

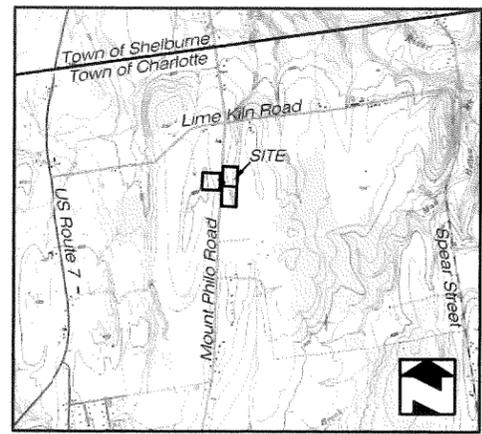


Approved by Resolution of the Charlotte Planning Commission on _____ 20____. Subject to all requirements and conditions of said Resolution. Signed this ____ day of _____, 20____.

BY: _____

Town of Charlotte
Received for Record

_____ A.D. _____
at _____ o'clock _____ minutes _____ M
and recorded in _____
attest: _____
Town Clerk

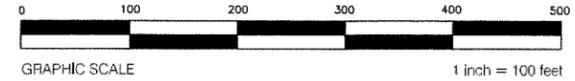


Location Plan n.t.s.

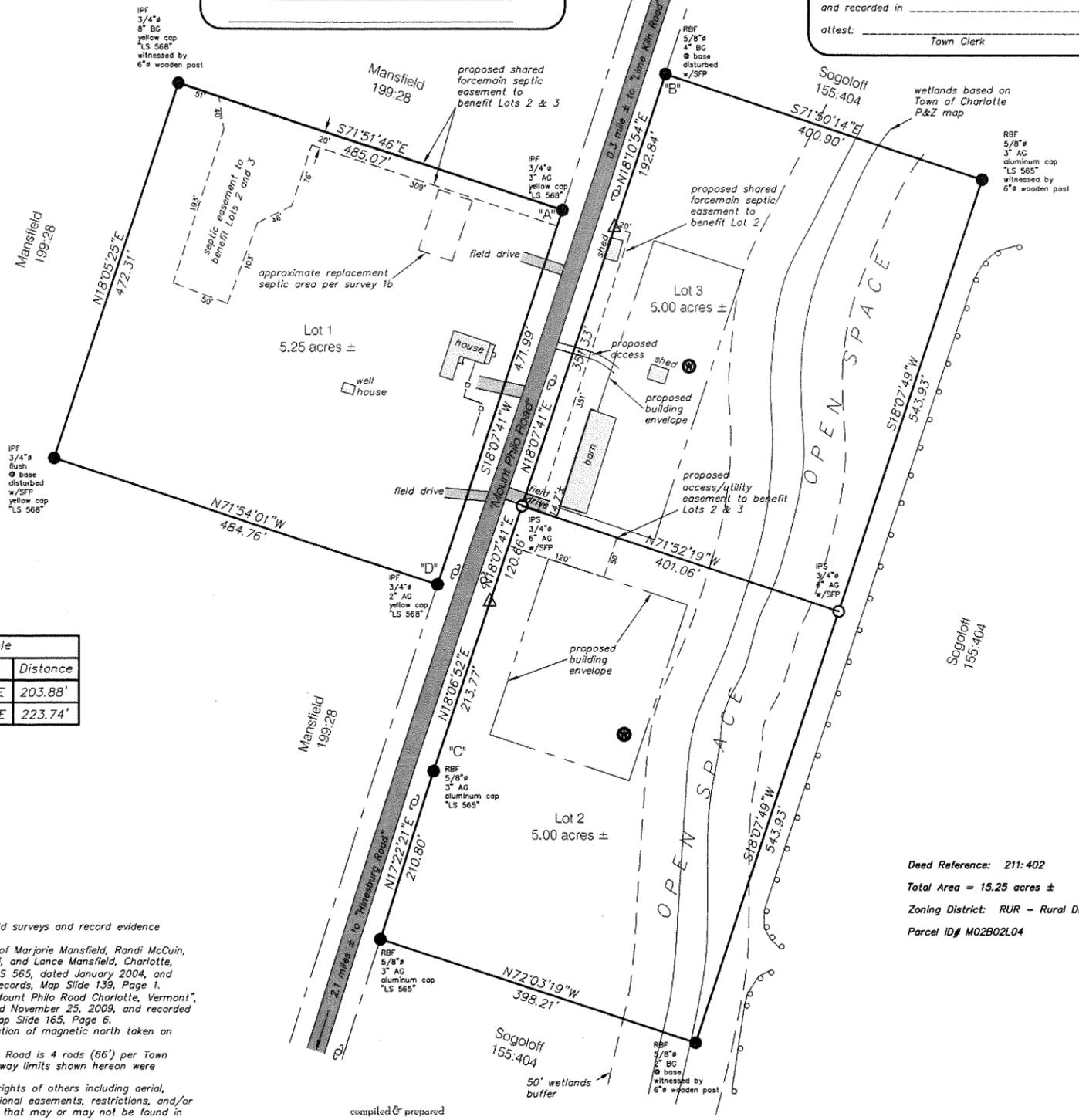
Tie Line Table		
Line	Bearing	Distance
"A to B"	N37°04'12"E	203.88'
"C to D"	N00°57'27"E	223.74'

Survey Notes:

- This survey has been compiled from field surveys and record evidence including the following plats:
 - "Final Plat, Minor Subdivision, Property of Marjorie Mansfield, Randi McQuin, Lynn Mansfield, Lisa Gere, James Mansfield, and Lance Mansfield, Charlotte, Vermont", prepared by Stuart J. Morrow, LS 565, dated January 2004, and recorded in the Town of Charlotte Land Records, Map Slide 139, Page 1.
 - "Subdivision Plat, Lynn Mansfield, 768 Mount Philo Road Charlotte, Vermont", prepared by Larry D. Young, LS 568, dated November 25, 2009, and recorded in the Town of Charlotte Land Records, Map Slide 165, Page 6.
- Bearings are based on a single observation of magnetic north taken on March 25, 2014.
- The public right-of-way of Mount Philo Road is 4 rods (66') per Town Records Volume 2, Page 7. The right-of-way limits shown hereon were determined existing monumentation.
- This property may be subject to legal rights of others including aerial, subsurface, or ancient roads, if any, additional easements, restrictions, and/or reservations whether or not shown hereon that may or may not be found in the Town of Charlotte Land Records.
- There may be wells, drilled, shallow or otherwise, that could affect this property.
- This survey depicts the boundary lines of Hardy and abutting owners based on records as of March 2014.
- Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.



This is an original mylar



Deed Reference: 211:402
Total Area = 15.25 acres ±
Zoning District: RUR - Rural District
Parcel ID# M02B02L04

- Legend**
- Project Boundary Line
 - - - Adjoiner Boundary Line
 - IPF/RBF Iron Pipe/Rebar Found
 - IPS Iron Pipe Set
 - △ Calculated Point
 - Diameter (inside)
 - ± More or Less
 - AG/BG Above/Below Ground
 - w/SFP With Steel Fence Post
 - ⊕ Utility Pole
 - Wooden Fence
 - Stockade Fence
 - 50' Setback Line
 - ⊙ Proposed Well

LaRose Surveys, P.C.
Land Surveyors - Boundary Consultants
Water & Septic System Designers
P.O. Box 388 - 25A West Street
Bristol, Vermont 05443
802.453.3818
www.larosuresurveys.com
info@larosesurveys.com

The information shown hereon is correct to the best of my knowledge and belief and is based on a collaboration of pertinent deeds, plats, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, Section 1403, (a) through (e).

Kevin R. LaRose, L.S.

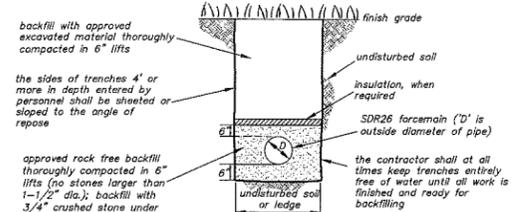


plat showing a survey
and subdivision of lands of
SCOTT HARDY
Mount Philo Road
Charlotte, Chittenden County, Vermont
March 26, 2014

IMPORTANT NOTE:
This is not a boundary survey. No certifications, expressed or otherwise, are made to the boundary lines shown hereon. The boundary lines shown hereon were based solely on a survey of the same name prepared by LaRose Surveys, P.C. and dated March 26, 2014, last revised December 11, 2014. LaRose Surveys, P.C. waives any and all responsibility from problems and/or issues relating to the boundary lines shown hereon including but not limited to setback lines and encroachments.

Individual Drilled Well Design Data

- The drilled well(s) construction, location, disinfection, and testing shall be in accordance with the State of Vermont Water Supply Rules.
- The basis of design for each drilled well is:
 - Average Day Demand: 140 gpd x # of bedrooms for the first three bedrooms, and 70 gpd for each additional bedroom
 - Maximum Daily Demand: (140 gpd x # of bedrooms)/720 min/day = 0.58 gpm (3 bedrooms) 0.68 gpm (4 bedrooms)
 - Operating pressure range: 40-80 psi at pressure switch



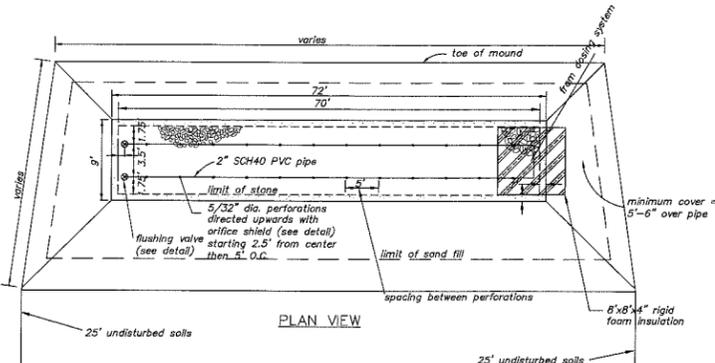
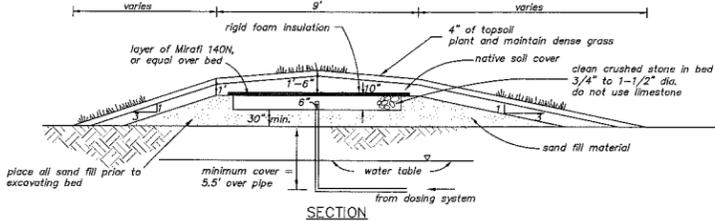
Forcemain Trench Notes:

- Backfill and bedding shall be properly compacted.
- Bedding material shall normally consist of well-graded sands and gravels with a maximum size of 3/4".
- Backfill shall not contain:
 - Any stones more than 12" (1-1/2" max. diameter within 2' of the outside of the pipe) in the largest dimension.
 - Be greater than 50 pounds.
 - Contain any frozen, wet or organic material.
- Use rigid foam insulation at the rate of 1" for every foot less than 4' of cover over forcemain.
- Forcemain shall be tested for leakage.
- At any crossing under a road or drive, forcemain shall be encased in a 4" PVC sleeve. Said sleeve is to extend 8' in either direction from edge of traveled way.
- The sides of the trenches 4' or more in depth entered by personnel shall be sheeted or sloped to the angle of repose as defined by O.S.H.A. standards.

Forcemain Trench

Note: Cut and remove all above ground vegetation with a hand mower. The existing ground shall not be graded or excavated. The contractor shall plow the surface to a depth of 7"-8", parallel to the land contour with the plow throwing the soil uphill.

Construction equipment shall not be driven across the original ground or the plowed surface. A minimum of 6" of sand shall be placed over the plowed surface for a lightweight construction equipment base.



Mound System Detail

Sewage Design Information

- The proposed sewage disposal system shall be constructed in accordance with all applicable Town Regulations and the State of Vermont Environmental Protection Rules.
- Basis of design:

Lot 2
Number of bedrooms = 4
Number of occupants = 7
Number of gallons per day = 490
Percolation Rates = Perc Test Depth Rate (mp)

A	24"	23.9
B	24"	32.6

Application Rate = 1.0 gpd/sf
Required Disposal Area = 490 gpd/1.0 gpd/sf = 490 sf
Disposal Area Provided = 7' x 70' bed = 490 sf

Lot 3
Number of bedrooms = 4
Number of occupants = 7
Number of gallons per day = 490
Percolation Rates = Perc Test Depth Rate (mp)

A	24"	19.2
B	24"	28.5

Application Rate = 1.0 gpd/sf
Required Disposal Area = 490 gpd/1.0 gpd/sf = 490 sf
Disposal Area Provided = 7' x 70' bed = 490 sf
- The use of garbage disposals is not recommended.
- If a water treatment system (water softener) is going to be used, the backwash water may not be discharged into the disposal system.

State of Vermont Mound Sand Specifications

Fill Material: The fill material from the natural soil plowed surface to the top of the trench or bed shall be sand texture with one of the following sieve analyses:

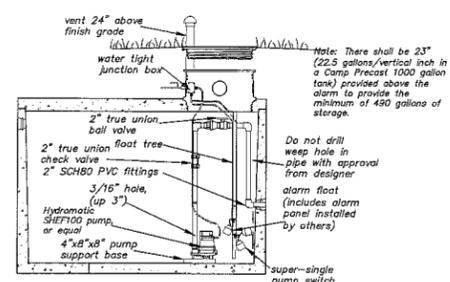
a. Sieve Number	Opening (mm)	Percent Passing, by Weight
3/8	9.500	85 - 100
40	0.420	25 - 70
60	0.240	0 - 30
100	0.149	0 - 10
200	0.074	0 - 5

b. Sieve Number	Opening (mm)	Percent Passing, by Weight
4	4.750	95 - 100
8	2.380	80 - 100
15	1.180	50 - 85
30	0.590	25 - 60
50	0.297	10 - 30
100	0.149	2 - 10

c. Sieve Number	Opening (mm)	Percent Passing, by Weight
3/8	9.500	85 - 100
40	0.420	30 - 50
200	0.074	0 - 5

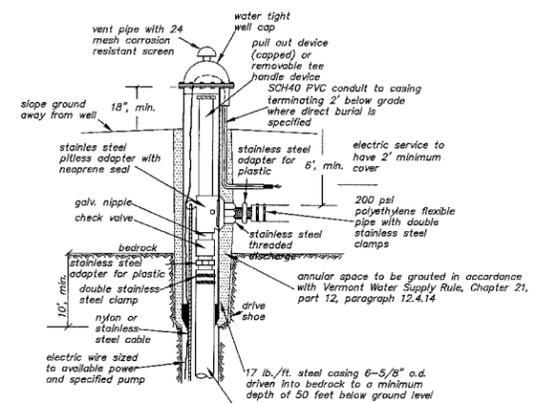
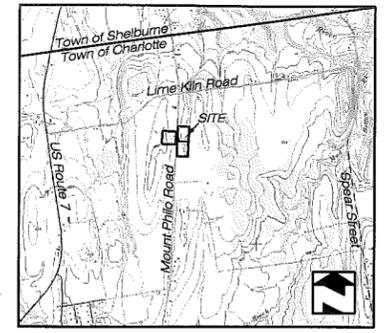
The material must meet specifications a, b, or c. Interpolation of analyses is not permitted. Fill material b is ASTM Specification C-33 and is intended for manufactured material.

NOTE: Within the parcel boundaries shown hereon, the contour interval is two-feet and is based on a topographical survey prepared by LaRose Surveys, P.C. completed in September, 2013. Outside the parcel boundaries, the contour interval is ten-feet and is based solely on the State of Vermont Natural Resources Atrons. No liability is assumed by the undersigned as to the accuracy of said contours.



- Design Notes:**
- 4000 psi concrete, 28 day strength.
 - Low pressure seals designed to accept 4" C.I. or PVC pipe.
 - Requires effluent pump and a super single pump switch with a swing setting for a 123 gallon dose set 6" above the base of the pump with a high level alarm set 6" above the "pump on" setting. There shall be a minimum of one day storage above "alarm on" level.
 - Pump station shall be leak tested for 24 hours prior to backfilling.
 - It should be noted that any deviation in the location or elevation of the septic tank, pump station, or the disposal system from the designed location may require a different size pump.

1000 Gallon Seamless Precast Concrete Pump Station



Typical Individual Drilled Well

Drilled Well Isolation Distances

Item	Horizontal Distance (feet)		
	Disposal Field	Septic Tank	Sewer
Drilled well	50	50	50
Lake and pond impoundment - standing water	50	25	25
River, streams	50	25	10
Drainage swales, roadway ditches	25	50	25
Main or municipal water lines	50	50	b*
Service water lines	25	25	b*
Roadways, driveways, parking lots	10	5	-
Top of embankment, or slope greater than 30%	25	10	-
Property line	25	10	-
Trees	10	10	-
Other disposal field or replacement area	10	10	-
Foundation, footing drains, curtain drains	35	10	-
Suction water line	100	50	50

* a) see presumptive isolation zone on plan
* b) see Vermont Water Supply Rule

Deed Reference: 211:402
Total Area = 15.25 acres ±
Zoning District: RUR - Rural District
Parcel ID# M02B02L04

an overall site plan showing a subdivision of lands of
SCOTT HARDY

Mount Philo Road
Charlotte, Chittenden County, Vermont

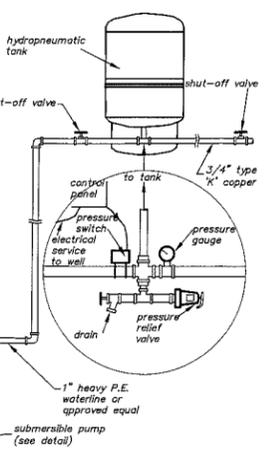
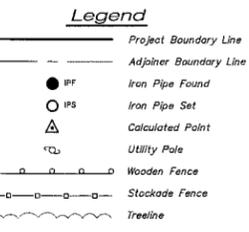
March 26, 2014



Revised 04/06/15

Sheet 1 of 2

PROJECT #13064



Typical Individual Water System



LaRose Surveys, P.C.
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compiled & prepared by

THE CONTRACTOR SHALL NOTIFY "TRISAFE" AT 1-888-252-SAFE PRIOR TO ANY EXCAVATION.