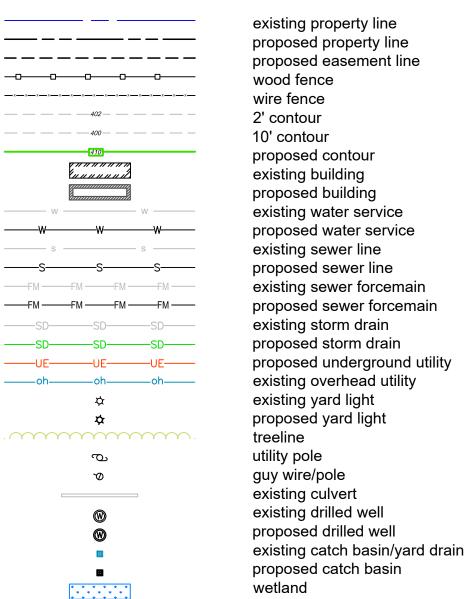


GENERAL PLAN LEGEND



proposed property line proposed easement line wood fence 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 guy wire/pole existing culvert existing drilled well

wetland buffer

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

GENERAL NOTES:

1) LANDOWNERS:

2) EXISTING LOT:

ANTHONY & LILLIAN GAMACHE 147 GEORGIA MIDDLE ROAD, GEORGIA, VT 05468

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

MINIMUM 5.2 AC/DUPLEX ** DENSITY 3 AC/DUPLEX FRONTAGE 150 FT 1554 ± FT (INCL. PVT. RD) FRONT YARD 75 FT TO € 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 8-1 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

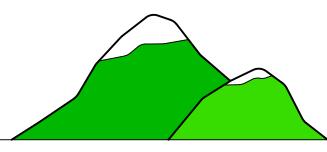
MAXIMUM DAY DEMAND = 2.3 GPM EACH INSTANTANEOUS PEAK DEMAND = 20 GPM EACH

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.

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

DETAILED SITE PLAN



BY

PINNACLE ENGINEERING, PLC

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DATE: 11/20/24 SHEET 2 OF