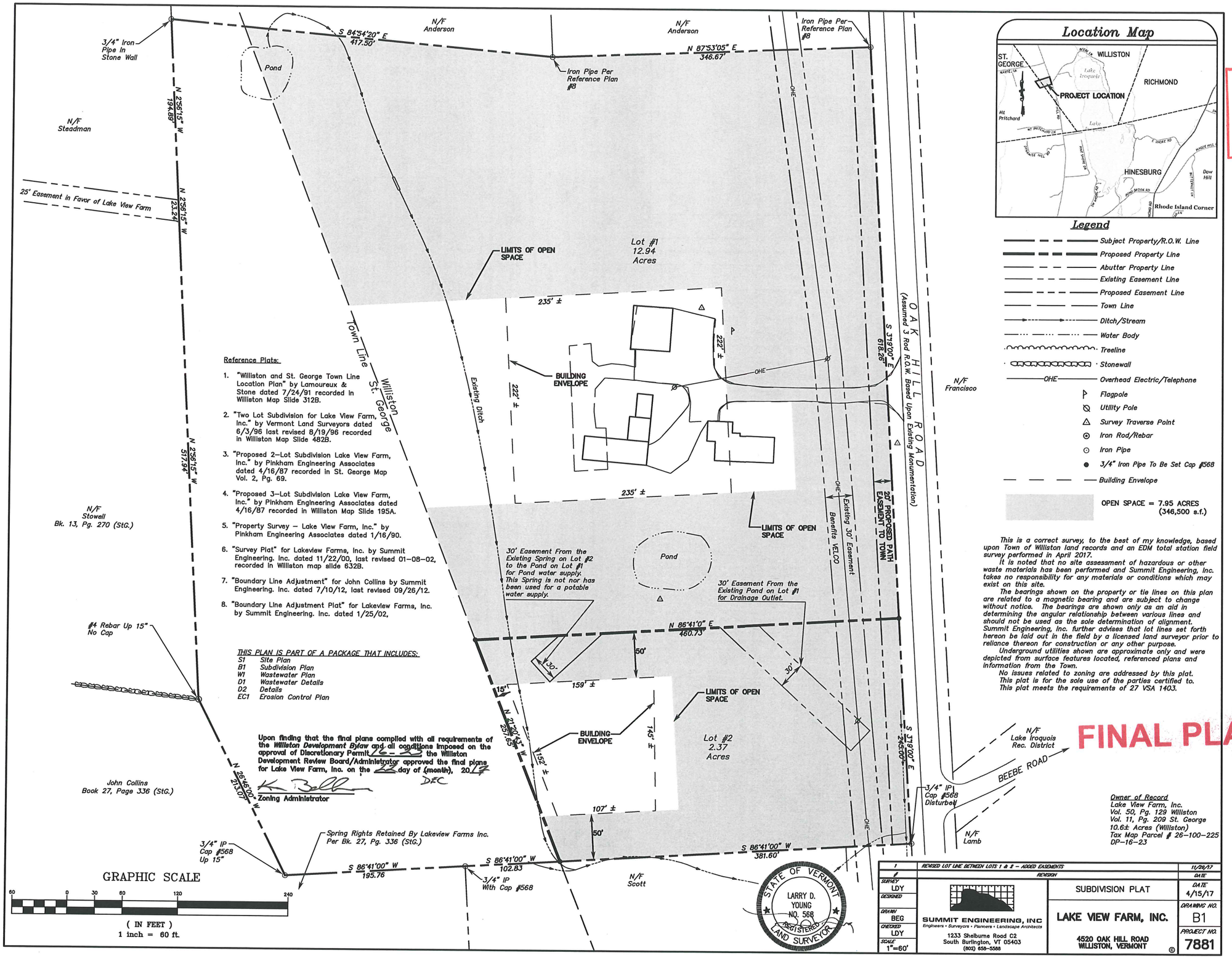


Reference Plats:

1. "Williston and St. George Town Line Location Plan" by Lamoureux & Stone dated 7/24/91 recorded in Williston Map Slide 312B.
2. "Two Lot Subdivision for Lake View Farm, Inc." by Vermont Land Surveyors dated 6/3/96 last revised 8/19/96 recorded in Williston Map Slide 482B.
3. "Proposed 2–Lot Subdivision Lake View Farm, Inc." by Pinkham Engineering Associates dated 4/16/87 recorded in St. George Map Vol. 2, Pg. 69.
4. "Proposed 3–Lot Subdivision Lake View Farm, Inc." by Pinkham Engineering Associates dated 4/16/87 recorded in Williston Map Slide 195A.
5. "Property Survey – Lake View Farm, Inc." by Pinkham Engineering Associates dated 1/16/90.
6. "Survey Plat" for Lakeview Farms, Inc. by Summit Engineering. Inc. dated 11/22/00, last revised 01–08–02, recorded in Williston map slide 632B.
7. "Boundary Line Adjustment" for John Collins by Summit Engineering. Inc. dated 7/10/12, last revised 09/26/12.
8. "Boundary Line Adjustment Plat" for Lakeview Farms, Inc. by Summit Engineering. Inc. dated 1/25/02,

THIS PLAN IS PART OF A PACKAGE THAT INCLUDES:

S1	Site Plan
B1	Subdivision Plan
W1	Wastewater Plan
D1	Wastewater Details
D2	Details
EC1	Erosion Control Plan

Upon finding that the final plans complied with all requirements of the *Williston Development Bylaw* and all conditions imposed on the approval of Discretionary Permit 16-23 the Williston Development Review Board/Administrator approved the final plans for Lake View Farm, Inc. on the 4 day of ~~(month)~~ DEC, 20 17

Zoning Administrator

Location Map

Legend

- Subject Property/R.O.W. Line
- Proposed Property Line
- Abutter Property Line
- Existing Easement Line
- Proposed Easement Line
- Town Line
- Ditch/Stream
- Water Body
- Treeline
- Stonewall
- OHE — Overhead Electric/Telephone
- Flagpole
- Utility Pole
- Survey Traverse Point
- Iron Rod/Rebar
- Iron Pipe
- 3/4" Iron Pipe To Be Set Cap #568
- Building Envelope

OPEN SPACE = 7.95 ACRES (346,500 s.f.)

This is a correct survey, to the best of my knowledge, based upon Town of Williston land records and an EDM total station field survey performed in April 2017.

It is noted that no site assessment of hazardous or other waste materials has been performed and Summit Engineering, Inc. takes no responsibility for any materials or conditions which may exist on this site.

The bearings shown on the property or tie lines on this plan are related to a magnetic bearing and are subject to change without notice. The bearings are shown only as an aid in determining the angular relationship between various lines and should not be used as the sole determination of alignment. Summit Engineering, Inc. further advises that lot lines set forth hereon be laid out in the field by a licensed land surveyor prior to reliance thereon for construction or any other purpose.

Underground utilities shown are approximate only and were depicted from surface features located, referenced plans and information from the Town.

No issues related to zoning are addressed by this plat.

This plat is for the sole use of the parties certified to.

This plat meets the requirements of 27 VSA 1403.

Owner of Record
Lake View Farm, Inc.
Vol. 50, Pg. 129 Williston
Vol. 11, Pg. 209 St. George
10.6± Acres (Williston)
Tax Map Parcel # 26–100–225
DP–16–23

STATE OF VERMONT
LARRY D. YOUNG
NO. 568
REGISTERED LAND SURVEYOR

1	REVISED LOT LINE BETWEEN LOTS 1 & 2 – ADDED EASEMENTS	11/28/17
#	REVISION	DATE

SURVEY: LDY
DESIGNED:
DRAWN: BEG
CHECKED: LDY
SCALE: 1"=60'

SUMMIT ENGINEERING, INC
Engineers • Surveyors • Planners • Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 658-5588

SUBDIVISION PLAT

LAKE VIEW FARM, INC.

4520 OAK HILL ROAD
WILLISTON, VERMONT

DATE: 4/15/17
DRAWING NO. B1
PROJECT NO. 7881

RECEIVED
DEC 21 2017
PLANNING/ZONING

FINAL PLANS

DP 16-23

MARTEL LANE

To Williston Village

N/F Anderson #26-100-128

N/F Anderson #26-100-128.5

Approximate Ditch Location

418'±

347'±

Exempt Pond (See Note #1)

N/F Steadman

LOT #1
HOMESTEAD LOT
8.2± ACRES (WILLISTON)
4.7± ACRES (ST. GEORGE)
12.94 ACRES TOTAL

Existing Culvert

25' Easement in Favor of Lake View Farm

729'±

BARN (TO REMAIN)

Utility Pole 32/11

OHE

PROPOSED DRIVEWAY

BUILDING ENVELOPE

Existing Ditch

HOUSE PROPOSED 4-BEDROOM

BARN (TO BE REMOVED)

SECTION OF SHED TO BE REMOVED

3-BEDROOM HOUSE TO BE REMOVED

Approximate Location Of Existing Leachfield

678'±

OAK HILL ROAD

N/F Stowell

Town Line Williston St. George

Existing Drilled Well

N/F Francisco #26-100-230

Exempt Pond (See Note #1)

Existing Pond Inflow

±18% Slope

PROPOSED 15" HDPE CULVERT

Existing Pond Overflow Outlet (4" PVC)

Existing 30' Easement Benefits Lot #2

24' PROPOSED PATH EASEMENT TO TOWN

30' Easement From the Existing Pond on Lot #1 for Drainage Outlet.

1 TO

461'±

1 AR

3 AC

Lawn

Boulder

3 CS

30' Easement From the Existing Spring on Lot #2 to the Pond on Lot #1 for Pond water supply. This Spring is not nor has been used for a potable water supply.

INV. 756.0

757.7±

758.4±

INV. 754.0

PROPOSED DRILLED WELL

787.84

PROPOSED 12' DRIVE (SEE SHEET D2 FOR PROFILE)

EXTEND OVERFLOW TO DAYLIGHT

789.5

LOT #2
2.37 AC.

Utility Pole 22/12

Delineated Class III Wetland (2,800 S.F.) With 25' Buffer

PROPOSED 4-BEDROOM HOUSE

BUILDING ENVELOPE

N/F Lake Iroquois Rec. District #27-100-210

BEEBE ROAD

241'±

N/F Lamb #27-100-238

N/F Collins

212'±

299'±

IP Found

382'±

N/F Scott #26-100-229

Existing Ditch

GRAPHIC SCALE

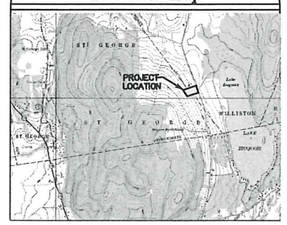
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Legend

- Property/R.O.W. Line
- PROPOSED PROPERTY LINE
- Easement Line
- Building Envelope
- Ditch/Stream
- Fence
- Treeline
- OHE — Overhead Electric/Telephone
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- Survey Traverse Point
- Flagpole
- OPEN SPACE = 7.85 ACRES (346,500 s.f.)

Location Map



The Proposed Subdivision is located on the following Williston 2011 Comprehensive Plan Maps:

Proposed Subdivision is located within the LESA Farmland (Statewide Importance) Area as depicted on Map 17

Proposed Subdivision is located within the .5 mile buffer of Existing Parkland Area as depicted on Map 18

Proposed Subdivision is located within the Proposed Sidewalks, Paths, and Trails as depicted on Map 10

Proposed Subdivision contains an NWI Wetland/Buffer and is located within the Surface Water Source Protection Area as depicted on Maps 14 and 19.

Proposed Subdivision is located within the Secondary Foreground Area as depicted on Map 20

With the exception of the constructed farm pond, there are no slopes over 15%.

Zoning Information
Zone – Agricultural/Rural Residential

Setbacks
Front yard: 50'
Side yard: 15'
Rear yard: 15'

Design qualification

This design is the best possible to meet existing town of Williston standards and regulations and the standards of the Vermont Agency of Natural Resources. This design has been prepared for the regulatory permit process and may not sufficiently detail all the items necessary for construction.

The contractor is to notify dig-safe (tel. 1-888-344-7233) 48 hours prior to any excavation.

The contractor shall be insured for the work to be performed, and shall be prepared to furnish a certificate of insurance.

It is noted that no site assessment of hazardous or other waste materials has been made and Summit Engineering, Inc. takes no responsibility for any materials or conditions that may exist on this site.

The underground utilities shown are depicted from surface features and other information provided by the Owner.

Summit Engineering, Inc. advises that improvements be laid out in the field by a licensed land surveyor prior to reliance thereon for construction or any other purposes.

Easements, recorded or unrecorded, may exist.

As designed this site plan creates 0.26 acres of new impervious surface and therefore does not require coverage under General Permit 3-9010 to discharge stormwater runoff as regulated by the State of Vermont Department of Environmental Conservation.

As designed this site plan creates 0.97 acres of soil disturbance and therefore does not require coverage under General Permit 3-9020 to discharge stormwater from construction sites as regulated by the State of Vermont Department of Environmental Conservation.

As designed it has been determined that construction of this site can be done to meet the conditions required to be considered Low Risk as outlined by the Risk Evaluation, Appendix A of general permit 3-9020.

NOTE
1: Wetlands were delineated by S. McIntyre, Summit Engineering in August 2016 and field checked by Tina Heath, ANR Wetlands Program on 8/31/16. The two farm ponds on Lot 1 are shown as Class II wetlands on the VSWI Maps, however; the constructed built ponds are exempt under the Vermont Wetland Rules as outlined in Section 2.1(6) per a site confirmation with the VT ANR Wetlands Program on 8/31/16. The wetland on Lot 2 is not mapped on the VSWI Map and has been classified as Class III.

2: All proposed landscape material shall conform to applicable ANSI standards and Williston Public Works Specifications.

THIS PLAN IS PART OF A PACKAGE THAT INCLUDES:

S1	Site Plan
B1	Subdivision Plan
W1	Wastewater Plan
D1	Wastewater Details
D2	Details
EC1	Erosion Control Plan

PLANT SCHEDULE

KEY	QTY.	SIZE	SPECIES	COMMON NAME
AC	3	6'-7'	Amelanchier canadensis	Shadblow Serviceberry
AR	1	2.5"	Acer Rubrum	Red Maple
CS	12	2 gal	Cornus Sericea	Red Twig Dogwood
TO	3	5'-6'	Thuja occidentalis	Eastern Arborvitae

Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit 17-23 the Williston Development Review Board/Administrator approved the final plans for Lake View Farm, Inc. on the 22 day of (month), 20 17

DEC

K.T.Bell
Zoning Administrator

Owner of Record
Lake View Farm, Inc.
Vol. 50, Pg. 129 Williston
Vol. 11, Pg. 209 St. George
10.6± Acres (Williston)
Tax Map Parcel # 26-100-225
DP-16-23

STATE OF VERMONT
DOUGLAS HEWITT
NO. 7479
CIVIL
REGISTERED PROFESSIONAL ENGINEER

#	REVISION	DATE
1	REVISED LOT LINE BETWEEN LOTS 1 & 2 – ADDED EASEMENTS	11/29/17

SURVEY	BEG/DFH
DESIGNED	DFH
DRAWN	BEG
CHECKED	DFH
SCALE	1"=50'

SUMMIT ENGINEERING, INC
Engineers • Surveyors • Planners • Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 658-5588

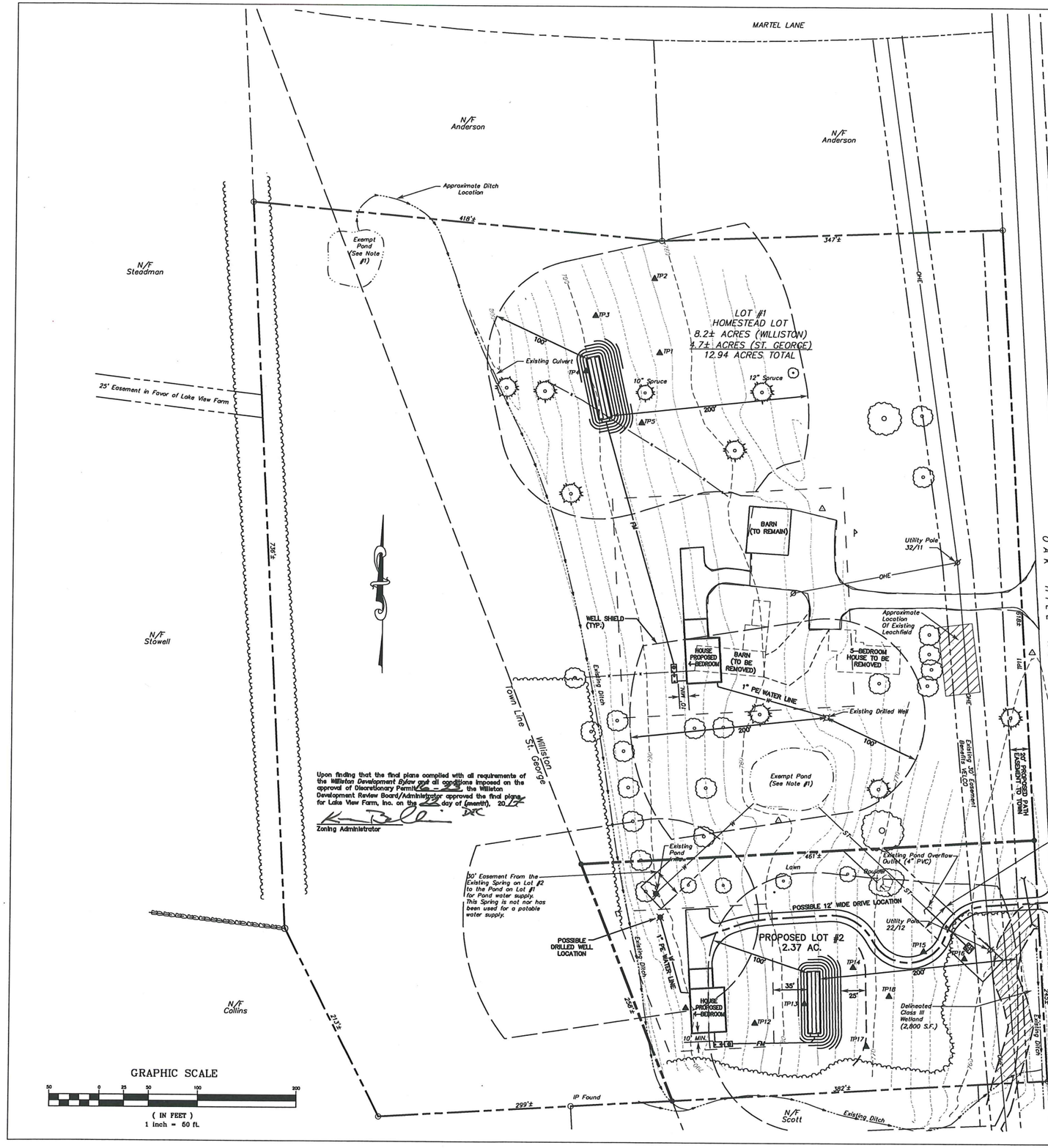
SITE PLAN

LAKE VIEW FARM, INC.

4520 OAK HILL ROAD
WILLISTON, VERMONT

DATE 5/2/2017
DRAWING NO. S1
PROJECT NO. 7881

©



Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit No. 2-16, the Williston Development Review Board/Administrator approved the final plans for Lake View Farm, Inc. on the 25 day of (month), 20 17

Zoning Administrator

GRAPHIC SCALE

50 0 25 50 100 200

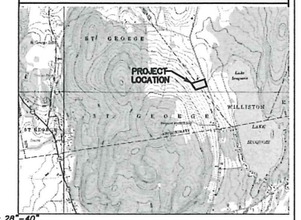
(IN FEET)

1 inch = 50 ft.

Legend

- Property/R.O.W. Line
- PROPOSED PROPERTY LINE
- Easement Line
- Ditch/Stream
- Treeline
- Wire Fence
- OHE — Overhead Electric/Telephone
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- Well Shield
- TP1 — Soil Test Pit
- Survey Traverse Point
- Home Site
- Flagpole

Location Map



Lake View Farm #7891 Oak Hill Road, Williston, VT
Test Pits 8/29/16
At site: Doug Hewitt, Roy Martel, Sheila McIntyre

TP 1
0–12" Dark topsoil. Fine Sandy Loam. Loose, Dry.
12–40" Lt. Brown Fine Sandy Loam, Dry. Mottled at 14". Platy structure 12"–28". Blocky 28"–40".

SHWT at 14"
K=30 for fine sandy Loam with strong blocky, structure
NLTD.

TP 2
0–8" Dark topsoil. Fine Sandy Loam. Loose, Dry.
8–42" Lt. Brown Fine Sandy Loam, Dry. Mottled at 11". Platy and Blocky structure.

SHWT at 11"
K=30 for fine sandy Loam with strong blocky, structure
NLTD.

TP 3
0–9" Dark topsoil. Fine Sandy Loam. Loose, Dry.
9–24" Lt. Brown Fine Sandy Loam, Dry. Mottled at 12". blocky structure.
24–40" Silt Loam. Some Stones. Platy structure.

SHWT at 12"
K=30 for fine sandy Loam to 24" with strong blocky, structure
NLTD.

TP 4
0–14" Dark topsoil. Fine Sandy Loam. Loose, Dry.
14–33" Lt. Brown Fine Sandy Loam. Humid. Mottled at 16". blocky structure.
Stony layer at 14–20".

SHWT at 16"
K=30 for fine sandy Loam to 33" with strong blocky, structure
NLTD.

TP 5
0–7" Dark topsoil. Fine Sandy Loam. Loose, Dry.
7–15" Lt. Brown Fine Sandy Loam. Some Stones. Dry.
15–20" Coarse Sandy Loam. Mottled at 15". blocky structure.
20–38" Fine Sandy/Silt Loam. Some Stones. Platy structure.

SHWT at 15"
K=30 for sandy Loam to 20" with strong blocky, structure
NLTD.

NEW LOT 2 STARTS WITH TP11

TP 11
0–12" Dark Brown Topsoil. Fine, sandy and stony. Lots of roots.
12–40" Fine Sandy Loam, strong blocky, Platy at 22". Dry. Friable. Mottled at 15".

SHWT at 15"
K=30 for sandy Loam with strong structure
NLTD.

TP 12
0–12" Dark Brown Topsoil. Stony. Lots of roots.
12–36" Fine Sandy Loam, strong blocky, Platy at 20". Dry. Friable. Mottled at 20".

SHWT at 20"
K=30 for sandy Loam with strong structure
NLTD.

TP 13
0–13" Dark Brown Topsoil. Fine Sandy. Stony. Lots of roots.
13–31" Fine Sandy Loam, many stones. Some Boulders. Strong blocky structure, Platy at 24". Dry. Friable. Mottled at 15".

SHWT at 15"
K=30 for sandy Loam with strong structure
NLTD.

TP 14
0–13" Dark Brown Topsoil. Fine Sandy. Stony. Lots of roots.
13–23" Fine Sandy Loam, many stones. Strong blocky structure, Platy at 24". Dry. Mottled at 15".
23–42" Fine Sand and Silt Loam. Dry, platy.

SHWT at 15"
K=30 for sandy Loam with strong structure
NLTD.

TP 15 (shallow pit for wetland investigation)
0–9" Dark Brown Topsoil. Fine Sandy. Stony. Lots of roots.
9–23" Fine Sandy Loam, many stones. Strong blocky structure, Platy at 24". Dry. Mottled at 15".

SHWT at 15"
K=30 for sandy Loam with strong structure
NLTD.

TP 16 (shallow pit for wetland investigation)
0–12" Dark Brown Topsoil. Fine Sandy. Stony. Lots of roots.
12–24" Fine Sandy Loam, many stones. Strong blocky structure, Dry. Mottled at 14".

SHWT at 14"
K=30 for sandy Loam with strong structure
NLTD.

Test Pits 5/18/17
At site: Doug Hewitt, Roy Martel

TP 17
0–11" Dark Brown Topsoil. Fine Sandy. Stony. Lots of roots.
11–26" Fine Sandy Loam, many stones. Strong blocky structure, Dry. Mottled at 15".
26–48" Fine Sand and Silt Loam. Dry.

SHWT at 15"
K=30 for sandy Loam with strong structure
NLTD.

TP 18 (Redigging of old test pit)
0–8" Dark Brown Topsoil. Fine Sandy. Stony. Lots of roots.
8I–22" Fine Sandy Loam, many stones. Strong blocky structure, Dry. Mottled at 16".
22–40" Fine Sand and Silt Loam. Dry.

SHWT at 16"
K=30 for sandy Loam with strong structure
NLTD.

Percolation Tests 9/8/16

P 1 22 minutes per inch @ 15"
P 2 32 minutes per inch @ 15"
P 3 17 minutes per inch @ 20"
P 4 28 minutes per inch @ 20"

The Proposed Subdivision is located on the following Williston 2011 Comprehensive Plan Maps:

Proposed Subdivision is located within the LESA Farmland (Statewide Importance) Area as depicted on Map 17

Proposed Subdivision is located within the .5 mile buffer of Existing Parkland Area as depicted on Map 18

Proposed Subdivision is located within the Proposed Sidewalks, Paths, and Trails as depicted on Map 10

Proposed Subdivision contains an NWI Wetland/Buffer and is located within the Surface Water Source Protection Area as depicted on Maps 14 and 19.

Proposed Subdivision is located within the Secondary Foreground Area as depicted on Map 20

With the exception of the constructed farm pond, there are no slopes over 15%

NOTE
1: Wetlands were delineated by S. McIntyre, Summit Engineering in August 2016 and field checked by Tina Heath, ANR Wetlands Program on 8/31/16. The two farm ponds on Lot 1 are shown as Class II wetlands on the VSWI Maps, however; the constructed built ponds are exempt under the Vermont Wetland Rules as outlined in Section 3.5(6) per a site confirmation with the VT ANR Wetlands Program on 8/31/16. The wetland on Lot 2 is not mapped on the VSWI Map and has been classified as Class III.

I hearby certify that the design-related information submitted with this application is true and correct, and that, in the exercise of my reasonable professional judgment, the design included in this application for a permit complies with the Vermont Wastewater System and Potable Water Supply Rules and the Vermont Water Supply Rules.

THIS PLAN IS PART OF A PACKAGE THAT INCLUDES:

S1	Site Plan
B1	Subdivision Plan
W1	Wastewater Plan
D1	Wastewater Details
D2	Details
EC1	Erosion Control Plan

Zoning Information
Zone – Ag/Rural Residential

Setbacks
Frontyard: 50'
Sideyard: 15'
Rearyard: 15'

Owner of Record
Lake View Farm, Inc.
Vol. 50, Pg. 129 Williston
Vol. 11, Pg. 209 St. George
10.6± Acres (Williston)
Tax Map Parcel # 26-100-225

2	REV LOTS 1 & 2 COMMON LINE AND ADDED EASEMENTS.	11/29/17
1	REVISED LOT 2 DRIVE AND SEPTIC. ADDITIONAL TEST PITS. MISC. REVISIONS PER ANR COMMENTS.	6/5/17
#	REVISION	DATE

STATE OF VERMONT DOUGLAS F. HEWITT NO. 7479 CIVIL LICENSED PROFESSIONAL ENGINEER

SURVEY BEG/DFH
DESIGNED DFH
DRAWN BEG
CHECKED DFH
SCALE 1"=50'

SUMMIT ENGINEERING, INC
Engineers • Surveyors • Planners • Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 658-5588

WASTEWATER PLAN

LAKE VIEW FARM, INC.

4520 OAK HILL ROAD
WILLISTON, VERMONT

DATE 2/6/2017
DRAWING NO. W1
PROJECT NO. 7881

©

MARTEL LANE

To Williston Village

N/F Anderson #26-100-128

N/F Anderson #26-100-128.5

Approximate Ditch Location

418'±

347'±

Exempt Pond (See Note #1)

N/F Steadman

LOT #1
HOMESTEAD LOT
8.6± ACRES (WILLISTON)
4.7± ACRES (ST. GEORGE)
13.3± ACRES TOTAL

Existing Culvert

25' Easement in Favor of Lake View Farm

PROPOSED MOUND WASTEWATER DISPOSAL SYSTEM

BARN (TO REMAIN)

Utility Pole 32/11

OHE

OAK HILL ROAD

PROPOSED DRIVEWAY

Existing Ditch

BUILDING ENVELOPE

HOUSE PROPOSED 4-BEDROOM

BARN (TO BE REMOVED)

SECTION OF BARN TO BE REMOVED

5-BEDROOM HOUSE TO BE REMOVED

Approximate Location Of Existing Leachfield

N/F Stowell

Town Line Williston St. George

Existing Drilled Well

Exempt Pond (See Note #1)

±18% Slope

Existing Pond Inflow

PROPOSED 15" HDPE CULVERT

Existing 30' Easement Benefits VELCO

20' PROPOSED PATH EASEMENT TO TOWN

Existing Pond Overflow Outlet (4" PVC)

149'±

Existing Well

Lawn

Boulder

INV. 756.0

757.74

758.41

INV. 754.0

BUILDING ENVELOPE

PROPOSED 12" DRIVE (SEE SHEET D2 FOR PROFILE)

EXTEND OVERFLOW TO DAYLIGHT

N/F Francisco #26-100-230

Lake Iroquois Rec. District #26-100-230

BEEBE ROAD

N/F Lamb #27-100-238

787.84

709.5

PROPOSED MOUND WASTEWATER DISPOSAL SYSTEM

PROPOSED DRILLED WELL

LOT #2
2.0± AC.

Utility Pole 22/12

Delineated Class III Wetland (2,800 S.F.) with 25' Buffer

PROPOSED 4-BEDROOM HOUSE

35'

25'

50'

Existing Ditch

257'±

210'±

N/F Collins

251'±

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

299'±

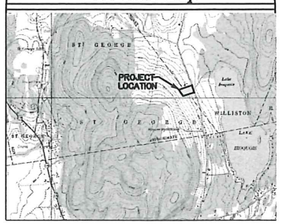
IP Found

381'±

N/F Scott #26-100-229

Existing Ditch

Location Map



Legend

- Property/R.O.W. Line
- PROPOSED PROPERTY LINE
- Easement Line
- Building Envelope
- Ditch/Stream
- Treeline
- Wire Fence
- OHE — Overhead Electric/Telephone
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE
- FM — PROPOSED FORCE MAIN
- ST — PROPOSED STORM LINE
- Survey Traverse Point
- Flagpole
- SILT FENCE
- LIMITS OF DISTURBANCE CORDON
- STABILIZED CONSTRUCTION ENTRANCE

The Proposed Subdivision is located on the following Williston 2011 Comprehensive Plan Maps:

Proposed Subdivision is located within the LESA Farmland (Statewide Importance) Area as depicted on Map 17

Proposed Subdivision is located within the .5 mile buffer of Existing Parkland Area as depicted on Map 18

Proposed Subdivision is located within the Proposed Sidewalks, Paths, and Trails as depicted on Map 10

Proposed Subdivision contains an NWI Wetland/Buffer and is located within the Surface Water Source Protection Area as depicted on Maps 14 and 19.

Proposed Subdivision is located within the Secondary Foreground Area as depicted on Map 20

With the exception of the constructed farm pond, there are no slopes over 15%

Other plans in this set include:
W1- Wastewater Plan
S1- Site Plan
D1- Wastewater Details
D2- Details (Erosion Control)
B1- Subdivision Plat

Zoning Information
Zone – Agricultural/Rural Residential

Setbacks
Front yard: 50'
Side yard: 15'
Rear yard: 15'

NOTE
1: Wetlands were delineated by S. McIntyre, Summit Engineering in August 2016 and field checked by Tina Heath, ANR Wetlands Program on 8/31/16. The two farm ponds on Lot 1 are shown as Class II wetlands on the VSWI Maps, however; the constructed built ponds are exempt under the Vermont Wetland Rules as outlined in Section 3.b(6) per a site conformation with the VT ANR Wetlands Program on 8/31/16. The wetland on Lot 2 is not mapped on the VSWI Map and has been classified as Class III.

Design qualification

This design is the best possible to meet existing town of Williston standards and regulations and the standards of the Vermont Agency of Natural Resources. This design has been prepared for the regulatory permit process and may not sufficiently detail all the items necessary for construction.

The contractor is to notify dig-safe (tel. 1-888-344-7233) 48 hours prior to any excavation.

The contractor shall be insured for the work to be performed, and shall be prepared to furnish a certificate of insurance.

It is noted that no site assessment of hazardous or other waste materials has been made and Summit Engineering, Inc. takes no responsibility for any materials or conditions that may exist on this site.

The underground utilities shown are depicted from surface features and other information provided by the Owner.

Summit Engineering, Inc. advises that improvements be laid out in the field by a licensed land surveyor prior to reliance thereon for construction or any other purposes.

Easements, recorded or unrecorded, may exist.

As designed this site plan creates 0.26 acres of new impervious surface and therefore does not require coverage under General Permit 3-9010 to discharge stormwater runoff as regulated by the State of Vermont Department of Environmental Conservation.

As designed it has been determined that construction of this site can be done to meet the conditions required to be considered Low Risk as outlined by the Risk Evaluation, Appendix A of general permit 3-9020. Per this classification, the erosion control measures proposed are in accordance with the "Low Risk Site Handbook for Erosion Prevention and Sediment Control"

As designed this site plan maybe constructed to generate less than 1.0 acres of soil disturbance and therefore would not require coverage under General Permit 3-9020 as regulated by the State of Vermont Department of Environmental Conservation. So as to allow additional disturbance within the cordoned area shown, it is expected that the permittee will be filing a Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activities on LOW RISK SITES Under Vermont Construction General Permit 3-9020.

Erosion Control measures and devices are to be installed to fit the construction site as managed and phased by the Contractor. Specific location of features in the field may vary.

	Existing Impery.	Proposed Impery.	Minimum Disturbed	Area within Cordon
Lot 1	0.45 Ac	0.39 Ac	0.60 Ac	1.65 Ac
Lot 2	0	0.20 Ac	0.48 Ac	1.00 Ac

THIS PLAN IS PART OF A PACKAGE THAT INCLUDES:

S1	Site Plan
B1	Subdivision Plan
W1	Wastewater Plan
D1	Wastewater Details
D2	Details
EC1	Erosion Control Plan

Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit [illegible], the Williston Development Review Board/Administrator approved the final plans for Lake View Farm, Inc. on the 22nd day of (month), 2017

DEC

Zoning Administrator

Owner of Record
Lake View Farm, Inc.
Vol. 50, Pg. 129 Williston
Vol. 11, Pg. 209 St. George
10.6± Acres (Williston)
Tax Map Parcel # 26-100-225
DP-16-23

1	ADDED TABLE OF EROSION CONTROL AREAS AND REVISED PERMITTING NOTE	12/14/17
0	REVISION	DATE

SURVEY: BEG/DFH
DESIGNED: DFH
DRAWN: BEG
CHECKED: DFH
SCALE: 1"=50'

STATE OF VERMONT — DOUGLAS F. HEWITT NO. 7479 CIVIL — LICENSED PROFESSIONAL ENGINEER

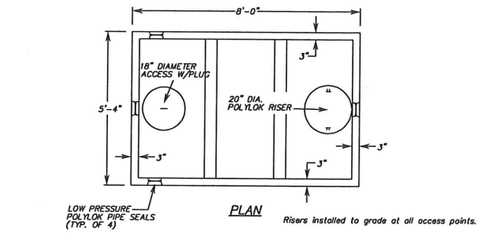
SUMMIT ENGINEERING, INC
Engineers • Surveyors • Planners • Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 658-5588

EROSION CONTROL PLAN

LAKE VIEW FARM, INC.

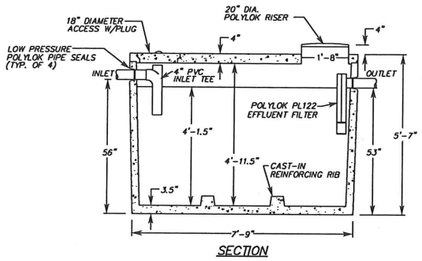
4520 OAK HILL ROAD
WILLISTON, VERMONT ©

DATE: 10/3/2017
DRAWING NO.: EC1
PROJECT NO.: 7881



PLAN

Risers installed to grade at all access points.



SECTION

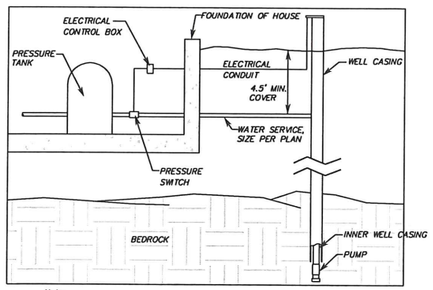
NOTES:

1. CONCRETE MINIMUM STRENGTH 5000 PSI @ 28 DAYS.
2. STEEL REINFORCEMENT SHALL COMPLY WITH ASTM SPECIFICATIONS.
3. LOW PRESSURE SEALS DESIGNED TO ACCEPT 4" C.I. OR PVC PIPE.
4. EXCAVATION MUST BE 1 FT. LONGER AND WIDER THAN THE TANK. PROVIDE 6" MIN. DEPTH GRAVEL BASE UNDER TANK.

1000 GALLON SEPTIC TANK TYPICAL

N.T.S.

CAMP PRECAST STANDARD TANK (1000 STL) SHOWN



Note:
Drilled Well construction to meet Water Supply Rule Chapter 21, Appendix A Part 12 under the supervision of a Vermont licensed well driller.

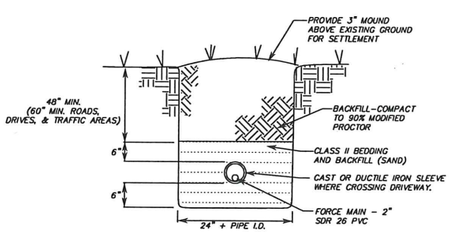
DRILLED WELL DETAIL

N.T.S.

WATER SUPPLY BASIS OF DESIGN

Average Day Demand (ADD) = 490 gpd (for 4 bedrooms)
Maximum Day Demand = 490 gpd/720 min./ 1/2 day = .819 gpm
Instantaneous Peak Demand = 5.0 gpm

Source Capacity, Storage Capacity, Pump Capacity, and Operating Pressure Range is to be determined by a Licensed Well Driller in Accordance with Vermont's Water Supply Rules.

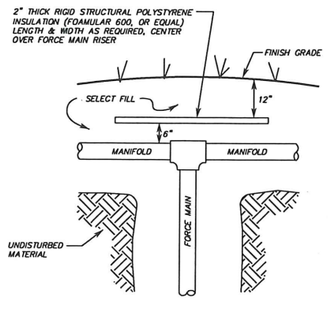


NOTES:
1.) MAINTAIN POSITIVE GRADE ON FORCE MAIN.

2.) FORCE MAIN TO BE INSTALLED WITH 4'-6" CAST IRON OR DUCTILE IRON SLEEVE WHERE CROSSING DRIVEWAY.

FORCE MAIN TRENCH TYPICAL

N.T.S.



INSULATION TYPICAL

N.T.S.

ELEVATION TABLE		
	Homestead Lot	Proposed Lot 2
FF	790.00	791.00
SEPTIC TANK IN	785.75	783.75
SEPTIC TANK OUT	785.5	783.50
PUMP STATION IN	785.25	783.25
PUMP OFF	782.41	780.41
PUMP ON	782.87	780.87
ALARM ON	783.37	781.37
MANIFOLD	792.71	779.66

FORCE MAINS INSPECTION AND TESTING

A. The Contractor shall perform and the new force mains shall pass a high pressure water test witnessed by the Engineer prior to acceptance of the force mains.

B. The high pressure water test shall be performed as follows:

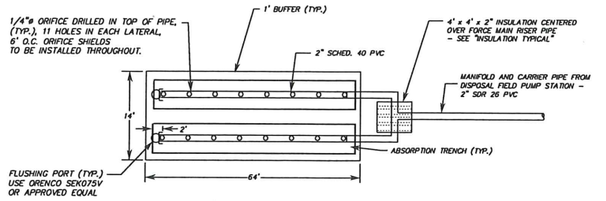
1. After the force main pipe and fitting installations have been completed, the contractor shall proceed, in the presence of the engineer, to test the installation. Testing performed shall involve both hydrostatic pressure and leakage tests.

2. Testing procedures shall be in accordance with the Environmental Protection Rules. General details are as follows.

3. Sufficient backfill should be placed prior to filling pipe with water and field testing to prevent shifting of the pipe due to internal test pressures. The trenches should be backfilled immediately after the pipe has been laid since exposed pipe is subject to damage from falling heavy objects as well as subject to flotation from water inadvertently entering the trench. Testing should be carried out after backfilling has been completed, but before placement of permanent surface.

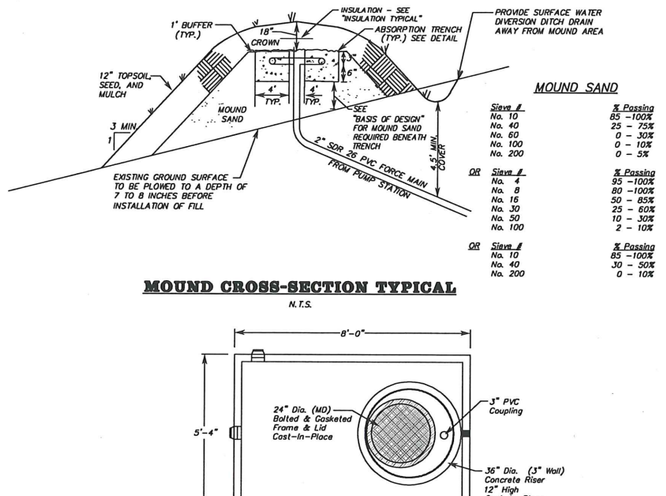
4. Each section of the pipeline should be slowly filled with water and all air expelled at high points. The 50 p.s.i. test pressure is then applied by means of a pump connected to the pipe in a manner satisfactory to the engineer. Test pressure must be maintained by additional pumping, if necessary for the two hour test, during which the amount of leakage is determined by measuring the amount of additional water pumped into the line. All defective elements must be repaired or removed and replaced, and the test repeated until the pipeline withstands the pressure and the allowable leakage requirements have been met. The allowable leakage is calculated as follows:

$L = (SxDx\sqrt{P})/148{,}000$ WHERE; L = NUMBER OF GALS. ALLOWED LEAKAGE PER HOUR, S = LENGTH OF PIPE TESTED IN FEET, D = INCHES OF PIPE DIAMETER, P = AVERAGE TEST PRESSURE (PSI GAUGE).



MOUND TRENCH PIPING DIAGRAM

N.T.S.



MOUND SAND

Sieve #	% Passing
No. 10	85 -100%
No. 40	25 - 75%
No. 60	0 - 30%
No. 100	0 - 10%
No. 200	0 - 5%

OR

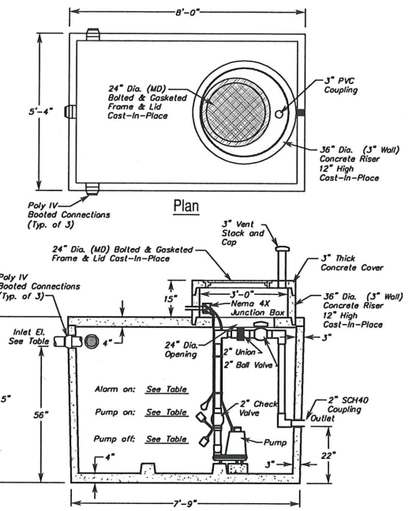
Sieve #	% Passing
No. 4	95 -100%
No. 8	80 -100%
No. 16	50 - 85%
No. 30	25 - 60%
No. 50	10 - 30%
No. 100	2 - 10%

OR

Sieve #	% Passing
No. 10	85 -100%
No. 40	30 - 50%
No. 200	0 - 10%

MOUND CROSS-SECTION TYPICAL

N.T.S.



PRECAST PUMPSTATION STANDARD 1000 GALLON (1000PS)

SPECIFICATIONS:
- Concrete Minimum Strength 5000psi @ 28 days
- Steel Reinforcement Grade 60
- Poly IV Booted Connections
- Top Seam Construction
- Weights Subject to Variation

- Pump Station Alarm To Be Set To Provide 1 Day Emergency Storage Below Inlet Elevation
- Alarm To Be Audible And Visual Installed In Existing House.
- Camp Precast Single Compartment Standard Tank Shown With Dimensions Providing 260 Gallons/Vertical Foot
- Contact Design Engineer For Use Of Equivalents
- Design To Be In Accordance With State Of Vermont Environmental Protection Rules

Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit 16-33 the Williston Development Review Board/Administrator approved the final plans for Lake View Farm, Inc. on the 22 day of (month), 20 17

Zoning Administrator

CONSTRUCTION PROCEDURES

Mound System

1. PRIOR TO ANY CONSTRUCTION, the owner shall notify the Design Engineer to stake out the area to be plowed and arrange for a meeting on-site with the Contractor to discuss construction procedures. Construction is to take place between April 1st and December 1st, provided there is no frost in the ground.

2. Remove all aboveground vegetation. Cut trees to the surface, DO NOT remove stumps. Prior to plowing, provide for diversion of surface water runoff from the mound area. Install delivery pipe to designed location and depth from pump station to point in mound where it connects to lateral.

3. When the area is sufficiently dry, plow the entire area to be covered by the mound fill using a mold board plow, plowing parallel with the ground contours with the plow throwing soil uphill. Plow the maximum depth capable of the plow (7 to 8 inches), using as large a plow as possible to reduce the number of driven furrows which result in compaction of the subsoil. Be sure not to track on the plowed surface. Note: Plow soil only when the moisture content is low to avoid compaction and puddling. If a fragment of soil occurring approximately 9 inches below the surface can be easily rolled into a wire, the soil should not be plowed since the moisture content is too high. If, on the other hand, the soil is friable or dry and falls apart when rolling it into a wire, the soil can be plowed because the danger of causing compaction and puddling is minimal. Once compaction and puddling occurs, it reduces the ability of soil to accept water, thus increasing the chance of failure. Once plowing is complete, keep all vehicular traffic off the plowed area. Try to avoid the occurrence of a long period between plowing and construction. If it rains after plowing is completed, wait until the soil dries out before the start of filling operations. Immediate construction after plowing is highly preferable. Once the plowing is complete, the person constructing the system shall contact the Design Engineer for inspection of the site prior to placement of the fill.

4. Place the medium textured soil around the edge of the plowed area by dumping it on the plowed area, keeping the wheels of the dump truck off the plowed area. Percent of soil passing specified sieves shall be as noted below:

Sieve #	% Passing
No. 10	85 - 100%
No. 40	25 - 75%
No. 60	0 - 30%
No. 100	0 - 10%
No. 200	0 - 5%

The design engineer is to be supplied with a sieve analysis of the soil prior to placement.

Legend
- Subject Property Line
- Other Property Line
- Easement/ROW Line
- Lake Champlain
- Rebar Found

5. Using a crawler tractor with a blade, move the sand around into place. Try to keep at least 6" of sand under the tracks to minimize compaction of the plowed layer.

6. Install and grade all the sand needed in the mound to the top of the trench. Shape the sides to the required slopes.

7. With the blade of the crawler, farm the trench by moving along the length of the mound. The sand walls should stay sufficiently stable. Make sure the bottom of the trench is level. Some hand shovel leveling will be required.

8. Using a bucket on the crawler, dump the stone in the trench by traveling up the side slope. Level the stone off to the desired elevation.

9. At the location of the distribution pipe make a channel about 4" deep by using a shovel. Lay the distribution pipe in the stone taking care to lay it level with holes pointing upward. Install orifice shields over holes. Remove dips and rises which occur in the pipe. Place 2" of stone over the distribution pipe; connect delivery pipe from pump station to riser, and install the riser insulation.

10. Construct sewer line appurtenances.

11. Connect force main appurtenances and test system with clean water to insure that flow from any two holes does not differ by more than 10%. Notify engineer 24 hours prior to back filling and testing, so the system can be inspected and the testing observed by the Engineer. Some pipe sizes may need to be changed and the system rechecked until proper distribution pressure and uniformity is achieved.

12. Place filter fabric over the top of the trench.

13. Place 12" to 18" of soil over the top and sides of the fill material, and over additional area around the base of the mound, the top 4" being a topsoil able to grow grass. Shape the mound surface so there will be no standing water and surface water will drain off and away from the mound.

14. Immediately upon completion of final grading and prior to October 15th, landscape the mound by seeding the surface with grass seed as follows:

Mixture for Non-Manicured Areas	Mixture for Manicured Areas	
Birds foot Trefoil 90% Timothy - 10%	Bluegrass	60%
	Creeping Red Fescue	30%
	Annual Rye	10%

Do not place shrubs directly on top of the mound, as roots may interfere with the distribution system. Mow area annually. If system is completed after October 15th or before May 1st temporarily seed with Annual Rye Grass and mulch. After May 1st install permanent seed mixture.

HOMESTEAD LOT BASIS OF DESIGN

Design Flows:
4BR House = (140 gpd/BR x 3 BR) + (70 gpd/BR x 1BR) = 490 gpd

Septic Tank:
System shall use a 1,000 gallon (minimum) nominal capacity precast concrete septic tank, with baffles and effluent filter and set level. Install risers to grade for access ports. Installation of a garbage grinder/disposal in the house is not recommended, but if installed, the septic tank capacity shall be a minimum of 2,000 gallons. Do not backflush water treatment systems into septic tanks, or any other part of the wastewater disposal system. Check septic tank annually for solids accumulation and pump at least every 3 years.

Homestead Lot Primary Mound System:
Use performance based mound disposal system designed to fit 14" to SHWT.
Max. application rate = 1.0 gpd/sf
490 gpd / (1.0 gpd/sf) = 490 sf
Use two infiltration trenches, 4' wide x 64' long, providing 512 sf.
Min. effective Basal Area = 490 gpd/.74 gpd/sf = 662 sf
Under these conditions, the elevation of induced groundwater mounding has been calculated using Darcy and a depth of 9.5" of naturally occurring unsaturated soil is maintained. A minimum of 28.5" of mound sand must be placed between bottom elevation of the stone trench within the mound and the ground surface.

Orifice spacing:
Orifice spacing to provide a minimum of one opening per 25 SF of leach field area. Use 1/4" dia. orifices spaced 6'0" o.c. in 2" diameter lateral for a total of 22 orifices. Flow from the furthest orifice = 1.73 gpm.

Pressure distribution:
Dosing:
Minimum dose volume = 5 x volume distribution system
Minimum of 4 doses per day
= 5 x 23.5 Gallons
= 117.5 Gallons per dose (min.)
490 gpd / (117.5 gal/dose) = 4.17 doses per day maximum
Use:
490 gpd / (119.5 gal/dose) = 4.1 doses/day
Discharge Rate:
Maintain 1.5 psi minimum distribution pressure.
Also, a minimum cleansing velocity in force main of 2.0 fps.
2.0 fps = 19.6 gpm minimum in 2" SCH 40 PVC.

Pump Station:
Pump Design:
Must provide 1 days (490 gallons) minimum emergency storage above alarm elevation
Elevation Head = 10.3 ft
Force Main Friction = 6.2 ft
Miscellaneous Head Losses and End Pressure = 8.2 ft
Total Dynamic Head (TDH) = 24.7 ft
Total Flow Rate = 38.2 gpm
Pump Required: Use Oranco Model PFEF50-B effluent pump, or equal

PROPOSED LOT 2 BASIS OF DESIGN

Design Flows:
4BR House = (140 gpd/BR x 3 BR) + (70 gpd/BR x 1BR) = 490 gpd

Septic Tank:
System shall use a 1,000 gallon (minimum) nominal capacity precast concrete septic tank, with baffles and effluent filter and set level. Install risers to grade for access ports. Installation of a garbage grinder/disposal in the house is not recommended, but if installed, the septic tank capacity shall be a minimum of 2,000 gallons. Do not backflush water treatment systems into septic tanks, or any other part of the wastewater disposal system. Check septic tank annually for solids accumulation and pump at least every 3 years.

Homestead Lot Primary Mound System:
Use performance based mound disposal system designed to fit 15" to SHWT.
Max. application rate = 1.0 gpd/sf
490 gpd / (1.0 gpd/sf) = 490 sf
Use two infiltration trenches, 4' wide x 64' long, providing 512 sf.
Min. effective Basal Area = 490 gpd/.74 gpd/sf = 662 sf
Under these conditions, the elevation of induced groundwater mounding has been calculated using Darcy and a depth of 10.1" of naturally occurring unsaturated soil is maintained. A minimum of 28.5" of mound sand must be placed between bottom elevation of the stone trench within the mound and the ground surface.

Orifice spacing:
Orifice spacing to provide a minimum of one opening per 25 SF of leach field area. Use 1/4" dia. orifices spaced 6'0" o.c. in 2" diameter lateral for a total of 22 orifices. Flow from the furthest orifice = 1.73 gpm.

Pressure distribution:
Dosing:
Minimum dose volume = 5 x volume distribution system
Minimum of 4 doses per day
= 5 x 23.5 Gallons
= 117.5 Gallons per dose (min.)
490 gpd / (117.5 gal/dose) = 4.17 doses per day maximum
Use:
490 gpd / (119.5 gal/dose) = 4.1 doses/day
Discharge Rate:
Maintain 1.5 psi minimum distribution pressure.
Also, a minimum cleansing velocity in force main of 2.0 fps.
2.0 fps = 19.6 gpm minimum in 2" SCH 40 PVC.

Pump Station:
Pump Design:
Must provide 1 days (490 gallons) minimum emergency storage above alarm elevation
Elevation Head = -0.8 ft
Force Main Friction = 2.1 ft
Miscellaneous Head Losses and End Pressure = 8.2 ft
Total Dynamic Head (TDH) = 9.5 ft
Total Flow Rate = 38.2 gpm
Pump Required: Use Oranco Model PKP350 effluent pump, or equal

STATE OF VERMONT — DOUGLAS HEWITT NO. 7479 CIVIL — REGISTERED PROFESSIONAL ENGINEER

SURVEY	
DESIGNED	
DRAWN	
CHECKED	
SCALE	AS SHOWN

SUMMIT ENGINEERING, INC
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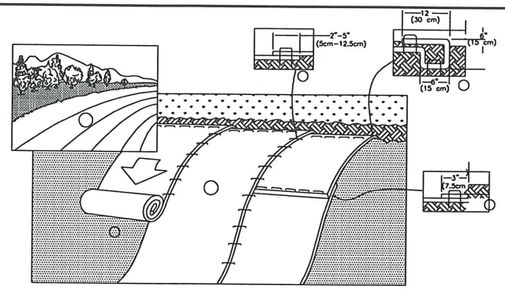
WASTEWATER DETAILS

LAKE VIEW FARM, INC.
4520 OAK HILL ROAD
WILLISTON, VERMONT ©

DATE 2/6/2017
DRAWING NO. D1
PROJECT NO. 7881



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCT (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) OF RECP's APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5CM - 12.5CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ENTIRE RECP's EDITH.

NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

EROSION CONTROL MATTING - SLOPE INSTALLATION

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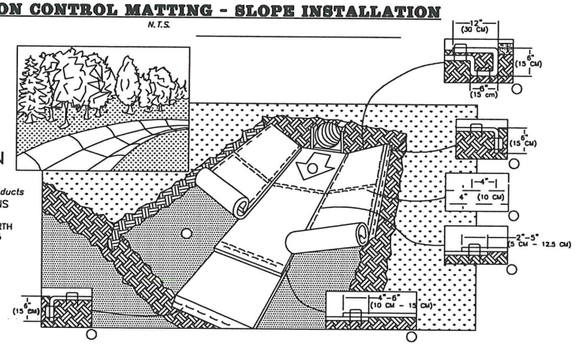


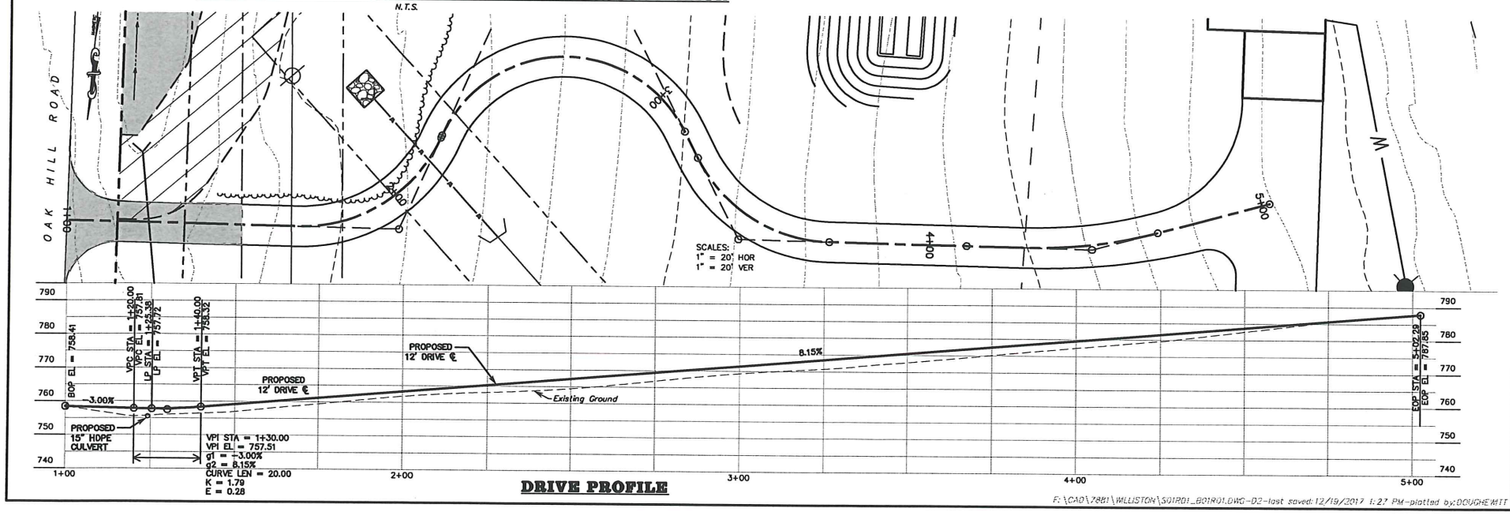
NORTH AMERICAN GREEN
EROSION CONTROL *Products Guaranteed* SOLUTIONS
14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800-772-2040
www.nagreen.com

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE RECP's.
3. ROLL CENTER RECP's IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM", STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE RECP's END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM -15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE RECP's.
5. FULL LENGTH EDGE OF RECP's AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECP's MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM -12.5 CM) (DEPENDING ON RECP's TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECP's MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

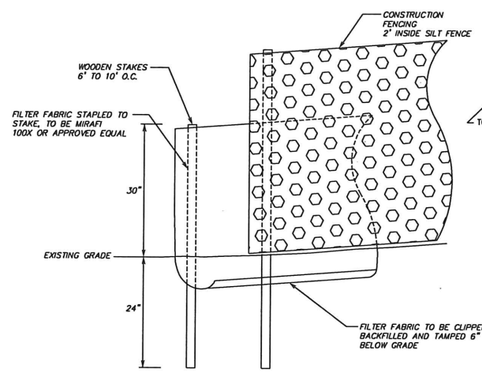
NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP's.

EROSION CONTROL MATTING - CHANNEL INSTALLATION

N.T.S.



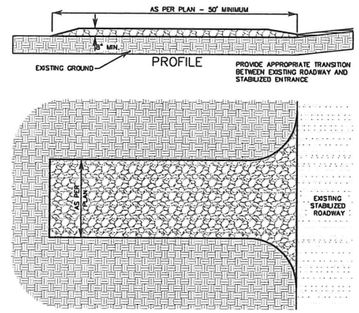
DRIVE PROFILE



NOTES:
INSTALL SILT FENCES AT TOES OF UNPROTECTED SLOPES AND AS PARALLEL TO CONTOURS AS POSSIBLE. CURVE THE ENDS OF THE FENCE UP INTO THE SLOPE. REMOVE SEDIMENT WHEN ACCUMULATED TO HALF THE HEIGHT OF THE FENCE. CONTRACTOR SHALL INSTALL SILT FENCES AT THE TOE OF ALL FILLED OR UNPROTECTED SLOPES CREATED DURING CONSTRUCTION. NOT NECESSARILY REFLECTED ON FINAL PLANS. SILT FENCES ARE TO BE MAINTAINED UNTIL SLOPES ARE STABILIZED, AND REMAIN THE PROPERTY OF THE CONTRACTOR.

SILT/CONSTRUCTION FENCE EROSION CONTROL TYPICAL

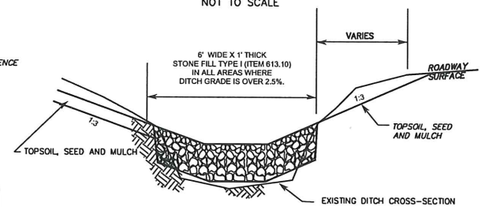
N.T.S.



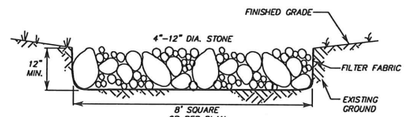
NOTES:
1. STONE SHALL BE 1.5 TO 4 INCHES WITH A MINIMUM THICKNESS OF 8 INCHES.
2. LENGTH, WIDTH AND RETURN RADIUSES SHALL BE AS SHOWN ON THE APPLICABLE CONSTRUCTION STABILIZATION PLAN.
3. MAINTENANCE OF ENTRANCE WILL BE NECESSARY TO PREVENT TRACKING OF SEDIMENT OFF SITE. THIS MAY INCLUDE ADDING STONE, AND/OR REMOVING AND REPLACING STONE.
4. THE EMPLOYMENT OF APPROVED ALTERNATIVE METHODS OF REMOVING SEDIMENT FROM VEHICLE PRIOR TO EXITING SITE IS ENCOURAGED TO MINIMIZED REQUIRED MAINTENANCE OF STABILIZED ENTRANCE.
5. CONSTRUCT STABILIZED APRON AROUND BUILDING AS SHOWN ON THE PLAN, AND WITH THE PROFILE SHOWN ABOVE.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



STONE LINED DITCH TYPICAL



NOTE:
APRON SIZE FOR FLOWS LESS THAN 5 cfs AT 12" PIPE OUTLET

TYPICAL RIPRAP APRON

N.T.S.

EROSION PREVENTION AND SEDIMENT CONTROL STABILIZATION NOTES:

1. MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT 2 TONS PER ACRE. MULCH SHALL CONSIST OF AIR-DRIED HAY OR STRAW FREE OF SEEDS AND COARSE MATERIALS.
2. TOPSOIL PILES SHALL BE MULCHED AND RINGED WITH SILT FENCE.
3. DISTURBED SOILS TO BE STABLED AS FOLLOWS:

CHANNEL SLOPE	LINING
1% TO 5%	NORTH AMERICAN GREEN S150
> 5%	STONE RIP RAP
SIDE SLOPES	**LINING**
<3:1	MULCH
>=3:1	NORTH AMERICAN GREEN S150 OR EQUAL.
>2:1	NORTH AMERICAN GREEN SC250 OR EQUAL

4. LIME MAY BE APPLIED TO ACHIEVE SOIL PH OF 6.5 FOR AREAS TO BE SEEDED.
5. APPLY COMMERCIAL FERTILIZER AT 1.0 LBS/1,000SQ. FT OF N20, P5 AND K20, IF REQUIRED.
6. LIME AND FERTILIZER SHALL BE MIXED THOROUGHLY INTO THE SEEDBED DURING SOIL PREPARATION.
7. GRASSED CHANNELS SHALL HAVE A MIN. OF 4" OF TOPSOIL PRIOR TO SEEDING.
8. DISTURBED SOILS SHALL BE SEEDED ACCORDING TO THE FOLLOWNG TABLE:

SEEDING RATES FOR TEMPORARY STABILIZATION:			
APRIL 15 - SEPT. 15: RYEGRASS (ANNUAL OR PERENNIAL: 20 LBS/ACRE)			
SEPT. 15 - APRIL 15: WINTER RYE (120 LBS/ACRE)			
SEEDING RATES FOR FINAL STABILIZATION:			
CHOOSE FROM:	VARIETY	LBS./ACRE	LBS./1000 SQ. FT.
BIRDSFOOT TREFOIL	EMPIRE/PARDEE	5*	0.1
OR			
COMMON WHITE CLOVER	COMMON	8	0.2
PLUS			
TALL FESCUE	KY-31/REBEL	10	0.25
PLUS			
REDTOP	COMMON	2	0.05
OR			
RYEGRASS (PERENNIAL)	PENNFINE/LINN	5	0.1
* - MIX 2.5 LBS. EACH OF EMPIRE AND PARDEE OR 2.5 LBS. OR BIRDSFOOT AND 2.5 LBS. WHITE CLOVER PER ACRE.			

LIMIT-OF-DISTURBANCE CORDON

1. Limits of disturbance cordon shall consist of ribbon, plastic fencing or metal security fencing delineating the limits of disturbance as shown on the plans. The cordon shall remain in place for the term of the construction to define work area until construction has been completed and the disturbed areas permanently stabilized.

EROSION PREVENTION AND SEDIMENT CONTROL CONSTRUCTION NOTES:

1. NEW LOT OWNERS/CONTRACTORS MUST COMPLY WITH THE EROSION PREVENTION AND SEDIMENT CONTROL STANDARDS OF THE CITY OF BURLINGTON.
2. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED.
3. ALL AREAS MUST HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 14 DAYS OF INITIAL DISTURBANCE. AFTER THIS TIME ANY DISTURBANCE IN THE AREA MUST BE STABILIZED AT THE END EACH WORK DAY. THE FOLLOWING EXCEPTIONS APPLY:
   - STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST WITHIN THE NEXT 24 HOURS.
   - STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (I.E. NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. HOUSE FOUNDATION EXCAVATION, UTILITY TRENCHES)
4. ALL EROSION CONTROL MEASURES MUST BE INSPECTED AT A FREQUENCY OF EVERY 7 DAYS OR WITHIN 24 HOURS OF A PRECIPITATION EVENT CAUSING RUNOFF TO LEAVE CONSTRUCTION SITE, AND REPLACED OR REPAIRED AS NECESSARIES.

ADDITIONAL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED DURING THE WINTER CONSTRUCTION SEASON IF EARTH DISTURBANCE IS PLANNED DURING THIS TIME (OCTOBER 15TH TO APRIL 15TH). CONTRACTOR/LANDOWNER SHALL READ AND UNDERSTAND THE FOLLOWING ITEMS:

1. NON-VEGETATIVE PROTECTION MUST BE INSTALLED AFTER SEPTEMBER 15TH TO BARE SOILS INCLUDING EROSION CONTROL BLANKETS AND/OR HEAVY MULCH LAYER.
2. APPLY A MINIMUM OF 3 INCHES OF MULCH WITH AN 80-90% GROUND COVER. MULCH SHALL BE TRACKED OR STABILIZED WITH NETTING IN OPEN AREAS VULNERABLE TO WIND.
3. PROVIDE ENLARGED ACCESS POINTS TO THE SITE, STABLED TO PROVIDE FOR SNOW STOCKPILING.
4. LIMITS OF DISTURBANCE MOVED OR REPLACED TO REFLECT BOUNDARY OF WINTER WORK.
5. CLEARED SNOW SHALL BE STOCKPILED DOWNSLOPE OF ALL AREAS OF DISTURBANCE AND OUT OF STORMWATER TREATMENT STRUCTURES.
6. A MINIMUM 25 FOOT BUFFER SHALL BE MAINTAINED ON PERIMETER CONTROLS SUCH AS SILT FENCE.
7. IN AREAS OF DISTURBANCE THAT DRAIN TO A WATERBODY WITHIN 100 FEET, TWO ROWS OF SILT FENCE MUST BE INSTALLED ALONG THE CONTOUR.
8. DRAINAGE STRUCTURES MUST BE KEPT FREE AND CLEAR OF SNOW AND ICE DAMS.
9. SILT FENCE AND OTHER PRACTICES MUST BE INSTALLED AHEAD OF FROZEN GROUND.
10. DISTURBED SOILS MUST BE STABILIZED AT THE END OF EACH WORK DAY, UNLESS NO PRECIPITATION IS FORECAST WITHIN 24 HOURS AND WORK WILL RESUME WITHIN 24 HOURS IN THE SAME DISTURBED AREA. IN AREAS THAT COLLECT AND RETAIN RUNOFF SUCH AS HOUSE FOUNDATIONS AND UTILITY TRENCHES DAILY STABILIZATION IS NOT REQUIRED.
11. PRIOR TO STABILIZATION SNOW AND ICE SHALL BE REMOVED TO LESS THAN 1 INCH THICKNESS.
12. USE STONE TO STABILIZE AREAS SUCH AS THE PERIMETER OF BUILDINGS UNDER CONSTRUCTION OR WHERE CONSTRUCTION VEHICULAR TRAFFIC IS ANTICIPATED.

EROSION PREVENTION AND SEDIMENT CONTROL CONSTRUCTION NOTES:

Upon finding that the final plans complied with all requirements of the *Williston Development Bylaw* and all conditions imposed on the approval of Discretionary Permit 15-___ the Williston Development Review Board/Administrator approved the final plans for Lake View Farm, Inc. on the 7 day of (month), 20 17

DEC

Zoning Administrator

STATE OF VERMONT
DOUGLAS HEWITT
NO. 7479
CIVIL
LICENSED
PROFESSIONAL ENGINEER

SURVEY	
DESIGNED	
DRAWN	
CHECKED	
SCALE	

SUMMIT ENGINEERING, INC
Engineers • Surveyors • Planners • Landscape Architects
1233 Shelburne Road C2
South Burlington, VT 05403
(802) 658-5588

DETAILS

LAKE VIEW FARM, INC.

4520 OAK HILL ROAD
WILLISTON, VERMONT

©

DATE 5/2/2017
DRAWING NO. D2
PROJECT NO. 7881

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