

David Livingston

**UPPER MEEHAN ROAD
 7-LOT SUBDIVISION
 00 UPPER MEEHAN ROAD
 BRISTOL, VT**

PRELIMINARY PLAN

STAMP
 I hereby certify that, to the best of my reasonable professional judgment, the design information submitted with this application is true and correct and the design complies with the applicable Vermont Water Supply Rules.

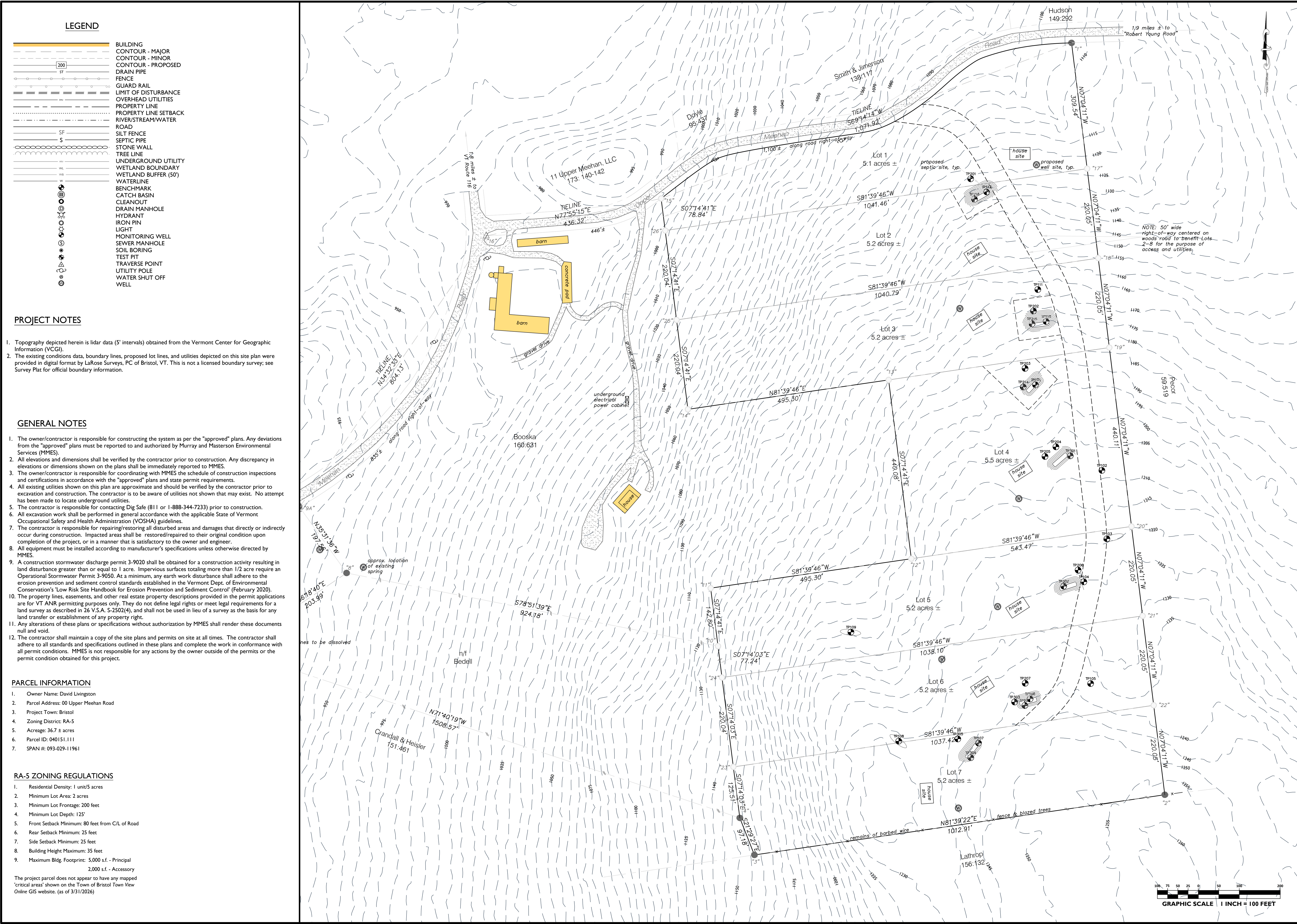
DATE

REVISIONS	DATE	NOTES
#		

DATE: 3/31/2026 DRAWN BY: GWM
 SCALE: 1" = 100' CHECKED BY: GWM
 PROJECT #: 25-150 APPROVED BY: GWM

**OVERALL
 SITE PLAN**

C-1.0



LEGEND

- BUILDING
- CONTOUR - MAJOR
- CONTOUR - MINOR
- CONTOUR - PROPOSED
- DRAIN PIPE
- FENCE
- GUARD RAIL
- LIMIT OF DISTURBANCE
- OVERHEAD UTILITIES
- PROPERTY LINE
- PROPERTY LINE SETBACK
- RIVER/STREAM/WATER
- ROAD
- SILT FENCE
- SEPTIC PIPE
- STONE WALL
- TREE LINE
- UNDERGROUND UTILITY
- WETLAND BOUNDARY
- WETLAND BUFFER (50')
- WATERLINE
- BENCHMARK
- CATCH BASIN
- CLEANOUT
- DRAIN MANHOLE
- HYDRANT
- IRON PIN
- LIGHT
- MONITORING WELL
- SEWER MANHOLE
- SOIL BORING
- TEST PIT
- TRAVERSE POINT
- UTILITY POLE
- WATER SHUT OFF
- WELL

PROJECT NOTES

- Topography depicted herein is lidar data (5' intervals) obtained from the Vermont Center for Geographic Information (VCGI).
- The existing conditions data, boundary lines, proposed lot lines, and utilities depicted on this site plan were provided in digital format by LaRose Surveys, PC of Bristol, VT. This is not a licensed boundary survey; see Survey Plat for official boundary information.

GENERAL NOTES

- The owner/contractor is responsible for constructing the system as per the "approved" plans. Any deviations from the "approved" plans must be reported to and authorized by Murray and Masterson Environmental Services (MMES).
- All elevations and dimensions shall be verified by the contractor prior to construction. Any discrepancy in elevations or dimensions shown on the plans shall be immediately reported to MMES.
- The owner/contractor is responsible for coordinating with MMES the schedule of construction inspections and certifications in accordance with the "approved" plans and state permit requirements.
- All existing utilities shown on this plan are approximate and should be verified by the contractor prior to excavation and construction. The contractor is to be aware of utilities not shown that may exist. No attempt has been made to locate underground utilities.
- The contractor is responsible for contacting Dig Safe (811 or 1-888-344-7233) prior to construction.
- All excavation work shall be performed in general accordance with the applicable State of Vermont Occupational Safety and Health Administration (VOSH) guidelines.
- The contractor is responsible for repairing/restoring all disturbed areas and damages that directly or indirectly occur during construction. Impacted areas shall be restored/repaired to their original condition upon completion of the project, or in a manner that is satisfactory to the owner and engineer.
- All equipment must be installed according to manufacturer's specifications unless otherwise directed by MMES.
- A construction stormwater discharge permit 3-9020 shall be obtained for a construction activity resulting in land disturbance greater than or equal to 1 acre. Impervious surfaces totaling more than 1/2 acre require an Operational Stormwater Permit 3-9050. At a minimum, any earth work disturbance shall adhere to the erosion prevention and sediment control standards established in the Vermont Dept. of Environmental Conservation's 'Low Risk Site Handbook for Erosion Prevention and Sediment Control' (February 2020).
- The property lines, easements, and other real estate property descriptions provided in the permit applications are for VT ANR permitting purposes only. They do not define legal rights or meet legal requirements for a land survey as described in 26 V.S.A. S-2502(4), and shall not be used in lieu of a survey as the basis for any land transfer or establishment of any property right.
- Any alterations of these plans or specifications without authorization by MMES shall render these documents null and void.
- The contractor shall maintain a copy of the site plans and permits on site at all times. The contractor shall adhere to all standards and specifications outlined in these plans and complete the work in conformance with all permit conditions. MMES is not responsible for any actions by the owner outside of the permits or the permit condition obtained for this project.

PARCEL INFORMATION

- Owner Name: David Livingston
- Parcel Address: 00 Upper Meehan Road
- Project Town: Bristol
- Zoning District: RA-5
- Acreage: 36.7 ± acres
- Parcel ID: 040151.111
- SPAN #: 093-029-11961

RA-5 ZONING REGULATIONS

- Residential Density: 1 unit/5 acres
 - Minimum Lot Area: 2 acres
 - Minimum Lot Frontage: 200 feet
 - Minimum Lot Depth: 125'
 - Front Setback Minimum: 80 feet from C/L of Road
 - Rear Setback Minimum: 25 feet
 - Side Setback Minimum: 25 feet
 - Building Height Maximum: 35 feet
 - Maximum Bldg. Footprint: 5,000 s.f. - Principal
2,000 s.f. - Accessory
- The project parcel does not appear to have any mapped 'critical areas' shown on the Town of Bristol Town View Online GIS website. (as of 3/31/2026)

