



Development Application
Town of Stowe Zoning Department
PO Box 730
Stowe VT 05672
Voice (802) 253-6141

Project #
 (To be assigned)

Date Received: 8-14-2020

This form serves as an application for all requested zoning and subdivision reviews.

Owner Information

Property Owner: 1500 Edson Hill Holdings, LLC
 Mailing Street Address: 1500 Edson Hill Road
 City, State and Zip: Stowe, Vermont 05672
 Phone Number: Day:802.253.7371 x212 Other phone or email: 508.221.4106 cell

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: P. Mark D'Angelo
 Company (if any): P. Mark D'Angelo Construction Management, LLC
 Mailing Street Address: 199 Old Gould Farm Road
 City, State and Zip: Elmore, Vermont 05661
 Phone Number: 802-279-2666 Other/Email: pmarkdangelo@gmail.com

Site Information

Physical Address: 1500 Edson Hill Road
 Business (if any): Edson Hill Manor
 Tax Map ID: 11-29.000 ,30046, SPAN 621-195-12233

Please briefly describe the project or request below:

Construction of a 5,850 SF (1,950 SF Footprint) adverse weather event facility at the existing resort.

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:
 Property Owner OR
 Agent for Owner

Signature:

Date: 8/12/2020

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 checked="" type="checkbox"/> No <input 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 type="checkbox"/> No <input checked="" type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Maximum Bldg. Height: 25 * 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.

Please answer the questions below for all projects involving residential dwellings: Not Applicable

Existing Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:
New Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:

Please complete the fee calculation below for all construction projects:

Indicate new/additional gross floor area	Cost/Sq. Ft.	Fee Required
Heated Enclosed Space: <u>5,850</u> sq ft	\$.20/sq. ft.	\$ <u>1,170</u>
Unheated Enclosed Space: _____ sq ft	\$.13/sq. ft.	\$
Unheated Unenclosed Space: _____ sq ft (such as decks and open porches)	\$.07/sq. ft.	\$
Structures other than buildings (such as ponds and tennis courts) (administrative approval)	\$50/structure	\$
Structures other than buildings (such as ponds and tennis courts) (Conditional use approval required)	\$100/structure	\$
Additional Recording Fee:	\$15 for permitted uses \$30 for conditional uses	\$ <u>30</u>
	Total Fee**:	\$ <u>1,200</u>

** Minimum application fee for all construction (includes recording fee): Edson Hill #6558
 Permitted Uses: \$60.00 Conditional Uses: \$250.00

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

For permitted uses not involving construction: \$60
 For conditional uses not involving construction, appeals and variances: \$250
 Administrative amendment of conditional uses: \$70
 New signs: \$70
 Certificate of Occupancy: \$55 (additional inspections if need after first: \$40)
 Subdivisions:
 Preliminary Layout Application (Base Fee): \$250
 Preliminary Layout (Fee per lot if equal to and/or more than 5 lots): \$250/lot or unit
 Final Plat Application (Base Fee): \$250
 Final Plat Application (additional fee per lot if preliminary layout was not required): \$100/lot or unit
 Minor Subdivision - Lot Line Adjustment: \$105 (includes recording fee for one map page)
 Final Plat Recording Fee (per map page): \$25

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/ and click the link for online payments. Please note there is a 3% convenience fee for credit card payments.



CIVIL ENGINEERING ASSOCIATES, INC.

10 Mansfield View Lane
South Burlington, VT 05403

Phone: 802-864-2323
Fax: 802-864-2271
E-Mail: dmarshall@cea-vt.com

August 14, 2020

Ms. Sarah McShane, Zoning Director and Administrator
Akeley Memorial Building
67 Main Street
PO Box 730
Stowe, VT 05672

**Re: Edson Hill Manor – Site Plan & Conditional Use Application
Edson Hill Holdings, LLC
1500 Edson Hill Road Lot 11-29.000**

Dear Ms. McShane:

Thank you for providing your prior guidance as it relates to the opportunity to make certain improvements at the Edson Hill Manor Resort property.

Edson Hill Holdings, LLC, in conjunction with P. Mark D'Angelo Construction Management, LLC, is proposing to construct an Event Barn within the central portion of the resort.

Existing Conditions

The resort currently has a 60 seat restaurant located within the Manor Building that supports its 22 guest rooms located in four buildings on the property. While the restaurant is also open to the public, the resort also hosts weddings, rehearsal dinners, private dinner parties and corporate events.

For those events that cannot be accommodated within the restaurant area itself, just southwest of the Manor building, a tent is erected for each event along with a kitchen tent with rented equipment and then taken down.. This facility host events with up to 200 people. Currently patrons utilize a small bathroom building or walk back to the Manor's bathroom facilities

Proposed Conditions

The primary purpose of the Event Barn is to provide indoor space for small events year round and to provide a kitchen and rest rooms to be used during tent events which currently require the erection of a cooking tent and rented kitchen equipment.

The facility has been designed to host a maximum of 70 people with an average size group of 30 to 45 people. It is important to note that the Event Barn space would only be used for cooking and additional restrooms during a tent event..

Based on the limited seating capacity of the proposed facility (approximately one-third the size of the largest wedding events), it falls easily within the historical peak operation limits of the Resort.

The proposed building has been sited next to the traditional tent site plateau. The building has been designed to occupy the space in the sloping transition from the Upper plateau down to the tent site plateau.

Conditional Use

The resort operates as a grandfathered non-conforming use within the RR5 zoning district. As such, any proposed expansion of the non-conforming use needs to acquire Conditional Use approval from the Development Review Board.

Included in the application package is a narrative that provides responses to each of the conditional use review standards and submittal requirements. We understand that the Conditional use review can be undertaken concurrently with the Site Plan review process.

Site Plan Review

The proposed Event Barn fits in well within the resort in that it can take advantage of the existing infrastructure. No additional parking or wastewater disposal is required since the facility will relocate existing services closer to the tent site and will not be operated in a manner that exceeds the Historically hosted scale events.

Ms. Sarah McShane
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Pedestrian circulation has been augmented with new path ways that tie the remaining portions of the resort into this area.

State Permitting - The project will require supporting permits from the State of Vermont in the form of a Wastewater Disposal System and Potable Water Supply Permit (pipe and structure relocations), and an authorization for work under General Permit 3-9020 for Construction Stormwater runoff. The new impervious surfaces will also be required to acquire a State Operational Stormwater authorization. Because the resort is located on more than 10 acres, the Event Barn project is also subject to Act 250 jurisdiction and will need to acquire a Land Use Permit from the District Environmental Commission.

Compliance Documentation - We have developed narratives that borrow from the Zoning Regulations and the application submittal guidance in support of the demonstration of compliance with these regulations.

Waivers - We do not envision the need for any waiver requests for this project.

- Professional advisors for the project include:

Civil Engineer

David S. Marshall, P.E.
VT Civil #06019-000018
Civil Engineering Associates, Inc.
10 Mansfield View Lane
South Burlington, VT 05403
Ph 864-2323 x310 Fax 864-2271
e-mail dmarshall@cea-vt.com

Construction Manager/Project Coordinator:

P. Mark D'Angelo Construction Mgmt, LLC
Northfield, Vermont
802 279 2666
email pmarkdangelo@gmail.com

Architect

Keith Nelson, LEED AP, Associate Principal
truexcullins
ARCHITECTURE + INTERIOR DESIGN
802.658.2775 main
802.488.8222 direct
802.355.8635 cell|
knelson@TruexCullins.com

Landscape Architect

Wagner-Hodgson Landscape Architects
Ms. Cynthia Silvey
7 Marble Avenue
Burlington, VT 05401
ph. 802.864.0010
fx. 802.864.6267
csilvey@wagnerhodgson.com

Ms. Sarah McShane
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The list of abutters is embedded in the application materials for each current owner of record of all contiguous properties and owners of properties directly across any public rights-of-way.

This completes our summary of the proposed creation of Event Barn Space at Edson Hill Manor. If you should have any questions, please feel free to contact me at 864-2323 x310.

Respectfully,



David S. Marshall, P.E.
Principal Engineer

Enclosures

8x11 Materials

- 1 - Application
- 2 - Application Fee (under separate cover)
- 3 - List of Abutters
- 4 - Submission Requirements for DRB Review Narrative
- 5 - Operations Plan
- 6 - Parking Summary
- 7 - Lighting Cuts
- 8 - Conditional Use Narrative
- 9 - Traffic Impact Study

2 sets of Full Size Design Plans

- Civil Plans
- Landscaping Plans
- Building Plans (elevations, floor plans)

10 set of 11x17 Design Plans

Plan Sheets

- G001 - Cover Sheet
- A901 - Building Renderings
- L000 - Site Landscaping Plan
- C1.0 - Overall Site Plan
- C1.1 - Existing Conditions Plan - North
- C1.2 - Existing Conditions Plan - South
- C2.0 - Proposed Conditions Plan
- A100 - Floor Plan - Ground Level
- A101 - Floor Plan - Level 1
- A102 - Floor Plan - Level 2
- A103 - Roof Plan
- A200 - North Elevation
- A201 - East Elevation
- A202 - South Elevation
- A203 - West Elevation
- A300 - Building Sections
- A307 - Building Sections

Cc: Mark D'Angelo (Full size Plan) Digital: K. Nelson, C. Silvey; CEA File 20171.00

1500 Edson Hill Holdings, LLC
Adjoiner List
1500 Edson Hill Rd – Tax Map Parcel #30046
August 2020

Parcel ID #
30217-010

Owner of Record
Thomas & Lisa Blumenthal

Property Location:
284 Wade Pasture Rd

PO Box 290058
Boston, MA 02129

Parcel ID #
30051-030

Owner of Record
3878856 Canada Inc.

Property Location:
317 White Gates Lane

31 Glen More Rd
Hampstead, QC H3X 3M7

Parcel ID #
30051-020

Owner of Record
3861660 Canada Inc.

Property Location:
315 White Gates Lane

77 Sunnyside Ave
Westmount, QC H3Y 1C4

Parcel ID #
30046-030

Owner of Record
Gregory & Gisela Bondick

Property Location:
0 Edson Hill Rd

105 Mosterfield
Concord, MA 01742

Parcel ID #
30046-020

Owner of Record
Robert & Robin Cutler

Property Location:
123 Edson Meadow Lane

160 Gulfstream Dr
Jupiter, FL 33469-208

Parcel ID #
30046-010

Owner of Record
Eduardo & Sarah Rovetto

Property Location:
90 Edson Meadow Lane

3538 Mountain Rd
Stowe, VT 05672

**1500 Edson Hill Holdings, LLC
Adjoiner List
1500 Edson Hill Rd – Tax Map Parcel #30046
August 2020**

Parcel ID #
30044

Owner of Record
Melissa & Anita Heath

Property Location:
1303 Edson Hill Rd

1043 No Casey Key Rd
Osprey, FL 34229

Parcel ID #
30044-010

Owner of Record
Janka Heath

Property Location:
1343 Edson Hill Rd

1343 Edson Hill Rd
Stowe, VT 05672

Parcel ID #
30044-020

Owner of Record
Tom Barrett Revocable Trust

Property Location:
1405 Edson Hill Rd

1405 Edson Hill Rd
Stowe, VT 05672

Parcel ID #
30044-030

Owner of Record
Spring Trail, LLC

Property Location:
105 Spring Trail

218 Bethoven Ave
Newton, MA 02468

Parcel ID #
30044-040

Owner of Record
Douclas & Toni Gordon Revocable Trust

Property Location:
119 Spring Trail

30 Codman Rd
Brookline, MA 02445

Parcel ID #
30045-010

Owner of Record
Town of Stowe

Property Location:
218 Spring Trail

PO Box 248
Stowe, VT 05672

Submission Requirements for DRB Review

Two large size plans drawn to scale on 18" x 24" or 24" x 36" sheets and one 11" x 17" size are required at the time of submittal. **We understand that this has been modified to One full size set plus digital PDFs of the submittal materials.** Nine sets of all materials to be included in the DRB package are due one week prior to the hearing. **Acknowledged.**

Site Plans

All plans shall be based upon a survey or, as a minimum, a site plan prepared by a licensed engineer or licensed surveyor. Plans shall include:

- An inset locus map indicating the location of the land under review – **These are inserted into the border of each site plan and is also included on Sheet G001 of the architectural series.**
- Title Block which shall include: name of the project, current owner, preparers name and tax parcel number for the property **The civil plans include all of this information. The landscaping plans and architectural plans do not include the parcel number at this time.**
- Names and location address of all adjoining property owners. **The names of the abutting property owners are shown on sheet C1.0. We have also include a list of abutters in the application materials.**
- Bar scale, north point and date of preparation along with date of survey. **These are embedded in all of the civil and landscaping site plans.**
- Zoning and stream setback lines **The front, side and rear setback lines have been added to the plans as well as the stream setback line along the stream that runs north to south through the property.** Existing or proposed building zones **No proposed limitations on building locations are offered beyond the limitations set forth by the regulatory setback requirements.** Easements and rights-of-way. **The rights-of-way favoring the Town of Stowe are depicted on the plans.**
- Existing and proposed building and structure locations. **These areas are depicted on the C series Civil Plan set.**
- Location of existing roads, driveways and sidewalks including width **These area depicted on the C series Civil Plan set. These are scalable as they are based on field topographical survey.**
- All distinct and/or prominent physical features, (existing or proposed), such as tree lines **These are shown, no-cut zones, None encumber the property nor are any proposed, stone walls, ledge outcroppings, None are present watercourses, Yes, water supplies, The pump house structure that conveys flows from the Town of Stowe transmission main to the resort is shown.** wastewater areas or sewer lines areas, **The existing leach fields are shown on the C series plans** or items of historical or cultural significance. **We are not aware of any beyond the Manor building.**
- Any proposed relocation of town sewer or water lines **None are proposed.**
- Parking lot layout including size of spaces, aisle widths, direction of travel, surface treatment, any proposed screening for adjacent parcels, proposed drainage, handicapped parking spaces, loading areas, dumpster locations, and snow pile areas. **No new parking lots or spaces are proposed with this project as the Event Barn will utilize the existing on-site parking.**
- Table listing existing and proposed uses and required parking, include square footage or number of units as appropriate, if commercial or multi-family construction or change of use is being reviewed . **A Parking Summary is attached with the worst case usage outlined.**
- Proposed landscaping including size, type, materials and location of existing and proposed plantings including features to be removed **This is depicted on the landscaping plan Sheet L000.**

- Proposed external lighting including cut sheets if construction is being reviewed **The proposed building mounted lighting is shown on the architectural plan sets. Catalog cuts of the proposed exterior lighting is included in the 8x11 application package materials.** Proposed stormwater drainage plan showing natural and proposed contours Proposed site grading **The proposed site grading is shown on sheet L000. The overall natural drainage patterns of the land is shown on Sheets C1.0, C1.1, C1.2.**

Elevations

Elevations shall be submitted for all proposed construction. Elevations should include:

- Building elevations for all sides involving construction **These are depicted in the A200 series of plans. Sheet A901 shows the renderings of the proposed building.**
- Building detailing. **The building materials are also called out on the A220 series of architectural plans**
- Proposed external lighting including cut sheets – **The proposed building mounted lighting is shown on the architectural plan sets. Catalog cuts of the proposed exterior lighting is included in the 8x11 application package of application materials.**

Other Items

- Information relating to any new curb cuts such as memos or permits from the approving body – **None are proposed**
- Information regarding arrangements for shared access or parking **No changes to the existing conditions are proposed**
- Information on any deed restrictions related to the development Information on any proposed phasing of development – **Due to the small size of the project No phasing is proposed.**
- Traffic study for larger projects. **The limited size of the proposed Event Barn limits usage to approximately one-third of the large scale events currently hosted on the property.**
- Visual analysis required for review under Section 9, Ridge and Hillside Overlay District **The project is not located in this overlay district.**
- Any information required for review under Section 10, Stowe Historic Overlay and Historic Buildings. **None is required.**
- Any other information deemed relevant to the development review



Operational Plan for daily use, events, & parking

- Edson Hill has 22 guest rooms with a 60 seat restaurant.
- Guest rooms are available for nightly rent, they have no kitchen facilities.
- Guests and non-hotel guests are welcome to dine at The Restaurant and Tavern at Edson Hill, which is currently open Tues-Sat, 5-9pm. Reduced operational hours due to COVID-19.
- Parking for hotel guests is available in front of the Manor House as well as in lots next to each of the 4 guest houses.
- Parking for dinner guests is in front of the Manor House and sometimes along the road to the staff parking area (leaving space for emergency vehicles).
- Smaller event parking is sometimes on the lawn as well as in front of the Manor, however, for larger events we require guests to procure private transportation.
- We have an additional parking area on Edson Hill property towards the town well to facilitate any additional parking needs.
- Between May and October, Edson Hill will host 8-10 weddings anywhere from 100 to 200 guests. Wedding groups are required to buy out the entire hotel so they have the property to themselves. Average wedding size is 120-150 guests.
- The proposed event Barn will serve as a support space for these tented weddings providing a commercial kitchen and restrooms.
- The Dining Room at Edson Hill will be closed and the event barn will not have other events simultaneously with a tented event.
- The proposed event barn will also facilitate small private functions for Edson Hill to procure business that we currently turn away and during typically slower times (smaller weddings, corporate groups, retreats, private dinners, holiday parties...)
- The proposed event barn will accommodate up to 70 guests for a seated dinner and other functions (conferences, meetings, workshops...) with a likely average size of 30-45.

Edson Hill Manor Parking Summary

August 14, 2020

Description	Usage	Requirement			Spaces
Restaurant					
Guest Seating	60 Seats	x	1 space	per 3 Seats	= 20
Shared Facility Credit	50 %				-10
Employees	10 Employees	x	1 space	per 1 Employee	= 10
Lodging Facility					
Guest Rooms	22 Rooms	x	1 space	per 1 Room	= 22
Employees	5 Employees	x	1 space	per 1 Employee	= 5
Outdoor Event Gatherings					
Event Gatherings	200 People	x	1 space	per 3 People	= 67
Credit for On-site Guests					-22
Employees	10 Employees	x	1 space	per 1 Employee	= <u>10</u>
Required Number of Parking Spaces =					102
 On-Site Parking					
					Spaces
Employee parkign Area					25
Parking in Central Area					42
West Satellite Parking					10
South Satellite Parking					<u>30</u>
					107

BOWMAN 6 WALL SCONCE

The classic silhouette of this sleek LED wall sconce makes it suitable for both indoor and outdoor applications. The Bowman's die-cast aluminum body houses a powerful, long-lasting LED light source tightly controlled for down light only, yet supplying significant illumination for even the darkest nights.

High quality LM80-tested LEDs
for consistent long-life performance and color

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	1163
WATTS	47.2
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight
CCT	2700K**, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years
WEIGHT	3.2 lbs.

* Visit techlighting.com for specific warranty limitations and details.
** Available in Black and Bronze finish only.



BOWMAN 6
shown in black



BOWMAN 6
shown in bronze



BOWMAN 6
shown in charcoal



BOWMAN 6
shown in silver



BOWMAN 6
shown in white

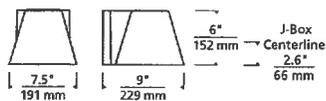
ORDERING INFORMATION

700WSBOW	LENGTH	FINISH	LAMP
6	6"	B BLACK	-LED827 LED 80 CRI, 2700K 120V*
		Z BRONZE	-LED827277 LED 80 CRI, 2700K 277V*
		H CHARCOAL	-LED830 LED 80 CRI, 3000K 120V
		I SILVER	-LED830277 LED 80 CRI, 3000K 277V
		W WHITE	

*AVAILABLE IN BLACK AND BRONZE FINISH ONLY

BOWMAN 6 WALL SCONCE

TECH LIGHTING



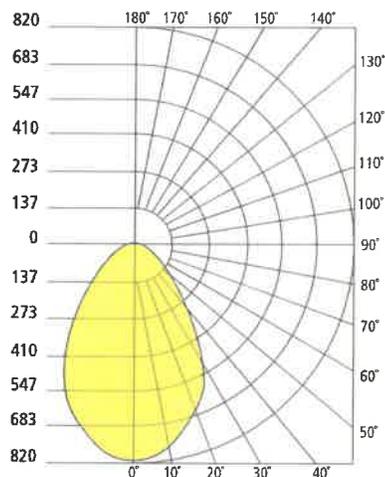
Bowman 6

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

BOWMAN 6

Total Lumen Output: 1163
 Total Power: 47.2
 Luminaire Efficacy: 24.6
 Color Temp: 3000K
 CRI: 80+
 BUG Rating: B1-U0-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY

L1

JOB NAME & INFO

EDSON HILL

NOTES

TECH LIGHTING

VISUAL COMFORT & CO.

7400 Linder Avenue, Skokie, Illinois 60077

T 847.410.4400 F 847.410.4500



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LED garden and pathway bollard

Housing: One-piece die-cast aluminum housing. Die castings are marine grade and copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Matte safety glass lens. Fully gasketed using a one piece molded silicone gasket.

Electrical: 2.1W LED luminaire, 3.4 total system watts, -30°C start temperature. Integral 12V AC driver provided must be operated using remote magnetic transformer. Standard LED color temperature is 3000K with a >90 CRI.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Anchor base: Anchor base made of aluminum, made for bolting onto foundation or other paved surface. Bollards are secured to anchor base using stainless steel set screws.

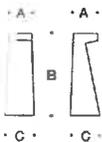
Finish: Available in four standard BEGA colors: Black (BLK); Bronze (BRZ). To specify, add appropriate suffix to catalog number.

Please note: BEGA's approach to product design is to innovate, not follow. With a steadfast commitment to quality, each product is conceived to satisfy a general or specific lighting task as defined by its architectural or exterior surroundings. The Home and Garden Collection is designed specifically for use in Residential and Light Commercial applications. Please reference our standard BEGA portfolio when mounting provisions for the rigorous demands of high-use commercial and/or vandal prone settings are required.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 2.4 lbs

Type: **L2 - Pathway Bollard**
 BEGA Product: **77 277**
 Project: **Edson Hill**
 Voltage: **2.1W 12V AC**
 Color: **RAL / Matte Black or Equal**
 Options: **LV Magnetic Transformer**
 Modified:



		Lamp	A	B	C
77 277	with hardscape base	2.1W LED	2 $\frac{3}{4}$	9 $\frac{7}{8}$	3 $\frac{1}{2}$

LED wall luminaire - partially shielded

BEGA

Application

This LED wall luminaire has a partially shielded light source and is designed for the down lighting of interior and exterior locations with glare-free illumination.

Materials

Luminaire housing constructed of die-cast and spun marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
 Three-ply opal glass
 High temperature silicone gasket

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP44
 Weight: 4.0lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-20° C
LED module wattage	8.9W
System wattage	12W
Controllability	0-10V dimmable
Color rendering index	Ra > 90
Luminaire lumens	724 lumens (3000K)
Lifetime at Ta = 15° C	500,000 h (L70)
Lifetime at Ta = 40° C	268,000 h (L70)

LED color temperature

- 4000K - Product number + **K4**
- 3500K - Product number + **K35**
- 3000K - Product number + **K3**
- 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

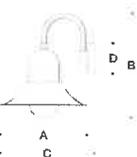
- Available colors Black (BLK) White (WHT) RAL:
 Bronze (BRZ) Silver (SLV) CUS:

Type: L4

BEGA Product: 66 411 K3 BLK

Project: EDSON HILL

Modified:



LED wall luminaire - partially shielded

	LED	A	B	C	D
66411	8.9W	12 5/8	14 1/2	13 1/2	4 3/8

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
 © copyright BEGA 2018 Updated 08/14/18

NITE STAR (MR16)

IP66 RATED

DATE: 08.14.20

PROJECT: Edson Hill Manor

TYPE: Hospitality

CATALOG NUMBER: NS-502-BLP



CATALOG NUMBER LOGIC

NS - 502 - BLP

SERIES

NS - Nite Star

LAMP TYPE

0 - By Others

500 - 7W/15DEG/2700K

501 - 7.5W/25DEG/2700K

502 - 7.5W/35DEG/2700K

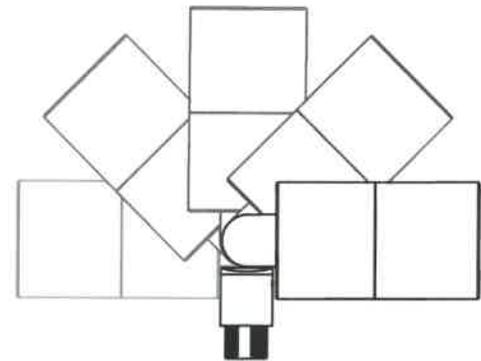
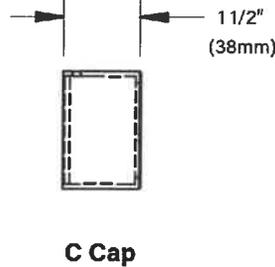
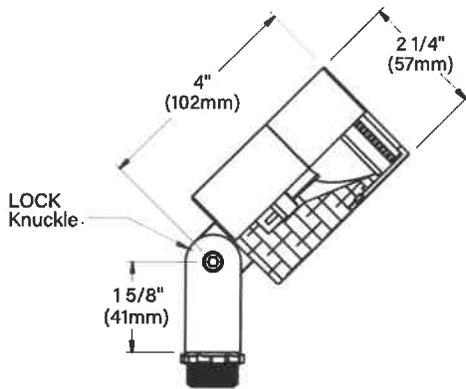
503 - 7W/15DEG/3000K

504 - 7.5W/25DEG/3000K

505 - 7.5W/35DEG/3000K

FINISH (See below for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)



**180° Vertical adjustment
(Standard)**



STANDARD FINISHES



Satin Black (BLP)



Satin Bronze (BZP)



Satin White (WHP)



Satin Aluminum (SAP)



Black Wrinkle (BLW)



Bronze Wrinkle (BZW)



White Wrinkle (WHW)



Verde (VER)

[Click here](#) to view larger color swatches of these finishes on our website

B-K LIGHTING

MADE IN THE USA

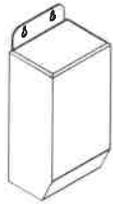
559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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06/09/2020 SKU-320

Model	Part No.	Price
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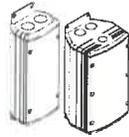
Accessories [\(register or call\)](#)



TR Series



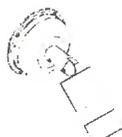
Power Pipe



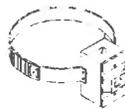
UPMRM



Power Pipe



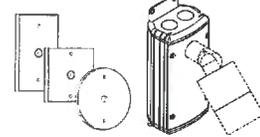
Power Canopy



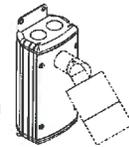
Tree Strap



Stems



Canopies



UPM

SPECIFICATIONS

ELECTRICAL	WATTAGE	7W or 7.5W
	WIRING	Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.
	TRANSFORMER	For use with 12 VAC remote transformer.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6).
	BODY	Unibody design is fully machined from solid billet and provides enclosed, water-proof wireway and heat sink to maximize lamp life. High temperature, silicone 'O' Ring provides watertight seal.
	KNUCKLE	LOCK Knuckle is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. ½" pipe thread for mounting.
	CAP	Fully machined with a flush mounted lens.
	LENS	Shock resistant, tempered, clear glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	SOCKET	Specification grade, ceramic body lamp holder. GU5.3 base. Nickel alloy contacts and heat resistant, spring loaded, stainless steel lamp retaining clips.
	LAMP TYPE	MR16 Green Creative LED Lamp, Title 20 and Title 24, JA8 compliant. Compatible with 50 watt maximum, MR16 lamp.* Not for use with IR technology lamps. Halogen sourced by others. *Except GE Light Q42MR16/C/VNSP9 (EZY).
	HARDWARE	Tamper-resistant, stainless steel hardware. LOCK aiming screw is black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant.
	WARRANTY	5-year limited warranty.
CERTIFICATION & LISTING	UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Title 20 and Title 24, JA8 compliant (when using factory lamp options). Suitable for indoor or outdoor use, in wet locations, and within 4' of the ground. Made in the USA with sustainable processes.	
INCLUDED ITEMS	Fixture, mounting stake, and Honeycomb Baffle accessory.	



Edson Hill Manor Resort

Proposed Event Barn

August 14, 2020

Response to Conditional Use Standards

3.9 Nonconforming Uses and Nonconforming Structures

(1) Nonconforming Uses. Any use of land or a structure, which does not conform to the uses allowed for in the zoning district in which it is located, shall be deemed a nonconforming use. Nonconforming uses which legally existed on the effective date of these regulations may be continued indefinitely, but shall be subject to the following provisions: **The existing land use of a resort/event space predates the current zoning regulations limitations on this land use in the RR5 zoning district. As such, any "expansion" of that land use is subject to Conditional Use Review. We have provided supplemental narrative as it relates to conformance with the standards outlined below.**

A No nonconforming use may be changed, except to a conforming use or, with the approval of the DRB, to another nonconforming use which is found to meet the conditional use requirements of these regulations. **Not applicable as this project does not propose to change the non-conforming resort use to another non-conforming use.**

B No nonconforming use shall, if once changed into a conforming use, be changed back again into a nonconforming use. **Not applicable as this application is not seeking to convert the existing non-conforming use to a conforming use.**

C No nonconforming use shall be extended or expanded, **This application does propose to expand the number of buildings serving the non-conforming use.** except with the approval of the DRB, provided that the following requirements are met:

1. The extension or expansion shall meet the standards for conditional uses specified in these regulations. **We have inserted the requirements set forth in Section 3.7 of the Town of Stowe Zoning Regulations (TSZR) following this narrative associated with Section 3.9.**
2. For a non-conforming use that would be permitted in other zoning districts, and would not be permitted in the district in which it is located, the extension or expansion of such a use shall not cause the use as a whole to exceed the most restrictive dimensional requirements specified in any of those other districts. **The "Resort" Land use does not have specific design standards assigned to it within the TSZR. A Resort-PUD does have specific standards but this property would not qualify for consideration as a Resort-PUD due to its small size.**

3. For a non-conforming use that would not be permitted in any zoning district, the extension or expansion of such a use shall require a variance under Section 2.12. **The “Resort” land use is allowed in a number of zoning districts.**

4. In no case shall the extension, expansion, reconstruction or relocation of a non-conforming use cause the aggregate area occupied by the non-conforming use to exceed fifty percent (50%) of the space devoted to such use at the time of the adoption of this section. **The total area used by the resort is well less than the 19.2 acres (50%) of the 38.4 acre parcel. The proposed building represents and infill component of this aggregate use area and there is no change in total usage area.**

5. The expansion of a nonconforming use shall not result in an increase in the number of dwelling units or lodging units. **The proposed expansion will not include any residential units.**

6. No nonconforming use, which has been discontinued for a period of one (1) year, shall be resumed thereafter except with approval of the DRB. **Not applicable as there has not been any discontinuance of the non-conforming use.**

3.7 Conditional Uses

(1) Conditional Uses shall be constructed, established, enlarged, or altered only upon approval of the DRB in accordance with the standards and procedures specified in this section. Renovation of a structure involving an existing or contemplated conditional use, and changes from one permitted conditional use to another (e.g., a change from retail to office), require a determination by the Zoning Administrator as to whether a zoning permit and, hence, a hearing before the DRB is necessary. **This application recognizes that a hearing before the DRB is required.**

(2) During the public hearing, the DRB must determine that the use will conform to the following set of standards.

A. Standards of evaluation shall require that the proposed conditional use shall not result in an undue adverse effect on any of the following:

1. The capacity of existing or planned community facilities and services. Approval may be required from electric, fire and police departments, and if applicable for town sewer hook-up and village water; **The proposed Event Barn is proposed to operate as an event space during the shoulder seasons and for the relocation of support services (temporary Kitchen and Bathrooms) for the larger tented events held on the**

property. **The proposed creation of this building will not increase the peak usage of the property.**

2. Traffic on roads and highways in the vicinity. Applicant may be required to provide turn lanes or appropriate traffic control measures; **The proposed creation of the Event Barn Building is not intended to increase the peak event capacity of the resort but to only replace/relocate the bathroom and rented temporary kitchen facilities currently utilized for these events. The proposed Event Barn will enable use of the property during “shoulder” season periods which are not practical when using tented facilities, The maximum capacity of the proposed Event Barn (70 people) is much less than the large wedding events (200 people) held on the property. As such traffic impacts during the shoulder season events will be less impact than the current large scale events.**

3. The character of the area affected as defined by the purpose of the zoning district within which the project is located and specifically stated policies and standards of the Stowe Town Plan; **The purpose statement as extracted from the TSZR is outlined below**

5.6 Agricultural and Rural Residential Districts

(1) General Purposes:

- A. To maintain the natural and scenic qualities which create and preserve the best possible environment for residential development. **By locating the proposed Event Barn within the heart of the resort, the impacts on the neighboring residential uses will be minimized.***
- B. To promote the preservation of adequate open space through carefully planned cluster types of development. **The proposed building construction is located within the aggregate use area of the resort.***
- C. To encourage agricultural productivity of good farmlands and of forest resources. **The current land use has retained 50% of the property in open or wooded condition.***
- D. To permit the establishment of recreational and resort facilities when compatible with the primary purpose of a residential environment. **The existing land use is a resort facility and the proposed Event Barn facility will augment and strengthen this land use.***

(3) Specific Purposes in RR 3 and RR 5:

- A. To eliminate undue demand for new or extended municipal services in outlying areas which would cause a burden on the town.. **The project will not require the extension of existing municipal services beyond their existing service areas and will not increase the existing peak usage of the municipal services.***
- B. To maintain the rural character and beauty of the existing neighborhoods. **The proposed Event Barn avoids the adjacent residential areas by being located within in the heart of the Resort***
- C. To discourage intensive development in areas where slopes or soil*

*conditions dictate otherwise. **The proposed project is proposed to be cited within an existing development area in moderate slopes with supporting erosion prevention oversight.***

4. Regulations and ordinances then in effect; **The project will comply with all regulatory requirements.**

5. Utilization of renewable energy sources. **The building orientation has been established so as to take advantage of passive solar energy along it's long axis.**

B. Other standards for evaluation are that the use:

1. Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas; **The proposed Event Barn is located within the middle of the existing resort and avoids adverse impacts on the residential land uses along the perimeter of the resort property. The Proposed building is tucked into the side of a moderately sloped embankment as a means of minimizing the vertical encroachment on the view sheds in the area.**

2. Will not result in undue water, noise or air pollution. When considering the undue impact of noise, the Board shall consider the existing noise levels in the area of the development, the impact on other (or off-site) properties, and the level of noise customarily generated from uses permitted within the zoning district. **The proposed Event Barn will provide kitchen and Bathroom services central to the tent event space. This will reduce the disbursement of noise associated with patrons. The footprint of the proposed building is less than 2,000 square feet and construction and post construction related stormwater runoff will be regulated by the State of Vermont.**

3. Access management. Adequate access management shall be provided in accordance with Section 3.1. **The existing access to the resort will continue to be utilized. Traffic generated with the proposed shoulder season use of the Event Barn will be limited to approximately one-third that of the peak season large events. Please see the attached traffic review letter report prepared by Resource Systems Group.**

4. Shared Access. In appropriate instances, including the presence of compatible adjacent uses; areas characterized by congestion and frequent and/or unsafe turning movements; parcels having direct access to more than one public road; and within districts with specific access management standards, the Board may require provision for shared access between adjoining properties or may limit access to the property to a side street or secondary road. Requirements for shared access shall be made either at the time of

site plan approval if similar provision has been made on contiguous parcels or contingent upon future development of neighboring properties. **The existing Edson Hill Road proposed access to multiple land uses and the proposed Event Barn usage will be consistent with the existing conditions.**

5. Circulation and parking. Parking shall be provided per the requirements of Section 14 of these regulations and be designed to minimize the visibility of parking areas from off-site through the location, landscaping and screening of such areas. The majority of parking shall generally be located to the rear or interior side (side not fronting on public road) of buildings and large, uninterrupted expanses of parking should be avoided. Driveway connections to parking areas on adjacent properties shall be required where feasible; in the event that such connections allow for shared parking between properties; the over-all parking requirements may be reduced pursuant to Section 14.3 of these regulations. **The proposed Event Barn does not propose to create, needs, any additional parking. The Operational plan for Edson Hill Manor identifies that parking is spread throughout the resort as a means of avoiding urban style parking expanses. The only parking proximate to any residential uses is at the cross country ski center at the south end of the property and this is only used for the infrequent large scale events. The proposed Event Barn, due to its limited capacity, will utilize those existing parking facilities located closest to the building.**

6. Pedestrian circulation and access. Pedestrian circulation within the site, and access through the site to adjacent properties along public roads, should be provided. Such access may take the form of sidewalks, walking and/or bicycle paths, or other facilities depending upon the property's location, site conditions and proximity to other facilities. In addition, adequate parking and access for people with disabilities shall also be provided. **The resort is designed to be self-reliant for many of its guests experiences and shared use of the existing vehicular travel ways has worked well due to the low volume of vehicular travel through the resort. The proposed Event Barn will be served with new walking paths providing interconnections to the surrounding access ways.**

7. Landscaping and screening. Landscaping details and screening of garbage collection areas, outdoor storage, commercial ventilation systems over 2 square feet; loading and unloading areas and other outdoor utilities, including solar installations, shall be provided as part of proposed site development plans. Such plans shall include detailed specifications, including size, type and location, of all

existing and proposed planting and landscape materials and indicate fencing or other screening mitigation measures and shall be designed to conform to the terms and conditions of Section 4.6 of these regulations. **The landscaping plans have been prepared by the office of Wagner-Hodgson Landscape Architects and reflect the requirements set forth in Section 4.6 of the TSZR.**

8. Stormwater Management: The applicant shall, at the request of the DRB, submit a plan for the management of stormwater generated by the proposed development. All stormwater management plans shall meet the applicable State of Vermont Stormwater Discharge Regulations. **The proposed project will utilize disconnection of the impervious surfaces for water quality volume treatment and the excess capacity in the existing series of ponds to mitigate the increase in peak volumes to below acceptable levels in accordance with the standards set forth in the State Stormwater Management Manual.**

C. In addition to other provisions of this section, the DRB shall be guided by the following standards when reviewing all site development plans in the designated zoning district. These standards apply to all site development plans, including those involving new construction, expansion, alteration or change of use. The DRB may waive the specific requirements of this section when it is found that mitigation through design, screening or other mitigation will accomplish the objectives outlined for the designated districts.

1. Additional MRV, MRC, VC, VR, MC and LVC Standards: **Not applicable as the project is located in the RR5 district.**

Within the MRV, MRC, VC, VR, MC and LVC Districts, site plans shall re-enforce a compact development pattern defined by a pedestrian orientation, the functional and visual integration of neighboring properties, well defined streetscapes and a mix of uses. To help achieve these objectives, the following standards shall apply:

a. Driveways and Road Edge Treatment: The Board shall require curbing or other appropriate treatment along all road frontage(s) and to define driveway entrances. Driveways shall be the minimum width necessary to provide safe vehicular access and promote pedestrian circulation.

b. Front Yard Treatment: Required front yards shall be limited to landscaping and yard area, sidewalks and public spaces and shall not be used for parking or outdoor storage. Projects involving the upgrade and expansion of motels and lodges built prior to January 1, 1997, and designed with outside access to

individual rooms fronting on parking areas, may continue locating parking within front yards.

c. Parking: Parking shall be designed to re-enforce an internal street network by maximizing the use of parallel or diagonal parking on internal driveways and streets.

d. Pedestrian Circulation and Sidewalks: Adequate provision for pedestrian circulation within the site, and for pedestrian access to adjacent properties, shall be required. In addition to internal pedestrian circulation, all site plans shall be designed in a manner, which allows a minimum five feet (5') wide sidewalk along all frontage roads.

e. Internal Road Network and Traffic Mitigation: Site plans shall be designed in a manner that facilitates the development of an interconnected network of village streets. In instances where a connector ("side") street is deemed appropriate, internal driveways shall be designed as side streets, shall be separated from parking areas with curbing, sidewalks, landscaping, buildings or other physical features, and shall be configured to provide access to adjacent properties. In instances where driveways will not touch upon adjacent properties, a condition of site plan approval may be the establishment of a right-of-way to provide access to and through adjacent properties; in instances where such access has been provided on adjacent properties as part of a prior permit condition, the DRB may require the applicant to connect to the existing driveway (side street).

f. Orientation of buildings within the site: Buildings shall define a streetscape through a consistent building line and setbacks. Buildings shall front towards and relate to public streets, both functionally and visually, and shall not be oriented toward a parking lot. The Board may impose a maximum setback to achieve a consistent streetscape. The front elevation shall include a main entryway, pedestrian access and appropriate front-yard landscaping. Drive-thru lanes and drive-up windows, where allowed, shall be located in the rear of buildings. Buildings may be clustered around a common focal point, such as a green or public courtyard, providing that an appropriate visual and functional relationship with public roads is maintained.

g. VR Treatment of Front Yards and Driveways:
In any VR District, a continuous strip not less than ten (10') feet wide shall be maintained between the street line and the

balance of the lot, which strip shall be suitably landscaped, and may be traversed only by permitted driveway or pedestrian walks. Exceptions to these standards may be granted by the DRB in cases involving pre-existing buildings and/or uses when undue hardship is likely to exist. Cases will be reviewed on an individual basis, taking into account the unique features/circumstances of a site while still providing proper landscaping.

h. LVC and MC Treatment of Front Yards and Driveway Intersections

(i) Front Yards: In LVC and MC, a continuous strip not less than ten (10') feet wide out of the minimum required front yard shall be maintained between the street line and the balance of the lot, which strip shall be suitably landscaped, and which may be traversed only by permitted driveways or by pedestrian walks. Not more than fifty (50%) percent of the required front yard may be used for driveways and parking. No portion of the required front yard may be used for storage or for any purpose except as above provided. Exceptions to these standards may be granted by the DRB in cases involving pre-existing buildings and/or uses when undue hardship is likely to exist. Cases will be reviewed on an individual basis, taking into account the unique features/circumstances of a site while still providing proper landscaping.

(ii) Driveway intersections with streets or highways shall be located and designed as approved by the Selectboard, or State Highway Dept. if a state highway. Driveways shall be located not less than one hundred (100') feet from street intersections, where possible, and shall enter the street in such a manner as to provide the maximum sight distance possible.

i. Additional MRV and MRC standards: **Not applicable as the project is located in the RR5 district.** In addition to the conditional review criteria of these regulations, the DRB shall find that the proposed development is designed to achieve a scale and pattern of development characteristic of traditional village settlements. At a minimum, the Board will consider the adequacy and appropriateness of building materials, architectural design, and visual context of the project. To this end:

(i) Buildings should be multi-story;

(ii) Buildings generally shall include a prominent entrance(s) oriented to all public roads, and be designed to maximize pedestrian accessibility and presentation to the streetscape. Buildings may be clustered around a common focal point, such as a green or public courtyard, providing that an appropriate visual and functional relationship with public roads is maintained;

(iii) Buildings should reflect an overall diversity in size and style, with no single building being out of scale or incompatible with neighboring properties. The visual mass and scale of buildings deemed to be excessively large should be reduced through appropriate design changes, such as a reduction of building's height or width; separation into two or more structures and/or designing a building's façade to interrupt the over-all mass;

(iv) Expansion of existing uses should emphasize infill development (i.e. the construction of new buildings on existing lots) in a manner, which reinforces pedestrian access and a compact village-scale development pattern.

2. Additional HT, RR, MOD, UMR Standards: Within the Highway Tourist (HT), (Rural Residential (RR), **Applicable as the project is located in the RR5 district.** Meadowland Overlay (MOD)) and Upper Mountain Road (UMR) Districts, site plans shall re-enforce efficient traffic circulation, preserve such important landscape features as open fields, scenic vistas, natural and cultural focal points and a well landscaped highway corridor. To help achieve these objectives, the following standards shall apply:

a. Front Yard Treatment: A continuous strip not less than twenty (20') feet deep, measured from the edge of the highway right-of-way, shall be maintained between the street line and the balance of the lot, which strip shall be suitably landscaped. Only driveways and pedestrian walks may traverse the required strip. In addition, no portion of the front yard may be used for storage or for any purpose except as provided herein. **All of the 20-foot wide areas bordering the access roads are landscaped with a combination of trees, fences, stone walls and grassed areas.**

b. Parking: Parking shall be located in the rear and/or side of all commercial and multi-family residential properties, except as provided under section 14.3 of these regulations. Projects involving the upgrade and expansion of motels and lodges built

prior to January 1, 1997, and designed with outside access to individual rooms fronting on parking areas, may continue locating parking within front yards. **This project does not propose any new parking areas.**

c. Driveway Access: Driveways shall be the minimum width necessary to provide safe vehicular access and promote pedestrian circulation. **There are no new driveways proposed for this facility. The facility will be able to be accessed by emergency services from both the north and south sides of the building.**

d. Additional HT Standards: **Not applicable as the project is located in the RR5 district.** In addition to the conditional use criteria of these regulations, the DRB shall find that proposed development is designed in a manner that promotes an overall high quality of design and construction and, where appropriate, incorporates traditional building materials.

e. Additional UMR Standards: **Not applicable as the project is located in the RR5 district.** In addition to the conditional use criteria of these regulations, the DRB shall find that the proposed development is designed in a manner compatible with the area's rural character. At a minimum, the Board will consider:

(i) Adequacy and appropriateness architectural design and visual context of the project. Generally, architectural designs shall reinforce the rural landscape of the district through contextual scale and orientation of the buildings within the site and should reflect vernacular Vermont residential and agricultural building styles and incorporate, where appropriate, traditional materials.

(ii) Buildings should generally be designed with a pitched roof and be of a mass and scale compatible with neighboring properties and the site.

f. Additional RR Standards: **Applicable as the project is located in the RR5 district.** Within the Rural Residential (RR) Districts the following is required:

(i) Treatment of front yard and driveways for all conditional uses in the RR districts: A continuous strip not less than twenty (20') feet deep shall be maintained between the street line and the balance of the lot in all RR Districts, which strip shall be suitably landscaped. **All of the 20-foot wide areas bordering the access roads are landscaped with a combination of trees, fences, stone walls and grassed areas.** Only driveways and pedestrian walks may traverse

the required strip. Not more than fifty (50%) percent of the required front yard may be used for driveways and parking. **A visual inspection shows that the percentage coverage is far less than 50%.** No portion of the required front yard may be used for storage or for any purpose except as above provided. Exceptions to these standards may be granted by the DRB in cases involving pre-existing buildings **A portion of the Manor building falls within 20 feet of the existing driveway** and/or uses when undue hardship is likely to exist. Cases will be reviewed on an individual basis, taking into account the unique features/circumstances of a site while still providing proper landscaping.

(ii) Supplemental Standards for Development in the RR 1 District: **Not applicable as the project is located in the RR5 district.** In addition to the conditional use criteria set forth in these regulations, the DRB shall find that development permitted as a conditional use in the RR 1 District is designed in a manner compatible with the area's rural character. At a minimum, the Board will consider:

- Adequacy and appropriateness of architectural design and visual context of the project. Generally, architectural designs should reinforce the rural landscape of the district through contextual scale and orientation of the buildings within the site and should reflect vernacular Vermont residential and agricultural building styles and incorporate, where appropriate, traditional materials.
- Buildings should generally be designed with a pitched roof and be of a mass and scale compatible with neighboring properties and the site.

3. Additional West Branch Community Service District (WBCS) Standards of Development: **Not applicable as the project is located in the RR5 district.**

a. Within the sixty (60') foot setback from district boundaries, the West Branch of the Little River, and Town Highways, a greenbelt shall be maintained. Uses permitted within the sixty (60') foot setback and greenbelt shall be limited to landscaping, approved driveways, bicycle and pedestrian paths.

a. The DRB may require that the property be adequately landscaped to provide visual screening from neighboring properties and Town Highways. Methods of providing visual screening may include fencing, berms or densely planted vegetation, in addition to other landscaping techniques. The criteria used by the DRB in determining the adequacy of

such screening shall include whether outdoor storage of materials or equipment is proposed, existing land cover and vegetation and the extent to which the project design and site plan is compatible with the surrounding area.

b. In addition to the conditional use criteria of these regulations, the DRB shall find that the proposed development is designed in a manner compatible with the area's traditional agrarian setting and rural character. At a minimum, the Board will consider the adequacy and appropriateness of building materials, architectural design, and visual context of the project.

c. Obnoxious or excessive noise, smoke, vibration, dust, glare, odors, electrical interference or heat that is detectable at the boundaries of the project shall not be generated.

d. The storage or use of hazardous materials shall not pose a threat to public safety and health.

3.8 Conditional Use Application Submission Requirements

The following information is required for all conditional use applications, unless waived by the DRB:

(1) Building elevations and floor plans. **Plans prepared by Truex-Cullins are included in the application package.**

(2) Site Plan drawn in an appropriate scale on paper not smaller than 18" X 24" showing boundaries of the property and including the following:

A Locator map of an appropriate scale showing the relation of the property boundaries and road frontage to at least two (2) intersecting roads in the vicinity. **We have provided an overall plan of the property (Sheet C1.0) which depicts the property boundary and nearby roadways. A locus map is embedded in the border of each civil drawing site plan showing the general proximity of the property with the surrounding parcels and streets.**

B Name of project, name and address of property owner. **This is embedded in each Civil plan drawing border**

C Names of adjoining property owner(s). **This is shown on Sheet C1.0**

D Name of firm preparing plan, scale, north point and date of preparation **This is embedded on each drawing sheet.**

E Existing features including lot area, structures, streets, driveways, waterways, wetlands, easements, rights-of-way, land use and deed

restrictions, parking spaces and landscaping features. **This is shown on Sheets C1.1 and C1.2 in greater detail than shown on Sheet C1.0.**

F Proposed features including structures, streets, driveways, traffic circulation, parking areas, loading areas, pedestrian walks, water supply, sewage disposal area and lighting locations. **The proposed improvements are limited to a small area and this is depicted don Sheet C2.0.**

(3) Landscaping plan showing in detail size, variety, and location of all new plantings proposed, along with other landscaping elements such as berms, fences, gardens, walls, boulders, etc. When appropriate, this plan may be shown on the Site Plan in (1) above. **A dedicated landscaping plan has been developed by the office of Wagner-Hodgson Landscape Architects and has been included in this application package.**

(4) Parking Plan with the spaces delineated and a legend explaining the number of spaces required based upon the proposed use of the property. See Section 14 for specific requirements. When appropriate, this plan may be shown on the Site Plan in (1) above. **The existing parking spaces are shown on Sheets C1.1 and C1.2. There are number or enumerated as to the number of spaces utilized at these locations. A table of required parking is not included since the proposed Event Barn will not be more burdensome than the peak day usages already hosted on the property.**

(5) Stormwater Drainage Plan showing natural and proposed contour intervals may be required depending upon the nature of the project. The DRB will determine if necessary. **Due to the limited amount of impervious surfaces that are proposed to be created, the applicant will be able to use disconnection sheet flow from these surfaces in support of addressing the water quality requirements set forth by the State of Vermont. Large scale precipitation events will be managed by the existing series of ponds located immediately downgradient of the proposed building.**

(6) Site Grading Plan showing natural and proposed contour intervals may be required depending upon the nature of the project. The DRB will determine if necessary. **A site grading plan is shown on the Landscaping plan.**

(7) Lighting Plan with specifications for all existing and proposed exterior light fixtures (locations to be shown on site plan). **Catalog cuts for the proposed exterior lighting are included in the application package.**

(8) Statement of the time schedule for completion of buildings, parking spaces and landscaping. **The project time for completion of the building is 6 months from project start.**

(9) Any other material that the DRB deems appropriate.



MEMO

TO: P. Mark D'Angelo

FROM: Corey Mack, PE

DATE: August 12, 2020

SUBJECT: Edson Hill Resort Traffic Support for Construction of Indoor Event Space

RSG has completed an initial traffic assessment of the proposed operation of an indoor event space at the Edson Hill Resort in Stowe, Vermont. This memo documents the estimated trip generation associated with the proposed facility.

This traffic assessment includes the following sections:

1. Project Parameters
2. Trip Generation Estimate

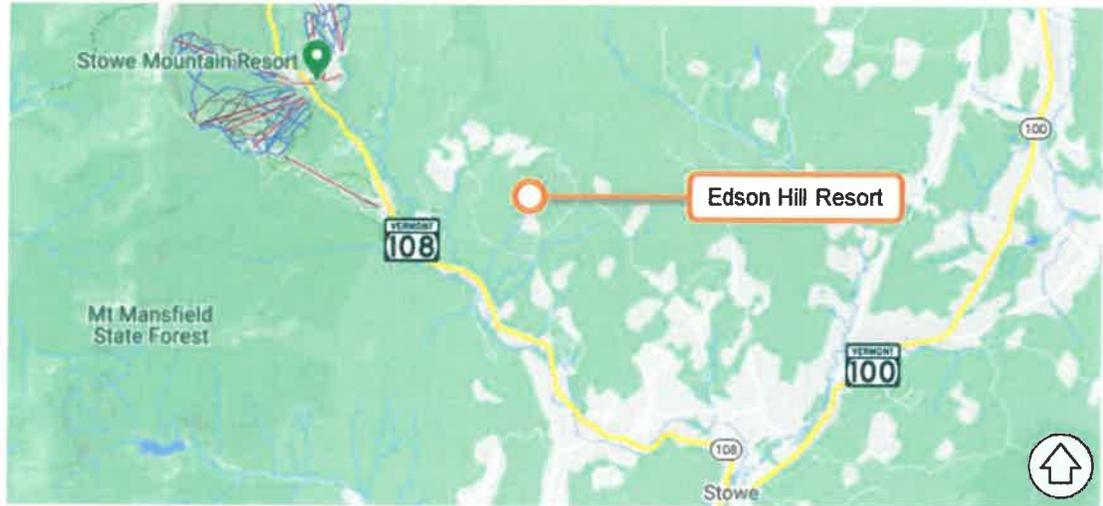
In summary, we anticipate the operation of the proposed indoor event space to generate significantly fewer than 75 trips in any hour. The new indoor space will not change the frequency or capacity of existing warm weather events; the new space will allow for expanded winter events. However, these winter events will be limited in size and conducted as part of the existing resort operations. Following VTrans Traffic Impact Study guidelines, we recommend that no further traffic analysis is warranted.

1.0 PROJECT PARAMETERS

- The Edson Hill resort, at 1500 Edson Hill Rd, Stowe, VT 05672 is looking to construct a new, approximately 6000 square foot, indoor event space.
- The resort consists of 22 guest rooms and a 60-seat restaurant on 38 acres.
- The existing resort offers limited outdoor (tented) events, typically weddings. The resort estimates it hosts weddings up to eight to 10 times per year. The maximum capacity of these events is 200 people.
- The proposed indoor event space will have a rated fire capacity of 70 people.
- The proposed indoor event space will support and enhance the existing outdoor (tented) event space. The estimated frequency and maximum capacity of the outdoor events is not expected to change.
- When a wedding event is underway, the entire resort will be dedicated to the event: the 22 guestrooms and the restaurant are to be rented by the event.

- In the indoor event season (cold weather months), the event center is expected to host smaller wedding ceremonies, private dinners, corporate retreats, and small business gatherings. The average expected size each of these events is expected to range from 6-45 people, and a portion or all of the existing resort facilities are expected to be dedicated to these events.

FIGURE 1: GENERAL LOCATION OF THE EDSON HILL RESORT IN STOWE, VT



2.0 TRIP GENERATION ESTIMATE

Estimated Existing Land Use Trip Generation

Table 1 presents the estimated existing Edson Hill Resort trip generation based on the restaurant and guest room land uses for weekday and Saturday periods.

TABLE 1: TRIP GENERATION ESTIMATE FOR EXISTING LAND USES AT THE EDSON HILL RESORT

	WEEKDAY TOTAL	WEEKDAY PM PEAK HOUR	SATURDAY TOTAL	SATURDAY PEAK HOUR
Guest Rooms (LUC 320)	74 (37/37) *	11 (6/5)	96 (48/48) †	7 (2/5) †
Restaurant (LUC 931)	156 (78/78)	17 (11/6)	154 (77/77)	20 (12/8)
Internal Capture ‡	16 (8/8)	2 (1/1)	18 (9/9)	2 (1/1)
Total External Trip Generation	214 (107/107)	26 (16/10)	232 (116/116)	25 (13/12)



* Numbers inside parenthesis represent entering and exiting volumes (enter / exit)

† Saturday trip generation based on estimated number of employees (4)

‡ Internal capture based on NCHRP Report 684. PM peak hour rate of internal capture applied to daily and Saturday peak hour trip generation estimates.

Outdoor Peak Events

As stated by the proposed development and operation program, the Edson Hill Resort is not planning on increasing the number of outdoor events (weddings) throughout the warm-weather season, nor is the Resort increasing the capacity of the events. The Resort plans to continue to host a limited number of large-scale events, each up to 200 people per year, primarily utilizing the existing outdoor tented space. The proposed indoor event center will provide support services and facilities for the limited number of outdoor tented events currently being hosted by the resort.

Furthermore, when a large-scale outdoor wedding event is taking place at the Resort, the entire property is dedicated to the event. The existing guest rooms and the restaurant / kitchen will be reserved for the exclusive use of the event. This policy will continue to be enacted following construction of the indoor event center. As a result, the proposed indoor event center is not estimated to increase the trip generation of the Edson Hill Resort during outdoor tented events.

Indoor Peak Events

With limited indoor gathering spaces, the Edson Hill Resort is currently unable to host group events during the cold-weather season. The proposed indoor event center will allow the Edson Hill Resort to host gatherings with a maximum capacity of 70 people without the use of an outdoor space throughout the year.

The Resort has identified several types of expected indoor-only events to be held within the proposed indoor event center, presented in Table 2.

TABLE 2: INDOOR EVENT CENTER PROJECTIONS

	ESTIMATED NUMBER OF EVENTS (2025)	ESTIMATED GUESTS PER EVENT	ESTIMATED NEW EXTERNAL TRIP GENERATION PER EVENT
Weddings	6	45	+13 trips
Rehearsal Dinners	5	45	+13 trips
Elopements	12	6	0 trips
Private Dinners	21	18	+9 trips
Corporate Events	18	12	+12 trips

Similar to large-scale outdoor wedding events, the entire Edson Hill Resort property will also be dedicated to the indoor wedding events. The existing guest rooms and the restaurant / kitchen will be reserved for the exclusive use of the event. This policy is expected to continue to be enacted following construction of the indoor event center.

In addition, rehearsal dinners are expected to be associated with the indoor wedding events. The rehearsal dinner will take place as part of the dedicated use of the resort property for the event.

In both indoor wedding and rehearsal dinner events, new external trip generation is estimated to be minimal. Assuming two guests per room in 22 rooms, and a maximum capacity of 70 guests, only 26 guests would arrive externally; assuming two guests per vehicle, 13 vehicles would arrive in the peak hour of operation.

Elopements are small ceremonies with few guests. The entire property will not be dedicated to the event, but it is expected that the guests are likely to stay at the Resort and eat at the restaurant. In this situation, no new trips are generated; the elopement event activity is included in the existing trip generation.

Private dinners may generate new external trips. Assuming a projected average of 18 guests per event, and two guests per vehicle, a private dinner may generate up to nine vehicles in the peak hour of operation. This may occur independent of the existing restaurant operation, which is estimated to generate 17 to 20 trips in the peak hour (Table 1).

Corporate events may generate new external trips. Assuming a projected average of 12 guests per event, and one guest per vehicle, a corporate event may generate up to 12 vehicles in the peak hour of operation. Larger-scale or multi-day corporate events (retreats) may occur, in which case the entire resort property is expected to be dedicated to the event. Similar to wedding events, we expect the increase in new external trips to be offset by the existing trip generation of the property.

Recommended Geographic and Scenario Scope

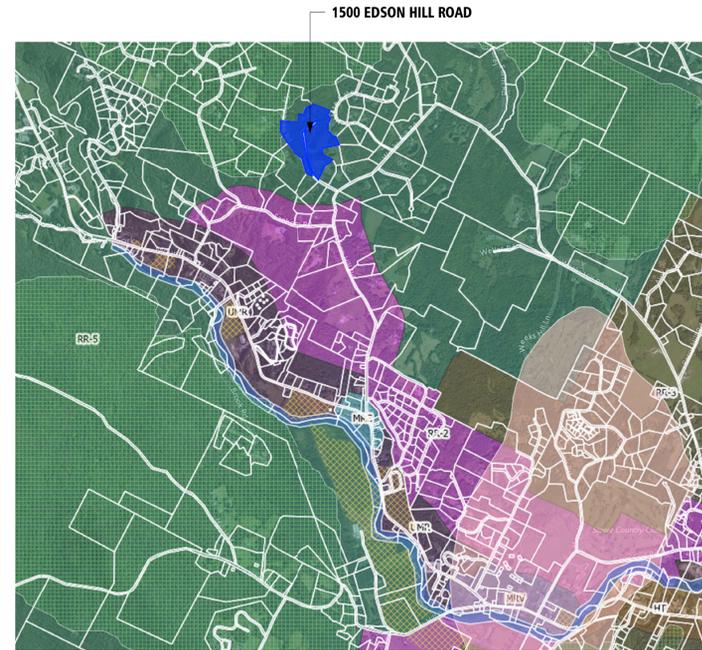
VTrans guidelines specify that a traffic study should be considered if the proposed development will generate 75 or more peak hour trips. The geographic scope of the study should also include the immediate access points and those intersections or highway segments receiving 75 or more project-generated peak hour trips.¹

As demonstrated in this memo, the proposed development of an indoor event center at the Edson Hill Resort will generate up to 12 new external trips as a result of the programming made available by the development. Following VTrans guidelines, we recommend that no further analysis of traffic operations is necessary.

¹ Vermont Agency of Transportation, Policy and Planning Division, Development Review and Permitting Services, *Traffic Impact Study Guidelines* (April 2019).



SOUTH ELEVATION (REAR)



PROJECT LOCATION -
 TOWN OF STOWE PARCEL AND ZONING MAP

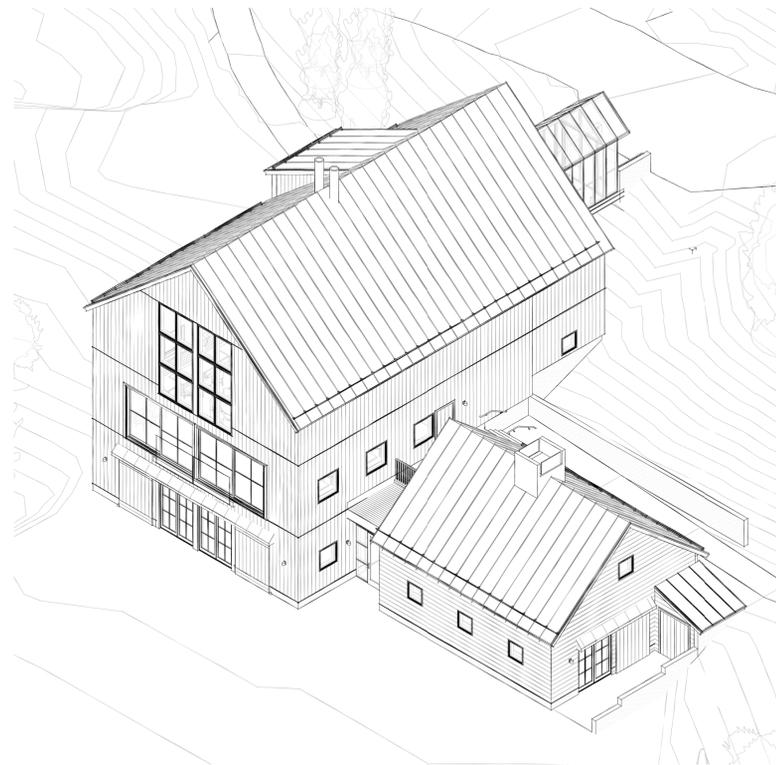
EDSON HILL EVENT BUILDING

STOWE VERMONT

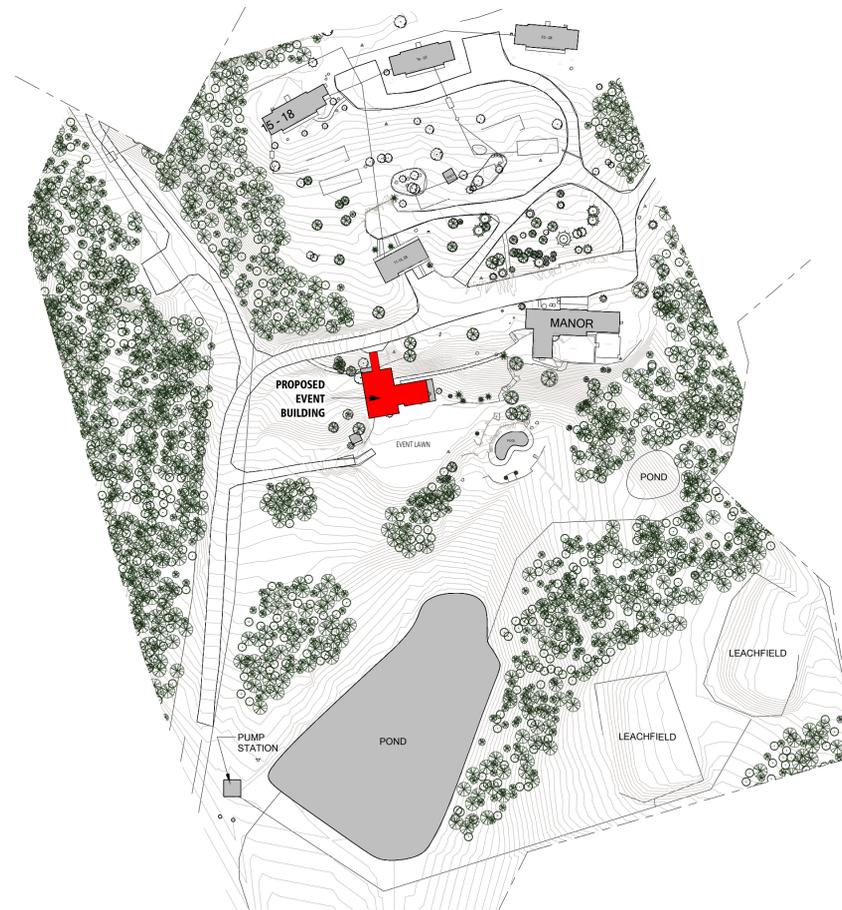
**TOWN OF STOWE VERMONT
 ZONING AND DRB SUBMISSION**

14 AUGUST 2020

NOT FOR CONSTRUCTION



BIRDSEYE VIEW FROM SOUTHEAST



SITE PLAN

1" = 100'-0"

SHEET LIST

A100	FLOOR PLAN GROUND LEVEL
A101	FLOOR PLAN LEVEL 1
A102	FLOOR PLAN LEVEL 2
A103	ROOF PLAN
A200	EXTERIOR BUILDING ELEVATIONS
A201	EXTERIOR BUILDING ELEVATIONS
A202	EXTERIOR BUILDING ELEVATIONS
A203	EXTERIOR BUILDING ELEVATIONS
A300	BUILDING SECTIONS
A307	BUILDING SECTIONS
A901	EXTERIOR RENDERINGS

No.	Description	Date
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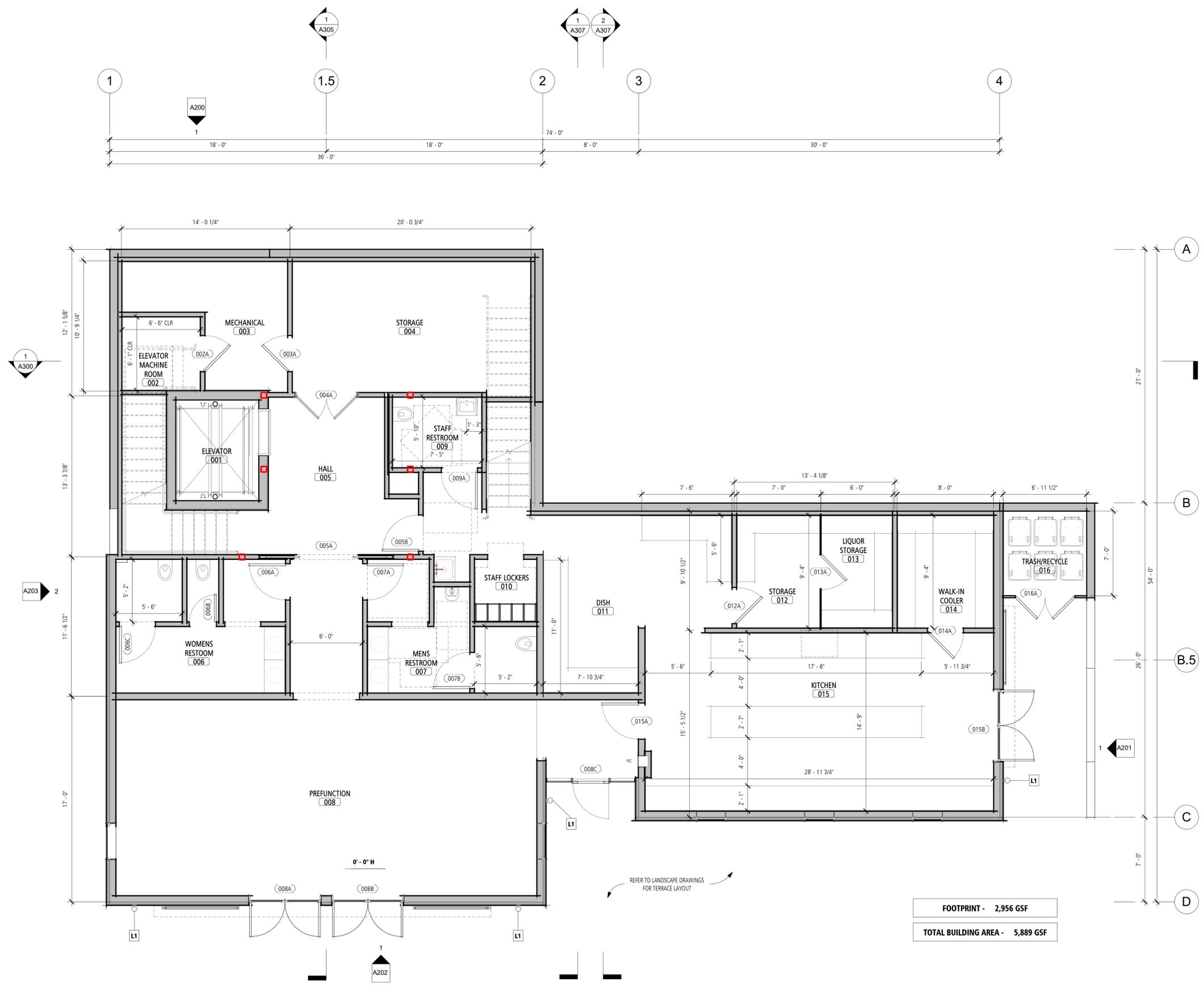
Edson Hill
Event Bldg.

Title Sheet

Project number: A2020011
 Date: 14 AUG 2020 | DRB SUBMISSION
 Drawn by:
 Checked by:

G001

Scale: 1" = 100'-0"



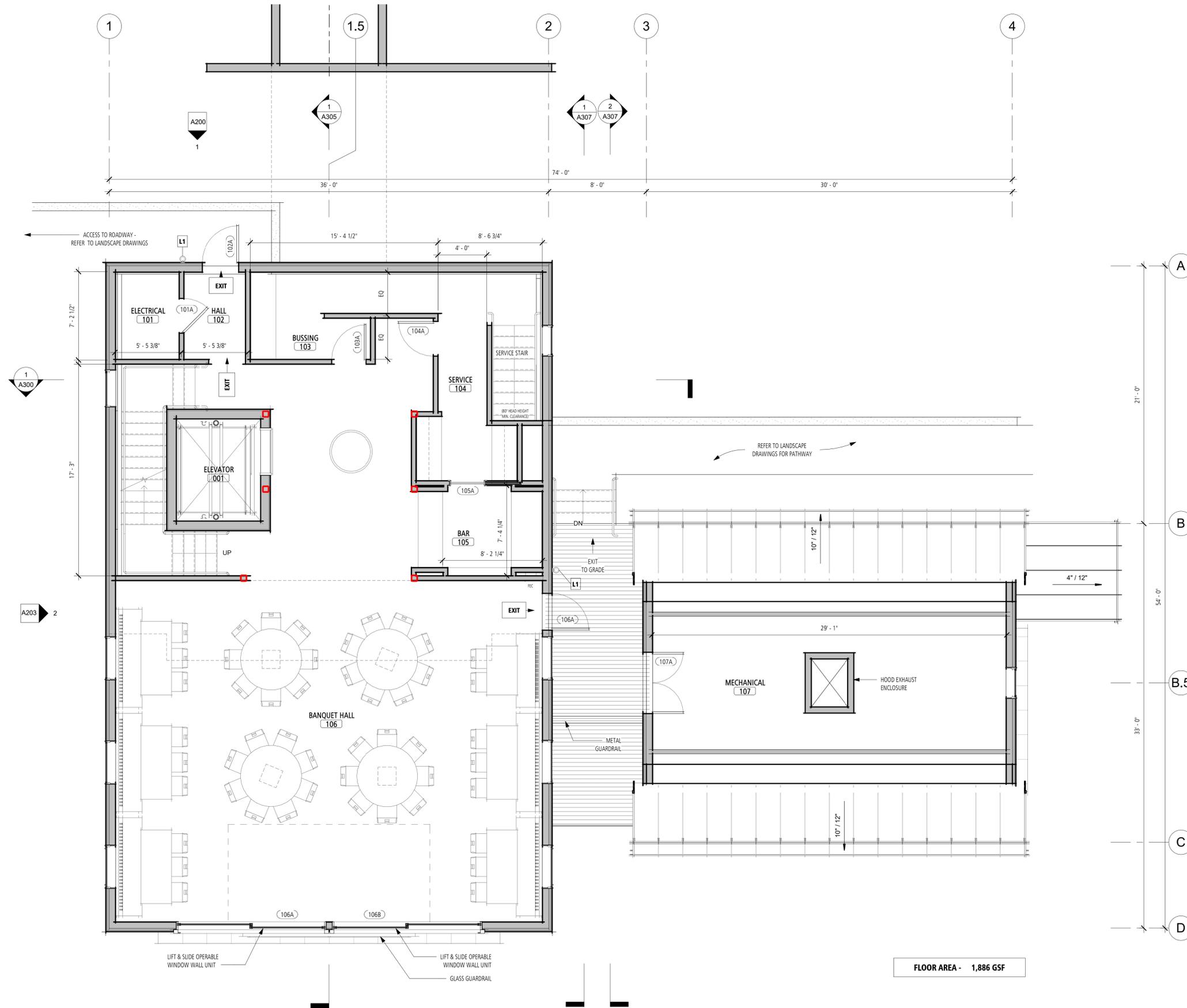
FOOTPRINT - 2,956 GSF
TOTAL BUILDING AREA - 5,889 GSF

1 GROUND LEVEL
 1/4" = 1'-0"



No.	Description	Date
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Edson Hill
Event Bldg.
 FLOOR PLAN
 GROUND LEVEL
 Project number: A2020011
 Date: 14 AUG 2020 | DRB SUBMISSION
 Drawn by:
 Checked by:
A100
 Scale: 1/4" = 1'-0"



1 LEVEL 1
1/4" = 1'-0"



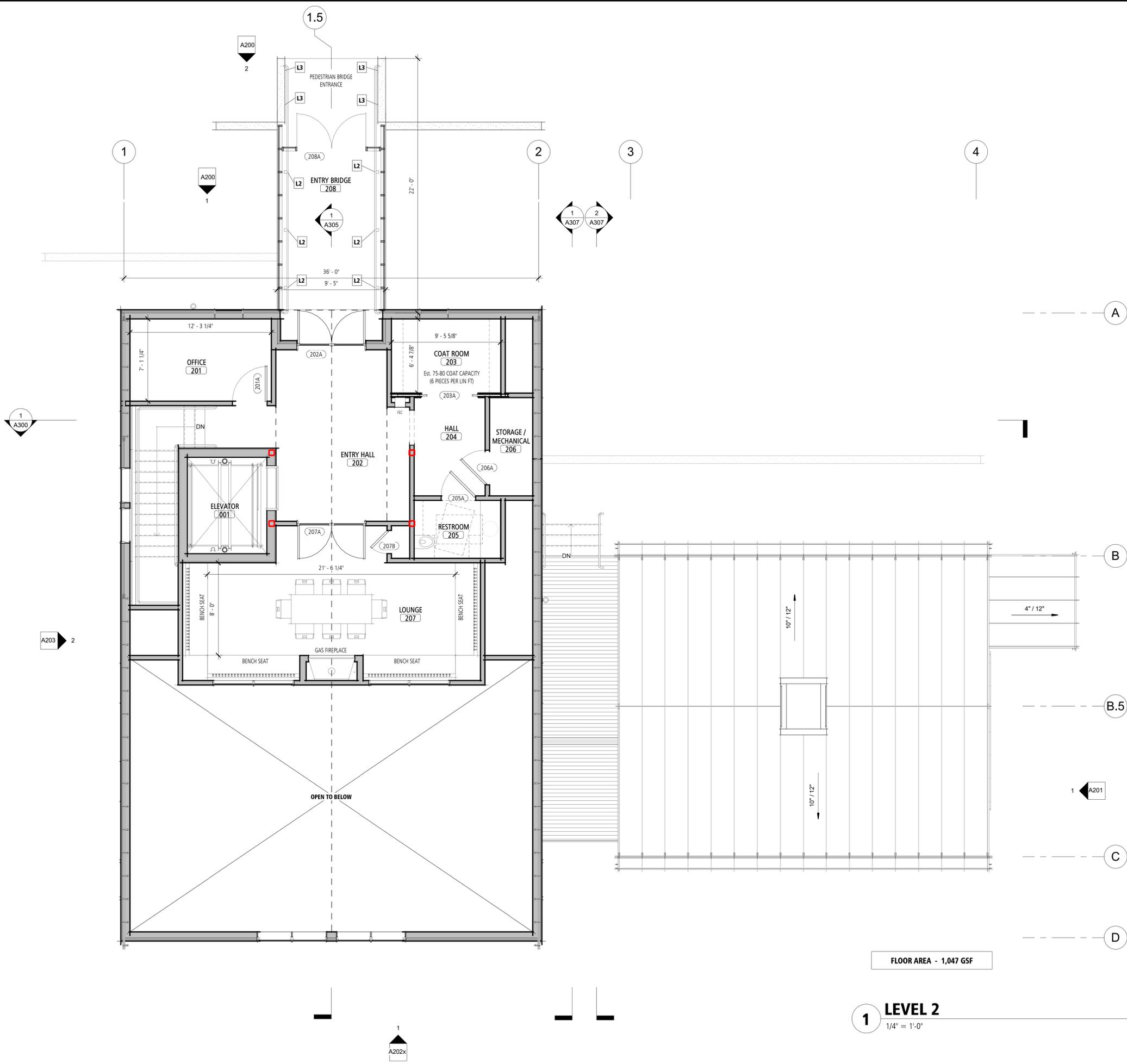
No.	Description	Date
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Edson Hill
Event Bldg.

FLOOR PLAN LEVEL 1

Project number: A2020011
Date: 14 AUG 2020 | DRB SUBMISSION
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Checked by:

A101
Scale: 1/4" = 1'-0"



1 LEVEL 2
 1/4" = 1'-0"



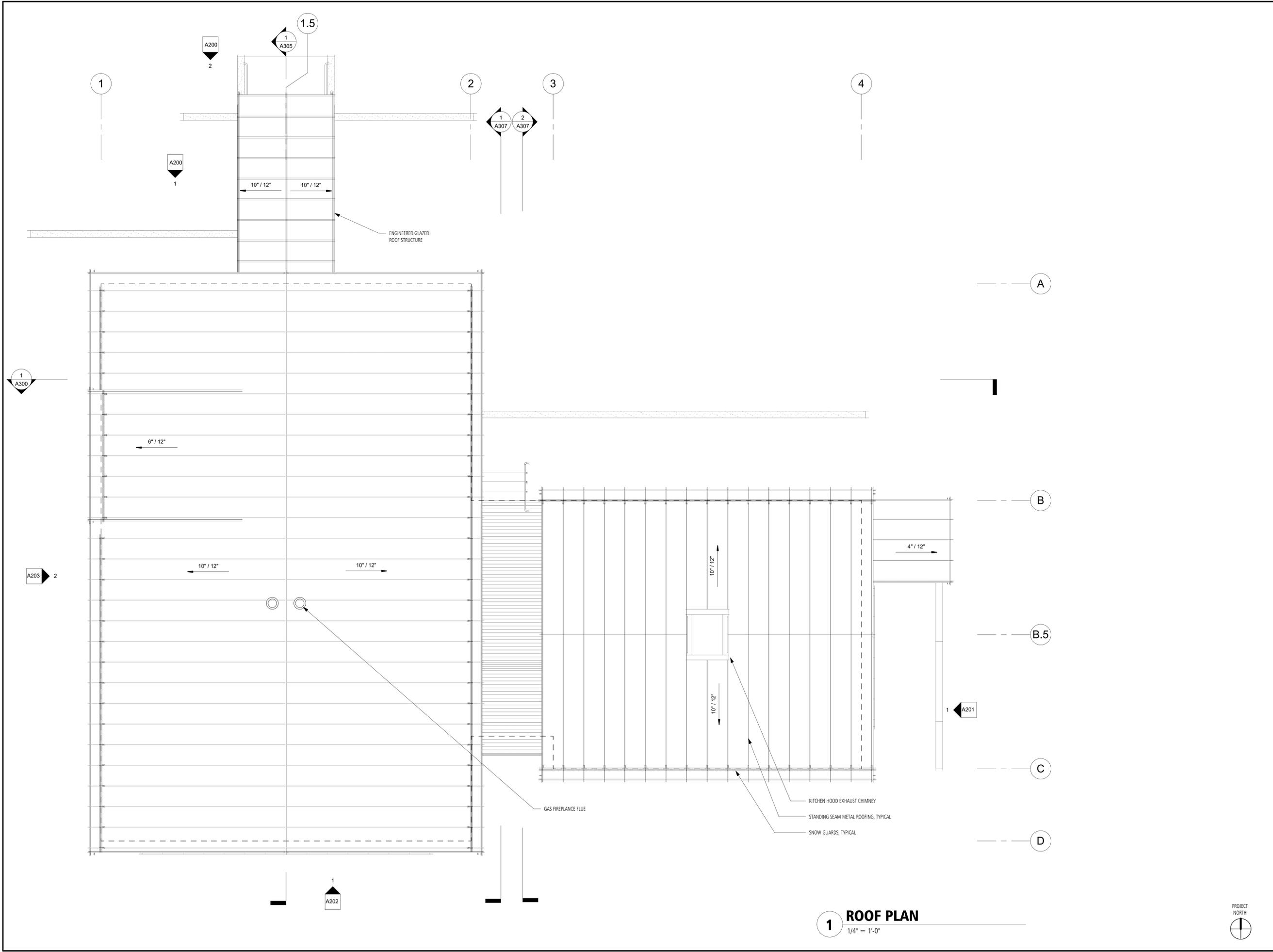
No.	Description	Date
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Edson Hill
Event Bldg.

FLOOR PLAN LEVEL 2

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 Date: 14 AUG 2020 | DRB SUBMISSION
 Drawn by:
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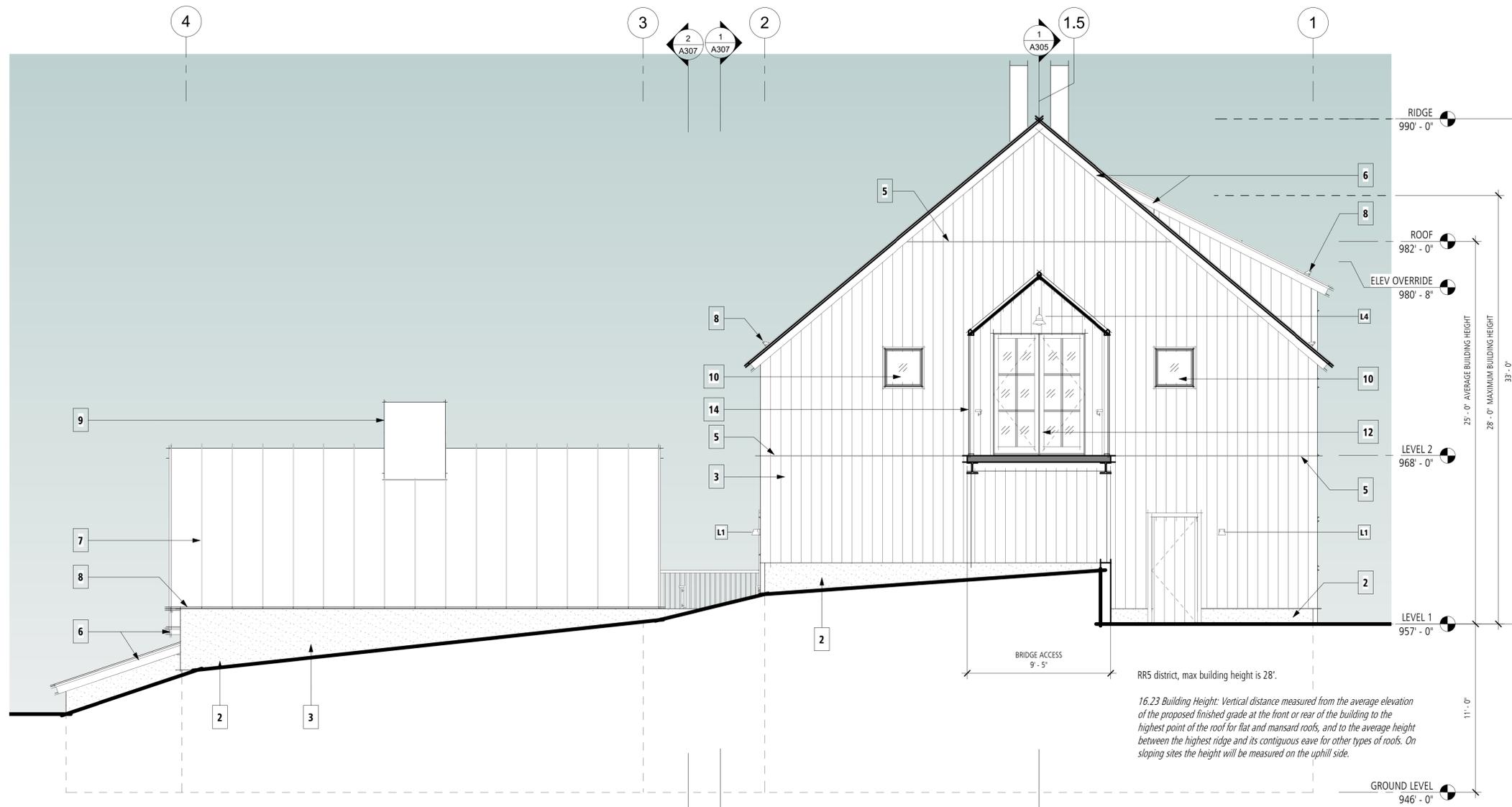
A102
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1 ROOF PLAN
 1/4" = 1'-0"

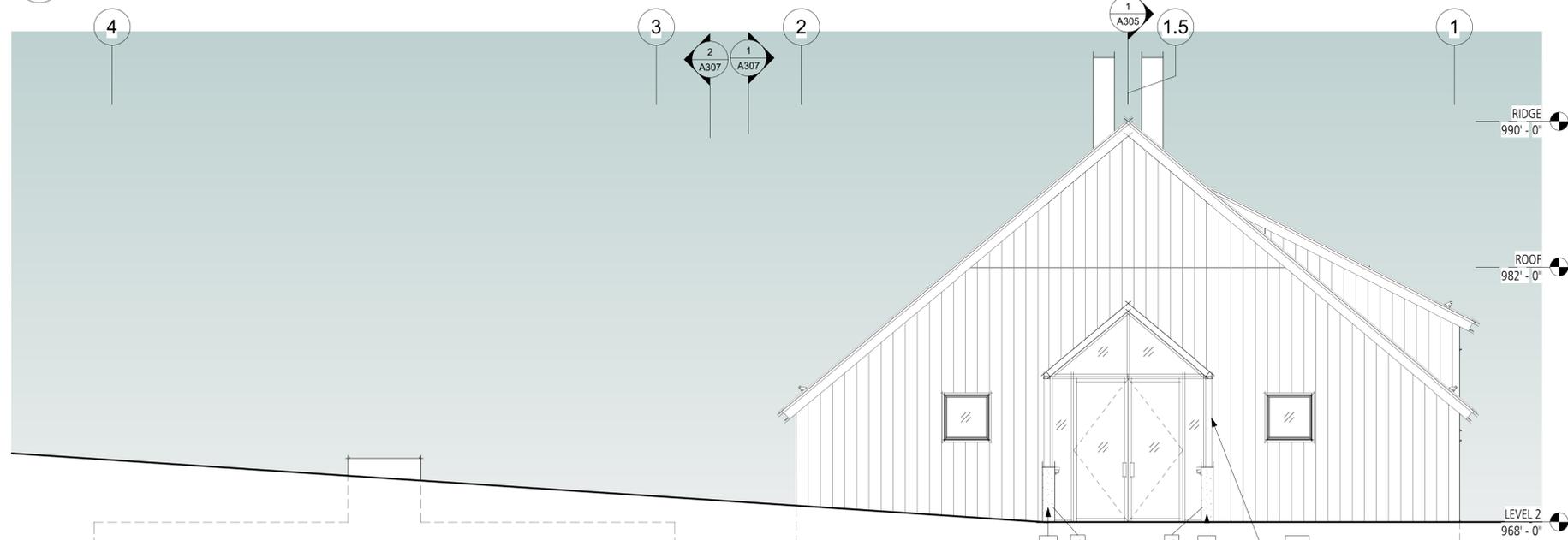
No.	Description	Date
	Edson Hill	
	Event Bldg.	
	ROOF PLAN	
Project number:	A2020011	
Date:	14 AUG 2020 DRB SUBMISSION	
Drawn by:	Author	
Checked by:	Checker	
	A103	
Scale:	1/4" = 1'-0"	





1 NORTH ELEVATION (Front)

1/4" = 1'-0"



2 NORTH ELEVATION (Front - Entrance Elevation)

1/4" = 1'-0"

BUILDING EXTERIOR MATERIALS - KEY NOTES

- 1 BOARD-FORMED CONCRETE
- 2 FOUNDATION PROTECTION: METAL SEAMED SHEETING OR TROWEL APPLIED PARGING WITH INTGRAL COLOR
- 3 VERTICAL 3/4 X 8 SOLID ROUGH-SAWN 'BARNWOOD', COLOR: DARK TO SILVER GREY TONED. RAINSCREEN INSTALLATION ASSEMBLY
- 4 HORIZONTAL 3/4 X 8 SOLID ROUGH-SAWN 'BARNWOOD', COLOR - DARK TO SILVER GREY TONED. RAINSCREEN INSTALLATION ASSEMBLY
- 5 HORIZONTAL ACCENT TRIM, COLOR - DARK GREY TONED.
- 6 EXTERIOR TRIM AND SOFFITS: 3/4 x SELECT GRADE WOOD, COLOR - TO COORDINATE WITH WOOD SIDING
- 7 STANDING SEAM METAL ROOFING. COLOR - LT TO DARK GREY TONED TO COORDINATE WITH WOOD SIDING
- 8 SNOW GUARDS: INSTALLATION AND COLOR TO COORDINATE WITH METAL ROOFING
- 9 CHIMNEY: SOLID AND EXPANDED METAL FINISH. COLOR TO COMPLEMENT STANDING SEAM ROOFING
- 10 EXTERIOR WINDOWS: METAL CLAD WOOD 1" INSULATED GLAZING. TRIM TO COORDINATE WITH ADJACENT SIDING
- 11 EXTERIOR ENTRANCE DOOR SYSTEM: METAL CLAD WOOD WITH HIGH PERFORMANCE INSULATED GLAZING. CUSTOM ENTRANCE HARDWARE AS SELECTED BY ARCHITECT
- 12 EXTERIOR ENTRANCE DOOR SYSTEM: NATURAL HARDWOOD WITH HIGH PERFORMANCE INSULATED GLAZING. CUSTOM ENTRANCE HARDWARE AS SELECTED BY ARCHITECT
- 13 EXTERIOR MULTI-SLIDE DOOR SYSTEM: METAL CLAD WOOD WITH HIGH PERFORMANCE INSULATED GLAZING. HARDWARE SELECTED FROM MANUFACTURERS STANDARD RANGE
- 14 GLAZED ROOF AND WALL SYSTEM: ENGINEERED PAINTED STEEL FRAMING WITH HIGH PERFORMANCE INSULATED GLAZING. CUSTOM ENTRANCE HARDWARE AS SELECTED BY ARCHITECT
- 15 GLASS RAILING SYSTEM: TEMPERED CLEAR STRUCTURAL GLAZING WITH STAND-OFF FITTINGS
- 16 OPERABLE SLIDING DOOR SYSTEM: CUSTOM WOOD PANELS TO MATCH 'BARNWOOD' SIDING. METAL HARDWARE PER ARCHITECTS SELECTION
- 17 42" HEIGHT GUARDRAIL: PAINTED STEEL, COLOR - BLACK / IRON GREY

BUILDING EXTERIOR LIGHTING - KEY NOTES

- L1 WALL SCONCE - (OR EQUAL PRODUCT)
 MANUFACTURER: TECH LIGHTING
 NAME: 'BOWMAN 6'
 MODEL: #700WSBOW 6 B - LED830277
 POWER: 47.2 WATTS
 LAMPING: LED
 FINISH: BLACK
- L2 PATHWAY LIGHTING (OR EQUAL PRODUCT)
 MANUFACTURER: BEGA
 NAME: 'GARDEN BOLLARD'
 MODEL: #77 277
 POWER: 2.1 WATTS / 12V
 LAMPING: LED
 FINISH: BLACK
- L3 RECESSED WALL LIGHTING - REFER TO LANDSCAPE ARCHITECTURE SPECIFICATIONS
- L4 WALL SCONCE - (OR EQUAL PRODUCT PER INTERIOR DESIGN SELECTION)
 MANUFACTURER: BEGA
 NAME: 'WALL LUMINAIRE'
 MODEL: #66 411 K3 BLK
 POWER: 8.9 WATTS / 12V
 LAMPING: LED
 FINISH: BLACK



No. Description Date

Edson Hill

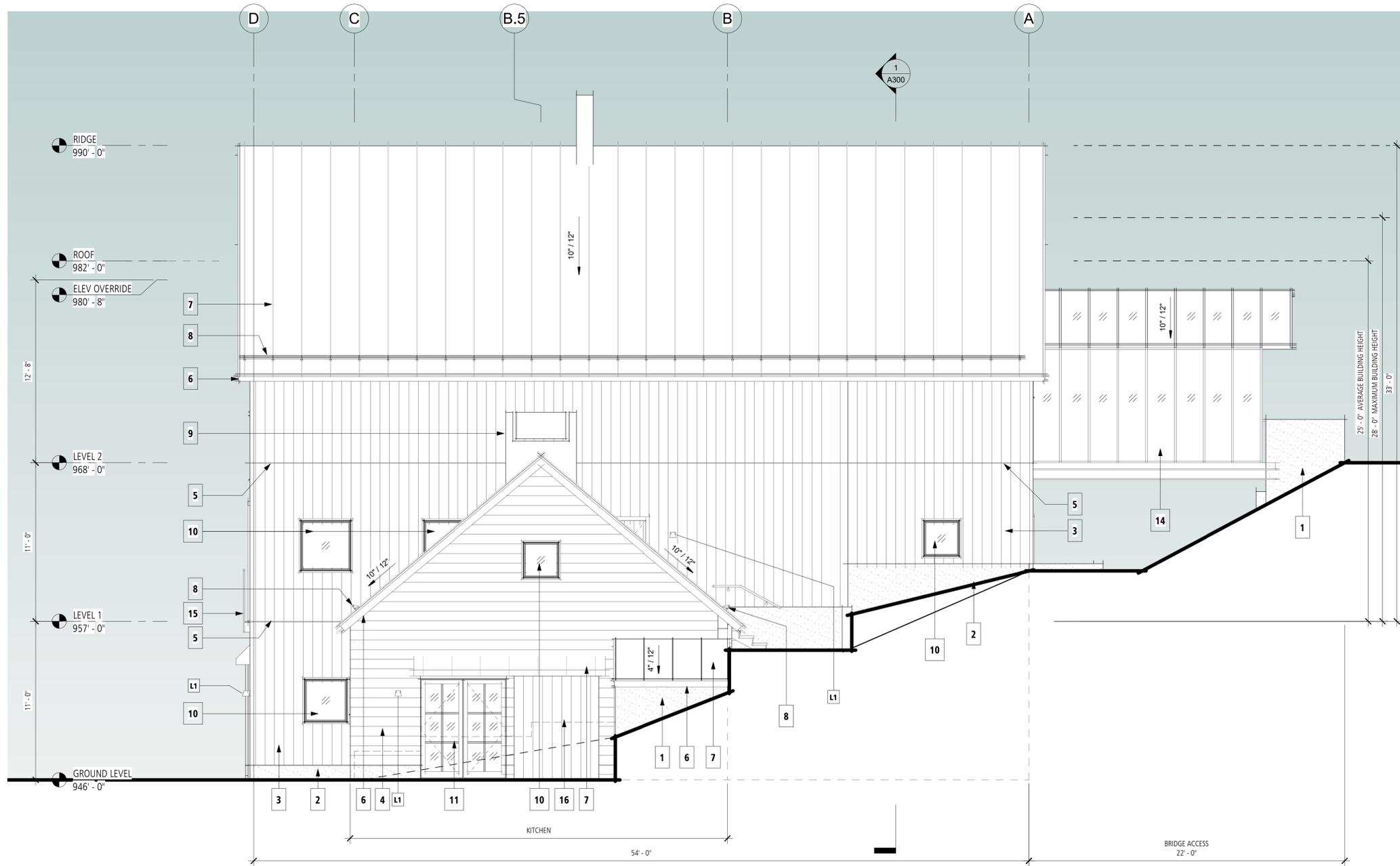
Event Bldg.

EXTERIOR BUILDING ELEVATIONS

Project number: A2020011
 Date: 14 AUG 2020 | DRB SUBMISSION
 Drawn by:
 Checked by:

A200

Scale: 1/4" = 1'-0"



1 EAST ELEVATION (Side)
 1/4" = 1'-0"

BUILDING EXTERIOR MATERIALS - KEY NOTES

- 1** BOARD-FORMED CONCRETE
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 MANUFACTURER: TECH LIGHTING
 NAME: 'BOWMAN 6'
 MODEL: #700WSBOW 6 B - LED830277
 POWER: 47.2 WATTS
 LAMPING: LED
 FINISH: BLACK
- L2** PATHWAY LIGHTING (OR EQUAL PRODUCT)
 MANUFACTURER: BEGA
 NAME: 'GARDEN BOLLARD'
 MODEL: #77 277
 POWER: 2.1 WATTS / 12V
 LAMPING: LED
 FINISH: BLACK
- L3** RECESSED WALL LIGHTING - REFER TO LANDSCAPE ARCHITECTURE SPECIFICATIONS
- L4** WALL SCONCE - (OR EQUAL PRODUCT PER INTERIOR DESIGN SELECTION)
 MANUFACTURER: BEGA
 NAME: 'WALL LUMINAIRE'
 MODEL: #66 411 K3 BLK
 POWER: 8.9 WATTS / 12V
 LAMPING: LED
 FINISH: BLACK



No. Description Date

Edson Hill

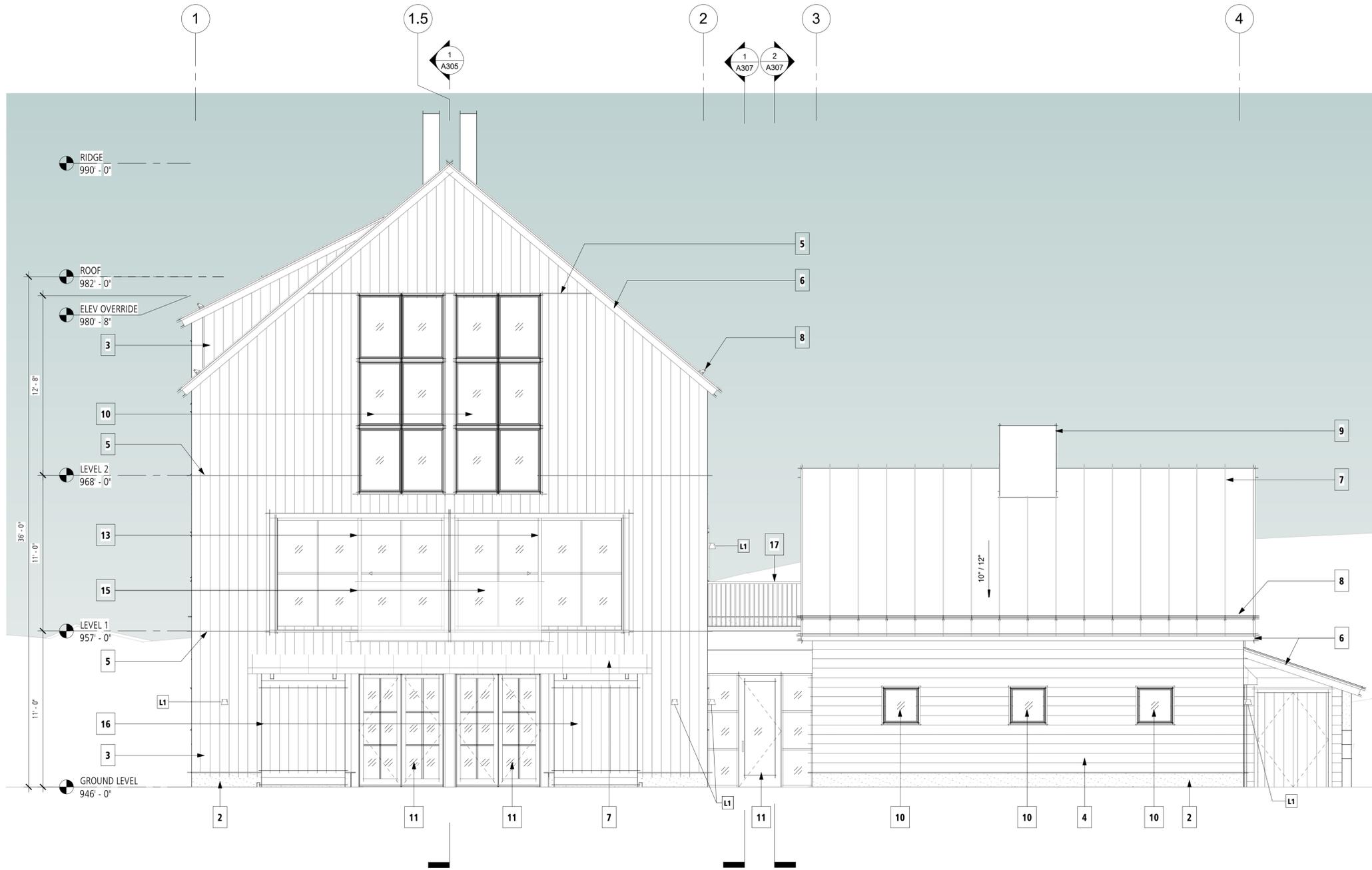
Event Bldg.

EXTERIOR BUILDING ELEVATIONS

Project number: A2020011
 Date: 14 AUG 2020 | DRB SUBMISSION
 Drawn by:
 Checked by:

A201

Scale: 1/4" = 1'-0"



BUILDING EXTERIOR MATERIALS - KEY NOTES

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LAMPING: LED
FINISH: BLACK
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MANUFACTURER: BEGA
NAME: 'GARDEN BOLLARD'
MODEL: #77 277
POWER: 2.1 WATTS / 12V
LAMPING: LED
FINISH: BLACK
- L3 RECESSED WALL LIGHTING - REFER TO LANDSCAPE ARCHITECTURE SPECIFICATIONS
- L4 WALL SCONCE - (OR EQUAL PRODUCT PER INTERIOR DESIGN SELECTION)
MANUFACTURER: BEGA
NAME: 'WALL LUMINAIRE'
MODEL: #66 411 K3 BLK
POWER: 8.9 WATTS / 12V
LAMPING: LED
FINISH: BLACK



1 SOUTH ELEVATION (Rear)

1/4" = 1'-0"

No. Description Date

Edson Hill

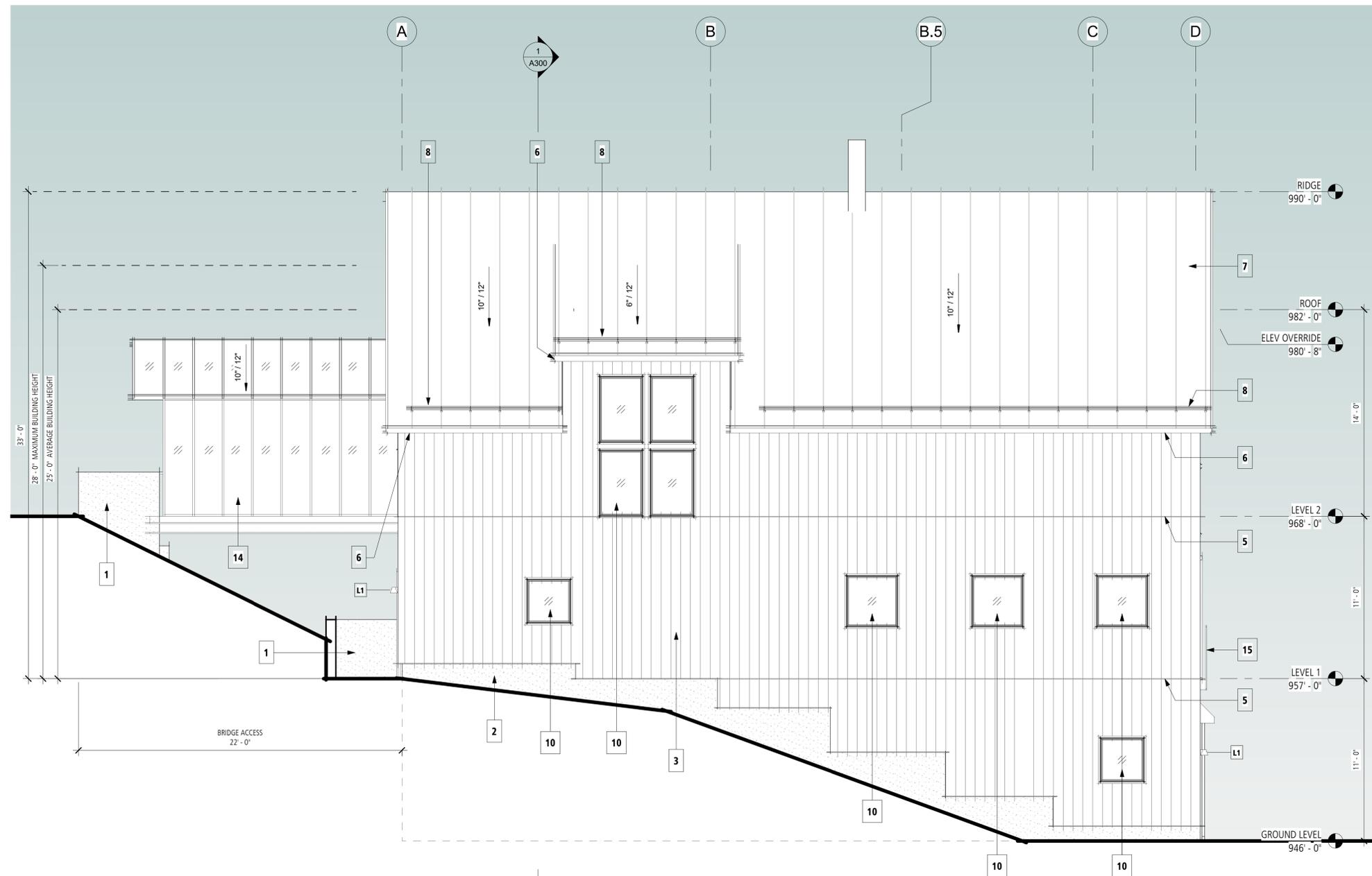
Event Bldg.

EXTERIOR BUILDING ELEVATIONS

Project number: A2020011
Date: 14 AUG 2020 | DRB SUBMISSION
Drawn by:
Checked by:

A202

Scale: 1/4" = 1'-0"



BUILDING EXTERIOR MATERIALS - KEY NOTES

- 1 BOARD-FORMED CONCRETE
- 2 FOUNDATION PROTECTION: METAL SEAMED SHEETING OR TROWEL APPLIED PARGING WITH INTGRAL COLOR
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- 12 EXTERIOR ENTRANCE DOOR SYSTEM: NATURAL HARDWOOD WITH HIGH PERFORMANCE INSULATED GLAZING. CUSTOM ENTRANCE HARDWARE AS SELECTED BY ARCHITECT
- 13 EXTERIOR MULTI-SLIDE DOOR SYSTEM: METAL CLAD WOOD WITH HIGH PERFORMANCE INSULATED GLAZING. HARDWARE SELECTED FROM MANUFACTURERS STANDARD RANGE
- 14 GLAZED ROOF AND WALL SYSTEM: ENGINEERED PAINTED STEEL FRAMING WITH HIGH PERFORMANCE INSULATED GLAZING. CUSTOM ENTRANCE HARDWARE AS SELECTED BY ARCHITECT
- 15 GLASS RAILING SYSTEM: TEMPERED CLEAR STRUCTURAL GLAZING WITH STAND-OFF FITTINGS
- 16 OPERABLE SLIDING DOOR SYSTEM: CUSTOM WOOD PANELS TO MATCH 'BARNWOOD' SIDING. METAL HARDWARE PER ARCHITECTS SELECTION
- 17 42" HEIGHT GUARDRAIL: PAINTED STEEL, COLOR - BLACK / IRON GREY

BUILDING EXTERIOR LIGHTING - KEY NOTES

- L1 WALL SCONCE - (OR EQUAL PRODUCT) MANUFACTURER: TECH LIGHTING NAME: 'BOWMAN 6' MODEL: #700WSBOW 6 B - LED830277 POWER: 47.2 WATTS LAMPING: LED FINISH: BLACK 
- L2 PATHWAY LIGHTING (OR EQUAL PRODUCT) MANUFACTURER: BEGA NAME: 'GARDEN BOLLARD' MODEL: #77 277 POWER: 2.1 WATTS / 12V LAMPING: LED FINISH: BLACK 
- L3 RECESSED WALL LIGHTING - REFER TO LANDSCAPE ARCHITECTURE SPECIFICATIONS 
- L4 WALL SCONCE - (OR EQUAL PRODUCT PER INTERIOR DESIGN SELECTION) MANUFACTURER: BEGA NAME: 'WALL LUMINAIRE' MODEL: #66 411 K3 BLK POWER: 8.9 WATTS / 12V LAMPING: LED FINISH: BLACK 

2 WEST ELEVATION (Side)
 1/4" = 1'-0"

No.	Description	Date
-----	-------------	------

BUILDING EXTERIOR MATERIALS - KEY NOTES

- 1 BOARD-FORMED CONCRETE
- 2 FOUNDATION PROTECTION: METAL SEAMED SHEETING OR TROWEL APPLIED PARGING WITH INTEGRAL COLOR
- 3 VERTICAL 3/4 X 8 SOLID ROUGH-SAWN 'BARNWOOD', COLOR: DARK TO SILVER GREY TONED. RAINSCREEN INSTALLATION ASSEMBLY
- 4 HORIZONTAL 3/4 X 8 SOLID ROUGH-SAWN 'BARNWOOD', COLOR - DARK TO SILVER GREY TONED. RAINSCREEN INSTALLATION ASSEMBLY
- 5 HORIZONTAL ACCENT TRIM, COLOR - DARK GREY TONED.
- 6 EXTERIOR TRIM AND SOFFITS: 3/4 X SELECT GRADE WOOD, COLOR - TO COORDINATE WITH WOOD SIDING
- 7 STANDING SEAM METAL ROOFING. COLOR - LT TO DARK GREY TONED TO COORDINATE WITH WOOD SIDING
- 8 SNOW GUARDS: INSTALLATION AND COLOR TO COORDINATE WITH METAL ROOFING
- 9 CHIMNEY: SOLID AND EXPANDED METAL FINISH. COLOR TO COMPLEMENT STANDING SEAM ROOFING
- 10 EXTERIOR WINDOWS: METAL CLAD WOOD 1" INSULATED GLAZING. TRIM TO COORDINATE WITH ADJACENT SIDING
- 11 EXTERIOR ENTRANCE DOOR SYSTEM: METAL CLAD WOOD WITH HIGH PERFORMANCE INSULATED GLAZING. CUSTOM ENTRANCE HARDWARE AS SELECTED BY ARCHITECT
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- 17 42" HEIGHT GUARDRAIL: PAINTED STEEL, COLOR - BLACK / IRON GREY

BUILDING EXTERIOR LIGHTING - KEY NOTES

- L1 WALL SCONCE - (OR EQUAL PRODUCT)
 MANUFACTURER: TECH LIGHTING
 NAME: 'BOWMAN 6'
 MODEL: #700WSBOW 6 B - LED830277
 POWER: 47.2 WATTS
 LAMPING: LED
 FINISH: BLACK
- L2 PATHWAY LIGHTING (OR EQUAL PRODUCT)
 MANUFACTURER: BEGA
 NAME: 'GARDEN BOLLARD'
 MODEL: #77 277
 POWER: 2.1 WATTS / 12V
 LAMPING: LED
 FINISH: BLACK
- L3 RECESSED WALL LIGHTING - REFER TO LANDSCAPE ARCHITECTURE SPECIFICATIONS
- L4 WALL SCONCE - (OR EQUAL PRODUCT PER INTERIOR DESIGN SELECTION)
 MANUFACTURER: BEGA
 NAME: 'WALL LUMINAIRE'
 MODEL: #66 411 K3 BLK
 POWER: 8.9 WATTS / 12V
 LAMPING: LED
 FINISH: BLACK



No. Description Date

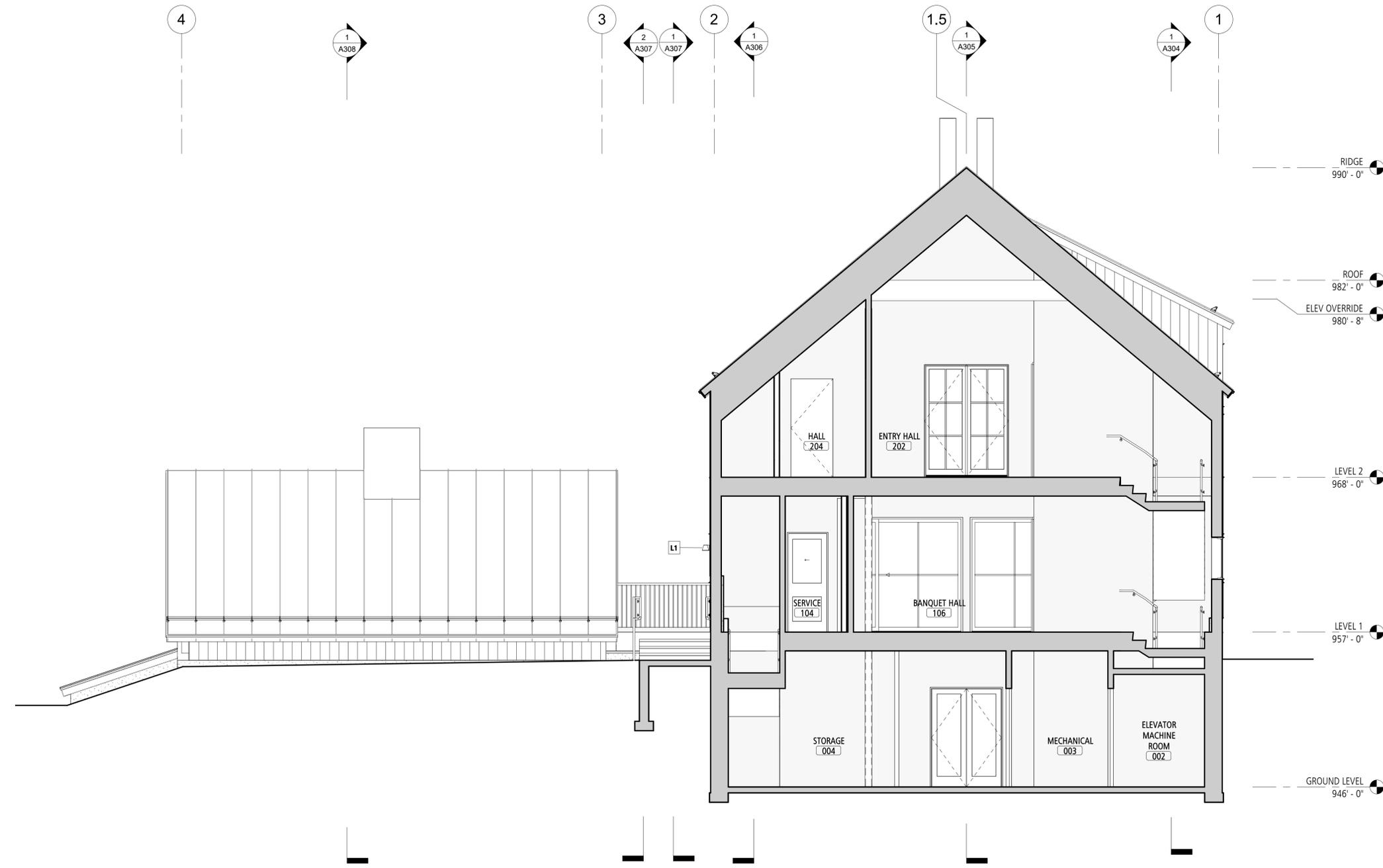
Edson Hill
Event Bldg.

BUILDING SECTIONS

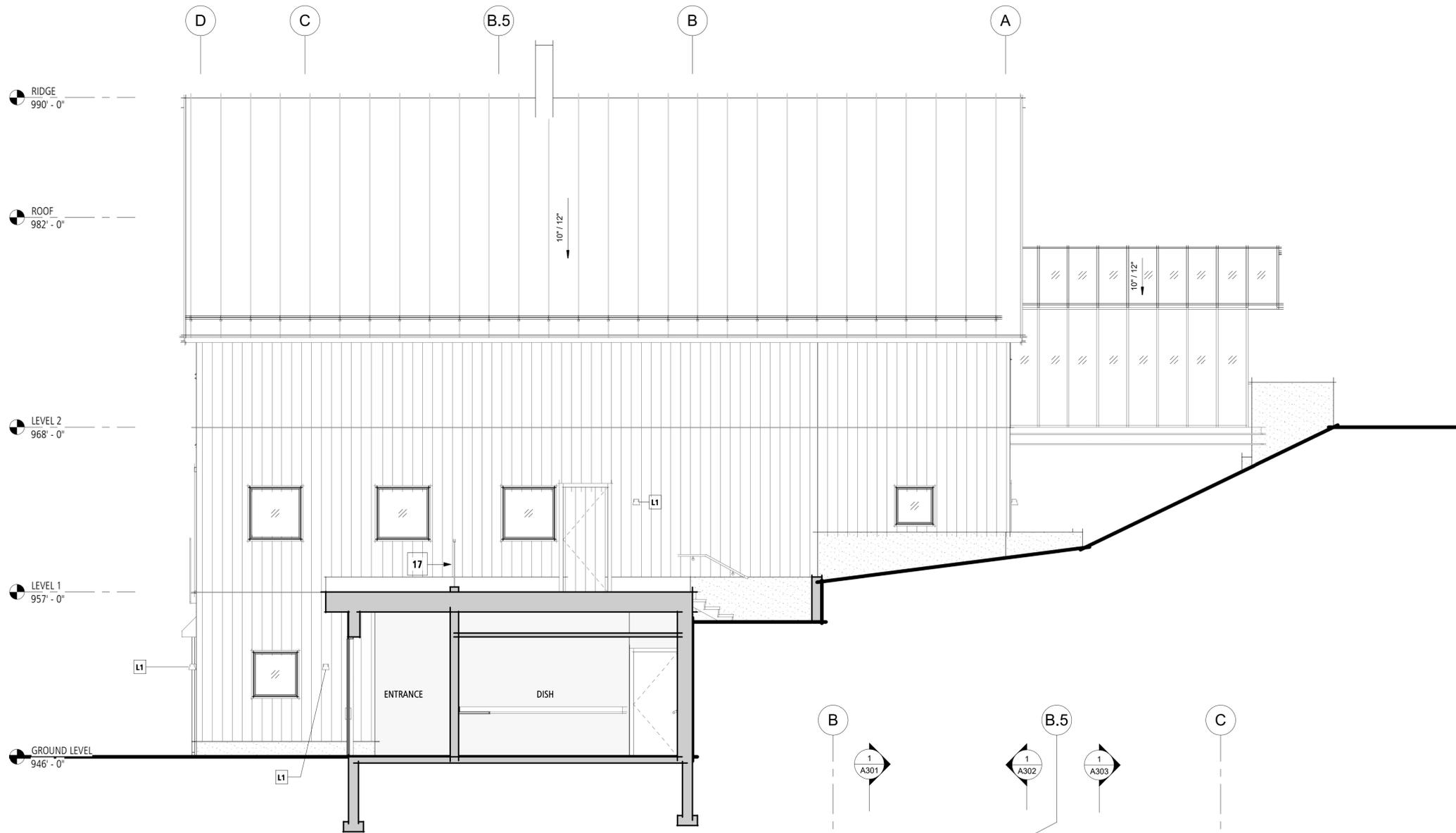
Project number: A2020011
 Date: 14 AUG 2020 | DRB SUBMISSION
 Drawn by:
 Checked by:

A300

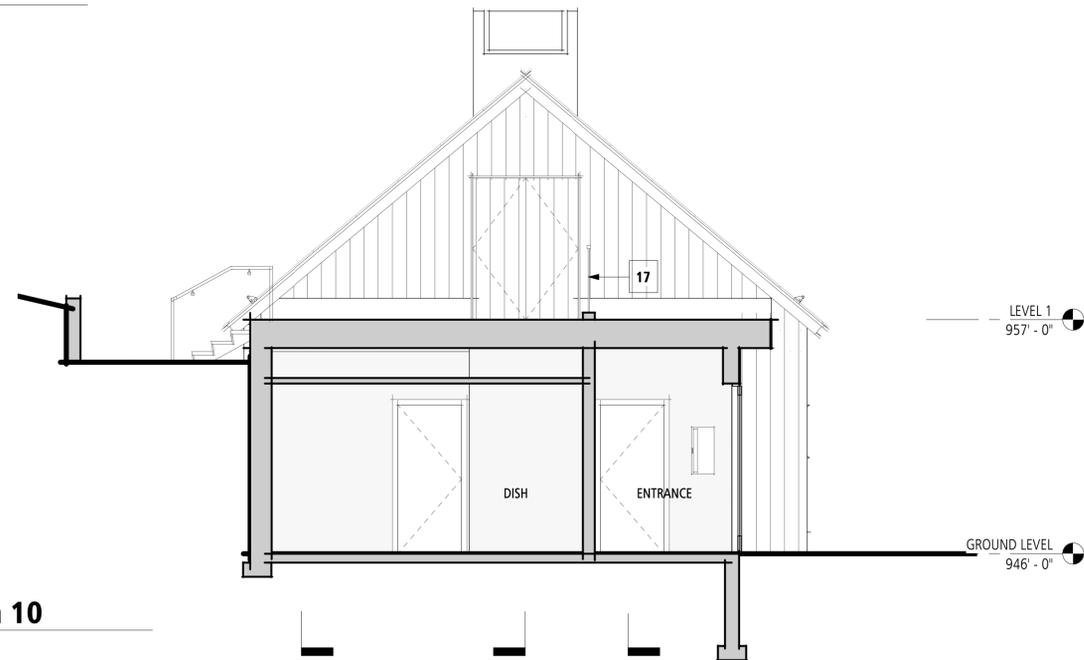
Scale: 1/4" = 1'-0"



1 Section 1
 1/4" = 1'-0"



1 Section 8
 1/4" = 1'-0"



2 Section 10
 1/4" = 1'-0"

BUILDING EXTERIOR MATERIALS - KEY NOTES

- 1 BOARD-FORMED CONCRETE
- 2 FOUNDATION PROTECTION: METAL SEAMED SHEETING OR TROWEL APPLIED PARPING WITH INTGRAL COLOR
- 3 VERTICAL 3/4 X 8 SOLID ROUGH-SAWN 'BARNWOOD', COLOR: DARK TO SILVER GREY TONED. RAINSREEN INSTALLATION ASSEMBLY
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- L2 PATHWAY LIGHTING (OR EQUAL PRODUCT)
 MANUFACTURER: BEGA
 NAME: 'GARDEN BOLLARD'
 MODEL: #77 277
 POWER: 2.1 WATTS / 12V
 LAMPING: LED
 FINISH: BLACK
- L3 RECESSED WALL LIGHTING - REFER TO LANDSCAPE ARCHITECTURE SPECIFICATIONS
- L4 WALL SCONCE - (OR EQUAL PRODUCT PER INTERIOR DESIGN SELECTION)
 MANUFACTURER: BEGA
 NAME: 'WALL LUMINAIRE'
 MODEL: #66 411 K3 BLK
 POWER: 8.9 WATTS / 12V
 LAMPING: LED
 FINISH: BLACK

No. Description Date

Edson Hill

Event Bldg.

BUILDING SECTIONS

Project number: A2020011
 Date: 14 AUG 2020 | DRB SUBMISSION
 Drawn by:
 Checked by:

A307

Scale: 1/4" = 1'-0"



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



BIRDSEYE VIEW FROM SOUTHWEST



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST

No.	Description	Date
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Edson Hill

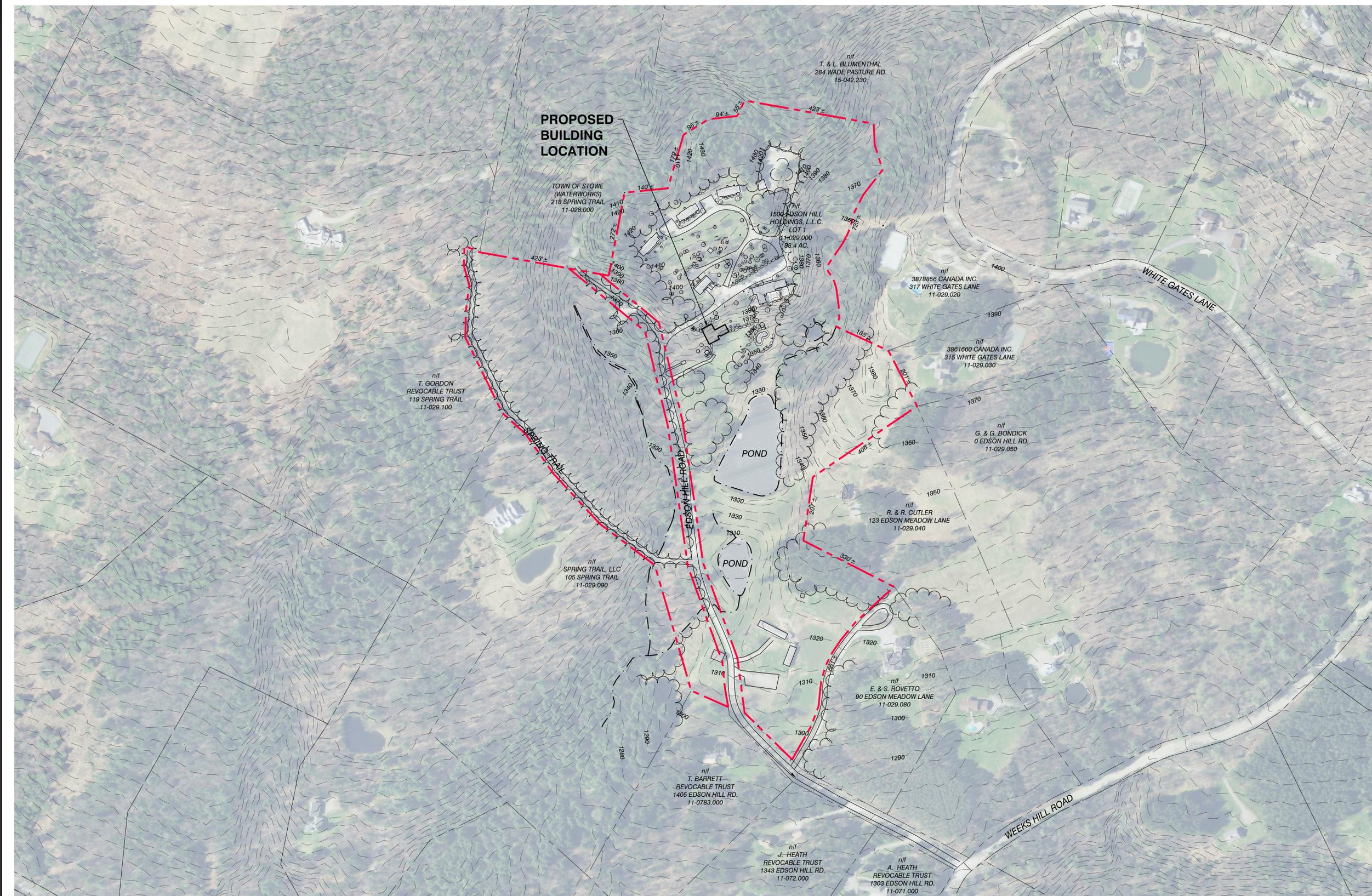
Event Bldg.

EXTERIOR
 RENDERINGS

Project number: A2020011
 Date: 14 AUG 2020 | DRB SUBMISSION
 Drawn by:
 Checked by:

A901

Scale: 12" = 1'-0"



SITE ENGINEER:



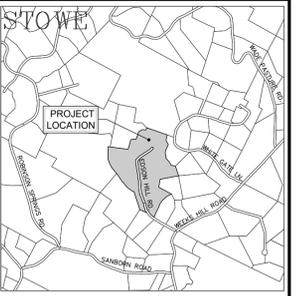
CIVIL ENGINEERING ASSOCIATES, INC.
 10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
 P: 802-864-2323 FAX: 802-864-2271 web: www.cca-vt.com

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DRAWN SAL	
CHECKED DSM	
APPROVED DSM	

CLIENT:
1500 EDSON HILL HOLDINGS, L.L.C.
 1500 EDSON HILL ROAD
 STOWE, VERMONT

PROJECT:
EDSON HILL MANOR EVENT BARN
LOT 11-29.000
 1500 EDSON HILL ROAD
 STOWE, VT



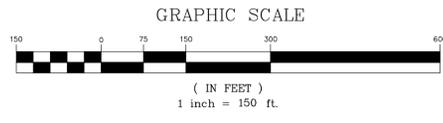
LOCATION MAP
 1" = 200'

DATE	CHECKED	REVISION

OVERALL SITE PLAN

DATE AUG., 2020	DRAWING NUMBER C1.0
SCALE 1" = 150'	
PROJ. NO. 20171	

- NOTES**
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
 - PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
 - CONTOUR INFORMATION IS BASED UPON LIDAR DATA FROM 2014. HORIZONTAL AND VERTICAL DATUM BASED ON VCS NAD 83 AND NAVD 88. ALL OTHER SITE INFORMATION IS BASED UPON ORTHOMETRIC PHOTOGRAPHY.



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.cca-vt.com

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DSM

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DSM

CLIENT:

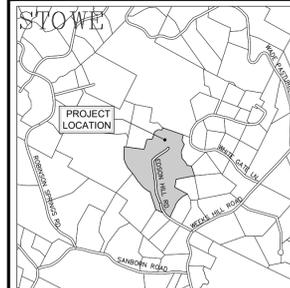
**1500 EDSON HILL
HOLDINGS, L.L.C.**

1500 EDSON HILL ROAD
STOWE, VERMONT

PROJECT:

**EDSON HILL
MANOR
EVENT BARN
LOT 11-29.000**

1500 EDSON HILL ROAD
STOWE, VT



LOCATION MAP

1" = 200'

DATE	CHECKED	REVISION

**PARTIAL EXISTING
CONDITIONS
PLAN**

DATE
AUG., 2020
SCALE
1" = 50'
PROJ. NO.
20171

DRAWING NUMBER

C1.1

LEGEND

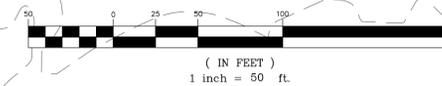
- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- - - EXISTING CONTOUR
- EXISTING PAVEMENT
- EXISTING GRAVITY SEWER
- EXISTING SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING SHUT OFF
- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSHWOODS
- TEST PIT



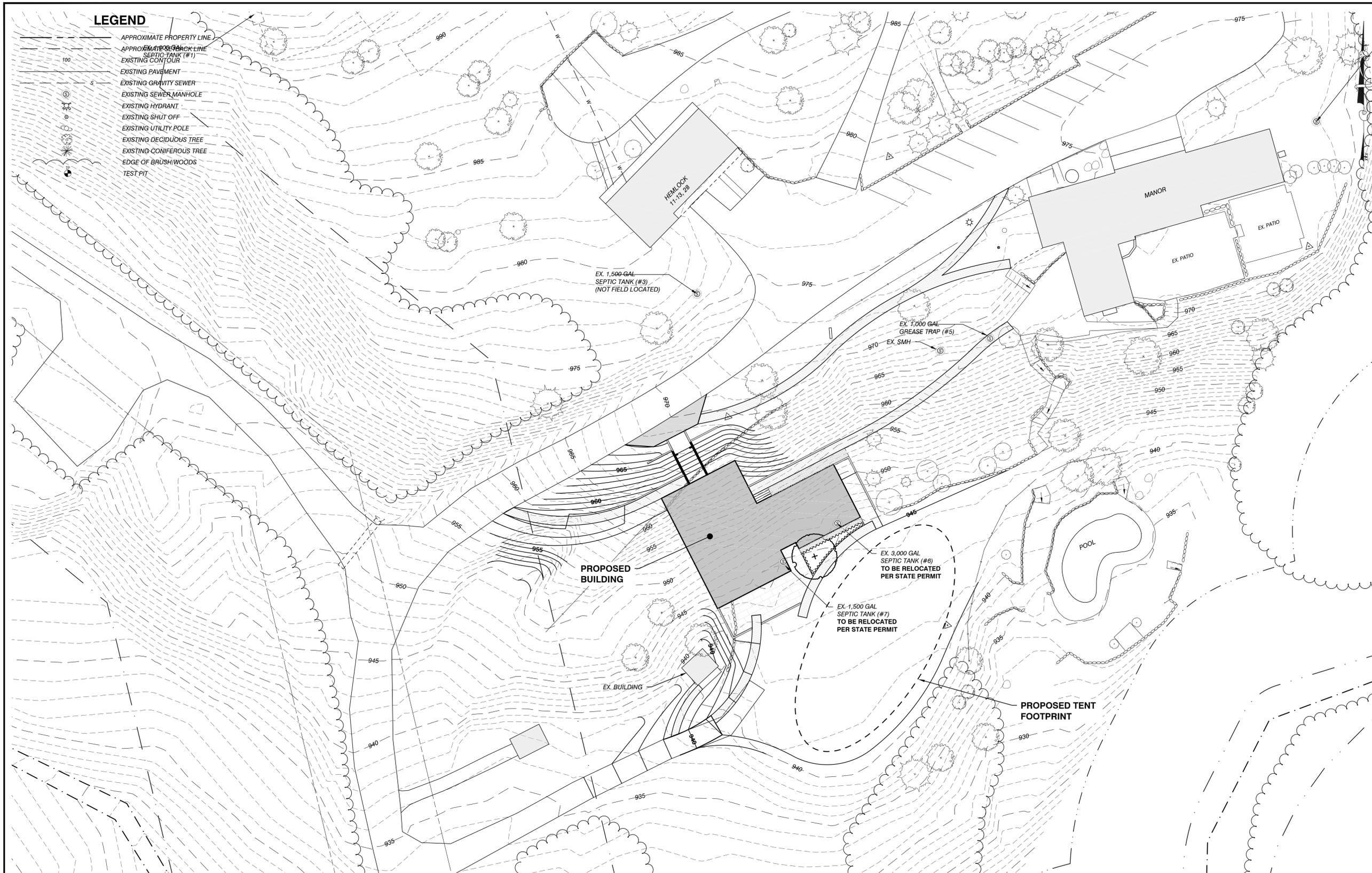
NOTES

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2. PROPERTY LINE INFORMATION IS BASED ON PLAN ENTITLED "OVERALL SITE PLAN EDSON HILL MONOR" PREPARED BY GRENIER ENGINEERING, DATED 12.21.17. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
3. CONTOUR INFORMATION IS BASED UPON A PLAN ENTITLED "OVERALL SITE PLAN EDSON HILL MONOR" PREPARED BY GRENIER ENGINEERING, DATED 12.21.17.

GRAPHIC SCALE



P:\AUGUST\2020\20171111\20201111_120201111.dwg, 11/12/2020 10:32:30 AM



LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE BACK LINE
- SEPTIC TANK (#1)
- EXISTING CONTOUR
- EXISTING PAVEMENT
- EXISTING GRAVITY SEWER
- EXISTING SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING SHUT OFF
- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSHWOODS
- TEST PIT

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
 10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
 P: 802-864-2323 FAX: 802-864-2271 web: www.cca-vt.com

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DRAWN

SAL

CHECKED

DSM

APPROVED

DSM

CLIENT:

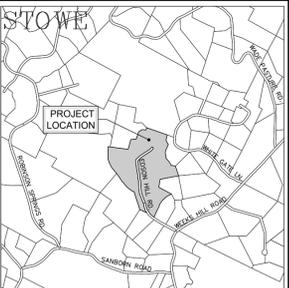
1500 EDSON HILL HOLDINGS, L.L.C.

1500 EDSON HILL ROAD
 STOWE, VERMONT

PROJECT:

**EDSON HILL MANOR
 EVENT BARN
 LOT 11-29.000**

1500 EDSON HILL ROAD
 STOWE, VT



LOCATION MAP

1" = 200'

DATE	CHECKED	REVISION

**PARTIAL
 PROPOSED
 CONDITIONS
 PLAN**

DATE

AUG., 2020

SCALE

1" = 20'

PROJ. NO.

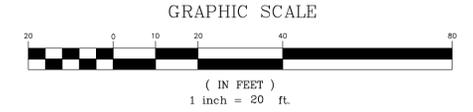
20171

DRAWING NUMBER

C2.0

NOTES

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LIGHTING SCHEDULE

LABEL	SYM	QTY	NAME	MANUFACTURER	MODEL NO.	LAMP	WATTS	FINISH	COMMENTS
D	▼	2	NIGHT STAR	B-K LIGHTING	NS-502-BLP	LED	7 W	BLACK	TO PROVIDE MOONLIGHT EFFECT UNDER BRIDGE.
P	●	6	L2	BEGA	77 277	LED	2 W	BLACK	TO PROVIDE LIGHT AT PATHWAYS.
W	■	3	IKON	TECH LIGHTING	7000SIKN SERIES - 92730 / 2700 K	LED	13 W	BLACK	TO PROVIDE LIGHT AT LANDSCAPE STEPS AND TERRACES.



BEGA LIGHTING
1000 BEGA Way
Carpinteria, CA
93013
P 805.684.0533
info@bega-us.com
www.bega-us.com

B-K LIGHTING
40429 Brickyard Dr.
Madera, CA 93636
P 559.438.5800
F 559.438.5900
info@bklighting.com
www.bklighting.com

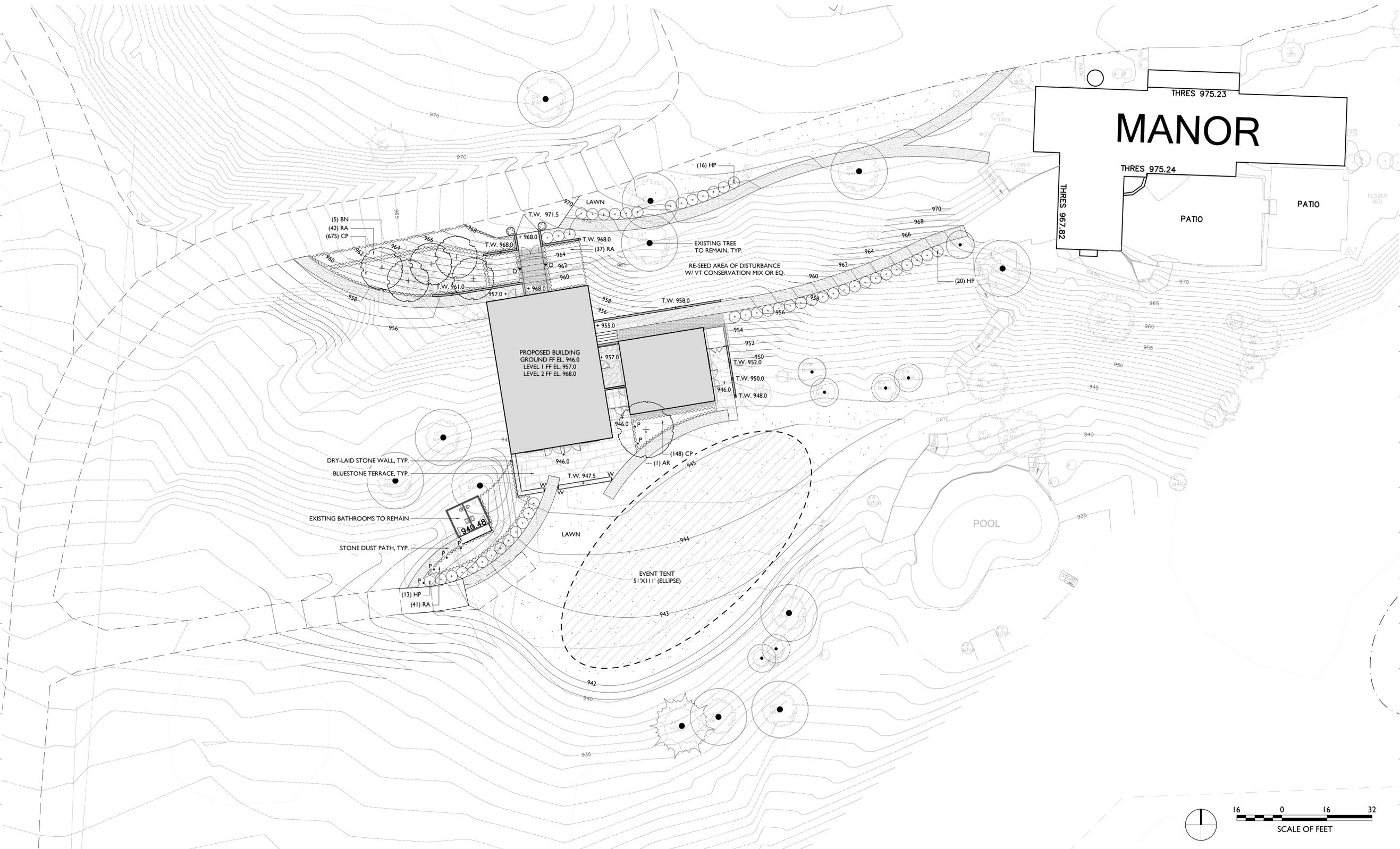
TECH LIGHTING
7400 Linder Ave.
Skokie, IL 60077
P 847.410.4400
F 847.410.4500
techcs@techlighting.com
www.techlighting.com

PLANT SCHEDULE

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AR	1	Acer rubrum 'Red Sunset'	RED MAPLE	3"-3.5" CAL.	AS SHOWN
BN	5	Betula nigra 'Heritage'	HERITAGE RIVER BIRCH	3"-3.5" CAL.	AS SHOWN
SHRUBS					
HP	49	Hydrangea paniculata 'Quick Fire'	'QUICK-FIRE' PANICLE HYDRANGEA	#5	AS SHOWN
RA	120	Rhus aromatica 'Grow-Low'	LOW-GROW SUMAC	#3	3' O.C.
ORNAMENTAL GRASSES					
CP	823	Carex pensylvanica	PENNSYLVANIA SEDGE	1 QT.	12" O.C.

PLANTING NOTES

- All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z.60.1 Standards for measurement of nursery stock.
- All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
- Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species (due to excessive pruning, dieback or other reasons).
- All plant materials shall be selected and tagged at the nursery by Landscape Architect.
- The Landscape Architect's approval is required for any plant material substitutions.
- The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
- All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" (or approved equal) prior to the first Winter (no later than November 30).
- The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
- All plant bed, shrub and tree location shall be staked in the field by Contractor for Landscape Architects approval prior to installation.
- Adjustments to plant beds shall be approved by Landscape Architect.
- General Contractor is responsible for all erosion control measures during construction.
- All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
- Mulch shall consist of double-shredded hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to Landscape Architect.
- Mulch plant materials as shown on plan and details.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
- During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per tree at 18" - 24" depth with Peter's 20/20/20 fertilizer or Landscape Architect approved equal.
- Contractor is responsible for verifying and confirming all plant counts as supplied by the Landscape Architect with field conditions as constructed. Any discrepancies shall be reported to Landscape Architect for approval and direction.
- Tree transplanting shall be performed by a suitable hydraulic tree spade, sized as necessary to perform the work.
- Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of dripline whenever possible.



NO.	DESCRIPTION	DATE

EDSON HILL MANOR
1500 EDSON HILL ROAD
STOWE, VT 05672

LANDSCAPE PLAN

JOB NO. 024
SCALE: 1/16" = 1'-0"
DRAWN BY: HKW/CS
DATE: 08.14.2020