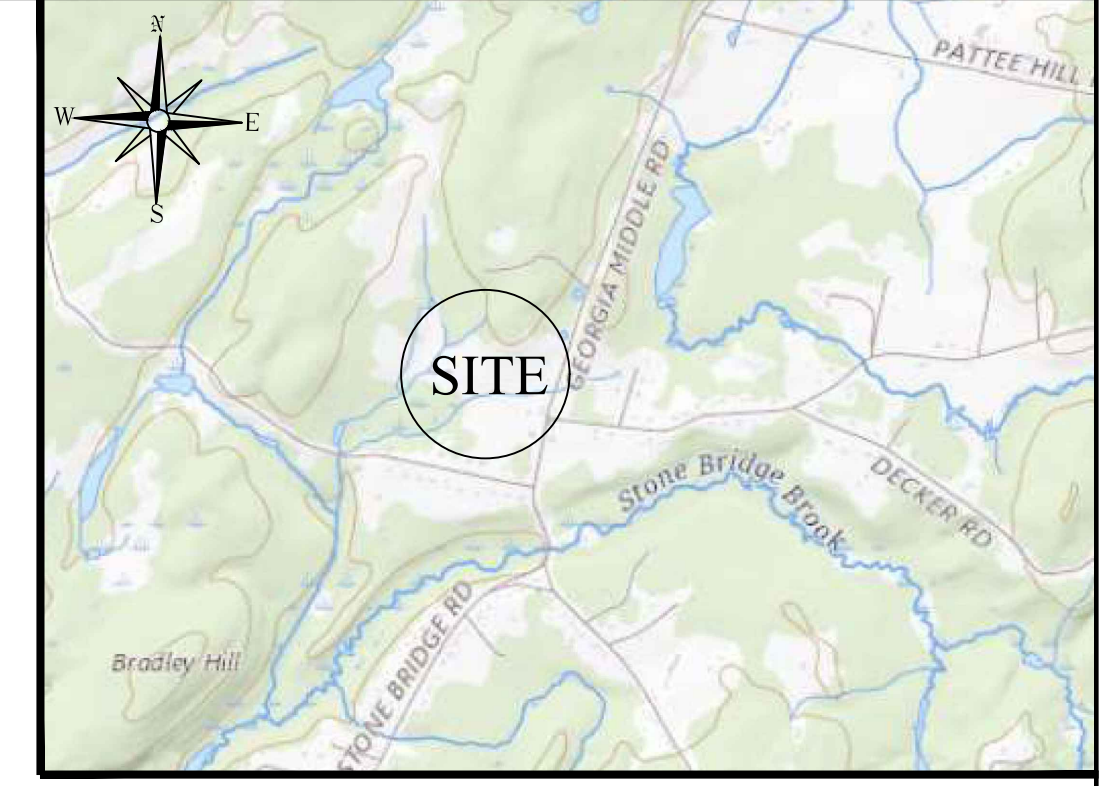


existing property line  
proposed property line  
proposed easement line  
wood fence  
wire fence  
2' contour  
10' contour  
proposed contour  
existing building  
proposed building  
existing water service  
proposed water service  
existing sewer line  
proposed sewer line  
existing sewer forcemain  
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



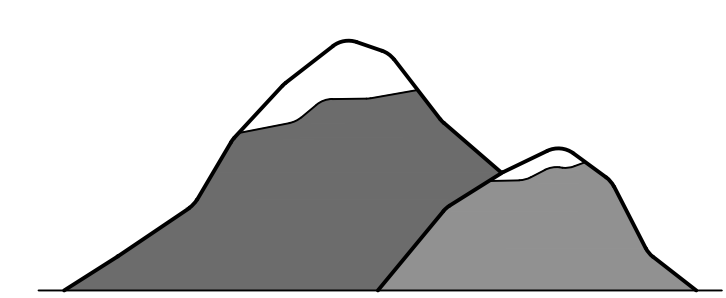
**SITE LOCATION MAP**  
SOURCE: USGS 7.5' Minute Topographic Map Series Georgia Plains, Vermont Quadrangle.  
APPROXIMATE SCALE: 1" = 2,000'

- 1) LANDOWNERS: ANTHONY & LILLIAN GACACHE  
147 GEORGIA MIDDLE ROAD, GEORGIA, VT 05468
- 2) EXISTING LOT: FORMERLY PART OF PARCEL #109960000  
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)
- 3) 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.
- 4) 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 REQ.)   |
| 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.
- 5) 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 STANDARD B-71B. SIGHT DISTANCES EXCEED THE MINIMUM REQUIREMENTS.
- 6) WASTEWATER:
- LOT #3A = A SHARED WASTEWATER DISPOSAL SYSTEM IS PROPOSED ON-SITE.  
DESIGN FLOW = 2,280 GPD PER TABLE 9-1 FOR 3 BEDROOMS PER 8 UNITS  
PLUS 88 GPD INFILTRATION FOR 388 LF OF 4" GRAVITY SEWER SERVICE  
= **2,368 GPD TOTAL**
- EX. LOT #3 = THE EXISTING LEACHFIELDS THAT SERVE THE EXISTING RESIDENCE AND APARTMENT ARE TO REMAIN. SEE WW-6-2878 FOR APPROVAL.
- 7) WATER SUPPLY:
- LOT #3A = TWO NEW DRILLED WELLS ARE PROPOSED - EACH TO SERVE 4 UNITS WITH POPULATION OF UP TO 24 RESIDENTS.  
DESIGN FLOW = 1,680 GPD EACH  
MAXIMUM DAY DEMAND = 2.3 GPM EACH  
INSTANTANEOUS PEAK DEMAND = 20 GPM EACH
- EX. LOT #3 = NO CHANGES PROPOSED TO EXISTING DRILLED WELL WATER SUPPLY.
- 8) 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.
- 9) 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.
- 10) 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.

- 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

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DATE: 11/20/24  
SHEET 2 OF 8