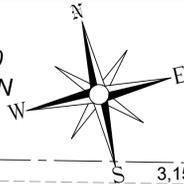


109970000  
N/F MARTIN



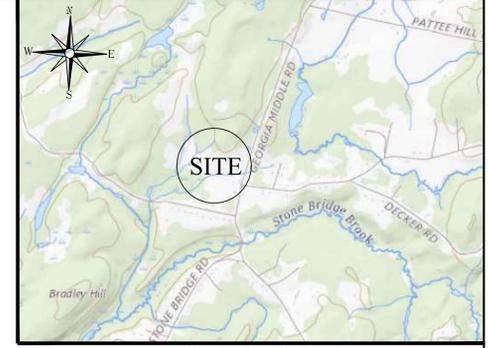
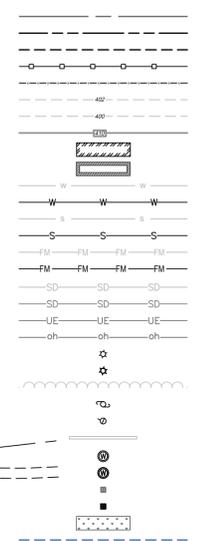
3,150' ±

APPROXIMATE

109970400  
N/F CHAGNON  
(SEE WW-6-2322)

109970100  
N/F MARSDEN

GENERAL PLAN LEGEND



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

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

APPROX. ZONING  
DISTRICT LINE

AR-1  
AR-2

EX. LEACHFIELDS  
(SEE WW-6-2878)

EX. 1-BDRM  
APARTMENT

EX. WELL  
EX. 4-BDRM  
RESIDENCE

EX. DRIVEWAY

MAPPED CLASS 2 WETLAND

MAPPED STREAMS

DELINEATED WETLAND  
AND 50' BUFFER

LOT #3A  
20.66 ± ACRES

PROP. DUPLEX (TYP.)

PROP. PVT. ROAD  
(SEE EC-6-174)

PROP. WELL 2

PROP. WELL 1

PROP. MOUND

101330000  
N/F HATHAWAY

(SEE EC-6-2153)

101330200  
N/F RICKARD

101280000  
N/F SEARS  
(SEE WW-6-4131)

101260000  
N/F GIGUERE  
(SEE WW-6-3887)

101240000  
N/F BARBER

101220000  
N/F GREER/SHEEHAN

101200000  
N/F DESANY

101170000  
N/F GARGER

GEORGIA MIDDLE ROAD  
855' ±

104710000  
N/F HARRIS

PLAINS RD

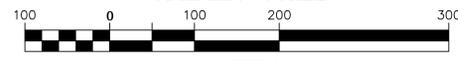
STONE BRIDGE RD

- 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 €  | 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 STANDARD B-71B AND A-76. INTERSECTION 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.

PROP. OPEN SPACE  
(4.15 AC)

AR-1  
AR-2

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

- REFERENCES:  
THIS PLAN REFERENCES THE FOLLOWING:
- A SUBDIVISION PLAT PREPARED BY DAY LAND SURVEYING, PLLC FOR ANTHONY & LILLIAN GAMACHE DATED 3/5/24, JOB #24016.
  - 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.
  - THE VERMONT NATURAL RESOURCES ATLAS.
  - 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

REV.	DATE	DESCRIPTION	BY
1	1/20/25	REV. FOR PRELIM. SUBMITTAL	JTH

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.