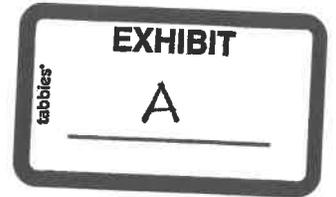


# 6176  
Received - 12-20-19



Michael Seaberg  
4441 Mountain Road  
Stowe, VT 05672  
December 20, 2019

Barbara Allaire (Stowe Development Review Board Secretary)  
Sarah McShane (Stowe Zoning Administrator)  
Town of Stowe  
PO Box 730  
Stowe, VT 05672

### Notice of Appeal

NOW COMES, Michael Seaberg, an occupant of 4441 Mountain Road, Stowe, Vermont 05672, and hereby appeals to the Town of Stowe Development Review Board, the approval by the Town of Stowe Zoning Administrator of Project No. Z6088 on December 6, 2019, which authorized VTRE Investments, LLC, located at P.O. BOX 323, Stowe, VT 05672, to "construct a retaining wall and fill and grade within the flood hazard overlay district" at 4409 Mountain Road, Stowe, VT 05672.

4409 Mountain Road currently contains a three-bedroom, single family house located in the floodway. This property is surrounded by two single family homes at 4515 Mountain Road and 4407 Mountain Road, as well as a hotel, the Northern Lights Lodge, at 4441 Mountain Road. The property also borders the West Branch of the Little River. Across from the river is a single-family home at 105 West Branch Lane. The appellant notes that the application indicates that the existing house on this property is 4 bedrooms and a new house on this property will be the same. The application is incorrect. This house is shown on the

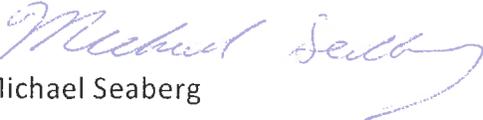
listers card as 3 bedrooms and has been permitted as a 3-bedroom house for the sewer allocation.

This appeal is being made on the appellant's belief that the Zoning officer erred in determining that this project was in compliance with the Town of Stowe Zoning Regulations section 3.12 regarding stormwater and section 7 regarding Flood Hazard District. While this project may decrease the risk of flood and stormwater damage to 4409 Mountain Road, it will increase the risk of damage to neighboring properties. This project does not comply with the stated goals of the zoning regulations as it will not minimize and prevent the loss of life and property, the disruption of commerce, the impairment of the tax base. The design was not made in a manner that minimizes or eliminates the potential for flood and loss or damage to life and property. As such, the zoning officer's approval should be overturned, and application z6088 should be denied.

Mr. Seaberg claims interested party status as an occupant of an abutting property. Mr. Seaberg lives at 4441 Mountain Road, Stowe, VT 05672 and will be physically and environmentally impacted by the proposed project.

A check with the \$220 appeal fee is included with this notice and has been delivered to the zoning administrator.

Sincerely,

  
Michael Seaberg



**Zoning Permit  
Town of Stowe  
PO Box 730  
Stowe VT 05672**

**APPLICATION INFORMATION**

Permit Z-6088  
 Application Date 8/19/2019  
 Physical Location 4409 MOUNTAIN RD  
 Map ID 11-107.000 Tax ID 26021  
 Project Description CONSTRUCT RETAINING WALL; FILL AND GRADE WITHIN FLOOD HAZARD OVERLAY DISTRICT- NO DEVELOPMENT WITHIN THE FLOODWAY  
 Owner VTRE INVESTMENTS LLC  
 Applicant/Contact VTRE INVESTMENTS LLC  
 Applicant Address PO BOX 323  
 STOWE VT 05672

**FEES PAID**

Source	Date	Amount
VTRE INVESTMENTS 1129	8/19/2019	\$45.00

**APPROVALS/ACTIONS ON RECORD**

Action Taken	Date	Effective Date	Expiration Date
OTHER	8/19/2019		
OTHER	12/5/2019		
ZONING	12/6/2019	12/21/2019	12/20/2022

REFERRED TO ANR FOR FLOOD HAZARD COMMENT  
 ZA RECEIVED FINAL (REVISED) SITE PLAN

Conditions/Comments APPROVED PER APPLICATION MATERIALS DATED 8/14/19 AND SITE PLAN 'VTRE INVESTMENTS LLC' PREPARED BY MCCAIN CONSULTING, SHEETC-1, LAST REVISED 11/26/19

Based upon a review of this project, the following other local and state approvals are anticipated to be needed:

- Stowe Water Connection     Stowe Sewer Connection     Stowe Driveway Entrance Permit  
 VT Construction Permit     VT Wastewater Permit     VT Driveway/RW Permit     VT Stormwater Permit

**FLOOD HAZARD AREA REVIEW**

A Certificate of Occupancy is required before the use or occupancy of the building. Contact the Zoning Office for an application and to schedule a site inspection.

*Sarah McShane*

12/6/2019

Accompanying documents and plans submitted with the zoning permit application are part of this permit and are on file in the Zoning Office.

ZONING ADMINISTRATOR

Date

Sarah McShane

Notes

Permission is hereby granted in accordance with the requirements and regulations of the Town of Stowe Zoning Ordinance to proceed with the above project. This permit shall not take effect until the time for appeal has passed, or in the event that a notice of appeal is properly filed, no such permit shall take effect until adjudication of that appeal by the appropriate municipal panel is complete and the time for taking an appeal to the environmental division has passed without an appeal being taken. If an appeal is taken to the environmental division, the permit shall not take effect until the environmental division rules in accordance with 10 V.S.A. § 8504 on whether to issue a stay, or until the expiration of 15 days, whichever comes first. No construction or activity related to this approval may occur until the time for appeal has passed.

This approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements.

The applicant is responsible for determining property lines and meeting the required setbacks for development. All exterior lighting must meet the Zoning Ordinance lighting standards.

Submit by Email

tabbies

	<b>Development Application</b> Town of Stowe Zoning Department PO Box 730 Stowe VT 05672 Voice (802) 253-6141	Project # (To be assigned) <u>6088</u>
	This form serves as an application for all requested zoning and subdivision reviews.	Date Received: <u>8-19-19</u>

**Owner Information**

Property Owner	<u>VTRE Investments, LLC</u>
Mailing Street Address City, State and Zip	<u>4409 Mountain Rd. (PO Box 523) Stowe</u>
Phone Number	Day: _____ Other phone or email: _____

**Applicant/Contact Information (Relationship to Owner)**

- Owner (If so, skip to site information)  
  Lessee  
  Contractor  
 Architect/Designer  
  Agent for Owner  
  Under purchase contract

All information and correspondence is sent to applicant/contact.

Contact Name	_____
Company (if any)	_____
Mailing Street Address City, State and Zip	_____
Phone Number	Other/Email: _____

**Site Information**

Physical Address	<u>4409 Mountain Rd Stowe</u>
Business (if any)	_____
Tax Map ID	<u>11-107.000</u>

Please briefly describe the project or request below:

see accompanying site plan by McLain Consulting. Work in 100 year flood plain will be lifted by stated amounts to get the property out of the flood plain. This will allow the property to get a LOMA+F. The retaining wall will be be Redi-Rock. Please see email description.

**For All Approvals:**  
 The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.

Indicate if: <input checked="" type="checkbox"/> Property Owner OR <input type="checkbox"/> Agent for Owner	Signature: _____ Date: <u>8/14/19</u>
---	--

Additional application information is required on reverse side: →

**Note: Local Zoning approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements at 802-505-5367.**

**Construction Information**

A site plan showing the proposed development is required if construction is involved. **The applicant is responsible for determining property lines and setbacks.**

**Please answer the questions below for all construction projects:**

Will there be a new curb cut (driveway opening)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will over 1/2 acre of land be graded or disturbed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will the development create an additional 1/2 acre of impervious surface?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be other changes resulting in increased sewer or water flows?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe sewage system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe water system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is any portion of the building rented out?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Maximum Bldg. Height:  Building Height is defined as the vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between eaves and ridge for other types of roofs. On sloping sites the height will be measured on the uphill side. *N/A*

**Please answer the questions below for all projects involving residential dwellings:**

Existing Rooms:	# Bathrooms: <input type="text" value="2"/>	# Bedrooms: <input type="text" value="4"/>	# Kitchens: <input type="text" value="1"/>
New Rooms:	# Bathrooms: <input type="text" value="Same"/>	# Bedrooms: <input type="text" value="Same"/>	# Kitchens: <input type="text" value="Same"/>

**Please complete the fee calculation below for all construction projects:**

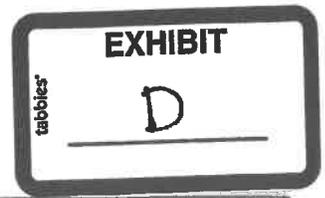
Indicate new/additional gross floor area	Cost/Sq. Ft.	Fee Required
Heated Enclosed Space: <input type="text"/> sq ft	\$ .20/sq. ft.	\$ <input type="text" value="\$0.00"/>
Unheated Enclosed Space: <input type="text"/> sq ft	\$ .13/sq. ft.	\$ <input type="text" value="\$0.00"/>
Unheated Unenclosed Space <input type="text"/> sq ft (such as decks and open porches)	\$ .07/sq. ft.	\$ <input type="text" value="\$0.00"/>
Structures other than buildings (such as ponds and tennis courts) (administrative approval)	\$50/structure	\$ <input type="text"/>
Structures other than buildings (such as ponds and tennis courts) (Conditional use approval required)	\$100/structure	\$ <input type="text"/>
Additional Recording Fee:	\$10 for permitted uses \$20 for conditional uses	\$ <input type="text" value="10.00"/>
	<b>Total Fee**:</b>	\$ <input type="text" value="\$10.00"/>

\*\* Minimum application fee for all construction (includes recording fee):  
Permitted Uses: \$55.00      Conditional Uses: \$240.00

**Fee Schedule for Projects Not Involving Construction  
(all fees below include recording fee)**

- For permitted uses not involving construction: \$55
- For conditional uses not involving construction, appeals and variances: \$240
- Administrative amendment of conditional uses: \$65
- New signs: \$65
- Certificate of Occupancy: \$50 (additional inspections if need after first: \$40)
- Subdivisions:
  - Preliminary Layout Application (Base Fee): \$240
  - Preliminary Layout (Fee per lot if equal to and/or more than 5 lots): \$250/lot or unit
  - Final Plat Application (Base Fee): \$240
  - Final Plat Application (additional fee per lot if preliminary layout was not required): \$100/lot or unit
  - Minor Subdivision - Lot Line Adjustment: \$95 (includes recording fee for one map page)
  - Final Plat Recording Fee (per map page): \$15

Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to [www.townofstowevt.org/townclerk/](http://www.townofstowevt.org/townclerk/) and click the link for online payments. Please note there is a 3% convenience fee for credit card payments.



**Sarah McShane**

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**From:** Nick Lizotte <nick@vermontrealty.com>  
**Sent:** Saturday, August 17, 2019 10:47 AM  
**To:** Sarah McShane; Pfeiffer, Rebecca  
**Cc:** Gunner McCain  
**Subject:** 4409 Mountain Rd Stowe, Grading  
**Attachments:** 38025 20190812-Overview.pdf

Sarah -

As a follow on the permit application for a grading permit at 4409 Mountain Rd, below is a narrative of the work to take place. Rebecca Pfeiffer, Rich Baker and I met at the site to discuss options to get the building above the BFE. What has been proposed on the site plan by McCain Consulting is to install a retaining wall just inside the floodway and to raise the grade behind the wall.

The purpose of the work is to get a LOMA-F for the property, thus bringing any proposed structure out of the flood plain. My understanding is that once the site has received a LOMA-F there would be no further review of a structure to be built on the site as it would be above the BFE.

The retaining wall will be a Redi-Rock engineered wall system. The system uses geofabric tiebacks in the compacted fill lifts. The Redi-Rock will be placed on 6 inches of crushed stone and the first block will be buried 6 inches. The fill will be a soil sandy soil suitable for compaction to support a structure.

Please let me know if there are further questions.

Thank you,

Nick

Nicholas Lizotte  
Vermont Realty Services  
802.585.1131



# National Flood Hazard Layer FIRMette



44°30'7.36"N

EXHIBIT  
**F**

tables



USGS: The National Map, Orthoimagery, Data refreshed April 2019

44°29'41.70"N

1:6,000

2,000

1,500

1,000

500

0

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levees. See Notes. Zone X
- Area with Flood Risk due to Levees Zone D

**OTHER AREAS**

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone X

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/19/2019 at 8:36:52 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.

72°44'19.61"W



WATERSHED MANAGEMENT DIVISION RIVER CORRIDOR and FLOODPLAIN MANAGEMENT

DEVELOPMENT REVIEW SUBMISSION CHECKLIST

24 VSA §4424: FLOOD HAZARD AREA

(D)(i) Mandatory provisions. All flood and other hazard area bylaws shall provide that no permit for new construction or substantial improvement shall be granted for a flood or other hazard area until after both the following:

- (I) A copy of the application is mailed or delivered by the administrative officer or by the appropriate municipal panel to the agency of natural resources or its designee.
- (II) Either 30 days have elapsed following the mailing or the agency or its designee delivers comments on the application.

Municipality Name: Town of Stowe Submittal Date: 8/19/2019

Required Documentation: (please include a copy of this checklist)

To ensure this mandatory review by VT ANR is completed within the regulatory time frame, the following materials must be submitted, either as electronic files or as printed copies:

- Copy of the local zoning permit application and any other relevant documentation that may have been included with the permit application that was submitted to the Town
- Preliminary determination by the community as to whether or not this proposed development is in conformance with the community's flood hazard regulations
- Thorough description of all proposed development within the Special Flood Hazard Area (SFHA) and within the ANR delineated Fluvial Erosion Hazard (FEH) Overlay Zone
- Site Location Map – either an overview map of the site location generated from an internet application (i.e. Google or Bing) or a Vermont Natural Resource Atlas map
- Sketch or site plans showing the following:
  - o Existing and proposed contours/elevations on the property in the same elevation datum as the most recent and effective NFIP Flood Insurance Rate Map (FIRM)
  - o Location and extent of any proposed fill and/or excavation for the project
  - o NFIP Floodway delineation and NFIP Floodway Fringe delineation boundary
  - o A scale bar, elevation datum conversions (where appropriate), and north arrow
  - o Clearly labeled features including relevant landmarks, roadway names, stream names, and existing and/or proposed buildings and proposed roads or driveways
  - o Proposed lowest floor (including basement) elevation for any structure in a SFHA
- The elevation datum should be referenced to that of the most recent and effective (FIRM) or Flood Insurance Study (FIS) and noted as such on the sketch or site plans
- Copies of any previous correspondence with the VT ANR floodplain management section

*\* Applications will be returned if all the required documentation is not submitted to ANR \**

*The federal definition (44 CFR §59.1) of 'development' in a flood hazard area is defined as any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. All 'development' must be clearly identified on the submitted documentation in order for ANR staff to complete their review of the project.*

**Additional Information:** (when applicable)

Fluvial Erosion Hazard (FEH) Zone or ANR delineated River Corridor (RC)

- a) Extent of the FEH or RC shown on either the site plan, a printout from the ANR Natural Resource Atlas (see links below) or on a map produced by an ANR River Scientist.

Stream Alteration Permit (SAP) or determination from River Management Engineer (RME)

- a) Copy of issued SAP or project related comments provided by the RME, if applicable.

**ANR Watershed Management Websites:**

Flood Hazard Management - [dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection](http://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection)

ANR Natural Resource Atlas - <http://anrmaps.vermont.gov/websites/anra5/>

**River Management Section Contacts:**

River Management Engineers - [dec.vermont.gov/watershed/rivers/river-management#regions](http://dec.vermont.gov/watershed/rivers/river-management#regions)

River Scientists - [dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/river-scientists](http://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/river-scientists)

**Submittal of Documents:**

Municipal permit applications for flood hazard area development must be sent to the regional Floodplain Manager – [dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/floodplain-managers](http://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/floodplain-managers)

\* Under the town's zoning regs, this project is a permitted use and does not require review by the DRB. I appreciate your technical review assistance. Thank you! - Sarah

Indicate when this project is on the local Board Hearing agenda: \_\_\_\_\_ at \_\_\_\_\_ pm

Electronic version is online at:

[dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/after-a-flood](http://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/after-a-flood)



**Sarah McShane**

**From:** Sarah McShane  
**Sent:** Monday, August 19, 2019 10:01 AM  
**To:** 'Pealer, Sacha'  
**Subject:** Town of Stowe- Request for Project Review and Comment  
**Attachments:** Project 6088- 4409 Mountain Road.pdf; ANR Checklist.pdf

Good Morning Sacha,

I hope this finds you well. I've received the attached application and request your review assistance. The property is located at 4409 Mountain Road and contains lands within the FEH, floodway, and SFHA. I believe Rebecca met with the property owner and my predecessor Rich Baker on site a year or so ago. Based on the submitted materials and zoning maps, no work appears to be proposed within the FEH or floodway. The Applicant proposes to construct a retaining wall and fill in the area in hopes of applying for and receiving a LOMA-F from FEMA. Under the town's zoning regulations, this project does not require review by the Development Review Board and can be administratively reviewed under the provisions of Section 7.7(1). Thanks for your assistance, please let me know if you need any additional information or have any questions.

Many thanks Sacha!

Sincerely,  
Sarah



**Sarah C. McShane**  
Zoning Director & Health Officer  
Town of Stowe  
PO Box 730  
Stowe, VT 05672  
(802) 253-6141



## Sarah McShane

---

**From:** Pealer, Sacha <Sacha.Pealer@vermont.gov>  
**Sent:** Monday, September 16, 2019 1:22 PM  
**To:** Sarah McShane  
**Subject:** Flood Hazard Review - 4409 Mountain Road  
**Attachments:** RE: 4409 Mountain Road- Development in the Floodway

Dear Sarah:

Thanks for sending the application materials for the proposed retaining wall and fill at 4409 Mountain Road. By "fill" I mean placed material that would raise existing ground levels.

The project is located within the Special Flood Hazard Area (Zone AE)—also called the "floodplain"—according to the FEMA Flood Insurance Rate Maps for Stowe (dated 8/4/2005). It appears the wall and fill are proposed just outside of the floodway, which is the more restrictive part of the floodplain, although the site plan seems to indicate a minor amount of grading within the floodway (see vicinity of 891 and 892 contours). I agree that no work appears to be proposed in Stowe's Fluvial Erosion Hazard (FEH) area.

While the proposal does not include a building at this time, the application indicates the intent to apply for a letter from FEMA to remove the area from the Special Flood Hazard Area, so that if a building is proposed within the fill area in the future, it would not be in the Special Flood Hazard Area. This letter is known as a Letter of Map Revision Based on Fill (LOMR-F).

### Floodway

Both the National Flood Insurance Program and Stowe Flood Hazard District (7.7 (1)A) place high restrictions on the floodway. New encroachments are prohibited in the floodway unless shown not to increase flood heights. The floodway is reserved to freely pass (convey) floodwater, and is the area generally expected to have the highest flood velocities and depths.

To make sure the project does not result in a floodway encroachment, the limits of the floodway should be staked out before construction and checked during construction to assure the ground is not raised in the floodway and the wall does not end up in the floodway. It's unclear if the minor grading I'm noticing in the site plan may be associated with the previously permitted removal of an existing house. I suggest getting confirmation of this from the applicant. Please refer to state floodplain manager Rebecca Pfeiffer's 7/12/2018 review comments for the demolition project (attached). Any areas graded in the floodway should not result in an increase in ground elevations. As with the 2018 proposal, the town is advised to seek documentation that all disturbed areas, especially in and near the floodway, are completed as proposed. Examples of documentation: a site plan with before & after spot elevations, photos showing specific elevation benchmarks prior to and after construction, etc.

### Flood Fringe (Special Flood Hazard Areas outside Floodway)

Minimum NFIP requirements (44 CFR 60.3(a)(3)) and Stowe Zoning (7.7(2)A) call for the community to assure that "all development shall be reasonably safe from flooding" and "constructed by methods and practices that minimize flood damage." There is one aspect of the application where I suggest the town get a little more information, as part of addressing the above standards. The application information was unclear whether the retaining wall, being so close to the floodway, was designed to withstand the anticipated base flood velocities and depths at that location. To make sure the wall is not undermined and damaged by scour during flooding, DEC Rivers recommends the town request evaluation

of the wall by a professional engineer, with his/her confirmation that the wall is designed to withstand the anticipated base flood conditions noted in the FEMA Flood Insurance Study for Stowe (dated 8/4/2005) at this location.

As long as the above concern is addressed, it appears the proposal meets the letter of Stowe's flood hazard regulations. The town's bylaw and minimum NFIP regulations do not contain specific limits on fill in the floodplain, provided it is outside of the floodway. Although the fill is permissible according to Stowe and NFIP minimum standards, I offer the following cautions:

- 1) Although the filled site will be above Base Flood Elevation, the site could be vulnerable to floods of higher magnitude than the base flood (the base flood has at least 1% chance of occurring in any year) or due to subsurface flooding as water infiltrates the fill material. If a structure is built on the site, a structure with a basement below Base Flood Elevation is expected to be particularly vulnerable to subsurface flood damages.
- 2) Even with a retaining wall, some risk remains that the filled site could be undermined/compromised by erosion. Fluvial erosion can occur and has occurred outside of the Stowe FEH, and the West Branch Little River is particularly prone to physical changes in river course, bank erosion, and deposition.
- 3) The incremental filling of floodplains in a watershed can lead to reduced flood storage in the floodplain over time. For this reason, Stowe may benefit from considering more specific bylaw standards to articulate how filling may occur.

In summary, even if all aspects of the Stowe bylaw are met, the applicant should be made aware that certain flood risks remain. Even if a LOMR-F is issued, future buildings on the site may benefit from flood insurance coverage.

Please keep in mind other State, Federal or local permits may be required for this project. The VT DEC Permit Specialist for your area can help to identify other state permits that may be involved. Please also note: VT ANR DEC Rivers Program comments on this project may differ in Act 250 review, if applicable.

Please let me know if you have any questions. You may consider this email to be DEC Flood Hazard Review comments per 24 V.S.A. §4424.

Regards,

**Sacha Pealer, CFM**

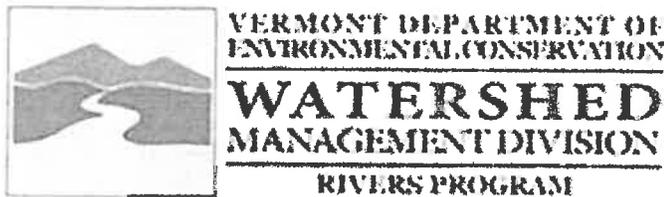
*Regional River Scientist & Floodplain Manager*

1 National Life Drive, Main 2

Montpelier, VT 05620-3522

802-490-6162

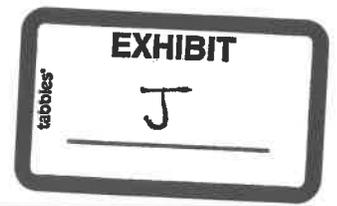
<http://dec.vermont.gov/watershed/rivers>



**From:** Sarah McShane <smcshane@stowevt.gov>  
**Sent:** Monday, August 19, 2019 10:01 AM  
**To:** Pealer, Sacha <Sacha.Pealer@vermont.gov>  
**Subject:** Town of Stowe- Request for Project Review and Comment

Good Morning Sacha,

I hope this finds you well. I've received the attached application and request your review assistance. The property is located at 4409 Mountain Road and contains lands within the FEH, floodway, and SFHA. I believe Rebecca met with the property owner and my predecessor Rich Baker on site a year or so ago. Based on the submitted materials and zoning



**Sarah McShane**

---

**From:** Pfeiffer, Rebecca <Rebecca.Pfeiffer@vermont.gov>  
**Sent:** Thursday, July 12, 2018 4:33 PM  
**To:** Sarah McShane  
**Subject:** RE: 4409 Mountain Road- Development in the Floodway

Hi Sarah,

I have reviewed the proposal for the demolition of the existing house at 4409 Mountain Road. This is a site where I had met with the applicant contact Nick Lizotte & his consultant with Rich last summer to discuss renovation and redevelopment options for this site. As you mention below and as written in the application, the current proposal is simply for the demolition of the existing home on the site. I agree that the home is not located in the Town's FEH, and that it is located in the FEMA Special Flood Hazard Area Zone AE (the FEMA mapped floodplain), as well as a very small portion of the home located within the FEMA floodway. The FEMA floodway is a more restrictive part of the floodplain where the minimum FEMA requirements prohibit any new encroachment unless it can be demonstrated that there is no change in flood heights (0.00').

For this particular proposal, there is no new proposed encroachment but rather a removal of an existing encroachment. The requirement for a development within the regulatory floodway to provide hydrologic & hydraulic (H&H) analyses in Section 7.7(1)(A) of the Town of Stowe Zoning Regulations (effective date 7/3/17) comes from a FEMA standard that is intended to assess the impacts from a new above-ground encroachment on flood heights. New above ground encroachments can result in increasing flood heights by redirecting flood flows or displacing flood water within the floodplain. The removal of the existing home at this site would not result in increasing flood heights because the encroachment that displaced flood water is proposed to be removed. Also, although there is an existing basement that will be filled in with the removal of the home, there would not be any expected increase in flood heights from the filling of the basement as long as the basement is filled to match the surrounding existing grade as proposed on the applicant's site plan prepared by McCain Consulting. VTDEC would not expect an applicant to provide a no-rise analysis for the removal of a floodway encroachment such as this house.

The basement of the existing home would not be expected to provide any relief to flood heights since it does not allow floodwater to flow across the floodplain. As is mentioned on the applicant's site plan prepared by McCain Consulting, the basement area has *not* been designed to be wet-floodproofed. Wet-floodproofing means that a space has been designed to allow for water to flow into and out of the space automatically during a flood, and that no part of that space is completely below grade. If the space is completely below grade on all four sides, then the water could get into the space but could not flow back out again. This means that the water is stored in a below-grade basement space rather than allow for water to be conveyed (or pass through) the space. Although a basement would fill up and store some small volume of floodwater, that volume is minimal in comparison to the exponentially larger volume of water flowing across that area of the flood plain over the course of a FEMA-mapped base flood (the 1% annual chance flood, commonly known as the 100-year flood event). It is because of the incredibly small amount of storage in building basements that those basements are not included in the models that FEMA makes to study floods. Those FEMA models do, however, assess the impacts of water having to go around a building or other infrastructure, since there is an impact to flood heights when water is diverted around a building or encroachment such as fill.

Therefore, if the home is removed from the site as is currently proposed, it would appear to meet minimum National Flood Insurance Program (NFIP) requirements and would not be expected to create any rise in flood heights. I would recommend that the Stowe Development Review Board require the applicant to have the floodway boundary staked out on the site during construction in order to ensure that the proposed backfilling and grading located in the floodway does not result in *raising* the surrounding grade of the home, but rather matches the existing surrounding ground elevations. The site plan proposes to match the grade of the filled in basement hole to the adjacent grade in the floodway. The DRB

should have some sort of documentation that demonstrates that the backfilling, especially within the floodway, is completed as proposed. This could include a plan with spot elevations before & after demolition, or pictures showing specific elevation benchmarks prior to and after construction, etc.

As always, other State, Federal or local permits may be required for this project. The VT DEC Permit Specialist for your region should be able to help identify any other State Environmental Permits that may be necessary. These comments are offered in accordance with 24 VSA §4424.

Please let me know if you have any additional questions or would like to further discuss,

Rebecca



**Rebecca Pfeiffer, CFM | Floodplain Regulatory Team Lead/Northwest VT Floodplain Manager**  
River Corridor & Floodplain Protection Program  
111 West Street  
Essex Junction, VT 05452  
C 802-490-6157 | F 802-879-3871

**Flood Ready Vermont:** <http://floodready.vermont.gov/>  
**VT Floodplain Management Blog:** <http://vtfpm.blogspot.com/>  
**VT ANR Natural Resources Atlas:** <http://anrmaps.vermont.gov/websites/anra/>  
**River Corridor & Floodplain Protection Website:** <http://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection>

**From:** Sarah McShane <smcshane@stowevt.gov>  
**Sent:** Monday, June 18, 2018 1:34 PM  
**To:** Pfeiffer, Rebecca <Rebecca.Pfeiffer@vermont.gov>  
**Subject:** 4409 Mountain Road- Development in the Floodway

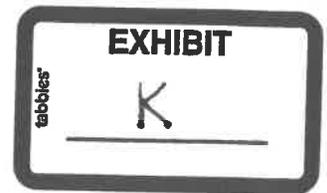
Hi Rebecca,

I hope this finds you well. I'm not sure if you heard through the grapevine, but Rich Baker recently retired and I've been hired to replace him. I've been here since mid-April. I am still helping out in Bolton until they find someone, so I'll be in touch with you soon to hopefully closeout the Gervia project.

I recently received an application to demolish a single family dwelling and fill in the crawlspace at 4409 Mountain Road. You may have visited the site with Rich a few months back. The property is outside of the town's Fluvial Erosion Hazard (FEH) area, however is within the floodplain and portions in the floodway. The town's zoning regulations require that all development within the floodway be reviewed by the DRB and provide a hydrologic and hydraulic analysis. The Applicant has not provided a H & H analysis, I'm not sure if one should be required since this project proposes to remove a structure and fill in the crawlspace. I've attached the application and site plan. The site plan notes 192.2 sf of area within the floodway and approximately 32 cubic yards of fill within the floodway. Can you please review and provide comments? The Application is scheduled for review on July 17<sup>th</sup> by the DRB, but the sooner I receive your comments, I can forward them to the Applicant and obtain additional information if necessary.

Hope you're enjoying the start of your summer!! Please keep me in the loop on future CFM exams, April was super busy so I wasn't able to take the exam, but am still interested.

Thanks,



**Sarah McShane**

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**From:** Sarah McShane  
**Sent:** Monday, September 16, 2019 3:39 PM  
**To:** Nick Lizotte; 'Nick Lizotte'; Gunner McCain  
**Subject:** FW: Flood Hazard Review - 4409 Mountain Road  
**Attachments:** RE: 4409 Mountain Road- Development in the Floodway

Good Afternoon Gunner & Nick,

I hope this finds you both well. Included below are comments from Floodplain Coordinator Sacha Pealer for the fill project at 4409 Mountain Road.

Two items needing additional information...

1. As noted and highlighted below, there appears to be minor grading proposed within the floodway (see 891 and 892 contours). Please provide additional information on the proposed changes. Are they part of the removal of the structure? Are any changes proposed on the river side of the floodway line? A revised site plan showing the outline of the building footprint will help provide context, as well as existing and proposed elevations in that area.
2. As noted and highlighted below, please provide an evaluation of the wall by a professional engineer with confirmation that the wall is designed to withstand the anticipated base flood conditions noted in the FEMA Flood Insurance Study for the Town of Stowe (8/4/2005) at this location.

Feel free to reach out if you have any questions or if I can be of any assistance. Once I receive the above noted information I can complete the review.

Thanks,  
Sarah

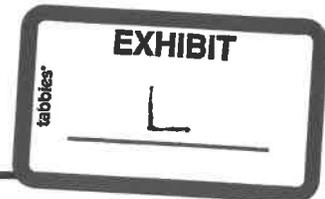
**From:** Pealer, Sacha <Sacha.Pealer@vermont.gov>  
**Sent:** Monday, September 16, 2019 1:22 PM  
**To:** Sarah McShane <smcshane@stowevt.gov>  
**Subject:** Flood Hazard Review - 4409 Mountain Road

Dear Sarah:

Thanks for sending the application materials for the proposed retaining wall and fill at 4409 Mountain Road. By "fill" I mean placed material that would raise existing ground levels.

The project is located within the Special Flood Hazard Area (Zone AE)—also called the "floodplain"—according to the FEMA Flood Insurance Rate Maps for Stowe (dated 8/4/2005). It appears the wall and fill are proposed just outside of the floodway, which is the more restrictive part of the floodplain, although the site plan seems to indicate a minor amount of grading within the floodway (see vicinity of 891 and 892 contours). I agree that no work appears to be proposed in Stowe's Fluvial Erosion Hazard (FEH) area.

While the proposal does not include a building at this time, the application indicates the intent to apply for a letter from FEMA to remove the area from the Special Flood Hazard Area, so that if a building is proposed within the fill area in the future, it would not be in the Special Flood Hazard Area. This letter is known as a Letter of Map Revision Based on Fill (LOMR-F).



**Sarah McShane**

**From:** George McCain <george@McCainconsulting.com>  
**Sent:** Wednesday, November 20, 2019 8:55 AM  
**To:** Sarah McShane  
**Cc:** Sacha.Pealer@vermont.gov  
**Subject:** Flood Hazard Review - 4409 Mountain Road

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning Sarah & Sacha,

Nick Lizotte asked me to reach out to you regarding the flood hazard area review for the proposed retaining wall at 4409 Mountain Road in Stowe. I reviewed your email exchange from September 16, 2019 and it looks like there were two major concerns to address: the ability of the retaining wall to withstand expected flood conditions, and some minor grading taking place on either side of the wall in the proximity of the floodway. I've taken a look at both of those and started preparing a letter to send over to Sarah to address the Flood Hazard Review Comments. I was hoping you could let me know if there's anything else that I may have missed from the review, or if this seems to cover it?

*Nick Lizotte has asked us to address the flood hazard review for his project at 4409 Mountain Road in Stowe, per an email from Sacha Pealer dated September 16, 2019. The two issues in question included an analysis of the proposed retaining wall and its flood-resilience, as well as some minor grading that was proposed within and near the floodway.*

*I have reviewed technical specifications supplied by the manufacturer for the proposed retaining wall (Redi-Rock) to evaluate the performance of the wall against the anticipated flood conditions outlined in the FEMA Flood Insurance Study (FIS) for Stowe, dated 8/24/2005.*

*A review of the Stowe FIS shows that the following conditions are expected:*

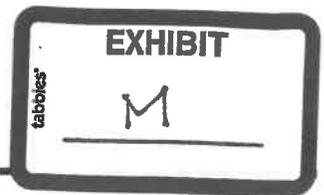
- *Maximum depth of water = 2.5' (west side of retaining wall, BFE = 894.5')*
- *Velocity of water = 5.5 feet/second*

*Based on the technical bulletin "Analysis of Redi-Rock blocks subject to drag shear force from flowing water", the expected forces on the wall are well within the performance standards for Redi-Rock blocks. In addition, if constructed in accordance with the Redi-Rock installation guide for a typical gravity wall section, the blocks will be capable of providing reasonable resistance to undermining or damage by scouring during the expected flood conditions.*

*The minor grading shown on the plan only involves the removal of a small amount of material to improve the drainage characteristics of the site, and will not result in any increase to the ground elevations in or near the floodway.*

Thanks,

George N. McCain Jr., P.E.  
McCain Consulting, Inc.  
93 South Main St., Suite 1, Waterbury, VT 05676  
p: 802.244.5093 f: 802.244.7492  
[www.mccainconsulting.com](http://www.mccainconsulting.com)



**Sarah McShane**

**From:** Pfeiffer, Rebecca <Rebecca.Pfeiffer@vermont.gov>  
**Sent:** Friday, November 22, 2019 3:30 PM  
**To:** Sarah McShane  
**Cc:** Pealer, Sacha  
**Subject:** RE: Flood Hazard Review - 4409 Mountain Road

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Sarah,

I spoke with Sacha to make sure we'd be addressing everything, and it sounds like the project is relatively straight forward. My suggestion is to see if George would be willing to add 3 things to the site plan – essentially those things from his email:

- Ask him to add to his statement on the site plan about flagging the FEH, or to add a similar statement about the FEMA floodway; i.e. the floodway will be staked to prevent inadvertent work in the floodway.
- Ask him to add to or add a new call out for the Redi-rock wall a statement similar to his email language, i.e. the wall has been designed to be anchored against flood flows ...
- Ask him to add to the statement on fill, or add a new statement regarding the minor grading in the floodway that would only result in the removal of material for drainage and would not result in the placement of new fill or an encroachment in the regulatory floodway.

Let's plan to catch up next week~

Best,  
Rebecca

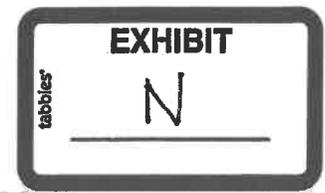
Rebecca J. Pfeiffer, CFM | VT DEC Watershed Management Division |  
River Corridor & Floodplain Protection Program Manager  
C 802.490.6157 | F 802.879.3871

**From:** Sarah McShane <smcshane@stowevt.gov>  
**Sent:** Wednesday, November 20, 2019 4:14 PM  
**To:** Pfeiffer, Rebecca <Rebecca.Pfeiffer@vermont.gov>; Pealer, Sacha <Sacha.Pealer@vermont.gov>  
**Subject:** FW: Flood Hazard Review - 4409 Mountain Road

Hi Sacha & Rebecca,

I hope this finds the two of you well. Does this email from George McCain satisfy the items noted in Sacha's attached email from this summer? The Applicant submitted an application this summer, I provided him with Sacha's comments and requested additional information on the retaining wall and grading. I am now receiving the requested information. I can call tomorrow if it's easier to discuss over the phone, let me know what works best for you.

Thanks,  
Sarah



**Sarah McShane**

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**From:** Sarah McShane  
**Sent:** Monday, November 25, 2019 8:51 AM  
**To:** George McCain  
**Subject:** RE: Flood Hazard Review - 4409 Mountain Road  
**Attachments:** Project 6088- 4409 Mountain Road.pdf

Hi George,

Hope you had a nice weekend. I spoke with Rebecca Pfeiffer last Friday regarding this project, she requested that a few minor items be added to the site plan...

- Add to the statement on the site plan about flagging the FEH, or to add a similar statement about the FEMA floodway; i.e. the floodway will be staked to prevent inadvertent work in the floodway.
- Add to or add a new call out for the Redi-rock wall a statement similar to your email language, i.e. the wall has been designed to be anchored against flood flows ...
- Add to the statement on fill, or add a new statement regarding the minor grading in the floodway that would only result in the removal of material for drainage and would not result in the placement of new fill or an encroachment in the regulatory floodway.

I've attached Nick's application and submitted site plan- last revised 8/12/19- Any chance you can add the above notations to the site plan and email it back to me? Once received, I can go ahead and issue the permit. Feel free to reach out with any questions.

Thanks,  
Sarah

**From:** George McCain <george@McCainconsulting.com>  
**Sent:** Wednesday, November 20, 2019 8:55 AM  
**To:** Sarah McShane <smcshane@stowevt.gov>  
**Cc:** Sacha.Pealer@vermont.gov  
**Subject:** Flood Hazard Review - 4409 Mountain Road

Good morning Sarah & Sacha,

Nick Lizotte asked me to reach out to you regarding the flood hazard area review for the proposed retaining wall at 4409 Mountain Road in Stowe. I reviewed your email exchange from September 16, 2019 and it looks like there were two major concerns to address: the ability of the retaining wall to withstand expected flood conditions, and some minor grading taking place on either side of the wall in the proximity of the floodway. I've taken a look at both of those and started preparing a letter to send over to Sarah to address the Flood Hazard Review Comments. I was hoping you could let me know if there's anything else that I may have missed from the review, or if this seems to cover it?

*Nick Lizotte has asked us to address the flood hazard review for his project at 4409 Mountain Road in Stowe, per an email from Sacha Pealer dated September 16, 2019. The two issues in question included an analysis of the proposed retaining wall and its flood-resilience, as well as some minor grading that was proposed within and near the floodway.*

*I have reviewed technical specifications supplied by the manufacturer for the proposed retaining wall (Redi-Rock) to evaluate the performance of the wall against the anticipated flood conditions outlined in the FEMA Flood Insurance Study (FIS) for Stowe, dated 8/24/2005.*

*A review of the Stowe FIS shows that the following conditions are expected:*

- Maximum depth of water = 2.5' (west side of retaining wall, BFE = 894.5')*
- Velocity of water = 5.5 feet/second*

*Based on the technical bulletin "Analysis of Redi-Rock blocks subject to drag shear force from flowing water", the expected forces on the wall are well within the performance standards for Redi-Rock blocks. In addition, if constructed in accordance with the Redi-Rock installation guide for a typical gravity wall section, the blocks will be capable of providing reasonable resistance to undermining or damage by scouring during the expected flood conditions.*

*The minor grading shown on the plan only involves the removal of a small amount of material to improve the drainage characteristics of the site, and will not result in any increase to the ground elevations in or near the floodway.*

Thanks,

George N. McCain Jr., P.E.  
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p: 802.244.5093 f: 802.244.7492  
[www.mccainconsulting.com](http://www.mccainconsulting.com)



## Sarah McShane

**From:** George McCain <george@McCainconsulting.com>  
**Sent:** Thursday, December 5, 2019 9:20 AM  
**To:** Sarah McShane  
**Cc:** 'Nick Lizotte'  
**Subject:** RE: Flood Hazard Review - 4409 Mountain Road  
**Attachments:** 38025 - 4409 Mountain Road Site Plan - R20191126.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Sarah, please see attached for the Site Plan with the requested additional comments regarding the flood hazard review. Please let me know if there's anything else you need.

Thanks,  
 George

**From:** Sarah McShane <smcshane@stowevt.gov>  
**Sent:** Tuesday, December 03, 2019 10:21 AM  
**To:** George McCain <george@McCainconsulting.com>  
**Subject:** RE: Flood Hazard Review - 4409 Mountain Road

Hi George,

I hope this finds you well. Just checking in to make sure you received my email last week. As soon as I receive an updated site plan with the revisions noted below, I can issue the permit. Feel free to reach out with any questions.

Thanks,  
 Sarah

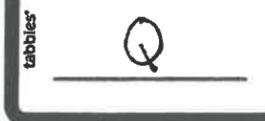
**From:** Sarah McShane  
**Sent:** Monday, November 25, 2019 8:51 AM  
**To:** George McCain <george@McCainconsulting.com>  
**Subject:** RE: Flood Hazard Review - 4409 Mountain Road

Hi George,

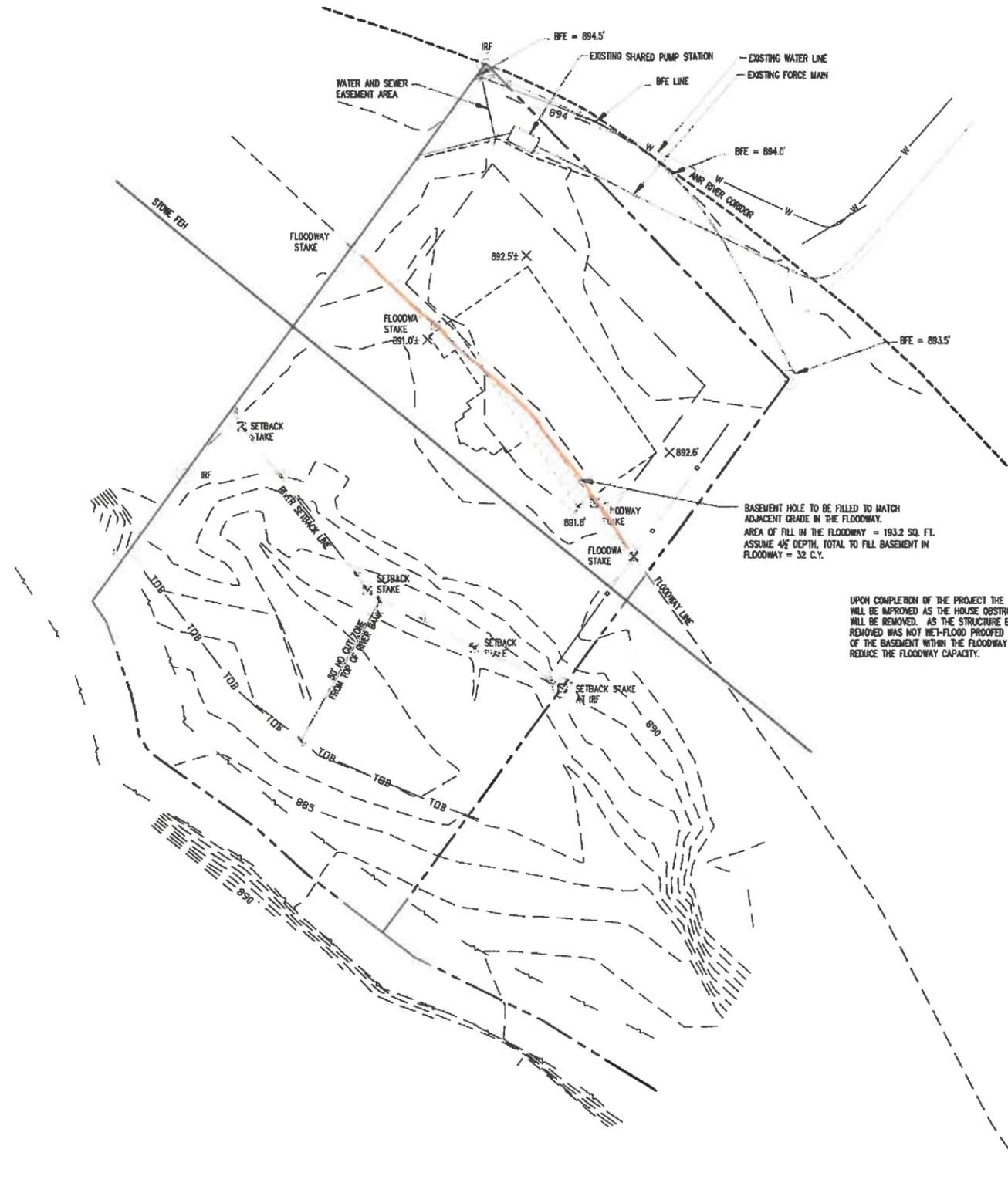
Hope you had a nice weekend. I spoke with Rebecca Pfeiffer last Friday regarding this project, she requested that a few minor items be added to the site plan...

- Add to the statement on the site plan about flagging the FEH, or to add a similar statement about the FEMA floodway; i.e. the floodway will be staked to prevent inadvertent work in the floodway.
- Add to or add a new call out for the Redi-rock wall a statement similar to your email language, i.e. the wall has been designed to be anchored against flood flows ...
- Add to the statement on fill, or add a new statement regarding the minor grading in the floodway that would only result in the removal of material for drainage and would not result in the placement of new fill or an encroachment in the regulatory floodway.





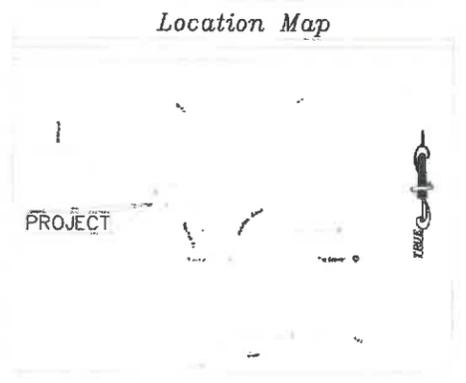
1" = 30'  
April 2018  
GND  
COURT 1808  
V.M.P.T.C.



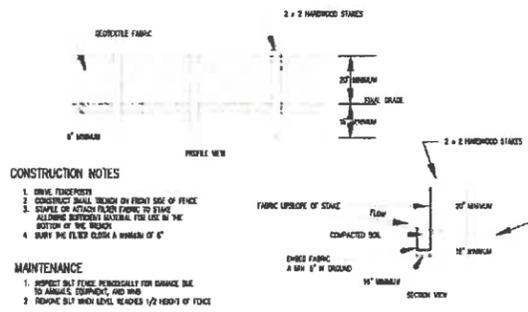
UPON COMPLETION OF THE PROJECT THE FLOODWAY WILL BE IMPROVED AS THE HOUSE OBSTRUCTION WILL BE REMOVED. AS THE STRUCTURE BEING REMOVED WAS NOT WET-FLOOD PROOFED FILLING IN OF THE BASEMENT WITHIN THE FLOODWAY WILL NOT REDUCE THE FLOODWAY CAPACITY.

**LEGEND**

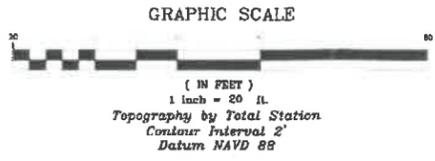
⊙ IRF	Iron rod found
--- 100 ---	10' contours
--- 2' ---	2' contours
---	Property line
---	Right of way line
---	Edge of stream
---	Wooden fence
---	Setback line
---	Stone Feh line
---	Floodway line
---	AHR flood corridor line
---	Silt fence



Final: DRB Approved



- CONSTRUCTION NOTES**
1. DRIVE TRENCHPOST
  2. CONSTRUCT SMALL TRENCH ON FRONT SIDE OF FENCE
  3. SHAPE OR ACTION TRENCH FORMS TO STAY ALLOWING SUFFICIENT SOXIAL FOR USE BY THE BOTTOM OF THE TRENCH
  4. MAKE THE FILLER CLOSE A MINIMUM OF 6"
- MAINTENANCE**
1. INSPECT SILT FENCE PERIODICALLY FOR DAMAGE, DUE TO ANIMALS, EQUIPMENT, AND WIND
  2. REMOVE SILT WHEN LEVEL REACHES 1/2 HEIGHT OF FENCE



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.

FOR TOWN PERMITTING

REVISIONS  
08/31/18

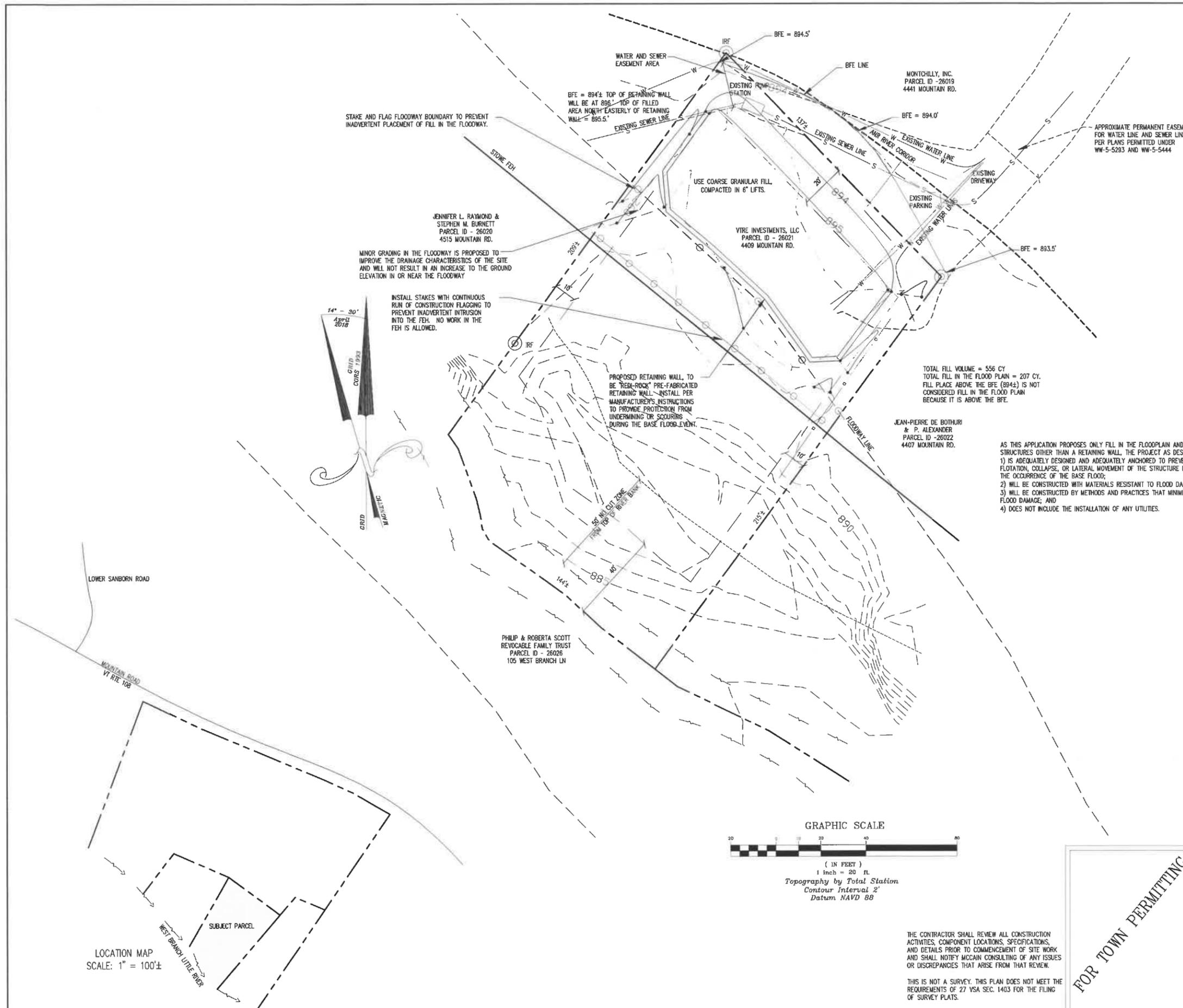
REVISIONS AS PER DRB DECISION

**SITE PLAN**  
**VTRE INVESTMENTS, LLC**  
 4409 MOUNTAIN ROAD HOUSE REMOVAL & GRADING  
 4409 MOUNTAIN ROAD STOWE, VT

SCALE: 1" = 20'  
 DESIGNED BY: GNM PROJECT #38026  
 DRAWN BY: WDB  
 CHECKED BY: GNM

DATE: JULY 31, 2018 SHEET DD-1

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

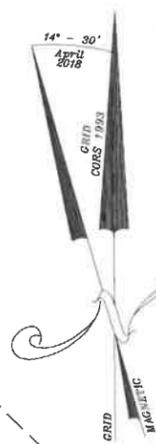


STAKE AND FLAG FLOODWAY BOUNDARY TO PREVENT INADVERTENT PLACEMENT OF FILL IN THE FLOODWAY.

JENNIFER L. RAYMOND & STEPHEN M. BURNETT  
PARCEL ID - 26020  
4515 MOUNTAIN RD.

MINOR GRADING IN THE FLOODWAY IS PROPOSED TO IMPROVE THE DRAINAGE CHARACTERISTICS OF THE SITE AND WILL NOT RESULT IN AN INCREASE TO THE GROUND ELEVATION IN OR NEAR THE FLOODWAY

INSTALL STAKES WITH CONTINUOUS RUN OF CONSTRUCTION FLAGGING TO PREVENT INADVERTENT INTRUSION INTO THE FEH. NO WORK IN THE FEH IS ALLOWED.



PROPOSED RETAINING WALL TO BE "RED-ROCK" PRE-FABRICATED RETAINING WALL - INSTALL PER MANUFACTURER'S INSTRUCTIONS TO PROVIDE PROTECTION FROM UNDERMINING OR SCOURING DURING THE BASE FLOOD EVENT.

TOTAL FILL VOLUME = 556 CY  
TOTAL FILL IN THE FLOOD PLAN = 207 CY.  
FILL PLACE ABOVE THE BFE (894') IS NOT CONSIDERED FILL IN THE FLOOD PLAN BECAUSE IT IS ABOVE THE BFE.

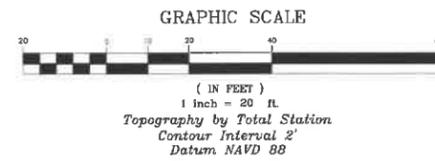
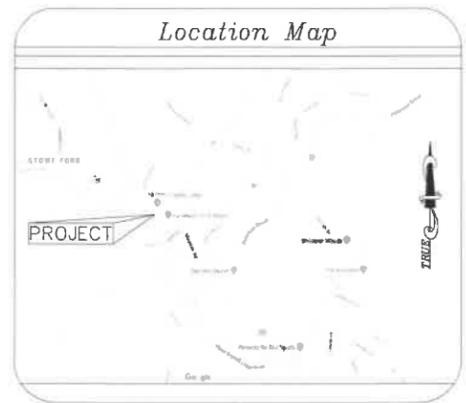
JEAN-PIERRE DE BOUTHURI & P. ALEXANDER  
PARCEL ID - 26022  
4407 MOUNTAIN RD.

- AS THIS APPLICATION PROPOSES ONLY FILL IN THE FLOODPLAIN AND NO STRUCTURES OTHER THAN A RETAINING WALL, THE PROJECT AS DESIGNED:
- 1) IS ADEQUATELY DESIGNED AND ADEQUATELY ANCHORED TO PREVENT FLOTATION, COLLAPSE, OR LATERAL MOVEMENT OF THE STRUCTURE DURING THE OCCURRENCE OF THE BASE FLOOD;
  - 2) WILL BE CONSTRUCTED WITH MATERIALS RESISTANT TO FLOOD DAMAGE;
  - 3) WILL BE CONSTRUCTED BY METHODS AND PRACTICES THAT MINIMIZE FLOOD DAMAGE; AND
  - 4) DOES NOT INCLUDE THE INSTALLATION OF ANY UTILITIES.

PHILIP & ROBERTA SCOTT  
REVOCABLE FAMILY TRUST  
PARCEL ID - 26026  
105 WEST BRANCH LN

**LEGEND**

- ⊙ IRF Iron rod found
- 100 --- 10' contours
- 2' --- 2' contours
- Proposed contours
- Property line
- Right of way line
- Edge of stream
- Wooden fence
- Setback line
- Stowe FEH line
- Floodway line
- ANR flood corridor line
- Septic easement
- W --- Water line
- S --- Sewer line



REVISIONS	EDITS PER FLOOD HAZARD REVIEW
11/26/19	EDITS PER ZONING ADMINISTRATOR REVIEW
08/12/19	

**SITE PLAN**  
**VTRE INVESTMENTS, LLC**  
FOR FILL IN FLOOD PLAIN  
4409 MOUNTAIN ROAD STOWE, VT

SCALE : 1" = 20'  
DESIGNED BY: GNM PROJECT #38025  
DRAWN BY: WDB  
CHECKED BY: GNM

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

DATE: JULY 30, 2019 SHEET C-1

**FOR TOWN PERMITTING**

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.

LOCATION MAP  
SCALE: 1" = 100'±