

LAND OF MITCHELL
57.5 ACRES ±
SPAN: 483-152-10381

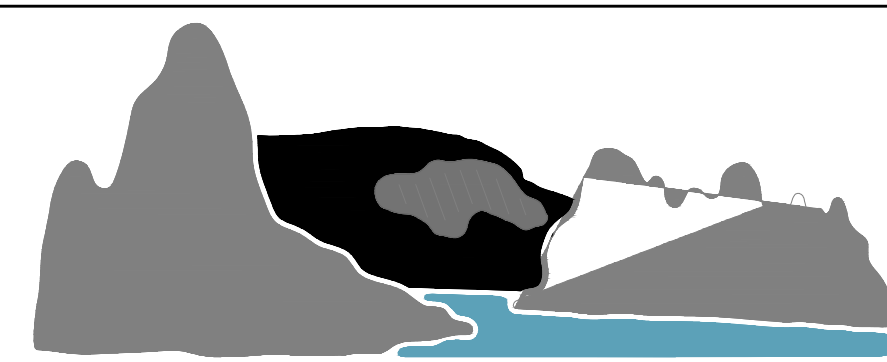
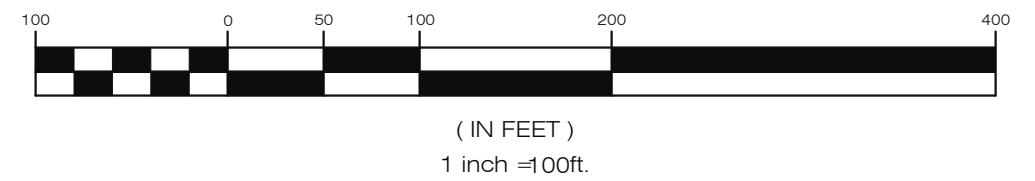
TOTAL CONSERVED AREA = 41.1 ACRES
ROADWAY, DRIVES & BUILDINGS AREAS = 1.1 ACRES
REMAINING LANDS OF MITCHELL = 16.4 ACRES

LEGEND

-----	PROPOSED EDGE OF DRIVE
---	APPROXIMATE PROPERTY LINE
- - - -	EXISTING GRADE CONTOUR
1172	FINISH GRADE CONTOUR
---	DELINEATED WETLAND BOUNDARY
	50' WIDE WETLAND BUFFER
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	LIMITS OF DISTURBANCE
---	SILT FENCE
---	PROPOSED IMPERVIOUS AREA
---	EXISTING IMPERVIOUS AREA

SITE PLAN
SCALE: 1" = 100'

GRAPHIC SCALE



Tailwater Engineering

802.249.4210 | brad@tailwaterengineeringvt.com
149 Gilman Street, Marshfield, VT 05658

PLAN DATE: 03/24/2026	SHEET C1	1 OF 6
TWE JOB# 24-046		

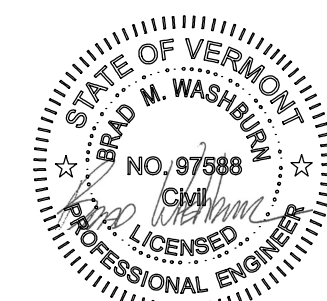
NO.	DATE	DESCRIPTION	BY

PLANNED UNIT DEVELOPMENT

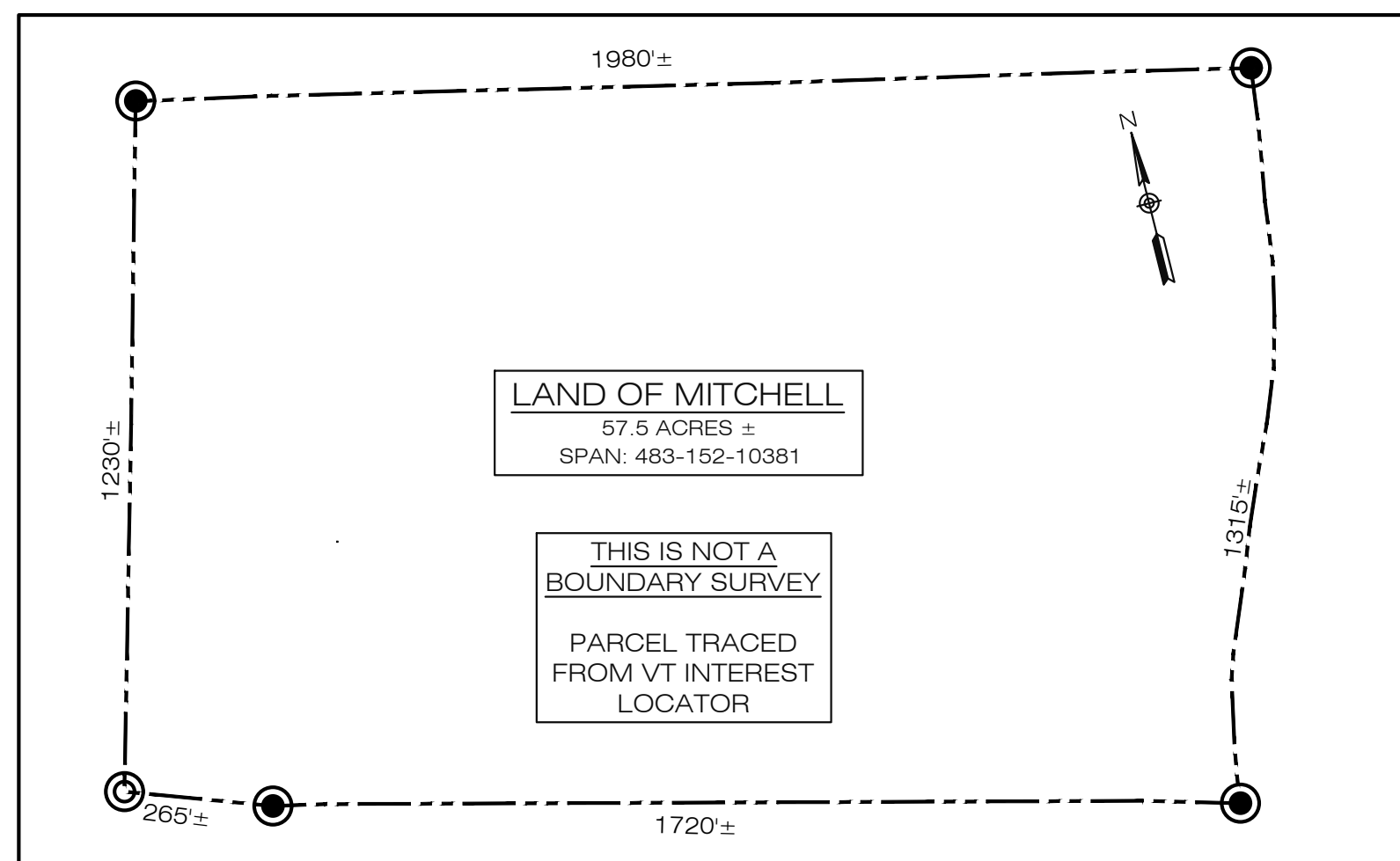
OVERALL SITE PLAN (1)

LANDOWNER & PARCEL ADDRESS

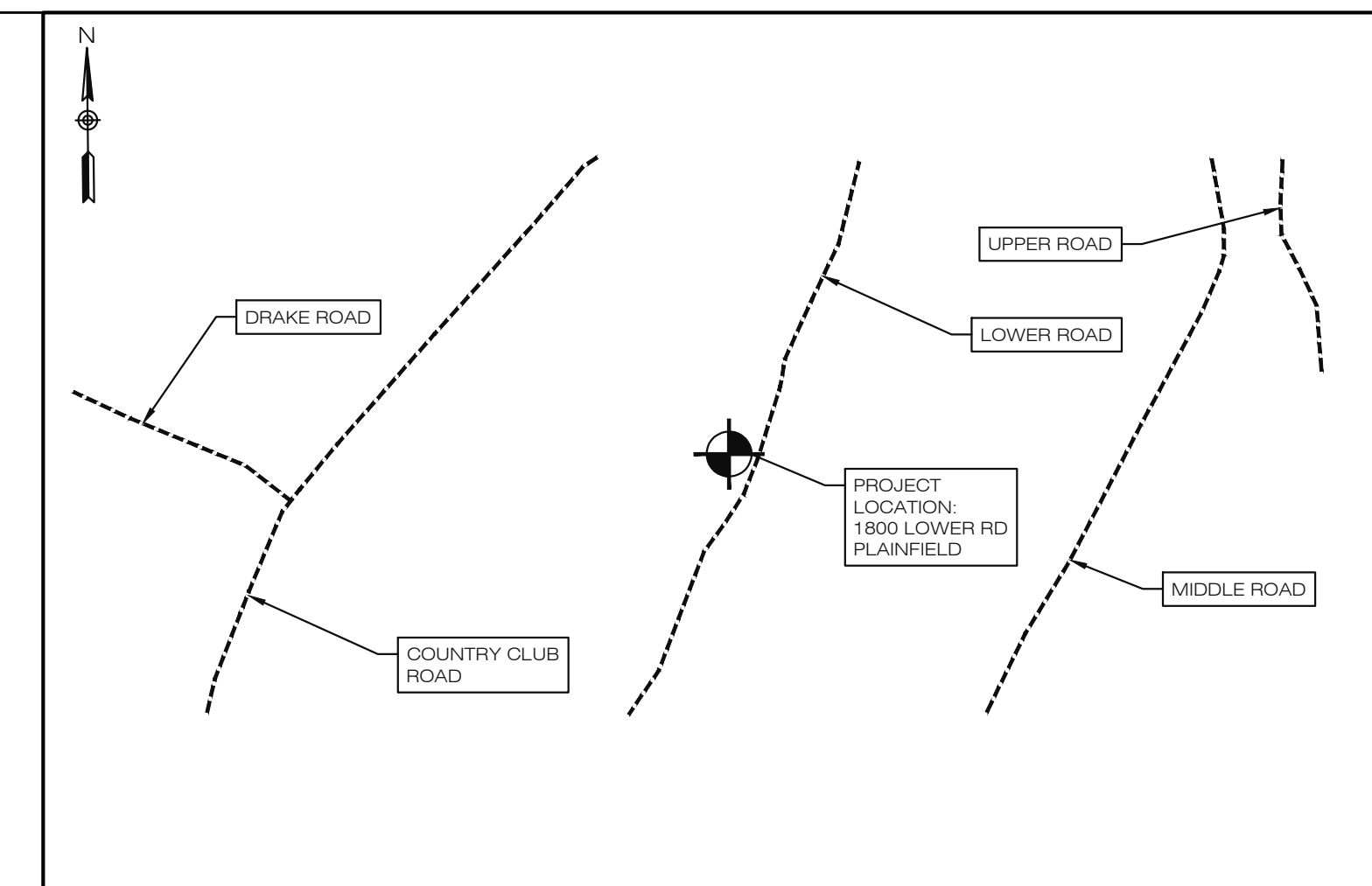
FRANK MITCHELL
1800 LOWER ROAD,
PLAINFIELD, VT 05667



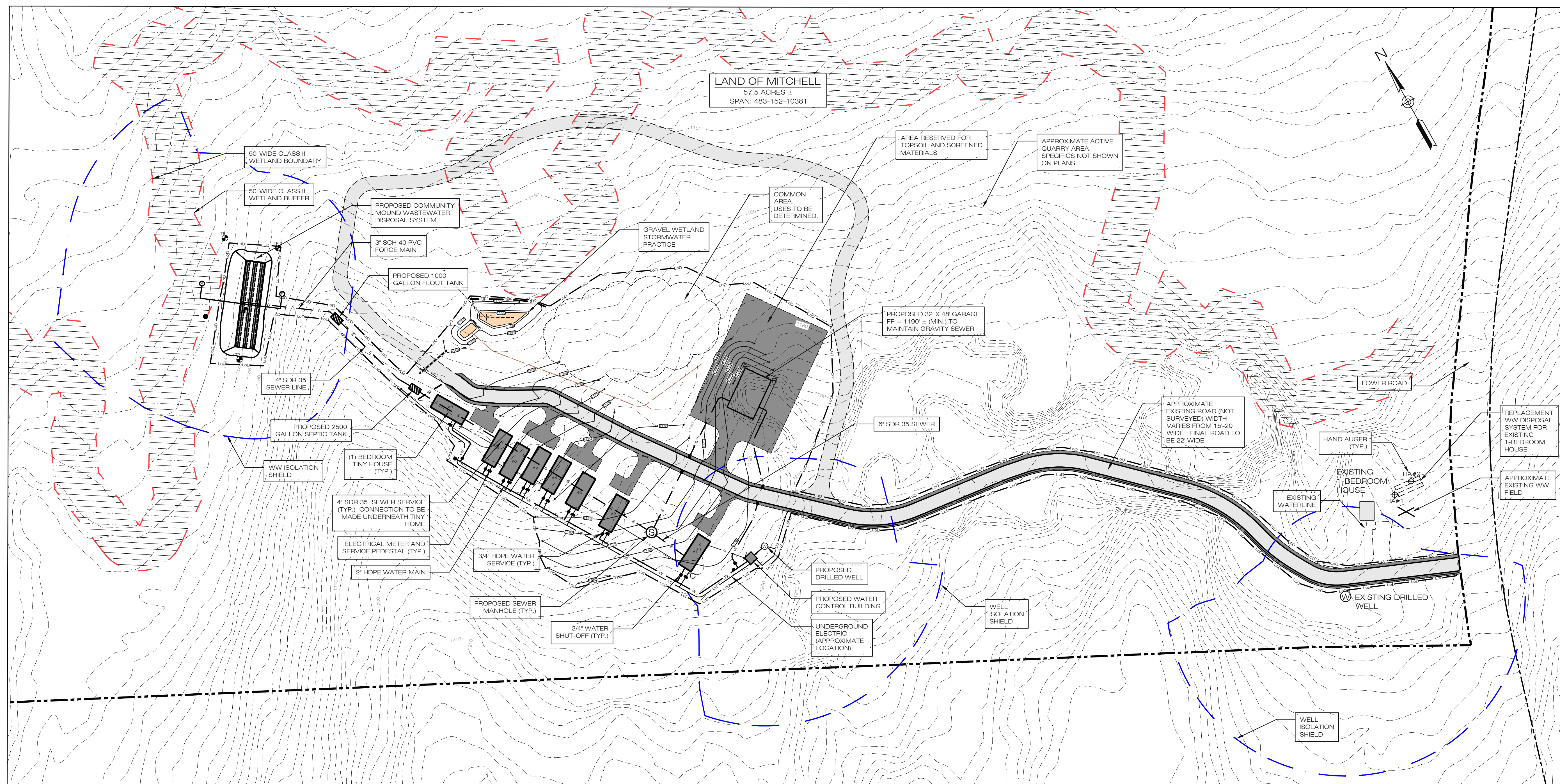
BRAD WASHBURN, PE
PE # 97588



PARCEL MAP
NO SCALE

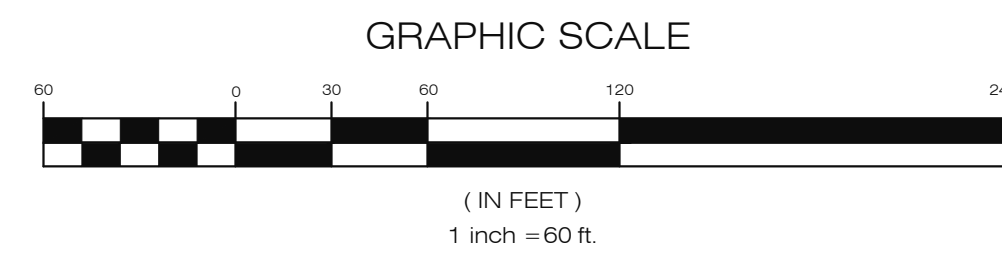


LOCATION MAP
NO SCALE



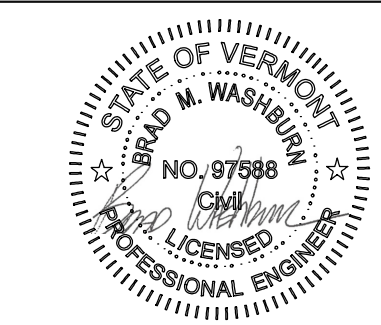
SITE PLAN
SCALE: 1" = 60'

STRUCTURE SETBACK MEASUREMENTS
 A - NORTHERLY PROPERTY LINE = 942' ±
 B - EASTERLY PROPERTY LINE = 757' ±
 C - SOUTHERLY PROPERTY LINE = 1113' ±
 D - WESTERLY PROPERTY LINE = 828' ±

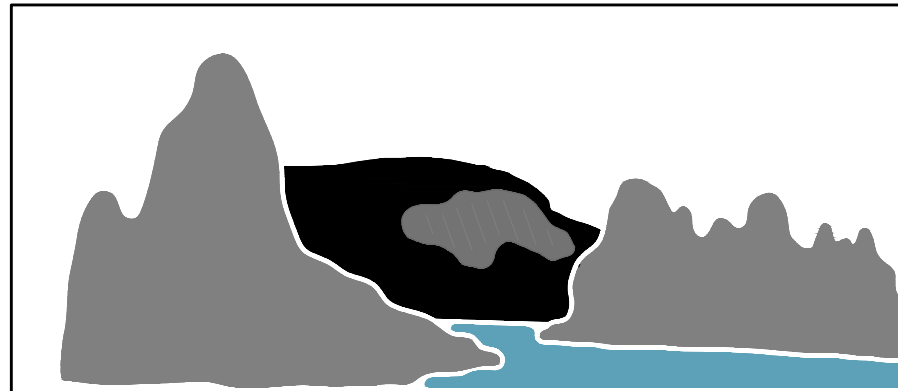


LEGEND

- PROPOSED EDGE OF DRIVE
- - - - - APPROXIMATE PROPERTY LINE
- - - - - EXISTING GRADE CONTOUR
- 1172 FINISH GRADE CONTOUR
- - - - - DELINEATED WETLAND BOUNDARY
- 50' WIDE WETLAND BUFFER
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- LIMITS OF DISTURBANCE
- SILT FENCE
- PROPOSED IMPERVIOUS AREA
- EXISTING IMPERVIOUS AREA



BRAD WASHBURN, PE
PE # 97598

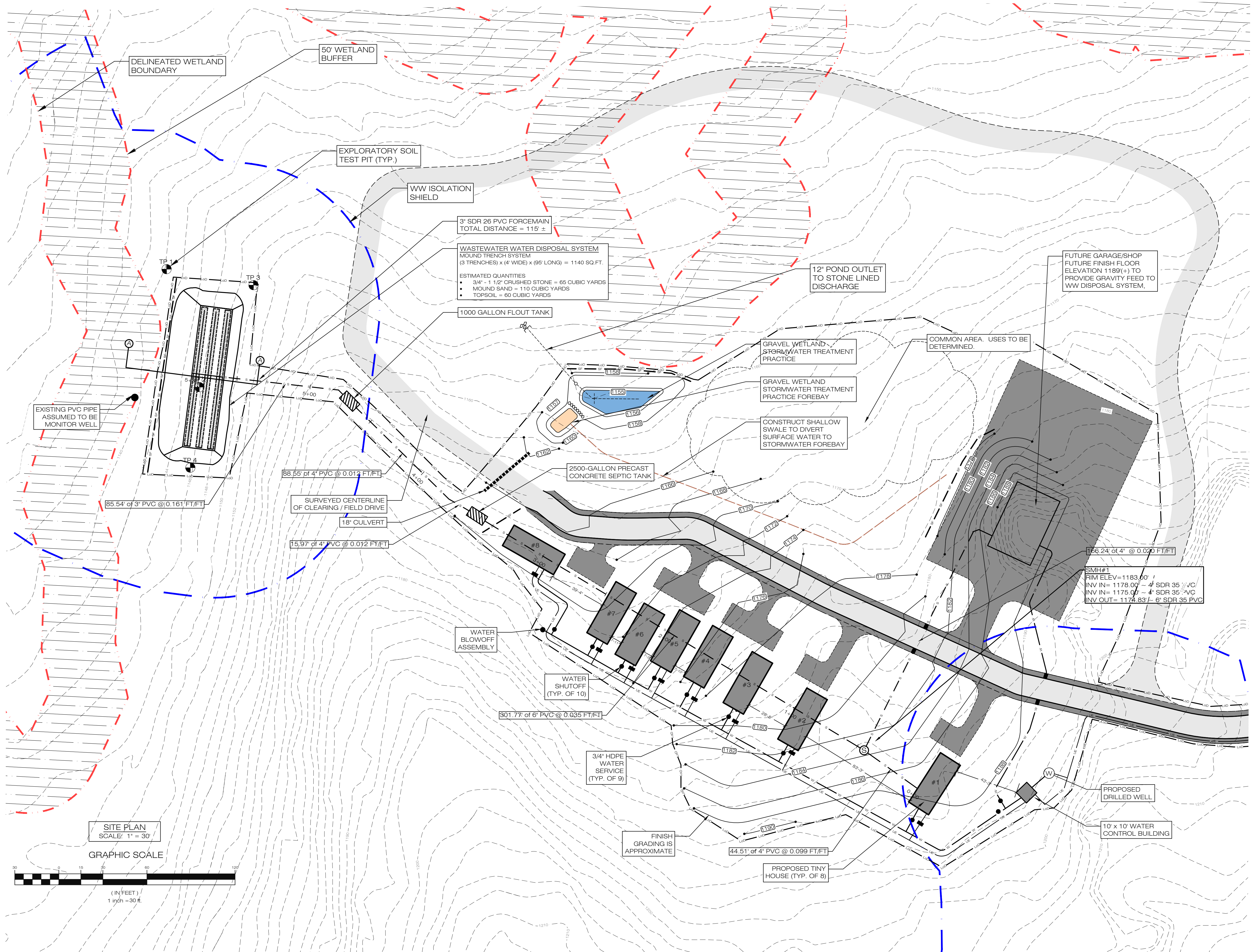
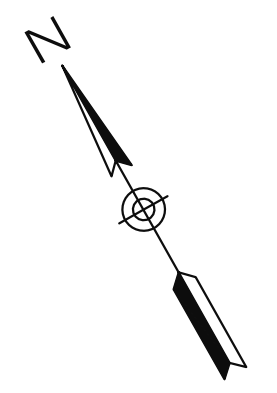


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PLAN DATE: 12/08/2025	SHEET 02	2 OF 6	
TWE JOB# 24-046			
3	03/24/26	ADDED DIMENSIONS, GARAGE PARKING & TOPSOIL STORAGE AREA	BMW
2	03/13/26	ADDED STORMWATER PRACTICE	BMW
1	02/09/26	ADDED HAND AUGER, RESERVE FIELD, ELEC. RELOCATED TINY HOMES, WATER & SEWER	BMW
NO.	DATE	DESCRIPTION	BY

PLANNED UNIT DEVELOPMENT
 OVERALL SITE PLAN (2)

LANDOWNER & PARCEL ADDRESS
 FRANK MITCHELL
 1800 LOWER ROAD,
 PLAINFIELD, VT 05667



DELINEATED WETLAND BOUNDARY

50' WETLAND BUFFER

EXPLORATORY SOIL TEST PIT (TYP.)

WW ISOLATION SHIELD

3" SDR 26 PVC FORCEMAIN
TOTAL DISTANCE = 115' ±

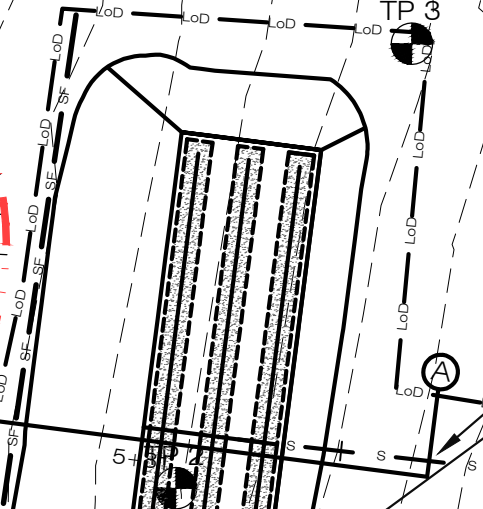
WASTEWATER WATER DISPOSAL SYSTEM
MOUND TRENCH SYSTEM
(3 TRENCHES) x (4' WIDE) x (95' LONG) = 1140 SQ.FT.
ESTIMATED QUANTITIES
• 3/4" - 1 1/2" CRUSHED STONE = 65 CUBIC YARDS
• MOUND SAND = 110 CUBIC YARDS
• TOPSOIL = 60 CUBIC YARDS

1000 GALLON FLOUT TANK

12" POND OUTLET TO STONE LINED DISCHARGE

FUTURE GARAGE/SHOP
FUTURE FINISH FLOOR
ELEVATION 1189(+)
TO PROVIDE GRAVITY FEED TO
WW DISPOSAL SYSTEM,

EXISTING PVC PIPE
ASSUMED TO BE
MONITOR WELL



GRAVEL WETLAND
STORMWATER TREATMENT
PRACTICE

COMMON AREA. USES TO BE
DETERMINED.

GRAVEL WETLAND
STORMWATER TREATMENT
PRACTICE FOREBAY

CONSTRUCT SHALLOW
SWALE TO DIVERT
SURFACE WATER TO
STORMWATER FOREBAY

88.55' of 4" PVC @ 0.012 FT/FT

2500-GALLON PRECAST
CONCRETE SEPTIC TANK

85.54' of 3" PVC @ 0.161 FT/FT

SURVEYED CENTERLINE
OF CLEARING / FIELD DRIVE

18" CULVERT

15.97' of 4" PVC @ 0.012 FT/FT

156.24' of 4" @ 0.020 FT/FT
SMH#1
RIM ELEV=1183.00'
INV IN= 1178.07' - 4" SDR 35 PVC
INV IN= 1175.00' - 4" SDR 35 PVC
INV OUT= 1174.83' - 6" SDR 35 PVC

WATER BLOWOFF
ASSEMBLY

WATER SHUTOFF
(TYP. OF 10)

801.77' of 6" PVC @ 0.035 FT/FT

3/4" HDPE
WATER SERVICE
(TYP. OF 9)

FINISH
GRADING IS
APPROXIMATE

44.51' of 4" PVC @ 0.099 FT/FT

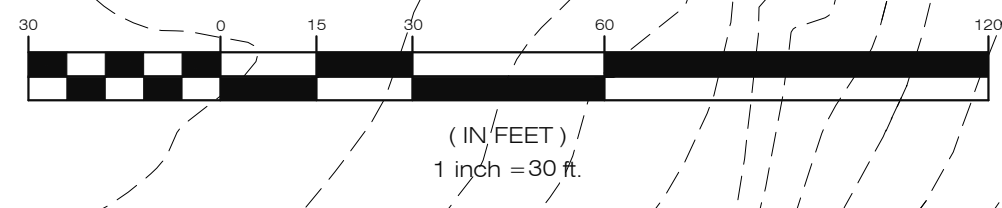
PROPOSED TINY
HOUSE (TYP. OF 8)

PROPOSED
DRILLED WELL

10' x 10' WATER
CONTROL BUILDING

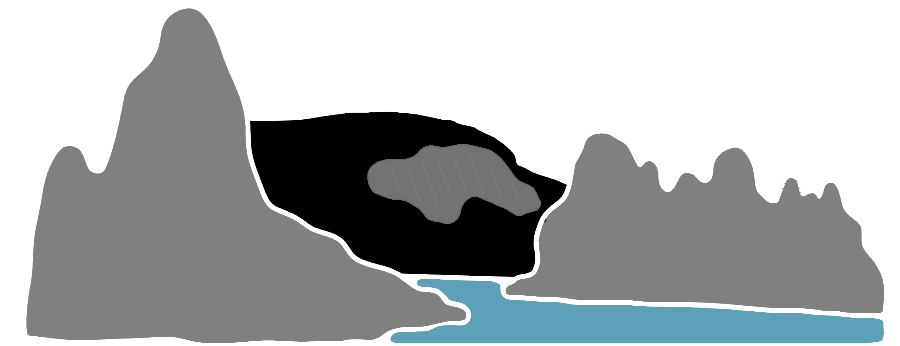
SITE PLAN
SCALE: 1" = 30'

GRAPHIC SCALE



LEGEND

---	PROPOSED EDGE OF DRIVE
- - - -	APPROXIMATE PROPERTY LINE
---	EXISTING GRADE CONTOUR
---	FINISH GRADE CONTOUR
---	DELINEATED WETLAND BOUNDARY
---	50' WIDE WETLAND BUFFER
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	LIMITS OF DISTURBANCE
---	SILT FENCE
---	PROPOSED IMPERVIOUS AREA
---	EXISTING IMPERVIOUS AREA

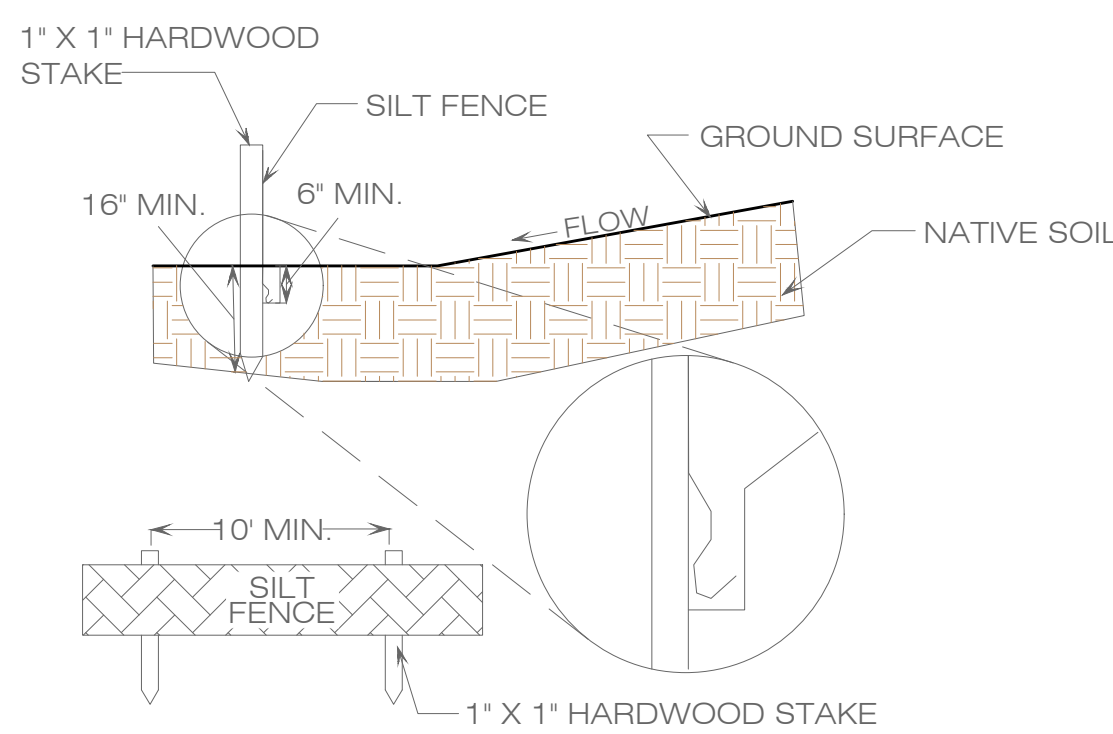
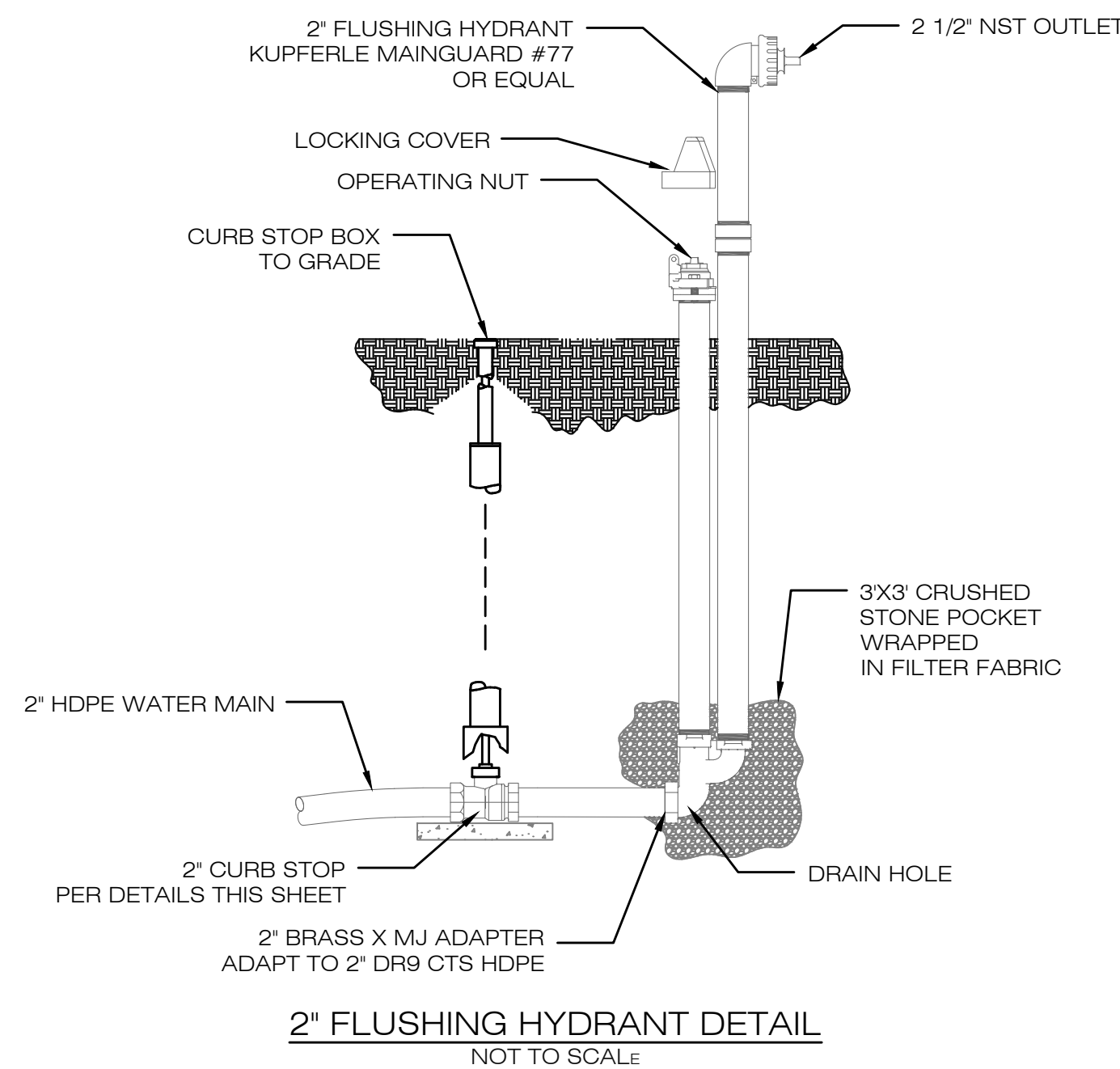
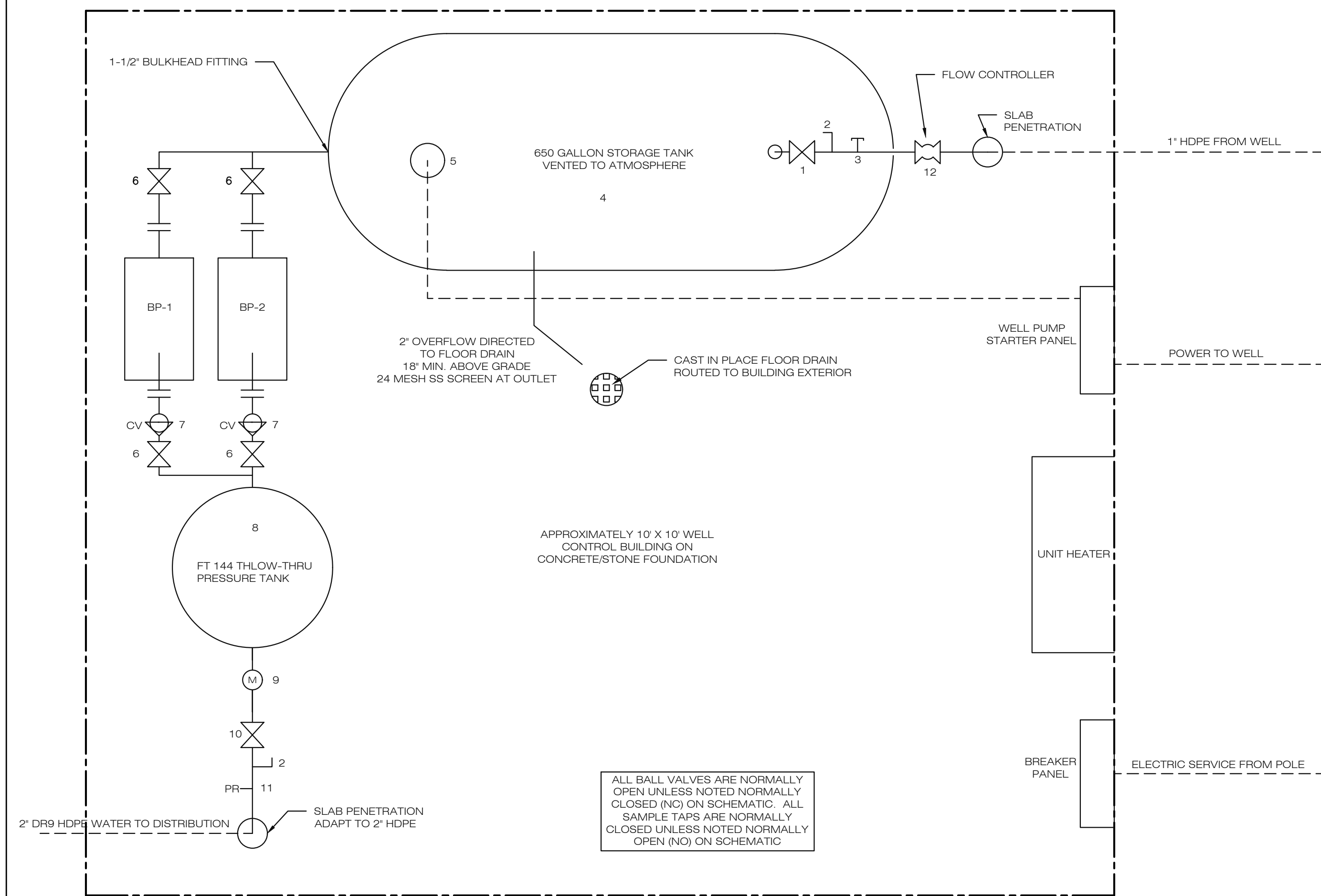


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PLAN DATE: 12/08/2025	SHEET 03	3 OF 6	
TWE JOB# 24-046			
3	03/24/26	ADDED DIMENSIONS, GARAGE PARKING & TOPSOIL STORAGE AREA	BMW
2	03/13/26	ADDED STORMWATER PRACTICE	BMW
1	02/09/26	RELOCATED TINY HOMES, WATER & SEWER, ADDED ELECTRIC	BMW
NO.	DATE	DESCRIPTION	BY

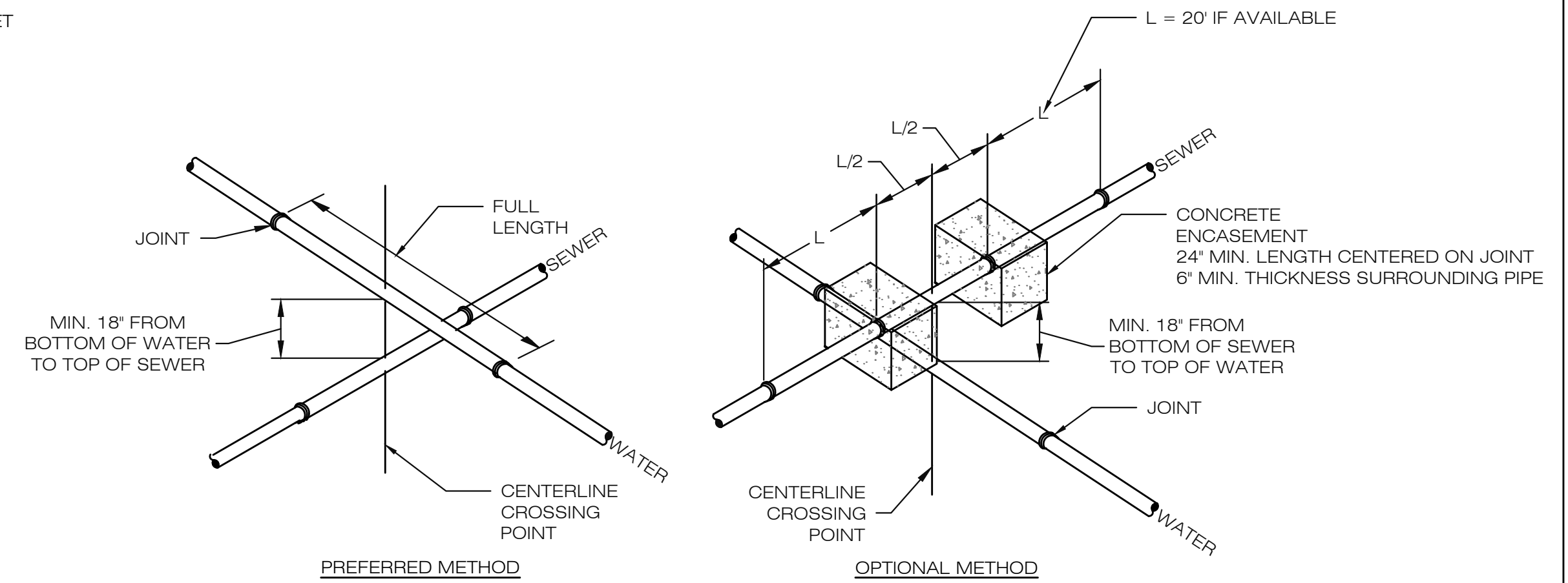
PLANNED UNIT DEVELOPMENT
PROPOSED SITE PLAN

LANDOWNER & PARCEL ADDRESS
**FRANK MITCHELL
1800 LOWER ROAD, PLAINFIELD, VT**



- NOTES:
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 2. SILT FENCE SHALL BE PLACED AS CLOSE TO ALONG ROUND 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



WATER / SEWER SEPARATION
SCALE: NONE

- NOTES:
1. NEW WATER MAINS SHALL BE LAID AT LEAST 10' FROM EXISTING OR PROPOSED SEWER LINES WHEN RUNNING PARALLEL AND AT SAME ELEVATION. WHERE HORIZONTAL SEPARATION CANNOT BE MET THE WATER LINE SHALL BE SLEEVED WITH THE ENDS OF THE SLEEVE SEALED WATERTIGHT, OR THE SEWER PIPE JOINTS WITHIN 10' HORIZONTALLY OF THE WATER LINE SHALL BE CONCRETE ENCASED AS DEPICTED.
 2. WHERE A NEW WATER MAIN CROSSES OVER AN EXISTING OR PROPOSED SEWER LINE THERE WILL BE A MINIMUM VERTICAL SEPARATION DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER AND THE OUTSIDE OF THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO AS BOTH JOINTS ARE AS FAR FROM THE SEWER AS POSSIBLE.
 3. WHERE A NEW WATER MAIN CROSSES UNDER AN EXISTING OR PROPOSED SEWER LINE THERE WILL BE A MINIMUM VERTICAL SEPARATION DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER AND THE OUTSIDE OF THE SEWER. THE JOINTS ON THE SEWER LINE SHALL BE SET EQUAL DISTANCE FROM THE WATER MAIN CROSSING. ANY JOINTS WITHIN 10' HORIZONTALLY OF THE WATER MAIN CROSSING SHALL BE CONCRETE ENCASED AS DEPICTED.
 4. IF THE MINIMUM VERTICAL SEPARATION CANNOT BE MET, THE SEWER LINE SHALL BE SLEEVED TO 10' HORIZONTALLY BEYOND THE WATER MAIN CROSSING EACH DIRECTION, OR THE SEWER PIPE SHALL BE CONSTRUCTED OF WATER MAIN PIPE AND ANY AND ALL SEWER JOINTS WITHIN 10' HORIZONTALLY OF THE CROSSING SHALL BE CONCRETE ENCASED AS DEPICTED.

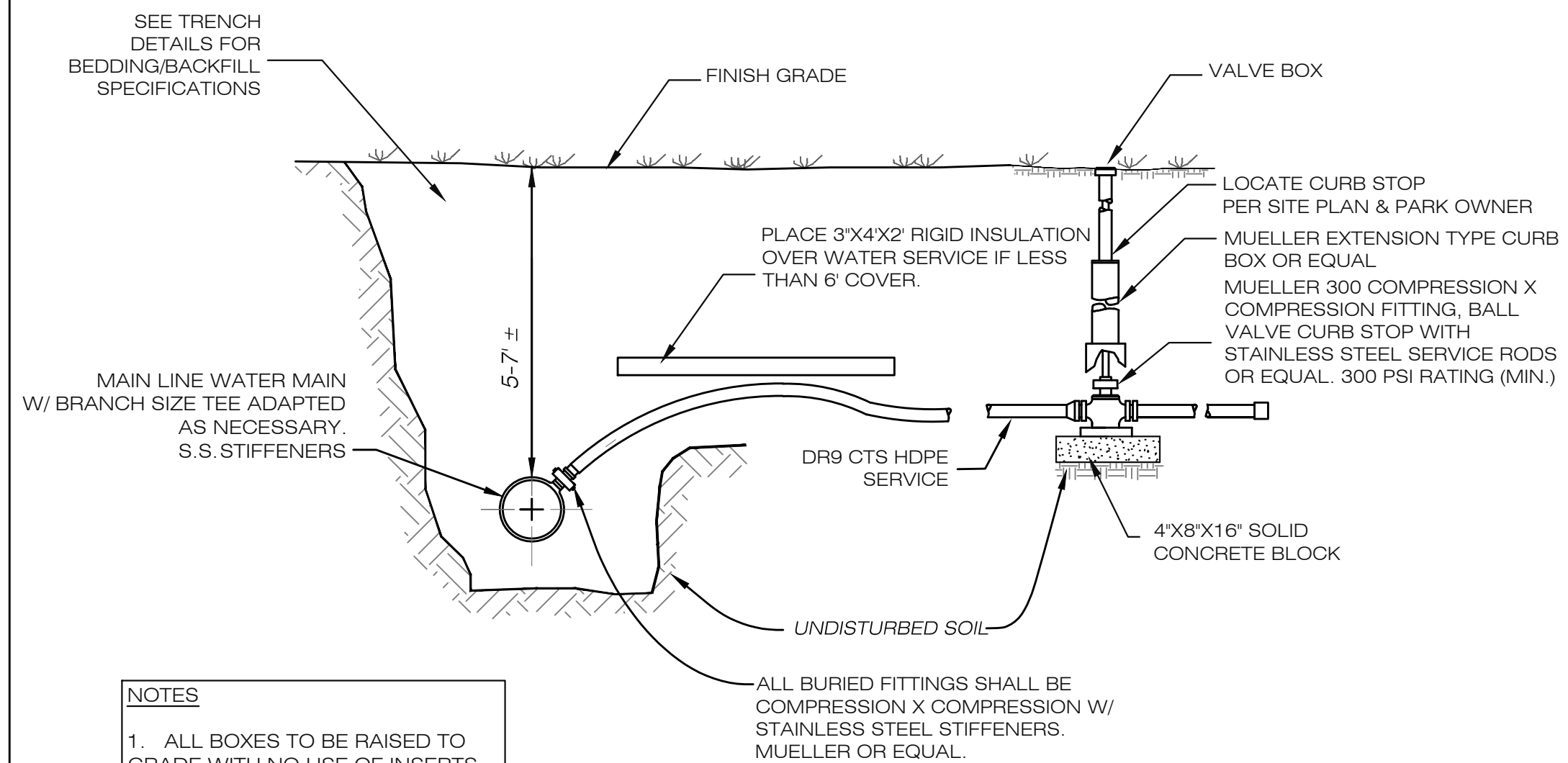
- LEGEND**
- W - DRILLED WELL
 - BP - BOOSTER PUMP 1
 - T - SAMPLE TAP
 - M - WATER METER
 - PG - PRESSURE GAGE W/ VALVE
 - ⊗ - BALL VALVE
 - ⊕ - CHECK VALVE
 - ⊙ - BOILER DRAIN W/ VACUUM BREAKER
 - PR - PRESSURE RELIEF VALVE
 - - UNION

EQUIPMENT SCHEDULE

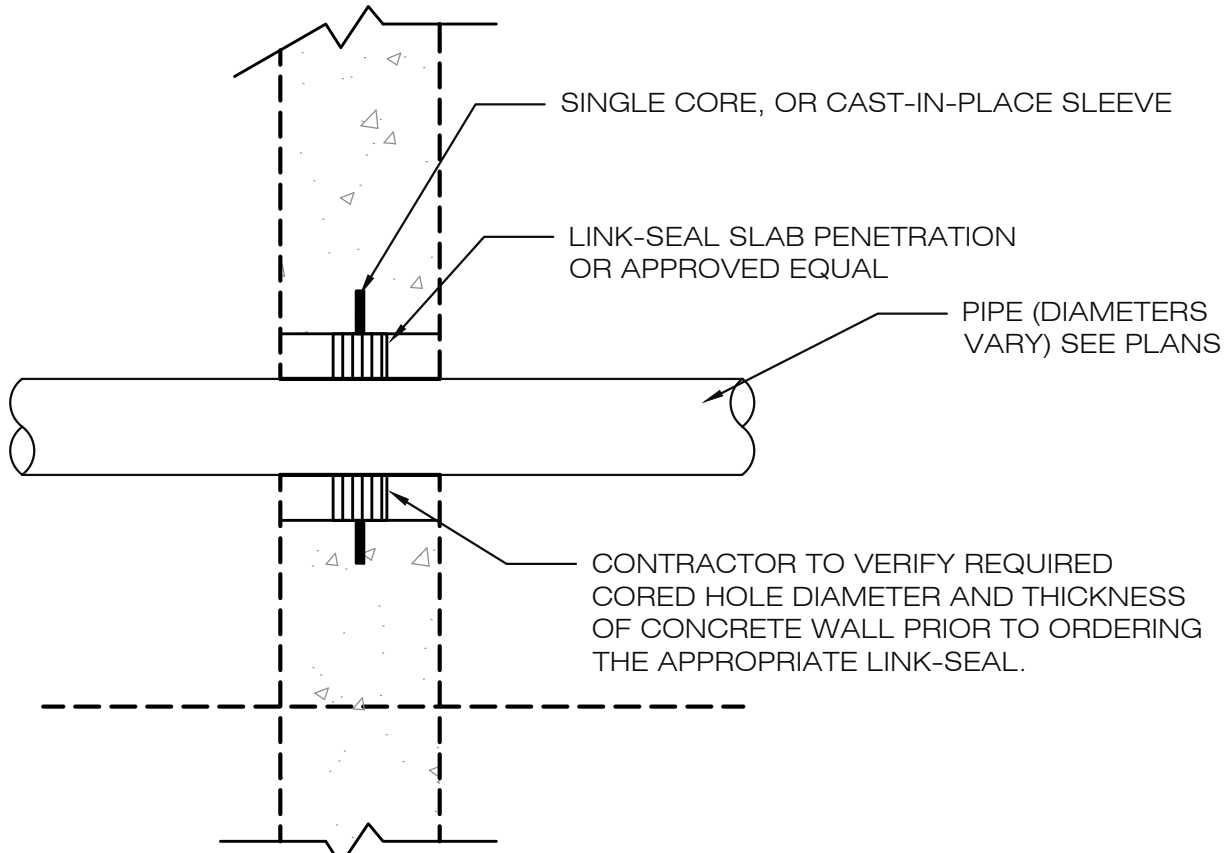
1. 1" BALL VALVE BRASS OR LEAD FREE COPPER, VIEGA BRAND OR EQUAL.
 2. SMOOTH NOSE SAMPLE TAP, VIEGA OR EQUAL.
 3. 1" x 1/2" TEE W/ CAP FOR FUTURE DISINFECTANT INJECTION IF REQUIRED.
 4. 650 GALLON STORAGE TANK, NORWESCO 43616 OR EQUAL.
 5. FLOAT TREE, OR ULTRASONIC/RADAR CONTROL SYSTEM. PUMP ON AT 100 GALLONS, PUMP OFF AT 500 GALLONS
 6. 1-1/4" BALL VALVE BRASS OR LEAD FREE COPPER, VIEGA BRAND OR EQUAL.
 7. 1-1/4" CHECK VALVE.
 8. PRESSURE TANK, FLEXCON FT144, OR EQUAL.
 9. OPTIONAL WATER METER - NSF61
 10. 1-1/2" BALL VALVE BRASS OR LEAD FREE COPPER, VIEGA BRAND OR EQUAL.
 11. PRESSURE RELIEF VALVE, SET TO 80 PSI.
 12. 3/4" FLOW CONTROLLER 6 GPM, SUREFLO 27-0095 OR EQUAL.
- BP-1 - BOOSTER PUMP #1 - DAB WATER TECHNOLOGIES ESYBOX (TWIN CONFIGURATION W/ BP-2)
BP-2 - BOOSTER PUMP #2 - DAB WATER TECHNOLOGIES ESYBOX (TWIN CONFIGURATION W/ BP-1)
- BOOSTER PUMP SYSTEM IS A CONSTANT PRESSURE SYSTEM, DUPLEX CONFIGURATION SET FOR 60 PSI.

SEE ATTACHMENT FOR WATER SYSTEM BASIS OF DESIGN

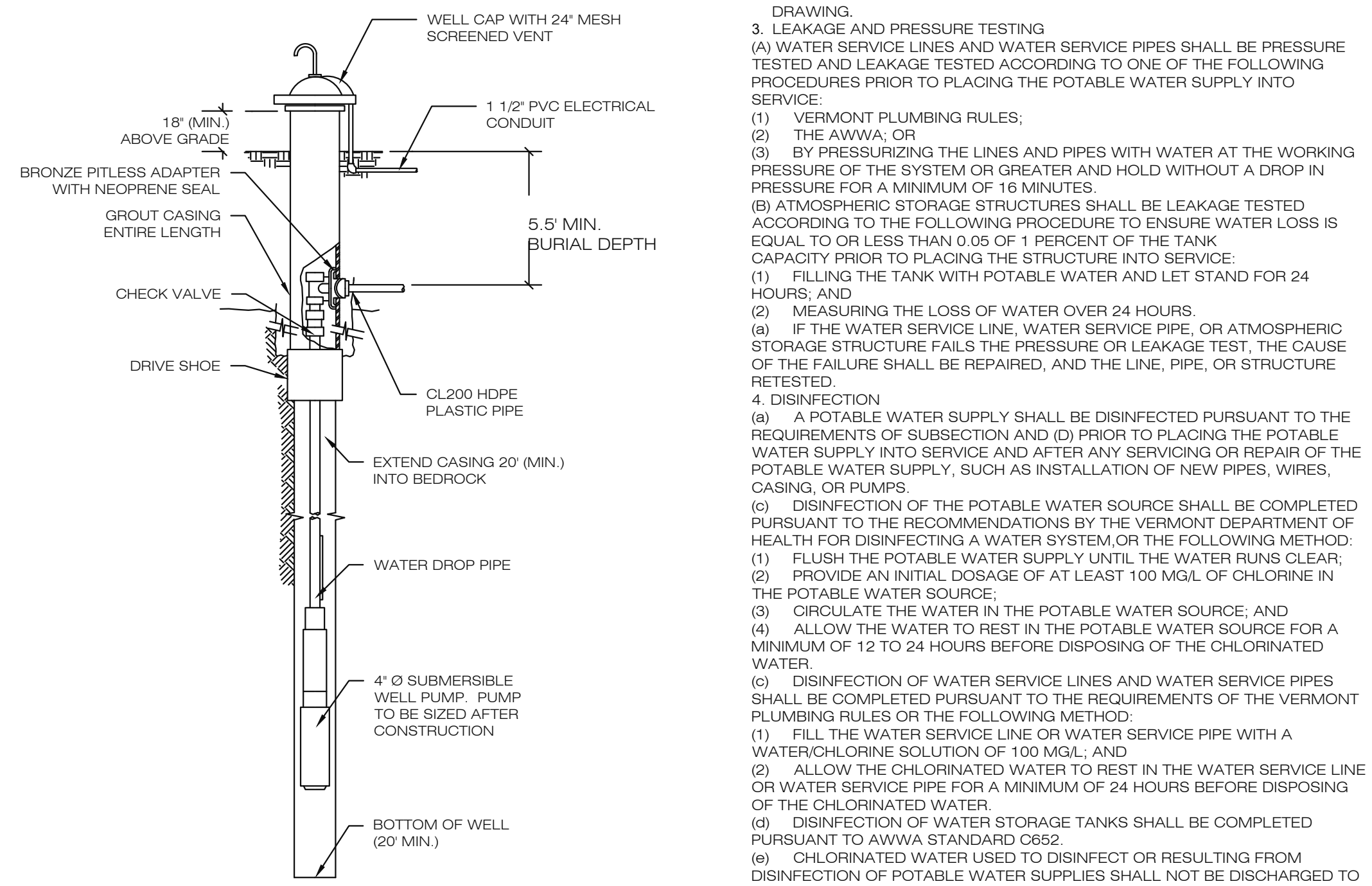
WELL CONTROL BUILDING SCHEMATIC PLAN
NOT TO SCALE



WATER SERVICE CONNECTION
SCALE: NONE



TYPICAL FLOOR SLEEVE
NOT TO SCALE



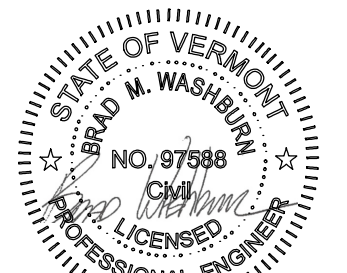
DRILLED WELL CONSTRUCTION
NOT TO SCALE

- NOTES:
1. ALL BOXES TO BE RAISED TO GRADE WITH NO USE OF INSERTS.

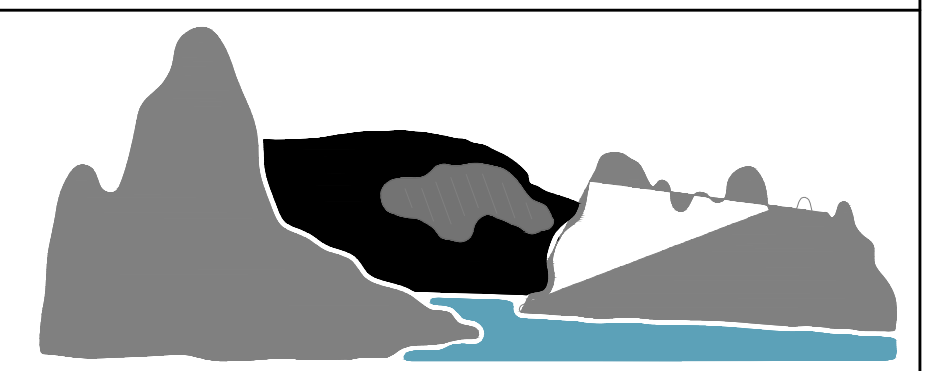
ALL BURIED FITTINGS SHALL BE COMPRESSION X COMPRESSION W/ STAINLESS STEEL STIFFENERS, MUELLER OR EQUAL.

CONTRACTOR TO VERIFY REQUIRED CORED HOLE DIAMETER AND THICKNESS OF CONCRETE WALL PRIOR TO ORDERING THE APPROPRIATE LINK-SEAL.

- NOTES:
1. THE DRILLED WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH §1-1206 OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, EFFECTIVE APRIL 12, 2019.
 2. THE DRILLED WELL LOCATION SHALL ADHERE TO THE ISOLATION DISTANCES SHOWN ON THE DRILLED WELL ISOLATION TABLE ON THIS DRAWING.
 3. LEAKAGE AND PRESSURE TESTING
(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.
 4. DISINFECTION
(a) A POTABLE WATER SUPPLY SHALL BE DISINFECTED PURSUANT TO THE REQUIREMENTS OF SUBSECTION AND (D) PRIOR TO PLACING THE POTABLE WATER SUPPLY INTO SERVICE AND AFTER ANY SERVICING OR REPAIR OF THE POTABLE WATER SUPPLY, SUCH AS INSTALLATION OF NEW PIPES, WIRES, CASING, OR PUMPS.
(b) DISINFECTION OF THE POTABLE WATER SOURCE 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 POTABLE WATER SUPPLY UNTIL THE WATER RUNS CLEAR.
(2) PROVIDE AN INITIAL DOSAGE OF AT LEAST 100 MG/L OF CHLORINE IN THE POTABLE WATER SOURCE.
(3) CIRCULATE THE WATER IN THE POTABLE WATER SOURCE, AND
(4) ALLOW THE WATER TO REST IN THE POTABLE WATER SOURCE FOR A MINIMUM OF 12 TO 24 HOURS BEFORE DISPOSING OF THE CHLORINATED WATER.
(c) DISINFECTION OF 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 POTABLE WATER SUPPLIES SHALL NOT BE DISCHARGED TO A WASTEWATER SYSTEM OR TO SURFACE WATER.



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PE # 97588



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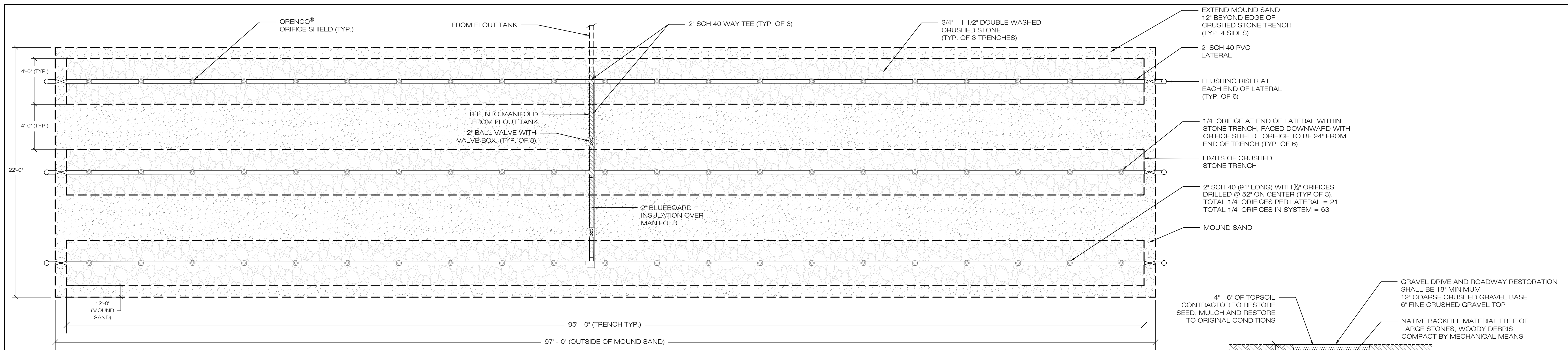
PLAN DATE: 12/08/2025	SHEET C4	4 OF 6
TWE JOB# 24-046		

NO.	DATE	DESCRIPTION	BY
1	02/09/26	ADDED WELL DETAIL & NOTES	BMW

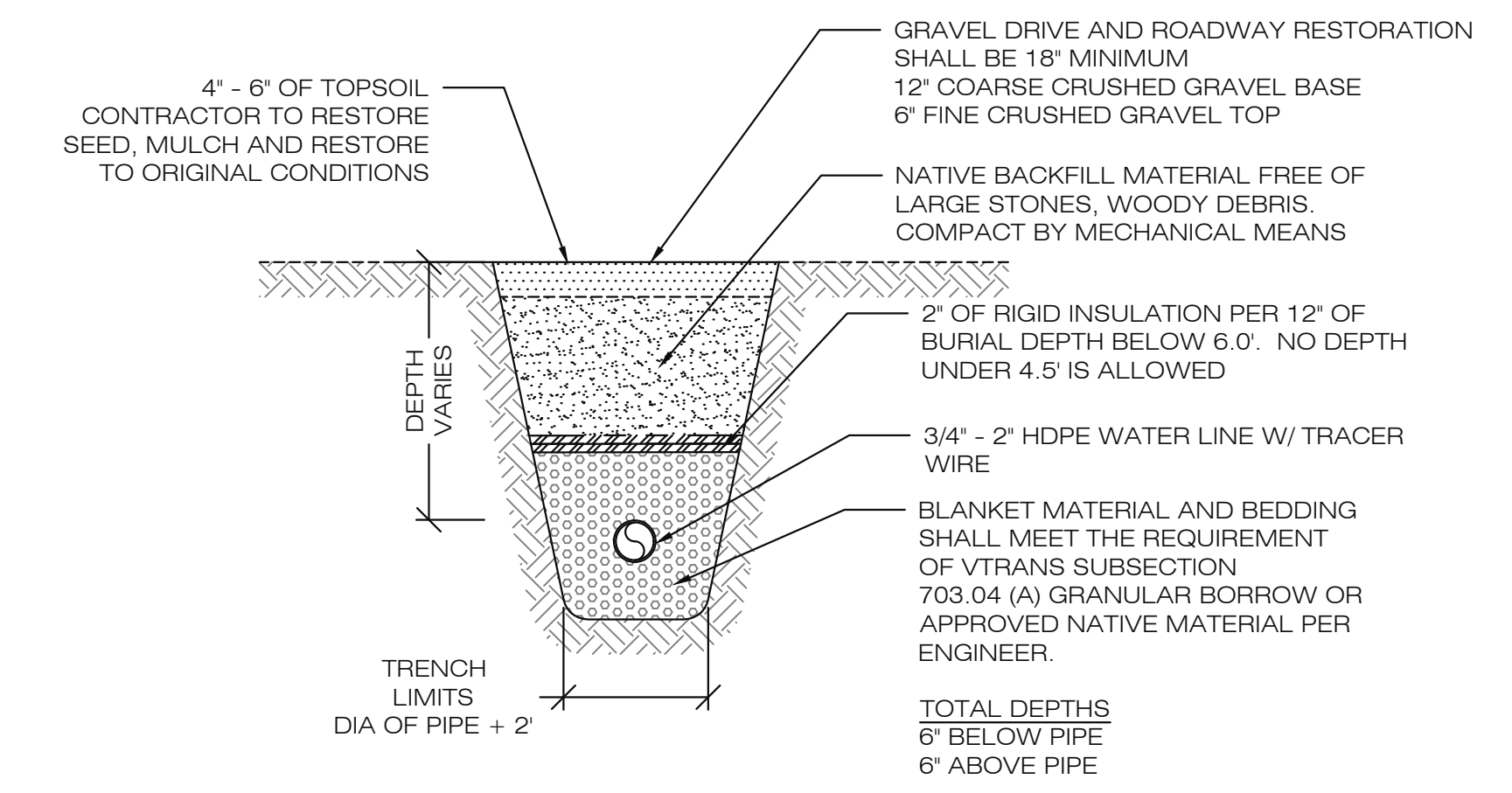
PLANNED UNIT DEVELOPMENT
WATER SYSTEM
CONSTRUCTION DETAILS

LANDOWNER & PARCEL ADDRESS

FRANK MITCHELL
1800 LOWER ROAD, PLAINFIELD, VT



TOP OF MOUND LAYOUT
NOT TO SCALE



TYPICAL WATER & SEWER TRENCH
NOT TO SCALE

EXPLORATORY SOIL TEST PITS

- BACKHOE EXCAVATED: MAY 30, 2025
LOGGED: BRAD WASHBURN, PE
- TP-1: 0' - 4' - BLACK, TOPSOIL, HEAVY ROOTS, LOOSE
4' - 7' - LIGHT GREY - ALBIC LAYER
7' - 16" - YELLOW BROWN, LOAMY FINE SAND, LOOSE, GRANULAR
16" - 32" - DARK BROWN, LOAMY FINE TO MEDIUM SAND, FRIABLE, GRANULAR
32" - 36" - DARKER BROWN, GRAVELLY SAND, FRIABLE, GRANULAR
36" - 51" - DARK GREY, SILT LOAM, FIRM, SUB ANGULAR
NO BEDROCK TO DEPTH, SEEPS AT 32", ESHWT @ 30", FEW, FINE, FAINT DEPLETIONS
 - TP-2: 0' - 4' - BLACK, TOPSOIL, HEAVY ROOTS, LOOSE
4' - 17" - YELLOW BROWN, LOAMY FINE SAND, LOOSE, GRANULAR
17" - 32" - DARK BROWN, LOAMY FINE TO MEDIUM SAND, FRIABLE, GRANULAR
32" - 48" - DARKER BROWN, GRAVELLY SAND, FRIABLE, GRANULAR
48" - 54" - DARK GREY, SILT LOAM, FIRM, SUB ANGULAR
NO BEDROCK TO DEPTH, ESHWT @ 32", FEW, FINE, FAINT DEPLETIONS
 - TP-3: 0' - 5' - BLACK, TOPSOIL, HEAVY ROOTS, LOOSE
4' - 12" - YELLOW BROWN, LOAMY FINE SAND, LOOSE, GRANULAR
12" - 32" - DARK BROWN, LOAMY FINE TO MEDIUM SAND, FRIABLE, GRANULAR
32" - 48" - DARKER BROWN, GRAVELLY SAND, FRIABLE, GRANULAR
BEDROCK @ 48", ESHWT @ 36", FEW, FINE, FAINT DEPLETIONS
 - TP-4: 0' - 5' - BLACK, TOPSOIL, HEAVY ROOTS, LOOSE
4' - 12" - YELLOW BROWN, LOAMY FINE SAND, LOOSE, GRANULAR
12" - 32" - DARK BROWN, LOAMY FINE TO MEDIUM SAND, FRIABLE, GRANULAR
32" - 42" - DARKER BROWN, GRAVELLY SAND, FRIABLE, GRANULAR
BEDROCK @ 42", ESHWT @ 32", FEW, FINE, FAINT DEPLETIONS

WASTEWATER DISPOSAL SYSTEM - BASIS OF DESIGN

- MOUND TRENCH SYSTEM
- AVERAGE DAILY DEMAND DESIGN FLOWS FROM TABLE 8-3 OF THE STATE OF VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES
- (8) (1) BEDROOM TINY HOUSES = (140 GPD) * (8 TINY HOUSES) = 1120 GPD
 - (1) EMPLOYEE (GARAGE) = (1 EMPLOYEE) * (15 GPD/EMPLOYEE) = 15 GPD
 - TOTAL AVERAGE DAILY DEMAND = 1135 GPD

WASTEWATER DISPOSAL SYSTEM SIZING

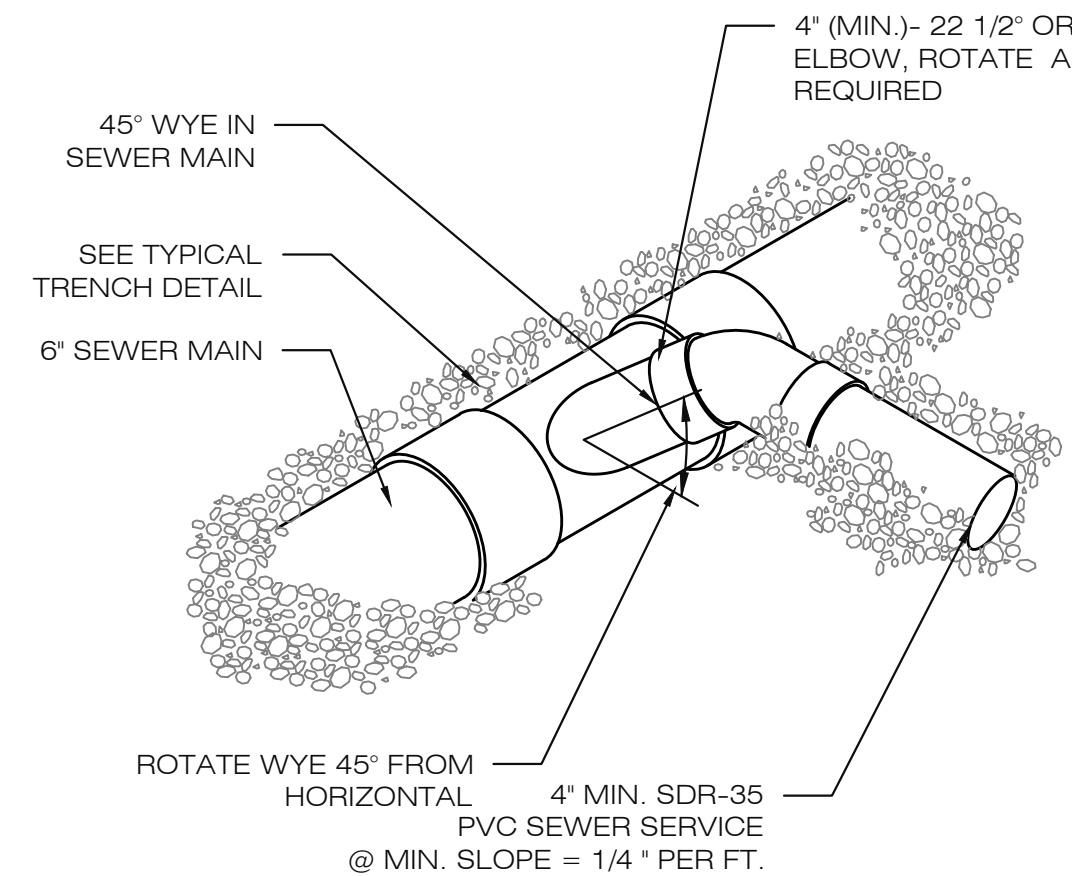
- USE APPLICATION RATE OF 1.0 GAL/SQ.FT./DAY PER WW RULES
- MINIMUM SYSTEM SIZE = (TOTAL FLOWS) / (APPLICATION RATE) = (1135 GPD) / (1.0 GAL/SQ.FT./DAY) = 1135 SQ.FT.
- PROPOSED SYSTEM SIZE = (3) TRENCHES X (4) WIDE X (95) LONG = 1140 SQ.FT.

REPLACEMENT WASTEWATER DISPOSAL SYSTEM - BASIS OF DESIGN

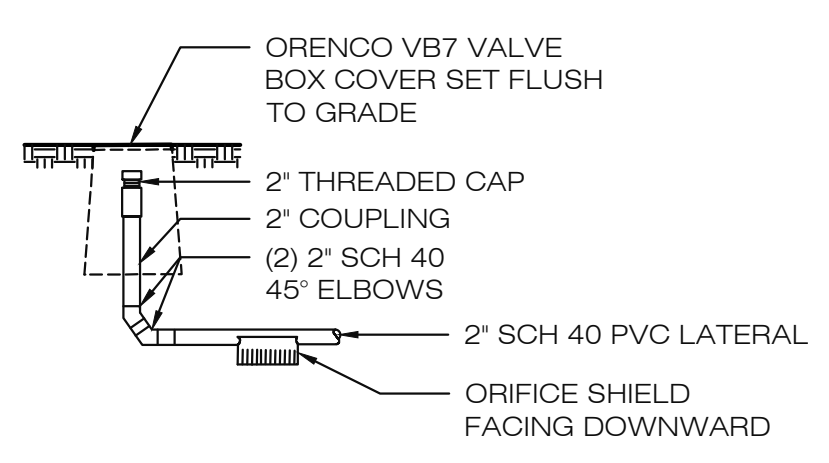
- IN-GROUND TRENCH SYSTEM
- AVERAGE DAILY DEMAND DESIGN FLOWS FROM TABLE 8-3 OF THE STATE OF VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES
- (1) BEDROOM HOUSE = (1 BEDROOM) * (140 GPD) = 140 GPD
 - TOTAL AVERAGE DAILY DEMAND = 140 GPD

WASTEWATER DISPOSAL SYSTEM SIZING

- USE APPLICATION RATE OF 0.6 GAL/SQ.FT./DAY PER WW RULES
- MINIMUM SYSTEM SIZE = (TOTAL FLOWS) / (APPLICATION RATE) = (140 GPD) / (0.6 GAL/SQ.FT./DAY) = 234 SQ.FT.
- PROPOSED SYSTEM SIZE = (2) TRENCHES X (4) WIDE X (30) LONG = 240 SQ.FT.



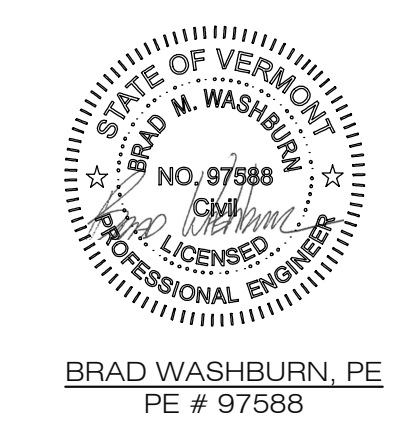
SEWER SERVICE CONNECTION
NOT TO SCALE



LATERAL FLUSHING RISER
NOT TO SCALE

WASTEWATER DISPOSAL SYSTEM NOTES

- THE WASTEWATER DISPOSAL SYSTEM IS DESIGNED TO SERVE (8) (1) BEDROOM TINY HOUSES AND A PROPOSED GARAGE WITH (1) EMPLOYEE. (1135 GPD).
- DISPOSAL AREA SHALL BE PLOWED OR ROTO-TILLED BEFORE CONSTRUCTION.
- CONSTRUCT A SHALLOW DITCH ON THE UPHILL SIDE OF THE LEACH FIELD SYSTEM TO DIVERT THE FLOW OF SURFACE WATER AWAY FROM THE LEACH FIELD AREA.
- MAINTAIN THE FINISHED MOUND SURFACE AS A LAWN AREA. THERE ARE TO BE NO VEHICLES LARGER THAN A LAWN TRACTOR ON THE SYSTEM AT ANY TIME.
- GARBAGE DISPOSAL IS NOT TO BE INSTALLED IN ANY OF THE RESIDENCES.
- TOPSOIL AND ORGANIC MATERIAL TO BE PLOWED UNDER DISPOSAL AREA PRIOR TO PLACING SAND FILL.
- FINAL GRADING TO SHED SURFACE WATER AWAY FROM SYSTEM COMPONENTS.
- THE SEPTIC TANK SHALL BE CLEANED BY EXPERIENCED PERSONNEL AT NO MORE THAN 3 YEAR INTERVALS. THE SEPTIC TANK IS TO BE INSPECTED YEARLY TO ENSURE THAT THE EFFLUENT FILTER IS WORKING PROPERLY AND IF IT NEEDS TO BE HOSED OFF AND CLEANED.
- THIS SEPTIC SYSTEM IS DESIGNED FOR NORMAL HOUSEHOLD USE ONLY. THE DISCHARGE OF EXCESSIVE QUANTITIES OF WATER FROM HOT TUBS OR OTHER HEAVY CONSUMPTION DEVICES WILL OVERLOAD THE SYSTEM AND GREATLY SHORTEN ITS LIFE. CHLORINATED WATER OF ANY KIND IS NOT TO BE DISCHARGED TO THE SYSTEM.
- THE AREA WITHIN THE LEACH FIELD AREA IS TO BE CLEARED OF TREES. THERE ARE TO BE NO TREES LARGER THAN 6" GROWING WITHIN 10' OF THE SYSTEM AREA.
- THE SYSTEM IS TO BE STAKED OUT BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO ENSURE THAT THE AREAS DESIGNATED ARE THE AREAS THAT WERE APPROVED BY THE STATE OF VERMONT.
- CONTACT ENGINEER WITH ANY QUESTIONS REGARDING THIS SYSTEM
- ALL OF THE PIPING AND TANKS IN THE SYSTEM SHALL BE TESTED IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION RULES CHAPTER 1 OF THE WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES. INCLUDED IN THIS TESTING IS THE LEAKAGE TEST OF THE SEPTIC TANK AND A PRESSURE TEST OF THE SEWER LINES. FAILURE TO CONDUCT THE PROPER TESTING WILL DEEM THE SYSTEM INOPERABLE.
- ANY DEVIATIONS FROM THE APPROVED PLANS MAY DEEM THE SYSTEM NON-CERTIFIABLE, THEREFORE CONTACT THE ENGINEER WITH ANY QUESTIONS ABOUT THE PROJECT.



BRAD WASHBURN, PE
PE # 97588



Tailwater Engineering
802.249.4210 | brad@tailwaterengineeringvt.com
149 Gilman Street, Marshfield, VT 05658

PLAN DATE: 12/08/2025 SHEET 5 OF 6 TWE JOB# 24-046

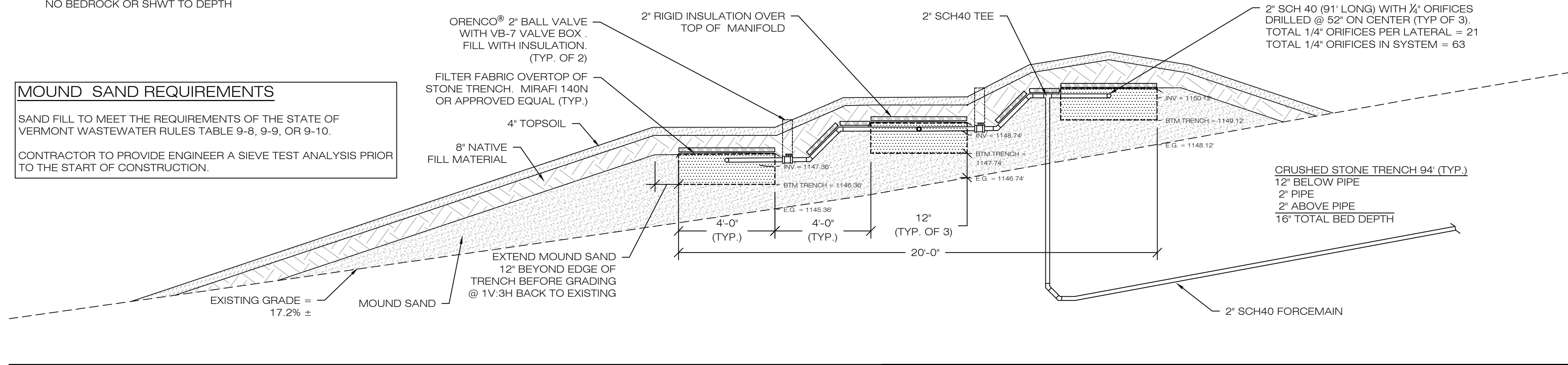
NO.	DATE	DESCRIPTION	BY
1	02/09/26	ADDED TRENCH DETAIL & HAND AUGER TEST PIT	BMW

PLANNED UNIT DEVELOPMENT
WASTEWATER DISPOSAL SYSTEM CONSTRUCTION DETAILS (1)

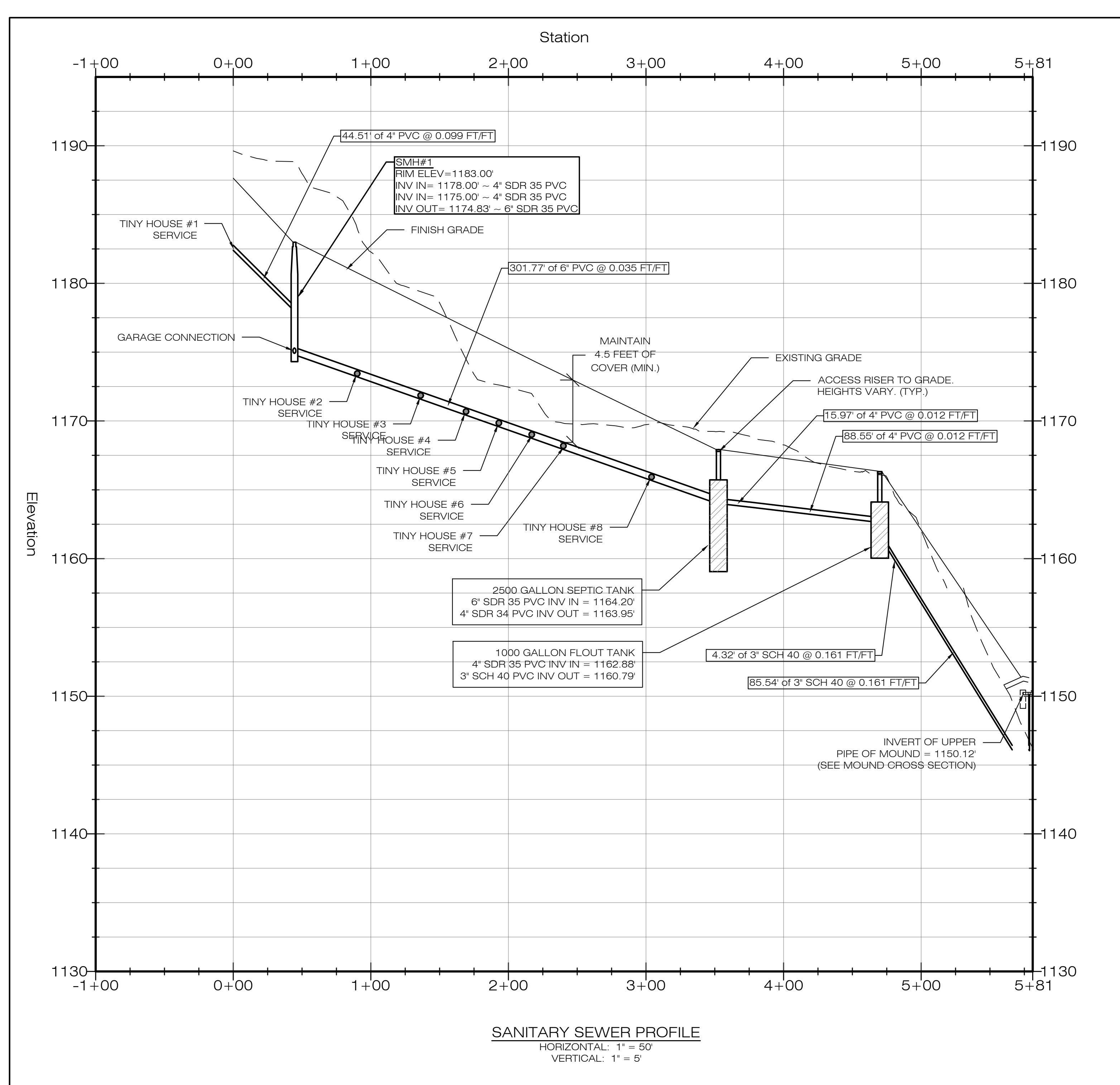
LANDOWNER & PARCEL ADDRESS
FRANK MITCHELL
1800 LOWER ROAD, PLAINFIELD, VT

MOUND SAND REQUIREMENTS

SAND FILL TO MEET THE REQUIREMENTS OF THE STATE OF VERMONT WASTEWATER RULES TABLE 9-8, 9-9, OR 9-10.
CONTRACTOR TO PROVIDE ENGINEER A SIEVE TEST ANALYSIS PRIOR TO THE START OF CONSTRUCTION.

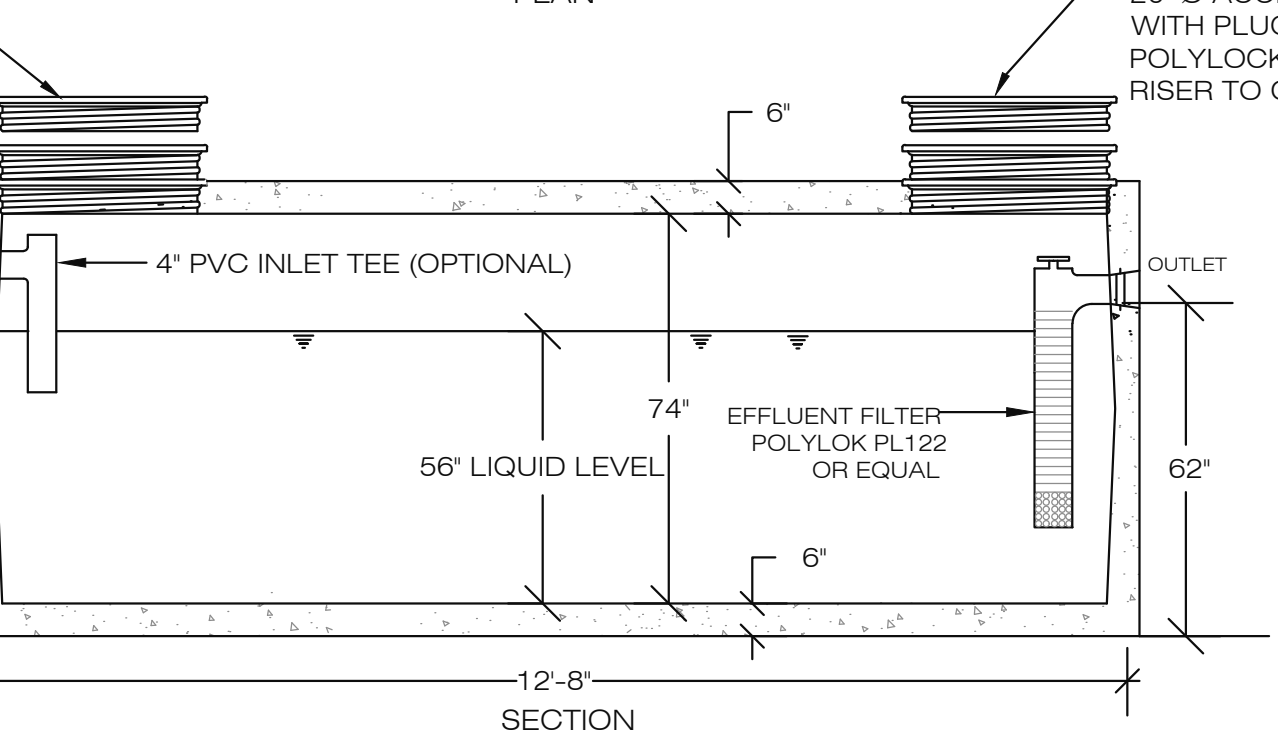
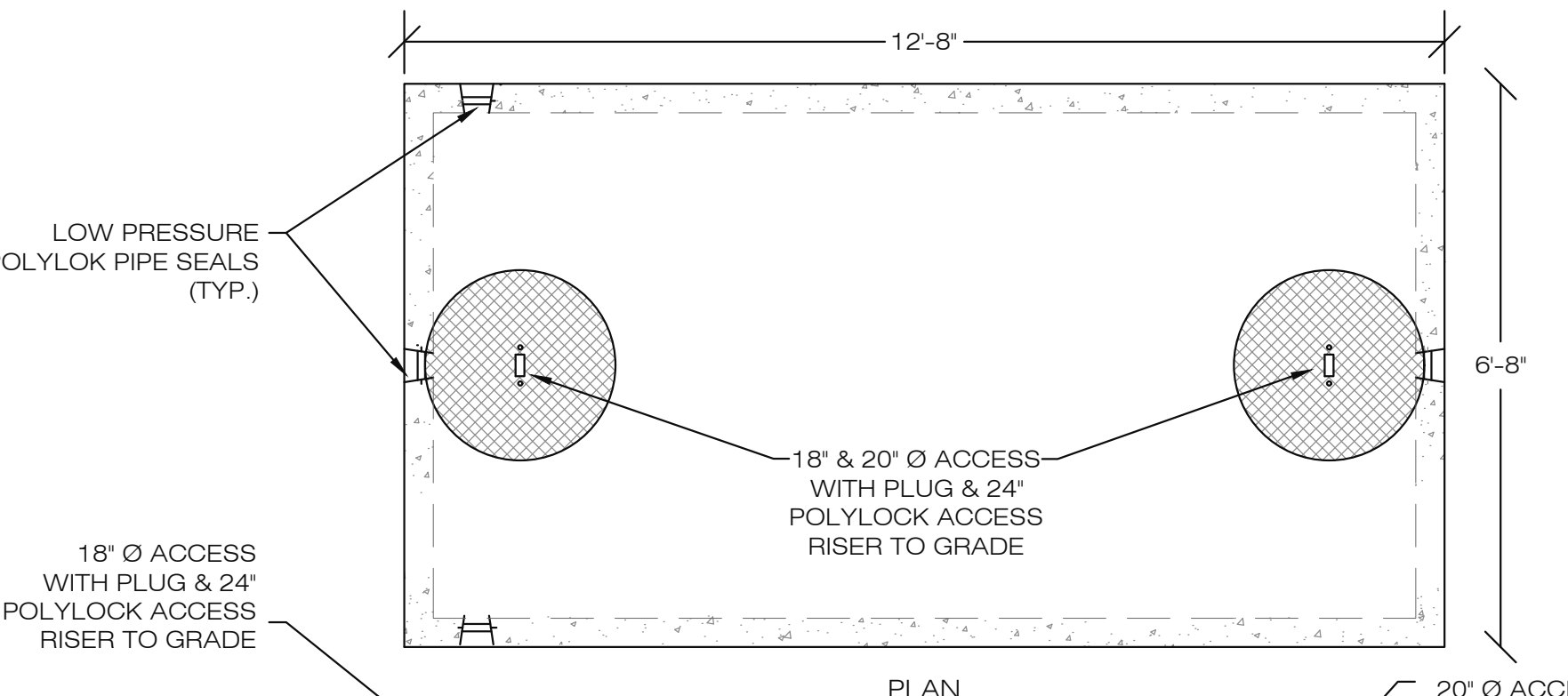


MOUND SECTION A-A
HORIZONTAL: 1" = 3'
VERTICAL: 1" = 3'

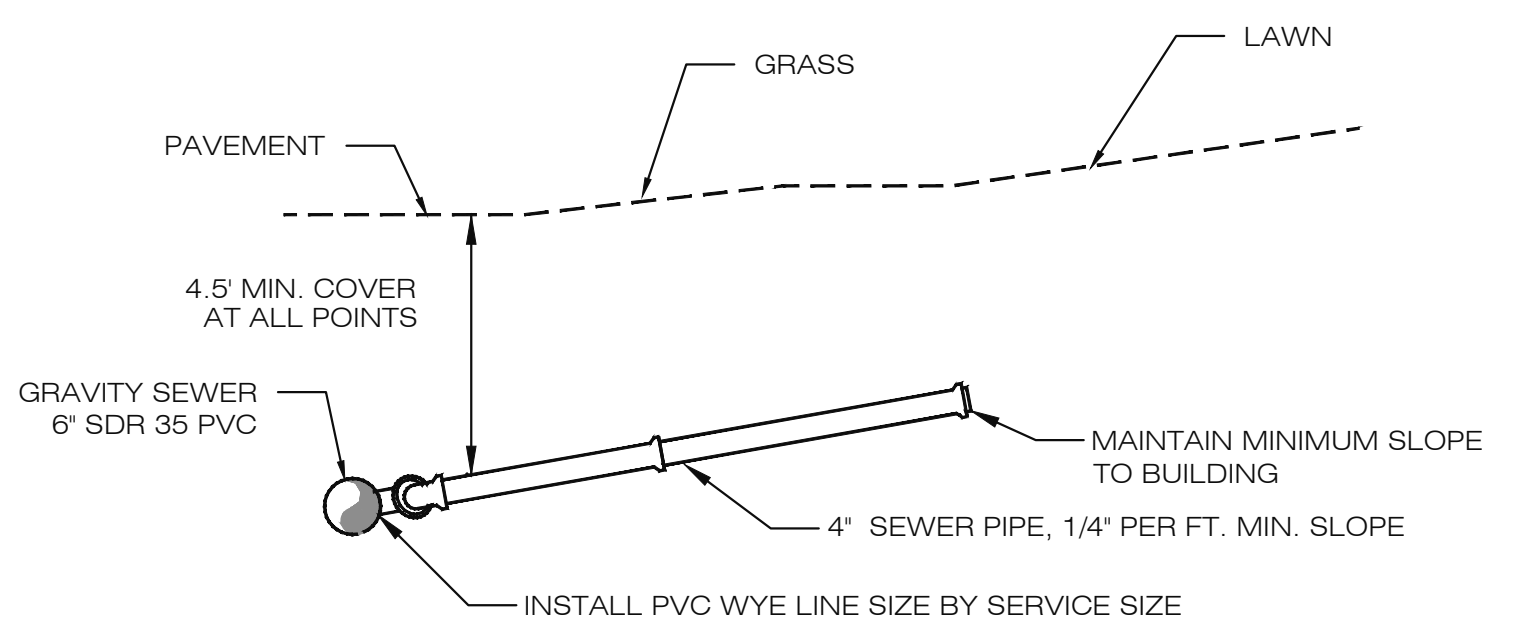


SEPTIC TANK SPECIFICATIONS & NOTES

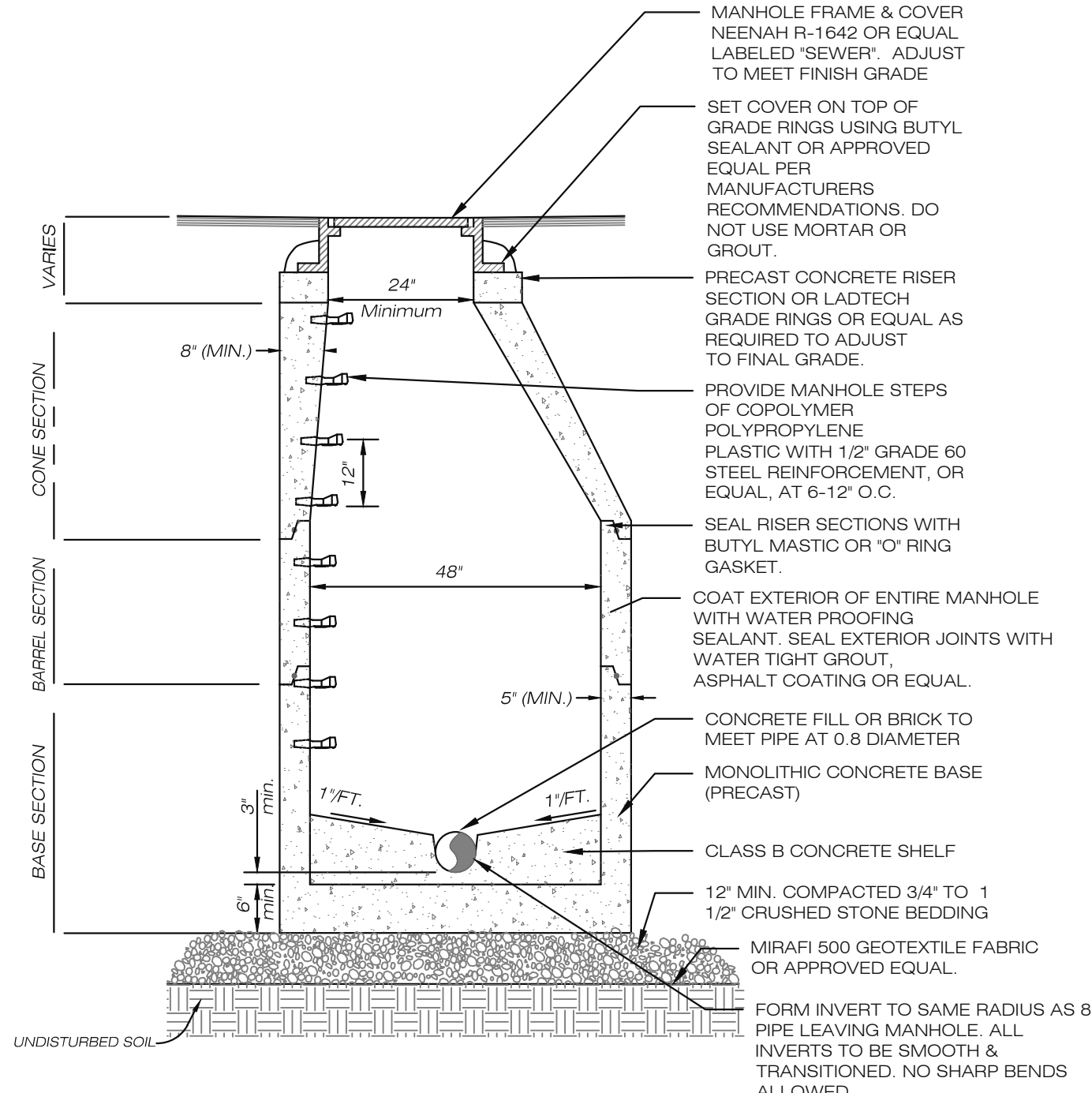
- 1) TANK TO BE H10 LOAD RATED WITH 5,000 PSI TEST AFTER 28 DAYS
- 2) TANK TO HAVE NO MORE THAN 36" OF COVER OVER TOP OF TANK
- 3) TANK TO BE PUMPED EVERY THREE YEARS OR LESS DURING PUMPING OF TANK THE EFFLUENT FILTER IS TO BE CLEANED AND OR REPLACED
- 4) ACCESS RISERS ARE TO BE CONSTRUCTED TO FINISH GRADE
- 5) TANK TO BE SET LEVEL IN ALL DIRECTIONS ON 12" (MIN.) OF 3/4" CRUSHED STONE
- 6) KEYED JOINT SEALED WITH BITUMASTIC ROPE.
- 7) EXCAVATION MUST BE AT LEAST 12" WIDER AND LONGER THAN TANK SIZE.
- 8) TANK TO BE A STANDARD 2,500 GALLON PRE-CAST CONCRETE SEPTIC TANK, CAMP® PRECAST OR EQUAL.



2,500-GALLON PRECAST CONCRETE SEPTIC TANK
NOT TO SCALE

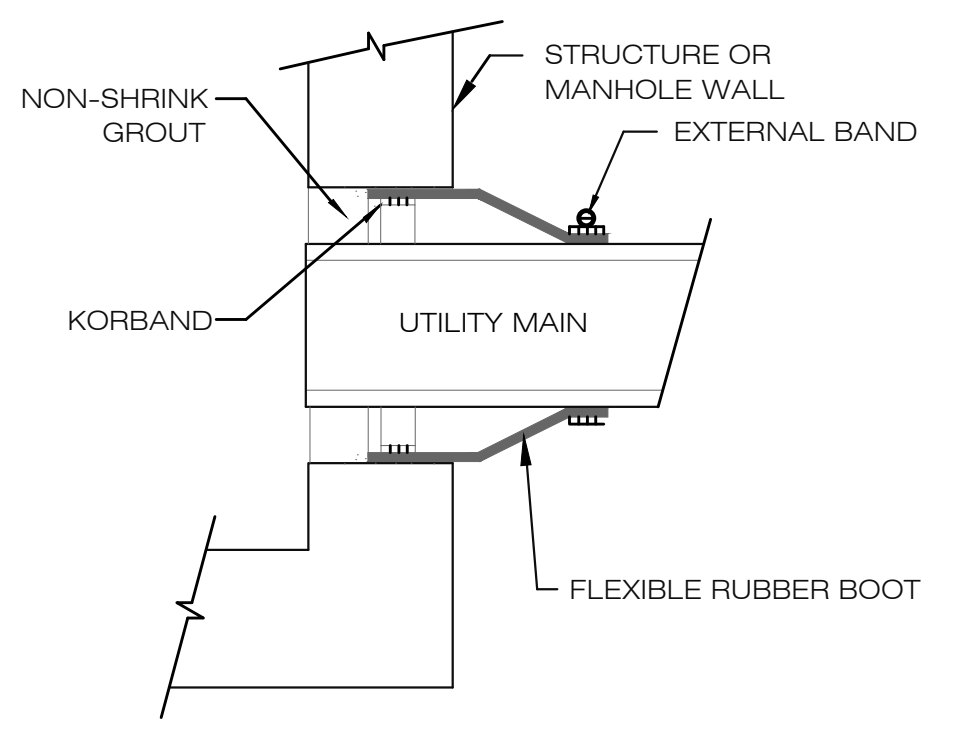


TYPICAL BUILDING SEWER SERVICE LATERALS
NOT TO SCALE



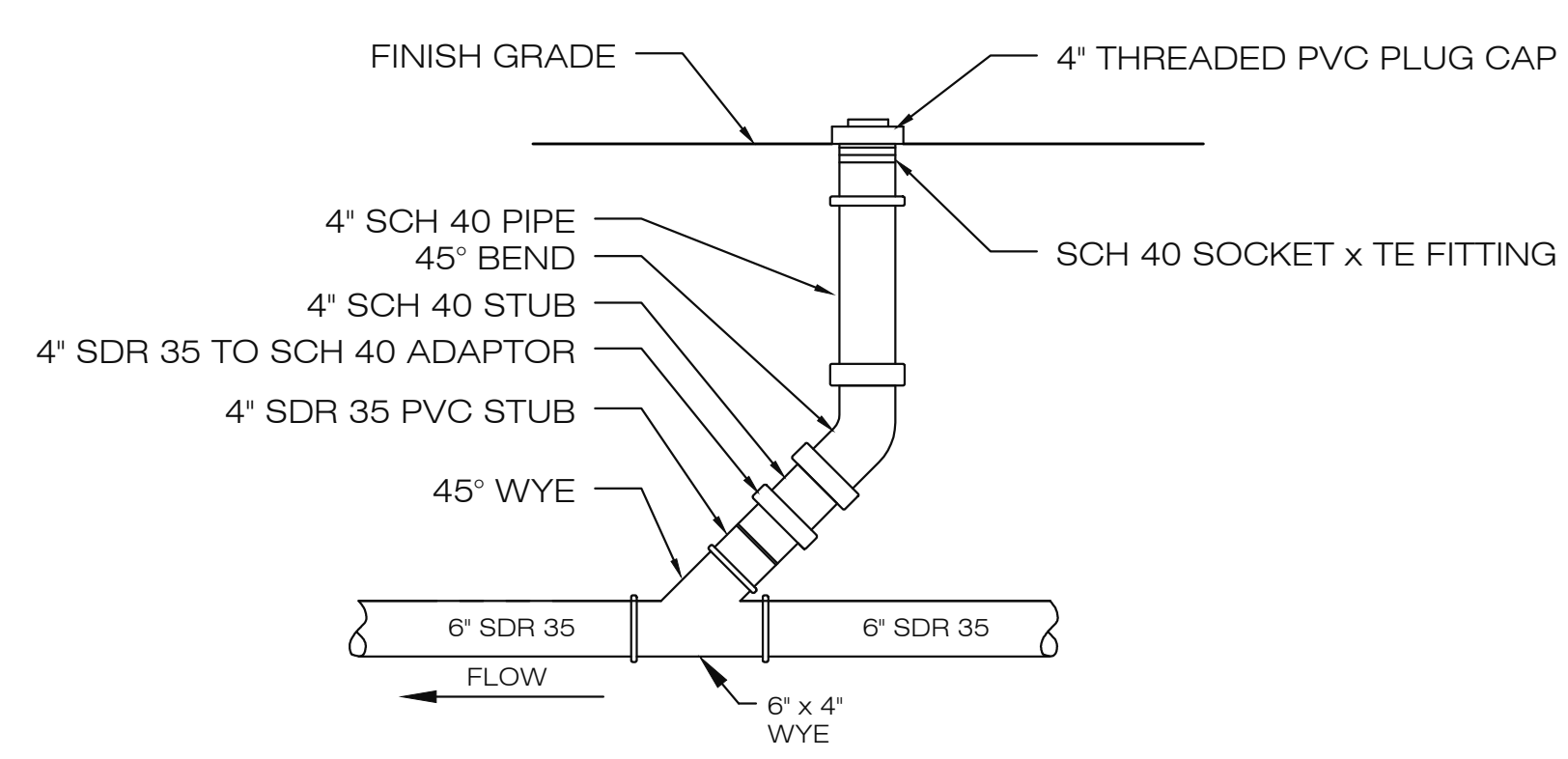
PRECAST CONCRETE MANHOLE
NOT TO SCALE

- MANHOLE NOTES**
1. SD IRELAND, CAMP PRECAST OR APPROVED EQUAL.
 2. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A CAST IN PLACE, RUBBER, WATERTIGHT GASKET CONNECTION OR BOOTED FLEXIBLE CONNECTION. LOCK JOINT OR APPROVED EQUAL.
 3. VACUUM TEST MANHOLE WITH LOWEST JOINT EXPOSED.
 4. MANHOLES (STRUCTURE AND COVER) ARE DESIGNED FOR HL-93 LOADING.

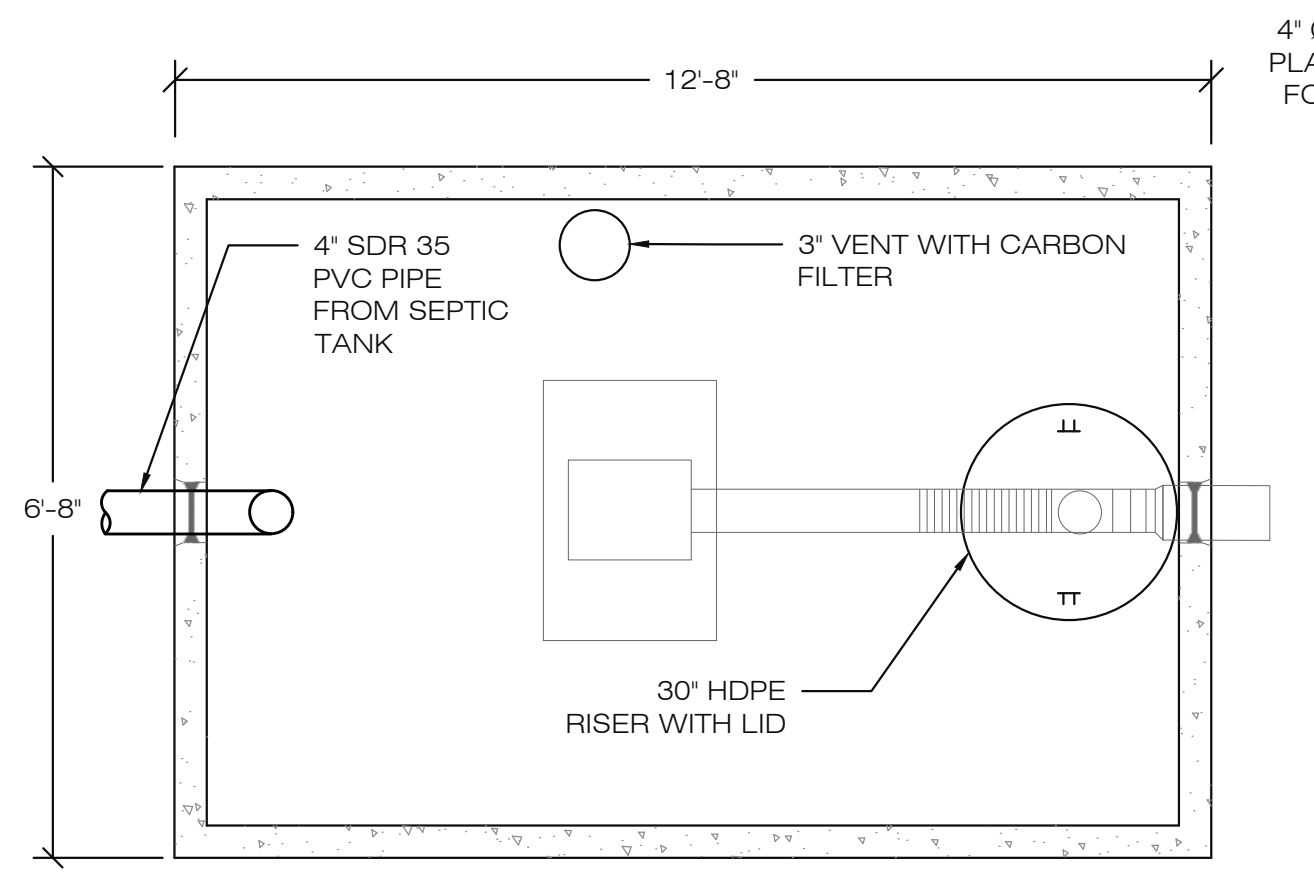


PIPE TO STRUCTURE OR MANHOLE JOINT
NOT TO SCALE

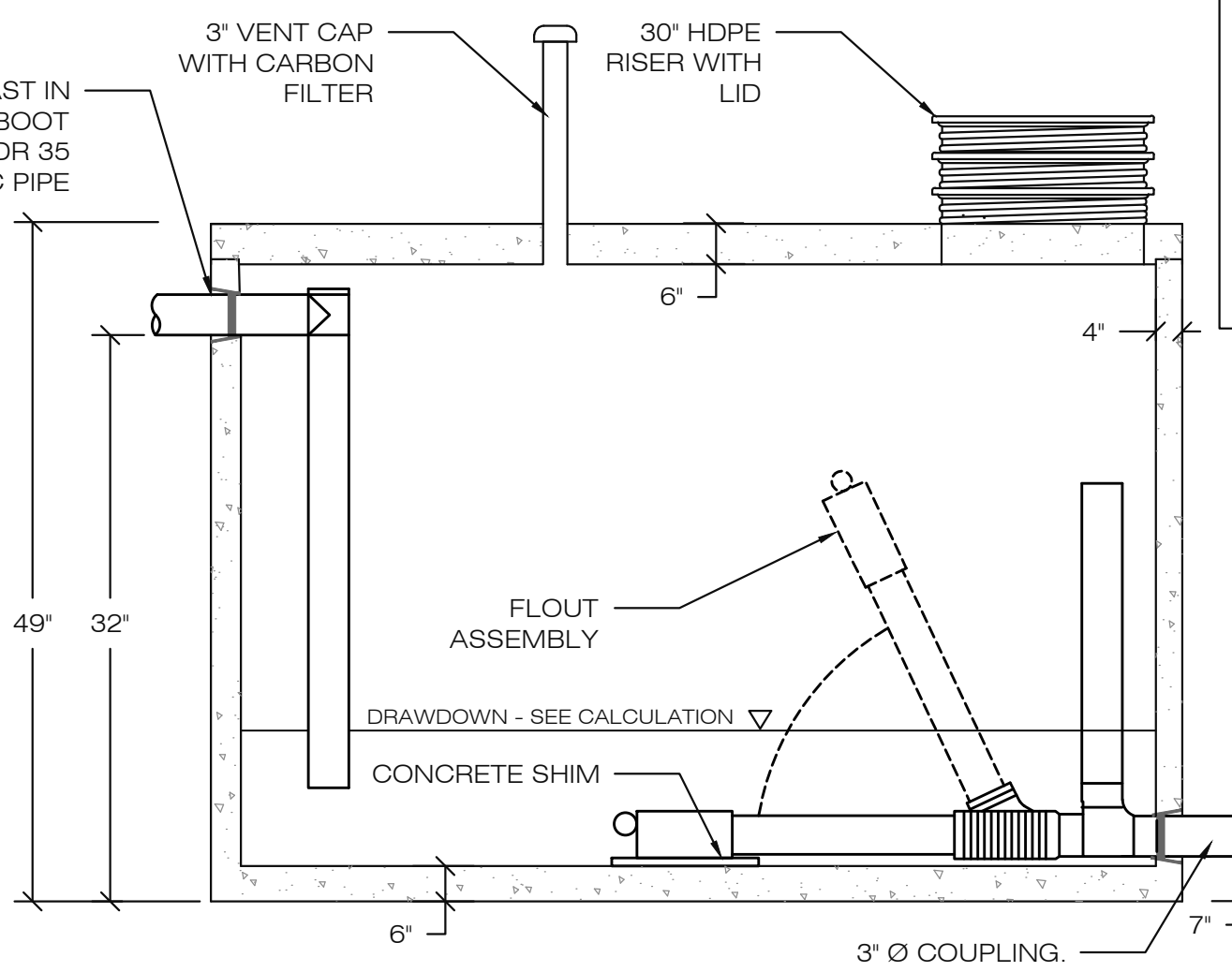
- NOTE**
- 1) CLEANOUTS ARE TO BE INSTALLED AT LOCATIONS PER SITE PLAN AND AT ALL DIRECTIONAL CHANGES IN THE SEWER PIPE



IN-LINE SEWER SERVICE CLEANOUT
NOT TO SCALE



1000-GALLON FLOUT TANK
NOT TO SCALE



FLOUT TANK SPECIFICATIONS & NOTES

- 1) TANK TO BE H10 LOAD RATED WITH 5,000 PSI TEST AFTER 28 DAYS
- 2) TANK TO HAVE NO MORE THAN 36" OF COVER OVER TOP OF TANK
- 3) ACCESS RISERS ARE TO BE CONSTRUCTED TO FINISH GRADE
- 4) TANK TO BE SET LEVEL IN ALL DIRECTIONS ON 12" (MIN.) OF 3/4" CRUSHED STONE
- 5) KEYED JOINT SEALED WITH BITUMASTIC ROPE.
- 6) EXCAVATION MUST BE AT LEAST 12" WIDER AND LONGER THAN TANK SIZE.
- 7) TANK TO BE A STANDARD 1,000 GALLON PRE-CAST CONCRETE SEPTIC TANK, CAMP® PRECAST OR EQUAL.

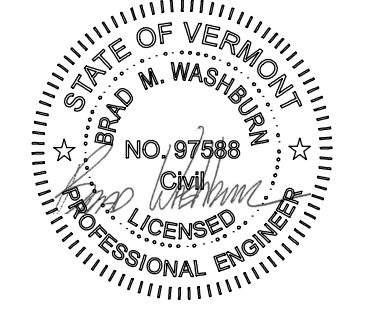
DOSE & DRAWDOWN CALCULATION

MINIMUM DOSE VOLUME = (5) * (DISTRIBUTION VOLUME)

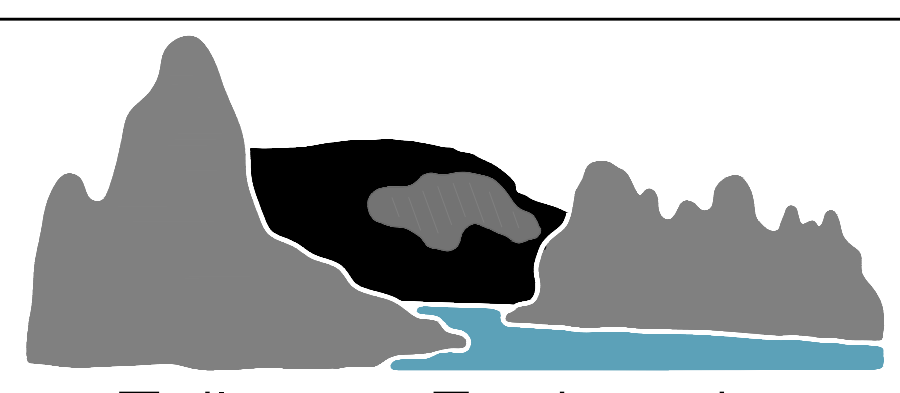
- DISTRIBUTION VOLUME = (349' OF 2" SCH 40) + (40' OF 3" SCH 40) = 72 GALLONS
- MINIMUM DOSE VOLUME = (5) * (72 GALLONS) = 360 GALLONS

DRAWDOWN BASED ON TANK DIMENSIONS

- GALLONS PER FOOT = (12)L * (6)W * (1)H * (7.481 GAL / CUBIC FOOT) = 538.6 GAL/FOOT
- TOTAL DRAWDOWN = (360 GALLONS) / (538.6 GAL/FOOT) = 0.67' OR 8"



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PLAN DATE: 12/08/2025 SHEET C6 6 OF 6
TWE JOB# 24-046

NO.	DATE	DESCRIPTION	BY
1	02/09/26	UPDATED SEWER PROFILE	BMW

**PLANNED UNIT DEVELOPMENT
WASTEWATER DISPOSAL SYSTEM
CONSTRUCTION DETAILS (2)**

LANDOWNER & PARCEL ADDRESS

FRANK MITCHELL
1800 LOWER ROAD, PLAINFIELD, VT