

### PROJECT NARRATIVE

The applicants, Cline Road, LLC, are proposing a (30) Lot Planned Unit Development on an undeveloped parcel located on Cline Road in the Town of Georgia. The existing parcel consists of +/- 94 acres of agricultural fields and wooded areas, of which 60 acres would be used to create the PUD with the remaining 34 acres retained as uninvolved remaining lands. The proposed development will be accessed via an existing curb cut utilized by historic farm activities, directly across from 891 Cline Road.

Proposed development will consist of a proposed 24' private road in a 60' ROW serving (21) single family dwelling units with an additional private road serving (9) units. Each lot will be served by individual drilled wells and a community wastewater system with a combination of shared mound systems located on Lot 31. Stormwater will be collected via roadside swales and treated in a combination of structural stormwater practices at various points within Lot 31. Open space is provided as an easement within Lot 31 totaling +/- 12 acres (20%) and will be kept in ownership by Cline Road, LLC.

Per Zoning Regulation 6.5.2(B), the applicant is requesting the following waiver:

- Reduction of the side/rear building setbacks from 20' to 15'. The lot sizes of the proposed development are consistent with the lot size of the RN Residential Neighborhood District which has a side/rear setback of 10'. The requested reduction to 15' would provide a compromise between these (2) Zoning Districts.

Pending State Permits:

- Potable Water and Wastewater Disposal System Permit – Pending
- Wetlands Conditional Use Permit – Pending. The State has visited the site and given preliminary concurrence of the project given the existing farm road that has crossed the wetlands for many years.
- Construction General Permit – Pending. It is presumed the project will qualify as Low Risk and be subject to the State Low Risk Handbook to dictate all erosion control measures.
- Operational Stormwater Permit – Pending.
- Act 250 Land Use Permit – Pending.