

existing underground utility existing catch basin/yard drain

SITE LOCATION MAP SOURCE: Vermont Natural Resources Atlas APPROXIMATE SCALE: 1" = 2,000'

GENERAL NOTES:

1) LANDOWNER/APPLICANT: BRIAN & HEATHER DUNSMORE 6086 ETHAN ALLEN HIGHWAY GEORGIA, VT 05478

2) SUBJECT PROPERTY: LOT 1 OF 6086 ETHAN ALLEN HIGHWAY (12.06 ACRES)

GEORGIA, VERMONT

HAYFIELD AND WOODLAND WITH CLASS 2 WETLANDS

LANDOWNERS PROPOSE A DEVELOPMENT WITH 9 DETACHED UNITS OF MULTI-TENANT HOUSING FOR OLDER PERSONS ALONG WITH ASSOCIATED PRIVATE ROAD, DRIVEWAYS. SIDEWALK, WATER SUPPLY, WASTEWATER DISPOSAL AND STORMWATER TREATMENT

5) ZONING REQUIREMENTS:

AR-1: AGRICULTURAL/RURAL RESIDENTIAL ZONING DISTRICT MULTI-TENANT HOUSING FOR OLDER PERSONS IS PERMITTED BY CONDITIONAL USE WITH SITE PLAN REVIEW.

CRITERIA	MINIMUM	EXISTING	PROPOSED
LOT AREA	12.06 AC	12.06 AC	NO CHANGE
DENSITY	(5 AC FOR 4 UNITS PLUS 0.5 AC	18 ALLOWED	9 PROP.
	PER EACH ADDITIONAL UNIT)		
FRONTAGE	250 FT	60 FT	478' W/ NEW RD
FYSB	75 FT	N/A	WAIVER REQ 45 FT
S/RYSB	40 FT	N/A	40 FT
BUILDING HEIGH	T 35 FT MAX.	N/A	< 25 FT

6) PARKING REQUIREMENTS:

1.0 SPACE PER DWELLING UNIT. EACH UNIT CONTAINS A ONE-CAR GARAGE PLUS A

STACKED SPACE IN FRONT OF THE GARAGE.

7) WATER SUPPLY: A NEW DRILLED WELL IS PROPOSED TO SERVE THE 9 UNITS.

A MOUND WASTEWATER DISPOSAL SYSTEM IS PROPOSED ON THE ADJACENT LOT 1A. ELDERLY HOUSING PROJECTS DESIGN FLOW IS BASED ON 1.5 PEOPLE PER RESIDENTIAL UNIT AT 70 GPD PER PERSON = 1.5 PEOPLE * 70 GPD * 9 UNITS = 945 GPD + INFILTRATION

9) STREET TREES AND OTHER MINOR LANDSCAPE PLANTINGS ARE PROPOSED. ONLY INCIDENTAL LIGHTING IS PROPOSED ON THE RESIDENTIAL BUILDINGS.

CONSTRUCTION SEQUENCE AND SCHEDULE

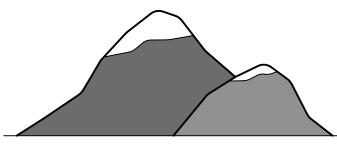
STEP 1: INSTALL EROSION CONTROL MEASURES. IDENTIFY AND LOCATE EXISTING UTILITIES. INSTALL PROPOSED WELL. PRESERVE AND STOCKPILE TOPSOIL ON-SITE IN AREAS OF PROPOSED DISTURBANCE FOR PROPOSED ROAD, UTILITIES AND STORMWATER TREATMENT ESTIMATED START DATE: APRIL 2025 - UPON RECEIPT OF ALL PERMITS.

STEP 2: INSTALL PROPOSED ROAD SUBBASE, UNDERDRAIN, UTILITIES AND STORMWATER TREATMENT FACILITIES. CONSTRUCT PROPOSED BUILDINGS AS MARKET WARRANTS. INSTALL PAVEMENT, STRIPING, SIDEWALKS AND FINAL LANDSCAPING.

ESTIMATED START DATE: MAY 2025. ESTIMATED COMPLETION DATE: FALL 2028.

BRIAN & HEATHER DUNSMORE PROPOSED SENIOR HOUSING DEVELOPMENT 6086 ETHAN ALLEN HWY, GEORGIA, VT

DETAILED SITE PLAN



PINNACLE ENGINEERING, PLC

189 Maple Drive Georgia, VT 05478 (802) 782-5980

DATE: 10/22/24 SHEET 1 OF