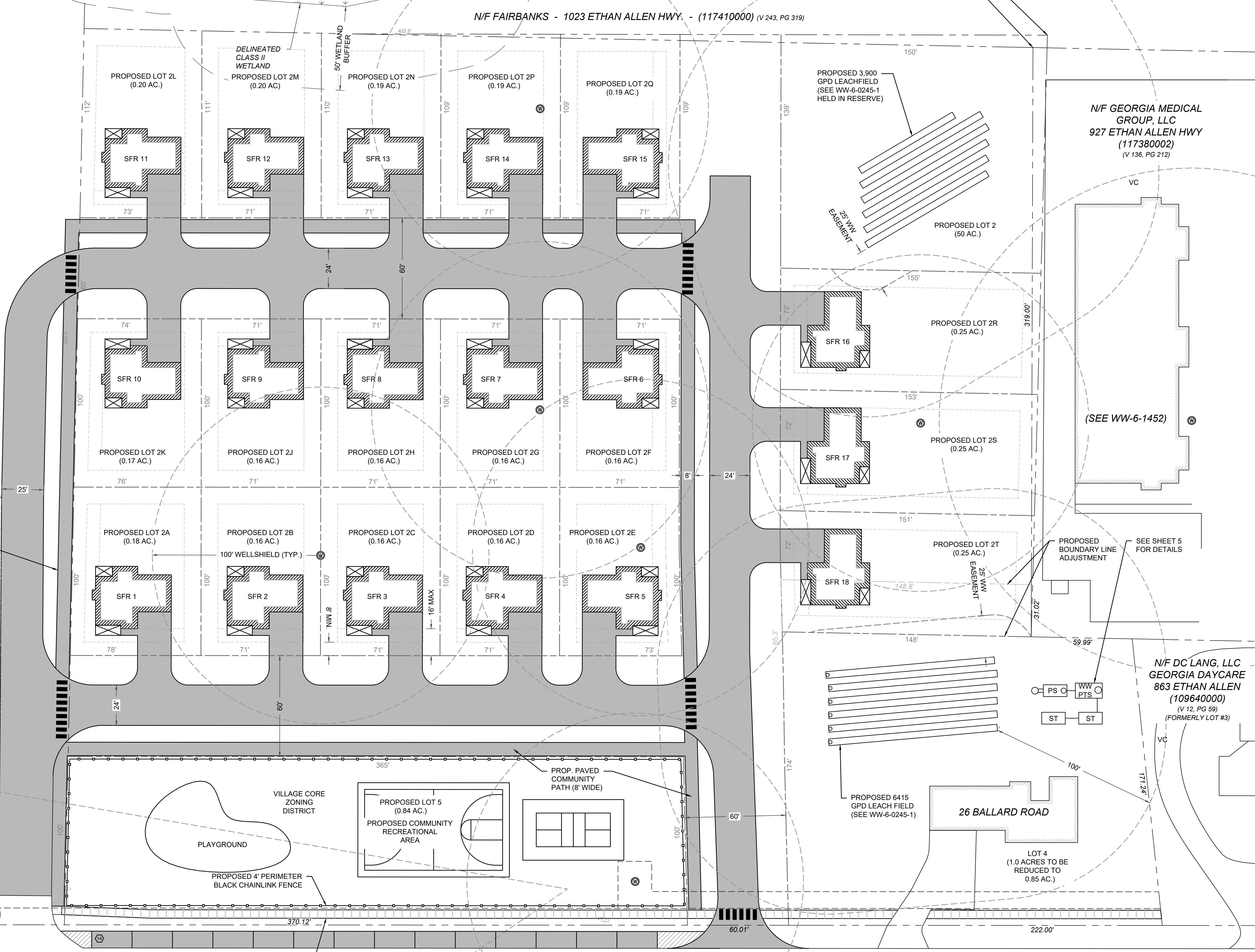


SITE LOCATION MAP
SOURCE: USGS 7.5 Minute Topographic Map Series (Milton, Vermont Quadrangle)
APPROXIMATE SCALE: 1" = 2,000'

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

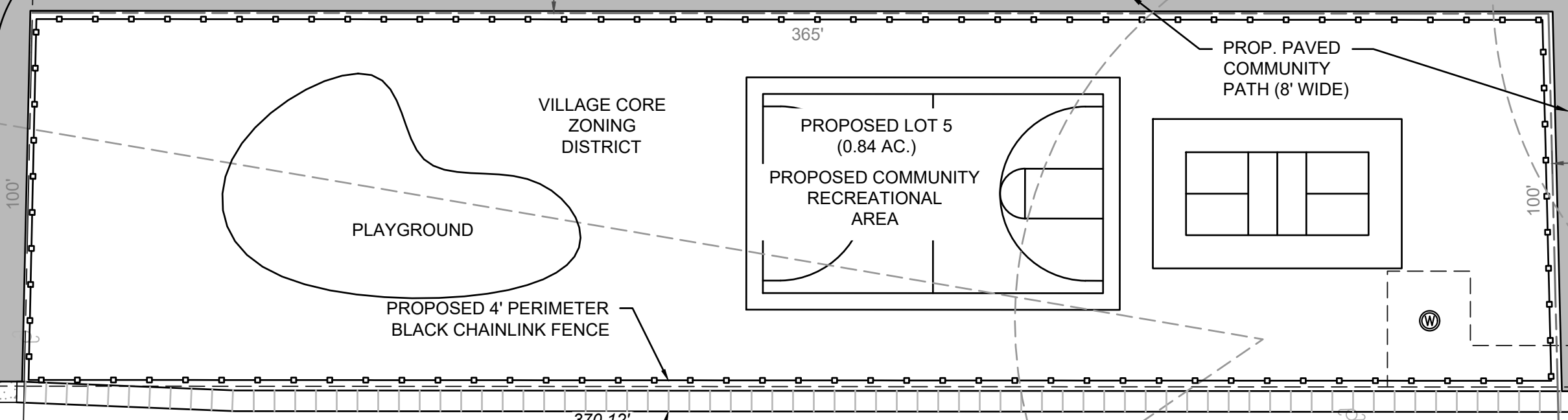
VC
PROP. PAVED COMMUNITY PATH (8' WIDE)



- GENERAL NOTES:**
- OWNER/APPLICANT: 17 BLACK WALNUT, LLC
c/o KEVIN CAMISA
85 SOUTH BAY CIRCLE
COLCHESTER, VT 05446
 - SUBJECT PROPERTY: 104 BALLARD RD
(REDESIGN OF LOTS 2, 5 & 6)
GEORGIA, VT (DEED VOLUME 279, PAGE 277)
 - THIS PLAN IS INTENDED TO DEPICT THE PROPOSED DEVELOPMENT OF THE SUBJECT PARCELS WITH 18 TWO-STORY SINGLE-FAMILY HOMES AND AN OFFSETTING COMMUNITY RECREATION AREA IN ACCORDANCE WITH SECTION 6.7.D.2 TO SATISFY SECTION 3.3.18.C.3 OF THE CURRENT GEORGIA DEVELOPMENT REGULATIONS.
 - ZONING REQUIREMENTS:
VC - VILLAGE CORE ZONING DISTRICT

| CRITERIA | MINIMUM | PROPOSED |
|-----------------|---------------------|------------------|
| LOT SIZE | 3,000 SF (0.07 AC.) | 0.16 TO 0.25 AC |
| FRONTAGE | 30 FT | 71 TO 78 FT |
| FRONT YARD | 8 FT (16' MAX) | 10 TO 16 FT |
| SIDE YARD | 10 FT | > 10 FT (VARIES) |
| REAR YARD | 10 FT | > 10 FT (VARIES) |
| BUILDING HEIGHT | 2 STORIES | 2 STORIES |
 - THIS LAYOUT DEPICTS SINGLE-FAMILY HOMES WITH A GARAGE. TWO PARKING SPACES ARE PROVIDED IN FRONT OF THE GARAGE AND OUTSIDE THE RIGHT-OF-WAY. THE DRIVEWAY AND PARKING SPACES ARE TO THE SIDE OF THE BUILDING PRIMARY ENTRANCE IN ACCORDANCE WITH SECTION 2.10.4.D.5. A WAIVER IS REQUESTED IN ACCORDANCE WITH SECTION 5.7.2.D.4 TO ALLOW BACKING INTO THE PRIVATE STREET. HOUSES ARE TO BE LIMITED TO LESS THAN 1,500 SF OF GROSS HABITABLE AREA.

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
117 BALLARD RD.
(109690000)
(V 123, PG 438)

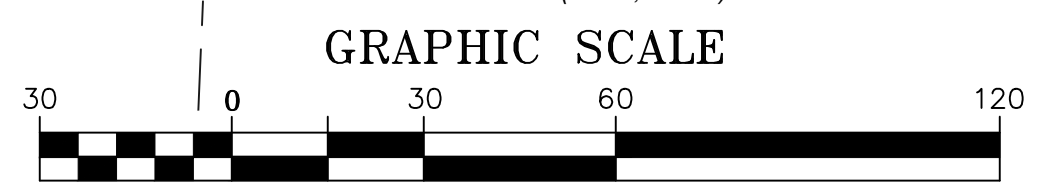
N/F FRANCIS
97 BALLARD RD.
(109680000)
(V 293, PG 17)

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

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

NOTE:
The property line, easements and other real property descriptions provided on this permit application are for the use of ANR only. They do not define legal rights or meet legal requirements for a land survey described in 26 V.S.A. § 2502(4), and shall not be used in lieu of a survey for the basis of any land transfer or establishment of property right.

- REFERENCES:**
THESE PLANS REFERENCES THE FOLLOWING:
- BOUNDARY SURVEY PLAT PREPARED BY WARREN ROBENSTIEN, L.S. DATED SEPTEMBER 15, 2020, SLIDE 281, MAP 591 OF THE GEORGIA LAND RECORDS.
 - 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.
 - A TOPOGRAPHIC FIELD SURVEY PERFORMED BY PINNACLE ENGINEERING, PLC ON 11/22/15 & 11/25/15.
 - THE VERMONT NATURAL RESOURCES ATLAS.



| REV. | DATE | DESCRIPTION | BY |
|------|------|-------------|----|
| | | | |

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

PRELIMINARY SITE PLAN

PINNACLE
ENGINEERING, PLC

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

DATE: 4/28/26
SHEET 1 OF 8