



PROJECT INFORMATION:

1.

OWNER OF RECORD:

TERRY ROONEY & ROBERT ROONEY
2.

TAX PARCEL ID:

116080000
3.

PHYSICAL ADDRESS
OF PROPERTY:

4451 ETHAN ALLEN HIGHWAY
GEORGIA, VT

PURPOSE OF DESIGN:

THESE PLANS ARE BEING SUBMITTED TO ACQUIRE THE PERMITTING TO SUBDIVIDE THE PROPERTY INTO A TOTAL OF TWO LOTS. ONE LOT WILL CONTAIN THE EXISTING DWELLING AND THE OTHER LOT WILL BE VACANT.

PROJECT LOCATION

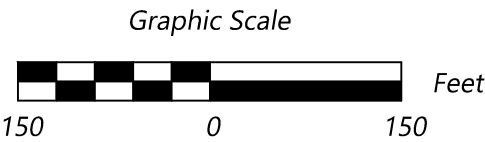
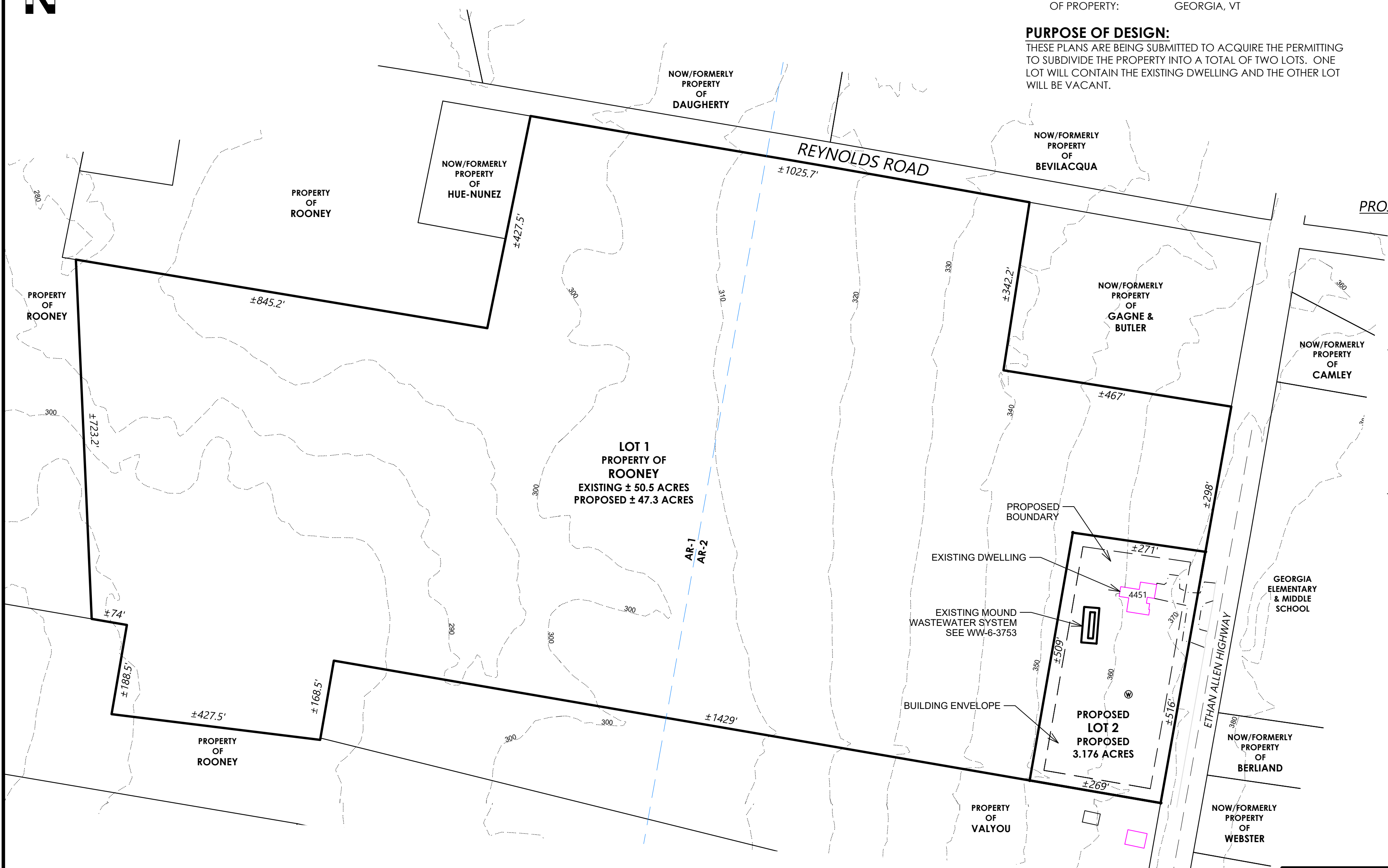
GENERAL NOTES:

1. FOR BOUNDARY INFORMATION SEE PLANS ENTITLED:
(a) "BOUNDARY SURVEY", STUART & ESTER NEWTON
DATED MAY 1986, PREPARED BY S. BROOKS, L.S.
(b) "SUBDIVISION SURVEY FINAL PLAN" DATED
12/10/2024 PREPARED BY H.W. CHAFFEE SURVEYING.

2. FOR WASTEWATER AND POTABLE WATER SEE
WASTEWATER SYSTEM AND POTABLE WATER SUPPLY
PERMIT WW-6-3753.

EXISTING CONDITIONS NOTES:

1. THIS PLAN DEPICTS THE PERTINENT EXISTING CONDITIONS
AS OF AUGUST , 2024.
2. VERTICAL DATUM IS BASED ON NAVD88 (GEIOD 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. DIG-SAFE MUST BE
CONTACTED PRIOR TO ANY EXCAVATION. CALL
1-888-DIG SAFE (344-7233).



SITE PLAN

SCALE 1 INCH = 150 FEET

ZONING NOTES:
ZONING DISTRICT (AR-2)

	REQUIRED	PROVIDED
MINIMUM LOT AREA (ACRES)	2	3.176
MINIMUM ROAD FRONTAGE (FEET)	150	516
MINIMUM FRONT YARD (FEET FROM CL)	75	134
MINIMUM SIDE YARD (FEET)	25	79
MINIMUM REAR YARD (FEET)	25	115

LEGEND

- DRIVE OR ROAD
- TOPOGRAPHIC CONTOURS
- SEWER LINE
- WATER SERVICE
- PROPERTY LINE
- OVERHEAD UTILITY
- SETBACKS
- UTILITY POLE
- DRILLED WELL

Revisions:

Project Name:

ROONEY
4451 ETHAN ALLEN HWY.
GEORGIA, VERMONT

Sheet Title:

Overall
Site Plan

Project #: 20-005
Date: 1/09/2025
Drawn By: PM
Scale: 1" = 150'



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Sheet #

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