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APPLICATION: Randall Farm Subdivision 2020-111 Preliminary Stage

APPLICANT: Peggy Farr Revocable Trust, LLC

REQUESTED ACTION: Preliminary Subdivision Review

LOCATION: 180 East Hill Road, Fays Corner

EXISTING ZONING: Agricultural / Residential District AR-1A

Act 250 STATUS: Not Applicable

PARCEL HISTORY: Currently in Silviculture use

PROJECT DESCRIPTION: Applicant proposes subdivision of a 220.9 acre parcel into 6 new lots consisting of 5 residential lots ranging in size from 2.2 acres to 9.1 acres with a remaining silviculture lot of +/-193 acres.

LIST OF SUBMISSIONS:

- Preliminary Subdivision Application form
- Stormwater Narrative
- B-1 Preliminary Plat
- C-2.0 Overall Parcel Plan/Abutters
- C-3.0 Overall Site Plan
- C-4.0 Site Plan
- C-4.1 Road Profile
- C-5.0 Lot 4 Driveway Plan
- C-5.1 Lot 4 Driveway Profile
- C-7.0 Wastewater Disposal Plan Lot 1-3
- C-7.1 Wastewater Disposal Plan Lots 4-5
- CD-1 Road & Driveway Details
- CD-2 Stormwater Details
- CD-3 Stormwater & EPSC Details
- One set of stamped envelopes addressed to adjoining landowners.

STAFF COMMENTS

Soils

The predominant soils on site are Lyman-Marlow Complex (LyD, LyE), ranging from 5 to 60 percent slopes and Marlow (MeE) fine sandy loam ranging from 20 to 60 percent slopes. According to the Soil Survey of Chittenden County, these soils are generally not conducive for absorption fields as the soil is shallow, rocky to very rocky and are situated on moderate to steep slopes. Soils of this class are poor

filters due to the lack of minerals and microbes in the soil. Other soils are present in varying degrees of dispersal, see provided soils map.

### **Wastewater**

Soil testing and engineering for wastewater system design for both in-ground and mound systems have been submitted.

The plan has provisions for a wastewater easement for Lots 1, 2 and 3 to utilize appropriate soils for the in-ground trench systems and mound systems. Lots 1, 2 and 3 all have pump stations associated with affluent delivery to the designed wastewater systems.

Wastewater associated with Lots 4 and 5 are serviced on-site to differing degrees. Lot 4 is serviced by a typical in-ground trench system delivered by force-main to denoted fields and Lot 5 is similarly designed with wastewater serviced by force main upslope to a designed wastewater system. It should be noted that the Lot 5 affluent line has a linear distance from the pump station to the field of approximately 1,000 feet. Note: Pump sizing is critical for all proposed system operations.

### **Access**

At Sketch Plan, the applicant proposes a single shared access for 3 lots through the wetland buffer located on proposed Lot 1. This has been abandoned in favor of a single shared access located to the east of the initial proposal for the 6 lots. This has eliminated the need for a wetland buffer variance and has the added benefit of utilizing an existing road access that services the silviculture lot. There is a hammerhead designed at the 6+50 mark for fire apparatus and Lot 4 utilizes said design for access.

### **E&S and Stormwater**

Both Erosion & Sediment Control as well as Stormwater Controls have been designed for the access road and Lot 4 access.

### **Plan Review:**

Page B-1

- No immediate concerns

Page C-2.0

- No immediate concerns

Page C-3.0

- Lot 5 access is located to the east of the access road at marker 2+00. This is mentioned as access to this lot is not on East Hill Road.

Page C-4.0

- Some form of physical marker delineating the location of the force-mains in the access road R.O.W should be considered.

Page C-4.1

- Any blasting associated with cut and fill activities for access road should be denoted.
- Any proposal to utilize on-site clast and/or rubble for fill operations should be denoted. If clast from on-site blasting to be utilized, please denote.

Page C-5.0

- Driveway for Lot 4 appears to meet the standards of 6.2.1 with the drive not exceeding 12% slopes with the exception of the upper drive which exceeds 12%. As there is no proposed house-site associated with this lot the building envelope should be delineated within 200 feet of denoted 15% driveway slopes as per §6.2.1(f) of the driveway standards.

Page C-5.1

- Any blasting associated with cut and fill activities for Lot 4 driveway should be denoted.
- Any proposal to utilize on-site clast and/or rubble for fill operations should be denoted. If clast from on-site blasting is to be utilized, please denote.

Page C-7.0

- Septic tank size for a 4-bedroom house should be verified; 1,000 gal appears undersized.

Page C-7.1

- Septic tank size for a 4-bedroom house with 1-bedroom ADU should be verified; 1,000 gal appears undersized.

Page CD-1

- No immediate concerns

Page CD-2

- No immediate concerns

Page CD-2

- If slope compaction to be performed by tracked equipment, resulting track movement should be perpendicular and not parallel to slope. Please note on plan.

**Additional Notes:**

1. Lot coverage, setback requirements and building height will be reviewed when the applicant applies for zoning permits on the proposed lots.
2. Any proposed construction on land with a slope of over 20% shall be required to submit engineering plans for adequate erosion control and safe construction methods.