THIS SUBDIVISION PLAT HAS BEEN APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF GEORGIA, VT

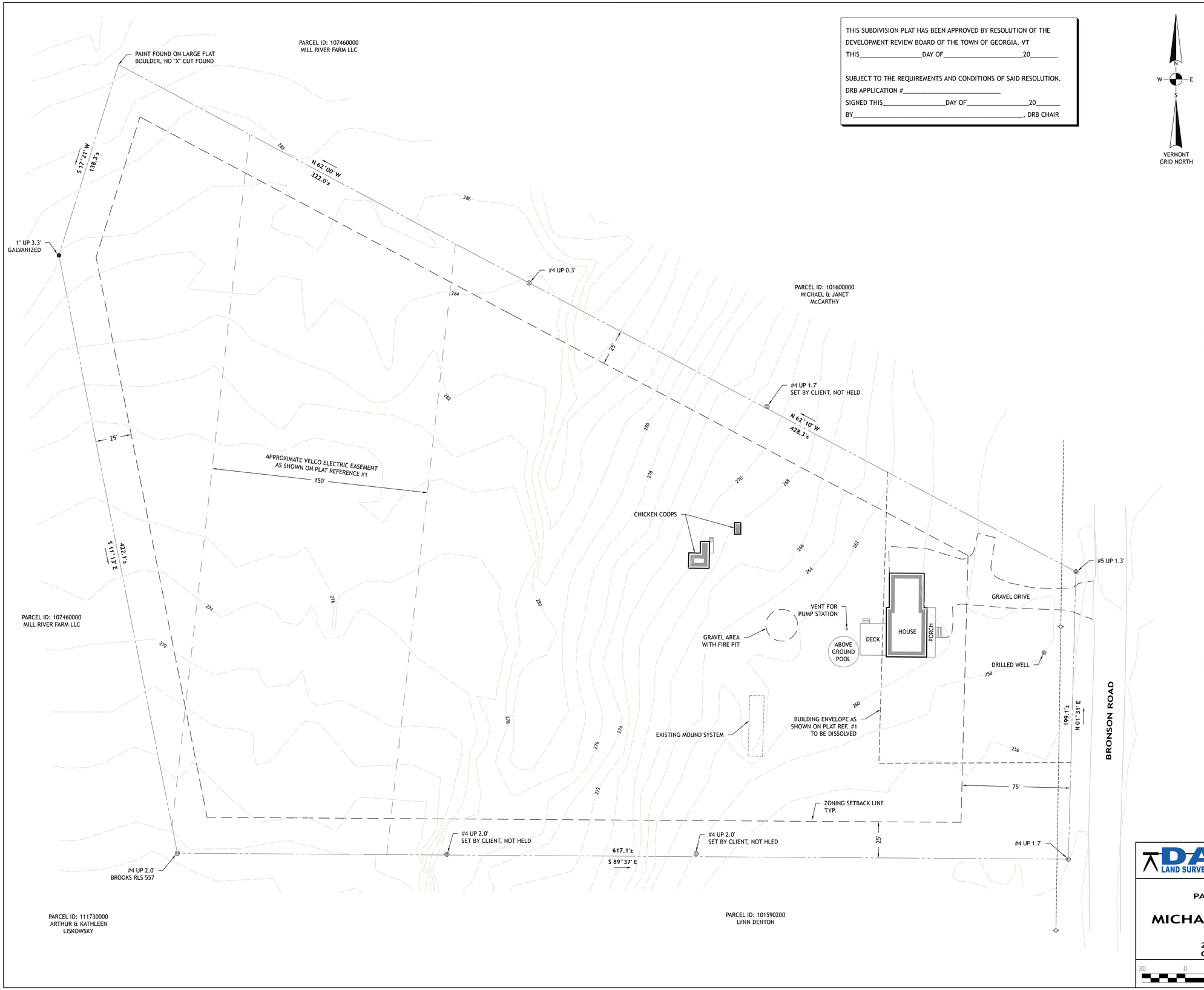
THIS_____DAY OF_____20_____

SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

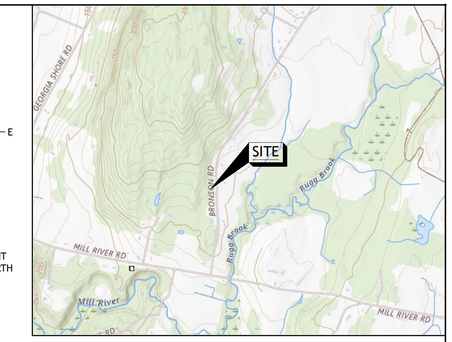
DRB APPLICATION #_____

SIGNED THIS_____DAY OF_____20_____

BY_____, DRB CHAIR



N
W E
S
VERMONT GRID NORTH



LOCUS MAP
NOT TO SCALE

NOTES:

1. OWNER: MICHAEL S. & CARRIE L. TOURVILLE
2. THE PARCEL OF LAND WHICH IS THE SUBJECT OF THIS SURVEY IS KNOWN AS PARCEL ID: 101590000.
3. NORTH ORIENTATION IS BASED ON VERMONT GRID ZONE 4400 COMPUTED FROM RTK GNSS OBSERVATIONS MADE ON 09/02/2025 WITH DIFFERENTIAL CORRECTIONS FROM THE VERMONT CORS VRS. THE RESULTANT DATUM IS NAD83 (2011), EPOCH 2010.0, NAVD88 (GEOID18).
4. ONLY COPIES FROM THE ORIGINAL OF THIS MAP BEARING AN ORIGINAL SIGNATURE AND THE SEAL OF THE PREPARER SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
5. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT REQUESTING THE SERVICE. ANY CERTIFICATIONS MADE HEREON ARE NOT TRANSFERABLE.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE NOT CERTIFIED TO. WHILE EVERY EFFORT WAS MADE TO PLOT UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES FROM FIELD INVESTIGATIONS AS WELL AS DATA OBTAINED FROM PREVIOUS MAPS, RECORD UTILITY DRAWINGS AND UTILITY FIELD MARKOUTS, THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED.
7. THE BUILDING ENVELOPE SHOWN ON PLAT REFERENCE #1 ONLY SHOWS 1 DISTANCE, SO THE ENVELOPE SHOWN HEREON IS SCALED FROM THE PLAT.

NOTES ON BOUNDARY:

1. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. ANY BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED ON FOR ANY USE CUSTOMARY TO AN OFFICIAL BOUNDARY SURVEY PLAT.
2. THIS PLAN DOES NOT INTEND TO MEET THE REQUIREMENTS OF 27 VSA 1403.
3. DISTANCES SHOWN HEREON ARE MEASURED DISTANCES BETWEEN PHYSICAL EVIDENCE FOUND IN THE FIELD.
4. THE BOUNDARY LINES SHOWN HERE ON ARE ALL BASED ON THE BOUNDARY LINES IN PLAT REFERENCE #1.

PLAT REFERENCE:

1. "PLAT OF SURVEY SHOWING 2-LOT SUBDIVISION - LYNN DENTON PROPERTY (11.2 AC.±) - BRONSON ROAD GEORGIA, VERMONT" DATED AUG. 15, 2006 BY WARREN ROBENSTIEN AND WAS PROVIDED BY THE CLIENT.

ZONING INFORMATION:

INFORMATION PROVIDED BELOW WAS TAKEN FROM THE TOWN OF GEORGIA DEVELOPMENT REGULATIONS DATED FEBRUARY 27, 2023

- ZONING DISTRICT: AR-2 RESIDENTIAL MED DENSITY
- MINIMUM LOT FRONTAGE: 150'
- MINIMUM FRONT YARD SETBACK: 75'
- MINIMUM SIDE YARD SETBACK: 25'
- MINIMUM REAR YARD SETBACK: 25'

LEGEND

●	IRON PIPE (FOUND)
◎	REBAR (FOUND)
○	UTILITY POLE
◉	UTILITY POLE
	APPROXIMATE BOUNDARY LINE
	EXISTING EASEMENT LINE
	UTILITY LINE
	SETBACK LINE
	BUILDING EVLEOPE AS SHWON ON PLAT REF. #1
260	LIDAR ELEVATION CONTOUR

DAY LAND SURVEYING, PLLC
272 N MAIN ST.
ST. ALBANS, VT 05478
802-849-6516
www.daylandsurveying.com

REVISIONS

SITE PLAN
PARCEL ID: 101590000
Prepared For
MICHAEL S. & CARRIE L. TOURVILLE
279 BRONSON ROAD
GEORGIA, VERMONT

30 0 15 30 60 120

SCALE:	1"=30'
DATE:	09/02/2025
JOB NUMBER:	25151
DRAWING:	25151 WS
DATE OF SURVEY:	09/02/2025
SURVEY BY:	DBM
SHEET	1 of 1