

Project Name : Three Lot Subdivision, 4141 Ethan Allen Highway (U.S. Route 7), Georgia, VT

Project Location : The property is vacant and is located along the west side of Ethan Allen Highway, across from the Georgia Fire Department building and to the west of the Radharc Drive subdivision.

Property Owner / Applicant : Terry Rooney & Robert Rooney

Detailed description of the proposed project: The applicants are proposing to subdivide a vacant property into a total of three lots. Two of the lots will be developed with single-family dwellings, and the third lot will remain vacant.

Landscaping and Screening : The existing trees will remain where possible.

Stormwater and Erosion Control: No State Stormwater permit is needed. As proposed, this development will have less than 1 acre of impervious area. Stormwater will be directed over grassed areas to roadside ditches. Erosion and sediment control will adhere to the Vermont "Low Risk Site Handbook".

Access to Property : There is an existing access driveway extending from Ethan Allen Highway for access. This access will be upgraded as a part of this development.

Impact on traffic: No adverse impact on the traffic along U.S. Route 7 is anticipated. The currently approved State access permit will be amended to include this proposed development.

Parking Requirements: The residential lots will include driveways for the parking of vehicles.

Exterior Lighting: Residential shielded type building mounted lighting. No streetlights are proposed.

Signage: None.

Wastewater Permit: This lot was deferred as a part of WW-6-3435. A wastewater permit will be obtained to cover the proposed development.

Proposed wastewater easement over Lot 1 in favor of Lots 9 & 10. Wastewater systems for the proposed lots will be within this easement.

No impediment of the use of other properties due to this project is anticipated.

No adverse impact on the use of renewable energy sources is anticipated.

Site plan: See attached.