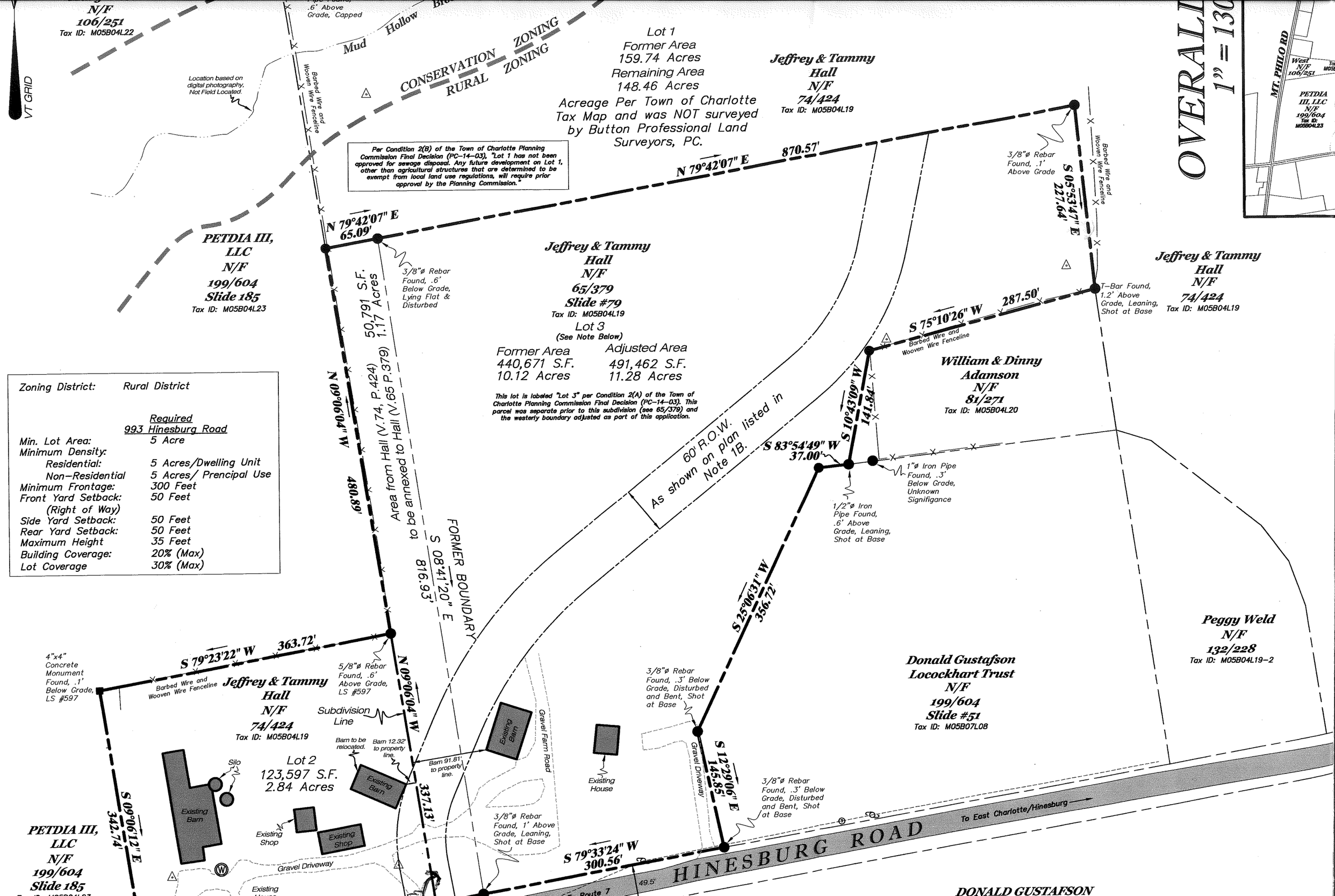
OVERALL
1" = 130'
VT GRID
N/F
106/251
Tax ID: M05B04L22
.6' Above Grade, Capped
Mud Hollow Brook
CONSERVATION ZONING
RURAL ZONING
Location based on digital photography, Not Field Located.
Barbed Wire and Wooven Wire Fenceline
Lot 1
Former Area
159.74 Acres
Remaining Area
148.46 Acres
Acreage Per Town of Charlotte Tax Map and was NOT surveyed by Button Professional Land Surveyors, PC.
Jeffrey & Tammy Hall
N/F
74/424
Tax ID: M05B04L19
Per Condition 2(B) of the Town of Charlotte Planning Commission Final Decision (PC-14-03), "Lot 1 has not been approved for sewage disposal. Any future development on Lot 1, other than agricultural structures that are determined to be exempt from local land use regulations, will require prior approval by the Planning Commission."
N 79°42'07" E 870.57'
N 79°42'07" E 65.09'
3/8"ø Rebar Found, .1' Above Grade
S 05°53'47" E 227.64'
PETDIA III, LLC
N/F
199/604
Slide 185
Tax ID: M05B04L23
3/8"ø Rebar Found, .6' Below Grade, Lying Flat & Disturbed
50,791 S.F.
1.17 Acres
Jeffrey & Tammy Hall
N/F
65/379
Slide #79
Tax ID: M05B04L19
Lot 3
(See Note Below)
Former Area
440,671 S.F.
10.12 Acres
Adjusted Area
491,462 S.F.
11.28 Acres
This lot is labeled "Lot 3" per Condition 2(A) of the Town of Charlotte Planning Commission Final Decision (PC-14-03). This parcel was separate prior to this subdivision (see 65/379) and the westerly boundary adjusted as part of this application.
T-Bar Found, 1.2' Above Grade, Leaning, Shot at Base
Jeffrey & Tammy Hall
N/F
74/424
Tax ID: M05B04L19
S 75°10'26" W 287.50'
Barbed Wire and Wooven Wire Fenceline
William & Dinny Adamson
N/F
81/271
Tax ID: M05B04L20
S 10°43'09" W 141.84'
S 83°54'49" W 37.00'
1"ø Iron Pipe Found, .3' Below Grade, Unknown Signifigance
1/2"ø Iron Pipe Found, .6' Above Grade, Leaning, Shot at Base
60' R.O.W. As shown on plan listed in Note 1B.
Zoning District: Rural District
Required
993 Hinesburg Road
Min. Lot Area: 5 Acre
Minimum Density:
Residential: 5 Acres/Dwelling Unit
Non-Residential 5 Acres/ Prencipal Use
Minimum Frontage: 300 Feet
Front Yard Setback: 50 Feet
(Right of Way)
Side Yard Setback: 50 Feet
Rear Yard Setback: 50 Feet
Maximum Height 35 Feet
Building Coverage: 20% (Max)
Lot Coverage 30% (Max)
N 09°06'04" W 480.89'
Area from Hall (V.74, P.424) to Hall (V.65 P.379) to be annexed to
FORMER BOUNDARY
S 08°41'20" E 816.93'
S 25°06'31" W 356.72'
Peggy Weld
N/F
132/228
Tax ID: M05B04L19-2
Donald Gustafson Locockhart Trust
N/F
199/604
Slide #51
Tax ID: M05B07L08
S 79°23'22" W 363.72'
4"x4" Concrete Monument Found, .1' Below Grade, LS #597
5/8"ø Rebar Found, .6' Above Grade, LS #597
Jeffrey & Tammy Hall
N/F
74/424
Tax ID: M05B04L19
Subdivision Line
N 09°06'04" W
Barn to be relocated.
Barn 12.32' to property line.
Barn 91.81' to property line.
Existing Barn
Gravel Farm Road
Existing House
3/8"ø Rebar Found, .3' Below Grade, Disturbed and Bent, Shot at Base
Gravel Driveway
S 12°29'06" E 145.85'
3/8"ø Rebar Found, .3' Below Grade, Disturbed and Bent, Shot at Base
Silo
Lot 2
123,597 S.F.
2.84 Acres
Existing Barn
Existing Shop
Existing Shop
337.13'
3/8"ø Rebar Found, 1' Above Grade, Leaning, Shot at Base
S 79°33'24" W 300.56'
PETDIA III, LLC
N/F
199/604
Slide 185
S 09°06'12" E 342.74'
Gravel Driveway
Existing
HINESBURG ROAD
To East Charlotte/Hinesburg
Route 7
49.5'
DONALD GUSTAFSON
MT. PHILO RD
West N/F 106/251
PETDIA III, LLC N/F 199/604 Tax ID: M05B04L23