

PROJECT INFORMATION:

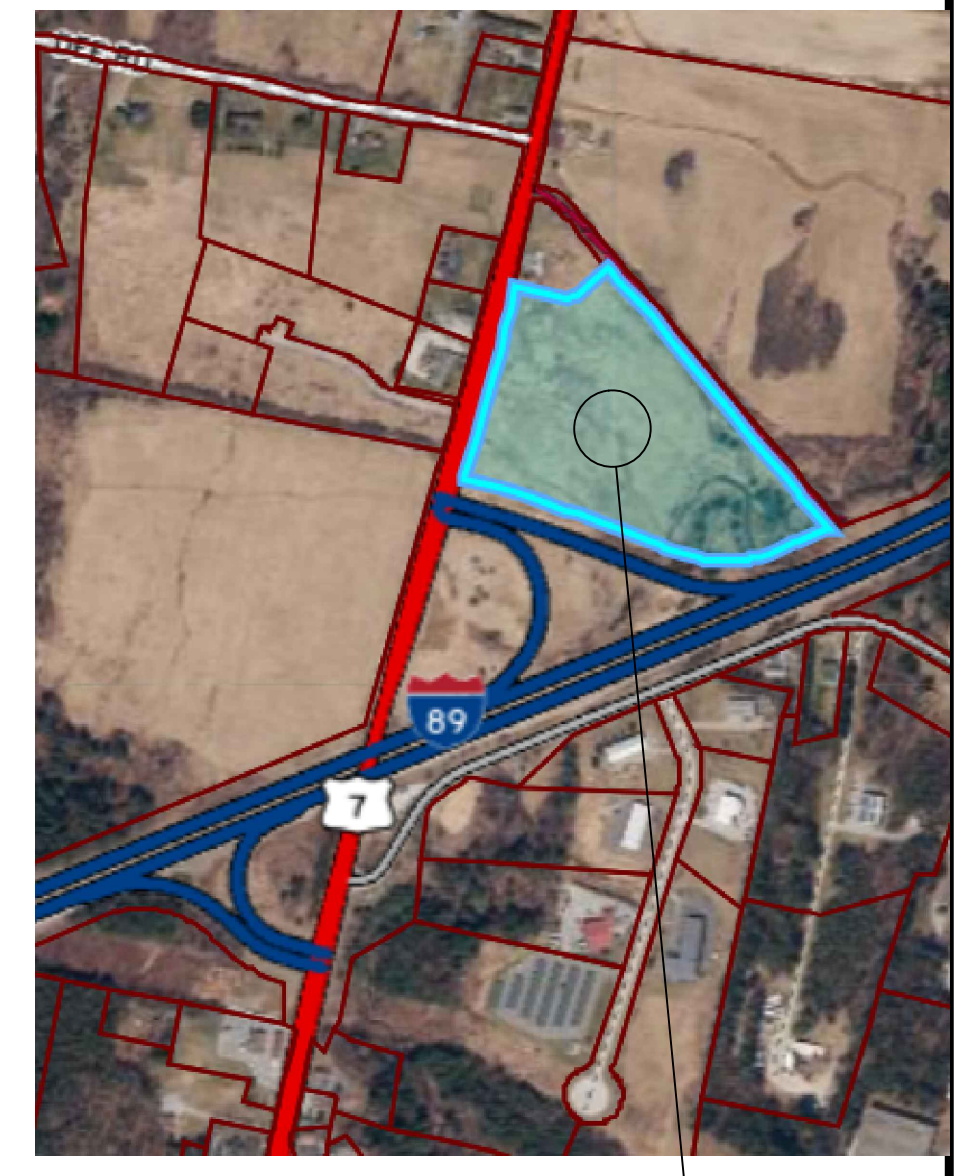
OWNER OF RECORD: RENOVERMONT LLC
111 LAKESIDE AVE.
MILTON, VT 05468

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 (GEIOD 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

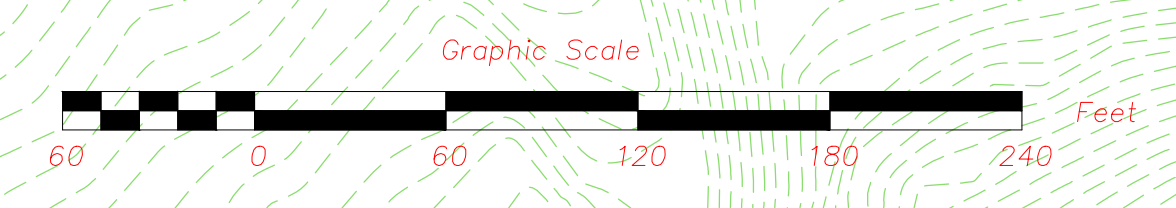
FHAO - FLOOD HAZARD AREA OVERLAY
DIMENSIONAL STANDARDS WITHIN THE FLOOD HAZARD AREA OVERLAY ARE DETERMINED BY THE UNDERLYING ZONING DISTRICTS.

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	
PARCEL LINE	
ADJOINER PARCEL	
SETBACK	
OVERHEAD UTILITY	
EASEMENT / R.O.W.	
STORM DRAIN	
CONTOUR	
DRILLED WELL	
SOIL TEST PIT	
MONITOR WELL	



Project Name: RENOVERMONT LLC ETHAN ALLEN HWY. GEORGIA, VT	Sheet Title: SKETCH PLAN
Project #: 25-042	Date: 3/06/2026
Drawn By: PM	Scale: 1" = 60'
Apex Engineering, LLC p. (802) 752-7328 e. avermont@gmail.com	Sheet # SK-01

Revisions:
2: STORMWATER, PARKING 4/28/2026
1: ACCESS EASEMENTS 3/16/2026

