

Project Location Map
Not to Scale

LEGEND

- Boundary Line/ROW
- Edge of Road (Surface Labeled)
- Edge of Drive (Surface Labeled)
- 100 — 1 Foot Ground Surface Contour
- 100 — Finish Grade
- 100 — Interpolated Ground Contour (Based on USGS Data From The ANR Environmental Interest Locator)
- Gravity Sewer
- 1-Inch Diameter CL200 Polyethylene Plastic Water Line (Unless Otherwise Noted)
- Well Isolation
- Wastewater Isolation
- SF — Silt Fence
- UE — Electrical Conduit
- Tree Line
- Proposed Limits of Clearing
- Utility Pole
- Survey Traverse Station
- Temporary Bench Mark (Type and Elevation Noted)
- Test Pit (TP-01)
- Soil Boring (SB-01)
- Percolation Test (PT-01)
- Drilled Well (Unless Otherwise Noted)

PROJECT NOTES

1. THESE PLANS ARE BASED ON A TOPOGRAPHIC SURVEY CONDUCTED BY JASON BARNARD CONSULTING, LLC WITH A NIKON NPL 522 THREE SECOND TOTAL STATION ON DECEMBER 19, 2011 AND ON JANUARY 21, 2015.
2. ELEVATIONS ARE BASED ON AN ASSUMED ELEVATION OF 200.00' AT STATION NO. 1.
3. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. AND 1403.
4. FOR CLARITY, TEXT NOTING EXISTING ITEMS ARE LOWER CASE, AND TEXT NOTING PROPOSED ITEMS ARE UPPER CASE.
5. THE PROPERTY BOUNDARIES ARE BASED ON A NORTHERN LAND SURVEYING, LLC PRELIMINARY SURVEY PLAT DATED MARCH 16, 2015 AND PHYSICAL EVIDENCE FOUND DURING THE DECEMBER 19, 2011 TOPOGRAPHIC SURVEY. NO WARRANTY IS MADE TO THE ACCURACY OF THE BOUNDARY LINES SHOWN HEREON.
6. THE LOT NO. 2 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 SEPTEMBER 29, 2007.
7. THE REQUIRED ACCESS PERMIT/CURB CUT FOR THE SUBJECT PROPERTY SHALL BE OBTAINED BY THE LANDOWNER.
8. JASON BARNARD CONSULTING, LLC IS NOT RESPONSIBLE FOR THE DESIGN OF THE DRIVEWAY THAT WILL SERVE THE SUBJECT PROPERTY.
9. THE LOT NO. 1 EXISTING WASTEWATER SYSTEM WAS LOCATED AND IS SHOWN BASED ON VERBAL INFORMATION PROVIDED BY THE PROPERTY OWNER AND WAS NOT FIELD VERIFIED. NO EVIDENCE OF FAILURE (SURFACING EFFLUENT) WAS NOTED DURING AN INSPECTION OF THE LEACH FIELD AREA ON DECEMBER 19, 2011 AND JANUARY 21, 2015.
10. THE LOT NO. 1 REPLACEMENT WASTEWATER SYSTEM AREA IS SIZED IN ACCORDANCE WITH THE STATE OF VERMONT EPR, EFFECTIVE SEPTEMBER 29, 2007. IN THE EVENT THE EXISTING WASTEWATER SYSTEM FAILS, THE LOT NO. 1 REPLACEMENT WASTEWATER SYSTEM DESIGN WILL NEED TO BE COMPLETED AND THE PERMIT WILL NEED TO BE AMENDED BEFORE THE LOT NO. 1 REPLACEMENT WASTEWATER SYSTEM IS INSTALLED.
11. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED.
12. THE CONTRACTOR IS REQUIRED TO NOTIFY THE DIG SAFE NETWORK AT LEAST 48-HOURS IN ADVANCE OF PERFORMING ANY WORK AT THE SITE.
13. THE CONTRACTOR SHALL ADHERE TO VERMONT OCCUPATIONAL HEALTH AND SAFETY AGENCY (VOSH) GUIDELINES FOR EXCAVATING AND TRENCH EXCAVATION WORK.
14. JASON BARNARD CONSULTING, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
15. A FORMAL WETLANDS DELINEATION WAS PERFORMED BY DORI BARTON OF ARROWWOOD ENVIRONMENTAL IN NOVEMBER 2011. THE WETLAND FLAGS WERE LOCATED DURING THE DECEMBER 19, 2011 TOPOGRAPHIC SURVEY.
16. BASED ON INFORMATION PROVIDED BY THE LANDOWNER, AN APPROXIMATE EASEMENT FOR THE LOT NO. 2 SUBSURFACE UTILITIES IS SHOWN ON THE DAVID SCHEUER PROPERTY. THE PROPOSED EASEMENT IS A TEN (10) FOOT OFF-SET FROM THE SCHEUER AND BOYTON PROPERTY LINE AND IS APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE OWNER TO SECURE THE UTILITY EASEMENT.



TOWN OF CHARLOTTE ZONING REGULATION SETBACKS

1. THESE SETBACK DISTANCES ARE BASED ON THE LAND USE REGULATIONS FOR THE TOWN OF CHARLOTTE APPROVED ON MARCH 3, 2009.
2. 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

DRILLED WELL REQUIRED MINIMUM ISOLATION DISTANCES

1. THESE DISTANCES APPLY TO DRILLED WELLS SERVING A SINGLE-FAMILY RESIDENCE, WITH A MAXIMUM DAILY DEMAND OF LESS THAN 1.9 GPM.
2. WELL LOCATION AND CONSTRUCTION MUST COMPLY WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, WATER SUPPLY RULE, CHAPTER 21.

POTENTIAL SOURCE OF CONTAMINATION

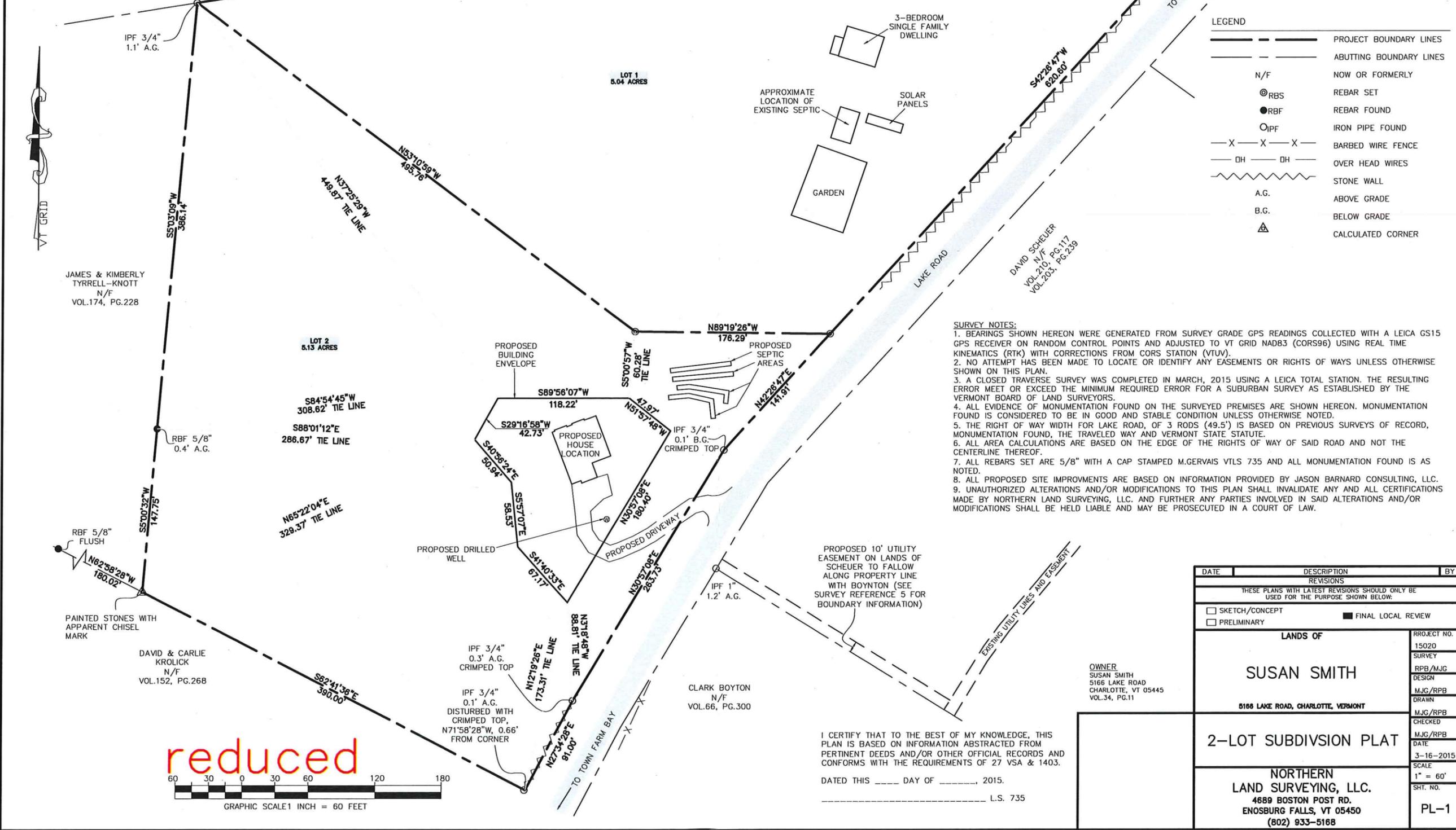
POTENTIAL SOURCE OF CONTAMINATION	SEPARATION DISTANCE
SEWAGE DISPOSAL FIELD WITH FLOWS <math>< 1000 \text{ GPD}</math>	200 FEET IF WELL IS DOWNSLOPE 100 FEET IF WELL IS UPSLOPE
SUBSURFACE WASTEWATER PIPING	50 FEET
EDGE OF ROADWAY OR PARKING LOT	25 FEET
EDGE OF RESIDENTIAL DRIVE SERVING 3 RESIDENCES OR 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

PERMITTING	Jason Barnard Consulting, LLC		4400 VT Route 17 Starksboro, VT 05487
	Telephone: (802) 453-2597 Fax number: (802) 453-8497 E-mail: jbsitech@hotmail.com		
TITLE:	SUSAN R. SMITH		
	TWO-LOT SUBDIVISION		
	5166 LAKE ROAD		
	CHARLOTTE, VERMONT		
SIGNATURE:	DATE: APRIL 2, 2015	REVISIONS:	DRAWING NO.
	SCALE: 1" = 140'		1
	DRAWN BY: MJ	CHECKED BY: JB	



- SURVEY REFERENCES:**
1. "PROPOSED SUB.-DIV. PAUL T. & NANCY A. BATTANI PROPERTY, LAKE RD. CHARLOTTE, VT.," BY WARREN ROBENSTIEN, DATED, FEB. '85, AND RECORDED ON SLIDE #41 IN THE TOWN OF CHARLOTTE LAND RECORDS.
 2. "SKETCH PLAN SHOWING PROPOSED SUB.-DIV. GRIFFITHS PROPERTY, LAKE ROAD CHARLOTTE, VT.," BY WARREN ROBENSTIEN, DATED MARCH-'82, AND RECORDED ON SLIDE #27 IN THE TOWN OF CHARLOTTE LAND RECORDS.
 3. "PLAT OF SURVEY SHOWING PORTION OF DAVID G. & ELIZABETH S. GRIFFITHS PROPERTY PARCEL "A" 10.14 AC. +/- LAKE ROAD CHARLOTTE, VT. TO BE CONVEYED TO KENNETH SMITH," SURVEYED BY WARREN ROBENSTIEN, DATED JAN. 13, 1976, AND RECORDED ON SLIDE #9 IN THE TOWN OF CHARLOTTE LAND RECORDS.
 4. "PLAT OF SURVEY SHOWING PORTION OF DAVID G. & ELIZABETH S. GRIFFITHS PROPERTY PARCEL "B" 10.1 AC. +/- LAKE ROAD CHARLOTTE, VT.," SURVEYED BY WARREN ROBENSTIEN, DATED NOV., 1979, AND RECORDED ON SLIDE #26 IN THE TOWN OF CHARLOTTE LAND RECORDS.
 5. "PLAT OF BOUNDARY ADJUSTMENT BETWEEN D.A. SCHEUER AND K.B. ARTHAUD 2561 LAKE ROAD CHARLOTTE, VERMONT," SURVEYED BY TIMOTHY COWAN, DATED FEB. 4, 2013, AND RECORDED IN THE TOWN OF CHARLOTTE LAND RECORDS ON SLIDE 184, PAGE 4.
 6. "BW II BLACK WILLOW FARMS CHARLOTTE VERMONT," BY CIVIL ENGINEERING ASSOCIATES, INC., SHELBURNE VERMONT, DATED JUNE 6, 1986, AND RECORDED IN THE TOWN OF CHARLOTTE ON SLIDE #52
 7. "BLACK WILLOW FARMS CHARLOTTE VERMONT," BY CIVIL ENGINEERING ASSOCIATES, INC., SHELBURNE VERMONT, DATED JUNE 6, 1986, AND RECORDED IN THE TOWN OF CHARLOTTE ON SLIDE #45

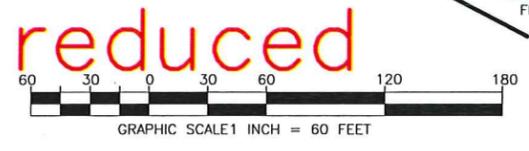
LOCATION PLAN
N.T.S.



LEGEND

--- (dashed line)	PROJECT BOUNDARY LINES
--- (solid line)	ABUTTING BOUNDARY LINES
N/F	NOW OR FORMERLY
⊙ RBS	REBAR SET
● RBF	REBAR FOUND
○ IPF	IRON PIPE FOUND
-X-X-X-	BARBED WIRE FENCE
-OH-OH-	OVER HEAD WIRES
~~~~~	STONE WALL
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
△	CALCULATED CORNER

- SURVEY NOTES:**
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A LEICA GS15 GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83 (CORS96) USING REAL TIME KINEMATICS (RTK) WITH CORRECTIONS FROM CORS STATION (VTUV).
  2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
  3. A CLOSED TRAVERSE SURVEY WAS COMPLETED IN MARCH, 2015 USING A LEICA TOTAL STATION. THE RESULTING ERROR MEET OR EXCEEDS THE MINIMUM REQUIRED ERROR FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
  4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES ARE SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED.
  5. THE RIGHT OF WAY WIDTH FOR LAKE ROAD, OF 3 RODS (49.5') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
  6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
  7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.GERVAIS VTLS 735 AND ALL MONUMENTATION FOUND IS AS NOTED.
  8. ALL PROPOSED SITE IMPROVEMENTS ARE BASED ON INFORMATION PROVIDED BY JASON BARNARD CONSULTING, LLC.
  9. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY NORTHERN LAND SURVEYING, LLC. AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.



I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS WITH THE REQUIREMENTS OF 27 VSA & 1403.  
 DATED THIS ____ DAY OF _____, 2015.  
 _____ L.S. 735

OWNER:  
 SUSAN SMITH  
 5166 LAKE ROAD  
 CHARLOTTE, VT 05445  
 VOL.34, PG.11

DATE	DESCRIPTION	BY
REVISIONS		
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW.		
<input type="checkbox"/>	SKETCH/CONCEPT	
<input type="checkbox"/>	PRELIMINARY	
<input checked="" type="checkbox"/> FINAL LOCAL REVIEW		
<b>LANDS OF</b>		PROJECT NO. 15020
<b>SUSAN SMITH</b>		SURVEY RPB/MJG
<b>5166 LAKE ROAD, CHARLOTTE, VERMONT</b>		DESIGN MJG/RPB
<b>2-LOT SUBDIVISION PLAT</b>		DRAWN MJG/RPB
<b>NORTHERN LAND SURVEYING, LLC.</b>		CHECKED MJG/RPB
<b>4689 BOSTON POST RD.</b>		DATE 3-16-2015
<b>ENOSBURG FALLS, VT 05450</b>		SCALE 1" = 60'
<b>(802) 933-5168</b>		SHT. NO. PL-1