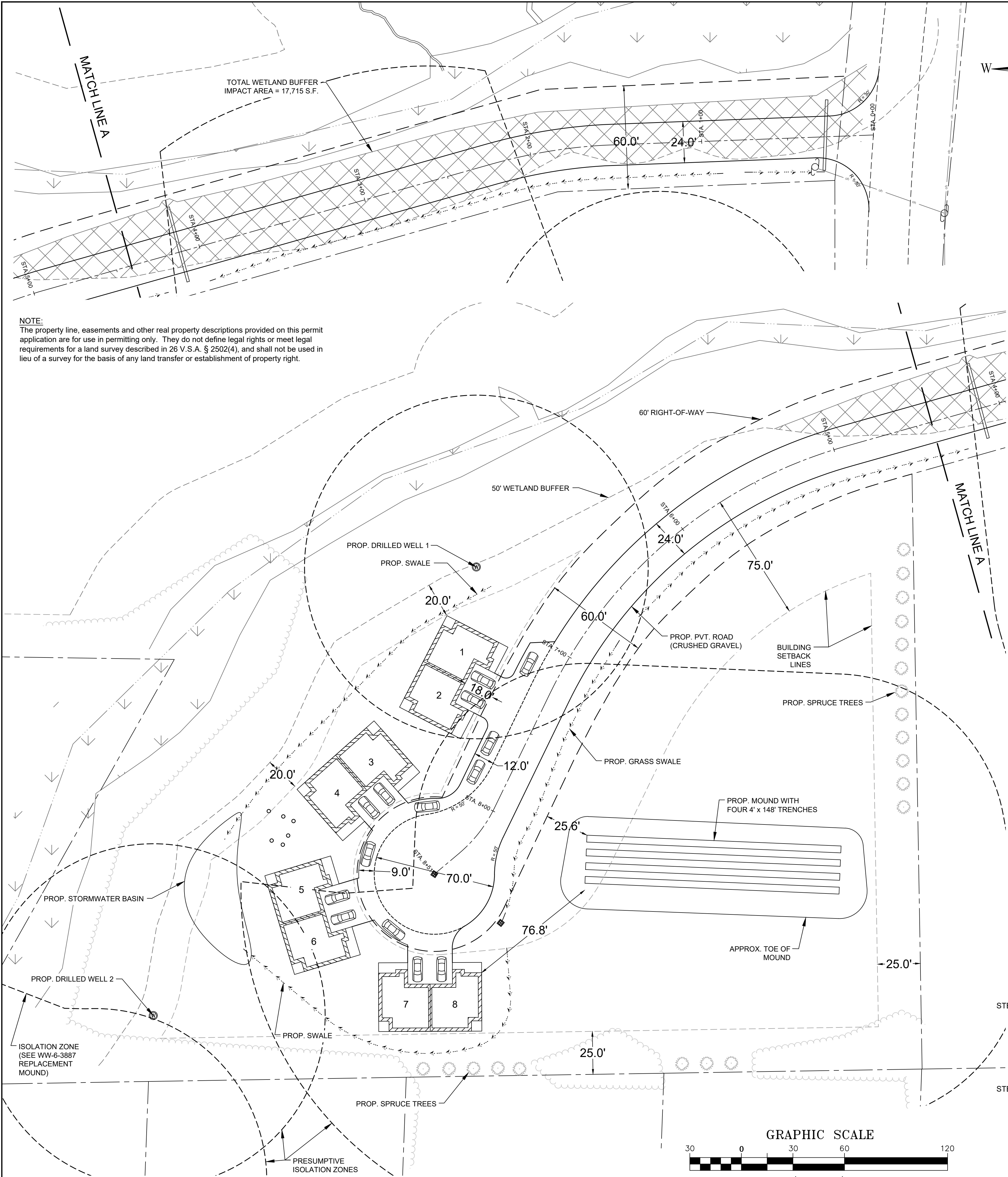
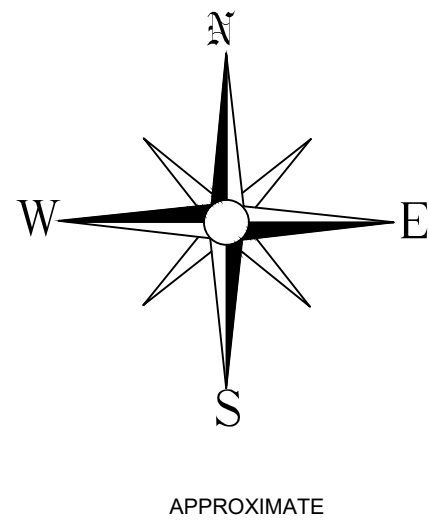


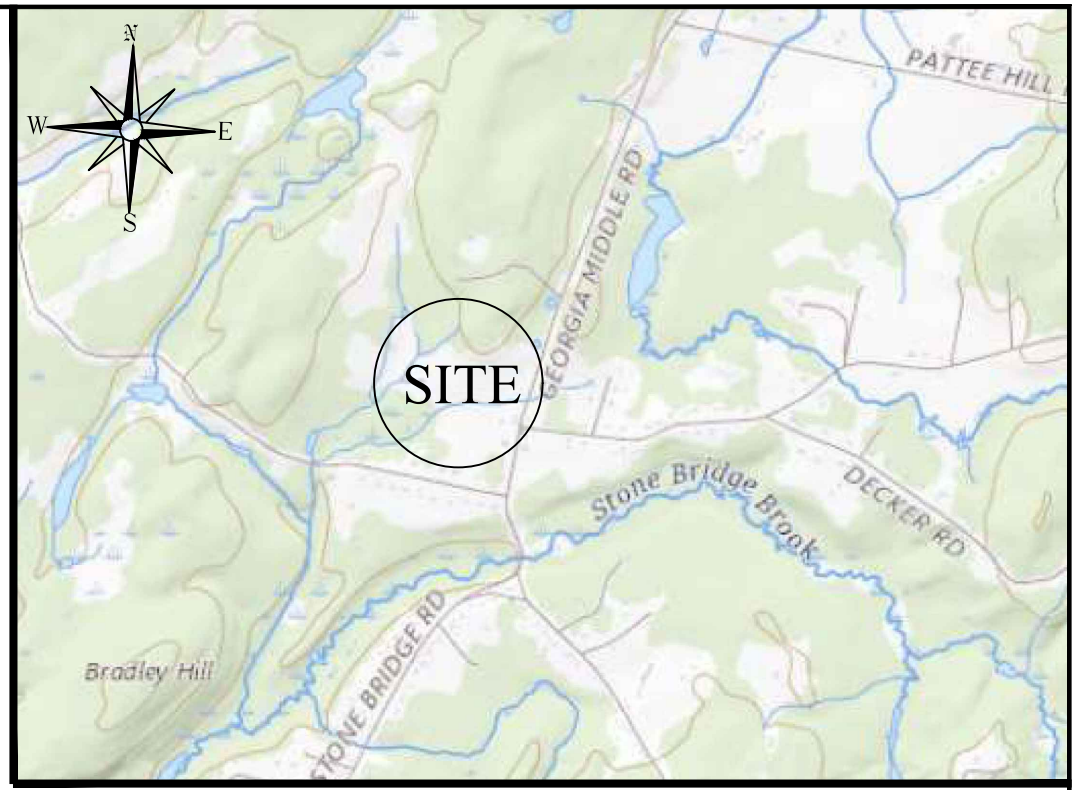


NOTE:
The property line, easements and other real property descriptions provided on this permit application are for use in permitting only. They do not define legal rights or meet legal requirements for a land survey described in 26 V.S.A. § 2502(4), and shall not be used in lieu of a survey for the basis of any land transfer or establishment of property right.



GENERAL PLAN LEGEND

	existing property line
	proposed property line
	proposed easement line
	wood fence
	wire fence
	2' contour
	10' contour
	proposed contour
	existing building
	proposed building
	existing water service
	proposed water service
	existing sewer line
	proposed sewer line
	existing sewer forcemain
	proposed sewer forcemain
	existing storm drain
	proposed storm drain
	proposed underground utility
	existing overhead utility
	existing yard light
	proposed yard light
	treeline
	utility pole
	guy wire/pole
	existing culvert
	existing drilled well
	proposed drilled well
	existing catch basin/yard drain
	proposed catch basin
	wetland
	wetland buffer



SITE LOCATION MAP

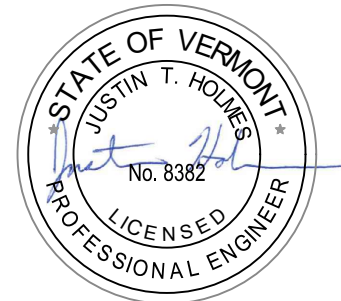
SOURCE: USGS 7.5 Minute Topographic Map Series Georgia Plains, Vermont Quadrangle
APPROXIMATE SCALE: 1" = 2,000'

GENERAL NOTES:

- LANDOWNERS: ANTHONY & LILLIAN GAMACHE
147 GEORGIA MIDDLE ROAD, GEORGIA, VT 05468
- EXISTING LOT: LOT 3A IS PARCEL #109960100
LOT 3A IS AN UNIMPROVED 20.66-ACRE PARCEL CREATED IN 2023 (FP-005-23) AND WAS PERMITTED TO ALLOW A FOUR-HOUSEHOLD RESIDENCE (SP-002-23 AND CU-004-23)
- PROPOSED USE: LANDOWNERS PROPOSE REPLACEMENT OF THE FOUR-HOUSEHOLD RESIDENCE WITH 4 DUPLEXES FOR A TOTAL OF 8 RESIDENTIAL UNITS. DUPLEXES ARE A PERMITTED USE WITHIN THE AR-2 RESIDENTIAL MEDIUM DENSITY DISTRICT. THE MULTIPLE PRINCIPAL STRUCTURES AND USES ON THE LOT NECESSITATE PUD APPROVAL FROM THE DRB.
- ZONING REQUIREMENTS:
AR-2 - MEDIUM DENSITY ZONING DISTRICT

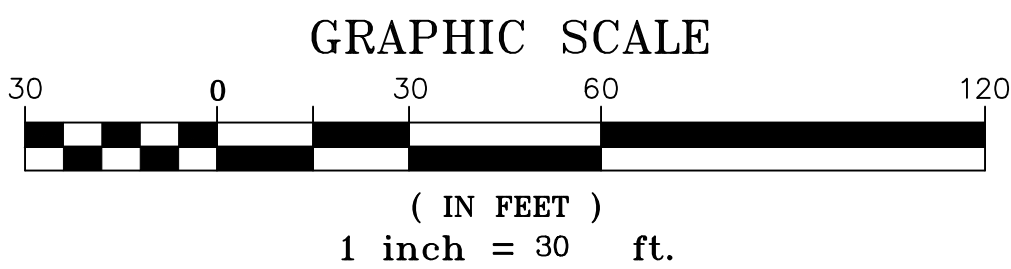
CRITERIA	MINIMUM	PROPOSED
DENSITY	3 AC/DUPLEX	5.2 AC/DUPLEX **
FRONTAGE	150 FT	1554 ± FT (INCL. PVT. RD)
FRONT YARD	75 FT TO E	33+ FT (REDUCTION GRANTED)
SIDE YARD	25 FT	25 FT
REAR YARD	25 FT	105 FT
MAX. HEIGHT	35 FT	28 FT

** - ADDITIONAL DENSITY BONUSES ARE ALLOWED PER SECTION 3.5.F. THE PROPOSED BUILDINGS MAY BE UTILIZED TO REQUEST A BONUS IN THE FUTURE.
- THE PRIVATE ROAD APPROVED UNDER DP-2024-007, FP-005-23, SP-002-23 AND CU-004-23 WILL BE EXTENDED AND MODIFIED TO SERVE THE PROPOSED DUPLEXES. A CUL-DE-SAC IS PROPOSED. THE NEW ROAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN STANDARDS AND VTRANS STANDARDS B-71B AND A-76. INTERSECTION SIGHT DISTANCES EXCEED THE MINIMUM REQUIREMENTS.
- PARKING:
LOT #3A = DEVELOPMENT REGULATIONS REQUIRE 2 PARKING SPACES PER DWELLING UNIT. HOME ACT REDUCED REQUIRED PARKING TO 1.5 SPACES PER DWELLING UNIT FOR DUPLEXES IN AREAS NOT SERVED BY MUNICIPAL WATER AND SEWER. REQUIRED PARKING SPACES = 12. SPACES PROVIDED = 22 INCLUDING 1 GARAGE SPACE PER UNIT PLUS 1 DRIVEWAY SPACE IN FRONT OF THE GARAGE AND 6 SPACES ALONG THE EDGE OF THE PRIVATE ROAD. A WAIVER WAS GRANTED TO ALLOW VEHICLES TO BACK INTO THE ROAD. ESTIMATED PEAK PM TRIPS = 5.0.
- THIS PROJECT RESULTS IN AN IMPERVIOUS AREA INCREASE OF 0.85 ACRES SO A STATE STORMWATER OPERATIONAL GENERAL PERMIT IS REQUIRED. TOTAL DISTURBED AREA WILL EXCEED THE 1-ACRE THRESHOLD FOR A STORMWATER CONSTRUCTION GENERAL PERMIT. IT IS ANTICIPATED THE SITE WILL QUALIFY AS A LOW-RISK SITE. NO STREAM ALTERATION PERMIT IS REQUIRED AS NO DISTURBANCE OF THE STREAM IS PROPOSED. THE DRAINAGE AREA TO THE STREAM IS LESS THAN 0.10 SQUARE MILES SO NO BUFFER IS REQUIRED.
- EXISTING SITE SOILS INCLUDE AREAS CLASSIFIED AS PRIME AG SOILS. PROPOSED DEVELOPMENT IS LOCATED WITHIN THE AR-2 DISTRICT IN COMPLIANCE WITH SECTION 7.2 OF THE GEORGIA DEVELOPMENT REGULATIONS.
- A WETLAND DELINEATION WAS PERFORMED BY FITZGERALD ENVIRONMENTAL ASSOCIATES. AN INDIVIDUAL WETLAND PERMIT HAS BEEN ISSUED (2023-0310). THE EDGE OF IMPACTED AREA, BUFFER AND MOW AREA WILL BE DEMARKED BASED ON THE APPROVED WETLAND IMPACT PLAN.



CONSTRUCTION SEQUENCE AND SCHEDULE

- STEP 1: INSTALL EROSION CONTROL MEASURES AND WETLAND PROTECTION. IDENTIFY AND LOCATE EXISTING UTILITIES. PRESERVE AND STOCKPILE TOPSOIL ON-SITE IN AREAS OF PROPOSED DISTURBANCE FOR THE RESIDENCES AND DRIVEWAY. ROUGH IN ROAD. INSTALL CELLAR HOLE FOR FIRST UNIT AS WELL AS SHARED WATER SUPPLY, WASTEWATER DISPOSAL, STORMWATER INFRASTRUCTURE AND UTILITIES. PERFORM ROUGH SITE GRADING. ESTIMATED START DATE: SPRING 2025 - UPON RECEIPT OF ALL PERMITS.
- STEP 2: CONSTRUCT PROPOSED PRIVATE ROAD AND FIRST BUILDING FOUNDATION. CONSTRUCT PROPOSED BUILDINGS AND DRIVEWAYS SEQUENTIALLY. PERFORM FINAL SITE GRADING AND INSTALL TURF AND LANDSCAPING. INSTALL FINAL COURSE OF CRUSHED GRAVEL AND SIGNAGE. ESTIMATED START DATE: SPRING 2025. ESTIMATED COMPLETION DATE: FALL 2027.



ANTHONY & LILLIAN GAMACHE
PROPOSED DUPLEX DEVELOPMENT
LOT 3A, GEORGIA MIDDLE RD, GEORGIA, VT

DETAILED SITE PLAN

PINNACLE
ENGINEERING, PLC

189 Maple Drive
Georgia, VT 05478
(802) 782-5980

DATE: 11/20/24
SHEET 2 OF 8