GENERAL NOTES

1. FOR ADDITIONAL INFORMAITON AND CONDITIONS ON THE SUBDIVISION, REFER TO DRAWING C2, PLAT OF PROPOSED SUBDIVISION, PREPARED BY CIVIL ENGINEERING ASSOCIATES DATED OCTOBER 30, 2003, LAST REVISED DECEMBER 17, 2004.

2. FOR DETAILED WASTEWATER EASEMENT INFORMATION REFERENCE A PLAN TITLED "PROPOSED SUBDIVISION', SHEET 1 OF 3, PREPARED BY HEINDEL AND NOYES, DATED AUGUST 27, 2004, LAST REVISED DECEMBER 17, 2004.

3. FOR ADDITIONAL INFORMATION ON WASTEWATER SYSTEM SERVING LOTS 4 AND 5 REFERENCE A PLAN TITLED "SITE PLAN", PREPARED BY SUMMIT ENGINEERING, DATED 9/1/04, LAST REVISED DECEMBER 17, 2004.

4. THIS SUBDIVISION IS ALSO SUBJECT TO CONDITIONS SPECIFIED IN THE "FINDINGS OF FACT IN RE APPLICATION OF – ESTATE OF MARIETTA J. PALMER – FINAL PLAT HEARING FOR A FIVE–LOT SUBDIVISION – APPLICATION #PC–04–20", DATED 11/18/04.

DENSITY ALTERNATE

THE MINIMUM DENSITY FOR ALL LOTS IS ONE DWELLING UNIT PER FIVE ACRES. LOT 4 (11.45 AC) IS PLANNED FOR THREE UNITS AND LOT 5 (3.95 AC) IS PLANNED FOR ONE UNIT. BECAUSE LOTS 4 AND 5 ARE UNDER THE REQUIRED ACREAGE BY A COMBINED TOTAL OF 4.6 ACRES FOR THE REQUESTED UNITS, THE REMAINING ACREAGE NECESSARY TO MEET THE REQUIREMENTS WILL BE OFFSET AGAINST LOT 2 (29.8 AC). FOR DENSITY PURPOSES, LOT 2 HAS 25.2 ACRES.

WETLAND NOTES

NOTE 1. WETLAND THAT CROSSES LOT 4, 5, AND DEMICK PARCEL HAS BEEN CLASSIFIED AS CLASS III BY CATHY O'BRIEN.

VCS GRID

THE CONSERVATION FUND

THE CONSERVATION FUND

To Greenbush Rodd

R.J. PIERCE

CALLERY, BEAMS and HUNTINGTON

C. and J. PALMER

IRON PIPE TO POINT (A) N81°33'04"E 30.48'

GREENBUSH ROAD

D. and D. LEARY VOLUME 46, PAGE 472

Thorpe Brook

CLASS III WETLAND LIMITS (TYPICAL)

50' BUFFER LIMITS (TYPICAL)

WILDLIFE CORRIDOR LIMITS (PROVIDED BY CCRPC)

AREA OF THE PROPERTY THAT HAS BEEN USED FOR AGRICULTURAL PURPOSES IN RECENT YEARS

PROPOSED LOT 1
66.95± ACRES

ESTATE OF MARIETTA J. C. PALMER

AREA OF THE PROPERTY THAT HAS BEEN USED FOR AGRICULTURAL PURPOSES IN RECENT YEARS

PALMER LANE 60' WIDE R.O.W. & 18' WIDE ROAD

PROPOSED LOT 2
SEE DENSITY ALTERNATE
29.80± ACRES

RURAL COMMERCIAL DISTRICT
INDUSTRIAL ZONING DISTRICT

PROPOSED 20' WIDE UTILITY EASEMENT TO BENEFIT LOT 1

PROPOSED LOT 3
6.25± ACRES

PROPOSED S EASEMENT A BENEFIT LOT S. KAHN

PROPOSED 20' UTILITY EASEM BENEFIT LOTS and KAHN

PROPOSED SEW EASEMENT ARE BENEFIT LOT 1

BLEND TO EXISTING ROAD, WIDEN EXISTING ROAD TO 18'

PROPOSED 60' WIDE UTILITY & ACCESS EASEMENT TO BENEFIT LOT 4

P. and S. KAHN

A. and C. ADAMS

R. and P. VANDOW

Pump House

CLASS III WETLAND LIMITS (TYPICAL)

50' BUFFER LIMITS (TYPICAL)

(POTENTIAL BUILDING AREA)

K. DAVIS

PROPOSED LOT 5
SEE DENSITY ALTERNATE
3.95± ACRES

P. DEMICK

EXISTING 60 FT. WIDE UTILITY & ACCESS EASEMENT

FIRE

LEGEND

PROPERTY LINE

GENERAL NOTES

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WETLAND NOTES

NOTE 1. WETLAND THAT CROSSES LOT 4, 5, AND DEMICK PARCEL HAS BEEN CLASSIFIED AS CLASS III BY CATHY O'BRIEN.

BUILDING ENVELOPES/NO BUILD AREA CALCULATION

UNITS ARE IN ACRES

LOT #	BUILDING ENVELOPES	NO BUILD AREA	TOTAL AREA
LOT 1	24.22	42.73	66.95
LOT 2	1.05	28.75	29.80
LOT 3	0.80	5.45	6.25
LOT 4	5.56	5.89	11.45
LOT 5	0.42	3.53	3.95
TOTAL AREA	32.05	86.35	118.4

NO BUILD AREA IS 72.7% OF TOTAL ACREAGE

TION

THE CONSERVATION FUND

R.J. PIERCE

CALLERY, BEAMS and HUNTINGTON

C. and J. PALMER

To Greenbush Road

To Shelburne

IRON PIPE TO POINT (A) N81°33'04"E 30.48'

EAST THOMPSONS POINT ROAD

PALMER LANE 60' WIDE R.O.W. & 18' WIDE ROAD

C.W. HINSDALE III

PROPOSED SEWER EASEMENT AREA TO BENEFIT LOT 3, P. and S. KAHN

E PROPERTY THAT SED FOR L PURPOSES IN RS

PROPOSED LOT 1
66.95± ACRES

ESTATE OF MARIETTA J. C. PALMER

AREA OF THE PROPERTY THAT HAS BEEN USED FOR AGRICULTURAL PURPOSES IN RECENT YEARS

PROPOSED LOT 2
SEE DENSITY ALTERNATE
29.80± ACRES

RURAL ZONING DISTRICT INDUSTRIAL ZONING DISTRICT

C.W. HINSDALE III "COMMERCIAL LOT"

PROPOSED 20' WIDE UTILITY EASEMENT TO BENEFIT LOTS 1, 3 and KAHN

U.S. ROUTE 7 (See note 6)

PROPOSED 20' WIDE UTILITY EASEMENT TO BENEFIT LOT 1

PROPOSED LOT 3
6.25± ACRES

PROPOSED SEWER EASEMENT AREA TO BENEFIT LOT 1

BLEND TO EXISTING ROAD, WIDEN EXISTING ROAD TO 18'

Pump House

CLASS III WETLAND LIMITS (TYPICAL)

50' BUFFER LIMITS (TYPICAL)

P. and S. KAHN

PROPOSED 60' WIDE UTILITY & ACCESS EASEMENT TO BENEFIT LOT 4

25' Utility Easement See notes 7 and 8

C.W. HINSDALE III "SHOP LOT"

L. and J. TRIFARO

(POTENTIAL BUILDING AREA)

PROPOSED LOT 5
SEE DENSITY ALTERNATE
3.95± ACRES

P. DEMICK

EXISTING 60 FT. WIDE UTILITY & ACCESS EASEMENT

FIRE POND

PROPOSED LOT 4 SEE

C. and S. HINSDALE, III

PROPERTY THAT
ED FOR
L PURPOSES IN
S

PROPOSED
LOT 1
66.95± ACRES

ESTATE OF
MARIETTA J. C. PALMER

AREA OF THE PROPERTY THAT
HAS BEEN USED FOR
AGRICULTURAL PURPOSES IN
RECENT YEARS

PALMER LANE
60' WIDE R.O.W. &
18' WIDE ROAD

PROPOSED LOT 2
SEE DENSITY
ALTERNATE
29.80± ACRES

RURAL ZONING DISTRICT
INDUSTRIAL ZONING DISTRICT

PROPOSED SEWER
EASEMENT AREA TO
BENEFIT LOT 3, P. and
S. KAHN

C.W. HINSDALE III

C.W. HINSDALE III
"COMMERCIAL LOT"

PROPOSED 20' WIDE
UTILITY EASEMENT TO
BENEFIT LOT 1

PROPOSED 20' WIDE
UTILITY EASEMENT TO
BENEFIT LOTS 1, 3
and KAHN

PROPOSED SEWER
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BENEFIT LOT 1

U.S. ROUTE 7
(See note 6)

PROPOSED
LOT 3
6.25± ACRES

P. and S. KAHN

BLEND TO EXISTING
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C.W. HINSDALE III
"SHOP LOT"

L. and J.
TRIFARO

PROPOSED 60' WIDE
UTILITY & ACCESS
EASEMENT TO BENEFIT
LOT 4

25' Utility Easement
See notes 7 and 8

Pump House

CLASS III WETLAND
LIMITS (TYPICAL)

50' BUFFER
LIMITS (TYPICAL)

(POTENTIAL BUILDING AREA)

PROPOSED LOT 5
SEE DENSITY
ALTERNATE

P. DEMICK

EXISTING 60 FT. WIDE
UTILITY & ACCESS
EASEMENT

3.95± ACRES

FIRE
POND

FIRE POND
TURNOUT

PROPOSED
LOT 4
SEE
DENSITY
ALTERNATE
11.45± ACRES

CLASS III WETLAND
LIMITS (TYPICAL)

50' BUFFER
LIMITS (TYPICAL)

EXISTING HOUSE &
OUTBUILDINGS

C. and S.
HINSDALE, III

To Mt. Philo

A. BOWER

To Ferrisburgh

PROPOSED LOT
3 KINGSLAND
FARM
SUBDIVISION

PROPOSED LOT
4 KINGSLAND
FARM
SUBDIVISION

OTHER IRON PIPES FOR
PROPOSED KINGSLAND
SUBDIVISION NOT SHOWN
(SEE PLAN REFERENCE 10)

PROPOSED
60' WIDE R.O.W.
PROPOSED LOT
5 KINGSLAND
FARM
SUBDIVISION

PROPOSED LOT
6 KINGSLAND
FARM
SUBDIVISION

J. CRABBE

M. SOLOMON

G. and M. L. REYNOLDS

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

REDUCED TO FIT FOR RECORDING

CHARLOTTE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
This 10 day of March A.D. 20 05
at 3 o'clock 30 minutes P m and
recorded in vol. 141 on page 3
Attest Marlene Mossfield Town Clerk
Asst

APPROVED BY RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF CHARLOTTE, VERMONT ON THE 6th DAY OF January 2005, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS 17th DAY OF February, 2005, BY _____, CHAIRPERSON.

up

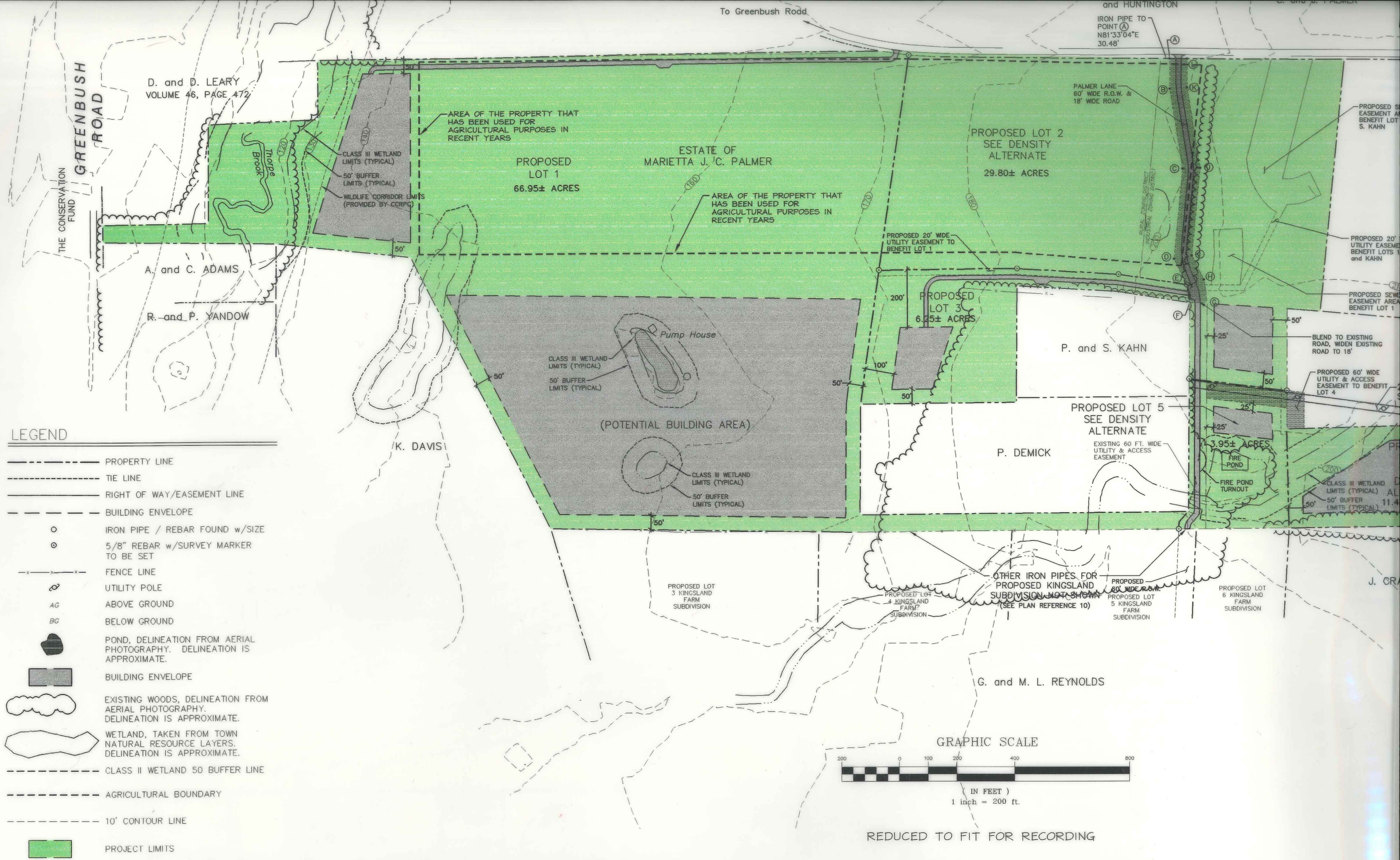
T. J. Boyle and Associates
landscape architects • planning consultants
301 college street • burlington • vermont • 05401 802 • 658 • 6555 http://www.tjboyle.com

north

amp drawn by | 02/12/04 plot date
scale 1" = 200'

The Estate of Marietta Palmer
Natural Resources and Coverage Plan

sheet no: L1



LEGEND

- PROPERTY LINE
- TIE LINE
- RIGHT OF WAY/EASEMENT LINE
- BUILDING ENVELOPE
- IRON PIPE / REBAR FOUND w/SIZE
- 5/8" REBAR w/SURVEY MARKER TO BE SET
- FENCE LINE
- UTILITY POLE
- AG — ABOVE GROUND
- BG — BELOW GROUND
- POND, DELINEATION FROM AERIAL PHOTOGRAPHY. DELINEATION IS APPROXIMATE.
- BUILDING ENVELOPE
- EXISTING WOODS, DELINEATION FROM AERIAL PHOTOGRAPHY. DELINEATION IS APPROXIMATE.
- WETLAND, TAKEN FROM TOWN NATURAL RESOURCE LAYERS. DELINEATION IS APPROXIMATE.
- CLASS II WETLAND 50 BUFFER LINE
- AGRICULTURAL BOUNDARY
- 10' CONTOUR LINE
- PROJECT LIMITS

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

REDUCED TO FIT FOR RECORDING

revisions	date	revisions	date
Adjusted Driveways and added Existing PL	03/04/04	Final Plat Revisions	12/17/04
Revisions per Planning Commission Decision	08/02/04		
Final Plat Submission	08/31/04		

Redstone Commercial Group
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Burlington, Vermont 05401

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