



Natural Resources Atlas
Vermont Agency of Natural Resources

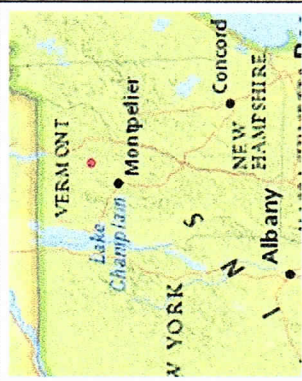
vermont.gov



1: 1,890
May 30, 2018

96.0 0 48.00 96.0 Meters
 WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 158 Ft. 1cm = 19 Meters
 © Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



LEGEND

- Wetland - VSWI**
 - Class 1 Wetland
 - Class 2 Wetland
 - Buffer
- Wetlands Advisory Layer**
- DFIRM Floodways**
- Flood Hazard Areas (Only FEM)**
 - AE (1-percent annual chance flood)
 - A (1-percent annual chance flood)
 - AO (1-percent annual chance zone feet)
 - 0.2-percent annual chance flood ha
- River Corridors (Jan 2, 2015)**
- Roads**
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Not part of function Classification S
- Waterbody**
 - Stream
 - Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas



Vermont Conservation Design

vermont.gov



1: 3,160
May 30, 2018

LEGEND

Roads	
	Interstate
	Principal Arterial
	Minor Arterial
	Major Collector
	Minor Collector
	Local
	Not part of function Classification S
Waterbody	
	Stream
	Town Boundary
Priority Rank	
	HIGHEST PRIORITY
	PRIORITY

NOTES

Map created using BioFinder

53.0 0 26.00 53.0 Feet

THIS MAP IS NOT TO BE USED FOR NAVIGATION

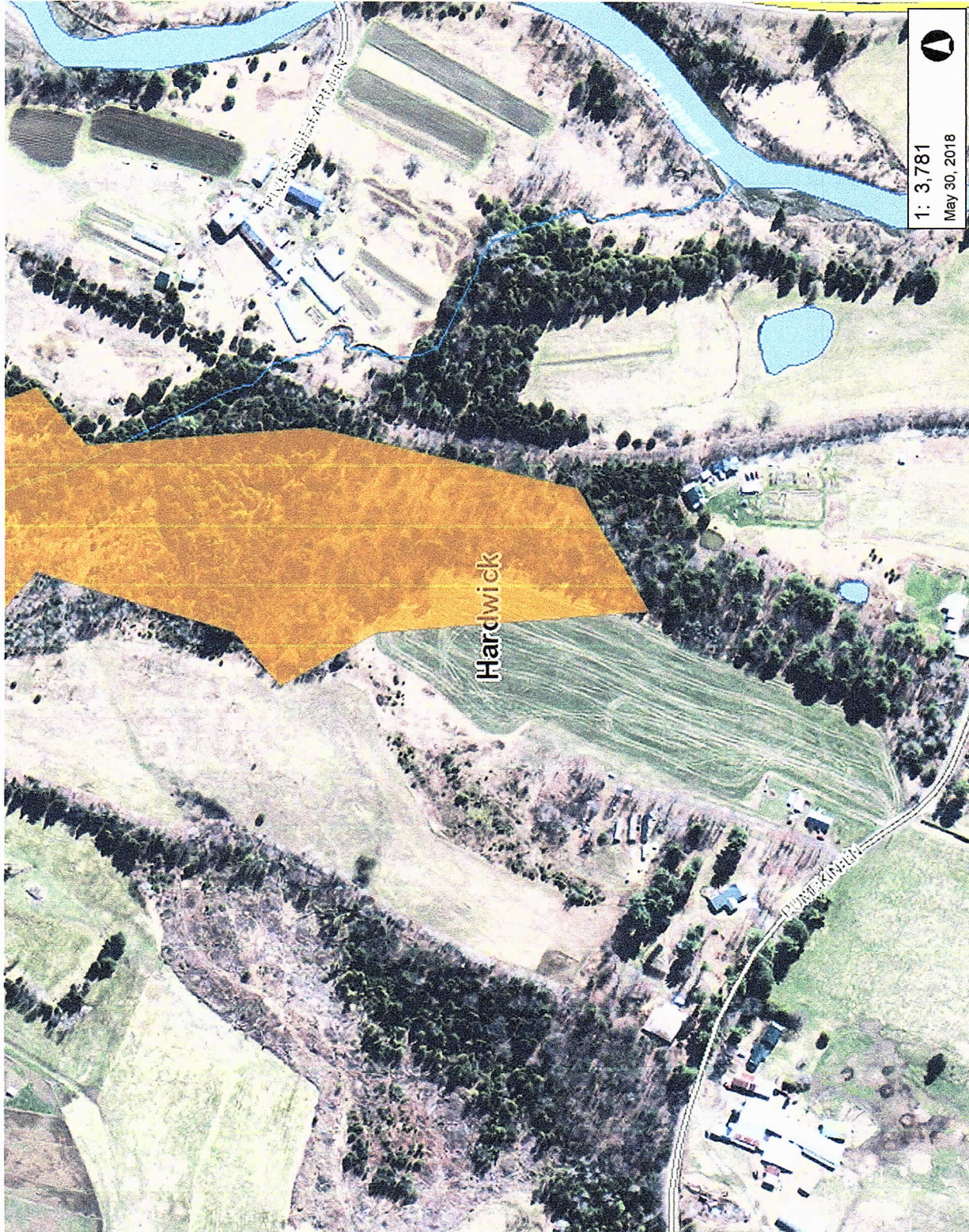
DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Natural Resources Atlas
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1: 3,781
May 30, 2018

LEGEND

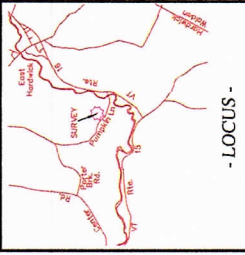
- Rare Threatened or Endangered
 - Threatened or Endangered
 - Rare
- Significant Natural Community
- Uncommon Species and Other
 - Animal
 - Plant
 - Natural Community
- Deer Wintering Areas
- Habitat Blocks
 - 10 - Higher Priority
 - 9
 - 8
 - 7
 - 6
 - 5
 - 4
 - 3
 - 2
 - 1 - Lower Priority
- Indiana Bat Hibernacula
- Indiana Bat Summer Range
- Observed
- Potential
- Roads
 - Interstate
 - Principal Arterial

NOTES

Map created using ANR's Natural Resources Atlas

192.0 0 96.00 192.00 Meters
 1" = 315 Ft. 1cm = 38 Meters
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- LOCUS -

NOTES:
 1. THE LOCUS OF ALL OBJECTS SHOWN ON THIS PLAN AS WELL AS ALL BEARINGS AND DISTANCES GIVEN BETWEEN POINTS ARE BASED ON A MEAN SEA LEVEL DATUM. ALL BEARINGS AND DISTANCES ARE BASED ON THE NORTH SIDERED AT THE 1911 DATUM. ALL DISTANCES ARE BASED ON THE NORTH SIDERED AT THE 1911 DATUM.
 2. THE PROPOSED RIGHT OF WAY, SURVEYED FOR KAUFMAN AND JARVIS, IS PROPOSED FOR ACCESS TO PARCELS A AND B FROM PUMPKIN LANE. THAT RIGHT OF WAY IS TO BE A SUBDIVISION WITH KAUFMAN AND JARVIS FOR THEIR LIVES TOGETHER WITH BELYNDALUSSER. THE BOUNDARY OF PAUL AND BELYNDALUSSER IS SHOWN.

HELAUT & NANCY NOTERMANN
 DEED REFERENCES
 BOOK 62 - PAGE 899 00150729
 - 15 - 516 002501840

WILLIAM HILL
 DEED REFERENCES
 BOOK 15 - PAGE 107 1-801986

PAUL & BELYNDALUSSER
 DEED REFERENCES
 BOOK 119 - PAGE 106 10172301

KAUFMAN / JARVIS DEED REFERENCES	
BOOK 82 - PAGE 98	8/25/1989
- 48 -	3/10/1952
- 41 -	2/46 3/17/1945
- 25 -	481 12/27/1915
- 25 -	36 4/12/1905
- 18 -	611 1/28/1899

- CERTIFICATION -
 I HEREBY CERTIFY THAT THE EXISTING BOUNDARY LINES SHOWN HEREON ARE BASED ON AND CONSISTENT WITH THE APPLICABLE DEEDS AND MONUMENTATION TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**SUBDIVISION OF A PORTION OF LAND OF
 BRUCE KAUFMAN AND JUDY ANN JARVIS
 PUMPKIN LANE EAST HARDWICK, VERMONT**

SCALE: 1" = 80'
 DATE: JAN, 2018
 SURVEYED: R W B
 DRAFTED: R W B

**Russell Brown
 Land Surveying**
 PROJECT # 17-224

Exhibit 4



State of Vermont
Department of Environmental Conservation

Agency of Natural Resources

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): **Bruce Kaufman & Judy Ann Jarvis**
117 Riverside Farm Lane
East Hardwick VT 05836

Permit Number: **WW-7-4899**
PIN **SJ02-0038**

This permit affects the following property in Hardwick, Vermont:

<i>Lot</i>	<i>Parcel</i>	<i>SPAN</i>	<i>Acres</i>	<i>Book(s)/Page(s)#</i>
<i>Existing</i>	<i>10012-00000</i>	<i>282-089-10856</i>	<i>179.60</i>	<i>Book:144 Page(s):133</i>
<i>1</i>			<i>173.40</i>	
<i>2</i>			<i>3.10</i>	
<i>3</i>			<i>3.10</i>	

This project, consisting of the Subdivision of an existing 179.6± acre parcel with three existing dwellings into 3 Lots: Lot 1 to be 173.4± acres with two existing 3-bedroom single family residences (SFR) (Kaufman & Percy) each served by an individual on-site wastewater disposal system and separate water supplies, the Percy dwelling shares it's water supply with the 2-bedroom SFR (Hill) on Lot 2; Lot 2 to be 3.1± acres with an existing 2-bedroom SFR (Hill) served by an on-site wastewater disposal system and shared water supply on Lot 2 (Percy); Lot 3 to be 3.1± acres with a proposed 4-bedroom SFR to be served by on-site water supply and wastewater disposal systems, located at 117 Riverside Farm lane, in Hardwick, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

- 1.1 The project shall be completed as shown on the plans and/or documents prepared by Patrick Larsen, with the stamped plans listed as follows:

<i>Title</i>	<i>Sheet Number</i>	<i>Plan Date</i>	<i>Revision Date</i>
<i>Subdivision Plan</i>	<i>1 of 2</i>	<i>03/05/2018</i>	<i>NONE</i>
<i>Site Plan & Construction Details</i>	<i>2 of 2</i>	<i>03/05/2018</i>	<i>NONE</i>

- 1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from other State departments and local officials.



- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Hardwick Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Hardwick Land Records and ensure that copies of all certifications are sent to the Secretary.
- 1.5 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) that states:

“I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests”,

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.
- 1.6 Lots 1 is approved with the two existing 3-bedroom SFRs described in the project description. No alterations to the existing buildings other than those indicated in this permit that would change or affect the water supplies or wastewater systems shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division. Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.
- 1.7 Lots 2 is approved with the 2-bedroom SFR described in the project description. No alterations to the existing building other than those indicated in this permit that would change or affect the water supplies or wastewater systems shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division. Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.
- 1.8 Lot 3 is approved for the construction of a 4-bedroom SFR. Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.
- 1.9 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.
- 1.10 By acceptance of this permit, the landowner 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 the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.11 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

2. WATER SUPPLY

- 2.1 Lot 1: The Kaufman dwelling is authorized to utilize the existing on-site water supply systems for **420 gallons** per day and the Percy dwelling is authorized to utilize the existing shared on-site water supply systems for **600 gallons** per day provided the potable water supplies are operated at all times in a manner that keeps the supplies free from contamination. No changes shall be made to the existing water systems unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. No other means of obtaining potable water shall be allowed without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a “failed supply”.
- 2.2 Lot 2: The Hill dwelling is authorized to utilize the existing shared off-site water supply systems for **600 gallons** per day provided the potable water supply is operated at all times in a manner that keeps the supply free from contamination. No changes shall be made to the existing water systems unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. No other means of obtaining potable water shall be allowed without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a “failed supply”.
- 2.3 Lot 3 is approved for a potable water supply using a drilled or percussion bedrock well for **490 gallons** of water per day provided the supply is located as shown on the stamped plan(s) and meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a “failed supply”.
- 2.4 The shared potable water supply which serves the existing Lot 2 dwelling is located on Lot 1 lands identified as belonging to the applicant **Kaufman & Jarvis**. The land deeds that establish and transfer ownership of these parcels shall contain a legal easement which grants the purchaser(s) and any future owner(s) the right to enter upon the property for the construction, repair, maintenance and other such reasonable purposes as may arise regarding the potable water supply. Failure to properly execute the easement renders this permit null and void for any lot/the project conveyed without the proper easement. It is recommended that a copy of the executed easement be sent to the Drinking Water and Groundwater Protection Division
- 2.5 The components of the **Lot 3** potable water supply herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 2.6 The potable water source location as shown on the stamped plan(s) shall be staked out and flagged by a qualified Vermont Licensed Designer prior to any construction on this project with the flagging being maintained until construction is complete.

3. WASTEWATER DISPOSAL

- 3.1 Lot 1 is approved with two existing wastewater systems each for **420 gallons** per day for the existing dwellings. No changes shall be made to the existing wastewater systems unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. Should one or both of the systems fail and not qualify for the minor repair or replacement exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and to submit an application to the Drinking Water and Groundwater Protection Division and receive written approval prior to correcting the failure.

- 3.2 Lot 2 is approved with an existing wastewater system for **280 gallons** per day. No changes shall be made to the existing wastewater system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. Should the system fail and not qualify for the minor repair or replacement exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and to submit an application to the Drinking Water and Groundwater Protection Division and receive written approval prior to correcting the failure.
- 3.3 Lot 3 is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for **490 gallons** of wastewater per day. The system(s) 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. Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.
- 3.4 The components of the sanitary wastewater system on **Lot 3** herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 3.5 The corners of the proposed primary and replacement wastewater area(s) on **Lot 3** shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.
- 3.6 The wastewater systems for this project are approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.
- 3.7 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater systems are allowed on or near the site-specific wastewater system or replacement area depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater system.

Emily Boedecker, Commissioner
Department of Environmental Conservation

By Richard A. Wilson Dated May 29, 2018

Richard A. Wilson
Regional Engineer
St Johnsbury Regional Office
Drinking Water and Groundwater Protection Division

cc: Patrick Larsen
Hardwick Planning Commission