

APPROXIMATE

(5) QB

N/F REDEEMING  
GRACE CHURCH  
164 BALLARD RD.  
(109660000)  
(V 206, PG 238)  
(FORMERLY LOT #1)

N/F GEORGIA MEDICAL  
GROUP, LLC  
927 ETHAN ALLEN HWY  
(117380002)  
(V 136, PG 212)

**GENERAL NOTES:**

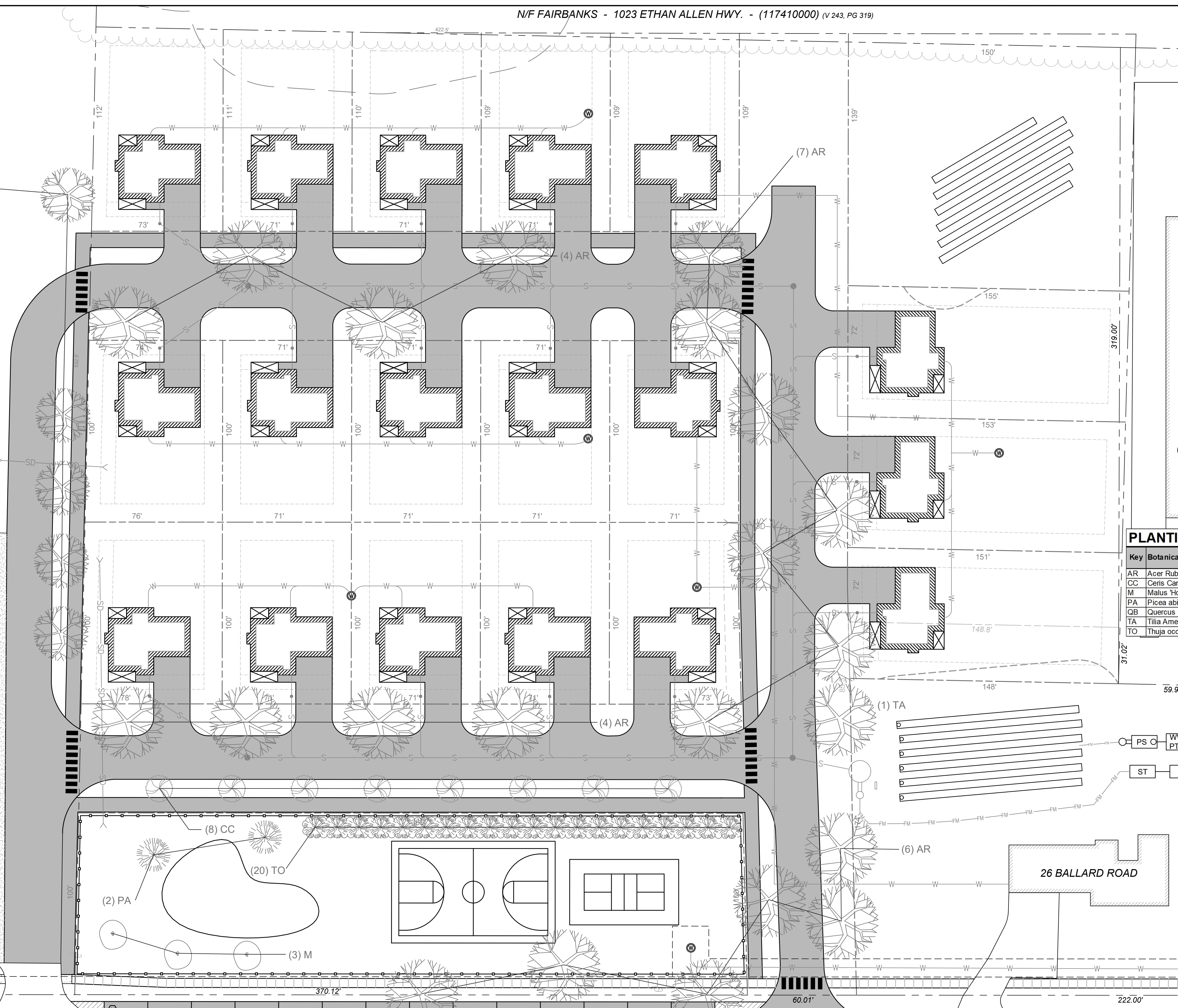
- 1) OWNER/APPLICANT: 17 BLACK WALNUT, LLC  
c/o KEVIN CAMISA  
85 SOUTH BAY CIRCLE  
COLCHESTER, VT 05446
- 2) SUBJECT PROPERTY: 104 BALLARD RD  
(REDESIGN OF LOTS 2, 5 & 6)  
GEORGIA, VT (DEED VOLUME 279, PAGE 277)
- 3) THIS PLAN IS INTENDED AS A PRELIMINARY LANDSCAPING PLAN SHOWING STREET TREES AND OTHER PLANTINGS. ONCE COMMUNITY RECREATIONAL AREA RECEIVES PRELIMINARY APPROVAL, GREATER DETAIL OF LOT 5 WILL BE PROVIDED WITH THE FINAL APPLICATION INCLUDING SPECIFICATIONS OF PARK AND PLAYGROUND AMENITIES.
- 4) INDIVIDUAL BUILDING LOTS WILL EACH INCLUDE AESTHETIC LANDSCAPE PLANTINGS.

(SEE WW-6-1452)

**PLANTING SCHEDULE UPDATED 4/28/26**

Key	Botanical Name / Common Name	Characteristics	Size	Qty.
AR	Acer Rubrum / Red Maple	Spring Red Blooms, Red Fall Foliage	2-2.5" CAL	21
CC	Ceris Canadensis / Eastern Redbud	Vibrant Spring Blooms, Yellow Fall Foliage	1.5-2" CAL	8
M	Malus 'Honeycrisp' / Cortland, 'Empire' / Apples	Spring Bloom, Late summer fruit	2-2.5" CAL	3
PA	Picea abies/ Norway Spruce	Evergreen	4-6' HT	2
QB	Quercus bicolor/ Swamp White Oak	Deciduous tree. Red fall foliage.	2-2.5" CAL	5
TA	Tilia Americana 'Redmond' / American Basswood	Spring Yellow Blooms, Yellow Fall Foliage	2-2.5" CAL	1
TO	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	Narrow Evergreen	4-6'	20

N/F DC LANG, LLC  
GEORGIA DAYCARE  
863 ETHAN ALLEN  
(109640000)  
(V 12, PG 59)  
(FORMERLY LOT #3)



**BALLARD ROAD**

3 ROD R.O.W. WIDTH

EXISTING SPRING  
N/F CROSS  
185 BALLARD RD.  
(109710000)  
(V 108, PG 174)

MANOR DRIVE

N/F WINEGAR  
151 BALLARD RD.  
(109700000)  
(V 196, PG 107)

N/F LESAGE  
97 BALLARD RD.  
(109690000)  
(V 123, PG 438)

N/F FRANCIS  
97 BALLARD RD.  
(109680000)  
(V 293, PG 17)

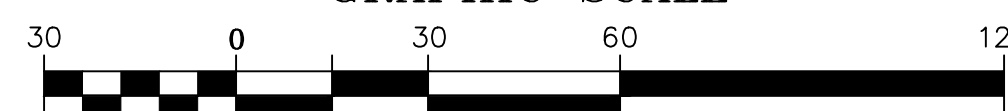
N/F BROWN  
75 BALLARD RD.  
(109670000)  
(V 321, PG 32)

N/F MYERS  
789 ETHAN ALLEN HWY.  
(117190000)  
(V 122, PG 523)

**REFERENCES:**

- THESE PLANS REFERENCES THE FOLLOWING:
1. BOUNDARY SURVEY PLAT PREPARED BY WARREN ROBSTENIEN, L.S. DATED SEPTEMBER 15, 2020, SLIDE 281, MAP 591 OF THE GEORGIA LAND RECORDS.
  2. A RECORD DRAWING PREPARED BY DUFRESNE-HENRY, INC. FOR RICHARD & DANIELLE JACKSON ENTITLED BUMPER BOATS SITE PLAN DATED DECEMBER, 1997. PROJECT #6179001, DRAWING #6179001-01 & 02.
  3. A TOPOGRAPHIC FIELD SURVEY PERFORMED BY PINNACLE ENGINEERING, PLC ON 11/22/15 & 11/25/15.
  4. THE VERMONT NATURAL RESOURCES ATLAS.

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

REV.	DATE	DESCRIPTION	BY
1	6/1/26	REVISED TO CORRECT VISIBLE LAYERS	JTH

17 BLACK WALNUT, LLC  
PROPOSED DEVELOPMENT  
BALLARD ROAD, GEORGIA, VERMONT

PRELIMINARY LANDSCAPING PLAN

**PINNACLE**  
ENGINEERING, PLC

189 Maple Drive  
Georgia, VT 05478  
(802) 782-5980

DATE: 4/28/26  
SHEET 5 OF 8