

Memorandum

Prepared by: Nicholas Smith, P.E.
Smith Site Engineering

Date: 10/11/2024

Subject: **Redeeming Grace Church**
164 Ballard Road, Georgia, VT
Project Narrative

This summary corresponds to the Town of Georgia Concept Plan Application form, with additional information provided as pertinent.

Description of Project

The owner, Redeeming Grace Church (RGC), is seeking to construct a 182' x 84' building to be used as a place of worship and for ministry support operations on the existing property at 164 Ballard Road in the Town of Georgia. The new building is proposed to be located in the location of the existing gravel parking lot west of the current worship building. A new parking area will be provided to the west of the new building which will include site lighting, stormwater conveyance and treatment practices, and a new landscape buffer from Ballard Road. The project intends to make use of the existing drilled well (TNC Water System) and to modify/expand the existing wastewater disposal mound system in the rear of the project.

Access

There is an existing access to the site located across from Manor Drive 890' west of US Route 7. This access point is currently solely used by RGC but is part of a potential future road network serving the Black Walnut property (or other development in the South Village Core District) to the east. RGC provided an easement deed to the Town of Georgia for a 60' wide right-of-way that is recorded in the land records in volume 206, page 237. The applicant is requesting to continue to use this access as is currently constructed until future development is proposed. The plans show a potential new road configuration and its impact on the existing parking on the RGC property.

This project requests a second curb access across from Blakewood Drive (private road) to facilitate circulation and which is anticipated to be used as the primary access point once the project is completed. The second access is located $\pm 780'$ west of the existing access point. This will also benefit emergency response crews since it will allow for site interconnectivity and multiple points of access in the event one is blocked. The second access point is strategically placed to minimize the impact of vehicular lights with regards to existing residents on Ballard Road. The homes closest to the proposed

property on Blakewood Drive both face the private road. 12 Blakewood Drive has minimal windows on the building face toward the new access and 13 Blakewood Drive has good mix of existing vegetation to provide year round screening.

Parking

The existing worship building currently has 14 parking spaces in the area west of the building (all of which are located within the right-of-way easement), 21 parking spaces north of the building (6 of which are located within right-of-way easement), and 42 parking spaces to the west of the building. There are a total of 77 existing parking spaces on the property.

The project proposes to add a parking lot consisting of 149 parking spaces to the west of the proposed worship center. The new worship center will be located in the existing west parking area and will thus eliminate all 42 existing spaces. The potential development of the road at the existing access will also likely result in the elimination of parking spaces. The sketch we provided shows that at a minimum we anticipate losing 9 parking spaces. This brings the total number of parking spaces of parking spaces on the site to 175 parking spaces.

This total number of parking spaces is above the rate required in Section 5.6 of the Town of Georgia Development Regulations (*1 per 6 seats in principal assembly room plus 1 for each 400 sf of office space or administrative space*). The required number of parking spaces, assuming a worship area with ± 450 seats and $\pm 2,000$ SF of office/administrative space, would yield 80 parking spaces. RGC is requesting the additional spaces based on our current worship service experience.

RGC currently has a worship center with ± 288 seats and ± 970 SF of office/administrative space with 77 existing parking spaces. During a typical worship service all of the parking spaces are being utilized and there is some parking overflowing onto lawn area. The 175 parking spaces shown will be sufficient for the anticipated worship size and will ensure that parking is in the designated areas and does not hinder vehicle circulation.

Encumbrances

There is an existing ± 2.9 -acre area set aside within the existing wetlands dedicated as common lands associated with the Georgia Farmhouse Planned Development. The RGC property is Lot 1 of the Georgia Farmhouse Planned Development and contains ± 2.9 -acres of wetlands designated as common lands (slide 15, map 446). There is no proposed development within this area.

The parcel is subject to a 60' wide easement to the Town of Georgia to be used as a right-of-way at the Town's discretion (book 206, page 237). The easement runs parallel to the eastern property line from the Ballard Road right-of-way north to the existing prime agricultural mitigation land that was approved in 2009. There is no proposed development within this area, however potential configurations of the future road and parking adjustments are shown.

The parcel is subject to a 10' wide recreation path and utility easement running along the frontage of the property (book 206, page 238-239). This project proposes to construct approximately 760' of 5' wide sidewalk in this easement that runs from the existing sidewalk stub near the property access to the west of the new second access point across from Blakewood Drive. Sidewalk is proposed in this area rather than a recreation path because it will provide more room for enhanced screening along the property frontage and for the replanting of street trees that will necessarily need to be removed due to the construction of the sidewalk.

There is also an existing utility easement that follows the overhead wires that cross Ballard Road to a pole approximately 20' onto the property at the southeast corner (book 206, page 486).

Wastewater Disposal System and Water Supply

The existing church building makes use of a mound wastewater disposal system located within the field ± 800 feet northwest of the building and a drilled well ± 100 feet west of the building. The wastewater system was permitted in WW-6-2031 and the well was permitted in T-2426-09.0, both to serve a maximum of 299 occupants.

Several test pits were performed with the initial building that show groundwater at a depth between 20-33" across the site. The soil is generally conducive to a septic system being primarily loamy sand. This project will seek to either expand the existing wastewater disposal system or to construct a second system to support the increased capacity. Likewise, the drilled well will be evaluated to determine if the appropriate yield is currently provided. If not, a storage tank will likely be proposed to support the instantaneous peak demand.

The Wastewater System and Potable Water Supply Permit and the Public Water System Source Permit will need to be amended with this project.

Stormwater Treatment & Conveyance

Due to the highly infiltrative surface soils the site currently does not make use of any substantial drainage or conveyance practices, instead runoff is sheet away from the building and allowed to infiltrate via disconnection. The existing building and parking lot will continue to operate under these conditions.

A full grading plan has not been developed at this time, and additional testing will be needed to determine where effective stormwater treatment practices can be implemented. Conceptually, the parking area will be sloped to a central collection area which will be conveyed via culvert to a stormwater treatment practice to the west of the proposed parking lot. The system will likely remain shallow to avoid groundwater interference and to avoid/minimize any wetland/buffer impacts. There is the potential to treat rooftop runoff in a practice between the proposed building and the wetland buffer (as shown on the plans).

The project will require an Operation Stormwater Discharge Permit which will require the treatment and detention of stormwater runoff from rain events up to and including the 10-year storm event. The

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project will also require a Construction Stormwater Discharge Permit to manage runoff during the construction operation of the building. Erosion Prevention and Sediment Control plans will accompany future municipal and state permit applications.

Lighting

The project site currently has a few building mounted lights and parking lot pole lights that were permitted with the initial building. Two of the pole mounted lights will be removed due to the reconfiguration of the parking. No other existing lights will be altered.

The applicant is proposing to provide some building mounted lighting to illuminate emergency exit doors and to partially light the access drive running along the southern elevation of the building. There will also likely be canopy lighting at the two primary access doors on the west and east sides of the building. Provide pole mounted lighting is shown in the center parking lot island to light the parking lot surface during hours of operation. The type, spacing, height, and number of fixtures will be designed with future plans to ensure conformance with the regulations and to ensure lighting does not spill onto adjacent properties or the public right-of-way.

Landscaping & Screening

The existing has foundation planting landscaping around the building and has landscaped screening in the form of a cedar hedge along the existing parking lot. There are also existing white pine trees that are located along the edge of the Ballard Road right-of-way that provide some screening of the property.

The application is proposing to construct a sidewalk along Ballard Road in anticipation of its request and in conformance with the Town Plan. The sidewalk will necessitate the removal of the existing pine trees along Ballard Road. The applicant is proposing to provide new street trees in this area to both screen the proposed project and beautify the right-of-way.

In addition to the proposed street trees, the applicant is proposing to provide a new arborvitae or cedar hedge row as landscape screening for both the building and the parking lot. The plants will follow a staggered spacing enabling the maximization of screening. The screening will be located outside of the Town's recreation path easement.

Building Size

The existing building is $\pm 7,800$ SF in size and will remain unchanged with this project. The building may receive minor interior renovations to repurpose some of the existing rooms.

The proposed worship center is $\pm 15,288$ SF (182' wide x 84' deep) and will include a worship room, atrium, offices, restrooms, nursery rooms, hallways, mechanical room(s), kitchenette, and other miscellaneous rooms. The building will be under the maximum regulated height of 35' for this district.

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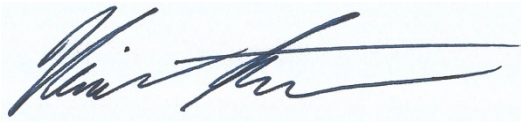
Permits

It is anticipated that the following land use permits or permit amendments will be required with this proposed project:

- Town of Georgia Site Plan Approval
- Town of Georgia Access Permit
- Act 250 Land Use Permit
- Wastewater System & Potable Water Supply Permit
- Public Water Supply Permit to Construct / Operate Permit
- Operational Stormwater Discharge Permit
- Construction Stormwater Discharge Permit

Additional building permits will be required prior to construction.

Thank you,

A handwritten signature in blue ink, appearing to read 'Nicholas Smith', is displayed on a light blue rectangular background.

Nicholas Smith, P.E.