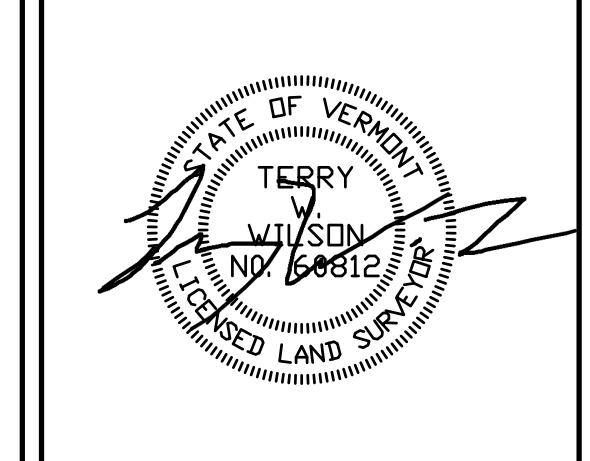
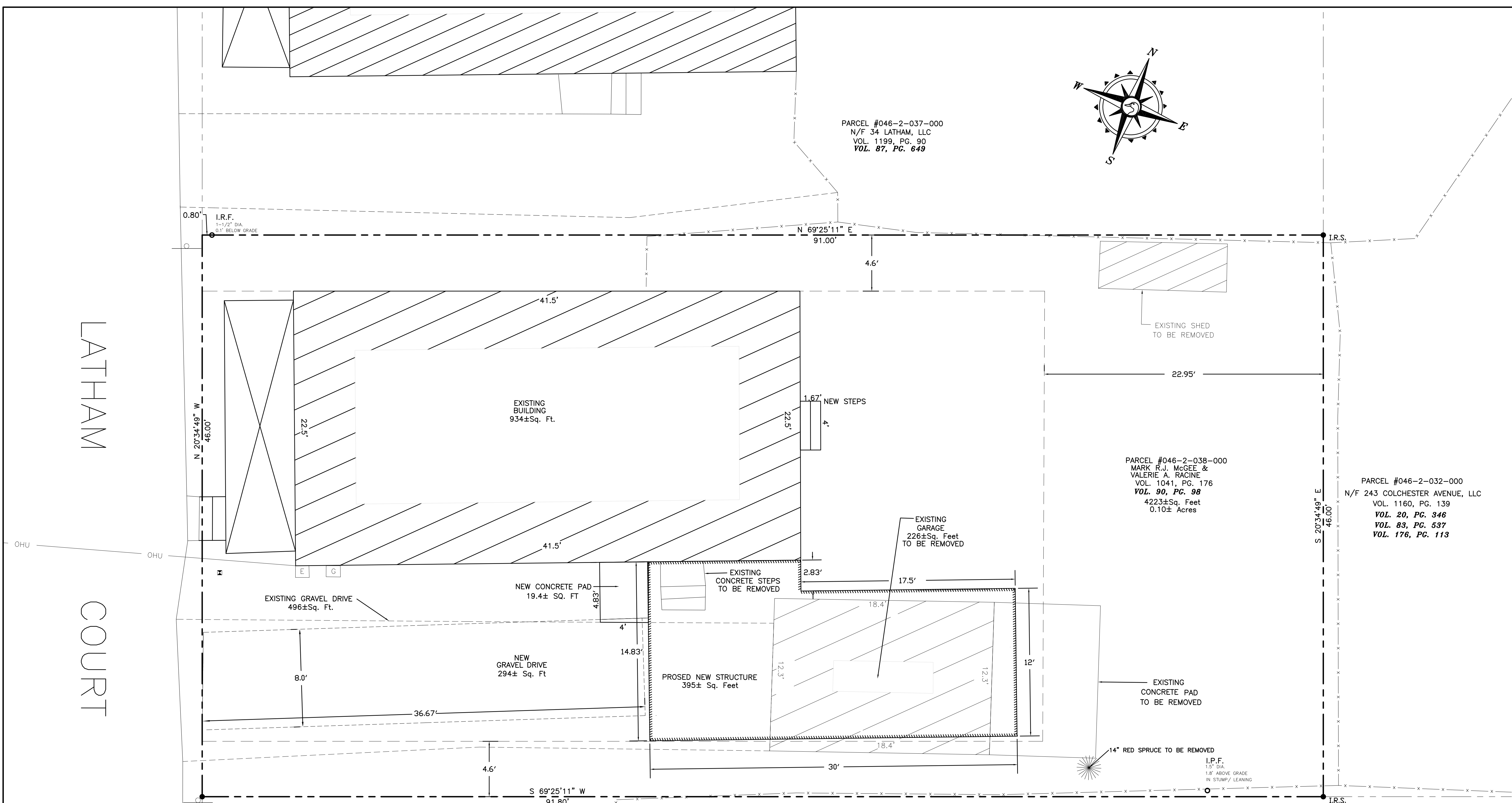


REVISIONS

NO.	DESCRIPTION



SITE PLAN OF LANDS OF
 MARK MCGEE
 38 LATHAM COURT
 BURLINGTON, VERMONT



NOTES

- 1) BEARINGS ARE BASED ON REFERENCE #1.
- 2) THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING BUILDINGS AND FEATURES AS WELL AS PROPOSED NEW CONSTRUCTION AS PER REF. #2

REFERENCES

- 1) A PLAT ENTITLED "PLAT OF LANDS OF MARK R.J. MCGEE & VALERIE A. RACINE, 38 LATHAM COURT, BURLINGTON, VERMONT.", DATED DECEMBER, 2020, PREPARED AND PROVIDED BY VERMONT MAPPING & SURVEY CO., LLC.
- 2) A CONSTRUCTION DRAWING ENTITLED "PROPOSED CONDITIONS, 38 LATHAM COURT, MARK MCGEE, BURLINGTON, VERMONT.", DATED 7/14/2021, PREPARED AND PROVIDED BY G4 DESIGN STUDIOS, LLC.

LEGEND

---	PROPERTY LINE (R#1)
---	RIGHT OF WAY OR PARCEL LINE
---	ZONING SETBACK LINE
x---	WIRE FENCE
○ I.R.F.	IRON ROD FOUND
● I.R.S.	IRON ROD SET (R#1)

ZONING INFORMATION:

ZONE: RESIDENTIAL LOW DENSITY (RL)

MAX LOT COVERAGE: 39.69% (EXISTING IS GRANDFATHERED)
 - 39.69% OF +/- 4,223 sqft 1,675.9 sqft **MAX COVERAGE**

MAX ACCESSORY LOT COVERAGE: 10%
 - 10% OF +/- 4,223 sqft 422 sqft **MAX ACCESSORY COVERAGE**

SIDE SETBACK: 10% OF LOT WIDTH (OR AVG. OF 2 ADJACENT LOTS EACH SIDE)
 - 10% OF 46' = 4.6' **SIDE SETBACK**

REAR SETBACK: 25% OF LOT DEPTH (NO LESS THAN 20')
 - 25% OF NORTH (91.8') = 22.95' **NORTH REAR SETBACK**
 - 25% OF SOUTH (91.8') = 22.95' **SOUTH REAR SETBACK**

EXISTING LOT COVERAGE:

- EXISTING HOUSE =	+/- 934 sqft
- EXISTING GARAGE =	+/- 226 sqft
- EXISTING DRIVEWAY =	+/- 496 sqft
- EXISTING FRONT STEPS =	+/- 5.8 sqft
- EXISTING SIDE STEPS =	+/- 14.1 sqft
TOTAL =	+/- 1,675.9 sqft (39.69%)

PROPOSED LOT COVERAGE:

- EXISTING HOUSE =	+/- 934 sqft
- PROPOSED SHOP & CONNECTOR =	+/- 395 sqft
- PROPOSED DRIVEWAY [36'-8" x 8'] =	+/- 294 sqft
- EXISTING FRONT STEPS =	+/- 5.8 sqft
- PROPOSED REAR STEPS =	+/- 8 sqft
- PROPOSED SIDE CONC. PAD =	+/- 19.4 sqft
TOTAL =	+/- 1,656.2 sqft (39.22%)

ACCESSORY LOT COVERAGE:

- FRONT PORCH =	+/- 119.2 sqft (2.8%)
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