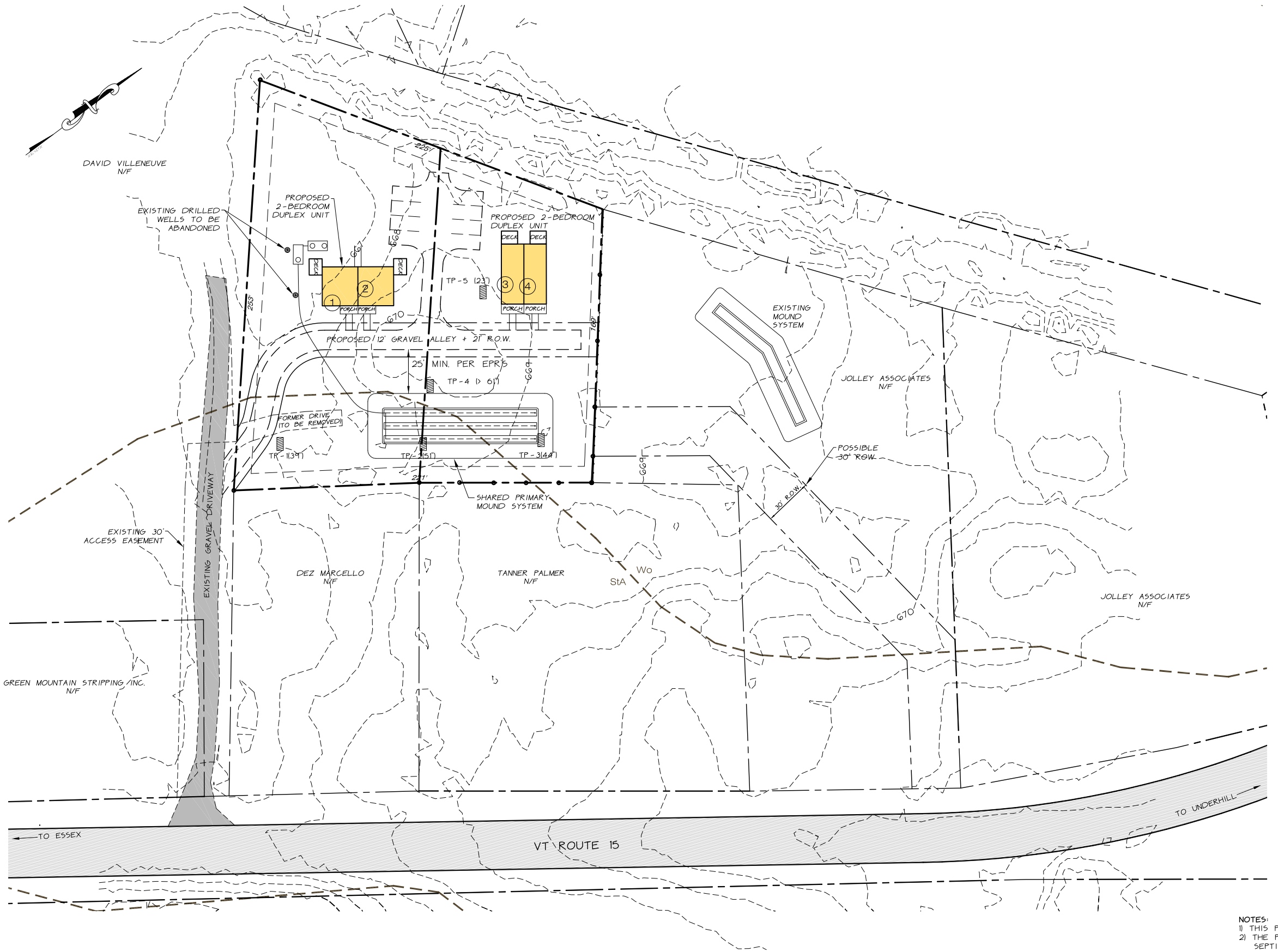

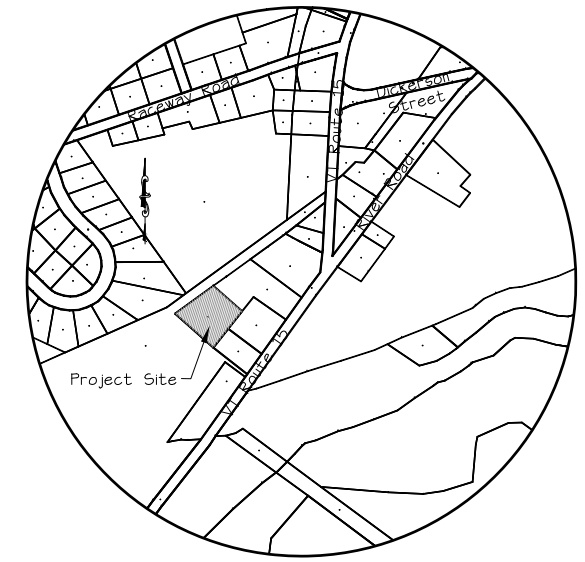

LOCATION MAP

Jericho, VT N.T.S.

LEGEND

- 669 — EXISTING CONTOUR - MINOR
- 670 — EXISTING CONTOUR - MAJOR
- PROJECT BOUNDARY
- ABUTTING PROPERTY LINE
- PROPOSED BUILDING AREA
- PROPOSED GRAVEL DRIVEWAY
- EXISTING GRAVEL DRIVEWAY
- TP-1 — TEST PIT
- SOIL BOUNDARY

Soil Types

Wo WINOOSKI VERY FINE SANDY LOAM
StA STETSON GRAVELLY FINE SANDY LOAM, 0-5% SLOPES

PROJECT INFORMATION:

PARCEL SIZE: 1.01 ACRES (BK. 321, PAGES 327-328, MAP SLIDE #200.

ZONED: VILLAGE CENTER (VCTR)

MAX. DENSITY PUD (REQUIRED > 3 UNITS): 0.25 ACRES PER SINGLE FAMILY OR DUPLEX = 4 SINGLE FAMILY OR 4 DUPLEXES (2 DUPLEXES PROPOSED).

LOT REQUIREMENTS:	PUD	CONVENTIONAL
MIN. LOT SIZE:	0.10 AC.	0.25 AC.
FRONT YARD SETBACK:	10 FT.	25 FT.
SIDE YARD SETBACK:	5 FT.	10 FT.
REAR YARD SETBACK:	10 FT.	20 FT.

LOT COVERAGE: 60% MAX.
MAX. HEIGHT: 45 FT.
BUFFER: NO BUFFER REQUIRED IN VCTR DISTRICT

*** CHARACTER BASED CODES APPLY WHICH WILL MODIFY THE ABOVE.

Owner & Applicant

L+S PROPERTIES, LLC.
ATTN: JOE BISSONETTE
19 TIMBER RIDGE RD.
UNDERHILL, VT 05489

NOTES:
1) THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE.
2) THE PROPOSED DEVELOPMENT IS TO BE SERVED BY A SHARED ON-SITE SEPTIC SYSTEM AND MUNICIPAL WATER CONNECTION. FULL DESIGN TO BE PROVIDED WITH PRELIMINARY/FINAL SUBMISSION.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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

STATE OF VERMONT — DAVID W. BURKE — No. 316A&B — LICENSED DESIGNER

STATE OF VERMONT — DANIEL G. HEALY — NO. 106052 CIVIL — LICENSED PROFESSIONAL ENGINEER

DATE	REVISION		BY
SURVEY OBCA	☐ RECORD DRAWING ☐ FINAL ☐ PRELIMINARY ■ SKETCH/CONCEPT	BISSONETTE PARCEL 329 VT ROUTE 15 - JERICHO, VT	DATE 4/5/16
DESIGN OBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC		JOB# 2016-15
DRAWN DJH/PFH	13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: obca@olearyburke.com	SKETCH PLAN	FILE 2016-15-S1
CHECKED DWB			PLAN SHEET # 1
SCALE 1"=30'			