

LOCATION MAP
NOT TO SCALE

NOTES:

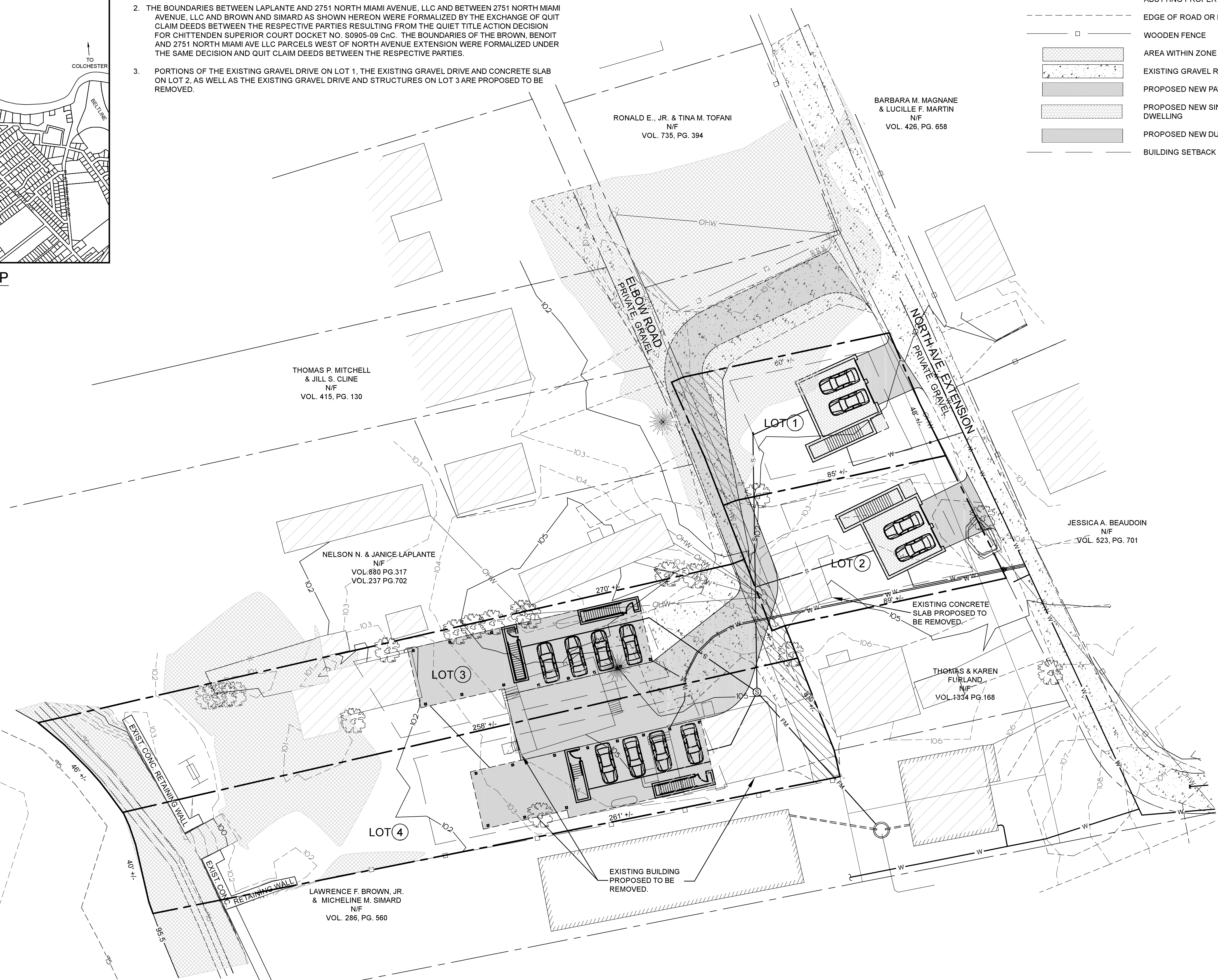
1. THE EXISTING PHYSICAL FEATURES DEPICTED ON THIS PLAN ARE BASED ON FIELD SURVEYS CONDUCTED BY THIS OFFICE ON MAY 8, SEPTEMBER 22, 2005 AND JANUARY 11, 2021.
2. THE BOUNDARIES BETWEEN LAPLANTE AND 2751 NORTH MIAMI AVENUE, LLC AND BETWEEN 2751 NORTH MIAMI AVENUE, LLC AND BROWN AND SIMARD AS SHOWN HEREON WERE FORMALIZED BY THE EXCHANGE OF QUIT CLAIM DEEDS BETWEEN THE RESPECTIVE PARTIES RESULTING FROM THE QUIET TITLE ACTION DECISION FOR CHITTENDEN SUPERIOR COURT DOCKET NO. S0905-09 ChC. THE BOUNDARIES OF THE BROWN, BENOIT AND 2751 NORTH MIAMI AVE LLC PARCELS WEST OF NORTH AVENUE EXTENSION WERE FORMALIZED UNDER THE SAME DECISION AND QUIT CLAIM DEEDS BETWEEN THE RESPECTIVE PARTIES.
3. PORTIONS OF THE EXISTING GRAVEL DRIVE ON LOT 1, THE EXISTING GRAVEL DRIVE AND CONCRETE SLAB ON LOT 2, AS WELL AS THE EXISTING GRAVEL DRIVE AND STRUCTURES ON LOT 3 ARE PROPOSED TO BE REMOVED.

LEGEND:

- PROJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- EDGE OF ROAD OR DRIVE
- WOODEN FENCE
- AREA WITHIN ZONE AE
- EXISTING GRAVEL ROAD / DRIVE
- PROPOSED NEW PAVED DRIVE
- PROPOSED NEW SINGLE FAMILY DWELLING
- PROPOSED NEW DUPLEX
- BUILDING SETBACK

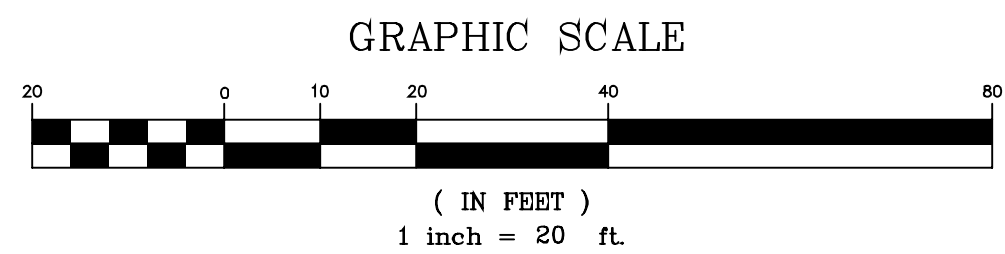
PROJECT STATISTICS

ZONING DISTRICT - LOW DENSITY - WATERFRONT (RL-W)		
PARCEL AREA - LOT 1 - 4,103 SF		
PARCEL ID - 021-2-066-000 3135 NORTH AVENUE		
DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED
LOT AREA	6,000 S.F.	4,103 S.F. (PRE-EXISTING)
FRONT SETBACK	AVG. OF 2 ADJACENT LOTS ON BOTH SIDES +/- 5'	18 FT ±
SIDE SETBACK	10% OF LOT WIDTH, OR AVG OF SIDE YARD SETBACK OF 2 ADJACENT LOTS ON BOTH SIDES	5 FT ±
REAR SETBACK	25% OF LOT DEPTH 20' MAX	41FT +/-
LOT COVERAGE	45% MAX.	38.6%
PARCEL AREA - LOT 2 - 4,302 SF		
PARCEL ID - 021-2-068-000 3131 NORTH AVENUE		
DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED
LOT AREA	6,000 S.F.	4,302 S.F. (PRE-EXISTING)
FRONT SETBACK	AVG. OF 2 ADJACENT LOTS ON BOTH SIDES +/- 5'	12 FT ±
SIDE SETBACK	10% OF LOT WIDTH, OR AVG OF SIDE YARD SETBACK OF 2 ADJACENT LOTS ON BOTH SIDES	7 FT ±
REAR SETBACK	25% OF LOT DEPTH 20' MAX	42FT +/-
LOT COVERAGE	45% MAX.	36.1%
PARCEL AREA - LOT 3 - 10,090 SF		
PARCEL ID - 020-4-003-000 105 ELBOW STREET		
DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED
LOT AREA	10,000 S.F. (DUPLEX) AVG. OF 2 ADJACENT LOTS ON BOTH SIDES +/- 5'	10,090 S.F.
FRONT SETBACK		72 FT ±
SIDE SETBACK	10% OF LOT WIDTH, OR AVG OF SIDE YARD SETBACK OF 2 ADJACENT LOTS ON BOTH SIDES	5 FT ±
REAR SETBACK	75' FROM ORDINARY HIGH WATER OF LAKE CHAMPLAIN	143 FT +/-
LOT COVERAGE	45% MAX.	34.8%
PARCEL AREA - LOT 4 - 10,654 SF		
PARCEL ID - 020-4-002-000 95 ELBOW STREET		
DIMENSIONAL REQUIREMENTS:	REQUIRED	PROPOSED
LOT AREA	10,000 S.F. (DUPLEX) AVG. OF 2 ADJACENT LOTS ON BOTH SIDES +/- 5'	10,654 S.F.
FRONT SETBACK		62 FT ±
SIDE SETBACK	10% OF LOT WIDTH, OR AVG OF SIDE YARD SETBACK OF 2 ADJACENT LOTS ON BOTH SIDES	5 FT ±
REAR SETBACK	75' FROM ORDINARY HIGH WATER OF LAKE CHAMPLAIN	159 FT +/-
LOT COVERAGE	45% MAX.	31.2%



LAKE CHAMPLAIN

7-19-2021 DRAFT



Date	Revision	By
These plans shall only be used for the purpose shown below:		
<input checked="" type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review	
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction	
<input type="checkbox"/> Final	<input type="checkbox"/> Record Drawing	
PROPERTIES OF 2751 North Miami Avenue North Avenue Extension, Burlington, VT		Project No. 05087 Survey MJG Design DLH Drawn DLH Checked DJG Date 3-23-21 Scale AS NOTED Sheet number S-1
CONCEPTUAL SITE PLAN		
Lamoureux & Dickinson Consulting Engineers, Inc. 14 Morse Drive, Essex, VT 05452 802-878-4450 www.LDengineering.com		