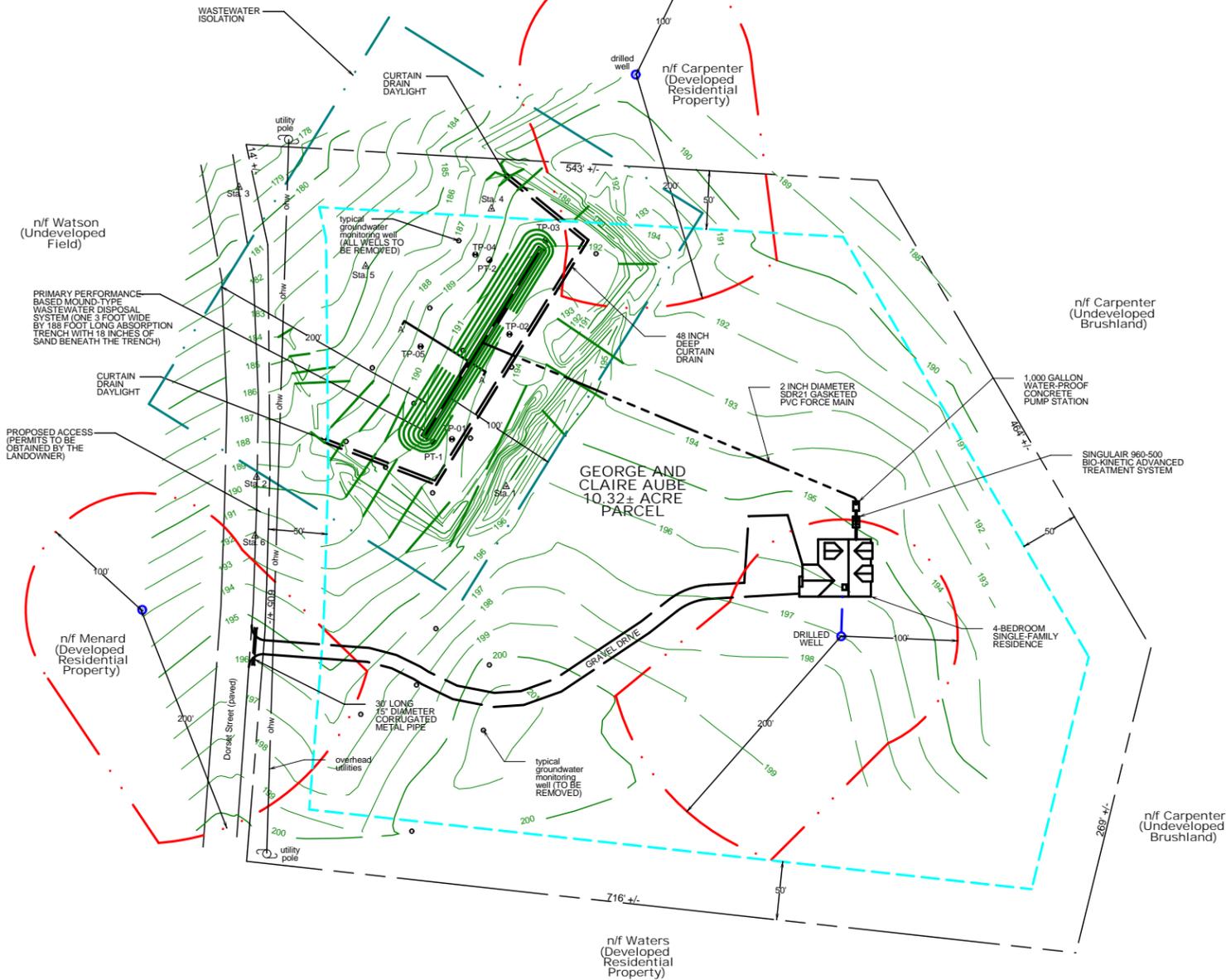




Project Location Map
Not to Scale

LEGEND

- Boundary Line/ROW
- Edge of Road (surface labeled)
- Edge of Drive (surface labeled)
- 70 1 Foot Ground Surface Contour
- 70 1 Foot Finish Grade Contour
- Gravity Sewer
- 1-Inch Diameter Polyethylene Plastic Water Line
- Well Isolation
- Wastewater Isolation
- Zoning Setback
- Tree Line
- Proposed Limits of Clearing
- Utility Pole
- △ Traverse Station
- TBM Temporary Bench Mark (type and elevation noted)
- Test Pit (TP-01)
- Percolation Test (PT-01)
- Drilled Well (Unless Otherwise Noted)
- Groundwater Monitoring Well



- TOWN OF CHARLOTTE
ZONING REGULATION SETBACKS
- THESE SETBACK DISTANCES ARE BASED ON THE LAND USE REGULATIONS FOR THE TOWN OF CHARLOTTE APPROVED ON MARCH 3, 2009.
 - THESE MINIMUM REQUIRED SETBACKS ARE FOR THE RURAL (RUR) ZONING DISTRICT AND APPLY TO RESIDENTIAL USES.

RURAL (RUR) ZONING DISTRICT	
SETBACKS	DISTANCE
MINIMUM LOT AREA	5 ACRES
MINIMUM DENSITY (RESIDENTIAL)	5 ACRES
MINIMUM FRONTAGE	300 FEET
FRONT YARD SETBACK	50 FEET
FRONT YARD SETBACK ON ROUTE 7	100 FEET
SIDE YARD	50 FEET
REAR YARD	50 FEET
BUILDING HEIGHT MAXIMUM	35 FEET
MAXIMUM BUILDING COVERAGE	20 PERCENT
MAXIMUM LOT COVERAGE	30 PERCENT

PROJECT NOTES

- THESE PLANS ARE BASED ON A TOPOGRAPHIC SURVEY CONDUCTED BY JASON BARNARD CONSULTING, LLC WITH NIKON NPL-522 THREE SECOND TOTAL STATION ON AUGUST 20 AND OCTOBER 12, 2010.
- ELEVATIONS ARE BASED ON AN ASSUMED ELEVATION OF 200.00' AT STATION NO. 1.
- THIS IS NOT A BOUNDARY SURVEY.
- FOR CLARITY, TEXT NOTING EXISTING ITEMS ARE LOWER CASE, AND TEXT NOTING PROPOSED ITEMS ARE UPPER CASE.
- THE PROPERTY BOUNDARIES ARE BASED ON THE TOWN OF CHARLOTTE TAX MAPS, A GEORGE BEDARD SURVEY PLAT DATED JULY 21, 1984 AND PHYSICAL EVIDENCE FOUND DURING THE AUGUST 20, 2010 TOPOGRAPHIC SURVEY. NO WARRANTY IS MADE TO THE ACCURACY OF THE BOUNDARY LINES SHOWN HEREON.
- THE WASTEWATER DISPOSAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE ON SEPTEMBER 29, 2007.
- THE LICENSED DESIGNER IS NOT RESPONSIBLE FOR THE WATER SUPPLY WELL YIELD, SINCE A SCIENTIFIC EVALUATION HAS NOT BEEN PERFORMED AS PART OF THIS PROJECT.
- THE DESIGNER IS NOT RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED SINGLE-FAMILY RESIDENTIAL STRUCTURES AND/OR ANY OTHER BUILDINGS ASSOCIATED WITH THE PROJECT.
- THE DESIGNER IS NOT RESPONSIBLE FOR THE DESIGN, LAYOUT OR CONSTRUCTION OF THE PROPOSED DRIVEWAY THAT SERVES THE PROJECT. IT IS THE RESPONSIBILITY OF THE LANDOWNER TO OBTAIN ALL NECESSARY ACCESS/CURB CUT PERMITS FOR THE PROPERTY.
- THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF PERFORMING EXCAVATING ACTIVITIES AT THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF HEALTH AND SAFETY, AND THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE VERMONT OCCUPATIONAL HEALTH AND SAFETY AGENCY (VOSHA) GUIDELINES.

DRILLED WELL REQUIRED MINIMUM ISOLATION DISTANCES

POTENTIAL SOURCE OF CONTAMINATION	SEPARATION DISTANCE
SEWAGE DISPOSAL FIELD WITH FLOWS <2000 GPD	200 FEET IF WELL IS DOWNSLOPE 100 FEET IF WELL IS UPSLOPE
SUBSURFACE WASTEWATER PIPING	50 FEET
EDGE OF ROADWAY OR PARKING LOT	25 FEET
EDGE OF RESIDENTIAL DRIVE SERVING 3 RESIDENCES OR LESS	15 FEET
PROPERTY LINE	10 FEET (50 FEET IF ADJACENT TO CROPLAND)
BUILDINGS	10 FEET
LIMIT OF HERBICIDE APPLICATION ON UTILITY RIGHT-OF-WAY	200 FEET
SURFACE WATER	10 FEET
CONCENTRATED LIVESTOCK HOLDING AREAS AND MANURE STORAGE	200 FEET
HAZARDOUS OR SOLID WASTE DISPOSAL SITE	CONTACT DESIGNER
NON-SEWAGE WASTEWATER DISPOSAL FIELDS	CONTACT DESIGNER

REDUCED COPY - NOT TO SCALE

PERMITTING TITLE:	Jason Barnard Consulting, LLC 4400 VT Route 17 Starksboro, VT 05487 Telephone: (802) 453-2597 Fax number: (802) 453-8497 E-mail: jbsittech@hotmail.com		DRAWING NO
OVERALL SITE PLAN	DATE: OCTOBER 27, 2010		1
SIGNATURE:	REVISIONS: DRIVE LOCATION 9/29/2015		
	SCALE: 1" = 60'		
DRAFT	DRAWN BY: JB	SHEET 1 OF 3	

