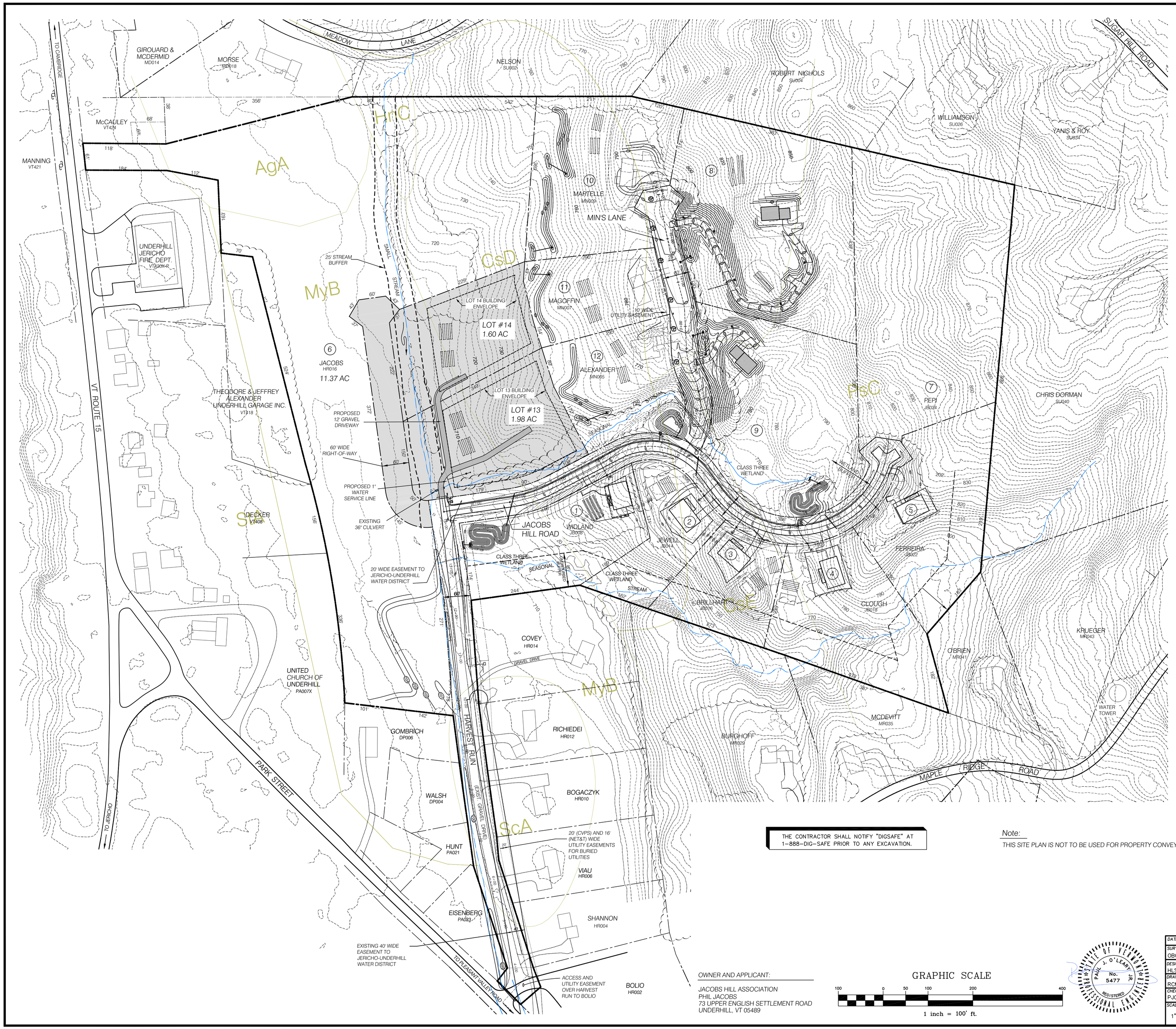

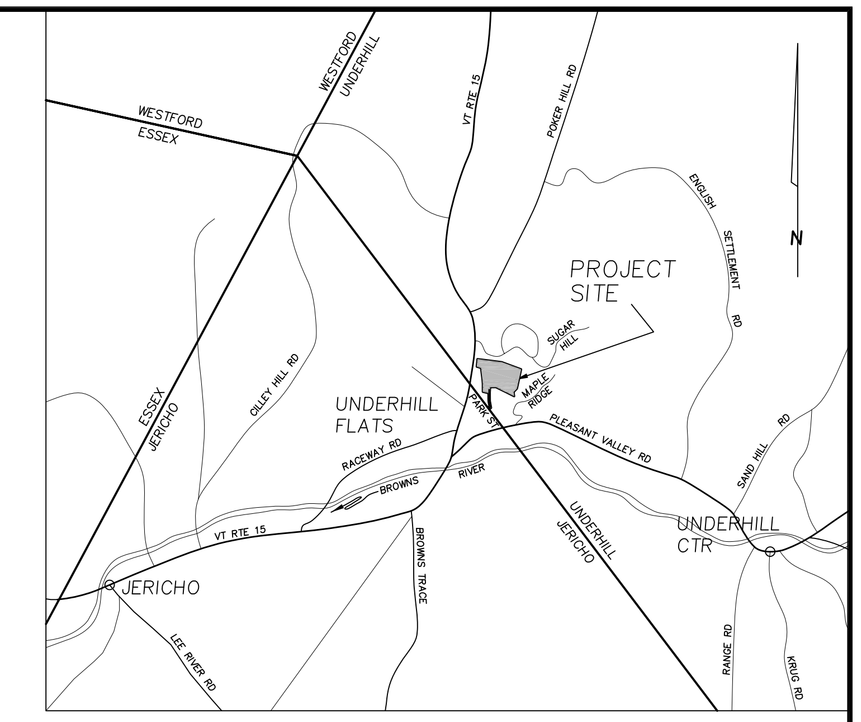

LOCATION PLAN

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

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 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

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.

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

DATE	REVISION	BY
SURVEY OBCA	☐ RECORD DRAWING ☐ FINAL ☐ PRELIMINARY ■ SKETCH/CONCEPT	DATE 6-17-20
DESIGN HLS/PJO		JOB# 5106
DRAWN RCM		FILE 5106-PHASE4
CHECKED PJO		PLAN SHEET # 1
SCALE 1"=100'		

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 4 PLAN