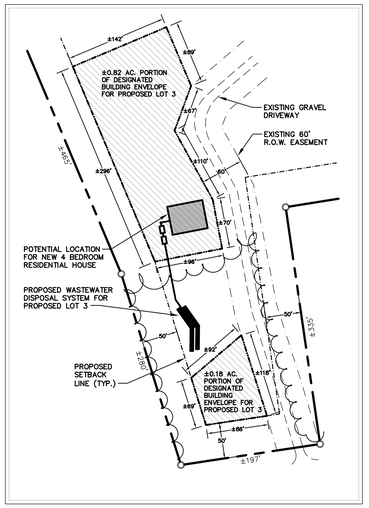
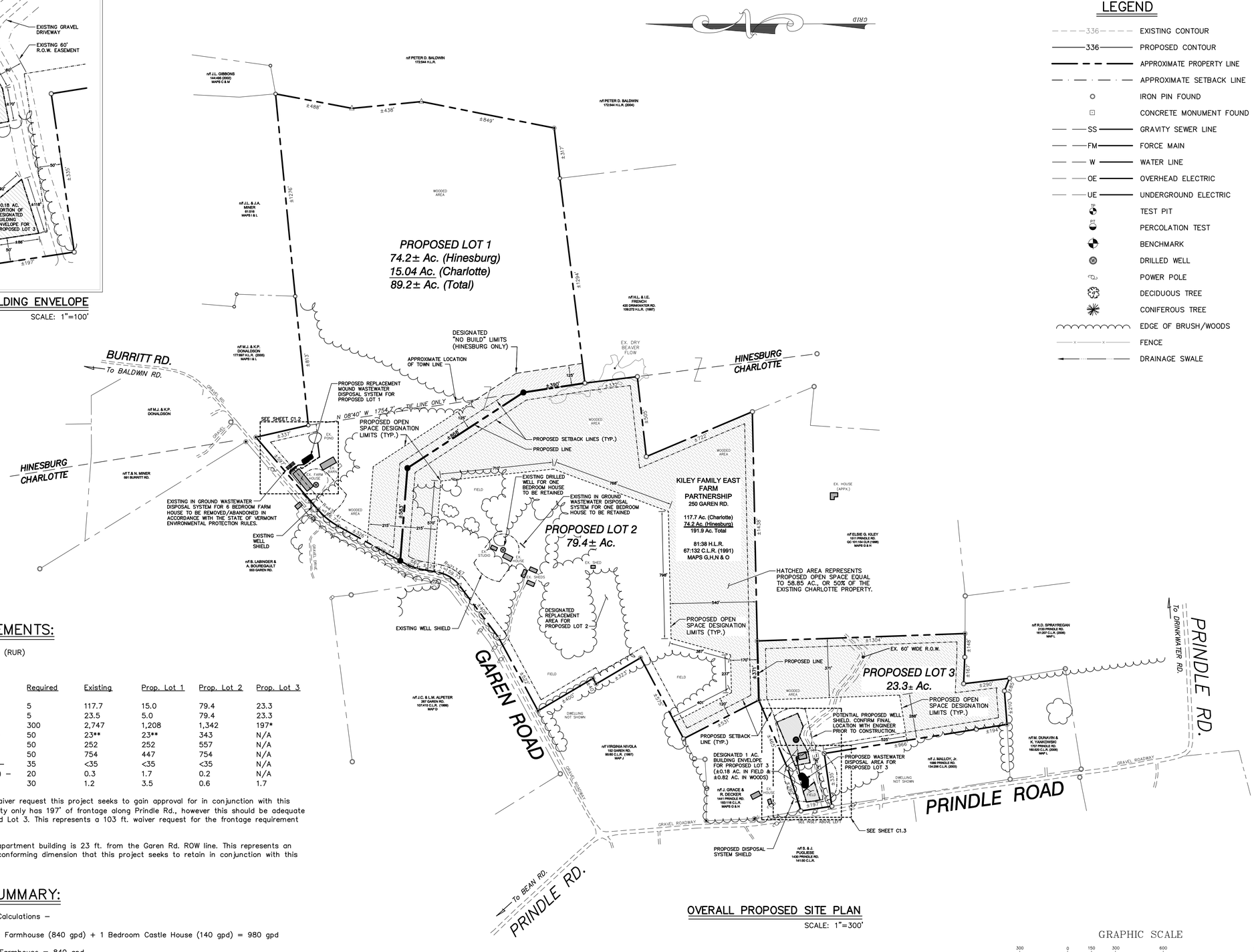


PROPOSED LOT 3 BUILDING ENVELOPE

SCALE: 1"=100'



OVERALL PROPOSED SITE PLAN

SCALE: 1"=300'

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- GRAVITY SEWER LINE
- FORCE MAIN
- WATER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- TEST PIT
- PERCOLATION TEST
- BENCHMARK
- DRILLED WELL
- POWER POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- FENCE
- DRAINAGE SWALE

ZONING REQUIREMENTS:

Zoning District – Rural District (RUR)

Dimensional Standards –

	Required	Existing	Prop. Lot 1	Prop. Lot 2	Prop. Lot 3
Minimum Lot Size (Ac.) –	5	117.7	15.0	79.4	23.3
Minimum Density (Ac./unit) –	5	23.5	5.0	79.4	23.3
Minimum Frontage (ft.) –	300	2,747	1,208	1,342	197*
Minimum Front Setback (ft.) –	50	23**	23**	343	N/A
Minimum Side Setback (ft.) –	50	252	252	557	N/A
Minimum Rear Setback (ft.) –	50	754	447	754	N/A
Maximum Building Height (ft.) –	35	<35	<35	<35	N/A
Maximum Building Coverage (%) –	20	0.3	1.7	0.2	N/A
Maximum Lot Coverage (%) –	30	1.2	3.5	0.6	1.7

* – This value represents a waiver request this project seeks to gain approval for in conjunction with this subdivision. The existing property only has 197' of frontage along Prindle Rd., however this should be adequate to meet the needs of Proposed Lot 3. This represents a 103 ft. waiver request for the frontage requirement for Proposed Lot 3.

** – The existing Farmhouse apartment building is 23 ft. from the Garen Rd. ROW line. This represents an existing, grand fathered, non–conforming dimension that this project seeks to retain in conjunction with this subdivision.

DESIGN FLOW SUMMARY:

Water and Sewer Design Flow Calculations –

Existing Property – 6 Bedroom Farmhouse (840 gpd) + 1 Bedroom Castle House (140 gpd) = 980 gpd

Proposed Lot 1 – 6 Bedroom Farmhouse = 840 gpd

Proposed Lot 2 – 1 Bedroom Castle House = 140 gpd

Proposed Lot 3 – 4 Bedroom Residential House = 490 gpd

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LN., So. BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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DRAWN: JSO
CHECKED: SAV
APPROVED: JSO

OWNER:

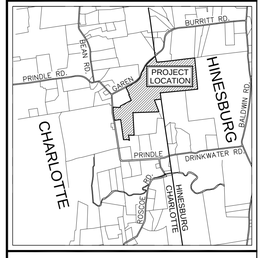
KILEY FAMILY EAST PARTNERSHIP

2033 DORSET ST.
CHARLOTTE, VT 05445

PROJECT:

PROPOSED MINOR SUBDIVISION

PRINDLE & GAREN RD.
CHARLOTTE, VT 05445



LOCATION MAP

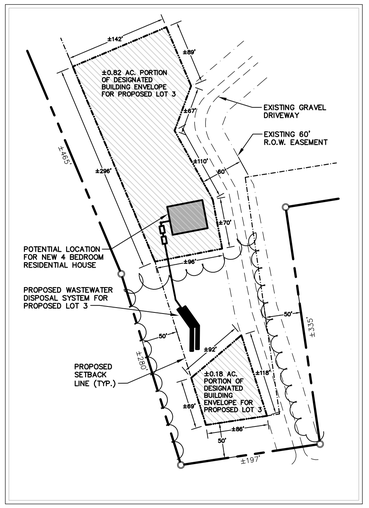
1" = 4000'

DATE	CHECKED	REVISION
2/1/12	JSO	REVISED DESIGN BASIS
7/24/12	JSO	REVISED "NO BUILD" LIMITS
9/26/12	JSO	ADDED OPEN SPACE
12/7/12	JSO	ADDED LOT 3 BLDG. ENV. DETAIL
1/11/13	JSO	REVISIONS PER TOWN COMMENTS

OVERALL PROPOSED SITE PLAN

DATE: SEPT. 1, 2011
SCALE: AS SHOWN
PROJ. NO. 11114.01

DRAWING NUMBER: C1.1



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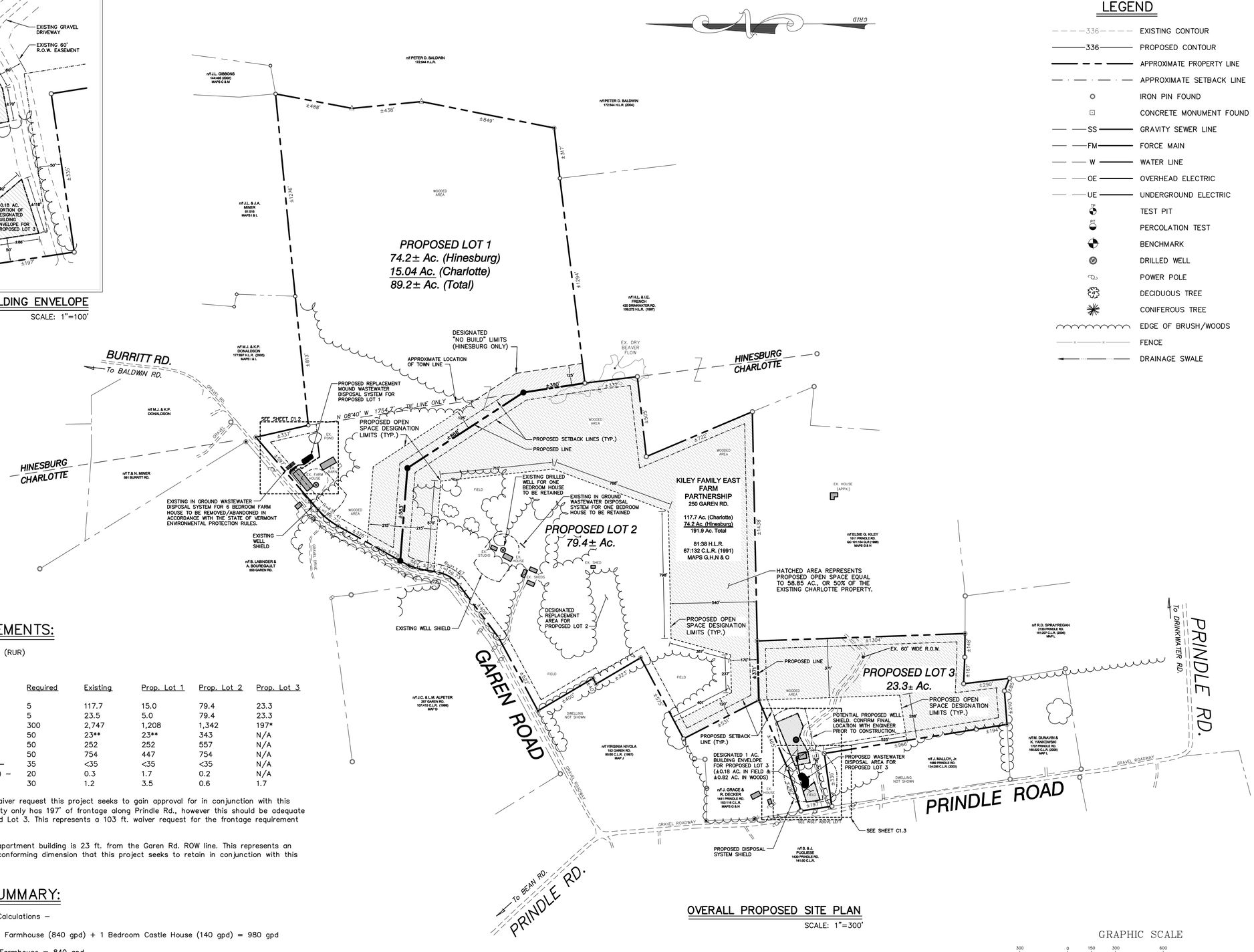

OVERALL PROPOSED SITE PLAN

SCALE: 1"=300'

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
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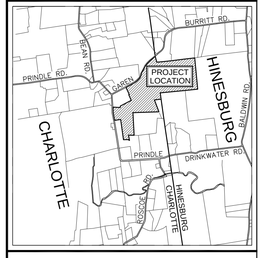
CHARLOTTE, VT 05445



LOCATION MAP

1" = 4000'

DATE	CHECKED	REVISION
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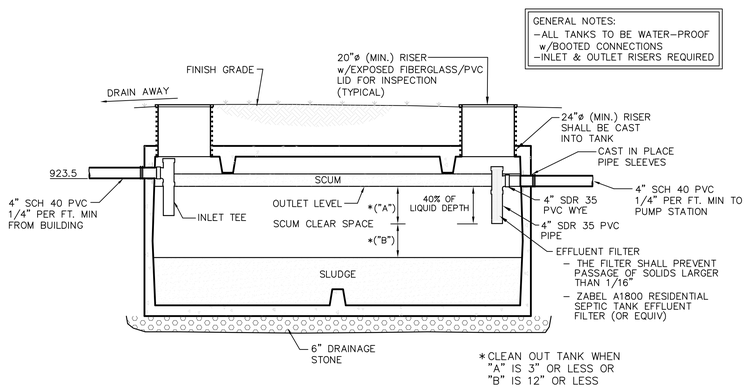
OVERALL PROPOSED SITE PLAN

DATE: SEPT. 1, 2011
SCALE: AS SHOWN
PROJ. NO. 11114.01

DRAWING NUMBER: C1.1



1000 GALLON SEPTIC TANK

N.T.S.

Septic Tank Notes

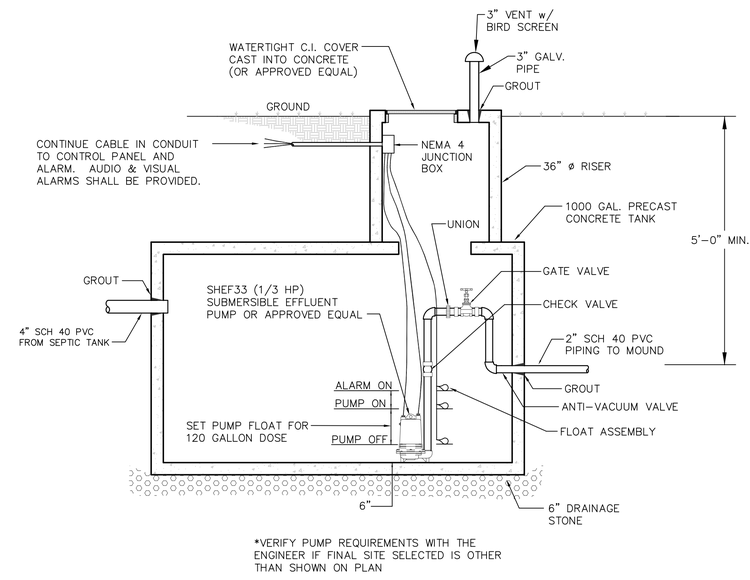
1. Septic tank shall be a precast concrete tank, unless otherwise approved.

2. Maintenance
   - At least once a year, the depth of sludge and scum in the septic tank should be measured. The tank should be pumped if:
   - The sludge is closer than twelve inches to the outlet baffle or;
   - The scum layer is closer than three inches to the outlet baffle.
   - Under no circumstances should anyone enter a septic tank.

3. Recommendations
   - The use of garbage grinders is discouraged as sludge accumulation in the septic tank can be increased by up to 40%. If used, the septic tank will require more frequent pumping.
   - The septic system is designed to handle human waste and toilet paper, plus water from plumbing fixtures such as toilets, baths and sinks. Moderate use of household cleaners, detergents and bleach should not damage your system; however, indiscriminate use may cause problems. Non–degradable paper products and any other non–biodegradable substances should not be put in your wastewater system.
   - Minimize the amount of water used in the household. Excessive water could flush solids from the septic tank to the disposal field which leads to clogging or plugging of the piping. When dishwashers and washers are used, make sure loads are full and stagger their use to reduce peak flows, i.e. stagger loads of laundry over several days instead of one day.

4. Walkways, patios and decks or other permanent structures should not be constructed over the septic tank.

5. There should be no need to use commercial "starter", "bacterial feeds", or "cleaners", etc. Bacteria in a septic tank system occurs naturally.



1000 GALLON PUMP STATION DETAIL

N.T.S.

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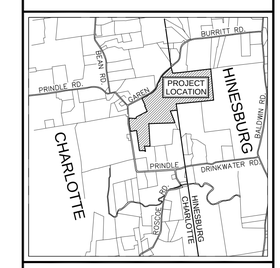


LOCATION MAP

1" = 4000'

DATE	CHECKED	REVISION

WASTEWATER DETAILS PLAN FOR PROPOSED LOT 3

DATE
JAN. 11, 2013
SCALE
AS SHOWN
PROJ. NO.
11114

DRAWING NUMBER
C2.3

DISPOSAL FIELDS & FORCE MAINS
PART 1 – GENERAL

1.01 Summary

A. Section includes:
   1. Wastewater Disposal Field
   2. Force Main Materials

1.02 References

A. All work shall be done in accordance with the most recent edition of the State of Vermont Environmental Protection Rules.

PART 2 – PRODUCTS

2.01 General

A. Disposal Fields: Schedule 40 PVC pipe meeting the requirements of the latest revision of ASTM Specification D–1785. Fittings used in the disposal fields shall be compatible with distribution lines material.

B. Force Mains: PVC pipe shall conform in all respects to the latest revisions of ASTM Specifications D–2241. All pipe fittings shall be SCH 40 (or SDR 26) clearly marked as follows:

   – Manufacturer's Name and Trademark
   – Nominal Pipe Size (as shown on plans)
   – Material Designation

   Joints shall be push–on type using elastomeric gaskets factory installed conforming to ASTM Specification D–3212.

C. Crushed stone shall be clean, durable and no smaller than 3/4" or larger than 1 1/2 inches in diameter.

PART 3 – EXECUTION

3.01 Mound Construction

A. Aboveground vegetation shall be closely cut and removed from the ground surface throughout the area to be utilized for the placement of the fill material. Prior to plowing, the dosing pump discharge line from the pump chamber or dosing chamber to the point of connection with the distribution piping header shall be installed. The area shall then be plowed to a depth of seven to eight inches, parallel to the land contour with the plow throwing the soil upslope to provide a proper interface between the fill and natural soils. Tree stumps should be cut flush with the surface of the ground and roots should not be pulled. Once plowing of the mound area is completed, the area shall be fenced to prevent vehicles and equipment from entering the plowed area.

B. To prevent compaction, construction equipment shall not be moved across the plowed surface or the effluent disposal area. However, after placement of a minimum of six inches of sand fill over the plowed area, construction equipment may be driven over the protected surface to expedite construction. Construction equipment shall be kept off the area down gradient of the disposal field. Construction and/or plowing shall not be initiated when the soil moisture content is high.

C. Construction should be initiated immediately after preparation of the soil interface by placing all of the sand fill needed for the mound to a minimum depth of 30 inches. This depth will permit excavation of trenches to accommodate the crushed stone (12 inches) necessary for the distribution piping.

D. The pressure distribution pipe should be laid level on top of the stone and flushing valves installed at the ends of the pipe. Upon completion of the distribution piping, the qualified consultant shall test the system with clean water. The test shall show that a minimum pressure of three feet of head is present at the ends of the pipe and that the difference in discharge rate between the two orifices with the greatest difference in discharge rates is not greater than 15 percent. After connecting the distribution pipe to the force main, the distribution pipe shall be covered with at least two inches of clean stone aggregate. The stone aggregate shall be covered completely with filter fabric.

E. After installation of the distribution system, crown the entire mound with cover of soil less permeable than the mound fill, covering with 12 inches on the side slopes and a minimum of 18 inches over the center of the mound. Native soil from the site is normally suitable for cover material, though the top two to four inches of this cover should be topsoil. The entire mound shall be seeded, sodded or otherwise provided with vegetative cover to assure stability of the installation.

F. The area surrounding the disposal field shall be graded to provide diversion of surface runoff waters if required.

3.02 Testing Notes

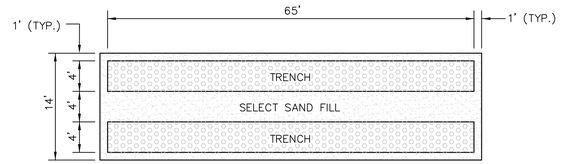
A. The wastewater system shall be inspected during critical stages of construction by a qualified consultant. This shall include at a minimum the staking of the disposal field, the trenches after the initial 9 inches of stone and distribution piping is placed, the installation and pressure test of distribution piping, and a final inspection of the entire system. The Contractor will be responsible for contacting the Engineer to set up the inspection schedule.

B. Testing of pressure distribution shall be done in the Engineer's presence. Pressure shall be measured to insure a minimum of 1 psi. (See section D above).

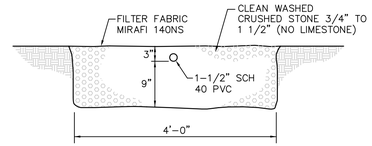
C. The distribution line shall then be carefully placed on the bedding with no slope, orifice shields snapped into place, and covered with at least 2" of crushed stone.

D. All work shall be done in accordance with the most recent edition of the State of Vermont Environmental Protection Rules and the Town of Charlotte's requirements.

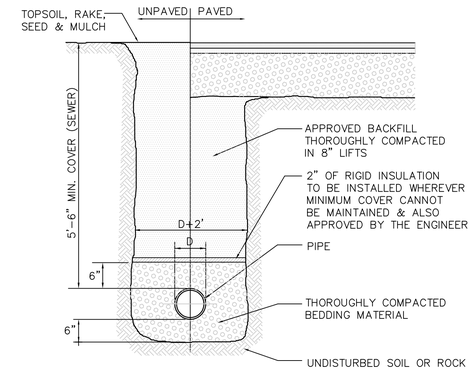
E. Prior to use of the system, the qualified consultant shall submit a written report to the State of Vermont stating that the system has been installed according to the approved plans and permit. The report shall specifically address the inspection of the site preparations and include numerical results of the orifice discharge rate comparison.



TYPICAL TRENCH PLAN
N.T.S.



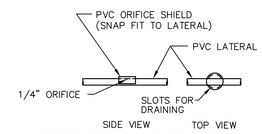
TYPICAL TRENCH SECTION
N.T.S.



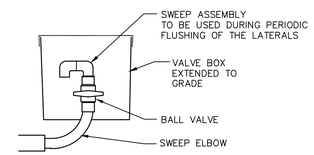
TYPICAL TRENCH DETAIL
N.T.S.

NOTES:

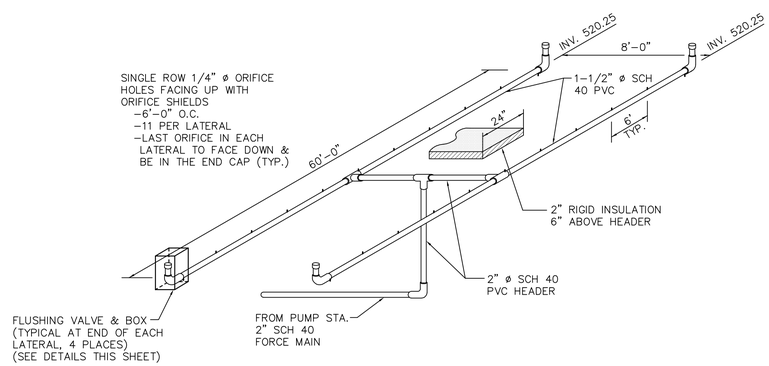
1. Typical trench for water, sewer, and drainage pipe.
2. Compaction of backfill and bedding shall be a minimum of 90% (95% under roadway surfaces) of maximum dry density determined in the standard proctor test (ASTM D698).
3. Bedding material shall not be placed on frozen subgrade.
4. Approved backfill shall not contain any stones more than 6" in largest dimension, 2" maximum diameter within 2' of the outside of the pipe, or any frozen, or organic material.
5. Trenches shall be completely dewatered prior to placing of pipe bedding material and kept dewatered during installation of pipe and backfill.
6. The sides of 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.
7. Bedding material for wastewater lines shall consist of crushed stone or gravel with maximum size of 3/4".



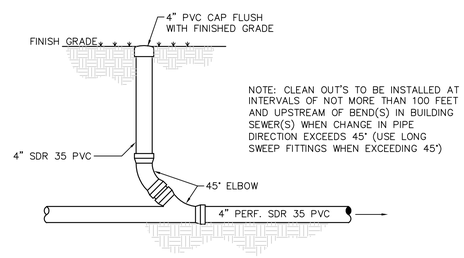
ORIFICE SHIELD DETAIL
N.T.S.



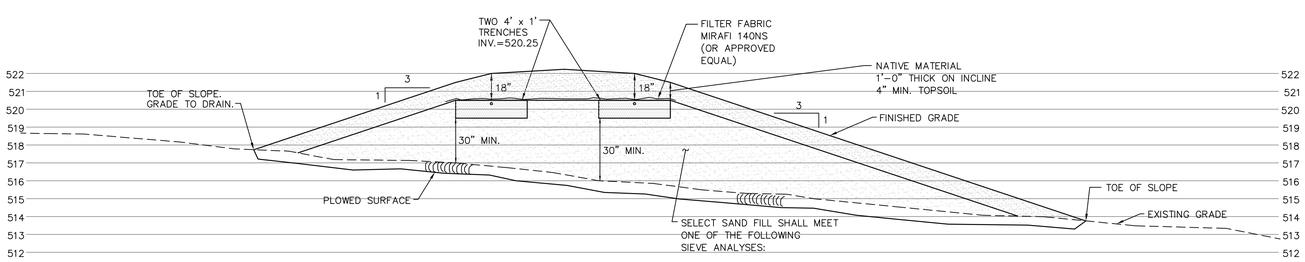
FLUSHING VALVE DETAIL
N.T.S.



MOUND PIPING DETAIL
N.T.S.



TYPICAL CLEANOUT DETAIL
N.T.S.

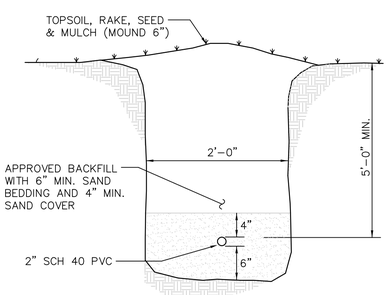


SIEVE #	% PASSING
10	85–100
40	25–75
60	0–30
100	0–10
200	0–5

SIEVE #	% PASSING
8	80–100
16	50–85
30	25–60
50	10–30
100	2–10

SIEVE #	% PASSING
10	85–100
40	30–50
200	0–10

SECTION B–B
1/4" = 1'–0"



FM TRENCH SECTION
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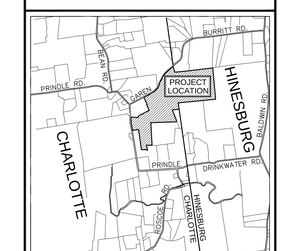


LOCATION MAP
1" = 4000'

DATE	CHECKED	REVISION

WASTEWATER
DETAILS PLAN
FOR PROPOSED
LOT 3

DATE
JAN. 11, 2013

SCALE
AS SHOWN

PROJ. NO.
11114

DRAWING NUMBER
C2.2

TEST PIT RESULTS

6/27/07 JSO

TEST PIT #39

0–4" DARK BROWN SANDY LOAM TOPSOIL
4–12" DARK BROWN STONY SANDY LOAM
12–48" GRAY BROWN CLAY LOAM
MOTTLING @ 12"

TEST PIT #40

0–3" DARK BROWN SANDY LOAM TOPSOIL
3–12" RED BROWN VERY FINE SANDY LOAM
12–25" LIGHT BROWN VERY FINE SANDY LOAM
25–42" BROWN SILTY LOAM
MOTTLING @ 19"

TEST PIT #41

0–4" DARK BROWN SANDY LOAM TOPSOIL
4–12" RED BROWN VERY FINE SANDY LOAM
12–26" LIGHT BROWN VERY FINE SANDY LOAM
26–42" BROWN SILTY LOAM
42–46" GREY BROWN SILTY CLAY LOAM
MOTTLING @ 19"

TEST PIT #42

0–6" DARK BROWN SANDY LOAM TOPSOIL
6–12" RED BROWN SANDY LOAM
12–26" LIGHT BROWN VERY FINE SANDY LOAM
26–50" BROWN SILTY LOAM
MOTTLING @ 19"

TEST PIT #43

0–3" DARK BROWN SANDY LOAM TOPSOIL
3–13" RED BROWN SANDY LOAM
13–26" BROWN VERY FINE SANDY LOAM
26–56" BROWN SILTY LOAM
MOTTLING @ 19"

TEST PIT #44

0–3" DARK BROWN SANDY LOAM TOPSOIL
3–9" RED BROWN FINE SANDY LOAM
9–14" RED BROWN VERY FINE SANDY LOAM
14–26" LIGHT BROWN SILTY LOAM
26–50" BROWN SILTY CLAY LOAM
MOTTLING @ 18"

TEST PIT #45

0–4" DARK BROWN SANDY LOAM TOPSOIL
4–12" BROWN FINE SANDY LOAM
12–18" BROWN SILTY LOAM
18–54" GRAY BROWN CLAY LOAM
MOTTLING @ 17"

TEST PIT #46

0–6" DARK BROWN SANDY LOAM TOPSOIL
6–14" BROWN FINE STONY SANDY LOAM
14–22" RED BROWN STONY VERY FINE SANDY LOAM
22–50" BROWN STONY SILTY LOAM
MOTTLING @ 22"

TEST PIT #47

0–4" DARK BROWN SANDY LOAM TOPSOIL
4–14" RED BROWN SANDY LOAM
14–28" LIGHT BROWN VERY FINE SANDY LOAM
28–48" BROWN SILTY LOAM
MOTTLING @ 20"

TEST PIT #48

0–6" DARK BROWN SANDY LOAM TOPSOIL
6–14" DARK BROWN FINE SANDY LOAM
14–24" RED BROWN VERY FINE SANDY LOAM
24–50" BROWN SILTY LOAM
MOTTLING @ 18"

DESIGN DATA FOR PRIMARY SYSTEM

Design Data Flow:
- 4 Bedroom Residential House
- 3 Bedrooms @ 140 gpd + 1 Bedrooms @ 70 gpd
- Total Design Flow = 420 + 70 = 490 gpd

Septic Tank Size:
- Design Flow = 490 gpd
- Tank Size = 1.5 x 490 = 735 gal
- Use 1,000 gal septic tank

Application Rate:
- Use 1.0 gal/sf for mound design

Absorption Trench Area:
- 490 gal @ 1 gal/sq ft = 490 sq ft required
- Use two 4 ft x 65 ft trench = 520 sq ft provided

Pump Requirements:
- Each lateral to have eleven orifices 6'–0" o/c
- Twenty–two 1/4" dia. ori. @ 1.28 gpm/ori. = 28 gpm
- TDH @ 28 gpm
  - Elevation ±11 ft
  - Friction ±3 ft (Assume 150' force main)
  - Residual 3 ft
  - 17 ft
- Use SHEF33 (1/3 Hp) effluent pump or approved equal
- Confirm pump selection with Engineer prior to construction

Desktop Mounding Analysis:
- Ave. Slope = 8%
- Soil Condition = Very Fine Sandy Loam
- f = 10.5
- h = 18 – 6 = 1.0'
- LLR = 10.5 x 1.0 = 10.5 gpd/lf
- Length = 490 gpd / 10.5 gpd/lf = 46.7 lf required
- Design Length = 65 lf provided

Replacement System:
- Not required due to mound primary system design

PERC TEST RESULTS

7/15/07 JCB/GAC

PERC TEST #7 – 10 MIN./IN.
PERC TEST #8 – 9 MIN./IN.

GENERAL NOTES:

1. Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. The Contractor shall field verify all utility conflicts. All discrepancies shall be reported to the Engineer. The Contractor shall contact Dig Safe (888–344–7233) prior to any construction.

2. All existing utilities not incorporated into the final design shall be removed or abandoned as indicated on the plans or directed by the Engineer.

3. The Contractor shall maintain as–built plans (with ties) for all underground utilities. Those plans shall be submitted to the Owner at the completion of the project.

4. The Contractor shall repair/restore all disturbed areas (on or off the site) as a direct or indirect result of the construction.

5. All grassed areas shall be maintained until full vegetation is established.

6. Maintain all trees outside of construction limits.

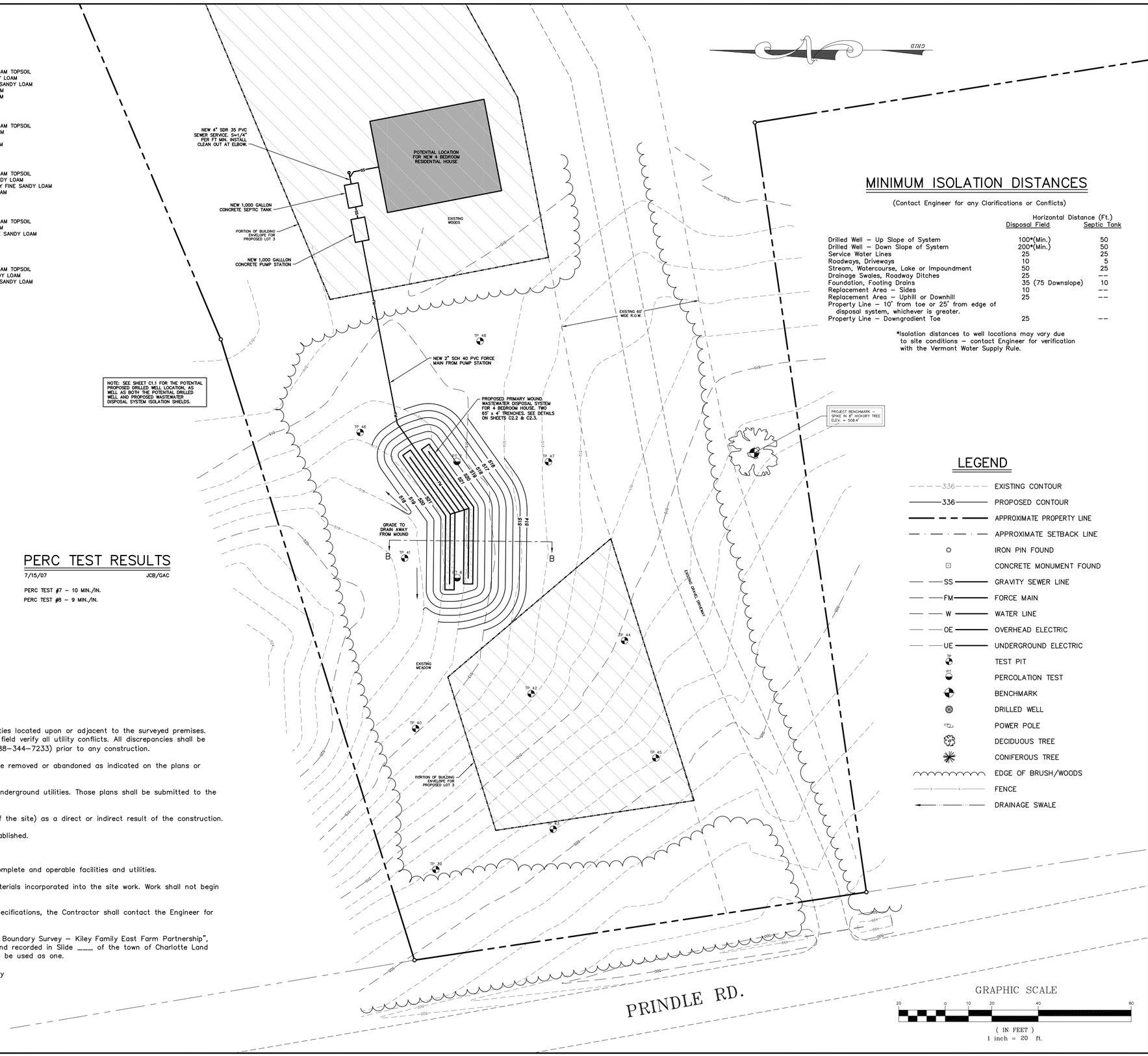
7. The Contractor shall be responsible for all work necessary for complete and operable facilities and utilities.

8. The Contractor shall submit shop drawings for all items and materials incorporated into the site work. Work shall not begin on any item until shop drawing approval is granted.

9. If there are any conflicts or inconsistencies with the plans or specifications, the Contractor shall contact the Engineer for verification before work continues on the item in question.

10. Property line information is based upon a plat entitled "Plat of Boundary Survey – Kiley Family East Farm Partnership", dated May 2, 2008, prepared by Civil Engineering Associates, Inc. and recorded in Slide ____ of the town of Charlotte Land Records. This plan is not a boundary survey and is not intended to be used as one.

11. The project benchmark, of 508.4', is a spike set in a 8" Hickory tree located tot he south of the field. Vertical datum based on a scaled elevation from a USGS Quad topo map.



MINIMUM ISOLATION DISTANCES

(Contact Engineer for any Clarifications or Conflicts)

	Horizontal Distance (Ft.) Disposal Field	Septic Tank
Drilled Well – Up Slope of System	100*(Min.)	50
Drilled Well – Down Slope of System	200*(Min.)	50
Service Water Lines	25	25
Roadways, Driveways	10	5
Stream, Watercourse, Lake or Impoundment	50	25
Drainage Swales, Roadway Ditches	25	--
Foundation, Footing Drains	35 (75 Downslope)	10
Replacement Area – Sides	10	--
Replacement Area – Uphill or Downhill	25	--
Property Line – 10' from toe or 25' from edge of disposal system, whichever is greater.		
Property Line – Downgradient Toe	25	--

*Isolation distances to well locations may vary due to site conditions – contact Engineer for verification with the Vermont Water Supply Rule.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- SS GRAVITY SEWER LINE
- FM FORCE MAIN
- W WATER LINE
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- TEST PIT
- PERCOLATION TEST
- BENCHMARK
- DRILLED WELL
- POWER POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- FENCE
- DRAINAGE SWALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LN., So. BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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DRAWN JSO
CHECKED SAV
APPROVED JSO

OWNER:

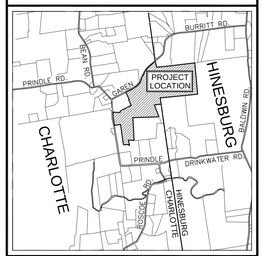
KILEY FAMILY EAST PARTNERSHIP

2033 DORSET ST.
CHARLOTTE, VT 05445

PROJECT:

PROPOSED MINOR SUBDIVISION

PRINDLE & GAREN RD.
CHARLOTTE, VT 05445



LOCATION MAP
1" = 4000'

DATE	CHECKED	REVISION

WASTEWATER DISPOSAL SYSTEM SITE PLAN

DATE JAN. 11, 2013
SCALE 1" = 20'
PROJ. NO. 11114.01

DRAWING NUMBER C1.3