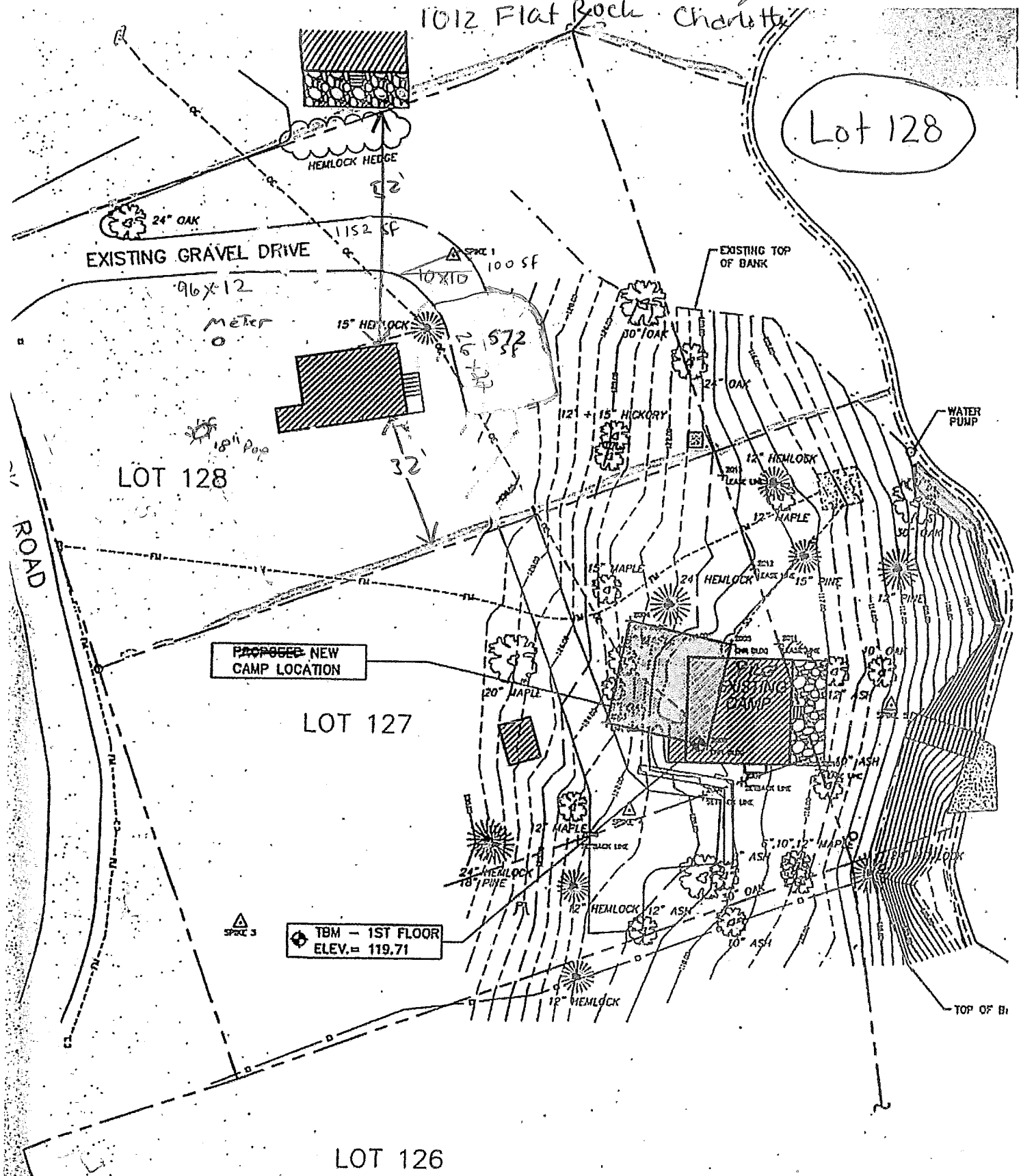
Existing Camp & Driveway 4/10/16

1012 Flat Rock Charlotte

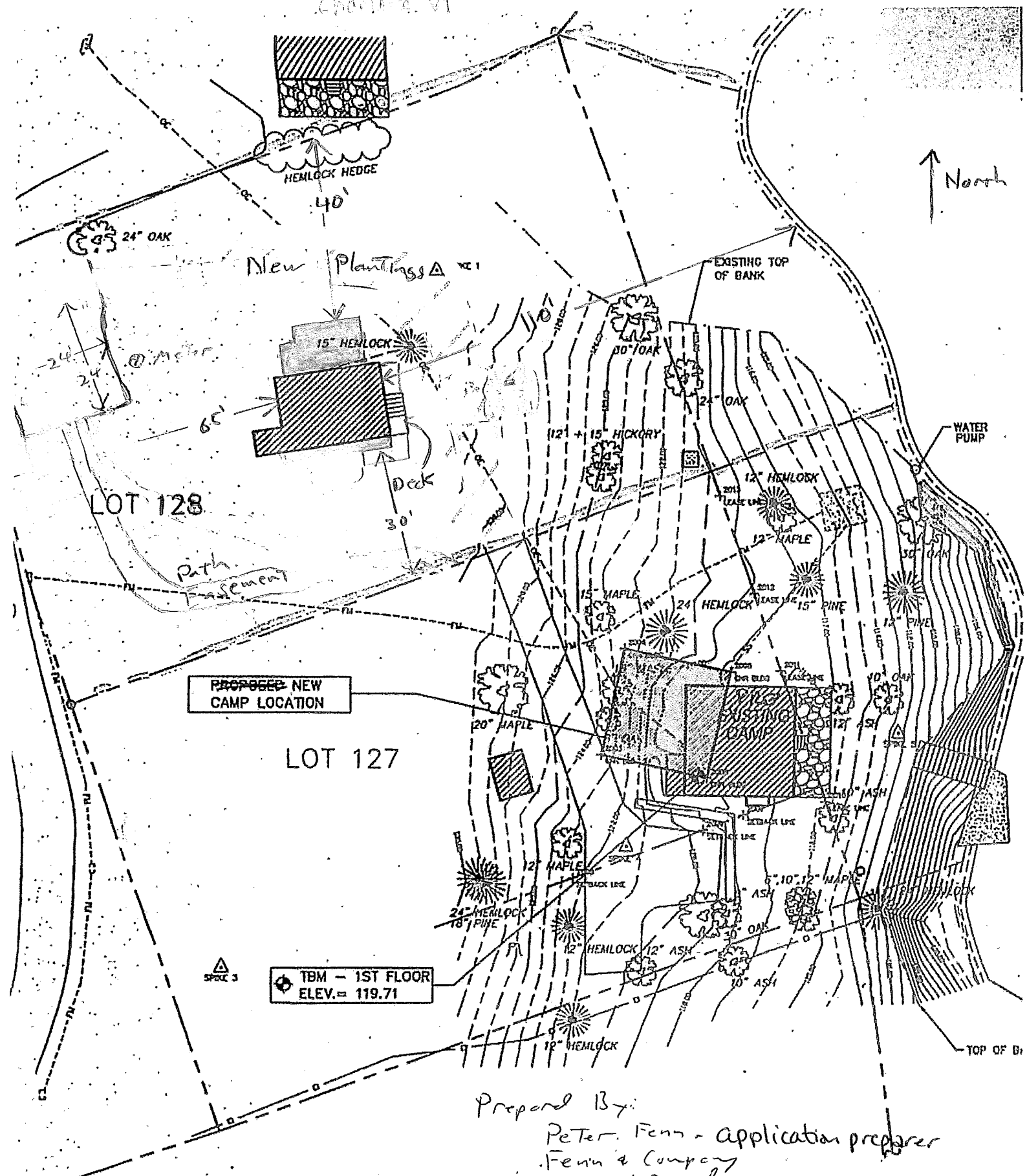


Fenn
Application Preparer

NO

1.

Proposed Changes
1012 Flat Rock Road (lot 128)
Charlotte, VT



Prepared By:
Peter Fenn - application preparer
Fenn & Company
Design / Build
4/10/16

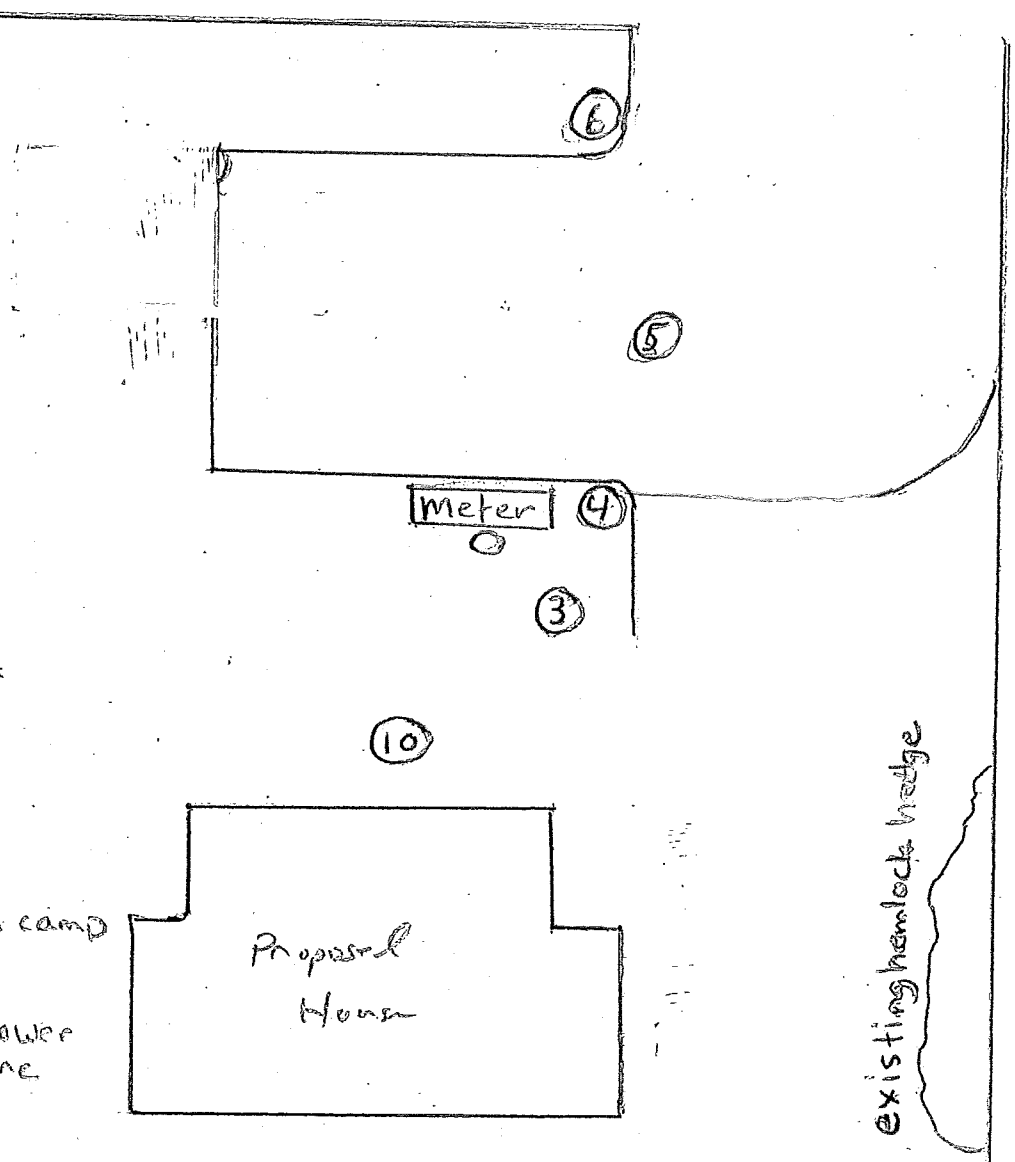
5/8" = 16' Scale

2

Tree Removal Schedule

1012 Flat Rock / Fenn Lot 128

Flat Rock Road



~~1. 6 inch hemlock *~~
~~won't thrive~~

~~2. 5 inch hemlock *~~
~~won't thrive~~

3. 18 inch beech *
diseased / threatens camp

4. 16 inch maple *
diseased / threatens power line

5. 5 inch beech

6. 17 inch beech *
diseased

~~7. 8 inch maple~~

~~8. 12 inch maple~~

~~9. 2 4 inch maples *~~
~~won't thrive~~

10. 5 inch maple
too close to new camp (unsafe)

* Tree Warden recommends removal

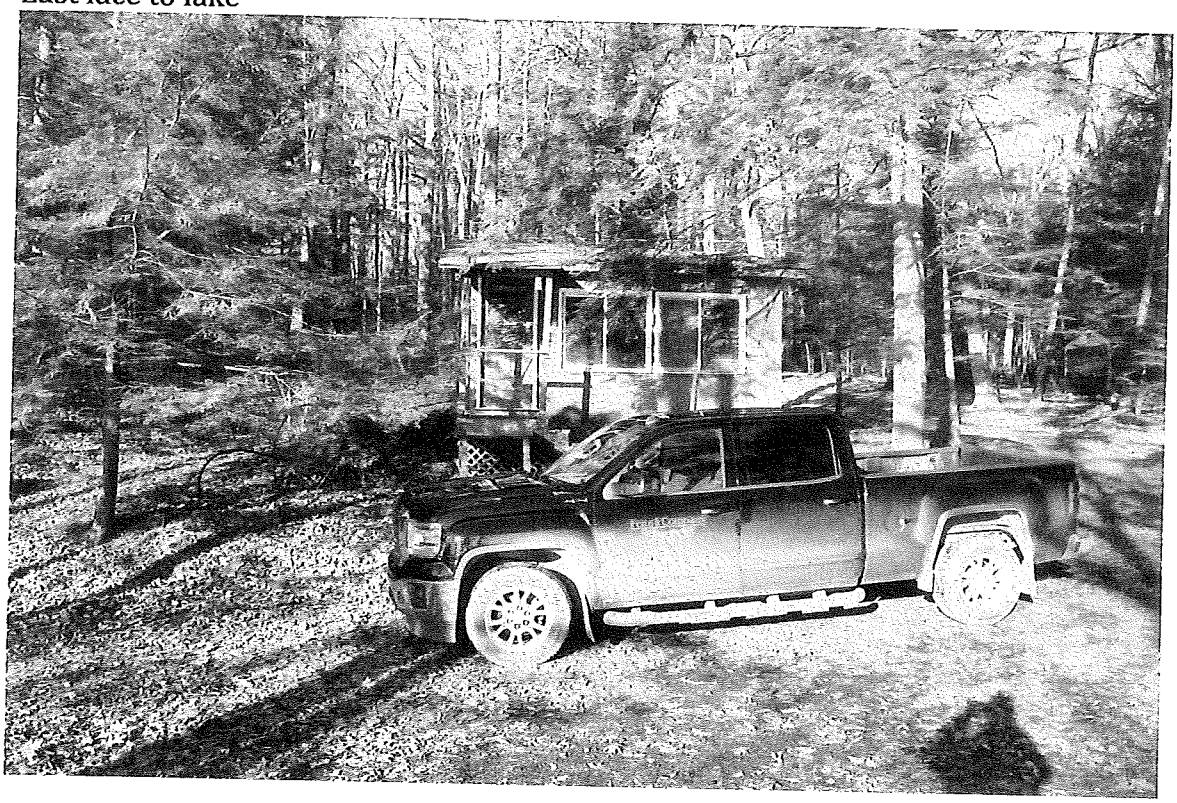
Proposal for 1012 Flatrock Road renovations:

I propose to remove the existing uninhabitable structure located at 1012 Flatrock Road and replace it with a slightly larger structure situated in roughly the same spot. The current driveway is a shared one that ends between the cabin and the lake. This will be rerouted so that is situated to the west of the camp by Flatrock Road thus removing it from the 100' shoreline zone. The access to the camp on Lot 127 will be from a path easement from the new driveway. Please see attached plans.

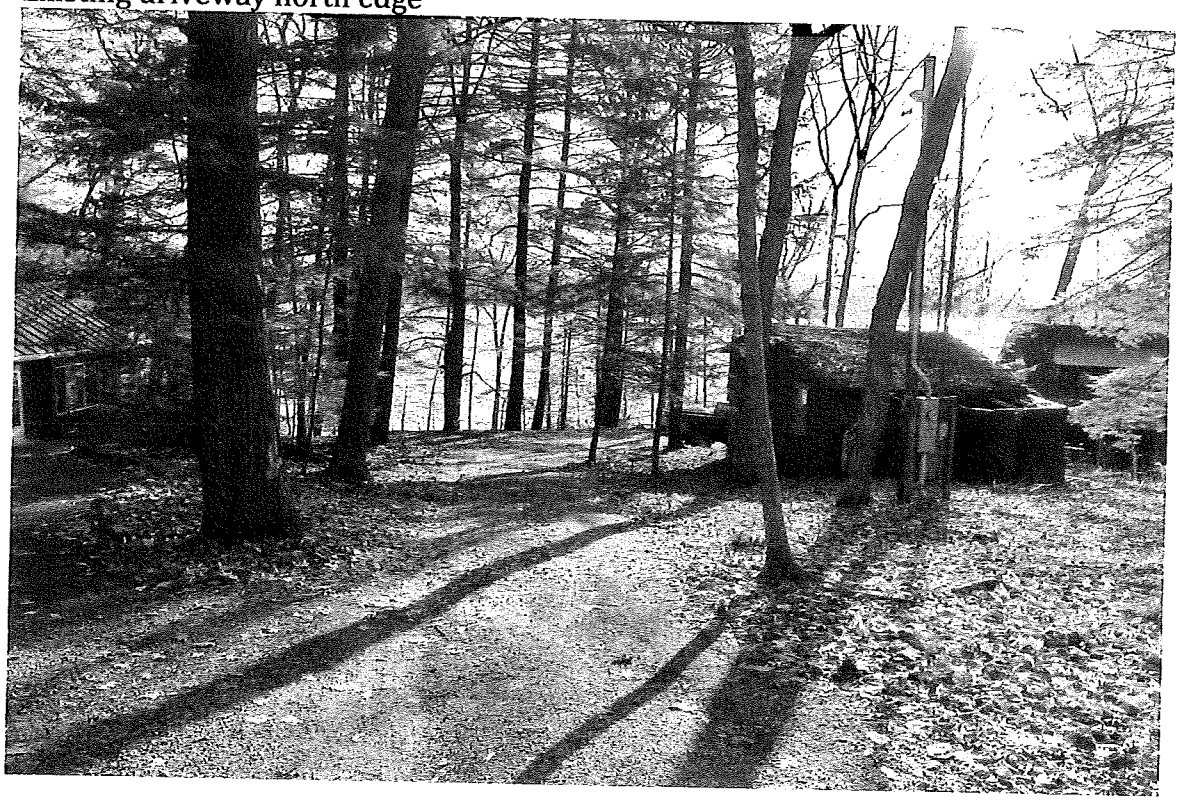
Thank you,
Peter Fenn

Existing camp

East face to lake

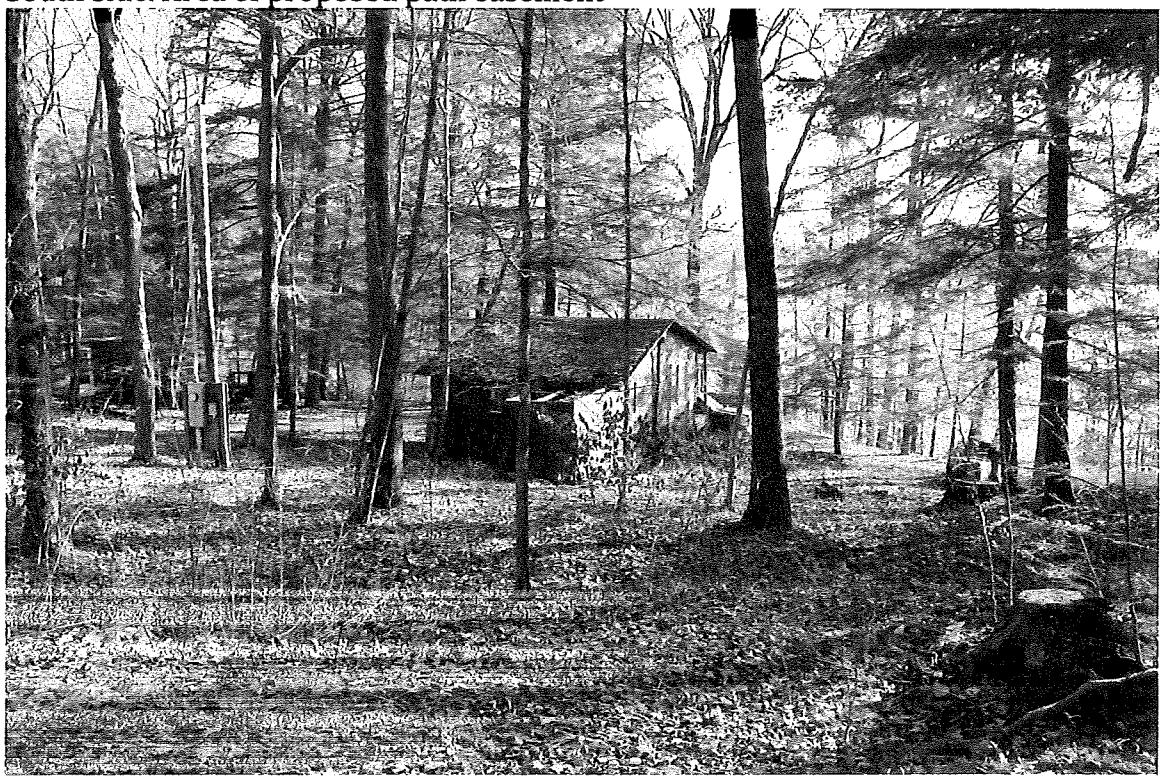


Existing driveway north edge



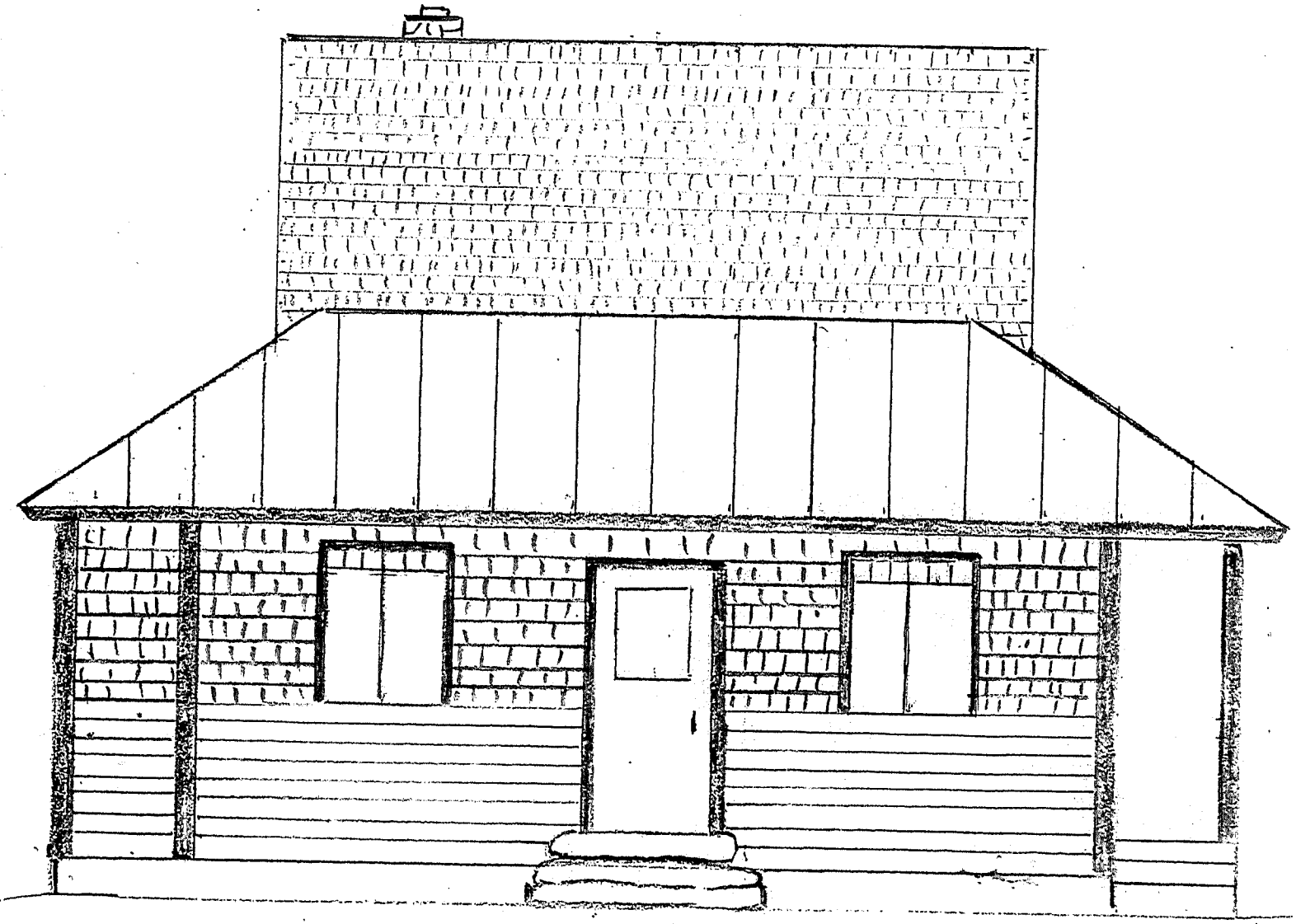
West side. Location of proposed driveway

South side. Area of proposed path easement



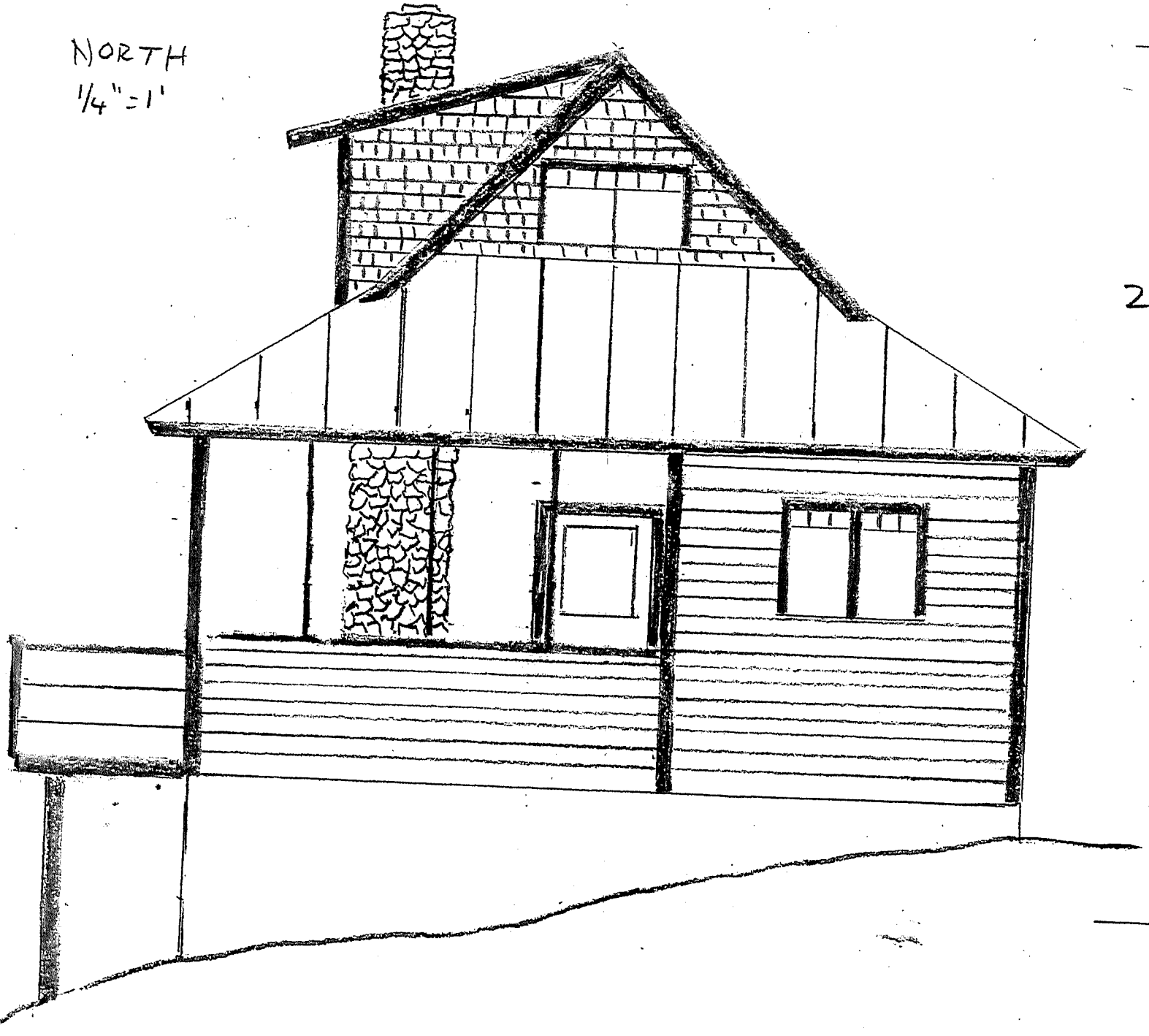
Peter & Connie Fenn 5/16/16
1012 Flatrock Rd 1/4" = 1'
West View

Lot 128



1012 Flat Rock Lot 128

NORTH
1/4" = 1'

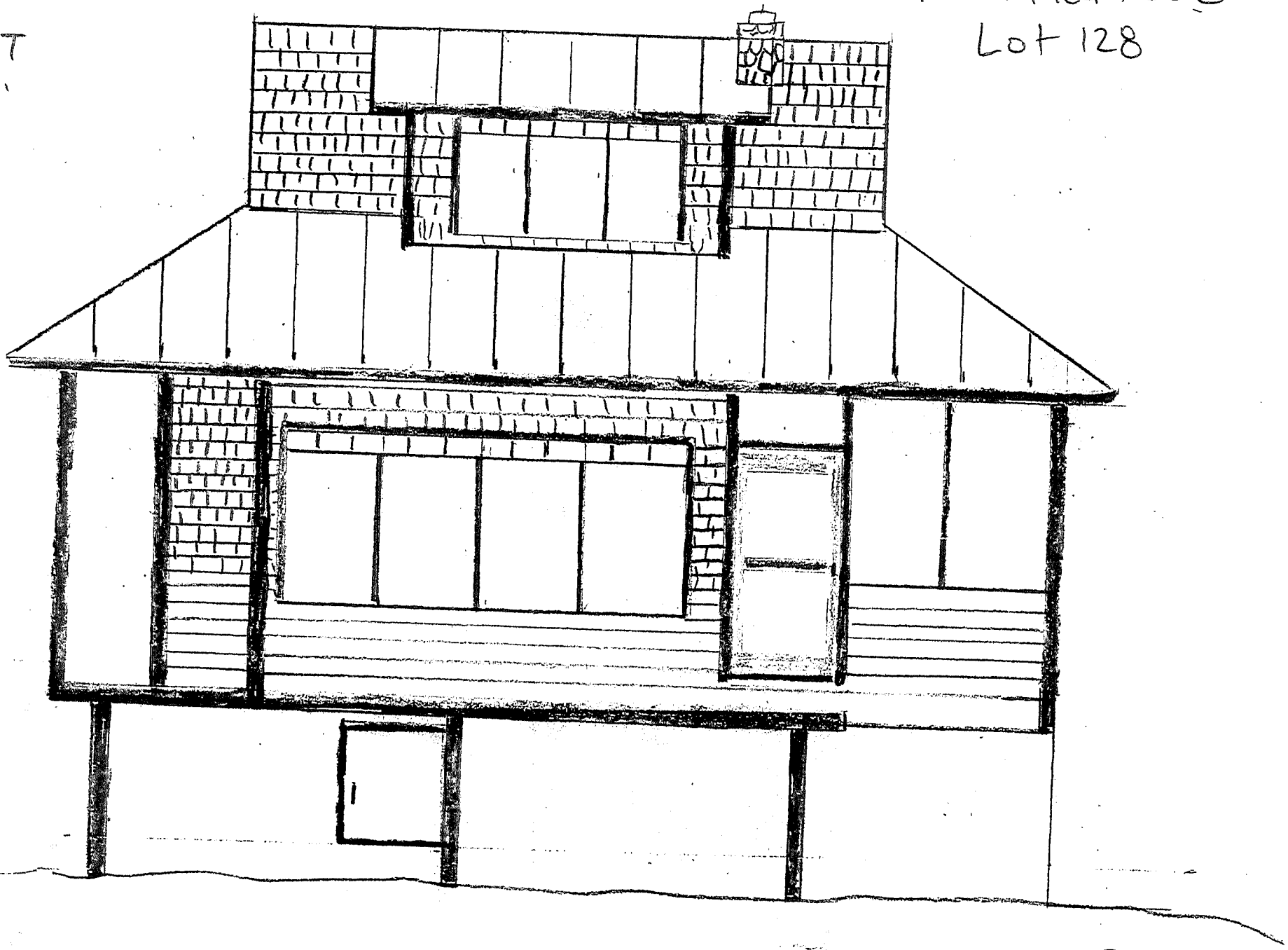


26' average height

8

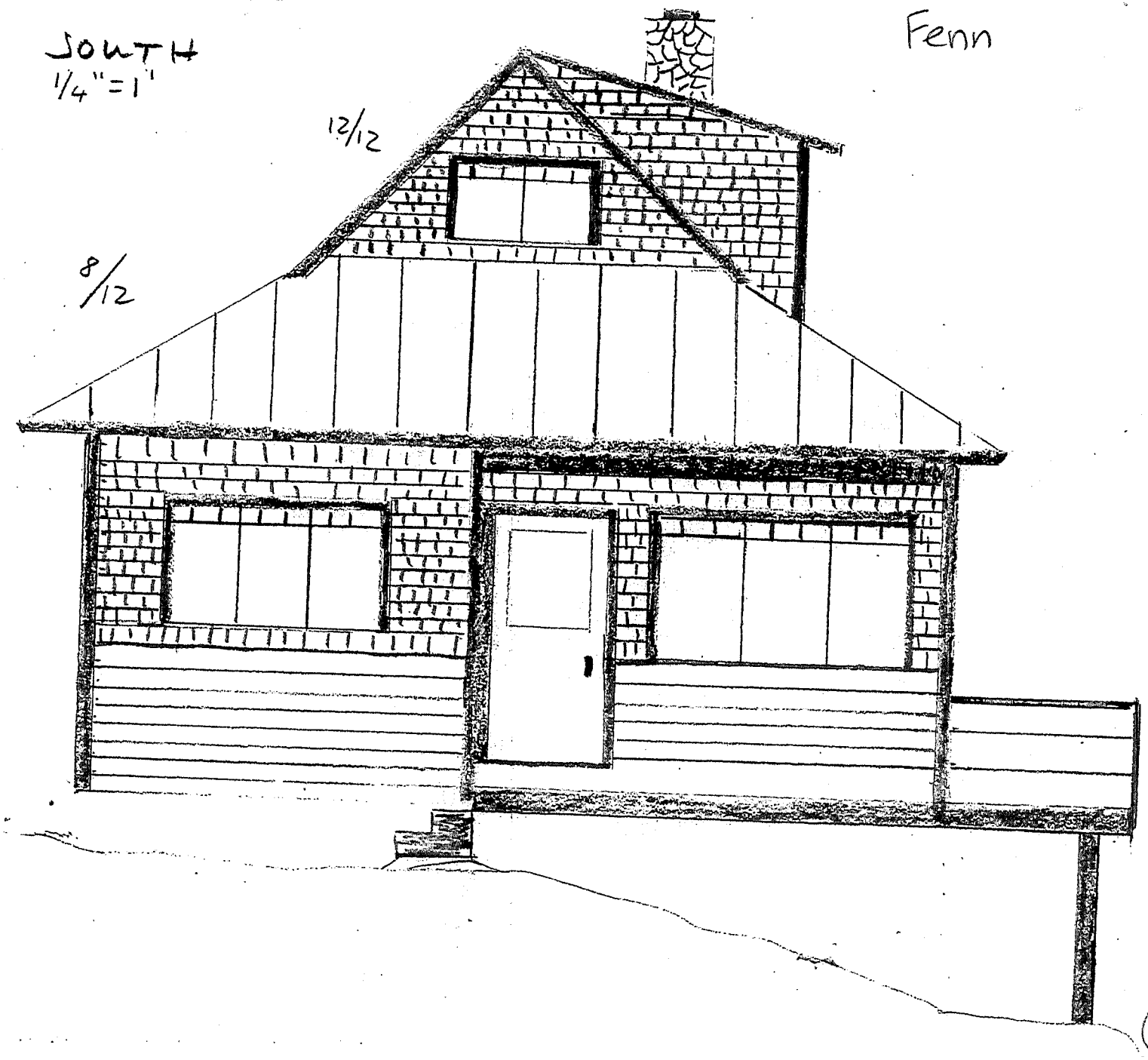
1012 Flat Rock
Lot 128

EAST
1/4" = 1'



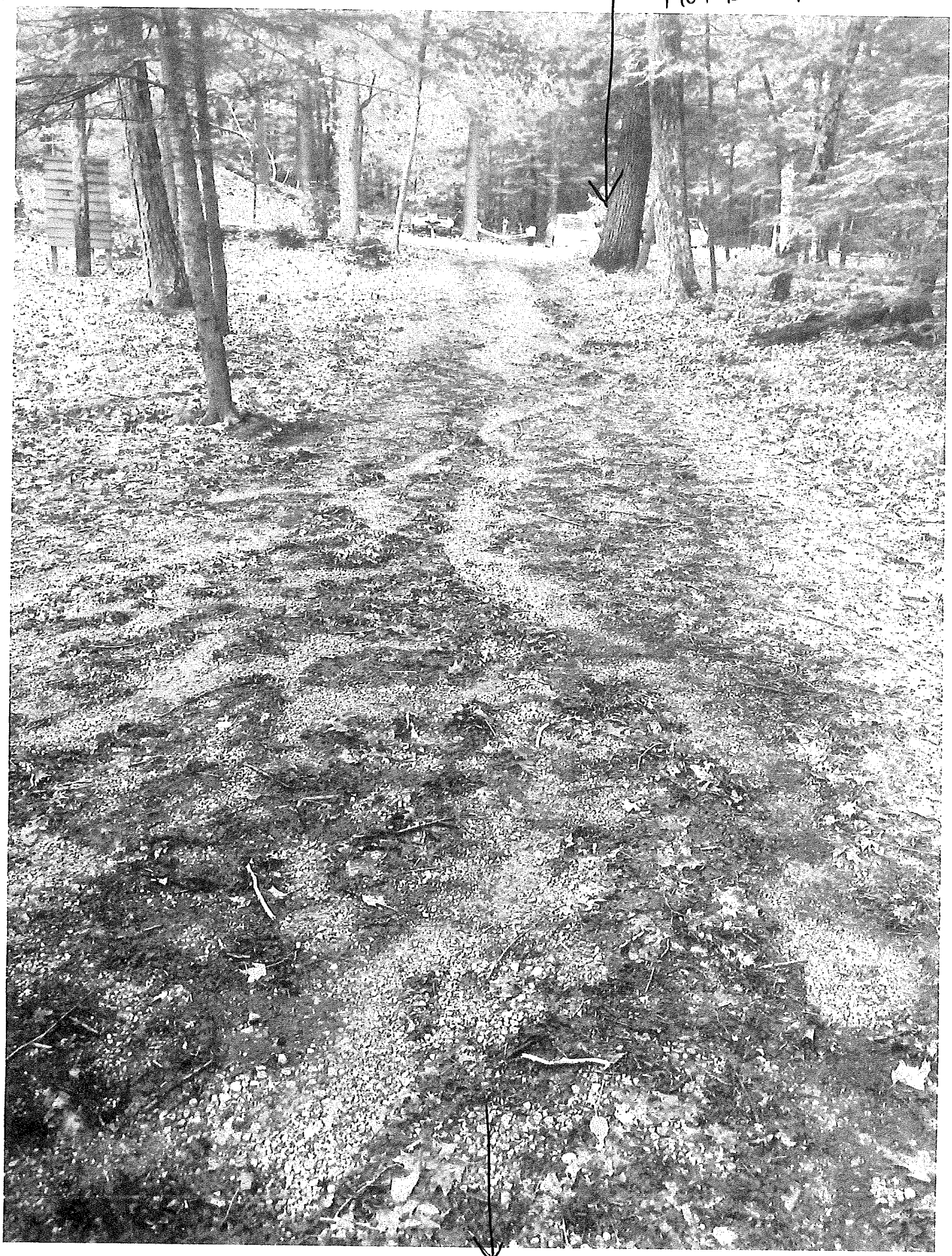
1012 Flat Rock Rd
Lot 128
Fenn

SOUTH
1/4" = 1'



current drive 1012 Flat Rock Rodd

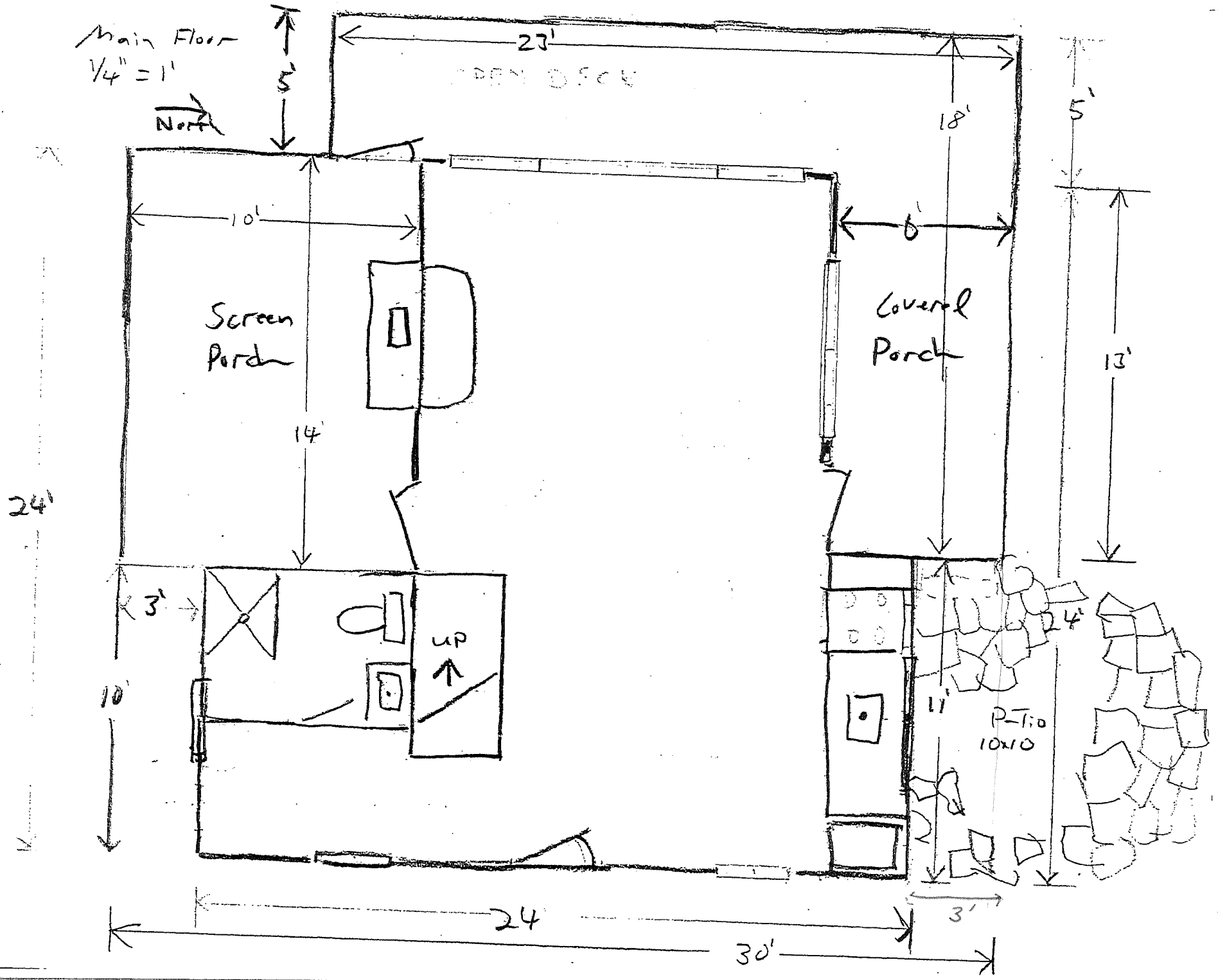
Flat Rock Road



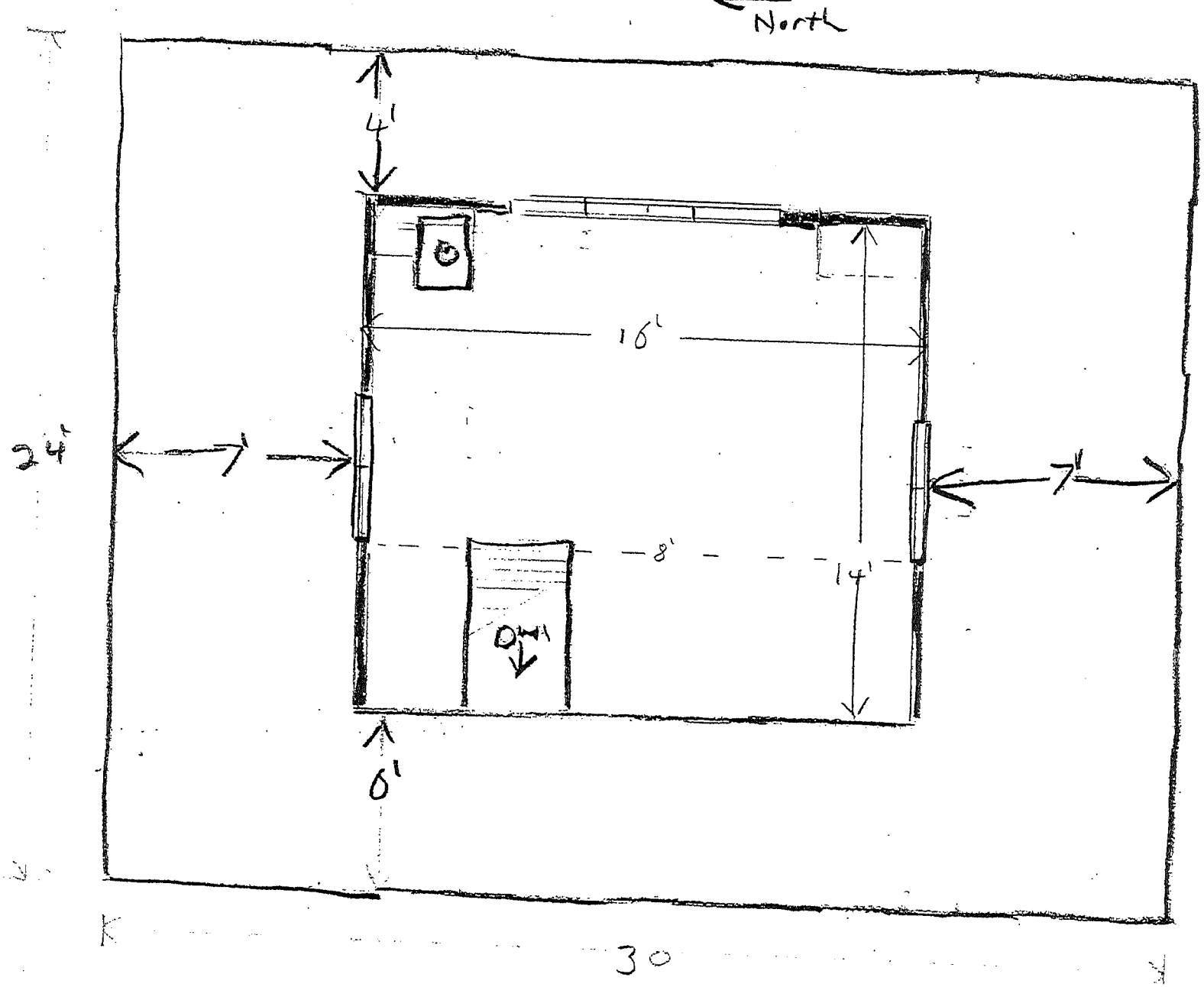
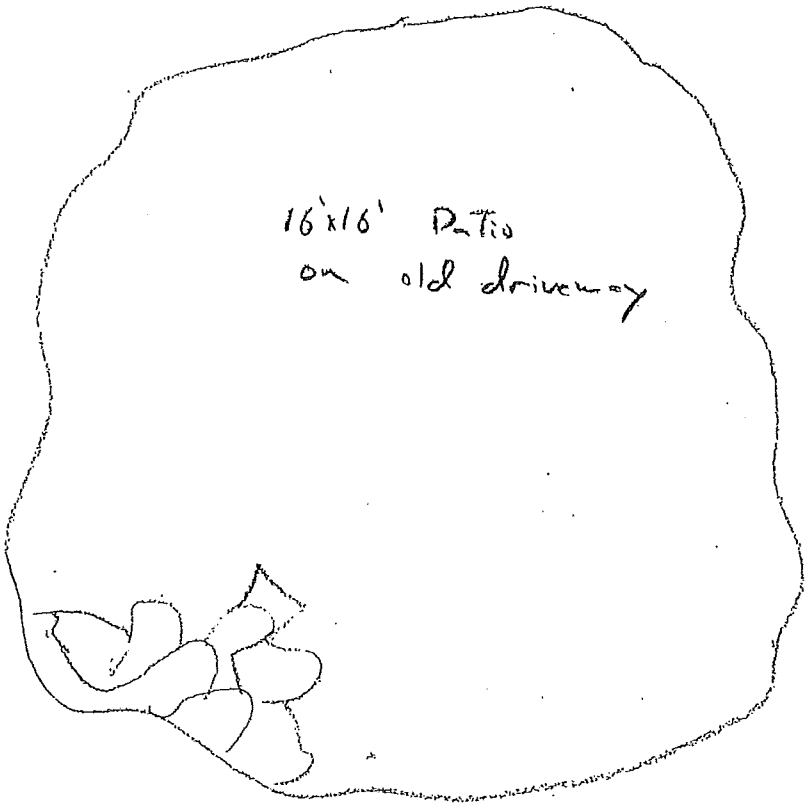
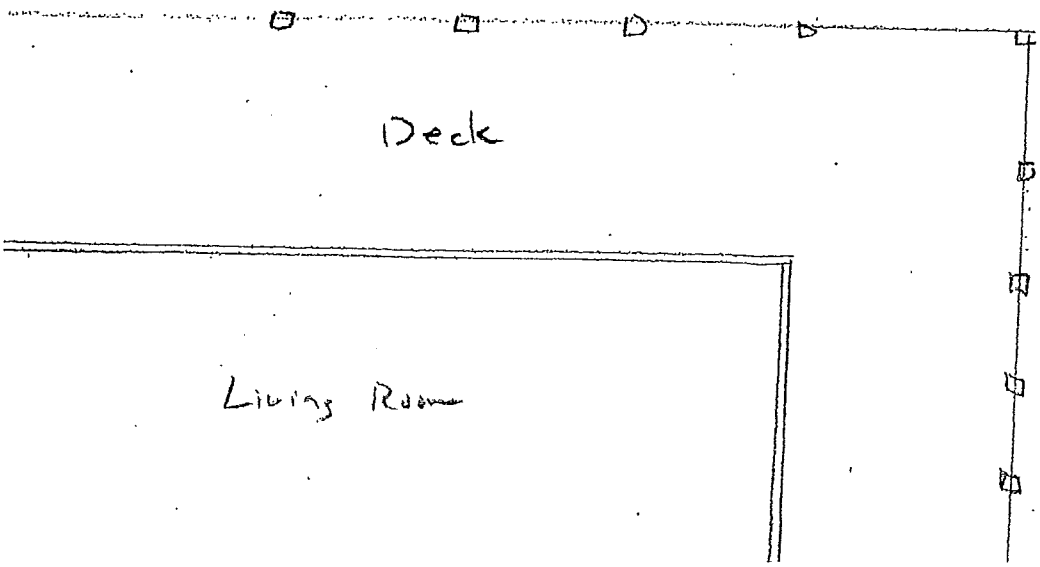
to Lake

Specifications for 1012 Flatrock Road

Roof: Combination of Metal Standing Seam and cedar shingles
Siding: Clapboards 6" exposure and cedar shingles.
Windows: Marvin Integrity casements. Cottage Style mullions
Deck: Paulope decking. Cable rail railing with cedar top rail
Chimney: Stone
Doors: Fir
Patios: Natural Bluestone
All colors to be natural earthtones


Main Floor
1/4" = 1'
North
5'
23'
OPEN DECK
18'
5'
10'
6'
Screen Porch
Covered Porch
13'
14'
24'
3'
UP
10'
11'
24'
Patio
10x10
3'
24
30'

2nd Floor
1/4" = 1'



Lower Patio on Old Driveway
1012 Alltrack