

Setbacks:

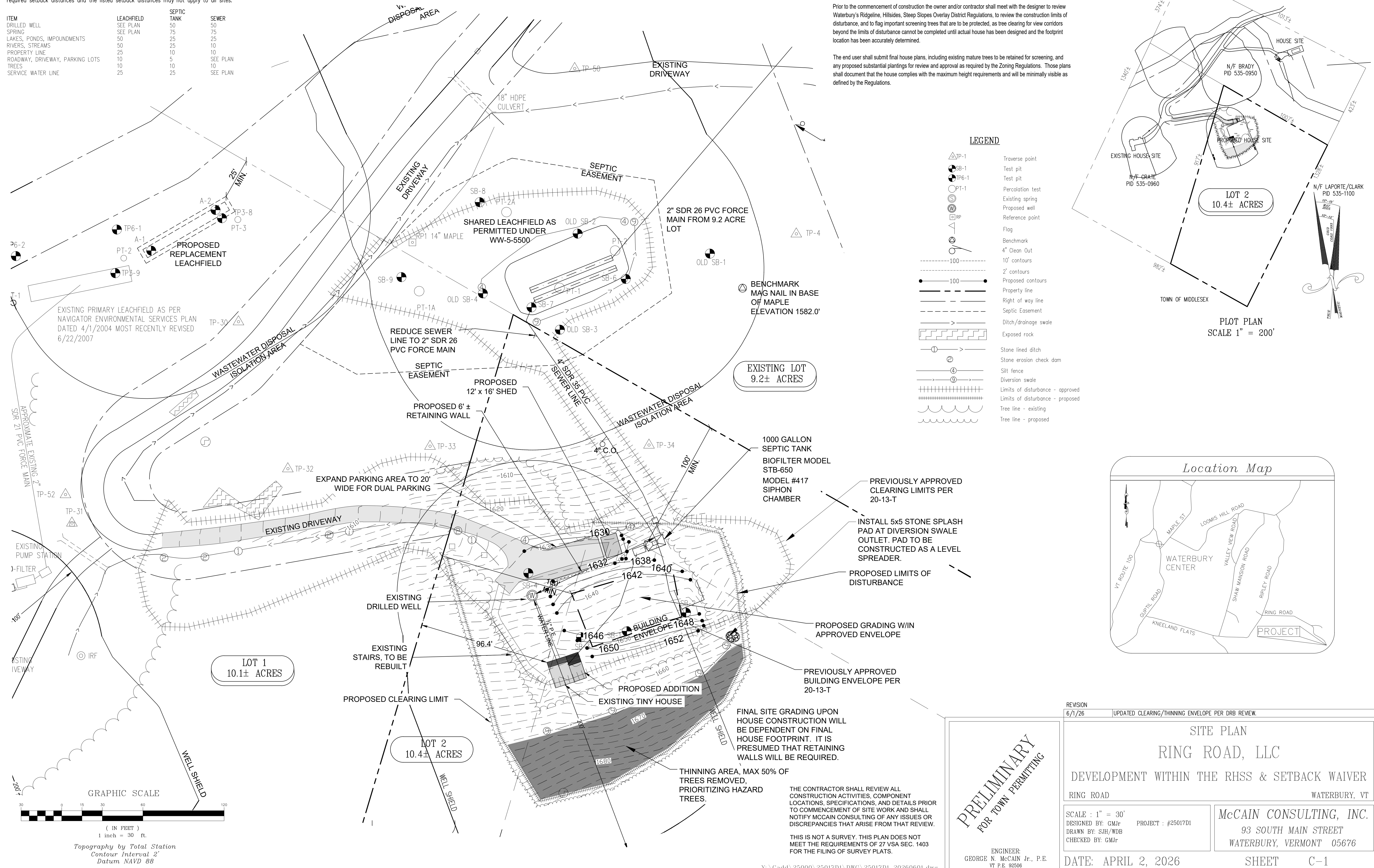
The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the consultant. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites:

ITEM	LEACHFIELD	SEPTIC TANK	SEWER
DRILLED WELL	SEE PLAN	50	75
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

RIDGELINES, HILLSIDES, STEEP SLOPES OVERLAY DISTRICT REQUIREMENTS - PRECONSTRUCTION MEETING REQUIRED

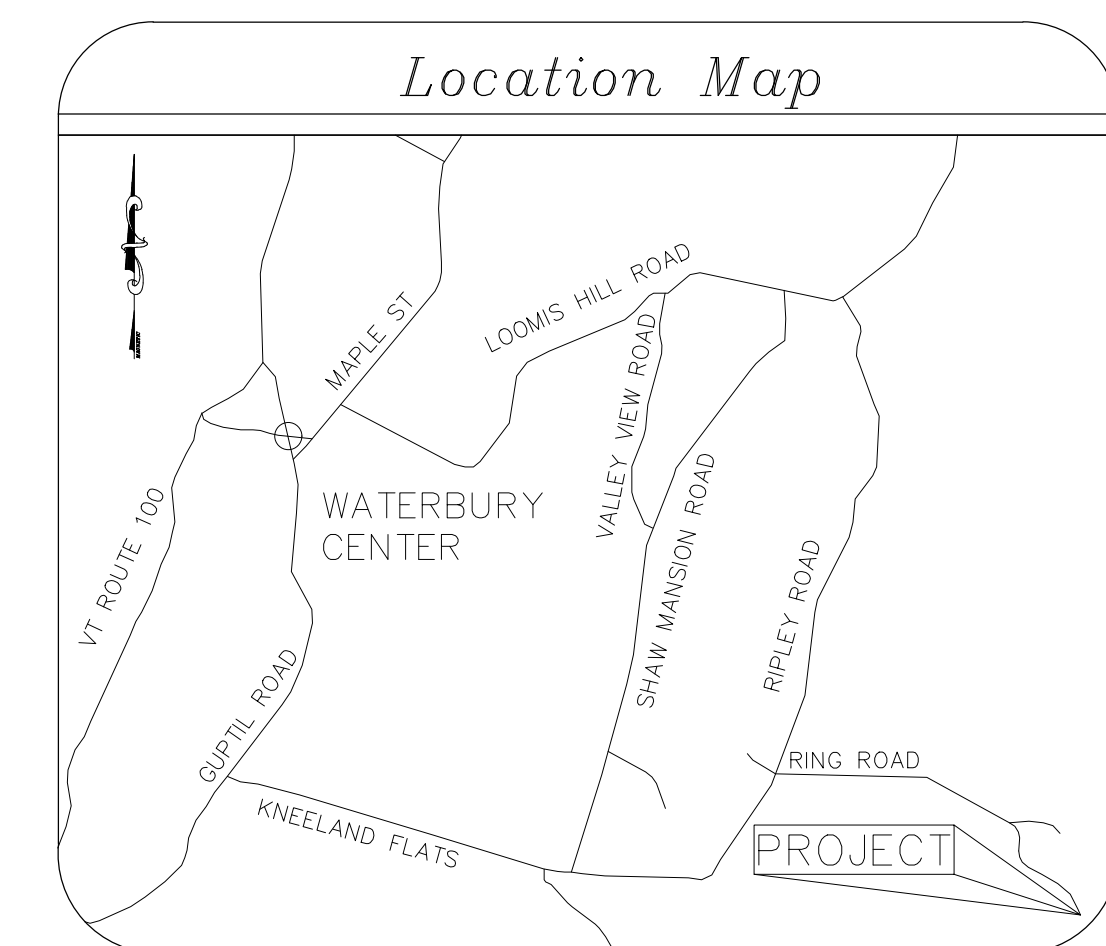
Prior to the commencement of construction the owner and/or contractor shall meet with the designer to review Waterbury's Ridgeline, Hillside, Steep Slopes Overlay District Regulations, to review the construction limits of disturbance, and to flag important screening trees that are to be protected, as tree clearing for view corridors beyond the limits of disturbance cannot be completed until actual house has been designed and the footprint location has been accurately determined.

The end user shall submit final house plans, including existing mature trees to be retained for screening, and any proposed substantial plantings for review and approval as required by the Zoning Regulations. Those plans shall document that the house complies with the maximum height requirements and will be minimally visible as defined by the Regulations.



LEGEND

- △ TP-1 Traverse point
- SB-1 Test pit
- TP6-1 Test pit
- PT-1 Percolation test
- Existing spring
- Proposed well
- Reference point
- Flag
- Benchmark
- 4" Clean Out
- 10' contours
- 2' contours
- Proposed contours
- Property line
- Right of way line
- Septic Easement
- Ditch/drainage swale
- Exposed rock
- Stone lined ditch
- Stone erosion check dam
- Silt fence
- Diversion swale
- Limits of disturbance - approved
- Limits of disturbance - proposed
- Tree line - existing
- Tree line - proposed



REVISION 6/1/26 UPDATED CLEARING/THINNING ENVELOPE PER DRB REVIEW.

SITE PLAN
RING ROAD, LLC
 DEVELOPMENT WITHIN THE RHSS & SETBACK WAIVER
 RING ROAD WATERBURY, VT

SCALE : 1" = 30'
 DESIGNED BY: GMJr PROJECT : #25017D1
 DRAWN BY: SJH/WDB
 CHECKED BY: GMJr

McCAIN CONSULTING, INC.
 93 SOUTH MAIN STREET
 WATERBURY, VERMONT 05676

DATE: APRIL 2, 2026 SHEET C-1

PRELIMINARY
 FOR TOWN PERMITTING

ENGINEER:
 GEORGE N. McCAIN Jr., P.E.
 VT P.E. 92506

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.

THINNING AREA, MAX 50% OF TREES REMOVED, PRIORITIZING HAZARD TREES.

FINAL SITE GRADING UPON HOUSE CONSTRUCTION WILL BE DEPENDENT ON FINAL HOUSE FOOTPRINT. IT IS PRESUMED THAT RETAINING WALLS WILL BE REQUIRED.

PROPOSED GRADING WIN APPROVED ENVELOPE

PREVIOUSLY APPROVED BUILDING ENVELOPE PER 20-13-T

PROPOSED LIMITS OF DISTURBANCE

PREVIOUSLY APPROVED CLEARING LIMITS PER 20-13-T

INSTALL 5x5 STONE SPLASH PAD AT DIVERSION SWALE OUTLET. PAD TO BE CONSTRUCTED AS A LEVEL SPREADER.

1000 GALLON SEPTIC TANK
 BIOFILTER MODEL STB-650
 MODEL #417 SIPHON CHAMBER

EXISTING LOT 9.2± ACRES

LOT 1 10.1± ACRES

LOT 2 10.4± ACRES

