



PROJECT INFORMATION:

1.

OWNER OF RECORD:

TERRY ROONEY & ROBERT ROONEY
2.

TAX PARCEL ID:

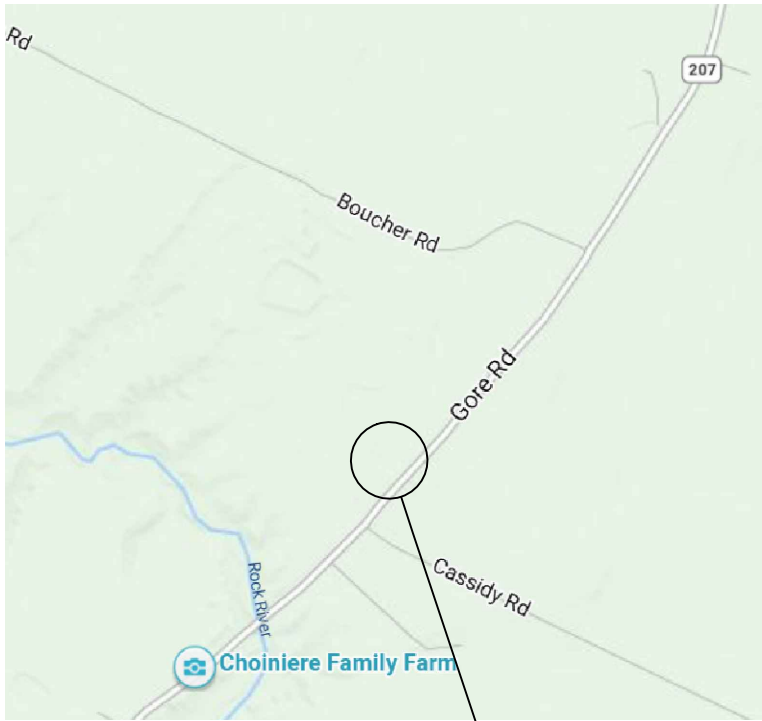
116080000
3.

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.



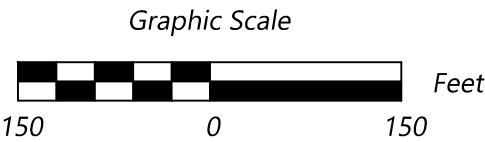
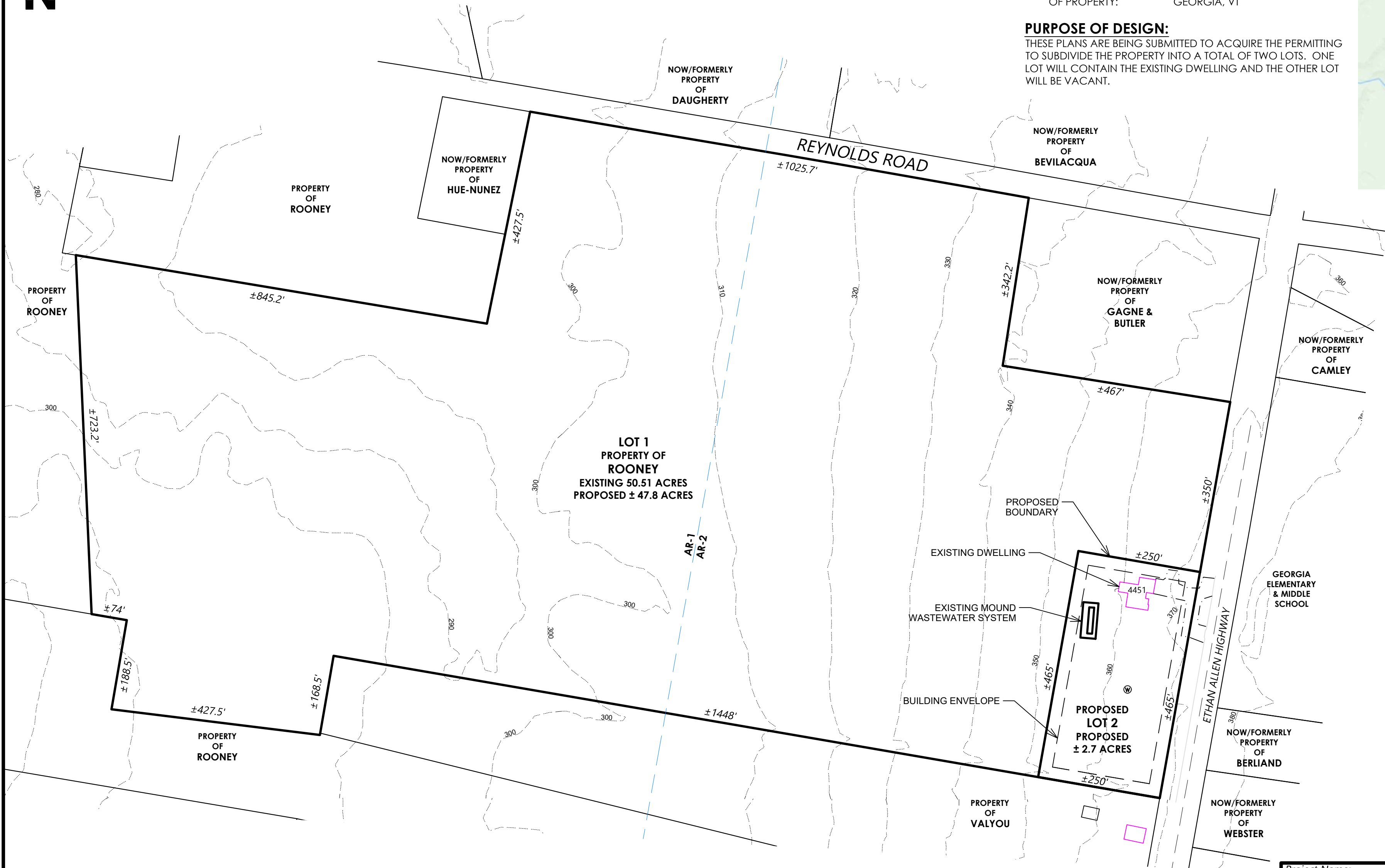
PROJECT LOCATION

GENERAL NOTES:

1. FOR BOUNDARY INFORMATION SEE PLAN ENTITLED "BOUNDARY SURVEY", STUART & ESTER NEWTON DATED MAY 1986, PREPARED S. BROOKS, L.S..

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	2.7
MINIMUM ROAD FRONTAGE (FEET)	150	464
MINIMUM FRONT YARD (FEET FROM CL)	75	134
MINIMUM SIDE YARD (FEET)	25	31
MINIMUM REAR YARD (FEET)	25	94

LEGEND

DRIVE OR ROAD	
TOPOGRAPHIC CONTOURS	124
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: 9/23/2024
Drawn By: PM
Scale: 1" = 150'



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Sheet #

C2-01