

Date:	<u>07-15-2022</u>	Application #:	<u>072-22</u>
Fees Paid:	<u>3096.90</u>	\$15 recording fee =	<u>3086.90</u> *
Parcel ID #:	<u>100-2439</u>		
Tax Map #:	<u>13-121.000</u>		
<u>+ 50.00 overpayment</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: Copley Health Systems Inc. & WASI
 Mailing Address: Copley- 528 Washington Hwy Morrisville, VT 05661
WASI- 1727 Guptil Rd. Waterbury Ctr VT 05677
 Home Phone : Copley- 802.888.8636 WASI- 1 (802) 244-5003
 Work/Cell Phone: _____
 Email: Copley- WStockbridge@CHSI.org WASI-

PROPERTY OWNER (if different from Applicant)

Name: Charles Sayah
 Mailing Address: 15 Metayer Court
Waterbury Ctr. VT, 05677
 Home Phone : (802) 244-7201
 Work/Cell Phone: _____
 Email: crsayah@gmail.com

PROJECT DESCRIPTION

Physical location of project (E911 address): 0 Waterbury-Stowe Rd.
(near 1983 Waterbury-Stowe Rd.)
 Lot size: 74+/- acres Zoning District: Route 100
 Existing Use: _____ Proposed Use: Commercial
 Brief description of project: To subdivide 74+/- acre lot into Lot 1 of 5.1 +/- acres for new WASI ambulance facility & Lot 2 of 18.9+/- acres for new Copley medical office facility.
Open space and undeveloped road frontage areas are provided.
Please see site plans and cover letter for further details.

Cost of project: \$ TBD Estimated start date: September 2022
 Water system: On Site Waste water system: On Site

EXISTING

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

PROPOSED

Square footage: Lot 1- 6600+/- Height: See elevations
 Number of bedrooms/bath: See floor plans
 # of parking spaces: Lot 1-20 Lot 2- 72
 Setbacks: front: Lot 1-200' Lot 2- 225'
 sides: Lot 1- 65'/400' rear: Lot 1- 180'
Lot 2- 255'/180' Lot 2- 440'

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: 3)
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Parking Lot
- Soil/sand/gravel/mineral extraction
- Other _____

Exhibit A2

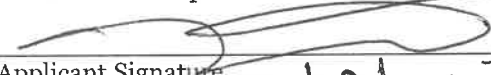
SKETCH PLAN

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 plans

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 Mark Rodewite for WASI 7/12/22 date
 Property Owner Signature _____ 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

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 plans

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 7/11/22
date
 Wayne Stockbridge for Copley
 Property Owner Signature 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: <u>RT 100</u>	REVIEW/APPLICATIONS:
Review type: <input type="checkbox"/> Administrative <input checked="" type="checkbox"/> DRB Public Warning Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Waiver
DRB Referral Issued (effective 15-days later): <u>7.26.22</u>	<input checked="" type="checkbox"/> Site Plan
DRB Mtg Date: <u>8.17.22</u> Decision Date: _____	<input type="checkbox"/> Variance
Date Permit issued (effective 16-days later): _____	Subdivision:
Final Plat due (for Subdivision only): _____	<input checked="" type="checkbox"/> Subdv. <input type="checkbox"/> BLA <input checked="" type="checkbox"/> PUD
Remarks & Conditions: _____	Overlay:
_____	<input type="checkbox"/> DDR <input type="checkbox"/> SFHA <input type="checkbox"/> RHS <input type="checkbox"/> CMP
Authorized signature: _____ Date: _____	<input type="checkbox"/> Sign
	<input type="checkbox"/> Other _____
	<input type="checkbox"/> n/a

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 plans

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

Charles P. Sayles

date

6/30/22

Property Owner Signature

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

Date: _____	Application #: _____
Fees Paid: _____	+\$25 Plat (\$15 recording fee already paid)
Parcel ID #: _____	_____
Tax Map #: _____	_____

**TOWN OF WATERBURY
SUBDIVISION INFORMATION (BLA & PUD)**

This Subdivision/Boundary-Line Adjustment/Planned-Unit Development 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: To subdivide 73+/- acre lot into Lot 1 of 5.1 +/- acres for new WASI ambulance facility & Lot 2 of 18.9+/- acres for new Copley medical office facility.

As result, "Remaining Lands" of 49 +/- acres will remain with Sayah and not be involved in the project. This includes 16+/- acres on the east side of Route 100. Open space and undeveloped road frontage areas are provided.

Project is in the Route 100 zoning district and minimum zoning requirements such as setbacks, acreage, frontage etc are all met.

SUBDIVISION & BOUNDARY LINE ADJUSTEMENT (BLA) CHECKLIST

Please utilize the following check list to ensure your application contains all the required information.

Check one (A1, A2, B1, or B2):

- A1) Boundary Line Adjustment which affects fewer than five (5) lots
- A2) Subdivision of land into fewer than four (4) lots, including the original parcel and not located within the RT 100 Zoning District or the Ridgeline/Hillside/ Steep Slope Overlay District

REVIEW CRITERIA for A projects

- Relevant criteria in Section 401, Dimensional Requirements
- Section 504, General Dimension, Location, and Height Requirements

- B1) Boundary Line Adjustment which affects five (5) or more lots
- B2) Division of land into four (4) lots or more, including the original parcel and/or located within the RT 100 Zoning District or the Ridgeline/Hillside/ Steep Slope (RHS) Overlay District

REVIEW CRITERIA for B projects (See Section 1202 review criteria)

- Relevant criteria in Section 401, Dimensional Requirements
- Section 504, General Dimension, Location, and Height Requirements
- Will not have undue adverse impact on existing or planned municipal facilities
- Will not have undue adverse impact on the character of the area
- Will not have undue adverse impact on water quality or impacts to soil
- Will not have undue adverse impact on scenic resources or historic sites
- Will not have undue adverse impact on significant natural resources
- For the division of land in the RT 100 Zoning District see Section 1202(b) for additional criteria
- For the division of land in the RHS Overlay District see Section 1202(c) for additional criteria

SUBMISSION REQUIREMENTS (for both A and B projects)

Draft plat / site plan map, of sufficient scale, showing the following:

- Existing and proposed parcel boundaries
- Existing and proposed parcel acreages
- Existing and proposed structures and setbacks
- Existing and proposed easements (incl. but not limited to right-of-ways, power, water + sewer, other utilities)

PLANNED UNIT DEVELOPMENT CHECKLIST (PUD)

Please utilize the following check list to ensure your application contains all the required information.

SUBMISSION REQUIREMENTS

A) **SITE PLAN:** Submit one or more site plan maps, of sufficient scale, showing the following:

- The name and address of the person or firm preparing the map, the scale, and the north arrow
- The boundaries of the property, and adjacent land uses and property owners
- Existing features, including contours, bodies of water, floodplains, wetlands, aquifer protection areas, existing vegetation, significant wildlife habitat, existing land uses, structures, historic structures, streets, utilities, easements, and deed restrictions
- The locations of proposed structures, building lots, land uses, streets, driveways, parking and loading spaces, pedestrian walkways, utility lines, lighting, water supply sources, and sewage disposal areas
- The location and features of proposed undeveloped land
- Landscaping plans, screening, proposed site grading, and incorporation of existing vegetation and features
- Submit 2 copies, if the plan(s) are larger than 11"x17" also provide a digital copy in pdf. file format.

B) **NARRATIVE DESCRIPTION & SUPPORTING INFORMATION:**

A statement describing the character and proposed uses of the undeveloped land, including the nature of proposed public uses.

A statement on the impact of the development on public roads and other public infrastructure such as schools, sewer systems, or public water systems, if appropriate.

Articles of association, bylaws, or declarations of condominium that relate to provisions for undeveloped land, design controls, land use restrictions, recreation, parking areas, or other facilities used, owned, or maintained in common.

A description of how the project meets each of the standards in Section 705, including justification for any density bonuses that are requested.

PUDs that include nonresidential uses or structures must also apply for site plan approval for the nonresidential portions of the project. Please include a Site Plan Application.

PUDs that included uses that are conditional in the district for which they are proposed must also apply for and obtain conditional use approval for those uses. Please include a Conditional Use Application.

Submit 2 paper copies and a digital copy in 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

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: To construct an ambulance service facility and medical office building on proposed Lots 1 and 2 of the Sayah property off Route 100.

The proposed development includes a shared access which limits curb cuts on Route 100, as well as on-site parking for both facilities that meets/exceeds requirements.

Each lot is proposed with ample natural screening along Route 100 that will be retained. Each lot is proposed with 25% of frontage for depth of 250' as undeveloped. Each lot also has a minimum of 50% dedicated open space as required for Route 100 district.

SITE PLAN REVIEW CRITERIA

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

- Adequacy of traffic access
- Adequacy of circulation and parking
- Adequacy of landscaping and screening (including exterior lighting)
- Requirements for the Route 100 Zoning District
- 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

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: To construct an ambulance service facility and medical office building on proposed Lots 1 and 2 of the Sayah property off Route 100.

Please see cover letter and plans for further information.

CONDITIONAL USE CRITERIA

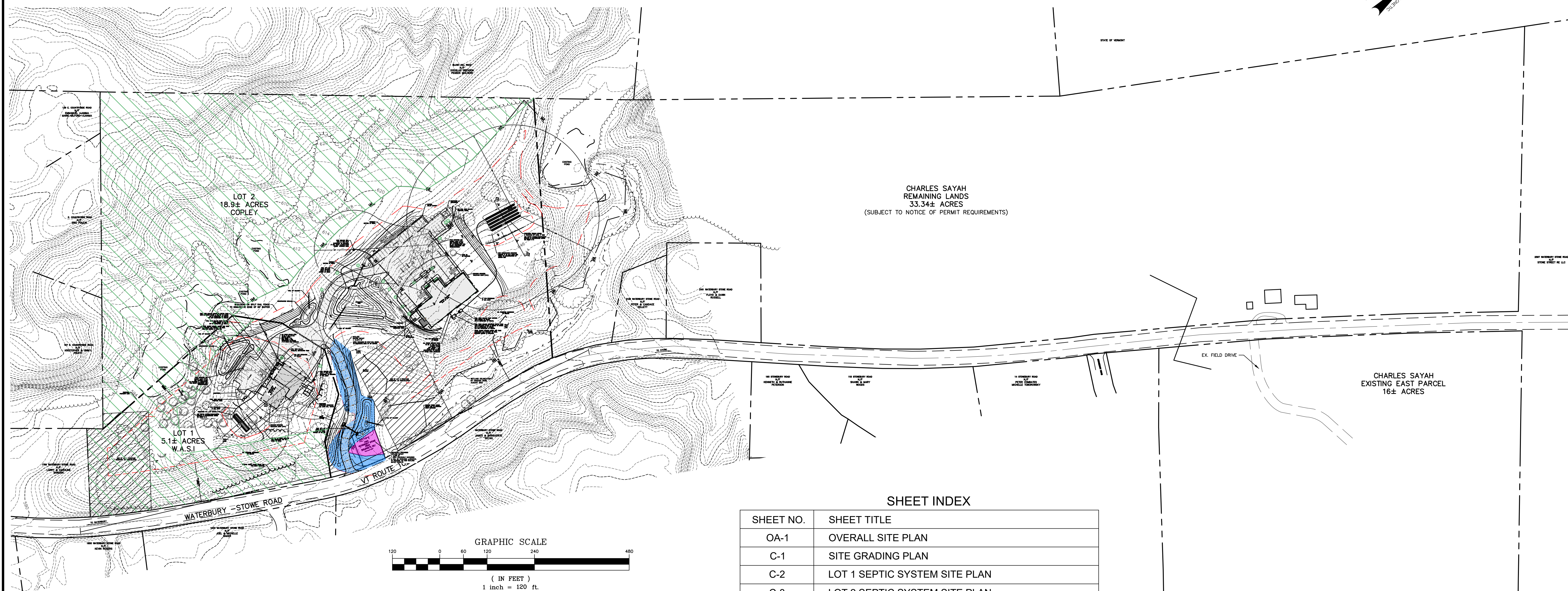
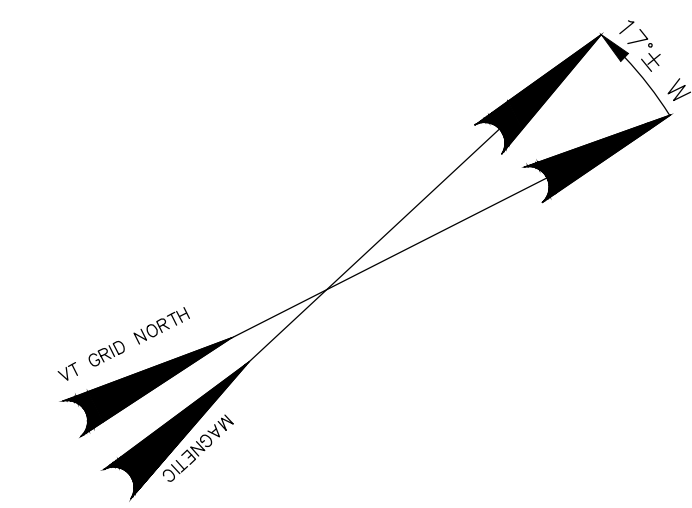
Please respond to the following; you may answer on a separate sheet and attach additional pages and supporting materials:

- Describe how the proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it (including roads and highways , municipal water or sewer systems, school system , fire protection services):
The project involves a new Waterbury Ambulance Service facility and medical office building. We are confident that the Fire Dept. can easily access the site via the access drive and parking facilities adjacent to the buildings. The buildings will also be sprinklered. The site is on state highway with on site private water/sewer systems.
- 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:
The project is in the Route 100 Zoning district and all required measures and considerations for the zone are met included setbacks, screening, shared access, 50% open space on each lot, 25% of frontage of each lot being undeveloped. Due to the buildings being well screened and significant natural areas remain, the project will not have an undue impact on character.
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:
The project uses are listed uses and all zoning district minimums have been met or exceeded for the project.
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:
The access drive and parking lots will be paved. During construction dust will be controlled by application of calcium chloride as needed. No noise, smoke, odor or vibration is anticipated.
- 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?

Not applicable. No removal of earth or mineral products not incidental to construction will occur.

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 B1xhibit B1

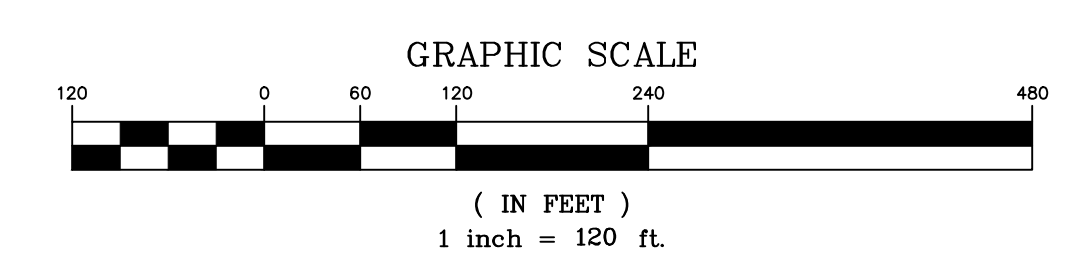


CHARLES SAYAH
REMAINING LANDS
33.34± ACRES
(SUBJECT TO NOTICE OF PERMIT REQUIREMENTS)

CHARLES SAYAH
EXISTING EAST PARCEL
16± ACRES

SHEET INDEX

SHEET NO.	SHEET TITLE
OA-1	OVERALL SITE PLAN
C-1	SITE GRADING PLAN
C-2	LOT 1 SEPTIC SYSTEM SITE PLAN
C-3	LOT 2 SEPTIC SYSTEM SITE PLAN
C-4	LOT 1 WATER/WASTEWATER DETAILS
C-5	LOT 2 WATER/WASTEWATER DETAILS
SW-1	EXISTING STORMWATER PLAN
SW-2	PROPOSED STORMWATER PLAN
SW-3	POST CONSTRUCTION SOIL DEPTH & QUALITY PLAN
SW-4	ANNOTATED MAINTENANCE PLAN
SW-5	STORMWATER DETAILS
EC-1	EROSION PROTECTION & SEDIMENT CONTROL PLAN
EC-2	EROSION CONTROL DETAILS
EC-3	EROSION CONTROL PHASING PLAN



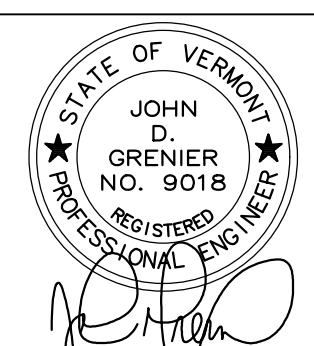
LOT 1 - UNDEVELOPED OPEN SPACE = 2.9± ACRES
 LOT 2 - UNDEVELOPED OPEN SPACE = 10.4± ACRES

THIS IS NOT A BOUNDARY SURVEY
 PROPERTY LINES SHOWN ARE APPROXIMATE ONLY
 BASED ON INFORMATION TAKEN FROM THE VERMONT
 CENTER FOR GEOGRAPHIC INFORMATION (VCGI) AND
 WERE NOT SURVEYED BY THIS OFFICE

LEGEND	
	DRILLED WELL
	SOIL TEST PIT
	PROPERTY LINE
	EDGE OF WETLAND
	WETLAND BUFFER
	EDGE OF POND
	EX. CONTOURS
	PRO. CONTOURS
	EX. TREELINE
	PRO. TREELINE
	EX. STREAM
	PRO. UG POWER LINE
	PRO. GAS LINE
	PRO. WATER LINE
	PRO. GRAVITY SEWER LINE
	PRO. SEWER FORCEMAIN
	SEPTIC ISOLATION SHIELD
	WELLHEAD PROTECTION ZONE
	WETLAND BUFFER IMPACT AREA
	WETLAND IMPACT AREA

NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

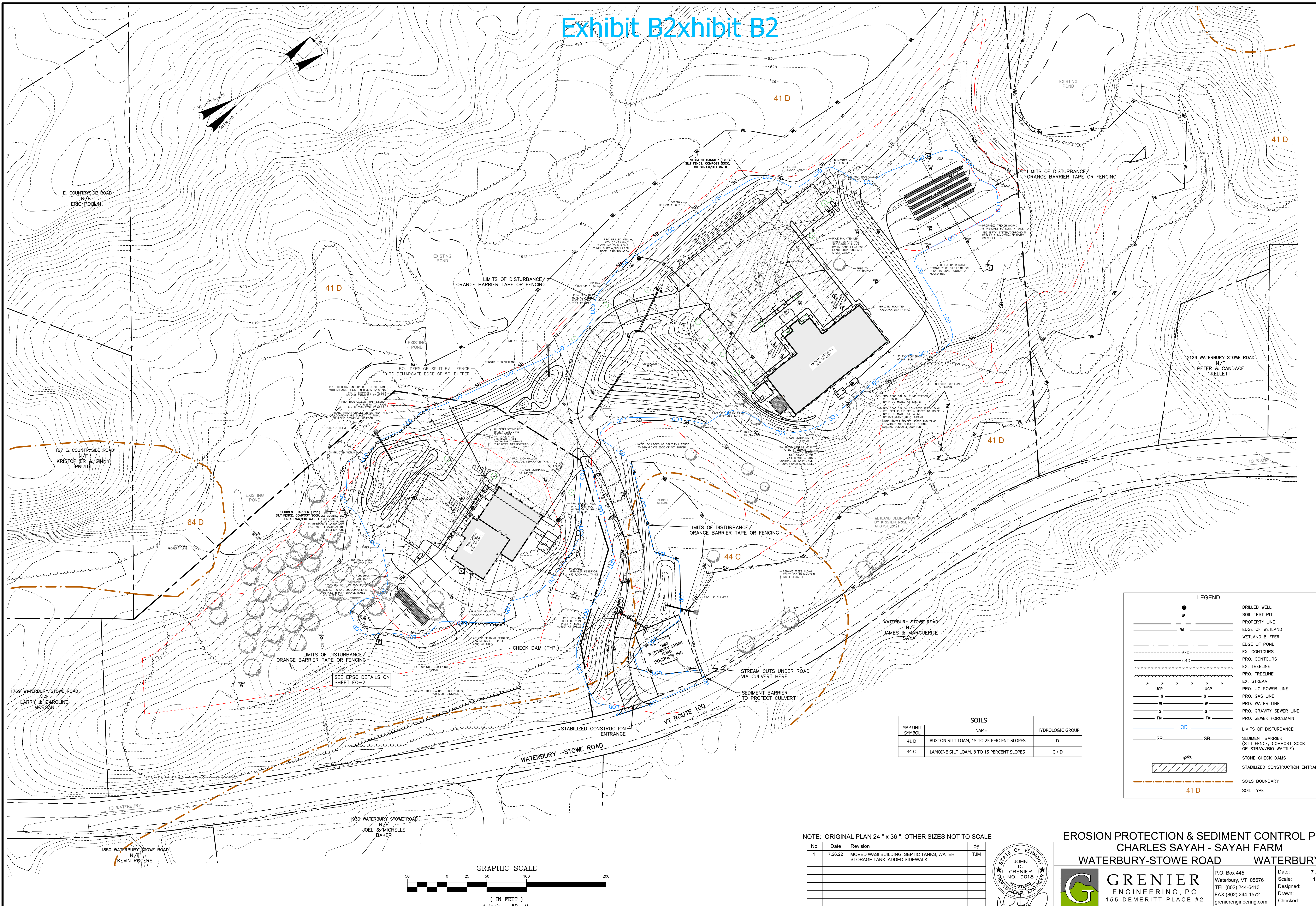
No.	Date	Revision	By
1	7.26.22	MOVED WASH BUILDING, SEPTIC TANKS, WATER STORAGE TANK, ADDED SIDEWALK	TJM



OVERALL SITE PLAN
CHARLES SAYAH - SAYAH FARM
WATERBURY-STOWE ROAD WATERBURY

<p>GRENIER ENGINEERING, PC 155 DEMERITT PLACE #2 Waterbury, VT 05676 TEL (802) 244-6413 FAX (802) 244-1572 grenierengineering.com</p>	<p>Date: 7.13.22 Scale: 1" = 120' Designed: JDG Drawn: TJM Checked: JDG Sheet No: OA-1</p>
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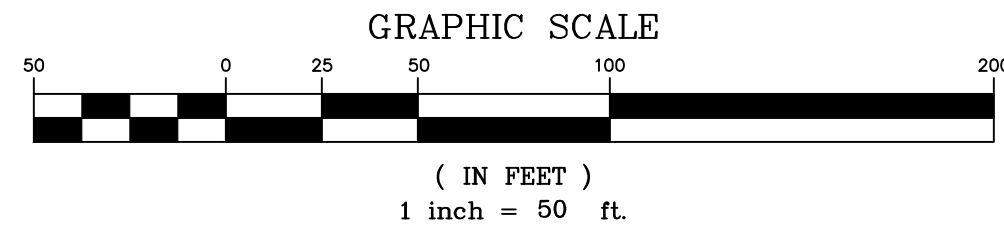
Exhibit B2



LEGEND

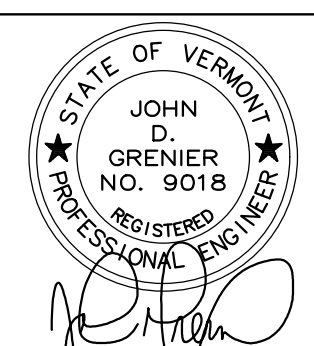
- DRILLED WELL
- SOIL TEST PIT
- PROPERTY LINE
- EDGE OF WETLAND
- WETLAND BUFFER
- EDGE OF POND
- EX. CONTOURS
- PRO. CONTOURS
- EX. TREELINE
- PRO. TREELINE
- EX. STREAM
- PRO. US POWER LINE
- PRO. GAS LINE
- PRO. WATER LINE
- PRO. GRAVITY SEWER LINE
- PRO. SEWER FORCEMAIN
- LIMITS OF DISTURBANCE
- SB SEDIMENT BARRIER (SILT FENCE, COMPOST SOCK OR STRAW/BIO WATTLE)
- STONE CHECK DAMS
- STABILIZED CONSTRUCTION ENTRANCE
- SOILS BOUNDARY
- SOIL TYPE

MAP UNIT SYMBOL	SOILS NAME	HYDROLOGIC GROUP
41 D	BUXTON SILT LOAM, 15 TO 25 PERCENT SLOPES	D
44 C	LAMOINE SILT LOAM, 8 TO 15 PERCENT SLOPES	C / D



NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By
1	7.26.22	MOVED WASI BUILDING, SEPTIC TANKS, WATER STORAGE TANK, ADDED SIDEWALK	TJM



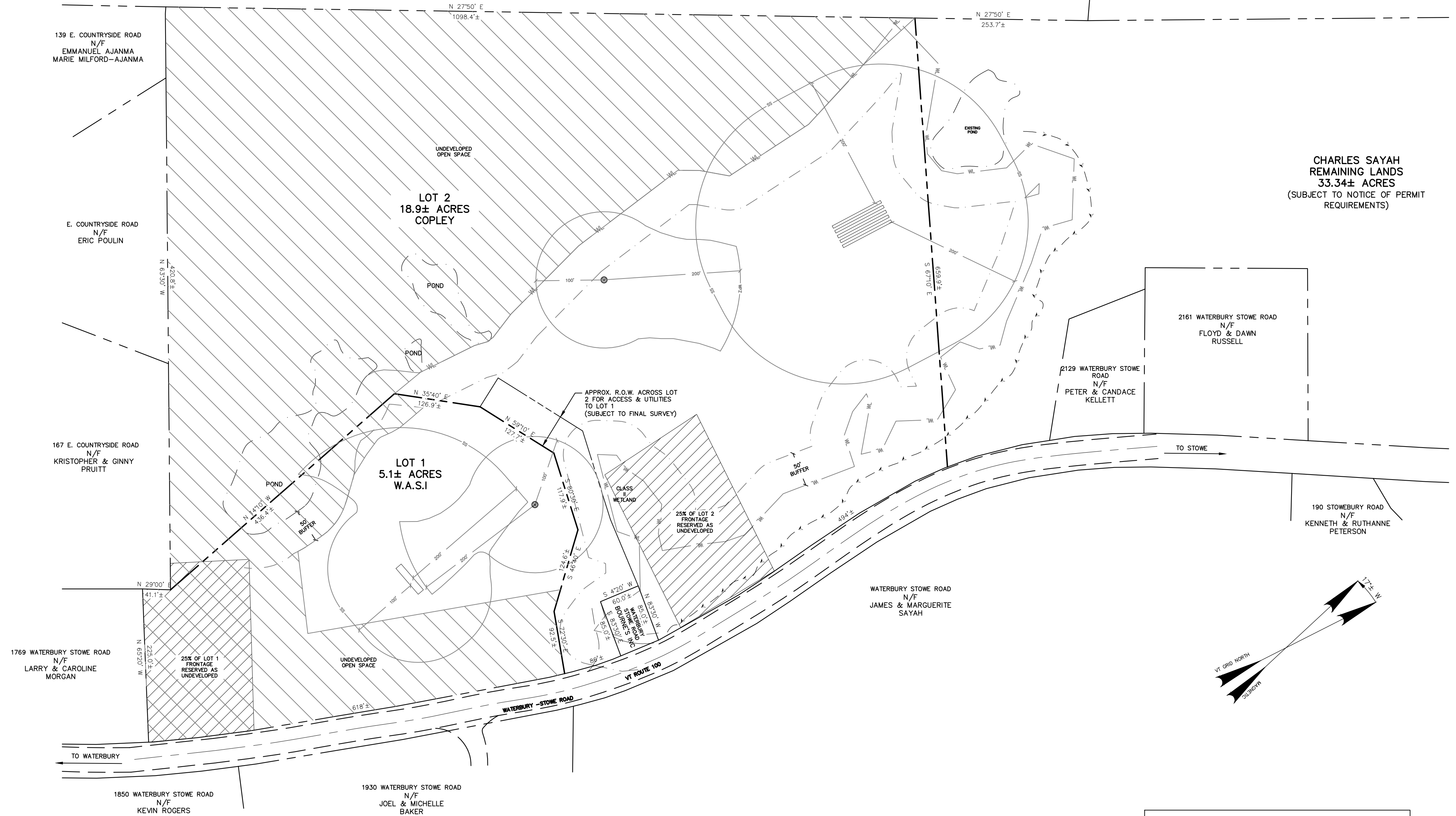
EROSION PROTECTION & SEDIMENT CONTROL PLAN
CHARLES SAYAH - SAYAH FARM
WATERBURY-STOWE ROAD WATERBURY

GRENIER ENGINEERING, PC
 155 DEMERITT PLACE #2
 Waterbury, VT 05676
 TEL (802) 244-6413
 FAX (802) 244-1572
 grenierengineering.com

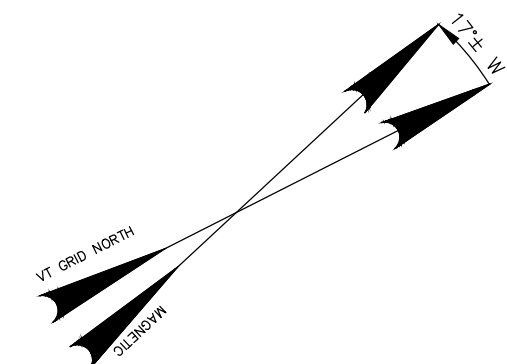
Date: 7.13.22
 Scale: 1" = 50'
 Designed: SH
 Drawn: TJM
 Checked: JDG
 Sheet No: EC-1

Exhibit C

BLUSH HILL ROAD
N/F
DOUGLAS GREASON
PEGEEEN MULHERN



CHARLES SAYAH
REMAINING LANDS
33.34± ACRES
(SUBJECT TO NOTICE OF PERMIT
REQUIREMENTS)



LEGEND

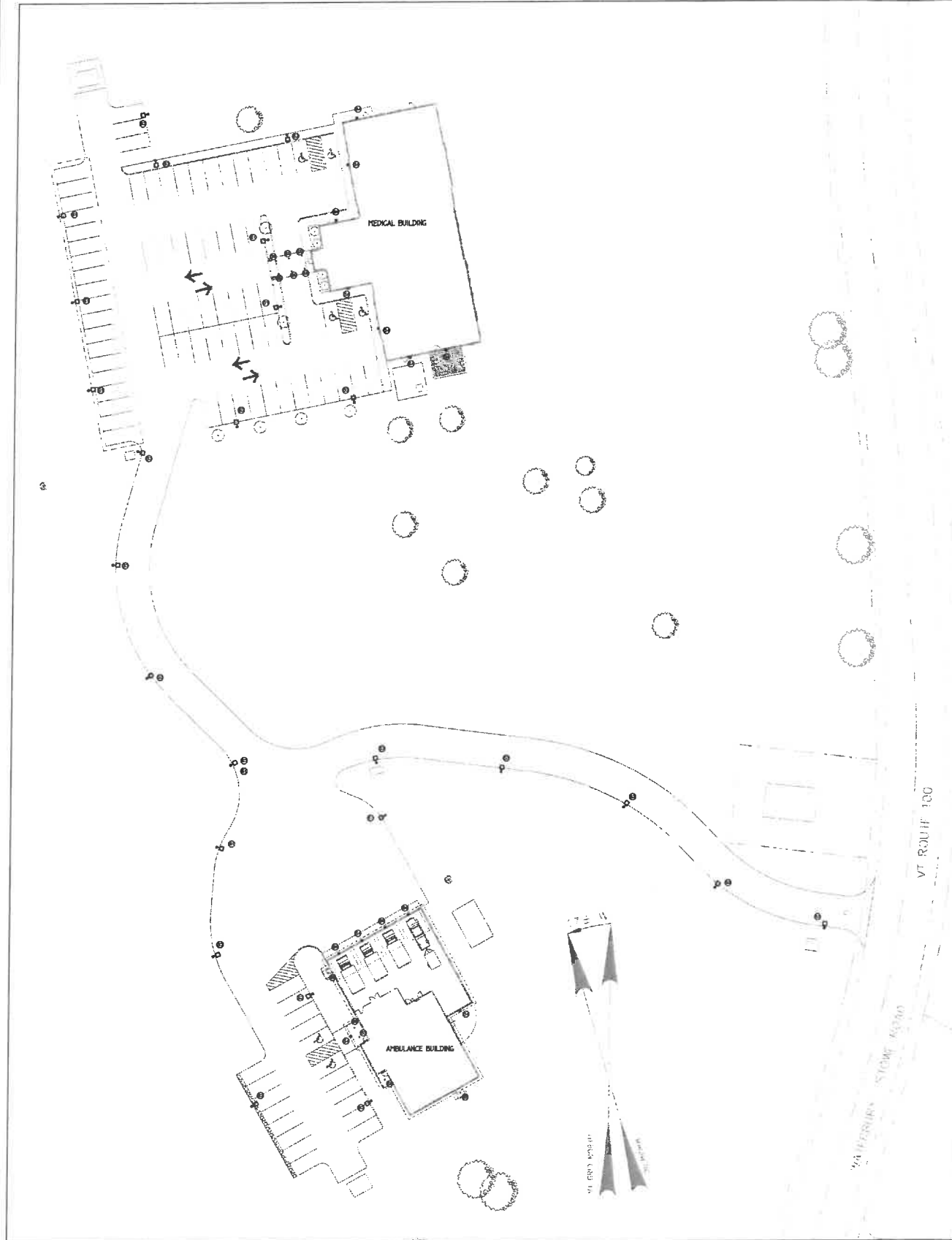
- = PRO. DRILLED WELL
- = PROPERTY LINE
- = HIGHWAY CENTERLINE
- = EDGE OF EX. ROAD/DRIVE
- = EDGE OF WETLAND
- = WETLAND BUFFER
- = EDGE OF POND
- = CL. STREAM
- = WELLHEAD PROTECTION ZONE
- = SEPTIC ISOLATION SHIELD
- = PRO. SEPTIC SYSTEM
- = UNDEVELOPED OPEN SPACE
- = UNDEVELOPED FRONTAGE

THIS IS NOT A FINAL BOUNDARY SURVEY
PROPERTY LINES, BEARINGS AND DISTANCES
SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT
TO FINAL SURVEY AT A LATER DATE.

PRELIMINARY SUBDIVISION SURVEY OF
CHARLES SAYAH – SAYAH FARM
WATERBURY–STOWE ROAD
WATERBURY, VERMONT
JULY 2022
BY GRENIER ENGINEERING, P.C.
P.O. BOX 445 – WATERBURY, VERMONT 05676
SCALE: 1" = 100'



Exhibit D1



D-Series Size 0 JED Area Luminaire

FIXTURE S1, S2, S3

Specifications

Depth (D1): 7.1"

Length: 11.5"

Width: 11.5"

Height: 11.5"

Weight: 11.5"

Introduction

The modern styling of the D-Series is striking yet understated, making it blend seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology, plus a high performance, high efficiency lighting luminaire. The outstanding photometric performance results in a series with excellent uniformity, greater pole spacing and lower center density. It is ideal for replacing up to 40W incandescent with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: D5X0 LED P6 40K T3M MVOLT SPA NLRAR2 PWR-IN DDBXD

Code	Description	Quantity	Unit Price	Total Price
D5X0	5000	1	100.00	100.00
P6	6000	1	100.00	100.00
T3M	7000	1	100.00	100.00
MVOLT	8000	1	100.00	100.00
SPA	9000	1	100.00	100.00
NLRAR2	10000	1	100.00	100.00
PWR-IN	11000	1	100.00	100.00
DDBXD	12000	1	100.00	100.00

Specifications

Code	Description	Quantity	Unit Price	Total Price
D5X0	5000	1	100.00	100.00
P6	6000	1	100.00	100.00
T3M	7000	1	100.00	100.00
MVOLT	8000	1	100.00	100.00
SPA	9000	1	100.00	100.00
NLRAR2	10000	1	100.00	100.00
PWR-IN	11000	1	100.00	100.00
DDBXD	12000	1	100.00	100.00

Accessories

www.lithonia.com

ARC1 LED Architectural Wall Luminaire

FIXTURE S4

Specifications

Depth (D1): 4.1"

Depth (D2): 4.1"

Height: 4.1"

Weight: 4.1"

Introduction

The Lithonia Lighting ARC1 LED wall mounted luminaire provides both architectural lighting and visually comfortable illumination while providing the high energy savings and low maintenance costs for curb financial programs.

Ordering Information

EXAMPLE: ARC1 LED P2-40K MVOLT PE DDBXD

Code	Description	Quantity	Unit Price	Total Price
ARC1	1000	1	100.00	100.00
P2	2000	1	100.00	100.00
40K	3000	1	100.00	100.00
MVOLT	4000	1	100.00	100.00
PE	5000	1	100.00	100.00
DDBXD	6000	1	100.00	100.00

Specifications

Code	Description	Quantity	Unit Price	Total Price
ARC1	1000	1	100.00	100.00
P2	2000	1	100.00	100.00
40K	3000	1	100.00	100.00
MVOLT	4000	1	100.00	100.00
PE	5000	1	100.00	100.00
DDBXD	6000	1	100.00	100.00

Accessories

www.lithonia.com

Accessories

www.lithonia.com

EXTERIOR LIGHTING SCHEDULE

TAG	DESCRIPTION	MAKE & MODEL	POLE HEIGHT	LAMP(S)	ELEC.	REMARKS
51	NEW POLE MOUNTED LED STREET LIGHT	LITHONIA D5X0-P6-30K-T3M-BLC-MVOLT-RPA-DDBXD	15 FEET	70W LED	120V	FURNISH AND INSTALL NEW POLE AND BASE.
52	NEW POLE MOUNTED LED STREET LIGHT	LITHONIA D5X0-P6-30K-T3M-BLC-MVOLT-RPA-DDBXD	15 FEET	70W LED	120V	FURNISH AND INSTALL NEW POLE AND BASE.
53	NEW POLE MOUNTED LED STREET LIGHT	LITHONIA D5X0-P6-30K-T3M-BLC-MVOLT-RPA-DDBXD	15 FEET	70W LED	120V	FURNISH AND INSTALL NEW POLE AND BASE.
54	NEW BUILDING MOUNTED WALLPACK LIGHT	LITHONIA ARC1-P2-30K-T3M-BLC-MVOLT-RPA-DDBXD	4 FEET	70W LED	120V	VERIFY EXACT HEIGHT IN FIELD.
55	NEW 4" LED DOWNLIGHT	LITHONIA LDN4-30-20-104-R-LS6-MVOLT-G2	-	22W LED	120V	PROVIDE HOUSE SIDE SHIELD FOR FULL CUTOFF

NOTES:

- REFER TO SPECIFICATIONS FOR ALL INFORMATION REGARDING POLE MOUNTED FIXTURES. POLE LUMINAIRES SHALL BE MOUNTED AS NOTED ABOVE FINISHED GRADE INCLUDING HEIGHT OF CONCRETE BASES. POLE LIGHTS PROVIDED WITH INTEGRAL MOTION SENSOR. PROVIDE ALL REQUIRED MOUNTING HARDWARE. PROVIDE WITH STANDARD BASE COVER.
- FIXTURES S1 THROUGH S5 PROVIDED WITH MODULES FOR WIRELESS CONTROL.
- BUILDING AND CANOPY FIXTURES (S4 AND S5) TO BE FED VIA LIGHTING INVERTER.
- ALL EXTERIOR LIGHTING TO RUN VIA DDC CONTROLLED RELAYS. SEE DETAIL ON BS-04. FED FROM PANEL BS-01.
- COLORS SELECTED BY ARCHITECT.
- LAMP COLOR TEMPERATURE: 3,000K.
- ALL FIXTURES ARE TO BE EQUIPPED WITH DIMMING DRIVERS. LIGHTING LEVELS FOR EACH FIXTURE ARE TO BE ADJUSTED AFTER INSTALLATION.

LITHONIA LIGHTING

FIXTURE S5

LDN4

FEATURES & SPECIFICATIONS

LDN4-30-20-104-R-LS6-MVOLT-G2

Introduction

The modern styling of the LDN4 is striking yet understated, making it blend seamlessly with its environment. The LDN4 offers the benefits of the latest in LED technology, plus a high performance, high efficiency lighting luminaire. The outstanding photometric performance results in a series with excellent uniformity, greater pole spacing and lower center density. It is ideal for replacing up to 40W incandescent with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: LDN4-30-20-104-R-LS6-MVOLT-G2

Code	Description	Quantity	Unit Price	Total Price
LDN4	1000	1	100.00	100.00
30	2000	1	100.00	100.00
20	3000	1	100.00	100.00
104	4000	1	100.00	100.00
LS6	5000	1	100.00	100.00
MVOLT	6000	1	100.00	100.00
G2	7000	1	100.00	100.00

Specifications

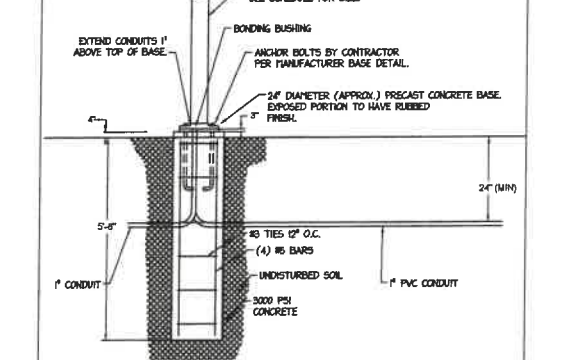
Code	Description	Quantity	Unit Price	Total Price
LDN4	1000	1	100.00	100.00
30	2000	1	100.00	100.00
20	3000	1	100.00	100.00
104	4000	1	100.00	100.00
LS6	5000	1	100.00	100.00
MVOLT	6000	1	100.00	100.00
G2	7000	1	100.00	100.00

Accessories

www.lithonia.com

Accessories

www.lithonia.com



- NOTES:**
- LIGHT POLE BASES SHALL BE PRECAST OR CAST IN PLACE PER DETAIL ABOVE. COORDINATE WITH LIGHTING SUPPLIER EXACT SPECIFICATIONS FOR BASE DESIGN. FURNISH ALL MATERIALS.
 - ALL PVC CONDUIT WITHIN 5' OF POLE AND WITHIN BASE SHALL BE SCHEDULE 40. ALL OTHER CONDUIT SHALL BE SCHEDULE 40 PVC.
 - DETAIL IS DIAGNOSTIC. ACTUAL DETAIL SHALL BE BASED ON VENDOR RECOMMENDATIONS.
 - BASES SHALL BE PROVIDED UNDER THIS PROJECT BY CONTRACTOR.

HANDHOLE SCHEDULE:

NEW HANDHOLES TO BE EQUAL TO QUANTITE PROVIDED, EPDM POLYMER CONCRETE HANDHOLE, 18" DEEP. PROVIDE TIER IS COVER WITH 'LIGHTING' LOGO.

LN CONSULTING

BID SET

NOT FOR CONSTRUCTION

COPLEY/MAS/SAYAH FARM PROJECT

SITE LIGHTING PLAN

DATE: 07/13/2022

1 7/13/22 SITE PLAN

NO. DATE REASON

PROJECT TITLE

SHEET TITLE

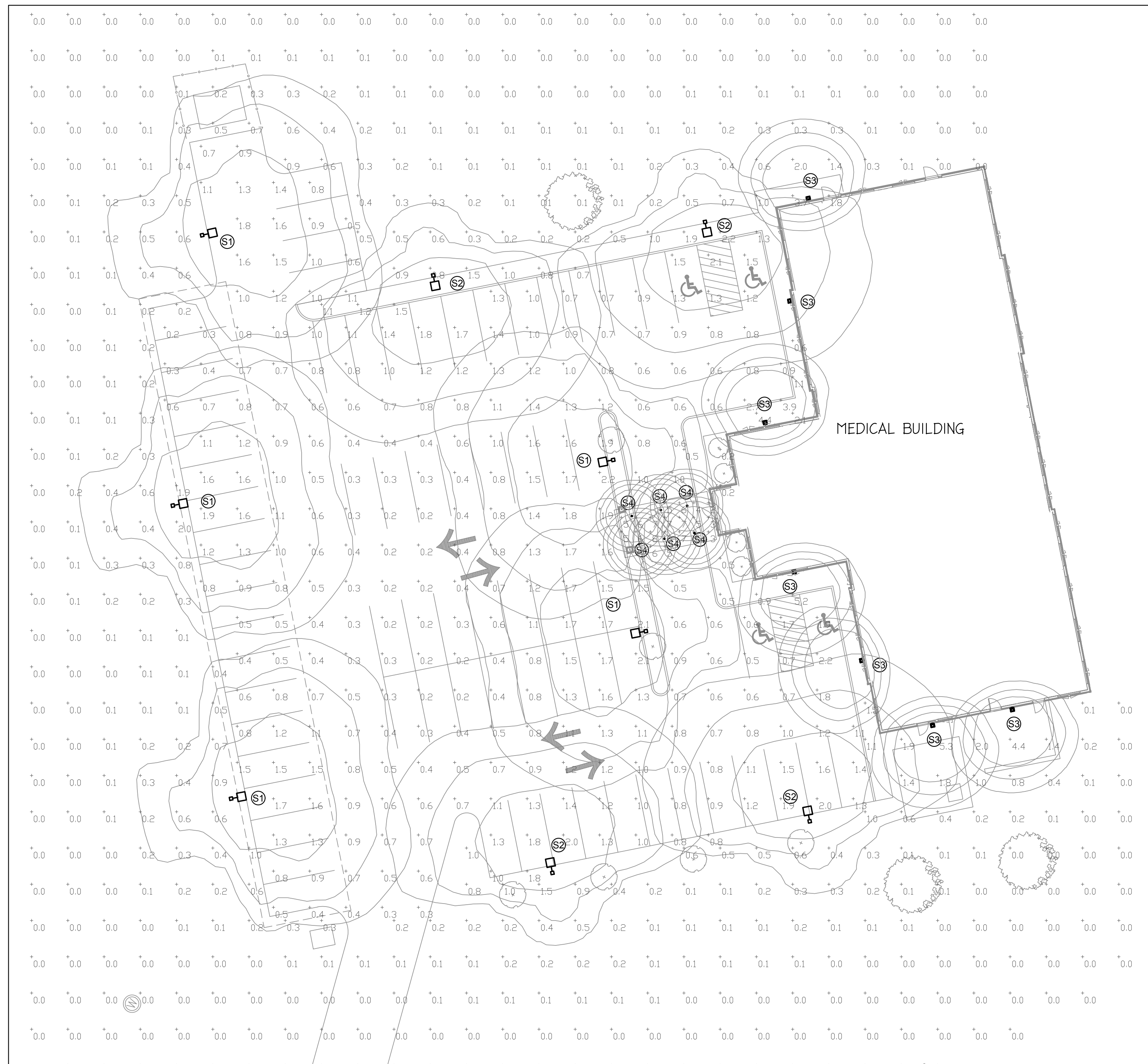
SCALE: AS NOTED

PROJECT NO. 22204

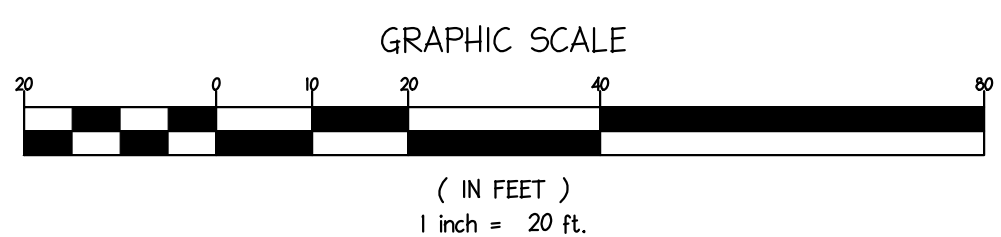
SHEET NO. -

ES-1

Exhibit D3



1 ELECTRICAL SITE LIGHTING LAYOUT
T-20'-0"



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.2 fc	5.3 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.0 fc	3.9 fc	0.2 fc	19.5:l	5.0:l
Under Canopy	+	5 fc	8 fc	2 fc	4.0:l	2.5:l

D-Series Size 0 LED Area Luminaire

Fixture 51, 52, 53

Specifications
 EPA: 0.95 ft² (0.09)
 Length: 26" (0.66)
 Width: 13" (0.33)
 Height: 5" (0.13)
 Height: 7" (0.18)
 Weight (max): 16 lbs (7.26)

Introduction
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTARZ PIRHN DDBXD

Series	LEDs	Color Temperature	Beam Spread	Mounting	Shipped included
DSX0 LED	Forward optics	30K 3000K	T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	MVOLT (100-277V)
	P1 P5	40K 4000K	T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPA (277V-480V)
	P2 P6	50K 5000K	T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	RPA Round pole mounting
	P3 P7		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	RWA Wall bracket
	P4		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Square pole mounting (square adapt)
	P5		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P6		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P7		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P8		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P9		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P10		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P11		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P12		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P13		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P14		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P15		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P16		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P17		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P18		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P19		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P20		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P21		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P22		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P23		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P24		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P25		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P26		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P27		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P28		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P29		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P30		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P31		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P32		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P33		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
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	P38		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P39		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P40		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P41		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P42		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P43		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P44		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P45		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P46		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P47		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P48		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P49		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P50		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P51		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P52		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P53		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P54		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P55		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P56		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P57		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P58		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P59		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P60		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
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	P64		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P65		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P66		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
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	P69		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P70		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P71		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
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	P77		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
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	P80		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P81		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
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	P83		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
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	P90		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
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	P98		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P99		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)
	P100		T35 Spot (4 luminaire)	T35 Spot (4 luminaire)	SPRWA Round pole mounting (square adapt)

Control options

Control options	Other options	Finish options
DSX0 LED	High flow, medium beam spread (15°)	Dark bronze
P1	High flow, medium beam spread (15°)	Black
P2	High flow, medium beam spread (15°)	Neutral aluminum
P3	High flow, medium beam spread (15°)	White
P4	High flow, medium beam spread (15°)	Neutral black bronze
P5	High flow, medium beam spread (15°)	Neutral white
P6	High flow, medium beam spread (15°)	Neutral black
P7	High flow, medium beam spread (15°)	Neutral white
P8	High flow, medium beam spread (15°)	Neutral black
P9	High flow, medium beam spread (15°)	Neutral white
P10	High flow, medium beam spread (15°)	Neutral black
P11	High flow, medium beam spread (15°)	Neutral white
P12	High flow, medium beam spread (15°)	Neutral black
P13	High flow, medium beam spread (15°)	Neutral white
P14	High flow, medium beam spread (15°)	Neutral black
P15	High flow, medium beam spread (15°)	Neutral white
P16	High flow, medium beam spread (15°)	Neutral black
P17	High flow, medium beam spread (15°)	Neutral white
P18	High flow, medium beam spread (15°)	Neutral black
P19	High flow, medium beam spread (15°)	Neutral white
P20	High flow, medium beam spread (15°)	Neutral black
P21	High flow, medium beam spread (15°)	Neutral white
P22	High flow, medium beam spread (15°)	Neutral black
P23	High flow, medium beam spread (15°)	Neutral white
P24	High flow, medium beam spread (15°)	Neutral black
P25	High flow, medium beam spread (15°)	Neutral white
P26	High flow, medium beam spread (15°)	Neutral black
P27	High flow, medium beam spread (15°)	Neutral white
P28	High flow, medium beam spread (15°)	Neutral black
P29	High flow, medium beam spread (15°)	Neutral white
P30	High flow, medium beam spread (15°)	Neutral black
P31	High flow, medium beam spread (15°)	Neutral white
P32	High flow, medium beam spread (15°)	Neutral black
P33	High flow, medium beam spread (15°)	Neutral white
P34	High flow, medium beam spread (15°)	Neutral black
P35	High flow, medium beam spread (15°)	Neutral white
P36	High flow, medium beam spread (15°)	Neutral black
P37	High flow, medium beam spread (15°)	Neutral white
P38	High flow, medium beam spread (15°)	Neutral black
P39	High flow, medium beam spread (15°)	Neutral white
P40	High flow, medium beam spread (15°)	Neutral black
P41	High flow, medium beam spread (15°)	Neutral white
P42	High flow, medium beam spread (15°)	Neutral black
P43	High flow, medium beam spread (15°)	Neutral white
P44	High flow, medium beam spread (15°)	Neutral black
P45	High flow, medium beam spread (15°)	Neutral white
P46	High flow, medium beam spread (15°)	Neutral black
P47	High flow, medium beam spread (15°)	Neutral white
P48	High flow, medium beam spread (15°)	Neutral black
P49	High flow, medium beam spread (15°)	Neutral white
P50	High flow, medium beam spread (15°)	Neutral black
P51	High flow, medium beam spread (15°)	Neutral white
P52	High flow, medium beam spread (15°)	Neutral black
P53	High flow, medium beam spread (15°)	Neutral white
P54	High flow, medium beam spread (15°)	Neutral black
P55	High flow, medium beam spread (15°)	Neutral white
P56	High flow, medium beam spread (15°)	Neutral black
P57	High flow, medium beam spread (15°)	Neutral white
P58	High flow, medium beam spread (15°)	Neutral black
P59	High flow, medium beam spread (15°)	Neutral white
P60	High flow, medium beam spread (15°)	Neutral black
P61	High flow, medium beam spread (15°)	Neutral white
P62	High flow, medium beam spread (15°)	Neutral black
P63	High flow, medium beam spread (15°)	Neutral white
P64	High flow, medium beam spread (15°)	Neutral black
P65	High flow, medium beam spread (15°)	Neutral white
P66	High flow, medium beam spread (15°)	Neutral black
P67	High flow, medium beam spread (15°)	Neutral white
P68	High flow, medium beam spread (15°)	Neutral black
P69	High flow, medium beam spread (15°)	Neutral white
P70	High flow, medium beam spread (15°)	Neutral black
P71	High flow, medium beam spread (15°)	Neutral white
P72	High flow, medium beam spread (15°)	Neutral black
P73	High flow, medium beam spread (15°)	Neutral white
P74	High flow, medium beam spread (15°)	Neutral black
P75	High flow, medium beam spread (15°)	Neutral white
P76	High flow, medium beam spread (15°)	Neutral black
P77	High flow, medium beam spread (15°)	Neutral white
P78	High flow, medium beam spread (15°)	Neutral black
P79	High flow, medium beam spread (15°)	Neutral white
P80	High flow, medium beam spread (15°)	Neutral black
P81	High flow, medium beam spread (15°)	Neutral white
P82	High flow, medium beam spread (15°)	Neutral black
P83	High flow, medium beam spread (15°)	Neutral white
P84	High flow, medium beam spread (15°)	Neutral black
P85	High flow, medium beam spread (15°)	Neutral white
P86	High flow, medium beam spread (15°)	Neutral black
P87	High flow, medium beam spread (15°)	Neutral white
P88	High flow, medium beam spread (15°)	Neutral black
P89	High flow, medium beam spread (15°)	Neutral white
P90	High flow, medium beam spread (15°)	Neutral black
P91	High flow, medium beam spread (15°)	Neutral white
P92	High flow, medium beam spread (15°)	Neutral black
P93	High flow, medium beam spread (15°)	Neutral white
P94	High flow, medium beam spread (15°)	Neutral black
P95	High flow, medium beam spread (15°)	Neutral white
P96	High flow, medium beam spread (15°)	Neutral black
P97	High flow, medium beam spread (15°)	Neutral white
P98	High flow, medium beam spread (15°)	Neutral black
P99	High flow, medium beam spread (15°)	Neutral white
P100	High flow, medium beam spread (15°)	Neutral black

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-5ERV (5378) • www.lithonia.com DSX0 LED Rev. 07/15/22 Page 1 of 8

ARC1 LED Architectural Wall Luminaire

Fixture 54

Specifications
 Depth (D1): 6.5"
 Depth (D2): 4.75"
 Height: 5"
 Width: 11"
 Weight (without options): 7 lbs

Introduction
 The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback. ARC1 delivers up to 3,000 lumens with a soft, non-pollinated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Luminaire	Standard 5k, 6° x 6°	Cold 5k, 24° x 24°	P1	P2	P3	P4	P5
ARC1 LED	400	—	1,500	2,000	3,000	—	—

WASI BLDG/Site

D-Series Size 1 LED Area Luminaire



d^{series}

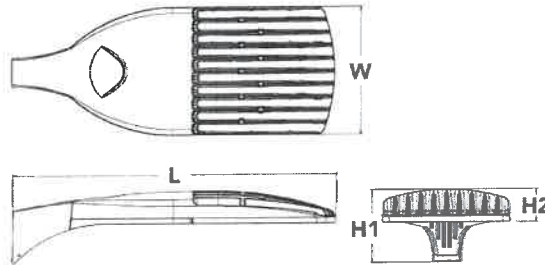


Buy American

Catalog Number	S1
Notes	
Type	Pole Mounted Fixture

Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (838 mm)
Width:	13" (330 mm)
Height H1:	7-1/2" (190 mm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	30K 3000 K	T1S Type I short (Automotive)	MVOLT ⁵ XVOLT (277V-480V) ^{6,7,8} 120 ⁹ 208 ⁹ 240 ⁹ 277 ⁹ 347 ⁹ 480 ⁹	Shipped included SPA Square pole mounting RPA Round pole mounting ⁴ WBA Wall bracket ⁴ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ⁹ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹²
	P1 P4 ¹ P7 ¹	40K 4000 K			
	P2 P5 ¹ P8	50K 5000 K	T2M Type II medium		
	P3 P6 ¹ P9 ¹		T3S Type III short		
	Rotated optics		T3M Type III medium		
	P10 ² P12 ²		T4M Type IV medium		
	P11 ² P13 ^{1,2}		TFTM Forward throw medium		
			TSVS Type V very short ⁴		
			TSS Type V short ⁴		
			TSM Type V medium ⁴		
		TSW Type V wide ⁴			
		BLC Backlight control ⁴			
		LCCO Left corner cutoff ⁴			
		RCCO Right corner cutoff ⁴			

Control options	Other options	Finish ^{10,11,12}
Shipped installed	Shipped installed	DDBXD Dark bronze
NLTAIR2 nLight AIR generation 2 enabled ¹³	HS House-side shield ¹⁴	DBLXD Black
PIRHN Network, high/low motion/ambient sensor ¹⁵	SF Single fuse (120, 277, 347V) ⁹	DNAXD Natural aluminum
PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁶	DF Double fuse (208, 240, 480V) ⁹	DWHXD White
PER5 Five-pin receptacle only (controls ordered separate) ^{15, 16}	L90 Left rotated optics	DDBTXD Textured dark bronze
PER7 Seven-pin receptacle only (controls ordered separate) ^{15, 16}	R90 Right rotated optics ¹⁷	DBLBXD Textured black
DWG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷	HA 50°C ambient operations ¹⁸	DNATXD Textured natural aluminum
DS Dual switching ^{19, 20}	BAA Buy America(n) Act Compliant	DWHGXD Textured white
	Shipped separately	
	BS Bird spikes ²¹	
	EGS External glare shield	



WASI BLDG/Site

D-Series Size 1 LED Wall Luminaire



Buy American

Catalog Number **S2**

Notes

Type **Garage Door Light**

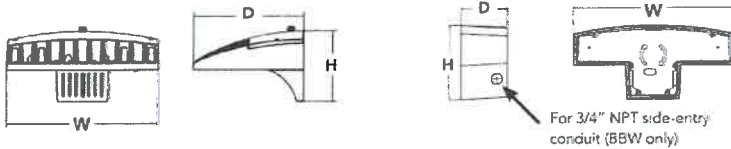
d³series

Specifications Luminaire

Width: 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) **E20WC Weight:** 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350mA 530 530 mA	30K 3000 K 40K 4000 K	T2S Type II Short T2M Type II Medium	MVOLT ² 120 ³	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁵	Shipped installed PE Photoelectric cell, button type ⁷ DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ¹¹ PIRH 180° motion/ambient light sensor, 15-30' mtg ht ¹¹ PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹² PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹² E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant ⁸
	20C 20 LEDs (two engines)	700 700 mA 1000 1000 mA (1 A)	50K 5000 K AMBPC Amber phosphor converted	T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	208 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}		

Other Options	Finish
Shipped installed	DDBXD Dark bronze
SF Single fuse (120, 277 or 347V) ¹⁰	DBLXD Black
DF Double fuse (208, 240 or 480V) ¹⁰	DNAXD Natural aluminum
HS House-side shield ¹¹	DWHXD White
SPD Separate surge protection ¹²	DSSXD Sandstone
	DDBTXD Textured dark bronze
	DBLBXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

Accessories

Order and ship separately

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWVG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with E20WC
- Also available as a separate accessory; see Accessories information.
- Not available with E20WC



WASI BLDG/Site

D-Series Size 1 LED Wall Luminaire



Buy American

Catalog Number **S3**

Notes

Type **Man Door Light**

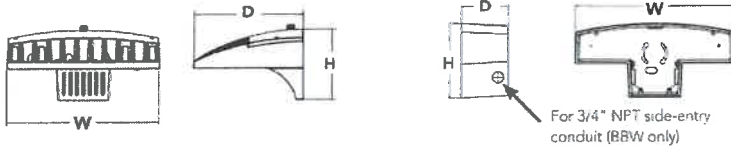
d"series

Specifications Luminaire

Width: 13-3/4" (34.9 cm)
Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm)
Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm)
Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K	T2S Type II Short T2M Type II Medium T3S Type III Short	MVOLT ² 120 ³ 208 ³	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ²	Shipped installed PE Photoelectric cell, button type ¹ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ¹ PIRH 180° motion/ambient light sensor, 15-30' mtg ht ¹ PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹² PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹² E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant ³
	20C 20 LEDs (two engines) ⁴	1000 1000 mA (1 A)	AMBPC Amber phosphor converted	T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}		

Other Options	Finish
Shipped installed	DDBXD Dark bronze
SF Single fuse (120, 277 or 347V) ^{5,6}	DBLXD Black
DF Double fuse (208, 240 or 480V) ^{5,6}	DNAXD Natural aluminum
HS House-side shield ¹¹	DWHXD White
SPD Separate surge protection ⁹	DSSXD Sandstone
BSW Bird-deterrent spikes	DDBTXD Textured dark bronze
VG Vandal guard	DBLXD Textured black
DDL Diffused drop lens	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

Accessories

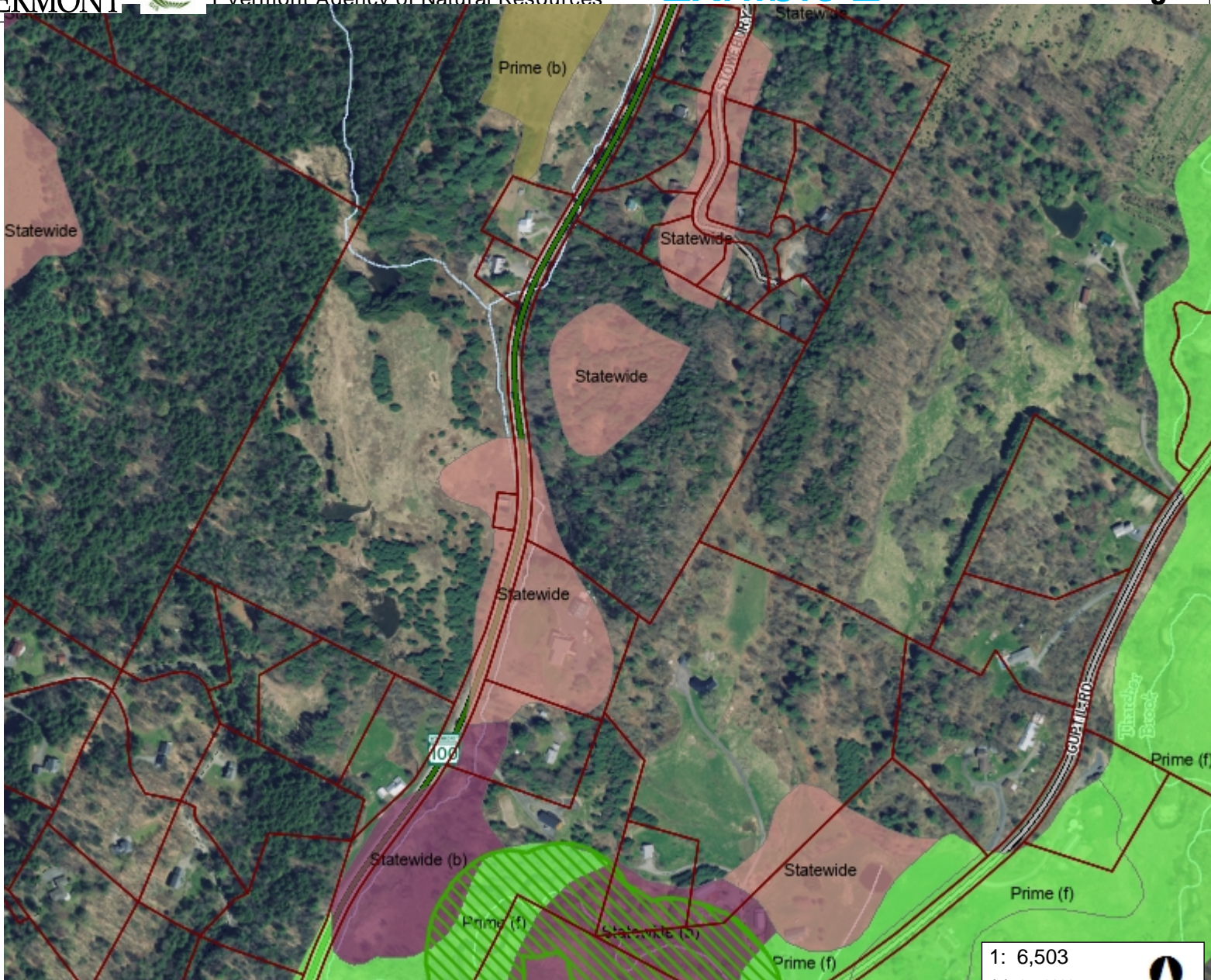
Ordered and shipped separately.

OSXWHS U	House-side shield (one per light engine)
OSXWBSW U	Bird-deterrent spikes
OSXW1VG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. No: available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode :ES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with E20WC.
- Also available as a separate accessory; see Accessories information.
- Not available with E20WC.





LEGEND

- Amphibian and Reptile Crossir
 - Confirmed
 - Potential
- Rare Threatened Endangered
 - Threatened or Endangered
 - Rare
- Significant Natural Community Uncommon Species and Other
 - Animal
 - Plant
 - Natural Community
- Deer Wintering Areas
- Indiana Bat Hibernacula
- Indiana Bat Summer Range
 - Observed
 - Potential
- Soils - Prime Agricultural
 - Local
 - Local (b)
 - Not rated
 - Prime
 - Prime (b)
 - Prime (f)
 - Statewide
 - Statewide (a)
 - Statewide (b)
 - Statewide (c)

1: 6,503
July 27, 2022



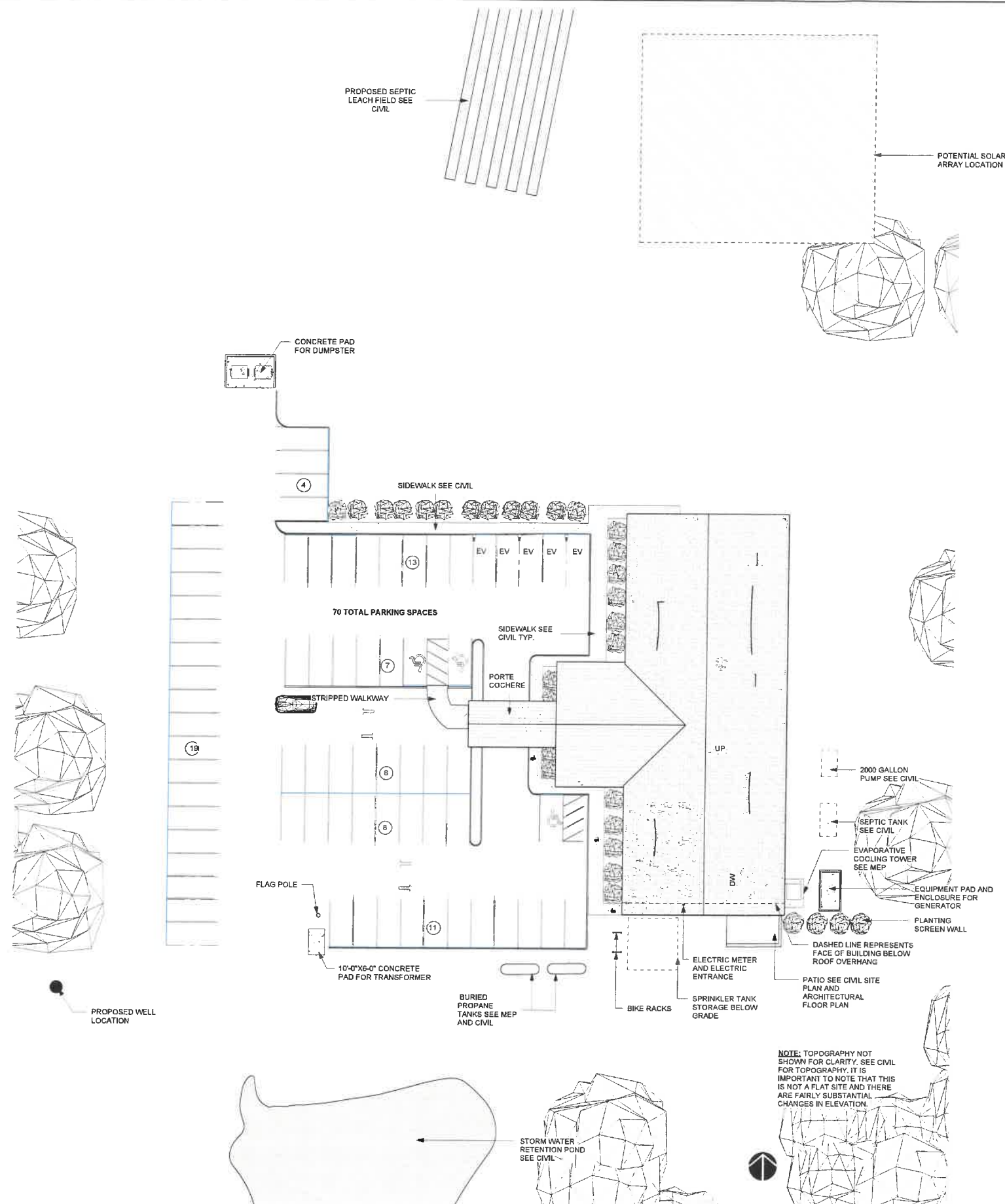
NOTES

Map created using ANR's Natural Resources Atlas

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 WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 542 Ft. 1cm = 65 Meters
 © Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

Exhibit F1



NOTE: TOPOGRAPHY NOT SHOWN FOR CLARITY. SEE CIVIL FOR TOPOGRAPHY. IT IS IMPORTANT TO NOTE THAT THIS IS NOT A FLAT SITE AND THERE ARE FAIRLY SUBSTANTIAL CHANGES IN ELEVATION.

1 Site
3/64" = 1'-0"

SCOTT + PARTNERS
ARCHITECTURE

7 CARMICHAEL ST. ESSEX JUNCTION, VT 05462
P 802.879.5163 F 802.872.2764 SCOTTPARTNERS.COM

project name:
COPLEY MANSFIELD ORTHOPAEDICS

project address:
SAYAH FARM WATERBURY STOWE ROAD WATERBURY VERMONT 05676

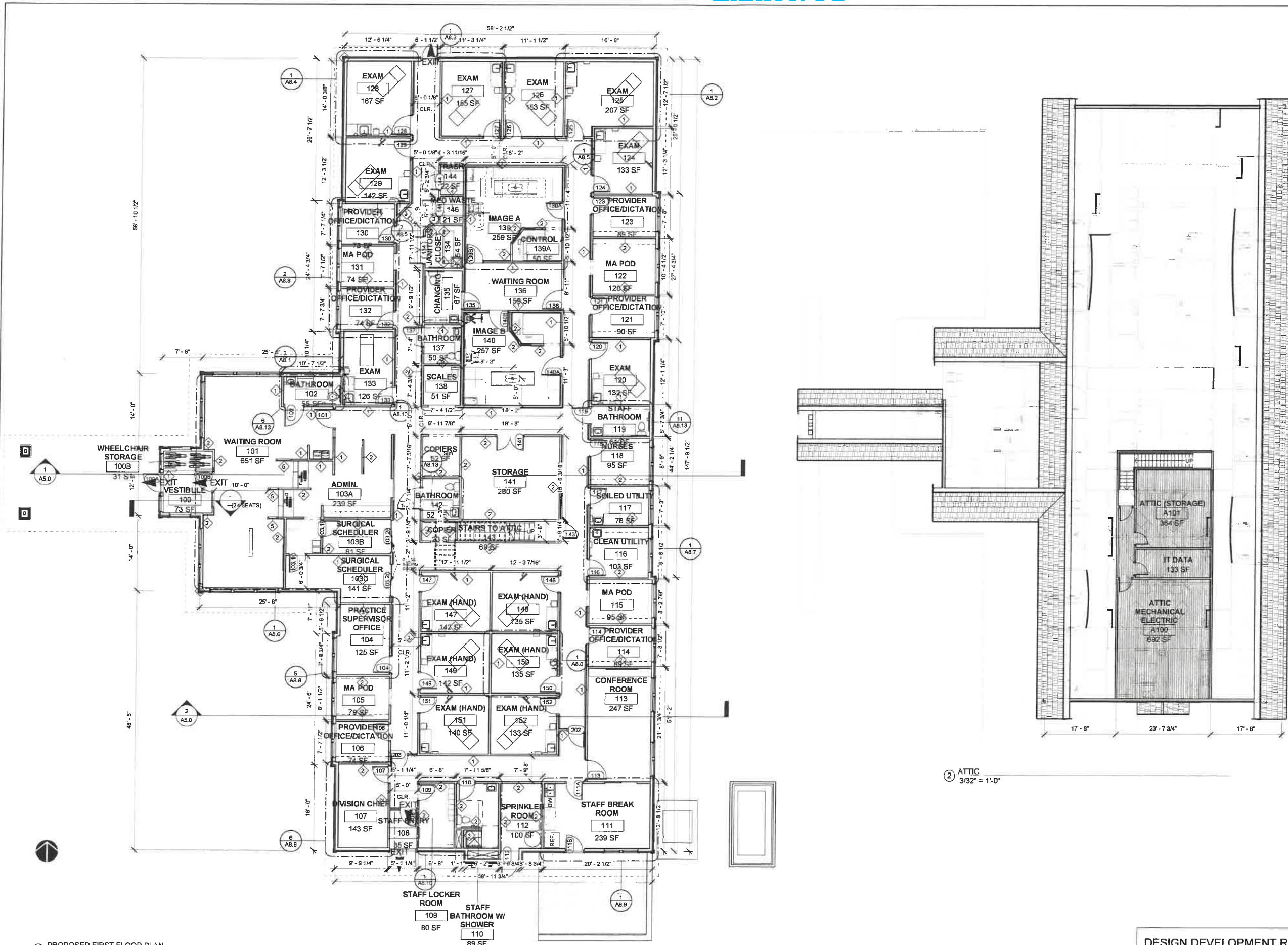
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project no. 22-1513
checked by: Checker
drawn by: Author
proj. date: 07/13/2022
sheet date: 06/30/22

No	Date	Revisions

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SCHEMATIC ARCHITECTURAL SITE PLAN

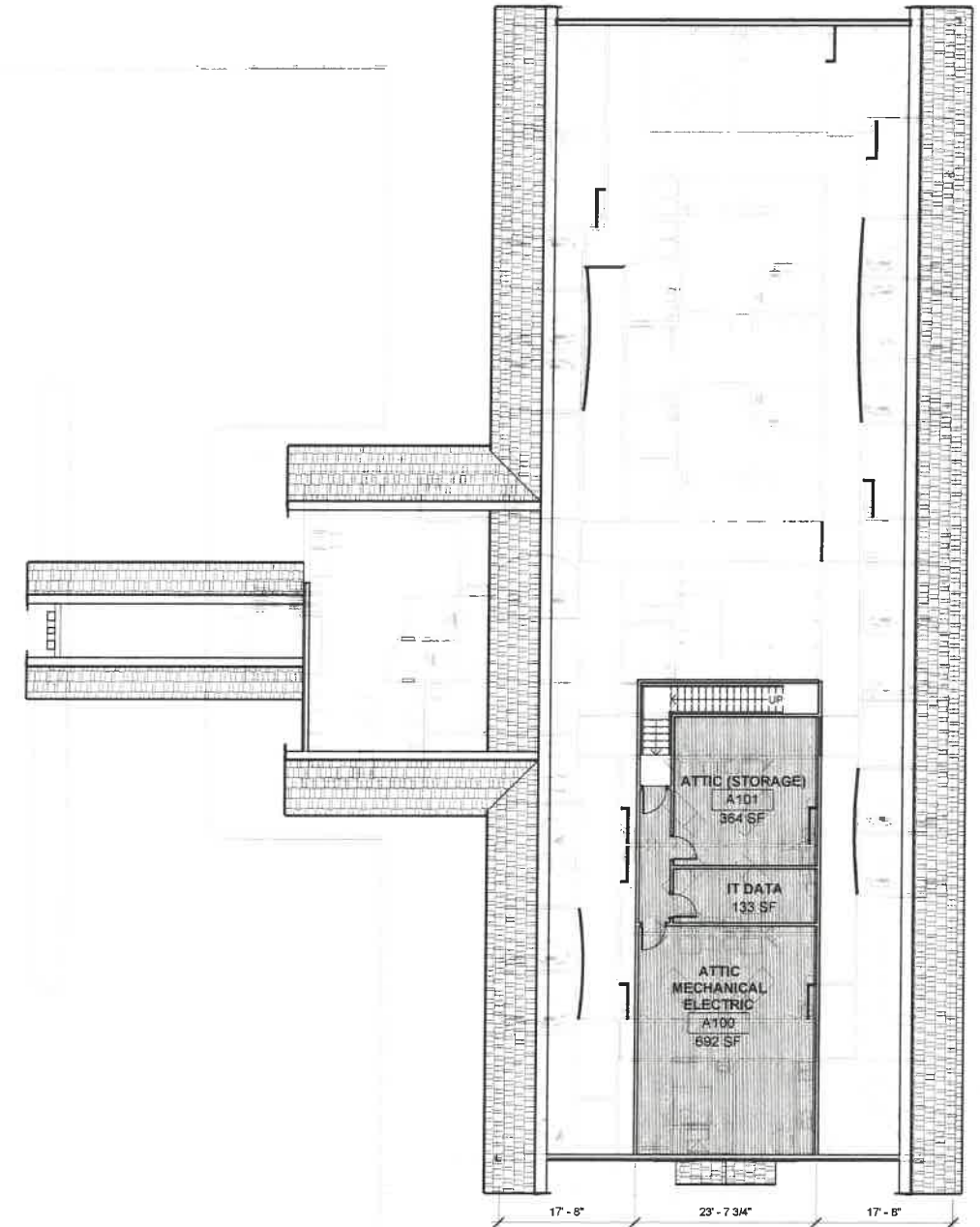
sheet no.
A1.0

DESIGN DEVELOPMENT RECORD
SET NOT FOR CONSTRUCTION



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

2 ATTIC
3/32" = 1'-0"



DESIGN DEVELOPMENT RECORD
SET NOT FOR CONSTRUCTION

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 <p>SCOTT + PARTNERS ARCHITECTURE</p> <p>7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452 P 802.879.5153 F 802.872.2764 SCOTTPARTNERS.COM</p>							
<p>COPLEY MANSFIELD ORTHOPAEDICS</p>							
<p>project name: COPLEY MANSFIELD ORTHOPAEDICS</p> <p>project address: SAYAH FARM VIA WATERBURY STOWE ROAD WATERBURY VERMONT 05676</p>							
<p>scale: As indicated</p> <p>project no: 22-1513</p> <p>checked by: JBA</p> <p>drawn by: JN</p> <p>proj. date: 07/13/2022</p> <p>sheet date: 07/13/2022</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No</th> <th>Date</th> <th>Revisions</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No	Date	Revisions			
No	Date	Revisions					
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<p>sheet no. A2.0</p>							

Exhibit F3



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SCOTT + PARTNERS
ARCHITECTURE

7 CARMICHAEL ST. ESSEX JUNCTION, VT 05462
P 802.879.5193 F 802.872.2764 SCOTTPARTNERS.COM

Project name:
**COPLEY MANSFIELD
ORTHOPAEDICS**

Project address:
SAYAH FARM WATERBURY STOWE ROAD WATERBURY
VERMONT 05676

scale: 1/8" = 1'-0"
project no. 22-1513
checked by: JBA
drawn by: JN
proj. date: 07/13/2022
sheet date: 06/30/22

No	Date	Revisions

sheet title:
**EXTERIOR
ELEVATIONS**

sheet no.
A4.0

DESIGN DEVELOPMENT RECORD
SET NOT FOR CONSTRUCTION

Exhibit F4



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SCOTT + PARTNERS
ARCHITECTURE

7 CARMICHAEL ST. ESSEX JUNCTION, VT 05652
P 802.878.5163 | F 802.872.2764 | SCOTTPARTNERS.COM

project name:
**COPLEY MANSFIELD
ORTHOPAEDICS**

project address:
SAYAH FARM, WATERBURY, STOWIE ROAD, WATERBURY
VERMONT 05676

scale:
project no. 22-1513
checked by: JBA
drawn by: JN
proj. date: 07/13/2022
sheet date: 06/30/22

No	Date	Revisions

sheet title:
**EXTERIOR
PERSPECTIVES**

sheet no.
A4.1

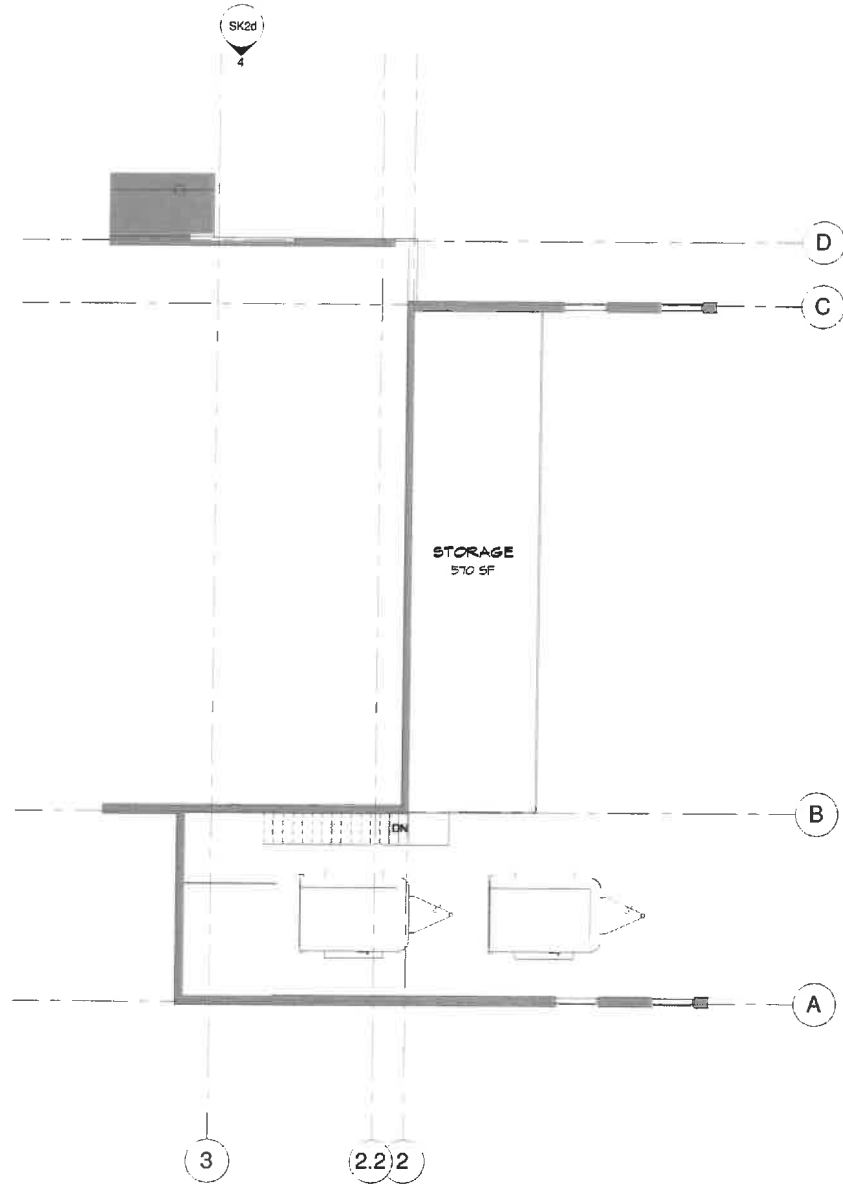
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Exhibit G1

EHDanson
Associates, PLLC
Architects
St. Johnsbury, Vermont
802.748.5208
www.ehdanson.com

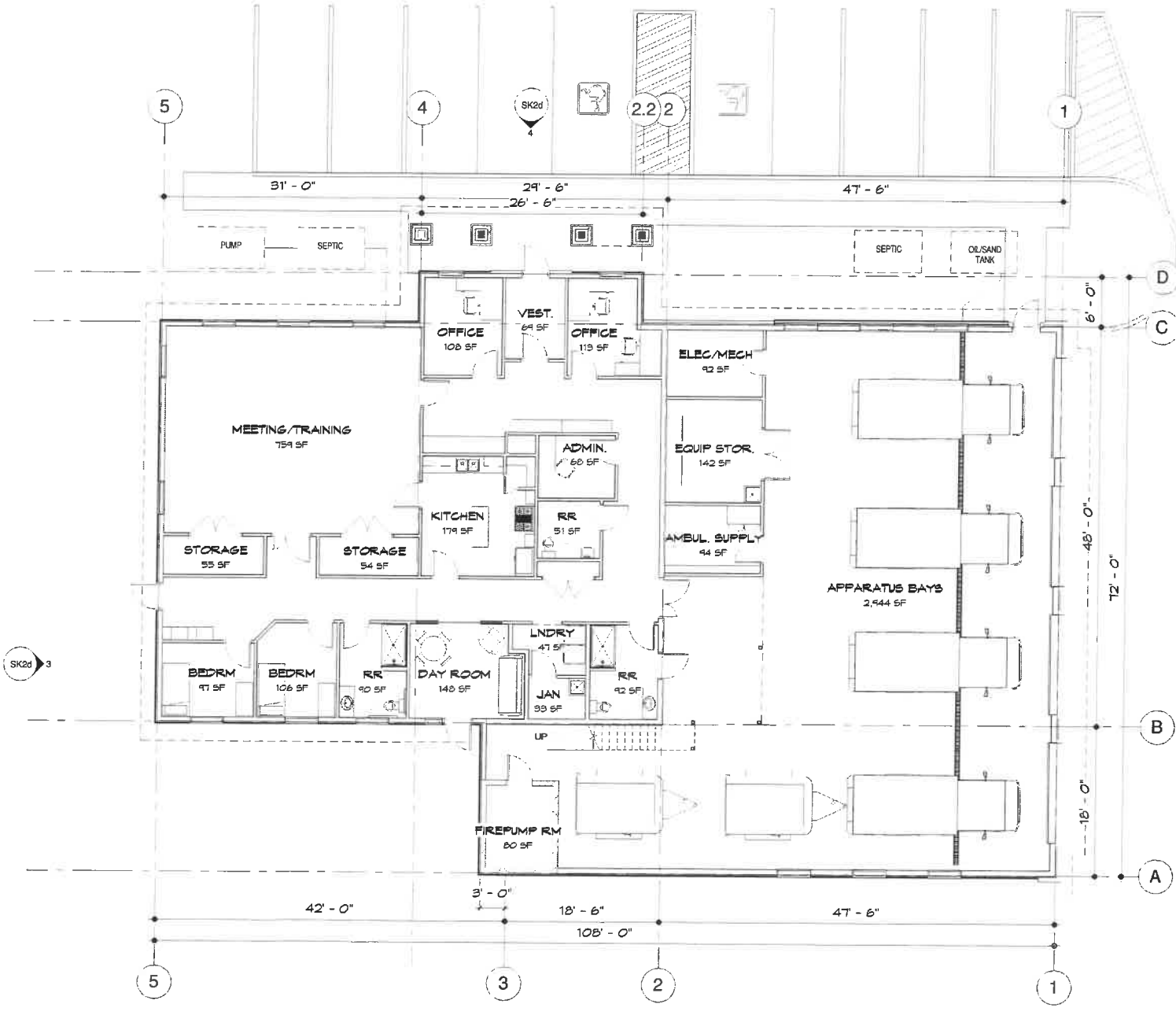
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LVL 2-MEZZANINE

SCALE: 1/8" = 1'-0"



LVL 1 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

Proposed New Building for:
Waterbury Ambulance Service, Inc.
2022 VT Route 100, Waterbury, VT

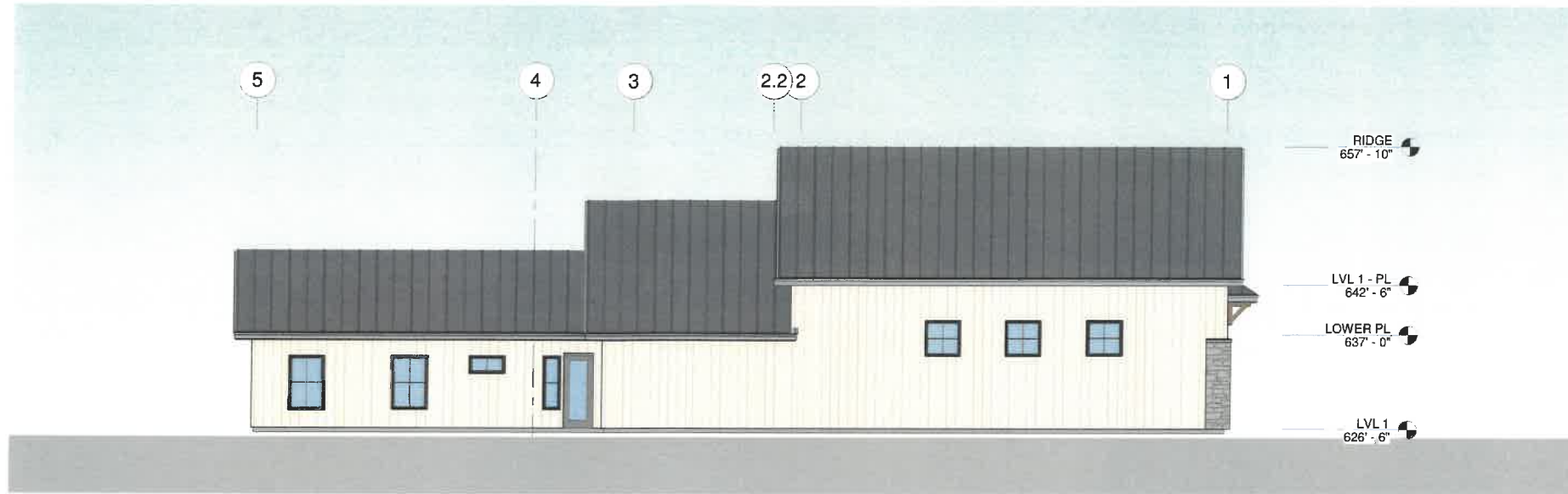
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Scheme "D" Floor Plan

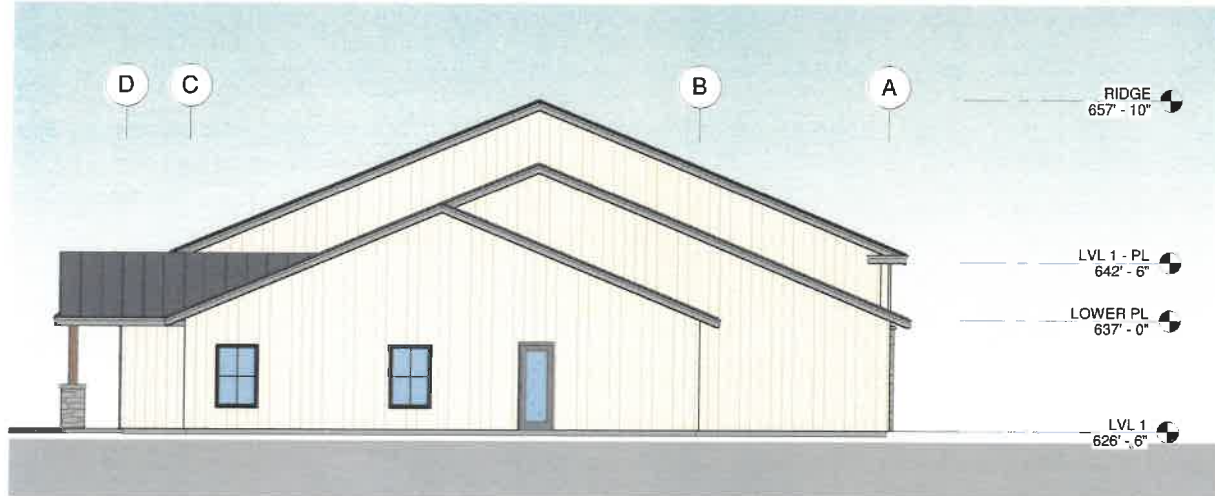
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SK1d

Exhibit G2



EAST ELEVATION
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1



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
3



NORTH ELEVATION
SCALE: 1/8" = 1'-0"
2



WEST ELEVATION
SCALE: 1/8" = 1'-0"
4

EHDanson
Associates, PLLC
Architects
St. Johnsbury, Vermont
802.746.5236
www.ehdanson.com

Proposed New Building for:
Waterbury Ambulance Service, Inc.
2022 VT Route 100, Waterbury, VT

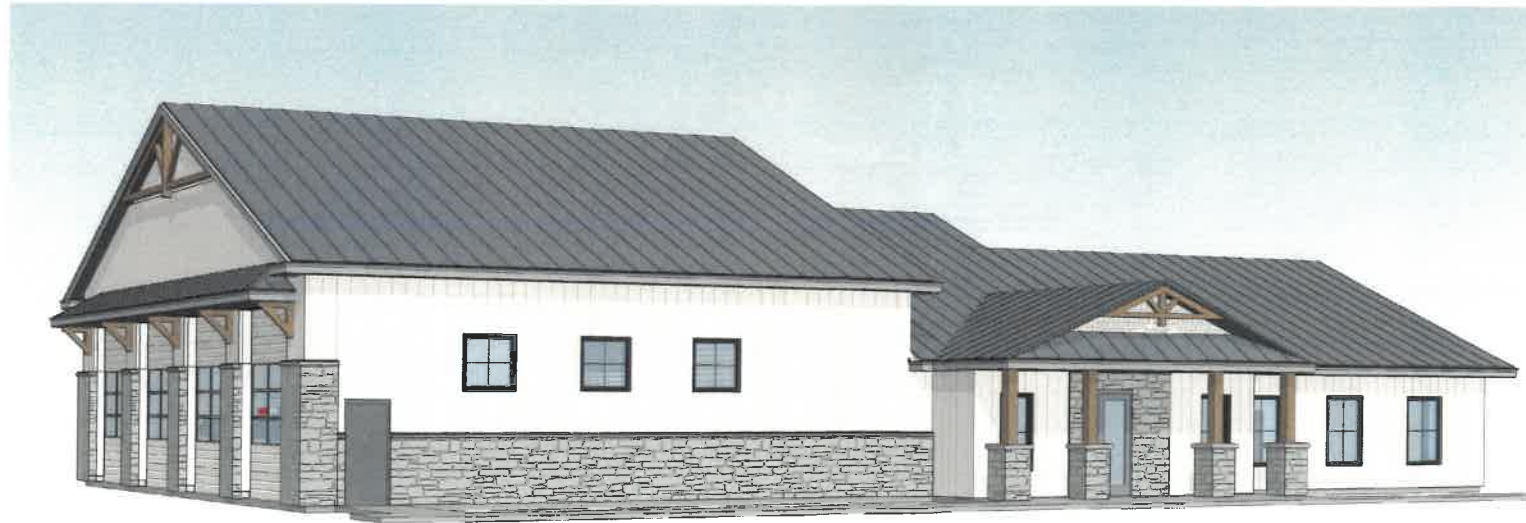
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Scheme "D" Exterior Elevations

SHEET NUMBER
SK2d

Exhibit G3



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Associates P.L.L.C.
Architects
St. Johnsbury, Vermont
802.748.5239
www.ehdanson.com

Proposed New Building for:
Waterbury Ambulance Service, Inc.
2022 VT Route 100, Waterbury, VT

SCALE: AS NOTED
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REVISION
DATE
NUMBER
Scheme "D"
Perspectives

SHEET NUMBER

SK3d



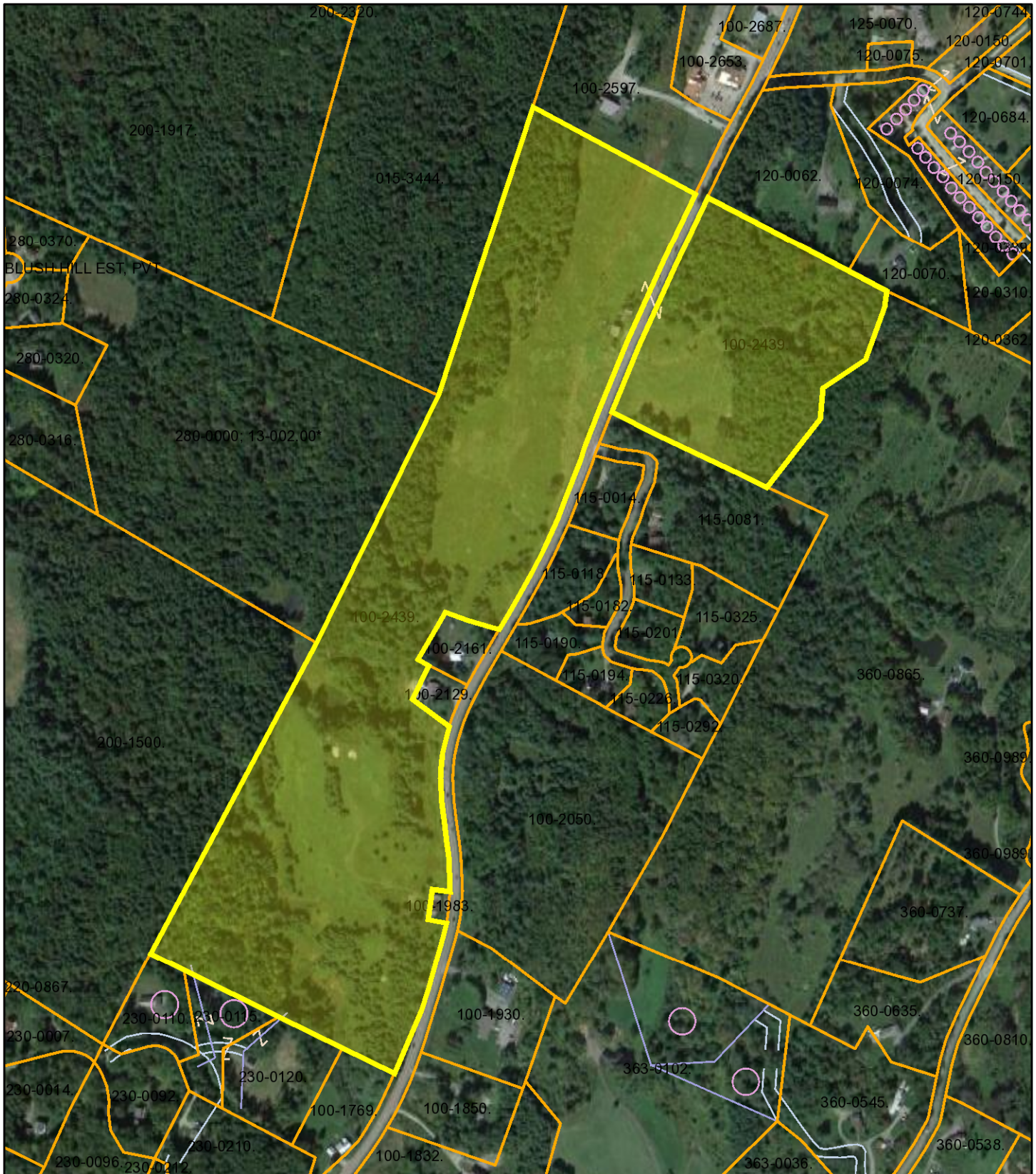
Copley-WASI/Sayah

Exhibit H2

Waterbury Center, VT

1 inch = 538 Feet

August 4, 2022



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