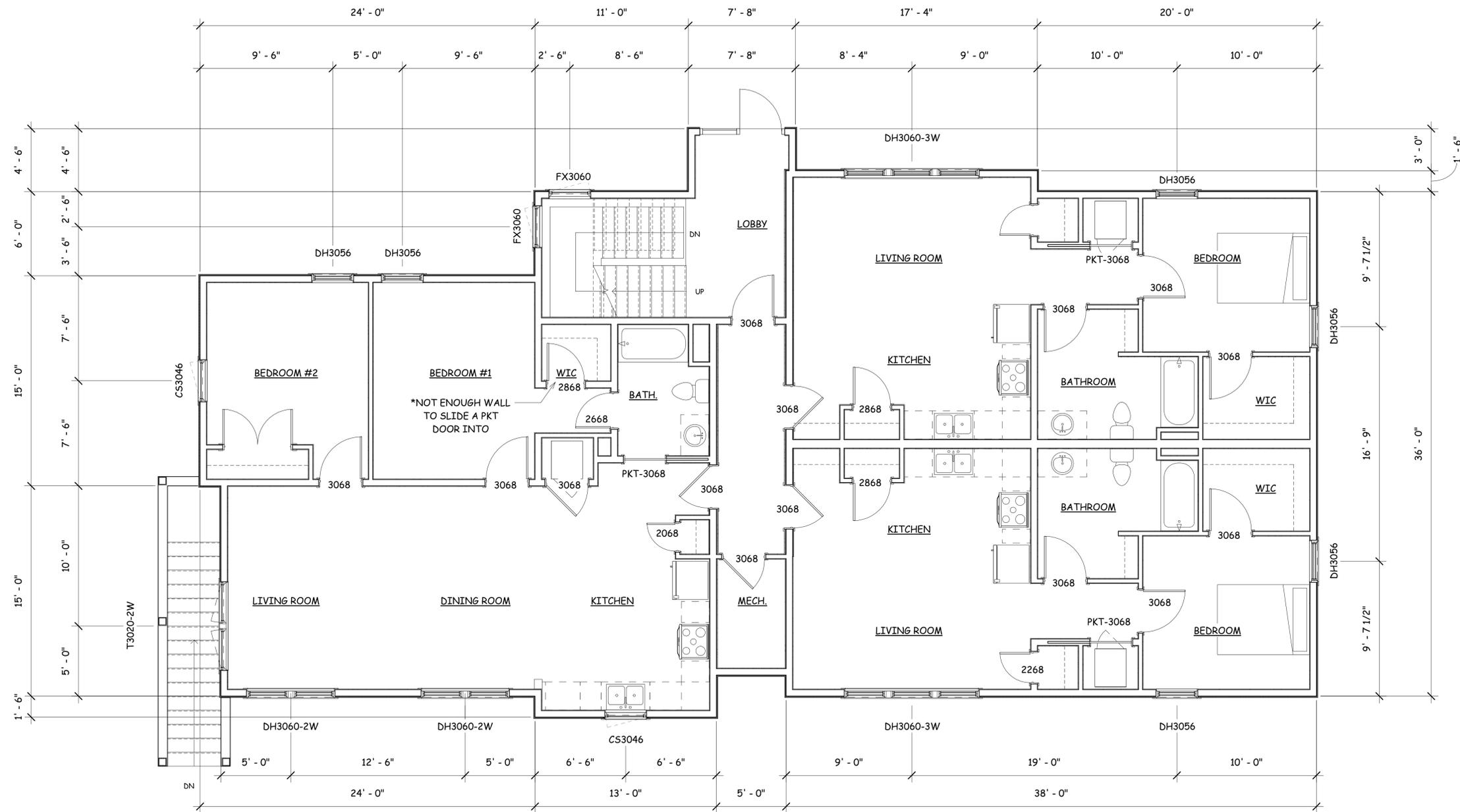
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Waterbury  
Vermont

SCALE: 1/4" = 1'-0"  
DATE: 7/28/22  
DRAWN BY: G4  
CHECKED BY: G4  
PROJECT: 123

SHEET TITLE:  
BASEMENT

A100

# Exhibit D2



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

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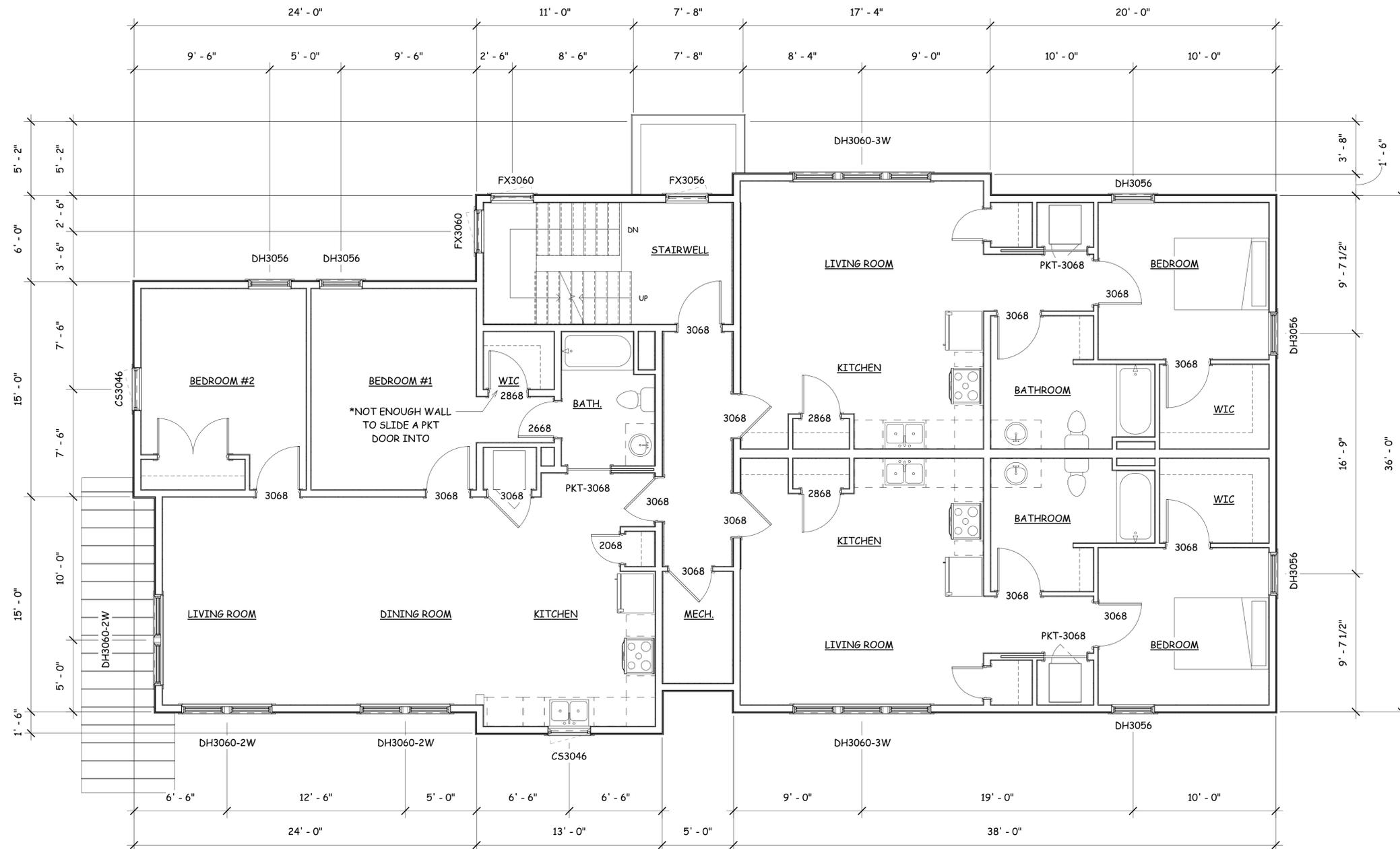
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Waterbury  
Vermont

SCALE: 1/4" = 1'-0"  
DATE: 7/28/22  
DRAWN BY: Author  
CHECKED BY: Checker  
PROJECT: 123

SHEET TITLE:  
FIRST FLOORPLAN

A101

# Exhibit D3



1 SECOND FLOOR PLAN  
1/4" = 1'-0"

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77 College Street, Ste. 2A Burlington, VT 05401  
(P)802-497-0895 (F)802-861-3110 G4designStudios.com

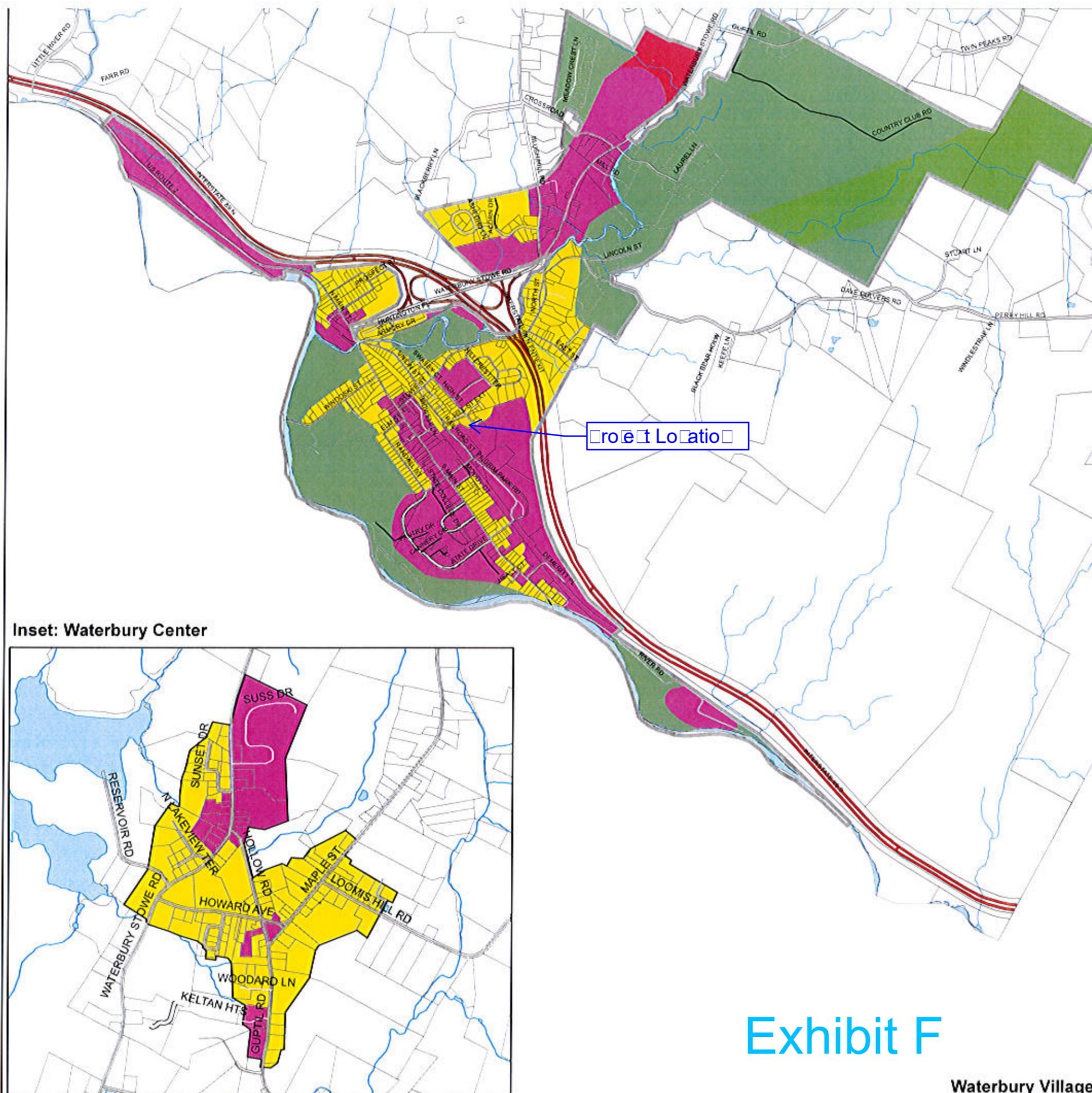
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Waterbury  
Vermont

SCALE: 1/4" = 1'-0"  
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DRAWN BY: Author  
CHECKED BY: Checker  
PROJECT: 123

SHEET TITLE:  
UPPER  
FLOORPLANS

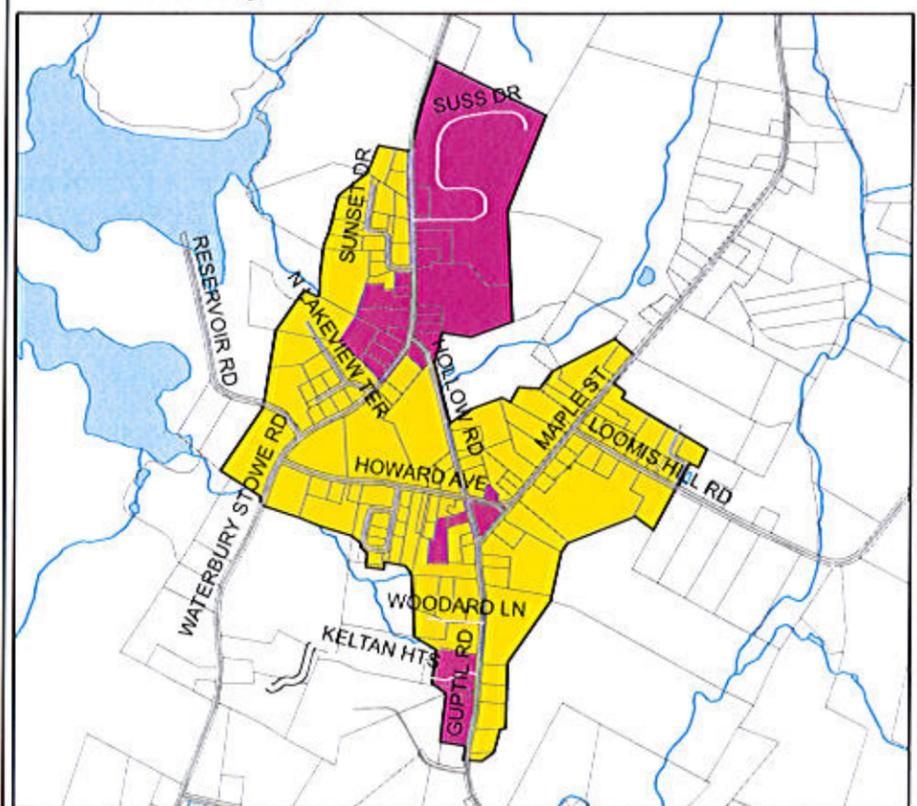
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# Future Housing Distribution Maps - Growth Centers, Map 1-6



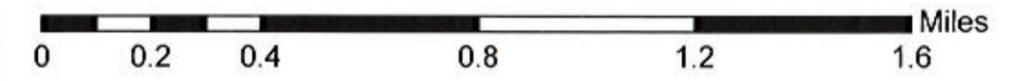
<b>VILLAGE OF WATERBURY GROWTH CENTER:</b>	
Mixed Use: Commercial/Industrial	(25-35)
Village Residential	(40-55)
Rural Residential/Agricultural	(25-35)
<b>SUBTOTAL:</b>	<b>(90-125 units)</b>
<b>WATERBURY CENTER GROWTH CENTER:</b>	
Mixed Use: Commercial/Industrial	(10-14)
Village Residential	(20-28)
<b>SUBTOTAL:</b>	<b>(30-42 units)</b>
<b>AREAS OUTSIDE GROWTH CENTERS:</b>	
Route 100 Corridor	(20-27)
Rural Residential/Agricultural	(90-120)
Agricultural/Forestry/Conservation	(15-30)
<b>SUBTOTAL:</b>	<b>(125-167 units)</b>
<b>TOTAL IN ALL AREAS:</b>	<b>(250-334 units)</b>

**Inset: Waterbury Center**



### Legend

Zone		Roads	
	Agricultural/Forestry/Conservation		Paved Public Roads
	Route 100 Corridor		Unpaved Public Roads
	Rural Residential/Agricultural		State Forest Highway
	Village Resident		Paved Private Roads
	Mixed Use		Unpaved Private Roads
	Growth Center Village Area		Interstate
	Waterbury Parcels		Rivers, Lakes, and Ponds
			Streams



Source:  
 Parcels: Waterbury, CVRPC 2011  
 Waterbury Future Land Use: 2002  
 Roads: VTrans 2012  
 Surface Water: VHD 2008

Map created 2013 by CVRPC  
 Path: N:\Towns\Waterb\TownPlan\Future Land Use- village-table.mxd

Data is only as accurate as the original source materials.  
 This map is for planning purposes only.  
 This map may contain errors and omissions.



## Exhibit F

**Waterbury Village**

# Exhibit G1

## Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190

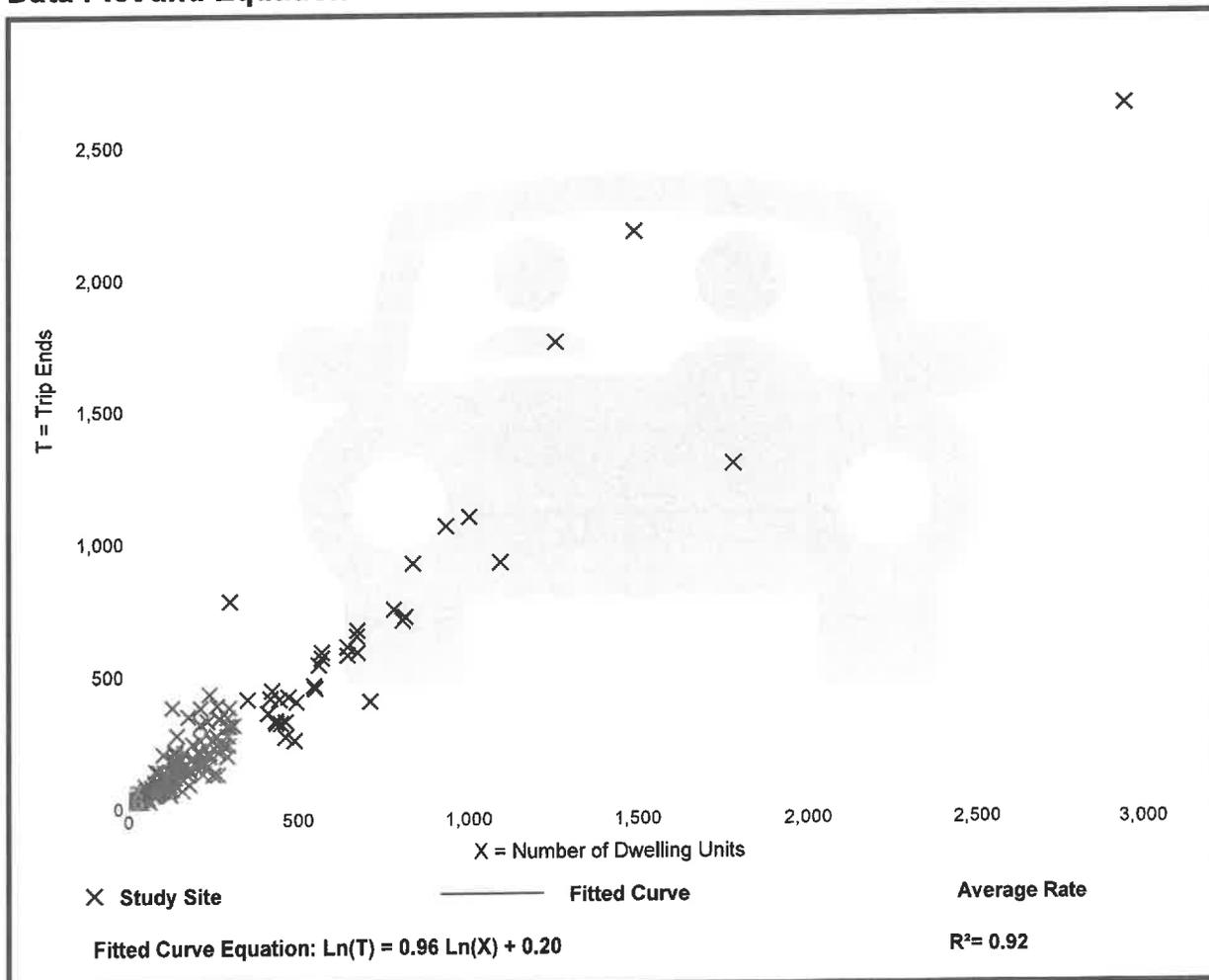
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

### Data Plot and Equation



# Exhibit G2

## Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

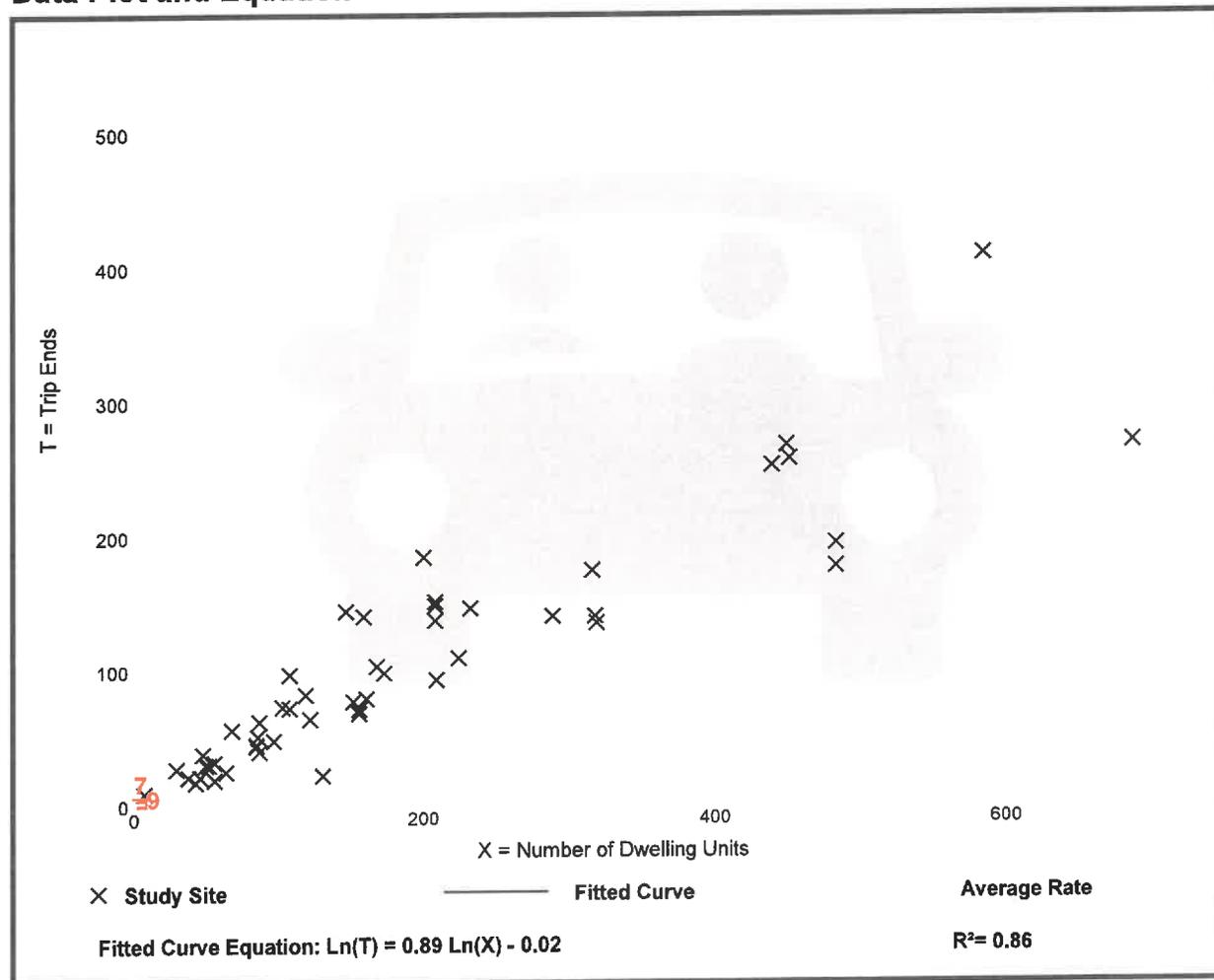
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

### Data Plot and Equation



# Exhibit G3

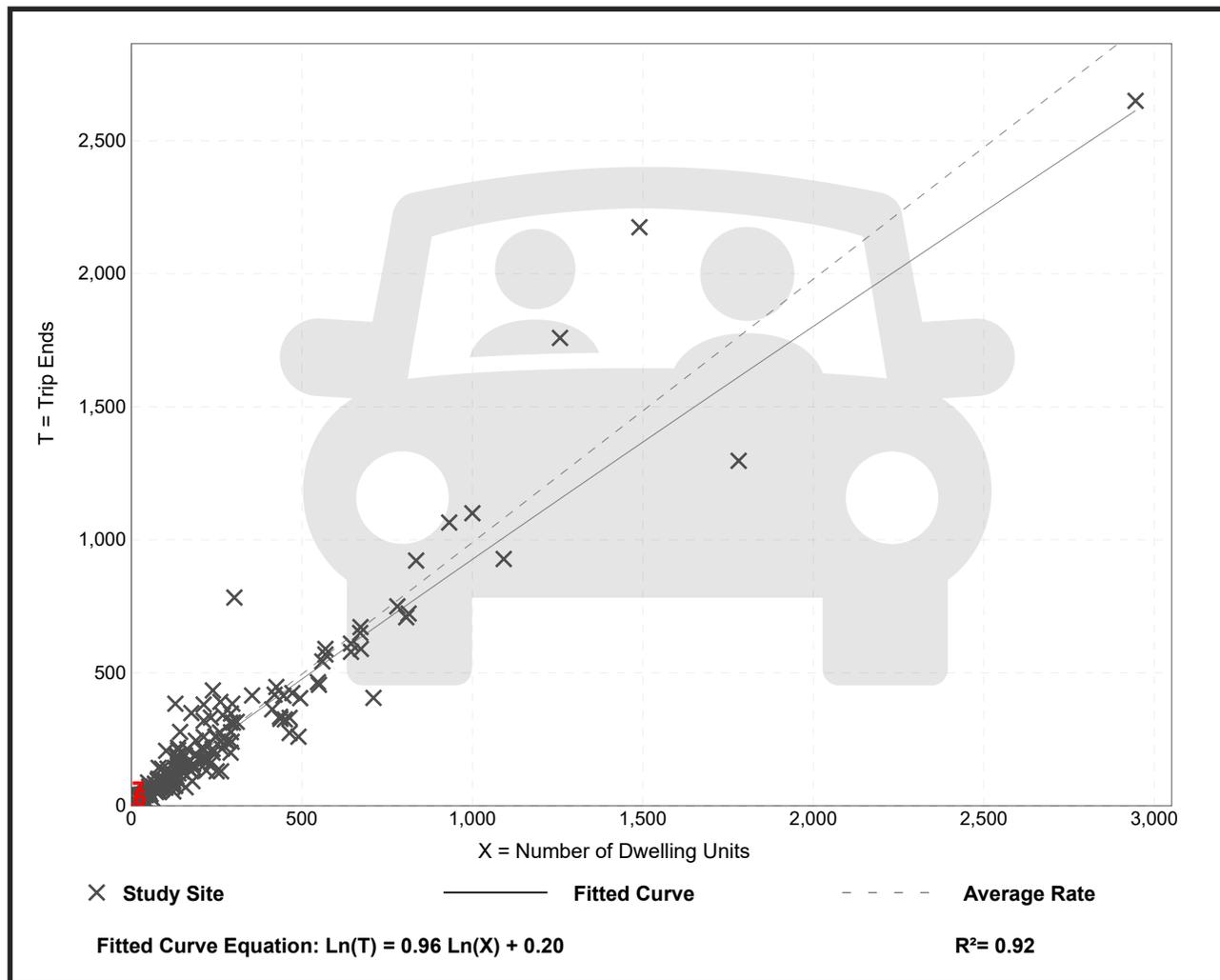
## Single-Family Detached Housing (210)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
Number of Studies: 190  
Avg. Num. of Dwelling Units: 242  
Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

### Data Plot and Equation



# Exhibit G4

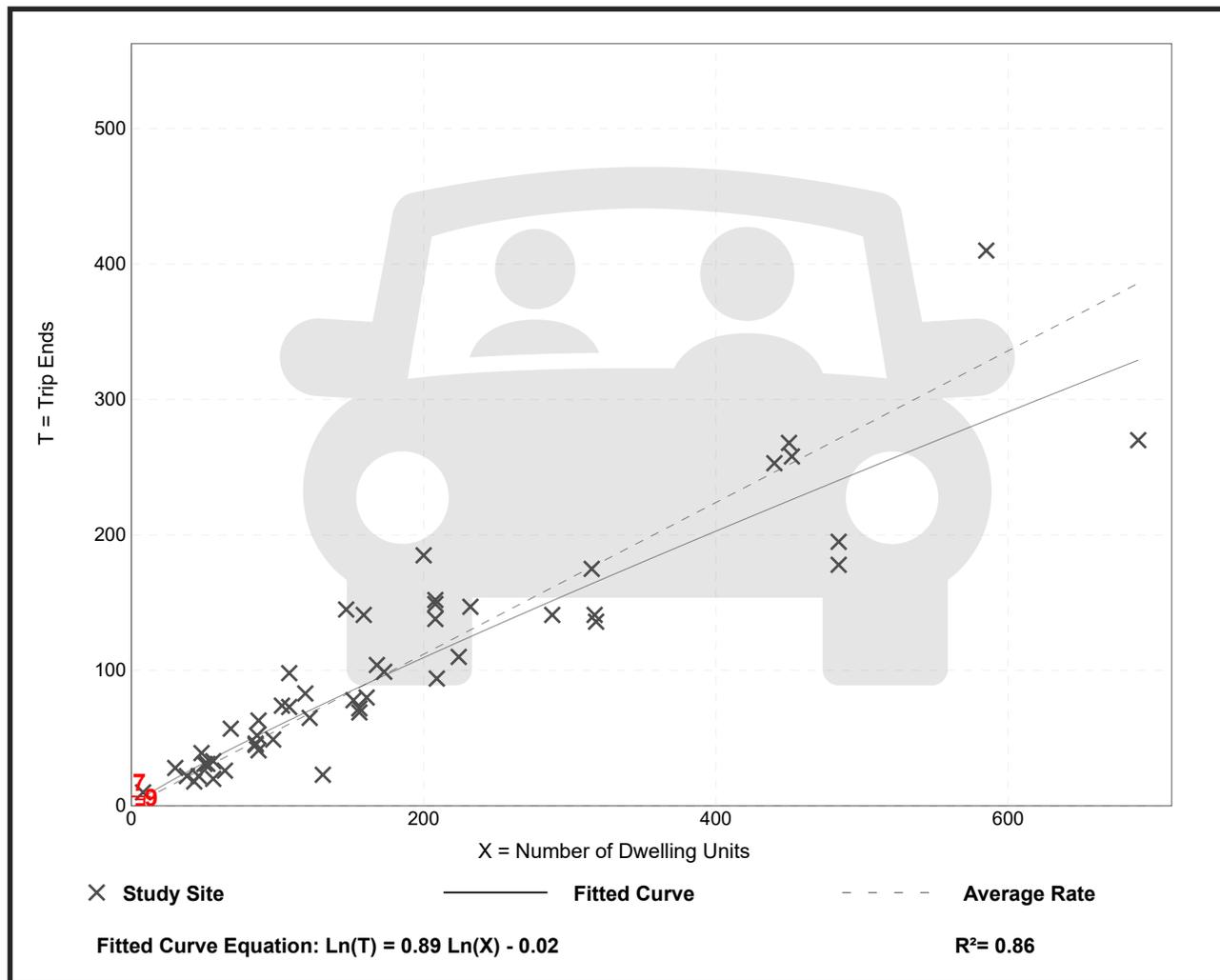
## Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 50  
 Avg. Num. of Dwelling Units: 187  
 Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

### Data Plot and Equation



# Exhibit G5

APPENDIX 3 Estimated occupants of new housing in Vermont, 2000					
	Average number of people per household				
	Children aged 0-4	School-aged children (Ages 5-17)	Young adults (Ages 18-44)	Older adults (Ages 45+)	Total
SF detached, 5 BR	0.40	1.35	1.03	1.07	3.85
SF detached, 4 BR	0.34	1.28	1.43	0.66	3.71
SF detached, 3 BR	0.31	0.72	1.27	0.71	3.01
SF attached, 3 BR	0.25	0.69	1.07	0.61	2.62
Mobile home, 3 BR	0.31	0.64	1.25	0.67	2.87
SF detached, 2 BR	0.14	0.29	0.95	0.86	2.24
Building with 2-4 units, 2 BR	0.09	0.18	1.23	0.46	1.96
Mobile home, 2 BR	0.16	0.13	0.76	0.99	2.04
SF attached, 2 BR	0.06	0.13	0.97	0.66	1.82

Data source: Rutgers University, Center for Urban Policy Research, "Residential Demographic Multipliers: Estimates of the Occupants of New Housing," June 2006.

APPENDIX 4 Estimated school-aged children in new housing in Vermont, 2000					
	Average number of children per household, by grade				
	K-2	3-6	7-8	10-12	Total
SF detached, 5 BR	0.30	0.44	0.32	0.28	1.35
SF detached, 4 BR	0.30	0.43	0.33	0.22	1.28
SF detached, 3 BR	0.20	0.25	0.14	0.13	0.72
SF attached, 3 BR	0.23	0.15	0.10	0.21	0.69
Mobile home, 3 BR	0.17	0.23	0.13	0.11	0.64
SF detached, 2 BR	0.08	0.09	0.07	0.05	0.29
Building with 2-4 units, 2 BR	0.06	0.07	0.04	0.02	0.18
Mobile home, 2 BR	0.06	0.02	0.03	0.02	0.13
SF attached, 2 BR	0.00	0.10	0.00	0.03	0.13

Data source: Rutgers University, Center for Urban Policy Research, "Residential Demographic Multipliers: Estimates of the Occupants of New Housing," June 2006.

Unit Type	No.	# Bedrooms/Unit	Students/Unit
<b>Pre-Existing</b>			
Mobile Homes	5 Units @	2 Bedrooms	Each × 0.64 = <b>3.84</b>
	6		Total Students 3.84
<b>Proposed</b>			
Single Family Attached	9 Units @	2 Bedrooms	Each × 0.13 = <b>1.17</b>
	9		Total Students 1.17

Source: Bill Smith, Public Policy Demographics, using 2000 Census PUMS data for Vermont, New Hampshire, and Maine.

# Exhibit H1

## VILLAGE OF WATERBURY APPLICATION FOR WATER & SEWER ALLOCATION & CONNECTION

### FOR OFFICE USE ONLY:

Based on the information provided by the applicant listed above:

Allocation of water: \_\_\_\_\_(gpd)      Water Allocation Fee: \$ \_\_\_\_\_  
Allocation of sewer: \_\_\_\_\_(gpd)      Sewer Allocation Fee: \$ \_\_\_\_\_  
Meter Fee:      \$ \_\_\_\_\_

### **FOR BILLING PURPOSES:**

Total Residential Base Units (Water): \_\_\_\_\_      Total Due: \$ \_\_\_\_\_  
Total Commercial Base Units (Water): \_\_\_\_\_      Fees Paid: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Bond Rate Applies ( Y / N )      Check # \_\_\_\_\_ CASH ( Y / N )

Total Residential Base Units (Sewer): \_\_\_\_\_  
Total Commercial Base Units (Sewer): \_\_\_\_\_

**AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**NOTE:** No Allocation is granted until an application is completed and all fees are paid. Allocation is effective on the date that the permit is signed by the authorized representative of the Village of Waterbury.

### **FEES AND COSTS:**

Water Allocation Fee, per gallon: \$3.75\*

Sewer Allocation Fee, per gallon: \$5.66

Meter Fee (standard size meter): \$160.00

Larger Meter Fee: Calculated on an as-needed basis depending on the size and type of meter.

*\*Village residents may be offered a discounted price of \$3.38/gal if the property has been connected to the Municipal system for seven or more years.*

### **FAQ'S**

#### **Q: How is my total allocation calculated?**

A: The Village follows the State of VT Water Supply Rule and Wastewater System and Potable Water Supply Rules, which can be found at <http://drinkingwater.vt.gov/dwrules/pdf/vtwsr2010.pdf>.

#### **Q: What does my per-gallon allocation represent?**

A: Purchased allocations guarantee that your property will have the necessary water and wastewater capacity it needs to function properly. The allocation is based on a maximum capacity to guarantee that the system can provide your property with adequate water and sewer service on a maximum use day.

#### **Q: What happens if I give up my allocation?**

A: BY "giving up" the allocated capacity to your property, you are no longer responsible for paying base charges on that property. However, once allocation capacity is revoked, your connection to the system will be suspended and you will need to re-purchase the allocation at full cost to restart service.

# Exhibit H2

## VILLAGE OF WATERBURY APPLICATION FOR WATER & SEWER ALLOCATION & CONNECTION

The undersigned hereby requests an allocation of water and/or sewer from the Village of Waterbury and also requests permission to tap into the water and/or sewer system of the Village of Waterbury. If necessary a zoning permit cannot be issued until this permit has been received and processed by the Village of Waterbury Water Commissioners and/or Sewer 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): 37 High Street Ext.  
(Street Name and Number or Subdivision Address and Lot #)

ACCOUNT NUMBER OR TAX PARCEL ID: \_\_\_\_\_ Text \_\_\_\_\_ CONTACT INFORMATION  
PHONE: 802-578-6495  
PROPERTY OWNER(S) NAME: SPD Real Estate, LLC EMAIL: djohnson@grazersvt.com

MAILING ADDRESS: 150 Dorset Street, 245-319 South Burlington VT 05403  
Street/PO BOX City State Zip

DESCRIPTION OF PROJECT: New Construction 3 Story, 9 Unit Apartment Building

**Residential**

9 Number of Units  
(Apartments/Separate Living Spaces)  
12 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.*

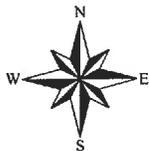
**Commercial**

\_\_\_\_ 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): \_\_\_\_\_

SIGNATURE OF PROPERTY OWNER:  \_\_\_\_\_ DATE: 10/31/22

SIGNATURE OF APPLICANT:  \_\_\_\_\_ DATE: 10/31/22

# Exhibit I



## 37 high St. zoning map

Waterbury, VT

1 inch = 94 Feet



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

December 6, 2022



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.