

- GENERAL NOTES:**
- 1) LANDOWNER/APPLICANT: 17 BLACK WALNUT, LLC
c/o KEVIN CAMISA
85 SOUTH BAY CIRCLE
COLCHESTER, VT 05446
 - 2) SUBJECT PROPERTY: 104 BALLARD RD
(REDESIGN OF LOTS 2, 5 & 6)
GEORGIA, VT (DEED VOLUME 279, PAGE 277)
 - 3) THIS PLAN IS INTENDED TO DEPICT THE PROPOSED DEVELOPMENT OF THE SUBJECT PARCELS WITH 20 TWO-STORY SINGLE-FAMILY HOMES AND AN OFFSETTING COMMUNITY RECREATION AREA IN ACCORDANCE WITH SECTION 6.7.D.2 TO SATISFY SECTION 3.3.18.C.3 OF THE CURRENT GEORGIA DEVELOPMENT REGULATIONS.
 - 4) ZONING REQUIREMENTS:
VC - VILLAGE CORE ZONING DISTRICT

CRITERIA	MINIMUM	PROPOSED
LOT SIZE	3,000 SF (0.07 AC.)	0.15 TO 0.25 AC
FRONTAGE	30 FT	71 TO 89 FT
FRONT YARD	10 FT (16' MAX)	10 TO 16 FT
SIDE YARD	10 FT	> 10 FT (VARIES)
REAR YARD	10 FT	> 10 FT (VARIES)
BUILDING HEIGHT	2 STORIES	2 STORIES
 - 5) THIS LAYOUT DEPICTS SINGLE-FAMILY HOMES WITH A GARAGE. TWO PARKING SPACES ARE PROVIDED IN FRONT OF THE GARAGE AND OUTSIDE THE RIGHT-OF-WAY. THE DRIVEWAY AND PARKING SPACES ARE TO THE SIDE OF THE BUILDING PRIMARY ENTRANCE IN ACCORDANCE WITH SECTION 2.10.4.D.5. A WAIVER WILL BE REQUESTED IN ACCORDANCE WITH SECTION 5.7.2.4 AT PRELIMINARY APPLICATION TO ALLOW BACKING INTO THE PRIVATE STREET. AN ALTERNATE PLAN (SKETCH PLAN B) ILLUSTRATES A LESS DESIRABLE LAYOUT WITH SHARED DRIVEWAYS AND PARKING AT THE REAR OF BUILDINGS.

N/F REDEEMING GRACE CHURCH
164 BALLARD RD.
(109660000)
(V 206, PG 238)
(FORMERLY LOT #1)

N/F GEORGIA MEDICAL GROUP, LLC
927 ETHAN ALLEN HWY
(117380002)
(V 136, PG 212)

N/F DC LANG, LLC - GEORGIA DAYCARE
863 ETHAN ALLEN
(109640000)
(V 12, PG 59)
(FORMERLY LOT #3)

N/F CROSS
185 BALLARD RD.
(109710000)
(V 108, PG 174)

N/F WINEGAR
151 BALLARD RD.
(109700000)
(V 196, PG 107)

N/F LESAGE
117 BALLARD RD.
(109690000)
(V 123, PG 438)

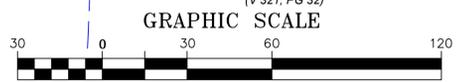
N/F FRANCIS
97 BALLARD RD.
(109680000)
(V 293, PG 17)

N/F BROWN
75 BALLARD RD.
(109670000)
(V 321, PG 32)

N/F MYERS
789 ETHAN ALLEN HWY.
(117190000)
(V 122, PG 523)

BALLARD ROAD

3 ROD R.O.W. WIDTH



- REFERENCES:**
THESE PLANS REFERENCES THE FOLLOWING:
1. BOUNDARY SURVEY PLAT PREPARED BY WARREN ROBSTENIEN, L.S. DATED SEPTEMBER 15, 2020, SLIDE 281, MAP 591 OF THE GEORGIA LAND RECORDS.
 2. A RECORD DRAWING PREPARED BY DUFRESNE-HENRY, INC. FOR RICHARD & DANIELLE JACKSON ENTITLED BUMPER BOATS SITE PLAN DATED DECEMBER, 1997, PROJECT #6179001, DRAWING #6179001-01 & 02.
 3. A TOPOGRAPHIC FIELD SURVEY PERFORMED BY PINNACLE ENGINEERING, PLC ON 11/22/15 & 11/25/15.
 4. THE VERMONT NATURAL RESOURCES ATLAS.

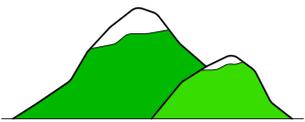
REV.	DATE	DESCRIPTION	BY

NOTE:
The property line, easements and other real property descriptions provided on this permit application are for the use of ANR only. They do not define legal rights or meet legal requirements for a land survey described in 26 V.S.A. § 2502(4), and shall not be used in lieu of a survey for the basis of any land transfer or establishment of property right.

PERMIT PLANS - NOT FOR CONSTRUCTION

17 BLACK WALNUT, LLC
PROPOSED DEVELOPMENT
BALLARD ROAD, GEORGIA, VERMONT

SKETCH PLAN A



PINNACLE ENGINEERING, PLC
189 Maple Drive
Georgia, VT 05478
(802) 782-5980

DATE: 10/1/25
SHEET 1 OF 1