



State of Vermont

AGENCY OF NATURAL RESOURCES
SUBDIVISION PERMIT

LAWS/REGULATIONS INVOLVED: Environmental Protection Rules;
Chapter 1, Small Scale Wastewater Treatment and Disposal
Subchapter 3, Subdivision
Subchapter 7, Sewage Disposal
Appendix A, Design Guidelines
Chapter 21, Water Supply

CASE No: EC-5-3174
APPLICANT: Hutchinson Dubosque
ADDRESS: 85 River Road L-4
Essex, CT 06426

PIN No.: BR99-0040

This project, consisting of a 7-lot residential subdivision, with the lots being designated as follows, A being 8.4± acres, B being 8.9± acres, C being 6.4± acres, D being 5.3± acres, E being 4.7± acres, F being 4.3± acres, and G being 4.6± acres in size, located on German Flats Road, Fayston, Vermont, is hereby approved under the requirements of the regulations named above, subject to the following conditions:

1. GENERAL CONDITIONS

1.1. The project must be completed as described on the plans and/or documents prepared by McCain Consulting and listed as follows:

- Sheet 1 of 7, Project Overview, Dated 12/14/98, last revised 3/1/99,
- Sheet 2 of 7, Site Plan, Dated 12/14/98, last revised 3/1/99,
- Sheet 3 of 7, Site Plan, Dated 12/14/98, last revised 3/1/99,
- Sheet 5 of 7, Development Road (Leg 1) Cross Sections Erosion Controls Soils Information, Dated 12/14/98, last revised 12/30/98,
- Sheet 7 of 7, Septic Details, Dated 12/14/98, last revised 3/1/99,

and which have been stamped "APPROVED" by the Department of Environmental Conservation. No alteration of these shall be allowed except where written application has been made to the Agency of Environmental Conservation and approval obtained.

1.2. Each prospective purchaser of any portion of the subdivision shall be shown a copy of the approved plot plan, the engineer's site report and the Subdivision Permit prior to conveyance of any portion of the subdivision.

1.3. This project has been reviewed and is approved for the construction of one single family residence on each approved lot. Construction of other type dwellings, including public buildings, duplexes and condominium units, is not allowed without prior review and approval by the Agency, and such approval will not be granted unless the proposal conforms to the applicable laws and regulations.

1.4. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for recording this permit and the "Notice of Permit Recording" in the Fayston Land Records within thirty (30) days of receipt of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.5. This authorization does not relieve you, as applicant, from obtaining all approvals and permits as may be required from the local officials PRIOR to construction.

1.6. This permit is being issued pursuant to the Environmental Protection Rules referenced above. The Wastewater Management Division has relied solely upon the information submitted in the application and the consultant's certification to approve this project. The permit may be revoked if it is determined that the project does not comply with these rules as certified.

1.7. By acceptance of this permit the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental and health statutes and regulations and with the permit.

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1.8. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

2. WATER CONDITIONS

2.1. The lots are approved for on-site water supplies from individual drilled wells, provided that each well is located as shown on the plans and meets or exceeds the isolation distances required in the Environmental Protection Rules. A Vermont registered Professional Engineer or Certified Site Technician shall verify in writing that the well was located as shown on the approved plans.

3. SEWAGE DISPOSAL CONDITIONS

3.1. Lots A, B, C, and D are approved for the on-site subsurface disposal of wastewater within the soil boring and percolation testing area indicated on the approved plans for a maximum of 540 gallons of sewage per day per lot. No buildings, roads, water lines, or other construction that might interfere with the installation or operation of the sewage disposal system are permitted. Isolation distances as set forth in Appendix 1-7D of the Environmental Protection Rules shall be adhered to. Should any system ever malfunction, the permittee must engage a Vermont registered Professional Engineer to evaluate the cause of failure and to submit information to this office for repair/replacement of the failing system.

3.2. The lots are approved for the on-site subsurface disposal of wastewater within a community type system located within the soil boring and percolation testing area indicated on the approved plans for a maximum design flow of 1620 gallons of sewage per day. No buildings, roads, water lines, or other construction that might interfere with the installation or operation of the sewage disposal system are permitted. Isolation distances as set forth in Appendix 1-7D of the Environmental Protection Rules shall be adhered to. The wastewater disposal system which is to serve lots E, F, and G is located on lots D and C.

3.3. The wastewater disposal system which is to serve lots E, F, and G is located on lots C and D. The land deed which establishes and transfers ownership of this project shall contain a legal easement which grants the purchaser, and any future owners, the right to enter upon the property for repair, maintenance and other such reasonable purposes as may arise regarding the wastewater disposal system.

3.4. The wastewater disposal system which is to serve lot B is located on lot A. The land deed which establishes and transfers ownership of this lot shall contain a legal easement which grants the purchaser, and any future owners, the right to enter upon the property for repair, maintenance and other such reasonable purposes as may arise regarding the wastewater disposal system.

3.5. Each wastewater disposal system shall be constructed as shown on the approved plans and shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State.

3.6. The sewage disposal field shall be constructed such that the bottom of the system shall be no deeper than 2.0 feet for lots A, B, and C and 1.0 feet for lots D, E, F, and G below the existing ground.

3.7. All wastewater construction of the wastewater disposal system must be completed in accordance with the approved plans and be inspected by a Vermont registered Professional Engineer. Upon completion of construction and prior to occupancy, the inspecting consultant shall report to the Wastewater Management Division that the wastewater disposal system was constructed in accordance with the approved plans.

3.8. The construction of the sewer lines for the project shall be completed in accordance with the approved plans and be inspected by a Vermont registered Professional Engineer. Upon completion of construction and prior to the occupancy of the single family residence the inspecting engineer shall report in writing to the Wastewater Management Division that the work was completed in accordance with the approved plans. The engineer's report of construction shall include the results of the sewer line leakage tests.

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3.9. The effluent/raw sewage pump station and force main installation shall be inspected by a Vermont registered Professional Engineer. The force main shall be leakage and pressure tested under the general supervision of the inspecting engineer and in accordance with the Environmental Protection Rules. The results of those tests shall be submitted to this office. The electrical systems and components have not been reviewed or approved by the Wastewater Management Division; however, they shall comply with the National Electrical Code. Any equipment exposed to weather shall meet or exceed the requirements of weatherproof equipment as specified by the National Electrical Manufacturers Association (NEMA). All components of the pump station shall be tested prior to use.

Canute Dalmasse, Commissioner
Department of Environmental Conservation

By Carlton Fuller 4/2/99
Carlton Fuller, Assistant Regional Engineer

CC Gunner McCain
William Lowe
Fayston Planning Commission
Central Office of Wastewater Management Division