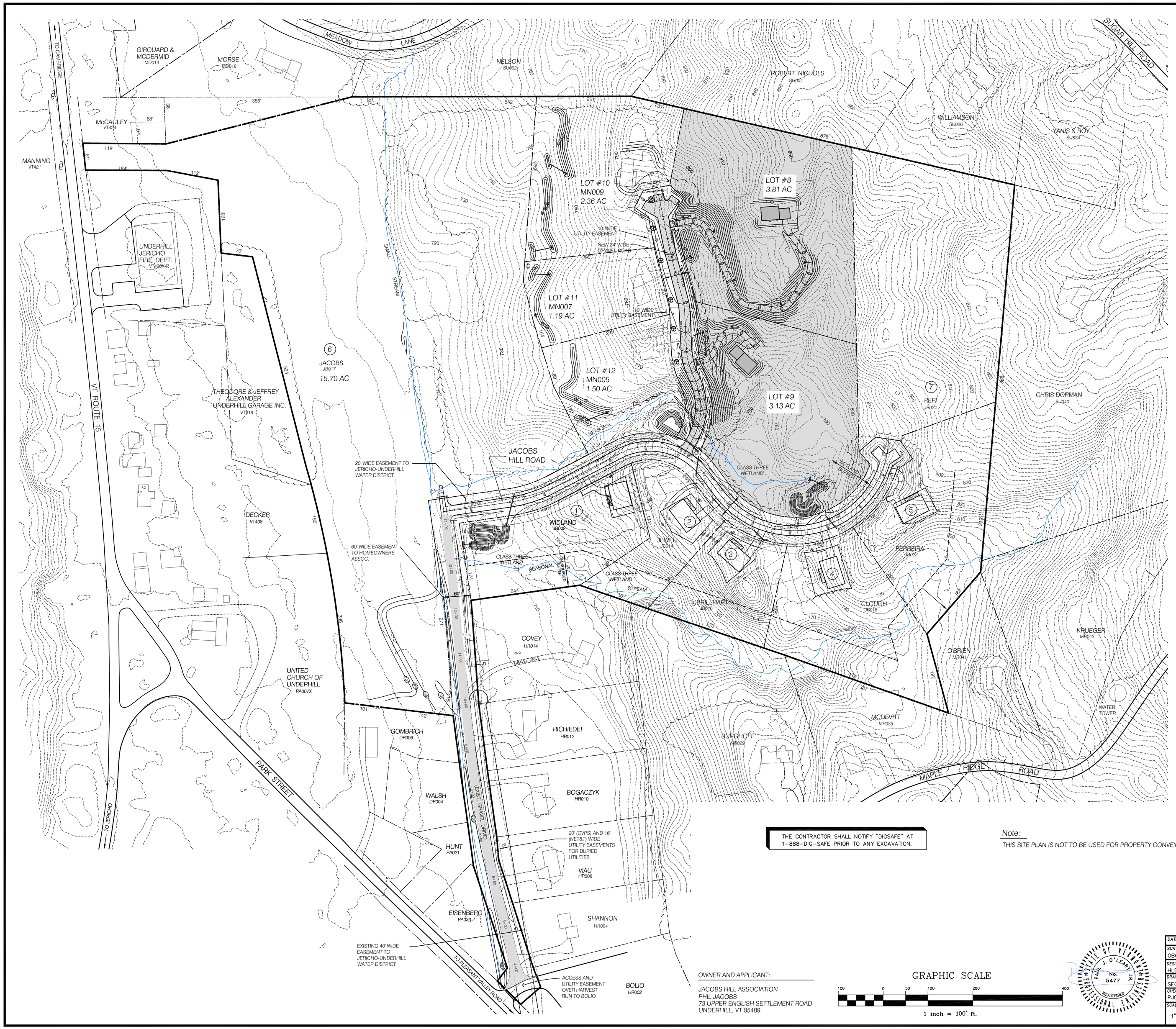


THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

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

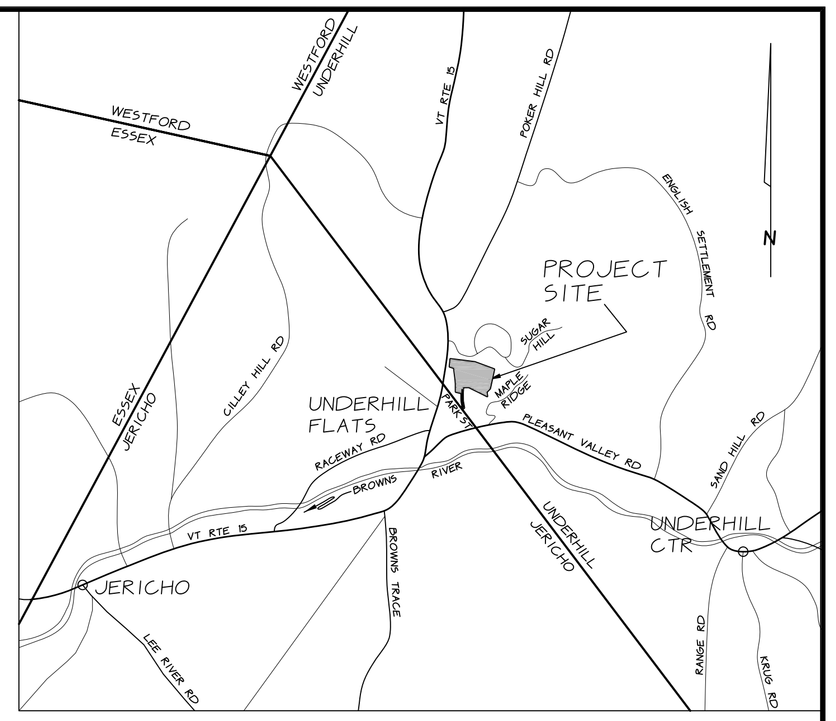
OWNER AND APPLICANT:

JACOBS HILL ASSOCIATION
PHIL JACOBS
73 UPPER ENGLISH SETTLEMENT ROAD
UNDERHILL, VT 05489

GRAPHIC SCALE

100 0 50 100 200 400

1 inch = 100' ft.



LOCATION PLAN

NTS

LEGEND

	PROJECT BOUNDARY
	ABUTTING PROPERTY LINE
	SIDELINE OF EASEMENT
	PROPOSED LOT LINE
	UNDISTURBED BUFFER
	BUILDING ENVELOPE
	STREAM SETBACK
	EDGE OF CLASS THREE WETLAND
	USGS CONTOUR
	FINISH GRADE CONTOUR
	STREAM
TP1	SOILS TEST PIT
P-1	PERCOLATION TEST
	NEW CULVERT AND CATCH BASIN
S	PROPOSED SEWERLINE
UG	PROPOSED BURIED ELECTRIC AND COMMUNICATIONS

PROJECT STATISTICS

PROJECT AREA	----------	APPROX. 45 ACRES
ZONING DISTRICT	----------	UNDERHILL FLATS VILLAGE CENTER

CONVENTIONAL REQUIREMENTS

1 ACRE MIN. LOT SIZE (MAX. 2 UNITS / LOT)
150' LOT FRONTAGE
BUILDING SETBACKS
- FRONT YARD - NO MINIMUM
- SIDE YARD - 20'
- REAR YARD - 20'

PROPOSED CONVENTIONAL DEVELOPMENT

PROPOSED 2 LOT CONVENTIONAL DEVELOPMENT
2 RESIDENTIAL LOTS
BUILDING SETBACKS PROPOSED
- FRONT YARD - 15'
- SIDE YARD - 20'
- REAR YARD - 20'

ROADS AND LOTS = 6.9 ACRES
SEWER TO BE INDIVIDUAL ON-SITE
STORMWATER TO BE TREATED ON-SITE
WATER TO BE SUPPLIED VIA INDIVIDUAL WELLS

DATE	
SURVEY	OBCA
DESIGN	HLS/PJO
DRAWN	SEC
CHECKED	PJO
SCALE	1"=100'

REVISION: ☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT

STATE OF VERMONT — PAUL J. O'LEARY — No. 5477 — REGISTERED PROFESSIONAL ENGINEER

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: obca@olearyburke.com

LANDS OF PHILIP JACOBS

16 HARVEST RUN - UNDERHILL, VT

PHASE 3 PLAN

BY	
DATE	3-21-18
JOB#	5106
FILE	5106-PHASE3
PLAN SHEET #	1