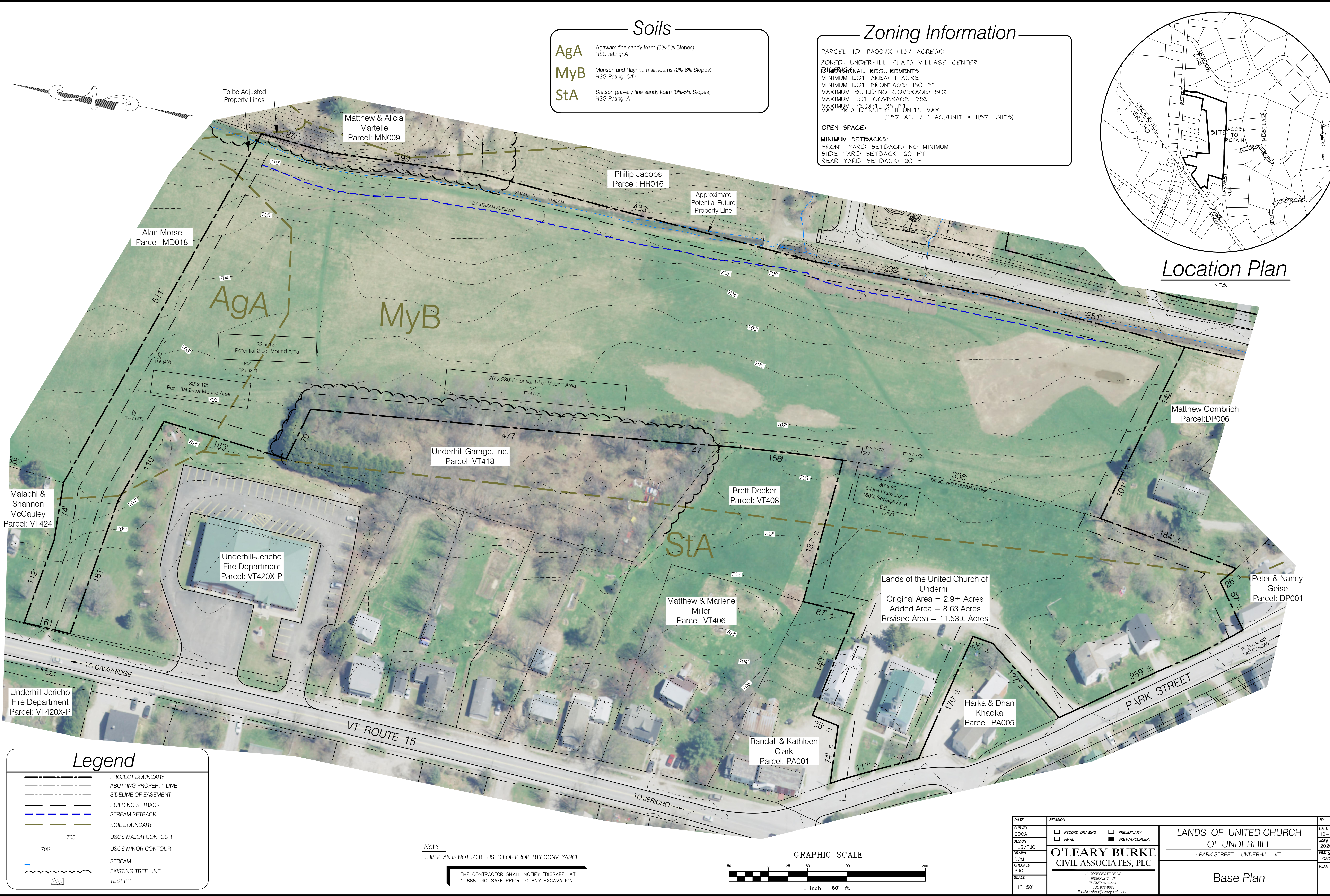




Soils

AgA Agawam fine sandy loam (0%-5% Slopes)
HSG Rating: A

MyB Munson and Raynham silt loams (2%-6% Slopes)
HSG Rating: C/D

StA Stetson gravelly fine sandy loam (0%-5% Slopes)
HSG Rating: A

Zoning Information

PARCEL ID: PA007X (11.57 ACRES+)

ZONED: UNDERHILL FLATS VILLAGE CENTER

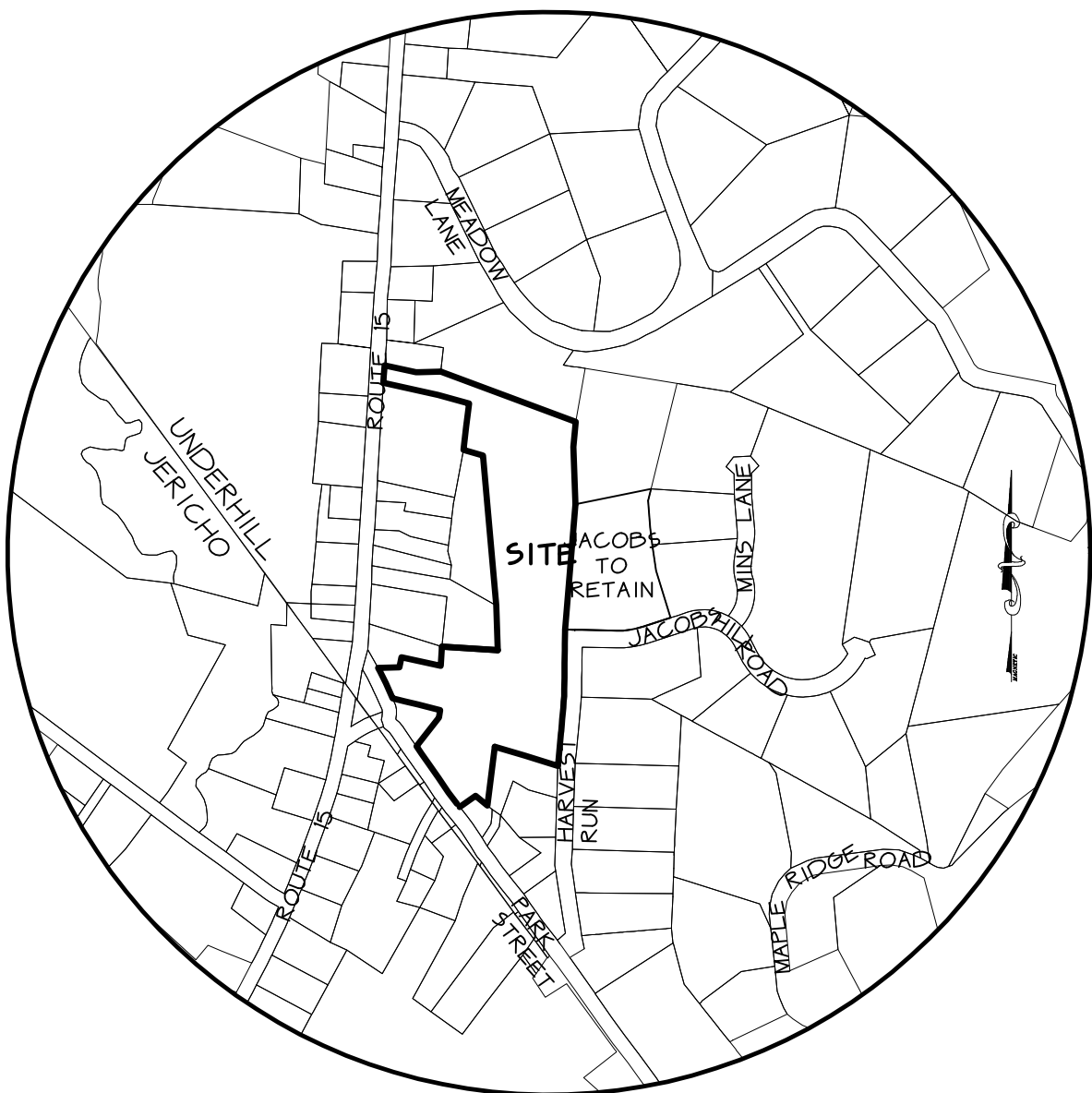
DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA: 1 ACRE
MINIMUM LOT FRONTAGE: 150 FT
MAXIMUM BUILDING COVERAGE: 50%
MAXIMUM LOT COVERAGE: 75%
MAXIMUM HEIGHT: 35 FT
MAX. PRD DENSITY: 11 UNITS MAX
(11.57 AC. / 1 AC./UNIT = 11.57 UNITS)

OPEN SPACE:

MINIMUM SETBACKS:

FRONT YARD SETBACK: NO MINIMUM
SIDE YARD SETBACK: 20 FT
REAR YARD SETBACK: 20 FT



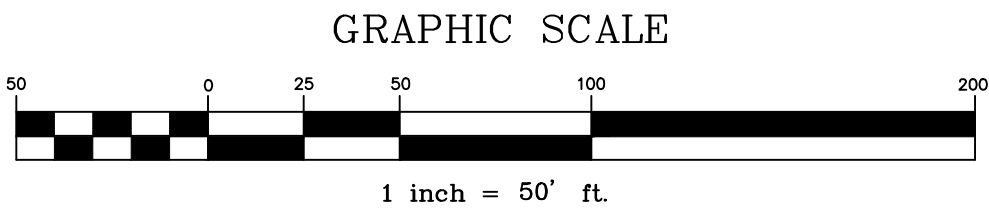
Location Plan
N.T.S.

Legend

- PROJECT BOUNDARY
- ABUTTING PROPERTY LINE
- SIDELINE OF EASEMENT
- BUILDING SETBACK
- STREAM SETBACK
- SOIL BOUNDARY
- USGS MAJOR CONTOUR
- USGS MINOR CONTOUR
- STREAM
- EXISTING TREE LINE
- TEST PIT

Note:
THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT
1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



DATE	REVISION	BY
SURVEY	RECORD DRAWING	DATE
OBCA	FINAL	12-16-20
DESIGN	PRELIMINARY	DATE
HL/S/P/J/O	SKETCH/CONCEPT	2020-113
DRAWN		FILE 2020-113
RCM		-C3D
CHECKED		PLAN SHEET #
P/J/O		1
SCALE		
1"=50'		

13 CORPORATE DRIVE
ESSEX, VT 05732
PHONE: 878-9989
FAX: 878-9989
E-MAIL: dbca@olearyburke.com

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC

LANDS OF UNITED CHURCH
OF UNDERHILL
7 PARK STREET - UNDERHILL, VT

Base Plan