Shoreland Permit Application

for a **Shoreland Protection Permit** under Chapter 49A of Title 10, § 1441 *et seq.*

Version: November 2015

VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WATERSHED MANAGEMENT DIVISION
LAKES & PONDS PROGRAM

For Shoreland Permitting Use Only
Application Number: 276

***Public Notice*:** At the same time this application is filed with Shoreland Permitting, a copy of this application must be provided to the municipal clerk for posting in the municipality in which the project is located.

Submission of this application constitutes notice that the person in Section A intends to create impervious surface and/or cleared area within the Protected Shoreland Area, and certifies that the project will comply with Chapter 49A of Title 10, § 1441 *et seq.* All information required on this form must be provided, and the requisite fees (Section G) must be submitted made payable to the State of Vermont, to be deemed complete. Refer to *The Vermont Shoreland Protection Act - A Handbook for Shoreland Development* and related instructions for guidance in completing this application.

A. Parcel Information

1. Landowner's Name: John Rhodes, TRUSTEE

2a. Physical Address (911 Address): 2321 Georgia Shore Road

2b. Town - County: Georgia - Franklin | 2c. Zip: 05478 | 3. SPAN*: 23707612144

4. Phone: 352-854-6067 | 5. Email: none

6. Name of lake/pond: Champlain Lake (St. Albans Bay) - St. | 7. Total shore frontage: 100.00 (feet)

8. Was the parcel of land created before July 1, 2014? ■ Yes ☐ No

9. Are there wetlands associated with this parcel? ☐ Yes ■ No
Contact the Wetlands Program: (802) 828-1535 or www.anr.state.vt.us/dec/waterq/wetlands.htm.

10. Is there a lake encroachment permit associated with this parcel? ☐ Yes ■ No Permit #: _____
Contact Lake Encroachment Permitting: www.anr.state.vt.us/dec/waterq/permits/htm/pm_encroachment.htm

11. What is the surface area of your parcel within the Protected Shoreland Area (PSA): 7,316 (square feet)
See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix C, Determining Lakeside Zone & PSA

12. What is the surface area of existing impervious surface on your parcel within the PSA: 1,090 (square feet)
See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix F, Calculating Percent Impervious Surface

13. What is the surface area of existing cleared area on your parcel within the PSA: 3,957 (square feet)
See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing

RECEIVED
MAR 28 2016
WSMD

B. Applicant Contact Information

1. Name: John Rhodes

2a. Mailing Address: 9215 SW 32ed Court

2b. Municipality: Ocala | 2c. State: Florida | 2d. Zip: 34476

3. Phone: 352-854-6067 | 4. Email: none

C. Application Preparer Information (if the individual preparing the application is not the landowner)

1. Name: Norman Benoit (NLB Construction Consulting,LLC)

2a. Mailing Address: 20 West Canal Street #212

2b. Municipality: Winooski | 2c. State: VT | 2d. Zip: 05404

3. Phone: 802-355-4130 | 4. Email: norm-benoit@comcast.net

*SPAN: The "School Parcel Account Number" is required for your application to be deemed complete. It can be obtained from your property tax bill. If you cannot locate your property tax bill, please obtain this information from your Town Clerk. SPAN is a unique identification number for each parcel of property in the State of Vermont consisting of eleven digits. The first three digits identify the town; the next three digits identify the school district; and the last five digits represent the unique parcel or property.

D. Project Description

Version: November 2015

1. Describe the proposed project. For this application to be considered administratively complete you must attach site plans that denote existing and proposed cleared areas and impervious surface and their distances from mean water level, no fewer than three photos of the project area, and dimensions and associated surface areas of cleared areas and impervious surfaces.

The entire parcel is in the PSA. The project includes removing the existing 20' x 32' camp and replacing it with with a 33' x 60' 3 bedroom home with a 2 car attached garage. A sea wall would be built along the bank to control erosion and incorporated the foundation for the house. The new building will be no closer to the MWL. It will follow the plane of the existing camp.

2. For developed parcels, how far is the existing habitable structure from Mean Water Level 43 (feet), **and** how far will new cleared area or impervious surface be from MWL 43 (feet)?

OR

For undeveloped parcels, how far will new cleared area or impervious surface be from MWL _____ (feet)?

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix A – Estimating Mean Water Level

3. Can all new cleared area or impervious surface be set back at least 100 feet from MWL? ☐ Yes ■ No

If no, explain why below (attach support information as needed):

The entire parcel is within the Lake Side Zone PSA

4a. What is the slope of the project site area: 22.00 %

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix B, Determining Slope

4b. Is the slope of the project area less than 20%? ☐ Yes ■ No If yes, skip 4c.

4c. If no above (4b), describe the measures taken to ensure the slope is stable, resulting in minimal erosion and impacts to water quality (attach support information as needed):

A seawall would be built to control the existing bank erosion.
Restore natural vegatation, buffer on all steep slopes near the new seawall.

5a. What is the surface area of new impervious surface associated with this project: 2,660.00 (square feet)

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix F Calculating Percent Impervious Surface

5b. What is the total resulting impervious surface after completion of the project and prior to implementation of best management practices: 3,750.00 (square feet) **and** is that 20% or less of the parcel area within the PSA? ☐ Yes ■ No

If yes, skip 5c.

5c. If no above (5b), describe the best management practices used to manage, treat and control erosion from stormwater from the portion of impervious that exceeds 20% (attach support information as needed).

-Install a rain garden to control stormwater from the roof.
- Use pervious pavers for walkways
-space deck boards to allow water to run through.
-Install a drain at the base of the asphalt driveway and connect it to a filteration ditch.
- Build a seawall to control the bank erosion.
-Restore the bank infront of the new seawall with natural vegetation.

6a. What is the surface area of new cleared area associated with this project: 0.00 (square feet) See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing	6b. What is the total resulting cleared area* after completion of the project and prior to implementation of best management practices: 3,957.00 (square feet) **and** is that 40% or less of the parcel area within the PSA? ☐ Yes ■ No If yes, skip 6c. *Total cleared area includes impervious surface area.

6c. If no above (6b), describe the best management practices used to provide erosion control, bank stability, and wildlife habitat functionally equivalent to clearing less than 40% (attach support information as needed).
-Build a new seawall and restore natural vegetation.

E. Landowner Certification

As APPLICANT, I hereby certify that the statements presented on this application are true and accurate and recognize that by signing this application, I agree to complete all aspects of the project as authorized. I understand that failure to comply with the foregoing may result in violation of the Shoreland Protection Act, 10 V.S.A. Chapter 49A, and the Vermont Agency of Natural Resources may bring an enforcement action for violations of the Act pursuant to 10 V.S.A. chapter 201.

Applicant/Landowner Signature: [signature] Trustee Date: 1/12/16

F. Application Preparer Certification (if applicable)

As APPLICATION PREPARER, I hereby certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Application Preparer Signature: [signature] Date: 12/23/15

G. Additional Required Documentation (please check to ensure you have completed the following)

- ☑ All sections of the application are complete (or otherwise indicate "not applicable")
- ☑ Application includes site plans denoting existing and proposed cleared area and impervious surface and distances from mean water level
- ☑ Application description includes dimensions and surface areas of cleared areas and impervious surfaces
- ☑ Application includes photos of project area

H. Permit Application Fees

Administrative Fee:$125.00		$ 125.00
Impervious Area Fee: $0.50 per square foot	Enter new impervious area as enterd in item (5a.) 2,660.00 x .5	$ 1,330.00
Total:		$ 1,455.00

Print Form

Submit this form and application fee, payable to:

State of Vermont
Vermont Department of Environmental Conservation
Watershed Management Division
Shoreland Permitting
1 National Life Drive, Main 2
Montpelier, VT 05620-3522

Direct all correspondence or questions to Shoreland Permitting

For additional information visit:

NLB CONSTRUCTION CONSULTING, LLC
20 West Canal Street #212
Winooski, VT 05404
802-355-4130
www.nlbconsultingllc.com

Owner:

December 22, 2015

John Rhodes ~~Residence~~ Trustee

2321 Georgia Shore Road
Georgia, VT

CACULATION WORKSHEET

MEAN WATER LEVEL

The MWL established for Lake Champlain is 95.5'

I measured from the water's edge to the building. The USGS web page listed the elevation to be 95.18 on 12/21/15

SLOPE MEASURMENT

The slope was measured from the road to the edge of the bank and from the bank to the water's edge.

Road to bank Elevation 521' to 515' = 6' = Rise Run 45' 6'/45'= 13%

Bank to water's edge 500' 515' = 15' = Rise- Run 48' 15/48 31%

Average 13% + 31% 44% /2 = 22% Average Slope

LAKESIDE ZONE AND PROTECTED SHORELINE AREA

The entire lot is in the lakeside zone. From MWL to road is approximately 100'.

NLB CONSTRUCTION CONSULTING, LLC
20 West Canal Street #212
Winooski, VT 05404
802-355-4130
www.nlbconsultingllc.com

PERCENT CLEARED AND PERCENT IMPERVIOUS SURFACES

Area of PSA	7316 SF Total
Existing Area of impervious Surfaces:	1090 SF Total
Camp 20' x 32'	640 SF
Deck 6' x 20'	120 SF
Driveway (within lot)	330 SF
TOTAL	1090 SF

Area of Existing Cleared	3957 SF
Area of PSA:	7316 SF

Area of Non Cleared	3359SF
Cedar hedge near road NE:	240 SF
Cedar Hedge at North:	840 SF
Trees	5 SF
Driveway	330 SF
Grass Lawns North	1200 SF
Grass Lawn South	704 SF
Grass Lawn East:	40 SF
Total	3359SF

(7316-3359= 3957 SF) Total of Existing Cleared

(3957/7316) x 100 =54% Total Existing Cleared

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Winooski, VT 05404
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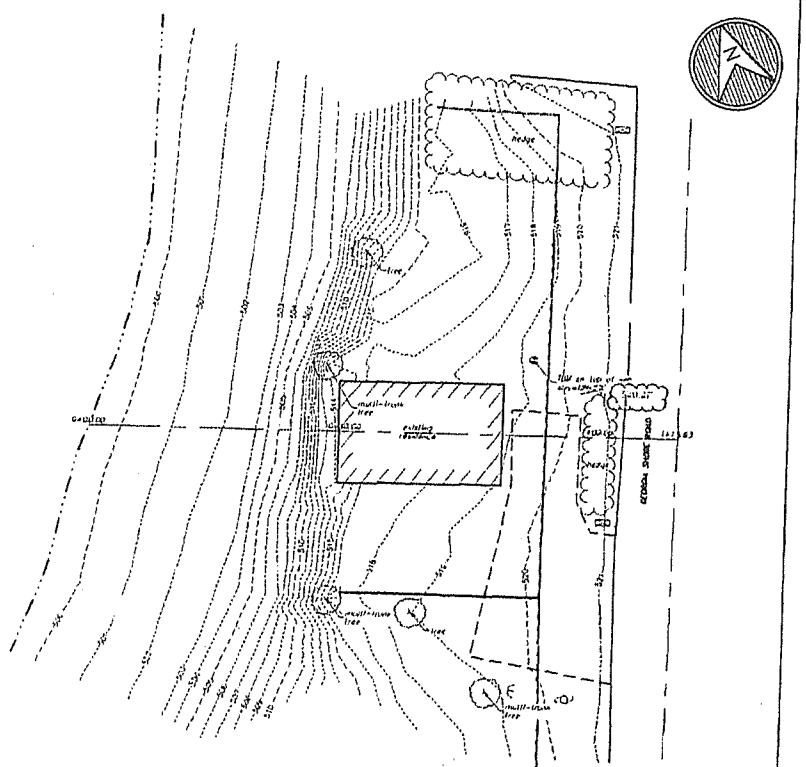
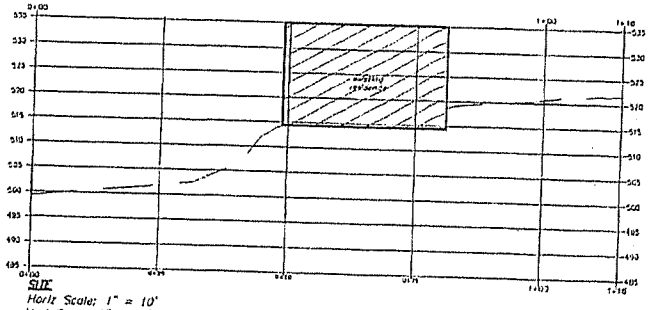
New Impervious Surface Proposed: 2660 SF

House; (60' x 33' -20' x 32')	
(1980 – 640 = 1340 sf)	1340 SF
Decks (10' x 48' + 8' x 33) 480 + 264=	744 SF
Driveway 20' x 20' =	400SF
Walkway 3'x 32- =	96 SF
Stairs to beach 4' x 20'=	80 SF
Total	2660 SF

Impervious Surfaces Existing and Proposed

Existing:	1090 SF
Proposed:	2660 SF
((1090 + 2660) / 7316) x 100 =	51% Total Impervious surfaces.





SITE
Horiz Scale: 1" = 10'
Vert Scale: 1" = 10'

GRAPHIC SCALE

NO.	DATE	REVISION

LAVALLEY RESIDENCE
2321 GEORGIA SHORE ROAD
GEORGIA, VERMONT

NLB CONSTRUCTION

EXISTING CONDITIONS

PROJECT NO	DATE
15271	11 DEC 153
SCALE	
1"=10'	C1.01
DRAWN	
AAF	
CHECKED	SHEET
DLF	SHEET 1 OF 1

All impervious surface associated with this project shall not be expanded towards the mean water level, 95.5 feet National Geodetic Vertical Datum 1929.

Erosion control and bank stability management. Best management practices shall be used to provide erosion control and bank stability of the project area while completing the project and be maintained as necessary.

PARCEL #
105561006
SPAN# 23707612144

PARCEL SIZE NON COMMON AREA
1316 sf

EROSION PREVENTION AND SEDIMENT CONTROL

OWNER/CONTRACTOR SHALL READ AND UNDERSTAND THE REQUIREMENTS OF THE FIELD GUIDE FOR EROSION PREVENTION AND SEDIMENT CONTROL HANDBOOK (VERMONT 2006)

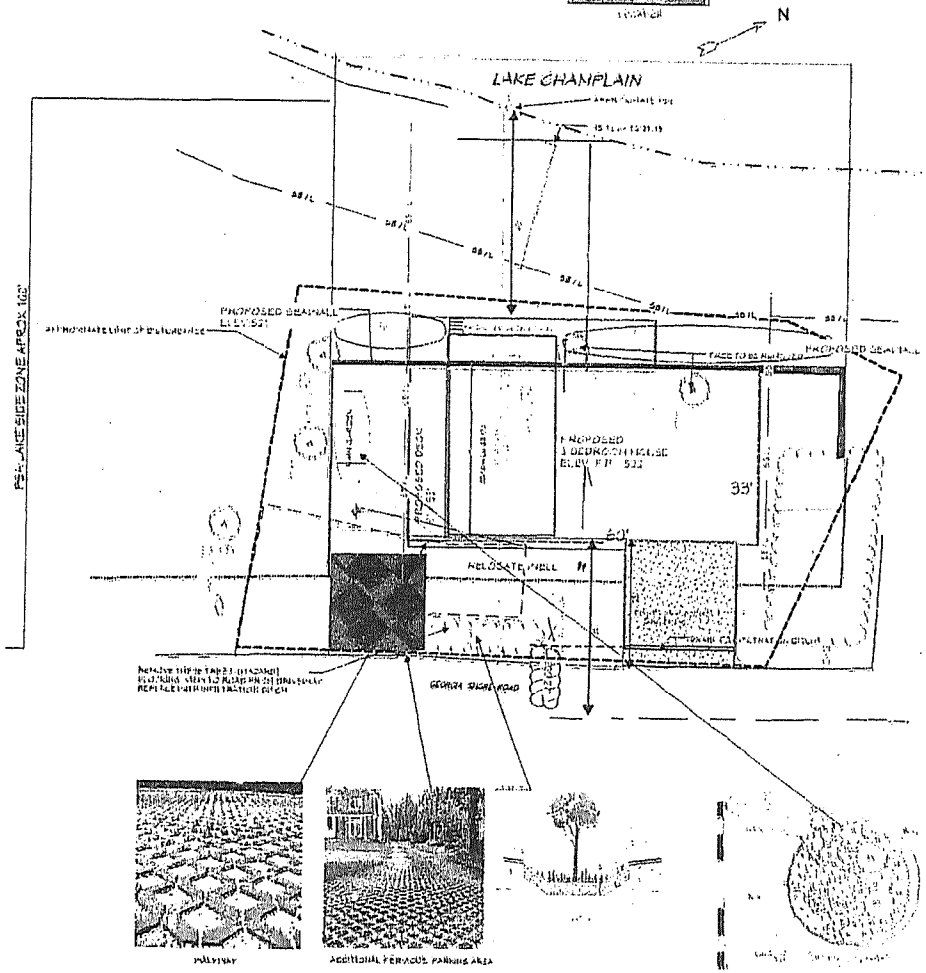
EROSION CONTROL MEASURES TO BE IMPLEMENTED SHALL INCLUDE, BUT NOT BE LIMITED TO

-INSTALLATION OF LIMITS OF DISTURBANCE CORDON AROUND SITE PERIMETER
-INSTALLATION OF SILT FENCE ALONG DOWN-SLOPE LIMITS OF WORK.
-TEMPORARY STABILIZATION OF SITE AND MATERIAL STOCKPILES IN ACCORDANCE WITH PREDICTED WEATHER>

ZONING DATA

ZONING DISTRICT L1

FRONT YARD SET BACK 30' FROM CENTER OF ROAD
REAR 25' FROM MHL
SIDE YARD 10'
HEIGHT MAXIMUM 16'



3/8" SPACES BETWEEN DECK BOARDS (TYP)

PATHWAY

ADDITIONAL PERVIOUS PARKING AREA

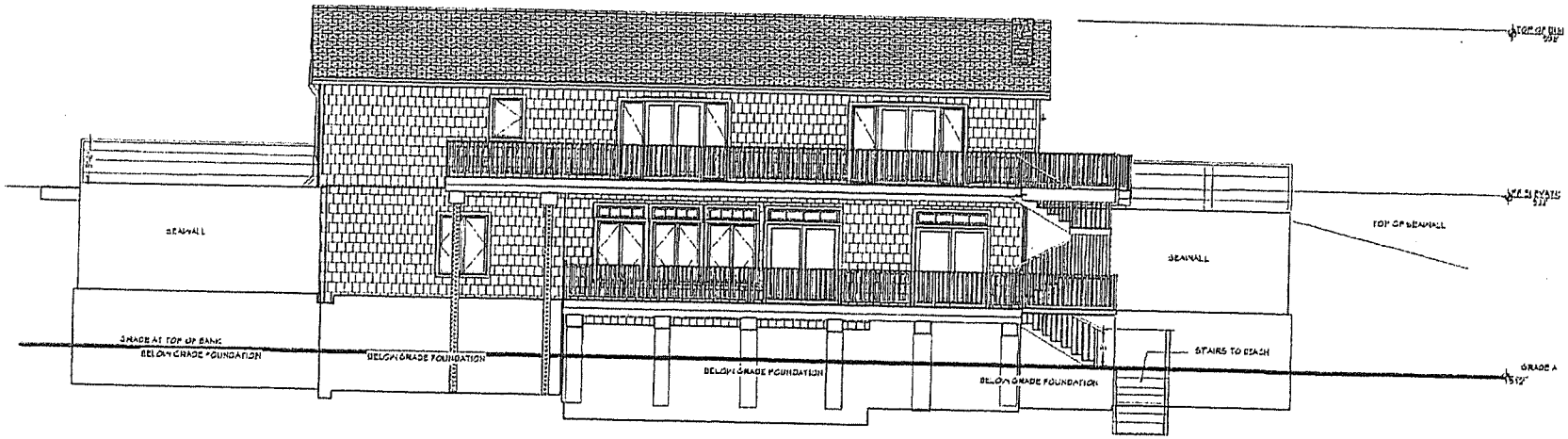
NEW PERVIOUS AREAS

NLB CONSTRUCTION CONSULTING LLC
29 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-655-5130

PROPOSED EROSION CONTROL PLAN

JOHN RHODES
2321 GEORGIA SHORE RD
GEORGIA SHORE, VT 05478

DATE: 12/23/2015
DRAWN BY: Norm Benoit
SCALE NTS
SHEET C2.0



WEST ELEVATION

1/4" = 1'-0"

Elevation 66

FOR PERMIT REVIEW

NLB CONSTRUCTION
CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-355-4130

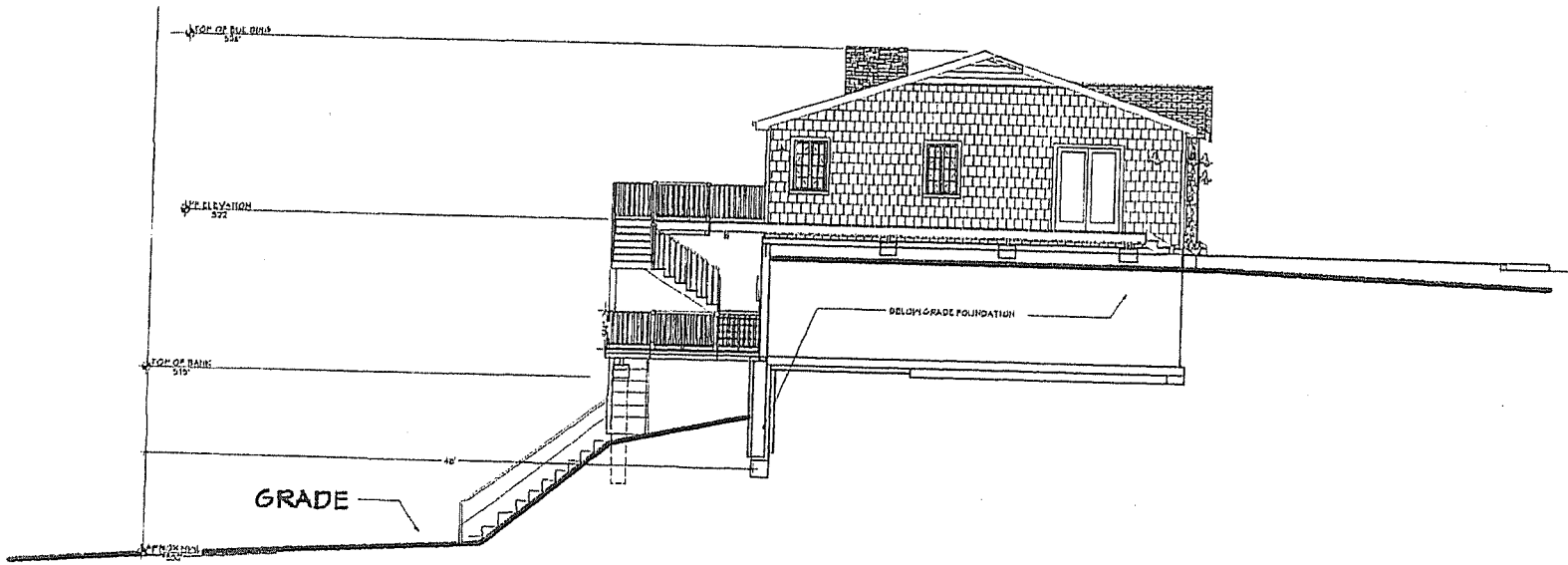
PARCEL #6
2321 GEORGIA SHORE RD
GEORGIA SHORE, VT

DATE:
12/22/2015

DRAWN BY:
Norm Benoit

SCALE

SHEET:
A2.3



SOUTH ELEVATION

1/4" = 1'-0"

NLB CONSTRUCTION
CONSULTING LLC
20 WEST CANAL STREET #212
WINOOSKI, VT 05404
802-355-4130

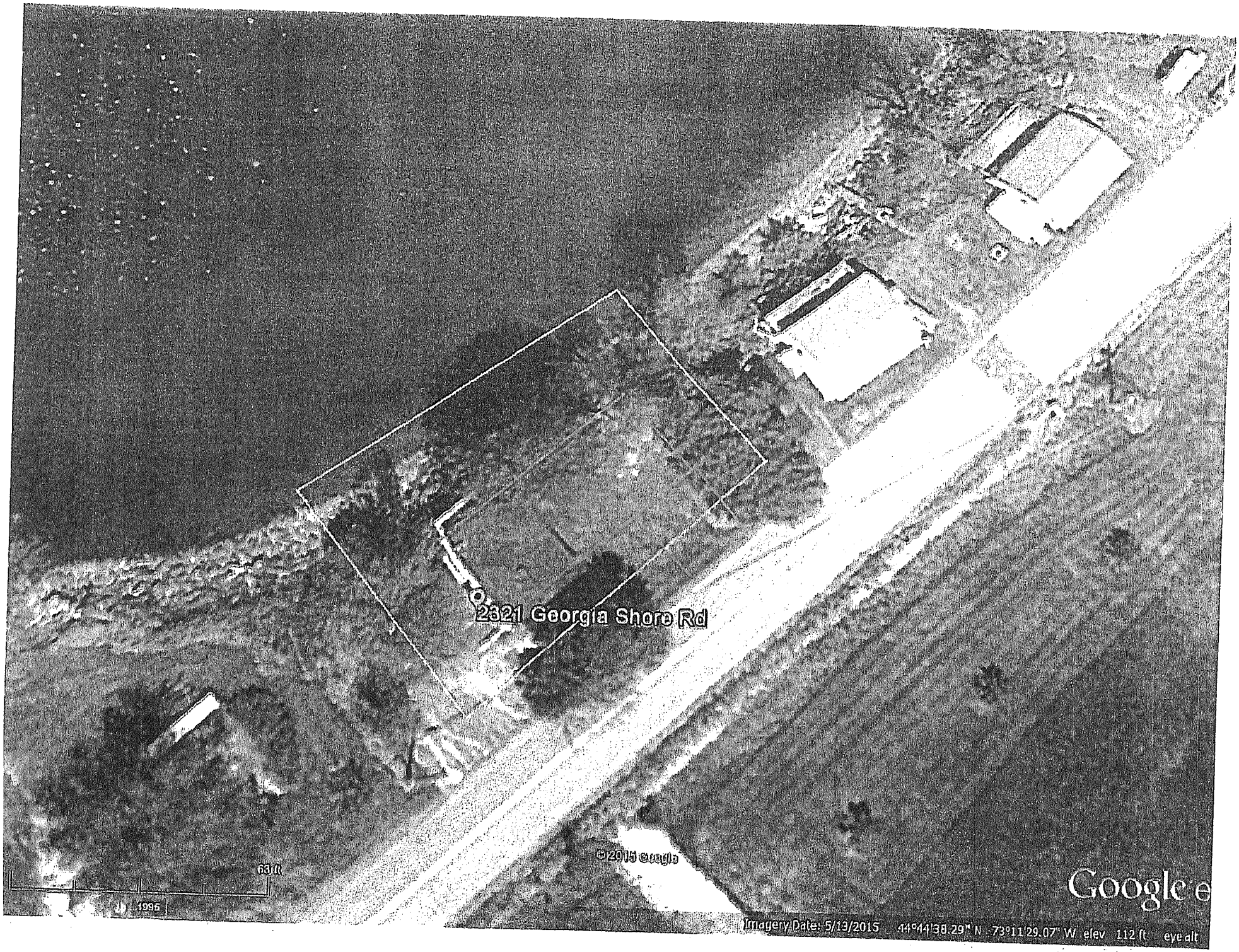
PARCEL #6
2321 GEORGIA SHORE RD
GEORGIA SHORE, VT

DATE:
12/22/2015

DRAWN BY:
Norm Benoit

SCALE

SHEET

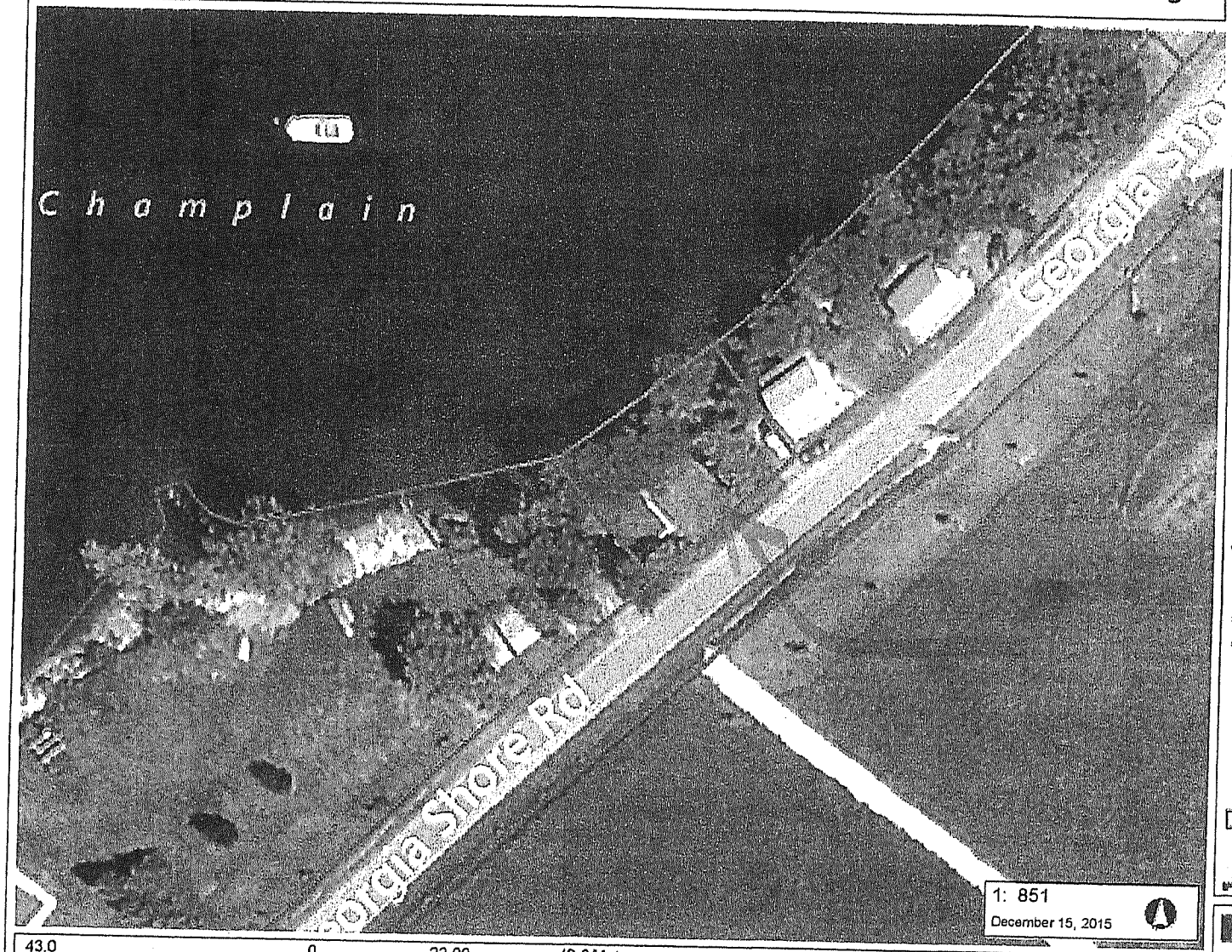

2321 Georgia Shore Rd
©2015 Google
63 ft
1995
Imagery Date: 5/13/2015 44°44'38.29" N 73°11'29.07" W elev 112 ft eye alt
Google

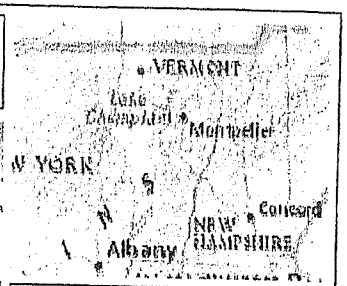
VERMONT

Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov





LEGEND

- Commercial Mining
- Dredging
- Gravel Mining
- Dam
- Ledge
- Waterfall
- Weir
- Avulsion
- Braiding
- Flood Chute
- Neck Cut Off
- Migration
- Animal Crossing
- Stream Ford
- Berm
- Road
- Improved Path
- Railroad
- Bank Erosion
  - Left Bank
  - Right Bank
- Mass Failure
  - Left Bank
  - Right Bank
- Parcels (where available)
- Town Boundary
- 0.5 mile buffer

NOTES

Map created using ANR's Natural Resources Atlas

43.0 0 22.00 43.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 71 Ft. 1cm = 9 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

2321 GEORGIA SHORE ROAD GEORGIA, VT

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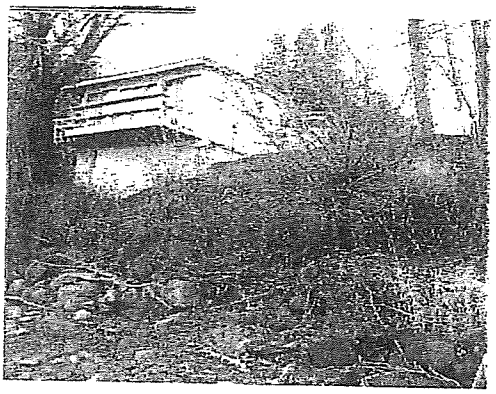

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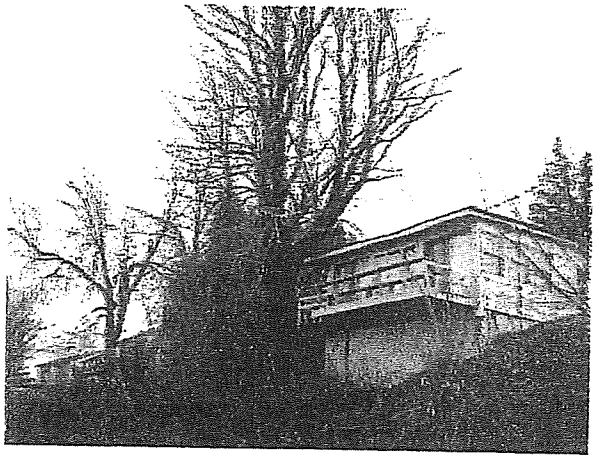

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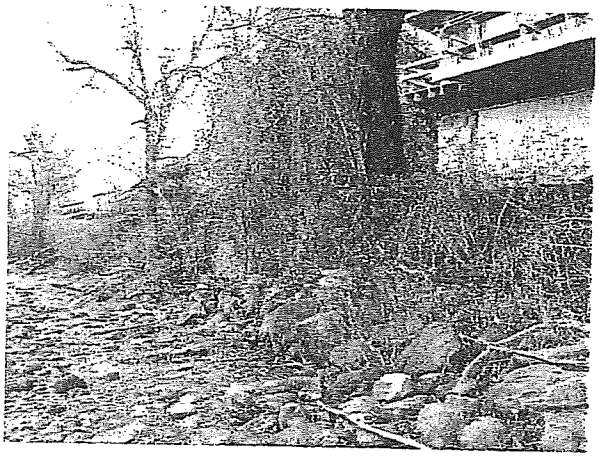

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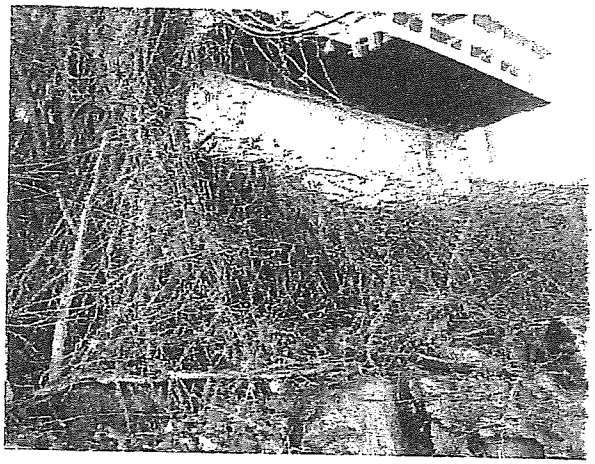

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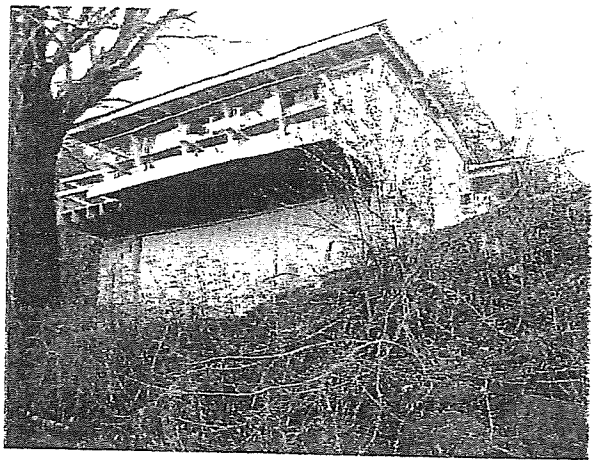

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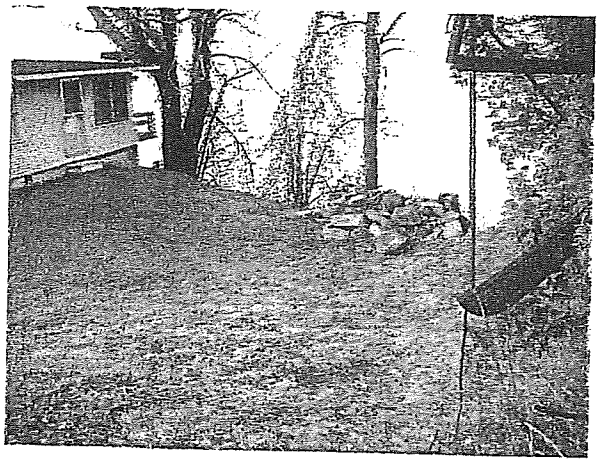

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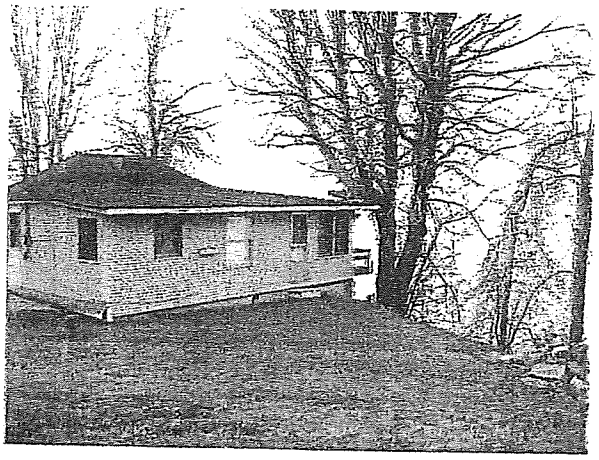

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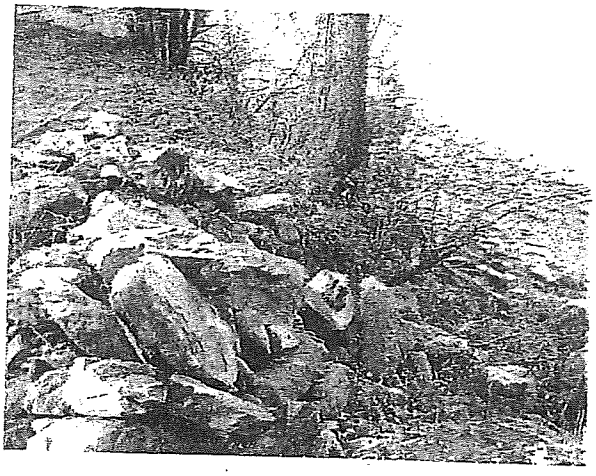

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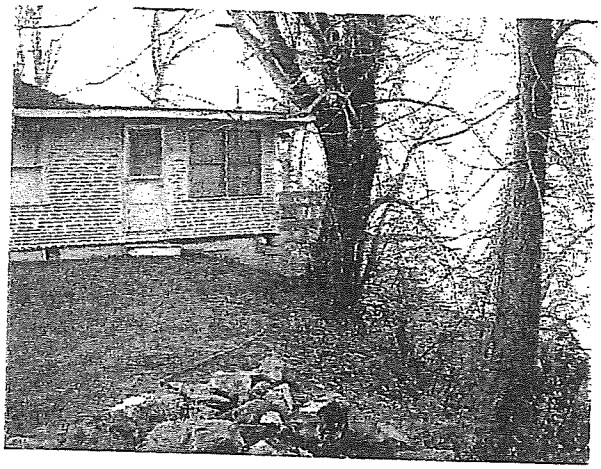

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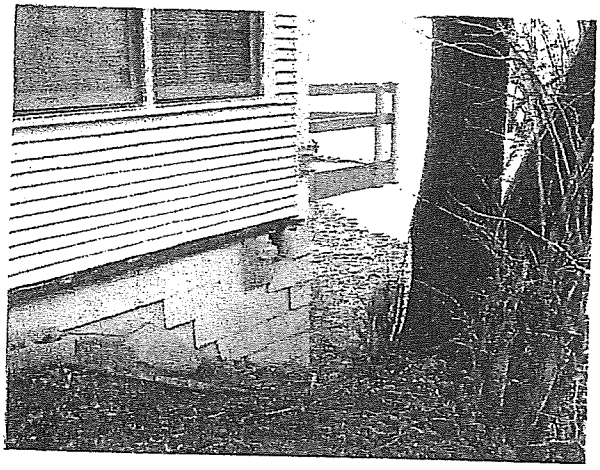

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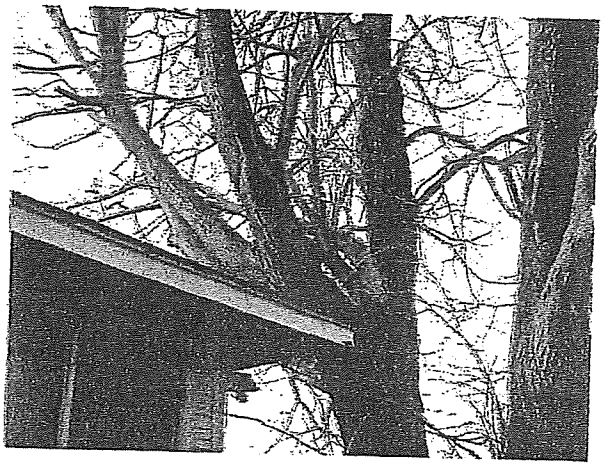

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