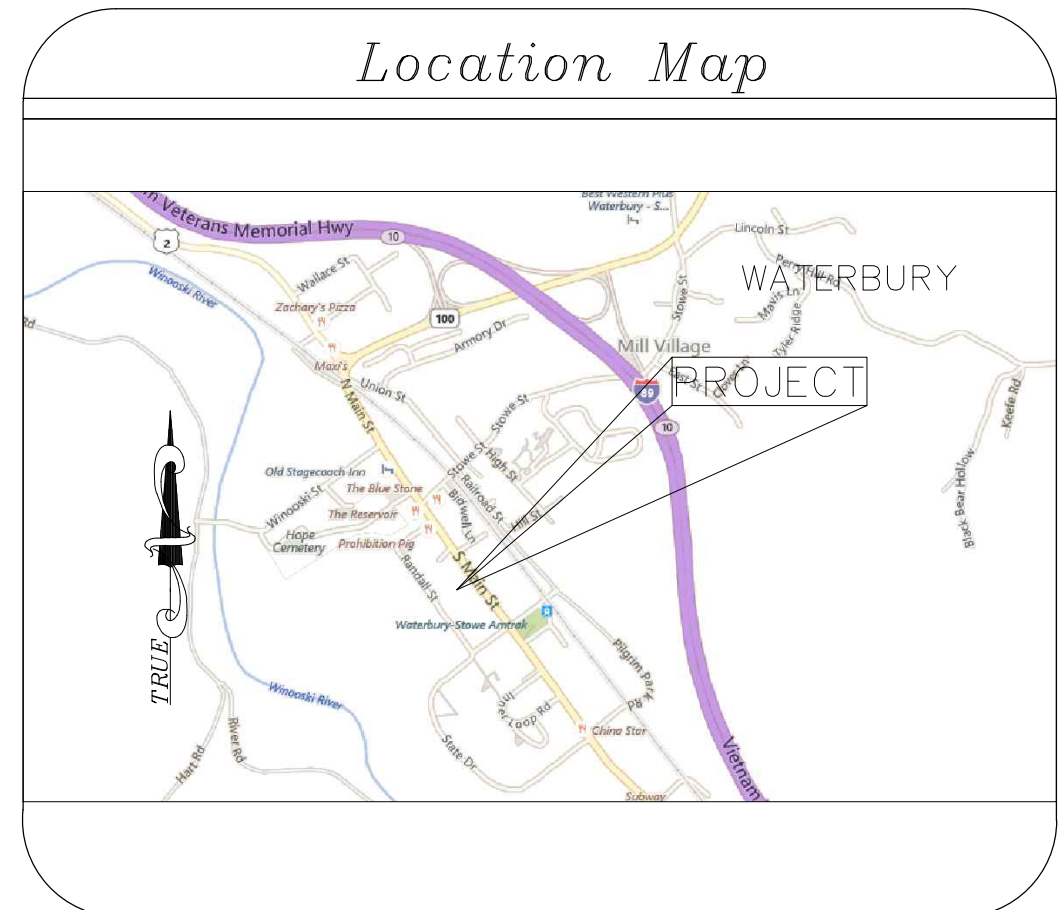


**LEGEND**

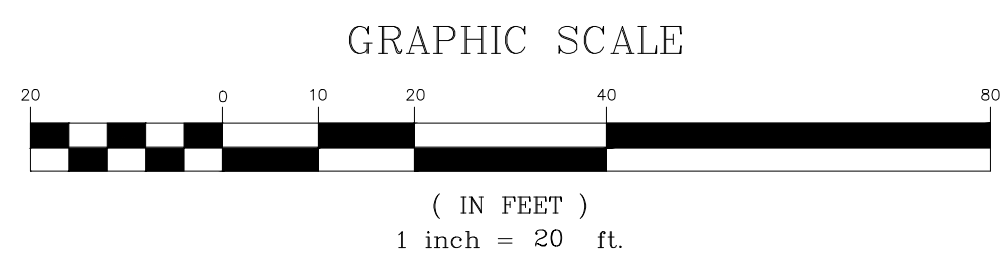
- △ TP-1 Traverse point
- IRF Iron rod found
- Calculated point
- Water shutoff
- Manhole
- Fire hydrant
- Street light
- Monitor well
- Tree
- Small sign
- Large sign
- Property line
- - - Right-of-Way line
- · - · - Flood hazard overlay boundary
- - - Fence
- - - Underground power
- ○ ○ ○ Hedge row

55 S. MAIN ST.: PARKING CALCULATIONS			
1st FLOOR OFFICE SPACE		=	0 SPOTS
(2) 2-BR UNITS		=	2 SPOTS
(3) 1-BR UNIT		=	3 SPOTS
	TOTAL REQUIRED	=	5 SPOTS
	TOTAL SHOWN	=	10 SPOTS



Setbacks:  
The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the consultant. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites:

ITEM	LEACHFIELD	SEPTIC TANK	SEWER
DRILLED WELL	SEE PLAN	50	50
SPRING	SEE PLAN	75	75
LAKES, PONDS, IMPOUNDMENTS	50	25	25
RIVERS, STREAMS	50	25	10
PROPERTY LINE	25	10	10
ROADWAY, DRIVEWAY, PARKING LOTS	10	5	SEE PLAN
TREES	10	10	10
SERVICE WATER LINE	25	25	SEE PLAN



Topography by Total Station  
Contour Interval 1'  
Datum NAVD 88

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.  
  
THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.

REVISIONS	
09/04/24 (2nd REV)	REVISED ADDITION FOOTPRINT
09/04/24	ADDED FHO BOUNDARY, FENCE/SCREENING, DUMPSTER ENCLOSURE, MISC
09/03/24	MISC EDITS FOR DRB REVIEW

**PRELIMINARY FOR TOWN PERMITTING**

**SITE PLAN**  
**CPP INVESTMENTS, LLC**  
PROPOSED ADDITION  
55 SOUTH MAIN STREET WATERBURY, VT

SCALE : 1" = 20'  
DESIGNED BY: GMjr PROJECT #44016  
DRAWN BY: SJH / GMjr  
CHECKED BY: GMjr

**McCain Consulting, Inc.**  
93 SOUTH MAIN STREET  
WATERBURY, VERMONT 05676

DATE: MAY 31, 2024

SHEET C-1