

# TOWN OF WATERBURY ZONING PERMIT APPLICATION

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

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 802-244-1012.

## CONTACT INFORMATION

### APPLICANT

Name: Connor Arnot  
 Mailing Address: 181 Bittersweet Lane,  
Waterbury Center, VT, 05677  
 Home Phone : 802-324-9655  
 Work/Cell Phone: \_\_\_\_\_  
 Email: cbarnot@gmail.com

### PROPERTY OWNER (if different from Applicant)

Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Home Phone : \_\_\_\_\_  
 Work/Cell Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

## PROJECT DESCRIPTION

Physical location of project (E911 address): 0 Sweet rd, Lot 1,  
Waterbury Center, VT, 05677  
 Lot size: 3.98± Zoning District: MDR, RHS  
 Existing Use: Undeveloped Proposed Use: Residential  
 Brief description of project: Construction of a Single Family Home  
 and accessory dwelling unit within the previously approved building envelope on Lot 1.

Cost of project: \$ Unknown Estimated start date: Spring 2024  
 Water system: On-site Well Waste water system: Off site shared leach field

### EXISTING

Square footage: N/A Height: N/A  
 Number of bedrooms/baths: N/A  
 # of parking spaces: N/A  
 Setbacks: front: \_\_\_\_\_  
 sides: \_\_\_\_\_ / \_\_\_\_\_ rear: \_\_\_\_\_

### PROPOSED

Square footage: 1704' Height: 33' 9"  
 Number of bedrooms/bath: 3Bd/2Ba  
 # of parking spaces: 4  
 Setbacks: front: 545' ±  
 sides: LEFT 69'± / RIGHT 157'± rear. 59' ±

## 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 \_\_\_\_\_

**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.


S E E A T T A C H E D

**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		5/2/2024
Property Owner Signature		5/2/2024

**CONTACT** Zoning Administrator Phone: (802) 244-1012  
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

# 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.

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

## PROJECT DESCRIPTION

Brief description of project: Construction of a Single Family Home and Accessory Dwelling Unit within the  
previously approved building envelope on Lot 1.

## CONDITIONAL USE CRITERIA

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

1. Describe how the proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it (including roads and highways, municipal water or sewer systems, school system, fire protection services):

The proposed use is residential which is consistent with the lot's original approval. The lot was previously reviewed and approved in terms of community facilities. The lot has been approved for water on-site and a shared private septic system. The dwellings will not be connected to municipal water or sewer systems.

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:

The lot's use will be residential, as previously approved the building has been designed in conformance with the ridgeline overlay district guidance and is located in the approved building envelope, therefore no adverse impacts are anticipated.

3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect

The residential use is previously approved and allowed in the MDR & RHS zoning district. The proposed building is within the previously approved building envelope and meets all applicable regulations.

4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:

Other than standard noise and activities during construction, none of these items are anticipated to occur with a proposed residence within the approved building zone. Any dust during construction will be controlled by the contractor.

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?

Not applicable. No removal of earth or mineral products is involved, other than possibly incidental to construction.

**CONTACT** Zoning Administrator Phone: (802) 244-1018  
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Waterbury, VT 05676  
Municipal Website: [www.waterburyvt.com](http://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: Construction of a Single Family Home and Accessory Dwelling Unit within the previously approved building envelope on Lot 1.

### 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](http://www.waterburyvt.com)

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: Construction of a Single Family Home and Accessory Dwelling Unit within the previously approved building envelope on Lot 1.

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-foot 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
- For demolition of a structure listed on the National Register of Historic Places see additional requirements within the Regulations.

## 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 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](http://www.waterburyvt.com)

Mike Bishop - Zoning Administrator Town of Waterbury  
28 North Main St. Waterbury, VT 05676

Dear Mike,

Please find enclosed a Town of Waterbury zoning application, conditional use information, district overlay information, building elevation, lighting layout, site plan, and a fee check made payable to Town of Waterbury. I Connor Arnot am applying to construct a new 3-bedroom single family residence and 1 bedroom ADU on the previously approved Lot 1 at 0 Sweet road / The Grayson Subdivision in Waterbury Center (zoning permits #079-16T and #015-17).

The original site developer has done some of the pre-development site clearing that was approved in 2017 Permit #015-17. The work performed includes clearing a path for and roughing in a 500'± Driveway as well as running service lines up to that point. Also approved but not performed were selective clearing zones of Cut 25% Leave 75% and Cut 40% Leave 60%. I intend to clear these zones in accordance with the pre-existing clearing plan, leaving the forest mostly intact except for the additional clearing required for the house site and ADU site outlined in the included documents. The proposed additional clearing provides adequate screening leaving a "forest wall" between Sweet Road and the proposed building sites as well as providing adequate buffering from adjoining properties. The enclosed site plan depicts the as-built site clearing that falls within the perviously approved building envelope for Lot 1. The as-built clearing limits depicted on the site plan exhibit that a majority of natural forested screening has been preserved around the parameter of the property. The house site contains significant immediate backdrop and the building site is surrounded by natural forest tree cover.

The proposed residence has been carefully designed for the location of which it is planned to be placed. The exterior of the buildings are to be sided in a natural wood finishes as to best blend in with the natural forested setting and aesthetics of the property and surrounding area. The building height is proposed at 33' 8"± , staying within the maximum height limit of 35' in the MDR District.

In addition to meeting the MDR and RHS Criteria the proposed residence will also conform to the Protective Covenants, Conditions and restrictions set fourth in the declaration of the Worcester Range Covenants. Which are provided in this packet and registered in the Waterbury Town Records in book #00525 Page #239 12/07/2023.

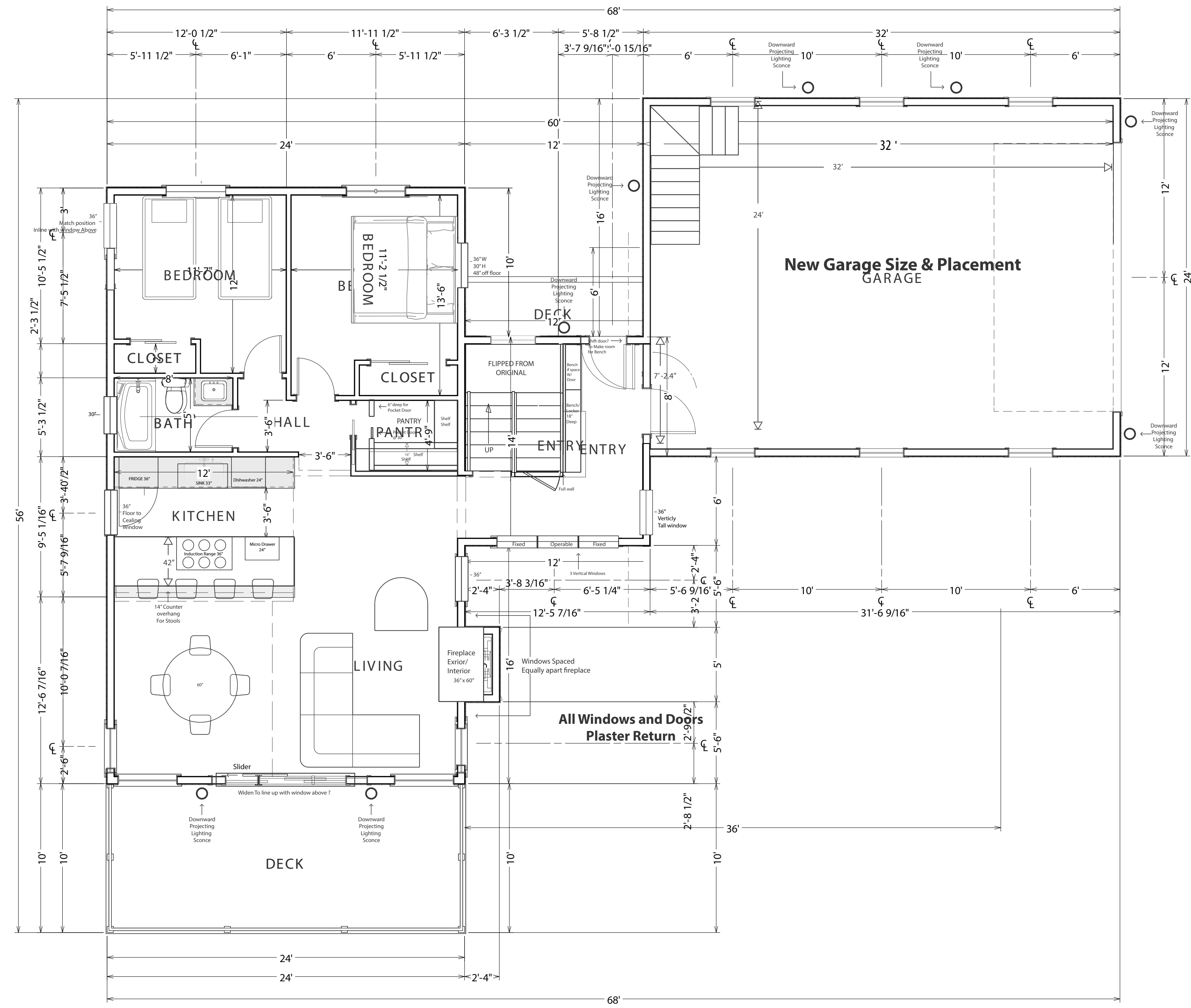
After reviewing the enclosed application materials, please let me know if you have any further questions regarding this matter.

Respectfully,



Connor Arnot





1st Floor

Connor Annot

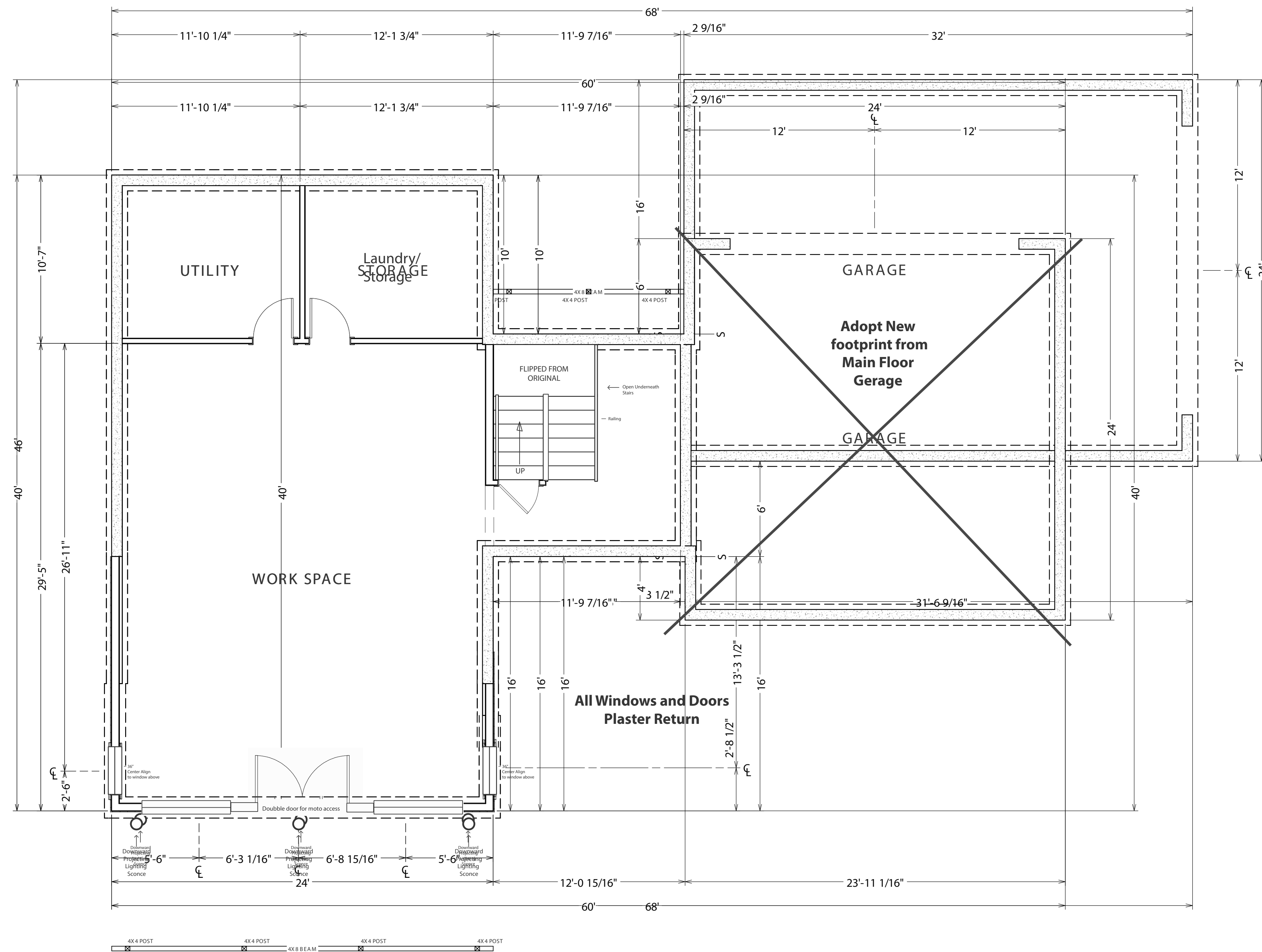
DRAWINGS PROVIDED BY:  
**ADG**  
 Design/Build  
 802-578-0910  
 www.adg.builders

DATE:  
 4/23/24

SCALE:  
 1/4" = 1'

SHEET:  
**P-1**





REVISION TABLE	REVISION TABLE
NUMBER	NUMBER
DATE	DATE
REVISION BY	REVISION BY
DESCRIPTION	DESCRIPTION

REVISION TABLE	REVISION TABLE
NUMBER	NUMBER
DATE	DATE
REVISION BY	REVISION BY
DESCRIPTION	DESCRIPTION

Lower Level

Connor Arnot

DRAWINGS PROVIDED BY:  
**ADG**  
 Design/build  
 802-578-0910  
 www.adg.builders

DATE: DATE:  
 4/10/24 4/23/24

SCALE: SCALE:  
 1/4" = 1' 1/4" = 1'

SHEET: SHEET:



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

FRONT ELEVATION

Connor Arnot

DRAWINGS PROVIDED BY:  
**ADG**  
 Design/Build  
 802-578-0910  
 www.adg.builders

DATE:

4/23/24

SCALE:

1/4" = 1'

SHEET:



REVISION TABLE		
NUMBER	DATE	DESCRIPTION

REAR ELEVATION

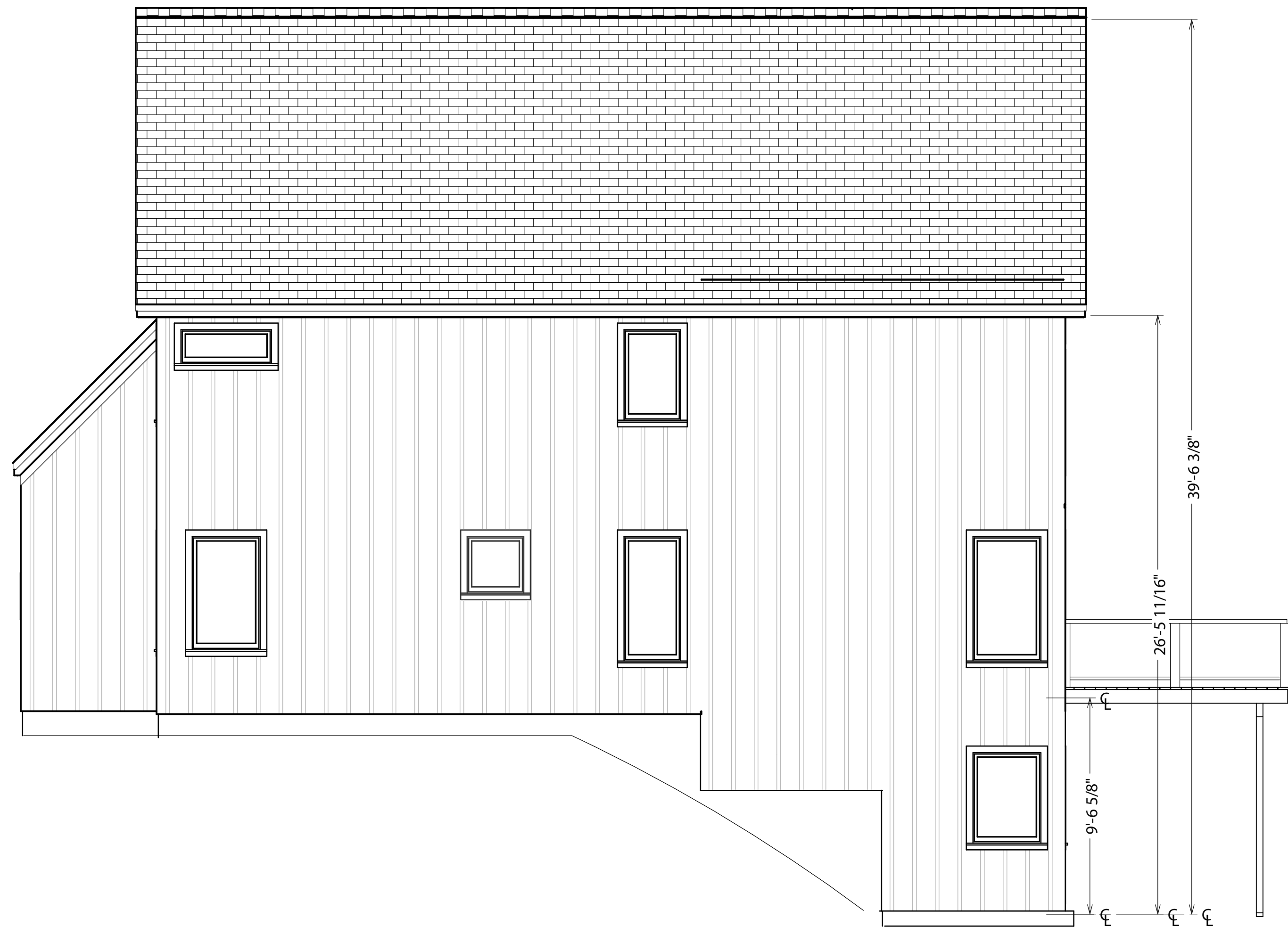
Connor Arnot

DRAWINGS PROVIDED BY:  
**ADG**  
 Design/Build  
 802-578-0910  
 www.adg.builders

DATE:  
 4/23/24

SCALE:  
 1/4" = 1'

SHEET:



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

NORTH ELEVATION

Connor Arnot

DRAWINGS PROVIDED BY:  
**ADG**  
 Design/Build  
 802-578-0910  
 www.adg.builders

DATE:

4/23/24

SCALE:

1/4" = 1'

SHEET:



REVISION TABLE		
NUMBER	DATE	DESCRIPTION

SOUTH ELEVATION

Connor Arnot

DRAWINGS PROVIDED BY:  
**ADG**  
 Design/Build  
 802-578-0910  
 www.adg.builders

DATE:

4/23/24

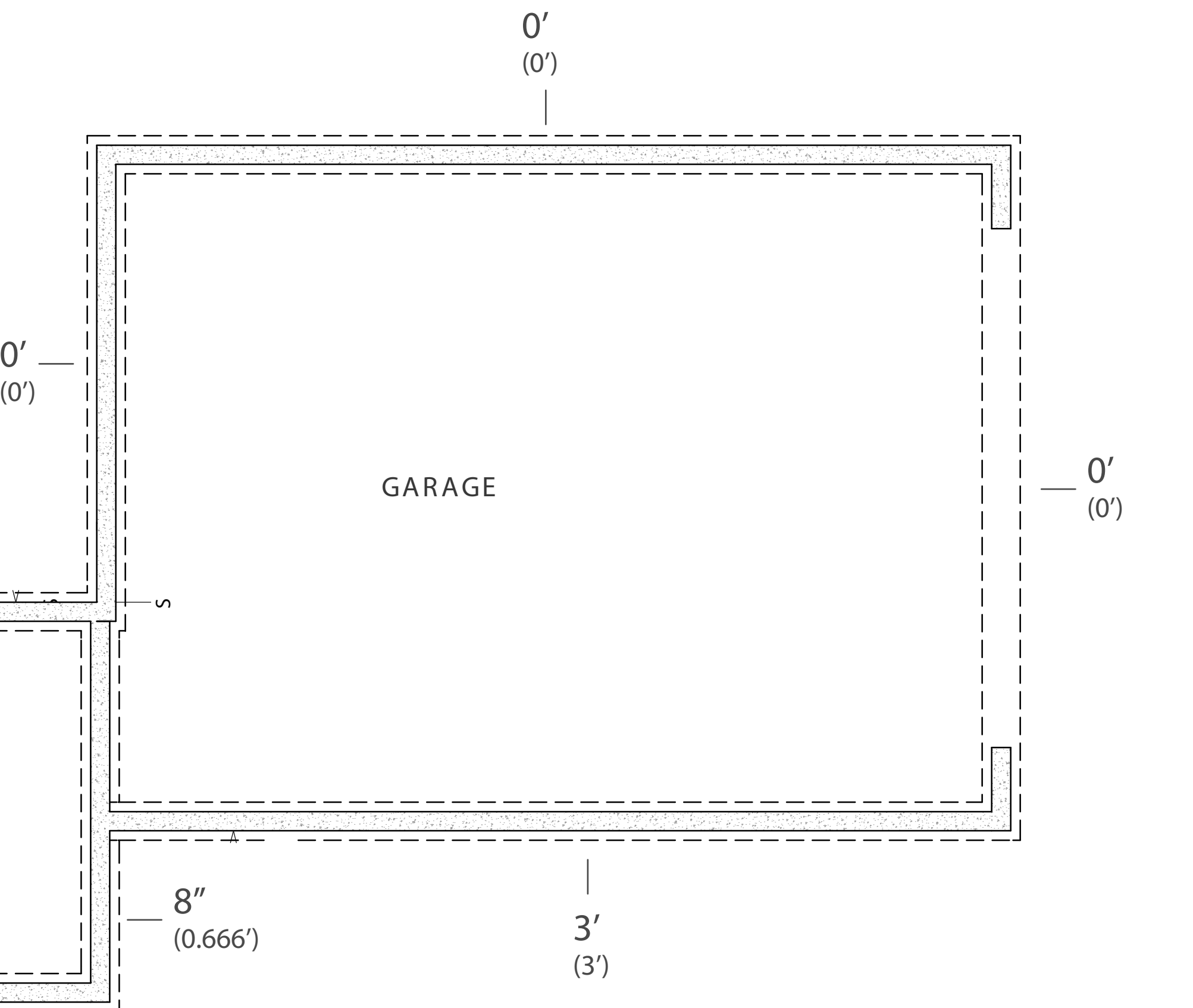
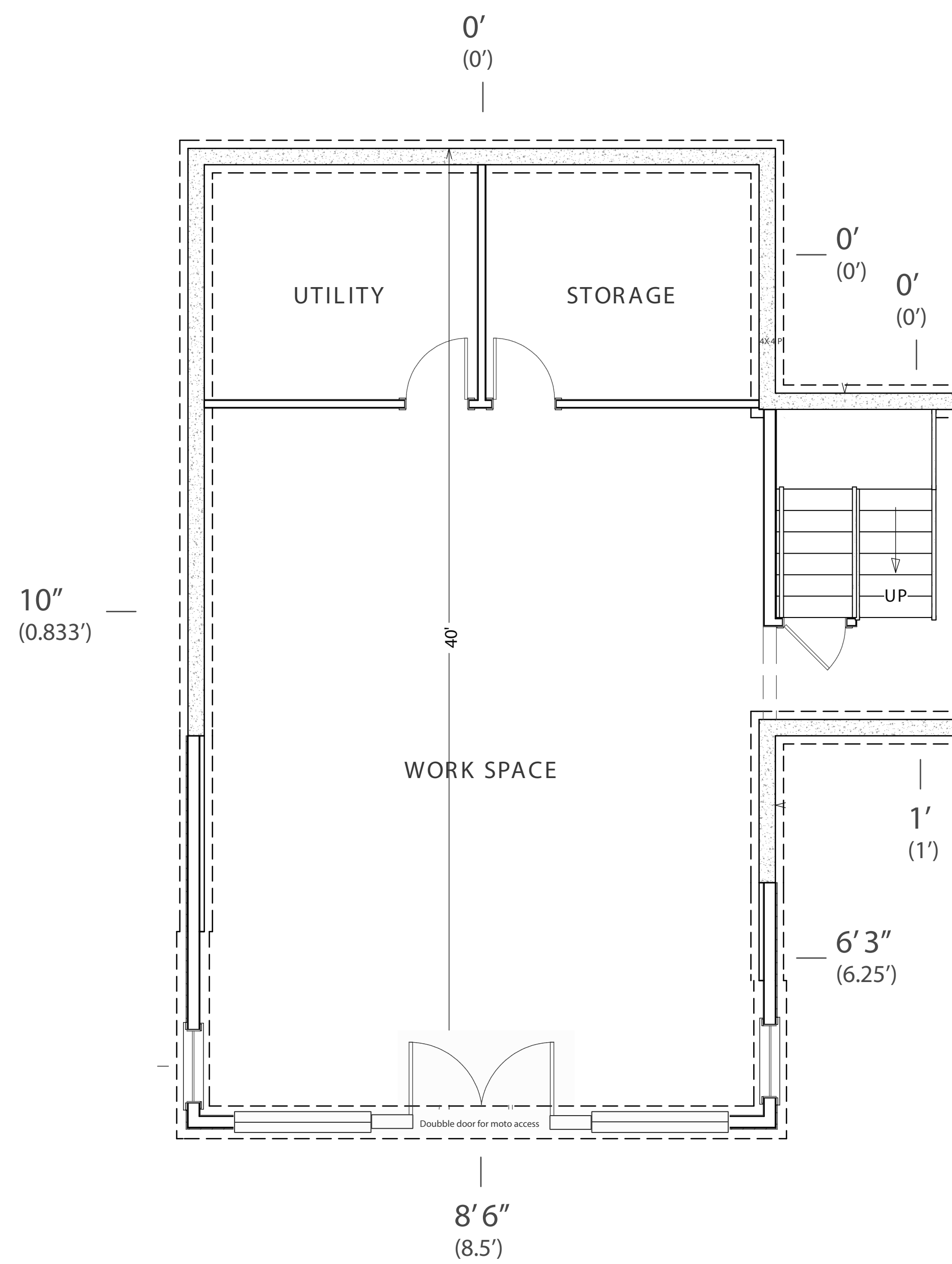
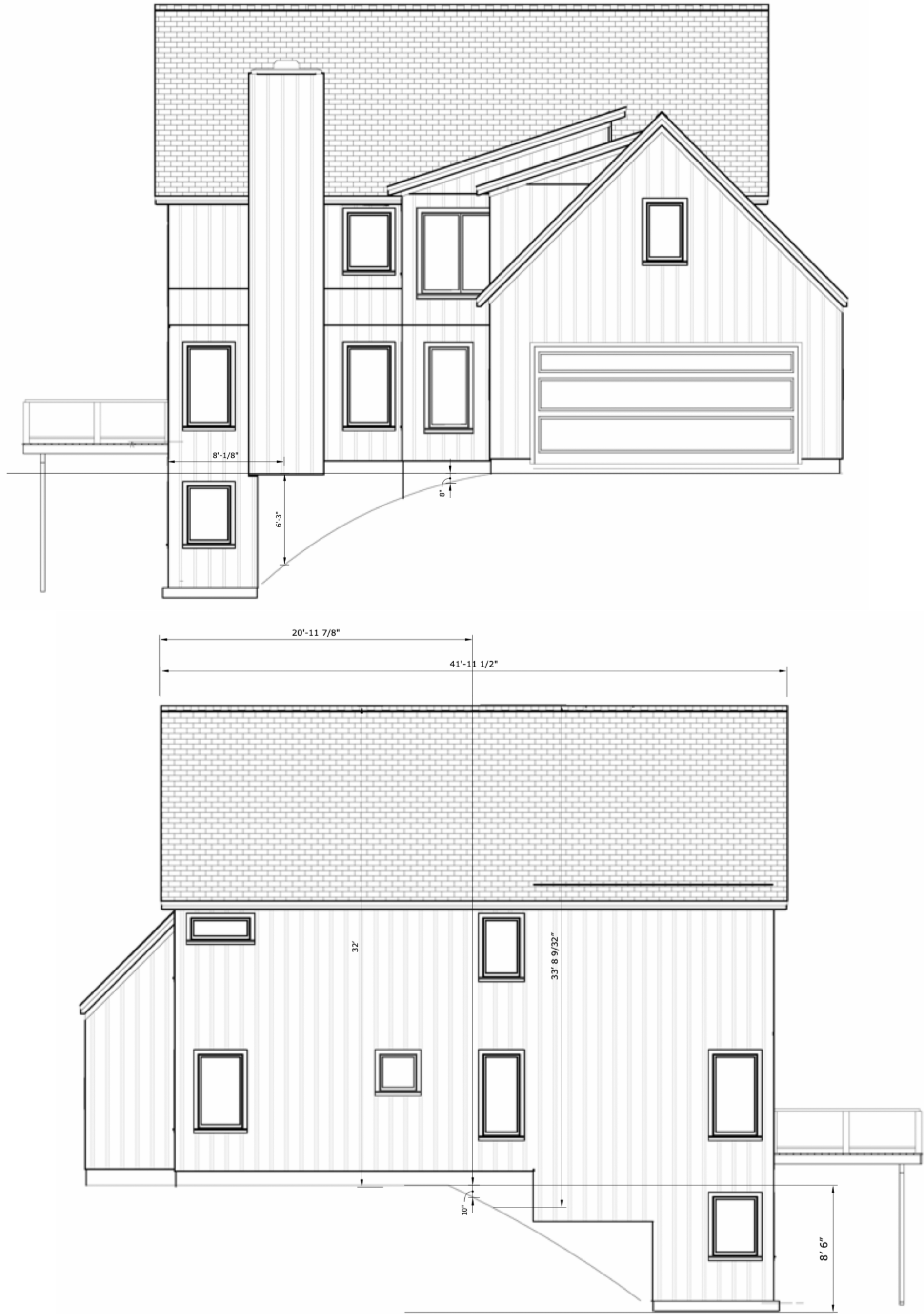
SCALE:

1/4" = 1'

SHEET:

# Arnot Building Height Worksheet

Building Height: 33' 8 9/32"



Average Finished Grade	
$\frac{0.833 + 0 + 0 + 0 + 0 + 0 + 0 + 3 + 0.666 + 1 + 6.25 + 8.5}{12} = \frac{20.249}{12} = 1.69 \rightarrow 1' 9/32''$	
Building Height	
1.69' AFG	+ 32' Tallest Point Above Grade → 33' 8 9/32"





# ELEVATED SPACES

1. Written dimensions and specific notes shall take precedence over scaled dimensions and general notes.
2. All work shall be done in accordance with international codes and local codes.
3. The builder shall verify that site conditions are consistent with these plans before starting work. Work not specifically detailed shall be constructed to the same quality as similar work that is detailed.
4. The engineer/designer shall be consulted for clarification if site conditions are encountered that are different than shown, if discrepancies are found in the plans or notes, or if a question arises over the intent of the plans or notes.
5. Contractor(s) is to protect the public and premises during the period of construction with adequate shoring, bracing, fencing, lighting, ventilation, etc.
6. All exterior lumber & lumber in contact with masonry, concrete, or soil to be pressure treated or properly protected to avoid deterioration.
7. The design engineer's and design company's liability is strictly limited to the actual amount received from the client as compensation for the design work, any liability or responsibility beyond such amount is herewith declined and abjured. Client's acknowledgment and accept such liability declaration through their receipt of or payment for design/inspection work.

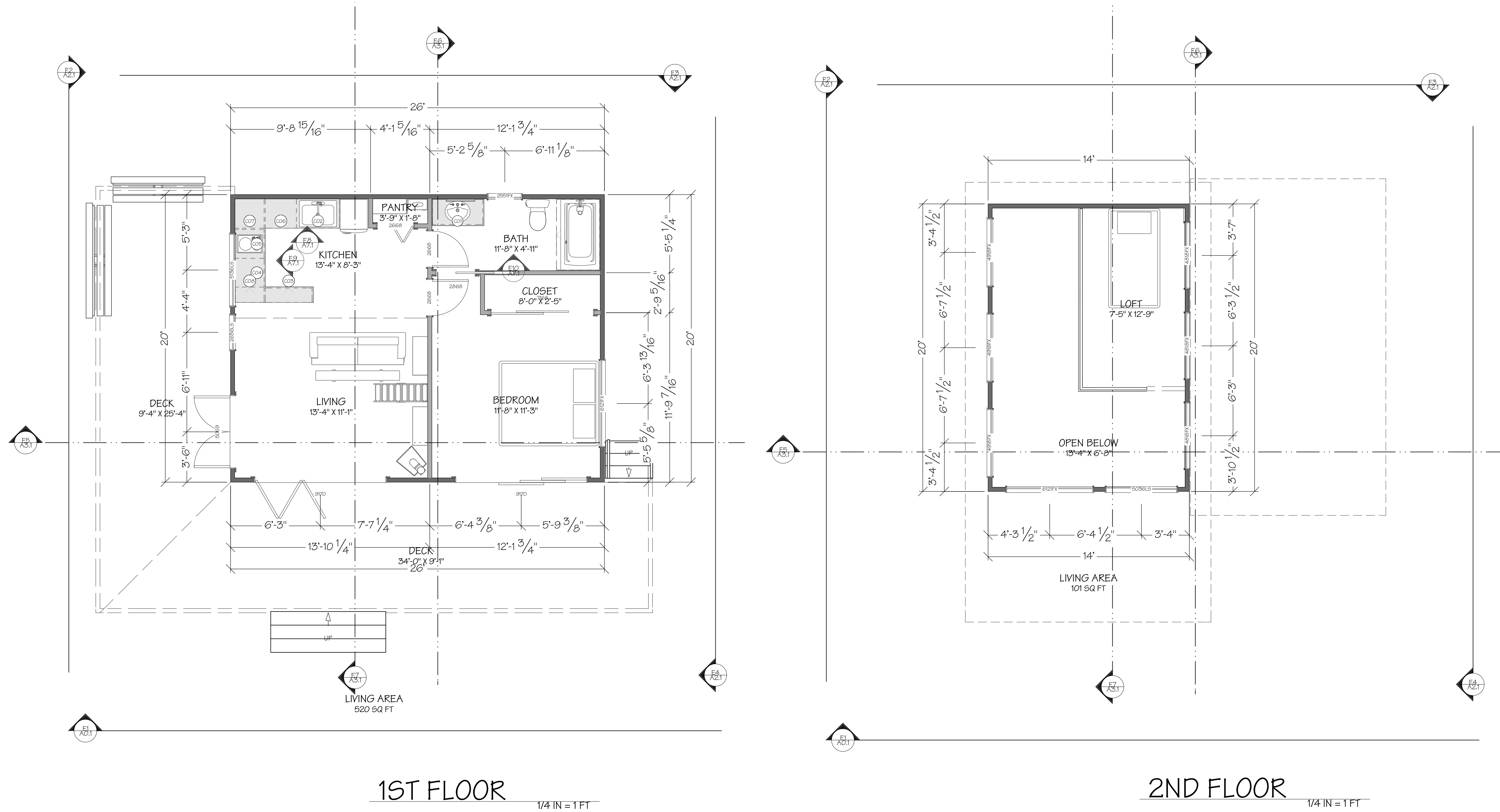
STAMP:

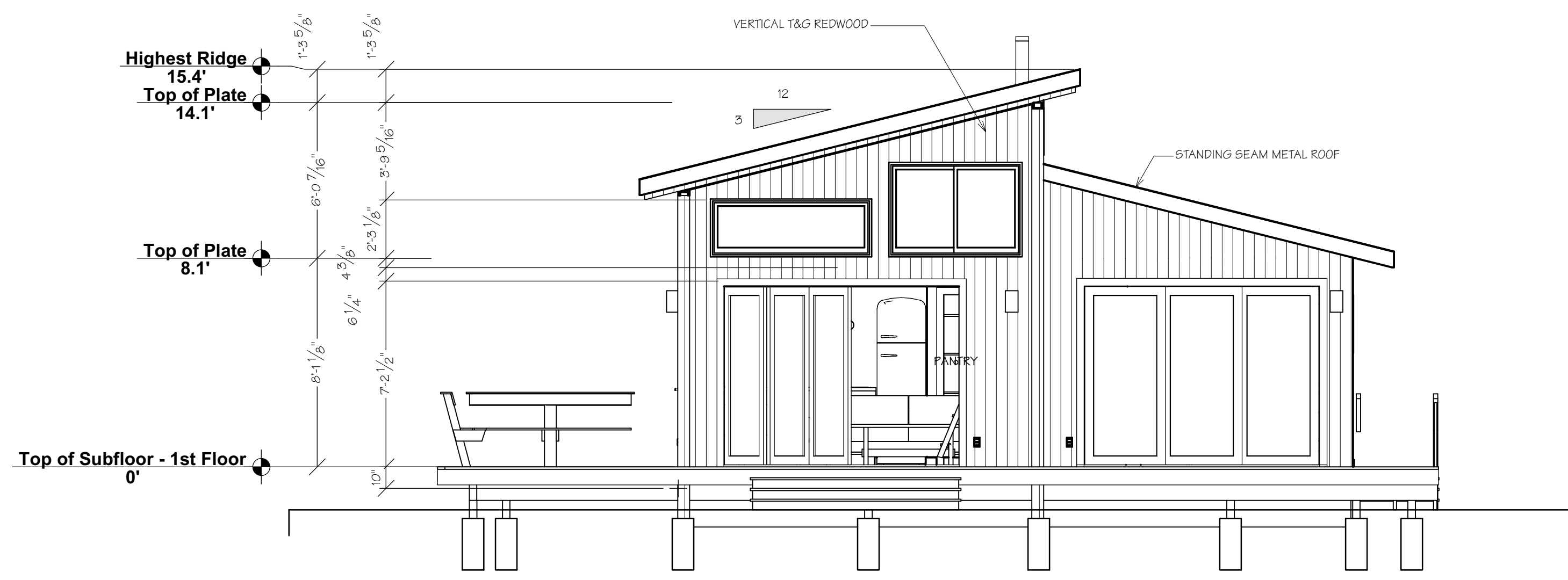
REVISION TABLE	
DATE	DESCRIPTION

ARCH D (24" x 36")

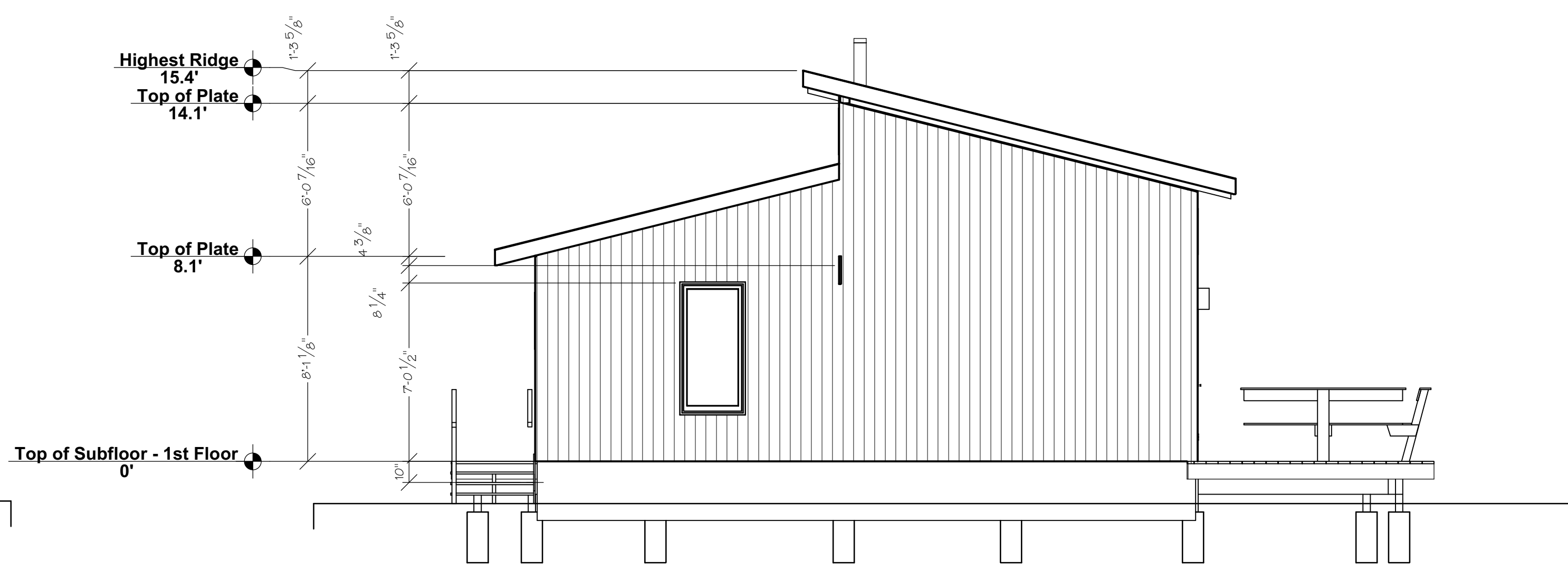
PROPOSED FLOOR PLAN

A1.2





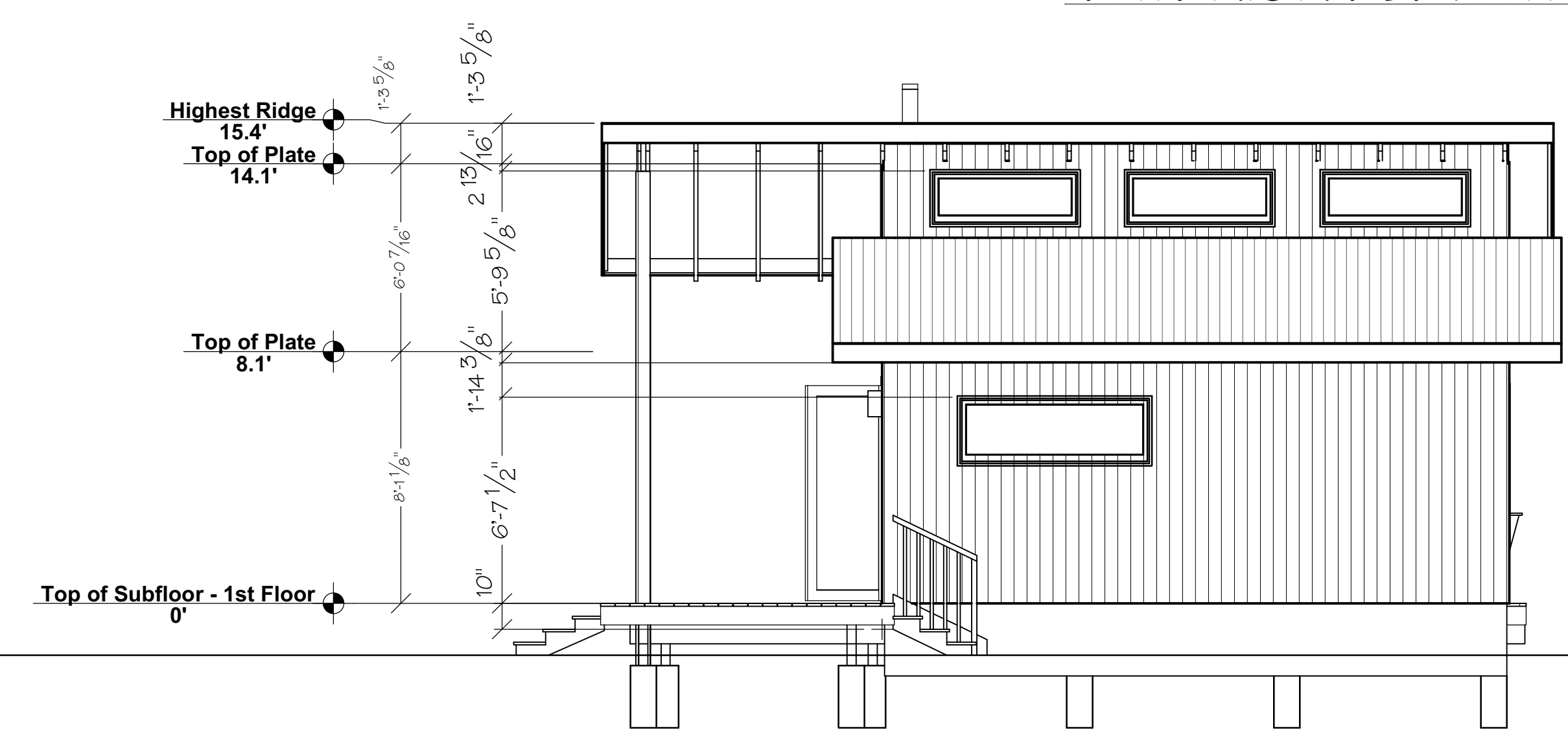
EXTERIOR ELEVATION FRONT  
1/4 IN = 1 FT



EXTERIOR ELEVATION BACK  
1/4 IN = 1 FT



EXTERIOR ELEVATION LEFT  
1/4 IN = 1 FT



EXTERIOR ELEVATION RIGHT  
1/4 IN = 1 FT

# ELEVATED SPACES

1. Written dimensions and specific notes shall take precedence over scaled dimensions and general notes.
2. All work shall be done in accordance with international codes and local codes.
3. The builder shall verify that site conditions are consistent with these plans before starting work. Work not specifically detailed shall be constructed to the same quality as similar work that is detailed.
4. The engineer/designer shall be consulted for clarification if site conditions are encountered that are different than shown, if discrepancies are found in the plans or notes, or if a question arises over the intent of the plans or notes.
5. Contractor(s) is to protect the public and premises during the period of construction with adequate shoring, bracing, fencing, lighting, ventilation, etc.
6. All exterior lumber & lumber in contact with masonry, concrete, or soil to be pressure treated or properly protected to avoid deterioration.
7. The design engineer's and design company's liability is strictly limited to the actual amount received from the client as compensation for the design work, any liability or responsibility beyond such amount is herewith declined and absured. Client acknowledges and accepts such liability declaration through their receipt of or payment for design/inspection work.

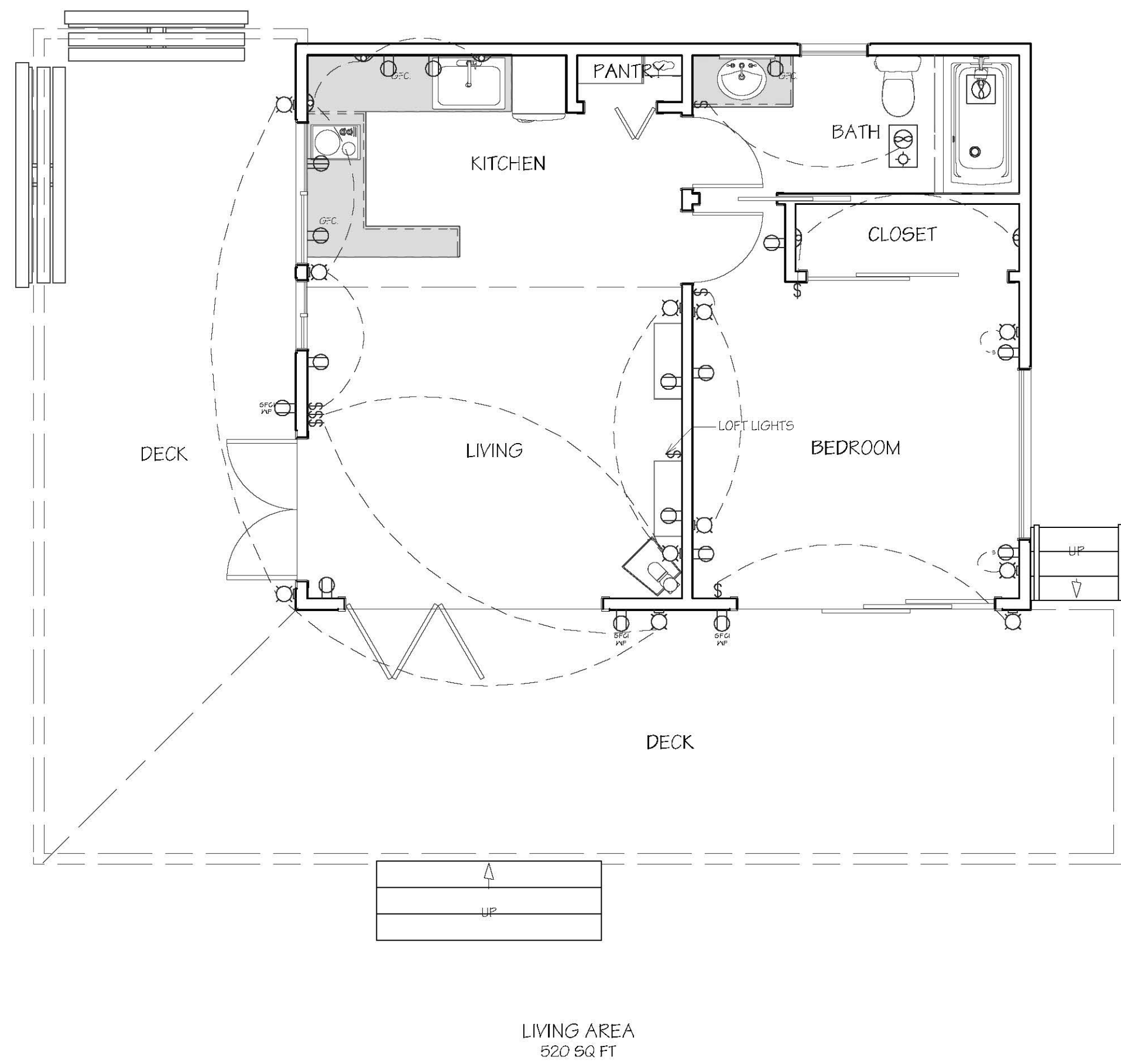
STAMP:

REVISION TABLE	
DATE	DESCRIPTION

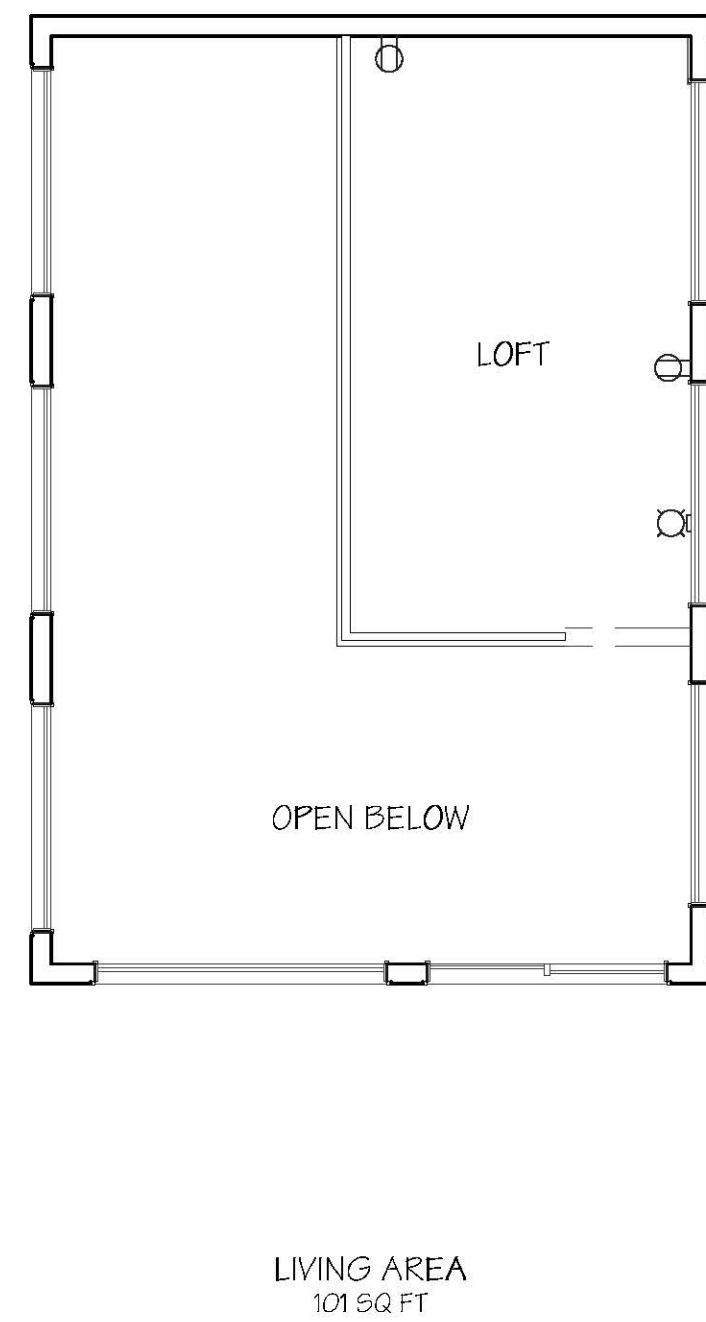
ARCH D (24" x 36")

PROPOSED ELEVATIONS

A2.1



**ELECTRICAL PLAN VIEW**  
1/4" IN = 1 FT



**ELECTRICAL PLAN VIEW**  
1/4" IN = 1 FT

**ELECTRICAL NOTES:**  
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

- ELECTRICAL NOTES:**
- 1 ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
  - 2 PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
  - 3 AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 2.0 M (6 1/2 FT) ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING.
  - 4 CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
  - 5 FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
  - 6 FIXTURES TO BE SELECTED BY HOME OWNER.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce, Wall Security/Flood
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

# ELEVATED SPACES

1. Written dimensions and specific notes shall take precedence over scaled dimensions and general notes.
2. All work shall be done in accordance with international codes and local codes.
3. The builder shall verify that site conditions are consistent with these plans before starting work. Work not specifically detailed shall be constructed to the same quality as similar work that is detailed.
4. The engineer/designer shall be consulted for clarification if site conditions are encountered that are different than shown, if discrepancies are found in the plans or notes, or if a question arises over the intent of the plans or notes.
5. Contractor(s) is to protect the public and premises during the period of construction with adequate shoring, bracing, fencing, lighting, ventilation, etc.
6. All exterior lumber & lumber in contact with masonry, concrete, or soil to be pressure treated or properly protected to avoid deterioration.
7. The design engineer's and design company's liability is strictly limited to the actual amount received from the client as compensation for the design work. Any liability or responsibility beyond such amount is herewith declined and assumed. Client acknowledges and accepts such liability disclaimer through their receipt of or payment for design/inspection work.

STAMP:

REVISION TABLE	
DATE	DESCRIPTION

ARCH D (24" x 36")

ELECTRICAL PLAN

E1.1

# Cylinder LED Outdoor Wall Sconce

By WAC Lighting



Call Us (877) 445-4486

Cylinder LED Outdoor Wall Sconce  
By WAC Lighting

## Product Options

Finish: Bronze,  
Size: Small

## Details

Produces light in one direction,  
Dimmer Range: 100-5%

## Dimensions

Small Option Backplate: Width 4.25", Height 4.25"  
Small Option Fixture: Width 4.5", Height 6.75", Depth 6"

## Lighting

### Small

Lamp Type	LED Built-in
Total Lumens	325
Total Watts	6.00
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan (Hours)	50,000
CRI	80
Equivalent Halogen, CFL or LED Bulb Can Be Used	No



Notes:

Prepared by:

Prepared for:  
Project:  
Room:  
Placement:  
Approval:

**Outdoor Lighting  
Choice for Both  
House and ADU**  
(Downward Projecting light)

## Additional Details

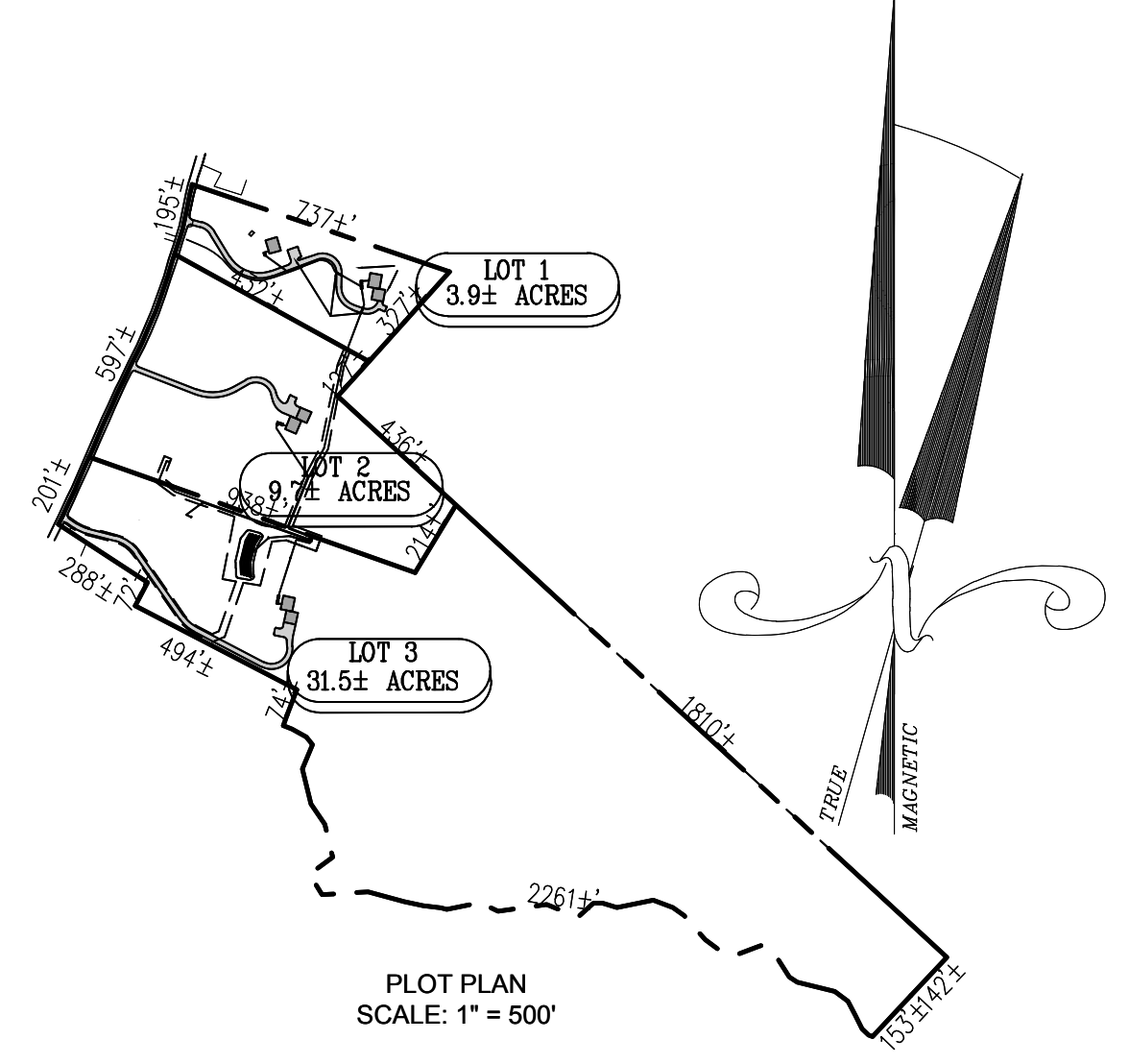
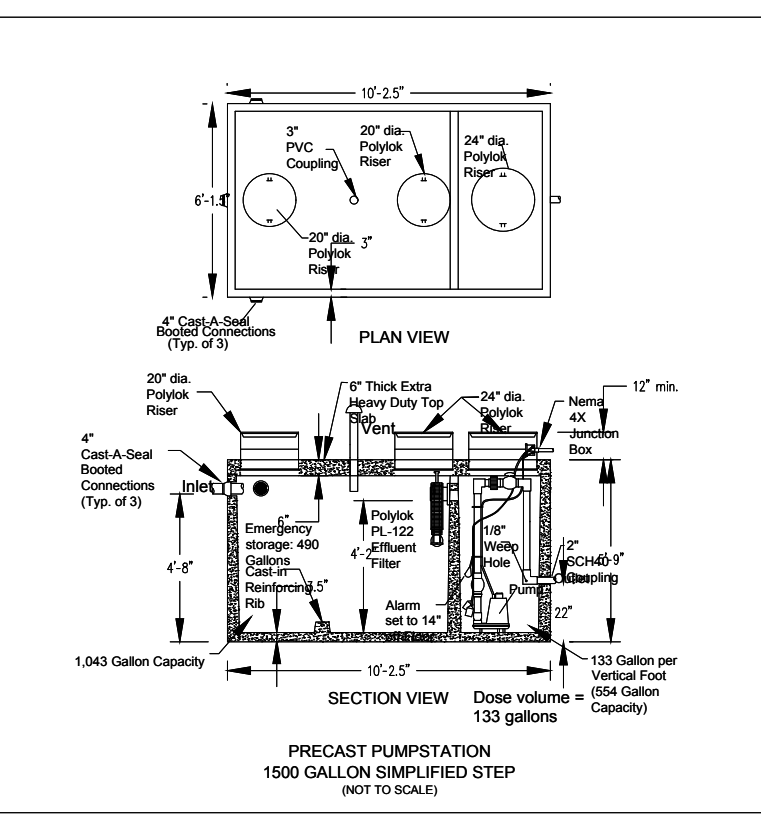
Product URL:  
<https://www.lumens.com/cylinder-led-outdoor-wall-sconce-by-wac-lighting-WAC2000807.html>  
Rating: ETL Listed Wet

ITEM#: WAC2000807



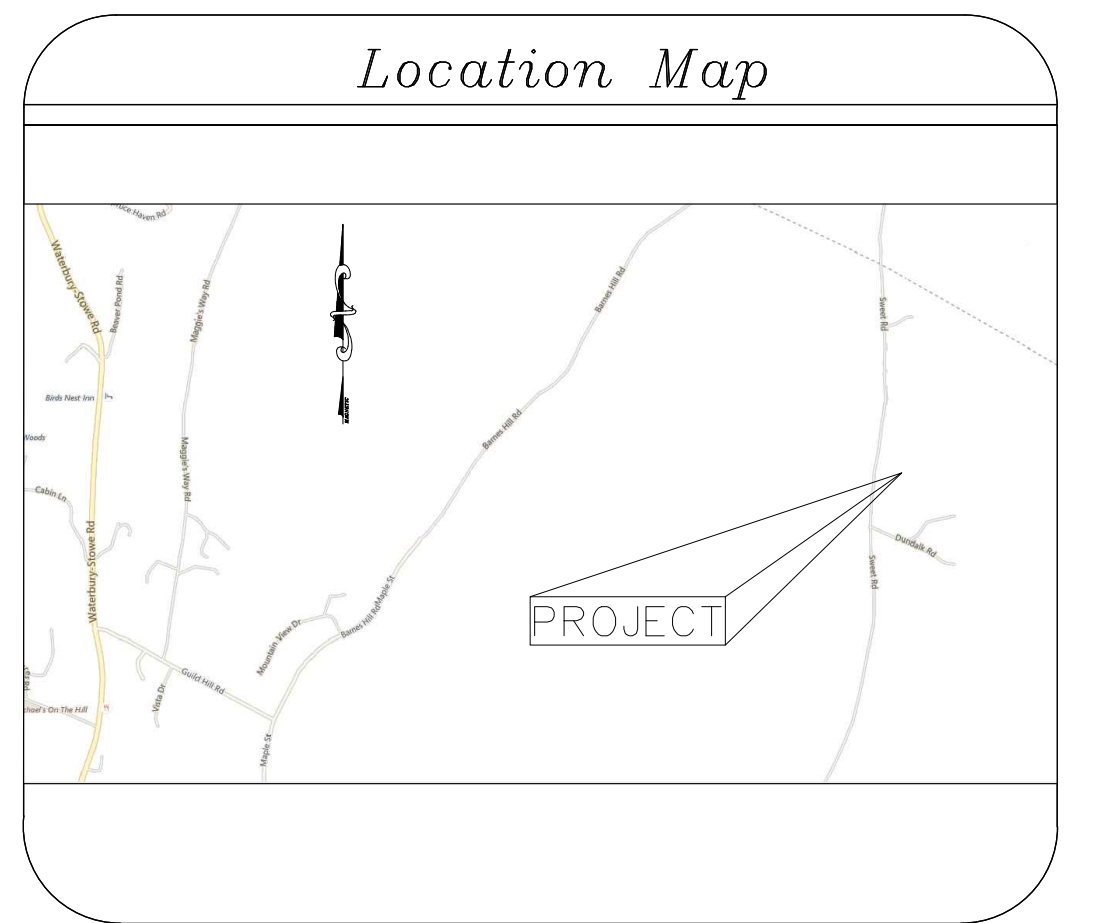
**Setbacks:**  
 The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the consultant. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites:

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



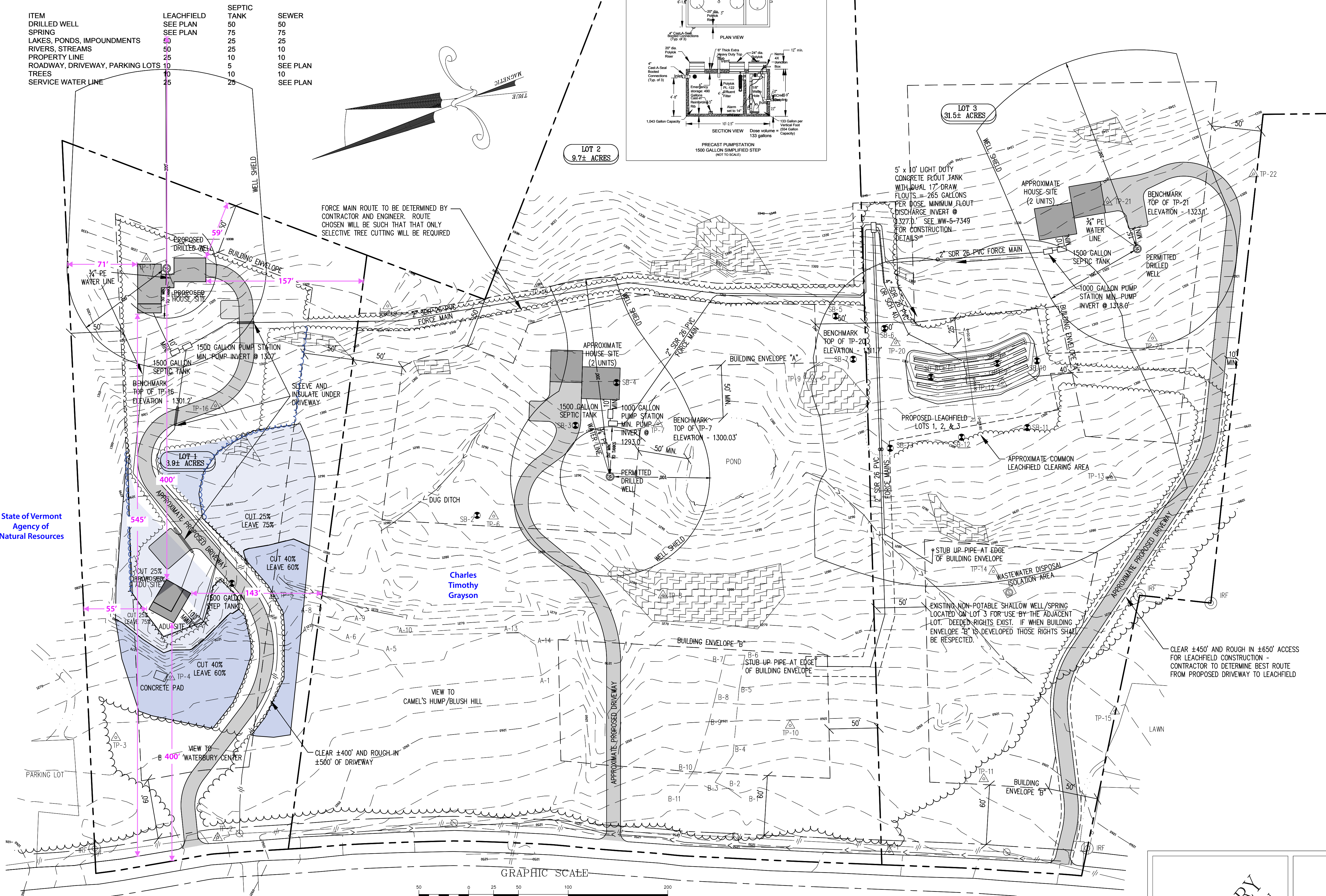
**LEGEND**

△ TP-1	Traverse point	Wavy line	Wetland boundary
⊕ SB-1	Test pit	Wavy line with dots	Existing Tree line
⊙ IRF	Iron rod found	Wavy line with dots and dashes	Proposed Tree line
⊕	Wetland boundary flag	--- ---	Property line
⊙	Calculated Point	--- ---	Right of way line
⊕	Utility pole	--- ---	Ditch/drainage swale
⊕	Proposed well	--- ---	Stream
⊕	Existing spring	--- ---	Exposed rock
⊕	Chain link fence	--- ---	Building envelope
⊕	Culvert	--- ---	Septic easement
⊕	Overhead power lines	--- ---	
⊕	10' contours	--- ---	
⊕	2' contours	--- ---	

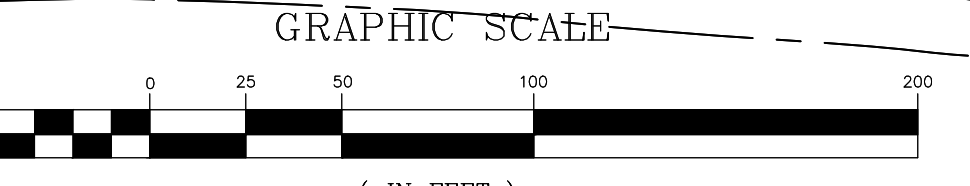


AT THE TIME OF INITIAL CONSTRUCTION OF THE SEPTIC SYSTEM FORCE MAIN PIPES ARE TO BE STUBBED UP AT THE EDGE OF THE SECONDARY BUILDING ENVELOPES (LABELED BUILDING ENVELOPE B) ON LOTS 2 AND 3 TO ALLOW FLEXIBILITY TO THE END USER. THIS PROPOSAL IS FOR DUPLEXES ON LOTS 2 AND 3; HOWEVER THE END USERS MAY CHOOSE TO CONSTRUCT GUEST HOUSES IN THE SECONDARY ENVELOPES, OR MAY CHOOSE TO SUBDIVIDE THE SECONDARY AREAS TO CREATE ADDITIONAL LOTS.

SHOULD THE END USERS DESIRE TO BUILD IN THE SECONDARY ENVELOPES A REVISION TO THE POTABLE WATER AND WASTEWATER SYSTEM PERMIT WILL BE REQUIRED.



State of Vermont  
 Agency of  
 Natural Resources



Topography by Total Station  
 Contour Interval 2'  
 Datum NAVD 88

HORIZONTAL SCALE 1" = 10'  
 VERTICAL SCALE 1" = 10'

**MOUND SYSTEM INVERTS**

TRENCH	BOTTOM OF STONE	DISTRIBUTION PIPE INVERT
1	1312.1'	1312.8'
2	1311.1'	1311.8'
3	1310.1'	1310.8'
4	1309.1'	1309.8'

**DESIGN INTENT:**  
 THE INTENT OF THIS DESIGN IS TO HAVE A MINIMUM OF 30" OF SAND BELOW THE LEACHFIELD STONE. CONTRACTOR TO VERIFY ALL GRADES AND ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION AND CONTACT DESIGNER IF DISCREPANCIES ARE FOUND.

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

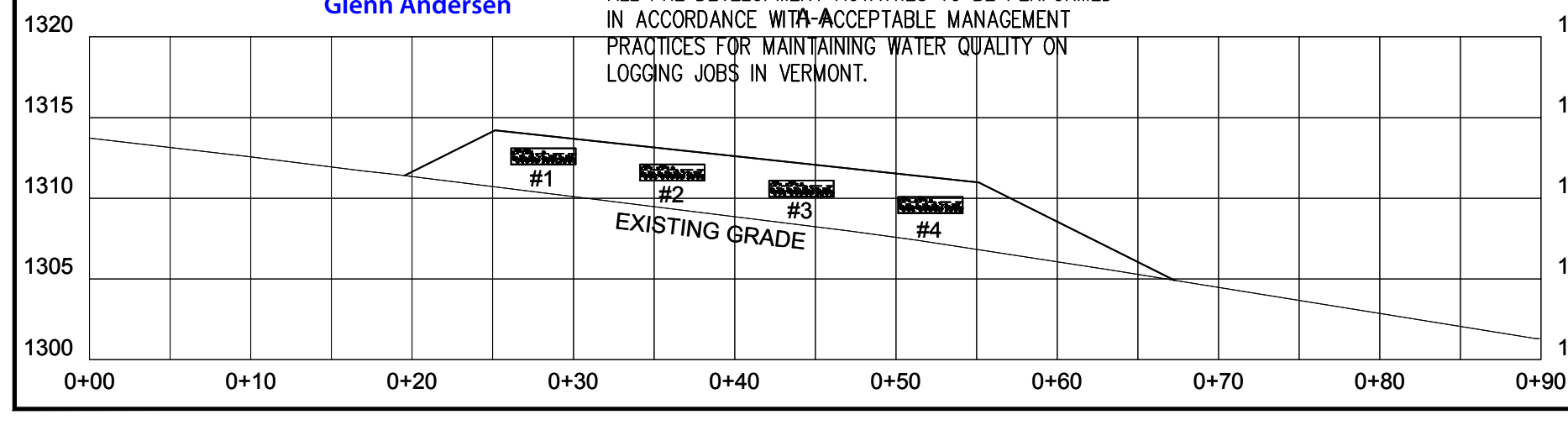
ENGINEER:  
 GEORGE N MCCAIN, JR., P.E.  
 VT P.E. 92506

**SITE PLAN**  
 CONNOR ARNOT, CHARLES TIMOTHY GRAYSON & GERALDINE CALLAN  
 AMENDMENT TO WW-5-7349 FOR ADDITION OF LOT 1 ADU  
 SWEET ROAD WATERBURY, VT

SCALE : 1" = 50'  
 DESIGNED BY: GNM PROJECT #34014A  
 DRAWN BY: WDB/SCS  
 CHECKED BY: GMR

**MCCAIN CONSULTING, INC.**  
 93 SOUTH MAIN STREET  
 WATERBURY, VERMONT 05676

DATE: MARCH 22, 2024 SHEET C-1



Y:\Cadd\34000\34014A\dwg\34014A.dwg

**NOTES**

**Septic Tank and Building Sewer - All Lots:**

- 1) Use a 1500 gallon concrete septic tank with an access riser to grade, and an effluent filter.
- 2) Place tank a minimum of 10' from the building.
- 3) Use 4" cast iron or SCH 40 PVC from building to tank with one pipe joint placed on undisturbed soil to absorb settling.
- 4) Slope pipe from building to tank at 1/4" per foot.

**Pump Station - All Lots:**

- 1) Test pump on and off levels to verify dose volumes.
- 2) Test alarm level.
- 3) Test pump to verify discharge at flout chamber.

**Force Main - All Lots including force mains stubbed at "B" building envelopes:**

- 1) Perform a hydrostatic leakage test of the force main at 50 psi and hold pressure for two hours.

**Shared Flout: See WW-5-7349 for construction details**

- 1) Use a Camp 1000 gallon low profile tank with modified outlet for dual flouts. 5' x 5' = 187 gal/vf. Use dual 17" drawdown flouts = 265 gal/dose
- 2) Test flout discharge on and off levels to verify dose volumes.
- 3) Test flout to verify minimum 28" discharge height to the leachfield.

**Design Calculations - Shared by All Lots (Replacement not required as per §1-804(c)(3)):**

- 1) Assume six residential units. Daily Flow (DF) @ 1830 gpd
- 2) Application rate (AR) = 1.0 gal/sf/day per §1-911(a)
- 3) Maximum application rate for effluent in mound trench = 1.0 gal/sf/day
- 4) Required trench area: DF/AR = 1830 gpd / 1.0 gal/sf/day = 1830 sf
- 5) Actual area: four trenches @ 4' x 115' = 1840 sf
- 6) Required minimum effective basal area: 1830 gpd / 0.74 gpd/sf = 2473 sf
- 6) Basal area = 4775 sf
- 7) Mounding: Use Darcy's Law. Q = kA i = 25 ft/day for fine sandy loam i = 0.13% = 0.13 ft/ft. a = (system length) (available mounding) = (115') [(31" + 18" (sand) - 36" (unsaturated flow depth)) / 13" + 1.08"] = 124 sq. ft. (25 ft/day) (0.13 ft/ft) (124 sq. ft.) = 403 ft/d x 7.48 = 3014.44 gpd which exceeds requirement of 1830 gpd

**Leachfield - Construction Notes:**

- 1) Contact the consultant prior to any work to discuss system layout and inspection requirements.
- 2) Construction of the mound shall not take place if the soil moisture content is high. If questionable contractor to contact designer prior to construction.
- 3) Install force main, leaving 4± above grade.
- 4) Plow or scarify to limits of fill. Area to be plowed to a depth of 8" with plow lines running parallel with the contours, and throwing the soil uphill. Do not plow if area is wet. Do not run machinery on plowed surface.
- 5) Mound sand to meet the requirements of §1-913(c), see table:

Sieve Number	Opening (mm)	Percent Passage, by Weight
3/8	9.500	85 - 100
40	0.420	25 - 75
60	0.240	0 - 30
100	0.149	0 - 10
200	0.074	0 - 5
4	4.750	95 - 100
8	2.380	80 - 100
16	1.190	50 - 85
30	0.590	25 - 60
50	0.297	10 - 30
100	0.149	2 - 10
3/8	9.500	85 - 100
40	0.420	30 - 50
200	0.074	0 - 5

- 6) Sand is to be stockpiled on the edge of the plowed area and placed with a small track machine, keeping a minimum of 6" of sand below the tracks. Do not compact the sand.
- 7) Place 8" of 1-1/2" clean hard crushed stone or washed stone per the detail. Lay pressure piping and connect to force main. 1/2" holes to be pointed up with orifice shields over all holes and spaced according to the detail. Ream all holes to remove burrs. System must be tested prior to covering.
- 8) Cover pipe with a minimum of 2" of stone and filter fabric. Topsoil, seed, and mulch the entire area. Grade to drain runoff away from system.

**Water Supply Basis of Design - All Lots:**

- Lot 1 - Average day demand = 4-bedroom house plus 2-bedroom apartment @ 770 gpd
- Lot 2 & 3 - Average day demand = 2 @ 4 bedroom houses @ 980 gpd
- Maximum day demand (gpm): Lot 1 = 0.78, Lots 2 & 3 = 1.36
- Instantaneous peak demand (gpm) = 10 gpm
- Source capacity = to be determined
- Storage capacity = to be determined
- Pump capacities = to be determined. Well pump/distribution systems must be capable of meeting the minimum IPD of 10 gpm
- Operating pressure ranges = 30-50 psi
- Reference to the floodplain = this project is not in the floodplain

**Water Supply Well - All Lots:**

- 1) Install well in the location shown on the plan.
- 2) Provide well driller's log.
- 3) Provide well driller's certification as specified below.

**Inspections and Certifications - All Lots:**

- 1) It is the owner's/contractor's responsibility to contact the consultant (McCain Consulting - 802-244-5093) for the following:
  - For stakeout of the well and leachfield locations - Please provide 2 weeks notice.
  - For inspection of the scarification of the soil prior to placing stone - Please provide 72 hours notice.

**Inspections and Certifications - All Lots- Continued:**

- For inspection of the pressurization of the force main to 50 psi.
- To observe pump operation and to verify discharge height at the leachfield.

The septic system installer will provide the consultant with a signed and dated statement as follows:

"I hereby certify that the installation-related information submitted is true and correct, and that in the exercise of my reasonable professional judgment, the wastewater system has been installed in accordance with the permitted design and all permit conditions, was inspected, was properly tested, and has successfully met those performance tests.

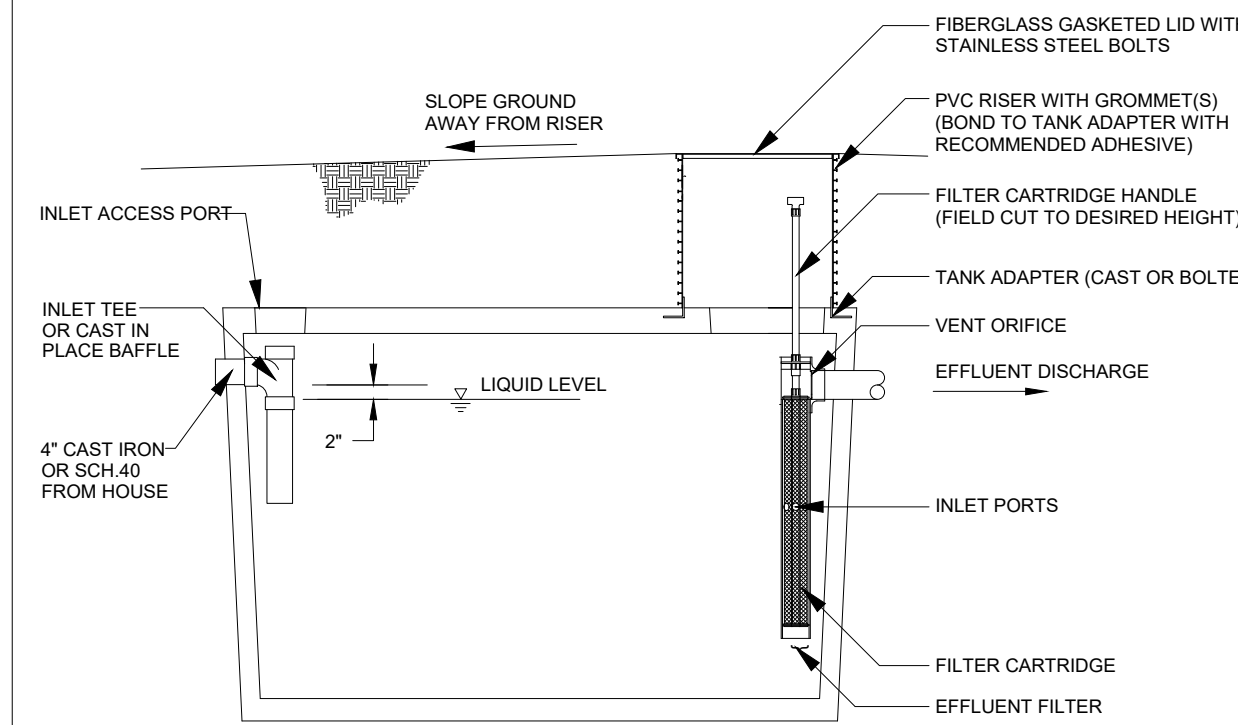
The well driller will provide the consultant with a signed and dated statement as follows:

"I hereby certify that the installation-related information submitted is true and correct, and that in the exercise of my reasonable professional judgment, the potable water supply has been installed in accordance with the permitted design and all permit conditions, was inspected, was properly tested, and has successfully met those performance tests.

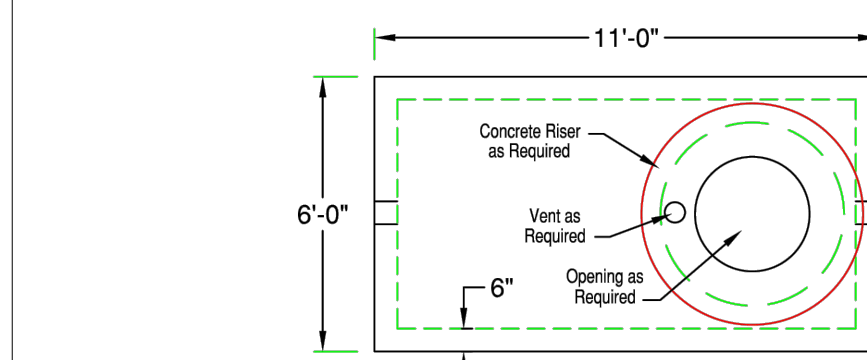
The certification of construction as required by section 1-308(a) of the Environmental Protection Rules may not be provided by the designer if the procedures outlined herein are not followed.

**Maintenance - All Lots:**

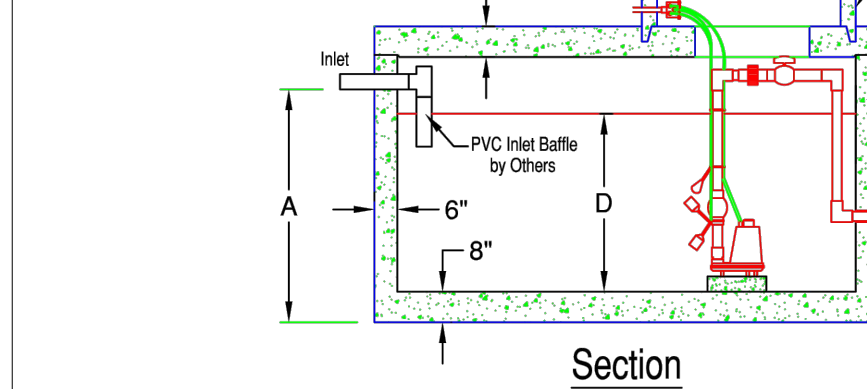
- At least once a year, the depth of sludge and scum in the septic tank should be measured. The tank should be pumped if:
  - The sludge is closer than twelve inches to the outlet baffle, or
  - The scum layer is closer than three inches to the septic tank outlet baffle.
- Following septic tank cleaning in units over 5,000 gallons, all interior surfaces of the tank should be inspected for leaks and cracks.
- At least twice a year, the outlet filter on the septic tank should be removed and cleaned by spraying it with water under normal household pressure.
- At least once a year, pump stations and flout should be inspected:
  - Remove settled solids as necessary. Solids and scum accumulation in the pump station may be indicative of a septic tank outlet filter malfunction, septic tank overloading, or other cause that should be investigated and remedied.
  - On/off and alarm floats should be tripped to ensure proper operation.
  - Inspect delivery of effluent to the leachfield. Slow delivery may indicate impending pump failure.
- Toxic or hazardous substances should in general not be disposed of in septic systems. These substances may pass through the system in an unaltered state and contaminate groundwater or remain in the septage and subsequently contaminate the soil or corps at the site of ultimate disposal.
- The leachfields are not designed for the disposal of filter backwash or other byproducts of water treatment, filtration or purification systems.



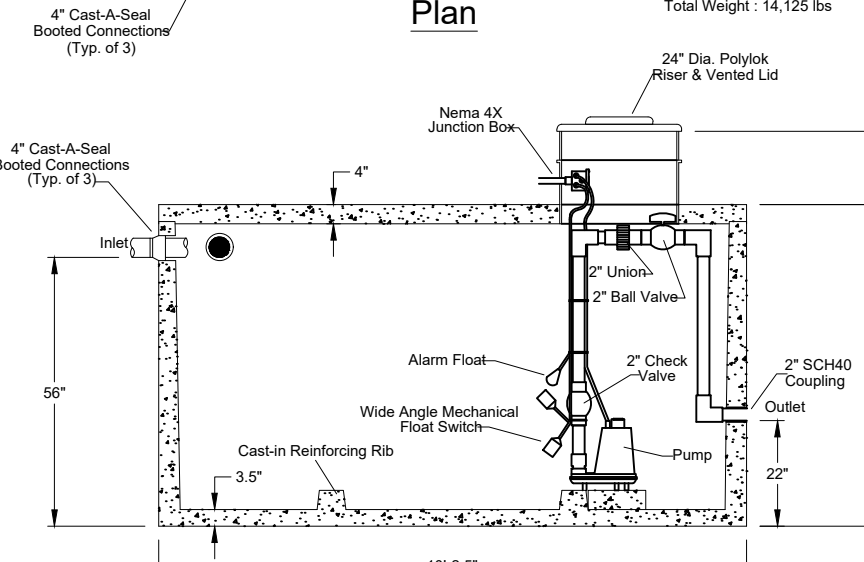
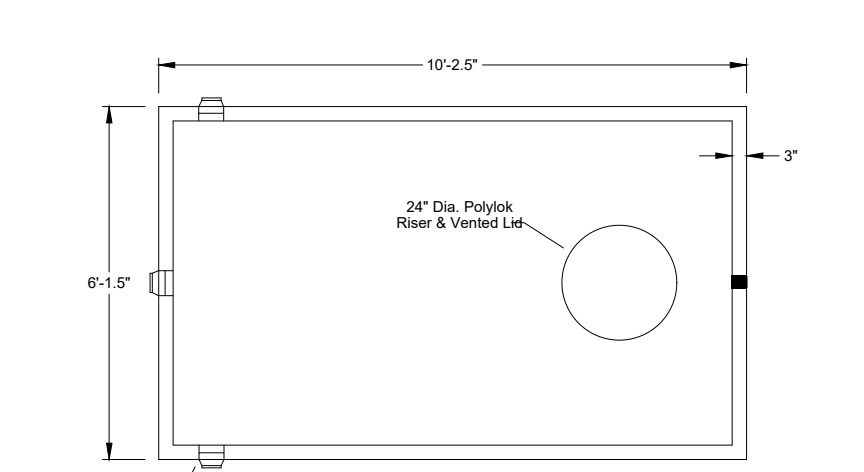
**TYPICAL SEPTIC TANK (NOT TO SCALE) (1500 GALLON - ALL LOTS)**



**5' x 10' LIGHT DUTY FLOUT TANK**

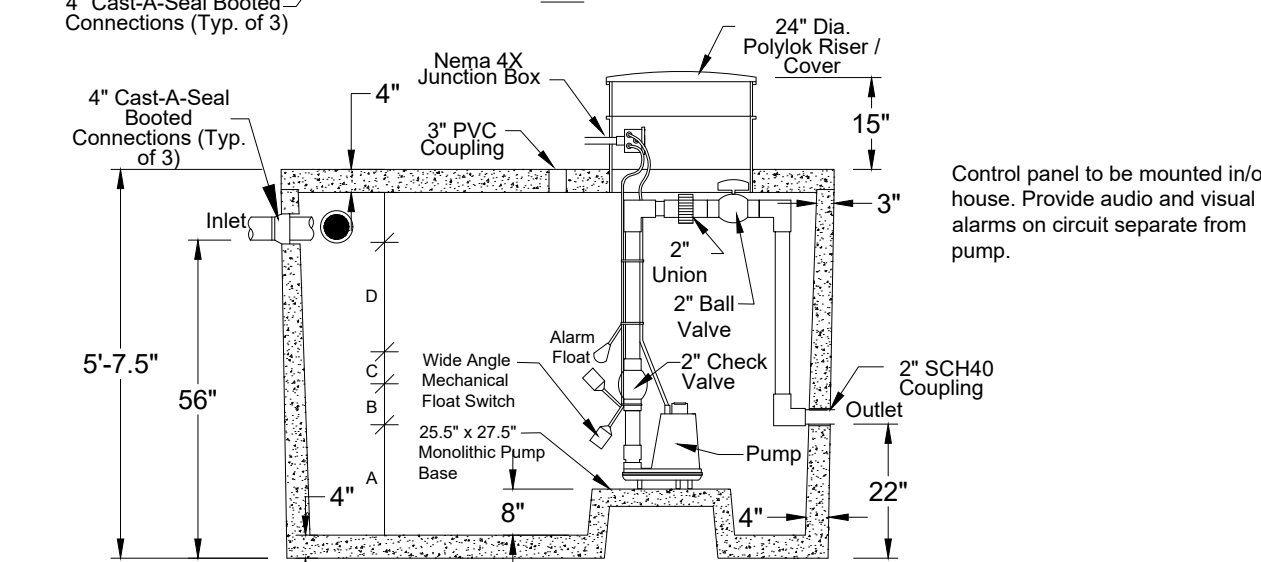
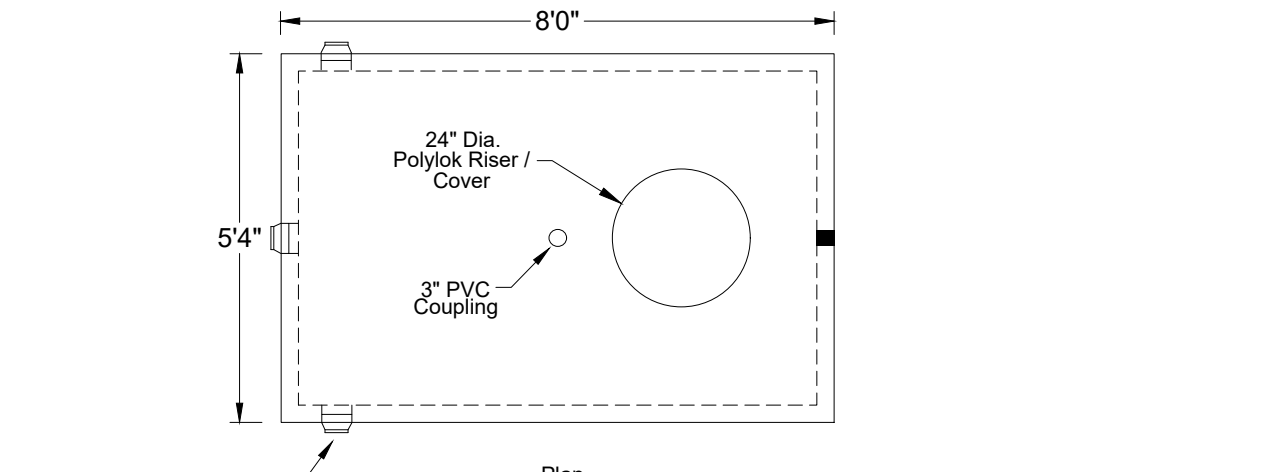


Model	Tank Capacity	Inlet (A)	Outlet (B)	Height (C)	Liquid (D)	Weight
HDS-10-1000	1000 gallon	47"	As Required	64"	33"	22,770 lb
HDS-10-1250	1250 gallon	52"	As Required	70"	41"	23,950 lb
HDS-10-1500	1500 gallon	60"	As Required	76"	49"	25,140 lb
HDS-10-2000	2000 gallon	75"	As Required	94"	64"	28,690 lb
HDS-10-2500	2500 gallon	91"	As Required	112"	80"	32,250 lb
HDS-10-3000	3000 gallon	107"	As Required	124"	96"	34,610 lb
HDS-10-3500	3500 gallon	123"	As Required	140"	112"	37,710 lb



**TYPICAL 1500 GALLON PUMP STATION (LOT 1 - NOT TO SCALE)**

Bedrooms	Tank Capacity	Static Level (A)	Dose Volume (B)	Between On and Alarm (C)	Total Gallons Used	Min. Req. Storage	Emergency Storage Avail. (D)
2	1787	272	70	102	444	280	1343
3	1787	272	105	102	479	420	1308
4	1787	272	123	102	487	480	1290
5	1787	272	140	102	514	560	1273
4+2	1787	272	193	102	567	770	1220



**TYPICAL 1000 GALLON PUMP STATION (LOTS 2 & 3 - NOT TO SCALE)**

Bedrooms	Tank Capacity	Static Level (A)	Dose Volume (B)	Between On and Alarm (C)	Total Gallons Used	Min. Req. Storage	Emergency Storage Avail. (D)
2	1109	340	70	64	474	280	635
3	1109	340	105	64	509	420	600
4	1109	340	123	64	527	480	582
5	1109	340	140	64	544	560	565

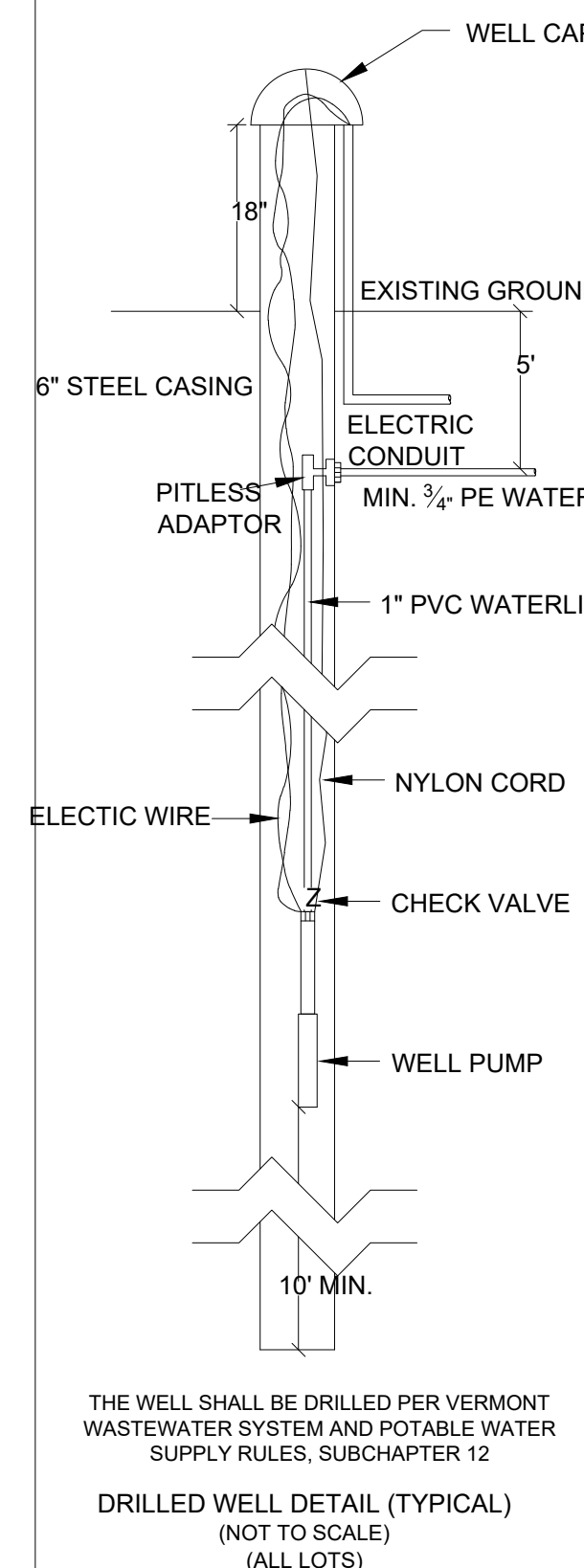
**PUMP PARAMETERS:**

LOT 1 STEP IS TO DELIVER 25 GPM AT 45 FEET TDH.  
 LOT 2 PUMP IS TO DELIVER 25 GPM AT 45 FEET TDH.  
 LOT 3 PUMP IS TO DELIVER 25 GPM AT 15 FEET TDH.

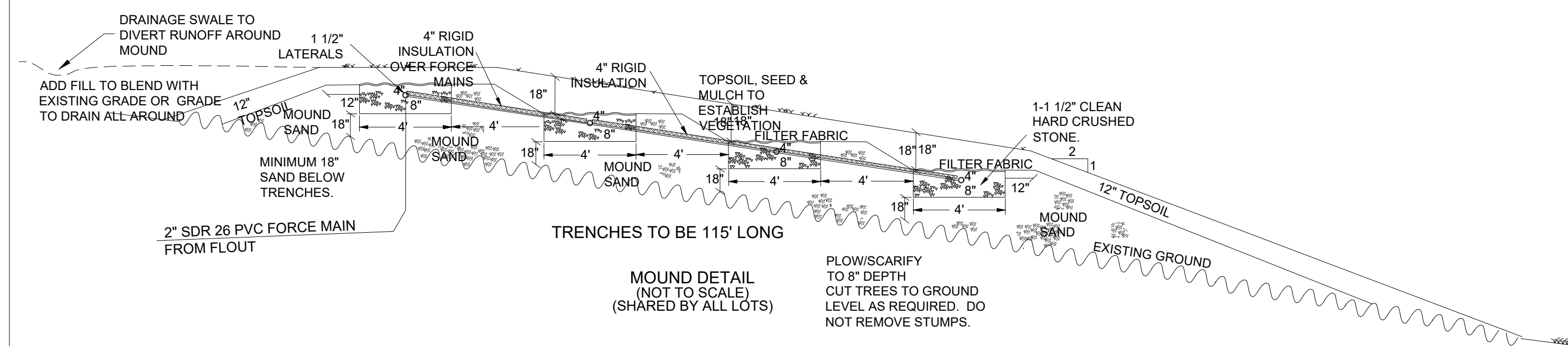
THE PUMP IS TO BE SUPPLIED WITH STANDARD ALARM AND CONTROLS AS SUPPLIED BY THE MANUFACTURER

VOLUMES AND FLOAT SETTINGS ARE BASED ON A 1000 GALLON PUMP STATION MANUFACTURED BY CAMP PRECAST CONCRETE PRODUCTS

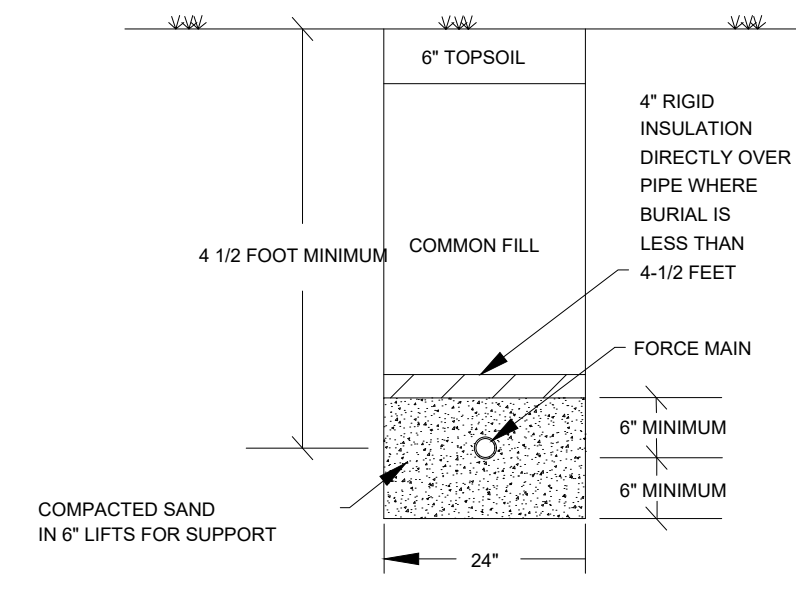
INSIDE DIMENSIONS VARY WITH EACH TANK SUPPLIER



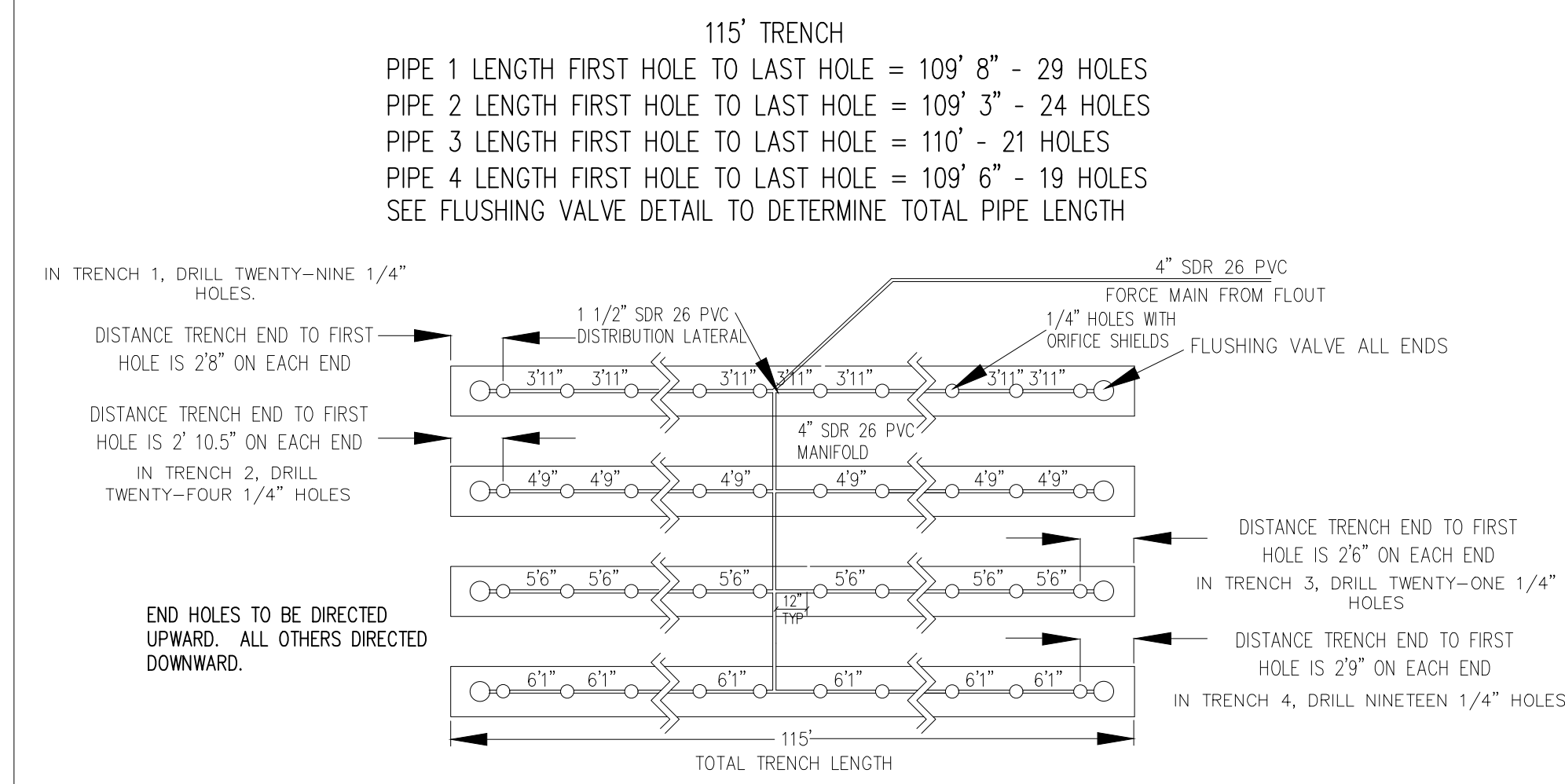
**DRILLED WELL DETAIL (TYPICAL) (NOT TO SCALE) (ALL LOTS)**



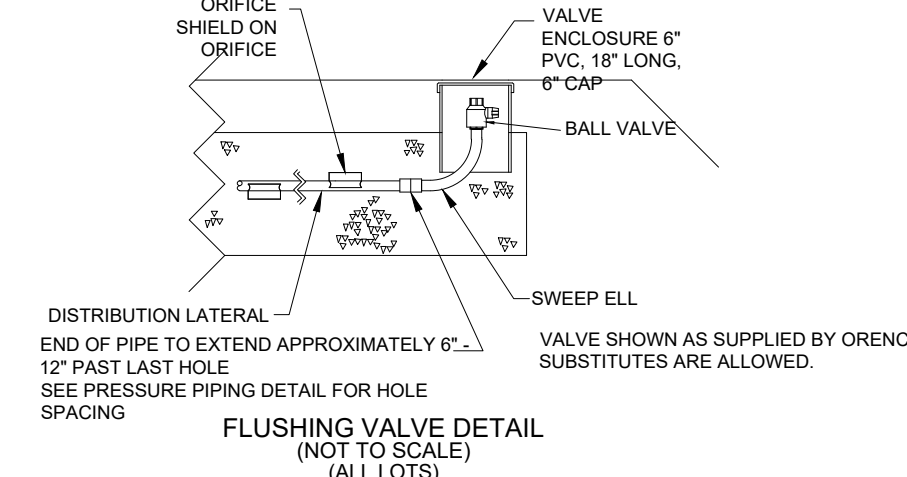
**MOUND DETAIL (SHARED BY ALL LOTS)**



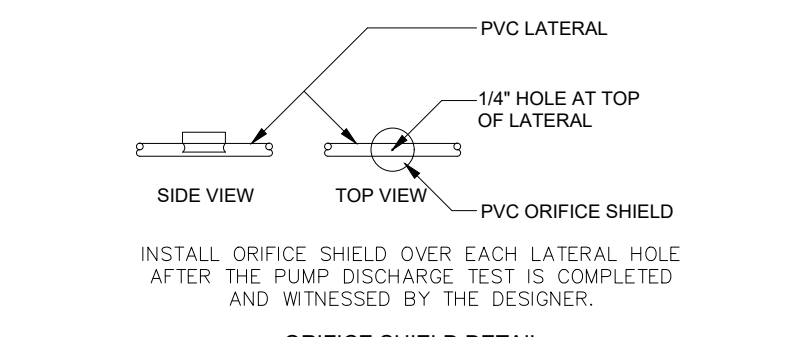
**FORCE MAIN TRENCH DETAIL (NOT TO SCALE) (ALL LOTS)**



**PRESSURE PIPING DETAIL (NOT TO SCALE) (SHARED BY ALL LOTS)**



**FLUSHING VALVE DETAIL (NOT TO SCALE) (ALL LOTS)**



**ORIFICE SHIELD DETAIL (NOT TO SCALE) (ALL LOTS)**

**PRELIMINARY NOT FOR CONSTRUCTION**

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

**DETAILS**  
 CONNOR ARNOT, CHARLES TIMOTHY GRAYSON  
 & GERALDINE CALLAN  
 AMENDMENT TO WW-5-7349 FOR ADDITION OF LOT 1 ADU  
 SWEET ROAD WATERBURY, VT

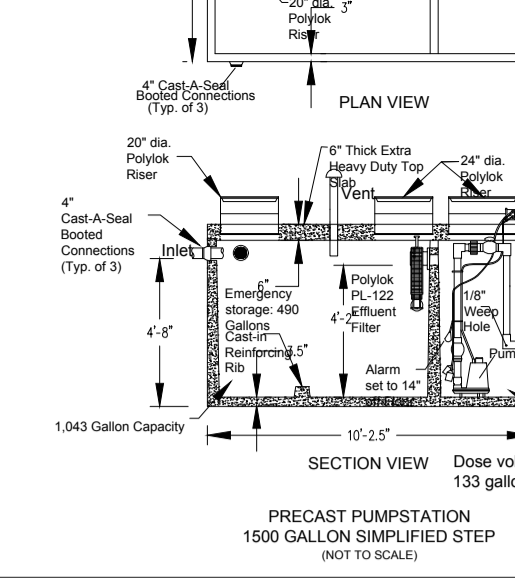
SCALE : NTS  
 DESIGNED BY: GNM PROJECT #34014A  
 DRAWN BY: WDB  
 CHECKED BY: GMJr

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

DATE: MARCH 22, 2024

SHEET C-2

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



LOT 2  
9.7± ACRES

FORCE MAIN ROUTE TO BE DETERMINED BY CONTRACTOR AND ENGINEER. ROUTE CHOSEN WILL BE SUCH THAT ONLY SELECTIVE TREE CUTTING WILL BE REQUIRED

State of Vermont  
Agency of  
Natural Resources

Charles  
Timothy  
Grayson

LEGEND

- SB-2 TP-6 Traverse point
- SB-1 TP-1 Test pit
- IRF Iron rod found
- Wetland boundary flag
- Calculated Point
- Utility pole
- Proposed well
- Existing spring
- Chain link fence
- Culvert
- Overhead power lines
- 10' contours
- 2' contours

Wetland boundary

Existing Tree line

Proposed Tree line

Property line

Right of way line

Ditch drainage swale

Stream

Exposed rock

Building envelope

Building Envelope "B"

Septic easement

B-7

B-6

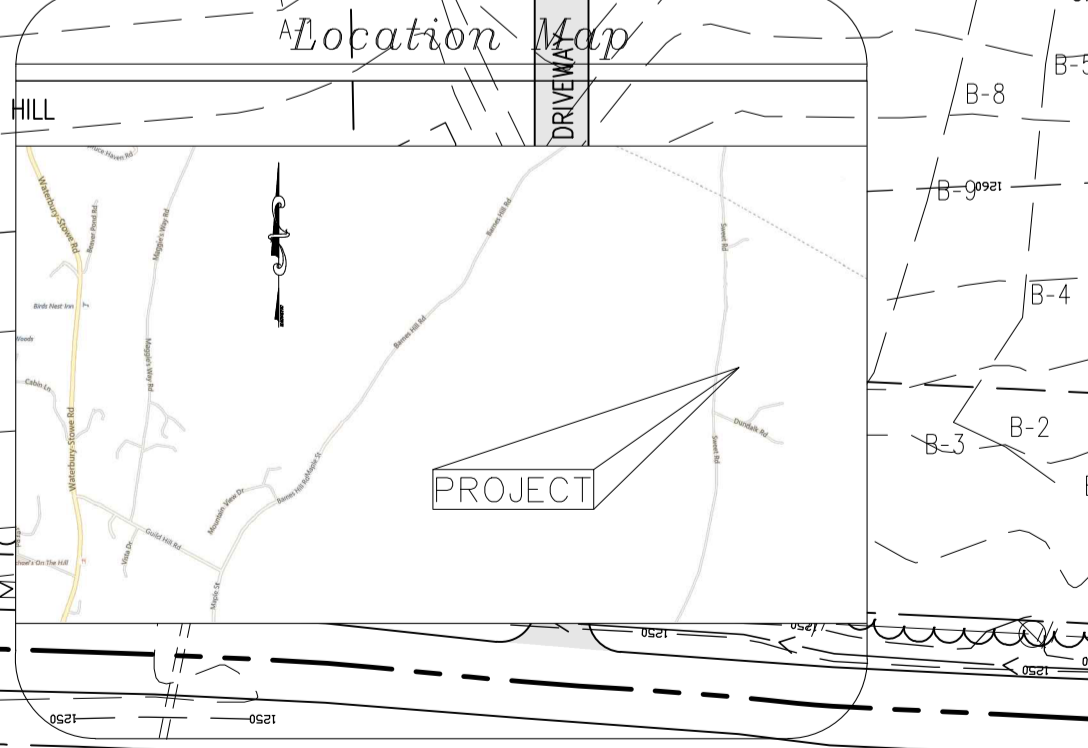
B-5

B-4

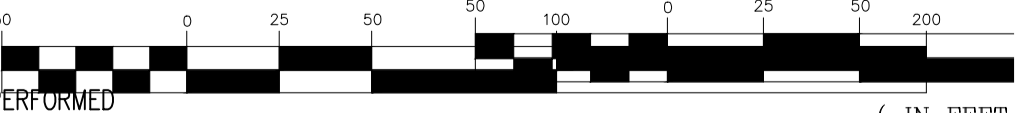
B-3

B-2

B-1



GRAPHIC SCALE GRAPHIC SCALE



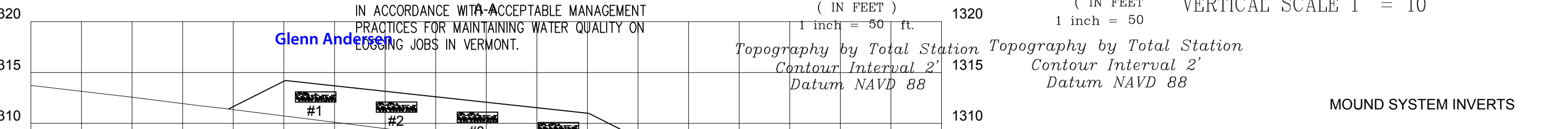
HORIZONTAL SCALE 1" = 50'

VERTICAL SCALE 1" = 10'

ALL PRE-DEVELOPMENT ACTIVITIES TO BE PERFORMED IN ACCORDANCE WITH ACCEPTABLE MANAGEMENT PRACTICES FOR MAINTAINING WATER QUALITY ON CONSTRUCTION JOBS IN VERMONT.

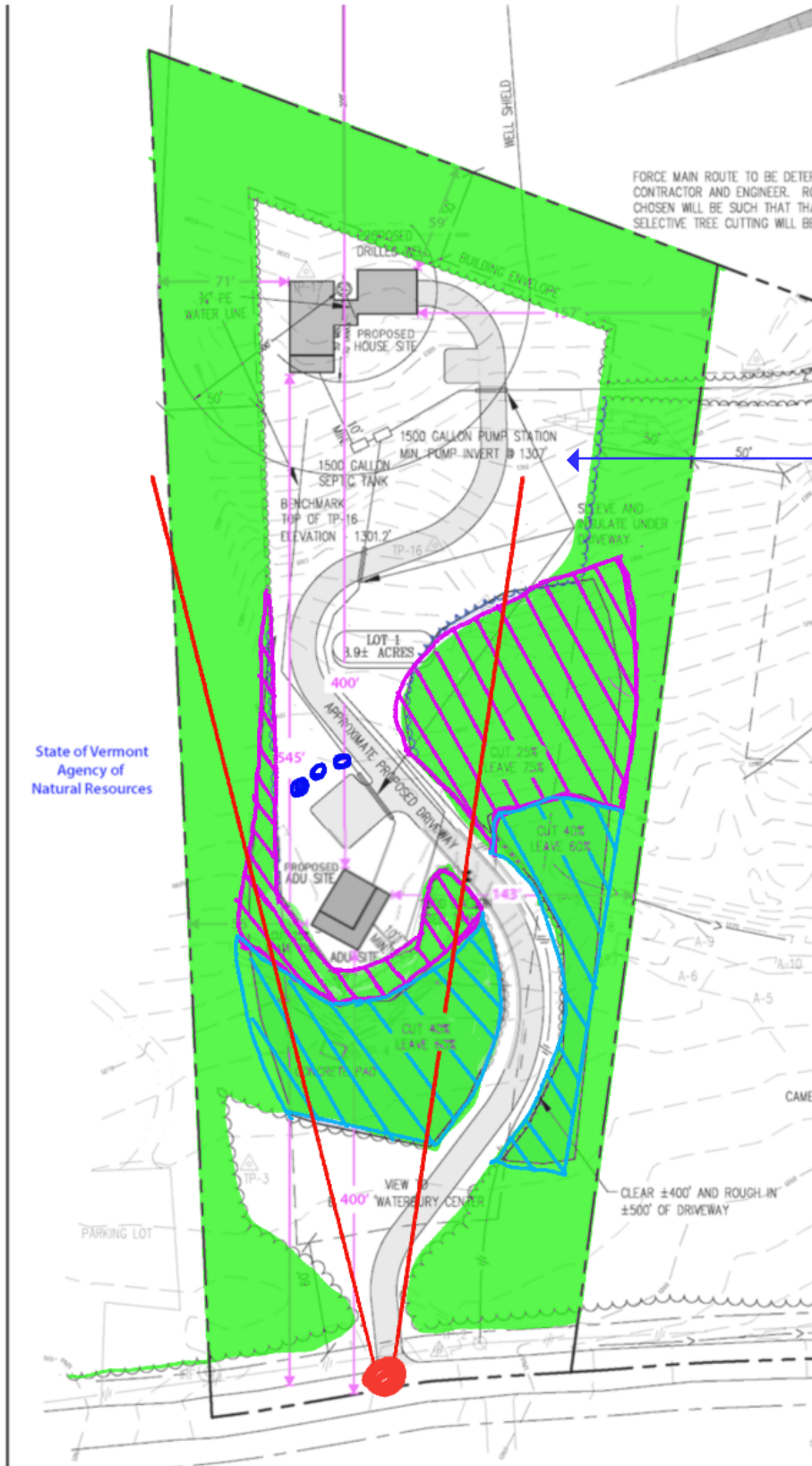
Glenn Anderson

Topography by Total Station  
Contour Interval 2'  
Datum NAVD 88



MOUND SYSTEM INVERTS






# Arnot Clearing Plan



FORCE MAIN ROUTE TO BE DETERMINED BY CONTRACTOR AND ENGINEER. ROUTE CHOSEN WILL BE SUCH THAT THAT SELECTIVE TREE CUTTING WILL BE

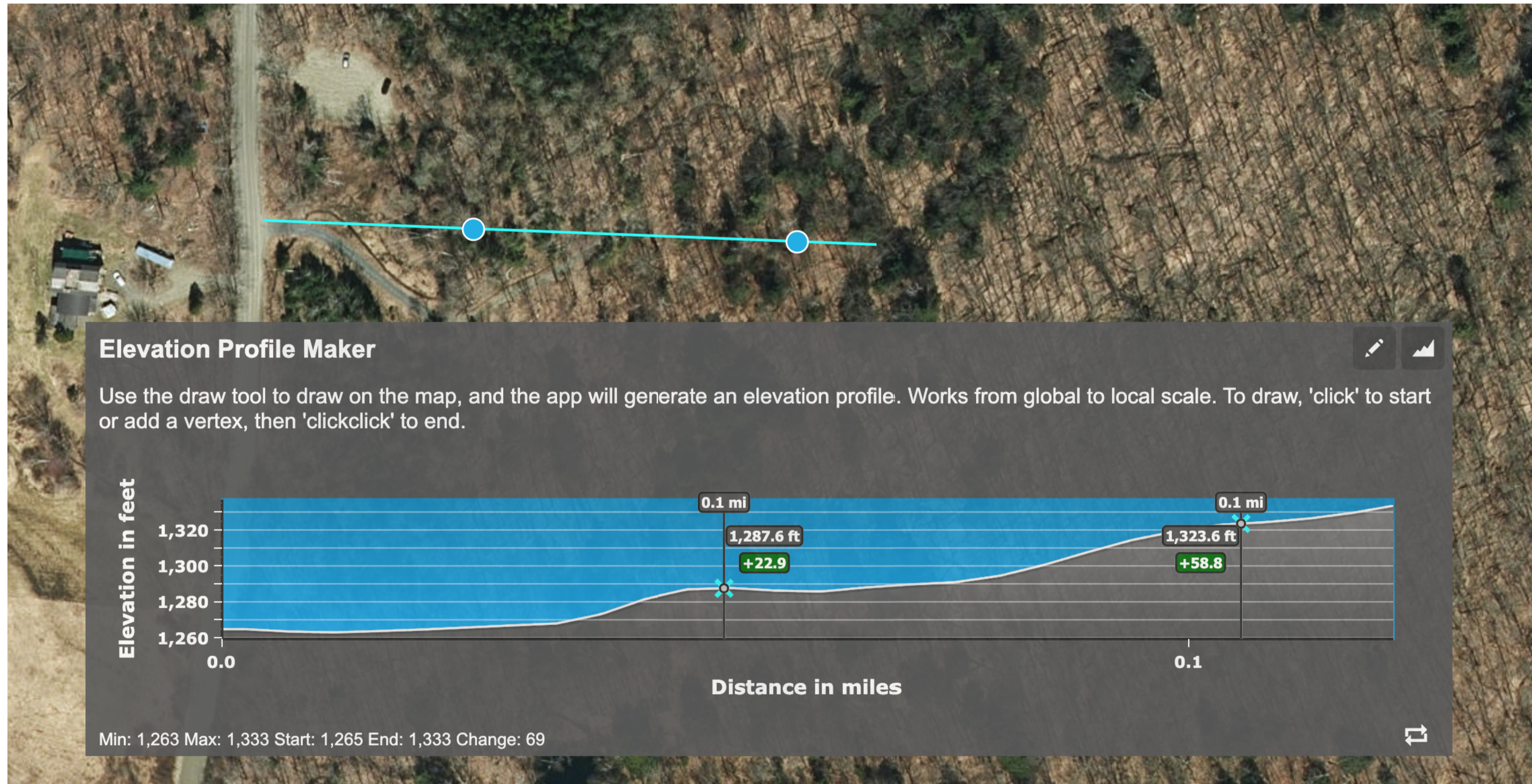
Cleared Area to be a mix of Grass for yards and untouched forest

State of Vermont  
Agency of  
Natural Resources

KEY	
	Forest Cover to Remain
	Pre-Existing Cut 25% Leave 75% Zone
	Pre-Existing Cut 40% Leave 60% Zone
	Public View Point to Buildings
	Screening and Shrubs to be planted



# Arnot Build Site Elevation Profiles



Typical Average Height of Trees Present on Lot:

Maple: 90 ft

Hemlock: 65 ft

Birch: 55 ft

**ADU Location:**

Distance from Road: 400"

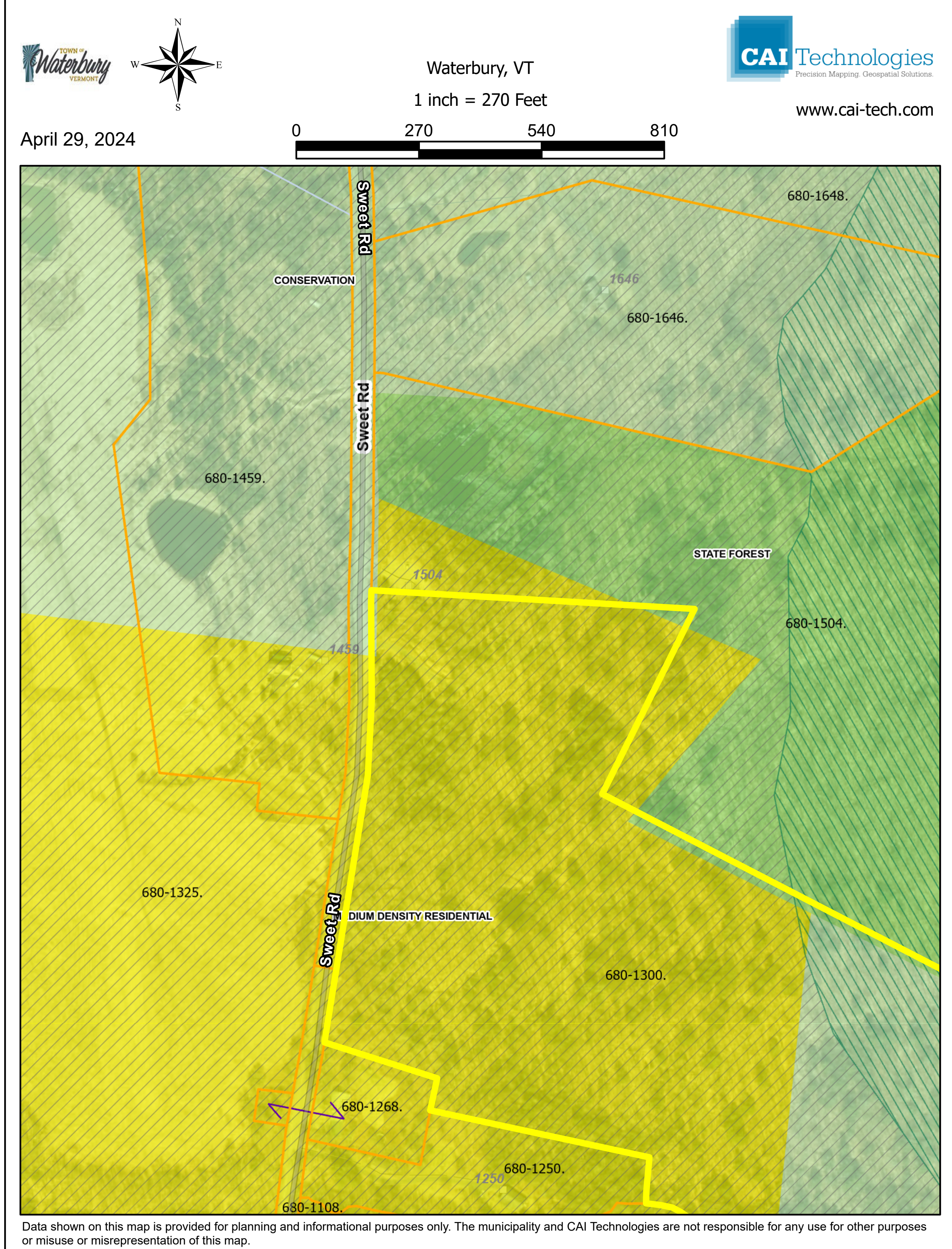
Elevation Gain from Sweet Road: +22.9ft

**House Location:**

Distance from Road: 545"

Elevation Gain from Sweet Road: +58.8ft

# Location, Adjacent Landowners & Zoning map



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.