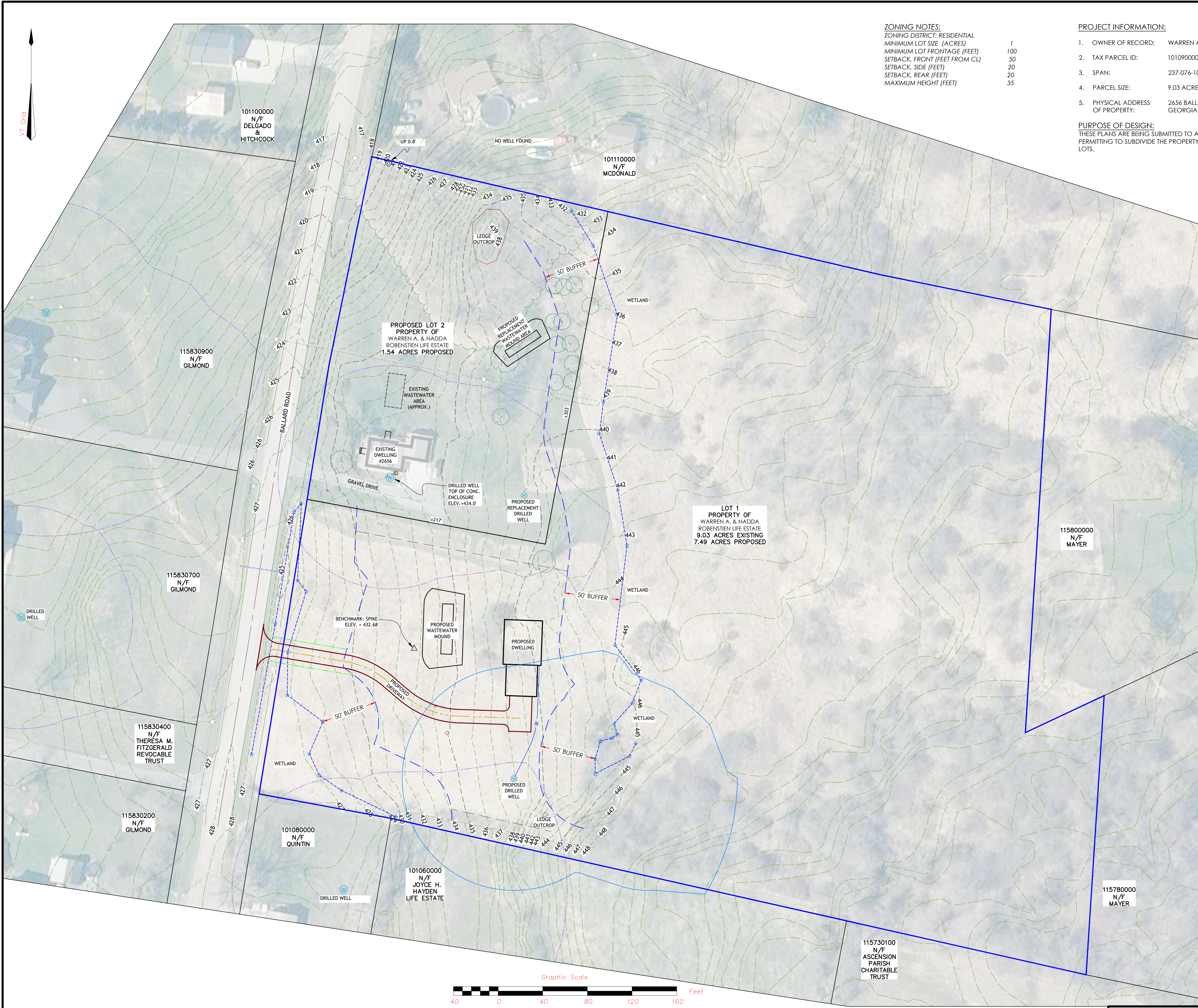
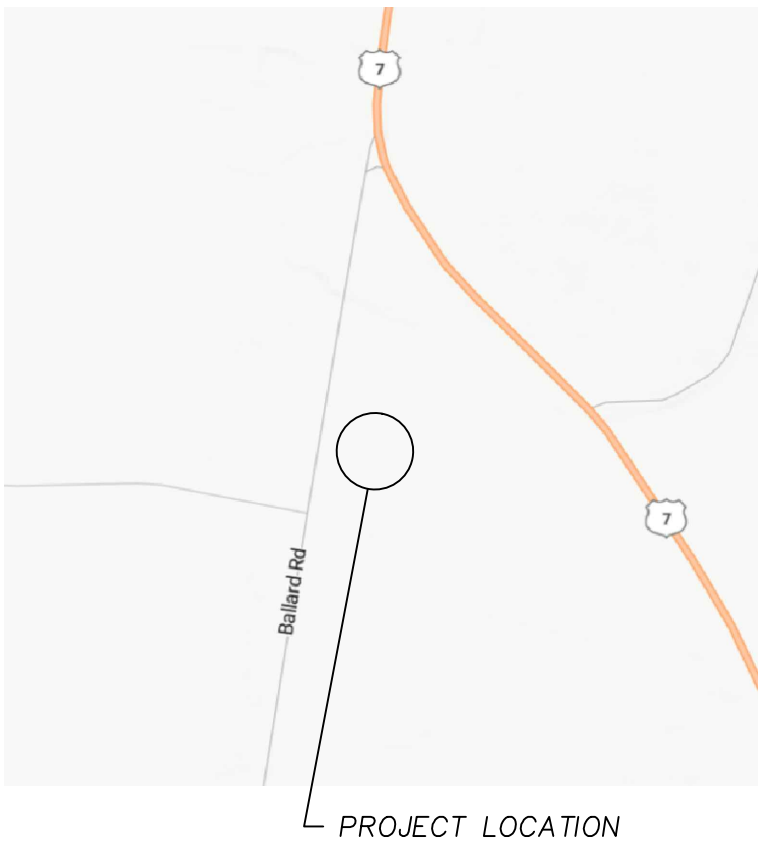




ZONING NOTES:
ZONING DISTRICT: RESIDENTIAL
MINIMUM LOT SIZE (ACRES) 1
MINIMUM LOT FRONTAGE (FEET) 100
SETBACK, FRONT (FEET FROM CL) 50
SETBACK, SIDE (FEET) 20
SETBACK, REAR (FEET) 20
MAXIMUM HEIGHT (FEET) 35

PROJECT INFORMATION:
1. OWNER OF RECORD: WARREN A. & NADDA ROBENSTIEN LIFE ESTATE
2. TAX PARCEL ID: 101090000
3. SPAN: 237-076-10313
4. PARCEL SIZE: 9.03 ACRES
5. PHYSICAL ADDRESS OF PROPERTY: 2656 BALLARD RD. GEORGIA, VT

PURPOSE OF DESIGN:
THESE PLANS ARE BEING SUBMITTED TO ACQUIRE THE LOCAL AND STATE PERMITTING TO SUBDIVIDE THE PROPERTY INTO A TOTAL OF TWO RESIDENTIAL LOTS.



EXISTING CONDITIONS NOTES:

- THIS PLAN DEPICTS THE PERTINENT EXISTING CONDITIONS AS OF SEPTEMBER, 2026.
- VERTICAL DATUM IS BASED ON NAVD88 (GEOID 12).
- COORDINATE SYSTEM IS BASED ON VERMONT STATE PLANE (U.S. SURVEY FEET).
- 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).

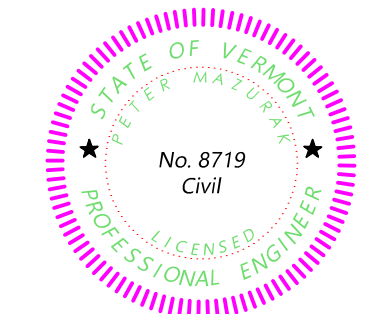
GENERAL NOTES:

- FOR BOUNDARY INFORMATION DEPICTED WAS OBTAINED FROM PUBLISHED ONLINE PARCEL INFORMATION AND IS NOT THE RESULT OF A BOUNDARY SURVEY.

Project Name:
Robenstien
2656 Ballard Road
Georgia, VT

Sheet Title:
**Development
Plan**

Project #: 24-017
Date: 09/16/2026
Drawn By: PM
Scale: 1" = 40'



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

Sheet #
C2-01

Revisions: