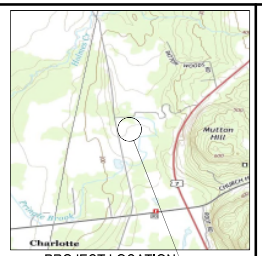
Exhibit A to License Agreement Charlotte to Clemmons Family Farm, Inc.

OLD PICTURE OF BIG BARN



PROJECT LOCATION

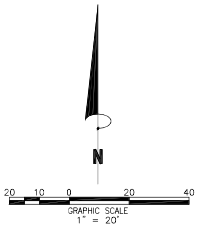
EXISTING	
PAVED DRIVE OR ROAD	
GRAVEL DRIVE OR ROAD	
TREE LINE	
TRAIL	
WETLAND LIMIT	
WETLAND BUFFER	
SEWER MAINS AND SERVICES	S
WATER MAINS AND SERVICES	W
OVERHEAD UTILITY	OHE
UNDERGROUND UTILITY	UGE
PROPERTY LINE	
ADJOINING PROPERTY LINE	
EASEMENTS	
FENCE	X
SETBACKS	SB
MANHOLE	
WATER SUPPLY WELL	
UTILITY POLE	
TELEPHONE OR TELEVISION PEDESTAL (TEL-PED/TV-PED)	
BENCHMARK	
SOIL TEST PIT	TP
BOWMAN CONTROL POINT STEEL REBAR	

SURVEY	FOUND
IRON PIPE	
CALCULATED POINT	

PARKING SPACES

EXISTING SPACES	4
PROPOSED SPACES	33
SUBTOTAL	37
OVERFLOW PARKING	20
TOTAL	57

20± SPACES OF OVERFLOW PARKING ON LYDIA CLEMMONS PROPERTY



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SITE PLAN

CLEMMONS FAMILY FARM

2158 GREENBUSH RD, CHARLOTTE, VT 05445

25-192
PROJECT NUMBER

STATE OF VERMONT · JOSEPH P. PUTNAM · No. 8104 · CIVIL · LICENSED PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
10/27/2025	Site Grading & Layout

JPP	ANL	JPP
DESIGN	DRAWN	CHKD

SCALE 1" = 20'

DATE : 09/22/2025

C2-02

CAD FILE: Q:\VT-WILL-TC\Shared_TCE PROJECTS\2025\192-Clemmons-Greenbush Rd-Charlotte\2-CAD GIS\Engineering Plans\C2-02 - Site plan.dwg 10/27/2025

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO OBTAIN A POTABLE WATER / WASTEWATER PERMIT FOR THE CONVERSION OF AN EXISTING BARN TO AN ASSEMBLY AREA/BANQUET/CONFERENCE HALL WITH CATERED FOOD PREPARED OFF THE LOT. THIS WILL BE SERVICED BY AN EXISTING DRILLED WELL LOCATED ON LOT AND A SHARED IN-GROUND WASTEWATER SYSTEM LOCATED IN AN EASEMENT AREA OFF LOT. THE SYSTEM WILL BE SHARED WITH THE EXISTING 4-BEDROOM HOUSE WITH 35-PERSON EVENT HALL AND 2-BEDROOM HOUSE WITH 27-PERSON EVENT HALL. THE EXISTING 4-BEDROOM WITH EVENT HALL AND 2-BEDROOM HOUSE WITH EVENT HALL CURRENTLY SHARE THE DRILLED WELL WITH THE EXISTING BARN. THEY WILL BE DISCONNECTED FROM THAT EXISTING DRILLED WELL AND BE CONNECTED TO PROPOSED WELLS LOCATED JUST NORTH OF THE 4-BEDROOM HOME AND THE OTHER LOCATED WEST OF THE 2-BEDROOM HOME. THE MAXIMUM FLOW ON ANY GIVEN DAY WILL BE ANY ONE LOCATION HAVING AN EVENT. THERE WILL BE DAY THAT HAS MORE THAN ONE EVENT AT THE ENTIRE SITE. THEREFORE, THE MAXIMUM DAY FLOW FOR WATER OR WASTEWATER WILL BE THE HIGHEST NUMBER OF SEATS @ 80 SEATS AND THE TWO HOMES = 1,410 GPD.

BASIS OF DESIGN FOR IN-GROUND SYSTEM

1. THE INTENT OF THIS DESIGN IS TO SHOW A WASTEWATER SYSTEM FOR A ASSEMBLY AREA/BANQUET HALL A 4-BEDROOM HOME AND A 2-BEDROOM HOME.
2. DESIGN FLOWS: 80 SEAT ASSEMBLY AREA BANQUET HALL @ 8 GPD/SEAT = 640 GPD + 4-BEDROOM HOME [(3 BDR) x 140 GPD/BDR + (1 BDR x 70 GPD/BDR) = 490 GPD] + [(2 BDR HOME) x 140 GPD/BDR = 280 GPD] = 640 GPD + 490 GPD + 280 GPD TOTAL = 1,410 GPD
3. APPLICATION RATE (PER TABLE 9-2) = 1.5 GPD/S.F.
4. DISPOSAL AREA REQUIRED = 1,410 GPD / 1.5 GPD/S.F. = 940 S.F.
5. DISPOSAL AREA REQUIRED WITH 18" OF STONE BENEATH THE LATERALS (PER TABLE 9-5) = 940 S.F. x 0.75 = 705 S.F.
6. DISPOSAL AREA PROVIDED = 2 TRENCHES 4' WIDE BY 95' OF LONG = 760 S.F. WITH INTER-FINGERED REPLACEMENT TRENCHES

BASIS OF DESIGN FOR ASSEMBLY AREA/BANQUET HALL EXISTING DRILLED WELL WATER SUPPLY

1. DESIGN FLOW:
   80 SEATS @ 8 GPD/SEAT = 640 GPD
2. DESIGN RATE:
   640 GPD / 720 MIN = 0.89 GPM
3. THE INSTANTANEOUS PEAK DEMAND IS 5 GPM MULTIPLIED BY THE NUMBER OF UNITS (1) = 5 GPM
4. SOURCE OF CAPACITY: TO BE DETERMINED
5. STORAGE CAPACITY: TO DETERMINED
6. PUMP CAPACITIES = MIN. 5 GPM
7. OPERATING PRESSURE RANGES = 30-50 PSI
8. THIS PROJECT IS NOT IN THE FLOODPLAIN

BASIS OF DESIGN FOR PROPOSED DRILLED WELL WATER SUPPLY FOR EXISTING 4-BDR HOME/EVENT HALL

1. DESIGN FLOW:4-BEDROOM HOME + 35 PEOPLE (EVENT HALL) x 8 GPD/PERSON 490 GPD (4-BDR) + 280 GPD (EVENT HALL)= 770 GPD
2. DESIGN RATE:
   770 GPD / 720 MIN = 1.07 GPM
3. THE INSTANTANEOUS PEAK DEMAND IS 5 GPM MULTIPLIED BY THE NUMBER OF UNITS = 5 GPM
4. SOURCE OF CAPACITY: TO BE DETERMINED
5. STORAGE CAPACITY: TO DETERMINED
6. PUMP CAPACITIES = MIN. 5 GPM
7. OPERATING PRESSURE RANGES = 30-50 PSI
8. THIS PROJECT IS NOT IN THE FLOODPLAIN

BASIS OF DESIGN FOR PROPOSED DRILLED WELL WATER SUPPLY FOR EXISTING 2-BDR HOME/EVENT HALL

1. DESIGN FLOW:2-BEDROOM HOME + 25 PEOPLE (EVENT HALL) x 8 GPD/PERSON 280 GPD (2-BDR) + 200 GPD (EVENT HALL)= 480 GPD
2. DESIGN RATE:
   480 GPD / 720 MIN = 0.67 GPM
3. THE INSTANTANEOUS PEAK DEMAND IS 5 GPM MULTIPLIED BY THE NUMBER OF UNITS = 5 GPM
4. SOURCE OF CAPACITY: TO BE DETERMINED
5. STORAGE CAPACITY: TO DETERMINED
6. PUMP CAPACITIES = MIN. 5 GPM
7. OPERATING PRESSURE RANGES = 30-50 PSI
8. THIS PROJECT IS NOT IN THE FLOODPLAIN

ELEVATION KEY BARN ASSEMBLY/BANQUET HALL:

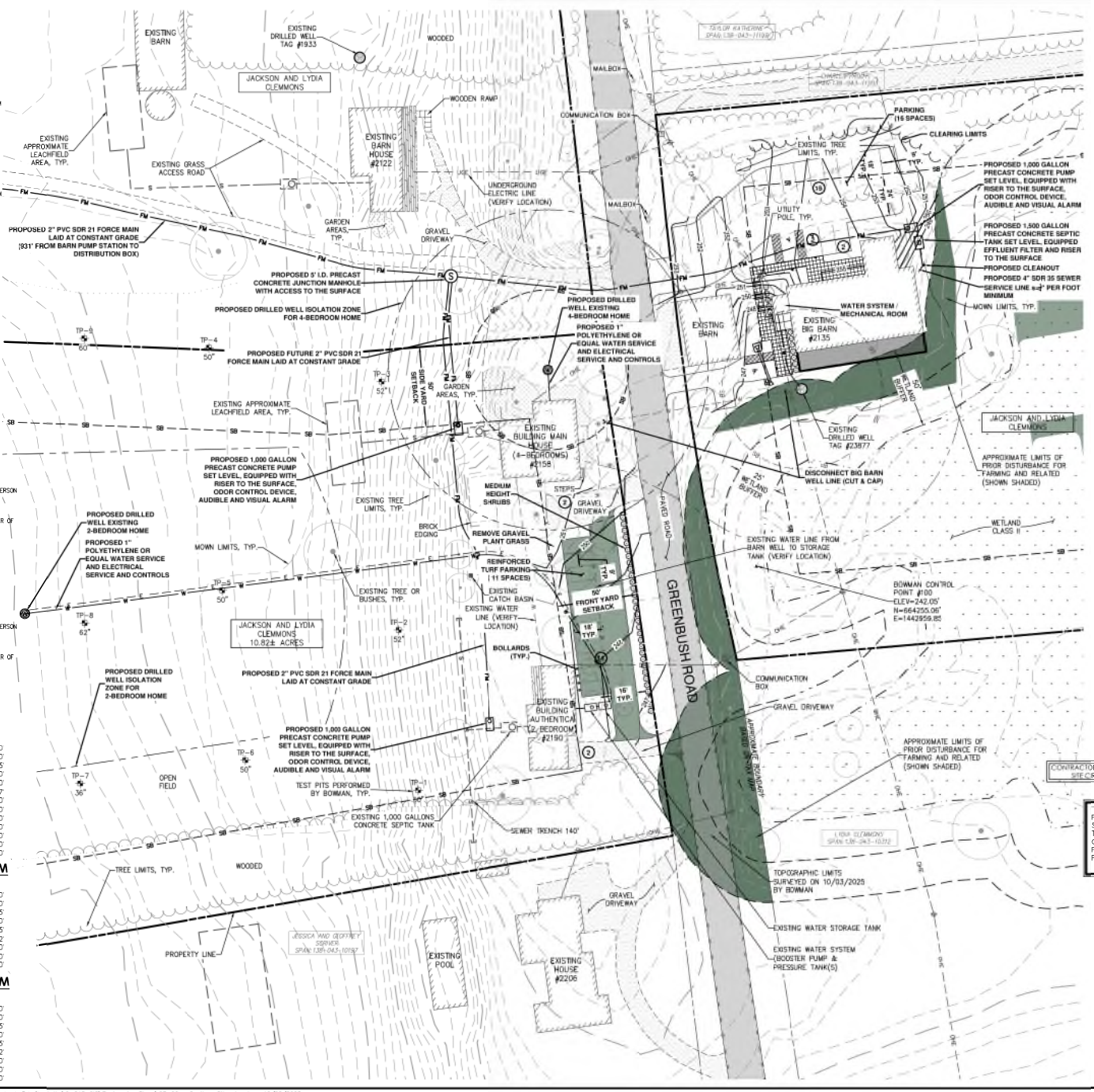
PROPOSED 1,500 GALLON SEPTIC TANK RIM	= ±250.00'
PROPOSED 1,500 GALLON SEPTIC TANK INV. IN	= ±246.80'
PROPOSED 1,500 GALLON SEPTIC TANK INV. OUT	= ±246.55'
PROPOSED 1,000 GALLON PUMP STATION RIM'	= ±250.00'
PROPOSED 1,000 GALLON PUMP STATION INV. IN	= ±246.30'
PROPOSED 1,000 GALLON PUMP STATION INV. OUT	= ±243.47'
PROPOSED JUNCTION MANHOLE RIM	= ±240.00'
PROPOSED JUNCTION MANHOLE INV. IN	= ±233.50'
PROPOSED JUNCTION MANHOLE INV. OUT	= ±233.50'
PROPOSED DISTRIBUTION BOX RIM	= ±212.50'
PROPOSED DISTRIBUTION BOX INV. IN	= ±211.30'
PROPOSED DISTRIBUTION BOX INV. OUT	= ±211.10'
PROPOSED LATERALS INV	= ±211.00'

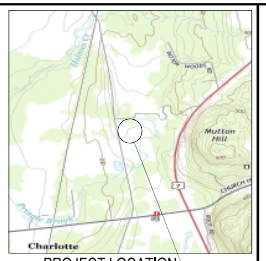
ELEVATION KEY EXISTING 4-BEDROOM HOME AND EVENT HALL:

EXISTING 1,000 GALLON SEPTIC TANK RIM	= ±248.00'
EXISTING 1,000 GALLON SEPTIC TANK INV. N	= ±245.80'
EXISTING 1,000 GALLON SEPTIC TANK INV. OUT	= ±245.55'
PROPOSED 1,000 GALLON PUMP STATION RIM	= ±248.00'
PROPOSED 1,000 GALLON PUMP STATION INV. IN	= ±245.35'
PROPOSED 1,000 GALLON PUMP STATION INV. OUT	= ±242.52'
PROPOSED JUNCTION MANHOLE RIM	= ±240.00'
PROPOSED JUNCTION MANHOLE INV. IN	= ±233.50'
PROPOSED JUNCTION MANHOLE INV. OUT	= ±233.50'

ELEVATION KEY EXISTING 2-BEDROOM HOME AND EVENT HALL:

EXISTING 1,000 GALLON SEPTIC TANK RIM	= ±248.00'
EXISTING 1,000 GALLON SEPTIC TANK INV. IN	= ±245.80'
EXISTING 1,000 GALLON SEPTIC TANK INV. OUT	= ±245.55'
PROPOSED 1,000 GALLON PUMP STATION RIM	= ±248.00'
PROPOSED 1,000 GALLON PUMP STATION INV. IN	= ±245.35'
PROPOSED 1,000 GALLON PUMP STATION INV. OUT	= ±242.52'
PROPOSED JUNCTION MANHOLE RIM	= ±240.00'
PROPOSED JUNCTION MANHOLE INV. IN	= ±233.50'
PROPOSED JUNCTION MANHOLE INV. OUT	= ±233.50'





PROJECT LOCATION

LEGEND

EXISTING	
PAVED DRIVE OR ROAD	
GRAVEL DRIVE OR ROAD	
TREE LINE	
TRAIL	
WETLAND LIMIT	
WETLAND BUFFER	
SEWER MAINS AND SERVICES	S
WATER MAINS AND SERVICES	W
OVERHEAD UTILITY	OHE
UNDERGROUND UTILITY	UGE
PROPERTY LINE	
ADJOINING PROPERTY LINE	
EASEMENTS	
FENCE	X
SETBACKS	SB
MANHOLE	S W E C U
WATER SUPPLY WELL	
UTILITY POLE	
TELEPHONE OR TELEVISION PEDESTAL (TEL-PED/TV-PED)	T P
BENCHMARK	TP=
SOIL TEST PIT	16"
BOWMAN CONTROL POINT STEEL REBAR	

SURVEY	FOUND
IRON PIPE	
CALCULATED POINT	

PARKING SPACES

EXISTING SPACES	4
PROPOSED SPACES	33
SUBTOTAL	37
OVERFLOW PARKING	20
TOTAL	57

20± SPACES OF OVERFLOW PARKING ON LYDIA CLEMMONS PROPERTY

CONTRACTOR TO CONFIRM ANY ELEVATION CHANGES DUE TO UNFORESEEN SITE CIRCUMSTANCES WITH ENGINEER PRIOR TO CONSTRUCTION

I HEREBY CERTIFY THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGMENT, THE DESIGN RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT AND THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES. [REF: ENVIRONMENTAL PROTECTION RULES CHAPTER 1 §1-306 (b)].

AS REVISED 11/04/2022

Bowman

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SANITARY SITE PLAN

CLEMMONS FAMILY FARM

2158 GREENBUSH RD, CHARLOTTE, VT 05445

25-192
PROJECT NUMBER

STATE OF VERMONT JOHN P. PITKIN No. 8104 CIVIL REGISTERED PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
10/27/2025	Site Grading & Layout

JPP	ANL	JPP
DESIGN	DRAWN	CHKD

SCALE 1" = 30'

DATE : 09/19/2025

C3-02