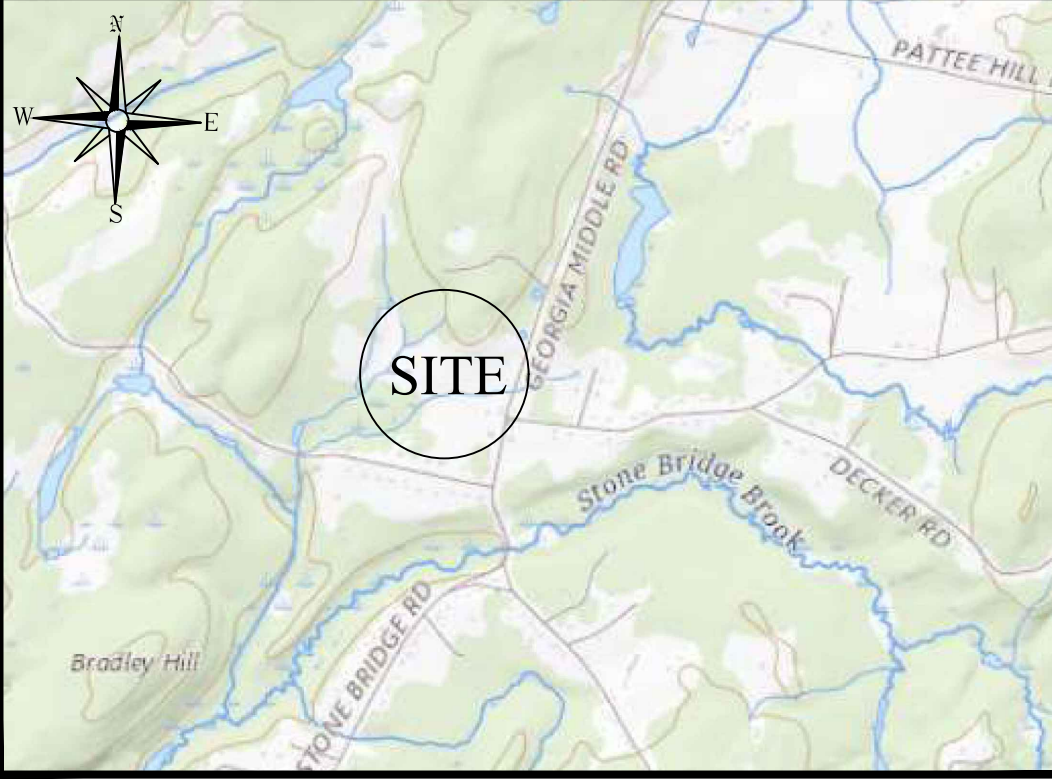


EX. LOT #3
SUBJECT PARCEL #109960000
ANTHONY & LILLIAN GAMACHE
BOOK 99, PAGES 320-321
91 ± ACRES REDUCED
TO 69.7 ± ACRES

GENERAL PLAN LEGEND

- existing property line
- proposed property line
- existing 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



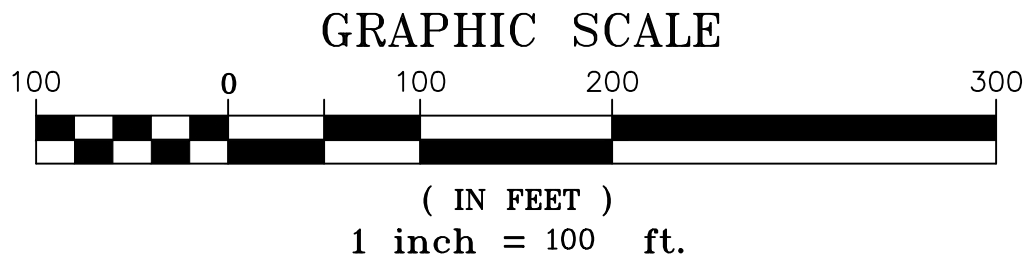
SITE LOCATION MAP
SOURCE: VERMONT NATURAL RESOURCES ATLAS
APPROXIMATE SCALE: 1" = 2,000'

GENERAL NOTES:

- LANDOWNERS: ANTHONY & LILLIAN GAMACHE
147 GEORGIA MIDDLE ROAD, GEORGIA, VT 05468
- 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)
- 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 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.
- 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.
- THIS PLAN IS INTENDED TO DEMONSTRATE THE OVERALL LOCATION OF DEVELOPMENT ON LOT 3A AND THE PROPOSED OPEN SPACE IN RELATION TO NEIGHBORING PROPERTIES.



- REFERENCES:
THIS PLAN REFERENCES THE FOLLOWING:
1. A SUBDIVISION PLAT PREPARED BY DAY LAND SURVEYING, PLLC FOR ANTHONY & LILLIAN GAMACHE DATED 3/5/24, JOB #24016.
2. A SITE PLAN PREPARED BY LARRY ASSOCIATES CONSULTING DESIGNERS FOR ARTHELLA WOOD ESTATE DATED 11/12/94, REVISED 11/16/94 AND RECORDED IN THE GEORGIA LAND RECORDS AS MAP 292 ON SLIDE 142.
3. THE VERMONT NATURAL RESOURCES ATLAS.
4. A WETLAND DELINEATION PERFORMED BY FITZGERALD ENVIRONMENTAL ASSOCIATES, LLC ON 6/7/23 AND 6/8/23.

ANTHONY & LILLIAN GAMACHE
PROPOSED DUPLEX DEVELOPMENT
147 GEORGIA MIDDLE ROAD, GEORGIA, VT

OVERALL SITE PLAN

PINNACLE
ENGINEERING, PLC

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

DATE: 11/20/24
SHEET 1 OF 8

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.

REV.	DATE	DESCRIPTION	BY
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