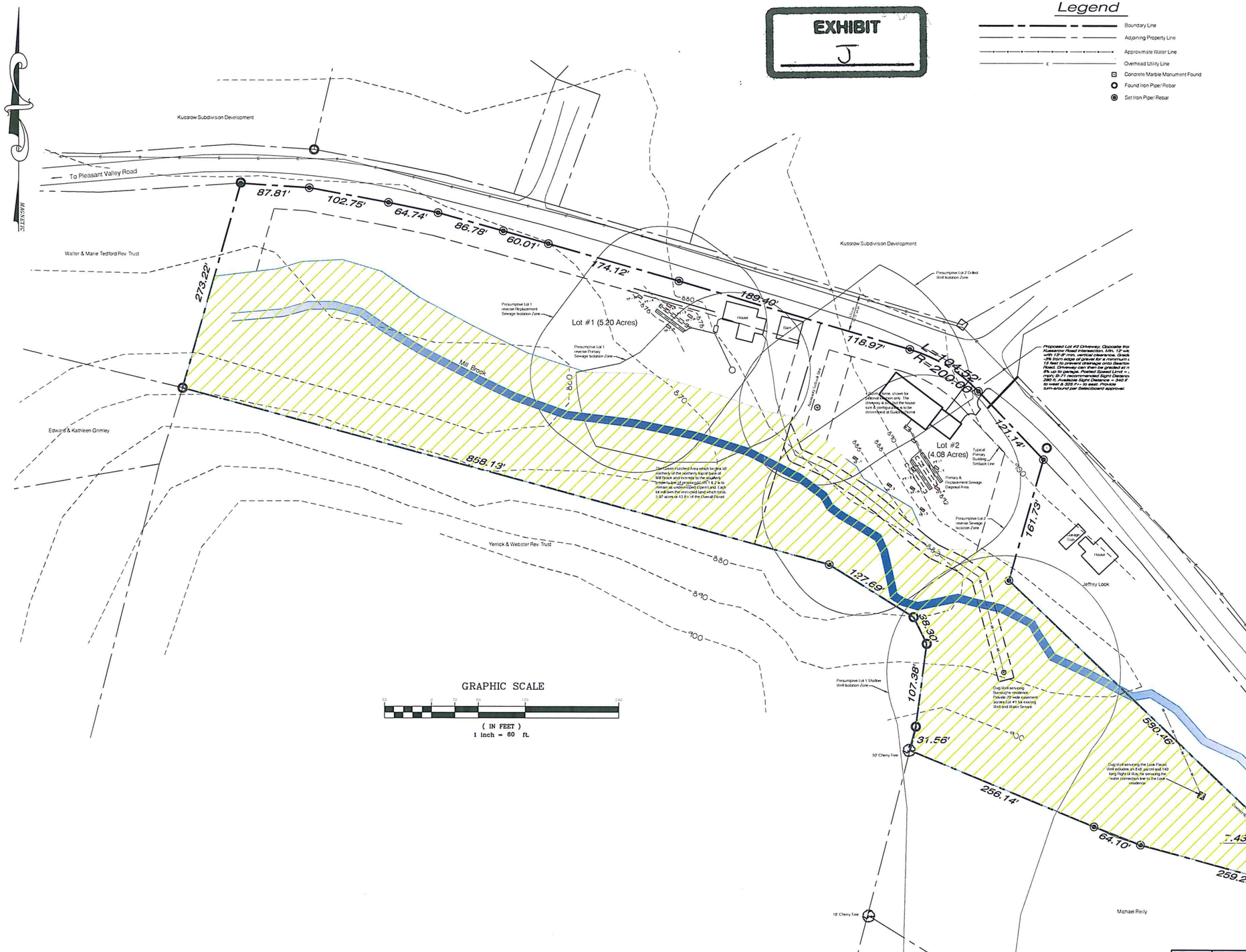
EXHIBIT
J

Legend

- Boundary Line
- Adjoining Property Line
- Approximate Water Line
- Overhead Utility Line
- Concrete Marble Monument Found
- Found Iron Pipe/Rebar
- Set Iron Pipe/Rebar

Location Plan-n.t.s.



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

ZONING INFORMATION

Parcel ID#: BE 046 (9.28 Acres)

Zoned: Water Conservation District

Minimum Lot Area: 5 Acres

Min. Road Frontage: 300 FT

Setbacks:

Front: 30 FT
Side: 50 FT (*20' Accessory --> Barn)
Rear: 50 FT

Density: 9.28 Acres / 5 Acres per Lot = 1.856;
5 9.6 A. 1. - Up to 50% bonus for PRD's that retain 60% or more of total land area as protected, undeveloped open space. Per above 63.8% proposed.

2 Proposed Lots / 1.856 Base Density = 7.8% Bonus Density (Up to 60% allowed with DRB approval)

Note:
This Plan is not to be used for Property conveyance. See "Subdivision Plat - Roland + Rachel Burroughs. Sht. PL1" for detailed Property information and Conveyance.

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

STATE OF VERMONT — DAVID W. BURKE — 3168W — LICENSED SURVEYOR

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

DATE	REVISION	BY
SURVEY OBCA	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	DATE 04/10/17
DESIGN OBCA		JOB# 2016-51
DRAWN PPH/DWB		FILE 2016-51-S3
CHECKED DWB		PLAN SHEET # 1
SCALE 1"=60'		

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE #1
ESSEX JCT., VT
PHONE: 878-0220
FAX: 878-0289
E-MAIL: obca@olearyburke.com

Final Plan - 2 Lot PRD
46 Beartown Road - Underhill, Vermont

Roland & Rachel Burroughs