

GENERAL NOTES:
1. FOR BOUNDARY INFORMATION SEE PLAN ENTITLED "PLAN SHOWING DAVID & DONNA BOUDREAU PROPERTY CLINE ROAD 73.23 ACRES", DATED 04/17/2009, PREPARED BY WARREN A. ROBSTENIEN, L.S.

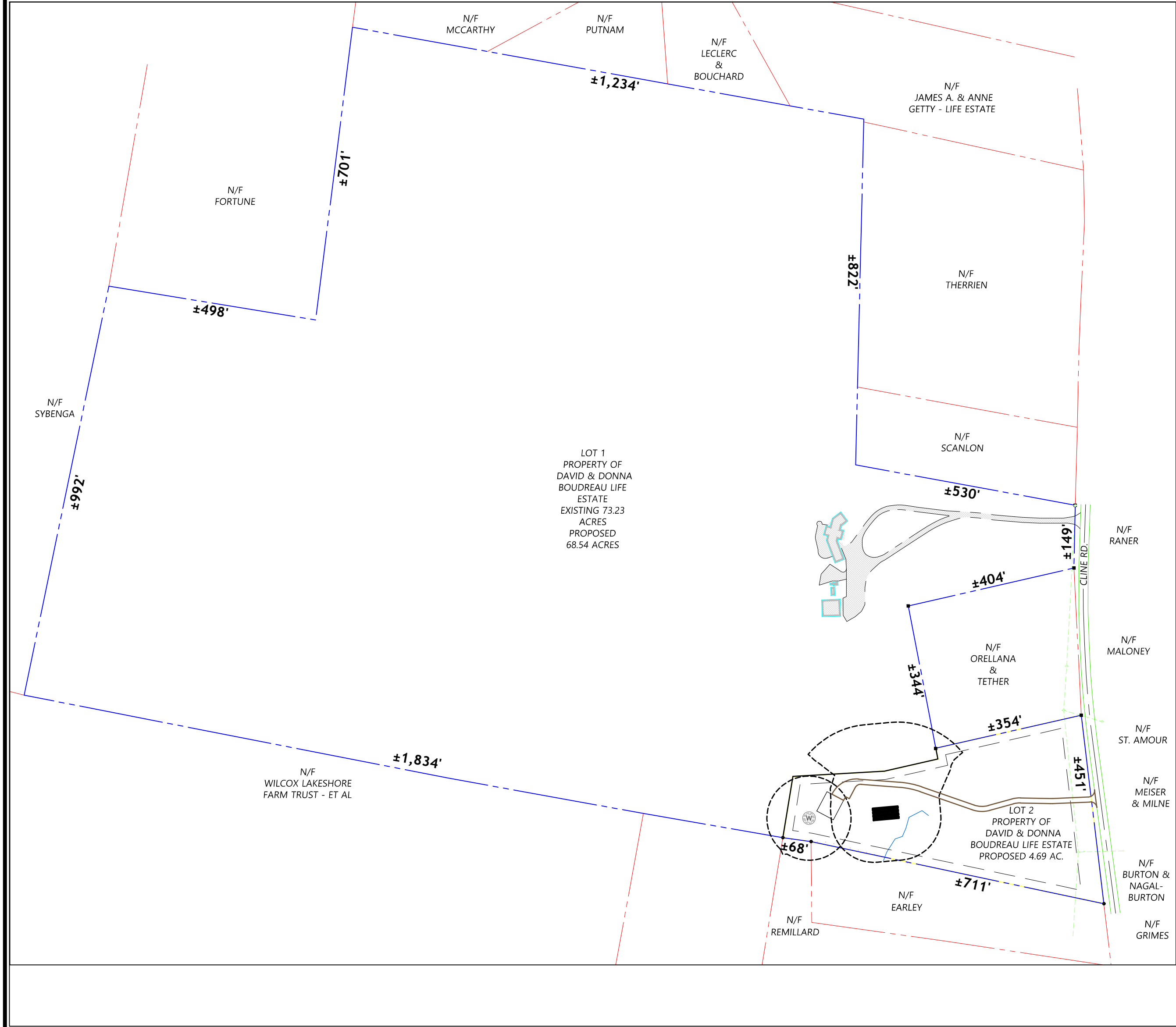
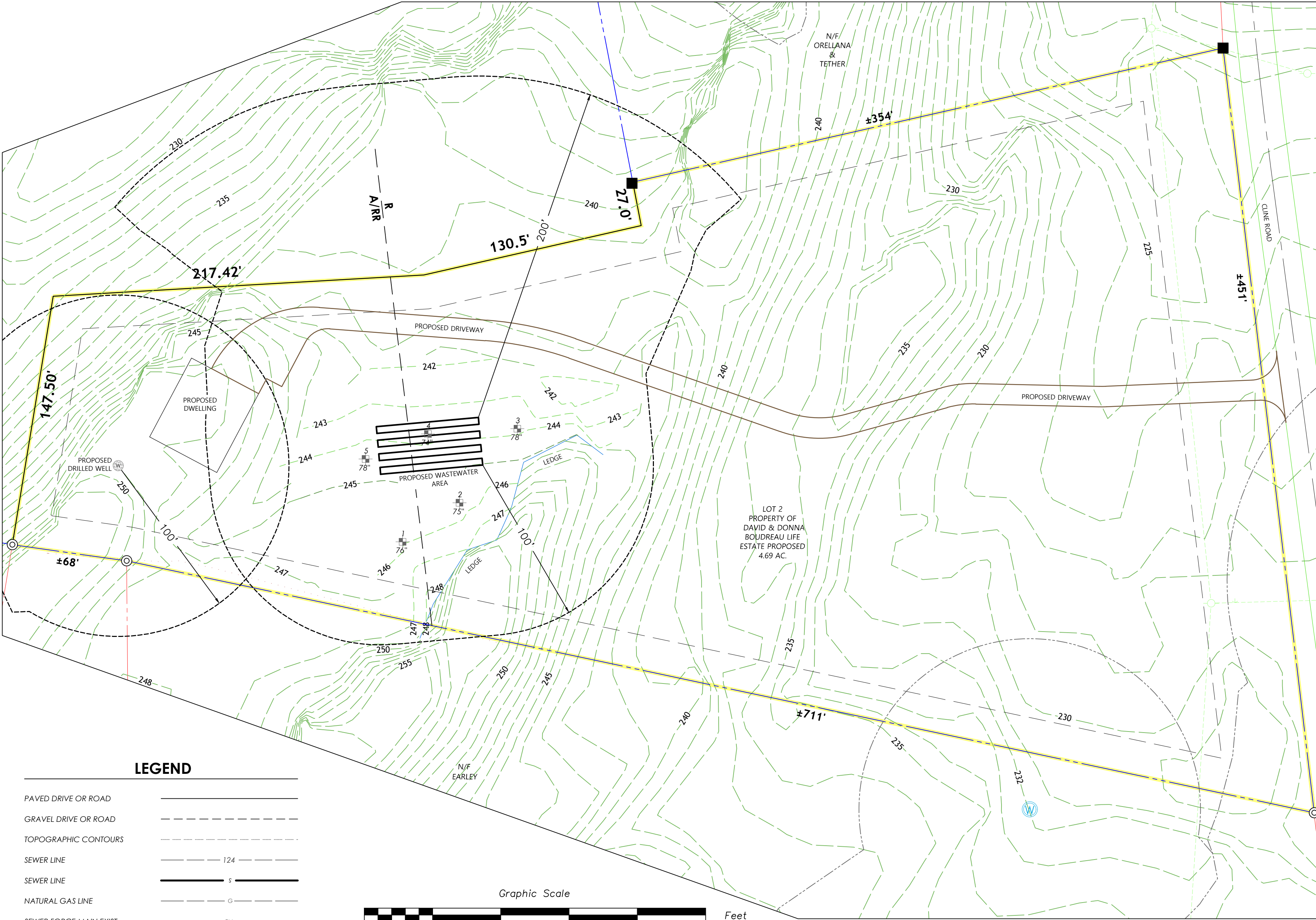
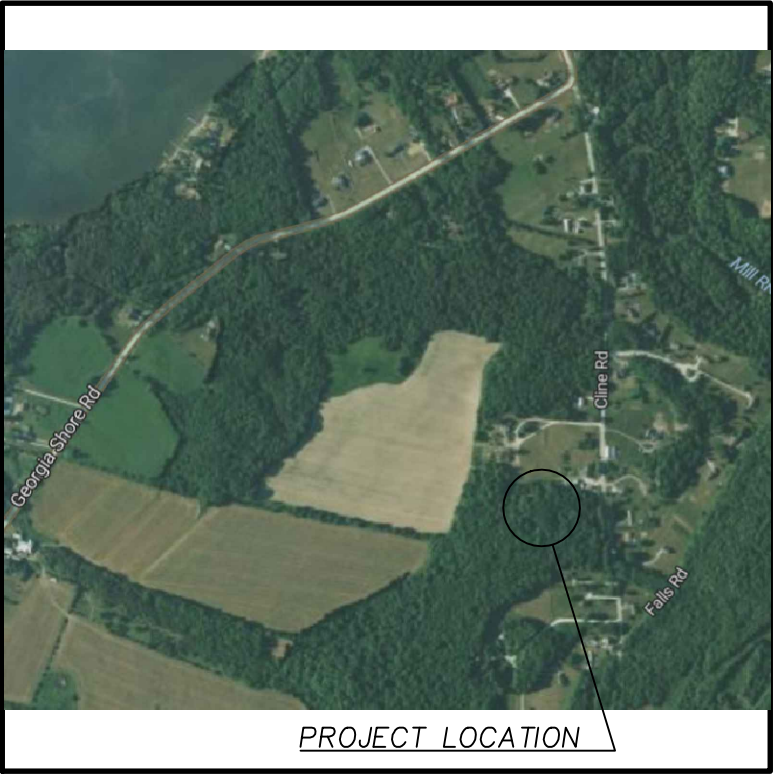
SITE NOTES:
1. THE CONSTRUCTION AND LOCATION OF THE PROPOSED DRIVEWAYS SHALL CONFORM TO THE TOWN SPECIFICATIONS.

ZONING NOTES:	
ZONING DISTRICT (AGRICULTURAL/RURAL RESIDENTIAL)	
MINIMUM LOT AREA (ACRES)	2
MINIMUM ROAD FRONTAGE (FEET)	150
MINIMUM FRONT YARD (FEET FROM CL)	50
MINIMUM SIDE YARDS (FEET)	20
MINIMUM REAR YARD (FEET)	20
BUILDING HEIGHT (FEET, MAXIMUM)	35
ZONING DISTRICT (RESIDENTIAL)	
MINIMUM LOT AREA (ACRES)	1
MINIMUM ROAD FRONTAGE (FEET)	100
MINIMUM FRONT YARD (FEET FROM CL)	50
MINIMUM SIDE YARDS (FEET)	20
MINIMUM REAR YARD (FEET)	20
BUILDING HEIGHT (FEET, MAXIMUM)	35

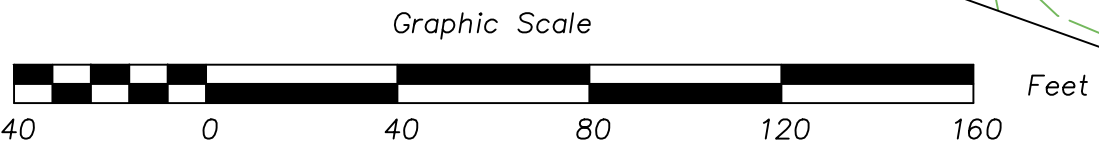
EXISTING CONDITIONS NOTES:
1. THIS PLAN DEPICTS THE PERTINENT EXISTING CONDITIONS AS OF JUNE , 2026.
2. VERTICAL DATUM IS BASED ON NAVD88 (GEIOD 12). A TRIMBLE R6 RTK GPS UNIT WAS EMPLOYED FOR THESE OBSERVATIONS.
3. COORDINATE SYSTEM IS BASED ON VERMONT STATE PLANE (U.S. SURVEY FEET).
4. THE LOCATION 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. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION. CALL 1-888-DIG SAFE (344-7233).

PROJECT INFORMATION:
OWNER OF RECORD: DAVID & DONNA BOUDREAU LIFE ESTATE
TAX PARCEL ID: 102020000
SPAN: 237-076-10236
PHYSICAL ADDRESS OF PROPERTY: 1371 CLINE ROAD GEORGIA, VT

PURPOSE OF DESIGN:
THESE PLANS ARE BEING SUBMITTED TO ACQUIRE THE LOCAL AND STATE PERMITTING FOR A SUBDIVISION. ONE RESIDENTIAL BUILDING LOT IS PROPOSED.



LEGEND	
PAVED DRIVE OR ROAD	---
GRAVEL DRIVE OR ROAD	---
TOPOGRAPHIC CONTOURS	---
SEWER LINE	---
SEWER LINE	---
NATURAL GAS LINE	---
SEWER FORCE MAIN EXIST.	---
SEWER FORCE MAIN PROP.	---
WATER SERVICE PROPOSED	---
WATER SERVICE EXISTING	---
PROPERTY LINE	---
EASEMENT	---
FENCE	---
SETBACKS	---
SWALE	---
WATER SUPPLY / WASTEWATER PRESUMPTIVE ISOLATION SHIELD	---
WATER SUPPLY WELL	---
UTILITY POLE	---
BENCHMARK	---
SOILS TEST PIT	---



Project Name:

BOUDREAU
1371 CLINE ROAD
GEORGIA, VT

Project #:

26-020

Date:

9/9/2026

Drawn By:

PM

Scale:

1" = 40'

Sheet Title:

DEVELOPMENT PLAN

STATE OF VERMONT
REGISTERED PROFESSIONAL ENGINEER
No. 8719
Civil

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

Sheet #
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