

Cost Opinion - Forest Glen & Hidden Woods Gravel Wetland

Based on Plans dated 11/11/2024 by Krebs & Lansing Consulting Engineers, Inc.
July 28, 2025

Description of Work	Quantity	Unit Price	Total
General Conditions -mob/demob, signage, etc	1 ea	Estimate @ 20%	\$15,366.00
Clear and grub site	0.15 acres	\$7,500/acre	\$1,125.00
Dewatering	1 ea	\$5,000 ea	\$5,000.00
Construction Barrier Tape	500 lf	\$2/lf	\$1,000.00
500x Fabric under haul road	300 lf	\$2/lf	\$600.00
Gravel for Temp. Haul Road & Staging Area	80 CY	\$65/CY	\$5,200.00
Erosion Prevention & Sediment Control	1 ea	\$5,000 ea	\$5,000.00
20 mil. reinforced poly liner	350 sy	\$6/Sy	\$2,100.00
Crushed stone (washed) for gravel wetland (3/4"-1/12")	240 CY	\$65/CY	\$15,600.00
Wetland soil	50 CY	\$75/CY	\$3,750.00
Excavate ex. soil and haul off-site	360 CY	\$20/CY	\$7,200.00
Emergency Spillway Stone	2 CY	\$200/CY	\$400.00
Earthwork Grading	0.2 acres	\$11,500/acre	\$2,300.00
4" Topsoil	40 CY	\$85/CY	\$3,400.00
Seed, Mulch, Fertilizer	0.25 acres	\$8,500/acre	\$2,125.00
Contech Cascade CS-5 Separator - furnish and install	1 ea	\$17,000 ea	\$17,000.00
6" PVC, SDR 35 perf. Pipe	22 lf	\$15/lf	\$330.00
8" PVC SDR 35 Pipe	10 lf	\$20/lf	\$200.00
Outlet Stucture - furnish and install	1 ea	\$4,500 ea	\$4,500.00
	Subtotal		\$92,196.00
	Contractor Mark-up (8%)		\$7,375.68
	TOTAL		\$99,571.68

STANDARD GRAPHIC SCALE: 1" = 100'
(VALID WHEN PLOTTED ON 24" x 36")

OVERALL SITE
AREA PLAN

DATE of Issue 11/17/2024

Drawn by: WLS

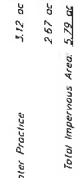
Checked by: DMS

Project No: 23126

Scale: 1" = 100'

Sheet No:

C-1.0

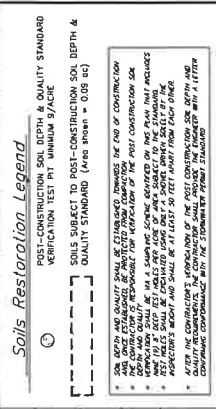


STANDARD GRAPHIC SCALE: 1" = 10'
(VALD WHEN PLOTTED ON 24" x 36")

[illegible]

STORMWATER PLAN
INFILTRATION BASIN

ST-1.1



- [illegible]

INITIAL PRE-TESTING TESTS		Final Results	
Project Name:	Water Meter / Hydro-Watch / Paper	Test C, Size	40
Order #	51212	Test D, Size	48
Date:	5/7/2024	Test E, Size	43
Duration of Test:	20 minutes	Test F, Size	44
		Test G, Size	46

Initial Results (feet)		Final Results (feet)	
Test A	25	Test H	42
Test B	25	Test I	42
Test C	25	Test J	42
Test D	25	Test K	42
Test E	25	Test L	42
Test F	25	Test M	42
Test G	25	Test N	42
Test H	25	Test O	42
Test I	25	Test P	42
Test J	25	Test Q	42
Test K	25	Test R	42
Test L	25	Test S	42
Test M	25	Test T	42
Test N	25	Test U	42
Test O	25	Test V	42
Test P	25	Test W	42
Test Q	25	Test X	42
Test R	25	Test Y	42
Test S	25	Test Z	42
Test T	25	Test AA	42
Test U	25	Test AB	42
Test V	25	Test AC	42
Test W	25	Test AD	42
Test X	25	Test AE	42
Test Y	25	Test AF	42
Test Z	25	Test AG	42
Test AA	25	Test AH	42
Test AB	25	Test AI	42
Test AC	25	Test AJ	42
Test AD	25	Test AK	42
Test AE	25	Test AL	42
Test AF	25	Test AM	42
Test AG	25	Test AN	42
Test AH	25	Test AO	42
Test AI	25	Test AP	42
Test AJ	25	Test AQ	42
Test AK	25	Test AR	42
Test AL	25	Test AS	42
Test AM	25	Test AT	42
Test AN	25	Test AU	42
Test AO	25	Test AV	42
Test AP	25	Test AW	42
Test AQ	25	Test AX	42
Test AR	25	Test AY	42
Test AS	25	Test AZ	42
Test AT	25	Test BA	42
Test AU	25	Test BB	42
Test AV	25	Test BC	42
Test AW	25	Test BD	42
Test AX	25	Test BE	42
Test AY	25	Test BF	42
Test AZ	25	Test BG	42
Test BA	25	Test BH	42
Test BB	25	Test BI	42
Test BC	25	Test BJ	42
Test BD	25	Test BK	42
Test BE	25	Test BL	42
Test BF	25	Test BM	42
Test BG	25	Test BN	42
Test BH	25	Test BO	42
Test BI	25	Test BP	42
Test BJ	25	Test BQ	42
Test BK	25	Test BR	42
Test BL	25	Test BS	42
Test BM	25	Test BT	42
Test BN	25	Test BU	42
Test BO	25	Test BV	42
Test BP	25	Test BW	42
Test BQ	25	Test BX	42
Test BR	25	Test BY	42
Test BS	25	Test BZ	42
Test BT	25	Test CA	42
Test BU	25	Test CB	42
Test BV	25	Test CC	42
Test BW	25	Test CD	42
Test BX	25	Test CE	42
Test BY	25	Test CF	42
Test BZ	25	Test CG	42
Test CA	25	Test CH	42
Test CB	25	Test CI	42
Test CC	25	Test CJ	42
Test CD	25	Test CK	42
Test CE	25	Test CL	42
Test CF	25	Test CM	42
Test CG	25	Test CN	42
Test CH	25	Test CO	42
Test CI	25	Test CP	42
Test CJ	25	Test CQ	42
Test CK	25	Test CR	42
Test CL	25	Test CS	42
Test CM	25	Test CT	42
Test CN	25	Test CU	42
Test CO	25	Test CV	42
Test CP	25	Test CW	42
Test CQ	25	Test CX	42
Test CR	25	Test CY	42
Test CS	25		

NOTES:
SEE ST-1.3 AND DETAILS FOR ADDITIONAL POST
CONSTRUCTION SOIL DEPTH AND QUALITY NOTES

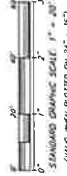
**Forest Glen and
Hidden Woods
Residential
Development**
Woods Hollow Drive &
Ledgewood Lane
Georgia, Vermont

CIVIL ENGINEER

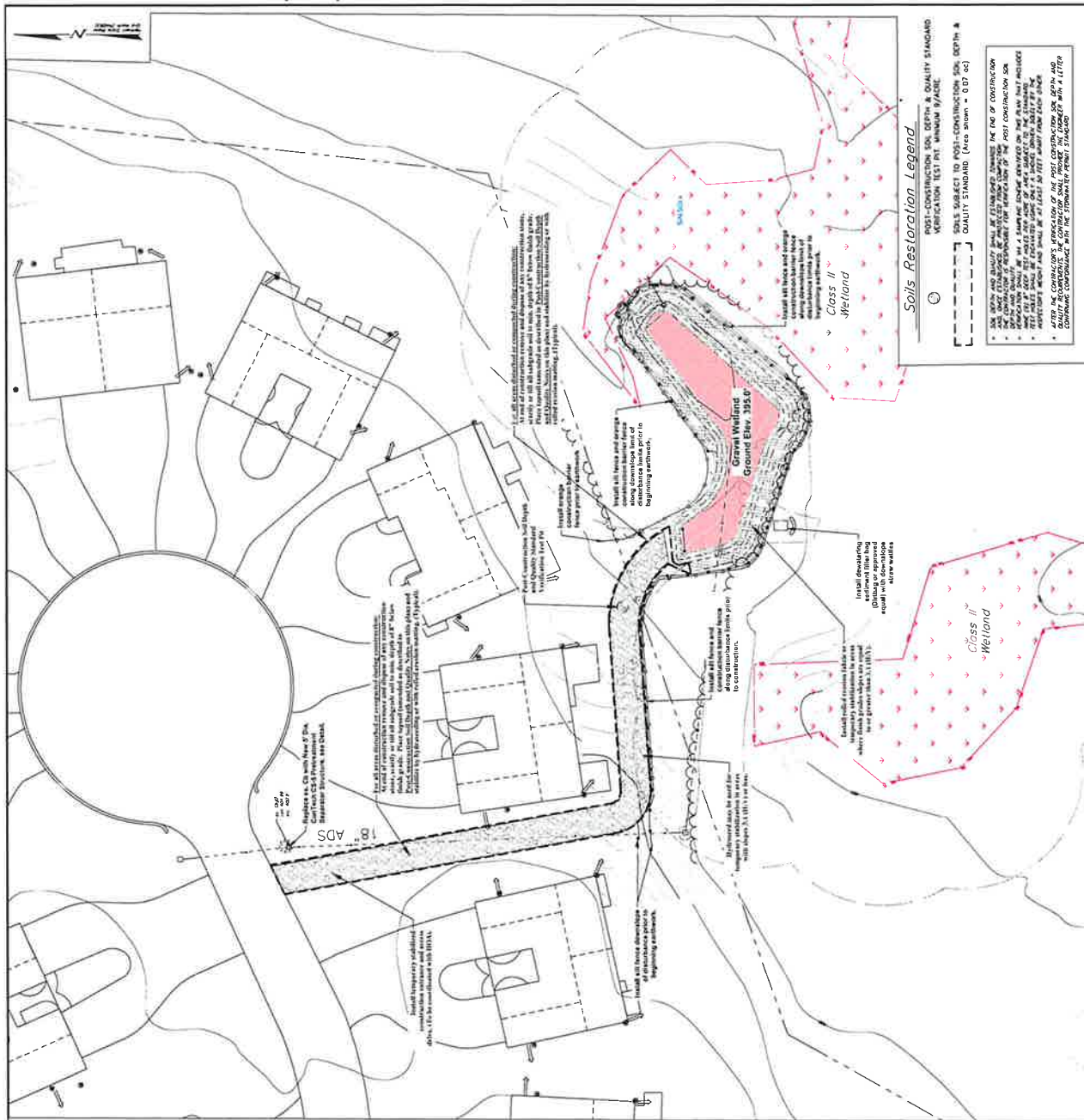


1946 Van Nostrand, New York
Columbia University, New York 10027

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION



3-9050
Stormwater
Permit
(3-Acre Site)

[illegible]

LEGEND

 ex. Grade Contour (5' intervals)

 ex. Grade Contour (1' intervals)

 Approx. Property Line

 Class II Wetlands

 Wetland Buffer (50' radius)

 ex. Storm Pipe/Drain

 ex. Road Utility

 ex. Irrigation

 New Grading Lines

 Fin or Gravel Contour (5' Intervals)

 Fresh Water Contour (1' Intervals)

 New Stormwater Treatment Facility

 New Pre-Treatment Structure

 Temporary Construction Limit Fence

 Temporary Silt Fence

 Temporary Construction Access Road

 Temporary Erosion Controlling or Retaining Wall

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Post-Construction Soil Depth and Quality Notes

[illegible]

Sold Management

- g. Measure air flow on the site, subject to the Standard.
- h. Set depth and position shall be explained to the end of construction and area established, protected from interruption, such as from large machinery, vehicles, and from erosion, and
- i. After soil aeration and placement in a suitable and p.c. to sealing and mudding. Contractor shall perform verification sampling in locations indicated on sampling plan. Verification sampling shall include one (1) with depth (min) less than one (1) foot up to the standard. Two holes shall be excavated and filled with a shovel driven solely by inspector's weight and shall be at least 50 ft apart from each other.

Forest Glen and
Hidden Woods
Residential
Development
Woods Hollow Drive &
Ledgewood Lane
Georgia, Vermont

CIVIL ENGINEER
**KREBS &
LANSING**
CONSULTING ENGINEERS
100 Main Street, Suite 200
P.O. Box 1000
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STAMP

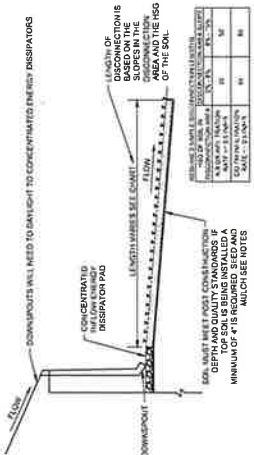
Project
3-9050
Stormwater
Permit
(3-Acre Site)

Project No.	7209
Scale	AS IS
Drawn by	AKH
Checked by	AKH
Date	11/20/14

Revisions	No.	Date	Description

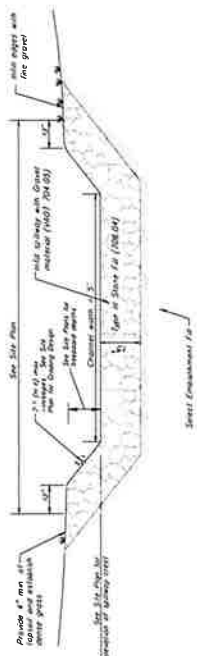
Drawing Title
Stormwater Details

Drawing No.
D-1.1

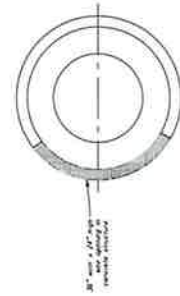


NOTES
1. THIS CONSTRUCTION ANY DISTURBED DISCONNECTION AREA WILL BE TEMPORARILY SEEDED AND HEAVILY MULCHED POST CONSTRUCTION CONTRACTOR SHALL RE-GRADE ANY EROSION, REMOVE BUILT UP SEDIMENTS, PERMANENT SEED AND HEAVILY RE-MULCH.
2. TOPSOIL WILL BE WELL GRADED AND FREE OF MOISTURE, STICKS AND ROOTS.

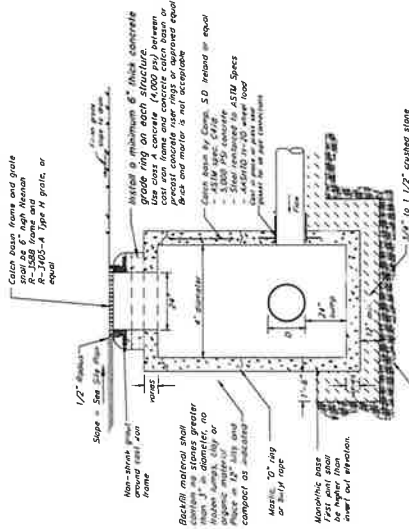
ROOF TOP DISCONNECTION DETAIL
N.T.S.



Emergency Spillway Cross Section Detail
N.T.S.



Typical End Section with Rip Rap Detail
N.T.S.



Typical Catch Basin Inlet
N.T.S.

Section B-B
N.T.S.

Section A-A
N.T.S.

Section C-C
N.T.S.

[illegible]

PERMANENT SEED MIX SHALL BE USED AS EARLY AS PRACTICABLE BETWEEN 9:05 AM AND 10:00 AM THE FOLLOWING DAY AFTER THE CONSTRUCTION OF THE CURB AND GUTTER.

SEED	100%
CHICKEN HED FLOCK	40%
RENTUCKY BLUEGRASS	30%
PORONDA WYOMING	30%

Refer to Post Construction Requirements for additional requirements

If impressing is used for temporary stabilization measures for turf establishment, Specifications are as follows: 19 to 19.75 per 1,000 gallons of water

1. **Adults Helping with Homework:** Adults should not act as a means of distractions from homework. Parents should not be involved in their child's homework unless they are asked to help. Refer to the Post Construction Soil Death and Quality Requirements for more information.

-

- Contractor shall be responsible for the inspection, maintenance, and removal of a stabilized construction entrance of each construction entrance for the project. The Construction Staged Entrance and its continued maintenance shall be a minimum measure to prevent tracking of sediment off-site
- Contractor to use Mat: 500k unsterilized for temporary construction roads
- Stabilized construction entrances shall be repaired when yields are 100% filled with a locally sourced material & minus crushed stone and/or crushed limestone

Temporary Stabilized Construction Entrance & Staging Areas

However, characterizing future work as being in discrete configurations limits where interest is where interest is the

1" thick orange polyester mesh webbing may be used to demarcate pedestrian barricades for new lanes and speeded areas.

1. Contractor shall be responsible for complying with all State and Local erosion prevention and sediment control standards and permit requirements during construction.
2. The limit of disturbance shall be clearly defined by Contractor's surveyor prior to clearing. Erosion and sediment control measures shall be established to trap sediment on site.
3. Clearing and grubbing shall not begin until disturbance limits and sediment controls are in place. Air roots, stumps and other debris shall be removed from the site. The Contractor shall minimize the amount of disturbed land to dry grasses and native vegetation.

2. A finished construction entrance (see Detail) shall be installed and maintained at all construction access locations. Collectors shall be required to allow access prior to access until area of construction is fully graded, staked, and strung. Use collector to remove all remaining surface flow to prevent rutting and surface flooding.
3. All temporary erosion and sediment control measures shall be removed within 30 days after final stabilization or after the measures are no longer needed, unless otherwise authorized.

14. Water from dewatering activities that flows off site must be clear. Water must not be pumped into storm sewers unless the water is clear.

- The perimeter of the site and oil BUDs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has traveled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area of the end of each workday.

- ¹ The methods and materials of construction shall conform to the City Agency of Transportation 2012 Standard Specifications for Highway Construction.
- ² The Contractor shall be responsible for all work and materials shown and specified by the Owner. These materials shall be submitted for review and approval by the City Engineer. The Contractor shall be responsible for obtaining all necessary permits and approvals from the City Engineer. The Contractor shall be responsible for obtaining all necessary permits and approvals from the City Engineer.
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- Q. Do you understand that the defendant is responsible for an individual's death?

- 12 Slope stability is based on unsaturated soil conditions. If during construction saturated soils are encountered, contact the Engineer immediately.

However, characterizing future work as being in discrete configurations limits where interest is where interest is the

1" thick orange polyester mesh webbing may be used to demarcate pedestrian barricades for new lanes and speeded areas.

CIVIL ENGINEER:

**KREBS &
LANSING**
CONSULTING ENGINEERS

 164 Main Street, Suite 201
Caldwellsburg, Vermont 05446
Tel: (802) 876-0375
www.krebslansing.com

Typical temporary Silt Fence

910

MATERIAL SPECIFICATIONS	
EROSION CONTROL, BLANKET SHALL BE A MACHINE-PRODUCED MAT OF 100% ARIDULINUM STRAW.	STRAW: 100% (50 INCHES X 1/2 INCH X 3/4 INCH)
THE BLANKET SHALL BE OF CONSISTENT THICKNESS WITH THE MAT EVENLY DISTRIBUTED OVER THE ENTIRE AREA OF THE STRAW. THE BLANKET SHALL BE COVERED ON THE TOP SIDE WITH 100% BIDEGRADABLE, NONNATURAL ORGANIC FIBER.	- SETTING ONE SIDE ONLY, LENO - WOMEN 20% BIDEGRADABLE - NATURAL ORGANIC FIBER - APPROX. WEIGHT 8.3 INCHES X 10 INCHES - THREAD: BIDEGRADABLE
THE BLANKET SHALL BE SERVED TOGETHER WITH BIDEGRADABLE, HEAD	

Rolled Erosion Control Matting

MS

[illegible]

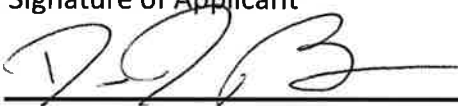
Drawing No. **D-1.2**

Act 250 Application Signature Page

This Signature Page must be signed by all applicants and landowners, then scanned and uploaded as a PDF attachment to the application. If the landowner is the applicant, the landowner must sign in both signature blocks. If the applicant and landowner are different (e.g., the applicant is a developer or other entity authorized by the landowner to submit the application), the applicant must sign the first signature block and the landowner must sign the second signature block authorizing the applicant to submit the application and any subsequent revisions. If additional signatures are required, please provide additional copies of this page.

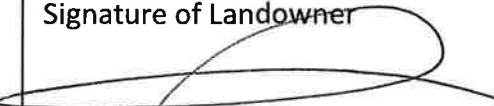
Applicant Signature (s)

I hereby authorize the submission and processing of this application, and any subsequent revisions to the application, and I certify that the information provided in this application is true and accurate to the best of my knowledge. I further certify that I understand that I must not commence construction, demolition, remodeling or commercial use of the property as described in Act 250 Rule 2(C) until I have received an Act 250 Land Use Permit or Permit Amendment as required by 10 V.S.A. § 6081.

Signature of Applicant	Clearly Print Name	Date
	Robert Giroux	7/24/25
	Dennis J Boucher	7/24/25
Signature of Applicant	Clearly Print Name	Date
Signature of Applicant	Clearly Print Name	Date

Landowner Signature(s)

I hereby authorize the submission and processing of this application, and any subsequent revisions to the application, for the project described in the application on land(s) that I/we own, control, or have significant property interest in.

Signature of Landowner	Clearly Print Name	Date
	Robert Giroux	7/24/25
	Dennis J Boucher	7/24/25
Signature of Landowner	Clearly Print Name	Date
Signature of Landowner	Clearly Print Name	Date

Re: Forest Glen - Hidden Woods - Wetland Permit Application

From Derick Read <derick.read@krebsandlansing.com>

Date Tue 7/29/2025 6:35 AM

To Dennis Boucher <Dennis.b@djboucher.com>; Georgia Road Foreman <roadforeman@townofgeorgia.com>; Georgia Town Administrator <administrator@townofgeorgia.com>; Robert Giroux <rwgirouxvt@gmail.com>

 1 attachment (38 KB)

Forest Glen and Hidden Woods_Engineers Cost Opinion.pdf;

Hi Everyone,

Here is our cost opinion to construct the stormwater improvements related to the gravel wetland and the pre-treatment Cascade swirl separator. Contractor prices have been very difficult to predict lately so I hope our unit cost assumptions are appropriate.

Stacy, I left the Act 250 application signature page with your office last week while you were away. Dennis and Bob have already signed. If you can please sign on the top line for both the applicant and landowner and email it back, we will submit the application.

Feel free to call with any questions.

Thanks

Derick

From: Derick Read <derick.read@krebsandlansing.com>

Sent: Sunday, July 27, 2025 12:10 PM

To: Dennis Boucher <Dennis.b@djboucher.com>; Georgia Road Foreman <roadforeman@townofgeorgia.com>; Georgia Town Administrator <administrator@townofgeorgia.com>; Robert Giroux <rwgirouxvt@gmail.com>

Subject: Re: Forest Glen - Hidden Woods - Wetland Permit Application

Hi Everyone,

I wanted to follow up on our meeting with some responses to the discussion items.

- I've attached the PDF set of plans and the Draft Act 250 application that I brought with me.
- I could not find any indication that the state had processed the Wetland General Permit application so I sent an email asking for a status update.
- I haven't had a chance to complete a cost opinion but was able to connect with Kevin Burke who is the head of the stormwater program. I've attached his response email to my request for an update on the 3-acre legislative direction from the past session. The big item I'm taking from his email is that he is suggesting you get the remaining land-use permitting effort complete and construction ready for when/if additional funding comes available.

Please let me know if you need me for Monday's selectboard hearing.

Thanks

Derick

Hi Derick,

Certainly a few adjustments to 3-acre related permitting within Act 37. Notably the extended deadlines for permit coverage, though as you point out, there is no extension for implementation for those that did their due diligence and obtained coverage. I think they are in a good position to take advantage of funding that may become available going forward for implementation. It's not specific to implementation but better yet, it's also not specific to permit obtainment like the ARPA funds. It is also not limited to municipal projects in full or in part, so I expect that there will be opportunities for private landowners permitted under 3-acre. The structure of this funding and future dollars to the Clean Water Board isn't fully known, though there is certainly the identification of some seed money for this purpose. I think permittees may consider waiting a little bit before implementation if they are seeking to find assistance, through grants, low interest loans or a municipal partnership. If they are shovel ready, they could be in the door early to take advantage of this additional opportunity. Again, I'm somewhat a few steps away from the Clean Watershed Initiative Program that will structure some of this, but certainly can try to get a better grasp. We are meeting regularly to nail down some of the details. If you have clients interested in this funding avenues, they could consider expressing such interest for private properties that may be in need, particularly small businesses or at least generally, somewhat in line with how the ARPA dollars were spearheaded.

I also expect that 3-acre stormwater will again be discussed in the next legislative session, not that I'm rushing that, but again an opportunity for folks to express their needs. In the context of housing projects, existing or otherwise, subject to either 3 acre or new, this likely will continue to be a hot topic and advocating for those needs is important.

We're aiming to provide more information soon on our website and through distribution, as we have some questions that are needing to be answered related to those that did not apply or got half way through the process, but now have an expired Initial NOI. Hope to have more information on that front soon.

I can't recommend exactly what a permittee should do, but waiting a little bit to see what shakes out of the new funding isn't such a bad idea.

Hope that helps.

Kevin

Kevin Burke, Program Manager
Stormwater Program
Vermont Department of Environmental Conservation
1 National Life Drive, Davis 3 | Montpelier, VT 05620-3522
802-261-7903 | kevin.burke@vermont.gov
<https://dec.vermont.gov/watershed/stormwater>