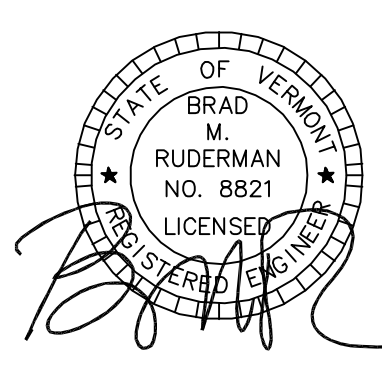
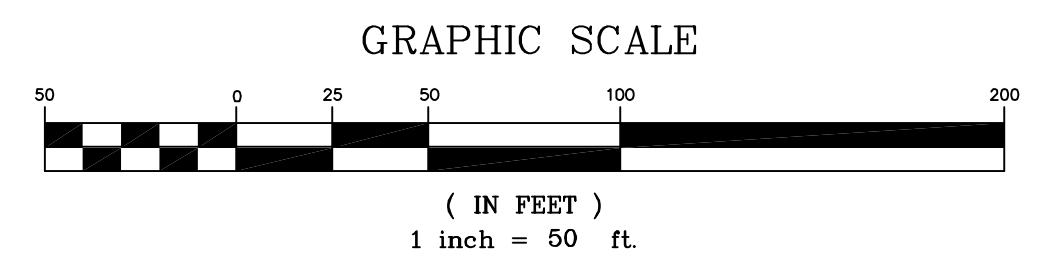


- GENERAL NOTES**
- PROPERTY IS OWNED BY SANDY BIRCH ROAD, LLC; 744 POND ROAD, FAIRFIELD, VT 05455. DEED IS RECORDED IN VOL. 317, PGS. 311-312 OF THE GEORGIA LAND RECORDS, DATED OCTOBER 11, 2018. PARCEL ID #113220014; SPAN #237-076-11564.
 - GEORGIA ZONING IS AR-3 WHICH REQUIRES A 1 ACRE MINIMUM LOT SIZE AND 120 FT. MINIMUM LOT FRONTAGE. ZONING SETBACKS ARE 50 FT. FRONT YARD (FROM ROAD CENTERLINE) AND 20 FT. SIDE & REAR YARD. A P.U.D. REQUIRES 0.5 ACRES PER DWELLING UNIT AND 50 FT. BUILDING SETBACKS TO P.U.D. PERIMETER. THE LOTS 15-20 BUILDING ENVELOPES HAVE A 20 FT. SETBACK FROM THE 50 FT. WETLANDS BUFFER PER TOWN REQUIREMENTS.
 - THE PROPOSED ROAD TO BE A SHARED PRIVATE ROAD BUILT BY THE DEVELOPER AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. UTILITIES TO BE OVERHEAD OR UNDERGROUND TO EACH HOME. THE 60 FT. RIGHT-OF-WAY SHALL INCLUDE BLANKET WASTEWATER DISPOSAL EASEMENTS FOR ALL LOTS FOR UTILITY INSTALLATION AND MAINTENANCE. SHOULDER STRIPING SHALL BE INCORPORATED ON ONE SIDE OF THE ROAD TO ACCOMMODATE PEDESTRIANS AND BICYCLISTS.
 - THIS PLAN SHOWS A SEVEN-Lot PLANNED UNIT DEVELOPMENT SUBDIVISION OF LOT 14. LOTS 15-20 ARE TO BE DEVELOPED WITH SINGLE-FAMILY DWELLINGS; LOT 14 IS TO BE OWNED IN COMMON BY THE LOTS 15-20 OWNERS.
 - ONSITE WETLANDS WERE DELINEATED BY THIS FIRM, JUNE 2023. A SITE VISIT WAS MADE WITH THE DISTRICT WETLANDS ECOLOGIST, JUNE 6, 2023, TO CONFIRM THE DELINEATION. ALL WETLANDS ARE CLASS II. ALL PROPOSED DEVELOPMENTS ARE TO MAINTAIN A 50 FOOT MINIMUM BUFFER TO THE EDGE OF THE WETLAND.
 - PROPERTY SUBJECT TO AND/OR BENEFITED BY ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY OF RECORD. BURIED STRUCTURES AND/OR UTILITY LINES MAY NOT BE SHOWN.
 - FOR WELL CONSTRUCTION AND ISOLATION STANDARDS REFER TO APPENDIX A, PART 12, CHAPTER 21 "WATER SUPPLY RULE", OF THE VERMONT ENVIRONMENTAL PROTECTION RULES.
 - DIGSAFE (1-888-344-7233) MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE TO MARK LINES BEFORE UNDERGROUND UTILITY WORK IS DONE (VERMONT LAW 30 VSA CHAP. 36).
 - SANDY BIRCH ROAD IS ASSUMED TO HAVE A 3-ROD (49.5-FT.) WIDE RIGHT-OF-WAY, CENTERED ON THE EXISTING TRAVELLED WAY.

- LEGEND**
- WETLAND SYMBOL
 - PROPOSED DRILLED BEDROCK WELL (UNLESS NOTED)
 - UTILITY POLE
 - BOUNDARY LINES
 - BUILDING ENVELOPE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - EASEMENT / RIGHT-OF-WAY
 - OVERHEAD UTILITY
 - EDGE OF WOODS
 - CENTERLINE OF STREAM THREAD
 - WETLAND/UPLAND DELINEATION LINE
 - 50 FOOT WETLAND/RIPIARIAN BUFFER LINE
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - PRESUMPTIVE ISOLATION ZONE

- WETLAND BUFFER & RIPIARIAN 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 RIPIARIAN 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 & RIPIARIAN ZONES TO BE MONUMENTED WITH PERMANENT PLACARDS ON STEEL POSTS LABELED "WETLANDS BUFFER" EVERY 20 FT. ALONG AND OUTSIDE THE UPLAND WETLAND BUFFER AND RIPIARIAN ZONE BOUNDARY. ALL PLACARDS PLACED SHALL REMAIN IN PERPETUITY. ALL WETLAND AND WETLAND BUFFERS SHALL BE LEFT NATURAL AND NOT BE DISTURBED.

- 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



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

SANDY BIRCH ROAD LLC
SANDY BIRCH ROAD
GEORGIA, VERMONT

PHASE II - OVERALL SITE PLAN

BRAD M. RUDERMAN & ASSOCIATES, INC.
28 U.S. ROUTE 5 NORTH
HARTLAND, VERMONT
(802) 674 - 4248

SCALE 1" = 50'	APPROVED BRAD M. RUDERMAN, P.E.	DRAWN BMR
DATE JAN. 11, 2024		SHEET 1