

SURVEYOR'S STATEMENT:

LAND WESTERLY OF THE N17°29'59"E LINE:
 TOTAL STATION SURVEY BY GLENN TOWNE
 ASSISTED BY ZEBULON TOWNE BASED ON
 A PERIMETER SURVEY BY OTHERS AND A
 SUBDIVISION PLAN BY LANDPLAN, INC.
 OF WARREN, VT. THE SURVEY WORK IDENTIFIED
 IS CONSISTENT WITH THIS INFORMATION.
 DEGREE OF PRECISION: RURAL

LAND EASTERLY OF THE N17°29'59"E LINE:
 PERIMETER COMPILED FROM SURVEYS OF
 OTHERS.

BEARINGS ARE BASED ON MAGNETIC NORTH 1971.

RECORD SEARCH BY GLENN TOWNE.

DRAFTING BY GLENN TOWNE.

DIMENSION OF MONUMENTS MEASURED BY
 COMMONLY ACCEPTED METHODS. ALL MONUMENTS
 IN GOOD CONDITION.

THIS PLAT MEETS THE REQUIREMENTS OF
 27 VSA 1403.

AREAS

LOT 1	75.92 ACRES
LOT 2	6.87 ACRES
LOT 3	6.02 ACRES
LOT 4	4.07 ACRES
LOT 5	3.45 ACRES
LOT 6	4.40 ACRES
LOT 7	4.37 ACRES
LOT 8	3.61 ACRES
LOT 9	8.02 ACRES
TOTAL	116.73 ACRES

LEGEND

- IRS 6" = IRON ROD SET, 1/2" RE-BAR 6" HIGH
WITH CAP MARKED TOWNE 521.
- 3/8" IRF 16" = IRON ROD FOUND, 3/8" RE-BAR 16" HIGH
FREY WITH CAP MARKED FREY
- 1/2" IRF 21" = IRON ROD FOUND, 1/2" RE-BAR 21" HIGH
RICH WITH CAP MARKED RICH
- 1/2" IRF 12" = IRON ROD FOUND, 1/2" RE-BAR 12" HIGH
NO CAP
- IR = IRON ROD
- GB = GRANITE BOUND
- = PROPERTY LINE
- - - = TIE LINE
- = EDGE OF RIGHT OF WAY
- BB/145 = BOOK 88, PAGE 145 OF THE LAND
RECORDS

TITLE SOURCE:

MICHAEL J. BABCOCK AND ABIGAIL W. BABCOCK
 FROM JOHN H. TONELLI
 17 FEB., 2004 BOOK 132, PAGE 159

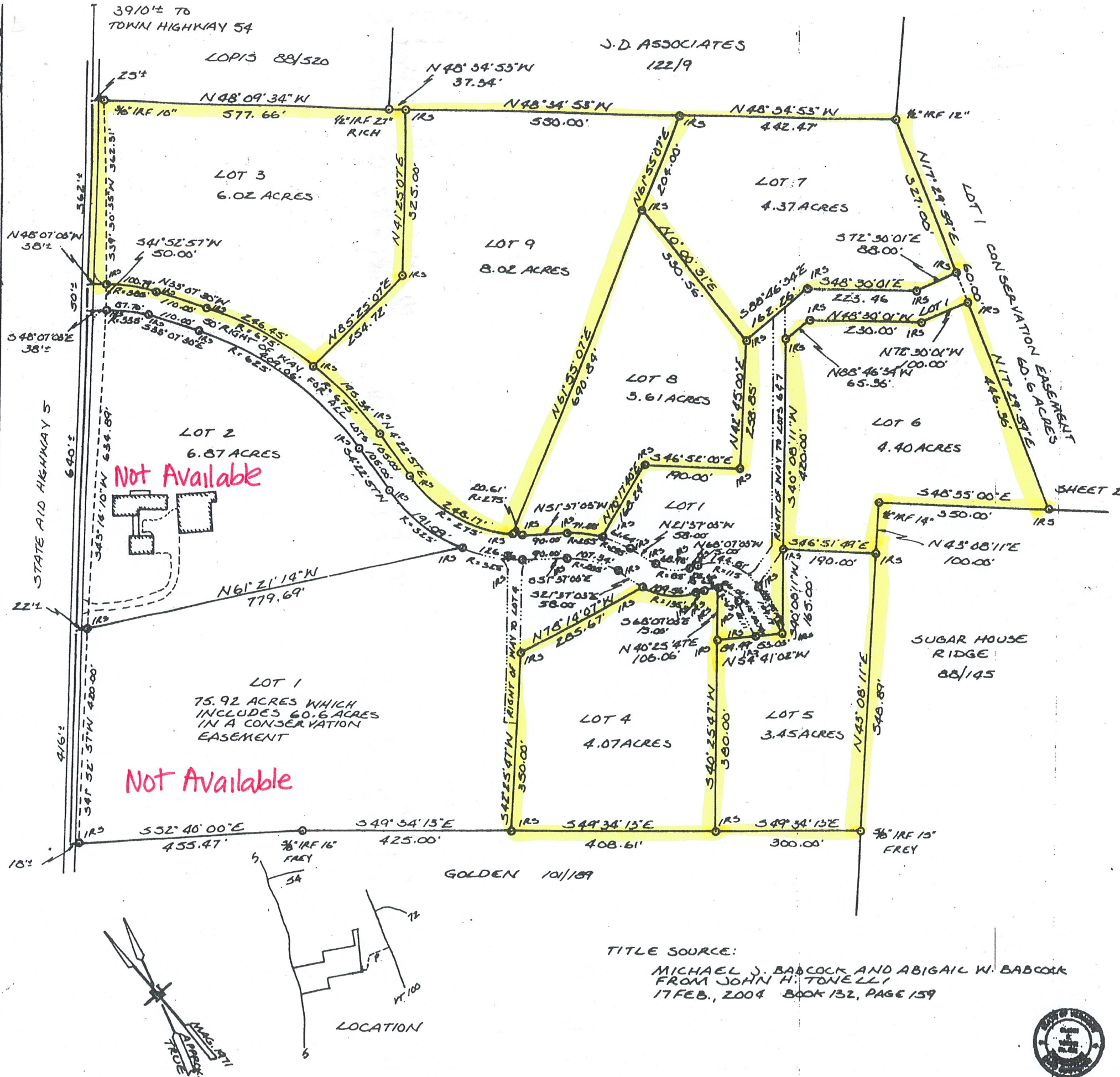


MICHAEL J. BABCOCK
 9 LOT SUBDIVISION
 MORRISTOWN, VT. - AUGUST, 2004
 BY GLENN TOWNE, WATERBURY, VERMONT

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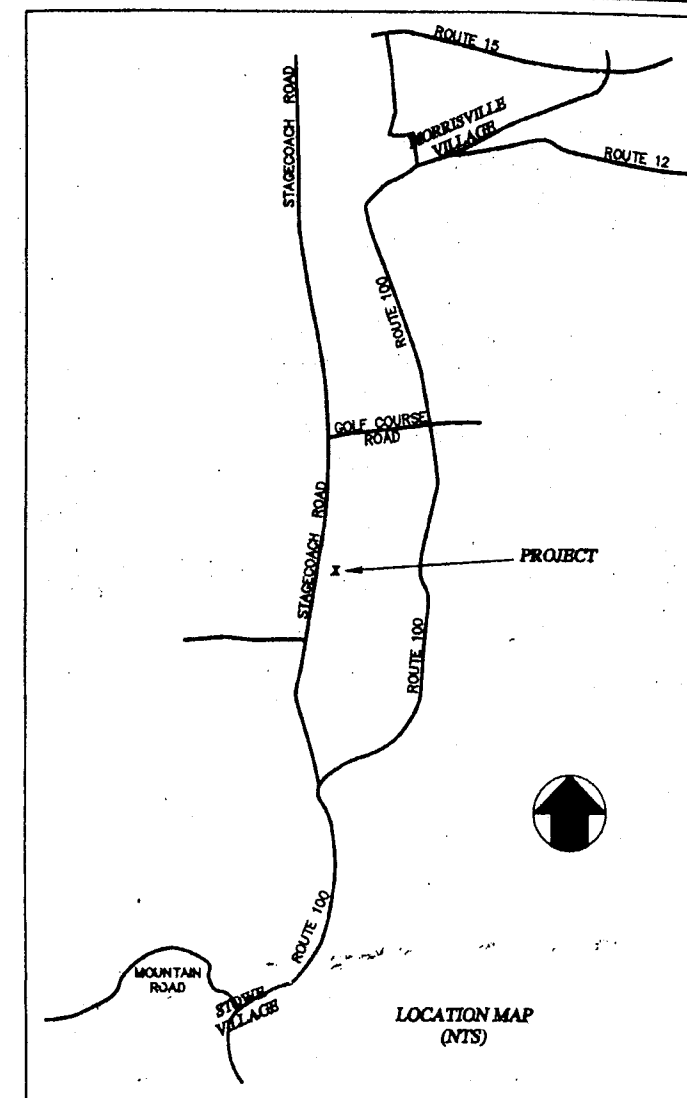
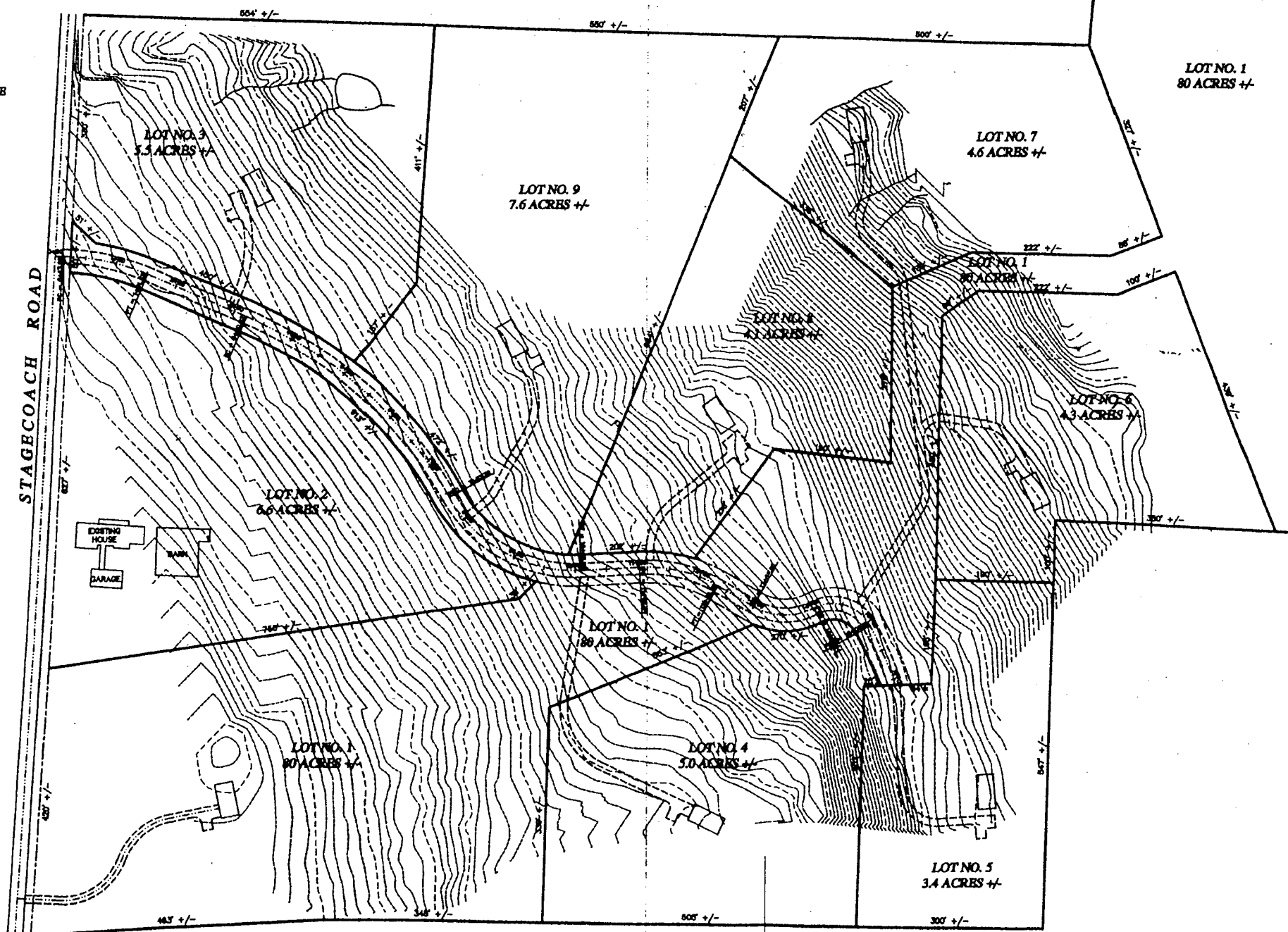
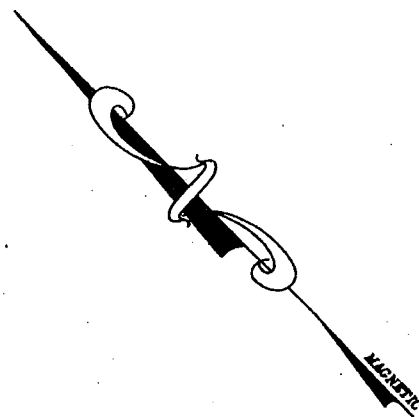
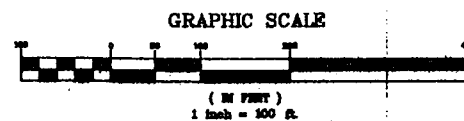
SCALE - 1 INCH = 100 FEET

SHEET 1 OF 2 SHEETS



LEGEND:

- STREAM
- ROAD RIGHT OF WAY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- WIRE FENCE
- GRANITE BOUND FOUND
- ⊗ IRON ROD FOUND (DIA., HT.)
- #5 REBAR SET W/ LD. CAP
- ⊙ IRON PIPE FOUND (DIA., HT.)
- ▲ UNMONUMENTED POINT
- ⊗ STAKE AND STONES
- L ANGLE IRON FOUND
- ⊙ UTILITY POLE
- UTILITY LINE
- GUY ANCHOR
- CATCH BASIN
- DRILLED WELL
- ROADWAY CENTERLINE
- PROPERTY LINE
- BLAZED LINE
- TIE LINE
- BASEMENT EDGE
- PERCOLATION TEST
- TEST PIT
- EDGE OF WOODS
- WELL ISOLATION LINE

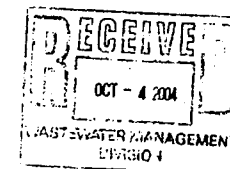


DEPT. OF ENVIRONMENTAL CONSERVATION

APPROVED: *John Kleinmeyer*

PERMIT #: *10-5-2881*

DATE: *10-4-04*



100 SCALE OVERALL SITE PLAN
FOR THE PROPERTY SUBDIVISION OF LAND
IN
MORRISTOWN, VERMONT
BELONGING TO
THE BABCOCK FARM
ON STAGECOACH ROAD
SCALE: 1" = 100'
DATED: 26 JULY 2004
04030 - 1
SHEET 1 OF 6



TOPOGRAPHIC SITE PLAN AND SEPTIC SYSTEM DESIGN
FOR THE PROPERTY SUBDIVISION OF LAND

IN
MORRISTOWN, VERMONT

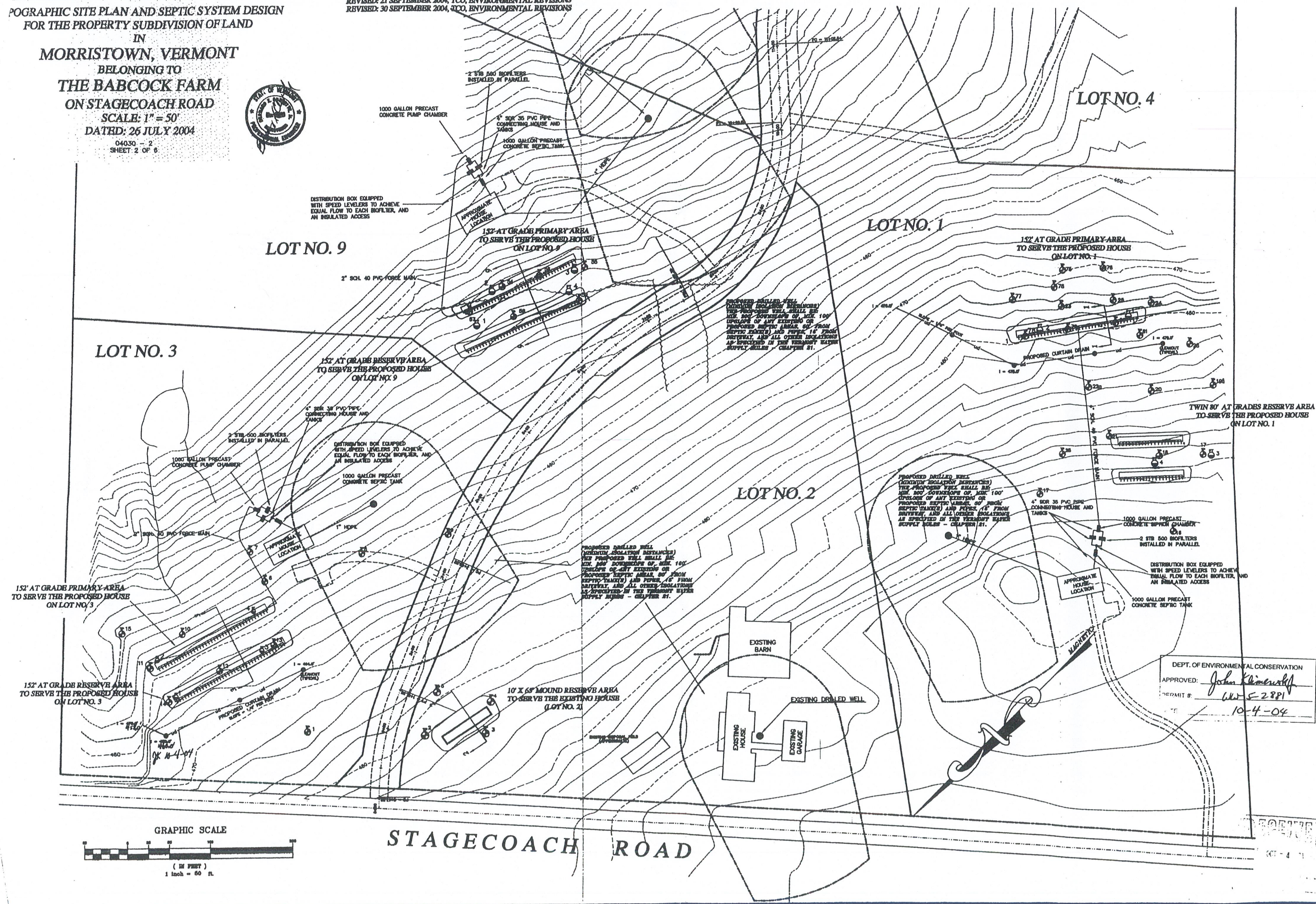
BELONGING TO
THE BABCOCK FARM
ON STAGECOACH ROAD

SCALE: 1" = 50'
DATED: 26 JULY 2004

04030 - 2
SHEET 2 OF 6



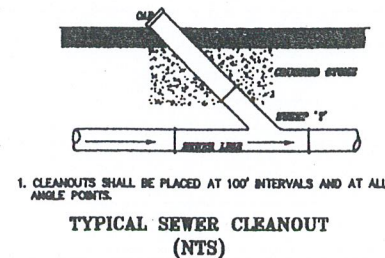
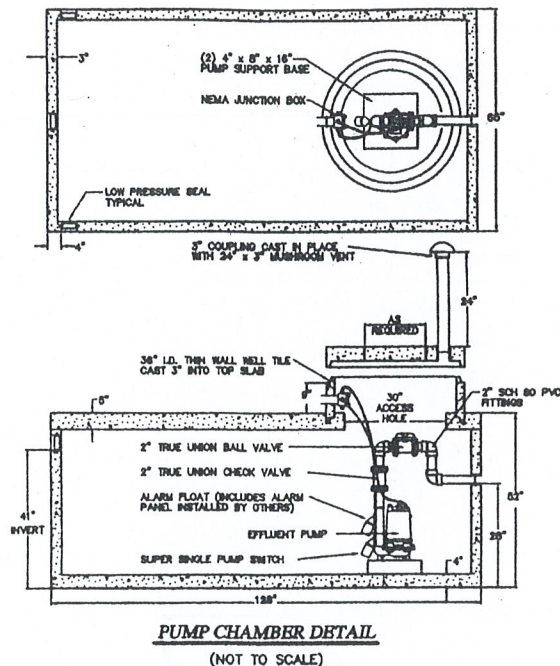
REVISED: 21 SEPTEMBER 2004, TCO, ENVIRONMENTAL REVISIONS
REVISED: 30 SEPTEMBER 2004, JCO, ENVIRONMENTAL REVISIONS



DEPT. OF ENVIRONMENTAL CONSERVATION
APPROVED: *John Kimmerly*
DEPT. #: *W-5-2881*
DATE: *10-4-04*

PUMP STATION NOTES

1. PUMP TO BE CONSISTENT WITH THE PUMP SELECTION CHART.
2. LIQUID LEVELS TO BE CONTROLLED BY MERCURY LEVEL CONTROLS.
3. A VISUAL(LIGHT) ALARM IS TO BE INSTALLED IN THE ELECTRICAL ROOM OF THE BUILDING AND AT THE PUMP STATION.
4. A MANUAL "PUMP ON" SWITCH SHALL BE PROVIDED IN THE BUILDING.
5. THE PUMP STATION SHALL BE TESTED FOR LEAKAGE AND INFILTRATION, EACH OVER A 24 HOUR PERIOD. NO LEAKAGE OR INFILTRATION SHALL BE PERMITTED.
6. PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED ON THE FORCE MAIN IN ACCORDANCE WITH APPENDIX A SECTION 04G AND 04H OF THE ENVIRONMENTAL PROTECTION RULES.

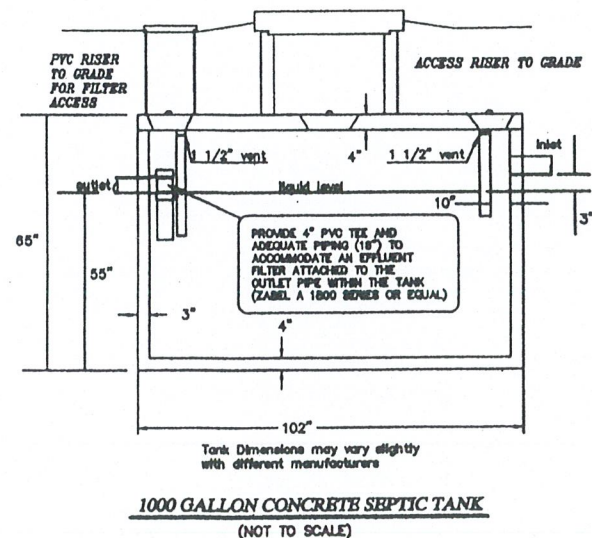


PUMP SELECTION CHART

LOT #	REQUIRED FLOW	TOTAL DYNAMIC HEAD
1	SIPHON FLOW	
3	55 GPM	55 FEET
4	50 GPM	25 FEET
5	50 GPM	55 FEET
6	50 GPM	25 FEET
7	50 GPM	63 FEET
8	50 GPM	110 FEET
9	50 GPM	60 FEET

CONSTRUCTION NOTES:

1. INSTALLER SHALL PROVIDE DESIGNER 48HRS. NOTICE PRIOR TO BEGINNING CONSTRUCTION FOR PLAN REVIEW, AND SYSTEM LAYOUT. AT TIME OF PLAN REVIEW A TESTING/INSPECTION SCHEDULE SHALL BE DETERMINED. THERE WILL BE A PCT FOR SYSTEM LAYOUT AND FOR INSPECTION AND REPORTS.
2. INSTALLER SHALL VERIFY ALL QUANTITIES.
3. THE AREA SURROUNDING DISPOSAL AREAS AND SEPTIC COMPONENTS SHALL BE GRADED SO AS TO DIVERGE SURFACE RUNOFF WATERS.
4. THE AREA DESIGNATED AS SECONDARY AREAS SHALL BE AVOIDED SO AS TO PREVENT COMPACTION OF SOILS.
5. THE INSTALLER SHALL PROVIDE ASBUILT TIES FOR ALL SEPTIC COMPONENTS FOR FUTURE RECOVERY IF NECESSARY.
6. ALL SEPTIC COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH E.P.R. CHAPTER 1, SUBCHAPTER 6.
7. THE SERVICE LINE FROM THE PROPOSED RESIDENCE TO THE SEPTIC TANK & PUMP STATION SHALL BE P.V.C. SDR 35, AND SHALL MAINTAIN A MIN. OF 1/4" PER FOOT SLOPE.
8. A MINIMUM DEPTH OF 4.5' SHALL BE MAINTAINED OVER ALL SEWER AND WATER LINES, (5.0' MIN. OVER PIPES IN PLOWED AREAS). PROVIDE INSULATION IN AREAS OF LESS THAN MINIMUM COVER.
9. ANY ALTERATION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER SHALL RENDER THESE PLANS NULL & VOID.
10. PRIOR TO OPERATION THE PORTABLE WATER SYSTEM SHALL BE SUCCESSFULLY PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH E.P.R. CHAP. 11, WATER SUPPLY RULES, VERMONT DEPT. OF HEALTH REGULATIONS & SUBCHAPTER 10.8 OF THE NATIONAL PLUMBING CODE.
11. THE LOCATION OF ALL UNDERGROUND UTILITIES, IF ANY, SHALL BE CONSIDERED APPROXIMATE UNTIL CERTIFIED IN THE FIELD. THE CONTRACTOR IS ADVISED TO BE AWARE OF ALL UTILITIES NOT SHOWN THAT MAY EXIST.
12. CUT TREES IN MOUND AREAS AT GROUND LEVEL, LEAVING STUMPS, PRIOR TO PLOWING. REMOVE ALL TREES WITHIN 10' OF MOUND TOP.
13. MOUND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH E.P.R. CHAP. 1, SUBCHAPTER 6, 1-617.
14. MOUND SAND MUST BE CERTIFIED PRIOR TO DELIVERY AND A WRITTEN COPY OF THE SURVE ANALYSIS SHALL BE SUBMITTED TO THE DESIGNER PRIOR TO BEGINNING CONSTRUCTION.
15. PROPOSED SEPTIC TANK(S) SHALL BE S.T. GRIFWOLD 1000 GALLON PRECAST CONCRETE, WITH 4000 PSI REINFORCED CONCRETE WITH LOW PRESSURE SEALS DESIGNED TO ACCEPT 4" PVC PIPE. WALLS OF TANK SHALL HAVE A MINIMUM THICKNESS OF 8". ALL TANKS SHALL BE TESTED FOR LEAKAGE.
16. THE PROPOSED SEPTIC TANK SHALL BE FITTED WITH AN EFFLUENT FILTER THAT PREVENTS THE PASSAGE OF ANY PARTICLE LARGER THAN 1/8 OF AN INCH.
17. THE PROPOSED FORCE MAIN SHALL BE TESTED IN ACCORDANCE WITH E.P.R. CHAP. 1, APPENDIX 1A-05. THE TESTS SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE DESIGNER.



DESIGN CALCULATIONS FOR AN AT-GRADE SEPTIC SYSTEM:

6 BEDROOM HOME: 3 x 140 GPD PER BEDROOM + 3 x 70 GPD PER BEDROOM = 630 GALLONS PER DAY

PERCOLATION RATE = 25 MIN/INCH (WORST CASE)

$Q = 0.8 \times 3/4 = 0.8 \times 3/4 = 0.48$ GPD PER SQ. FT.

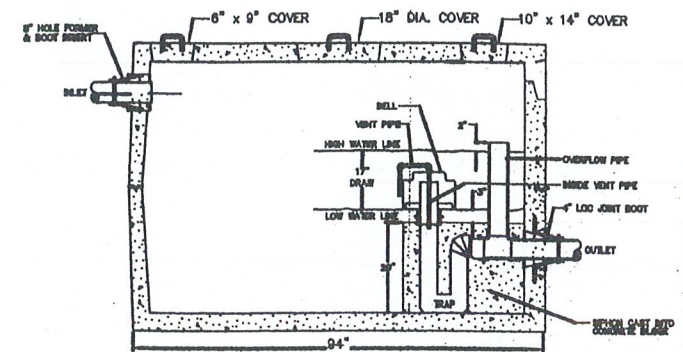
APPLICATION RATE IS DOUBLED FOR DISPOSAL OF FILTRATE:

APPLICATION RATE OF 0.96 GPD/SQ. FT.
REQUIRED AREA = 630 GPD / 0.96 GPD PER SQ. FT. = 656 SQ. FT.

LINEAR LOADING RATE CANNOT EXCEED 4.5 GAL. PER LINEAL FOOT

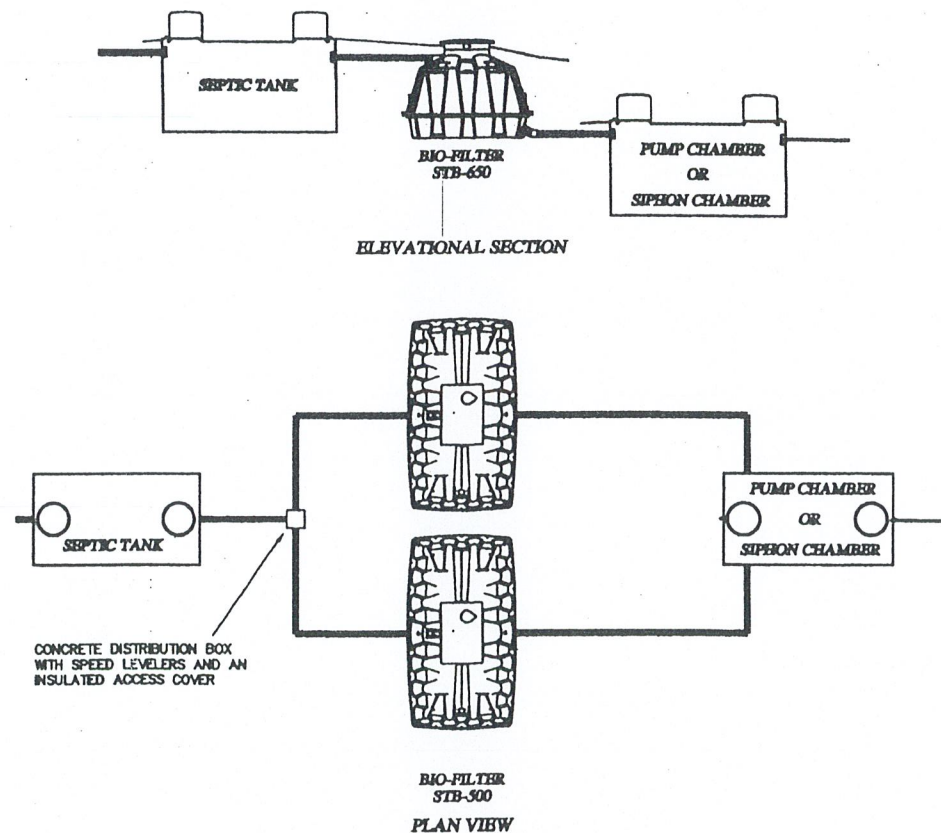
630 GPD / 4.5 GPD/FT. = REQUIRED LENGTH = 140 FT
LENGTH PROVIDED = 152 FT.

PROVIDED AREA = 152' OF 6' WIDE BED = 912 SQ. FT.



SIPHON CHAMBER NOTES

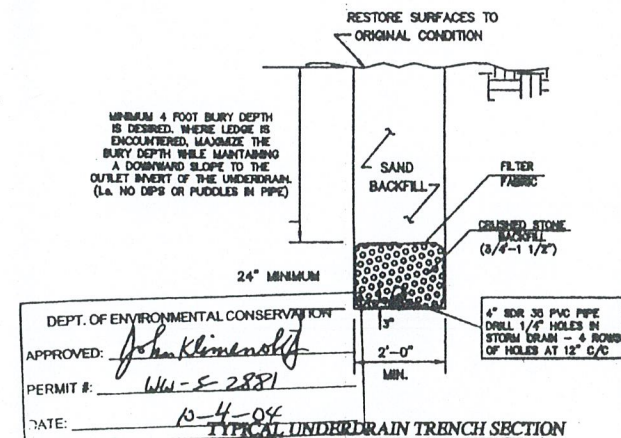
1. SIPHON IS TO BE A FLUID DYNAMICS MODEL 410.
2. LIQUID LEVELS TO BE CONTROLLED BY MERCURY LEVEL CONTROLS.
3. A VISUAL(LIGHT) ALARM IS TO BE INSTALLED IN THE ELECTRICAL ROOM OF THE BUILDING AND AT THE PUMP STATION.
4. A MANUAL "PUMP ON" SWITCH SHALL BE PROVIDED IN THE BUILDING.
5. THE PUMP STATION SHALL BE TESTED FOR LEAKAGE AND INFILTRATION, EACH OVER A 24 HOUR PERIOD. NO LEAKAGE OR INFILTRATION SHALL BE PERMITTED.
6. PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED ON THE FORCE MAIN IN ACCORDANCE WITH APPENDIX A SECTION 04G AND 04H OF THE ENVIRONMENTAL PROTECTION RULES.



SEPTIC SYSTEM NOTES

1. PRIOR TO THE PLACEMENT OF THE CRUSHED STONE, THE SURFACE AREA IS TO BE PLOWED.
2. THE SEPTIC SYSTEMS ARE DESIGNED FOR SIX BEDROOM HOUSES AT A SOIL PERCOLATION RATES OF LESS THAN 60 MINUTES PER INCH.
3. CONSTRUCT A SHALLOW DITCH AT THE UPHILL SIDE OF THE SYSTEM TO DIVERGE THE FLOW OF SURFACE WATER.
4. MAINTAIN THE FINISHED SURFACE AS A LAWN AREA.
5. A GARBAGE DISPOSAL IS NOT TO BE INSTALLED IN THE HOME TO BE SERVED BY THIS SEPTIC SYSTEM.
6. THIS SEPTIC SYSTEM IS DESIGNED FOR NORMAL HOUSEHOLD USE ONLY. THE DISCHARGE OF EXCESSIVE QUANTITIES OF WATER FROM HOT TUBS OR OTHER HEAVY CONSUMPTION DEVICES WILL OVERLOAD THE SYSTEM AND GREATLY SHORTEN ITS LIFE. CHLORINATED WATER OF ANY KIND IS NOT TO BE DISCHARGED TO THE SYSTEM.

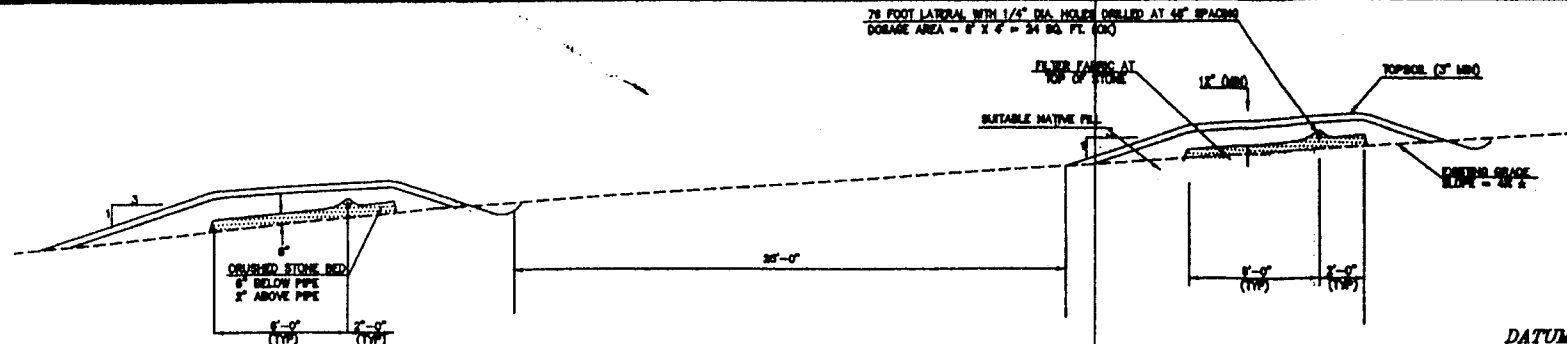
REVISED: 30 SEPTEMBER 2004, TCO, ENVIRONMENTAL REVISIONS
REVISED: 21 SEPTEMBER 2004, TCO, ENVIRONMENTAL REVISIONS



DETAILS OF CONSTRUCTION FOR
SEPTIC SYSTEM DESIGN ON LAND
IN
MORRISTOWN, VERMONT
BELONGING TO
THE BABCOCK FARM
ON STAGECOACH ROAD
SCALE: AS NOTED
DATED: 26 JULY 2004

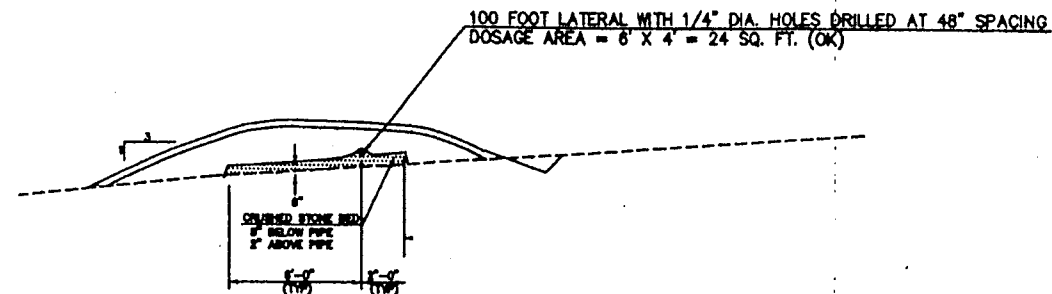


DATUM ELEV
873.00
GROUP SEPTIC
SECTION BB

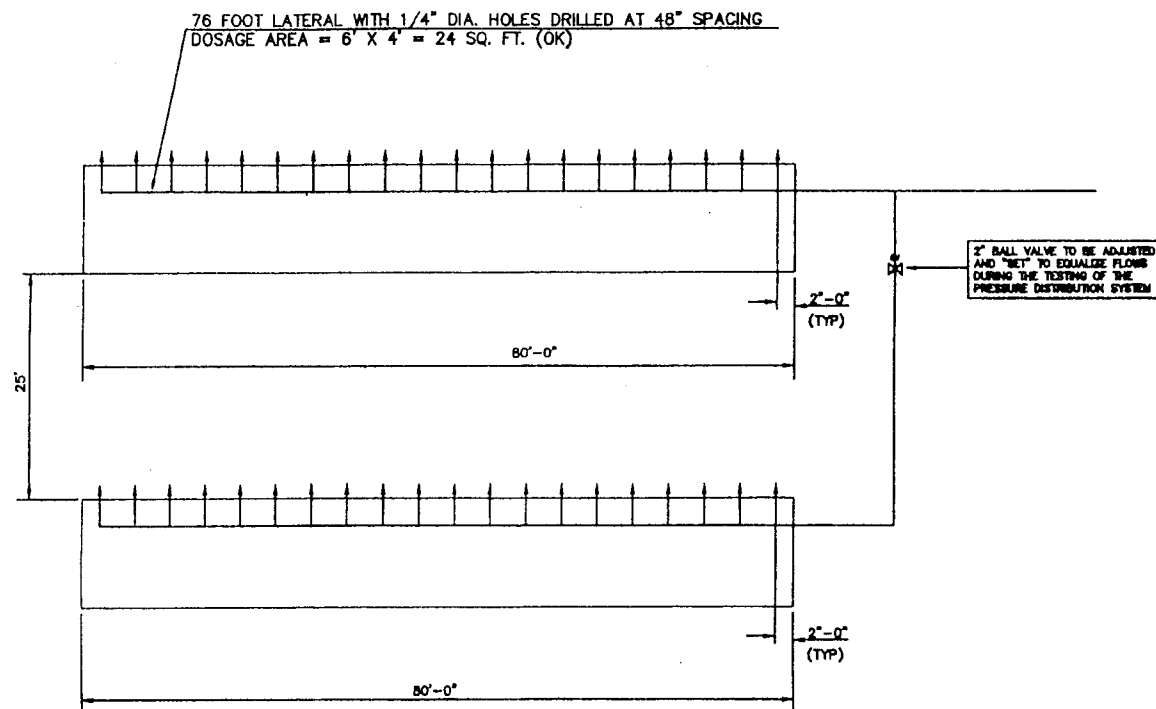


AT GRADE SECTION
SCALE: 1/4" = 1' 0"

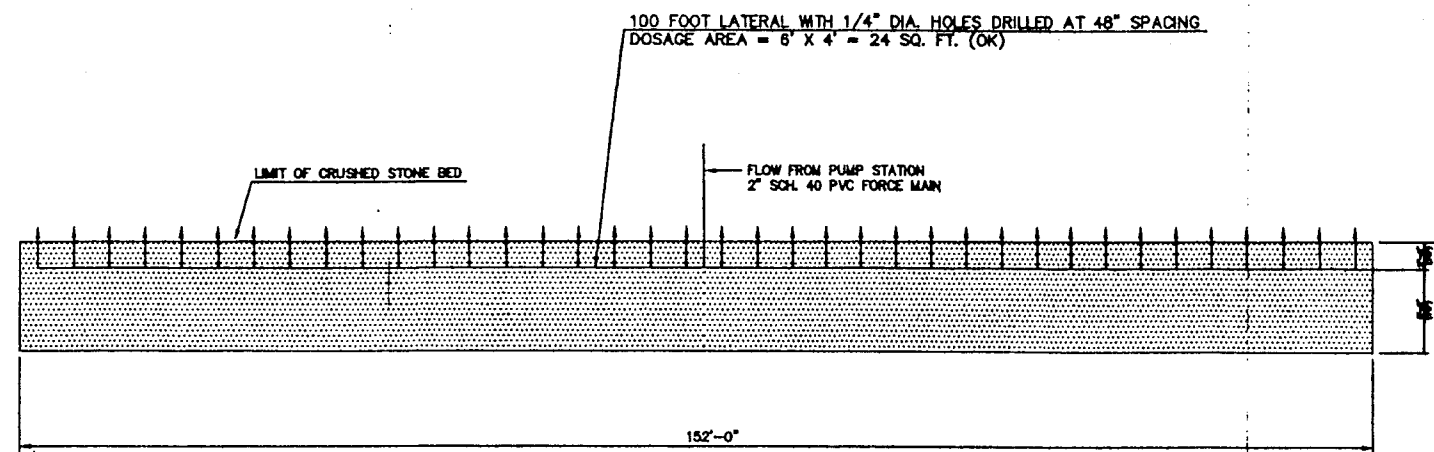
DATUM ELEV
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GROUP SEPTIC
SECTION BB



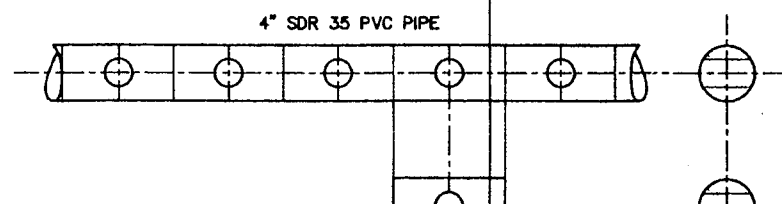
AT GRADE SECTION
SCALE: 1/4" = 1' 0"



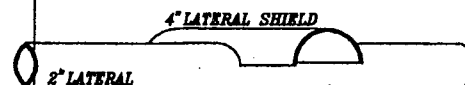
AT-GRADE SEPTIC SYSTEM SCHEMATIC
(NOT TO SCALE)



AT-GRADE SEPTIC SYSTEM SCHEMATIC
(NOT TO SCALE)



NOTES:
DRILL 2 1/4" DIA. HOLES COMPLETELY THROUGH THE CENTER OF THE 4" PIPE.
SPACED AT 8" CENTER TO CENTER.
CUT THE 4" PIPE INTO 8' SECTIONS WITH HOLES CENTERED IN THE SECTION.
RIP CUT EACH SECTION LENGTHWISE SO AS TO CUT EACH OF THE HOLES ON
EITHER SIDE OF THE SECTION IN HALF.
EACH HALF PIPE WILL HAVE GROOVES ON EACH SIDE WHICH WILL FIT OVER TOP
OF THE 2" LATERAL. ATTACH EACH SHIELD TO THE LATERAL WITH GLUE ONLY
AFTER THE PRESSURE DISTRIBUTION SYSTEM HAS BEEN TESTED.



ORIFICE SHIELD CONSTRUCTION
(NOT TO SCALE)

TESTING REQUIREMENTS:
MANHOLES - LEAKAGE AND INFILTRATION TESTING OF MANHOLES SHALL BE DONE CONSISTENT
WITH ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, APPENDIX 1A SECT. 1-A-03-K-1.

SEWER LINES - LEAKAGE TESTING SHALL BE DONE IN ACCORDANCE WITH THE ENVIRONMENTAL
PROTECTION RULES FOR WATER OR AIR TESTING PROCEDURES (CHAPTER 1, APPENDIX 1A
SECT. 1-A-03-K-1 & 2).

WATER MAINS - LEAKAGE AND PRESSURE TESTED IN ACCORDANCE WITH THE LATEST EDITION
OF AWWA STANDARD C600. DISINFECTION OF WATER MAINS SHALL BE DONE IN ACCORDANCE
WITH AWWA STANDARD C651. (TABLET METHOD IS NOT ACCEPTABLE)

FORCE MAINS - PRESSURE AND LEAKAGE TESTS SHALL BE CONDUCTED CONSISTENT WITH APPENDIX
1A, SECTION 1-A-05-g OF THE ENVIRONMENTAL PROTECTION RULES.

TANKS, PUMP STATIONS, AND SIPHON CHAMBERS - USE THE SAME SPECIFICATIONS AS NOTED FOR
MANHOLES ABOVE.

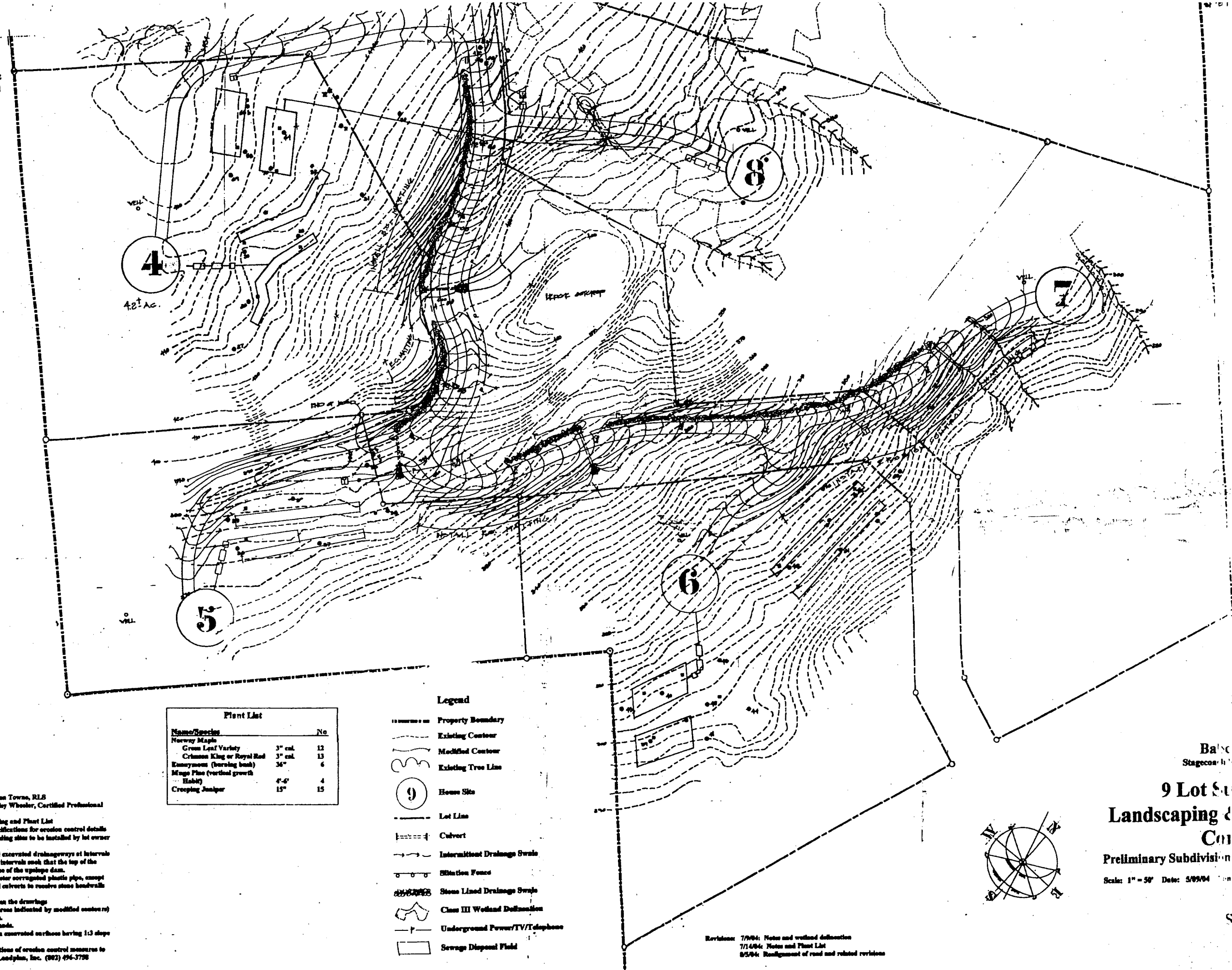
DEPT. OF ENVIRONMENTAL CONSERVATION
APPROVED: *John Klein*
PERMIT #: *10-4-04*
DATE: *10-4-04*

OCT - 4
WASTEWATER MANAGEMENT
DIVISION

DETAILS OF CONSTRUCTION FOR
SEPTIC SYSTEM DESIGN ON LAND
IN
MORRISTOWN, VERMONT
BELONGING TO
THE BABCOCK FARM
ON STAGECOACH ROAD
SCALE: AS NOTED
DATED: 26 JULY 2004



MAPHILL - SHEET 1



Plant List		
Name/Species		No
Norway Maple		
Green Leaf Variety	3" cal.	12
Crimson King or Royal Red	3" cal.	13
Kumayomom (burning bush)	36"	6
Mugo Pine (vertical growth habit)	4' 6"	4
Creeping Juniper	15"	15

- Legend**
- Property Boundary
 - - - Existing Contour
 - - - Modified Contour
 - - - Existing Tree Line
 - Home Site
 - - - Lot Line
 - - - Culvert
 - - - Intermittent Drainage Swale
 - - - Stone Lined Drainage Swale
 - - - Erosion Fence
 - - - Stone Lined Drainage Swale
 - - - Class III Wetland Definition
 - - - Underground Power/TV/Telephone
 - - - Sewage Disposal Field

Notes

1. Topographic boundary survey by Glenn Towne, RLS
2. Class III wetland delineation by Bradley Wheeler, Certified Professional Soil Scientist
3. Landscape Planting as noted on drawing and Plant List
4. Refer to Erosion Control written Specifications for erosion control details
5. Erosion Fencing shown on house building sites to be installed by lot owner as per provisions in deed covenants.
6. Stone check dams to be installed in all excavated drainage ways at intervals determined by slope. Install dams at intervals such that the top of the downslope dam is no lower than the toe of the upslope dam.
7. All culverts shown are to be 18" diameter corrugated plastic pipe, except as specifically noted on the plans. All culverts to receive stone headwalls at inlets and outlets.
8. Install rip-rap in the locations shown on the drawings
9. Seed and mulch all excavated areas (areas indicated by modified contours) according to the written specifications.
10. All wetlands shown are Class III wetlands.
11. Erosion control mats to be installed on excavated surfaces having 1:3 slope or steeper as shown on plan.
12. Weekly and/or per-occurrence inspections of erosion control measures to be conducted by the Contractor and Landplan, Inc. (803) 496-5798

Balcock Property
Stagecoach Road, Morrisville, NC

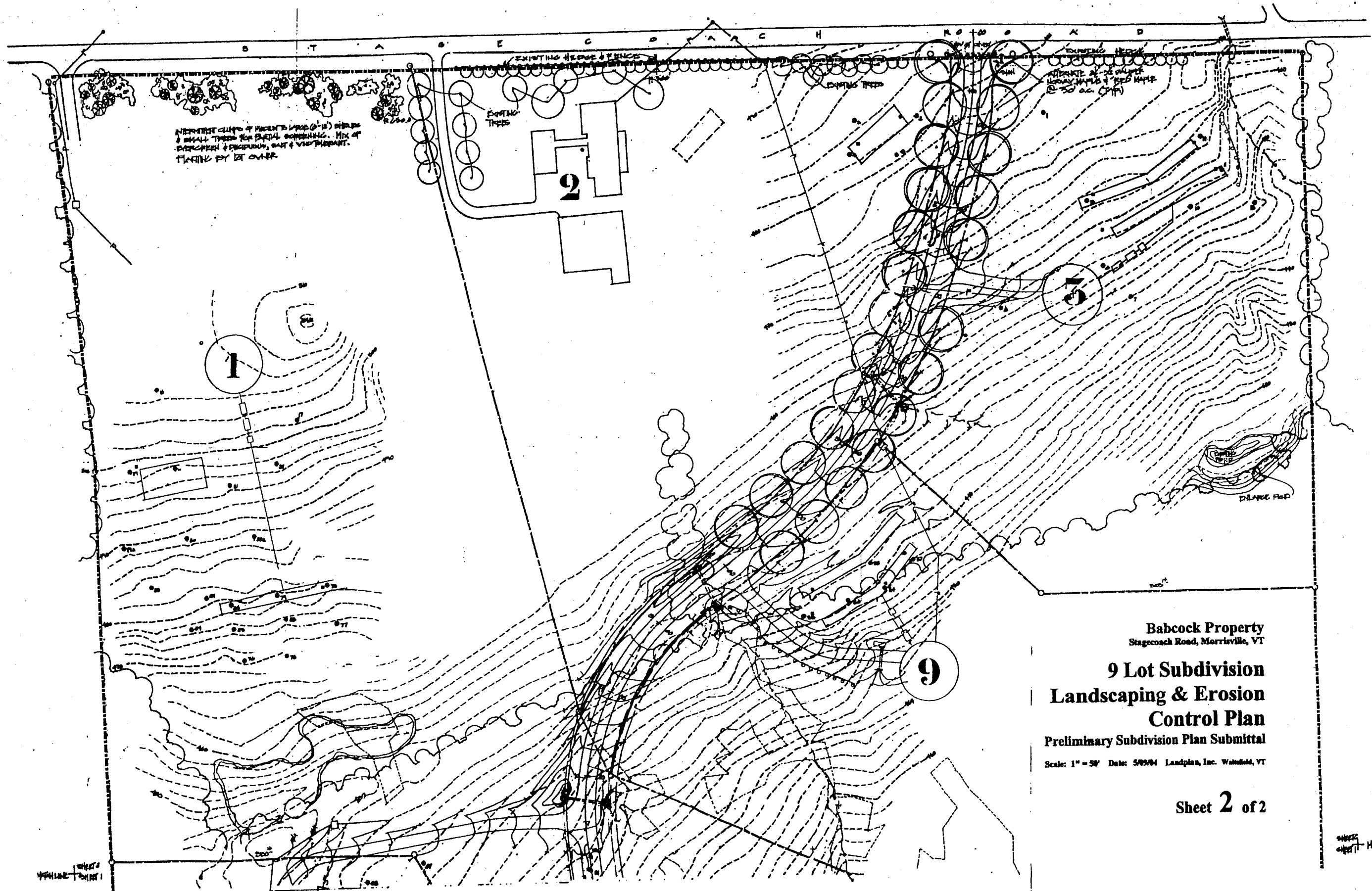
9 Lot Subdivision Landscaping & Erosion Control Plan

Preliminary Subdivision Plan Submittal

Scale: 1" = 50' Date: 5/8/94 Landplan, Inc. Wainfield, NC



Revisions: 7/9/94: Notes and wetland delineation
7/14/94: Notes and Plant List
8/5/94: Realignment of road and related revisions



Babcock Property
Stagecoach Road, Morrisville, VT

**9 Lot Subdivision
Landscaping & Erosion
Control Plan**

Preliminary Subdivision Plan Submittal

Scale: 1" = 50' Date: 5/8/04 Landplan, Inc. Watfield, VT

DATE: 5/8/04
BY: [signature]