

LOCATION PLAN  
NTS

**LEGEND**

	PROJECT BOUNDARY
	ABUTTING PROPERTY LINE
	SIDELINE OF EASEMENT
	PROPOSED LOT LINE
	UNDISTURBED BUFFER
	BUILDING ENVELOPE
	STREAM SETBACK
	USGS MAJOR CONTOUR
	USGS MINOR CONTOUR
	STREAM
	EXISTING TREE LINE

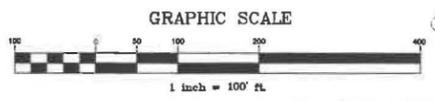
**PROJECT STATISTICS**

PROJECT AREA	APPROX. 45 ACRES
ZONING DISTRICT	UNDERHILL FLATS VILLAGE CENTER
<b>CONVENTIONAL REQUIREMENTS</b>	
1 ACRE MIN. LOT SIZE (MAX. 2 UNITS / LOT)	
150' LOT FRONTAGE	
BUILDING SETBACKS	
FRONT YARD - NO MINIMUM	
SIDE YARD - 20'	
REAR YARD - 20'	
<b>PROPOSED CONVENTIONAL DEVELOPMENT</b>	
PROPOSED 2 LOT CONVENTIONAL DEVELOPMENT	
2 RESIDENTIAL LOTS AND 1 RETAINED LOT	
BUILDING SETBACKS PROPOSED	
FRONT YARD - AS PER CONVENTIONAL	
SIDE YARD - 20'	
REAR YARD - 20'	
ROADS AND LOTS = 4.34 ACRES	
SEWER TO BE INDIVIDUAL ON-SITE	
STORMWATER TO BE TREATED ON-SITE	
WATER TO BE SUPPLIED VIA JERICHO-UNDERHILL WATER DISTRICT	

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

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

OWNER AND APPLICANT:  
JACOBS HILL ASSOCIATION  
PHIL JACOBS  
78 UPPER ENGLISH SETTLEMENT ROAD  
UNDERHILL, VT 05489



DATE	REVISION	BY
SURVEY		6-17-20
OBCA	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	509
DESIGN	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	510S
HLS/PJO		FILE
OWNER		510S-PHASE4
RCM		PLAN SHEET #
CREATED		
PJO		
SCALE		
1"=100'		

**LANDS OF PHILIP JACOBS**  
16 HARVEST RUN - UNDERHILL, VT

**O'LEARY-BURKE CIVIL ASSOCIATES, PLC**  
10 CORPORATE DRIVE  
ESSEX, VT  
PHONE: 878-8000  
FAX: 878-8005  
EMAIL: ocb@olearyburke.com

**PHASE 4 PLAN**