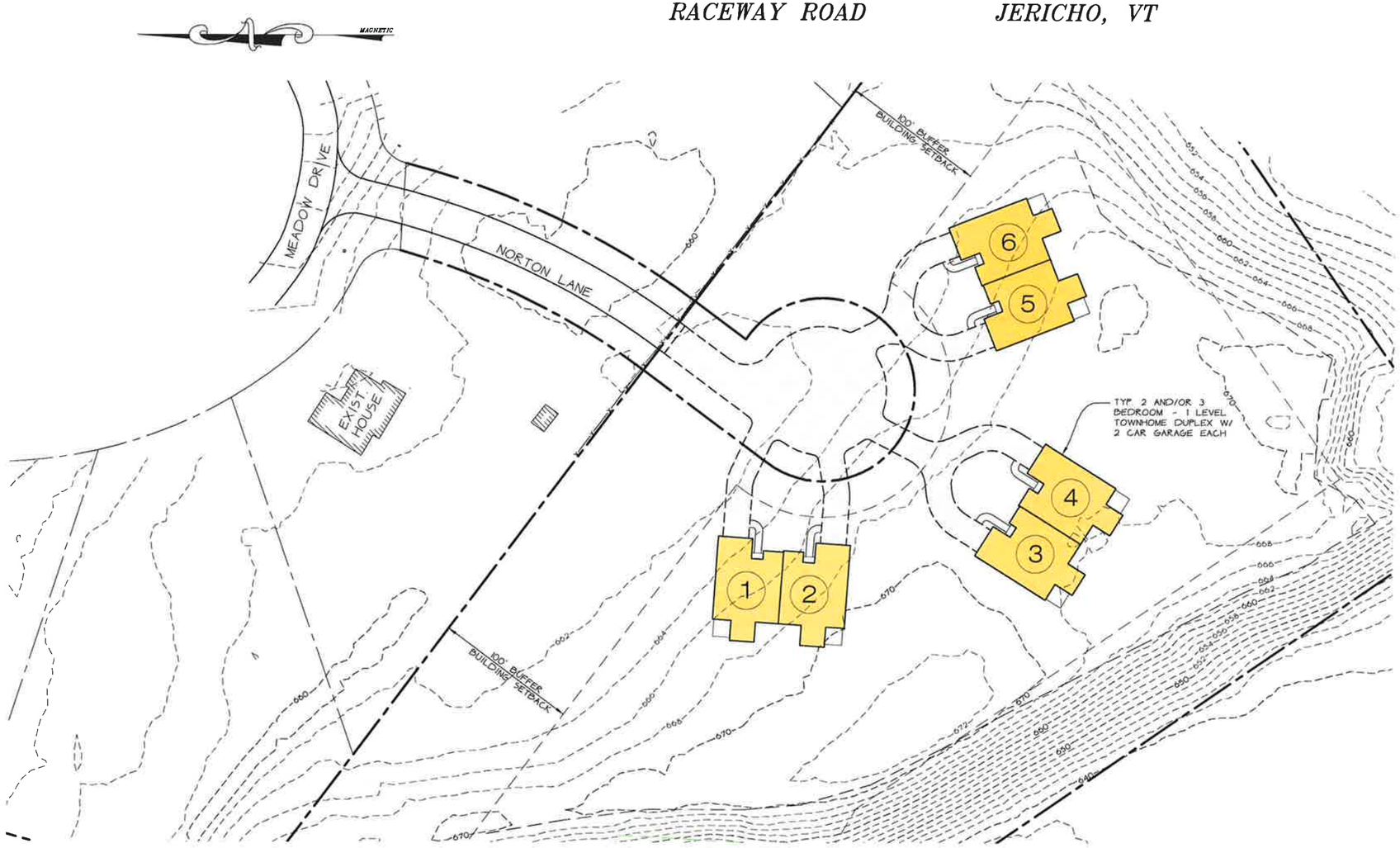
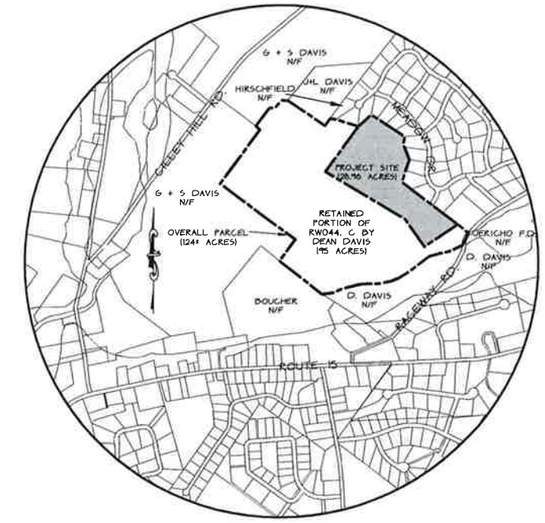
NORTON MEADOWS

RACEWAY ROAD *JERICHO, VT*





Location / Overall Parcel Plan
JERICHO, VT N.T.S.

PLAN SHEET LIST

1	Overall Plan
2	Site Plan
3	Plan and Profile
4	Sewage Disposal Details & Specifications
5	Road & Water Details & Specifications
6	Erosion Control Details & Specifications
7	Landscaping & Stormwater Details & Specifications
A3	Exterior Elevations
PL1	Subdivision Plat

Owner

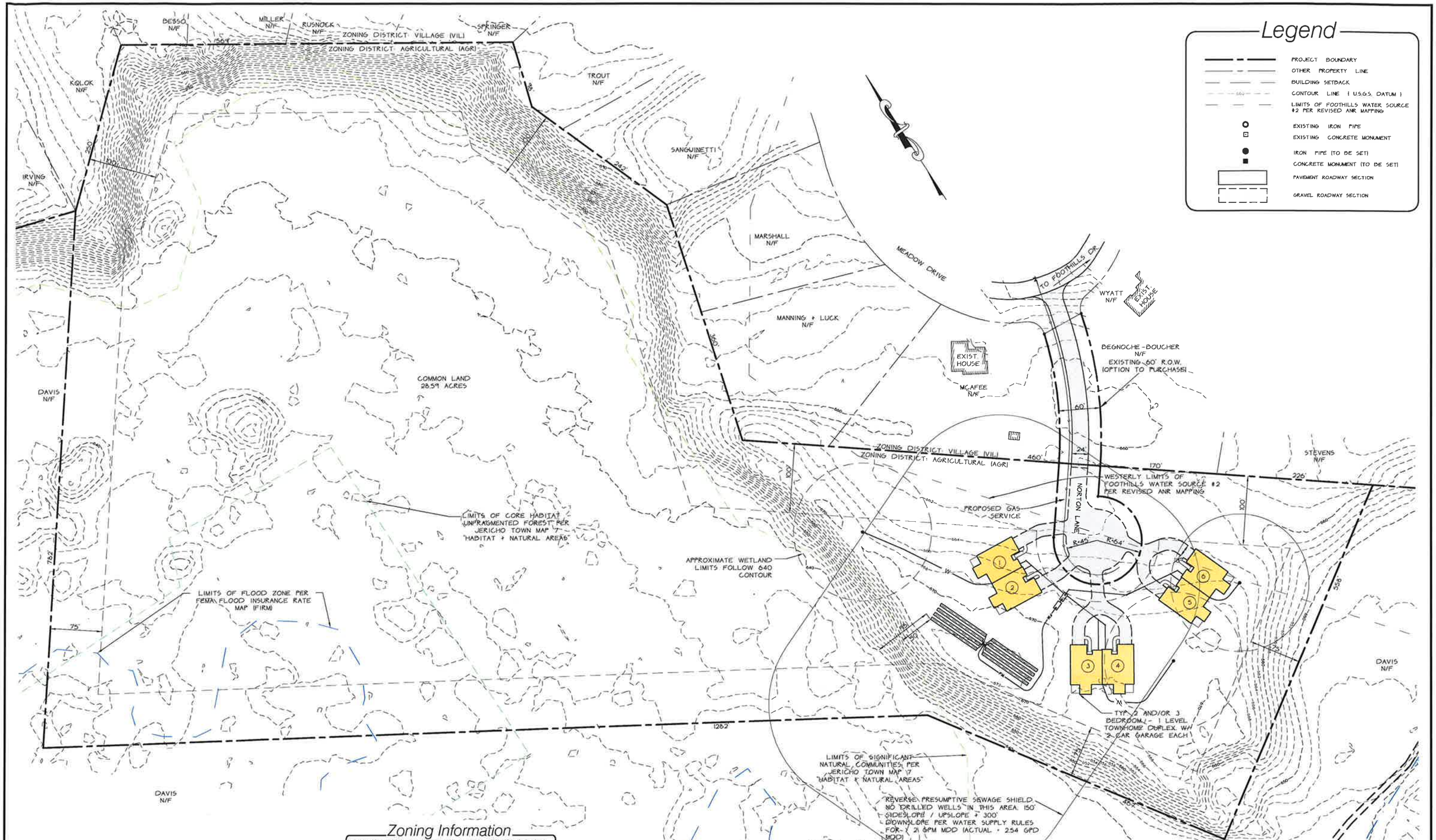
DEAN DAVIS
44 RACEWAY ROAD
JERICHO, VT 05465

Applicant

ATWOOD ENTERPRISES, LTD.
(C/O STEVE ATWOOD)
9 VALE DRIVE
ESSEX JCT., VT 05452

Consultant

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE 1
ESSEX JCT., VT 05452



Owner

DEAN DAVIS
44 RACEWAY ROAD
JERICHO, VT 05465

Applicant

ATWOOD ENTERPRISES, LTD.
(C/O STEVE ATWOOD)
9 VALE DRIVE
ESSEX JCT., VT 05452

Zoning Information

PARCEL ID#: RW044.c (123± ACRES TOTAL: 28.96 ACRES PROJECT AREA)
ZONED: AGRICULTURAL (AGR)
DIMENSIONAL REQUIREMENTS:
ROAD FRONTAGE: 400 FT (CONVENTIONAL) / 75 FT (PUD)
MINIMUM LOT AREA: 10 ACRES (CONVENTIONAL) / 0.50 ACRES (PUD)
MAXIMUM DENSITY:
28.96 ACRES / 10 AC./LOT - 2.5± = 2.2 LOTS
BONUS: 55+ AGE RESTRICTED HOUSING: 50% DENSITY INCREASE = 1 LOT
TOTAL = 3.2 LOTS - 3 LOTS (WITH DUPLEX ALLOWED ON EACH LOT = 6 UNITS)
SETBACKS:
FRONT: 35 FT (CONVENTIONAL) / 25 FT (PUD)
SIDE: 25 FT (CONVENTIONAL) / 15 FT (PUD)
REAR: 25 FT (CONVENTIONAL) / 20 FT (PUD)
PUD BUFFER ZONE: 100 FT
WATER, SEWER + STORM: ON-SITE
TOTAL IMPERVIOUS AREA: 40,310 SF (0.93 ACRES)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NOTE: THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE. SEE PROPERTY PLAT FOR CONVEYANCE PURPOSES.

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

PAUL J. O'LEARY JR. No. 5477 REGISTERED PROFESSIONAL ENGINEER

DATE		BY
3/29/16	REMOVED FOOTPRINT LOTS AND LIMITED COMMON AREA FOR UNITS 1-6.	DJH
2/25/15	REVISED PAVEMENT WIDTH FROM 22' TO 24' AND REMOVED LIGHT FIXTURE PER TOWN COMMENTS.	DJH

SURVEY: OSCA
DESIGN: OSCA
DRAWN: DJH
CHECKED: DWB
SCALE: 1"=60'

☐ RECORD DRAWING ☐ PRELIMINARY
■ FINAL ☐ SKETCH/CONCEPT

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE 1
ESSEX JCT., VT
PHONE: 878-9890
FAX: 878-9889
E-MAIL: obca@olearyburke.com

NORTON MEADOWS
RACEWAY RD. JERICHO, VT

Overall Plan

DATE: 8/7/2014
JOB#: 2013-112
FILE: 2013-112-SF
PLAN SHEET #: 1

EXIST. HOUSE
TO FOOTHILLS DRIVE
MAGNETIC
EMERGENCY SPILLWAY STONE OVERFLOW (SEE DETAIL ON SHEET 7)
LEVEL SPREADER
OUTFLOW DEVICE (SEE DETAIL ON SHEET 7)
STA:12+75 END PAVEMENT ROAD SECTION BEGIN GRAVEL ROAD SECTION
(12) MIN 6' HIGH AUSTRIAN PINES @10' O.C. 10' OFF PROPERTY LINE
TBM = TOP OF IRON PIPE, ELEV.=662.35
DAYLIGHT INV=652.0
8" SDR 35 PVC X 168 LF S=0.0100
PROVIDE SILT FENCE "CONSTRUCTION SKI TAPE" ON THE DOWN PRIOR TO THE START OF CONSTRUCTION
R=25' (TYP.)
EXIST. TOWN ROW
EXISTING MAPLE TREE TO BE PRESERVED (TYP.)
DAYLIGHT INV=655.6
NORTON LANE
MEADOW DRIVE
PROPOSED GAS SERVICE
PROPOSED DRILLED WELL
6
Garage = 667.0
Top Wall = 668.5
FFE = 669.6
5
R=20'
C.O.#3
C.O.#4
2' WIDE X 4' THICK STYROFOAM INSULATION BOARD AT 6" ABOVE PIPE UNDER DRIVEWAY AND +5' BEYOND EACH SIDE
PROPOSED DRILLED WELL
C.O.#1
STA:12+89 RT:21
RIM=659.0
12" INV. OUT=656.0
EXIST. HOUSE
TYPICAL STREET TREE OF A TYPE INDIGENOUS TO THE NEIGHBORHOOD. MIN 25" DIAMETER SPACED 60' ON CENTER
(13) MIN 6' HIGH AUSTRIAN PINES @10' O.C. 10' OFF PROPERTY LINE
C.O.#5
C.O.#2
4
Garage = 669.5
Top Wall = 671.0
FFE = 672.1
3
TP #10
TP #2
TYPICAL WELL ISOLATION BOUNDARY
TP #3
TP #4
Garage = 670.5
Top Wall = 672.0
FFE = 673.1
1
2
HD SEPTIC TANK AND HD PUMP STATION
TP #11
2" SDR 26 FORCE MAIN
TP #5
PT #2
TP #12
PT #1
PT #3
TP #6
F.M.
TP #7
TP #8
WESTERLY LIMITS OF FOOTHILLS WATER SOURCE #2 PER REVISED ANR MAPPING
PROPOSED DRILLED WELL
TP #9
PROPOSED SHARED PRIMARY + REPLACEMENT SEWAGE DISPOSAL AREAS (4) EACH @ 4' X 80' REFER TO SHEET 4 FOR SEWAGE DISPOSAL DETAILS AND SPECIFICATIONS
SEE DISTRIBUTION BOX INSET ON THIS SHEET
REVERSE PRESUMPTIVE SEWAGE SHIELD. NO DRILLED WELLS IN THIS AREA. 150' SIDESLOPE / UPSLOPE + 300' DOWNSLOPE PER WATER SUPPLY RULES FOR > 2 GPM MDD (ACTUAL = 2.54 GPD MDD)

(12) FORCEMAIN DISTRIBUTION BOX (CAMP PRECAST D06 OR APPROVED EQUAL) 4" SDR 35 PVC IN: BOTTOM (4) 4" SDR 35 PVC OUT: 670.6
2" BULL RUN VALVE WITH PVC RISER WITH THREADED CAP TO GRADE INV. = 667.0
2" SDR 35 PVC
2" SDR 26 FORCEMAIN

DISTRIBUTION BOX INSET
10-SCALE PLAN

Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- BUILDING SETBACK
- CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- LIMITS OF FOOTHILLS WATER SOURCE #2 PER REVISED ANR MAPPING
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- TEST PIT LOCATION
- PERC TEST LOCATION
- F.M. PROPOSED SEWER LINE
- PROPOSED STORM LINE
- W PROPOSED WATERLINE
- SILT FENCE CONSTRUCTION SKI TAPE
- PAVEMENT ROADWAY SECTION
- GRAVEL ROADWAY SECTION

Sanitary Sewer Schedule

C.O. #1
TOP = 670.5
INV = 663.5

C.O. #2
TOP = 668.75
INV = 663.5

C.O. #3
TOP = 667.0
INV = 664.0

C.O. #4
TOP = 668.25
INV = 663.25

C.O. #5
TOP = 668.75
INV = 662.75

2500 GAL HD SEPTIC TANK:
COVER= @ 668.25
(3) 6" IN = 662.5
6" OUT = 662.25

3000 GAL HD PUMP STATION:
COVER= @ 668.25
6" IN = 662.0
2" FM OUT = 661.0

NOTES:
1) ALL PROPOSED UTILITIES SHALL BE UNDERGROUND
2) UNITS 1-4 SHALL NOT HAVE FOOTING DRAINS.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

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

DATE		BY
3/29/16	REMOVED FOOTPRINT LOTS AND LIMITED COMMON AREA FOR UNITS 1-6.	DJH
2/25/15	REVISED PAVEMENT WIDTH FROM 22' TO 24' AND REMOVED LIGHT FIXTURE PER TOWN COMMENTS.	DJH
10/13/14	REVISED PER STATE OF VERMONT DEC COMMENTS DATED 10/9/2014	DJH

SURVEY OBCA
DESIGN OBCA
DRAWN DJH
CHECKED OWB
SCALE 1"=60'

☐ RECORD DRAWING ☐ PRELIMINARY
■ FINAL ☐ SKETCH/CONCEPT

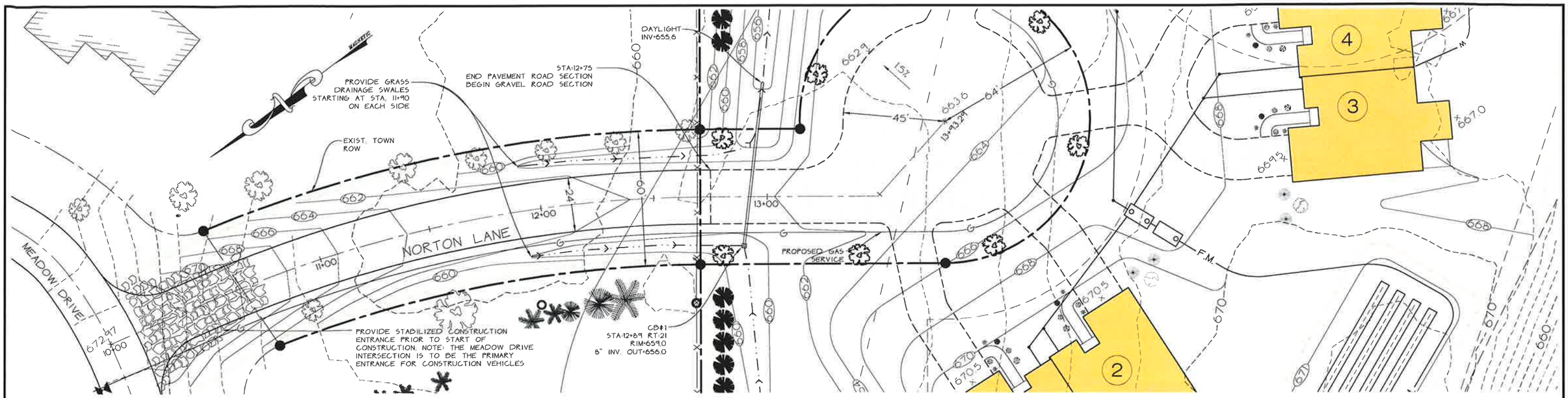
O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE 1
ESSEX JCT., VT
PHONE: 878-6880
FAX: 878-6889
E-MAIL: obca@olearyburke.com

NORTON MEADOWS

RACEWAY RD. JERICHO, VT

Site Plan

DATE 8/7/2014
JOB# 2013-112
FILE 2013-112-SP
PLAN SHEET # 2



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- BUILDING SETBACK
- CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- F.M. PROPOSED SEWER LINE
- PROPOSED STORMLINE
- W PROPOSED WATERLINE
- SILT FENCE
- CONSTRUCTION SKI TAPE
- PAVEMENT ROADWAY SECTION
- GRAVEL ROADWAY SECTION

PVI STA = 10+40
PVI ELEV = 672.00
A.D. = -6.00
K = 4.17

25.00' VC

PVI STA = 11+40
PVI ELEV = 663.00
A.D. = 8.00
K = 12.50

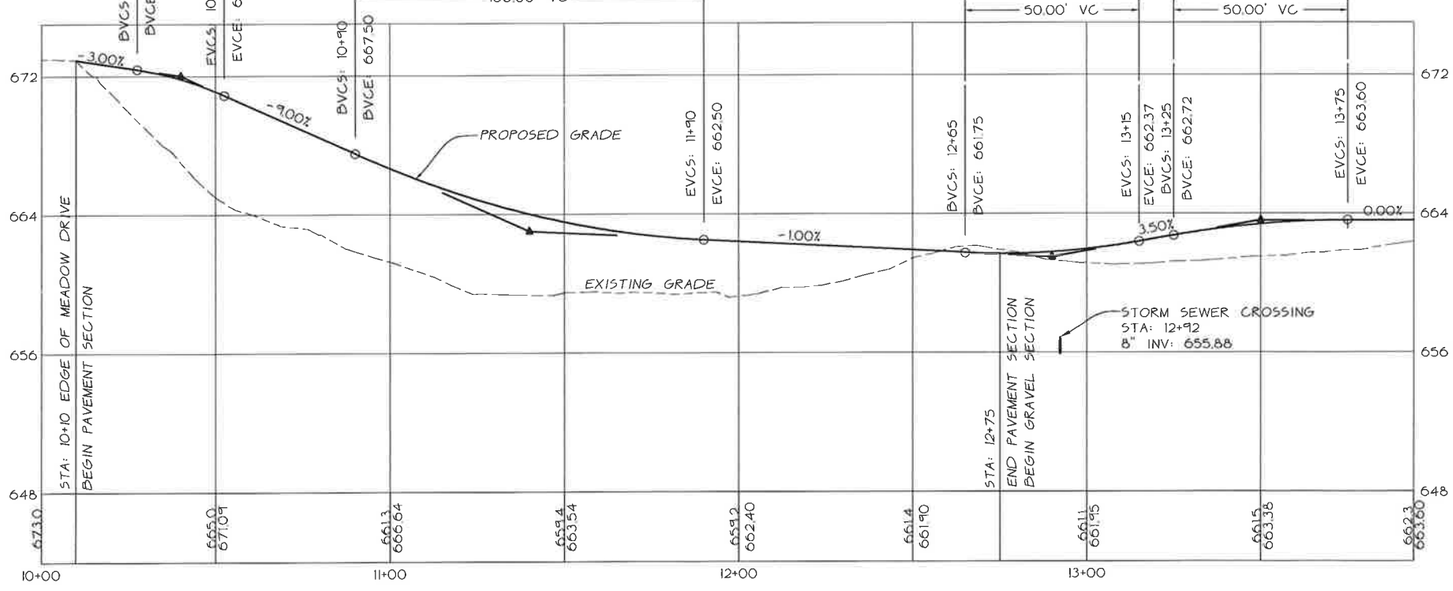
100.00' VC

LOW POINT ELEV = 661.69
LOW POINT STA = 12+76.11
PVI STA = 12+90
PVI ELEV = 661.50
A.D. = 4.50
K = 11.11

50.00' VC

HIGH POINT ELEV = 663.60
HIGH POINT STA = 13+50
PVI STA = 13+50
PVI ELEV = 663.60
A.D. = -3.50
K = 14.29

50.00' VC



NORTON LANE PROFILE
10+00 - 13+93.29
HORIZONTAL SCALE:
1" = 20'
VERTICAL SCALE:
1" = 4'

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

DATE		BY
3/29/16	REMOVED FOOTPRINT LOTS AND LIMITED COMMON AREA FOR UNITS 1-6.	DJH
2/25/15	REVISED PAVEMENT WIDTH FROM 22' TO 24' AND REMOVED LIGHT FIXTURE PER TOWN COMMENTS.	DJH

SURVEY: OBCA
DESIGN: OBCA
DRAWN: DJH
DRAWING: DWG
SCALE: AS SHOWN

☐ RECORD DRAWING ☐ PRELIMINARY
■ FINAL ☐ SKETCH/CONCEPT

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE 1
ESSEX JCT., VT
PHONE: 878-0880
FAX: 878-5689
E-MAIL: obca@olearyburke.com

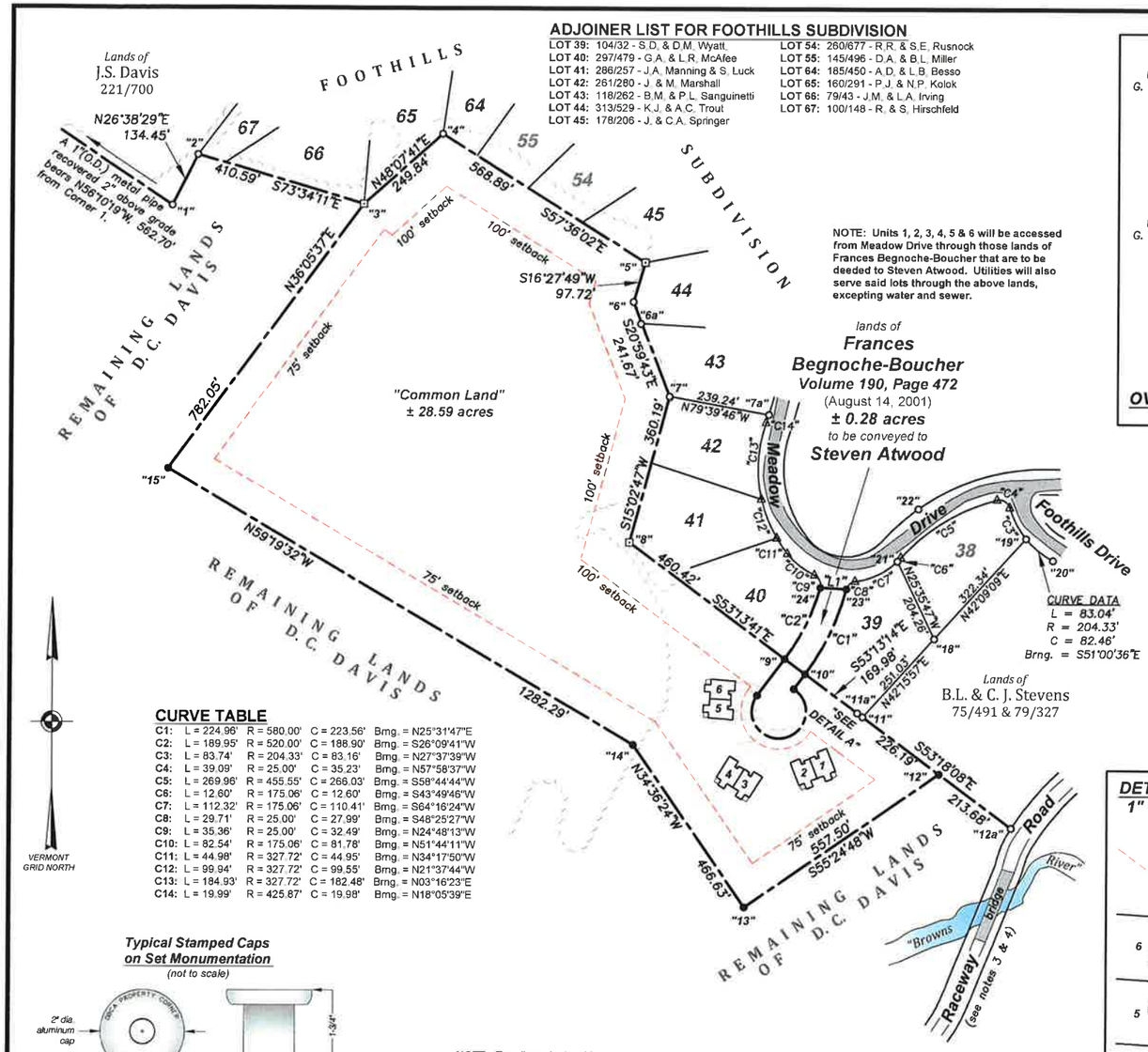
NORTON MEADOWS
RACEWAY RD. JERICHO, VT

Plan and Profile

DATE: 8/7/2014
JOB#: 2013-112
FILE: 2013-112-SU
PLAN SHEET #: 3

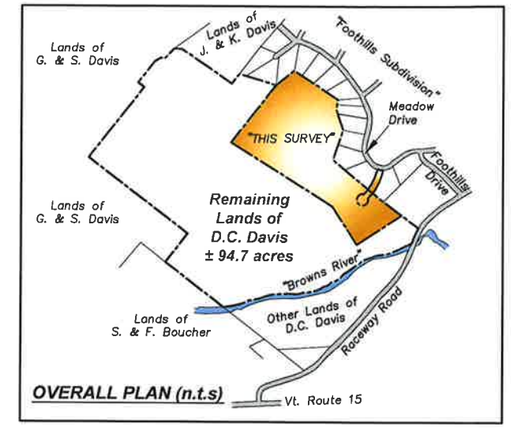
ADJOINER LIST FOR FOOTHILLS SUBDIVISION

LOT 39: 104/32 - S.D. & D.M. Wyatt	LOT 54: 260/677 - R.R. & S.E. Rusnock
LOT 40: 297/479 - G.A. & L.R. McAfee	LOT 55: 145/496 - D.A. & B.L. Miller
LOT 41: 286/257 - J.A. Manning & S. Luck	LOT 64: 165/450 - A.D. & L.B. Besso
LOT 42: 261/280 - J. & M. Marshall	LOT 65: 160/291 - P.J. & N.P. Kolok
LOT 43: 118/262 - B.M. & P.L. Sanguinetti	LOT 66: 79/43 - J.M. & L.A. Irving
LOT 44: 313/529 - K.J. & A.C. Trout	LOT 67: 100/148 - R. & S. Hirschfeld
LOT 45: 178/206 - J. & C.A. Springer	



NOTE: Units 1, 2, 3, 4, 5 & 6 will be accessed from Meadow Drive through those lands of Frances Begnoche-Boucher that are to be deeded to Steven Atwood. Utilities will also serve said lots through the above lands, excepting water and sewer.

CURVE DATA
L = 83.04'
R = 204.33'
C = 82.46'
Brng. = S51°00'36"E



OVERALL PLAN (n.t.s)

Location Plan-n.t.s.

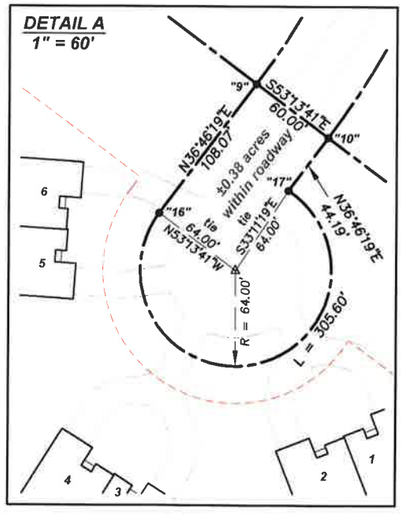
CORNER LIST

NOTE: (O.D.) indicates outside diameter of applicable monument.

CORNER 1: 1/2" rebar recovered 2" above grade.
CORNER 2: 1-1/2"(O.D.) metal pipe recovered 4" above grade.
CORNER 3: 4" X 4" concrete monument recovered 12" above grade.
CORNER 4: 1-1/2"(O.D.) metal pipe recovered 5" above grade.
CORNER 5: 4" X 4" concrete monument recovered 12" above grade.
CORNER 6: 1-1/2"(O.D.) metal pipe recovered 18" above grade.
CORNER 6a: 1-1/2"(O.D.) metal pipe recovered leaning 12" above grade and bears S18°56'35"E, 55.45' from Corner 6.
CORNER 7: 1-1/2"(O.D.) metal pipe recovered 8" above grade.
CORNER 7a: 1-1/2"(O.D.) metal pipe recovered 8" below grade.
CORNER 8: 4" X 4" concrete monument recovered 22" above grade.
CORNER 9: 5/8" rebar TO BE SET
CORNER 10: 5/8" rebar TO BE SET
CORNER 11: 1"(O.D.) metal pipe recovered 12" above grade.
CORNER 11a: 1"(O.D.) metal pipe recovered 14" above grade and bears N53°27'01"W, 15.68' from Corner 11.
CORNER 12: 5/8" rebar TO BE SET
CORNER 12a: 1-1/4"(O.D.) metal pipe recovered 16" above grade.
CORNER 13: 5/8" rebar TO BE SET
CORNER 14: 5/8" rebar TO BE SET
CORNER 15: 5/8" rebar TO BE SET
CORNER 16: 5/8" rebar TO BE SET
CORNER 17: 5/8" rebar TO BE SET
CORNER 18: 1"(O.D.) metal pipe recovered 6" above grade.
CORNER 19: 1-1/4"(O.D.) metal pipe recovered leaning 4" above grade.
CORNER 20: 1-1/4"(O.D.) metal pipe recovered 2" above grade.
CORNER 21: 1"(O.D.) metal pipe recovered flush with grade.
CORNER 22: 1/2" rebar recovered 9" above grade and bears N21°33'33"E, 134.27' from Corner 26.
CORNER 23: 5/8" rebar TO BE SET
CORNER 24: 5/8" rebar TO BE SET

CURVE TABLE

C1:	L = 224.96'	R = 580.00'	C = 223.56'	Brng. = N25°31'47"E
C2:	L = 189.95'	R = 520.00'	C = 188.90'	Brng. = S26°09'41"W
C3:	L = 83.74'	R = 204.33'	C = 83.16'	Brng. = N27°37'39"W
C4:	L = 39.09'	R = 25.00'	C = 35.23'	Brng. = N57°58'37"W
C5:	L = 269.96'	R = 455.55'	C = 266.03'	Brng. = S58°44'44"W
C6:	L = 12.60'	R = 175.06'	C = 12.60'	Brng. = S43°49'46"W
C7:	L = 112.32'	R = 175.06'	C = 110.41'	Brng. = S64°16'24"W
C8:	L = 29.71'	R = 25.00'	C = 27.99'	Brng. = S48°25'27"W
C9:	L = 35.36'	R = 25.00'	C = 32.49'	Brng. = N24°48'13"W
C10:	L = 82.54'	R = 175.06'	C = 81.78'	Brng. = N51°44'11"W
C11:	L = 44.98'	R = 327.72'	C = 44.95'	Brng. = N34°17'50"W
C12:	L = 99.94'	R = 327.72'	C = 99.55'	Brng. = N21°37'44"W
C13:	L = 184.93'	R = 327.72'	C = 182.48'	Brng. = N03°16'23"E
C14:	L = 19.99'	R = 425.87'	C = 19.98'	Brng. = N18°05'39"E

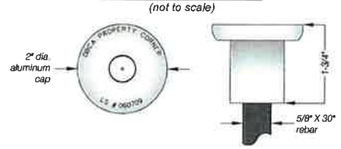


SURVEY NOTES

1. The purpose of this survey was to subdivide and monument the lines and corners of a portion of lands deeded to Dean C. Davis in Volume 89, Page 318 of the Jericho Land Records dated November 24, 1987 and is located westerly of Raceway Road and Browns River, in the Town of Jericho, County of Chittenden, State of Vermont.
2. The following plats and plans recovered in the Town of Jericho Land Records were used in aid of this survey:
   a. Survey descriptions of original Town Lots 11, 12, 13, 20, 21, 22, 23, 24, 35, 36 and 37 and were recovered in the Town of Jericho Survey Book at pages 37, 40, 41, 49 and 50.
   b. Original lotting plan of the Town of Jericho and is on file in the Jericho Land Records.
   c. 1869 Beers Atlas of Chittenden County, Vermont and is on file in the Jericho Land Records.
   d. Plat entitled, *"Foothills, Jericho, Vermont, Boundary Plat"*, prepared by Donald L. Hamlin Consulting Engineers, Inc. dated October 10, 1967 and is recorded in Map Slide #50 of the Jericho Land Records.
   e. Plat entitled, *"Plat of Survey, Lands of Carol S. Lange, Foothills Drive, Jericho, Vermont"*, prepared by prepared by Albert W. Harris, L.S. 584, dated June 17, 1992, last revised July 17, 1992 and is recorded the Jericho Land Records.
   f. Plat entitled, *"Plat of Survey Showing Portion of Shirley Davis Estate, 81.6 Acres (total before division), Cilley Hill Road, Jericho, Vermont"*, prepared by Warren A. Robenstien, L.S. 48, dated January 16, 2003 and is recorded in Map Slide #309 of the Jericho Land Records.
3. This survey does not identify the right of way limits of Raceway Road. The side lines of said highway as shown hereon are approximate only and were determined in part by Corner 12a and a digital orthophoto overlay where the approximate location of the traveled portion of the highway and existing bridge were taken.
4. Browns River depicted hereon is approximate only and its location was taken from a digital orthophoto overlay.
5. Bearings are based on Vermont State Plane Coordinates (NAD83, VT-4400) derived from Network RTK-GPS observations taken on site February 27, 2014.
6. The physical location of underground utilities were not determined by this survey unless otherwise noted.
7. The information on this plat reflects conditions that were existing at the time of the survey both at the project location and in the land records of the Town of Jericho as of May, 2014.

Typical Stamped Caps on Set Monumentation

(not to scale)



NOTE: Tree lines depicted hereon are approximate only and were taken from a digital orthophoto overlay.

LEGEND

Found Corner Monument (See Corner List)	○ ⊡
Set Corner Monument (See Corner List)	●
Unmonumented Point	△
Corner Number (See Corner List)	"3"
Foothills Subdivision Lot Number	43
Subject Boundary Line	
Adjoining Boundary Line	
Zoning Setback Lines	
Barbed Wire Fence	
Approximate Tree Line	

Approval by the Jericho Development Review Board

on the _____ day of _____, 201__, subject to all conditions and requirements attached to Permit # _____.

_____, Chair
Jericho Development Review Board

Date _____, 201__

Town of Jericho Clerk's Office Received for Record

This ____ day of _____ A.D. 20___, at ____ o'clock ____ minutes ___M. and filed in: _____

_____
Town Clerk

Graphic Scale

200 150 100 50 0 100 200 400 800

PRELIMINARY PLAT NOT FOR RECORDING

Seth W. Kittredge, L.S. 060709

THE INFORMATION ON THIS PLAT IS A COMPILATION AND REVIEW OF PERTINENT LAND RECORD INFORMATION, FIELD MEASUREMENTS, PAROL EVIDENCE AND OTHER STATE AND LOCAL DOCUMENTS. THIS PLAT IS IN ACCORDANCE WITH 27 V.S.A. 1403 AND CURRENT RULES SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. THIS PLAT IS ONLY VALID WITH MY ORIGINAL SEAL AND SIGNATURE.

DATE	3/29/16
REVISION	REMOVED FOOTPRINT LOTS AND LIMITED COMMON AREA FOR UNITS 1-6.
SURVEY	OBCA
DESIGN	OBCA
DRAWN	SWK
CHECKED	DWB
SCALE	1"=200'

☐ RECORD DRAWING ☐ PRELIMINARY
■ FINAL ☐ SKETCH

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
1 CORPORATE DRIVE, SUITE 1
ESSEX JCT., VT
PHONE: 878-9990
FAX: 878-9989
E-MAIL: obca@olearyburke.com

Subdivision Plat of a Portion of Lands Owned by

Westerly of Raceway Road - Jericho, Vermont

Dean C. Davis

DRAWN	DJH
DATE	2/25/2015
JOB	2013-112
FILE	2013-112 -PLAT
PLAN SHEET #	PL1