TOWN OF BRISTOL
Zoning Permit Application

Office Use Only
Permit #: 25-402 Parcel #: 060129-1 Zoning District RA5/VR
Date Received: 2/25/2026 Fee Paid: $750 #134

The undersigned hereby applies for a Zoning Permit for the following use, to be issued on the basis of the representations contained herein, of which the applicant swears to be true.

Type of permit requested: ☐ Building/Development ☑ Subdivision ☐ Temporary Use
☐ Conditional Use ☐ Access ☐ Other_____

Applicant Name: **Russell & Nicole M. Hibbard** Landowner Name: SAME

Address: 76 Kilbourn Lane, Bristol, VT 05443 Phone #: 802-999-8122

Location of Property: 76 Kilbourn Lane (Parcel # 060129-1)

Description of Proposal: Three-Lot Subdivision: Lot 1 will include the existing single-family residence; Lots 2 & 3 will each be improved with a single-family residence that will be served by a shared wastewater disposal system system and will be provided water by a shared drilled well.

Dimensions: Lot size: 23± acres Frontage on street: 50' (Termination of Kilbourn Lane)

Setback from street: 80' min. Rear yard setback: 25' min.
Side yard setbacks: 25' min. & 25' min.

Building width: 30' Building length: 40'
Building height: <35' Square Footage: 1,200

The applicant (or owner) should submit as attachments to this application a dimensioned site plan or sketch (which need not be to scale) showing the location of the proposed structure with respect to the property boundaries, or the proposed alterations to the boundaries of the property in the case of a subdivision.

If the proposed project requires the installation of a new or substantially replaced wastewater/sewage disposal system, the applicant should also submit a copy of a soils test report for the property and a septic system design prepared by a certified Site Technician B or a professional Sanitary or Civil Engineer currently registered and licensed to practice in the State of Vermont.

Signature of Applicant: _____ Date: 3/24/2025

Signature of Landowner: _____ Date: 3/24/25

All permit application fees must be paid and above information received before any action on your application may be taken. Permit application fees are non-refundable.

Zoning permit to take effect 15 days from date of issuance. Once a zoning permit has taken effect, applicants shall have two years from the date it becomes effective to substantially complete the activities subject to the permit and to secure a certificate of compliance documenting the projects substantial completion. If the applicant fails to substantially complete the activity authorized within the two-year period, the Zoning Permit shall become null and void. The applicant will need to reapply to complete any activities.

Russell & Nicole M. Hibbard
Three-Lot Subdivision
76 Kilbourn Lane, Bristol, Vermont
February 25, 2026

Project Description

Russell & Nicole M. Hibbard are proposing a Three-Lot Subdivision of their 23.17± acre residential parcel located at 76 Kilbourn Lane in Bristol. The southerly leg of the parcel is located in the Village Residential (VR) zoning district with access to Kilbourn Lane and Plank Road, while the remaining northerly majority of the parcel is located in the Rural Agricultural 5 (RA-5) zoning district. The property is improved with a single-family residence that is served by an on-site at-grade wastewater system and is provided water by an on-site drilled well (both systems permitted under WW-9-1235-1). Russell & Nicole M. Hibbard are proposing to subdivide the parcel to create two (2) new developable parcels (Lots 2 & 3). As a result of this subdivision, the following parcels will be created:

> **Lot 1** will be 18.15 ± acres in size and will include the existing single-family residence that will continue to be served by the existing individual on-site wastewater disposal system and will continue to be provided water by the existing individual on-site drilled water supply well (both existing systems permitted under WW-9-1235-1).
>
> **Lot 2** will be 2.16± acres in size and will be improved with a single-family residence that will be served by an off-site wastewater disposal system located within an easement on Lot 1 and will be provided water by an off-site shared drilled water supply well located within an easement on Lot 3.
>
> **Lot 3** will be 2.87± acres in size and will be improved with a single-family residence that will be served by an on-site wastewater disposal system and will be provided water by an on-site shared drilled water supply well.

Town of Bristol, Unified Development Regulations

In accordance with **Section 932: Application** of the Town of Bristol Unified Development Regulations, the following information shall be submitted for consideration with a Final Plat application for a Minor Subdivision:

A. Written Application Material:

1. Ownership and Administration

   The Applicant/Landowner and Licensed Designer certify that the information presented in this application is accurate to the best of our knowledge, and request that the Town proceed with the Subdivision Application.

Subdivision Name:	**Russell & Nicole M. Hibbard Three-Lot Subdivision**
Subdivision Address:	**76 Kilbourn Lane** **Bristol, VT 05443**

Applicant/Landowner:	**Russell & Nicole M. Hibbard** **76 Kilbourn Lane** **Bristol, VT 05443**
Licensed Designer:	**Barnard & Gervais, LLC** **PO Box 313** **Hinesburg, VT 05461**

2. Zoning Districts, Subdivided Lots and Existing Conditions

The subject parcel is 23.17± acres in size and consists primarily of forested terrain with slopes generally facing south to west at 5-15%. The parcel is approximately centered among the Burpee/Monkton/Plank Roads 'block', originating in the Village Residential (VR) zoning district at Kilbourn Lane with the majority of the parcel extending to the north and northeast into the Rural Agricultoral-5 (RA-5) zoning district. This location adjacent to Bristol's downtown residential area is well-suited to provide additional homes in keeping with the existing and planned character of the surrounding area. Accordingly, the proposed Lots 2 & 3 residences are clustered together at the front of the parcel closest to Plank Road in order to accommodate the homes with minimal impact to the forest beyond.

The proposed subdivision is for Single-Family Dwelling use, which is a Permitted Use in bot the VR and RA-5 zoning districts. The proposed lots are configured to comply with the minimum dimensional standards such that no waivers are necessary to accommodate the proposed development.

Upon request by the town, temporary markers (stakes) can be set in the field for the DRB to identify the proposed building envelopes, house sites, drilled well site and wastewater system locations.

3. PUDs

N/A – The proposed subdivision is not a PUD.

4. Water Supply and Wastewater Disposal

Lot 1 will include the existing single-family residence that will continue to be served by the existing individual on-site wastewater disposal system and will continue to be provided water by the existing individual on-site drilled water supply well (both existing systems permitted under WW-9-1235-1).

Lot 2 will be improved with a single-family residence that will be served by an off-site wastewater disposal system located within an easement on Lot 1 and will be provided water by an off-site shared drilled water supply well located within an easement on Lot 3.

Lot 3 will be improved with a single-family residence that will be served by an on-site wastewater disposal system and will be provided water by an on-site shared drilled water supply well.

As part of this project, a State of Vermont Wastewater System and Potable Water Supply Permit amendment has been applied for and submitted to the Zoning Administrator upon issuance.

5. Stormwater

Because the proposed Lots 2 & 3 house sites are at the most suitable locations and close to the existing drive, minimal grading is necessary to accommodate the new homes and short gravel drives. Stormwater runoff will be treated by simple disconnection from the proposed impervious surfaces to the surrounding areas to allow for sheetflow infiltration. All runoff will be directed to flow through a minimum of 50' vegetated buffer/swale prior to entering wetlands or streams.

6. Transportation Infrastructure

The subject parcel is accessed from Plank Road by Kilbourn Lane, which is a private gravel road within a 50' wide right-of-way across parcel #060129 (N/F Chris & Robin Burritt). Both Plank Road and Kilbourn Lane are suitable to accommodate the increase in traffic from the two (2) proposed residences.

Proposed Lots 2 & 3 will each be accessed by individual gravel drives constructed in accordance with VTrans Standard B-71A for Residential Drives.

A turn-around area is provided at the Lot 3 drive, immediately prior to the wetland buffer and the driveway's transition to the existing individual drive accessing Lot 1.

7. Utilities Infrastructure

The subject parcel contains overhead wire electric service to the existing Lot 1 residence. Proposed Lots 2 & 3 will be served by underground electric supply dropping from each of the nearest utility poles.

8. Common Land and Governance

The proposed subdivision includes proposed easements for water supply, wastewater disposal, and access at the turn-around area. The draft deeds and legal documents to govern the shared land and infrastructure will be provided for town approval prior to recording.

9. Natural Resources

The subject parcel includes identified natural resources including Class-II wetlands, wildlife habitat, and Primary Agricultural Soils. The parcel does not include Deer Wintering Area, Significant Natural Communities, or Rare, Threatened or Endangered plant or animal species.

The Class-II wetlands delineation has been reviewed & approved by Zapata Courage, State of VT DEC District Wetland Ecologist. The wetland boundaries and associated 50' buffers are shown on the survey plat and site plan drawings. The proposed Lots 2 & 3 buildings envelopes and turn-around area are configured to avoid impact to the wetlands & buffers.

The mapped wildlife habitat is a level-3 (from Level 1 – Lower Priority to Level 10 – Higher Priority) habitat block that includes much of the forested/upland area within the Burpee Road – Monkton Road – Plank Road perimeter. Accordingly, the proposed development is situated at the existing clearing toward the front (south) of the parcel with minimal incursion into the forest above.

The proposed subdivision will not impact the mapped Statewide-rated primary agricultural soils (PAS) located toward the center of the parcel. The mapped Prime-rated PAS soils at proposed Lots 2 & 3 include less than 2 contiguous acres of rated soil with 100' minimum dimensions and <15% slope. Therefore, the PAS area is of insufficient quality to be viable for commercial agriculture. The proposed impact to the mapped PAS is de minimis; protection of the wildlife habitat is prioritized instead.

B. Plat Plan and Site Plan Maps

1. Ownership and Administration

   A complete boundary survey with adjoining landowners' information is included.

2. Zoning Districts, Subdivided Lots and Existing Conditions

   The proposed survey plat contains the required information, including parcel boundaries, zoning district boundaries, and the number & acreage of proposed lots. The proposed site plans contain the required information, including existing site features and 1-foot topographic contours.

3. PUDs

   N/A – The proposed subdivision is not a PUD.

4. Water Supply and Wastewater Disposal

   The proposed site plans and detail sheets contain the required information for the water supply and wastewater disposal systems. The associated easements are established on the proposed survey plat.

5. Stormwater and Grading

   Because the proposed Lots 2 & 3 house sites are at the most suitable locations and close to the existing drive, minimal grading is necessary to accommodate the new homes and short gravel drives. Stormwater runoff will be treated by simple disconnection from the proposed impervious surfaces to the surrounding areas to allow for sheetflow infiltration. All runoff will be directed to flow through a minimum of 50' vegetated buffer/swale prior to entering wetlands or streams.

6. Transportation Infrastructure

   The project plans depict the location of the existing & proposed access roads and drives, including 50-foot R.O.W. and turn-around area. The project does not involve existing or proposed sidewalks, trail easements, or signs.

7. Utilities Infrastructure

   The project plans depict the locations of the existing overhead electric service and the proposed Lots 2 & 3 underground electric service, including 50-foot R.O.W. The project does not involve existing or proposed signs.

8. Common Land and Governance

   The proposed subdivision includes proposed easements for water supply, wastewater disposal, and access at the turn-around area. The draft deeds and legal documents to govern the shared land and infrastructure will be provided for town approval prior to recording.

9. Natural Resources

   State of Vermont ANR Natural Resource Maps are included in this application. The proposed subdivision is configured responsively to the natural terrain and site features to achieve the best use of the land with minimal impact to its identified natural resources.

C. Concurrent Application Material

N/A – No concurrent Zoning Permit application(s).

In accordance with **Section 937: Review Criteria** of the Town of Bristol Unified Development Regulations, the proposed subdivision shall comply with the following standards

1. Ownership and Administration

   The Russell & Nicole M. Hibbard Warranty Deed is recorded (11-30-2017) at Book 153, Page 528 in the town land records.

2. Zoning Districts, Subdivided Lots and Existing Conditions

   The subject parcel is 23.17± acres in size and consists primarily of forested terrain with slopes generally facing south to west at 5-15%. The parcel is approximately centered among the Burpee/Monkton/Plank Roads 'block', originating in the Village Residential (VR) zoning district at Kilbourn Lane with the majority of the parcel extending to the north and northeast into the Rural Agricultoral-5 (RA-5) zoning district. This location adjacent to Bristol's downtown residential area is well-suited to provide additional homes in keeping with the existing and planned character of the surrounding area. Accordingly, the proposed Lots 2 & 3 residences are clustered together at the front of the parcel closest to Plank Road in order to accommodate the homes with minimal impact to the forest beyond.

   The proposed subdivision is for Single-Family Dwelling use, which is a Permitted Use in bot the VR and RA-5 zoning districts. The proposed lots are configured to comply with the minimum dimensional standards such that no waivers are necessary to accommodate the proposed development.

3. PUDs

   N/A – The proposed subdivision is not a PUD.

4. Water Supply and Wastewater Disposal

   As part of this project, a State of Vermont Wastewater System and Potable Water Supply Permit amendment has been applied for and submitted to the Zoning Administrator upon issuance.

5. Stormwater and Grading

   Because the proposed Lots 2 & 3 house sites are at the most suitable locations and close to the existing drive, minimal grading is necessary to accommodate the new homes and short gravel drives. Stormwater runoff will be treated by simple disconnection from the proposed impervious surfaces to the surrounding areas to allow for sheetflow infiltration. All runoff will be directed to flow through a minimum of 50' vegetated buffer/swale prior to entering wetlands or streams.

6. Transportation Infrastructure

   The proposed subdivision will result in two additional single-family residential parcels. The additional 10-20 daily car trips (5-10 each for Lots 2 & 3) will not cause unreasonable congestion or unsafe conditions along either Kilbourn Lane or Plank Road.

   Proposed Lots 2 & 3 will be accessed by the existing gravel drive, which will be converted to a shared gravel drive. A 50' wide R.O.W. is provided on Lot 2 to benefit Lots 1 & 3, with a turn-around area at the end of the shared drive immediately prior to the wetland buffer boundary.

7. Utilities Infrastructure

   Electric service to proposed Lots 2 & 3 will be provided underground from the existing overhead service to the existing residence. A 50' wide R.O.W. is provided from the end of Kilbourn Lane to the proposed Lot 1 boundary. Green Mountain Power has evaluated the proposed project and provided an Ability to Serve letter.

8. Common Land and Governance

   The proposed subdivision is responsibly designed to provide two new homes clustered together along existing infrastructure with minimal associated grading or impact to the property's identified natural resources.

   The proposed subdivision includes proposed easements for water supply, wastewater disposal, and access at the turn-around area. The draft deeds and legal documents to govern the shared land and infrastructure will be provided for town approval prior to recording.

9. Natural Resources

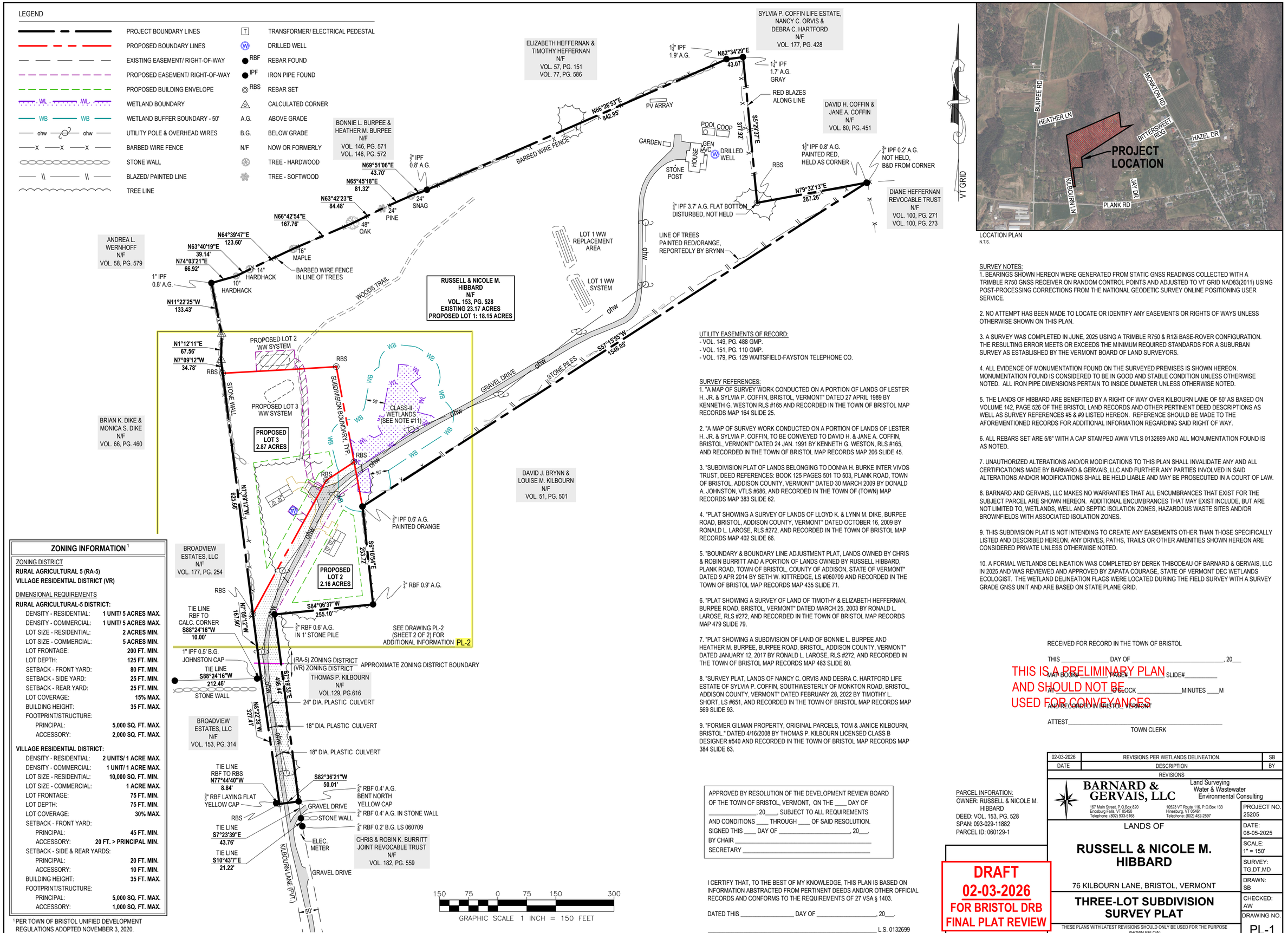
   a. Streams – N/A; the proposed development is not located near a stream.

   b. Shoreline – N/A; the proposed development is not located near a shoreline.

   c. Floodplains – N/A; the proposed development is not located near a floodplain.

   d. Wetlands – The subject parcel includes Class-II wetlands; the delineation has been reviewed & approved by Zapata Courage, State of VT DEC District Wetland Ecologist. The wetland boundaries and associated 50' buffers are shown on the survey plat and site plan drawings. The proposed Lots 2 & 3 buildings envelopes and turn-around area are configured to avoid impact to the wetlands & buffers.

   e. Natural Communities – N/A; the parcel does not include Deer Wintering Area, Significant Natural Communities, or Rare, Threatened or Endangered plant or animal species.



LOCATION PLAN
N.T.S.

ZONING INFORMATION [1]

ZONING DISTRICT
RURAL AGRICULTURAL 5 (RA-5)
VILLAGE RESIDENTIAL DISTRICT (VR)

DIMENSIONAL REQUIREMENTS

RURAL AGRICULTURAL-5 DISTRICT:	
DENSITY - RESIDENTIAL:	**1 UNIT/ 5 ACRES MAX.**
DENSITY - COMMERCIAL:	**1 UNIT/ 5 ACRES MAX.**
LOT SIZE - RESIDENTIAL:	**2 ACRES MIN.**
LOT SIZE - COMMERCIAL:	**5 ACRES MIN.**
LOT FRONTAGE:	**200 FT. MIN.**
LOT DEPTH:	**125 FT. MIN.**
SETBACK - FRONT YARD:	**80 FT. MIN.**
SETBACK - SIDE YARD:	**25 FT. MIN.**
SETBACK - REAR YARD:	**25 FT. MIN.**
LOT COVERAGE:	**15% MAX.**
BUILDING HEIGHT:	**35 FT. MAX.**
FOOTPRINT/STRUCTURE:	
PRINCIPAL:	**5,000 SQ. FT. MAX.**
ACCESSORY:	**2,000 SQ. FT. MAX.**
VILLAGE RESIDENTIAL DISTRICT:	
DENSITY - RESIDENTIAL:	**2 UNITS/ 1 ACRE MAX.**
DENSITY - COMMERCIAL:	**1 UNIT/ 1 ACRE MAX.**
LOT SIZE - RESIDENTIAL:	**10,000 SQ. FT. MIN.**
LOT SIZE - COMMERCIAL:	**1 ACRE MAX.**
LOT FRONTAGE:	**75 FT. MIN.**
LOT DEPTH:	**75 FT. MIN.**
LOT COVERAGE:	**30% MAX.**
SETBACK - FRONT YARD:	
PRINCIPAL:	**45 FT. MIN.**
ACCESSORY:	**20 FT. > PRINCIPAL MIN.**
SETBACK - SIDE & REAR YARDS:	
PRINCIPAL:	**20 FT. MIN.**
ACCESSORY:	**10 FT. MIN.**
BUILDING HEIGHT:	**35 FT. MAX.**
FOOTPRINT/STRUCTURE:	
PRINCIPAL:	**5,000 SQ. FT. MAX.**
ACCESSORY:	**1,000 SQ. FT. MAX.**

[1] PER TOWN OF BRISTOL UNIFIED DEVELOPMENT REGULATIONS ADOPTED NOVEMBER 3, 2020.

UTILITY EASEMENTS OF RECORD:
- VOL. 149, PG. 488 GMP.
- VOL. 151, PG. 110 GMP.
- VOL. 179, PG. 129 WAITSFIELD-FAYSTON TELEPHONE CO.

SURVEY REFERENCES:
1. "A MAP OF SURVEY WORK CONDUCTED ON A PORTION OF LANDS OF LESTER H. JR. & SYLVIA P. COFFIN, BRISTOL, VERMONT" DATED 27 APRIL 1989 BY KENNETH G. WESTON RLS #165 AND RECORDED IN THE TOWN OF BRISTOL MAP RECORDS MAP 164 SLIDE 25.

2. "A MAP OF SURVEY WORK CONDUCTED ON A PORTION OF LANDS OF LESTER H. JR. & SYLVIA P. COFFIN, TO BE CONVEYED TO DAVID H. & JANE A. COFFIN, BRISTOL, VERMONT" DATED 24 JAN. 1991 BY KENNETH G. WESTON, RLS #165, AND RECORDED IN THE TOWN OF BRISTOL MAP RECORDS MAP 206 SLIDE 45.

3. "SUBDIVISION PLAT OF LANDS BELONGING TO DONNA H. BURKE INTER VIVOS TRUST, DEED REFERENCES: BOOK 125 PAGES 501 TO 503, PLANK ROAD, TOWN OF BRISTOL, ADDISON COUNTY, VERMONT" DATED 30 MARCH 2009 BY DONALD A. JOHNSTON, VTLS #686, AND RECORDED IN THE TOWN OF (TOWN) MAP RECORDS MAP 383 SLIDE 62.

4. "PLAT SHOWING A SURVEY OF LANDS OF LLOYD K. & LYNN M. DIKE, BURPEE ROAD, BRISTOL, ADDISON COUNTY, VERMONT" DATED OCTOBER 16, 2009 BY RONALD L. LAROSE, RLS #272, AND RECORDED IN THE TOWN OF BRISTOL MAP RECORDS MAP 402 SLIDE 66.

5. "BOUNDARY & BOUNDARY LINE ADJUSTMENT PLAT, LANDS OWNED BY CHRIS & ROBIN BURRITT AND A PORTION OF LANDS OWNED BY RUSSELL HIBBARD, PLANK ROAD, TOWN OF BRISTOL, COUNTY OF ADDISON, STATE OF VERMONT" DATED 9 APR 2014 BY SETH W. KITTREDGE, LS #060709 AND RECORDED IN THE TOWN OF BRISTOL MAP RECORDS MAP 435 SLIDE 71.

6. "PLAT SHOWING A SURVEY OF LAND OF TIMOTHY & ELIZABETH HEFFERNAN, BURPEE ROAD, BRISTOL, VERMONT" DATED MARCH 25, 2003 BY RONALD L. LAROSE, RLS #272, AND RECORDED IN THE TOWN OF BRISTOL MAP RECORDS MAP 479 SLIDE 79.

7. "PLAT SHOWING A SUBDIVISION OF LAND OF BONNIE L. BURPEE AND HEATHER M. BURPEE, BURPEE ROAD, BRISTOL, ADDISON COUNTY, VERMONT" DATED JANUARY 12, 2017 BY RONALD L. LAROSE, RLS #272, AND RECORDED IN THE TOWN OF BRISTOL MAP RECORDS MAP 483 SLIDE 80.

8. "SURVEY PLAT, LANDS OF NANCY C. ORVIS AND DEBRA C. HARTFORD LIFE ESTATE OF SYLVIA P. COFFIN, SOUTHWESTERLY OF MONKTON ROAD, BRISTOL, ADDISON COUNTY, VERMONT" DATED FEBRUARY 28, 2022 BY TIMOTHY L. SHORT, LS #651, AND RECORDED IN THE TOWN OF BRISTOL MAP RECORDS MAP 569 SLIDE 93.

9. "FORMER GILMAN PROPERTY, ORIGINAL PARCELS, TOM & JANICE KILBOURN, BRISTOL." DATED 4/16/2008 BY THOMAS P. KILBOURN LICENSED CLASS B DESIGNER #540 AND RECORDED IN THE TOWN OF BRISTOL MAP RECORDS MAP 384 SLIDE 63.

SURVEY NOTES:
1. BEARINGS SHOWN HEREON WERE GENERATED FROM STATIC GNSS READINGS COLLECTED WITH A TRIMBLE R750 GNSS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING POST-PROCESSING CORRECTIONS FROM THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE.

2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.

3. A SURVEY WAS COMPLETED IN JUNE, 2025 USING A TRIMBLE R750 & R12i BASE-ROVER CONFIGURATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.

4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.

5. THE LANDS OF HIBBARD ARE BENEFITED BY A RIGHT OF WAY OVER KILBOURN LANE OF 50' AS BASED ON VOLUME 142, PAGE 526 OF THE BRISTOL LAND RECORDS AND OTHER PERTINENT DEED DESCRIPTIONS AS WELL AS SURVEY REFERENCES #5 & #9 LISTED HEREON. REFERENCE SHOULD BE MADE TO THE AFOREMENTIONED RECORDS FOR ADDITIONAL INFORMATION REGARDING SAID RIGHT OF WAY.

6. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED AWW VTLS 0132699 AND ALL MONUMENTATION FOUND IS AS NOTED.

7. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.

8. BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.

9. THIS SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.

10. A FORMAL WETLANDS DELINEATION WAS COMPLETED BY DEREK THIBODEAU OF BARNARD & GERVAIS, LLC IN 2025 AND WAS REVIEWED AND APPROVED BY ZAPATA COURAGE, STATE OF VERMONT DEC WETLANDS ECOLOGIST. THE WETLAND DELINEATION FLAGS WERE LOCATED DURING THE FIELD SURVEY WITH A SURVEY GRADE GNSS UNIT AND ARE BASED ON STATE PLANE GRID.

APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF BRISTOL, VERMONT, ON THE ____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS ____ THROUGH ____ OF SAID RESOLUTION.
SIGNED THIS ____ DAY OF _____, 20___.
BY CHAIR _____
SECRETARY _____

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS _____ DAY OF _____, 20___.

_____ L.S. 0132699

RECEIVED FOR RECORD IN THE TOWN OF BRISTOL

THIS _____ DAY OF _____, 20___
MAP BOOK#_____, PAGE#_____, SLIDE#_____
AT _____ O'CLOCK _____MINUTES ____M
AND RECORDED IN BRISTOL VERMONT

ATTEST_____
TOWN CLERK

THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONVEYANCES

PARCEL INFORMATION:
OWNER: RUSSELL & NICOLE M. HIBBARD
DEED: VOL. 153, PG. 528
SPAN: 093-029-11882
PARCEL ID: 060129-1

DRAFT
02-03-2026
FOR BRISTOL DRB FINAL PLAT REVIEW

DATE	DESCRIPTION	BY
02-03-2026	REVISIONS PER WETLANDS DELINEATION.	SB
	REVISIONS	

BARNARD & GERVAIS, LLC
Land Surveying
Water & Wastewater
Environmental Consulting
167 Main Street, P.O.Box 820, Enosburg Falls, VT 05450, Telephone: (802) 933-5168
10523 VT Route 116, P.O.Box 133, Hinesburg, VT 05461, Telephone: (802) 482-2597

LANDS OF

RUSSELL & NICOLE M. HIBBARD

76 KILBOURN LANE, BRISTOL, VERMONT

THREE-LOT SUBDIVISION SURVEY PLAT

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:
☐ SKETCH/CONCEPT ☐ PRELIMINARY ■ FINAL LOCAL REVIEW

PROJECT NO. 25205
DATE: 08-05-2025
SCALE: 1" = 150'
SURVEY: TG,DT,MD
DRAWN: SB
CHECKED: AW
DRAWING NO. PL-1
SHEET 1 OF 2

ZONING INFORMATION [1]

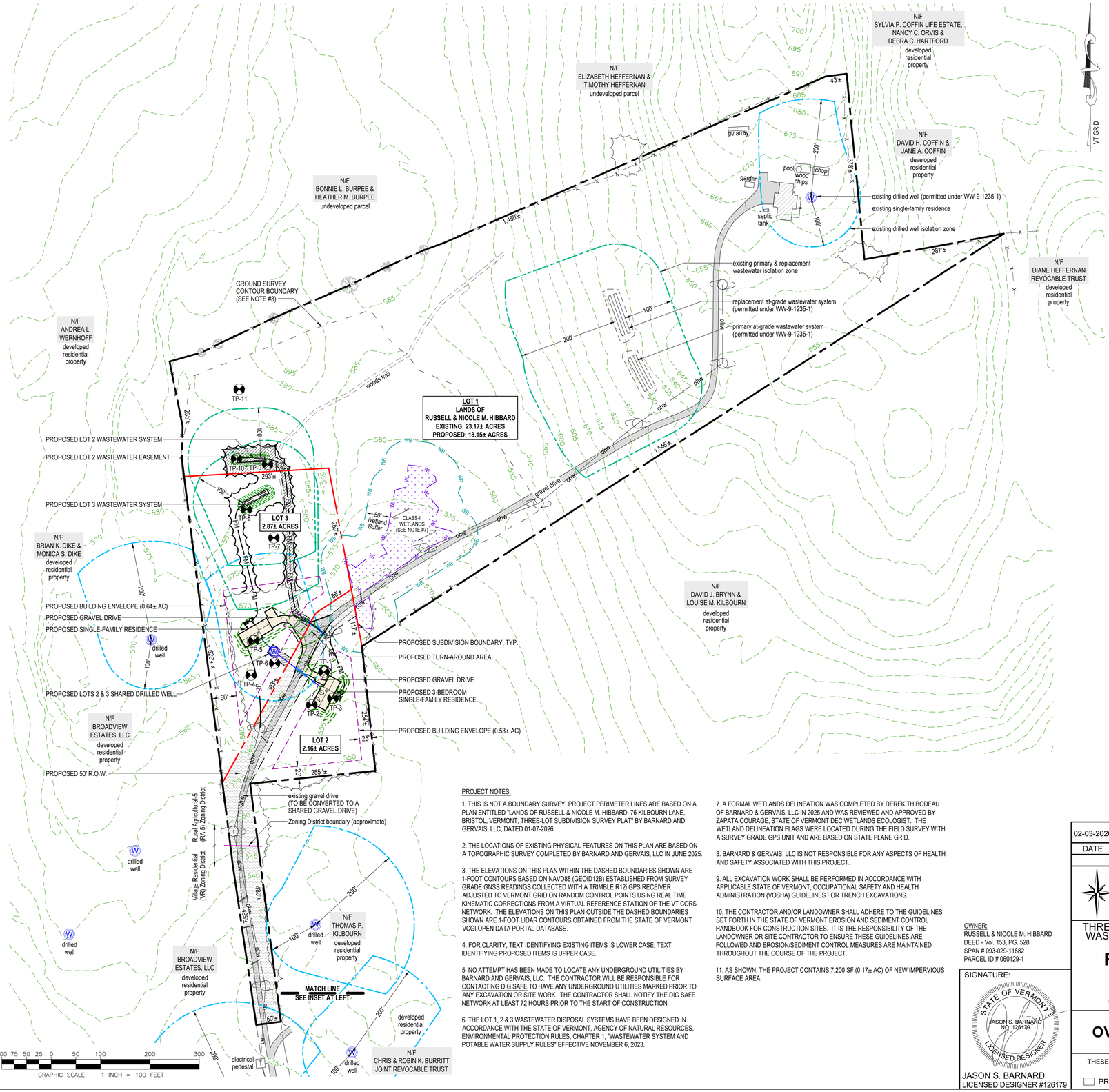
ZONING DISTRICT

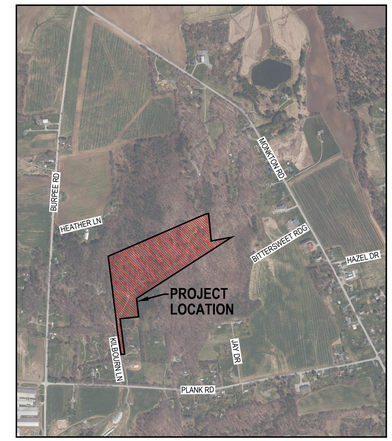
RURAL AGRICULTURAL 5 (RA-5)
VILLAGE RESIDENTIAL DISTRICT (VR)

DIMENSIONAL REQUIREMENTS

RURAL AGRICULTURAL-5 DISTRICT:	
DENSITY - RESIDENTIAL:	**1 UNIT/ 5 ACRES MAX.**
DENSITY - COMMERCIAL:	**1 UNIT/ 5 ACRES MAX.**
LOT SIZE - RESIDENTIAL:	**2 ACRES MIN.**
LOT SIZE - COMMERCIAL:	**5 ACRES MIN.**
LOT FRONTAGE:	**200 FT. MIN.**
LOT DEPTH:	**125 FT. MIN.**
SETBACK - FRONT YARD:	**80 FT. MIN.**
SETBACK - SIDE YARD:	**25 FT. MIN.**
SETBACK - REAR YARD:	**25 FT. MIN.**
LOT COVERAGE:	**15% MAX.**
BUILDING HEIGHT:	**35 FT. MAX.**
FOOTPRINT/STRUCTURE:	
PRINCIPAL:	**5,000 SQ. FT. MAX.**
ACCESSORY:	**2,000 SQ. FT. MAX.**
VILLAGE RESIDENTIAL DISTRICT:	
DENSITY - RESIDENTIAL:	**2 UNITS/ 1 ACRE MAX.**
DENSITY - COMMERCIAL:	**1 UNIT/ 1 ACRE MAX.**
LOT SIZE - RESIDENTIAL:	**10,000 SQ. FT. MIN.**
LOT SIZE - COMMERCIAL:	**1 ACRE MAX.**
LOT FRONTAGE:	**75 FT. MIN.**
LOT DEPTH:	**75 FT. MIN.**
LOT COVERAGE:	**30% MAX.**
SETBACK - FRONT YARD:	
PRINCIPAL:	**45 FT. MIN.**
ACCESSORY:	**20 FT. > PRINCIPAL MIN.**
SETBACK - SIDE & REAR YARDS:	
PRINCIPAL:	**20 FT. MIN.**
ACCESSORY:	**10 FT. MIN.**
BUILDING HEIGHT:	**35 FT. MAX.**
FOOTPRINT/STRUCTURE:	
PRINCIPAL:	**5,000 SQ. FT. MAX.**
ACCESSORY:	**1,000 SQ. FT. MAX.**

[1] PER TOWN OF BRISTOL UNIFIED DEVELOPMENT REGULATIONS ADOPTED NOVEMBER 3, 2020.

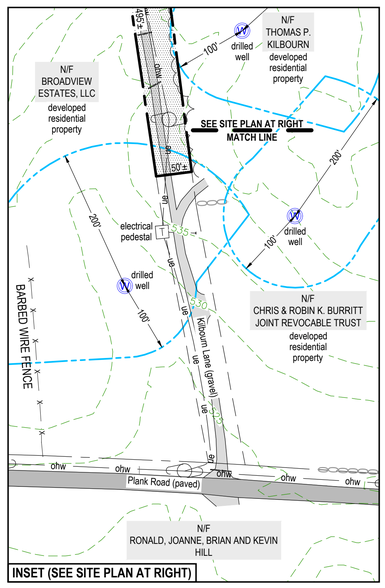




Project Location Map
Not to Scale

LEGEND

- BOUNDARY LINE/ R.O.W. (EXISTING)
- BOUNDARY LINE/ R.O.W. (PROPOSED)
- BOUNDARY LINE/ R.O.W. (ABUTTING)
- SIDELINE OF EASEMENT
- EDGE OF ROAD/DRIVE (SURFACE NOTED)
- BUILDING ENVELOPE
- ZONING DISTRICT BOUNDARY
- TREE LINE
- PROPOSED LIMITS OF CLEARING
- 100 — 1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
- 100 — 1-FOOT GROUND SURVEY CONTOUR
- 100 — FINISH GRADE
- S — GRAVITY SEWER
- FM — FORCE MAIN
- W — 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
- WELL ISOLATION
- WASTEWATER ISOLATION
- WL — WETLAND BOUNDARY
- WB — WETLAND BUFFER
- UE — UNDERGROUND ELECTRICAL CONDUIT
- ohw — UTILITY POLE/ OVERHEAD WIRES
- T — ELECTRICAL PEDESTAL
- SURVEY TRAVERSE STATION
- TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
- TEST PIT (TP-01)
- SOIL BORING (SB-01)
- W — DRILLED WELL (UNLESS OTHERWISE NOTED)



PROJECT NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. PROJECT PERIMETER LINES ARE BASED ON A PLAN ENTITLED "LANDS OF RUSSELL & NICOLE M. HIBBARD, 76 KILBOURN LANE, BRISTOL, VERMONT, THREE-LOT SUBDIVISION SURVEY PLAT" BY BARNARD AND GERVAIS, LLC, DATED 01-07-2026.

2. THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN JUNE 2025.

3. THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD88 (GEOID12B) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12i GPS RECEIVER ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.

4. FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.

5. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.

6. THE LOT 1, 2 & 3 WASTEWATER DISPOSAL SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE NOVEMBER 6, 2023.

7. A FORMAL WETLANDS DELINEATION WAS COMPLETED BY DEREK THIBODEAU OF BARNARD & GERVAIS, LLC IN 2025 AND WAS REVIEWED AND APPROVED BY ZAPATA COURAGE, STATE OF VERMONT DEC WETLANDS ECOLOGIST. THE WETLAND DELINEATION FLAGS WERE LOCATED DURING THE FIELD SURVEY WITH A SURVEY GRADE GPS UNIT AND ARE BASED ON STATE PLANE GRID.

8. BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.

9. ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (VOSHA) GUIDELINES FOR TRENCH EXCAVATIONS.

10. THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION SITES. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THESE GUIDELINES ARE FOLLOWED AND EROSION/SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.

11. AS SHOWN, THE PROJECT CONTAINS 7,200 SF (0.17± AC) OF NEW IMPERVIOUS SURFACE AREA.

OWNER:
RUSSELL & NICOLE M. HIBBARD
DEED - Vol. 153, PG. 528
SPAN # 093-029-11882
PARCEL ID # 060129-1

SIGNATURE:

STATE OF VERMONT
JASON S. BARNARD
NO. 126179
LICENSED DESIGNER

JASON S. BARNARD
LICENSED DESIGNER #126179

DATE	DESCRIPTION	BY
02-03-2026	Revise Lots 2 & 3 building envelopes & turn-around area per wetlands delineation; Add proposed grading & revise limits of disturbance.	SB

REVISIONS

BARNARD & GERVAIS, LLC
Land Surveying
Water & Wastewater
Environmental Consulting

167 Main Street, P.O.Box 820
Enosburg Falls, VT 05450
Telephone: (802) 933-5168

10523 VT Route 116, P.O.Box 133
Hinesburg, VT 05461
Telephone: (802) 482-2597

THREE-LOT SUBDIVISION WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEMS DESIGNS

RUSSELL & NICOLE M. HIBBARD

76 KILBOURN LANE, BRISTOL, VERMONT

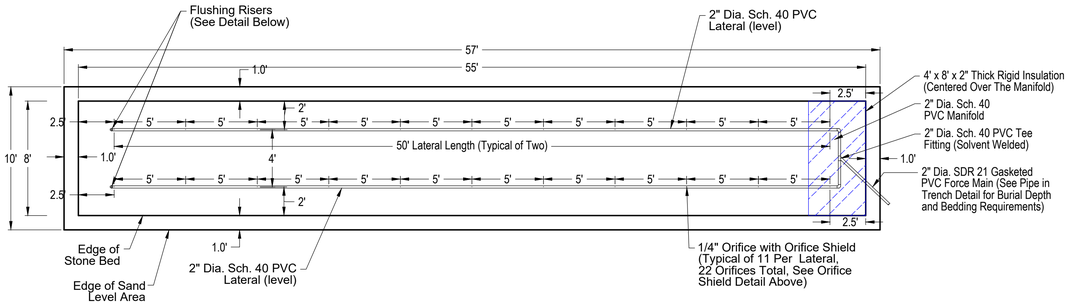
OVERALL SUBDIVISION PLAN

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

☐ PRELIMINARY DRAFT ■ FINAL STATE REVIEW

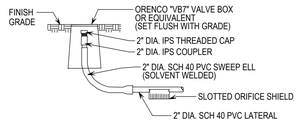
PROJECT NO.	25205
DATE:	08-05-2025
SCALE:	1" = 100'
SURVEY:	TG,DT,MD
DRAWN:	SB
CHECKED:	JSB
DRAWING NO.	S-1

SHEET 1 OF 7



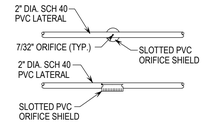
LOT 2 MOUND WASTEWATER DISPOSAL SYSTEM PLAN VIEW

SCALE: 1-INCH = 5-FEET



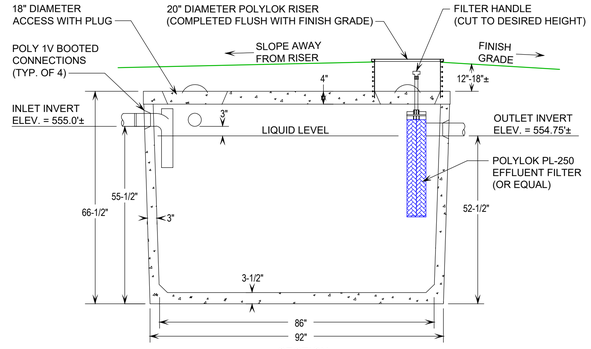
FLUSHING RISER DETAIL

NOT TO SCALE



ORIFICE SHIELD DETAIL

NOT TO SCALE

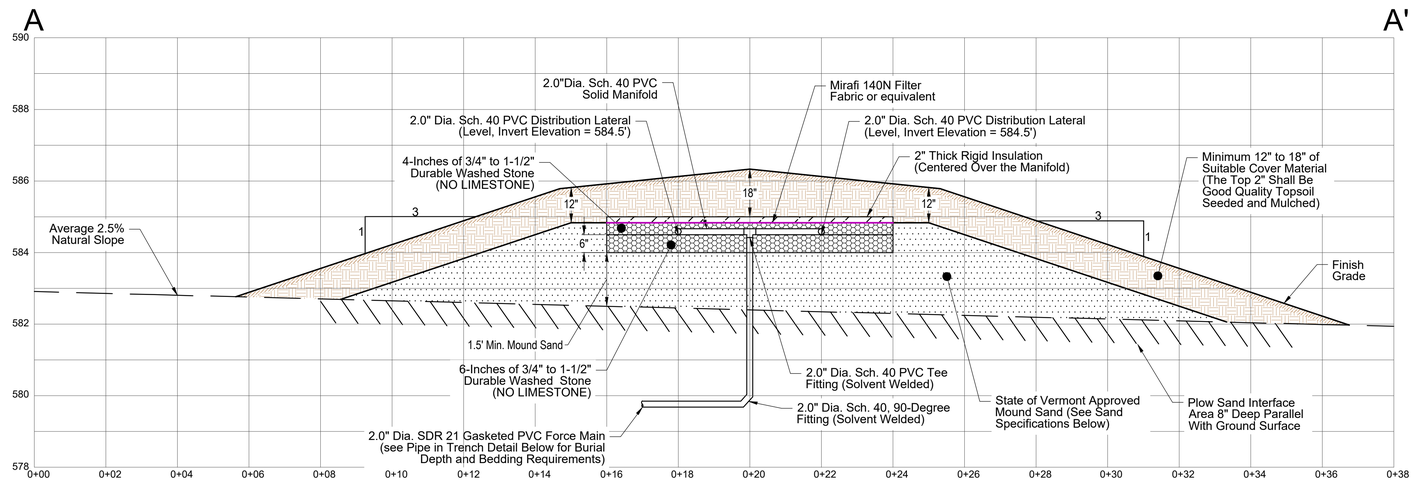


SECTION

NOTES:
1. SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF SIX INCHES OF COMPACTED GRANULAR BASE.
2. AN INLET TEE BAFFLE IS REQUIRED.
3. IF WATER-PROOF BOOTED CONNECTIONS ARE NOT USED, ALL PIPE PENETRATIONS SHALL BE SEALED WITH A "WATER PLUG" NON-SHRINK HYDRAULIC CEMENT.
4. EFFLUENT FILTER ACCESS SHALL BE COMPLETED FLUSH WITH FINISH GRADE.

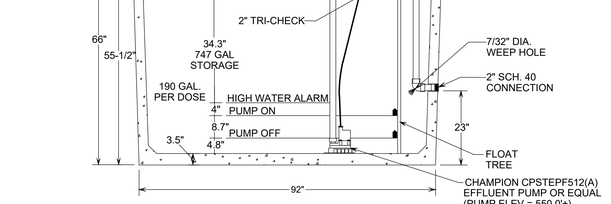
LOT 2 1,000 GALLON TOP-SEAM CONCRETE SEPTIC TANK

NOT TO SCALE



LOT 2 MOUND WASTEWATER DISPOSAL SYSTEM SECTION

VERTICAL SCALE: 1-INCH = 2-FEET
HORIZONTAL SCALE: 1-INCH = 2-FEET



SECTION

NOTES:
1. PUMP STATION SHALL BE SET LEVEL ON A MINIMUM OF 6-INCHES OF COMPACTED GRANULAR BASE.
2. PUMP STATION SECTIONS SHALL HAVE BUTYL RUBBER JOINT SEALER.
3. IF WATER-PROOF BOOTED PIPE CONNECTIONS ARE NOT USED, PIPE PENETRATIONS SHALL BE SEALED WITH "WATER PLUG" NON-SHRINK HYDRAULIC CEMENT.
4. ON/OFF FLOAT SWITCH TO BE SET WITH A 6 INCH SWING SETTING TO PROVIDE A 130 GALLON DOSE VOLUME.
5. HIGH WATER LEVEL ALARM AND PUMP STATION SHALL BE WIRED BY A LICENSED ELECTRICIAN.
6. THE HIGH WATER ALARM SHALL BE MOUNTED AT A VISIBLE LOCATION.
7. THE EFFLUENT PUMP SHALL BE CAPABLE OF 30 GPM VS. 50 TDH.

LOT 2 1,000-GALLON TOP-SEAM CONCRETE PUMP STATION

NOT TO SCALE

WASTEWATER DISPOSAL SYSTEM CONSTRUCTION AND MAINTENANCE NOTES

1. THE WASTEWATER DISPOSAL SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES.
2. WASTEWATER DISPOSAL SYSTEM LOCATION SHALL BE STAKED OUT BY THE DESIGNER PRIOR TO START OF CONSTRUCTION.
3. ATTACHED MOUND SYSTEM CONSTRUCTION INSTRUCTIONS SHALL BE FOLLOWED DURING THE INSTALLATION OF THE REPLACEMENT MOUND-TYPE WASTEWATER SYSTEM.
4. THE DESIGNER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR INSPECTIONS OF THE SEPTIC TANK, PUMP STATION, PLOWED LAYER, AND PLACEMENT OF THE MOUND SAND.
5. THE DESIGNER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR A PRESSURE TEST OF THE MOUND SYSTEM PRESSURE DISTRIBUTION NETWORK.
6. WASTEWATER SYSTEM FINISH GRADES WILL VARY WITH NATURAL TOPOGRAPHY PRIORITY IS TO MAINTAIN 3 ON 1 MOUND TOE SLOPES.
7. SEPTIC TANK EFFLUENT FILTER SHOULD BE REMOVED AND RINSED BACK INTO THE SEPTIC TANK ANNUALLY.
8. THE SEPTIC TANK AND PUMP STATION SHOULD BE INSPECTED ANNUALLY AND PUMPED OUT AT LEAST EVERY THREE (3) YEARS OR AS NECESSARY TO PREVENT SOLIDS FROM CARRYING OVER TO THE DISPOSAL SYSTEM.
9. FOLLOWING THE MOUND WASTEWATER SYSTEM INSTALLATION, FINISH GRADE SHALL BE SEEDED AND MULCHED WITH A CONSERVATION GRASS SEED MIX.
10. WATER SOFTENER BACKWASH, SEPTIC TANK ADDITIVES, GREASE OR SANITIZERS SHALL NOT BE INTRODUCED INTO THE WASTEWATER DISPOSAL SYSTEM.

STATE OF VERMONT MOUND SAND SPECIFICATIONS

(c) Fill Material: The fill material from the natural soil plowed surface to the top of the trench or bed shall be clean washed silica sand meeting one of the following sieve requirements:

(1).

Sieve Number	Opening (mm)	Percent Passing, by Weight
3/8	9.500	85-100
40	0.420	25-75
60	0.240	0-30
100	0.149	0-10
200	0.074	0-5

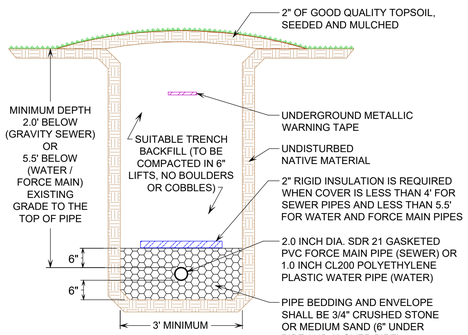
(2).

Sieve Number	Opening (mm)	Percent Passing, by Weight
4	4.750	95-100
8	2.380	80-100
16	1.190	50-85
30	0.590	25-60
50	0.297	10-30
100	0.149	2-10
200	0.074	0-3

(3).

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

The material must meet the specifications 1, 2, or 3 above. Interpolation of analyses is not permitted. Fill material 2 is ASTM Specification C-33 and is intended for manufactured material.



GRASSED AREA PIPE IN TRENCH DETAIL

NOT TO SCALE

SIGNATURE:

JASON S. BARNARD
LICENSED DESIGNER #126179

DATE	DESCRIPTION	BY
	REVISIONS	

BARNARD & GERVAIS, LLC
Land Surveying
Water & Wastewater
Environmental Consulting
167 Main Street, P.O.Box 820
Enosburg Falls, VT 05450
Telephone: (802) 933-5168
10523 VT Route 116, P.O.Box 133
Hinesburg, VT 05461
Telephone: (802) 482-2597

PROJECT NO. 25205

THREE-LOT SUBDIVISION WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEMS DESIGNS

RUSSELL & NICOLE M. HIBBARD

76 KILBOURN LANE, BRISTOL, VERMONT

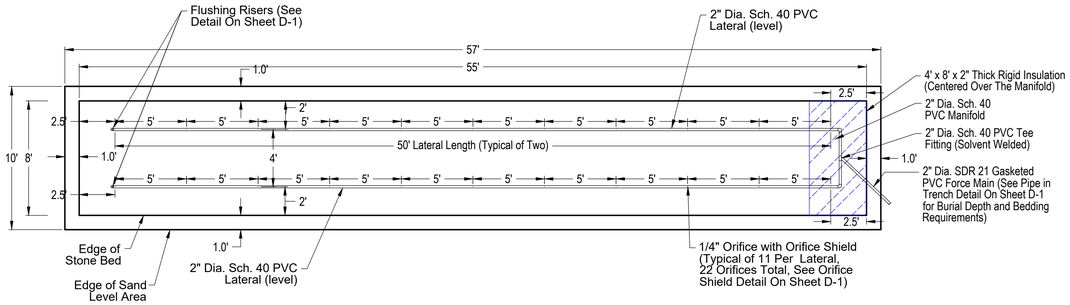
DATE: 08-05-2025
SCALE: AS NOTED
SURVEY: TG,DT,MD
DRAWN: SB, JG
CHECKED: JSB

LOT 2 WASTEWATER SYSTEM DETAILS AND NOTES

DRAWING NO. D-1

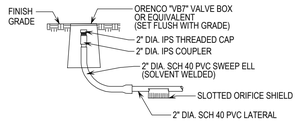
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

☐ PRELIMINARY DRAFT ■ FINAL STATE REVIEW



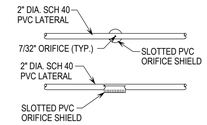
LOT 3 MOUND WASTEWATER DISPOSAL SYSTEM PLAN VIEW

SCALE: 1-INCH = 5-FEET



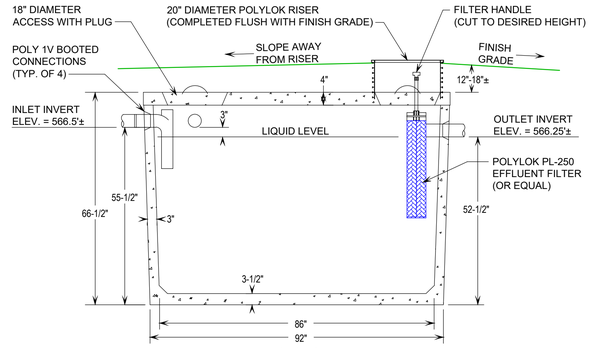
FLUSHING RISER DETAIL

NOT TO SCALE



ORIFICE SHIELD DETAIL

NOT TO SCALE

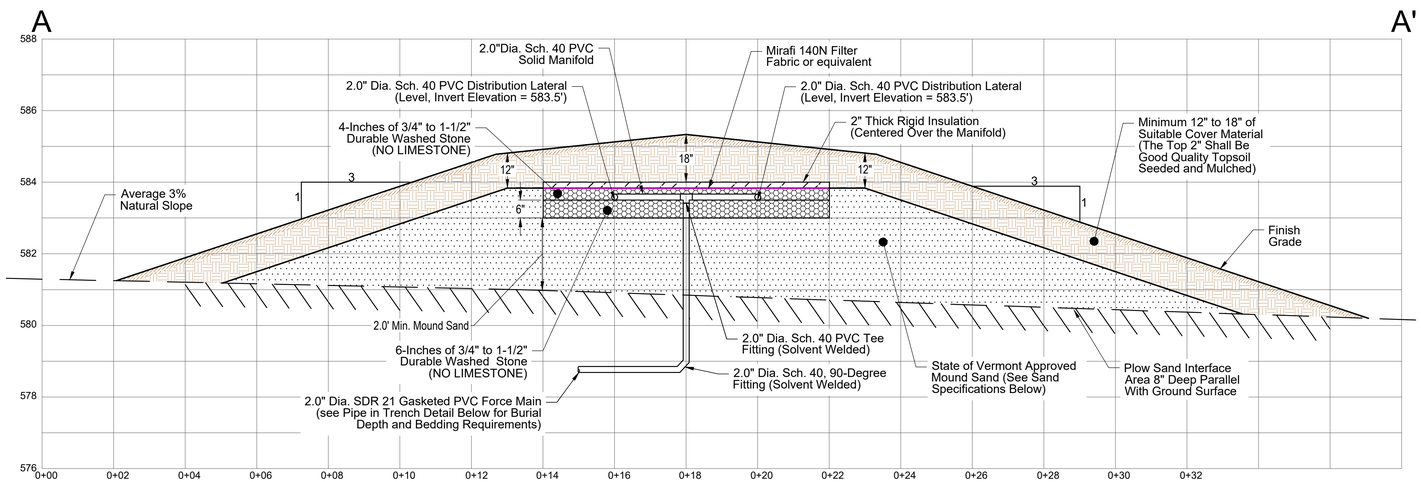


SECTION

NOTES:
1. SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF SIX INCHES OF COMPACTED GRANULAR BASE.
2. AN INLET TEE BAFFLE IS REQUIRED.
3. IF WATER-PROOF BOOTED CONNECTIONS ARE NOT USED, ALL PIPE PENETRATIONS SHALL BE SEALED WITH A "WATER PLUG" NON-SHRINK HYDRAULIC CEMENT.
4. EFFLUENT FILTER ACCESS SHALL BE COMPLETED FLUSH WITH FINISH GRADE.

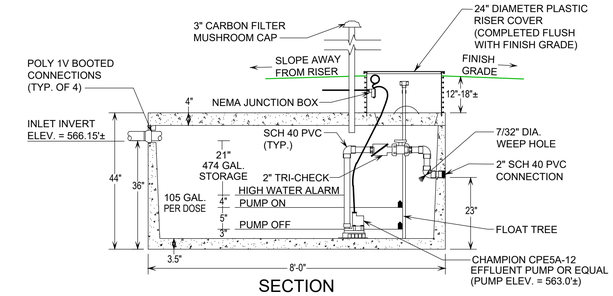
LOT 3 1,000 GALLON TOP-SEAM CONCRETE SEPTIC TANK

NOT TO SCALE



LOT 3 MOUND WASTEWATER DISPOSAL SYSTEM SECTION

VERTICAL SCALE: 1-INCH = 2-FEET
HORIZONTAL SCALE: 1-INCH = 2-FEET



SECTION

NOTES:
1. PUMP STATION SHALL BE SET LEVEL ON A MINIMUM OF SIX INCHES OF COMPACTED GRANULAR BASE.
2. PUMP STATION SECTIONS SHALL HAVE BUTYL RUBBER JOINT SEALER.
3. IF WATER-PROOF BOOTED CONNECTIONS ARE NOT USED, ALL PIPE PENETRATIONS SHALL BE SEALED WITH A "WATER PLUG" NON-SHRINK HYDRAULIC CEMENT.
4. ON/OFF FLOAT SWITCH TO BE SET WITH A 6-INCH SWING SETTING TO PROVIDE A 105 GALLON DOSE VOLUME.
5. HIGH WATER LEVEL ALARM AND PUMP STATION SHALL BE WIRED BY A LICENSED ELECTRICIAN.
6. THE HIGH WATER LEVEL ALARM SHALL BE MOUNTED AT A VISIBLE LOCATION.
7. THE EFFLUENT PUMP SHALL BE CAPABLE OF 30 GPM VS. 36 TDH.

LOT 3 800 GALLON TOP-SEAM CONCRETE PUMP STATION

NOT TO SCALE

WASTEWATER DISPOSAL SYSTEM CONSTRUCTION AND MAINTENANCE NOTES

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6. WASTEWATER SYSTEM FINISH GRADES WILL VARY WITH NATURAL TOPOGRAPHY PRIORITY IS TO MAINTAIN 3 ON 1 MOUND TOE SLOPES.
7. SEPTIC TANK EFFLUENT FILTER SHOULD BE REMOVED AND RINSED BACK INTO THE SEPTIC TANK ANNUALLY.
8. THE SEPTIC TANK AND PUMP STATION SHOULD BE INSPECTED ANNUALLY AND PUMPED OUT AT LEAST EVERY THREE (3) YEARS OR AS NECESSARY TO PREVENT SOLIDS FROM CARRYING OVER TO THE DISPOSAL SYSTEM.
9. FOLLOWING THE MOUND WASTEWATER SYSTEM INSTALLATION, FINISH GRADE SHALL BE SEEDED AND MULCHED WITH A CONSERVATION GRASS SEED MIX.
10. WATER SOFTENER BACKWASH, SEPTIC TANK ADDITIVES, GREASE OR SANITIZERS SHALL NOT BE INTRODUCED INTO THE WASTEWATER DISPOSAL SYSTEM.

STATE OF VERMONT MOUND SAND SPECIFICATIONS

(c) Fill Material: The fill material from the natural soil plowed surface to the top of the trench or bed shall be clean washed silica sand meeting one of the following sieve requirements:

(1).

Sieve Number	Opening (mm)	Percent Passing, by Weight
3/8	9.500	85-100
40	0.420	25-75
60	0.240	0-30
100	0.149	0-10
200	0.074	0-5

(2).

Sieve Number	Opening (mm)	Percent Passing, by Weight
4	4.750	95-100
8	2.380	80-100
16	1.190	50-85
30	0.590	25-60
50	0.297	10-30
100	0.149	2-10
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(3).

Sieve Number	Opening (mm)	Percent Passing, by Weight
3/8	9.500	85-100
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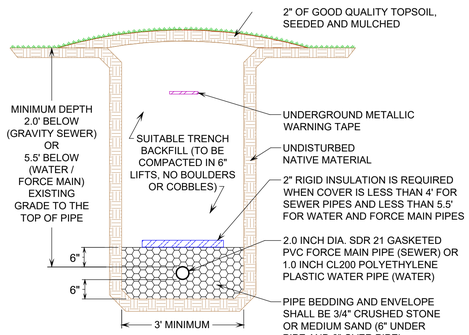
The material must meet the specifications 1, 2, or 3 above. Interpolation of analyses is not permitted. Fill material 2 is ASTM Specification C-33 and is intended for manufactured material.



GRASSED AREA PIPE IN TRENCH DETAIL

NOT TO SCALE

SIGNATURE:

STATE OF VERMONT — JASON S. BARNARD NO. 126179 — LICENSED DESIGNER

JASON S. BARNARD
LICENSED DESIGNER #126179

DATE	DESCRIPTION	BY
	REVISIONS	

BARNARD & GERVAIS, LLC
Land Surveying
Water & Wastewater
Environmental Consulting
167 Main Street, P.O.Box 820
Enosburg Falls, VT 05450
Telephone: (802) 933-5168
10523 VT Route 116, P.O.Box 133
Hinesburg, VT 05461
Telephone: (802) 482-2597

THREE-LOT SUBDIVISION WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEMS DESIGNS

RUSSELL & NICOLE M. HIBBARD

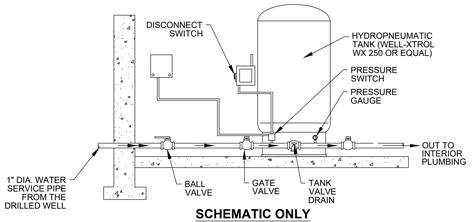
76 KILBOURN LANE, BRISTOL, VERMONT

LOT 3 WASTEWATER SYSTEM DETAILS AND NOTES

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

☐ PRELIMINARY DRAFT ■ FINAL STATE REVIEW

PROJECT NO.	25205
DATE:	08-05-2025
SCALE:	AS NOTED
SURVEY:	TG,DT,MD
DRAWN:	SB, JG
CHECKED:	JSB
DRAWING NO.	D-2



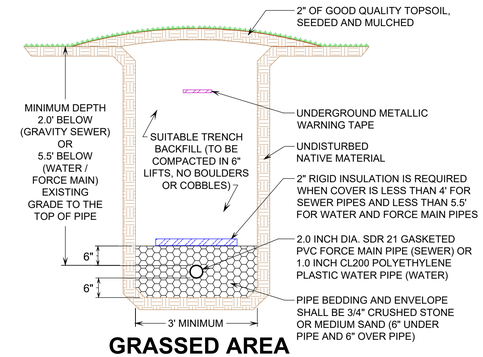
SCHEMATIC ONLY

NOTES:
1. HYDROPNEUMATIC TANK (TO BE DETERMINED).
2. PRESSURE SWITCH SETTING 40-60 PSI.

NOTE:
ALL INTERIOR PLUMBING AND WATER DISTRIBUTION DESIGN TO BE PERFORMED ACCORDING TO APPLICABLE PLUMBING CODE BY A LICENSED PROFESSIONAL.

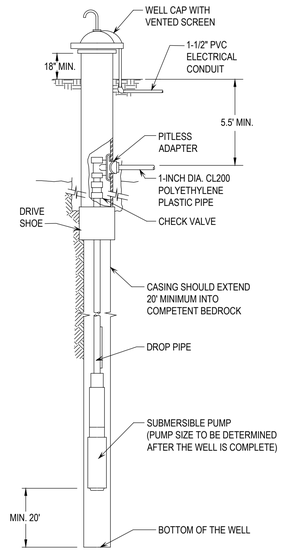
TYPICAL COMPONENTS FOR A DRILLED WELL SUBMERSIBLE WELL PUMP WATER SYSTEM

ELEVATION VIEW - NOT TO SCALE



GRASSED AREA
PIPE IN TRENCH DETAIL

NOT TO SCALE



NOTES:
1. THE DRILLED WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH §1-1206 OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, EFFECTIVE NOVEMBER 6, 2023.

DRILLED WELL CONSTRUCTION DETAIL

NOT TO SCALE

DRILLED WELL LEAKAGE, PRESSURE TESTING AND DISINFECTION:

LEAKAGE & PRESSURE TESTING: (PURSUANT TO §1-1209 OF THE CURRENT EPR)
(A) WATER SERVICE LINES AND WATER SERVICE PIPES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED ACCORDING TO ONE OF THE FOLLOWING PROCEDURES PRIOR TO PLACING THE POTABLE WATER SUPPLY INTO SERVICE:
(1) VERMONT PLUMBING RULES;
(2) THE AWWA; OR
(3) BY PRESSURIZING THE LINES AND PIPES WITH WATER AT THE WORKING PRESSURE OF THE SYSTEM OR GREATER AND HOLD WITHOUT A DROP IN PRESSURE FOR A MINIMUM OF 16 MINUTES.

(B) ATMOSPHERIC STORAGE STRUCTURES SHALL BE LEAKAGE TESTED ACCORDING TO THE FOLLOWING PROCEDURE TO ENSURE WATER LOSS IS EQUAL TO OR LESS THAN 0.05 OF 1 PERCENT OF THE TANK CAPACITY PRIOR TO PLACING THE STRUCTURE INTO SERVICE:
(1) FILLING THE TANK WITH POTABLE WATER AND LET STAND FOR 24 HOURS; AND
(2) MEASURING THE LOSS OF WATER OVER 24 HOURS.

(C) IF THE WATER SERVICE LINE, WATER SERVICE PIPE, OR ATMOSPHERIC STORAGE STRUCTURE FAILS THE PRESSURE OR LEAKAGE TEST, THE CAUSE OF THE FAILURE SHALL BE REPAIRED, AND THE LINE, PIPE OR STRUCTURE RETESTED.

DISINFECTION: (PURSUANT TO §1-1210 OF THE CURRENT EPR)

(A) THE DRILLED WELL SHALL BE DISINFECTED PURSUANT TO THE REQUIREMENTS OF SUBSECTION (B), (C), AND (D) PRIOR TO PLACING THE WELL INTO SERVICE AND AFTER ANY SERVICING OR REPAIR OF THE WELL, SUCH AS INSTALLATION OF NEW PIPES, WIRES, CASING, OR PUMPS.

(B) DISINFECTION OF THE DRILLED WELL SHALL BE COMPLETED PURSUANT TO THE RECOMMENDATIONS BY THE VERMONT DEPARTMENT OF HEALTH FOR DISINFECTING A WATER SYSTEM, OR THE FOLLOWING METHOD:
(1) FLUSH THE WELL UNTIL THE WATER RUNS CLEAR;
(2) PROVIDE AN ADDITIONAL DOSAGE OF AT LEAST 100 MG/L OF CHLORINE IN THE WELL;
(3) CIRCULATE THE WATER IN THE WELL; AND
(4) ALLOW THE WATER TO REST IN THE WELL FOR A MINIMUM OF 12 TO 24 HOURS BEFORE DISPOSING OF THE CHLORINATED WATER.

(C) DISINFECTION OF THE WATER SERVICE LINES AND WATER SERVICE PIPES SHALL BE COMPLETED PURSUANT TO THE REQUIREMENTS OF THE VERMONT PLUMBING RULES OR THE FOLLOWING METHOD:
(1) FILL THE WATER SERVICE LINE OR WATER SERVICE PIPE WITH A WATER/CHLORINE SOLUTION OF 100 MG/L; AND
(2) ALLOW THE CHLORINATED WATER TO REST IN THE WATER SERVICE LINE OR WATER SERVICE PIPE FOR A MINIMUM OF 24 HOURS BEFORE DISPOSING OF THE CHLORINATED WATER.

(D) DISINFECTION OF WATER STORAGE TANKS SHALL BE COMPLETED PURSUANT TO AWWA STANDARD C652.

(E) CHLORINATED WATER USED TO DISINFECT OR RESULTING FROM DISINFECTION OF THE DRILLED WELL SHALL NOT BE DISCHARGED TO A WASTEWATER SYSTEM OR TO SURFACE WATER. PROPER DISPOSAL OF THE CHLORINATED WATER IS TO THE GROUND SURFACE THROUGH SHEET FLOW THAT INFILTRATES INTO THE SOIL OR DISPOSAL TO A WASTEWATER TREATMENT FACILITY, IF AUTHORIZED BY THE WASTEWATER TREATMENT FACILITY.

FORCE MAIN PRESSURE AND LEAKAGE TESTING:

IN ACCORDANCE WITH § 1-1009 OF THE CURRENT EPR:

(b) UPON COMPLETION OF CONSTRUCTION OF A FORCE MAIN, THE FORCE MAIN SHALL BE PRESSURE AND LEAKAGE TESTED TO ENSURE THERE ARE NO LEAKS.

(1) PRESSURE TEST
- (A) ALL NEWLY LAID PIPE OR ANY VALVED SECTION THEREOF SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF AT LEAST 1.5 TIMES THE HIGHEST WORKING PRESSURE IN THE SECTION IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:
  - (i) TEST PRESSURES SHALL:
    - (I) NOT BE LESS THAN 50 POUNDS PER SQUARE INCH AT THE HIGHEST POINT ALONG THE TEST SECTION;
    - (II) NOT EXCEED PIPE OR THRUST RESTRAINT DESIGN PRESSURES;
    - (III) BE OF AT LEAST 2-HOUR DURATION;
    - (IV) NOT VARY BY MORE THAN 5 POUNDS PER SQUARE INCH; AND
    - (V) NOT EXCEED TWICE THE RATED PRESSURE OF THE VALVES WHEN THE PRESSURE BOUNDARY OF THE TEST SECTION INCLUDES CLOSED GATE VALVES.
- (B) EACH VALVED SECTION OF PIPE SHALL BE FILLED WITH WATER SLOWLY AND THE SPECIFIED TEST PRESSURE, BASED ON THE ELEVATION OF THE LOWEST POINT OF THE LINE OR SECTION UNDER TEST AND CORRECTED TO TEST GAUGE, SHALL BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE.
- (C) BEFORE APPLYING THE SPECIFIED TEST PRESSURE, AIR SHALL BE EXPELLED COMPLETELY FROM THE PIPE AND VALVES.
- (D) ALL EXPOSED PIPE, FITTINGS, VALVES, AND JOINTS SHALL BE EXAMINED CAREFULLY DURING THE TEST. ANY DAMAGED OR DEFECTIVE PIPE, FITTINGS, OR VALVES THAT ARE DISCOVERED FOLLOWING THE PRESSURE TEST SHALL BE REPAIRED OR REPLACED WITH SOUND MATERIAL AND THE TEST SHALL BE REPEATED.

(2) LEAKAGE TEST
- (A) A LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH THE PRESSURE TEST.
- (B) LEAKAGE SHALL BE DETERMINED BY THE QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPE, OR ANY VALVED SECTION THEREOF, TO MAINTAIN PRESSURE WITHIN 5 POUNDS PER SQUARE INCH OF THE SPECIFIED TEST PRESSURE AFTER THE AIR IN THE PIPELINE HAS BEEN EXPELLED AND THE PIPE HAS BEEN FILLED.
- (C) NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:

  $L = (N)(D)(\sqrt{P}) \div 7400$

  WHERE:
  L IS THE ALLOWABLE LEAKAGE, IN GALLONS PER HOUR;
  N IS THE NUMBER OF JOINTS IN THE LENGTH OF PIPELINE TESTED;
  D IS THE NOMINAL DIAMETER OF THE PIPE, IN INCHES; AND
  P IS THE AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH GAUGE.

(c) FORCE MAINS SHALL BE COVERED WITH SUFFICIENT EARTH OR OTHER INSULATION TO PREVENT FREEZING.

DATE	DESCRIPTION	BY
	REVISIONS	

BARNARD & GERVAIS, LLC
Land Surveying
Water & Wastewater
Environmental Consulting
167 Main Street, P.O.Box 820
Enosburg Falls, VT 05450
Telephone: (802) 933-5168
10523 VT Route 116, P.O.Box 133
Hinesburg, VT 05461
Telephone: (802) 482-2597

PROJECT NO. 25205

THREE-LOT SUBDIVISION WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEMS DESIGNS

RUSSELL & NICOLE M. HIBBARD

76 KILBOURN LANE, BRISTOL, VERMONT

DATE: 08-05-2025

SCALE: AS NOTED

SURVEY: TG,DT,MD

DRAWN: SB, JG

CHECKED: JSB

WATER SYSTEM DETAILS & WASTEWATER SYSTEM NOTES

DRAWING NO. D-3

SIGNATURE:

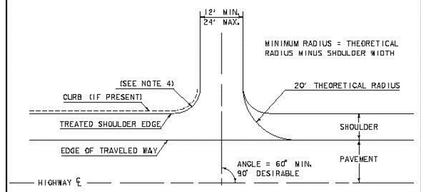
STATE OF VERMONT
JASON S. BARNARD
NO. 126179
LICENSED DESIGNER

JASON S. BARNARD
LICENSED DESIGNER #126179

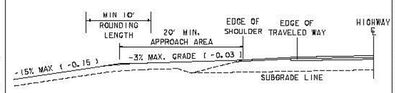
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

☐ PRELIMINARY DRAFT ■ FINAL STATE REVIEW

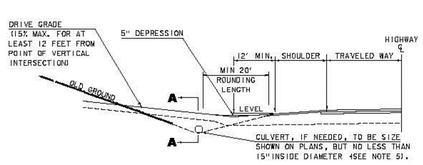
DETAIL A — RESIDENTIAL DRIVE



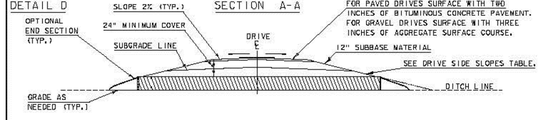
DETAIL B — PROFILE OF DRIVE INTERSECTION (FILL SECTION)



DETAIL C — PROFILE OF DRIVE INTERSECTION SHOWING 5"DEPRESSION (CUT SECTION)



DETAIL D — SECTION A-A



DRIVE SIDE SLOPES TABLE

LOCATION OF SLOPE	SLOPE RATE
DESIGN SPEED > 40 MPH	1:6 OR FLATTER
URBAN AREAS OR DESIGN SPEED < 40 MPH	1:4 DESIRABLE 1:2 ALLOWABLE
OUTSIDE CLEAR ZONE	1:2 OR FLATTER

1. THIS SHEET IS INTENDED FOR USE BY DESIGNERS ON HIGHWAY PROJECTS AND IN CONJUNCTION WITH A PERMIT FOR WORK WITHIN HIGHWAY RIGHTS OF WAY. ALL CONSTRUCTION REQUIRED BY THE PERMIT AND INDICATED ON THIS SHEET SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND IS SUBJECT TO THE APPROVAL OF THE VERMONT AGENCY OF TRANSPORTATION. WHEN USED WITH THE PLANS FOR A HIGHWAY CONSTRUCTION PROJECT, THIS SHEET IS INTENDED TO BE A GUIDE FOR THE DESIGNER CONCERNING DRIVE WIDTHS, HORIZONTAL, VERTICAL AND GEOMETRIC CHARACTERISTICS.
2. DEPTH OF SUBBASE AND PAVEMENT TO BE THE SAME AS HIGHWAY OR AS SHOWN IN DETAIL D WITHIN THE LIMITS OF THE HIGHWAY RIGHT-OF-WAY.
3. VEHICULAR ACCESS FROM PARKING AREAS TO THE RIGHT-OF-WAY AT OTHER THAN APPROVED ACCESS POINTS WILL BE PREVENTED BY THE CONSTRUCTION OF CURBING OR OTHER SUITABLE PHYSICAL BARRIER.
4. IF CURB IS PRESENT, SEE APPROPRIATE CURB DETAIL STANDARD.
5. CIRCULAR DRAINAGE CULVERTS UNDER DRIVES SHALL HAVE A MINIMUM INSIDE DIAMETER (I.D.) OF 15" OR AS OTHERWISE SHOWN ON THE PLANS. PIPE ARCHES USED UNDER DRIVES SHALL HAVE A MINIMUM INSIDE CROSS-SECTIONAL AREA EQUIVALENT TO THAT PROVIDED BY A 15" CIRCULAR PIPE. IF A CULVERT LARGER THAN 15" IS LOCATED UPSTREAM OF THE PROPOSED CULVERT THEN THE NEW CULVERT SHALL, AT A MINIMUM, MATCH THE SIZE OF THE UPSTREAM CULVERT.
6. THE OFFSET BETWEEN THE PROPERTY LINE AND THE EDGE OF THE DRIVEWAY MAY BE GOVERNED BY LOCAL ZONING LAWS. DRIVEWAY WIDTH RESTRICTIONS SHOWN PERTAIN ONLY TO THE AREA WITHIN THE HIGHWAY R.O.W. OR THE END OF THE TURNING RADIUS WHICHEVER IS GREATEST.
7. DRIVEWAY GRADES STEEPER THAN THOSE SHOWN MAY BE ALLOWED AS LONG AS A 20' APPROACH AREA IS ACHIEVED FOR THE VEHICLE TO PAUSE BEFORE ENTERING THE HIGHWAY.
8. THIS STANDARD APPLIES TO FIELD DRIVES, LOGGING DRIVES, AND RESIDENTIAL ACCESSES SERVING UP TO TWO SINGLE FAMILY HOMES OR A DUPLEX. FOR LARGER RESIDENTIAL DEVELOPMENTS, SUBDIVISIONS AND OTHER COMMERCIAL ACCESSES SEE VTRANS STANDARD B-71B.
9. INTERSECTION SIGHT DISTANCES, AND STOPPING SIGHT DISTANCE, EQUAL TO OR GREATER THAN THOSE SHOWN BELOW, SHOULD BE PROVIDED IN BOTH DIRECTIONS FOR ALL DRIVES ENTERING ON PUBLIC HIGHWAYS, UNLESS OTHERWISE APPROVED BY THE AGENCY OF TRANSPORTATION. INTERSECTION SIGHT DISTANCE IS MEASURED FROM A POINT ON THE DRIVE AT LEAST 15 FEET FROM THE EDGE OF TRAVELED WAY OF THE ADJACENT ROADWAY AND MEASURED FROM A HEIGHT OF EYE OF 3.5 FEET ON THE DRIVE TO A HEIGHT OF 3.5 FEET ON THE ROADWAY. STOPPING SIGHT DISTANCE IS MEASURED FROM AN EYE HEIGHT OF 3.5 FEET TO AN OBJECT HEIGHT OF 2.0 FEET ON THE ROADWAY.
10. FOR DRIVEWAY AND INTERSECTION SPACING DISTANCES REFER TO THE "VERMONT AGENCY OF TRANSPORTATION ACCESS MANAGEMENT PROGRAM GUIDELINES" LATEST REVISION.

SIGHT DISTANCE TABLE

POSTED SPEED OR DESIGN SPEED (MPH)	MINIMUM STOPPING SIGHT DISTANCE (FT)	MINIMUM INTERSECTION SIGHT DISTANCE (FT)
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610

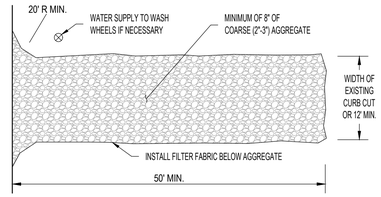
THE ABOVE VALUES ARE TAKEN FROM THE 2011 AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS & STREETS."

REV.	DATE	DESCRIPTION
0	JUL. 1, 2019	ORIGINAL APPROVAL

OTHER STANDARDS REQUIRED:

RESIDENTIAL DRIVES

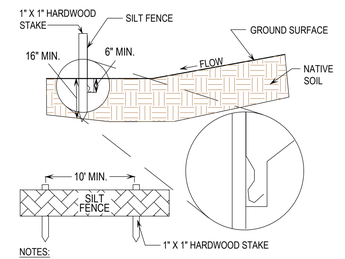
VTrans — STANDARD B-71A



NOTES:
1. STONE CONSTRUCTION ENTRANCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.09(a) AND USING MATERIAL MEETING AOT SPEC 704.17. FILTER FABRIC TO MEET AOT SPEC 720.01 FOR GEOTEXTILE FOR ROADBED SEPARATOR.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC ROW. THIS MAY REQUIRE MAINTENANCE AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENT.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO THE PUBLIC ROW.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AGGREGATE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP.

CONSTRUCTION ENTRANCE DETAIL

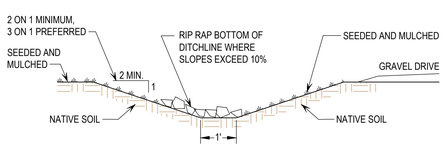
NOT TO SCALE



NOTES:
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. SILT FENCE SHALL BE PLACED AS CLOSE TO ALONG GROUND CONTOUR AS POSSIBLE.
3. SILT FENCE SHALL BE AT LEAST 16-INCHES ABOVE GROUND SURFACE.
4. SILT FENCE SHALL BE PLACED IN A TRENCH THAT IS A MINIMUM OF 6-INCHES DEEP.
5. HARDWOOD STAKES SHALL BE ON THE DOWNSLOPE SIDE.
6. SEAMS BETWEEN THE SILT FENCE SECTIONS SHALL OVERLAP.

SILT FENCE DETAIL

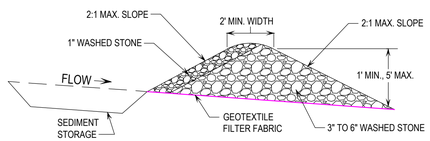
NOT TO SCALE



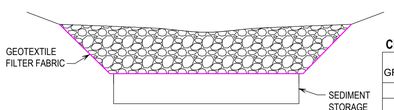
NOTES:
1. DITCHLINE SIDEWALL SLOPES ARE RECOMMENDED TO BE 3 ON 1 AND DITCHLINE SIDEWALL SLOPES SHALL BE A MAXIMUM OF 2 ON 1.
2. BOTTOM OF DITCHLINES EXCEEDING 10% SLOPE (0.10 FEET/FOOT) SHALL BE LINED WITH 5- TO 8-INCH CRUSHED STONE OR GRAVEL TO PREVENT EROSION.
3. BOTTOM OF DITCHLINES WITH LESS THAN 10% SLOPE (0.10 FEET/FOOT) SHALL BE SEEDED WITH A CONSERVATION MIX AND FESCUE GRASSES, AND MULCHED TO PREVENT EROSION AND PROVIDE STORMWATER TREATMENT.

TYPICAL DITCHLINE SECTION

NOT TO SCALE



CROSS SECTION



FRONT VIEW

RECOMMENDED CHECK DAM SPACING

DITCH GRADE (%)	SPACING (FEET)
1-4	200
5-7	100
8-10	50
11-15	25

NOTES:
1. STONE CHECK DAMS TO BE INSTALLED AT THE LOCATIONS SHOWN ON PLANS.
2. STONE CHECK DAMS SHALL BE INSTALLED PRIOR TO UPSLOPE EXCAVATING ACTIVITIES BEGINNING.
3. THE SITE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF STONE CHECK DAMS.
4. STONE CHECK DAMS TO BE REMOVED ONCE FINISH GRADING IS COMPLETE AND A VEGETATIVE COVER IS ESTABLISHED.

STONE CHECK DAM DETAIL

NOT TO SCALE

SIGNATURE:

STATE OF VERMONT — JASON S. BARNARD NO. 126179 — LICENSED DESIGNER

JASON S. BARNARD
LICENSED DESIGNER #126179

DATE	DESCRIPTION	BY
	REVISIONS	

BARNARD & GERVAIS, LLC
Land Surveying
Water & Wastewater
Environmental Consulting
167 Main Street, P.O.Box 820
Enosburg Falls, VT 05450
Telephone: (802) 933-5168
10523 VT Route 116, P.O.Box 133
Hinesburg, VT 05461
Telephone: (802) 482-2597

THREE-LOT SUBDIVISION WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEMS DESIGNS

RUSSELL & NICOLE M. HIBBARD

76 KILBOURN LANE, BRISTOL, VERMONT

EROSION CONTROL DETAILS AND NOTES

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

☐ PRELIMINARY DRAFT ■ FINAL STATE REVIEW

PROJECT NO. 25205
DATE: 08-05-2025
SCALE: AS NOTED
SURVEY: TG,DT,MD
DRAWN: SB, JG
CHECKED: JSB
DRAWING NO. D-4
SHEET 7 OF 7