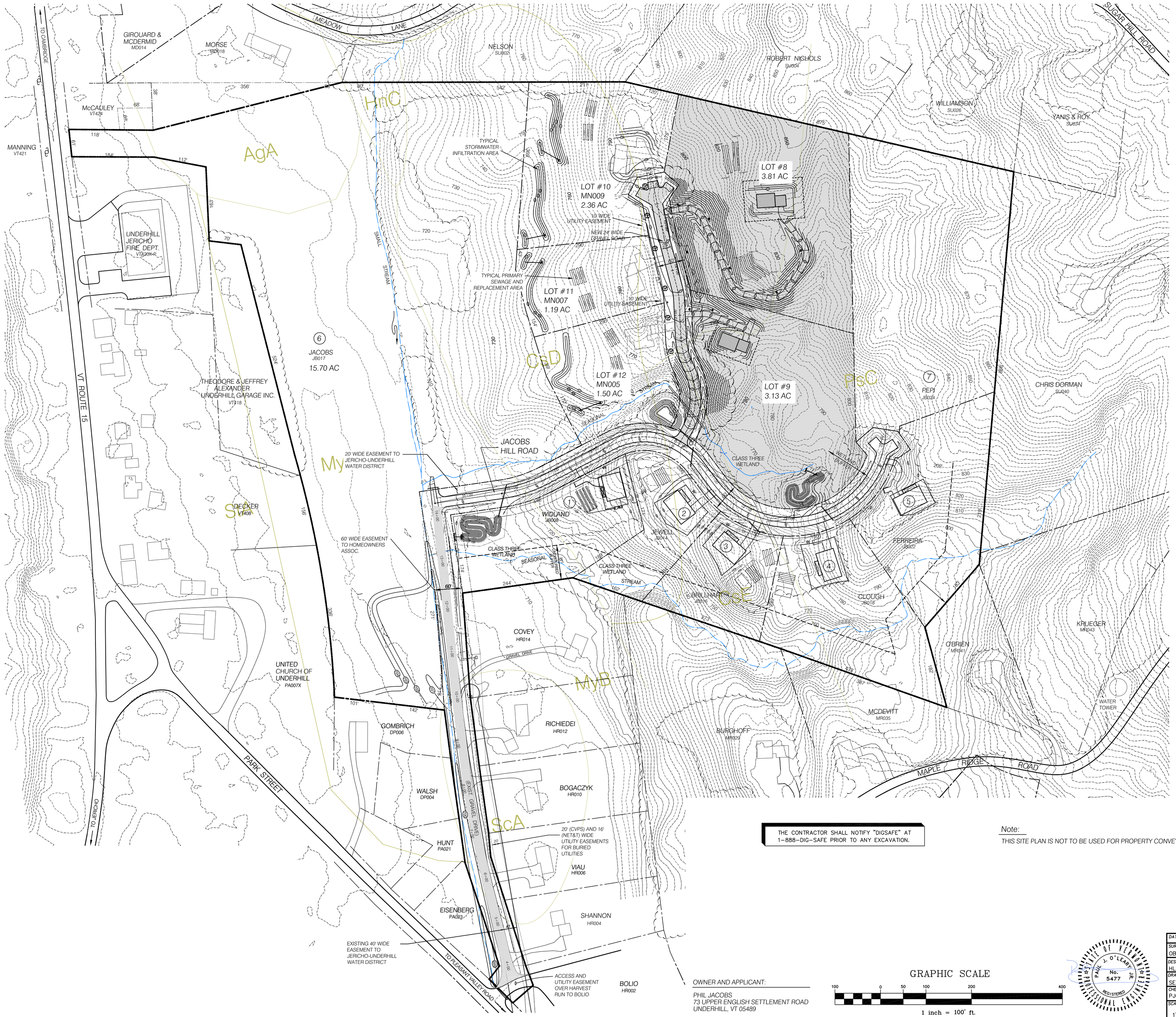

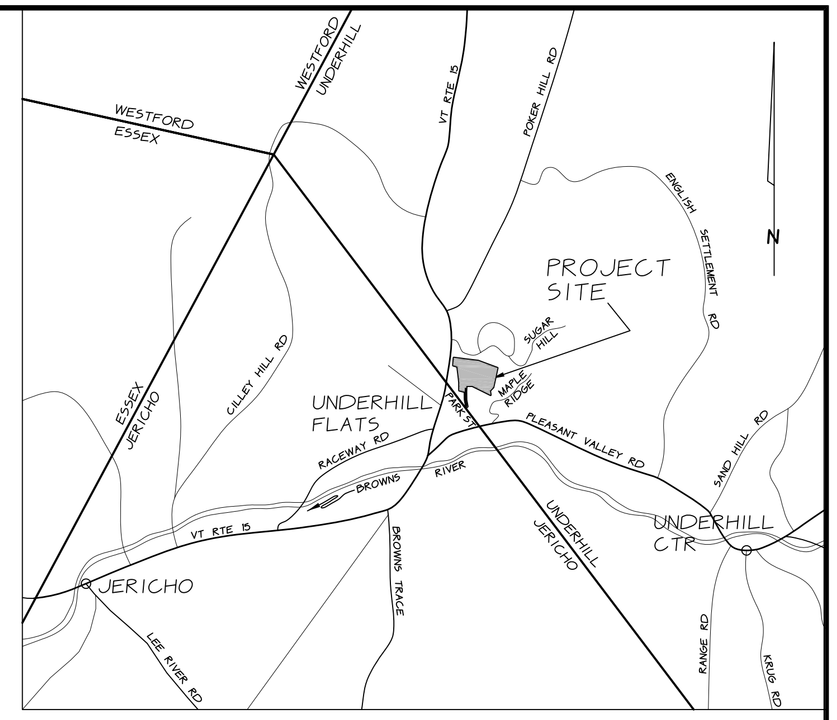

LOCATION PLAN

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

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:
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 / PRELIMINARY / FINAL / SKETCH/CONCEPT	DATE 12-22-2017
DESIGN HLS/PJO		JOB # 5106
DRAWN SEC		FILE 5106-PHASE3
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 3 PLAN

2 Lot Residential Development