

**PROJECT INFORMATION:**

OWNER OF RECORD: RENOVERMONT LLC  
 111 LAKESIDE AVE.  
 MILTON, VT 05468

PHYSICAL ADDRESS: ETHAN ALLEN HWY  
 GEORGIA, VT 05478

PARCEL ID: 117610100

SPAN: 237-076-12625

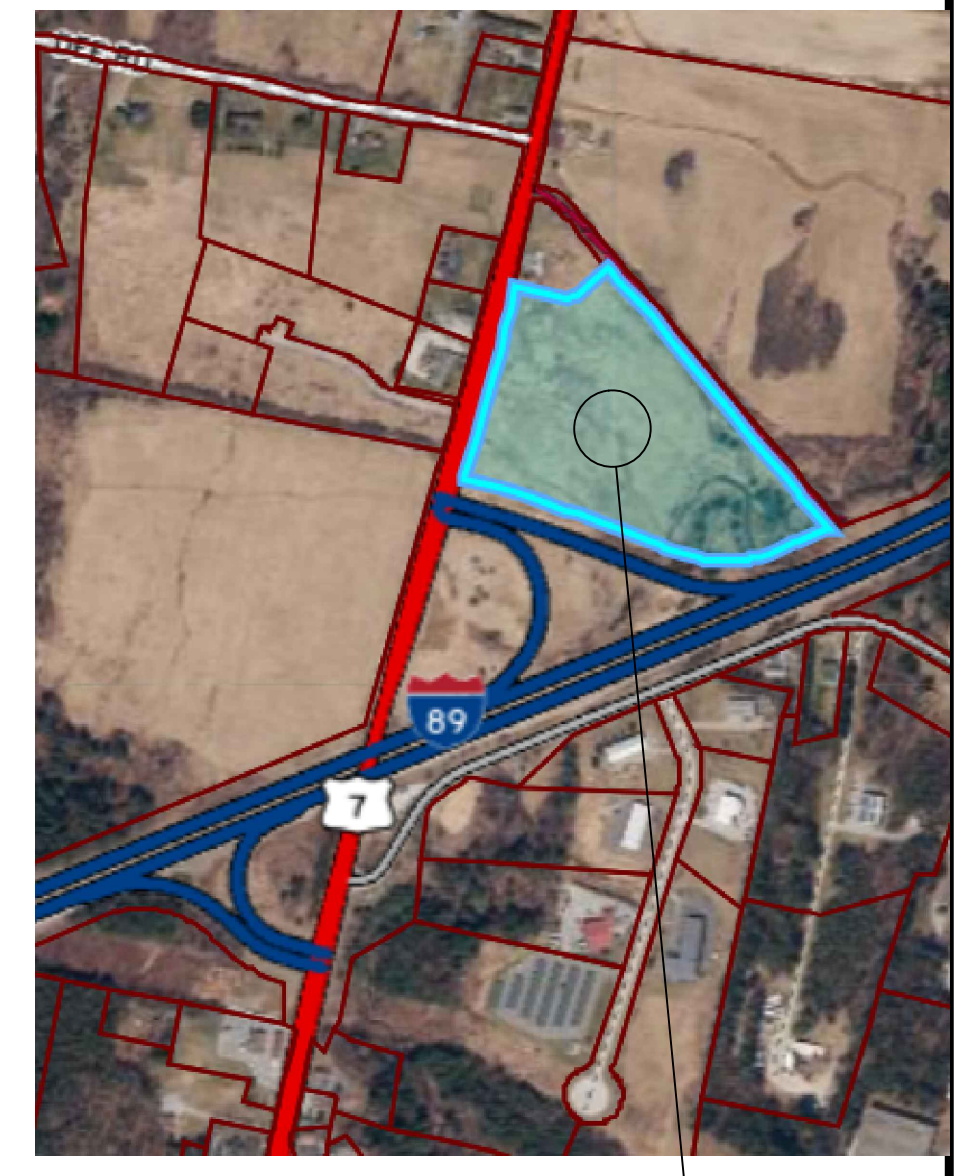
LOT SIZE: 17.6 ACRES

**ZONING DISTRICTS:**

B – BUSINESS (1000 FEET FROM U.S. ROUTE 7)  
 MINIMUM LOT SIZE: 1 ACRES  
 LOT FRONTAGE: 100 FEET  
 MINIMUM SETBACKS: FRONT 50 FEET, SIDE 20 FEET, REAR 20 FEET  
 LOT COVERAGE: 50%

AR – AGRICULTURAL/RURAL RESIDENTIAL  
 MINIMUM LOT SIZE: 2 ACRES  
 LOT FRONTAGE: 150 FEET  
 MINIMUM SETBACKS: FRONT 50 FEET, SIDE 20 FEET, REAR 20 FEET

FHAO – FLOOD HAZARD AREA OVERLAY  
 DIMENSIONAL STANDARDS WITHIN THE FLOOD HAZARD AREA  
 OVERLAY ARE DETERMINED BY THE UNDERLYING ZONING DISTRICTS.



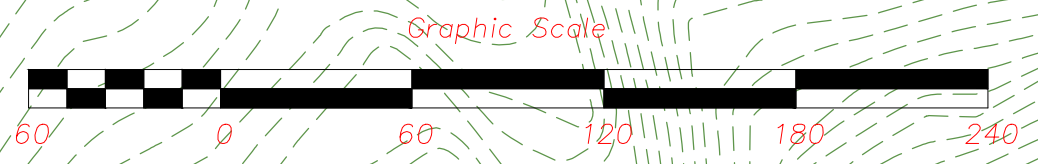
PROJECT LOCATION

**EXISTING CONDITIONS NOTES:**

1. THIS PLAN DEPICTS THE PERTINENT EXISTING CONDITIONS AS OF SEPTEMBER, 2025.
2. VERTICAL DATUM IS BASED ON NAVD88 (GEOID 12).
3. COORDINATE SYSTEM IS BASED ON VERMONT STATE PLANE (U.S. SURVEY FEET).
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE ENCOUNTERED AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION. CALL 1-888-DIG SAFE (344-7233).

**LEGEND**

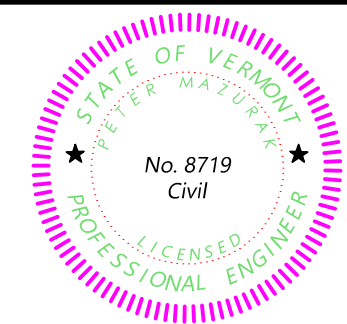
RIVER CORRIDOR	
PARCEL LINE	
ADJOINER PARCEL	
SETBACK	
OVERHEAD UTILITY	
EASEMENT / R.O.W.	
STORM DRAIN	
CONTOUR	
DRILLED WELL	
SOIL TEST PIT	
MONITOR WELL	



Project Name: RENOVERMONT LLC  
 ETHAN ALLEN HWY.  
 GEORGIA, VT

Sheet Title: SKETCH PLAN

Project #: 25-042  
 Date: 3/06/2026  
 Drawn By: PM  
 Scale: 1" = 60'



Apex Engineering, LLC  
 p. (802) 752-7328  
 e. aevermont@gmail.com

Sheet # SK-01

Revisions: 1: ACCESS EASEMENTS 3/16/2026