

TOWN OF CHARLOTTE

Office Use Only #ZBA-14-10

Planning & Zoning

Date Received:

P.O. Box 119

RECEIVED

159 Ferry Road

Note: Decisions of the Zoning Board of Adjustment may be appealed to the Vermont Environmental Court within 30 days of the date of the Board's written decision. Zoning Permits will not be issued so as to become effective prior to the end of that appeal period.

NOV 14 2014

Charlotte, VT 05445

Phone: 802-425-3533

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CHARLOTTE PLANNING & ZONING

Hearing Date: Dec 16th, 2014

Receipt # Application Fee \$500 Appeal Fee \$500 Telecommunications Facilities Fee \$2,000

*APPLICANT/REPRESENTATIVE (if different from owner)

Name Christopher Fortin Name Rebecca Fortin
Address 2737 Lake Road Address 2737 Lake Road
Charlotte, VT 05445 Charlotte, VT 05445
Phone 802 425-3846 Phone 802 425-3846

*Representative must submit a letter from the owner of the property authorizing him/her to represent them for permits, hearings, etc.

Map 04 Block 02 Lot 12.4 Parcel ID #0009-2737 Thompsons Point Lot #
Property address 2737 Lake Road

Zoning District RUR Lot size 5.91 acre lot frontage 328.81 % of Lot coverage (building) 4% (overall) 19% Building height 35

Existing front yard setback 300 Existing side yard setbacks 1. 50 2. 50 Existing rear yard setback 200

This application references Zoning Bylaw section(s) Table 2.5, Section 3.10, Section 4.6, Section 4.11, Section 5.4, Section 4.18,

Plot Plan (a plot plan must be submitted showing the lot, existing structures and setbacks, easements, right-of-ways on or abutting the lot, septic primary and replacement areas, well, streams and any other information significant to this application) Submittals no larger than 11" x 17". All measurements must be accurate.

Use attached sheet to list all abutting property owners. Include those across any street, private road or right-of-way.

Applicant will be required to notify adjoining property owners, by certified mail or certificate of service, after a hearing date has been set.

Submit (1) original and (5) copies of complete application.

Application is for: (please check all that apply)

Conditional Use: X Variance: Thompson's Point Seasonal Dist: Appeal: Other: describe)

Describe your request: (When appropriate, make reference to attached documents, letters, photographs, etc.)

Conditional use under Section 5.4 and site plan review under Section 5.5 of a Contractor's Yard as a Home Occupation III. The business use will occur in the principal structure and existing accessory structures, with materials and equipment stored in designated areas and screened as depicted on the attached site plan. Fuel needed for the operation of equipment and vehicles associated with the business use will be stored on-site. Traffic will be limited to volumes characteristic of uses allowed in the Rural Residential District. All parking associated with the business use will be located in side and rear yards. Only those vehicles dedicated to commercial uses that are listed in this application will remain on site. Site plan depicts all structures including exempt agricultural structures.

APPLICATION MUST BE RECEIVED AT LEAST 23 DAYS PRIOR TO THE HEARING DATE. BE SURE TO COMPLETE ALL SECTIONS OF THE NECESSARY FORMS AND ATTACHMENTS. ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.

Signature of applicant(s) Christopher Fortin Rebecca Fortin Date 10/6/14

Section 5.4 Conditional Use Review

(A) Applicability. Any use or structure requiring conditional use approval shall not be issued a zoning permit by the Zoning Administrator until the Board of Adjustment grants such approval in accordance with the Act [§4414(3)], and the following standards and procedures.

(B) Review Process. Upon determination that an application is complete, a public hearing will be warned in accordance with Section 9.9(C). In accordance with the Act [§4464(b)] and Section 9.9(E), the Board shall act to approve, approve with conditions, or disapprove on each matter of an application for conditional use review; and shall issue a written decision within 45 days of the date of the final public hearing to include findings, conditions of approval, and provisions for appeal to Environmental Court. Failure to act within the 45 day period shall be deemed approval, effective on the 46th day.

(C) General Standards. In accordance with the Act [§4414(3)], the Board shall determine 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.** The Board shall consider the demand for community facilities and services that will result from the proposed development in relation to the existing and planned capacity of such services and facilities, and the adopted municipal capital budget and program currently in effect. The Board may request information or testimony from appropriate local officials to help evaluate potential project impacts on existing and proposed community facilities and services. Conditions may be imposed regarding the provision of services and facilities, and/or the timing and phasing of development in relation to anticipated municipal capital expenditures or improvements, to minimize any adverse impacts to community facilities and services.

The applicant anticipates no impact on community facilities or services will result from the proposed development. As a non-residential development, this project

will have no impact on school facilities. As a local provider of lawn care and snow plowing services, the applicant has less impact on town roads than an out of town

competitor would have.

- (2) Character of the area affected.** The Board shall consider the design, location, scale, and intensity of the proposed development in relation to the character of adjoining and other properties likely to be affected by the proposed use. Conditions may be imposed as appropriate to ensure that the proposed development is compatible with the character of the area, as defined by zoning district purpose statements, and specifically stated policies and standards of the municipal plan. Conditions may be imposed as necessary to eliminate or mitigate adverse impacts, including but not limited to conditions on the design, scale, intensity or operation of the proposed use.

The area affected includes uses that range from strictly residential rural homesteads to an industrial scale farming operation, including several active small-scale

farmsteads and a similar contractor's yard presumably operated as a home occupation. The applicants propose to reduce the footprint of their current operation and to create

screening designed to meet the specific standard of Section 4.11 (C) (3) such that there will be no visual impact on neighboring properties and the public highway.

- (3) Traffic on roads and highways in the vicinity.** The Board shall consider the potential impact of traffic generated by the proposed development on the capacity, safety, efficiency, and maintenance of roads, highways, intersections, and bridges in the vicinity. A traffic impact assessment may be required. Conditions may be imposed as necessary to ensure that a proposed development will not result in unsafe conditions for pedestrians or motorists, including but not limited to physical improvements on or off site, or the use of accepted traffic management strategies.

The proposed operation will not create any additional traffic on Lake Road than has been experienced for the past

several years.

- (4) **Bylaws in effect.** The Board shall determine whether the proposed development conforms to other municipal bylaws and ordinances currently in effect, including but not limited to road, water or wastewater ordinances. The Board shall not approve a proposed development that does not meet the requirements of other bylaws and ordinances in effect at the time of application.

The applicants are simultaneously applying for Sketch Plan and Site Plan approval under Section 5.5 of the Land Use

Regulations and all provisions implicated by the Contractor's Yard and Home Occupation III standards.

- (5) **The use of renewable energy resources.** The Board will consider whether the proposed development will interfere with the sustainable use of renewable energy resources by either diminishing their future availability on the subject parcel, or by interfering with neighboring property owners' access to such resources (e.g., for solar or wind power). Conditions may be imposed as appropriate to ensure access to and the long-term availability of renewable energy resources.

The applicants business use will diminish the future availability of renewable energy resources on the subject parcel

or interfere with any neighboring property owners' access to such resources.

(D) **Specific Review Standards.** In addition to general standards under subsection 5.4(C), the Board may also consider the following and impose conditions as appropriate to reduce or mitigate the adverse impacts of a proposed development:

- (1) **Conformance with the Town Plan.** Whether applications conform to policies and objectives of the *Charlotte Town Plan*, and do not adversely affect significant natural, cultural or scenic features identified in the town plan, including natural areas, wildlife habitat, productive forests and farmland, surface waters, wetlands, water supplies and aquifers, historic sites, and scenic views or vistas in the vicinity of the proposed development.

The applicants seek approval for a reasonable use of their property as supported by the first General Policy. Applicants

seek approval for a home occupation as encouraged by the fifth General Policy and Economic Development strategy 5.3.1.1.

- (2) **Additional Restrictions.** All conditional uses shall comply with the dimensional, density, siting and associated standards for the district(s) in which the use or development is located, including overlay districts, however the Board may require increased setbacks and buffers, or reduced lot coverage or densities of development to avoid or mitigate adverse impacts to adjoining properties or significant natural, cultural or scenic features in the vicinity of the site.

The applicants are proposing to significantly reduce the lot coverage and create effective screening to avoid adverse

impacts to adjoining properties.

- (3) **Performance Standards.** The Board shall consider whether the proposed development will meet applicable performance standards under Section 3.12, and may impose conditions on the installation, operation, storage or maintenance of devices or materials necessary to meet these standards. In determining appropriate performance standards, the Board may consult with state officials, and consider accepted industry standards. In addition, the Board may limit hours of operation so that the use shall be consistent with the character of the area. Evening or night operations shall be permitted only if noise levels, lighting and traffic will not unreasonably interfere with surrounding uses.

Section 3.12

Performance Standards

(A) The following performance standards must be met and maintained for uses in all districts, except for agriculture and forestry, as measured at the property line. In determining compliance, the burden of proof shall fall on the applicant. The Town or a complainant shall be required to provide reasonable proof if challenging compliance after a permit has been issued. The Planning Commission or Board of Adjustment may require periodic reporting as a permit condition to confirm ongoing compliance. No use, under normal conditions, shall cause or result in:

- (1) noise in excess of 70 decibels, or which otherwise represents a significant increase in noise levels in the vicinity of the use so as to be incompatible with the surrounding area; or within the Commercial/ Light Industrial District, noise in excess of 75 decibels;**

The applicants will restrict the activities associated with their business use in order to meet this standard and believe that their proposed screening measures will ensure this.

- (2) clearly apparent vibration which, when transmitted through the ground, is discernable at property lines without the aid of instruments;**

The applicants are not aware of any allegations that their current operations create discernible vibration anywhere off the subject property.

- (3) smoke, dust, noxious gases, or other forms of air pollution which constitute a nuisance or threat to neighboring landowners, businesses or residents; which endanger or adversely affect public health, safety or welfare; which cause damage to property or vegetation; or which are offensive and uncharacteristic of the affected area;**

The proposed use does not create an unreasonable amount of smoke or dust and no noxious gases. If necessary to prevent dust during topsoil screening the applicants will apply water to the process in order to control dust.

- (4) releases of heat, cold, moisture, mist, fog or condensation which are detrimental to neighboring properties and uses, or the public health, safety, and welfare;**

The proposed use does not release any measurable quantities of these qualities or substances.

- (5) **electromagnetic disturbances or electronic transmissions or signals which will repeatedly and substantially interfere with the reception of radio, television, or other electronic signals, or which are otherwise detrimental to public health, safety and welfare, except from facilities which are specifically licensed and regulated through the Federal Communications Commission (FCC).**

The business use does not generate an unreasonable quantity of these disturbances or signals.

- (6) **glare, lumen, light or reflection which constitutes a nuisance to other property owners or tenants, which impairs the vision of motor vehicle operators, or which is otherwise detrimental to public health safety and welfare;**

The proposal includes appropriate controls, shielding and screening to prevent any unreasonable impact on other property owners.

- (7) **liquid or solid waste or refuse which cannot be disposed of by available methods without undue burden to municipal or public disposal facilities, which pollutes surface or ground waters, or which is otherwise detrimental to public health, safety and welfare; or**

All waste and refuse created in conjunction with the business use will be properly disposed of by a qualified waste hauling company.

- (8) **undue fire, safety, explosive, radioactive emission or other hazard which endangers the public, public facilities, or neighboring properties, or which results in a significantly increased burden on municipal facilities and services.**

All flammable substances will be handled, stored and maintained according to applicable standards, practices and laws. Fuel will be stored on-site in strict conformance with fuel distributor recommendations and all fire safety procedures recommended by the Charlotte Fire Department will be respected.

Information available from Town Lister and Tax Map.

<p>Name Address Parcel #</p> <p>Melanie Goodman & Timothy Hotaling 2805 Lake Road Charlotte VT 05445</p> <p>Map 04 Block 02 Lot 13</p>	<p>Name Address Parcel #</p> <p>Kurt A. Fischer 2467 Ferry Road Charlotte VT 05445</p> <p>Map 04 Block 02 Lot 6-4</p>
<p>Name Address Parcel #</p> <p>Kristen DeStigter 2579 Lake Road Charlotte VT 05445</p> <p>Map 04 Block 02 Lot 12-5</p>	<p>Name Address Parcel #</p> <p>Margaret & Michael Russell 2577 Lake Road Charlotte VT 05445</p> <p>Map 04 Block 02 Lot 12-8</p>
<p>Name Address Parcel #</p> <p>Martha Ming & Jonathan Silverman 2776 Lake Road Charlotte VT 05445</p> <p>Map 04 Block 02 Lot 17</p>	<p>Name Address Parcel #</p> <p>_____ _____ _____</p> <p>Map _____ Block _____ Lot _____</p>
<p>Name Address Parcel #</p> <p>_____ _____ _____</p> <p>Map _____ Block _____ Lot _____</p>	<p>Name Address Parcel #</p> <p>_____ _____ _____</p> <p>Map _____ Block _____ Lot _____</p>
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<p>Name Address Parcel #</p> <p>_____ _____ _____</p> <p>Map _____ Block _____ Lot _____</p>	<p>Name Address Parcel #</p> <p>_____ _____ _____</p> <p>Map _____ Block _____ Lot _____</p>

CHARLOTTE ZONING BOARD OF ADJUSTMENT

APPLICATION FOR CONTRACTOR'S YARD AS A HOME OCCUPATION III

CHRISTOPHER AND REBECCA FORTIN

2737 LAKE ROAD

PROJECT DESCRIPTION

We are seeking approval for a Contractor's Yard as a Home Occupation III for our lawn care, excavation and snow plowing business. Our business includes: mowing lawns; planting shrubs and trees; maintain gardens and other yard plantings; maintain, prune and remove shrubs and trees; install, grade and repair gravel driveways; site work, grading, excavation and drainage utilizing a mini excavator; and snow plowing, snow removal, salting and sanding. Our business is typical of several other lawn care and snow plowing business currently being conducted in Charlotte and many other businesses being conducted all over the State of Vermont.

- Our work occurs off-site at our customers' residential and commercial properties. Our business occupies a small portion of our residence and the entirety of our shop and storage building and we propose to use a small portion of our 5.91 acre lot for outdoor storage of vehicles, equipment and materials associated with our business.
- We combine animal waste and bedding generated by our on-site agriculture activities with other organic material that we gather in the course of our lawn care business, compost and screen the mixture to create fertilizer for our customers' lawns and gardens, as well as our own gardens. This operation will occur in clearly designated outdoor storage areas. 70% of the compostable material comes from on-site animal waste and bedding.
- In the spring we buy bark mulch in bulk, store it temporarily and truck it to our customers using one-ton dump body trucks. See Supplemental Responses.
- We store the majority of the equipment associated with our lawn care business inside a shop and storage building. The more bulky equipment and vehicles do not fit within that structure, and are customarily stored outside. See Schedule of Equipment.
- We store diesel fuel and gasoline on-site in quantities needed to supply the equipment associated with our business. Based on guidance from the Vermont Division of Fire Safety Deputy Director Joe Bernard, our proposal includes installation of a containment bunker large enough to hold all of the fuel stored on-site, designed to protect the tanks from damage by vehicles, and covered to prevent rain or snow from displacing fuel that might collect in the bunker, all in compliance with applicable provisions of pertinent codes. The tanks and their installation within the containment bunker will comply with the applicable provisions of the Agency of Natural Resources, Aboveground Storage Tank Rules, effective February 10, 2014. See §9-303 to §9-305.

CHARLOTTE ZONING BOARD OF ADJUSTMENT

APPLICATION FOR CONTRACTOR'S YARD AS A HOME OCCUPATION III

CHRISTOPHER AND REBECCA FORTIN

2737 LAKE ROAD

SUPPLEMENTAL RESPONSES

(3) Traffic on roads and highways in the vicinity: The applicants expect to generate no more than a maximum of 20 business-related trips per day during the busiest traffic period of the year and that the annual daily average will not exceed 12 business-related trips per day. Spring and summer are generally the busiest traffic times but winter storms can drive up trip ends intermittently.

During lawn care season from spring through the fall, the applicants leave with one to two trucks and trailers at 7:00 a.m. and return at the end of the day around 6:00 p.m., with occasional return trips for parts or errands. This level of activity generates one to three trip ends per day.

During the spring the applicants receive 2 to 4 deliveries of bark mulch by tractor trailer, each containing 90 yards each and in busier years an additional 2 to 3 deliveries of bark mulch in smaller trucks containing 22 yards each of bark mulch. The applicants then ship out this material at the rate of 1 to 2 loads per day in one ton dump trucks. Depending on the type of job and staffing (if any), hauling mulch may generate one to six additional trip ends per day.

During the spring and fall the applicants haul leaves and other lawn and garden waste from customer sites to their yard and store it in a designated area. The applicants mix in animal waste and bedding generated by their on-site agricultural uses. After occasional remixing and screening, the applicants apply this compost to customers' lawns and gardens as well as the applicants' vegetable gardens.

Traffic during the plowing and sanding season is weather dependent. When the applicants are most active during a heavy snow event they and potential employees are around town clearing driveways and parking areas for their customers. They put on a lot miles, use a lot of fuel, and generate more trips ends during a snow storm but the overall level of traffic on town roads is typically much lower.

If the applicants choose to hire them, employees would arrive in the mornings in time to leave in a company vehicle at 7:00 a.m., return at the end of the day with the company vehicle, and leave with their personal vehicle. Depending on whether these employees ride with one of the applicants or drive a truck and trailer, each employee would add a minimum of one trip-end up to two trip-ends: one for driving to and from work and the other for going to and returning from jobs off-site. The applicants do not expect to have more than five employees; 2 to 3 is more likely the most employees they would ever expect to have at one time.

Hours of operation:

Monday through Saturday: 7 a.m. to 6 p.m.

During snow plowing, hours of operation cannot be specified.

Lawn care activities off-site may extend beyond hours of operation, but no activity will occur on-site other than driving into the yard and parking in a designated area.

Adjoining land owners:

Melanie Goodman & Timothy Hotaling
2805 Lake Road
Charlotte, VT 05445

Kurt A. Fischer
2467 Ferry Road
Charlotte, VT 05445

Kristen DeStigter
2579 Lake Road
Charlotte, VT 05445

Martha Ming & Jonathan Silverman
2776 Lake Road
Charlotte, VT 05445

Margaret Russell & Michael Russell
2577 Lake Road
Charlotte, VT 05445

CHARLOTTE ZONING BOARD OF ADJUSTMENT

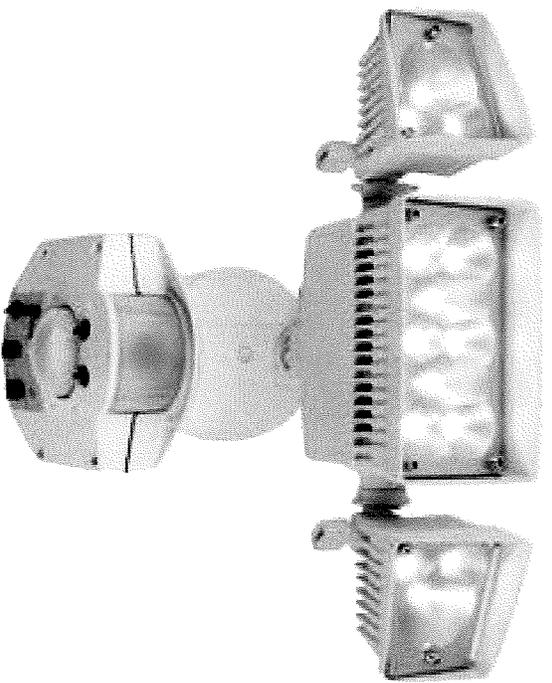
APPLICATION FOR CONTRACTOR'S YARD AS A HOME OCCUPATION III

CHRISTOPHER AND REBECCA FORTIN

2737 LAKE ROAD

SCHEDULE OF EQUIPMENT

Outside storage:	Inside storage:
<i>Wheeled or tracked equipment:</i>	8: riding lawn mowers
1: 2½ ton dump truck	3: walk behind lawn mowers
4: 1 ton work truck	1: walk behind brush hog
2: Mini excavators	15: weed whackers and grass trimmers
1: Aerial man-lift	6: back-pack leaf blowers
4: equipment trailers	2: walk behind leaf blowers
2: Tractors	1: towed leaf vacuum
1: tow-behind wood chipper	1: truck-mounted leaf vacuum
<i>Implements:</i>	2: walk behind driveway and lawn sweepers
3: flail mowers	2: rototillers
2: brush hogs	1: bale mulcher
1: Harley rake	1: logging winch
1: rototiller	1: 3 point hitch mounted chipper
5: snow plows	Shop tools and maintenance equipment
2: sanders	
1: topsoil screener	



ENERGY STAR

DETECTION ZONE WHITE LED MOTION- Activated Flood Light with Timer

Item #: 161409 | Model #: ES303L42-10



129 reviews | Write a review

\$129.00

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email

Description **Specifications** **Info & Guides** **Reviews** **Community Q&A**

Got an update or addition to this product's details? Share it here.

360-Degree 3-Head Dual Detection Zone White LED Motion-Activated Flood Light with Timer

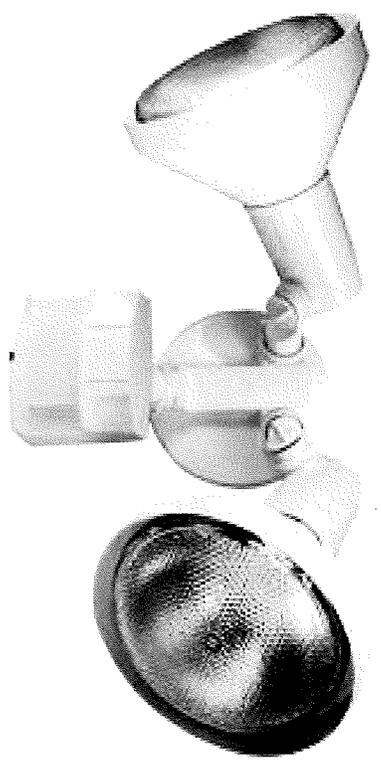
- 3-Light, 360-degree motion detector area flood light
- No-tools adjustment for desired coverage
- Total 2349 lumens output
- 14 x 2.3W LED's with power supply (Cree XP-G model)
- Energy star rated

Halogen Motion-Activated Flood Light with Timer

Item #: 458903 | Model #: UT-5412-WH

★★★★★ [23 reviews](#) | [Write a review](#)

\$24.98



Bulb(s) not included

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Got an update or addition to this product's details? [Share it here.](#)

180-Degree 2-Head White Halogen Motion-Activated Flood Light with Timer

- Utilitech 180° 2-head white motion activated flood light with timer
- Adjustable time options of test, 1, 5, or 20 minutes for when motion is detected
- Manual over ride provides flexibility to turn the light off and on from the light switch
- Uses two 120-watt PAR38 flood bulbs
- Wall or eave mount



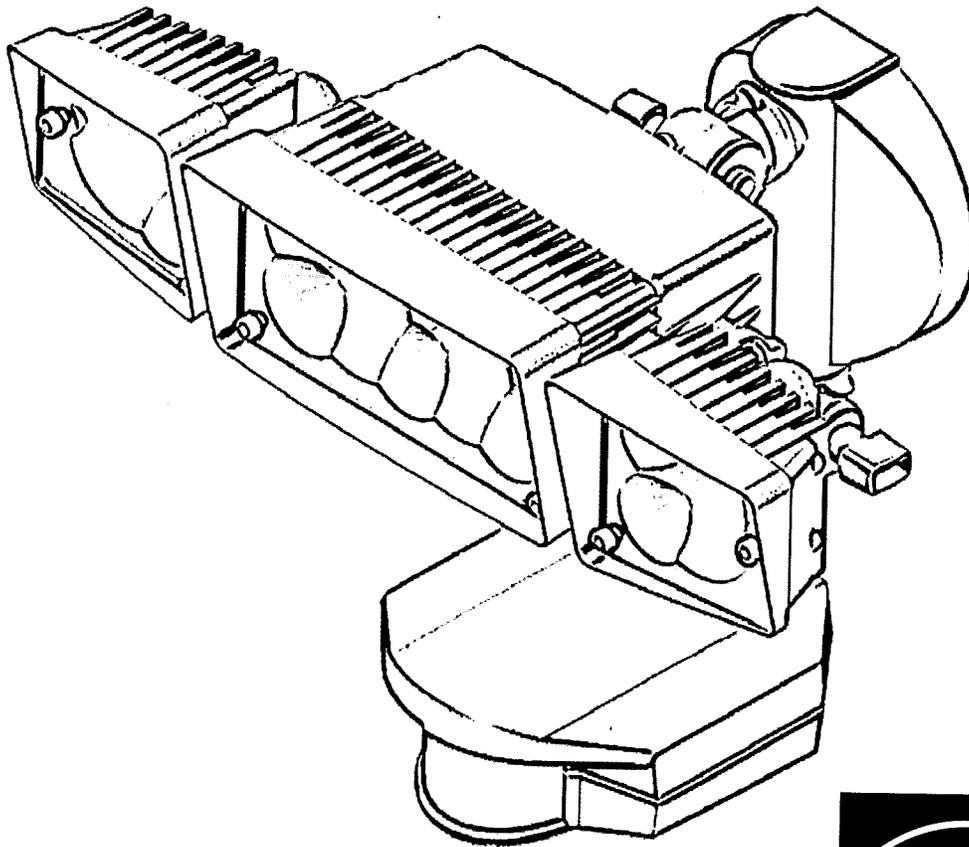
ITEM #0161409
0217115

LED MOTION-ACTIVATED LIGHT

MODEL #ES303L42-10
ES303L42-28

Français p. 10

Español p. 19



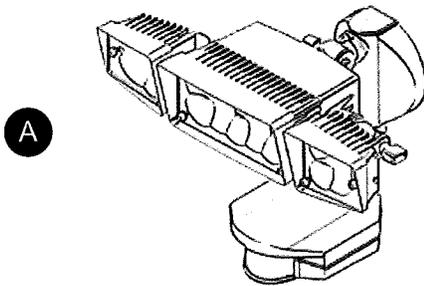
ATTACH YOUR RECEIPT HERE

Serial Number _____ Purchase Date _____



Questions, problems, missing parts? Before returning to your retailer, call our customer service department at 1-866-994-4148, 8 a.m. - 6 p.m., EST, Monday - Thursday, 8 a.m. - 5 p.m., EST, Friday

PACKAGE CONTENTS



Part	Description	Quantity
A	Light	1

HARDWARE CONTENTS

AA



Long
Mounting Screw
Qty. 1

BB



Short
Mounting Screw
Qty. 1

CC



Crossbar Screw
Qty. 2

DD



Wire Nut
Qty. 3

EE



Crossbar
(not shown to size)
Qty. 1

FF



Mounting Screw Cap
Qty. 1

SAFETY INFORMATION

Please read and understand this entire manual before attempting to assemble, operate or install the product.

WARNING

- This light fixture is designed to fit standard junction boxes as defined by the National Electrical Code. Consult a qualified electrician if you are not certain about the installation process. Always install wiring connections in accordance with local code, ordinances and the National Electric Code.

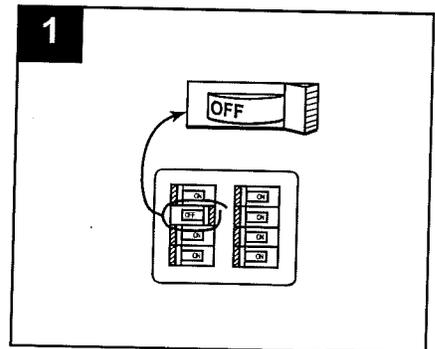
PREPARATION

Before beginning to assemble or install lighting fixture, make sure all parts are present. Compare parts with package contents listed and shown above. If any part is missing or damaged, do not attempt to assemble, install or operate the fixture. Contact customer service for replacement parts.

- **Estimated Assembly Time: 30-60 minutes** (Installation time will vary depending on skill level and existing wiring conditions. Estimated installation time assumes standard wall junction box and supply wiring are already installed).
- Tools Required for Assembly (not included): Phillips screwdriver, slotted screwdriver, wrench or pliers, silicone caulking adhesive and gun.
- NOTE: This fixture can be installed on a wall OR under a soffit where applicable.
- Helpful Items (not included): Wire cutters and/or wire strippers, step ladder.

ASSEMBLY INSTRUCTIONS

1. Turn OFF power to work area at main circuit breaker or fuse box.
CAUTION: Do not rely on wall switch alone to turn off power.
See Fig. 1.

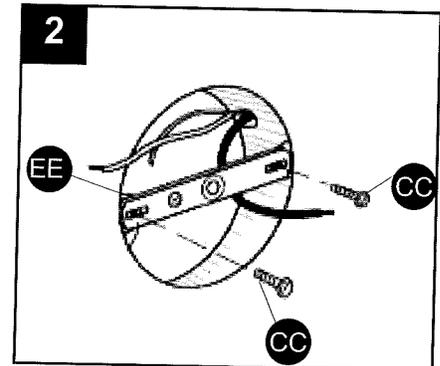


2. Attach crossbar (EE) to junction box (not included) with the two crossbar screws (CC).
See Fig. 2.

Hardware Used

CC Crossbar Screw  x 2

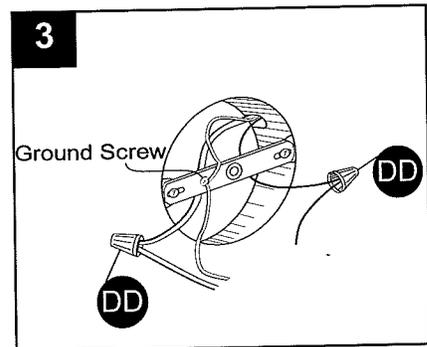
EE Crossbar  x 1



ASSEMBLY INSTRUCTIONS

3. Connect bare ground wire from the fixture to the ground screw on the crossbar (EE). (The ground screw is painted green.) Connect the white wire from the outlet box to the white wire from the light (A) by twisting a wire nut (DD) onto bare ends of the wires. Connect the black wire from the outlet box to the black wire from the light (A) by twisting a second wire nut (DD) onto the bare ends of the wires.

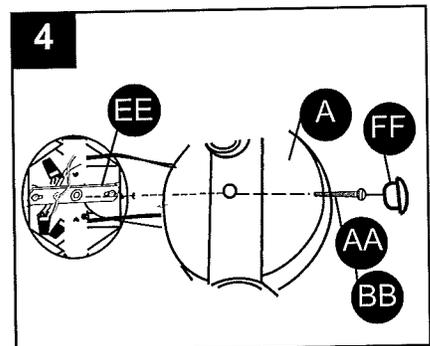
Note: The ground wire may be red and/or have a copper conductor. The white outlet box wire may be square and/or have a silver conductor.



Hardware Used

DD Wire Nut  x 3

4. Make sure wire connections are secure. Carefully place wires into junction box. Position the light (A) cover plate over the crossbar (EE). Note: Long mounting screw (AA) and short mounting screw (BB) are provided for differences in screw hole depth. Put either long mounting screw (AA) or short mounting screw (BB) through the center hole and into the crossbar (EE) and tighten the screw until secure. Insert mounting screw cap (FF) into mounting screw hole. DO NOT overtighten.



Hardware Used

AA Long mounting screw  x 1
(or)

BB Short mounting screw  x 1

FF Mounting screw cap  x 1

⚠ IMPORTANT: After mounting the motion-activated light, apply silicone caulking compound completely around the perimeter of the cover plate where the back of the cover plate meets the mounting surface. Silicone caulking prevents water from seeping into the junction box.

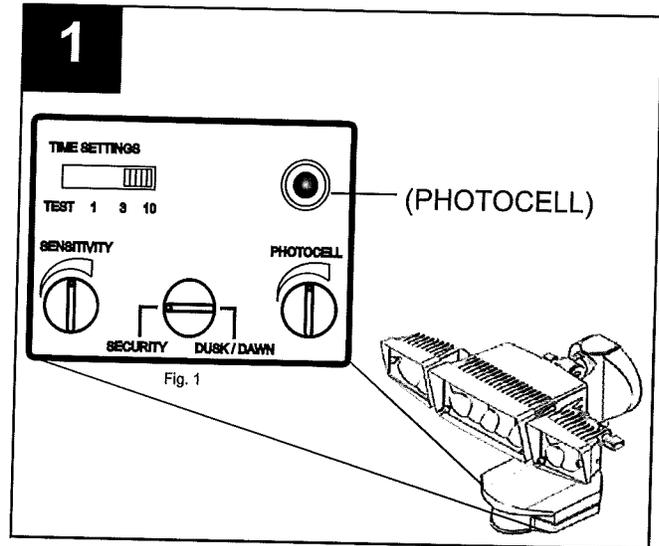
⚠ CAUTION: Make sure motion detector head is not UPSIDE DOWN! Turn the head so the controls face the ground. If the head is turned upside down, the motion detector can be damaged by rain!

Your installation is now complete. Turn on power at circuit breaker and flip wall switch to ON position. Wall switch must remain in the ON position for the motion detector to work properly.

OPERATING INSTRUCTIONS

TIME/TEST SWITCH

The TIME SETTINGS switch is used to switch into test mode and to set the ON time. The ON time is the period of time that the light stays on after all motion has stopped. For test mode, set the switch to "TEST". Test mode is used to see where motion will be detected. (See "Aiming and Setting Your Motion Detector" on page six.) In test mode, the light comes on when motion is detected and goes out 4 seconds after motion has stopped. You must then wait another 4 seconds before the motion detector is ready to detect motion again. You can use test mode to aim your motion detector day or night. When you set the switch to 1, 3, or 10, the motion detector will leave test mode and will work only at night. In this position the TIME SETTINGS sets the ON time that the light will stay on after all motion has stopped. The settings are 1, 3, or 10 minutes after all motion has stopped.



SENSITIVITY KNOB

This is the left knob in Fig. 1. The sensitivity knob adjusts the sensitivity to motion. Turn the knob clockwise to increase sensitivity. The most common setting is fully clockwise for maximum sensitivity.

SECURITY/DUSK-TO-DAWN CONTROL KNOB

This is the middle knob in Fig. 1. It is used to select one of the following lighting modes. These modes only work at night.

Security Mode:

Turn the middle knob fully counterclockwise to select security mode. In this mode the lights are off until motion is detected. They come on automatically and stay on as long as there is motion, and they stay on for a short time after all motion has stopped. The ON time is set with the TIME SETTINGS switch. You can also turn the lights on manually from the wall switch by flipping the wall switch off for 3 seconds and then back on. The lights will stay on until you once again flip the switch off for 3 seconds and back on. If you leave the lights on all night, the lights will automatically turn off at dawn and will automatically reset to security mode for the next evening.

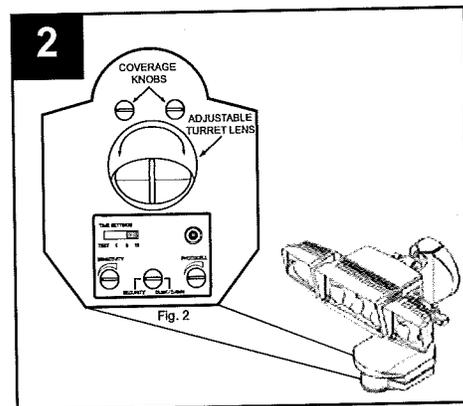
Dusk-to-Dawn Mode:

Turn the middle knob fully clockwise to select dusk-to-dawn mode. In this mode the lights automatically come on at full brightness at dusk and stay on until dawn. Motion has no effect. You can turn the lights off at night by switching the power off at the wall switch and switching the power back on when you want to return to dusk-to-dawn mode.

OPERATING INSTRUCTIONS

PHOTOCELL

The fixture has a photocell to detect daylight. As long as the photocell is detecting daylight, the lights will not come on. The photocell knob (see Fig. 2) adjusts the sensitivity of the photocell to daylight. If the fixture is installed in a shaded or covered area where there is little direct sunlight, then the photocell knob should be turned clockwise. This makes the photocell more sensitive to daylight so the fixture will detect daylight better in shady areas (for example, under a covered patio or car port). If the fixture is in an open area that receives plenty of direct sunlight, then the photocell knob should be turned counterclockwise. **NOTE:** The photocell knob can also be used to fine-tune the times when the fixture turns on and off at night and the next morning. A more sensitive setting (clockwise) will cause the lights to come on somewhat later at nightfall and turn off somewhat earlier in the morning. A less sensitive setting (counterclockwise) will cause the lights to come on earlier at nightfall and turn off later in the morning.



BLUE LED INDICATOR LIGHT

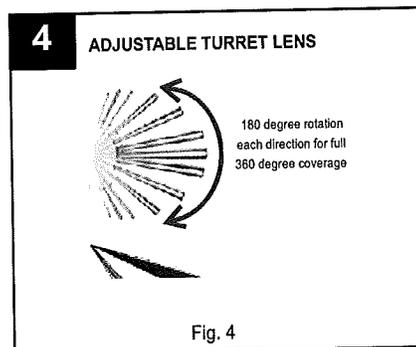
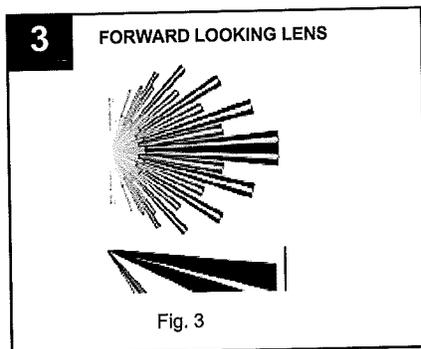
The motion detector is provided with a blue LED indicator light inside the detector head to indicate that motion has been detected.

MANUAL OVERRIDE

You can also turn the lights on manually from the wall switch. With the fixture already in the ON position, flip the wall switch off for 3 seconds and then back on. The lights will stay on until you once again flip the switch off for 1 to 3 seconds and back on. If you leave the lights on all night, the lights will automatically turn off at dawn and revert back to the preset mode, SECURITY or DUSK TO DAWN.

AIMING AND SETTING THE MOTION DETECTOR

As shown below (Fig. 3 and 4), the motion detector provides 360° coverage. When the light (A) is first installed, you must aim the detector head to cover the desired area. Coverage is shown in Fig. 3 below. Next, you must turn the adjustable turret lens on the bottom of the light (A) 180° in each direction for full 360° coverage (shown in Fig. 4).



OPERATING INSTRUCTIONS

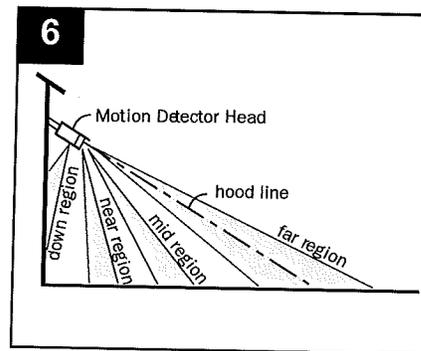
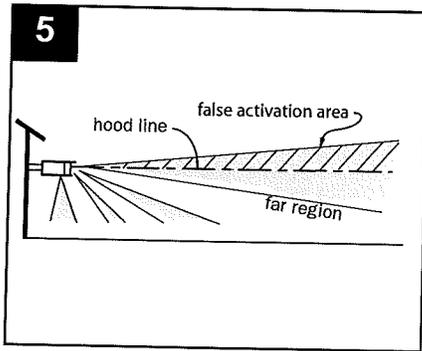
SET THE CONTROLS

Before aiming the head, set the control knobs for testing as follows. Set the TIME switch to TEST. Turn the SENSITIVITY knob fully clockwise to greatest sensitivity. Make sure the wall switch is in the ON position. Make sure the motion detector head is not UPSIDE DOWN! The control knobs should face the ground. You are now ready to aim the motion detector head.

MAIN FORWARD LOOKING LENS

Start by aiming the motion detector head downward. The motion detector can see above the hood line so aim the head lower than you think you will need. Walk in the area to be tested. When your motion is detected, the lights will come on. Move to a different spot in the area to be tested and stop all motion for about 8 seconds. The lights should turn off. Start walking again to see if your motion is detected in the new spot. Repeat the walk test in other spots to determine the coverage area. If greater range is desired, raise the motion detector head slightly and walk test the coverage area again. Your motion detector looks for motion in 3 different regions (see Fig. 6): the far region, mid region, and near region. Be sure to walk through the entire area to test for coverage in all regions.

CAUTION: Part of the far region looks above the hood line, so do not aim the head too high. Aiming the head too high can lead to false activations. See Fig. 5 and 6.



COVERAGE AREA

The motion detector has two coverage knobs located on the bottom of the motion detector. See Fig 2 in OPERATING INSTRUCTIONS. These knobs are used to adjust the coverage area on the left or right side of the fixture without affecting the detector's sensitivity to motion. The left knob adjusts the coverage to the left of the detector and the right knob adjusts the coverage to the right. For maximum coverage, adjust the coverage knobs to the 90° setting. To reduce the coverage, adjust the coverage knobs toward the center toward the 0° marks, clockwise for left and counterclockwise for right.

ADJUSTABLE TURRET LENS

The adjustable turret lens mounted on the bottom of the motion head provides enhanced side or rear detection. To adjust, rotate lens to desired direction. The turret lens looks for motion in 2 different regions (see Fig. 6): the mid region and near region. Be sure to walk through the entire area to test for coverage in all regions. In order to test just the turret lens, the main forward lens can be blocked off using the coverage dials described above. Repeat the walk test as described above as necessary until desired results are obtained. This feature is exceptionally useful where activation from multiple directions or enhanced forward coverage is needed.

SET ON TIME

When you are satisfied with the area of coverage, set the TIME SETTINGS switch for 1, 3 or 10 minutes of ON time. This will take the motion detector out of TEST mode and set the amount of time that the lights will stay on after motion has been detected.

TROUBLESHOOTING

If you have any questions please call 1-866-994-4148, 8 a.m. - 6 p.m., EST, Monday - Thursday,
8 a.m. - 5 p.m., EST, Friday.

Problem	Possible Cause	Solution
The light will not come ON:	There may be a poor connection between the light and supply wires inside the junction box.	Check supply wire connections.
	The photocell may be detecting daylight or light from another source preventing the light from coming on.	Adjust the photocell knob counter clockwise in order to make it less sensitive to light.
	Coverage knobs on the bottom of the motion detector may be set so that the detector is blocked.	Turn the knobs outward to increase the coverage area.
	The SENSITIVITY may be set too low or the motion head may be aimed to low which would result in a reduced coverage area.	Rotate the SENSITIVITY knob clockwise in order to make the detector more sensitive to motion. Raising the motion head so that the detector is aimed 10° below horizontal would result in the greatest coverage area. Make sure the motion head controls face towards the ground and not the sky.
The light stays ON:	The SENSITIVITY may be set too high or the motion head may be aimed to high..	Try reducing the SENSITIVITY in small steps. If the detector head is aimed too high, the coverage area could be larger than intended. The maximum height for the detector would be 10° below horizontal. The minimum height would be about 45° below horizontal.
	The coverage area may be too large and the motion detector is sensing unwanted motion.	Try adjusting the coverage knobs on the bottom of the motion detector inward to reduce the coverage area.
The light flashes:	The photocell window may be covered or it is not detecting light.	The photocell is designed to detect light and prevent the lights from turning on when it senses daylight. If the photocell is not detecting light or if the photocell window is dirty, it could cause the lights to stay on. The photocell window is located near the controls for the detector and can be located directly above the photocell knob. Make sure the window is clean. The photocell knob can also be adjusted clockwise in order to make it more sensitive to light.
	If the light flashes ON/OFF, it is possible that the photocell is detecting light from the LED lamps and is interpreting the LED light as daylight and in response is trying to turn off the lights. It is also possible that the light from the lamps is being reflected back to the photocell from a nearby object such as rain gutter, overhang or another reflective surface.	Try to reposition the lamps so that light reflected back to the detector is minimized. Adjusting the motion head up or down may also help. Adjusting the photocell knob counter clockwise will make the photocell less sensitive to light and will help to reduce the flashing.

CARE AND MAINTENANCE

This LED motion-activated light provides maintenance-free service with no bulbs to change. To clean, turn OFF all power to circuit and clean surfaces with a mild, non-abrasive cleaner.

⚠ Caution: Turn OFF all power to circuit at main circuit breaker or fuse box. DO NOT rely on wall switch alone to turn off power.

WARRANTY

1. Instructions shall caution users that modifications not approved by the party responsible for compliance could void user's authority to operate the equipment. 2. NOTE: This equipment has been tested and found to comply with the limits for Class B digital device, pursuant to part 15 of the FCC rules. These limits are designed to provide reasonable protection against harmful interference in a residential installation. This equipment generates, uses and can radiate radio frequency energy and, if not installed and used in accordance with the instructions, may cause harmful interference to radio or television reception, which can be determined by turning the equipment off and on, the user is encouraged to try to correct the interference by one or more of the following measures: Reorient or relocate the receiving antenna; increase the separation between the equipment and the receiver; connect the equipment into an outlet on a circuit different from that to which the receiver is connected; consult the dealer or an experienced radio/TV technician for help.

FIVE-YEAR LIMITED WARRANTY

If this product fails due to a defect in materials or workmanship within two (5) years from the date of purchase, return it along with proof of date of purchase and it will be replaced with the same or comparable model free of charge.

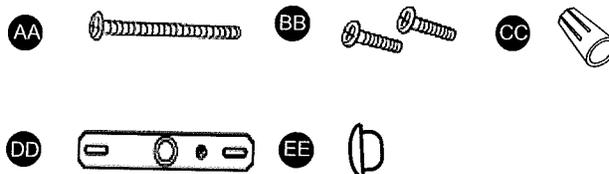
This warranty is void if damage or defect has resulted from accident, abuse, misuse or faulty repair. This warranty gives you specific legal rights and you may have other rights that vary from state to state. IN NO EVENT WILL LIABILITY EXTEND TO ANY CONSEQUENTIAL, SPECIAL, INCIDENTAL OR INDIRECT DAMAGES OF ANY KIND ARISING OUT OF THE USE OR MISUSE OF THIS PRODUCT. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES SO THE ABOVE EXCLUSION OR LIMITATION MAY NOT APPLY TO YOU.

For warranty service: Call 1-866-994-4148, 8 a.m. - 6 p.m., EST, Monday - Thursday, 8 a.m. - 5 p.m., EST, Friday.

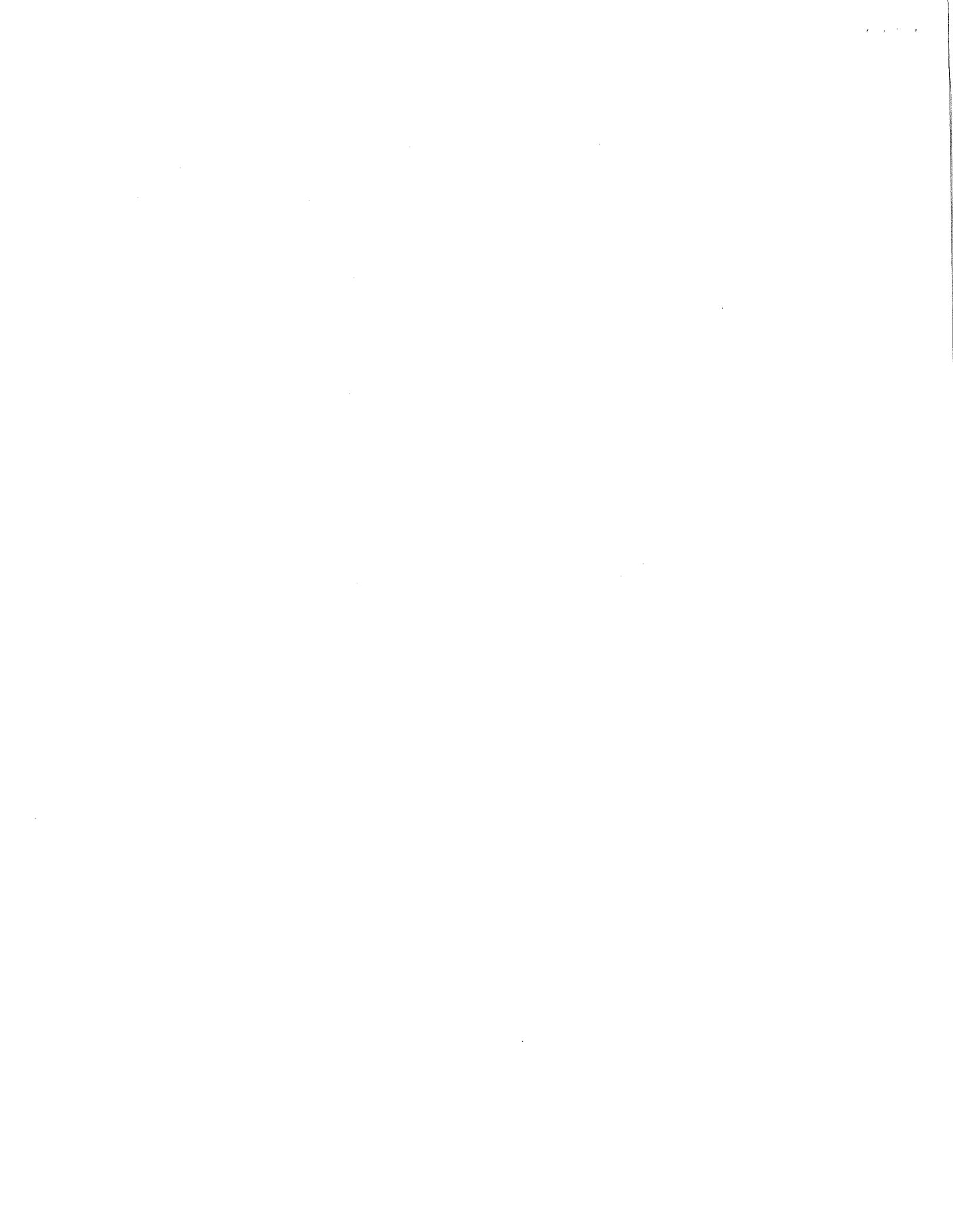
REPLACEMENT PARTS LIST

For replacement parts, call our customer service department at 1-866-994-4148, 8 a.m. - 6 p.m., EST, Monday - Thursday, 8 a.m. - 5 p.m., EST, Friday.

PART	DESCRIPTION
AA	Mounting Screw
BB	Crossbar Screw
CC	Wire Nut
DD	Crossbar
EE	Mounting Screw Cap



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Utilitech® is a registered trademark of LF, LLC. All Rights Reserved.

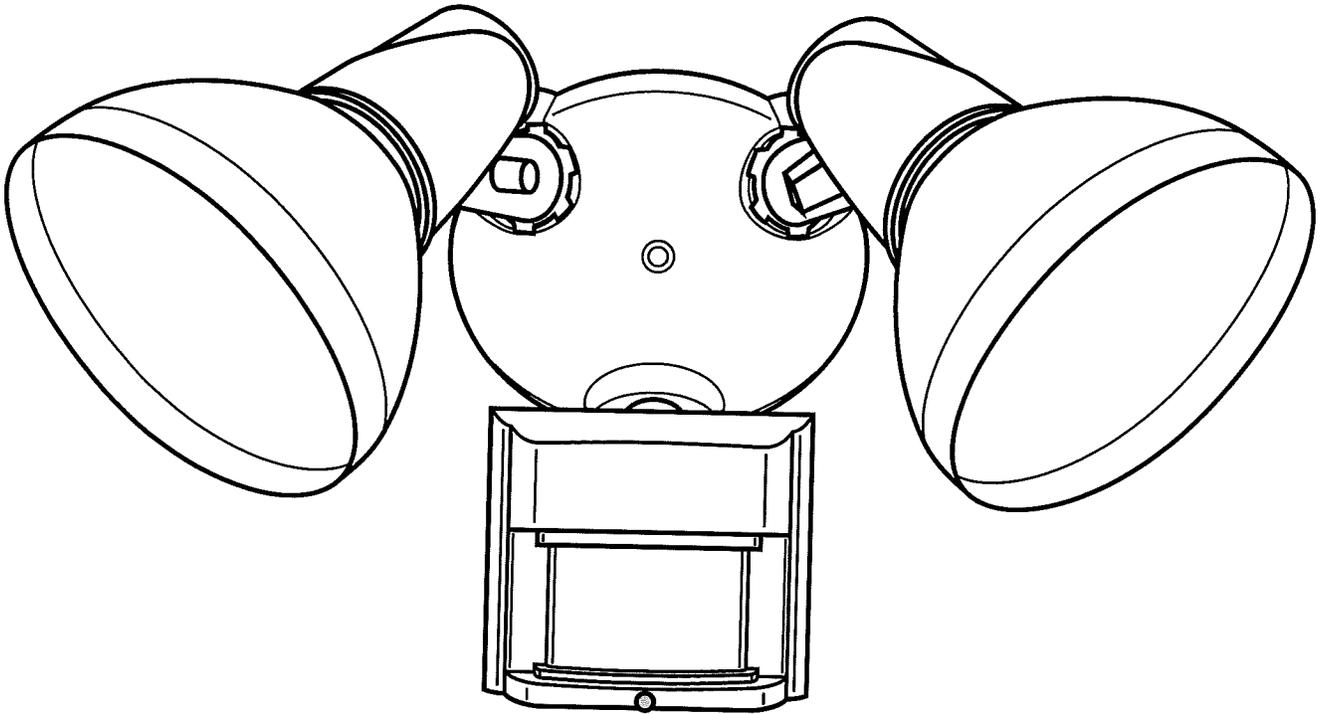
ITEM #0458903
#0458902

MOTION SENSOR LIGHTING CONTROL

MODEL #UT-5412

Français p. 10

Español p. 19



ATTACH YOUR RECEIPT HERE

Serial Number _____ Purchase Date _____

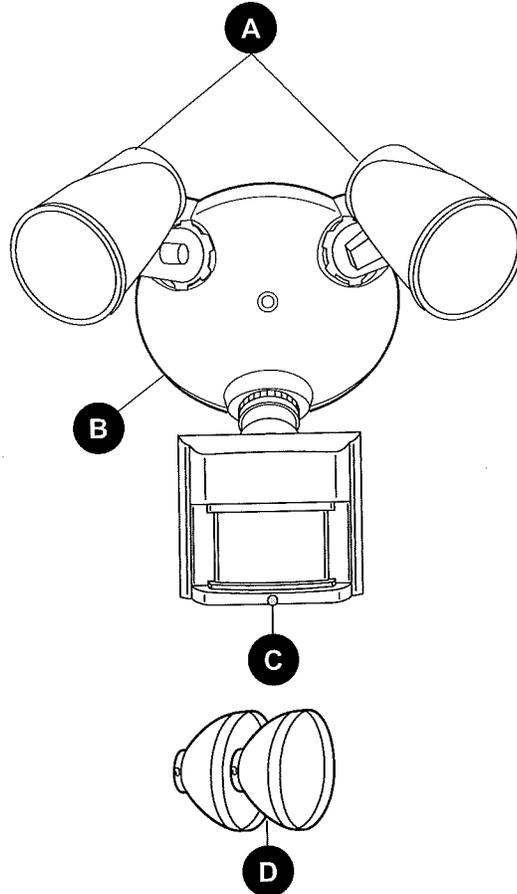


Questions, problems, missing parts? Before returning to your retailer, call our customer service department at 1-866-994-4148, 8 a.m. - 6 p.m., EST, Monday - Thursday, 8 a.m. - 5 p.m., EST, Friday.

AB13271A
205972-01A

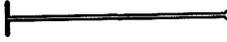


PACKAGE CONTENTS



PART	DESCRIPTION	QTY.
A	Lamp Holder	2
B	Cover Plate (preassembled to Lamp Holder (A))	1
C	Sensor (preassembled to Lamp Holder (A))	1
D	Shell	2

HARDWARE CONTENTS (not shown actual size)

- | | | | | | | |
|---|---|---|---|---|---|---|
| AA | BB | CC | DD | EE | FF | GG |
|  |  |  |  |  |  |  |
| Mounting Bolt
Qty. 1 | Screw
Qty. 6
(3 sizes) | Mounting
Strap
Qty. 1 | Gasket
Qty. 1 | Wire
Connector
Qty. 3 | Rubber Plug
Qty. 1 | Plastic Hanger
Qty. 1 |

⚠ SAFETY INFORMATION

Please read and understand this entire manual before attempting to assemble, operate, or install the product.

⚠ WARNING:

- Risk of fire. Do not aim the lamps at a combustible surface within 3 ft. (1 m).
- Some codes require installation by a qualified electrician.
- This product is intended for use with the enclosed gasket and with a junction box marked for use in wet locations.
- Turn the power off at the circuit breaker or fuse.
- To avoid water damage and electrical shock, keep lamp holders 30° below horizontal. Keep lamps at least 1 in. (2.5 cm) from the sensor (C). Do not allow the lamps to block the lens.

The light control requires 120-volts AC.

If you want to use Manual Mode, the control must be wired through a switch.

PREPARATION

Before beginning assembly of product, make sure all parts are present. Compare parts with package contents list and hardware contents list. If any part is missing or damaged, do not attempt to assemble the product.

Estimated Assembly Time: 30 minutes

Tools Required for Assembly (not included): Silicone Weather Sealant, Flathead Screwdriver

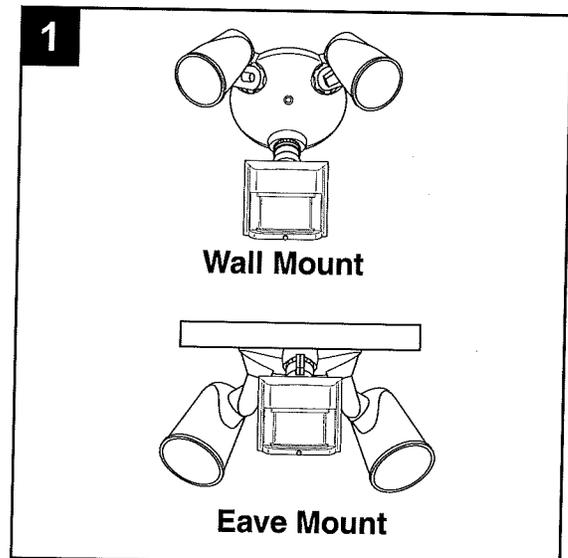
PLANNING INSTALLATION

Range	Up to 70 ft. (21 m) (varies with surrounding temperature)
Sensing Angle	Up to 180°
Electrical Load	Up to 240 Watt maximum Tungsten (up to 120 Watt maximum each lamp holder).
Power Requirements	120 V AC, 60 Hz
Operating Modes	TEST, AUTO, and MANUAL MODE
Time Delay	1, 5, 10 minutes
Range	Adjustable

1. For easy installation, select an existing light operated by a wall switch for replacement.

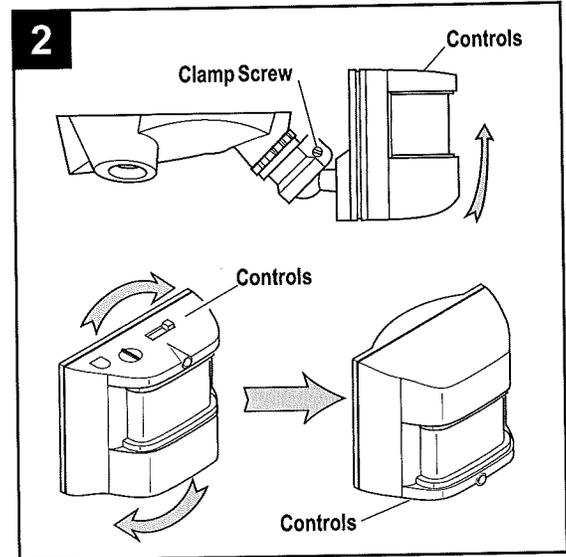
For best performance, mount the fixture about 8 ft. (2.4 m) above the ground.

Note: If the fixture is mounted higher than 8 ft. (2.4 m), aiming the sensor down will reduce coverage distance.



PLANNING INSTALLATION

2. For under-eave installation, the sensor head must be rotated as shown for proper operation and to avoid the risk of electrical shock.
 - a. Swing the sensor head toward the clamp screw joint.
 - b. Rotate the sensor head clockwise 180° so the controls face down. If the sensor pops out of the ball joint, loosen the clamp screw and push the sensor back into the ball joint. Tighten the clamp screw when done.

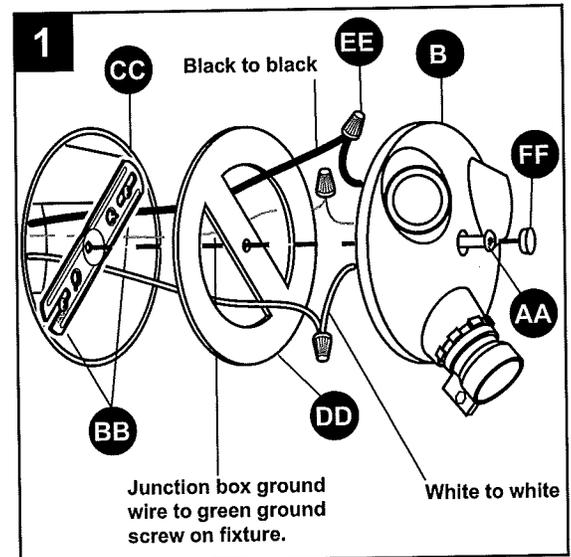


INSTALLATION INSTRUCTIONS

1. Mount the Light Control:

⚠ WARNING: Turn the power off at the circuit breaker or fuse.

- a. Remove the existing light fixture.
- b. Install the mounting strap (CC) using two screws (BB) that fit your junction box.
- c. The plastic hanger (GG) can be used to hold the fixture while wiring. Thread the small end of the plastic hanger (GG) through the hole in the center of the cover plate (B). The small end then goes into one of the slots on the mounting strap (CC).
- d. Route the light control's wires through the large gasket (DD) holes.
- e. Twist the junction box wires and fixture wires together. Connect the black wires together, the white wires together, and connect the junction box ground wire to the green ground screw on the fixture. Secure with wire connectors (EE).
- f. Align the light control cover plate (B) and gasket (DD). Secure with the mounting bolt (AA).
- g. Push the rubber plug (FF) firmly into place over the mounting bolt (AA).

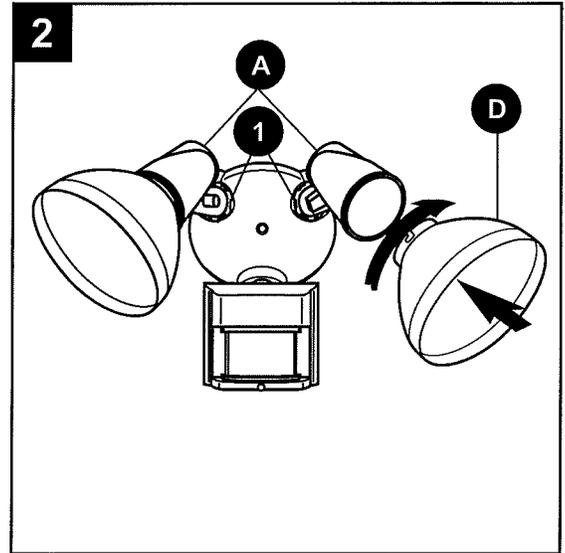


INSTALLATION INSTRUCTIONS

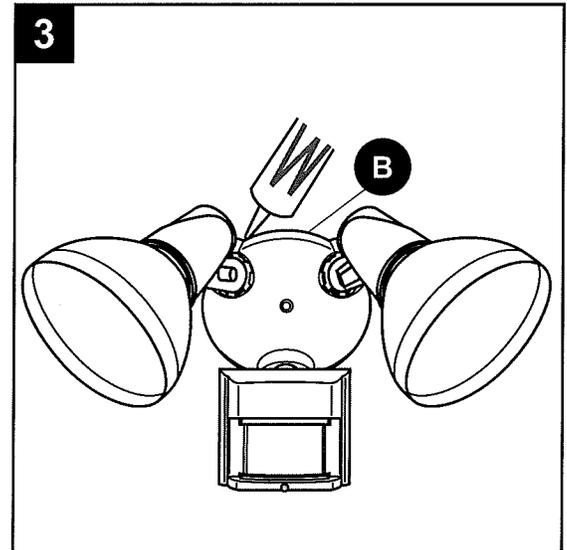
2. Install the Decorative Shells:

- a. Align the three slots in the decorative shell (D) with the lamp holder (A) pins. Push the shell (D) in and then twist clockwise to lock. Repeat for the other shell (D).
- b. Adjust the lamp holders (A) by loosening the lock nuts (1), but do not rotate the lamp holders (A) more than 180° from the factory setting. When screwing in the floodlamps, do not overtighten.

⚠ WARNING: To avoid water damage and electrical shock, keep lamp holders 30° below horizontal. Keep lamps at least 1 in. (2.5 cm) from the sensor (C). Do not allow the lamps to block the lens.



3. If a wet location junction box was not used, caulk the wall plate mounting surface with silicone weather sealant (not included).



INSTALLATION INSTRUCTIONS

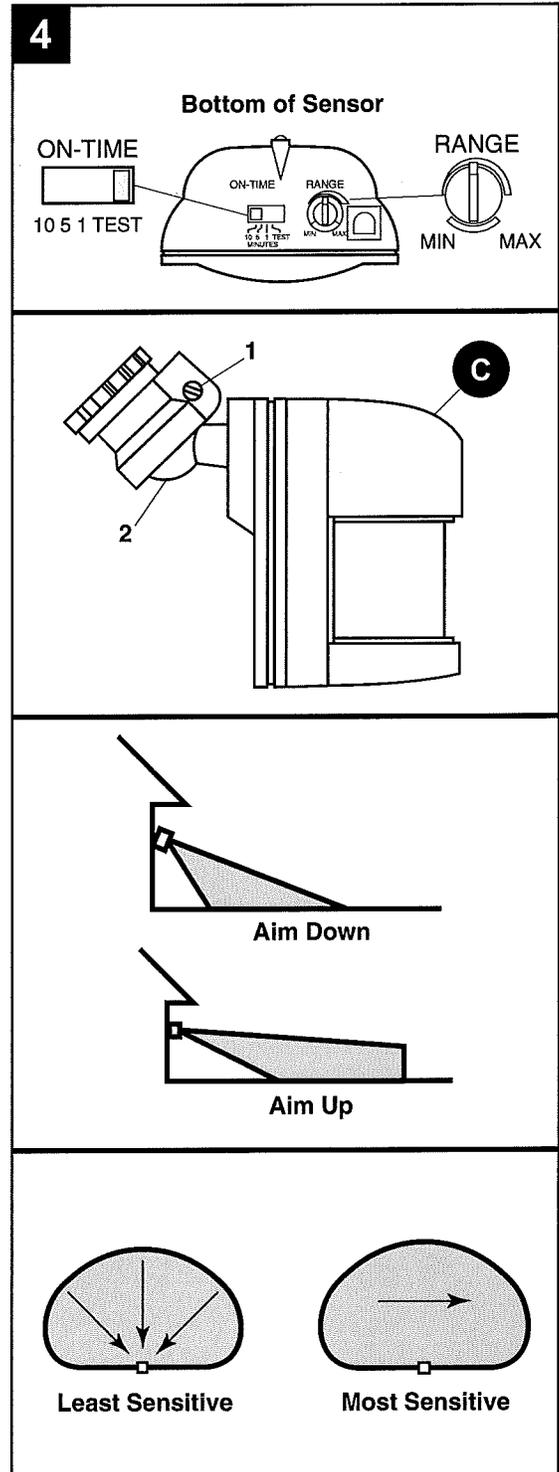
4. Test the sensor:
 - a. Turn on the circuit breaker and light switch. The sensor (C) has a 1-1/2 minute warm up period before it will detect motion.
 - b. Turn the RANGE control to the mid position (halfway between MIN and MAX) and the ON-TIME control to the TEST position.
 - c. Loosen the clamp screw (1) in the sensor ball joint (2) and gently rotate the sensor (C).
 - d. Walk through the coverage area noting where you are when the lights turn on (also, the LED will flash several times when motion is detected). Move the sensor (C) head up, down, or sideways to change the coverage area. Keep the sensor at least 1 in. (2.5 cm) away from the lamps.
 - e. Adjust the RANGE as needed. RANGE set too high may increase false triggering.
 - f. Secure the sensor (C) head by tightening the clamp screw (1). Do not overtighten the screw.
 - g. Set the amount of TIME you want the lights to stay on after motion is detected (1, 5, or 10 minutes).

Important: Avoid aiming the control at:

- Objects that change temperature rapidly, such as heating vents and air conditioners. These heat sources could cause false triggering.
- Areas where pets or traffic may trigger the control.
- Nearby large, light-colored objects reflecting light may trigger the shut-off feature. Do not point other lights at the sensor.

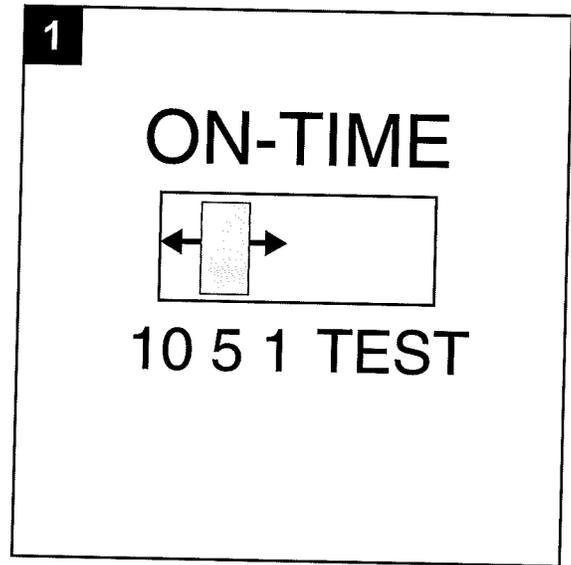
Note: If the fixture is mounted higher than 8 ft. (2.4 m), aiming the sensor down will reduce coverage distance. The detector is less sensitive to motion directly toward it.

Important: If the fixture is mounted higher than 8 ft. If the fixture is mounted higher than 8 ft.

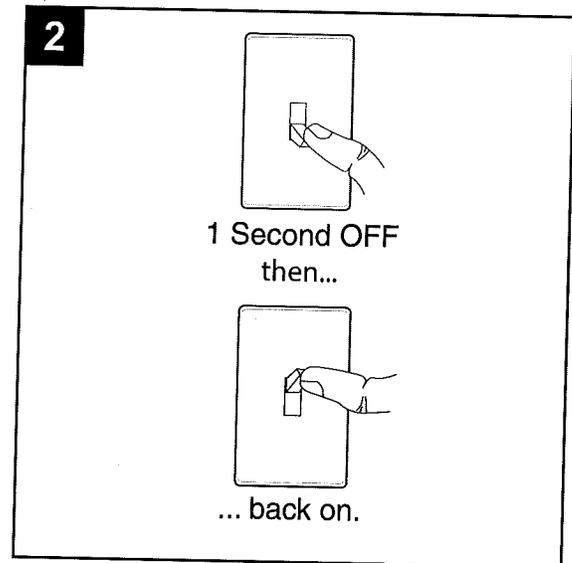


OPERATING INSTRUCTIONS

1. To operate the light in AUTO mode, put the ON-TIME switch on the bottom of the sensor in the 1, 5, or 10 minute position.



2. To operate the light in manual mode, ensure that the ON-TIME switch is in the 1, 5, or 10 minute position. Then flip the light switch off for one second and then back on to toggle between AUTO and MANUAL mode. MANUAL mode only works at night because daylight returns the sensor to AUTO.



TROUBLESHOOTING

PROBLEM	POSSIBLE CAUSE	CORRECTIVE ACTION
The lights do not come on.	<ol style="list-style-type: none"> 1. The light switch is turned off. 2. The flood light is loose or burned out. 3. The fuse is blown or the circuit breaker is turned off. 4. Daylight turn-off is in effect. 5. The wiring is incorrect (new installations). 6. The sensor is not covering the area adequately. 	<ol style="list-style-type: none"> 1. Turn the light switch on. 2. Re-tighten or replace the flood light. 3. Replace the fuse or turn on the circuit breaker. 4. Re-check after dark. 5. Re-check the wiring. 6. Re-aim the sensor to cover desired area.
The lights come on during the daylight.	<ol style="list-style-type: none"> 1. The light control may be installed in a relatively dark location. 2. The light control is in TEST mode. 	<ol style="list-style-type: none"> 1. Move the light to a brighter location during the daylight hours. 2. Set the control switch to an ON-TIME position.
The lights come on for no apparent reason.	<ol style="list-style-type: none"> 1. The light control may be sensing small animals or automobile traffic. 2. The range is set too high. 3. The light control is in MANUAL mode. 	<ol style="list-style-type: none"> 1. Reposition the lamp away from the sensor or nearby objects. 2. Reposition the sensor. 3. Switch to AUTO mode.
The lights flash on and off.	<ol style="list-style-type: none"> 1. Heat or light from the lamps may be turning the light control on and off. 2. Heat being reflected from other objects may be affecting the sensor. 3. The light control is in the TEST mode and warming up. 4. The light may be leaking through the flood lamp reflectors. 	<ol style="list-style-type: none"> 1. Reposition the lamps away from the sensor. 2. Reposition the sensor. 3. Flashing is normal under these conditions. 4. Make sure the metal lamp protectors are installed.

TWO-YEAR LIMITED WARRANTY

This is a "Limited Warranty" which gives you specific legal rights. You may also have other rights which vary from state to state or province to province.

For a period of two years from the date of purchase, any malfunction caused by factory defective parts or workmanship will be corrected at no charge to you.

Not Covered - Repair service, adjustment and calibration due to misuse, abuse or negligence, light bulbs, batteries, and other expendable items are not covered by this warranty. Unauthorized service or modification of the product or of any furnished component will void this warranty in its entirety. This warranty does not include reimbursement for inconvenience, installation, setup time, loss of use, unauthorized service, or return shipping charges.

This warranty covers only products assembled by the manufacturer and is not extended to other equipment and components that a customer uses in conjunction with these products.

THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY, REPRESENTATION OR CONDITION OF MERCHANTABILITY OR THAT THE PRODUCTS ARE FIT FOR ANY PARTICULAR PURPOSE OR USE, AND SPECIFICALLY IN LIEU OF ALL SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES.

REPAIR OR REPLACEMENT SHALL BE THE SOLE REMEDY OF THE CUSTOMER AND THERE SHALL BE NO LIABILITY ON THE PART OF THE MANUFACTURER FOR ANY SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO ANY LOSS OF BUSINESS OR PROFITS, WHETHER OR NOT FORESEEABLE. Some states or provinces do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you.

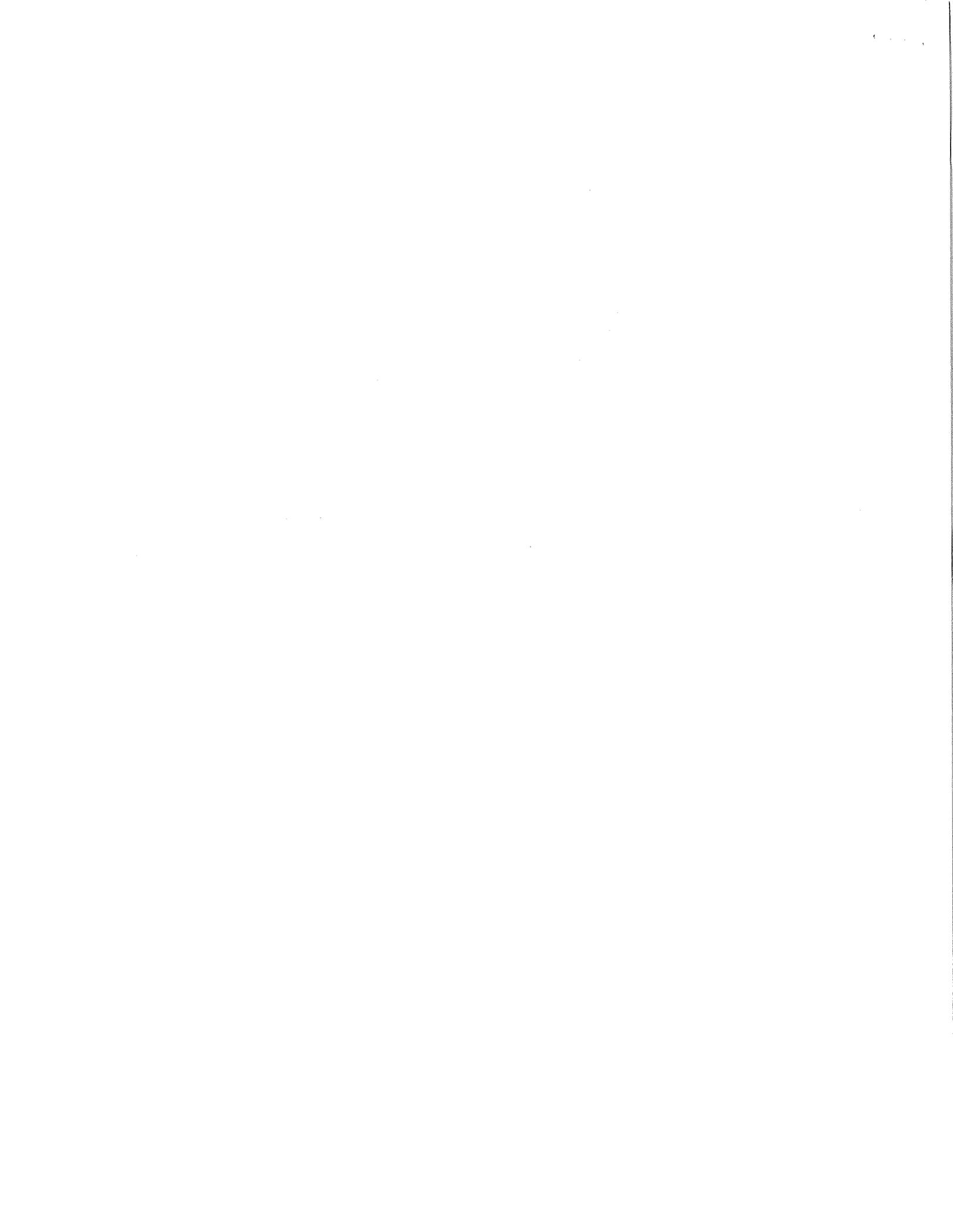
Please keep your dated sales receipt, it is required for all warranty requests.

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Lowes.com

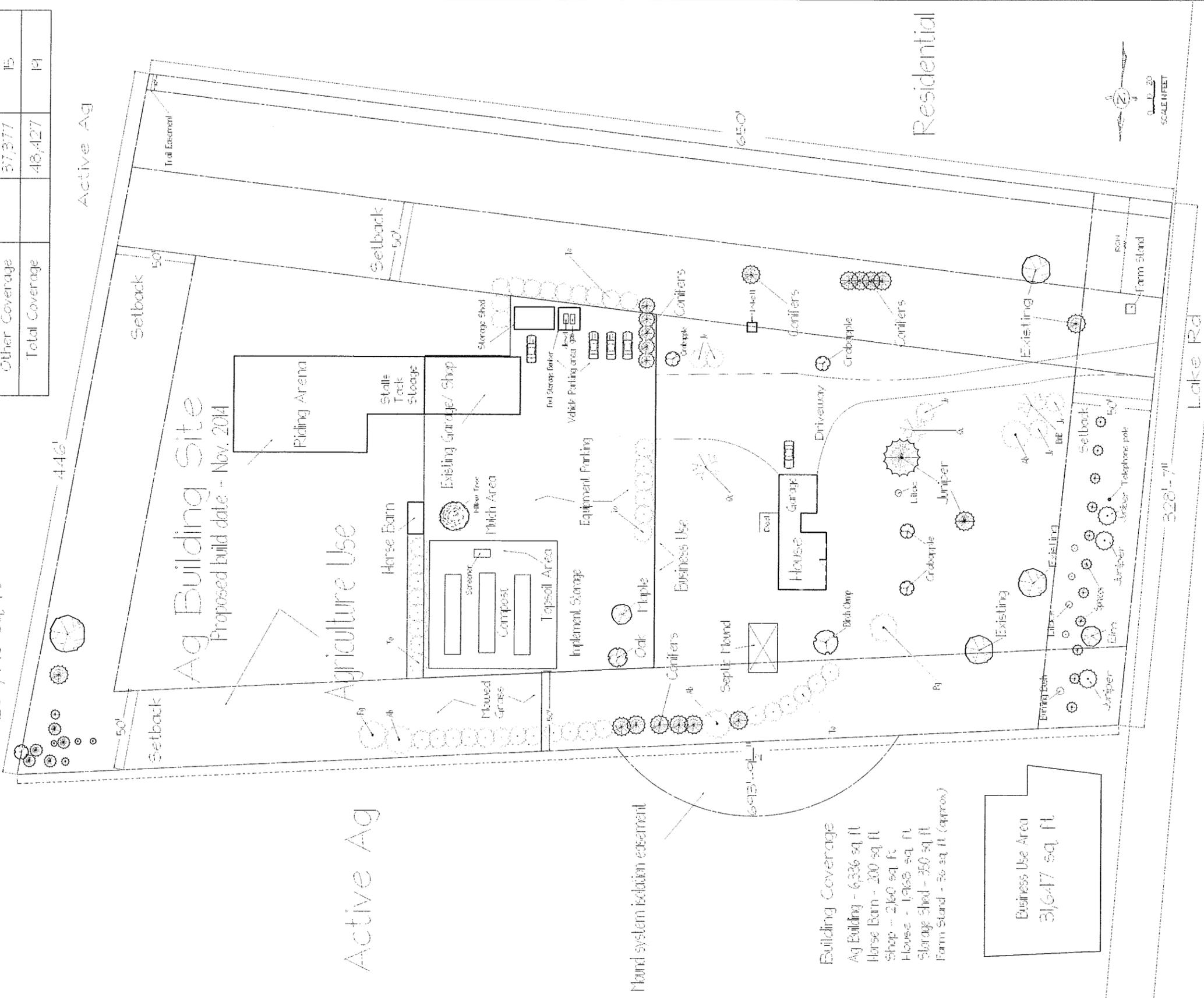




Fortin Residence Landscape Plan View Site Plan

Lot Area = 5.91 Acres
257,440 sq. ft.

Lot Area	Acres	Sq. Ft.	Percentage Total
Commercial Bldgs	2.5-46	257,440	100
Other Bldgs	8,504		3
Total Bldg Coverage	11,050		4
Other Coverage	37,377		15
Total Coverage	48,427		19



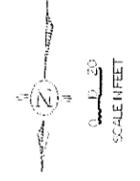
Active Ag

Building Coverage
 Ag Building - 6336 sq. ft.
 Horse Barn - 200 sq. ft.
 Shop - 2160 sq. ft.
 House - 1,968 sq. ft.
 Storage Shed - 350 sq. ft.
 Farm Stand - 56 sq. ft. (approx.)

Business Use Area
 31,647 sq. ft.

Ashley Robinson
 Landscape Designer
 100 New York
 1000 Lakeside Drive
 ashley@ashleyrobertson.com

Fortin Residence
 2022 Lake Rd
 Colton, VT 05445
 855 444 4444

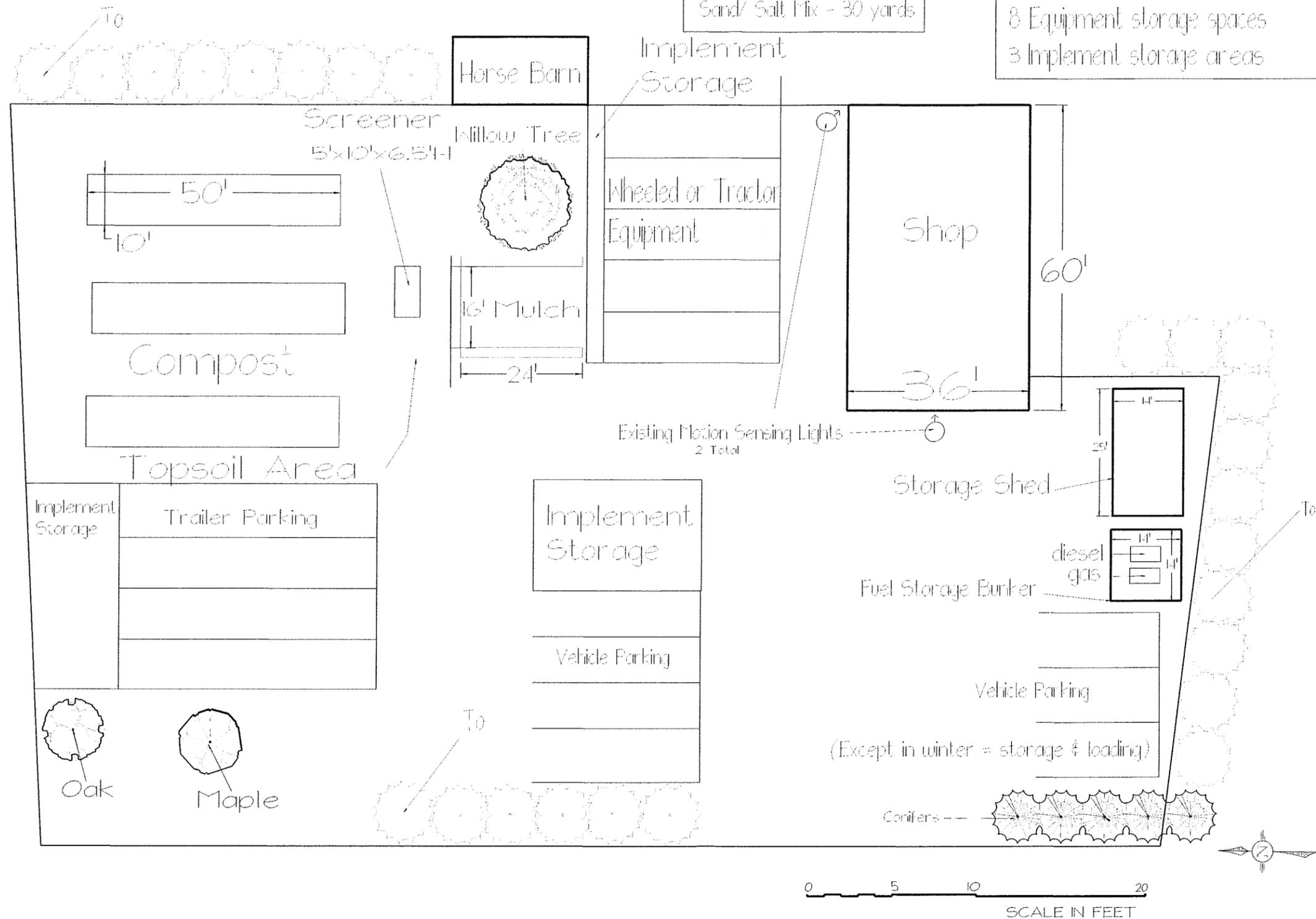


Active Ag

Fortin Residence Landscape & Lighting Plan Business Use Area Details

Material Storage
 Compost -- 200 yards
 Topsoil -- 25 yards
 Mulch -- 90 yards
 Sand/ Salt Mix -- 30 yards

Parking & Storage Spaces
 7 Vehicle parking spaces
 8 Equipment storage spaces
 3 Implement storage areas



Ashley Robinson
 Landscape Designer
 PO Box 28
 Charlotte, VT 05445
 arobinsonlandscapes.com

Notes:
 Revised Use Area Details - 9/12/14
 Revised - 9/25
 Revised - 9/28
 Revised - 10/7
 Revised - 1/4/14

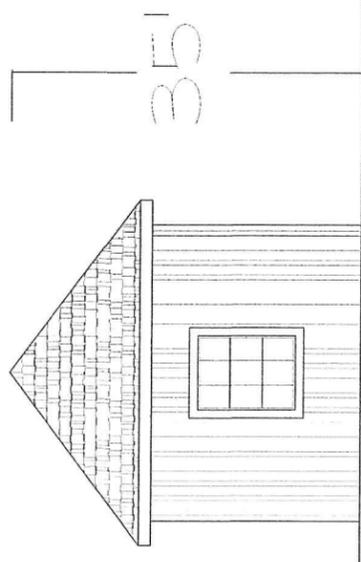
Fortin Residence
 2737 Lake Rd
 Charlotte, VT 05445
 Scale 1"=10'
 Date 9/12/14

Fortin Residence

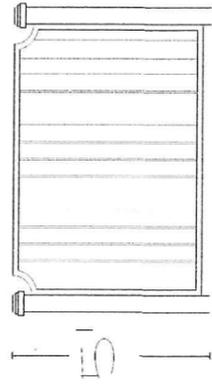
Landscape Details

Key	Botanical Name	Common Name	Qty	Size/Condition	Remarks
Trees					
Ab	<i>Abies balsamea</i>	BALSAM FIR	5	9 1/2" Ht B&B	
BnB	<i>Betula nigra</i>	RIVER BIRCH	1	9 1/2" Ht B&B	
Jv	<i>Juniperus virginiana</i>	EASTERN RED CEDAR	3	60" Ht B&B	
Pg	<i>Picea glauca</i>	WHITE SPRUCE	2	60" Ht B&B	
Qc	<i>Quercus cocinea</i>	SCARLET OAK	2	2" Cal	
To	<i>Thuja occidentalis</i>	ARBORVITAE	43	9 1/2" Ht B&B	Planted 10/08

Ag Building Elevation



Fence Details: (If Required)

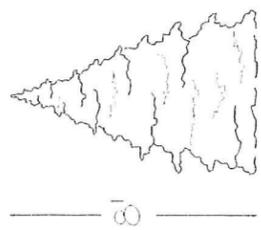


Solid White Cedar
5H (w/ option to add 2H lattice top)
248 Linear Ft (140' N-S; 108' E-W)

BALSAM FIR



— 25' —
Mature

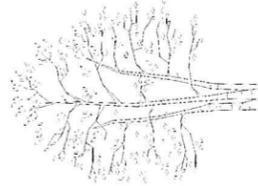


Installed

RIVER BIRCH



— 30' —
Mature

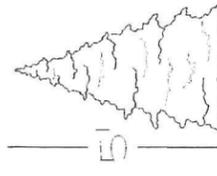


Installed

EASTERN RED CEDAR



— 15' —
Mature



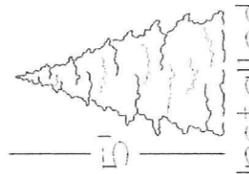
Installed

WHITE SPRUCE



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— 15' —
Mature



Installed

SCARLET OAK



©2008 Horticope, Inc.

— 40' —
Mature



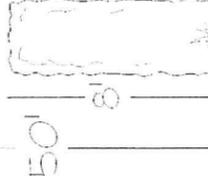
Installed

ARBORVITAE



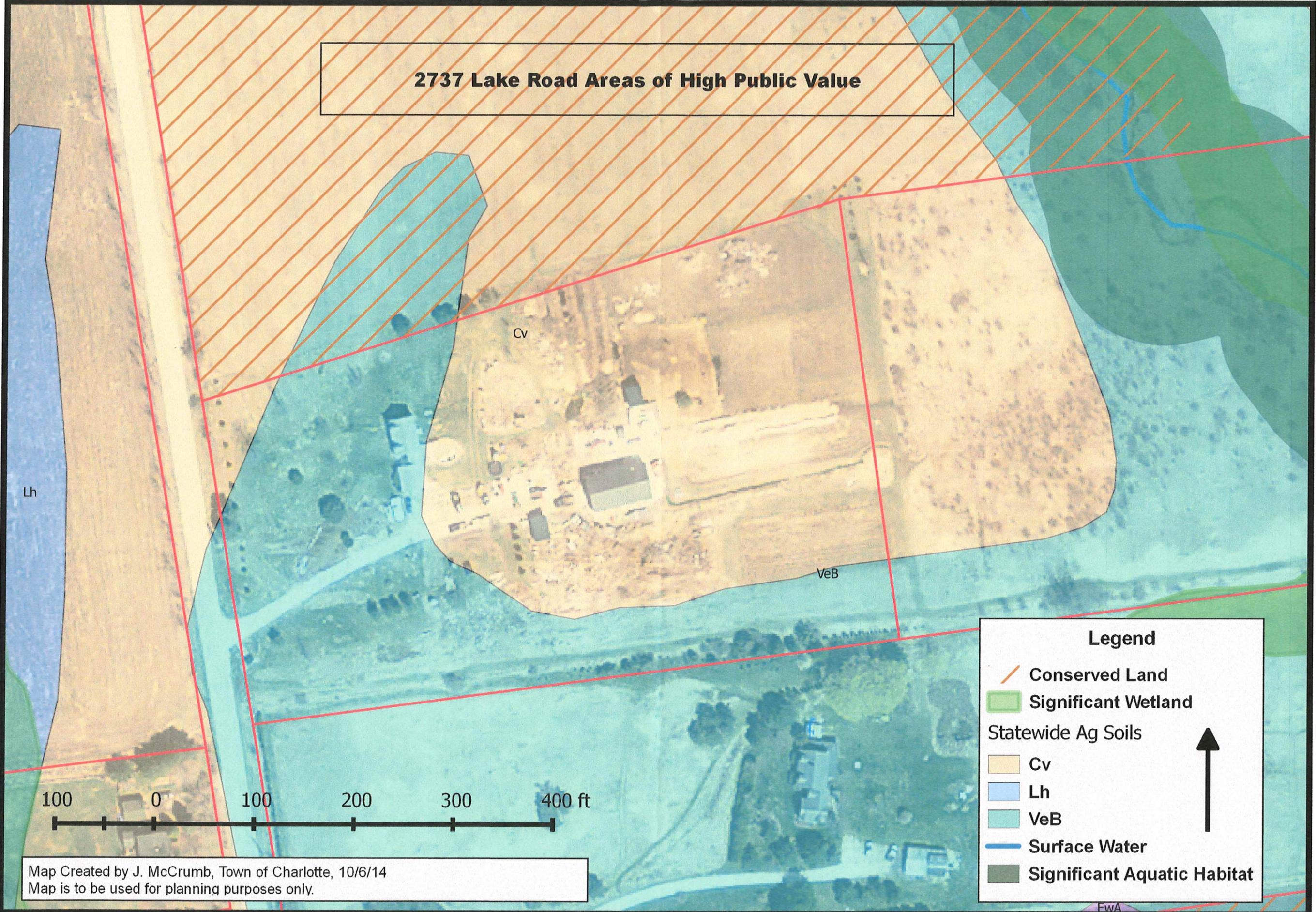
©2008 Horticope, Inc.

— 12' —
Mature



Installed

2737 Lake Road Areas of High Public Value



Legend

- Conserved Land
- Significant Wetland
- Statewide Ag Soils
 - Cv
 - Lh
 - VeB
- Surface Water
- Significant Aquatic Habitat

Map Created by J. McCrumb, Town of Charlotte, 10/6/14
Map is to be used for planning purposes only.

