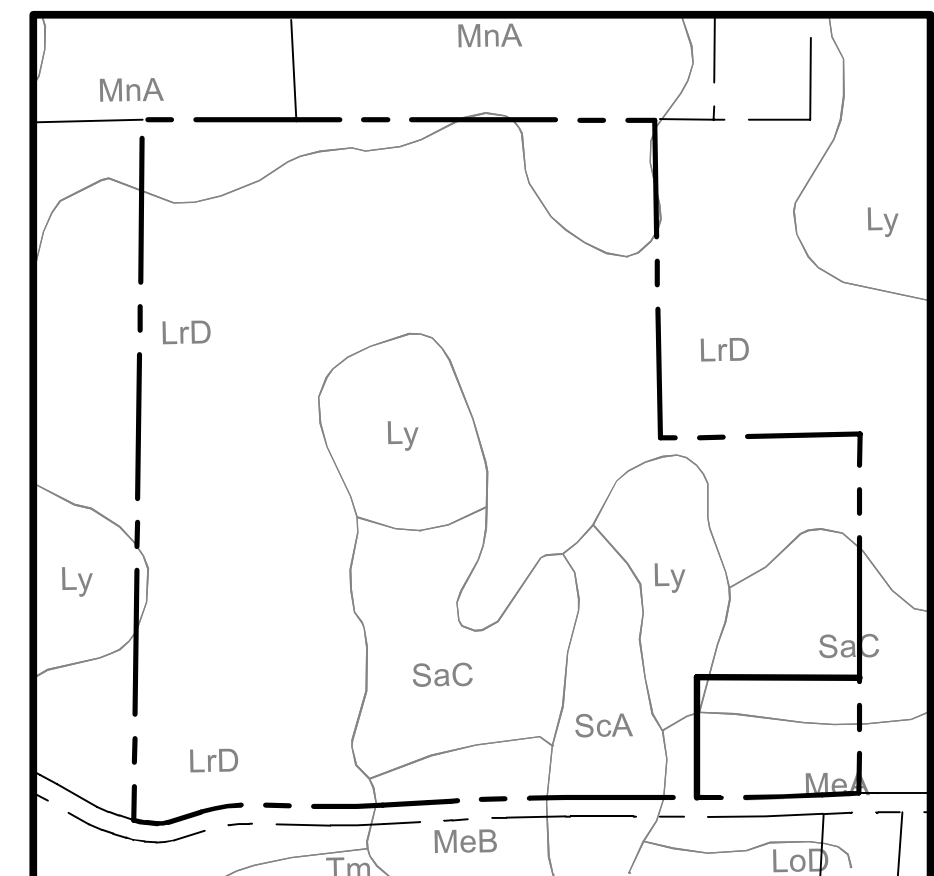


LOCATION MAP:
SCALE: 1" = 500'

LEGEND

	PROPOSED LOT LINE
	PROPOSED LOT LINE (OVERALL PLAN)
	PROPOSED BUILDING SETBACK
	ZONING LINE (OVERALL PLAN)
	PROJECT PROPERTY LINE
	PROJECT PROPERTY LINE (OVERALL PLAN)
	ABUTTER PROPERTY LINE
	ABUTTER PROPERTY LINE (OVERALL PLAN)
	CONTOUR MAJOR
	CONTOUR MINOR
	EXISTING WOODLINE
	EXISTING STOCKADE FENCE
	EXISTING SEWER SERVICE
	EXISTING WATER SERVICE
	EXISTING OVERHEAD WIRE & UTILITY POLE
	PROPOSED ELECTRIC SERVICE
	EXISTING LANDSCAPING



SOIL MAP:
SCALE: 1" = 500'

KEY DESCRIPTION

- LrD LORDSTOWN-ROCK OUTCROP COMPLEX (15-25%)
- Ly LYONS STONY LOAM
- MeA MASSENA STONY LOAM (0-3%)
- MeB MASSENA STONY LOAM (3-8%)
- MnA MASSENA EXTREMELY STONY LOAM (0-6%)
- SaC ST. ALBANS SLATY LOAM (8-15%)
- ScA SCANTIC SILT LOAM (0-3%)

APPLICANT/LANDOWNER:
LORA'S FARM GEORGIA LLC
466 ORCHARD DR
COLCHESTER, VT 05446-7085

ZONING DATA:
DEED REFERENCE: BK. 359, PG. 17-19
PARCEL ID No.: 111580000
PROJECT PARCEL AREA: 66.65 ACRES
ZONING DISTRICT: RESIDENTIAL DISTRICT (R) & AGRICULTURAL/RURAL RESIDENTIAL DISTRICT (AR)

REFER TO SHEET 2 FOR LOT DIMENSIONAL REQUIREMENTS AND PARKING DATA.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO PRESENT THE OVERALL SITE PLAN OF A 2 LOT SUBDIVISION OF THE PROPERTY AT 144 PATTEE HILL ROAD. LOT 1 WILL HAVE THE EXISTING HOMESTEAD AND AGRICULTURAL BUILDINGS. LOT 2 WILL HAVE A COMMUNITY EVENT BARN AND THE REMAINING PROPERTY.
 - THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION FOR THE PARCEL IS BASED UPON A SURVEY BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS, DATED 10/01/2020, TITLED "2-LOT SUBDIVISION PLAT".
 - BOUNDARY INFORMATION FOR ABUTTING PARCELS IS BASED UPON TAX MAP DATA OBTAINED FROM VERMONT CENTER FOR GEOGRAPHIC INFORMATION.
 - THE EXISTING CONDITIONS SHOWN ARE BASED UPON A FIELD SURVEY PERFORMED BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS IN SEPTEMBER 2020 AND A 2018 ORTHO IMAGE OBTAINED FROM VERMONT CENTER FOR GEOGRAPHIC INFORMATION.
 - CONTOURS SHOWN ON THIS PLAN ARE BASED ON A 2014 DIGITAL ELEVATION MODEL OBTAINED FROM VERMONT CENTER FOR GEOGRAPHIC INFORMATION.
 - CONDITIONAL USE FOR THIS PROJECT WAS APPROVED BY THE TOWN OF GEORGIA ZONING BOARD OF ADJUSTMENT ON 7/29/2020, PERMIT APPLICATION # ZBA-002-20.

APPROVED BY THE GEORGIA PLANNING COMMISSION ON THE _____ DAY OF _____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF THE FINAL DECISION. SIGNED THIS _____ DAY OF _____ BY _____ PC CHAIR

Date	Revision	By
10/30/2025	REV'D PLAN TO SHOW NEW ZONING DISTRICTS PER 2025 GDR	NDS
12/21/2020	REV'D PEDESTRIAN EASEMENT	NDS
12/09/2020	REV'D BARN FOOTPRINT	NDS
11/18/2020	REV'D SUBDIVISION LINES ADDED TOWN SIGNATURE BLOCK	NDS
10/28/2020	REV'D NOTES & BOUNDARY PER SUBDIVISION PLAT	NDS
08/20/2020	UPDATED NOTES & REV'D PLAN TO SHOW OVERALL PROPERTY	NDS

These plans shall only be used for the purpose shown below:

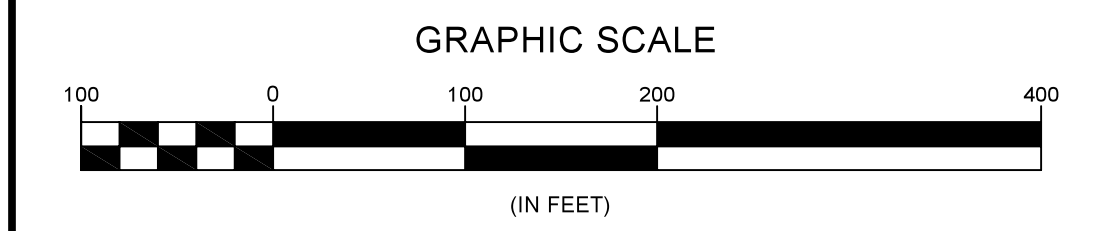
<input type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction
<input checked="" type="checkbox"/> Final Local Review	<input type="checkbox"/> Record Drawing

COMMUNITY FARM EVENT BARN AT PATTEE HILL
144 PATTEE HILL ROAD GEORGIA, VT

OVERALL PLAN

SMITH SITE ENGINEERING
NICHOLAS SMITH, PE
63 BRADLEY STREET
MILTON, VT 05468
716-778-4353

Project No. 20021
Survey L&D
Design NDS
Drawn NDS
Checked ABR
Date 04/13/2020
Scale AS SHOWN
Sheet number 1



THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

TOWN CLERK'S OFFICE
TOWN OF GEORGIA, VT _____ 2021
RECEIVED FOR RECORD AT _____ O'CLOCK _____ M., AND
RECORDED IN SLIDE# _____
ATTEST: _____ TOWN CLERK

LEGEND

	PROPOSED LOT LINE
	PROPOSED BUILDING SETBACK
	PROJECT PROPERTY LINE
	ABUTTER PROPERTY LINE
	CONTOUR MAJOR
	CONTOUR MINOR
	EXISTING WOODLINE
	EXISTING STOCKADE FENCE
	EXISTING SEWER SERVICE & WELL
	EXISTING WATER SERVICE & WELL
	EXISTING OVERHEAD WIRE & UTILITY POLE
	PROPOSED ELECTRIC SERVICE & METER
	PROPOSED STORM PIPE & INLET
	PROPOSED FINISH GRADE CONTOUR
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED SILT FENCE OR EROSION CONTROL LOG
	EXISTING LANDSCAPING
	PROPOSED GRAVEL DRIVE SURFACE
	PROPOSED POLE/BUILDING MOUNTED LUMINAIRE
	PROPOSED STONE CHECK DAM

APPLICANT/LANDOWNER:
 DONALD VICKERS
 144 PATTEE HILL ROAD
 GEORGIA, VT 05468

ZONING DATA:

ZONING DISTRICT: RESIDENTIAL-MEDIUM DENSITY (AR-2) & AGRICULTURAL/RURAL RESIDENTIAL (AR-1)

	REQUIRED	PROPOSED LOT 1	LOT 2
ZONING DISTRICT:		R	R/AR
MINIMUM LOT AREA:	5 ACRES PER DWL (AR-1) 2 ACRES SINGLE FAMILY DWL (AR-2) 2 ACRES COMMERCIAL USE (AR-2)	3.00 ACRES	63.65 ACRES
MINIMUM LOT FRONTAGE:	250 FT / 150 FT	425 FT	1,470 FT
FRONT YARD SETBACK:	75 FT / 75 FT	59 FT (HOUSE EXIST.)	379 FT
SIDE YARD SETBACK:	40 FT / 25 FT	128 FT (APARTMENT)	42 FT
REAR YARD SETBACK:	40 FT / 25 FT	33 FT (BARN)	503 FT
BUILDING SIZE:	3,500 SF COMMERCIAL USE (AR-1) 2,000 SF AGRICULTURAL USE (AR-1) 3,500 SF COMMERCIAL USE (AR-2)		3,500 SF
LOT COVERAGE:	NO MAXIMUM	N/A	N/A
BUILDING HEIGHT:	NO MAXIMUM 35 FT MAXIMUM	N/A NO CHANGE	N/A 34'-2"
UTILITIES:		ONSITE SEPTIC ONSITE WELL	NO SEPTIC NO WATER

PARKING DATA:
 PARKING CALCULATIONS ARE BASED ON TABLE "5.5(a) OFF STREET PARKING SPACES" OF THE TOWN OF GEORGIA DEVELOPMENT REGULATIONS.

	REQUIRED	PROPOSED
LOT 1 DWELLING UNITS	2 PER UNIT	3 SPACES (PLUS 3 INTERIOR GARAGE SPACES)
ACCESSORY APARTMENTS	1 PER UNIT	1 SPACE
TOTAL	3 SPACES	7 SPACES
LOT 2 RECREATION OUTDOORS	1 PER EMPLOYEE 1 PER 2 PATRONS	17 SPACES (17 EMPLOYEES) 75 SPACES (150 PATRONS/GUESTS)
TOTAL	92 SPACES	95 SPACES (4 ACCESSIBLE SPACES)

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO PRESENT THE SITE LAYOUT AND GRADING OF A NEW COMMUNITY EVENT BARN LOCATED ON LOT 2.
 - THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION FOR THE PARCEL IS BASED UPON A SURVEY BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS, DATED 10/01/2020, TITLED "2-LOT SUBDIVISION PLAT."
 - UTILITY LAYOUTS SHOWN ON THIS PLAN ARE FOR REVIEW PURPOSES ONLY. REFER TO DESIGN DRAWINGS BY EACH RESPECTIVE UTILITY FOR CONSTRUCTION.
 - THE SPEED LIMIT ALONG PATTEE HILL ROAD IS 35 MPH. PER AASHTO'S A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, THE REQUIRED STOPPING SIGHT DISTANCE FOR 35 MPH IS 250 FEET AND THE REQUIRED INTERSECTION SIGHT DISTANCE FOR 35 MPH IS 390 FEET.
 - GRADING SHALL BE LIMITED TO AREAS IDENTIFIED ON THE PLANS AND SHALL NOT EXTEND BEYOND THESE AREAS WITHOUT FIRST EVALUATING POTENTIAL ARCHAEOLOGICAL IMPACTS WITH THE DESIGN ENGINEER AND VERMONT STATE HISTORIC PRESERVATION OFFICE.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES AND ENSURE THAT THE CONTRACTOR HAS BEEN ADDED AS AN OPERATOR ON THE PROJECT'S LOW RISK CONSTRUCTION GENERAL PERMIT.
 - "EVENT TRAFFIC AHEAD" SIGN TO BE 36" X 36" BLACK TEXT ON ORANGE RETROREFLECTIVE BACKGROUND. TEXT SIZE SHALL BE 5". SERIES D. THE SIGN SHALL BE MOUNTED ON A PORTABLE STAND SO THAT THE BOTTOM OF THE SIGN IS NOT LESS THAN 12" VERTICAL ABOVE THE ADJACENT ROADWAY.

Date	Revision	By
1/18/2020	REV'D TEMPORARY TRAFFIC SIGN & NOTES	NDS
12/21/2020	REV'D PEDESTRIAN EASEMENT	NDS
12/09/2020	REV'D BARN FOOTPRINT	NDS
11/16/2020	REV'D LOT LINES, ADDED SWLK EASEMENT & TOWN SIG. BLOCK	NDS
10/28/2020	ADDED NOTES, GRADING, EP&S & REV'D PARKING DESIGN	NDS

These plans shall only be used for the purpose shown below:

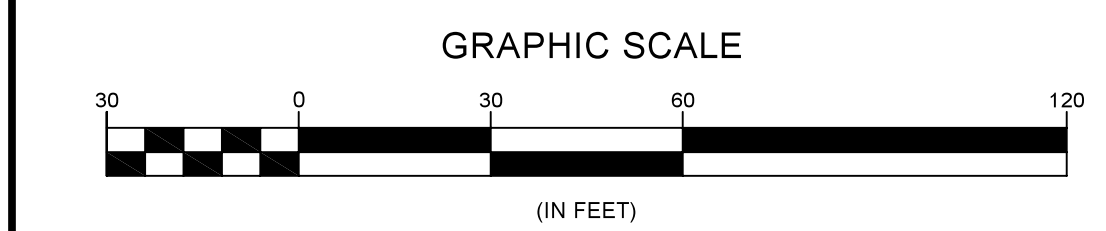
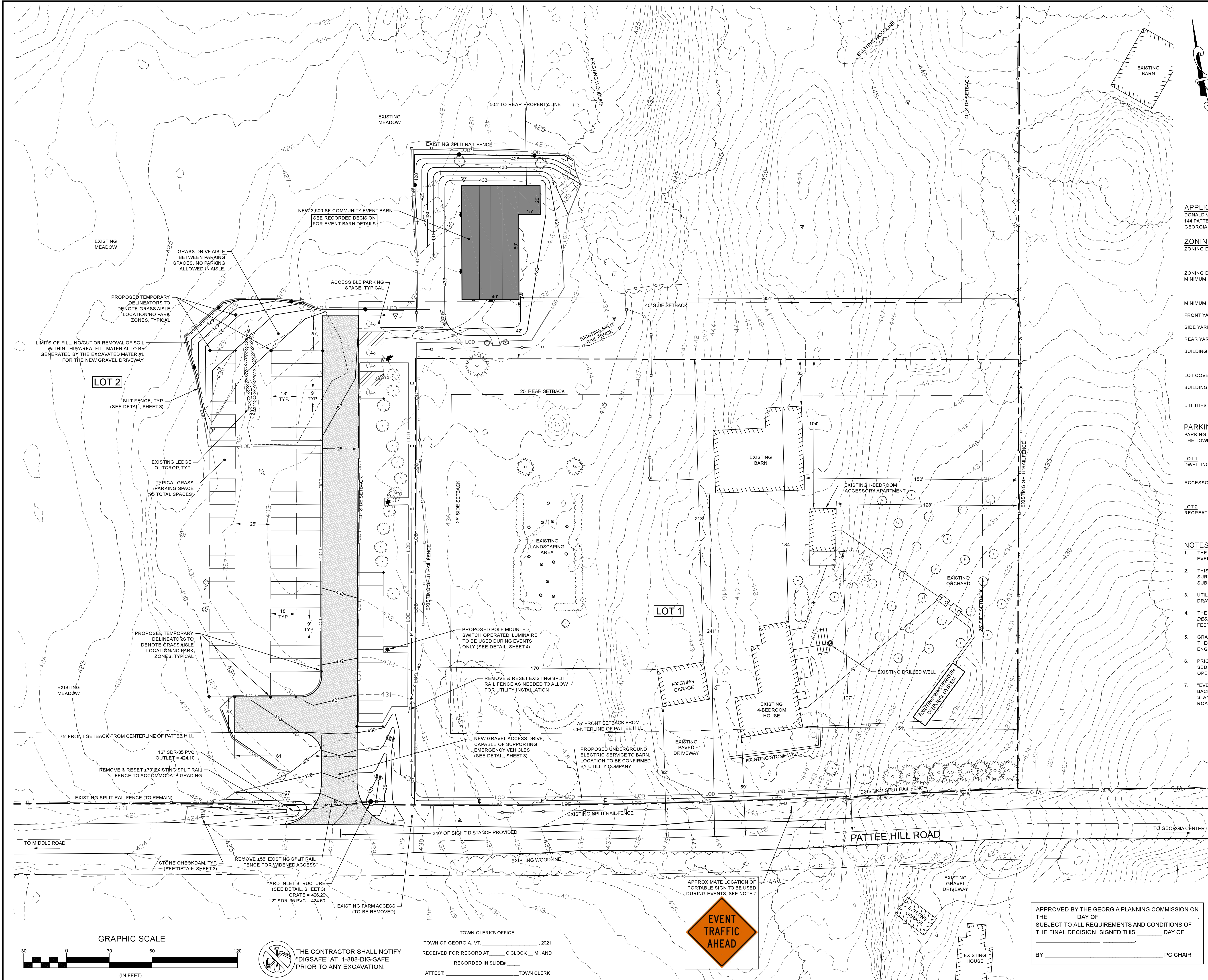
<input type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction
<input checked="" type="checkbox"/> Final Local Review	<input type="checkbox"/> Record Drawing

COMMUNITY FARM EVENT BARN AT PATTEE HILL
 144 PATTEE HILL ROAD GEORGIA, VT

SITE PLAN

Project No. 20021
 Survey L&D
 Design NDS
 Drawn NDS
 Checked ABR
 Date 08/20/2020
 Scale AS SHOWN
 Sheet number 2

SMITH SITE ENGINEERING
 NICHOLAS SMITH, PE
 63 BRADLEY STREET
 MILTON, VT 05468
 716-778-4353



THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

TOWN CLERK'S OFFICE
 TOWN OF GEORGIA, VT, 05468
 RECEIVED FOR RECORD AT _____ O'CLOCK _____ M., AND
 RECORDED IN SLIDE# _____
 ATTEST: _____ TOWN CLERK



APPROVED BY THE GEORGIA PLANNING COMMISSION ON THE _____ DAY OF _____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF THE FINAL DECISION. SIGNED THIS _____ DAY OF _____ BY _____ PC CHAIR