

PROJECT INFORMATION:

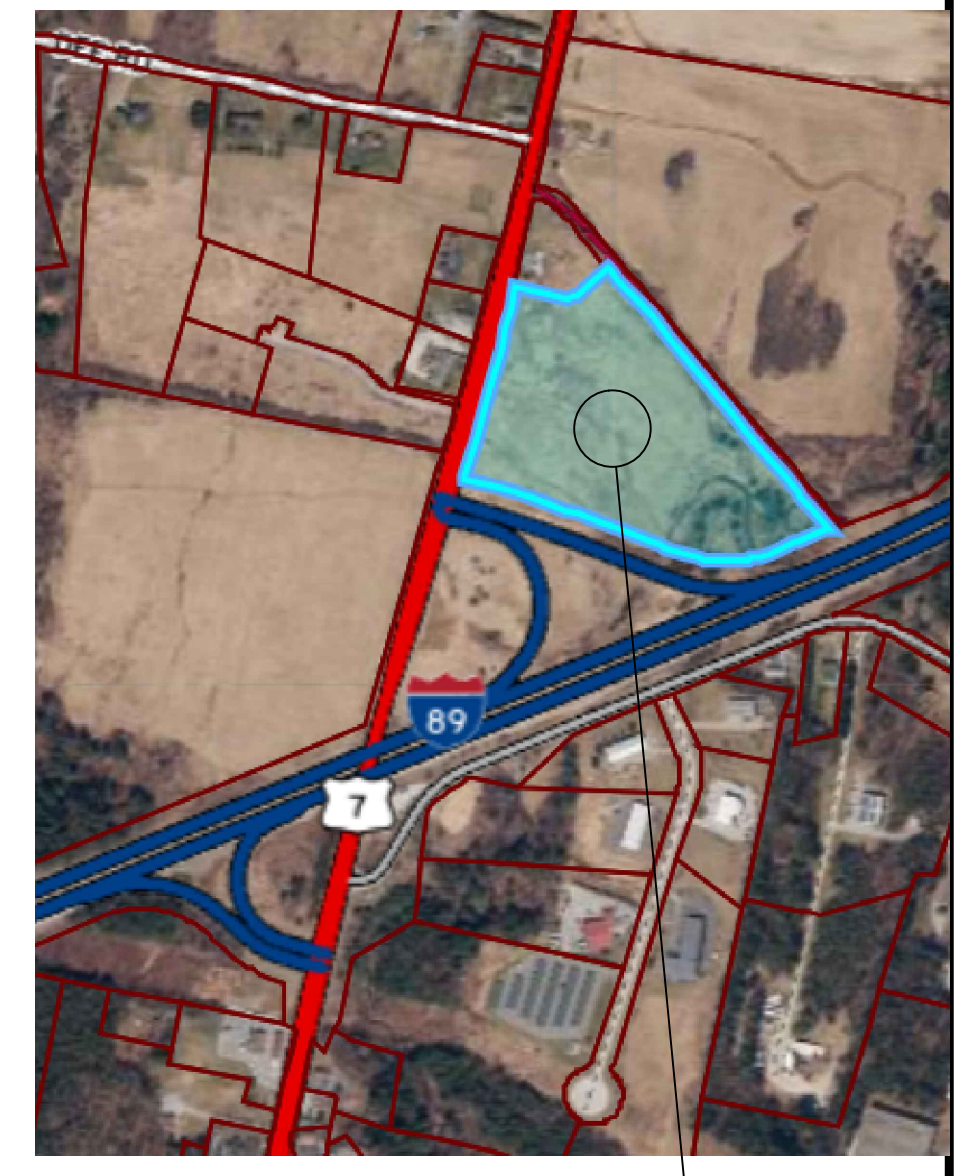
OWNER OF RECORD: RENOVERMONT LLC
 111 LAKESIDE AVE.
 MILTON, VT 05468

PHYSICAL ADDRESS: ETHAN ALLEN HWY
 GEORGIA, VT 05478

PARCEL ID: 117610100

SPAN: 237-076-12625

LOT SIZE: 17.6 ACRES



- EXISTING CONDITIONS NOTES:**
- THIS PLAN DEPICTS THE PERTINENT EXISTING CONDITIONS AS OF SEPTEMBER, 2025.
 - 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).

ZONING DISTRICTS:

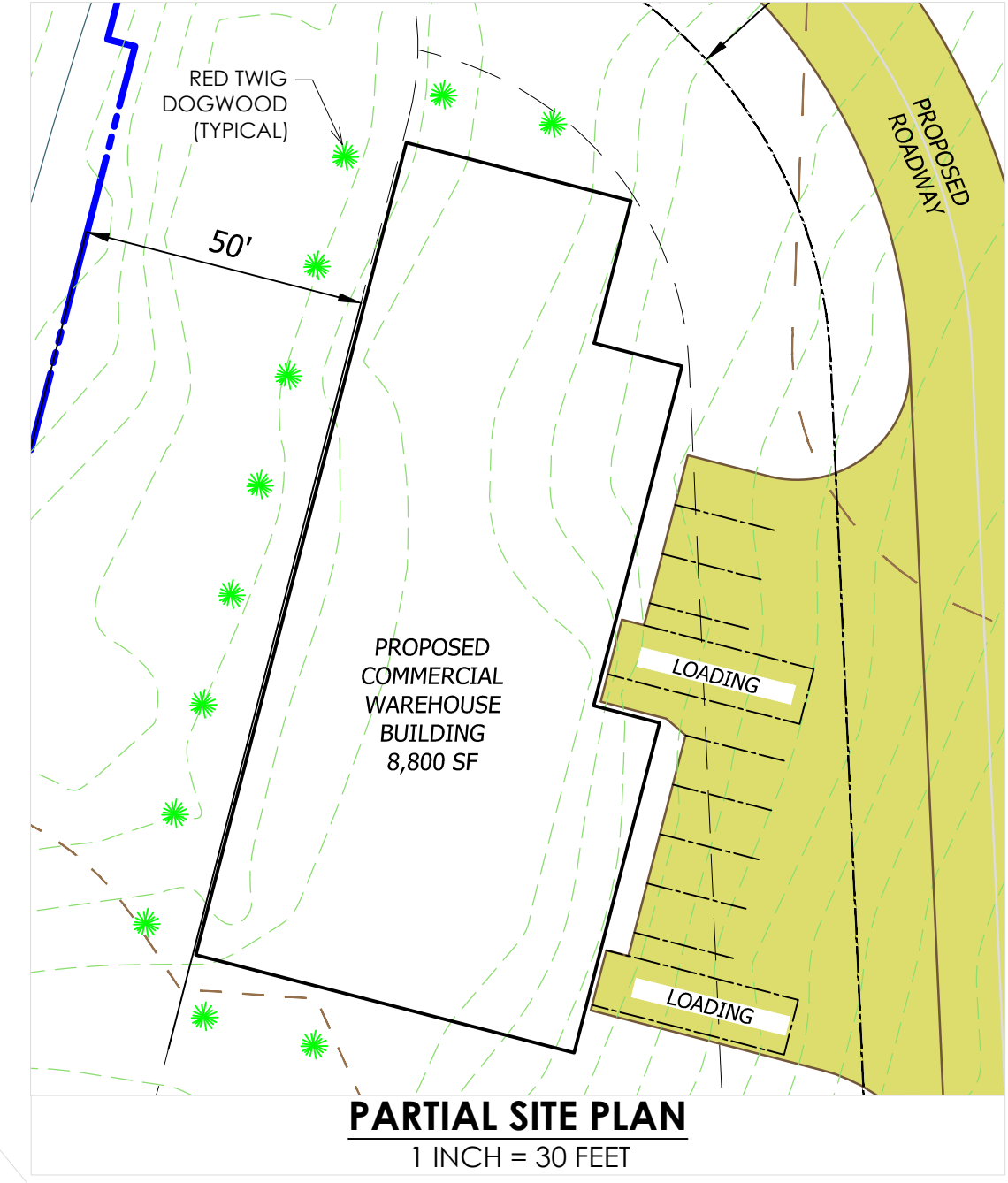
B – BUSINESS (1000 FEET FROM U.S. ROUTE 7)
 MINIMUM LOT SIZE: 1 ACRES
 LOT FRONTAGE: 100 FEET
 MINIMUM SETBACKS: FRONT 50 FEET, SIDE 20 FEET, REAR 20 FEET
 LOT COVERAGE: 50%

AR – AGRICULTURAL/RURAL RESIDENTIAL
 MINIMUM LOT SIZE: 2 ACRES
 LOT FRONTAGE: 150 FEET
 MINIMUM SETBACKS: FRONT 50 FEET, SIDE 20 FEET, REAR 20 FEET

FHAO – FLOOD HAZARD AREA OVERLAY
 DIMENSIONAL STANDARDS WITHIN THE FLOOD HAZARD AREA OVERLAY ARE DETERMINED BY THE UNDERLYING ZONING DISTRICTS.

PARKING REQUIREMENT:
 DWELLING (SINGLE, TWO AND MULTI-HOUSEHOLD): 1.5 PER DWELLING UNIT

WAREHOUSE: 1 PER EMPLOYEE ON THE LARGEST WORKING SHIFT PLUS 1 PER 2000 SF OF GROSS FLOOR AREA.



LEGEND

RIVER CORRIDOR	Blue dashed line
PARCEL LINE	Red dashed line
ADJOINER PARCEL	Blue solid line
SETBACK	Black dashed line
OVERHEAD UTILITY	Green dashed line
EASEMENT / R.O.W.	Blue dashed line
STORM DRAIN	Blue dashed line
CONTOUR	Black dashed line
DRILLED WELL	Blue circle with cross
SOIL TEST PIT	Black square with cross
MONITOR WELL	Black circle

Project Name: RENOVERMONT LLC
 ETHAN ALLEN HWY.
 GEORGIA, VT

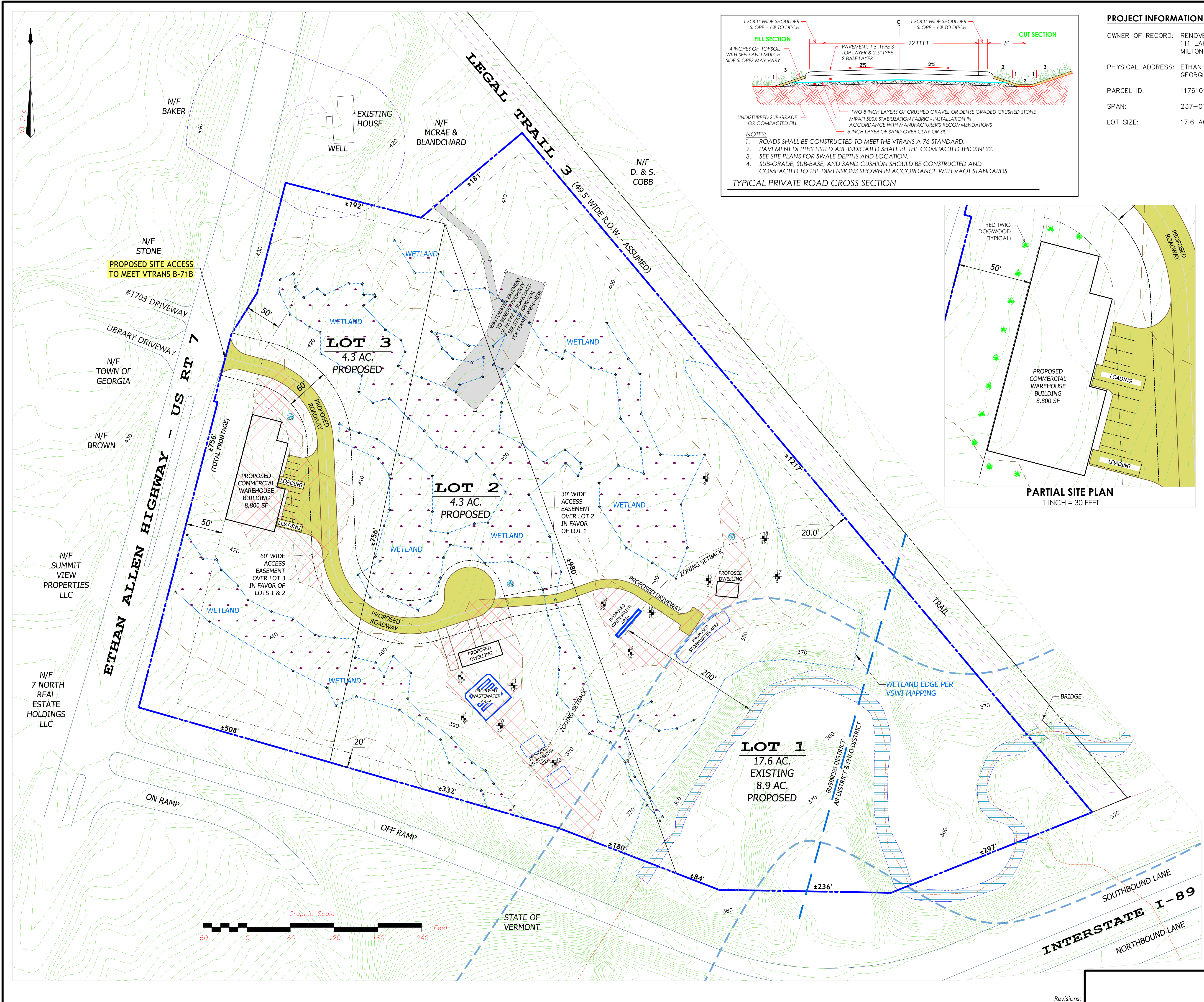
Sheet Title: **SITE PLAN**

Project #: 25-042
 Date: 4/30/2026
 Drawn By: PM
 Scale: 1" = 60'

STATE OF VERMONT
 No. 8719
 Civil
 LICENSED PROFESSIONAL ENGINEER

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

Sheet #: **C2-01**



Revisions: