

PROJECT NARRATIVE

The applicants, Cline Road, LLC, are proposing a (15) 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. 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 (14) single family dwelling units. Each lot will be served by individual drilled wells and a community wastewater system with a mound system located on Lot 15. Stormwater will be collected via roadside swales and treated in a combination of structural stormwater practices at various points within Lot 15. Open space is provided as easements within Lot 15 totaling +/- 19.42 acres (20.6%) and will be kept in ownership by Cline Road, LLC.

As stipulated during the sketch approval, every 4th unit constructed (total of 3 units) will be restricted to 1500 square feet of living space for a minimum of 5 years from the date of construction.

Per discussion and findings of the sketch hearing, the applicant is requesting the following waiver:

- Waiver of the 1500' max road length for private dead end roads. The proposed road is the minimum distance to access the developable portion of the site where all lots can be clustered to the greatest extent possible. Total proposed road length is +/- 2,460'.

Pending State Permits:

- Potable Water and Wastewater Disposal System Permit – Pending upon approval of the Preliminary Plat.
- Wetlands Conditional Use Permit – Pending upon approval of the Preliminary Plat. 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 upon approval of the Preliminary Plat. 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 upon approval of the Preliminary Plat.
- Act 250 Land Use Permit – Pending upon approval of the Preliminary Plat.

Civil Planset Drawing List:

C-1 EXISTING CONDITIONS PLAN

C-2 OVERALL DEVELOPMENT PLAN

C-3 ROAD PLAN & PROFILE, STA. 00+00 - 09+00

C-4 ROAD PLAN & PROFILE, STA. 09+00 - 21+50

C-5 ROAD PLAN & PROFILE, STA. 21+50 - 24+60

C-6 WASTEWATER PLAN & DETAILS

C-7 WASTEWATER DETAILS

C-8 STORMWATER PLAN & DETAILS

C-9 STORMWATER DETAILS

C-10 MAINTENANCE PLAN

C-11 DETAILS