

Exhibit A1

| | |
|--|------------------------------|
| Date: <u>05.02.2022</u> | Application #: <u>051-22</u> |
| Fees Paid: <u>500</u> + \$15 recording fee = <u>515.00</u> | |
| Parcel ID #: <u>680-0050</u> | |
| Tax Map #: <u>10-023.900</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: JOHN MITCHLER

Mailing Address: 415 CROSSETT HILL
DUXBURY, VT 05676

Home Phone: _____

Work/Cell Phone: 802 363-0224

Email: SOUTH HOLLOW CONSTRUCTION@gmail.com

PROPERTY OWNER (if different from Applicant)

Name: SAME Honeysuckle Hill

Mailing Address: Development LLC

Home Phone: _____

Work/Cell Phone: _____

PROJECT DESCRIPTION

Physical location of project (E911 address): LOT 4
HONEYSUCKLE HILL PUD. (CORNER OF SWEET AND RIPLEY ROADS)

Lot size: 1.29 ACRES Zoning District: _____

Existing Use: UNDEVELOPED LAND Proposed Use: SINGLE FAMILY RESIDENCE

Brief description of project: NEW CONSTRUCTION OF A 1150 sq ft RESIDENCE WITH A SEPARATE 364 sq ft. ACCESSORY DWELLING UNIT (BOTH SINGLE STORY WITH PITCH ROOF) & A DETACHED 2 BAY GARAGE (APPROX. 500 sq ft)

Cost of project: \$ 600,000 Estimated start date: JUNE 15, 2022

Water system: TO BE DRILLED WELL Waste water system: SHARED SEPTIC WITH LOT 6

EXISTING

Square footage: _____ Height: _____

Number of bedrooms/baths: _____

of parking spaces: _____

Setbacks: front: _____

sides: 1 rear: _____

PROPOSED TOTAL (refer to PUD PERMITS)

Square footage: 1480 Height: < 20'

Number of bedrooms/bath: 3/3

of parking spaces: 3

Setbacks: front: 50' APPROXIMATE

sides: 30' / 200'+ rear: 10'

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 _____

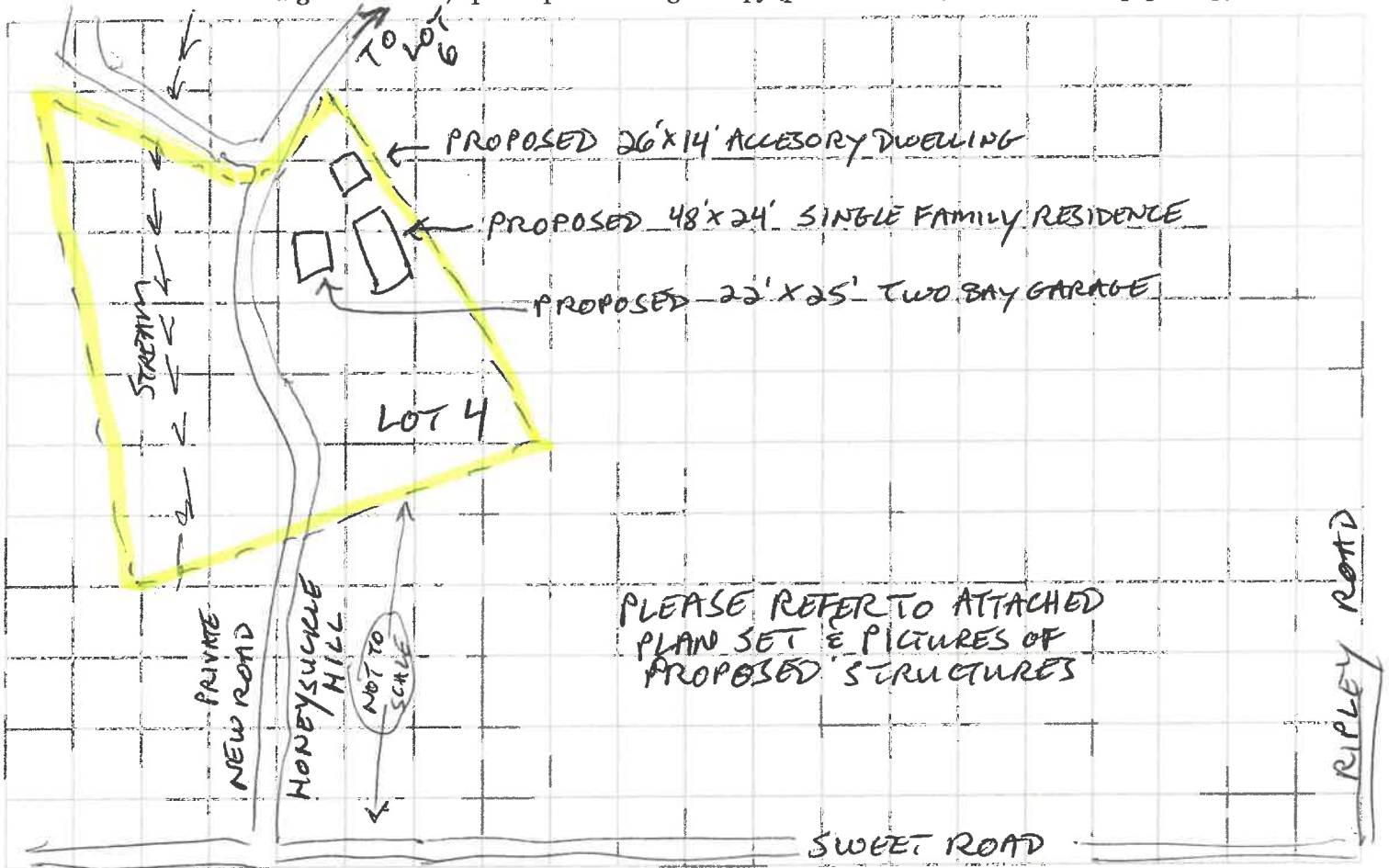
ADDITIONAL MUNICIPAL PERMITS REQUIRED:

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

[Additional State Permits may also be required]

Exhibit A2

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.



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.

John Mitchell
Applicant Signature

4.28.2022
date

John Mitchell
Property Owner Signature

4.28.2022
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

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

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: See attached sheet Lot 4 Hinesville Hill

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

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

Exhibit A4

Honeysuckle Hill Lot 4 South Hollow Construction John Mutchler

Project Description

Single family home with an ADU and a garage. The house site has been carefully selected to provide views to the west while having little or no visibility from any Vantage Points.

1. A.) The addition of a single-family home will not reduce the level of service on the local road network.

B.) The project will not burden the municipal water or sewer services as they will not be utilized.

C.) The project will not over burden the school system as additional capacity exists.

D.) The project will not place an unreasonable burden on fire protection services as the area is currently served.

2. A.) The project has been designed to avoid any adverse effects on scenic or natural beauty.

B.) The project is consistent with other uses in the area, which are primarily residential.

3. The project is complying with all municipal bylaws and ordinances, as well as permits issued by the State. (Operational Stormwater, Construction General Permit, Act 250)

4. A.) The project will not result in undue noise, air, or light pollution, offensive odors, dust, smoke, or noxious odors. Residential projects do not result in these issues, except perhaps light pollution. The project covenants require all exterior lights to be downcast and shielded and to not illuminate beyond property lines.

B.) The project will not jeopardize the health and safety of the area for the reasons above.

5. There will be no removal of earth or mineral products unrelated to construction, landscaping, or agricultural operations.

Exhibit B1

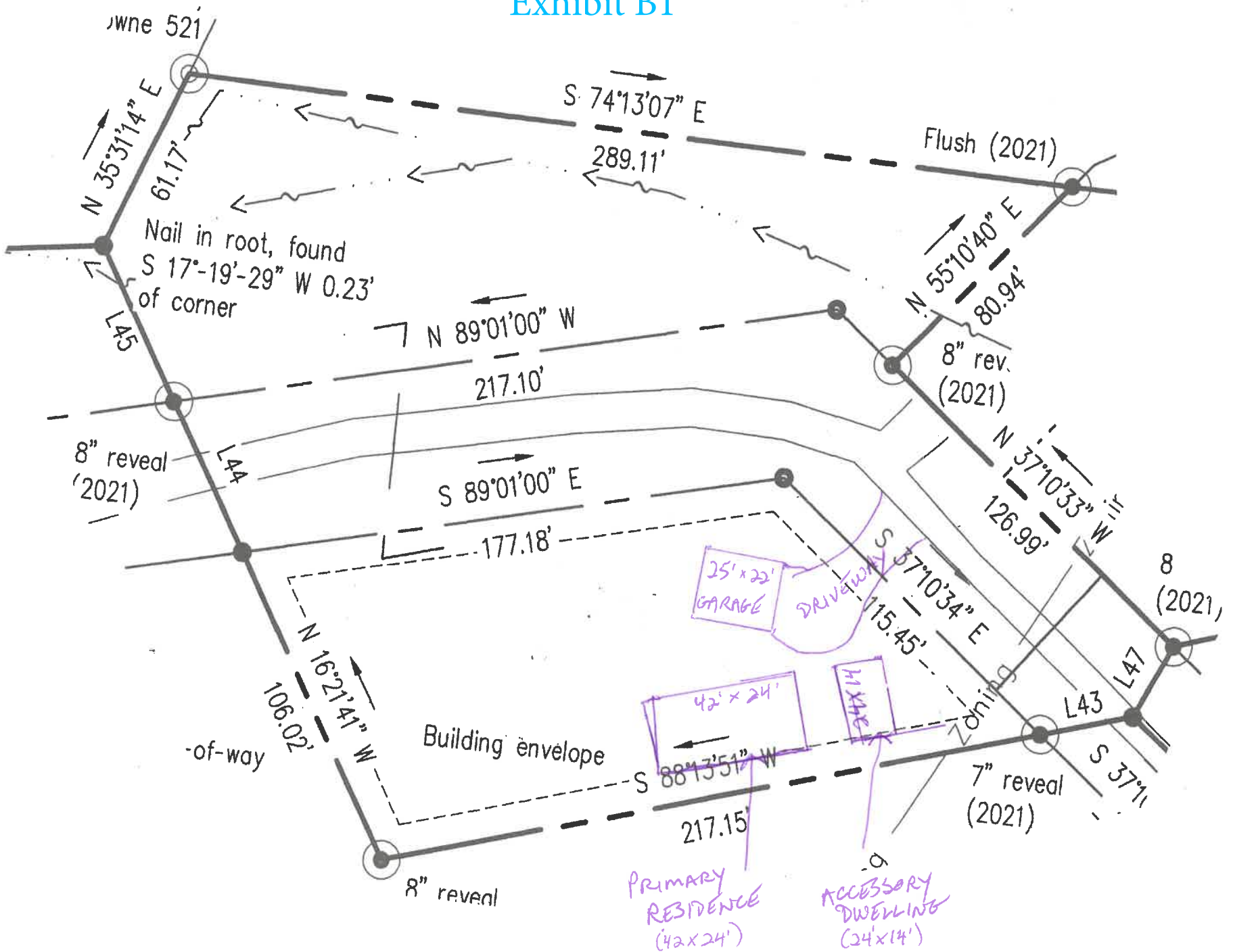


Exhibit C1

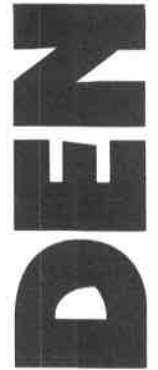
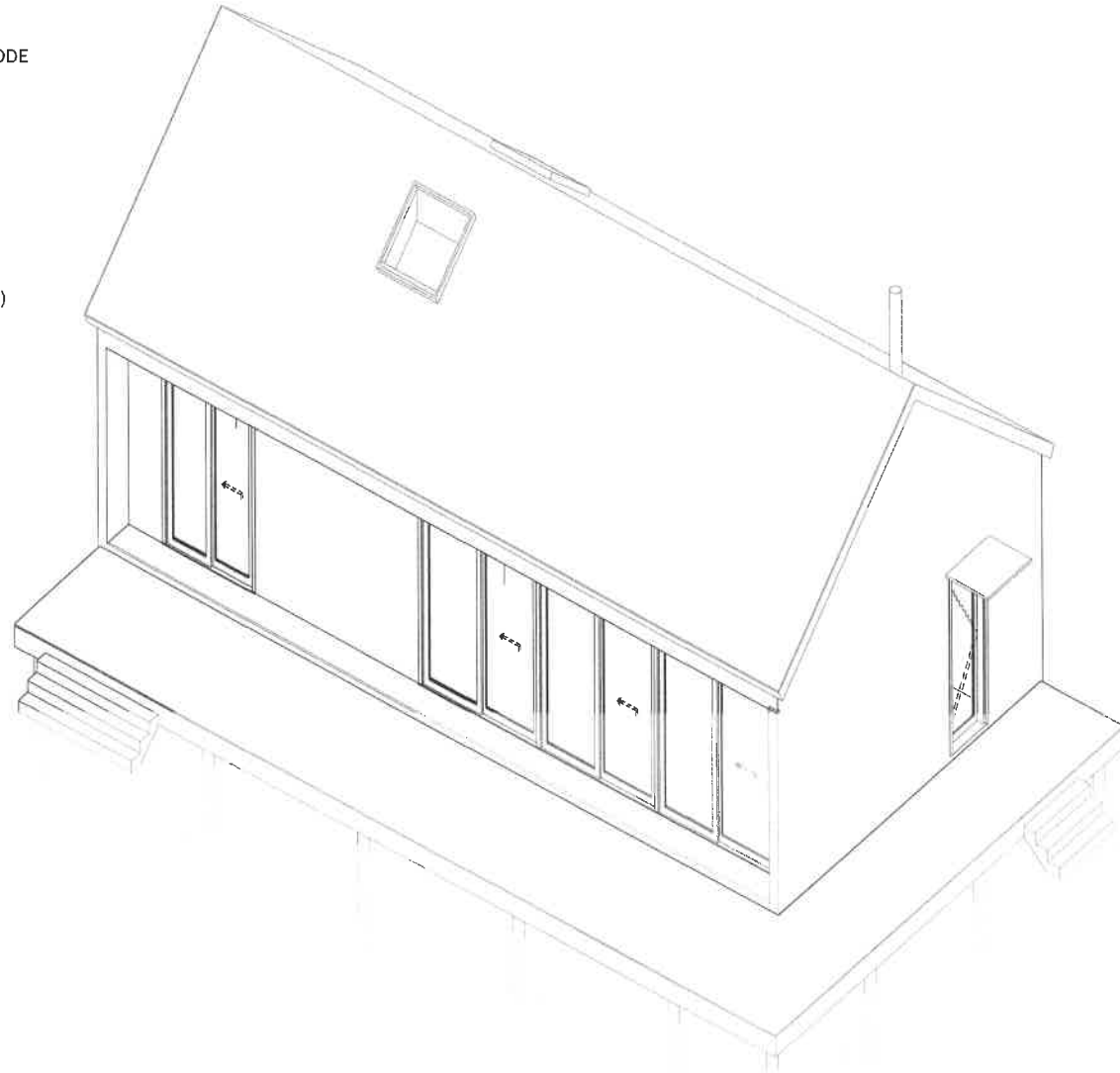
DEN BARN HOUSE PLUS

DESIGN STANDARD(S): 2018 INTERNATIONAL RESIDENTIAL CODE
SEISMIC DESIGN CATEGORY: C OR PER SE
WIND DESIGN CATEGORY: B OR PER SE
SNOW LOAD: 70 PSF OR PER SE
CONDITIONED FLOOR AREA: 1,056 SF
DECK: 573 SF
HOUSE HEIGHT: 21'-2" ABOVE GRADE
LEVELS: 1 + STORAGE
FOUNDATION: CONCRETE PIER & FOOTING
HEATING SYSTEM(S): MINI-SPLIT HEAT PUMP
WATER HEATING SYSTEM(S): TANKLESS ELECTRIC
PDF PRINT DESIGN SIZE: 24" X 36" (or print half size 12" x 18")

DEN BARNHOUSE PLUS
© DEN 2021 denoutdoors.com

SHEET INDEX

A0-00 COVER PAGE
A0-01 GENERAL NOTES
A1-00 FOUNDATION PLAN
A1-01 FLOOR PLAN
A1-02 ROOF PLAN
A1-03 FRAMING PLANS
E-01 ELECTRICAL PLAN
P-01 PLUMBING PLAN
A2-01 EXTERIOR ELEVATIONS
A2-02 EXTERIOR ELEVATIONS
A3-00 SECTIONS
A3-01 SECTIONS
A4-00 ENLARGED PLANS + INTERIOR ELEV.
A5-00 BUILDING DETAILS
A5-01 BUILDING DETAILS



- Construction Notes**
1. All work shall conform to all state and applicable codes & ordinances.
 2. No drawing is to be scaled; use dimensions only.
 3. Dimensions are taken from face of masonry, concrete or wood stud framing members unless otherwise indicated.
 4. Confirm all existing conditions before proceeding with the said work.
 5. Items not noted, but implied as necessary for the performance of the contract, are considered part of the work.
 6. All work is to be executed by mechanics skilled in their trade.
 7. All trades will cooperate with each other to facilitate the progress of the entire job.
 8. Contractor(s) is to protect the sub's and premisses during the period of construction with adequate shoring, bracing, fencing, lighting, ventilation, etc.
 9. All changes or substitutions are to be approved by the owner before being incorporated into the work.
 10. Conform to all manufacturers instructions & specifications for the installation or use of all materials unless otherwise noted.
 11. All exterior lumber & lumber in contact with masonry, concrete, or soil to be pressure treated or properly protected to avoid deterioration.

Issued
CONSTRUCTION DOCUMENTS

Issued 01.08
ISSUED FOR CONSTRUCTION

Revisions

Project
DEN BARNHOUSE PLUS

Sheet Title
COVER PAGE
A0-00

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Exhibit C3

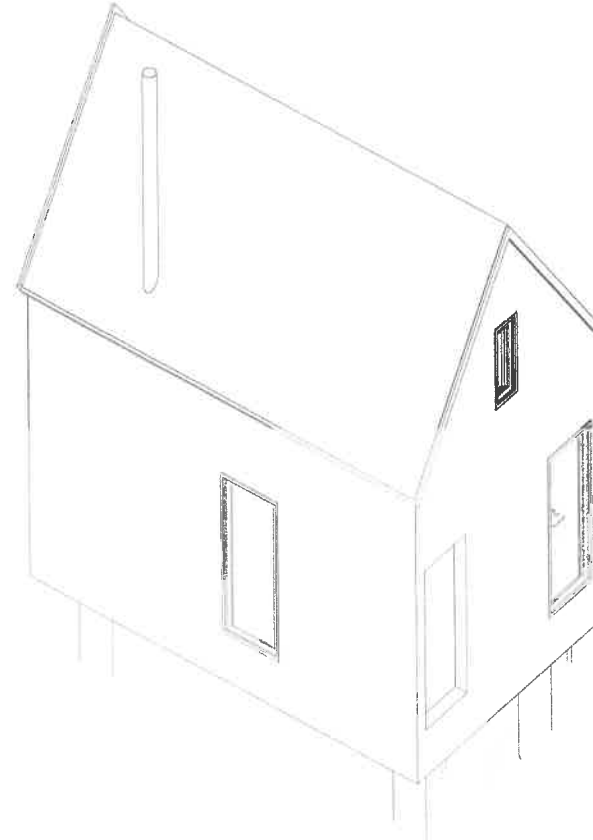
ALPINE TINY HOUSE

DESIGN STANDARD(S): 2018 INTERNATIONAL RESIDENTIAL CODE
SEISMIC DESIGN CATEGORY: C OR PER SE
WIND DESIGN CATEGORY: B OR PER SE
SNOW LOAD: 70 PSF OR PER SE
CONDITIONED FLOOR AREA: 303 SF
HOUSE HEIGHT: 19'-8" ABOVE GRADE
LEVELS: 1
FOUNDATION: CONCRETE PIER & FOOTING
HEATING SYSTEM(S): MINI-SPLIT HEAT PUMP OR ELEC. HEATED FLOOR
WATER HEATING SYSTEM(S): TANKLESS ELECTRIC OR NAT. GAS
PDF PRINT DESIGN SIZE: 24" X 36" (or print half size 12" x 18")

DEN WASHROOM
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SHEET INDEX

- A0-00 COVER PAGE
- A0-01 GENERAL NOTES
- A1-00 FLOOR PLANS
- A1-01 FRAMING PLANS
- E-01/P-01 ELECTRICAL PLAN + PLUMBING PLAN
- A2-00 EXTERIOR ELEVATIONS
- A3-00 SECTIONS
- A4-00 ENLARGED PLANS + INTERIOR ELEV.
- A5-00 BUILDING DETAILS
- A5-01 BUILDING DETAILS
- A9-00 3D VIEWS



NEED

Construction Notes

1. All work shall conform to all state and applicable codes & ordinances.
2. No drawing to be excused any dimensions on it.
3. Dimensions are taken from face of masonry, concrete or wood stud framing members unless otherwise indicated.
4. Confirm all existing conditions before proceed with the said work.
5. Items not noted, but implied as necessary for performance of the contract, are considered part of the work.
6. All work is to be executed by mechanics skilled in their trade.
7. All trades will cooperate with each other to facilitate the progress of the entire job.
8. Contractor(s) is to protect the public and premises during the period of construction with adequate shoring, bracing, fencing, lighting, ventilation, etc.
9. All changes or substitutions are to be approved by the owner before being incorporated into the work.
10. Conform to all manufacturers instructions & specifications for the installation or use of all materials unless otherwise noted.
11. All exterior finishes to conform in contact with masonry, concrete, or soil to be pressure treated.

Issued

CONSTRUCTION DOCUMENTS

Issued Date

ISSUED FOR CONSTRUCTION

Revisions

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |

Project

ALPINE TINY HOUSE

Project Location

Sheet Title

COVER PAGE

A0-00

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Exhibit C4

| DOOR SCHEDULE | | | | |
|---------------|------------|-------|--------|----------------------------------|
| ID | TYPE | Width | Height | Notes |
| 101 | SWING DOOR | 2'-7" | 6'-8" | FLAT PANEL SOLID CORE ELEVATE |

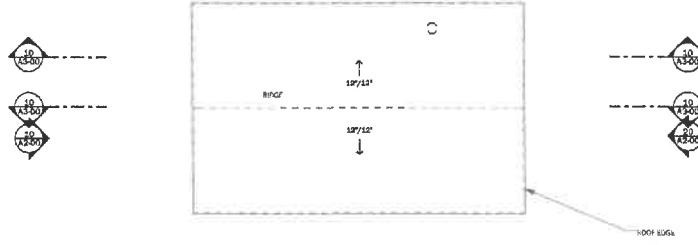
| EXTERIOR DOOR SCHEDULE | | |
|--|----------------------------|----------------------------|
| View from Opening Side *IF HORIZONTAL DIVISION ON SW/SE AS-BUILT 1/2" TO WINDOW NO. HEIGHT | | |
| Dimensions | 11'-11 1/2" x 7'-2 1/2" | 2'-1 1/2" x 6'-10 1/2" |
| Manufacturer | MARVIN | MARVIN |
| Style | ELEVATE | ELEVATE |
| Product # | ELSP02 OTX000 | ELF0300B01 |
| Hardware and Element ID | X101 | X100 |
| Hardware Finish | BRONZE | BRONZE |
| Notes | VERIFY FINISHES WITH OWNER | VERIFY FINISHES WITH OWNER |

* SCHEDULE PROVIDES MANUFACTURER'S ROOM DIMENSIONS (WIDTH AND HEIGHT) AS AVAILABLE FROM CUSTOMER ORDER.

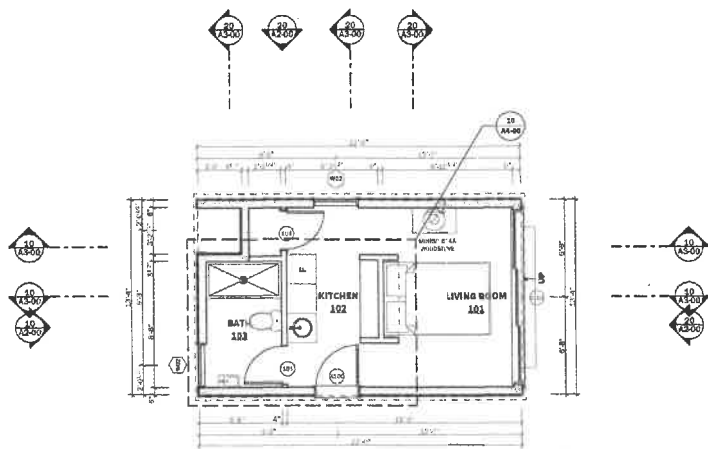
** ALWAYS CONFIRM EXACT R/U IN YOUR WINDOW HEIGHT.

| WINDOW SCHEDULE | | | |
|----------------------------|---------------------------------|---------------------------------|--|
| SIZES LISTED ARE R/O SIZES | | | |
| ID | W01 | W02 | |
| R/O SIZE | 1'-6" x 2'-11" | 3'-3" x 6'-11" | |
| Manufacturer | MARVIN | MARVIN | |
| Style | ELEVATE PICTURE | ELEVATE PICTURE | |
| Product # | ELCAP 1735 | ELCAP7771 | |
| Frame Material | FIBERGLASS | FIBERGLASS | |
| Frame Finish - Exterior | FIBERGLASS | FIBERGLASS | |
| Frame Finish - Interior | WOOD | WOOD | |
| Coating Material | WOOD | WOOD | |
| Coating Style | PICTURE FRAME | PICTURE FRAME | |
| Exterior Trim Finish | 3/4 WOOD TO MATCH SIDING FINISH | 3/4 WOOD TO MATCH SIDING FINISH | |
| Interior Trim Finish | 3/4 WOOD TO MATCH SIDING FINISH | 3/4 WOOD TO MATCH SIDING FINISH | |
| Hardware Finish | BRONZE | BRONZE | |
| Notes | VERIFY FINISHES WITH OWNER | VERIFY FINISHES WITH OWNER | |
| Quantity | 1 | 2 | |

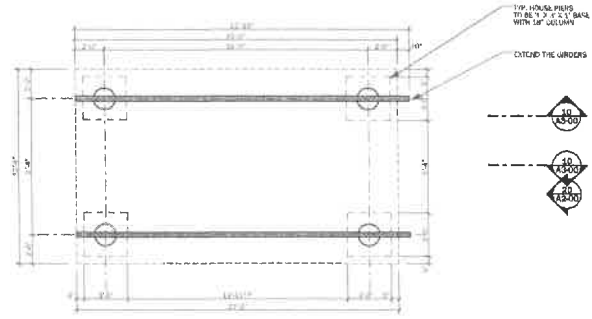
* SCHEDULE PROVIDES MANUFACTURER'S STOCK SIZING. LARGER SIZES ARE AVAILABLE FROM CUSTOMER ORDER.



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



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



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

NEED

- Construction Notes**
- All work shall conform to all state and applicable codes & ordinances.
 - The drawing is to be used only as a reference and is not a contract.
 - Dimensions are taken from face of masonry, concrete or steel stud framing members unless otherwise indicated.
 - Confirm all existing conditions before proceed with the add work.
 - Items not noted, but implied as necessary for the performance of the contract, are considered part of the work.
 - All work to be executed by mechanics skilled in their trade.
 - All trades will cooperate with each other to facilitate the progress of the entire job.
 - Contractor(s) is to protect the public and premises during the period of construction with adequate staking, bracing, fencing, lighting, ventilation, etc.
 - All changes or substitutions are to be approved by the owner before being incorporated into the work.
 - Conform to all manufacturer's instructions & specifications for the installation or use of all materials unless otherwise noted.
 - All exterior Lumber & lumber in contact with masonry, concrete, or soil to be pressure treated.

Issued **CONSTRUCTION DOCUMENTS**

Issued Date

ISSUED FOR CONSTRUCTION

Revisions

Project

ALPINE TINY HOUSE

Project Location

Sheet Title

FLOOR PLANS

A1-00

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Exhibit C5

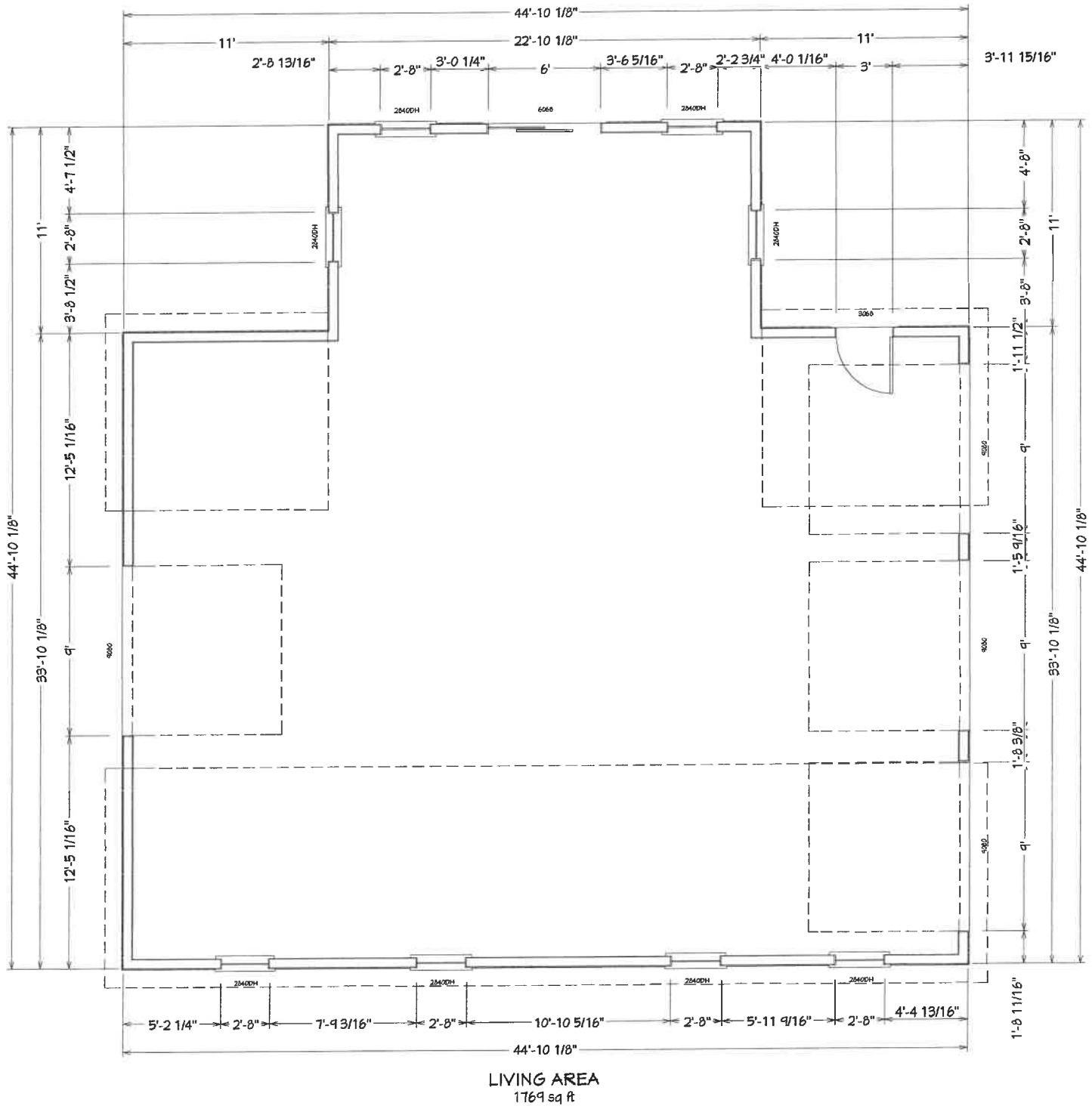


Exhibit D1



Exhibit D2



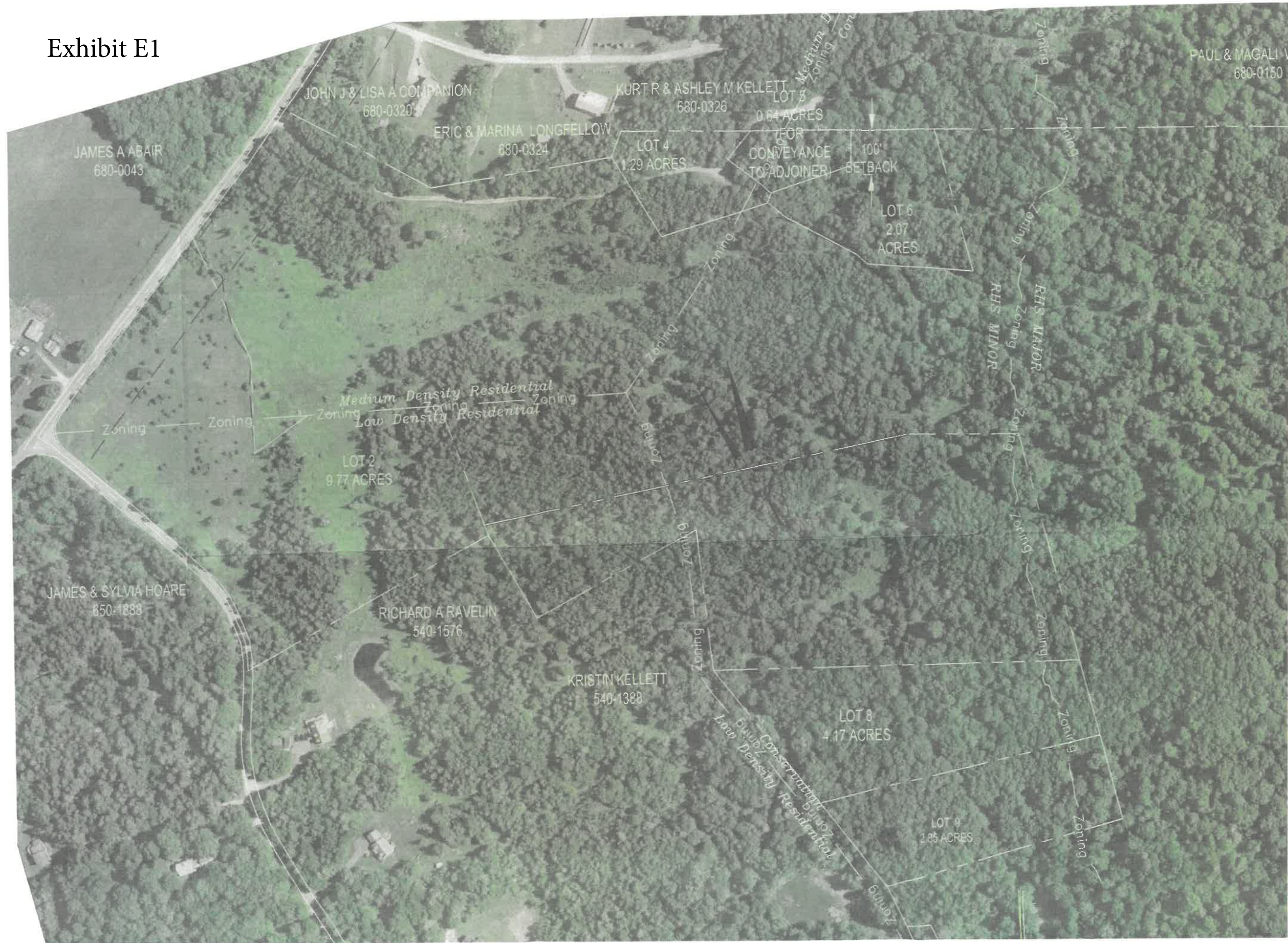
Exhibit D3

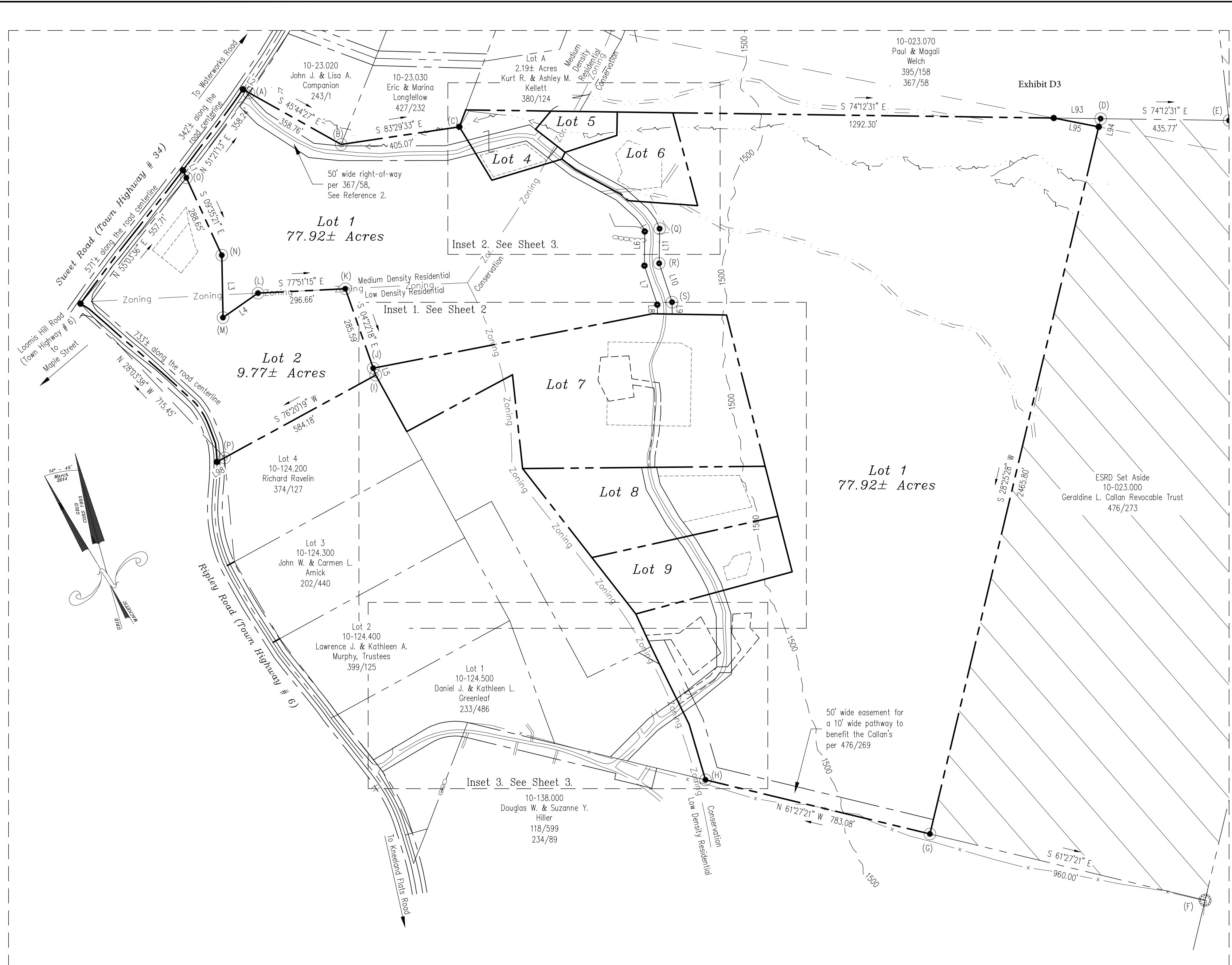


Exhibit D3



Exhibit E1





| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 09°35'21" E | 28.4 |
| L2 | S 45°44'27" E | 23.4 |
| L3 | S 13°53'50" W | 211.70 |
| L4 | N 70°02'11" E | 144.80 |
| L5 | S 04°22'23" E | 25.00 |
| L6 | S 15°38'53" W | 115.94 |
| L7 | S 03°20'41" E | 139.25 |
| L8 | S 14°27'34" W | 31.15 |
| L9 | N 14°27'34" E | 40.28 |
| L10 | N 03°20'41" W | 138.72 |
| L11 | N 15°38'53" E | 117.80 |
| L12 | S 74°02'59" E | 16.50 |
| L93 | S 74°12'31" E | 159.01 |
| L94 | S 28°25'28" W | 28.53 |
| L95 | S 63°52'50" E | 155.29 |
| L98 | S 76°20'19" W | 30.1 |

| Monument Descriptions | |
|-----------------------|--|
| A | 5/8" IRF, flush, G.F. Dubois, 595, Berlin, VT |
| B | 5/8" IRF, 18" reveal, G.F. Dubois, 595, Berlin, VT |
| C | Nail in root |
| D | 1/2" IRS, 12" reveal, Van Iderstine, 719 (2017) |
| E | 1/2" IRS, 14" reveal, Van Iderstine, 719 (2014) |
| F | Stone Pile found, Deteriorated |
| G | 1/2" IRS, 12" reveal, Van Iderstine, 719 (2017) |
| H | 1/2" IRS, 10" reveal, Van Iderstine, 719 (2019) |
| I | 1/2" IRF, 12" reveal, LOWE |
| J | 1/2" IRS, 9" reveal, Van Iderstine, 719 (2021) |
| K | 1/2" IRS, 8" reveal, Van Iderstine, 719 (2021) |
| L | 1/2" IRS, 8" reveal, Van Iderstine, 719 (2021) |
| M | 1/2" IRS, 8" reveal, Van Iderstine, 719 (2021) |
| N | 1/2" IRS, 9" reveal, Van Iderstine, 719 (2021) |
| O | 1/2" IRS, 10" reveal, Van Iderstine, 719 (2021) |
| P | 1/2" IRF, 3" reveal, LOWE |
| Q | 1/2" IRS, 8" reveal, Van Iderstine, 719 (2021) |
| R | 1/2" IRS, 8" reveal, Van Iderstine, 719 (2021) |
| S | 1/2" IRS, 8" reveal, Van Iderstine, 719 (2021) |

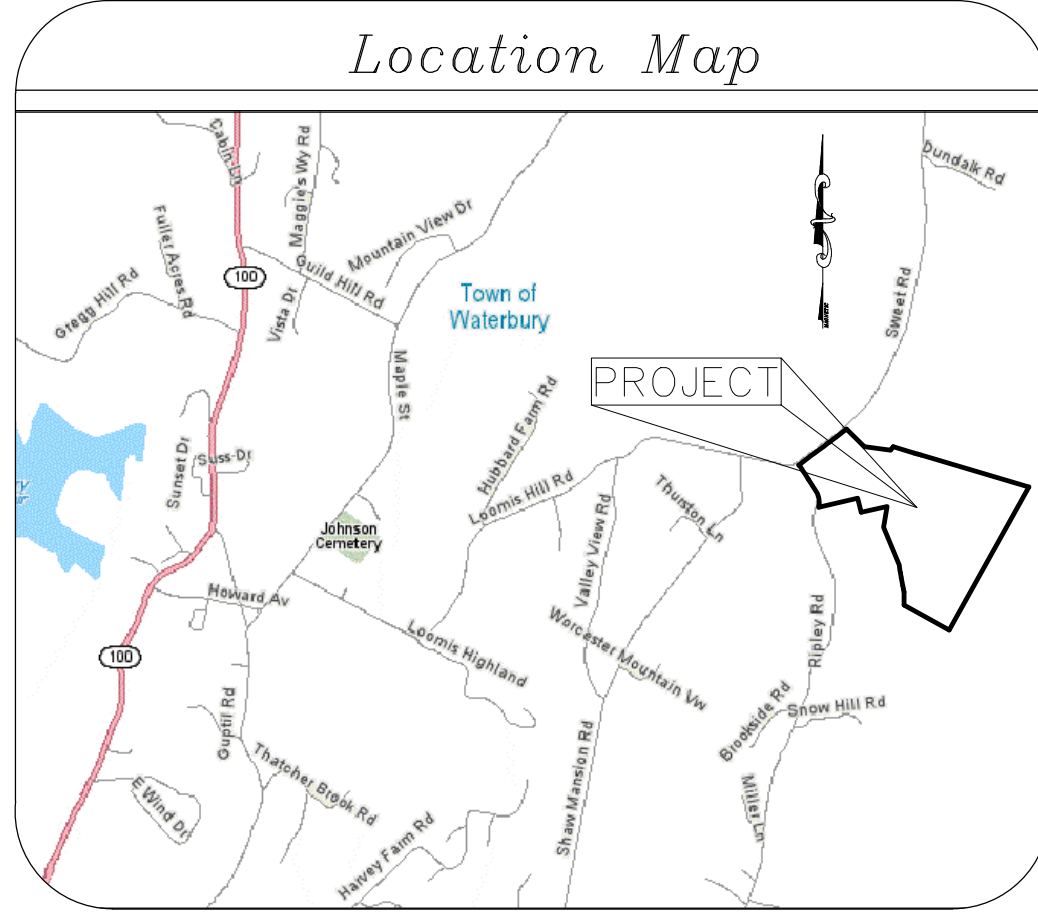
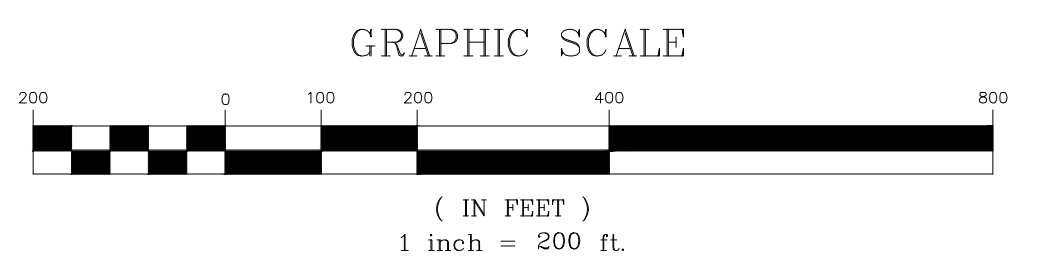
| LEGEND | |
|--------|---|
| | 1/2" Iron rod set with cap marked "VAN IDERSTINE 719" |
| | Iron rod found |
| | Stone pile found |
| | Calculated point |
| | Property line |
| | Right-of-Way line |
| | Adjointer line |
| | Tie line |
| | Septic easement |
| | Building envelope |
| | 1500' elevation contour line |
| | Zoning district line |
| | Barb wire fence |
| | Stream |
| | Woods road / trail |
| | Book 118 Page 599 of the Land Records |

Exhibit E2

TITLE SOURCE: Waterbury Land Records
 1. Geraldine L. Callan, trustee of the Felix J. Callan Irrevocable Trust, successor to the Felix J. Callan Revocable Trust, u/1/a dated February 15, 2000 and of the Geraldine L. Callan Revocable Trust, u/1/a dated February 15, 2000, by Trustee's deed to Honeysuckle Hill Development LLC, dated January 29, 2021, recorded in Book 476, Page 269 of the Waterbury Land Records.

REFERENCES:
 1. A plat entitled "Survey and Subdivision of a Portion of the Lands of (Balance of Lyon Lot) Felix J. Callan Revocable Trust and Geraldine L. Callan Revocable Trust, Waterbury, Vermont, scale 1" = 200", by McCain Consulting, Inc., dated October 22, 2019, recorded on Map Slide 495-01 of the Waterbury Land Records.
 2. A plat entitled "Survey and Subdivision of a Portion of the Lands of Felix J. Callan Revocable Trust and Geraldine L. Callan Revocable Trust, Waterbury, Vermont, scale 1" = 100", by McCain Consulting, Inc., dated September 29, 2014, last revised 10/4/16, recorded on Map Slide 409-02 of the Waterbury Land Records.

NOTES:
 1. This map is based on the research of the Waterbury Land Records, physical evidence found, a total station traverse, single frequency post processed GPS positions of the easterly monument of the Welch Lot and a GPS RTK survey utilizing the Vermont "VECTOR" network with a minimum precision ratio that meets the standards for suburban surveys, set by the Vermont State Board of Land Surveyors Rules effective January 7, 2013, performed by Daniel Auzara, Scott J. Herring and Keith R. Van Iderstine between November, 2009 and November, 2021.
 2. Except where otherwise noted, no attempt was made to identify and/or locate any easements or rights-of-way that may exist, either recorded or unrecorded. The Sweet Road (Town Highway #34) and Ripley Road (Town Highway #6) rights-of-way are assumed to be 3 rods wide and centered on the traveled way.
 3. This subdivision is subject to the provisions of the following permits:
 Wastewater System and Potable Water Supply Permit WW-5-5124-2.
 Act 250 Permit # 5W1206-5 (Pending).
 Town Subdivision Permit #141-20.
 Per Condition 6 of Town Permit #141-20 there shall be no further subdivision of Lot 2, which is intended for agricultural use only plus one primary single family residence (and associated accessory structures and uses). Per Condition 7 of Town Permit #141-20 Lot 5 cannot be developed.
 4. Bearings are based on Vermont State Plane Grid North, NAD 1983 as observed by McCain Consulting, Inc., on March 26, 2014. The bearings shown on the survey in Reference 1 are Magnetic North.
 5. Research by Keith R. Van Iderstine. Map by Scott J. Herring.



| Zoning Chart | | | |
|-----------------------|-------------------------|----------------------------|--------------|
| District | Low Density Residential | Medium Density Residential | Conservation |
| Minimum Lot Size | 5 Acres | 2 Acres | 10 Acres |
| Minimum Road Frontage | 300' | 200' | 300' |
| Front Setback | 70' | 60' | 100' |
| Side Setback | 75' | 50' | 100' |
| Rear Setback | 75' | 50' | 100' |
| Maximum Height | 35' | 35' | 35' |
| Maximum Lot Coverage | N/A | N/A | N/A |

WATERBURY, VT TOWN CLERK'S OFFICE
 Received for record _____ A.D. 20____
 at _____ o'clock _____ minutes _____ m.
 and recorded in _____
 Attest: _____
 Town Clerk

Final Plan Approved by
 Waterbury, Vt Development Review Board

 Date

 Chair, DRB

STATE OF VERMONT
 KEITH R. VAN IDERSTINE
 LICENSED LAND SURVEYOR
 NO. 719
 08/21/2021
 21352D
 Keith R. Van Iderstine, L.S. 719
 This map complies with
 27 VSA 1403 and 26 VSA 2596

REVISIONS
 08/02/2021 INCLUDED CONDITIONS 6 AND 7 OF TOWN PERMIT #141-20 IN NOTES

SURVEY AND SUBDIVISION OF THE LANDS OF
Honeysuckle Hill Development LLC
 Ripley Road and Sweet Road Waterbury, Vermont

SCALE : 1" = 200'
 PROJECT : Mc25130D
 DRAWING : 25130Dsv 20210525.DWG

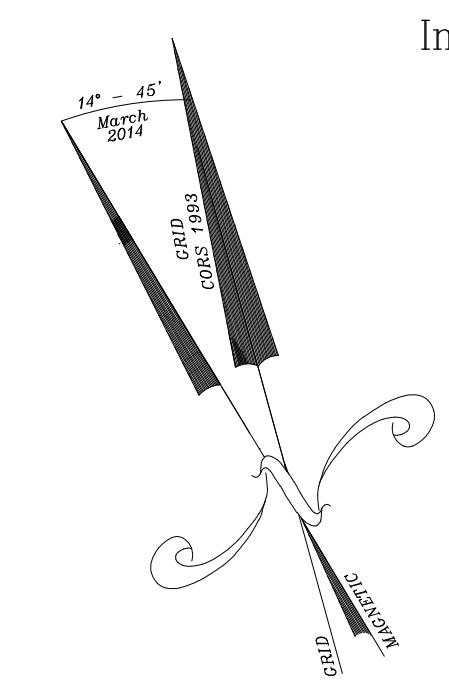
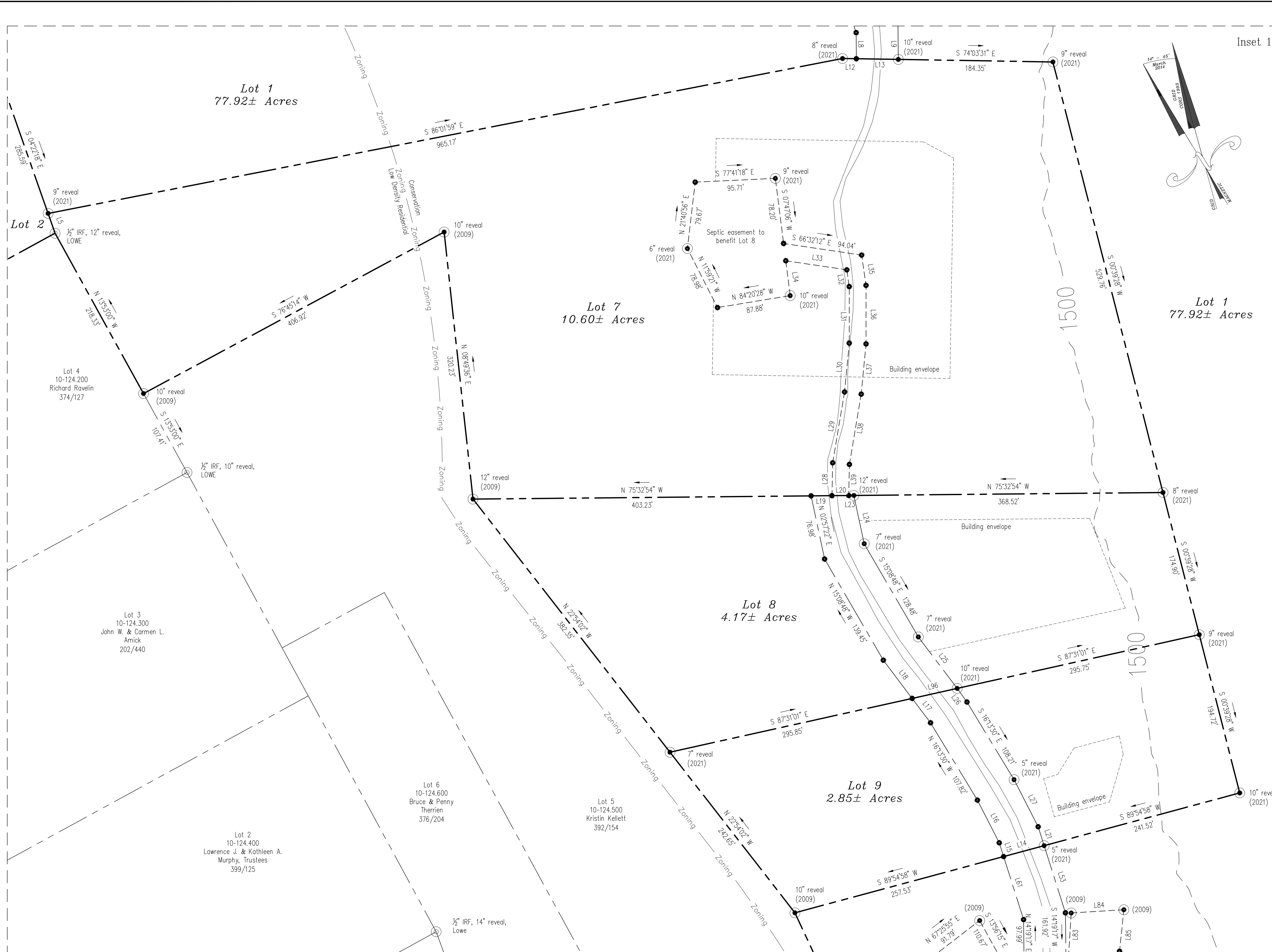
McCain Consulting, Inc.
 93 SOUTH MAIN STREET
 WATERBURY, VERMONT 05676

DATE: July 21, 2021 SHEET 1 OF 3

TITLE SOURCE: Waterbury Land Records
 1. Geraldine L. Callan, trustee of the Felix J. Callan Irrevocable Trust, successor to the Felix J. Callan Revocable Trust, u/1/a dated February 15, 2000 and of the Geraldine L. Callan Revocable Trust, u/1/a dated February 15, 2000, by Trustee's deed to Honeysuckle Hill Development LLC, dated January 29, 2021, recorded in Book 476, Page 269 of the Waterbury Land Records.

Exhibit E3

See Sheet 1 for References and Notes



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L5 | S 04°22'23" E | 25.00' |
| L8 | S 14°27'34" W | 31.15' |
| L9 | N 14°27'34" E | 40.28' |
| L12 | S 74°02'59" E | 16.50' |
| L13 | S 74°02'59" E | 50.02' |
| L14 | S 89°54'58" W | 50.07' |
| L15 | N 02°35'10" W | 17.26' |
| L16 | N 12°07'24" W | 57.11' |
| L17 | N 22°02'10" W | 36.38' |
| L18 | N 22°02'10" W | 57.08' |
| L19 | S 75°32'54" E | 24.88' |
| L20 | S 75°32'54" E | 20.01' |
| L21 | S 02°39'00" E | 23.62' |
| L23 | S 75°32'54" E | 6.17' |
| L24 | S 02°57'24" W | 58.84' |
| L25 | S 22°02'11" E | 76.88' |
| L26 | S 20°53'50" E | 20.03' |
| L27 | S 12°07'24" E | 63.08' |
| L28 | N 16°15'25" E | 39.18' |
| L29 | N 24°31'33" E | 85.66' |
| L30 | N 20°30'00" E | 58.48' |
| L31 | N 14°59'16" E | 67.41' |
| L32 | N 06°41'41" E | 20.16' |
| L33 | N 66°32'12" W | 73.57' |
| L34 | S 07°47'06" W | 41.87' |
| L35 | S 06°41'41" W | 36.47' |
| L36 | S 14°59'16" W | 69.82' |
| L37 | S 20°30'00" W | 60.15' |
| L38 | S 24°31'33" W | 84.91' |
| L39 | S 16°15'25" W | 37.10' |
| L53 | S 02°34'05" E | 84.03' |
| L61 | N 02°35'10" W | 78.79' |
| L83 | N 18°33'43" E | 64.09' |
| L84 | S 78°29'57" E | 62.90' |
| L85 | S 20°54'41" W | 49.81' |
| L96 | S 87°31'01" E | 54.96' |

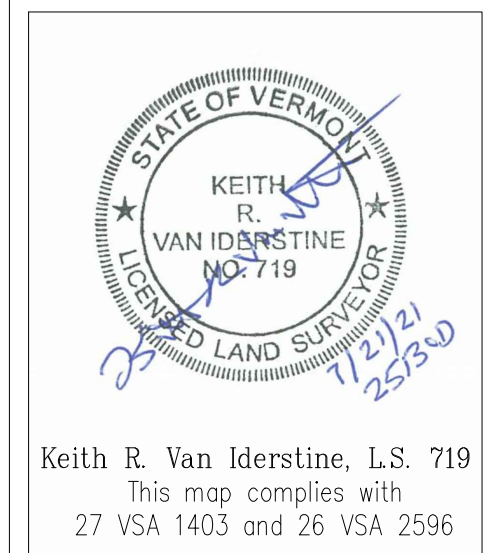
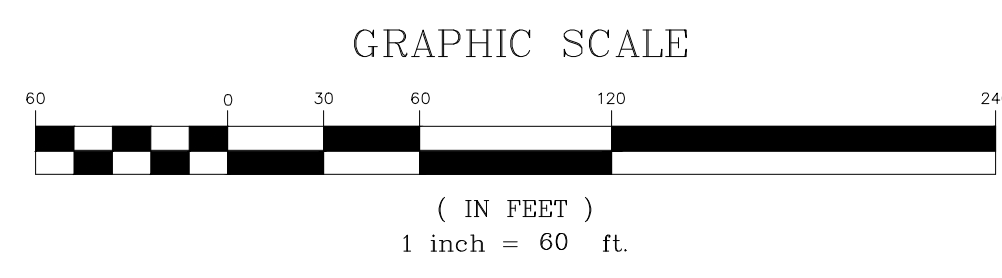
LEGEND

- 1/2" iron rod set with cap marked "VAN IDERSTINE 719"
- 1/2" iron rod set with 8" - 15" reveal with cap marked "VAN IDERSTINE 719"
- Iron rod found
- Calculated point
- Property line
- Right-of-Way line
- Adjoiner line
- Septic easement
- Building envelope
- 1500' elevation contour line
- Zoning district line

118/599 Book 118 Page 599 of the Land Records

WATERBURY, VT TOWN CLERK'S OFFICE
 Received for record _____ A.D. 20____
 at _____ o'clock _____ minutes ____ m.
 and recorded in _____
 Attest: _____ Town Clerk

Final Plan Approved by
 Waterbury, Vt Development Review Board
 Date _____
 Chair, DRB



Keith R. Van Iderstine, L.S. 719
 This map complies with
 27 VSA 1403 and 26 VSA 2596

SURVEY AND SUBDIVISION OF THE LANDS OF

Honeysuckle Hill Development LLC

Ripley Road and Sweet Road Waterbury, Vermont

SCALE : 1" = 60'
 PROJECT : Mc25130D
 DRAWING: 25130Dsv 20210525.DWG

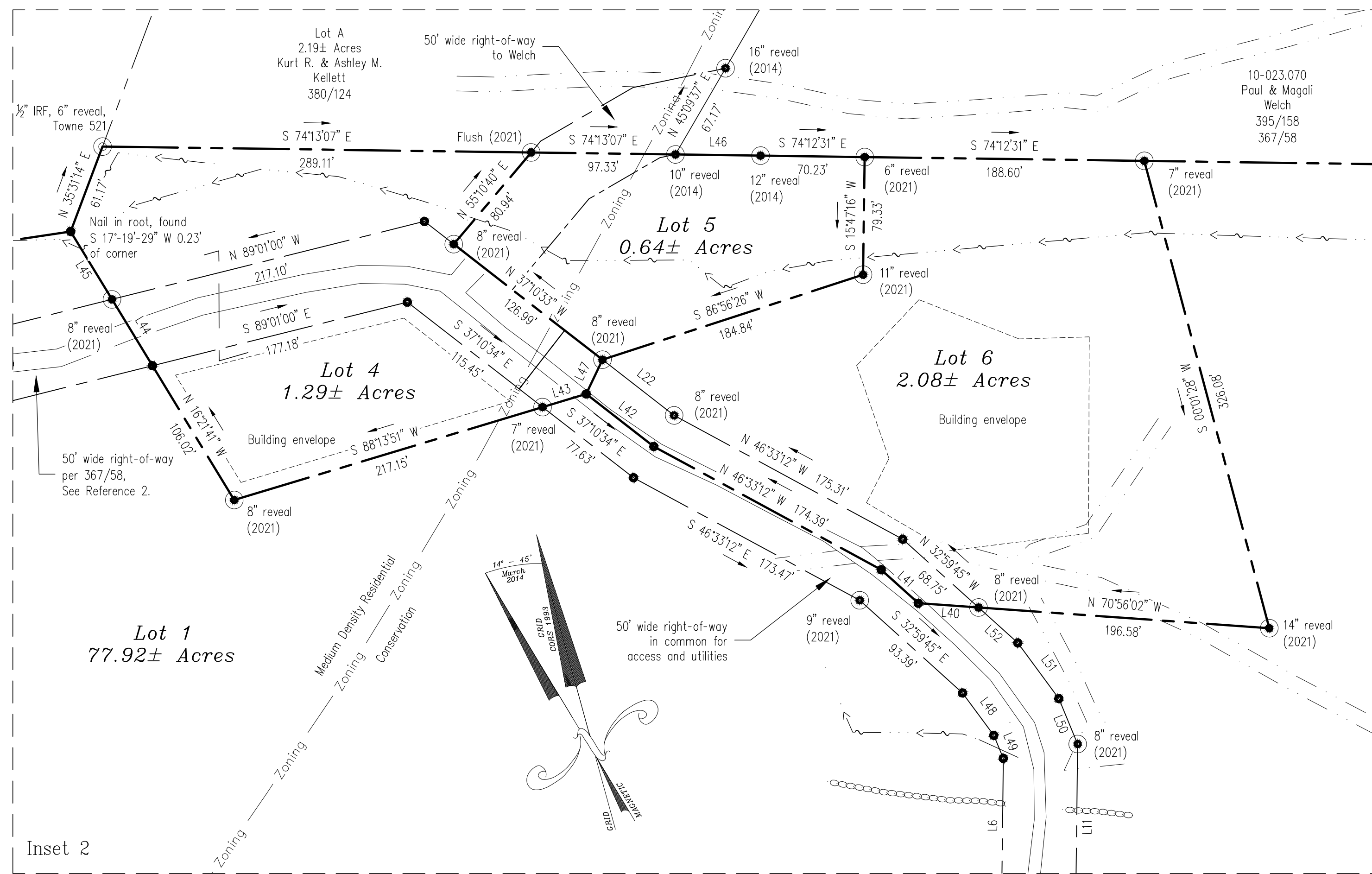
McCain Consulting, Inc.
 93 SOUTH MAIN STREET
 WATERBURY, VERMONT 05676

DATE: July 21, 2021 SHEET 2 OF 3

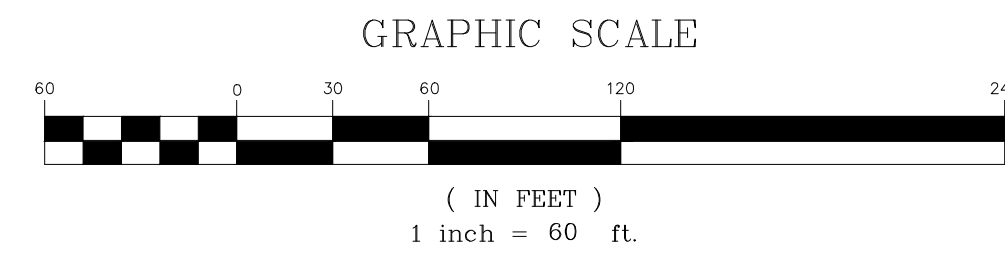
Exhibit E4

TITLE SOURCE: Waterbury Land Records
 1. Geraldine L. Callan, trustee of the Felix J. Callan Irrevocable Trust, successor to the Felix J. Callan Revocable Trust, u/i/a dated February 15, 2000 and of the Geraldine L. Callan Revocable Trust, u/i/a dated February 15, 2000, by Trustee's deed to Honeysuckle Hill Development LLC, dated January 29, 2021, recorded in Book 476, Page 269 of the Waterbury Land Records.

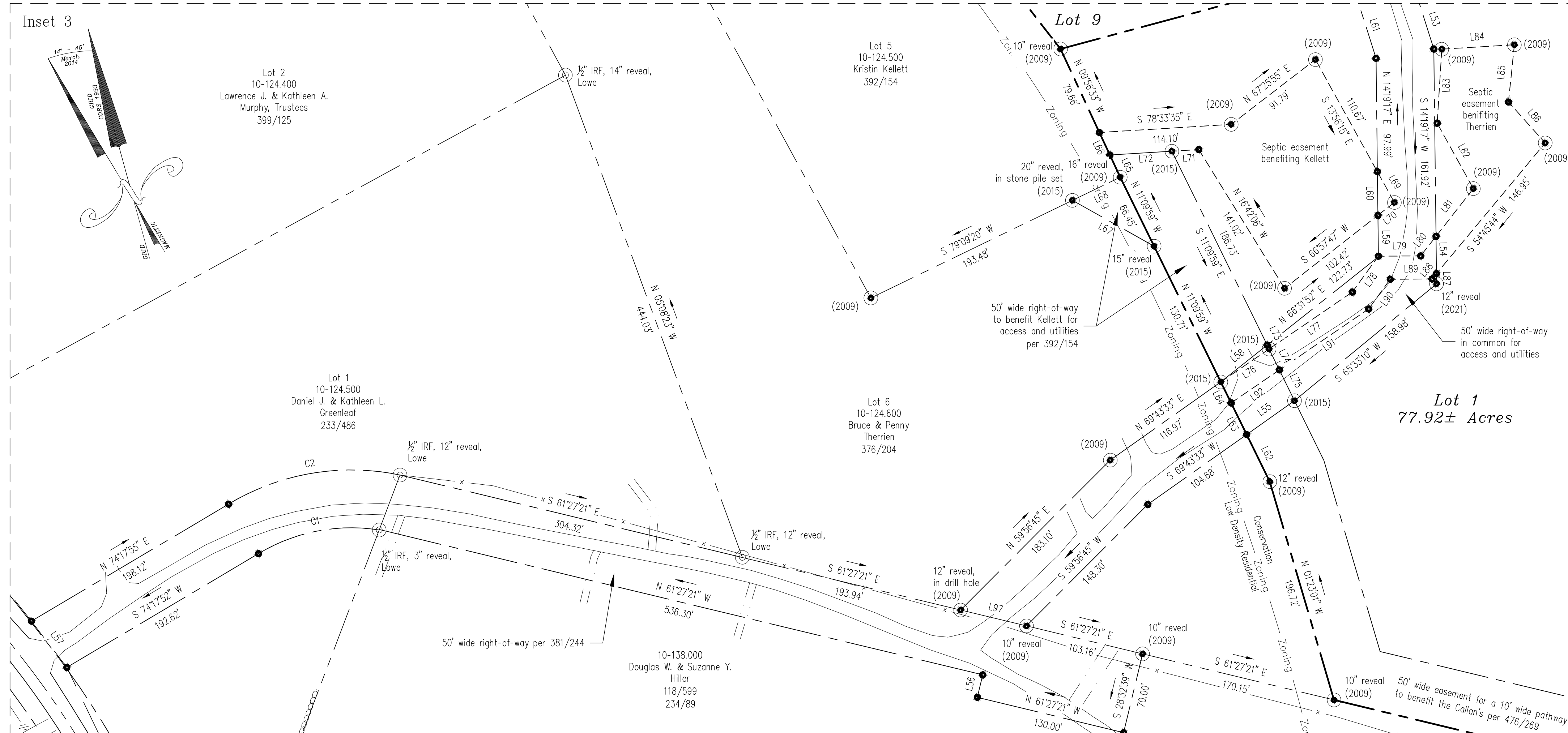
See Sheet 1 for References and Notes



- LEGEND**
- Iron rod set with cap marked "VAN IDERSTINE 719"
 - (2009) 1/2" iron rod set with 8" - 15" reveal with cap marked "VAN IDERSTINE 719"
 - (2015) 1/2" iron rod set with 10" - 15" reveal with cap marked "VAN IDERSTINE 719"
 - Iron rod found
 - Calculated point
 - Property line
 - - - Right-of-Way line
 - - - Adjoiner line
 - - - Tie line
 - - - Septic easement
 - - - Building envelope
 - - - 1500' 1500' elevation contour line
 - - - Zoning Zoning district line
 - - - Barb wire fence
 - - - Stream
 - - - Woods road / trail



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L6 | S 15°38'53" W | 115.94 |
| L11 | N 15°38'53" E | 117.80 |
| L22 | N 37°10'34" W | 61.20 |
| L40 | N 70°56'02" W | 40.66 |
| L41 | N 32°59'45" W | 33.71 |
| L42 | N 37°10'34" W | 57.80 |
| L43 | S 88°13'51" W | 30.67 |
| L44 | N 16°21'41" W | 52.38 |
| L45 | N 16°21'41" W | 53.52 |
| L46 | S 74°12'31" E | 57.37 |
| L47 | S 40°31'34" W | 25.59 |
| L48 | S 21°22'59" E | 35.46 |
| L49 | S 07°28'30" E | 16.79 |
| L50 | N 07°28'30" E | 33.12 |
| L51 | N 21°22'59" W | 46.65 |
| L52 | N 32°59'45" W | 35.67 |
| L53 | S 02°34'05" E | 84.03 |
| L54 | S 14°19'17" W | 32.26 |
| L55 | S 69°43'33" W | 50.64 |
| L56 | N 28°32'39" E | 20.00 |
| L57 | N 22°24'44" W | 50.39 |
| L58 | N 66°31'52" E | 51.18 |
| L59 | N 14°19'17" E | 35.83 |
| L60 | N 14°19'17" E | 37.77 |
| L61 | N 02°35'10" W | 78.79 |
| L62 | N 11°09'59" W | 45.33 |
| L63 | N 11°09'59" W | 30.43 |
| L64 | N 11°09'59" W | 20.21 |
| L65 | N 09°56'33" W | 21.11 |
| L66 | N 09°56'33" W | 21.48 |
| L67 | N 45°41'34" W | 80.97 |
| L68 | S 79°09'20" W | 45.89 |
| L69 | S 13°56'15" W | 30.40 |
| L70 | S 66°57'47" W | 18.11 |
| L71 | N 78°33'35" W | 23.28 |
| L72 | N 78°33'35" W | 53.67 |
| L73 | S 11°09'59" E | 3.71 |
| L74 | S 11°09'59" E | 20.21 |
| L75 | S 11°09'59" E | 29.61 |
| L76 | N 70°39'05" E | 50.51 |
| L77 | N 70°39'05" E | 87.13 |
| L78 | N 50°59'55" E | 38.30 |
| L79 | S 75°28'57" W | 36.56 |
| L80 | N 53°02'21" E | 21.49 |
| L81 | N 53°02'21" E | 52.35 |
| L82 | N 13°57'08" W | 64.59 |
| L83 | N 18°33'43" E | 64.09 |
| L84 | S 78°29'57" E | 62.90 |
| L85 | S 20°54'41" W | 49.81 |
| L86 | S 26°56'55" E | 47.52 |
| L87 | S 14°19'17" W | 8.81 |
| L88 | S 54°45'44" W | 5.96 |
| L89 | N 75°28'57" W | 36.12 |
| L90 | S 50°59'55" W | 31.68 |
| L91 | S 70°39'05" W | 93.47 |
| L92 | S 70°39'05" W | 50.51 |
| L97 | S 61°27'21" E | 58.58 |



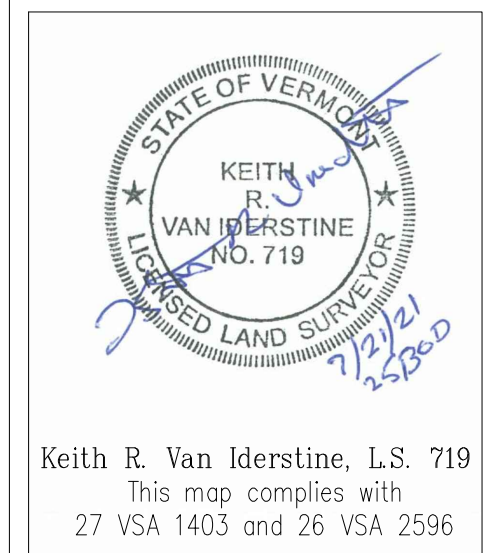
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1 | 154.95' | 108.52' | 106.32' | N 86°05'07" W |
| C2 | 204.95' | 153.88' | 150.29' | S 84°38'22" E |

WATERBURY, VT TOWN CLERK'S OFFICE
 Received for record _____ A.D. 20____
 at _____ o'clock _____ minutes _____ m.
 and recorded in _____
 Attest: _____
 Town Clerk

Final Plan Approved by
 Waterbury, VT Development Review Board

 Date

 Chair, DRB



SURVEY AND SUBDIVISION OF THE LANDS OF
Honeysuckle Hill Development LLC
 Ripley Road and Sweet Road Waterbury, Vermont

SCALE : 1" = 60'
 PROJECT : Mc25130D
 DRAWING : 25130Dsv 20210525.DWG

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

DATE: July 21, 2021 SHEET 3 OF 3

Keith R. Van Iderstine, L.S. 719
 This map complies with
 27 VSA 1403 and 28 VSA 2596



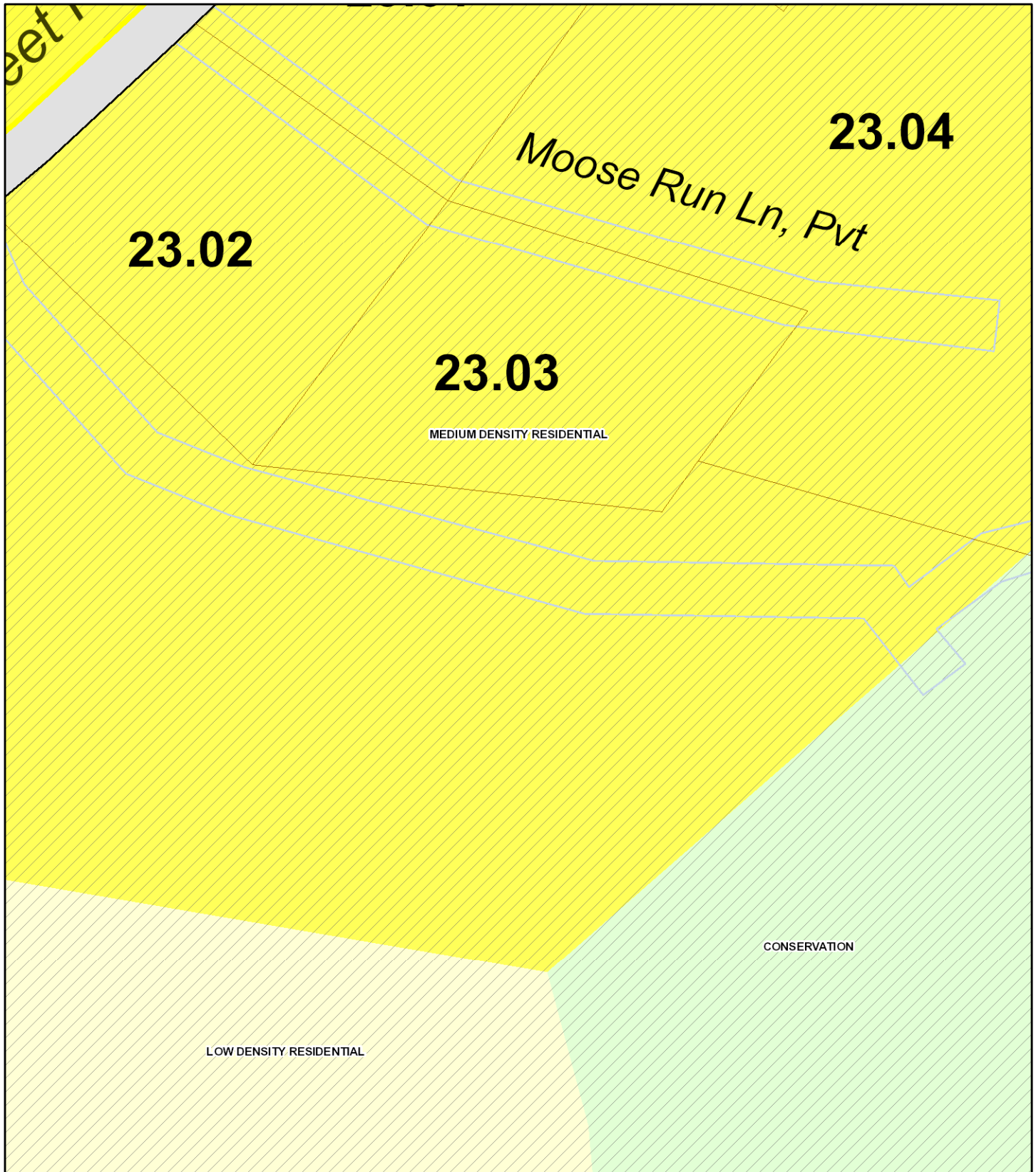
Mutchler-Honeysuckle Hill

Exhibit F1

Waterbury Ctr., VT

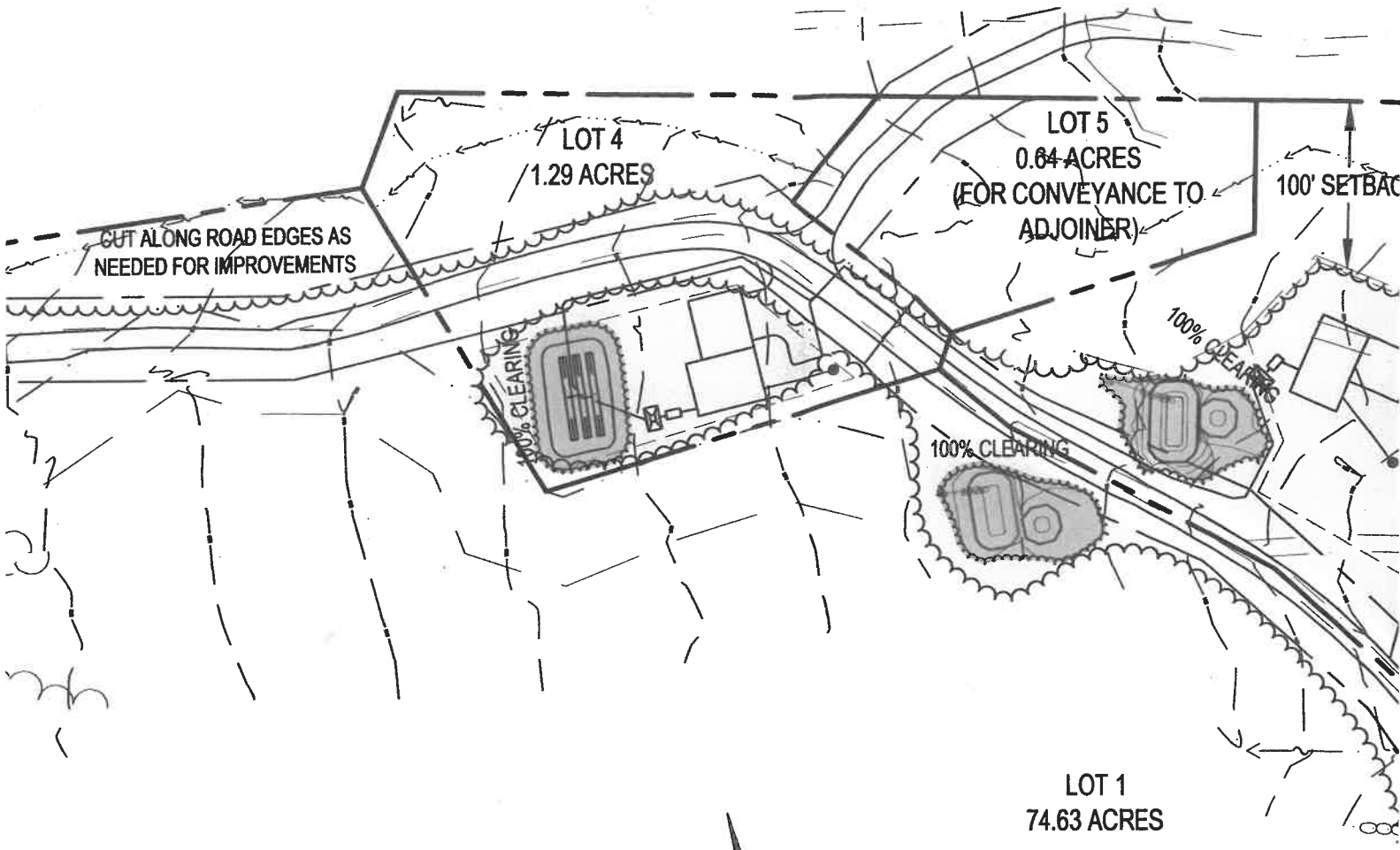
1 inch = 134 Feet

May 26, 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.

Exhibit G1



LEGEND

| | |
|--|-------------------|
| | 10' contours |
| | Property line |
| | Right of way line |
| | Wetland boundary |
| | Wetland buffer |
| | Tree line |
| | Stream |
| | Woods road |
| | Stone wall |
| | Clearing - 50% |
| | Clearing - 100% |

