Exhibit A1

Date: _____ Application #: _____
Fees Paid: _____ + $15 recording fee = _____
Parcel ID #: _____
Tax Map #: _____

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: 102 So. Main, LLC (c/o Rich Gardner)
Mailing Address: P.O. Box #200
Colchester, VT 05446
Home Phone : 802-861-6236
Work/Cell Phone: 802-373-7527
Email: rich@livingvermont.com

PROPERTY OWNER (if different from Applicant)

Name: SAME AS APPLICANT
Mailing Address: _____
Home Phone : _____
Work/Cell Phone: _____
Email: _____

PROJECT DESCRIPTION

Physical location of project (E911 address): 102 South Main Street

Lot size: 0.66 acres Zoning District: Village Mixed Use Residential
Existing Use: 2 milti-family units Proposed Use: 9 multi-family units (total)
Brief description of project: Re-development of 102 South Main Street, retaining the existing structure with two (2) multi-family units and adding seven (7) new attached multi-family units.

Cost of project: $ 800,000 Estimated start date: 11/1/2022
Water system: Municipal Waste water system: Municipal

EXISITING
Square footage: 1,500 Height: ~ 20 ft
Number of bedrooms/baths: 4-bed total
# of parking spaces: 3
Setbacks: *front*: 40 ft
sides: 25 ft/ 25 ft *rear*: 50 ft

PROPOSED
Square footage: ~9,000 GSF Height: < 35 ft
Number of bedrooms/bath: 20-bed total
# of parking spaces: 13
Setbacks: *front*: 40 ft
sides: 25 ft / 25 ft *rear*: 50 ft

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 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.

SEE ATTACHED

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.

Applicant Signature 10/25/22 date

Property Owner Signature 10/25/22 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: VMR / DDR
Review type: ☐ Administrative ☒ DRB Public Warning Required: ☒ Yes ☐ No
DRB Referral Issued (effective 15-days later): 10.27.2022
DRB Mtg Date: 11.16.2022 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: Re-Development of 102 So. Main Street, a 0.66 Acre parcel (Span 696-221-10171) by 102 So, Main Street, LLC (Book 510, Pages 265 - 267). The parcel Zoning is Village Mixed Use Residential with Downtown Design Review and Historic Commercial Overlay / Sub-Districts.

Retain structure office to 2 bdrm Apt. 1st floor and retain 2nd floor 1 bdrm Apt. & attached 7 Units (5 - 2 bdrm & 2 - 3 bdrm).

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 pro-t ection services): The two (2) existing and seven (7) proposed residential units will result in 61 total daily trips and will not overwhelm local roads or highways. It is anticipated the project will add 4-8 new students to the Waterbury school district where elementary and middle school enrollment has been stable and high school enrollment has declined (according to the Municipal Plan). Water and sewer allocation has been approved by the Town.
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 parcel is slated for infill development and the proposed project is similar to the approved project on the abutting parcel to the north at 100 South Main Street.
3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:
   Subject to conditional use approval, the proposed project meets the requirements of the municipal bylaws and ordinances
4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:
   N/A. This project will involve standard construction equipment.
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?
   N/A. This project does not involve earth or mineral product removal which is not incidental to construction or landscaping.

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

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

TOWN OF WATERBURY

SITE PLAN REVIEW INFORMATION

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

PROJECT DESCRIPTION

Brief description of project: Re-Development of 102 So. Main Street, a 0.66 Acre parcel (Span 696-221-10171) by 102 So, Main Street, LLC (Book 510, Pages 265 - 267). The parcel Zoning is Village Mixed Use Residential with Downtown Design Review and Hitoric Commercial Overlay / Sub-Districts. Retain structure office to 2 bdrm Apt. 1st floor and retain 2nd floor 1 bdrm Apt. & attached 7 Units (5 - 2 bdrm & 2 - 3 bdrm).

SITE PLAN REVIEW CRITERIA

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

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

SITE PLAN SUBMISSION REQUIREMENTS

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

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

CONTACT

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

Exhibit A5

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

TOWN OF WATERBURY

OVERLAY DISTRICT INFORMATION

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

PROJECT DESCRIPTION

Brief description of project: Re-Development of 102 So. Main Street, a 0.66 Acre parcel (Span 696-221-10171) by 102 So, Main Street, LLC (Book 510, Pages 265 - 267). The parcel Zoning is Village Mixed Use Residential with Downtown Design Review and Historic Commercial Overlay / Sub-Districts.

Retain structure office to 2 bdrm Apt. 1st floor and retain 2nd floor 1 bdrm Apt. & attached 7 Units (5 - 2 bdrm & 2 - 3 bdrm).

Fill out only the relevant section(s) & utilize the following checklists to ensure your plans include all the required information.

DOWNTOWN DESIGN REVIEW OVERLAY DISTRICT (DDR)

DESIGN STANDARDS:

For Historic Structures (applying to all structures listed on the National Register of Historic Places):

- ☐ Original materials or materials typical of the architectural style are preserved or replaced with like materials to the extent feasible and appropriate.
- ☐ Historic building features shall be preserved or replicated to the extent feasible and appropriate.

For projects within the Historic/Commercial Sub-District:

- ☑ New building designs shall reinforce historic streetscape patterns, including orientation and setbacks.
- ☑ New buildings shall maintain overall height, size, massing, scale, and proportions compatible with those of buildings in the vicinity.
- ☑ New additions are designed to complement and be compatible with the original structure.
- ☑ Project design reinforces a pedestrian streetscape.
- ☑ On-site utilities shall be buried and utility boxes are screened from public view if the utilities along the street serving that structure are also buried.
- ☑ Buildings, or portions thereof, having eaves heights of 20-feet or less above ground level incorporate moderately to steeply pitched roofs, unless the another roof type is appropriate.

For projects within the Mixed-Use Sub-District:

- ☐ Building sites, including road and pedestrian networks, are designed in a manner that is integrated and compatible with adjoining parcels and areas.
- ☐ A proposed project located next to or facing a historic structure incorporates similar or complementary building features.
- ☐ New buildings are oriented to front upon, and relate both functionally and visually to, primary access roads.
- ☐ On-site parking is situated to the rear or on the sides of structures, where feasible and appropriate.
- ☐ The primary facades of principal structures are clearly defined through the placement of one or more prominent entryways, pedestrian walkways, or landscaping features.
- ☐ Building facades and rooflines are designed so as to reduce the perceived mass, scale, and uniform impersonal appearance of large buildings and additions, and to provide visual interest.
- ☐ Clearly defined pedestrian walkways are provided through parking areas, between buildings, and from public sidewalks to the site.

SUBMISSION REQUIREMENTS:

- ☑ All information required under Site Plan (see Site Plan Application)
- ☑ Proposed architectural elevations (for each exterior wall) showing door and window types and placement, and other exterior details
- ☑ A description of all materials to be used on the exterior of building
- ☑ Photos of the existing building(s) on the site and adjacent and facing parcels
- N/A For demolition of a structure listed on the National Register of Historic Places see additional requirements within the Regulations.

Exhibit A6

RIDGELINE, HILLSIDE, STEEP SLOPE OVERLAY DISTRICT (RHS)

REVIEW STANDARDS:

___ For both Minor & Major Development Projects see Conditional Use Criteria

___ For Major Development Projects:

- ___ Screening
- ___ Access
- ___ Placement of Structures
- ___ Exterior Lighting
- ___ Clearcutting and Pre-Development Site Preparation
- ___ Natural Resources
- ___ Building Design

SUBMISSION REQUIREMENTS :

____ Minor Development Projects (1,200—1,499 FIE)

- □ All information required under Site Plan Review (see Site Plan Review Application)
- □ Completed Conditional Use Application

____ Major Development Projects (1,500 & up FIE)

- □ All information required under Site Plan Review (see Site Plan Review Application)
- □ Completed Conditional Use Application
- □ Grading Plan
- □ Visibility Studies
- □ Stormwater Drainage/Erosion Control Plan
- □ Landscape Plan
- □ Access Plan □ Natural Features

SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT (SFHA)

DESIGN STANDARDS:

____ All development is reasonably safe from flooding ____ All fuel storage tanks are either elevated or floodproofed.

All substantial improvements and new construction (including fuel storage tanks) meet the following criteria:

____ Designed, operated, maintained, modified and adequately anchored to prevent flotation, collapse, release, or lateral movement of the structure

____ Constructed with materials resistant to flood damage

____ Constructed by methods and practices that minimize flood damage

____ Constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding

____ All new subdivisions and other proposed developments that are greater than 50 lots or 5 acres, whichever is the lesser shall include within such proposal base flood elevation data. See Regulations for additional subdivision standards.

____ The fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, building access, or storage in an area other than a basement are designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.

____ A non-residential, appurtenant structure of 500 sf or less need not be elevated to or above the base flood elevation in this area, provided the structure is placed on the building site so as to offer the minimum resistance to the flow of floodwaters

____ In Zones AE, A, and A1 – A30 where base flood elevations and/or floodway limits have not been determined, new construction and substantial improvement shall not be permitted unless it is demonstrates additional standards (see Regulations)

____ All new construction and substantial improvements of residential structures within Zones A1-30, and AE must have the lowest floor of all residential structures (including basement) elevated to at least one foot above the base flood level.

____ All manufactured homes are installed using methods and practices which minimize flood damage. Manufactured homes must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one foot above base flood elevation, and they must be anchored to an adequately anchored foundation to resist flotation collapse, or lateral movement.

____ All new construction and substantial improvements of non-residential structures within Zones A1-30, and AE shall:

□ Have the lowest floor (including basement) elevated to at least two feet above the base flood level; or

□ Be designed so that below the base flood level the structure is water tight with walls substantially impermeable to the passage of water with structural components having the capability of resisting hydrostatic and hydrodynamic loads and

effects of buoyancy to a point at least two feet above the base flood level.

□ Where a non-residential structure is intended to be made watertight below the base flood level a registered

□ professional engineer or architect shall develop and/or review structural design

____ Adequate drainage paths shall be required around structures on slopes to guide floodwaters around and away from proposed structures.

____ The flood carrying and sediment transport capacity within the altered or relocated portion of any watercourse shall be maintained, and any alteration or relocation shall not result in any decrease of stream stability.

____ Bridge and culverts, which by their nature must be placed in or over the stream, must obtain a stream alteration permit from the Agency of Natural Resources, if required.

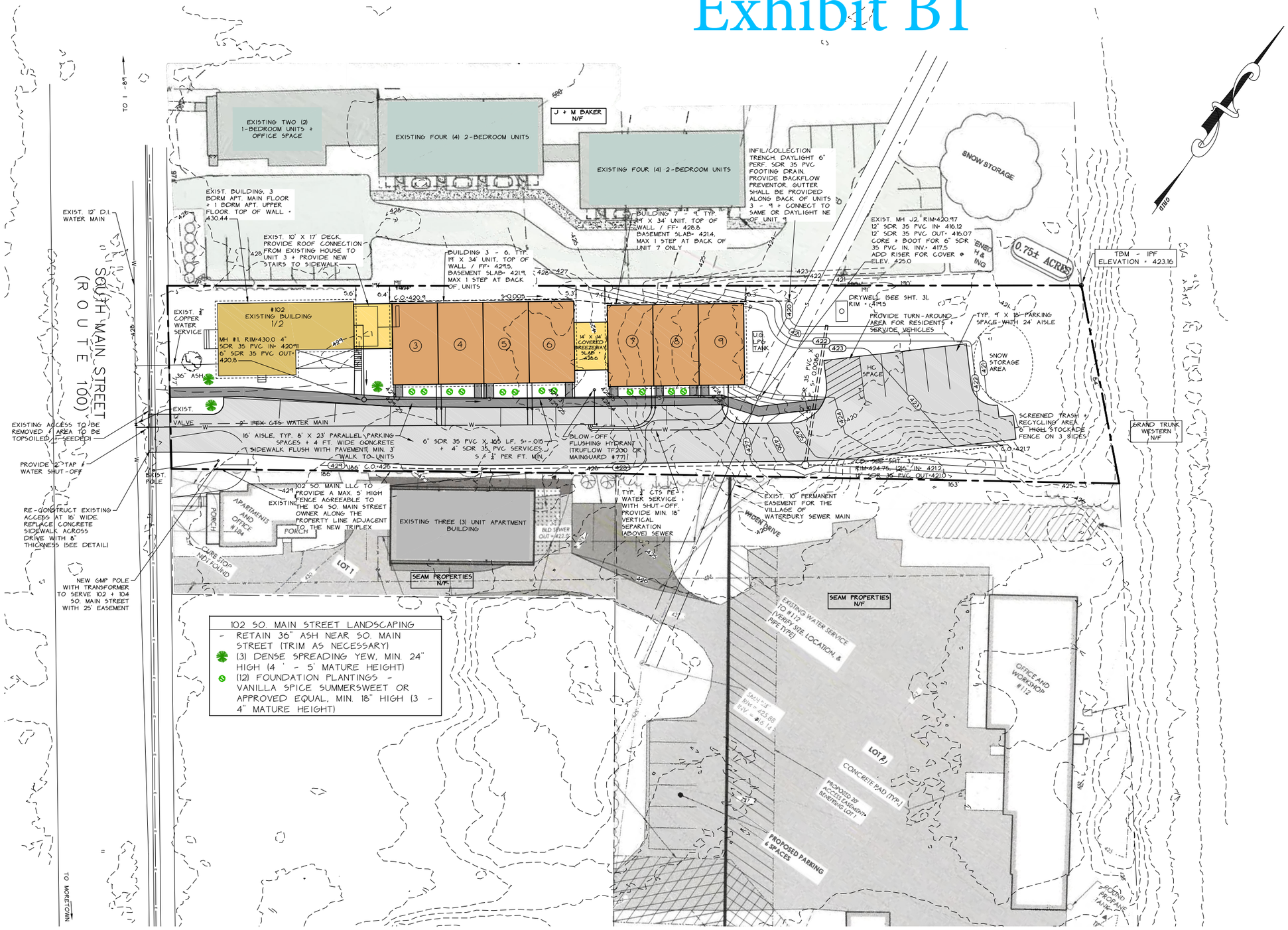
SUBMISSION REQUIREMENTS:

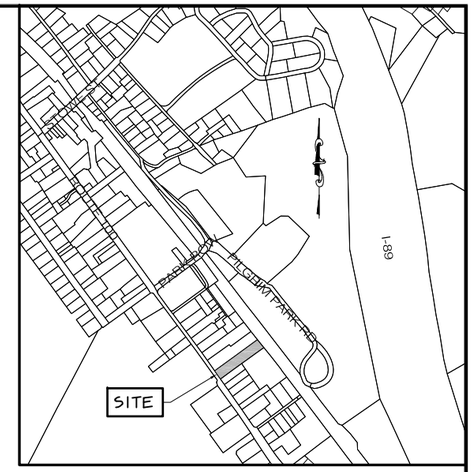
- □ Plans in triplicate, drawn to scale, showing the location, dimensions, contours, and elevation of the lot; the size and location on the site of existing or proposed structures, fill or storage of materials; the location and elevations of streets, water supply, and sanitary facilities; and the relation of the above to the location of the channel, floodway, and base flood elevation
- □ Specifications for building construction and materials, floodproofing, mining, dredging, filling, grading, paving, excavation, or drilling, channel improvement, storage of materials, water supply, and sanitary facilities
- □ Base flood elevation data for all subdivisions, new construction, and substantial improvements
- □ The elevation, in relation to mean sea level, of the lowest floor, including basement, of all new construction or substantial improvement of structures
- □ Where floodproofing is used in lieu of elevation, the elevation, in relation to mean sea level, to which any structure or substantial improvement will be floodproofed
- □ Where an application requires Board review the application shall include certification by a registered professional engineer or architect demonstrating that the proposed development will not increase base flood elevations more than 0.25 foot
- □ Certification by a registered professional engineer or architect demonstrating compliance with the elevation requirements
- □ A description of the extent to which any watercourse will be altered or relocated as a result of the proposed development
- □ A Vermont Agency of Natural Resources Project Review Sheet for the proposal
- □ Proposed floodproofing must be supported by a FEMA Floodproofing Certificate

CERTIFICATE OF COMPLETION: Upon completing the project the Applicant must apply for and receive a Certificate of Completion to ensure the project conforms to the Special Flood Hazard Area Regulations. See Certificate of Completion Application for additional information.

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

Exhibit B1





LOCATION PLAN

N.T.S.

LEGEND

- PROJECT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT BOUNDARY
- 426 EXISTING CONTOUR LINE
- (426) PROPOSED CONTOUR LINE

PROJECT DATA

EXISTING PARCEL: 0.70 ACRES, SPAN# 696-221-10171

DEED BK & PAGES: 501 / 265 - 267

ZONED: VILLAGE MIXED USE RESIDENTIAL (VMR) WITH DOWNTOWN DESIGN REVIEW (DDR) & HISTORIC COMMERCIAL (HC) OVERLAY / SUB-DISTRICTS

MULTI-FAMILY PROPOSED: CONDITIONAL USE REQUIRED

DENSITY: 15 D.D./AC. X 0.70 AC. = 10.5 OR 10 UNITS (9 UNITS PROPOSED INCLUDING EXISTING BUILDING APT. MAIN FLOOR & SECOND FLOOR) *MAX. 12 UNITS PER BUILDING, 9 UNITS PROPOSED

LOT COVERAGE: 6,570 S.F. BUILDINGS / (0.70 ACRES X 43,560 SF/AC= 21.53% (< 25% MAXIMUM)

PARKING: ((1) 1 BDRM. UNIT X 1 SP./UNIT) + ((8) UNITS X 1.5 SP./UNIT) = 13 SPACES REQUIRED (14 SPACES PROPOSED)

SEWER: MUNICIPAL CONNECTION VIA GRAVITY (SEE PLAN)

BASIS OF DESIGN: (1 UNIT X 140 GPD/UNIT) + (8 UNITS X 210 GPD/UNIT) = 1,820 GPD * INLCUDES 350 GPD FROM EXISTING BUILDING

WATER: MUNICIPAL CONNECTION (SEE PLAN)

BASIS OF DESIGN: (1 UNIT X 140 GPD/UNIT) + (5 UNITS X 280 GPD/UNIT) + (3 UNITS X 360 GPD/UNIT) = 2,620 GPD * INCLUDES 560 GPD FROM EXISTING BUILDING

NOTE: THE INFORMATION SHOWN FOR THE ABUTTING PARCELS TO THE NORTH (#100 SO. MAIN AND TO THE SOUTH (#104 SO. MAIN) ARE FROM PDF'S OF THE APPROVED LAYOUTS PROVIDED BY PLANNING & ZONING.

OWNER & APPLICANT

102 So. Main, LLC
c/o Rich Gardner
P.O. Box #200
Colchester, VT 05446

NOTE:

WHILE SITE SURVEY TIED INTO EXISTING MONUMENTATION A FULL PROPERTY SEARCH AND PROPERTY PLAT WAS NOT PERFORMED. THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

LEE H. MARSHALL No. 8932 CIVIL LICENSED PROFESSIONAL ENGINEER

12/19/22	GENERAL REVISIONS PER PC 11/16/22 HEARING		DWB
DATE 11/11/22	REVISION ADDED BUILDING OVERHANGS + ADDED SETBACK DISTANCES TO NORTHERLY PROPERTY LINE		BY DWB
SURVEY OBCA	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	102 SO. MAIN STREET WATERBURY, VT	DATE 9/16/22
DESIGN OBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC		JOB# 2021-131
DRAWN OBCA	13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: pokeefe@olearyburke.com	SITE PLAN	FILE 2021-131-SS
CHECKED DWB			PLAN SHEET # 1
SCALE 1" = 20'			

Exhibit C1

LEFT SIDE ELEVATION

NTS

RIGHT SIDE ELEVATION

NTS

All dimensions are approximate. Illustrations are the artist's rendering only. Changes during construction may occur.

Weather Rock Development

102 South Main Street
Waterbury, VT

P.O. Box 200
Colchester, VT 05446

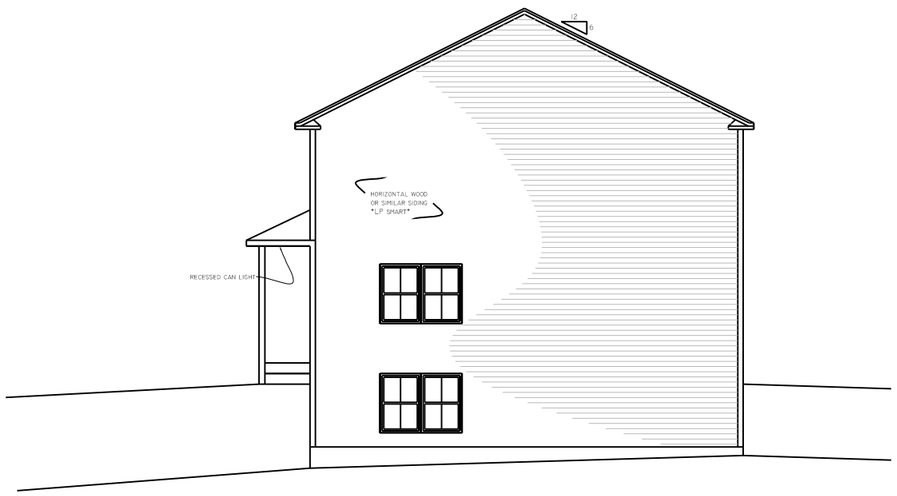
BUS: (802) 598-2953

12/16/2022

Exhibit C2

STREET SIDE ELEVATION
NTS

LEFT SIDE ELEVATION
NTS



REAR SIDE ELEVATION
NTS

RIGHT SIDE ELEVATION
NTS

ALL DIMENSIONS ARE APPROXIMATE. ILLUSTRATIONS ARE THE ARTIST'S RENDERING ONLY. CHANGES DURING CONSTRUCTION MAY OCCUR.

Weather Rock Development
102 SOUTH MAIN STREET
WATERBURY, VT
P.O. BOX 200
COLCHESTER, VT 05446
BUS: (802) 598-2953
02/16/2022

Exhibit C3

LEFT SIDE ELEVATION

NTS

RIGHT SIDE ELEVATION

NTS

ALL DIMENSIONS ARE APPROXIMATE. ILLUSTRATIONS ARE THE ARTIST'S RENDERING ONLY. CHANGES DURING CONSTRUCTION MAY OCCUR.

Weather Rock Development

102 SOUTH MAIN STREET
WATERBURY, VT

P.O. BOX 200
COLCHESTER, VT 05446

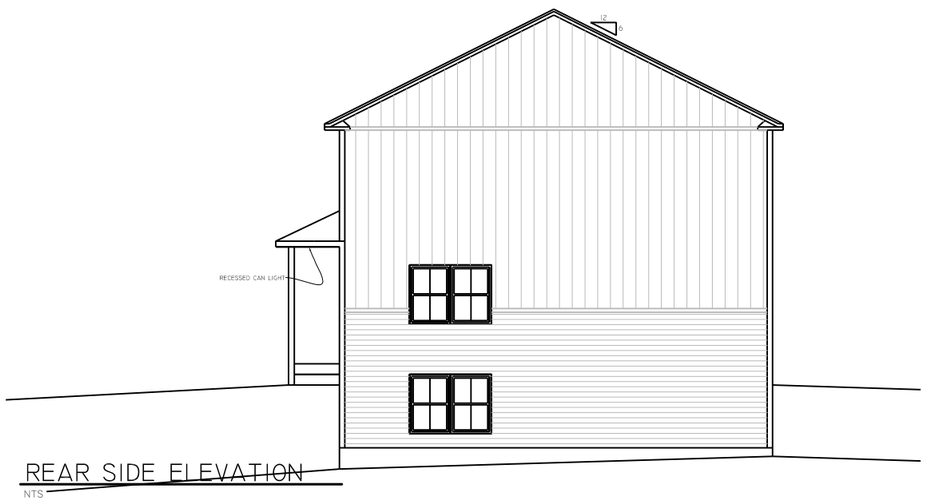
BUS: (802) 598-2953

12/16/2022

Exhibit C4

STREET SIDE ELEVATION
NTS

LEFT SIDE ELEVATION
NTS



REAR SIDE ELEVATION
NTS

RIGHT SIDE ELEVATION
NTS

ALL DIMENSIONS ARE APPROXIMATE. ILLUSTRATIONS ARE THE ARTIST'S RENDERING ONLY. CHANGES DURING CONSTRUCTION MAY OCCUR.

Weather Rock Development
102 SOUTH MAIN STREET
WATERBURY, VT
P.O. BOX 200
COLCHESTER, VT 05446
BUS: (802) 598-2953

02/16/2022

Exhibit D

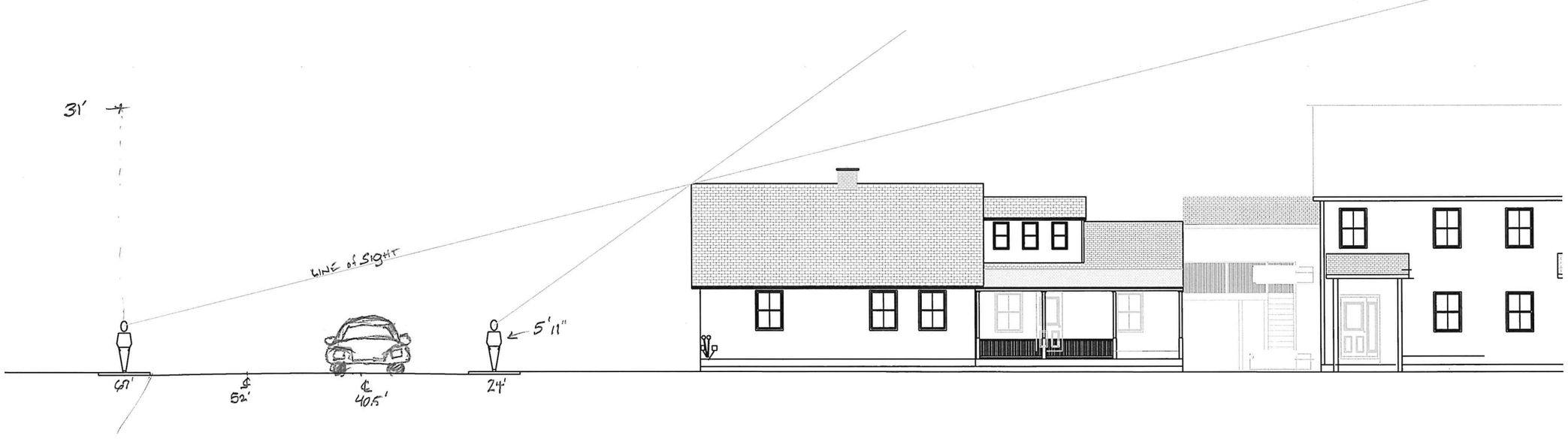
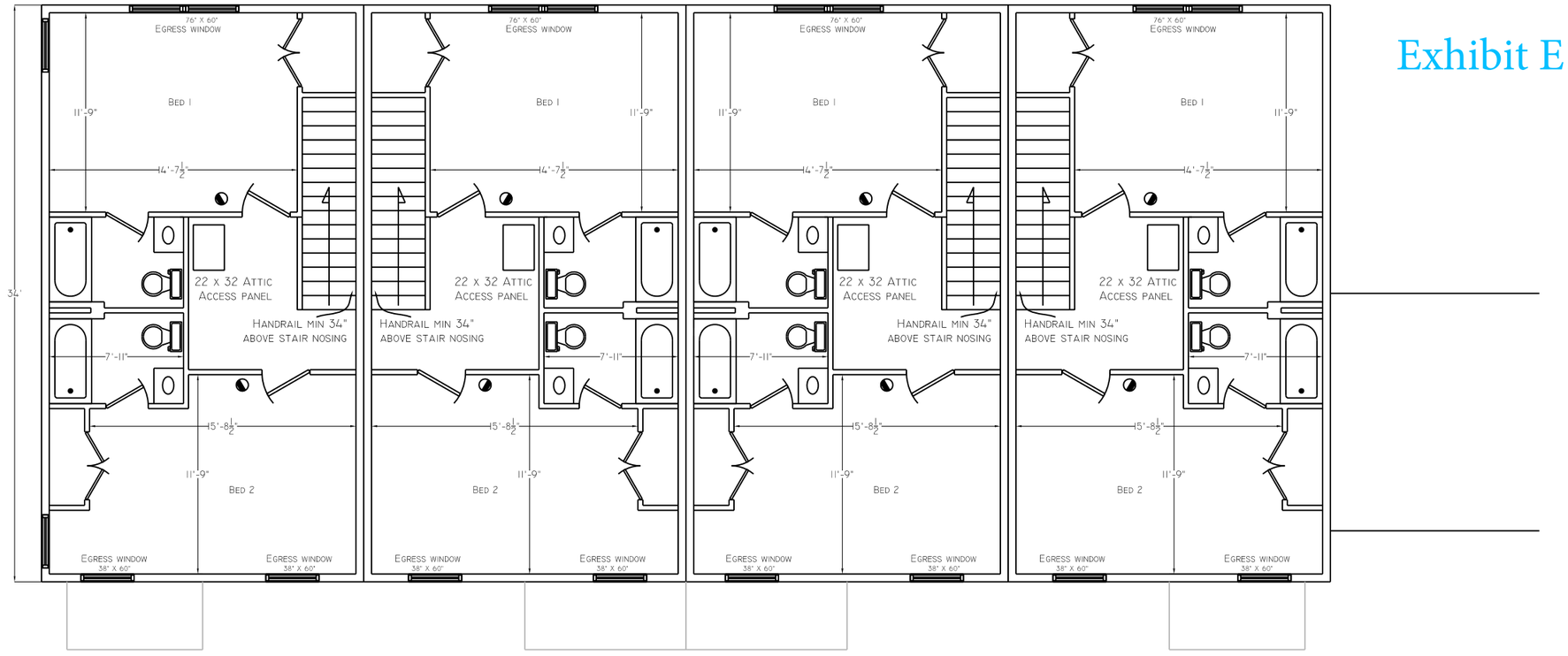
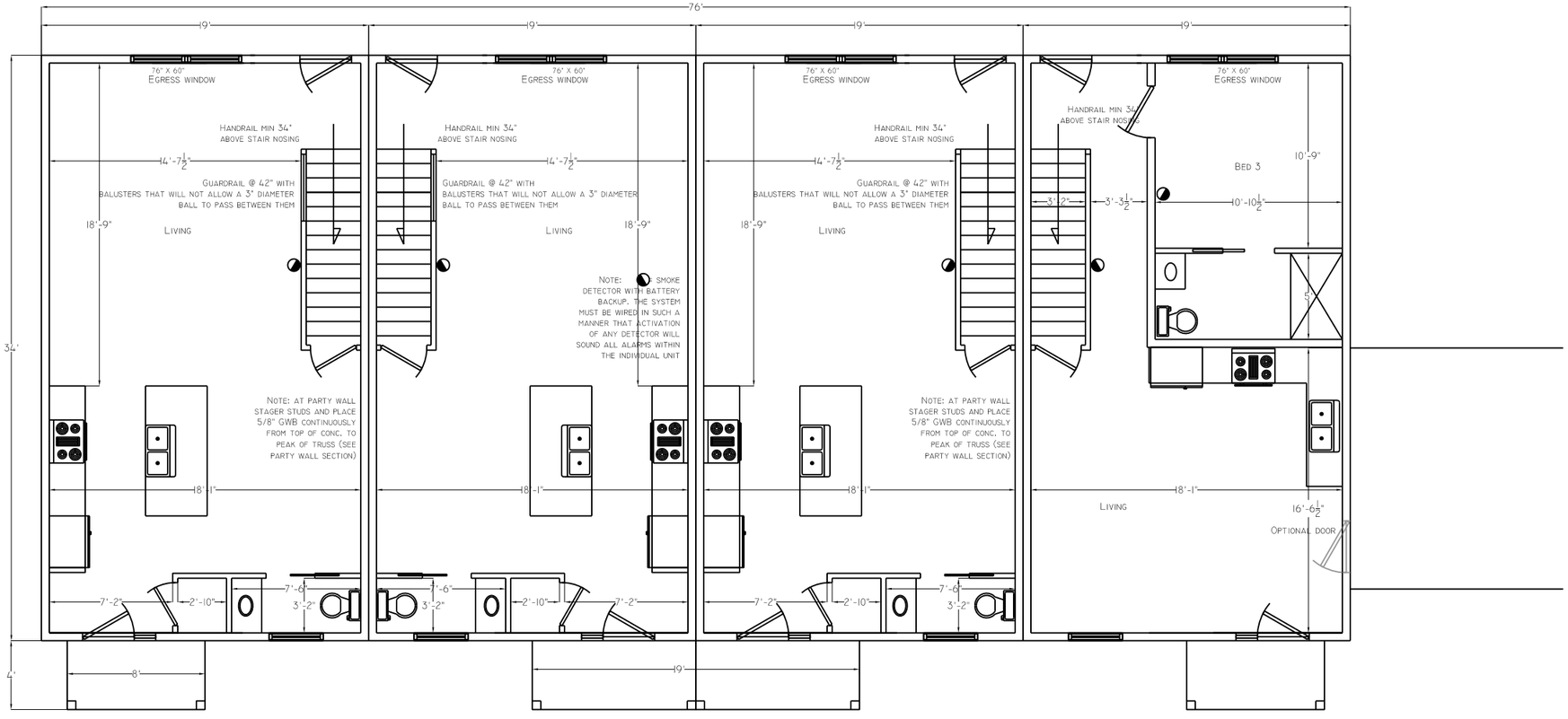


Exhibit E1



SECOND FLOOR PLAN

NTS



FIRST FLOOR PLAN

NTS

ALL DIMENSIONS ARE APPROXIMATE. ILLUSTRATIONS ARE THE ARTIST'S RENDERING ONLY. CHANGES DURING CONSTRUCTION MAY OCCUR.

Weather Rock Development

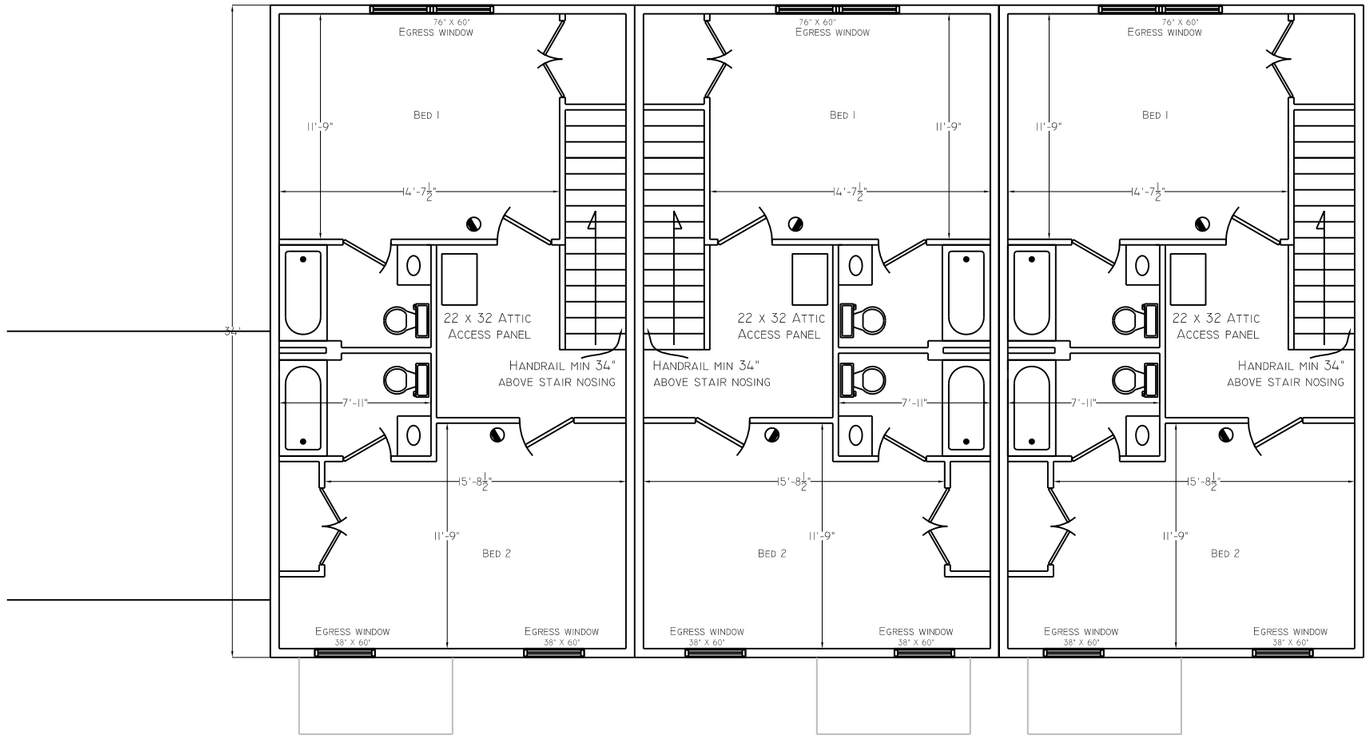
102 SOUTH MAIN STREET
WATERBURY, VT

P.O. BOX 200
COLCHESTER, VT 05446

BUS: (802) 598-2953

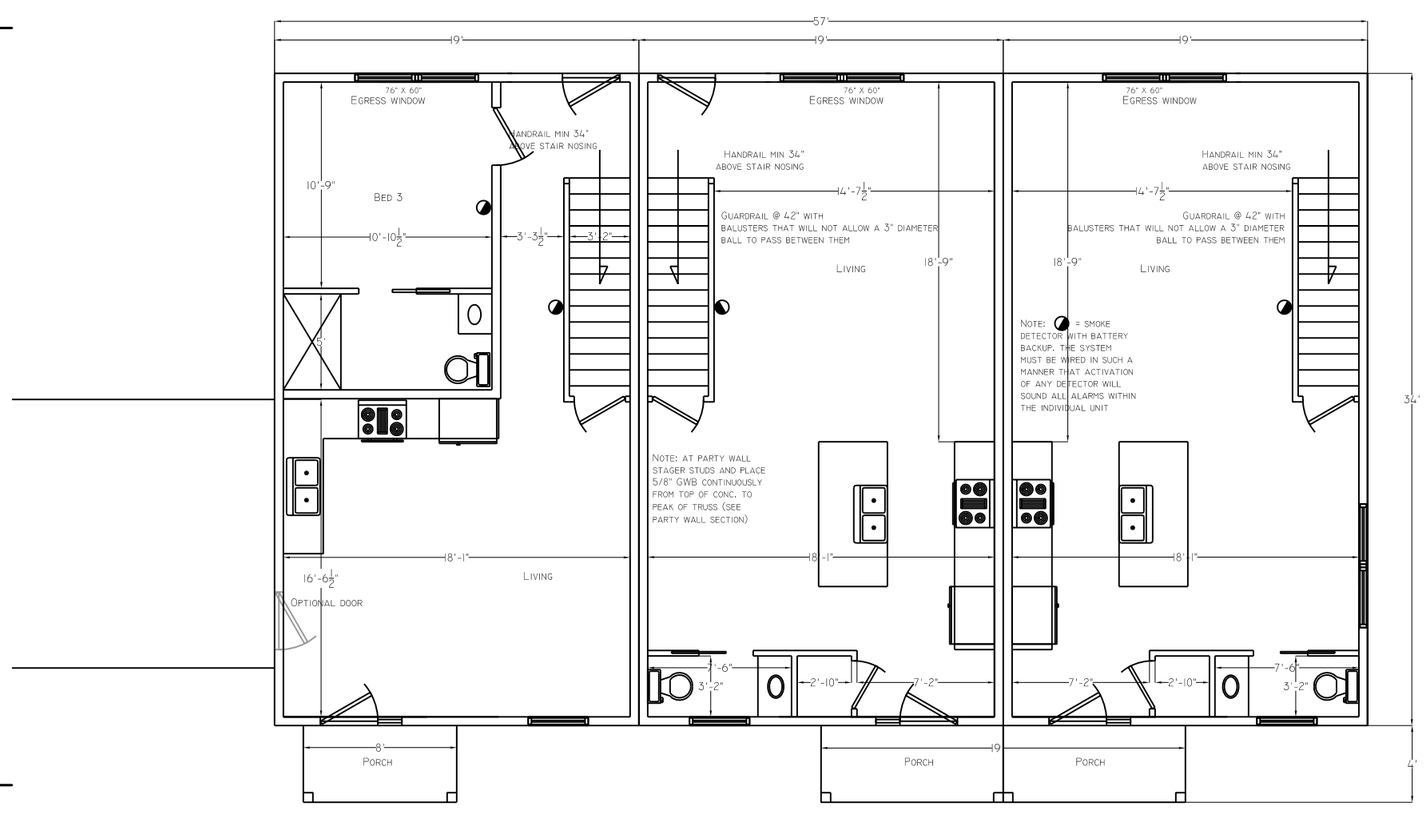
6/22/2022

Exhibit E2



SECOND FLOOR PLAN

NTS



FIRST FLOOR PLAN

NTS

ALL DIMENSIONS ARE APPROXIMATE. ILLUSTRATIONS ARE THE ARTIST'S RENDERING ONLY. CHANGES DURING CONSTRUCTION MAY OCCUR.

Weather Rock Development

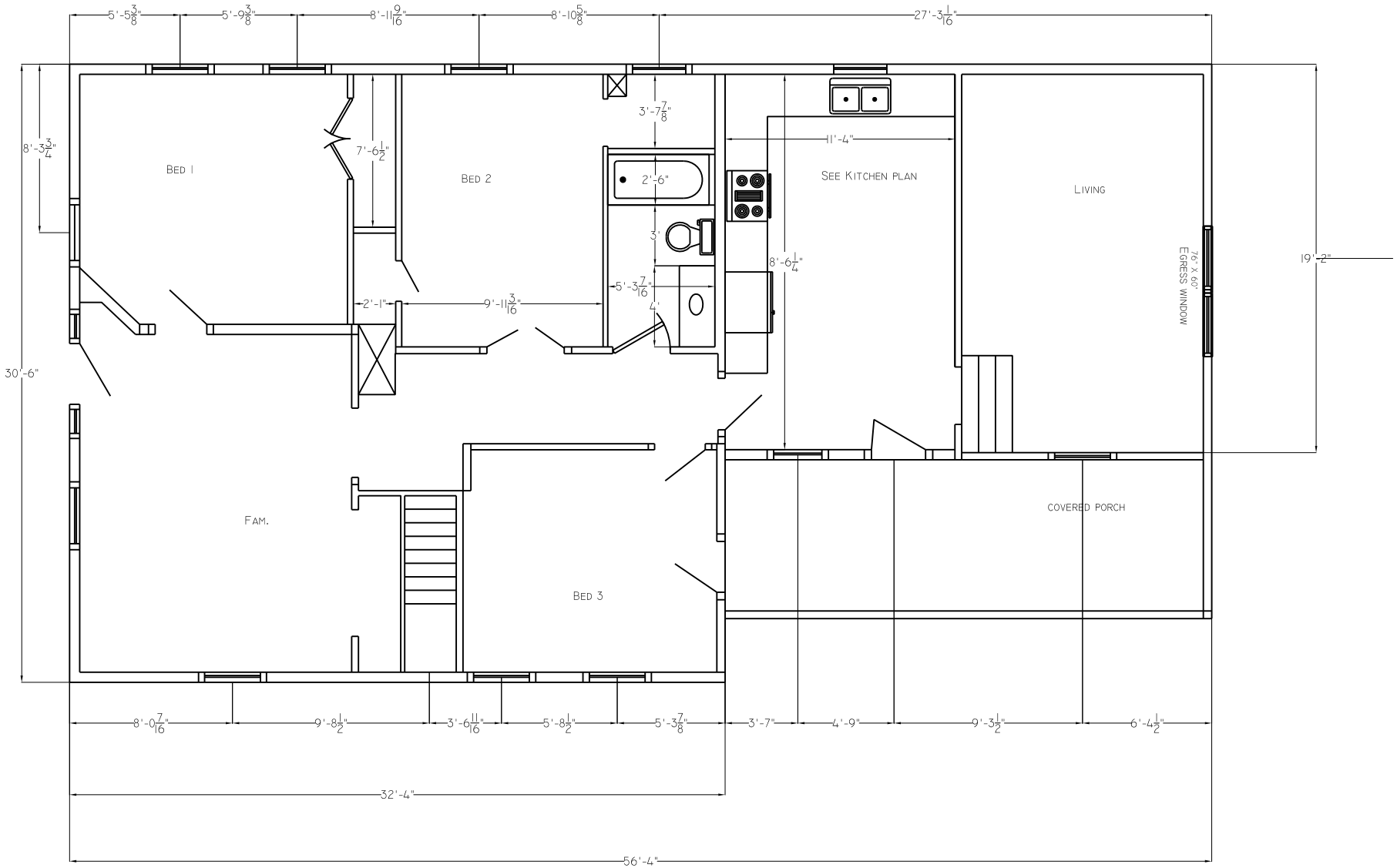
102 SOUTH MAIN STREET
WATERBURY, VT

P.O. BOX 200
COLCHESTER, VT 05446

BUS: (802) 598-2953

6/22/2022

Exhibit E3



Main House Frist floor

All dimensions are approximate. Illustrations are the artist's rendering only. changes during construction may occur.

6-22-2022

Waterbury 102 S Main LLC

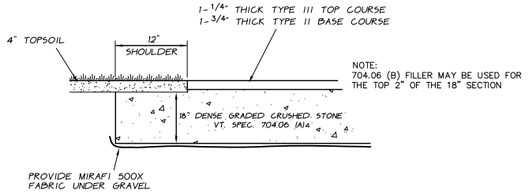
102 S Main St
Waterbury, VT

P.O. BOX 200
COLCHESTER, VT 05446

BUS: (802) 598-2953

GENERAL CONSTRUCTION NOTES

1. ALL WORK AND MATERIALS SHALL BE APPROVED BY AND IN ACCORDANCE WITH THE LATEST VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE TOWN OF WATERBURY REQUIREMENTS, THE WRITTEN TECHNICAL SPECIFICATIONS, AND THESE PLANS.
2. THE CONTRACTOR SHALL CONTACT ALL UTILITIES BEFORE EXCAVATION TO VERIFY THE LOCATION OF ANY UNDERGROUND LINES. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-800-225-4977 PRIOR TO ANY EXCAVATION.
3. UTILITIES INFORMATION SHOWN HEREON WERE OBTAINED FROM BEST AVAILABLE SOURCES AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL CONNECT OR RECONNECT ALL UTILITIES TO THE NEAREST SOURCE THROUGH COORDINATION WITH UTILITY OWNER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT AND STRUCTURES NECESSARY TO CONSTRUCT THIS PROJECT UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, DEBRIS AND TRASH FROM THE SITE UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ENSURING THAT THE DUST CREATED AS A RESULT OF CONSTRUCTION DOES NOT CREATE A NUISANCE OR A SAFETY HAZARD. WHERE AND WHEN DEEMED NECESSARY BY THE ENGINEER, THE CONTRACTOR SHALL BE REQUIRED TO WET SECTIONS OF THE CONSTRUCTION AREA WITH WATER, APPLY CALCIUM CHLORIDE OR SWEEP ASPHALT ROADS WITH A POWER BROOM AS DUST CONTROL.
6. ANY SURFACES, LINES, OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THE CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
7. THE DESIGN ON THESE PLANS SHALL BE INSPECTED BY O'LEARY-BURKE CIVIL ASSOCIATES, PLC. OF ESSEX JUNCTION, VERMONT, TO ENSURE COMPLIANCE WITH THE APPROVED PLANS AND REQUIREMENTS. O'LEARY-BURKE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT MAY ARISE FROM THE FAILURE OF THE CONTRACTOR TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THAT THE PLANS CONVEY, AND FROM FAILURE TO HAVE BEEN NOTIFIED OF THE WORKS AND TESTS IN PROGRESS.
8. FOR ANY WORK WITHIN THE HIGHWAY RIGHT-OF-WAY A MINIMUM OF ONE-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. CONTINUOUS TWO-WAY TRAFFIC WILL BE REQUIRED AT NIGHT, DURING REAK-HOURS, AND WHENEVER POSSIBLE DURING ACTUAL CONSTRUCTION ACTIVITIES. UNIFORMED TRAFFIC CONTROL OFFICERS SHALL DIRECT TRAFFIC DURING PEAK HOURS WHEN THERE IS ONE-WAY TRAFFIC OR WHEN DEEMED NECESSARY BY THE TOWN OR STATE. TEMPORARY CONSTRUCTION SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE ERECTED BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND TOWN STANDARDS.
9. TO ASSURE COMPLIANCE WITH THE PLANS, THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AND THE CONSULTING ENGINEER IN ADVANCE OF STARTING ANY WORK, CUTTING THE PAVEMENT, BEGINNING THE INSTALLATION OF ANY UTILITIES, BRINGING IN ANY NEW GRAVEL FOR THE NEW BASE, PAVING AND FINAL INSPECTION.
10. THE HORIZONTAL AND VERTICAL SEPARATION FOR SEWER AND WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE "TEN STATE STANDARDS - RECOMMENDED STANDARDS FOR WATER."
11. TOPSOIL SHALL BE STOCKPILED, SEEDED, AND MULCHED UNTIL REUSED. SILT FENCE SHALL BE PLACED AND STAKED CONTINUOUSLY AROUND THE BOTTOM OF THE TOPSOIL PILES.
12. OPEN CUT AREAS SHALL BE MULCHED OUTSIDE OF ACTUAL WORK AREAS, AND HAY BALES SHALL BE EMPLOYED TO CONFINE SHEET WASH AND RUNOFF TO THE IMMEDIATE OPEN AREA AS ORDERED BY THE ENGINEER.
14. AT COMPLETION OF GRADING, SLOPES, DITCHES, AND ALL DISTURBED AREAS SHALL BE SMOOTH AND FREE OF POCKETS WITH SUFFICIENT SLOPE TO ENSURE DRAINAGE.
15. ALL FILL SHALL BE PLACED IN 6 INCH LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR, UNLESS OTHERWISE SPECIFIED.
16. THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS NEEDED TO PREVENT SEDIMENTATION. THE HAYBALE DAMS, SILT FENCES, DITCHES, AND OTHER EROSION CONTROL DEVICES, SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR AFTER EVERY RAINFALL OF 1/2 INCH OR MORE UNTIL ALL DISTURBED AREAS HAVE BEEN GRASSED AND APPROVED BY THE ENGINEER. THE MAINTENANCE OF THE EROSION CONTROL DEVICES WILL INCLUDE REMOVAL OF ANY ACCUMULATED SEDIMENTATION.



PARKING AREA CROSS-SECTION

NTS

GRADATION REQUIREMENTS

DENSE GRADED CRUSHED STONE VT SPEC 704.06	3 1/2"	100 %
	3"	90 - 100%
	2"	75 - 100%
	1"	50 - 80%
	1/2"	30 - 60%
	#4	15 - 40%
	#200	0 - 6 %

GENERAL SEWER SPECIFICATIONS

Exhibit F1

GENERAL:

THIS ITEM SHALL CONSIST OF THE EXCAVATION AND BACKFILLING REQUIRED FOR THE COMPLETE CONSTRUCTION OF GRAVITY SANITARY SEWERS, FORCE MAINS, AND ALL APPURTENANT CONSTRUCTION RELATED THERETO, INCLUDING CHIMNEYS, SERVICE CONNECTIONS, THRUST BLOCKS, AND OTHER ITEMS NECESSARY FOR A COMPLETE SANITARY SEWER SYSTEM AS INDICATED ON THE DRAWINGS.

MATERIALS:

A. TYPES OF PIPE

TYPES OF PIPE WHICH SHALL BE USED FOR THE VARIOUS PARTS OF WORK ARE AS FOLLOWS:
GRAVITY SEWERS SHALL BE PVC SOLID WALL PIPE MEETING ASTM SPECIFICATIONS D-3034 OR F679.

B. PVC SEWER PIPE

PVC SEWER PIPE SHALL CONFORM IN ALL RESPECTS TO THE LATEST REVISION OF ASTM SPECIFICATIONS D-3034 OR F679, TYPE PSM POLYVINYL CHLORIDE (PVC) SEWER PIPE AND FITTINGS, SDR35. WALL THICKNESS OF ALL PVC SHALL MEET ASTM SPECIFICATIONS FOR SDR35 PIPE. ALL PIPE AND FITTINGS SHALL BE CLEARLY MARKED AS FOLLOWS:

MANUFACTURER'S NAME AND TRADEMARK
NOMINAL PIPE SIZE
MATERIAL DESIGNATION 12454C PVC
LEGEND "TYPE PSM SDR35 PVC SEWER PIPE" OR
"PS 46 PVC SEWER PIPE"
DESIGNATION ASTM D-3034 OR F679

JOINTS SHALL BE PUSH-ON TYPE USING ELASTOMERIC GASKETS AND SHALL CONFORM TO ASTM D-3212. THE GASKETS SHALL BE FACTORY INSTALLED.

THE PIPE SHALL BE FURNISHED IN NOMINAL 13 FOOT LENGTHS. SUFFICIENT NUMBERS OF SHORT LENGTHS AND FULL MACHINE FITTINGS SHALL BE PROVIDED FOR USE AT MANHOLES, CHIMNEYS, AND CONNECTIONS. ALL CONNECTIONS WILL REQUIRE THE USE OF MANUFACTURED FITTINGS. FIELD FABRICATED, SADDLE-TYPE CONNECTIONS WILL NOT BE CONSIDERED ACCEPTABLE.

ANY PIPE OR FITTING HAVING A CRACK OR OTHER DEFECT OR WHICH HAS RECEIVED A SEVERE BLOW SHALL BE MARKED REJECTED AND REMOVED AT ONCE FROM THE WORK SITE. ALL FIELD CUTS ARE TO BE MADE WITH SAW AND 90 DEGREE MITRE BOX. BEVEL THE CUT END TO THE SAME AS THE FACTORY BEVEL AND REMOVE ALL INTERIOR BURRS. MEASURE AND PLACE A HOMING MARK ON THE PIPE BEFORE ASSEMBLING.

THE PIPE INSTALLED UNDER THIS SPECIFICATION SHALL BE INSTALLED SO THAT THE INITIAL DEFLECTION, MEASURED AS DESCRIBED BELOW, SHALL BE LESS THAN FIVE PERCENT (5%).

DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS. THE DEFLECTION TEST SHALL BE RUN USING A RIGID BALL OR MANDREL HAVING A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES SHALL BE USED DURING THE DEFLECTION TESTS. ALL PIPE NOT MEETING THE DEFLECTION TEST SHALL BE REEXCAVATED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

THE MANHOLE WATER STOP GASKET AND STAINLESS STEEL CLAMP ASSEMBLY MUST BE APPROVED BY THE ENGINEER PRIOR TO THE INSTALLATION OF ANY PIPE.

THE CONTRACTOR WILL SUBMIT CERTIFICATION THAT THE MATERIALS OF CONSTRUCTION HAVE BEEN SAMPLED, TESTED, AND INSPECTED, AND THAT THEY MEET ALL THE REQUIREMENTS---INCLUDING WALL THICKNESS---IN ACCORDANCE WITH ASTM C-3034 OR ASTM F679 FOR ALL PIPE AND FITTINGS TO BE INCLUDED IN THE PROJECT WORK.

PVC PIPE SHALL NOT BE INSTALLED WHEN THE TEMPERATURE DROPS BELOW 32 DEGREES FAHRENHEIT OR GOES ABOVE 100 DEGREES FAHRENHEIT. DURING COLD WEATHER, THE FLEXIBILITY AND IMPACT RESISTANCE OF PVC PIPE IS REDUCED.

EXTRA CARE IS REQUIRED WHEN HANDLING PVC PIPE DURING COLD WEATHER. PVC PIPE SHALL NOT BE STORED OUTSIDE AND EXPOSED TO PROLONGED PERIODS OF SUNLIGHT AS PIPE DISCOLORATION AND REDUCTION IN PIPE IMPACT STRENGTH WILL OCCUR. CANVAS OR OTHER OPAQUE MATERIAL SHALL BE USED TO COVER PVC PIPE STORED ONSITE.

CONSTRUCTION METHODS:

A. EXCAVATION:

EXCAVATIONS SHALL BE MADE TO A POINT AT LEAST SIX INCHES (6") BELOW THE PIPE INVERT TO ACCOMMODATE THE BEDDING MATERIAL. ALL EXCAVATIONS ARE TO BE KEPT DRY WHILE PIPE IS BEING LAID AND UNTIL EACH JOINT AND PIPE HAS BEEN INSPECTED BY THE ENGINEER AND APPROVAL GIVEN TO COMMENCE BACKFILLING OPERATIONS.

B. LAYING SEWER PIPE:

THE BELL END OF THE PIPE SHALL FACE UPGRADE AT ALL TIMES AND BE PLACED IN SUCH A POSITION AS TO MAKE THE INVERT EVEN WHEN THE SUCCEEDING SECTION IS INSERTED. WHERE REQUIRED BY ADVERSE GRADING CONDITIONS, THE CONTRACTOR SHALL FILL ANY GULLY TO MAKE A SUITABLE BEDDING FOR THE SEWER PIPE. THE FILL SHALL BE PNEUMATICALLY COMPACTED TO A 95 PERCENT DRY DENSITY BY THE AASHTO-T-99, METHOD A (STANDARD PROCTOR) TEST, UPON WHICH THE SIX INCHES (6") OF BEDDING MATERIAL SHALL BE PLACED.

ANY PIPE WHICH IS NOT LAID TO GRADE AND ALIGNMENT SHALL BE RELAID TO THE SATISFACTION OF THE ENGINEER. THE BEDDING MATERIAL SHALL BE PLACED AND COMPACTED ON EACH SIDE OF THE PIPE TO A HEIGHT EQUAL TO ONE-HALF THE PIPE DIAMETER AND FOR THE FULL WIDTH OF THE EXCAVATED TRENCH AND AS SHOWN ON THE ACCEPTED PLANS.

C. BACKFILL:

BACKFILL SHALL CONSIST OF APPROVED MATERIAL PLACED IN SIX INCH (6") LAYERS WITH EACH LAYER BEING THOROUGHLY COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO-T-99 STANDARD PROCTOR BY MEANS APPROVED BY THE ENGINEER.

THE BACKFILL SHALL BE BROUGHT UP EVENLY ON BOTH SIDES OF THE PIPE FOR ITS FULL LENGTH. WALKING OR WORKING ON THE COMPLETED PIPELINE, EXCEPT AS MAY BE NECESSARY IN TAMPING OR BACKFILLING, SHALL NOT BE PERMITTED UNTIL THE TRENCH HAS BEEN BACKFILLED TO A HEIGHT OF AT LEAST TWO FEET (2') ON THE TOP OF THE PIPES. DURING CONSTRUCTION, ALL OPENINGS TO THE PIPELINES SHALL BE PROTECTED FROM THE ENTERING OF EARTH OR OTHER MATERIALS.

D. FROST PROTECTION FOR SHALLOW SEWERS:

SEWERS WITH LESS THAN FIVE AND ONE-HALF FEET (5 1/2') OF COVER OVER THE CROWN OR WHERE INDICATED ON THE PLANS SHALL BE PROTECTED AGAINST FREEZING BY INSTALLATION OF TWO, 2" THICK (4" TOTAL) STYROFOAM SM INSULATING SHEETS WITH A TOTAL WIDTH OF FOUR FEET (4') OR TWICE THE PIPE DIAMETER, WHICHEVER IS GREATER. THE SHEETS SHALL BE PLACED SIX INCHES (6") ABOVE THE CROWN OF THE SEWER AFTER COMPACTION OF THE SIX INCH LIFT IMMEDIATELY ABOVE THE CROWN. CARE SHALL BE EXERCISED BY THE CONTRACTOR DURING BACKFILL AND COMPACTION OVER THE STYROFOAM SM SHEETS SHALL MEET THE COMPRESSIVE STRENGTH REQUIREMENTS OF ASTM D1621-73 AND SHALL BE AS MANUFACTURED BY DOW CHEMICAL COMPANY, MIDLAND, MICHIGAN, OR EQUAL. IN NO CASE SHALL THE SEWER LINES HAVE LESS THAN FOUR (4') FEET OF COVER OVER THE TOP OF THE PIPE.

F. LEAKAGE TESTS AND ALLOWANCES FOR GRAVITY SEWERS:

THE LOW PRESSURE AIR TEST WILL BE USED TO SIMULATE INFILTRATION OR EXFILTRATION RATES INTO OR OUT OF ALL GRAVITY SEWERS. THE CONTRACTOR WILL FURNISH ALL FACILITIES AND PERSONNEL FOR CONDUCTING THE TEST.

FINAL ACCEPTANCE OF THE SEWER SHALL DEPEND UPON THE SATISFACTORY PERFORMANCE OF THE SEWER UNDER TEST CONDITIONS. THE TEST SHALL BE PERFORMED ON PIPE BETWEEN ADJACENT MANHOLES AFTER BACKFILLING HAS BEEN COMPLETED AND COMPACTED.

ALL WYES, TEES, LATERALS, OR END-OF-SIDE SEWER STUBS SHALL BE PLUGGED WITH FLEXIBLE-JOINT CAPS, OR AN ACCEPTABLE ALTERNATE, SECURELY FASTENED TO WITHSTAND THE INTERNAL TEST PRESSURE. SUCH PLUGS OR CAPS SHALL BE READILY REMOVABLE, AND THEIR REMOVAL SHALL PROVIDE A SOCKET SUITABLE FOR MAKING A FLEXIBLE-JOINTED LATERAL CONNECTION OR EXTENSION.

PRIOR TO TESTING FOR ACCEPTANCE, THE PIPE SHOULD BE CLEANED BY PASSING THROUGH THE PIPE A FULL GAUGE SPHERICAL BODY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE PIPE CLEANED, IMMEDIATELY FOLLOWING THE PIPE CLEANING, THE PIPE INSTALLATION SHALL BE TESTED WITH LOW-PRESSURE AIR.

AIR SHALL BE SLOWLY SUPPLIED TO THE PLUGGED AIR INSTALLATION UNTIL THE INTERNAL AIR PRESSURE REACHES FOUR POUNDS PER SQUARE INCH (4.0 PSI) GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY SUBMERGE THE PIPE. AT LEAST TWO MINUTES SHALL BE ALLOWED FOR TEMPERATURE STABILIZATION BEFORE PROCEEDING FURTHER.

THE PIPELINE SHALL BE CONSIDERED ACCEPTABLE WHEN TESTED AT AN AVERAGE PRESSURE OF THREE POUNDS PER SQUARE INCH (3.0 PSI) GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY SUBMERGE THE PIPE IF:

1. THE TOTAL RATE OF AIR LOSS FROM ANY SECTION TESTED IN ITS ENTIRETY BETWEEN MANHOLE AND CLEANOUT STRUCTURES DOES NOT EXCEED 2.0 CUBIC FEET PER MINUTE; OR
2. THE SECTION UNDER TEST DOES NOT LOSE AIR AT A RATE GREATER THAN 0.0030 CUBIC FEET PER MINUTE PER SQUARE FOOT OF INTERNAL PIPE SURFACE.

THE REQUIREMENTS OF THIS SPECIFICATION SHALL BE CONSIDERED SATISFIED IF THE TIME REQUIRED IN SECONDS FOR THE PRESSURE TO DECREASE FROM 3.5 OR 2.5 PSI GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY SUBMERGE THE PIPE IS NOT LESS THAN THAT COMPUTED ACCORDING TO THE FOLLOWING TABLE:

MINIMUM TEST TIME FOR VARIOUS PIPE SIZES

DIAMETER (INCHES)	TIME (SEC./100 FT.)	
3		10
4		18
10	110	40
6	158	70
8	248	
15	356	
18	485	
21	634	
24	765	
27	851	
30	935	
33	1,020	
36	1,105	
39	1,190	
42		

THE TABLE GIVES THE REQUIRED TEST TIME IN SECONDS PER 100 FOOT LENGTHS OF PIPE FOR A GIVEN DIAMETER. IF THERE IS MORE THAN ONE PIPE SIZE IN THE SECTION OF LINE BEING TESTED, COMPUTE THE TIME FOR EACH DIAMETER; AND SUM THE TIMES TO FIND THE TOTAL REQUIRED TEST TIME.

IF THE PIPE INSTALLATION FAILS TO MEET THESE REQUIREMENTS, THE CONTRACTOR SHALL DETERMINE AT HIS OR HER OWN EXPENSE THE SOURCE OR SOURCES OF LEAKAGE AND SHALL REPAIR (IF THE EXTENT AND TYPE OF REPAIRS PROPOSED BY THE CONTRACTOR APPEAR REASONABLE TO THE ENGINEER) OR REPLACE ALL DEFECTIVE MATERIALS OR WORKMANSHIP. THE COMPLETED PIPE INSTALLATION SHALL MEET THE REQUIREMENTS OF THIS TEST BEFORE BEING CONSIDERED ACCEPTABLE.

IT IS NOTED THAT ALL EXISTING SANITARY SEWERS SHALL BE KEPT OPERATIONAL UNTIL NEW WORK HAS BEEN TESTED AND APPROVED BY THE ENGINEER. AT SUCH TIME, EXISTING SEWERS AND SEWER SERVICES SHALL BE CONNECTED TO THE NEW SEWERS.

G. CLEANING PIPELINES AND APPURTENANCES:

UPON COMPLETION OF CONSTRUCTION, ALL DIRT AND OTHER FOREIGN MATERIAL SHALL BE REMOVED FROM PIPELINES AND THEIR APPURTENANT CONSTRUCTIONS. NO MATERIALS SHALL BE LEFT IN THE PIPELINES TO IMPEDE NORMAL FLOW THROUGH THEM.

H. SEWER SERVICE CONNECTIONS:

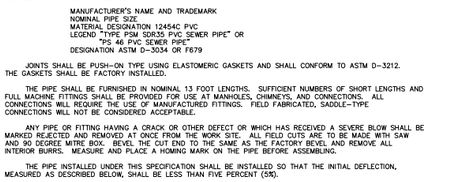
WHERE REQUIRED ON THE PLANS, SEWER SERVICE CONNECTIONS FOR ONE HOUSE SHALL BE CONSTRUCTED OF FOUR INCH (4") PIPE UNLESS OTHERWISE NOTED ON THE PLANS OF THE TYPE MATERIAL SPECIFIED UNDER THIS SECTION. THE PIPE SHALL BE LAID AND ITS JOINTS MADE AS REQUIRED FOR SEWER CONSTRUCTION IN THIS SPECIFICATION.

OPEN ENDS OF PIPES SHALL BE PROPERLY SEALED TO PREVENT DAMAGE AND INTRUSION OF FOREIGN MATTER WHERE HOOKUP TO THE BUILDING SEWER IS NOT COINCIDENT WITH SEWER MAIN CONSTRUCTION. ADDITIONALLY, THE CONTRACTOR WILL PROVIDE A PVC PIPE TEMPORARY MARKER APPROVED BY THE ENGINEER FROM THE SEWER SERVICE INVERT UP TO TWENTY-FOUR INCHES (24") ABOVE THE FINISHED GRADE. THE MARKER SHALL BE SEATED SECURELY INTO THE GROUND FOR EASE IN RELOCATING THE END OF SEWER SERVICE CONNECTION FOR HOOKING UP THE BUILDING SEWER.

IN THE CASE OF RECONNECTION OF EXISTING SERVICES, SUCH RECONNECTIONS WILL BE MADE ONLY AFTER THE NEW SEWER MAIN HAS BEEN COMPLETED, TESTED, AND ACCEPTED. THE EXCAVATION, BEDDING MATERIAL, INSTALLATION, AND BACKFILL FOR SERVICE CONNECTIONS SHALL BE THE SAME AS FOR SEWER MAINS.

I. CLEANOUTS FOR SEWERS:

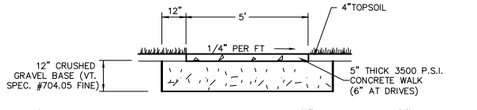
CLEANOUTS FOR GRAVITY SEWERS AND FORCE MAINS SHALL BE PROVIDED EVERY 100 FT OR WHERE THE SUM OF BENDS = 45 DEGREES. CLEANOUT FRAMES AND COVERS SHALL BE OF TOUGH GRAY CAST IRON. CASTINGS SHALL BE TRUE TO PATTERN AND FREE FROM FLAWS. THE BEARING SURFACE OF CLEANOUT FRAMES AND COVERS AGAINST EACH OTHER SHALL BE MACHINED TO GIVE CONTINUOUS CONTACT THROUGHOUT THEIR CIRCUMFERENCE.



1) SET UP AND MAINTAIN SIGNS AND OTHER SAFETY CONTROL DEVICES.
2) RESHAPE HOLE AND PATCH AREA BY CUTTING WITH A CONCRETE SAW INTO SQUARE OR RECTANGULAR SHAPE AND CUT SIDE FACES VERTICALLY. RESHAPE DOWNWARD TO SOLID MATERIAL AND AROUND HOLE TO SOUND PAVEMENT.
3) BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH LIFT TO 95% OF MAXIMUM DENSITY OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
4) REMOVE ALL LOOSE MATERIAL AND THOROUGHLY SWEEP THE HOLE AREA CLEAN OF MUD AND STANDING WATER.
5) APPLY LIQUID ASPHALT TACK TO VERTICAL FACES IN A UNIFORM MANNER. DO NOT PUDDLE TACK COAT ON BOTTOM OF HOLE.
6) FILL TOP OF HOLE WITH TYPE III BITUMINOUS CONCRETE AND COMPACT IN LIFTS NO MORE THAN 2" THICK. FINAL UNCOMPACTED LIFT SHOULD BE 1/2" TO 1" ABOVE ADJOINING PAVEMENT SO THAT AFTER COMPACTION THE PATCH IS LEVEL WITH THE ORIGINAL PAVEMENT. EACH LIFT SHOULD BE THOROUGHLY COMPACTED WITH A VIBRATORY PLATE COMPACTOR OR A PORTABLE ROLLER. EXPERIENCE HAS SHOWN THAT 15 TO 20 PASSES WITH A VIBRATORY ROLLER AND MIX TEMPERATURE ABOVE 250 F (121 C) ARE NECESSARY TO ENSURE GOOD COMPACTION. HAND TAMP SHOULD ONLY BE USED FOR SMALL AREAS (LESS THAN 1 S.F.).
7) CLEAN UP AREA. DO NOT LEAVE EXCESS FILL OR EXCAVATED MATERIAL ON THE PAVEMENT. REMOVE SAFETY SIGNS.

REPLACEMENT OF EXISTING BITUMINOUS PAVEMENT

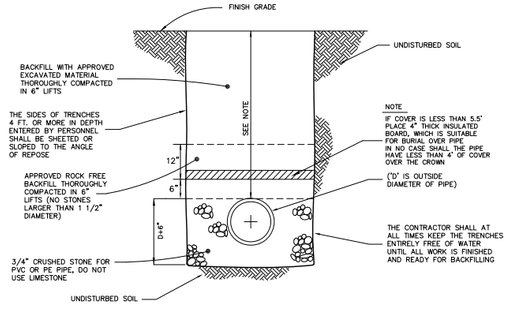
NTS



1) SIDEWALK SHALL BE SCORED TO A DEPTH OF ONE INCH (1") EVERY FIVE FEET (5').
2) CURBING EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' AND SHALL BE CONSTRUCTED OF MATERIAL CONFORMING TO AASHTO DESIGNATION M-153 (1/2" SPONGE, RUBBER OR CORK.)
3) ALL EXPOSED SURFACES TO RECEIVE 2 COATS OF AN ANTI-SPALLING COMPOUND.
4) CONCRETE SHALL BE 6" THICK AT DRIVEWAY CROSSINGS
5) SIDEWALK SHALL SLOPE 1/4" PER 1' TOWARD POSITIVE DRAINAGE

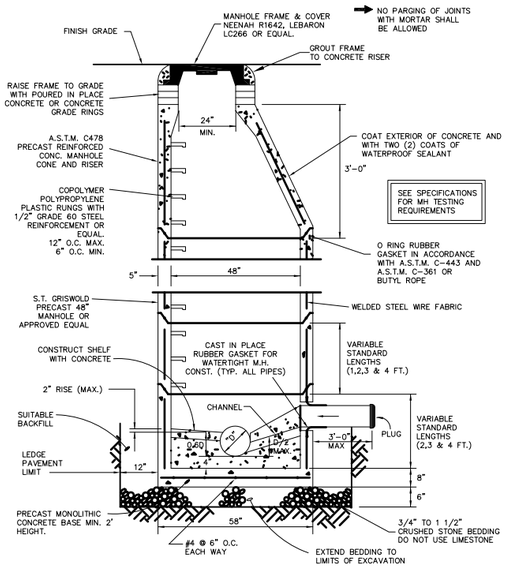
TYPICAL SIDEWALK SECTION

NTS



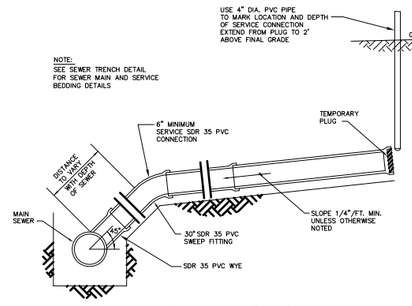
TYPICAL SEWER TRENCH

NTS



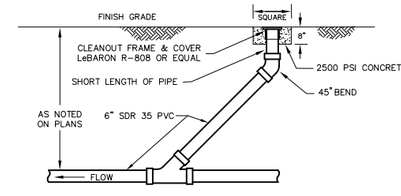
TYPICAL PRECAST SANITARY MANHOLE

NTS



SANITARY SEWER SERVICE CONNECTION

NTS



SEWER / STORM CLEANOUT DETAIL

NTS

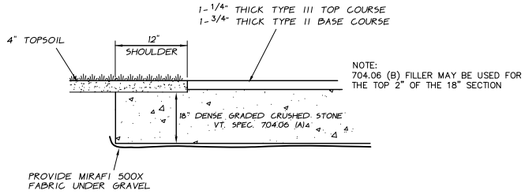
THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

STATE OF VERMONT — ALL MECHANICAL — No. 8932 — Civil — LICENSED — PROFESSIONAL ENGINEER

12/19/22	GENERAL REVISIONS PER PC 11/16/22 HEARING		DWB
DATE 12/14/22	REVISION REMOVED CURB DETAILS		BY DWB
SURVEY OBCA	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	102 SO. MAIN STREET WATERBURY, VT	DATE 9/16/22
DESIGN OBCA			JOB# 2021-131
DRAWN OBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC		FILE 2021131-S4
CHECKED DWB	13 CORPORATE DRIVE ESSEX JCT, VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: polearry@olearyburke.com	DETAILS (1 OF 2)	PLAN SHEET # 2
SCALE 1" = 20'			

GENERAL CONSTRUCTION NOTES

1. ALL WORK AND MATERIALS SHALL BE APPROVED BY AND IN ACCORDANCE WITH THE LATEST VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE TOWN OF WATERBURY REQUIREMENTS, THE WRITTEN TECHNICAL SPECIFICATIONS, AND THESE PLANS.
2. THE CONTRACTOR SHALL CONTACT ALL UTILITIES BEFORE EXCAVATION TO VERIFY THE LOCATION OF ANY UNDERGROUND LINES. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-800-225-4977 PRIOR TO ANY EXCAVATION.
3. UTILITIES INFORMATION SHOWN HEREON WERE OBTAINED FROM BEST AVAILABLE SOURCES AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL CONNECT OR RECONNECT ALL UTILITIES TO THE NEAREST SOURCE THROUGH COORDINATION WITH UTILITY OWNER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT AND STRUCTURES NECESSARY TO CONSTRUCT THIS PROJECT UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, DEBRIS AND TRASH FROM THE SITE UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ENSURING THAT THE DUST CREATED AS A RESULT OF CONSTRUCTION DOES NOT CREATE A NUISANCE OR A SAFETY HAZARD. WHERE AND WHEN DEEMED NECESSARY BY THE ENGINEER, THE CONTRACTOR SHALL BE REQUIRED TO WET SECTIONS OF THE CONSTRUCTION AREA WITH WATER, APPLY CALCIUM CHLORIDE OR SWEEP ASPHALT ROADS WITH A POWER BROOM AS DUST CONTROL.
6. ANY SURFACES, LINES, OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THE CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
7. THE DESIGN ON THESE PLANS SHALL BE INSPECTED BY O'LEARY-BURKE CIVIL ASSOCIATES, PLC. OF ESSEX JUNCTION, VERMONT, TO ENSURE COMPLIANCE WITH THE APPROVED PLANS AND REQUIREMENTS. O'LEARY-BURKE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT MAY ARISE FROM THE FAILURE OF THE CONTRACTOR TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THAT THE PLANS CONVEY, AND FROM FAILURE TO HAVE BEEN NOTIFIED OF THE WORKS AND TESTS IN PROGRESS.
8. FOR ANY WORK WITHIN THE HIGHWAY RIGHT-OF-WAY A MINIMUM OF ONE-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. CONTINUOUS TWO-WAY TRAFFIC WILL BE REQUIRED AT NIGHT, DURING PEAK-HOURS, AND WHENEVER POSSIBLE DURING ACTUAL CONSTRUCTION ACTIVITIES. UNIFORMED TRAFFIC CONTROL OFFICERS SHALL DIRECT TRAFFIC DURING PEAK HOURS WHEN THERE IS ONE-WAY TRAFFIC OR WHEN DEEMED NECESSARY BY THE TOWN OR STATE. TEMPORARY CONSTRUCTION SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE ERECTED BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND TOWN STANDARDS.
9. TO ASSURE COMPLIANCE WITH THE PLANS, THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AND THE CONSULTING ENGINEER 48 HOURS IN ADVANCE OF STARTING ANY WORK, CUTTING THE PAVEMENT, BEGINNING THE INSTALLATION OF ANY UTILITIES, BRINGING IN ANY NEW GRAVEL FOR THE NEW BASE, PAVING AND FINAL INSPECTION.
10. THE HORIZONTAL AND VERTICAL SEPARATION FOR SEWER AND WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE "TEN STATE STANDARDS - RECOMMENDED STANDARDS FOR WATER."
11. TOPSOIL SHALL BE STOCKPILED, SEEDED, AND MULCHED UNTIL REUSED. SILT FENCE SHALL BE PLACED AND STAKED CONTINUOUSLY AROUND THE BOTTOM OF THE TOPSOIL PILES.
12. OPEN CUT AREAS SHALL BE MULCHED OUTSIDE OF ACTUAL WORK AREAS, AND HAY BALES SHALL BE EMPLOYED TO CONFINE SHEET WASH AND RUNOFF TO THE IMMEDIATE OPEN AREA AS ORDERED BY THE ENGINEER.
14. AT COMPLETION OF GRADING, SLOPES, DITCHES, AND ALL DISTURBED AREAS SHALL BE SMOOTH AND FREE OF POCKETS WITH SUFFICIENT SLOPE TO ENSURE DRAINAGE.
15. ALL FILL SHALL BE PLACED IN 6 INCH LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR, UNLESS OTHERWISE SPECIFIED.
16. THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS NEEDED TO PREVENT SEDIMENTATION. THE HAYBALE DAMS, SILT FENCES, DITCHES, AND OTHER EROSION CONTROL DEVICES, SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR AFTER EVERY RAINFALL OF 1/2 INCH OR MORE UNTIL ALL DISTURBED AREAS HAVE BEEN GRASSED AND APPROVED BY THE ENGINEER. THE MAINTENANCE OF THE EROSION CONTROL DEVICES WILL INCLUDE REMOVAL OF ANY ACCUMULATED SEDIMENTATION.



PARKING AREA CROSS-SECTION

NTS

GRADATION REQUIREMENTS

DENSE GRADED CRUSHED STONE VT SPEC 704.06	3 1/2"	100 %
	3"	90 - 100%
	2"	75 - 100%
	1"	50 - 80%
	1/2"	30 - 60%
	#4	15 - 40%
	#200	0 - 6 %

GENERAL SEWER SPECIFICATIONS

Exhibit F2

GENERAL:

THIS ITEM SHALL CONSIST OF THE EXCAVATION AND BACKFILLING REQUIRED FOR THE COMPLETE CONSTRUCTION OF GRAVITY SANITARY SEWERS, FORCE MAINS, AND ALL APPURTENANT CONSTRUCTION RELATED THERETO, INCLUDING CHIMNEYS, SERVICE CONNECTIONS, THRUST BLOCKS, AND OTHER ITEMS NECESSARY FOR A COMPLETE SANITARY SEWER SYSTEM AS INDICATED ON THE DRAWINGS.

MATERIALS:

A. TYPES OF PIPE

TYPES OF PIPE WHICH SHALL BE USED FOR THE VARIOUS PARTS OF WORK ARE AS FOLLOWS:
GRAVITY SEWERS SHALL BE PVC SOLID WALL PIPE MEETING ASTM SPECIFICATIONS D-3034 OR F679.

B. PVC SEWER PIPE

PVC SEWER PIPE SHALL CONFORM IN ALL RESPECTS TO THE LATEST REVISION OF ASTM SPECIFICATIONS D-3034 OR F679, TYPE PSM POLYVINYL CHLORIDE (PVC) SEWER PIPE AND FITTINGS, SDR35. WALL THICKNESS OF ALL PVC SHALL MEET ASTM SPECIFICATIONS FOR SDR35 PIPE. ALL PIPE AND FITTINGS SHALL BE CLEARLY MARKED AS FOLLOWS:

MANUFACTURER'S NAME AND TRADEMARK
NOMINAL PIPE SIZE
MATERIAL DESIGNATION 12454C PVC
LEGEND "TYPE PSM SDR35 PVC SEWER PIPE" OR
"PS 46 PVC SEWER PIPE"
DESIGNATION ASTM D-3034 OR F679

JOINTS SHALL BE PUSH-ON TYPE USING ELASTOMERIC GASKETS AND SHALL CONFORM TO ASTM D-3212. THE GASKETS SHALL BE FACTORY INSTALLED.

THE PIPE SHALL BE FURNISHED IN NOMINAL 13 FOOT LENGTHS. SUFFICIENT NUMBERS OF SHORT LENGTHS AND FULL MACHINE FITTINGS SHALL BE PROVIDED FOR USE AT MANHOLES, CHIMNEYS, AND CONNECTIONS. ALL CONNECTIONS WILL REQUIRE THE USE OF MANUFACTURED FITTINGS. FIELD FABRICATED, SADDLE-TYPE CONNECTIONS WILL NOT BE CONSIDERED ACCEPTABLE.

ANY PIPE OR FITTING HAVING A CRACK OR OTHER DEFECT OR WHICH HAS RECEIVED A SEVERE BLOW SHALL BE MARKED REJECTED AND REMOVED AT ONCE FROM THE WORK SITE. ALL FIELD CUTS ARE TO BE MADE WITH SAW AND 90 DEGREE MITRE BOX. BEVEL THE CUT END TO THE SAME AS THE FACTORY BEVEL AND REMOVE ALL INTERIOR BURRS. MEASURE AND PLACE A HOMING MARK ON THE PIPE BEFORE ASSEMBLING.

THE PIPE INSTALLED UNDER THIS SPECIFICATION SHALL BE INSTALLED SO THAT THE INITIAL DEFLECTION, MEASURED AS DESCRIBED BELOW, SHALL BE LESS THAN FIVE PERCENT (5%).

DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS. THE DEFLECTION TEST SHALL BE RUN USING A RIGID BALL OR MANDREL HAVING A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES SHALL BE USED DURING THE DEFLECTION TESTS. ALL PIPE NOT MEETING THE DEFLECTION TEST SHALL BE REEXCAVATED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

THE MANHOLE WATER STOP GASKET AND STAINLESS STEEL CLAMP ASSEMBLY MUST BE APPROVED BY THE ENGINEER PRIOR TO THE INSTALLATION OF ANY PIPE.

THE CONTRACTOR WILL SUBMIT CERTIFICATION THAT THE MATERIALS OF CONSTRUCTION HAVE BEEN SAMPLED, TESTED, AND INSPECTED, AND THAT THEY MEET ALL THE REQUIREMENTS---INCLUDING WALL THICKNESS---IN ACCORDANCE WITH ASTM C-3034 OR ASTM F679 FOR ALL PIPE AND FITTINGS TO BE INCLUDED IN THE PROJECT WORK.

PVC PIPE SHALL NOT BE INSTALLED WHEN THE TEMPERATURE DROPS BELOW 32 DEGREES FAHRENHEIT OR GOES ABOVE 100 DEGREES FAHRENHEIT. DURING COLD WEATHER, THE FLEXIBILITY AND IMPACT RESISTANCE OF PVC PIPE IS REDUCED.

EXTRA CARE IS REQUIRED WHEN HANDLING PVC PIPE DURING COLD WEATHER. PVC PIPE SHALL NOT BE STORED OUTSIDE AND EXPOSED TO PROLONGED PERIODS OF SUNLIGHT AS PIPE DISCOLORATION AND REDUCTION IN PIPE IMPACT STRENGTH WILL OCCUR. CANVAS OR OTHER OPAQUE MATERIAL SHALL BE USED TO COVER PVC PIPE STORED ONSITE.

CONSTRUCTION METHODS:

A. EXCAVATION:

EXCAVATIONS SHALL BE MADE TO A POINT AT LEAST SIX INCHES (6") BELOW THE PIPE INVERT TO ACCOMMODATE THE BEDDING MATERIAL. ALL EXCAVATIONS ARE TO BE KEPT DRY WHILE PIPE IS BEING LAID AND UNTIL EACH JOINT AND PIPE HAS BEEN INSPECTED BY THE ENGINEER AND APPROVAL GIVEN TO COMMENCE BACKFILLING OPERATIONS.

B. LAYING SEWER PIPE:

THE BELL END OF THE PIPE SHALL FACE UPGRADE AT ALL TIMES AND BE PLACED IN SUCH A POSITION AS TO MAKE THE INVERT EVEN WHEN THE SUCCEEDING SECTION IS INSERTED. WHERE REQUIRED BY ADVERSE GRADING CONDITIONS, THE CONTRACTOR SHALL FILL ANY GULLY TO MAKE A SUITABLE BEDDING FOR THE SEWER PIPE. THE FILL SHALL BE PNEUMATICALLY COMPACTED TO A 95 PERCENT DRY DENSITY BY THE AASHTO-T-99, METHOD A (STANDARD PROCTOR) TEST, UPON WHICH THE SIX INCHES (6") OF BEDDING MATERIAL SHALL BE PLACED.

ANY PIPE WHICH IS NOT LAID TO GRADE AND ALIGNMENT SHALL BE RELAID TO THE SATISFACTION OF THE ENGINEER. THE BEDDING MATERIAL SHALL BE PLACED AND COMPACTED ON EACH SIDE OF THE PIPE TO A HEIGHT EQUAL TO ONE-HALF THE PIPE DIAMETER AND FOR THE FULL WIDTH OF THE EXCAVATED TRENCH AND AS SHOWN ON THE ACCEPTED PLANS.

C. BACKFILL:

BACKFILL SHALL CONSIST OF APPROVED MATERIAL PLACED IN SIX INCH (6") LAYERS WITH EACH LAYER BEING THOROUGHLY COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO-T-99 STANDARD PROCTOR BY MEANS APPROVED BY THE ENGINEER.

THE BACKFILL SHALL BE BROUGHT UP EVENLY ON BOTH SIDES OF THE PIPE FOR ITS FULL LENGTH. WALKING OR WORKING ON THE COMPLETED PIPELINE, EXCEPT AS MAY BE NECESSARY IN TAMPING OR BACKFILLING, SHALL NOT BE PERMITTED UNTIL THE TRENCH HAS BEEN BACKFILLED TO A HEIGHT OF AT LEAST TWO FEET (2') ON THE TOP OF THE PIPES. DURING CONSTRUCTION, ALL OPENINGS TO THE PIPELINES SHALL BE PROTECTED FROM THE ENTERING OF EARTH OR OTHER MATERIALS.

D. FROST PROTECTION FOR SHALLOW SEWERS:

SEWERS WITH LESS THAN FIVE AND ONE-HALF FEET (5 1/2') OF COVER OVER THE CROWN OR WHERE INDICATED ON THE PLANS SHALL BE PROTECTED AGAINST FREEZING BY INSTALLATION OF TWO, 2" THICK (4" TOTAL) STYROFOAM SM INSULATING SHEETS WITH A TOTAL WIDTH OF FOUR FEET (4') OR TWICE THE PIPE DIAMETER, WHICHEVER IS GREATER. THE SHEETS SHALL BE PLACED SIX INCHES (6") ABOVE THE CROWN OF THE SEWER AFTER COMPACTION OF THE SIX INCH LIFT IMMEDIATELY ABOVE THE CROWN. CARE SHALL BE EXERCISED BY THE CONTRACTOR DURING BACKFILL AND COMPACTION OVER THE STYROFOAM SM SHEETS SHALL MEET THE COMPRESSIVE STRENGTH REQUIREMENTS OF ASTM D1621-73 AND SHALL BE AS MANUFACTURED BY DOW CHEMICAL COMPANY, MIDLAND, MICHIGAN, OR EQUAL. IN NO CASE SHALL THE SEWER LINES HAVE LESS THAN FOUR (4') FEET OF COVER OVER THE TOP OF THE PIPE.

F. LEAKAGE TESTS AND ALLOWANCES FOR GRAVITY SEWERS:

THE LOW PRESSURE AIR TEST WILL BE USED TO SIMULATE INFILTRATION OR EXFILTRATION RATES INTO OR OUT OF ALL GRAVITY SEWERS. THE CONTRACTOR WILL FURNISH ALL FACILITIES AND PERSONNEL FOR CONDUCTING THE TEST.

FINAL ACCEPTANCE OF THE SEWER SHALL DEPEND UPON THE SATISFACTORY PERFORMANCE OF THE SEWER UNDER TEST CONDITIONS. THE TEST SHALL BE PERFORMED ON PIPE BETWEEN ADJACENT MANHOLES AFTER BACKFILLING HAS BEEN COMPLETED AND COMPACTED.

ALL WYES, TEES, LATERALS, OR END-OF-SIDE SEWER STUBS SHALL BE PLUGGED WITH FLEXIBLE-JOINT CAPS, OR AN ACCEPTABLE ALTERNATE, SECURELY FASTENED TO WITHSTAND THE INTERNAL TEST PRESSURE. SUCH PLUGS OR CAPS SHALL BE READILY REMOVABLE, AND THEIR REMOVAL SHALL PROVIDE A SOCKET SUITABLE FOR MAKING A FLEXIBLE-JOINTED LATERAL CONNECTION OR EXTENSION.

PRIOR TO TESTING FOR ACCEPTANCE, THE PIPE SHOULD BE CLEANED BY PASSING THROUGH THE PIPE A FULL GAUGE SQUARE INCH (1 SINCH) BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE PIPE CLEANED, IMMEDIATELY FOLLOWING THE PIPE CLEANING, THE PIPE INSTALLATION SHALL BE TESTED WITH LOW-PRESSURE AIR.

AIR SHALL BE SLOWLY SUPPLIED TO THE PLUGGED AIR INSTALLATION UNTIL THE INTERNAL AIR PRESSURE REACHES FOUR POUNDS PER SQUARE INCH (4.0 PSI) GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY SUBMERGE THE PIPE. AT LEAST TWO MINUTES SHALL BE ALLOWED FOR TEMPERATURE STABILIZATION BEFORE PROCEEDING FURTHER.

THE PIPELINE SHALL BE CONSIDERED ACCEPTABLE WHEN TESTED AT AN AVERAGE PRESSURE OF THREE POUNDS PER SQUARE INCH (3.0 PSI) GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY SUBMERGE THE PIPE IF:

1. THE TOTAL RATE OF AIR LOSS FROM ANY SECTION TESTED IN ITS ENTIRETY BETWEEN MANHOLE AND CLEANOUT STRUCTURES DOES NOT EXCEED 2.0 CUBIC FEET PER MINUTE; OR

2. THE SECTION UNDER TEST DOES NOT LOSE AIR AT A RATE GREATER THAN 0.0030 CUBIC FEET PER MINUTE PER SQUARE FOOT OF INTERNAL PIPE SURFACE.

THE REQUIREMENTS OF THIS SPECIFICATION SHALL BE CONSIDERED SATISFIED IF THE TIME REQUIRED IN SECONDS FOR THE PRESSURE TO DECREASE FROM 3.5 OR 2.5 PSI GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY SUBMERGE THE PIPE IS NOT LESS THAN THAT COMPUTED ACCORDING TO THE FOLLOWING TABLE:

MINIMUM TEST TIME FOR VARIOUS PIPE SIZES

DIAMETER (INCHES)	TIME (SEC./100 FT.)	
3		10
4		18
10	110	40
6	158	70
12	248	
8	356	
15	485	
18	634	
21	765	
24	851	
27	935	
30	1,020	
33	1,105	
36	1,190	
39		
42		

THE TABLE GIVES THE REQUIRED TEST TIME IN SECONDS PER 100 FOOT LENGTHS OF PIPE FOR A GIVEN DIAMETER. IF THERE IS MORE THAN ONE PIPE SIZE IN THE SECTION OF LINE BEING TESTED, COMPUTE THE TIME FOR EACH DIAMETER; AND SUM THE TIMES TO FIND THE TOTAL REQUIRED TEST TIME.

IF THE PIPE INSTALLATION FAILS TO MEET THESE REQUIREMENTS, THE CONTRACTOR SHALL DETERMINE AT HIS OR HER OWN EXPENSE THE SOURCE OR SOURCES OF LEAKAGE AND SHALL REPAIR (IF THE EXTENT AND TYPE OF REPAIRS PROPOSED BY THE CONTRACTOR APPEAR REASONABLE TO THE ENGINEER) OR REPLACE ALL DEFECTIVE MATERIALS OR WORKMANSHIP. THE COMPLETED PIPE INSTALLATION SHALL MEET THE REQUIREMENTS OF THIS TEST BEFORE BEING CONSIDERED ACCEPTABLE.

IT IS NOTED THAT ALL EXISTING SANITARY SEWERS SHALL BE KEPT OPERATIONAL UNTIL NEW WORK HAS BEEN TESTED AND APPROVED BY THE ENGINEER. AT SUCH TIME, EXISTING SEWERS AND SEWER SERVICES SHALL BE CONNECTED TO THE NEW SEWERS.

G. CLEANING PIPELINES AND APPURTENANCES:

UPON COMPLETION OF CONSTRUCTION, ALL DIRT AND OTHER FOREIGN MATERIAL SHALL BE REMOVED FROM PIPELINES AND THEIR APPURTENANT CONSTRUCTIONS. NO MATERIALS SHALL BE LEFT IN THE PIPELINES TO IMPEDE NORMAL FLOW THROUGH THEM.

H. SEWER SERVICE CONNECTIONS:

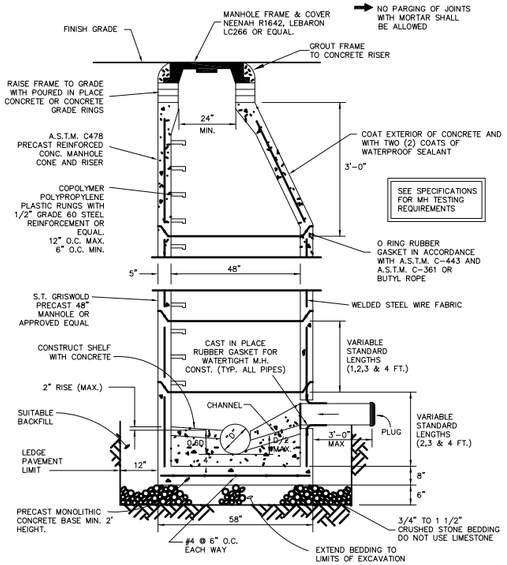
WHERE REQUIRED ON THE PLANS, SEWER SERVICE CONNECTIONS FOR ONE HOUSE SHALL BE CONSTRUCTED OF FOUR INCH (4") PIPE UNLESS OTHERWISE NOTED ON THE PLANS OF THE TYPE MATERIAL SPECIFIED UNDER THIS SECTION. THE PIPE SHALL BE LAID AND ITS JOINTS MADE AS REQUIRED FOR SEWER CONSTRUCTION IN THIS SPECIFICATION.

OPEN ENDS OF PIPES SHALL BE PROPERLY SEALED TO PREVENT DAMAGE AND INTRUSION OF FOREIGN MATTER WHERE HOOKUP TO THE BUILDING SEWER IS NOT COINCIDENT WITH SEWER MAIN CONSTRUCTION. ADDITIONALLY, THE CONTRACTOR WILL PROVIDE A PVC PIPE TEMPORARY MARKER APPROVED BY THE ENGINEER FROM THE SEWER SERVICE INVERT UP TO TWENTY-FOUR INCHES (24") ABOVE THE FINISHED GRADE. THE MARKER SHALL BE SEATED SECURELY INTO THE GROUND FOR EASE IN RELOCATING THE END OF SEWER SERVICE CONNECTION FOR HOOKING UP THE BUILDING SEWER.

IN THE CASE OF RECONNECTION OF EXISTING SERVICES, SUCH RECONNECTIONS WILL BE MADE ONLY AFTER THE NEW SEWER MAIN HAS BEEN COMPLETED, TESTED, AND ACCEPTED. THE EXCAVATION, BEDDING MATERIAL, INSTALLATION, AND BACKFILL FOR SERVICE CONNECTIONS SHALL BE THE SAME AS FOR SEWER MAINS.

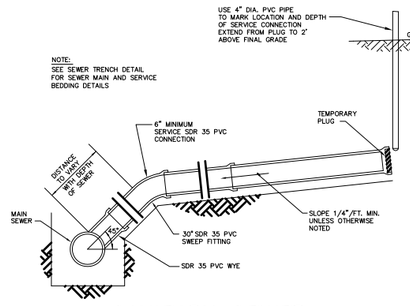
I. CLEANOUTS FOR SEWERS:

CLEANOUTS FOR GRAVITY SEWERS AND FORCE MAINS SHALL BE PROVIDED EVERY 100 FT OR WHERE THE SUM OF BENDS = 45 DEGREES. CLEANOUT FRAMES AND COVERS SHALL BE OF TOUGH GRAY CAST IRON. CASTINGS SHALL BE TRUE TO PATTERN AND FREE FROM FLAWS. THE BEARING SURFACE OF CLEANOUT FRAMES AND COVERS AGAINST EACH OTHER SHALL BE MACHINED TO GIVE CONTINUOUS CONTACT THROUGHOUT THEIR CIRCUMFERENCE.



TYPICAL PRECAST SANITARY MANHOLE

NTS



SANITARY SEWER SERVICE CONNECTION

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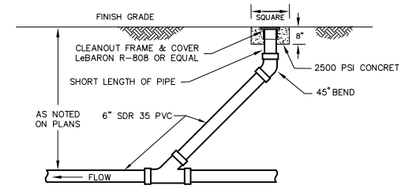

SEWER / STORM CLEANOUT DETAIL

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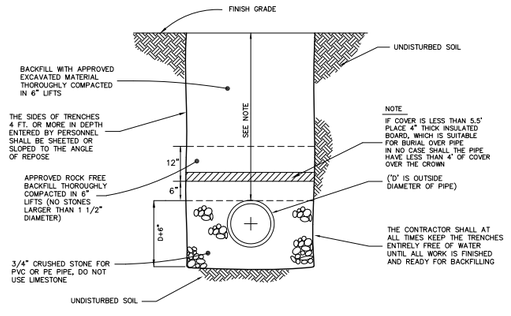

TYPICAL SEWER TRENCH

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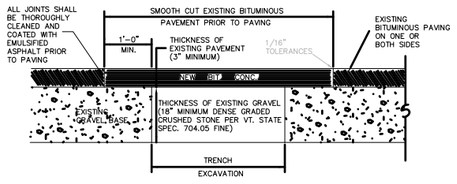
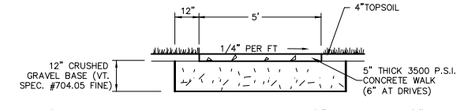


1) SET UP AND MAINTAIN SIGNS AND OTHER SAFETY CONTROL DEVICES.
2) RESHAPE HOLE AND PATCH AREA BY CUTTING WITH A CONCRETE SAW INTO SQUARE OR RECTANGULAR SHAPE AND CUT SIDE FACES VERTICALLY. RESHAPE DOWNWARD TO SOLID MATERIAL AND AROUND HOLE TO SOUND PAVEMENT.
3) BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH LIFT TO 95% OF MAXIMUM DENSITY OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
4) REMOVE ALL LOOSE MATERIAL AND THOROUGHLY SWEEP THE HOLE AREA CLEAN OF MUD AND STANDING WATER.
5) APPLY LIQUID ASPHALT TACK TO VERTICAL FACES IN A UNIFORM MANNER. DO NOT PUDDLE TACK COAT ON BOTTOM OF HOLE.
6) FILL TOP OF HOLE WITH TYPE III BITUMINOUS CONCRETE AND COMPACT IN LIFTS NO MORE THAN 2" THICK. FINAL UNCOMPACTED LIFT SHOULD BE 1/2" TO 1" ABOVE ADJOINING PAVEMENT SO THAT AFTER COMPACTION THE PATCH IS LEVEL WITH THE ORIGINAL PAVEMENT. EACH LIFT SHOULD BE THOROUGHLY COMPACTED WITH A VIBRATORY PLATE COMPACTOR OR A PORTABLE ROLLER. EXPERIENCE HAS SHOWN THAT 15 TO 20 PASSES WITH A VIBRATORY ROLLER AND MIX TEMPERATURE ABOVE 250 F (121 C) ARE NECESSARY TO ENSURE GOOD COMPACTION. HAND TAMP SHOULD ONLY BE USED FOR SMALL AREAS (LESS THAN 1 S.F.).
7) CLEAN UP AREA. DO NOT LEAVE EXCESS FILL OR EXCAVATED MATERIAL ON THE PAVEMENT. REMOVE SAFETY SIGNS.

REPLACEMENT OF EXISTING BITUMINOUS PAVEMENT

NTS



1) SIDEWALK SHALL BE SCORED TO A DEPTH OF ONE INCH (1") EVERY FIVE FEET (5').
2) CURBING EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' AND SHALL BE CONSTRUCTED OF MATERIAL CONFORMING TO AASHTO DESIGNATION M-153 (1/2" SPONGE, RUBBER OR CORK.)
3) ALL EXPOSED SURFACES TO RECEIVE 2 COATS OF AN ANTI-SPALLING COMPOUND.
4) CONCRETE SHALL BE 6" THICK AT DRIVEWAY CROSSINGS
5) SIDEWALK SHALL SLOPE 1/4" PER 1' TOWARD POSITIVE DRAINAGE

TYPICAL SIDEWALK SECTION

NTS

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

STATE OF VERMONT — ALL MECHANICAL — No. 8932 — Civil — Mechanical — LICENSED — PROFESSIONAL ENGINEER

12/19/22	GENERAL REVISIONS PER PC 11/16/22 HEARING	DWB
DATE 12/14/22	REVISION REMOVED CURB DETAILS	BY DWB
SURVEY OBCA	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	DATE 9/16/22
DESIGN OBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	JOB# 2021-131
DRAWN OBCA	13 CORPORATE DRIVE ESSEX JCT, VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: polearry@olearyburke.com	FILE 2021131-S4
CHECKED DWB	102 SO. MAIN STREET WATERBURY, VT	PLAN SHEET # 2
SCALE 1" = 20'	DETAILS (1 OF 2)	

Exhibit G1

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

September 1, 2022

102 South Main, LLC
C/O Rich Gardner
PO Box 200
Colchester, VT 05446

Dear Mr. Gardner,

I have reviewed your application for water and wastewater allocation for your proposed development at 102 S. Main Street. The project includes the addition of 7 residential units to the rear of the existing 2-residential unit structure that fronts on Main Street. There will be a total 9 units in the building with a total of 20 bedrooms

According to our interpretation of the state's Wastewater and Potable Water Supply Rules, dated April 2019, the required wastewater allocation for the 9 units is 1,820 gallons per day (gpd), with 140 gpd allocated to the one-bedroom unit and 210 gpd allocated to the other 8-units.

The required allocation of water capacity is 2,260 gpd. We reads the state's rules to require 140 gpd for the one-bedroom unit, 280 gpd for each of the five 2-bedroom units, and 360 gpd for each of the three 3-bedroom units.

The existing building presently has an allocation of 400 gpd for both the wastewater and water service, as two base units (200 gpd each) have been assigned to the property. Therefore, the proposed development requires 1,420 gpd of additional wastewater capacity and 2,220 gpd of additional water capacity. The Edward Farrar Utility District has adequate reserve capacity in its wastewater and water systems to allow the connection of this proposed project to those respective systems. The connections may be made only after the necessary allocation and meter fees are paid.

The fee for wastewater capacity is $5.66/gallon allocated and the fee for water capacity, after the application of a 10% discount for current water customers is $3.38/gallon allocated. It appears the project will require 7 new water meters- one each for the new units. The cost for a meter is $278.26/meter. The total fee due for the project is $17,488.62 (1,420 gpd sewer capacity * $5.66/g)+(2,220 gpd of water capacity * $3.38/g)+(7 meters * $278.26/meter). The determination that 7 new meters are necessary assumes the two units in the existing structure will be served by the one meter already existing in the building. If somehow you re-plumb that building to separately meter those units, one additional meter at $278.26 will need to be purchased.

For now, the number of base charges that will be billed per quarter to this property will be 9 residential charges with one assigned to each unit. The two units in the existing building will

Exhibit G2

receive one charge for water consumption/sewer flow as both likely will be measured by a single meter. The single bill for those units will contain 2 wastewater and 2 water base charges. The current rates for base charges are $46.20 per quarter for sewer and $40.80 per quarter for water.

Please understand, the installation of individual meters for these units and the assignment of one base charge per unit in a multi-unit building is not standard practice for the utility district. Base charges are normally determined by dividing the total allocation assigned to a property by 200 gallons and rounding that up to the next whole number. The Utility District's standard practice for calculating the wastewater and water allocations for this building would result in the assignment of 10 sewer units and 14 water units.

I will have to bring this inequity in assignment of base charges to the attention of the elected EFUD Board of Commissioners as the total water/sewer bill for the project will be significantly lower than if billed using our standard practice. I am hopeful I can resolve it with them without having to assign additional units to your property.

Should you have questions, please call me.

Sincerely,

William A. Shepeluk

Exhibit G3

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

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

PROPERTY ADDRESS (Service Location): 102 South Main Street
(Street Name and Number or Subdivision Address and Lot #)

ACCOUNT NUMBER OR TAX PARCEL ID: 916-0102.V

CONTACT INFORMATION
PHONE: 802-373-7527
EMAIL: Rich@livingvermont.com

PROPERTY OWNER(S) NAME: 102 So. Main, LLC c/o Rich Gardner

MAILING ADDRESS: P.O. Box 200 (Street/PO BOX) Colchester (City) VT (State) 05446 (Zip)

DESCRIPTION OF PROJECT: Re-Development, total nine (9) residential units.

(X) Residential
9 Number of Units (Apartments/Separate Living Spaces)
20* Total # of Bedrooms (1) 1Bdrm + (5) 2 Bdrm + (3) 3 Bdrm

( ) 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): _____

* Includes existing Building
3 Bdrm. 1st floor
1 Bdrm. 2nd floor.

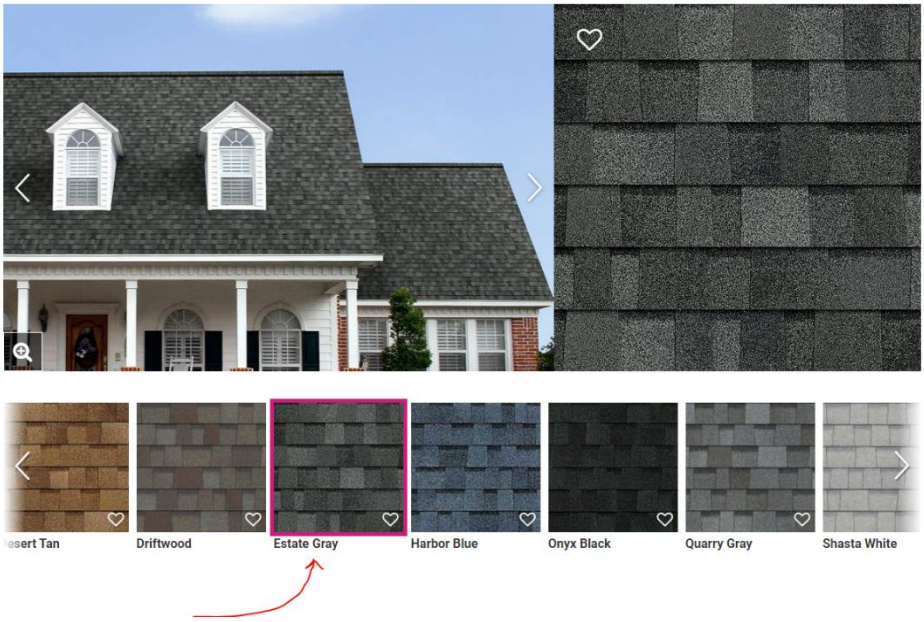
SIGNATURE OF PROPERTY OWNER: _____ DATE: 7/3/2022

SIGNATURE OF APPLICANT: _____ DATE: 7/3/2022

Exhibit H1

ROOF

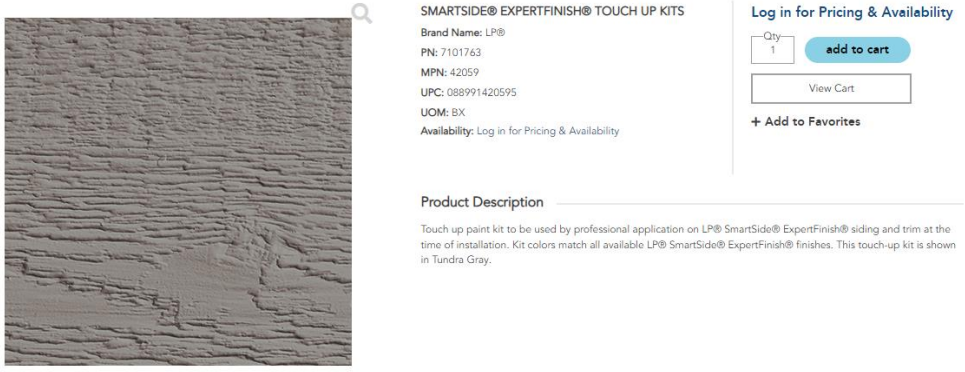
We will be using a Gray shingle from the OwensCorning Duration line its called Estate Gray.



Siding and Trim. **You will see two options for siding so we can have a conversation.

The first is all LP Smart siding.

Our trim product will be white. The siding will be LP Smart siding. The name of our color is Tundra Gray. I will have a sample with me for the meeting.



The 2nd is LP smart with Metal siding on the upper 3/4 of the building. It would also be grey in color Here is a sample of what we were thinking. This also closely matches our neighbor's building material.

Exhibit H2

The windows will be energy-efficient white vinyl with grill styles to match the drawings.

We have removed all exterior lights and will have the recessed lights under the porch.

Let me know if you have any questions!

PROGRESS LIGHTING™

Exhibit I1

Project:

Fixture Type:

Location:

Contact:

P5622-20
District

District Collection One-Light Medium Wall Lantern

Category: Outdoor
Finish: Antique Bronze (Painted)
Construction: Aluminum Construction

Width: 8 in
Depth: 10-1/4 in
Height: 8-1/4 in
H/CTR: 4-1/8 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included back plate covers a standard 4" recessed outlet box: 5.125" W., 0.9375" ht., 5.125" depth	Prewired 6 inches of wire supplied 120 V	(1) Medium Base (E26) socket Lamp Type A19 Incandescent: 100-watt MAX per socket LED: 17.5-watt MAX per socket Fully dimmable with dimmable bulbs.	cCSAus Wet Location Listed 1-year Limited Warranty Dark Sky compliant

Exhibit I2

Surface LED Recessed Lighting Retrofit Kit

- Email a Friend

View Larger

LED Surface Mount Recessed Lighting Retrofit Kits provide an energy efficient alternative to Incandescent lighting.

LED Surface Mount Recessed Lighting Retrofit Kits features include:

- Perfect for Residential and Commerical Installations
- New DOB (Driver on PCB) Technology
- Can be Installed with 4" Junction Box
- Can be installed in most 5" & 6" Downlights
- Recessed Cans - Simple Screw In Installation Including In-Line Pluggable Disconnect
- Includes Torsion Springs and brackets for Recessed Can Mounting
- Aluminum Housing/Trim - Paintable
- TRIAC Dimming
- Compatible with most LED dimmers
- Dimmable Down to 10%
- Guaranteed Single Bin Color Consistency with enhanced illumination uniformity
- Input Voltage: 120VAC
- Beam Angle 120°
- Input Current: 0.1 Amps
- Operating Temperature: -31°F to 122°F
- 50,000+ Hour LED Life Expectancy
- IP43 Damp Location Rated
- IC (Insulation Contact) Rated
- cULus Listed
- 5 year Warranty
- Order Qty of 1 = 1 Piece

Exhibit J

102 S. Main St.- Zoning

Waterbury, VT

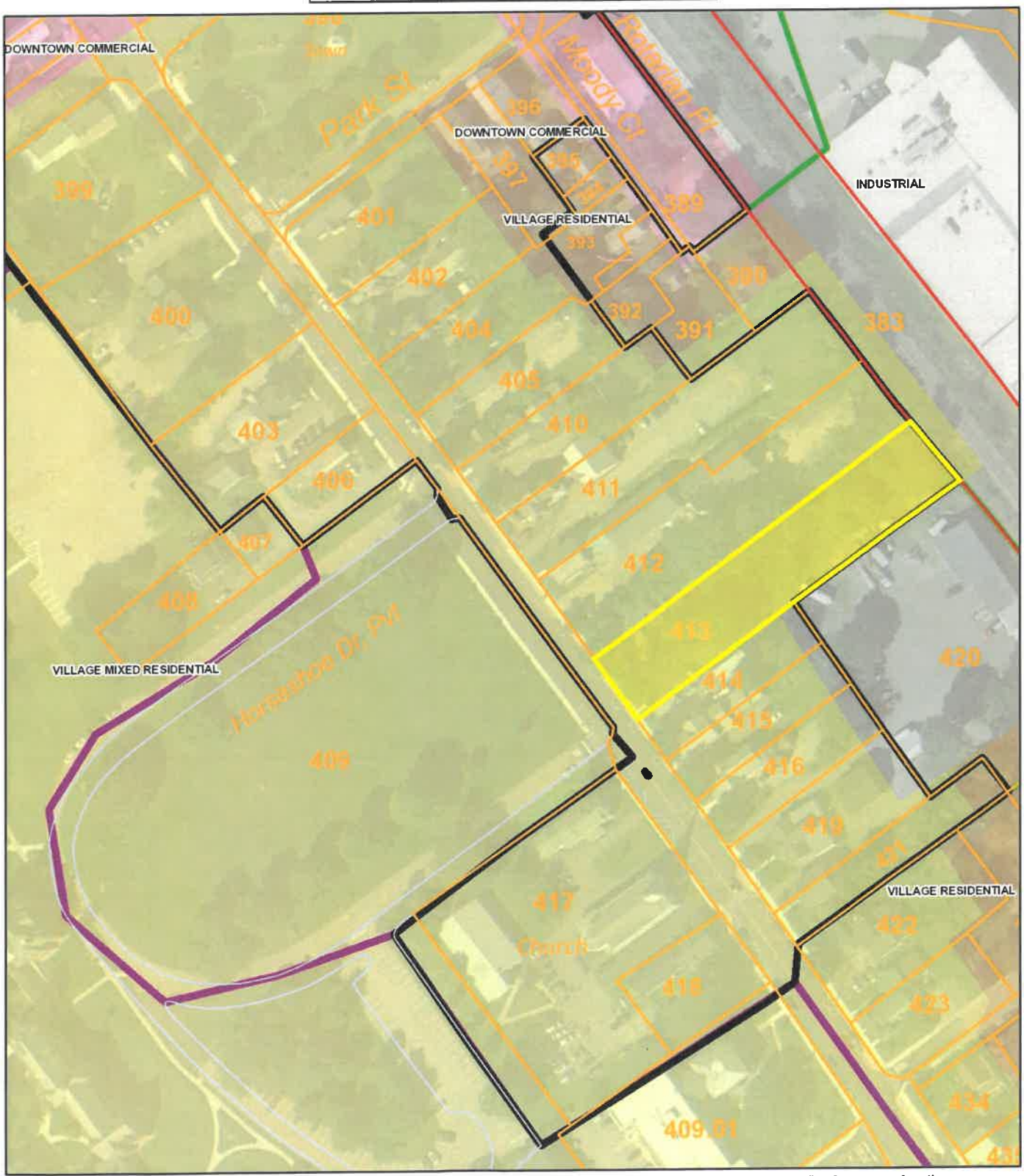
1 inch = 134 Feet

0 134 269 404

October 27, 2022

CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com



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 K

102 S. Main St.

Waterbury, VT

1 inch = 12037 Feet

0 12037 24074 36111

November 3, 2022

CAI Technologies

www.cai-tech.com

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 L

SKETCH/AREA TABLE ADDENDUM

Parcel No **916-0102.V**

SUBJECT

Property Address **102 South Main St**

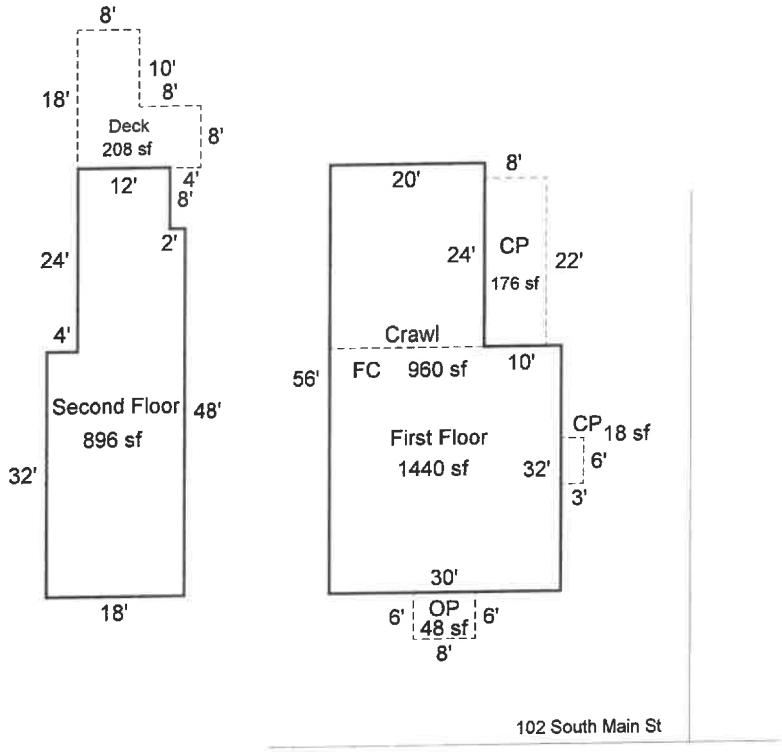
City **Waterbury** County **Washington** State **VT** Zip **05676**

Owner

Client **Waterbury Board of Listers** Client Address **51 South Main St**

Appraiser Name **2008 Waterbury Reappraisal** Inspection Date **Not to be used for other purposes**

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	1440	172	1440
1FL2	Second Floor	1.00	896	148	896
1BS	FC	1.00	960	124	960
P/P11	OP	1.00	48	28	48
P/P12	CP	1.00	18	18	18
P/P13	CP	1.00	176	60	176
P/P14	S1 - Porch 4	1.00	208	68	208

Net BUILDING Area (Rounded w/ Factors) 2336

Comment Table 1

Comment Table 2

Comment Table 3