

PHASE II SEWER FORCED MAIN TO BE DIRECTIONALLY BORED UNDER THE WETLAND WITH NO IMPACTS TO THE BUFFER ZONES ON EITHER SIDE.

PROPOSED PHASE II PRIVATE ROAD CENTERED ON EXISTING FARM ACCESS WITHIN 60 FT. RIGHT-OF-WAY. SIDEWALKS TO BE INSTALLED ON EITHER SIDE OF THE ROAD BETWEEN THE WETLANDS BUFFER AND EASTERN PROPERTY LINE.

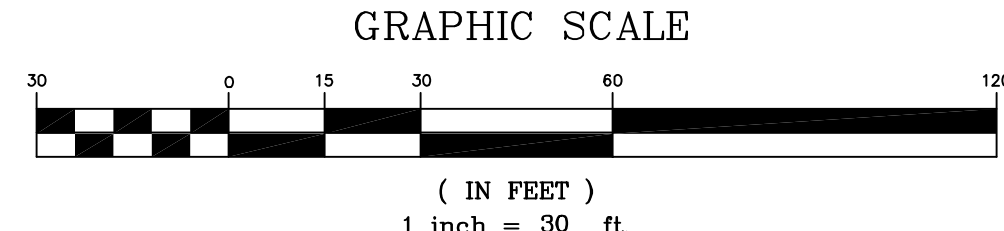
SANDY BIRCH ROAD (T.H.#6)

**LEGEND**

- WETLAND SYMBOL
- SIX (6) 2-IN. SUGAR MAPLES ALONG PRIVATE ROAD
- PROPOSED DRILLED BEDROCK WELL (UNLESS NOTED)
- UTILITY POLE
- BOUNDARY LINES
- BUILDING ENVELOPE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EASEMENT / RIGHT-OF-WAY
- OVERHEAD UTILITY
- PROPOSED UNDERGROUND UTILITY
- EDGE OF WOODS
- CENTERLINE OF EXISTING SWALE
- WETLAND/UPLAND DELINEATION LINE
- 50 FOOT WETLAND/RIPARIAN BUFFER LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- DRAINAGE SWALE
- CUL.1 15 IN. CORRUGATED STEEL CULVERT - 30 FT. LONG MIN.
- CUL.2 18 IN. CORRUGATED STEEL CULVERT - 40 FT. LONG MIN.
- CUL.3 18 IN. CORRUGATED STEEL CULVERT - 60 FT. LONG MIN.

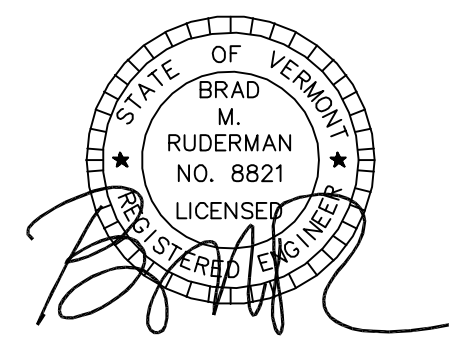
**WETLAND BUFFER & RIPARIAN ZONE NOTES:**

- THE LOTS 17-20 BUILDING ENVELOPES SHALL MAINTAIN A 20 FOOT SETBACK TO THE 50 FOOT WETLANDS BUFFER.
- PROJECT SHALL MAINTAIN AN UNDISTURBED, NATURALLY VEGETATED WETLAND, WETLAND BUFFER AND RIPARIAN ZONE. THE UNDISTURBED AREA SHALL BE MEASURED INLAND, PERPENDICULAR TO AND HORIZONTALLY 50 FEET FROM THE UPLAND EDGE OF THE DELINEATED WETLAND AND EXTENDS TO THE WATER'S EDGE AT BASE FLOW CONDITIONS.
- EDGES OF WETLAND BUFFERS & RIPARIAN ZONES TO BE MONUMENTED WITH PERMANENT PLACARDS ON STEEL POSTS LABELED "WETLANDS BUFFER" EVERY 20 FT. ALONG AND OUTSIDE THE UPLAND WETLAND BUFFER AND RIPARIAN ZONE BOUNDARY. ALL PLACARDS PLACED SHALL REMAIN IN PERPETUITY. ALL WETLAND AND WETLAND BUFFERS SHALL BE LEFT NATURAL AND NOT BE DISTURBED.



REVISED FEBRUARY 14, 2024 LOTS 15 & 20 SEPTIC TANK LOCATIONS REVISED

<p>SANDY BIRCH ROAD LLC SANDY BIRCH ROAD GEORGIA, VERMONT</p> <p>PHASE II - DETAILED SITE PLAN</p> <p>BRAD M. RUDERMAN &amp; ASSOCIATES, INC. 28 U.S. ROUTE 5 NORTH HARTLAND, VERMONT (802) 674 - 4248</p>		
SCALE 1" = 30'	APPROVED BRAD M. RUDERMAN, P.E.	DRAWN BMR
DATE JAN. 11, 2024		SHEET 2



ST = 1,000 GALLON CONCRETE SEPTIC TANK  
 PS = 800 GALLON CONCRETE PUMP STATION  
 PS C1 = 1,000 GALLON CONCRETE DUPLEX PUMP STATION  
 PS C2 = 1,000 GALLON CONCRETE DUPLEX PUMP STATION  
 GS = 4 IN. SDR 35 GRAVITY SEWER  
 FM = 2 IN. SCH 40 FORCED MAIN  
 WS = 1 IN. PE WATER SERVICE LINE

LOT 17  
2.02 ACRES±