

**FINAL PLAT REVIEW**  
**Two-Lot Minor Subdivision**  
**FP-001-25**

<b>Owner/Applicant:</b> Robert Rooney & Terry Rooney 138 Swanton Road, St. Albans VT 05478 PH: 802-752-7463	<b>Property Tax Parcel &amp; Location:</b> 4451 Ethan Allen Highway Georgia, VT 05478 Parcel#116080000 Zone: AR-1 & AR-2
<b>Engineer:</b> Peter Mazurak, P.E. PH: 802-752-7328 aevermont@gmail.com	<b>Surveyor:</b> Harvey W. Chaffee, L.S. PH: 802-393-2289 harvey@chaffeesurveying.com

**Background**

Robert Rooney and Terry Rooney, hereafter referred to as Applicants, are requesting Final Plat review for a two-lot Minor Subdivision at 4451 Ethan Allen Highway and consisting of  $\pm 50.5$  acres. The parcel is located in the AR-1 and AR-2 zoning districts, with Lot 1 located in AR1 & AR-2 zoning districts and Lot 2 entirely within the AR-2 zoning district. Said parcel is benefitted by  $\pm 805$  ft of road frontage along Ethan Allen Highway.

Applicant is proposing the creation of two lots.

- Proposed Lot 1 will consist of  $\pm 47.8$  acres.
- Proposed Lot 2 will consist of  $\pm 2.7$  acres.

**COMMENTS**

**General Subdivision and Site Plan Review Requirements**

1. **Dimensional Requirements.** The dimensional requirements of the AR-1 and AR-2 zoning districts and the proposed dimensional measurements are as follows:

	<b>AR-1</b>	<b>AR-2</b>	<b>Lot 1</b>	<b>Lot 2</b>
<b>Minimum Lot Size</b>	5 acres	2 acres	$\pm 47.8$ acres	$\pm 2.7$ acres
<b>Lot Frontage</b>	250 ft	150 ft	$\pm 350$ ft	$\pm 465$ ft
<b>Front Yard Setback</b>	75 ft	75 ft	N/A	$\pm 134$ ft
<b>Side Setbacks</b>	40 ft	25 ft	N/A	$\pm 31$ ft
<b>Rear Setbacks</b>	40 ft	25 ft	N/A	$\pm 94$ ft

2. **Site plans.**

- i. Applicant has submitted Final Plat map titled, “Overall Site Plan” prepared by Apex Engineering, LLC on 1/09/2025 and labeled C2-01.
- ii. Applicant has submitted “Subdivision Survey Final Plan” prepared by H. W. Chaffee Surveying on 12/10/2024.

**Site Plan includes the following:**

- i. The existing property lines
  - ii. The proposed boundaries for Lot 1 and Lot 2
  - iii. The location of existing house and drive
  - iv. The location of existing dwelling
  - v. The location of existing mound wastewater system
  - vi. Building envelope
  - vii. Location of new well
  - viii. Ditch
  - ix. 10' wide sidewalk easement
  - x. 50' easement in favor of Vermont Gas Systems, Inc.
  - xi. Locations of iron rebars
3. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape.
4. **Suitability for development.** The land meets the requirements for the subdivision with road frontage and acreage.
5. **The proposed development will not result in undue water or air pollution.** Not applicable.
6. **Legal language.** Not applicable.
7. **Access permit.** Not applicable.
8. **State permits.** An amendment to reflect the change of property details may be needed for the wastewater permit located on Lot 2, see permit WW-6-3753.
9. **Easements.** All easements are shown on the Final Plat survey.
10. **Fire protection** – The existing single-family dwelling has already confirmed municipal services. Gas line easement and water line easement will remain unchanged.
11. **Financial surety** – Not applicable.
12. **Performance Standards** - The use must conform to the Performance Standards in Section 3.6 of the Georgia Development Regulations.
13. **Road Name-** Not applicable.
14. **Driveway Standards** – Not applicable at this time as Applicant is not proposing making any changes to the current driveway.

**ARTICLE 7 PLANNING and DESIGN STANDARDS:**

**Section 7.1 Energy Efficient Design – N/A**

**Section 7.2 Farm and Forestland Preservation – N/A**

**Section 7.3 Site Design – N/A**

**Section 7.4 Exterior Storage of Materials or Equipment – N/A**

**Section 7.5 Landscaping and Screening – N/A**

**Section 7.6 Outdoor Lighting – N/A**

**Section 7.7 Vehicular Circulation – N/A**

**Section 7.8 Pedestrian Accessibility – N/A**

**Section 7.9 Parking, Traffic Access, and Circulation – N/A**

**Section 7.10 Street Signs – N/A**

**Section 7.11 Public and Private Road Standards – N/A**

**Section 7.12 Site Preservation and Erosion Control – N/A**

**Section 7.13 Stormwater – N/A**

**Section 7.14 Utilities. N/A**

Respectfully submitted,

Kollene Caspers  
Zoning Clerk  
Planning & DRB Clerk

cc: Applicant and Engineer