SUBDIVISION NOTES:

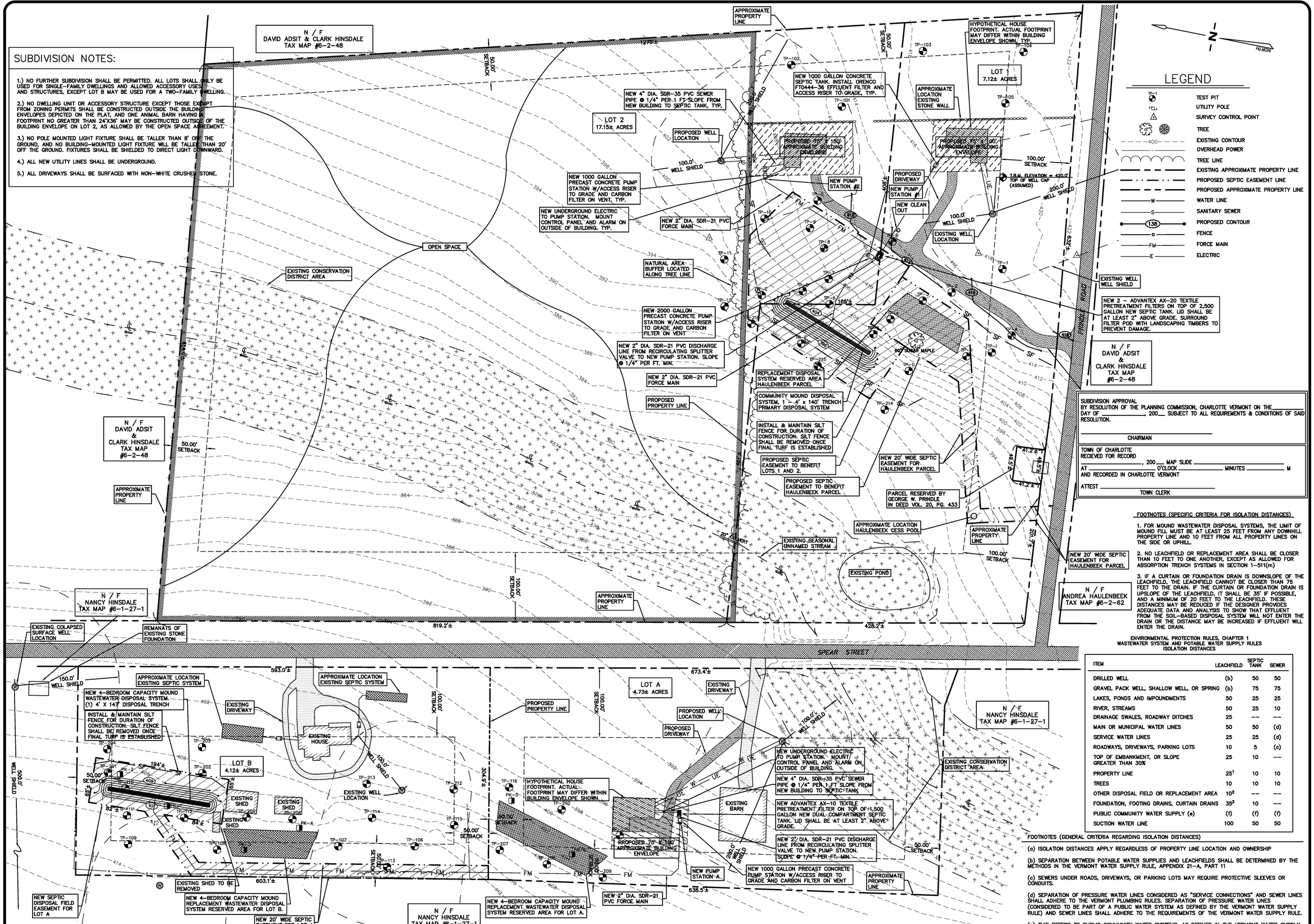
1.) NO FURTHER SUBDIVISION SHALL BE PERMITTED. ALL LOTS SHALL ONLY BE USED FOR SINGLE-FAMILY DWELLINGS AND ALLOWED ACCESSORY USES AND STRUCTURES, EXCEPT LOT B MAY BE USED FOR A TWO-FAMILY DWELLING.

2.) NO DWELLING UNIT OR ACCESSORY STRUCTURE EXCEPT THOSE EXEMPT FROM ZONING PERMITS SHALL BE CONSTRUCTED OUTSIDE THE BUILDING ENVELOPES DEPICTED ON THE PLAT, AND ONE ANIMAL BARN HAVING AN FOOTPRINT NO GREATER THAN 24'X36' MAY BE CONSTRUCTED OUTSIDE OF THE BUILDING ENVELOPE ON LOT 2, AS ALLOWED BY THE OPEN SPACE AGREEMENT.

3.) NO POLE MOUNTED LIGHT FIXTURE SHALL BE TALLER THAN 8' OFF THE GROUND, AND NO BUILDING-MOUNTED LIGHT FIXTURE WILL BE TALLER THAN 20' OFF THE GROUND. FIXTURES SHALL BE SHIELDED TO DIRECT LIGHT DOWNWARD.

4.) ALL NEW UTILITY LINES SHALL BE UNDERGROUND.

5.) ALL DRIVEWAYS SHALL BE SURFACED WITH NON-WHITE CRUSHED STONE.



SITE PLAN
SCALE 1" = 60'

SUBDIVISION APPROVAL
BY RESOLUTION OF THE PLANNING COMMISSION, CHARLOTTE VERMONT ON THE _____ DAY OF _____, 200__ SUBJECT TO ALL REQUIREMENTS & CONDITIONS OF SAID RESOLUTION.

CHAIRMAN

TOWN OF CHARLOTTE
RECIEVED FOR RECORD _____, 200__ MAP SLIDE _____
AT _____ O'CLOCK _____ MINUTES _____ M
AND RECORDED IN CHARLOTTE VERMONT

ATTEST _____
TOWN CLERK

FOOTNOTES (SPECIFIC CRITERIA FOR ISOLATION DISTANCES)

1. FOR MOUND WASTEWATER DISPOSAL SYSTEMS, THE LIMIT OF MOUND FILL MUST BE AT LEAST 25 FEET FROM ANY DOWNHILL PROPERTY LINE AND 10 FEET FROM ALL PROPERTY LINES ON THE SIDE OR UPHILL.

2. NO LEACHFIELD OR REPLACEMENT AREA SHALL BE CLOSER THAN 10 FEET TO ONE ANOTHER, EXCEPT AS ALLOWED FOR ABSORPTION TRENCH SYSTEMS IN SECTION 1-511(m)

3. IF A CURTAIN OR FOUNDATION DRAIN IS DOWNSLOPE OF THE LEACHFIELD, THE LEACHFIELD CANNOT BE CLOSER THAN 75 FEET TO THE DRAIN. IF THE CURTAIN OR FOUNDATION DRAIN IS UPSLOPE OF THE LEACHFIELD, IT SHALL BE 35' IF POSSIBLE, AND A MINIMUM OF 20 FEET TO THE LEACHFIELD. THESE DISTANCES MAY BE REDUCED IF THE DESIGNER PROVIDES ADEQUATE DATA AND ANALYSIS TO SHOW THAT EFFLUENT FROM THE SOIL-BASED DISPOSAL SYSTEM WILL NOT ENTER THE DRAIN OR THE DISTANCE MAY BE INCREASED IF EFFLUENT WILL ENTER THE DRAIN.

ENVIRONMENTAL PROTECTION RULES, CHAPTER 1
WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES
ISOLATION DISTANCES

ITEM	LEACHFIELD	SEPTIC TANK	SEWER
DRILLED WELL	(b)	50	50
GRAVEL PACK WELL, SHALLOW WELL, OR SPRING	(b)	75	75
LAKES, PONDS AND IMPOUNDMENTS	50	25	25
RIVER, STREAMS	50	25	10
DRAINAGE SWALES, ROADWAY DITCHES	25	---	---
MAIN OR MUNICIPAL WATER LINES	50	50	(d)
SERVICE WATER LINES	25	25	(d)
ROADWAYS, DRIVEWAYS, PARKING LOTS	10	5	(c)
TOP OF EMBANKMENT, OR SLOPE GREATER THAN 30%	25	10	---
PROPERTY LINE	25[1]	10	10
TREES	10	10	10
OTHER DISPOSAL FIELD OR REPLACEMENT AREA	10[2]	---	---
FOUNDATION, FOOTING DRAINS, CURTAIN DRAINS	35[3]	10	---
PUBLIC COMMUNITY WATER SUPPLY (e)	(f)	(f)	(f)
SUCTION WATER LINE	100	50	50

FOOTNOTES (GENERAL CRITERIA REGARDING ISOLATION DISTANCES)

(a) ISOLATION DISTANCES APPLY REGARDLESS OF PROPERTY LINE LOCATION AND OWNERSHIP

(b) SEPARATION BETWEEN POTABLE WATER SUPPLIES AND LEACHFIELDS SHALL BE DETERMINED BY THE METHODS IN THE VERMONT WATER SUPPLY RULE, APPENDIX 21-A, PART 11

(c) SEWERS UNDER ROADS, DRIVEWAYS, OR PARKING LOTS MAY REQUIRE PROTECTIVE SLEEVES OR CONDUITS.

(d) SEPARATION OF PRESSURE WATER LINES CONSIDERED AS "SERVICE CONNECTIONS" AND SEWER LINES SHALL ADHERE TO THE VERMONT PLUMBING RULES. SEPARATION OF PRESSURE WATER LINES (CONSIDERED TO BE PART OF A PUBLIC WATER SYSTEM AS DEFINED BY THE VERMONT WATER SUPPLY RULE) AND SEWER LINES SHALL ADHERE TO THE REQUIREMENTS OF THE VERMONT WATER SUPPLY RULE.

(e) THIS REFERS TO PUBLIC COMMUNITY WATER SYSTEMS, AS DEFINED IN THE VERMONT WATER SUPPLY RULE.

(f) CONTACT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S WATER SUPPLY DIVISION, 103 SOUTH MAIN STREET, WATERBURY, VERMONT FOR ISOLATION DISTANCES RELATIVE TO A PUBLIC COMMUNITY WATER SUPPLY.

REVISIONS	BY
06/25/05- WELL SHIELD	GJB
REVISIONS	
11/17/05 - FINAL PLAT	GJB
06/15/06 - ISSUE FOR	GJB
FILING	
07/11/12 - WW PERMIT	GJB
AMMENDMENT	

COPYRIGHT © 2005
CHAMPLAIN CONSULTING ENGINEERS
ALL RIGHTS RESERVED

CHAMPLAIN CONSULTING ENGINEERS
85 PRIM ROAD, P.O. BOX 453
COLCHESTER, VERMONT 05446
(802) 863-8060
(802) 864-1878 FAX

STATE OF VERMONT
GREGORY J. BOMBARDIER
NO. 4496
REGISTERED PROFESSIONAL ENGINEER

BAHRENBURG
PLANNED RESIDENTIAL DEVELOPMENT
SPEAR STREET / PRINDLE ROAD
OVERALL SITE PLAN
CHARLOTTE VERMONT

DRAWN	CCE
CHECKED	GJB
SCALE	1" = 60'
DATE	06/20/05
JOB NO.	24168
SHEET	C-2

OF 8 SHEETS