



Audrey DeProspero &lt;audreydeprospero@gmail.com&gt;

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**Permit Application - 51 Virginia Lane**

1 message

**Vince Cabbage** <vince.cabbage@gmail.com>

Wed, Apr 18, 2018 at 3:23 PM

To: Audrey DeProspero &lt;zoning@greensborovt.org&gt;, Kim Greaves &lt;townclerk@greensborovt.org&gt;

Cc: Charlene Cabbage &lt;cmscabbage@aol.com&gt;

Hi Audrey / Kim -

We have pulled together what we believe is all of the required information for the permit to rebuild 51 Virginia Lane.

Given it is a grandfathered camp within the Shoreland Protection area, we have attempted to be both thorough and thoughtful in our approach to the project. To document existing conditions, we have completed a new boundary survey, topographical survey, tree survey, and engineering site plan to detail the existing camp and site. We are proposing to rebuild on the same footprint (but with a ~ 9% reduction in habitable floor area), and move the new camp several feet further away from the lake as mitigation measures. We will also be reducing the lawn area and replacing it with natural landscaping and adding two rain gardens between the camp and lake for further protection and mitigation of surface and rain water.

I reviewed the filing fee schedule and wasn't sure on how much we owe - please let me know and I will pay online or Fedex you a check.

We are hoping to have the DRB meeting sometime in early May if possible, as we will be traveling abroad in late May through Early June. Please let me know if any additional information is needed.

Russell Brown of Hardwick prepared the Survey and Topo Maps  
Patrick Larsen of Hardwick prepared the Engineering Map and Erosion Plans  
Annens Johnson of Craftsbury prepared the Landscaping Plan

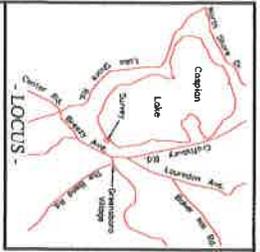
Best regards - Vince

(917) 324-8090

I will attach the application below followed by another email with the zip file of exhibits.

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 **51 Virginia Lane Permit Application.pdf**  
6418K



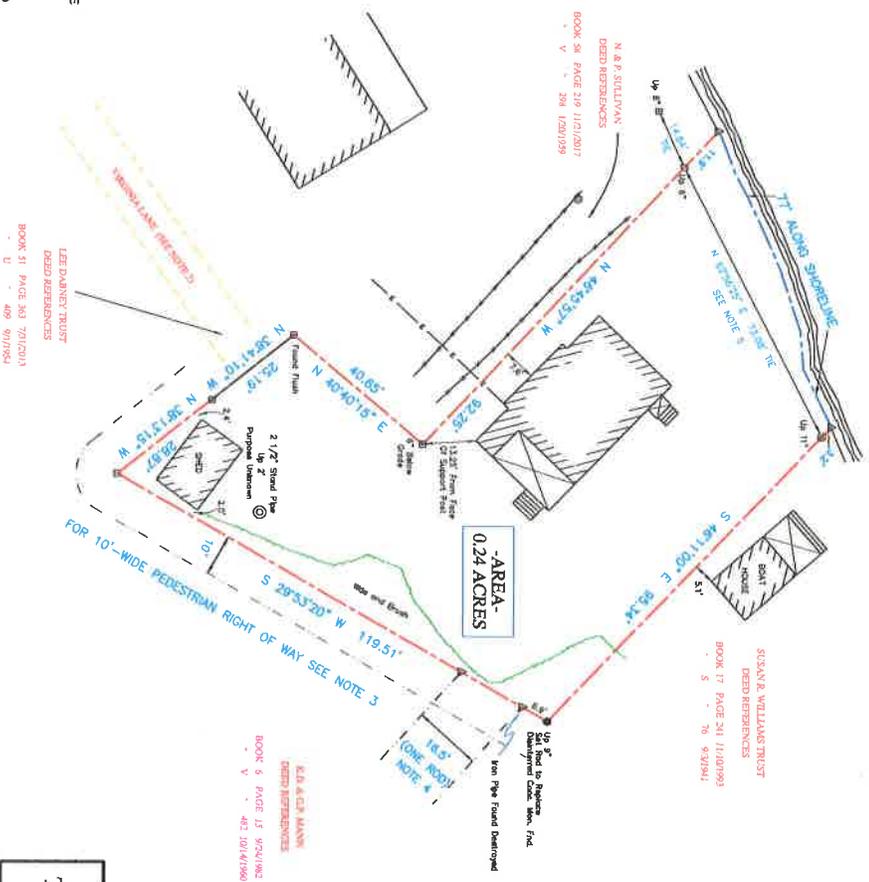
**CUBBAGE DEED REFERENCES**

BOOK 58 PAGE 338	1/20/2018
3	317 4/28/1978
5	253 8/27/1945
N	231 5/18/1950



- LEGEND-**
- BOUNDARY LINE
  - LIMIT OF RIGHT OF WAY
  - OVERHEAD ELECTRICAL UTILITY LINE
  - POST AND RAIL FENCE
  - EDGE OF ROADBED
  - 4" x 4" CONCRETE MONUMENT ROUND
  - 5/8" REBAR SET WITH CAP
  - IRON PIPE FOUND
  - UNMARKED POINT

**C A S P I A N L A K E**



-AREA-  
0.24 ACRES

- NOTES-**
- 1) THE LAST THREE (3) DEEDS REFERRED TO IN PARAGRAPHS 2) THROUGH 4) AS ALL BEARINGS AND DISTANCES GIVEN SHOWED KNOWN TO BE BASED ON THE OLD STATE PLAT SYSTEM, TRAVELING WITH A CENTER OF 1102.16 FEET ON FEBRUARY 27, 2018.
  - 2) A RIGHT-OF-WAY OF UNSPECIFIED WIDTH FOR EXACT LOCATION NOW REFERRED TO AS "ROAD" IS SHOWN ON THE SURVEY AS SHOWN ON THE PLAT DATED FEBRUARY 27, 2018.
  - 3) A TEN-FOOT-WIDE RIGHT-OF-WAY FOR PEDESTRIAN USE, ADJACENT TO BUT NOT ACROSS LAND OF CUBBAGE WAS DEEDED TO PREDECESSORS IN TITLE TO CUBBAGE AND IS SHOWN ON THE SURVEY AS SHOWN ON THE PLAT DATED FEBRUARY 27, 2018.
  - 4) A RIGHT-OF-WAY OF ONE FOOT (1') IN WIDTH IN CONNECTION WITH THE DEED TO THE CUBBAGE ISLAND OF TITLE IN BOOK 7 PAGE 232 DATED 8/11/1978 IS SHOWN ON THE SURVEY AS SHOWN ON THE PLAT DATED FEBRUARY 27, 2018.
  - 5) THE INFORMATION IS PROVIDED FOR PURPOSES OF MATHEMATICAL CALCULATIONS.

- PLAT REFERENCES-**
- 1) PLAT DATED 12/14/18, GREENSBORO, VERMONT.
  - 2) PLAT DATED 12/14/18, GREENSBORO, VERMONT.
  - 3) PLAT DATED 12/14/18, GREENSBORO, VERMONT.
  - 4) PLAT DATED 12/14/18, GREENSBORO, VERMONT.
  - 5) PLAT DATED 12/14/18, GREENSBORO, VERMONT.

**-CERTIFICATION-**

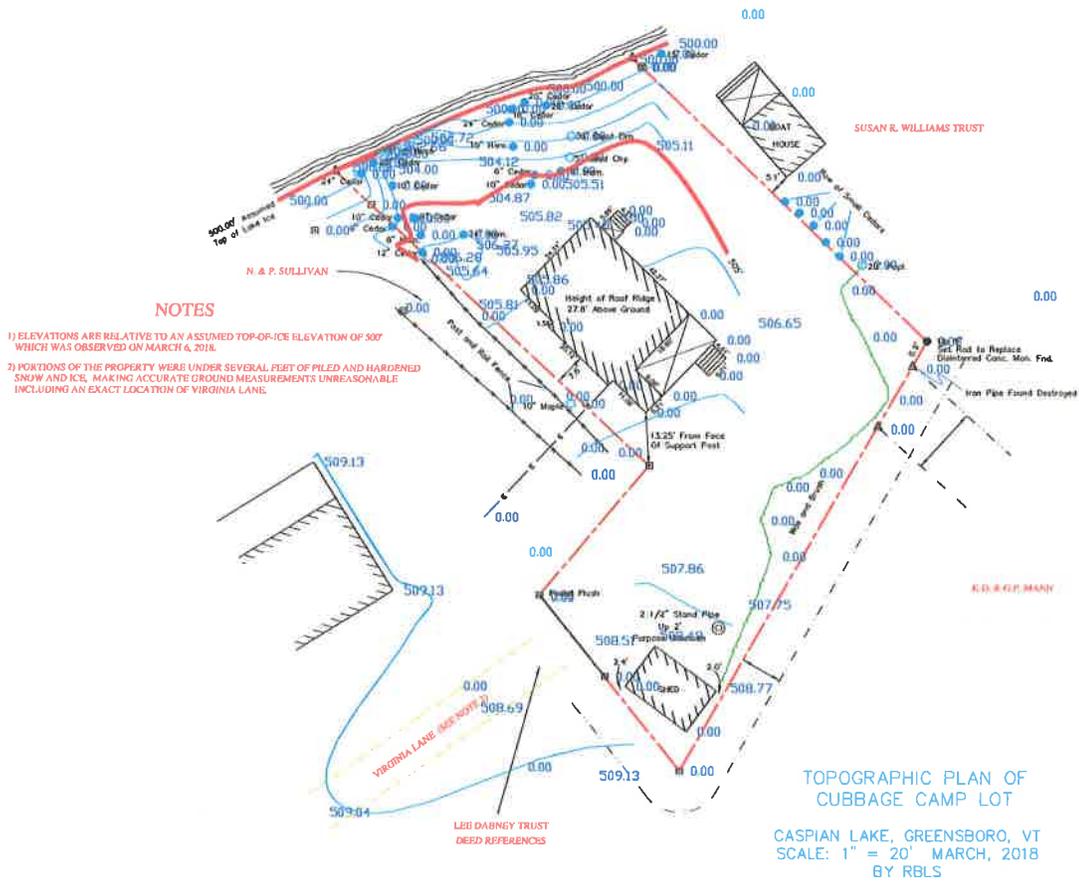
I HEREBY CERTIFY THAT THE EXISTING BOUNDARY LINES SHOWN HEREON ARE BASED ON AND CONSISTENT WITH THE APPLICABLE DEEDS AND MONUMENTATION TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**BOUNDARY SURVEY OF LAND BELONGING TO  
THE VINCENTIA CUBBAGE FAMILY TRUST  
VIRGINIA LANE GREENSBORO, VERMONT**

SCALE:	1" = 20'
DATE:	MARCH, 2018
SURVEYED:	R W B
DRAFTED:	R W B
PROJECT # 18-234	

# CASPIAN LAKE



## NOTES

- 1) ELEVATIONS ARE RELATIVE TO AN ASSUMED TOP-OF-ICE ELEVATION OF 507 WHICH WAS OBSERVED ON MARCH 6, 2018.
- 2) PORTIONS OF THE PROPERTY WERE UNDER SEVERAL FEET OF PILED AND HARDENED SNOW AND ICE, MAKING ACCURATE GROUND MEASUREMENTS UNREASONABLE INCLUDING AN EXACT LOCATION OF VIRGINIA LANE.

## TOPOGRAPHIC PLAN OF CUBBAGE CAMP LOT

CASPIAN LAKE, GREENSBORO, VT  
 SCALE: 1" = 20' MARCH, 2018  
 BY RBL'S





Existing Info	Existing	New
Building Height	27.6'	29.5'
Habitable Area	1,673 s.f.	1,521 s.f.
Building Footprint	891 s.f.	891 s.f.

**PRIVATE RESIDENCE AT 51 VIRGINIA LANE**

51 Virginia Lane,  
Greensboro, VT 05841  
4/16/18

Key Plan  
NTS

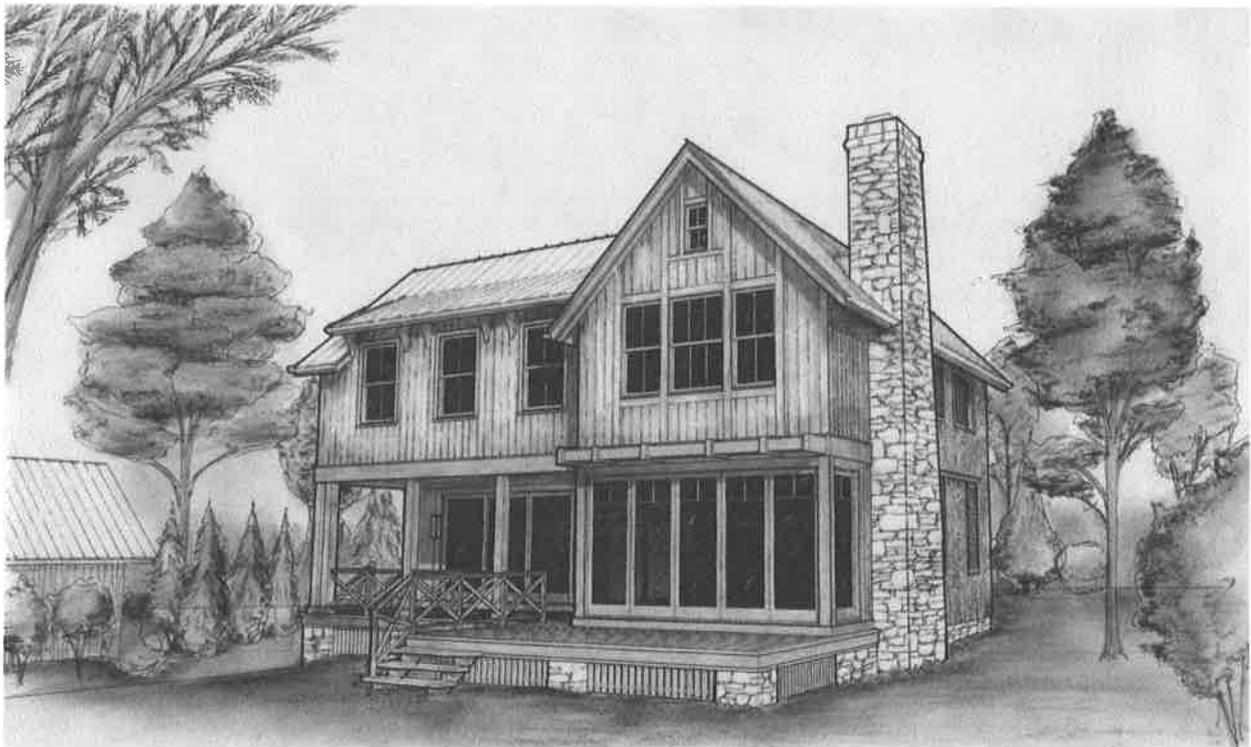




PRIVATE RESIDENCE AT 51 VIRGINIA LANE

Street Facade Rendering

51 Virginia Lane,  
Greensboro, VT 05841  
4/16/18

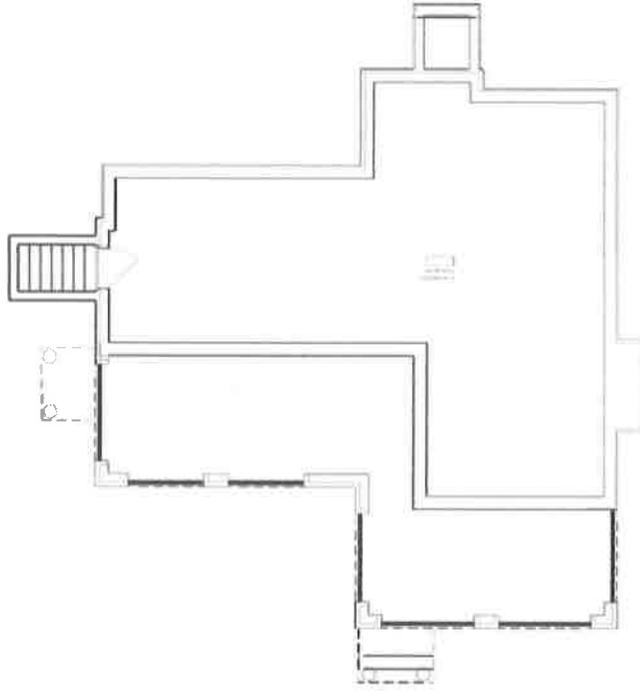


PRIVATE RESIDENCE AT 51 VIRGINIA LANE

Lake Facade Rendering

51 Virginia Lane,  
Greensboro, VT 05841  
4/16/18

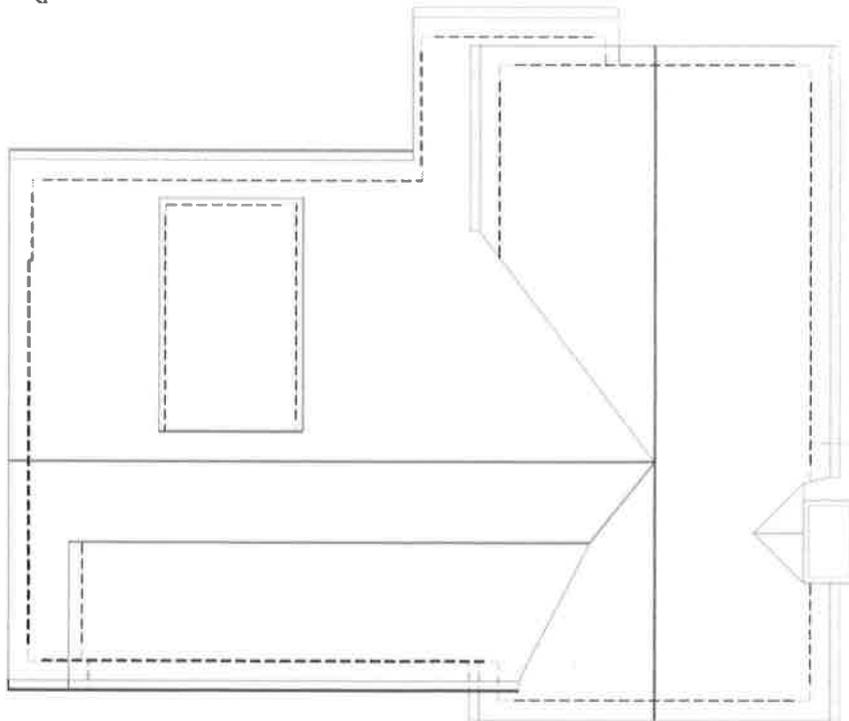
Overall Basement/Foundation Plan  
Scale: 1/8" = 1'-0"



PRIVATE RESIDENCE AT 51 VIRGINIA LANE

51 Virginia Lane,  
Greensboro, VT 05841  
4/16/18

Root Plan  
Scale: 3/16" = 1'-0"



PRIVATE RESIDENCE AT 51 VIRGINIA LANE

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4/16/18

