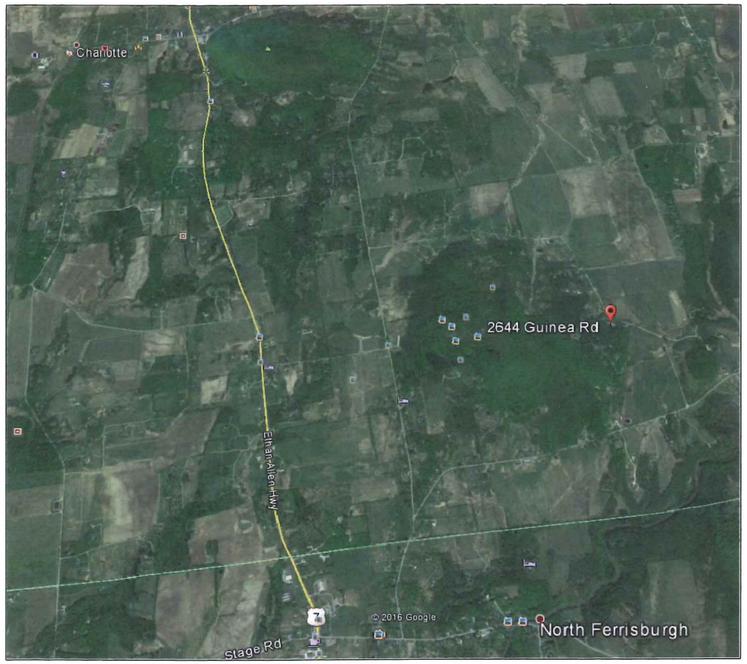
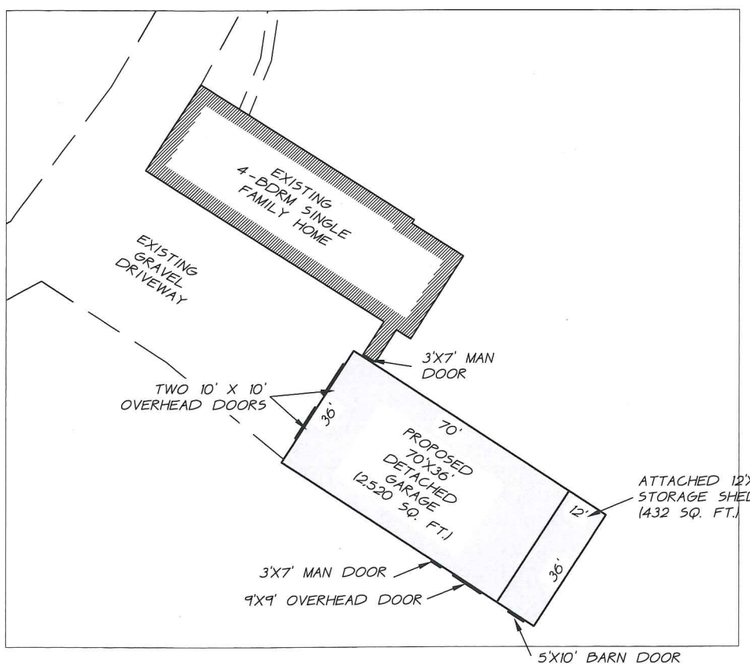


Location Plan



Garage Floor Plan - 1"=40'

Zoning Information

ADDRESS: 2644 GUINEA ROAD (PARCEL ID: 0640-00006)

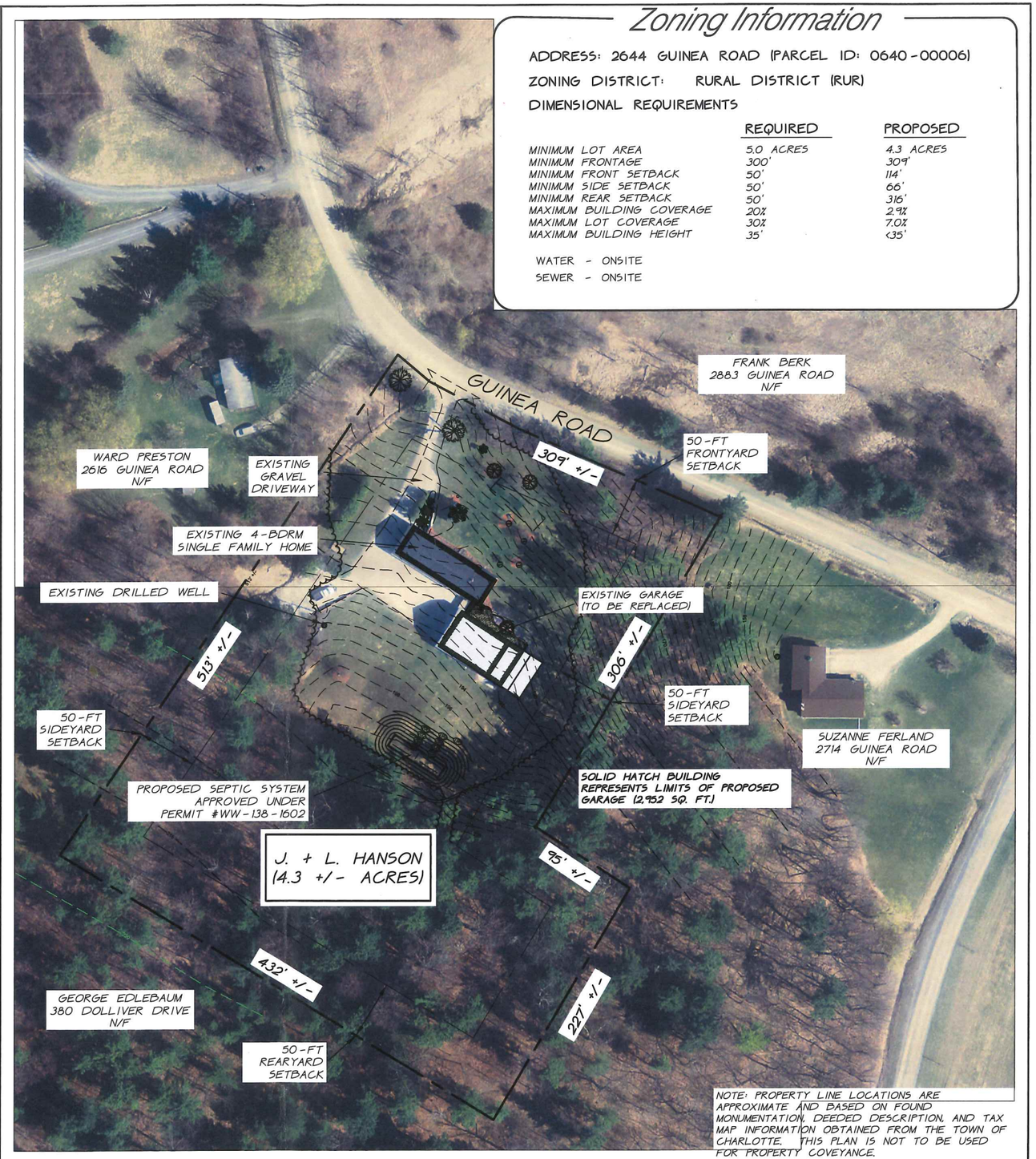
ZONING DISTRICT: RURAL DISTRICT (RUR)

DIMENSIONAL REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	5.0 ACRES	4.3 ACRES
MINIMUM FRONTAGE	300'	309'
MINIMUM FRONT SETBACK	50'	114'
MINIMUM SIDE SETBACK	50'	66'
MINIMUM REAR SETBACK	50'	316'
MAXIMUM BUILDING COVERAGE	20%	2.9%
MAXIMUM LOT COVERAGE	30%	7.0%
MAXIMUM BUILDING HEIGHT	35'	<35'

WATER - ONSITE

SEWER - ONSITE



NOTE: PROPERTY LINE LOCATIONS ARE APPROXIMATE AND BASED ON FOUND MONUMENTATION, DEEDED DESCRIPTION, AND TAX MAP INFORMATION OBTAINED FROM THE TOWN OF CHARLOTTE. THIS PLAN IS NOT TO BE USED FOR PROPERTY COVEYANCE.

OMEGA REAL ESTATE ASSOCIATES

N W E S

STATE OF VERMONT — BRIAN J. BERTON No. 9015 CIVIL — LICENSED PROFESSIONAL ENGINEER

CURRENT ISSUE STATUS: Overall Plan

PROJECT: Lands of Jeffrey and Linda Hanson

2644 Guinea Road

Charlotte, VT

DATE	REVISION ISSUE DESCRIPTION	BY

PROJECT NUMBER:	N/A
PROJECT MANAGER:	N/A
A/E OF RECORD:	N/A
DRAWN BY:	NDG/BJB
CAD FILE:	S1
SCALE:	1"=100'

GRAPHIC SCALE: 0" 1"

TITLE: Site Plan

DRAWING NO:

SHEET: 1 OF 2