VOL: 343 PG: 195-199
INST: 11011138
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DOCUMENT NUMBER: 11011138
JESSICA R. ALEXANDER, TOWN CLERK
JERICHO, VT

Town of Jericho
Jericho Development Review Board

Via Certified Mail

January 23, 2019

Mr.& Ms. Charron
Lime Kiln Road
New Haven, VT 05472

RE: 13 lot PUD preliminary plat application.

Dear Mr. &Ms. Charron:

At a meeting of the Jericho Development Review Board held on September 13, 2018 and December 13, 2018, the Board heard your preliminary plat request for a 13 lot PUD subdivision. This property is located at 316 VT Route 15 in the Forestry Zoning District.

After review of the applicant's request, the Board voted to **approve** your preliminary plat request. Listed below are the Findings of Fact and Conditions that the Development Review Board based their decision on for the December 13, 2018 hearing:

FINDINGS OF FACT

1. The DRB finds that the application is for a 13 lot PUD with a makeup of 10 new residential lots, one existing residential lot and two open space lots.

2. The DRB finds that the density allowance for the property is a total of 11 residential lots.

3. The DRB finds that the open space lots are in conformance with the Land Use and Development Regulations because they will be common open space as per section 10.13.6.1 (a).

4. The DRB finds that there was testimony provided that the common open space lots to be created will be deeded and given to the Jericho Underhill Park District.

5. The DRB finds that the Zoning Office was provided a *Project Review Sheet* from the *Department of Environmental Conservation & Natural Resource Board* dated 2/8/18 which has a project description of *9 new lots to be sold as building lots*.

6. The DRB finds that the applicant submitted their application to the Zoning Office on 8/6/18 for a project described and warned as a 13 lot PUD with a makeup of 10 new residential lots, one existing residential lot and two open space lots.

7. The DRB finds that there is a discrepancy in the proposed new building/residential lots to be created between the *Project Review Sheet* provided and the application submission.

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8. The DRB finds that the applicant is requesting a density bonus within their application as per section 10.13.8 (c).

9. The DRB finds that the applicant is requesting the maximum density bonus allowed (50%) which translates into an additional five residential lots.

10. The DRB finds that the applicant has submitted a plan called *Phased PUD Concept Plan* which depicts possible housing sites related to the density bonus request but there are no proposed lot lines or lot layouts for these associated housing sites.

11. The DRB finds that the applicant asked and received a waiver from the Jericho Select Board for the construction of 18 foot private road within the project. The DRB finds that minutes of approval from the Select Board are within the file and reflect the request and the granting of the waiver.

12. The DRB finds that the applicant is asking for a waiver of sections 11.3 (Pedestrian Facilities); 11.8.4 (Street Trees) and section 11.1.2 (Private Driveways) of the Land Use & Development Regulations.

13. The applicant provided testimony that they will provide the Town of Jericho a 25' easement for the location of a multi-use path along the property boundary shared with Vermont Route 15 and the easement will be shown on the final application.

14. The DRB finds that the updated amended Land Use & Development Regulations as warned 7/11/18 were in effect prior to the applicant's preliminary application for the 13 lot PUD.

15. The DRB finds that the preliminary application was received by the Zoning Office on 8/6/18. On 7/19/18. Staff provided the applicants consultant (Anthony Stout) with the updated versions of Land Use & Development Regulation that were in effect noting that this version had standing and needed to be addressed and incorporated within their upcoming preliminary submission.

16. The DRB finds that the private roadway is located entirely on the proposed Lot #3.

17. The DRB finds that all proposed lots shall be granted an easement from Lot #3 to travel over private roadway located on Lot #3 to access their individual lots. This easement will be reflected in the HOA as well as all of the deeds associated with the residential lots.

18. The DRB finds that the private road will be constructed in its entirety and not phased. It will be permitted as a "moderate risk site" as it related to stormwater and that review criteria.

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19. The DRB finds that there are to be drilled wells and individual waste treatment systems for each proposed lot for the conventional PUD application.

20. The DRB finds that the applicant needs water and wastewater permits for the 10 new proposed residential lots. This permit shall be in place for the proposal prior to the submission of a final application.

21. The DRB finds that the State wastewater plans are incomplete.

22. DRB finds that a State stormwater permit will be required for this proposal. This permit shall be in place for the proposal prior to a final application is submitted.

23. DRB finds that any site change or design to the proposed stormwater design or treatment areas will require an amended review by the DRB.

24. DRB finds all driveway access will be built to the Town's 10% grade requirement as well as additional Town of Jericho Public Works Specifications.

25. DRB finds that a new curb cut highway access permits may be required for the proposal from the State of Vermont.

26. The DRB finds that class 3 wetlands will be impacted and that there should be review and approval or sign off from the Agency of Natural Resources Wetland Division before a final plat application is submitted.

27. The DRB finds that the proposed project is located within the Natural Resources Overlay District (Forest Riparian Areas, High Elevation Forest Blocks & Wildlife Road Crossings).

28. The DRB finds that the Conservation Commission has provided comments and a recommendation that an Impact Study be undertaken for this proposal.

29. The DRB finds that the Conservation Commission has indicated that they as a Commission will be able to conduct and provide the recommended Impact Study.

30. DRB finds that there are incomplete legal documents provided and that final draft legal documents shall be provided with the final plat application.

CONDITIONS

1. The DRB grants the requested Density Bonus with the following conditions to be met prior to submission of a final plat application and approval.

   A. That the deeds for the conveyance of the two open space lots are provided in a final draft form.

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B. That the conveyance of the open space lots to the Jericho Underhill Park District is fee simple and is unrestrictedly conveyed to the Jericho Underhill Park District.

C. The five additional residential lots associated with the density bonus request shall be shown on an amended site plan as well as plat for final review.

D. If any of these proposed lots do not have road frontage the applicant shall address section 5.2.2 of the Land Use & Development Regulations as to how these lots comply in the final plat application submission. This includes lots associated to the density bonus request.

E. In additional the applicant shall provide lot layouts, designated with meets and bounds, proposed deeds, vehicular access, as well as water and wastewater sites depicted for those additional lots related to the density bonus approval in the final application.

2. The applicant shall also disclose to the Department of Environmental Conservation & Natural Resource Board the requested additional five residential lots it is seeking and that have been granted preliminarily. This disclosure shall be made prior to the submission of a final plat application. A copy of this disclosure as well as any amended project review sheet shall be provided with the final submission.

3. With the final application the applicant shall provide a project review sheet from the Department of Environmental Conservation & Natural Resource Board which the "Project Description" matches the number of lots within the application.

4. The DRB grants the waiver request for section 11.3 Pedestrian Facilities for this submission.

5. The DRB does not grant the waiver request for section 11.8.4 Street Trees.

6. The applicant shall address section 11.8.4 of the Land Use & Development Regulations and develop a proposal within their final plat application submission for DRB review.

7. The applicant in their final plat submission shall address how their application meets section 11.4.6 of the Land Use & Development Regulations considering Lot #3 holds or owns the entire proposed private road access for all of the proposed residential lots.

8. The Conservation Commission Impact Study for this application shall be provided within their final application.

9. Any recommended changes, corrective measures or steps called out within the Conservation Commission Impact Study will be addressed and incorporated in the final application.

10. All driveway access shall be no greater than a 10% grade and be no less than 12' wide and be able to support two-axle 40,000 lbs. vehicle. The final application will reflect this condition.

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11. The DRB finds that no zoning permits shall be issued until the State of Vermont Agency of Transportation has reviewed this application and provided a determination or a new permit for access.

12. The applicants will obtain, provide copies and abide by the conditions of all other required local and State permits (Water & Wastewater, Wetlands, Stormwater, Soil Erosion Control, and Highway Access). These permits should be provided prior to final application submission.

13. All legal documents will be in their final form and submitted with the final application, including all lot deeds (and draft deeds for proposed lots associated with the density bonus request and granting), all easements granted to the lots within this application, all easements granted to third parties, the unrestricted conveyance of the open space lots, HOA and associated restrictive easements (view, lot restrictions, use restrictions, ext.).

14. The project will be constructed and subsequently operated consistent with all Findings of Fact and Conditions set forth above as well as with the plans submitted and in any other permit obtained by the applicants for this project.

15. Substantial revisions to this plan shall require the further review and approval of the Development Review Board at a publicly warned hearing.

16. By acceptance of these conditions without appeal, the applicants confirm and agree for themselves and all successors in interest that the conditions of this decision shall run with the land and shall be binding and enforceable.

On a Motion by Phyl Newbeck to **approve** the preliminary request by the applicant on the submission for the 13 lot PUD subdivision located at 316 VT Route 15. Seconded by Jeff York. Those in favor: 3. Opposed: Flynn. Abstained: NONE, Absent Bruce Jacobs. Motion carried 3 -1.

In accordance with 24 V.S.A. §4471 any Interested Person may appeal this decision within 30 days by filing a notice of appeal by certified mail, sent to the State Environmental Court with a copy to the Town of Jericho. Address: *Vermont Superior Court, Environmental Division, 32 Cherry Street, 2nd Floor, Suite 303, Burlington, Vermont 05401*. The current filing fee for an appeal is $295.00, payable to Vermont Superior Court, and it must be sent in with the notice of appeal. Anyone with questions about an appeal can call the Court at 802-951-1740.

Sincerely,

Barry King, Chair
Jericho Development Review Board

cc: Interested Parties
Town Clerk
Town Planner
Lister –Town of Jericho
Selectboard
Zoning Administrator

20120307

Town of Jericho

Development Review Board SUBDIVISION Application

Application #: _____

Parcel Code: _____

1. The undersigned hereby applies to appear before the Development Review Board for the following (check one):

- [ ] Boundary Line **Adjustment**
- [ ] **Sketch Plan** Review
- [x] Preliminary Plan Review
- [ ] **Amendment** to Subdivision Approval

Final Plan Review:

- [ ] MINOR Subdivision (1-3 lots) - *must complete all requirements in Section 10 of the Jericho Land Use and Development Regulations* (see checklist).
- [x] MAJOR Subdivision (4+ lots) - *must complete all requirements in Section 10 of the Jericho Land Use and Development Regulations* (see checklist).

Number of lots resulting from subdivision: 11

2. Project Information

Description: 11 LOT RESIDENTAL PUD SUBDIVISION OF 147.7 ACRES (SEE PROJECT SUMMARY)

Location: JUST SOUTH OF MILL'S RIVERSIDE PARK, 316 VT. ROUTE 15

Zoning District(s) in which property is located: **AGR** **COM** **FOR** **OS** **RR** **VCTR** **VIL**

3. Interested Parties

Applicant Name: BRENDA & LEE CHARRON LIME KILN ROAD

Email address: MOODYMEADOWSFARM@GMAIL.COM Mailing Address: NEW HAVEN, VT 05472

Phone: _____ Applicant's relationship to parcel (check one): [X] Owner [ ] Option to purchase

Landowner of Record Name (if not applicant): _____

Address/Phone: _____

Professional advisor(s) *Give name, address, phone, title*:

Professional Engineer ANTHONY STOUT, SENIOR PLANNER, LAKESIDE ENVIRONMENTAL GROUP LLC

Other (specify) P.O. BOX 4081, BURLINGTON, VT 05406

Name(s) of current adjacent landowner(s):

SEE ATTACHED LIST

Charles L. Charron
Brenda L Charron
Landowner Signature (Date)

Charles L. Charron 8-4-18
Brenda L Charron 8/4/18
Applicant Signature (Date)

FOR OFFICE USE ONLY

Public Hearing(s): Date

DRB Action taken:

Fee Paid: _____ Application Date: _____ Decision Date: _____

Project Summary & Discussion

Brenda and Lee Charron are proposing to subdivide Brenda's father's 147.7 acres of land (surveyed) in Jericho, just south of Mill's Riverside Park.

Mr. Balch acquired the land, starting in the 1960s, in four parcels: a 22 acre parcel with his house, a 2 acre parcel connecting to Route 15, a 12 acre parcel with the meadow fronting on Route 15, and the 111 acre parcel with the upper meadow, pasture, and woodlands. See the Existing Survey

The property is almost entirely situated in the Forest zoning district, with a very small portion at the northwest corner in the Low Density Residential zoning district. See Overall Site Plan. As detailed in the attached calculations, a PUD subdivision with density bonus could allow up to 16 homes. The Charrons are proposing an 11 home, major, PUD subdivision. The Charrons wish to retain for themselves and purchasers, the right to re-subdivide at a future date Lot 1 into two lots, Lot 7 into two lots, and Lot 3 into three or four lots, with a final density of 16 homes.

In addition to the 11 building lots, the Charrons intend to donate two areas to the Jericho Park District, if it wishes to accept them. One parcel, Lot A, is 3.0 acres in the lower meadow near the river. The Charrons will insist on a fence being installed along the new boundary and no vehicle access to the park from Route 15, except for park maintenance vehicles using the project road and a locked gate. These donations will likely be accomplished through boundary line adjustments.

The second donated parcel, Lot B, is 56.7 acres of woodland. Public access through the project site to the woodland is not proposed, but will be available through the balance of the park.

The proposed lots are summarized below:

Lot 1	21.2 Acres	Existing home
Lot 2	9.6 Acres	Lower meadow
Lot 3	1.4 Acres	Mid-way along road
Lot 4	2.8 Acres	
Lot 5	18.7 Acres	Upper pasture
Lot 6	2.5 Acres	
Lot 7	17.7 Acres	Upper pasture
Lot 8	3.8 Acres	
Lot 9	1.2 Acres	
Lot 10	4.0 Acres	
Lot 11	5.2 Acres	
Lot A	3.0 Acres	To park
Lot B	56.7 Acres	To park
Total Parcel	147.7 Acres	

Vehicle access to the building lots would be provided by a 2,599 foot private road, crossing the lower meadow over a new alignment and then following an existing driveway and farm road to the upper meadow. After the first 60 feet, the road will be 18 feet wide with 2 foot shoulders all the way to the end. The Selectboard has granted a waiver of the town road standards for this width. The Selectboard has also agreed to waiver paving except the first 20 feet. The road would have a maximum gradient of 8.0% grade from the lower meadow to the house site for lot 3 (station 10+00 to 18+00). See Site Plan North, Site Plan South, and Road Profile for details. Also see Selectboard Road Waiver.

Wastewater treatment and disposal will be provided through septic tanks and on-site disposal fields. Excellent soils for wastewater absorption are located on the property. See Soils Report by Steve Revell. A state water supply and wastewater disposal permit application is in process.

Potable water will be provided from drilled bedrock wells near each proposed house. Approval of the well sites will be part of the water supply and wastewater disposal permit.

Stormwater treatment will be provided through infiltration into the sandy soils in a manner similar to the natural drainage pattern on the property. Currently, a small perennial stream that drains much of the property infiltrates entirely into the lower meadow, where the surface water completely infiltrates into the soil in a small wetland area east of Lot 2. The remaining drainage will flow into the upper meadow where it will infiltrate into a deep sand and gravel terrace. An application for coverage under the state stormwater general permit is in process.

Lots 1, 10 and 11 have excellent views of the chin on Mt. Mansfield, similar to the view from Route 15 over the lower meadow. Lots 4, 6, and 8 will have winter views of Mt. Mansfield through the bare trees. Lots 5 and 7 have excellent distant views of the Adirondack Mountains, subject to selective tree cutting on Lot 7.

The required open space area depicted on the Preliminary Plat is intended to protect:

Most of slopes over 25%

Some of the wetlands

River corridor and flood zone

Much of the large habitat block

All of the high elevation habitat block

Foreground terrain for scenic Mt Mansfield views from Route 15

These resources are depicted on the Resource Map.

The site does not contain any wellhead protection areas, significant wildlife habitat, natural heritage areas, or ridge lines.

The proposed Natural Resources Overlay District depicts a wildlife road crossing area along Route 15 across the entire frontage of the project land and adjoining park. See 2018 NR Overlay Map. The original Science to Action report contained a Potential Wildlife Corridors Map which does not show any wildlife corridors or crossings near the project site. The Jericho Conservation Commission was consulted about resource values of the project and specifically any wildlife crossing values prior to sketch application. They indicated that "any PUD that clusters house sites in (or near) the open grassy area on that upper plateau would probably satisfy most of the natural resource protection needs. See JCC Email 3-27-17.

The required open space would also include the two areas to be donated to the Jericho Park District. The project open space will total 86.2 acres, or 58 percent of the project site. See Preliminary Plat.

Also relating to the PUD, the required 100 foot perimeter buffer would exclude all the building envelopes, except with the exception of Lot 9. An existing wooded slope should provide a buffer. Similarly, the 60 foot easement for the project road, adjacent to lot 9 and in the lower meadow near the park, is within 100 feet of the perimeter of the PUD.

Requested Waivers:

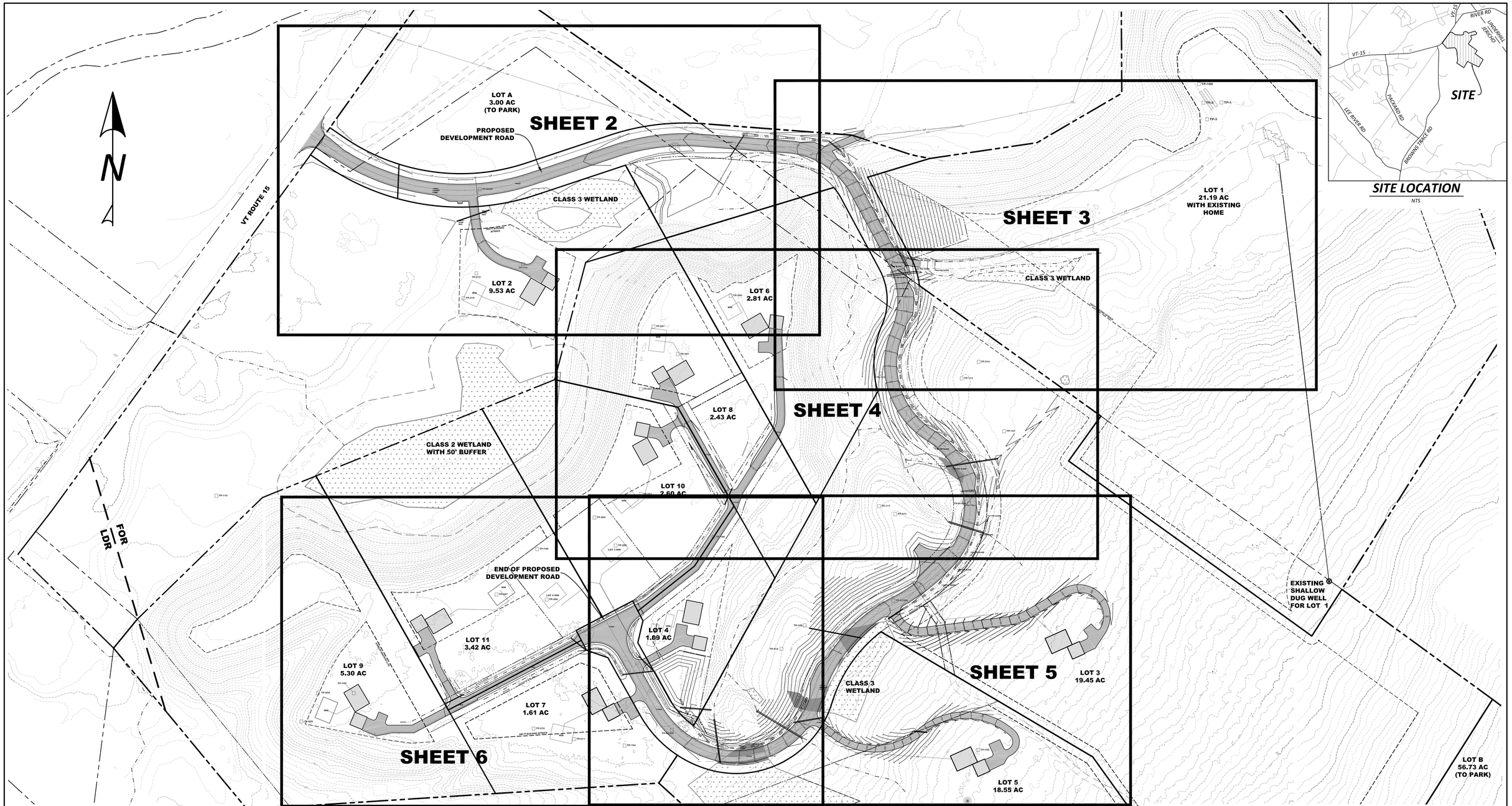
100' PUD perimeter setback Lot 9. A steep slope with trees and the normal rear yard setback should be sufficient visual protection for neighbors.

100' PUD perimeter setback road ROW near Lots 7 and 9 (if needed). The road does not present significant visual impact for neighbors,

100' PUD perimeter setback road ROW along Lot A and up to gate to park (if needed). The road is visually similar to the existing driveway.

Sidewalks or multi-use paths. With two foot shoulders, an 18 foot travel width, and a speed limit of 25 mph, the road should be suitable for pedestrian and bicycle activity along the side of the proposed road, consistent with the more rural character of this project. The consulting engineer hired by the Selectboard to review the waiver requests concurred with this opinion. See L&D Memo.

Landscape trees along road. The applicant is not proposing any tree planting as part of this project, but instead relying upon 1) the protected trees in the open space, 2) several additional protected trees noted on the plan, and 3) plantings that the homeowners choose for their own homes. In particular, no tree planting is proposed along the road in the lower meadow abutting Route 15 in order to maintain the scenic views of Mt. Mansfield.



PRELIMINARY

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CONTOUR
- FINISH GRADE CONTOUR
- EASEMENT
- BUILDING SETBACK
- DRAINAGE COURSE
- FM — SEWER FORCE MAIN
- U/E — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC
- TP — SOIL TEST PIT

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

BRENDA AND LEE CHARRON

ROUTE 15/JERICHO, VERMONT

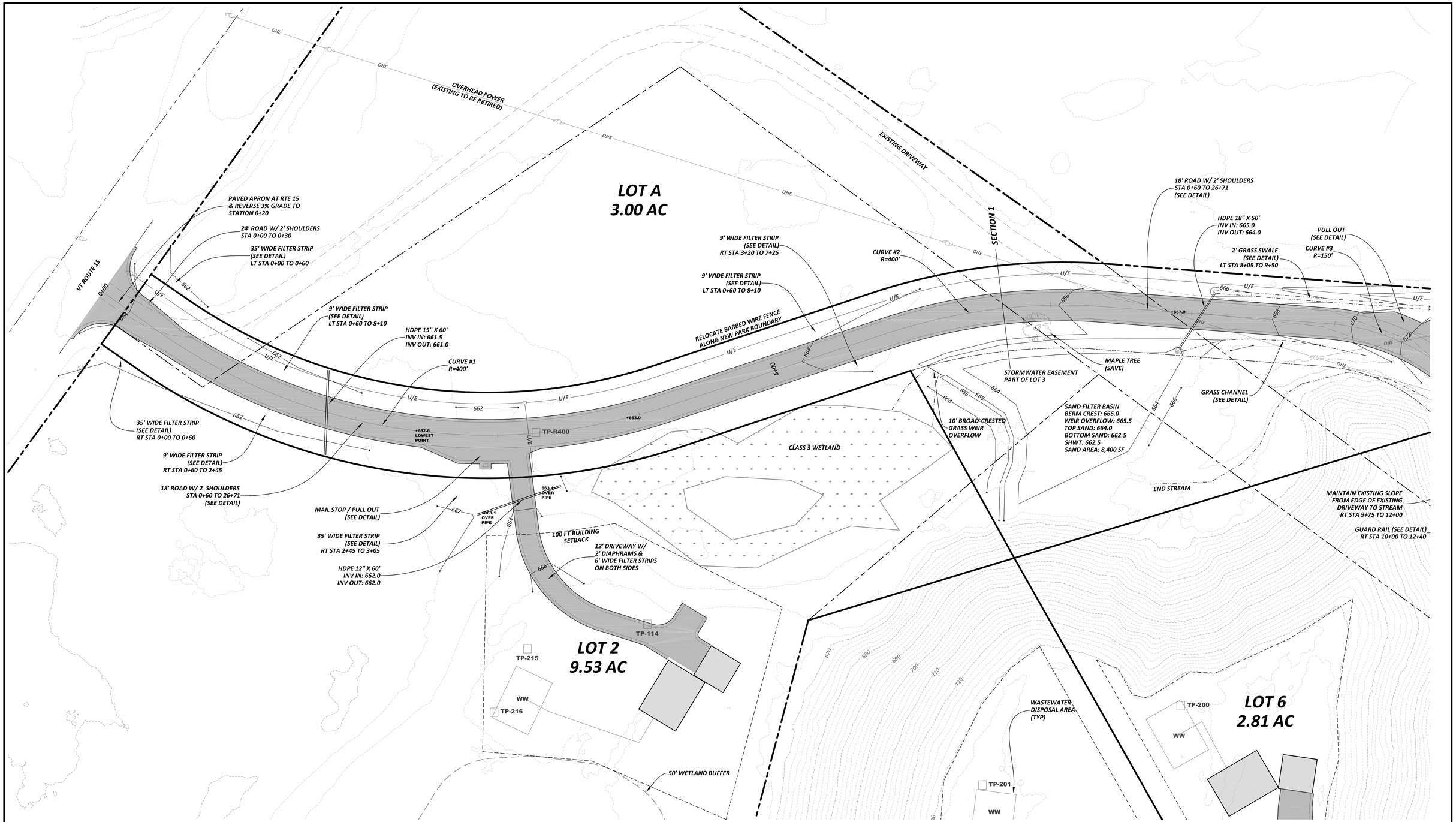
OVERALL SITE PLAN

DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/26/18
SCALE:	NOTED
SHEET:	1 OF 15

LAKESIDE ENVIRONMENTAL GROUP

802.489.5214 - WWW.LEGVT.COM
P.O. BOX 4081, BURLINGTON, VERMONT 05406

CHARRON JERICHO CHARRON8.DDWG



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30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PRELIMINARY

BRENDA AND LEE CHARRON

ROUTE 15/JERICHO, VERMONT

SITE PLAN SHEET 2

DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/26/18
SCALE:	NOTED
SHEET:	2 OF 15

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CHARRON JERICHO CHARRONS.DWG

HDPE 18" X 30'
INV IN: 671.0
INV OUT: 670.5

PULL OUT
(SEE DETAIL)

CURVE #3
R=150'

GATED PARK MAINTENANCE ACCESS
(NOT OPEN TO PUBLIC USE)

START MAX
8.0% GRADE
STA 10+00

ACCESS & UTILITY
EASEMENT
PART OF LOT 3

2' WIDE STONE CHANNEL
(SEE DETAIL)
LT STA 9+80 TO 11+75

SECTION 2

OVERHEAD POWER
(EXISTING, TO BE RETIRED)

MAINTAIN EXISTING SLOPE
FROM EDGE OF EXISTING
DRIVEWAY TO STREAM
RT STA 9+75 TO 12+00

GUARD RAIL (SEE DETAIL)
RT STA 10+00 TO 12+40

3:1 CUT SLOPE

HDPE 18" X 34'
INV INV: 690.5
INV OUT: 688.0

SLOPE EASEMENT

EXISTING DRIVEWAY

TP-R110

+691 TOP SLOPE

+695 TOP SLOPE

+700 TOP SLOPE

+693 TOP SLOPE

+695 TOP SLOPE

+695 TOP SLOPE

SECTION 3

CLASS 3 WETLAND

BOULDER SLOPE
(SEE DETAIL)

HDPE 30" X 58'
INV IN: 691.0
INV OUT: 682.0

BOULDER SLOPE
(SEE DETAIL)

PULL OUT
(SEE DETAIL)

150 FT BUILDING SETBACK

CURVE #4
R=150'

UNIFORM 8.0% GRADE
STA 10+00 TO 18+00

EXISTING FARM LANE

TP-112

TP-214

TP-113

CURVE #5
R=150'

PART OF
LOT 3

CLASS 3 WETLAND

TP-100

PROPOSED REPLACEMENT
WASTEWATER
DISPOSAL AREA

TP-2

TP-1

TP-3

EXISTING
HOME

LOT 1
21.19 AC

LEGEND

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N

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(IN FEET)
1 inch = 30 ft.

PRELIMINARY

BRENDA AND LEE CHARRON

ROUTE 15/JERICHO, VERMONT

SITE PLAN SHEET 3

DRAWN BY:	ATS/SMS
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APPROVED BY:	TMC
DATE:	11/26/18
SCALE:	NOTED
SHEET:	3 OF 15

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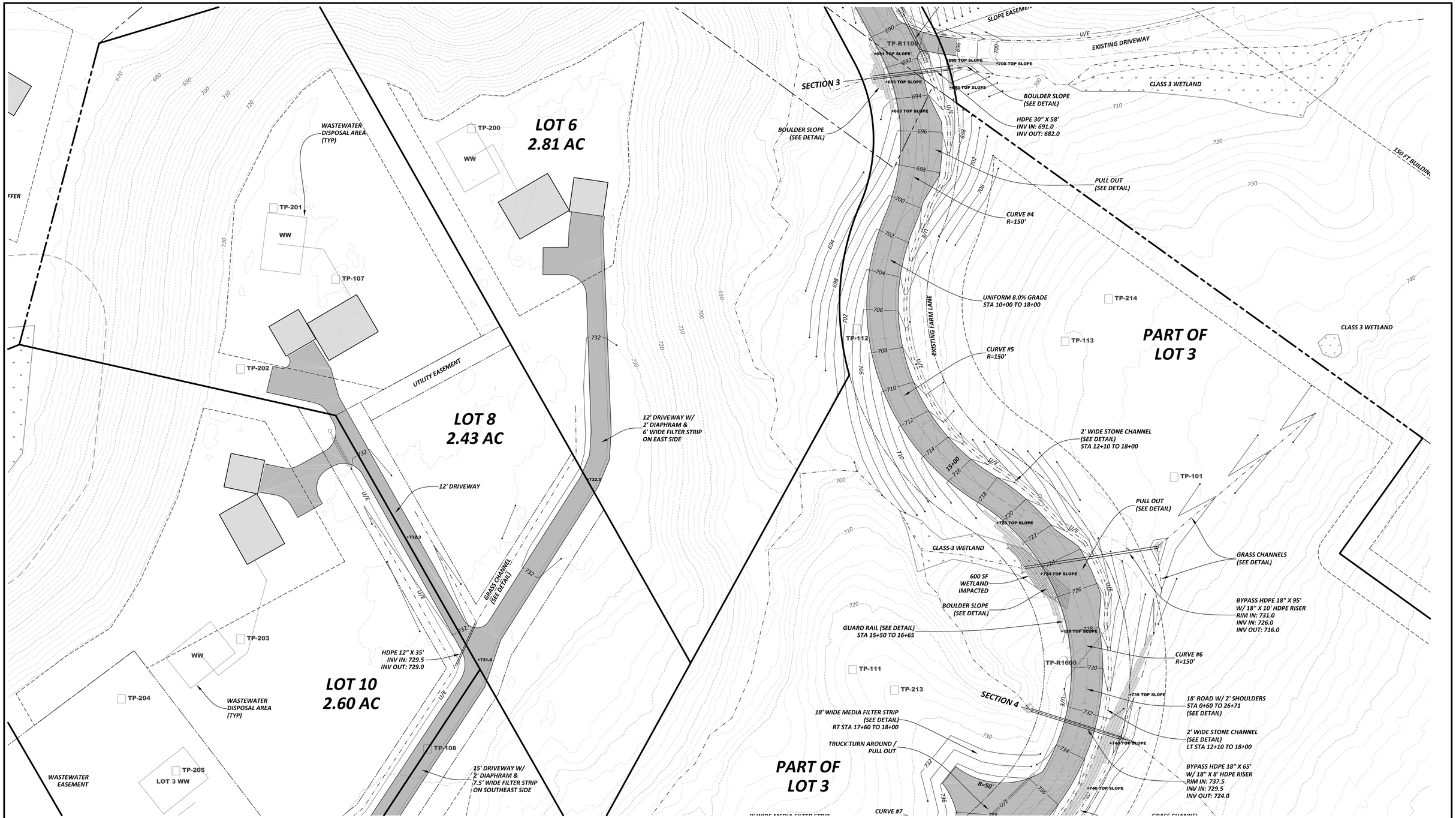
CHARRON JERICHO\CHARRON3.DWG



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(IN FEET)
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PRELIMINARY

BRENDA AND LEE CHARRON

ROUTE 15/JERICHO, VERMONT

SITE PLAN SHEET 4

DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/26/18
SCALE:	NOTED
SHEET:	4 OF 15

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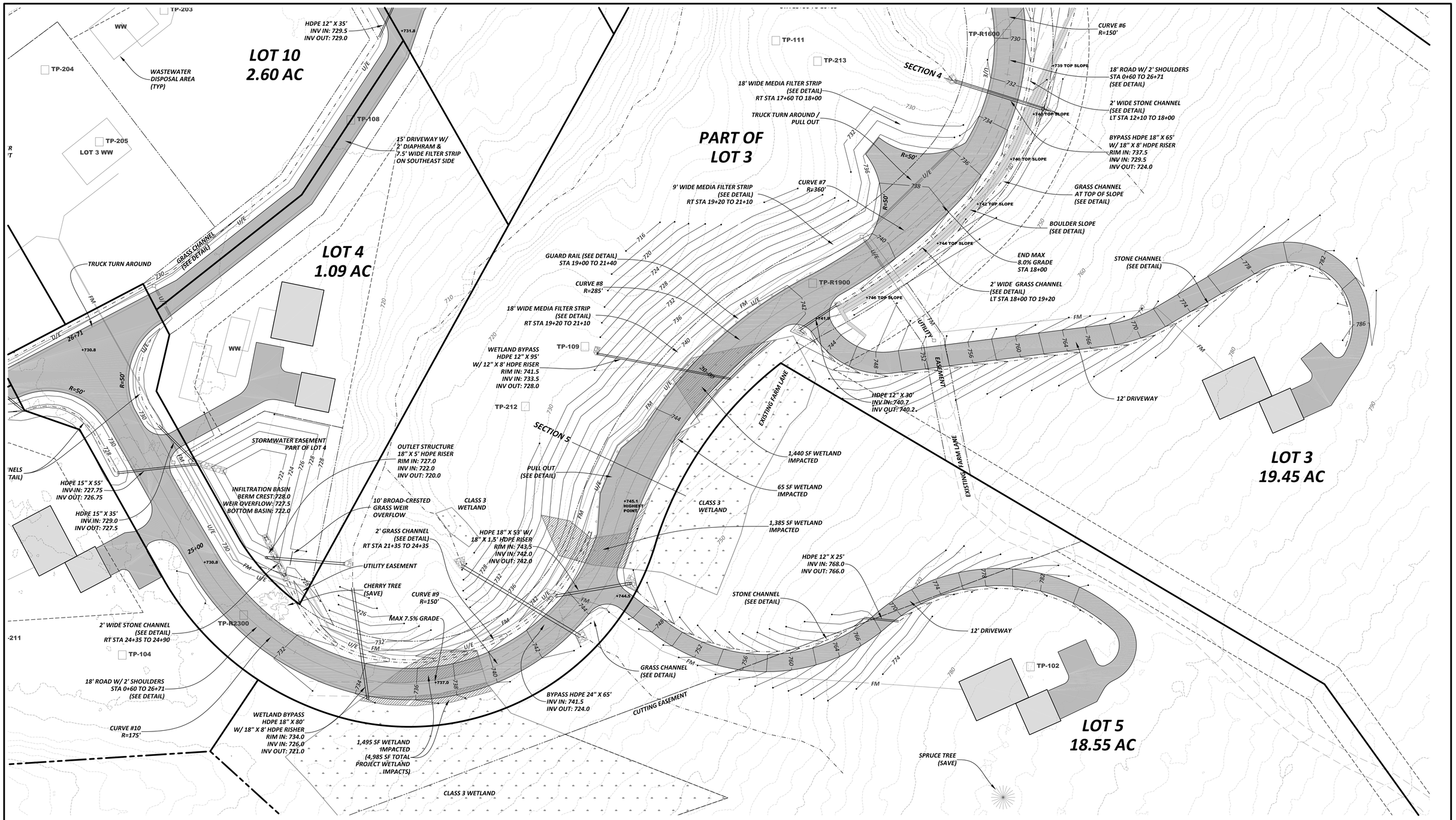
CHARRON JERICHO CHARRONS.DWG



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PRELIMINARY

BRENDA AND LEE CHARRON

ROUTE 15/JERICHO, VERMONT

SITE PLAN SHEET 5

DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/26/18
SCALE:	NOTED
SHEET:	5 OF 15

LAKESIDE ENVIRONMENTAL GROUP

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P.O. BOX 4081, BURLINGTON, VERMONT 05406

CHARRON JERICHO\CHARRON5.DGN

LOT 10
2.60 AC

LOT 11
3.42 AC

LOT 9
5.30 AC

LOT 7
1.61 AC

LOT 4
1.09 AC

HDPE 12" X 35'
INV IN: 729.5
INV OUT: 729.0

WASTEWATER DISPOSAL AREA (TYP)

WASTEWATER EASEMENT

TP-204
TP-205
LOT 3 WW
TP-106
TP-207
LOT 5 WW
TP-206
TP-108
TP-105
TP-208
TP-209
TP-210
TP-211
TP-104
TP-R2300
TP-109
TP-212

15' DRIVEWAY W/ 2' DIAPHRAM & 7.5' WIDE FILTER STRIP ON SOUTHEAST SIDE

TRUCK TURN AROUND

GRASS CHANNEL (SEE DETAIL)

HDPE 15" X 35'
INV IN: 728.5
INV OUT: 728.0

12' DRIVEWAY

GRASS CHANNELS (SEE DETAIL)

HDPE 15" X 55'
INV IN: 727.75
INV OUT: 726.75

HDPE 15" X 35'
INV IN: 729.0
INV OUT: 727.5

HDPE 12" X 35'
INV IN: 729.0
INV OUT: 729.0

12' DRIVEWAY W/ 2' DIAPHRAM & 6' WIDE FILTER STRIP ON SOUTH SIDE

50 FT BUILDING SETBACK

100 FT BUILDING SETBACK

STORMWATER EASEMENT PART OF LOT 4

INFILTRATION BASIN
BERM CREST: 728.0
WEIR OVERFLOW: 727.5
BOTTOM BASIN: 722.0

OUTLET STRUCTURE
18" X 5' HDPE RISER
RIM IN: 727.0
INV IN: 722.0
INV OUT: 720.0

10' BROAD-CRESTED GRASS WEIR OVERFLOW

CLASS 3 WETLAND

2' GRASS CHANNEL (SEE DETAIL)
RT STA 21+35 TO 24+35

HDPE 18" X 53' W/ 18" X 1.5' HDPE RISER
RIM IN: 743.5
INV IN: 742.0
INV OUT: 742.0

UTILITY EASEMENT

CHERRY TREE (SAVE)

CURVE #9
R=150'

MAX 7.5% GRADE

2' WIDE STONE CHANNEL (SEE DETAIL)
RT STA 24+35 TO 24+90

18' ROAD W/ 2' SHOULDERS
STA 0+60 TO 26+71
(SEE DETAIL)

CURVE #10
R=175'

WETLAND BYPASS
HDPE 18" X 80'
W/ 18" X 8' HDPE RISHER
RIM IN: 734.0
INV IN: 726.0
INV OUT: 721.0

1,495 SF WETLAND IMPACTED
(4,985 SF TOTAL PROJECT WETLAND IMPACTS)

CLASS 3 WETLAND

BYPASS HDPE 24" X 65'
INV IN: 741.5
INV OUT: 724.0

GUARD RAIL (SEE DETAIL)
STA 19+00 TO 21+40

CURVE #8
R=285'

18' WIDE MEDIA FILTER STRIP (SEE DETAIL)
RT STA 19+20 TO 21+10

WETLAND BYPASS
HDPE 12" X 95'
W/ 12" X 8' HDPE RISER
RIM IN: 741.5
INV IN: 733.5
INV OUT: 728.0

SECTION 5

PULL OUT (SEE DETAIL)

+745.1 HIGHEST POINT

+744.8

+731.8

+730.8

+737.0

26+71

25+00

R=50'

R=50'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CONTOUR
- FINISH GRADE CONTOUR
- EASEMENT
- BUILDING SETBACK
- DRAINAGE COURSE
- FM — SEWER FORCE MAIN
- U/E — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC
- TP — SOIL TEST PIT

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PRELIMINARY

BRENDA AND LEE CHARRON

ROUTE 15/JERICHO, VERMONT

SITE PLAN SHEET 6

DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/26/18
SCALE:	NOTED
SHEET:	6 OF 15

LAKESIDE ENVIRONMENTAL GROUP

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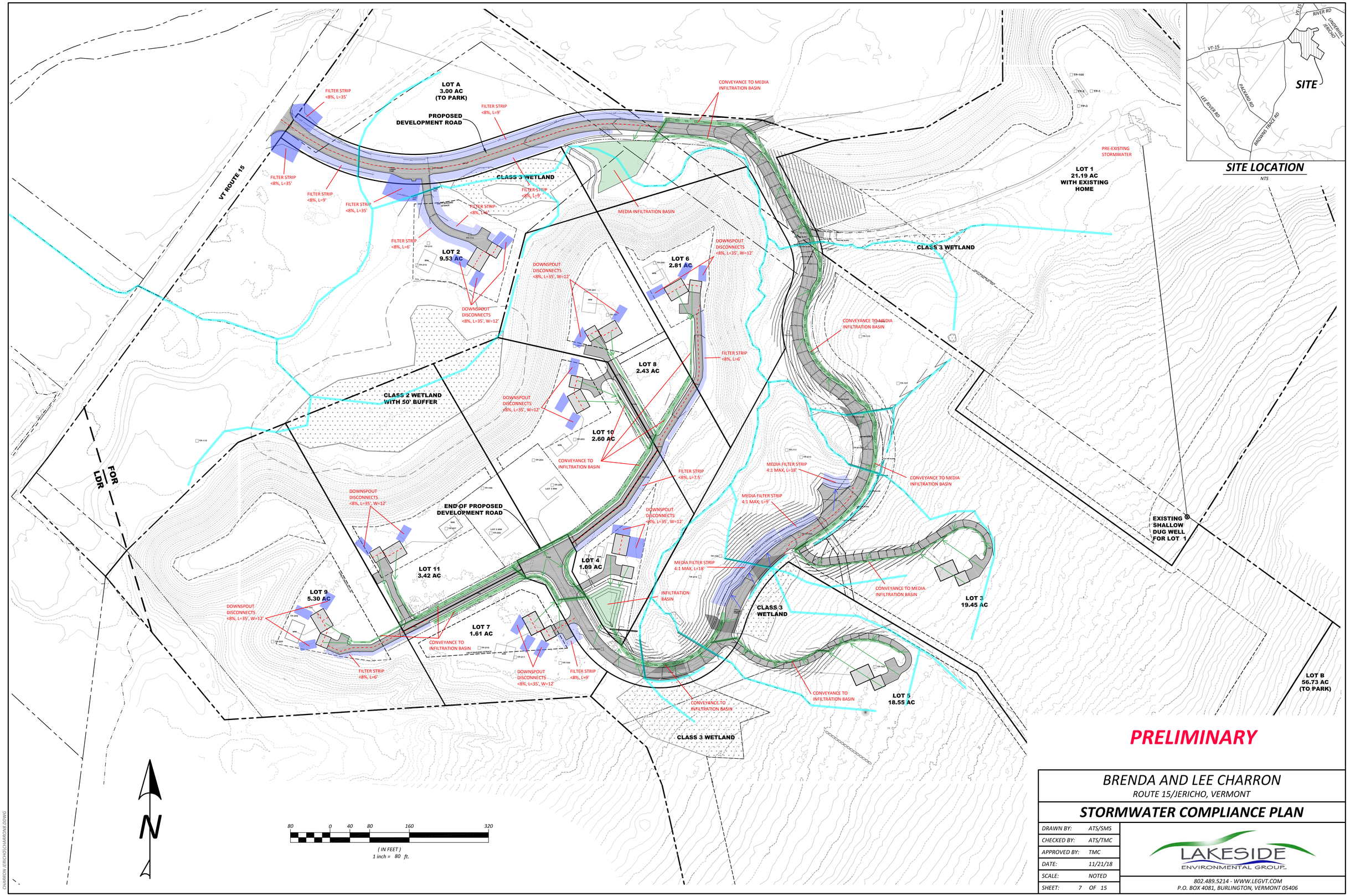
P.O. BOX 4081, BURLINGTON, VERMONT 05406

CHARRON JERICHO/CHARRONS.DWG



PRELIMINARY

BRENDA AND LEE CHARRON

ROUTE 15/JERICHO, VERMONT

STORMWATER COMPLIANCE PLAN

DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/21/18
SCALE:	NOTED
SHEET:	7 OF 15

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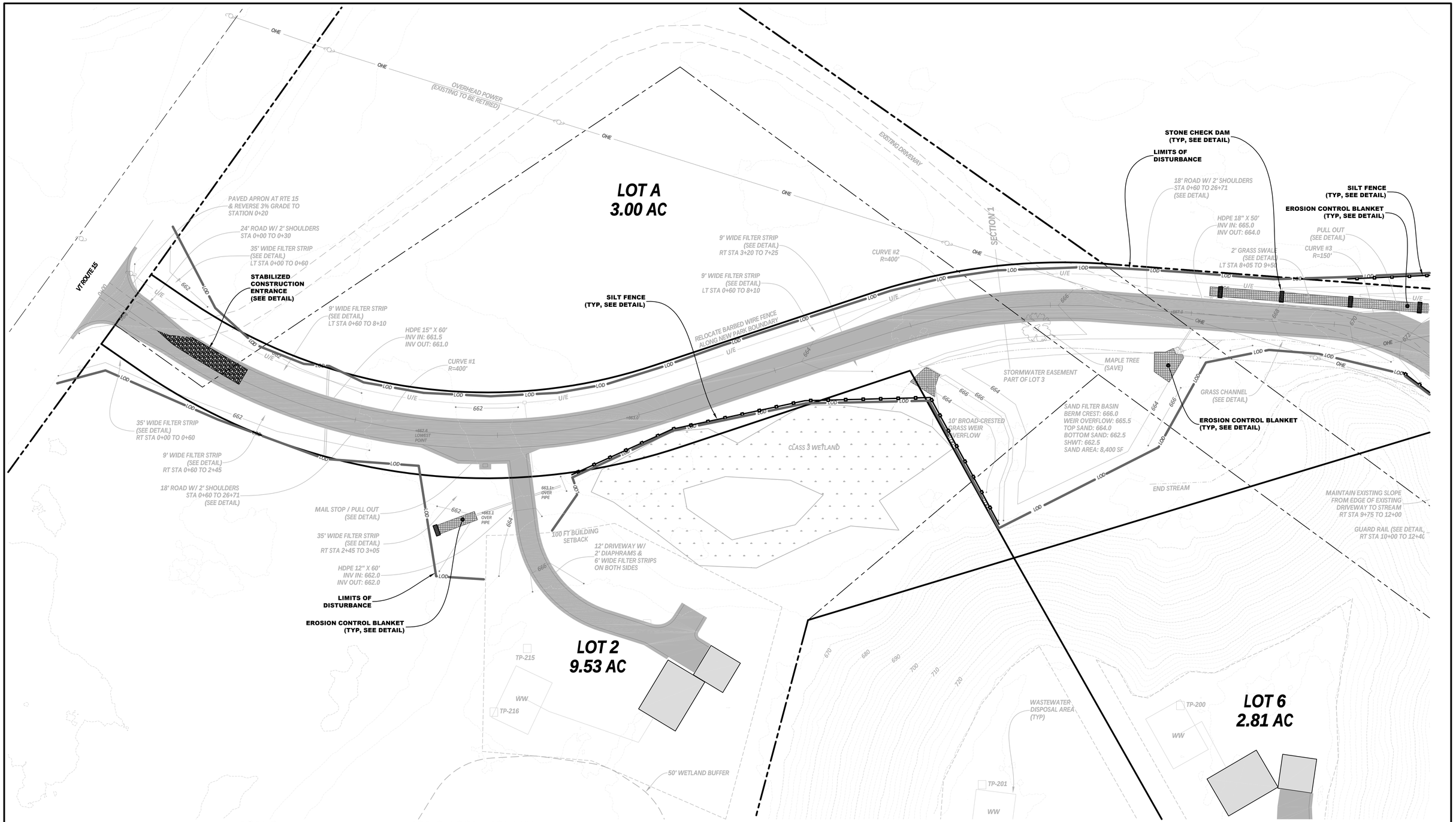
CHARRON JERICHO\CHARRONB.DWG



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CONTOUR
- FINISH GRADE CONTOUR
- EASEMENT
- BUILDING SETBACK
- DRAINAGE COURSE
- FM — SEWER FORCE MAIN
- U/E — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC
- TP — SOIL TEST PIT

EROSION CONTROL KEY

- SILT FENCE
- LOD — LIMITS OF DISTURBANCE
- STONE CHECK DAM
- EROSION CONTROL BLANKET

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PRELIMINARY

BRENDA AND LEE CHARRON

ROUTE 15/JERICHO, VERMONT

EROSION CONTROL PLAN SHEET 2

DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/29/18
SCALE:	NOTED
SHEET:	8 OF 15

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CHARRON EROSION CHARRON DWG

SILT FENCE (TYP, SEE DETAIL)
EROSION CONTROL BLANKET (TYP, SEE DETAIL)
PULL OUT (SEE DETAIL)
CURVE #3 R=150'
HDPE 18" X 30' INV IN: 671.0 INV OUT: 670.5
GATED PARK MAINTENANCE ACCESS (NOT OPEN TO PUBLIC USE)
START MAX 8.0% GRADE STA 10+00
ACCESS & UTILITY EASEMENT PART OF LOT 3
2' WIDE STONE CHANNEL (SEE DETAIL) LT STA 9+80 TO 11+75
LIMITS OF DISTURBANCE
SECTION 2
OVERHEAD POWER (EXISTING, TO BE RETIRED)
MAINTAIN EXISTING SLOPE FROM EDGE OF EXISTING DRIVEWAY TO STREAM RT STA 9+75 TO 12+00
GUARD RAIL (SEE DETAIL) RT STA 10+00 TO 12+40
3:1 CUT SLOPE
HDPE 18" X 34' INV INV: 690.5 INV OUT: 688.0
SLOPE EASEMENT
EXISTING DRIVEWAY
SECTION 3
CLASS 3 WETLAND
BOULDER SLOPE (SEE DETAIL)
HDPE 30" X 58' INV IN: 691.0 INV OUT: 682.0
PULL OUT (SEE DETAIL)
150 FT BUILDING SETBACK
CURVE #4 R=150'
STONE CHECK DAM (TYP, SEE DETAIL)
LIMITS OF DISTURBANCE
UNIFORM 8.0% GRADE STA 10+00 TO 18+00
EXISTING FARM LANE
CURVE #5 R=150'
TP-112
TP-113
TP-214
TP-100
PROPOSED REPLACEMENT WASTEWATER DISPOSAL AREA
TP-2
TP-1
TP-3
EXISTING HOME
LOT 1 21.19 AC
PART OF LOT 3
SILT FENCE (TYP, SEE DETAIL)
LIMITS OF DISTURBANCE
N

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CONTOUR
- FINISH GRADE CONTOUR
- EASEMENT
- BUILDING SETBACK
- DRAINAGE COURSE
- FM SEWER FORCE MAIN
- U/E UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- TP SOIL TEST PIT

EROSION CONTROL KEY

- SILT FENCE
- LOD LIMITS OF DISTURBANCE
- STONE CHECK DAM
- EROSION CONTROL BLANKET

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

PRELIMINARY

BRENDA AND LEE CHARRON
ROUTE 15/JERICHO, VERMONT

EROSION CONTROL PLAN SHEET 3

DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/28/18
SCALE:	NOTED
SHEET:	9 OF 15

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CHARRON JERICHO CHARRON.DWG

LOT 6
2.81 AC

LOT 8
2.43 AC

LOT 10
2.60 AC

PART OF
LOT 3

PART OF
LOT 3

SECTION 3

SECTION 4

EXISTING DRIVEWAY

SLOPE EASEMENT

CLASS 3 WETLAND

BOULDER SLOPE
(SEE DETAIL)

HDPE 30" X 58'
INV IN: 691.0
INV OUT: 682.0

PULL OUT
(SEE DETAIL)

CURVE #4
R=150'

STONE CHECK DAM
(TYP, SEE DETAIL)

LIMITS OF
DISTURBANCE

UNIFORM 8.0% GRADE
STA 10+00 TO 18+00

EXISTING FARM LANE

CURVE #5
R=150'

SILT FENCE
(TYP, SEE DETAIL)

LIMITS OF
DISTURBANCE

STONE CHECK DAM
(TYP, SEE DETAIL)

LIMITS OF
DISTURBANCE

2' WIDE STONE CHANNEL
(SEE DETAIL)
STA 12+10 TO 18+00

EROSION CONTROL BLANKET
(TYP, SEE DETAIL)

PULL OUT
(SEE DETAIL)

GRASS CHANNELS
(SEE DETAIL)

BYPASS HDPE 18" X 95'
W/ 18" X 10' HDPE RISER
RIM IN: 731.0
INV IN: 726.0
INV OUT: 716.0

CURVE #6
R=150'

18' ROAD W/ 2' SHOULDERS
STA 0+60 TO 26+71
(SEE DETAIL)

2' WIDE STONE CHANNEL
(SEE DETAIL)
LT STA 12+10 TO 18+00

BYPASS HDPE 18" X 65'
W/ 18" X 8' HDPE RISER
RIM IN: 737.5
INV IN: 729.5
INV OUT: 724.0

LIMITS OF DISTURBANCE

600 SF
WETLAND
IMPACTED

GUARD RAIL (SEE DETAIL)
STA 15+50 TO 16+65

18' WIDE MEDIA FILTER STRIP
(SEE DETAIL)
RT STA 17+60 TO 18+00

TRUCK TURN AROUND /
PULL OUT

12' DRIVEWAY W/
2' DIAPHRAM &
6' WIDE FILTER STRIP
ON EAST SIDE

12' DRIVEWAY

GRASS CHANNEL
(SEE DETAIL)

HDPE 12" X 35'
INV IN: 729.5
INV OUT: 729.0

15' DRIVEWAY W/
2' DIAPHRAM &
7.5' WIDE FILTER STRIP
ON SOUTHEAST SIDE

UTILITY EASEMENT

WASTEWATER
DISPOSAL AREA
(TYP)

WASTEWATER
EASEMENT

LOT 3 WW

150 FT BUILDIN

TP-200
TP-201
TP-107
TP-202
TP-203
TP-204
TP-205
TP-214
TP-113
TP-101
TP-112
TP-111
TP-213

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CONTOUR
- FINISH GRADE CONTOUR
- EASEMENT
- BUILDING SETBACK
- DRAINAGE COURSE
- FM — SEWER FORCE MAIN
- U/E — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC
- TP — SOIL TEST PIT

EROSION CONTROL KEY

- SILT FENCE
- LOD — LIMITS OF DISTURBANCE
- STONE CHECK DAM
- EROSION CONTROL BLANKET

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PRELIMINARY

BRENDA AND LEE CHARRON

ROUTE 15/JERICHO, VERMONT

EROSION CONTROL PLAN SHEET 4

DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/28/18
SCALE:	NOTED
SHEET:	10 OF 15

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LOT 10
2.60 AC

LOT 4
1.09 AC

PART OF
LOT 3

LOT 3
19.45 AC

LOT 5
18.55 AC

SECTION 4

SECTION 5

LIMITS OF DISTURBANCE

SILT FENCE
(TYP, SEE DETAIL)

EROSION CONTROL BLANKET
(TYP, SEE DETAIL)

STONE CHECK DAM
(TYP, SEE DETAIL)

18' ROAD W/ 2' SHOULDERS
STA 0+60 TO 26+71
(SEE DETAIL)

2' WIDE STONE CHANNEL
(SEE DETAIL)
LT STA 12+10 TO 18+00

BYPASS HDPE 18" X 65'
W/ 18" X 8' HDPE RISER
RIM IN: 737.5
INV IN: 729.5
INV OUT: 724.0

GRASS CHANNEL
AT TOP OF SLOPE
(SEE DETAIL)

BOULDER SLOPE
(SEE DETAIL)

END MAX
8.0% GRADE
STA 18+00

STONE CHANNEL
(SEE DETAIL)

2' WIDE GRASS CHANNEL
(SEE DETAIL)
LT STA 18+00 TO 19+20

12' DRIVEWAY

18' WIDE MEDIA FILTER STRIP
(SEE DETAIL)
RT STA 17+60 TO 18+00

TRUCK TURN AROUND /
PULL OUT

9' WIDE MEDIA FILTER STRIP
(SEE DETAIL)
RT STA 18+10 TO 19+10

GUARD RAIL (SEE DETAIL)
STA 19+00 TO 21+40

18' WIDE MEDIA FILTER STRIP
(SEE DETAIL)
RT STA 19+20 TO 21+10

WETLAND BYPASS
HDPE 12" X 95'
W/ 12" X 8' HDPE RISER
RIM IN: 741.5
INV IN: 733.5
INV OUT: 728.0

PULL OUT
(SEE DETAIL)

HDPE 12" X 35'
INV IN: 729.5
INV OUT: 729.0

15' DRIVEWAY W/
2' DIAPHRAM &
7.5' WIDE FILTER STRIP
ON SOUTHEAST SIDE

TRUCK TURN AROUND

GRASS CHANNEL
(SEE DETAIL)

STORMWATER EASEMENT
PART OF LOT 4

OUTLET STRUCTURE
18" X 5' HDPE RISER
RIM IN: 727.0
INV IN: 722.0
INV OUT: 720.0

INFILTRATION BASIN
BERM CREST:728.0
WEIR OVERFLOW: 727.5
BOTTOM BASIN: 722.0

10' BROAD-CRESTED
GRASS WEIR
OVERFLOW

2' GRASS CHANNEL
(SEE DETAIL)
RT STA 21+35 TO 24+35

UTILITY EASEMENT

CHERRY TREE
(SAVE)

CURVE #9
R=150'

MAX 5% GRADE

HDPE 15" X 55'
INV IN: 727.75
INV OUT: 726.75

HDPE 15" X 35'
INV IN: 729.0
INV OUT: 727.5

2' WIDE STONE CHANNEL
(SEE DETAIL)
RT STA 24+35 TO 24+90

18' ROAD W/ 2' SHOULDERS
STA 0+60 TO 26+71
(SEE DETAIL)

CURVE #10
R=175'

WETLAND BYPASS
HDPE 18" X 80'
W/ 18" X 8' HDPE RISHER
RIM IN: 734.0
INV IN: 726.0
INV OUT: 721.0

1,495 SF WETLAND
IMPACTED
(4,985 SF TOTAL
PROJECT WETLAND
IMPACTS)

CLASS 3 WETLAND

BYPASS HDPE 24" X 65'
INV IN: 741.5
INV OUT: 724.0

CUTTING EASEMENT

GRASS CHANNEL
(SEE DETAIL)

EXISTING FARM LANE

1,440 SF WETLAND
IMPACTED

65 SF WETLAND
IMPACTED

1,385 SF WETLAND
IMPACTED

HDPE 12" X 25'
INV IN: 768.0
INV OUT: 766.0

STONE CHANNEL
(SEE DETAIL)

SPRUCE TREE
(SAVE)

TP-102

TP-104

TP-203

TP-204

TP-205

LOT 3 WW

WASTEWATER
DISPOSAL AREA
(TYP)

TP-111

TP-213

TP-109

TP-212

TP-R2

TP-R2500

CURVE #6
R=150'

CURVE #7
R=360'

CURVE #8
R=275'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CONTOUR
- FINISH GRADE CONTOUR
- EASEMENT
- BUILDING SETBACK
- DRAINAGE COURSE
- FM — SEWER FORCE MAIN
- U/E — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC
- TP — SOIL TEST PIT

EROSION CONTROL KEY

- SILT FENCE
- LOD — LIMITS OF DISTURBANCE
- STONE CHECK DAM
- EROSION CONTROL BLANKET

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PRELIMINARY

BRENDA AND LEE CHARRON
ROUTE 15/JERICHO, VERMONT

EROSION CONTROL PLAN SHEET 5

DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/28/18
SCALE:	NOTED
SHEET:	11 OF 15

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CHARRON SRC/PD/DWG/PRONE.DWG

LOT 10
2.60 AC

LOT 11
3.42 AC

LOT 9
5.30 AC

LOT 7
1.61 AC

LOT 4
1.09 AC

HDPE 12" X 35'
INV IN: 729.5
INV OUT: 729.0

WASTEWATER DISPOSAL AREA (TYP)

WASTEWATER EASEMENT

LOT 3 WW

LOT 5 WW

TRUCK TURN AROUND

15' DRIVEWAY W/ 2' DIAPHRAM & 7.5' WIDE FILTER STRIP ON SOUTHEAST SIDE

LIMITS OF DISTURBANCE

GRASS CHANNEL (SEE DETAIL)

HDPE 15" X 35'
INV IN: 728.5
INV OUT: 728.0

12' DRIVEWAY

GRASS CHANNELS (SEE DETAIL)

STONE CHECK DAM (TYP, SEE DETAIL)

HDPE 15" X 55'
INV IN: 727.75
INV OUT: 726.75

HDPE 15" X 35'
INV IN: 729.0
INV OUT: 727.5

HDPE 12" X 35'
INV IN: 729.0
INV OUT: 729.0

12' DRIVEWAY W/ 2' DIAPHRAM & 6' WIDE FILTER STRIP ON SOUTH SIDE

90 FT BUILDING SETBACK

100 FT BUILDING SETBACK

2' WIDE STONE CHANNEL (SEE DETAIL) RT STA 24+35 TO 24+90

18' ROAD W/ 2' SHOULDERS STA 0+60 TO 26+71 (SEE DETAIL)

CURVE #10
R=175'

STORMWATER EASEMENT PART OF LOT 4

INFILTRATION BASIN
BERM CREST:728.0
WEIR OVERFLOW: 727.5
BOTTOM BASIN: 722.0

SILT FENCE (TYP, SEE DETAIL)

OUTLET STRUCTURE
18" X 5' HDPE RISER
RIM IN: 727.0
INV IN: 722.0
INV OUT: 720.0

EROSION CONTROL BLANKET (TYP, SEE DETAIL)

10' BROAD-CRESTED GRASS WEIR OVERFLOW

2' GRASS CHANNEL (SEE DETAIL) RT STA 21+35 TO 24+35

UTILITY EASEMENT

CURVE #9
R=150'

MAX 5% GRADE

CLASS 3 WETLAND

HDPE 15" X 53' W/ X 1.5' HDPE RISER
RIM IN: 743.5
INV IN: 742.0
INV OUT: 742.0

GUARD RAIL (SEE DETAIL) STA 19+00 TO 21+40

CURVE #8
R=250'

18' WIDE MEDIA FILTER STRIP (SEE DETAIL) RT STA 19+20 TO 21+10

WETLAND BYPASS
HDPE 12" X 95'
W/ 12" X 8' HDPE RISER
RIM IN: 741.5
INV IN: 733.5
INV OUT: 728.0

SECTION 5

PULL OUT (SEE DETAIL)

BYPASS HDPE 24" X 65'
INV IN: 741.5
INV OUT: 724.0

WETLAND BYPASS
HDPE 18" X 80'
W/ 18" X 8' HDPE RISHER
RIM IN: 734.0
INV IN: 726.0
INV OUT: 721.0

1,495 SF WETLAND IMPACTED (4,985 SF TOTAL PROJECT WETLAND IMPACTS)

CLASS 3 WETLAND

TP-203 TP-204 TP-205 TP-106 TP-207 TP-206 TP-105 TP-208 TP-209 TP-210 TP-211 TP-104 TP-212 TP-109

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CONTOUR
- FINISH GRADE CONTOUR
- EASEMENT
- BUILDING SETBACK
- DRAINAGE COURSE
- FM SEWER FORCE MAIN
- U/E UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- TP SOIL TEST PIT

EROSION CONTROL KEY

- SILT FENCE
- LOD LIMITS OF DISTURBANCE
- STONE CHECK DAM
- EROSION CONTROL BLANKET

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PRELIMINARY

BRENDA AND LEE CHARRON

ROUTE 15/JERICHO, VERMONT

EROSION CONTROL PLAN SHEET 6

DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/28/18
SCALE:	NOTED
SHEET:	12 OF 15

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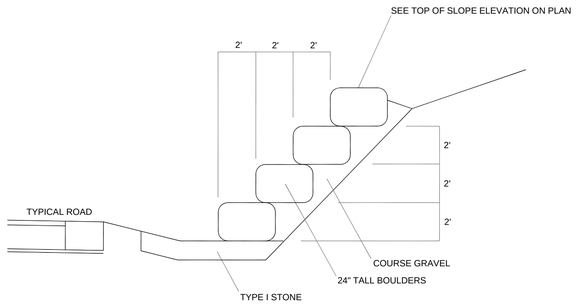
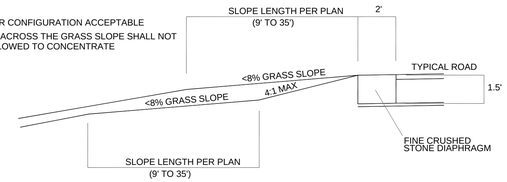
CHARRON BRENDA CHARRON DWG



BOULDER SLOPE DETAIL

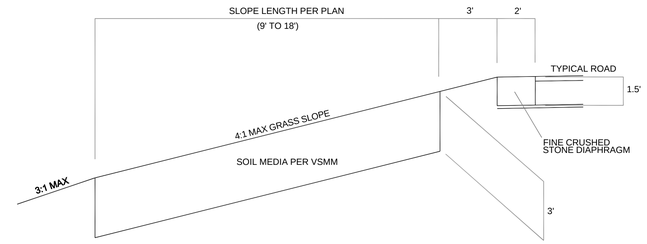
SCALE: AS SHOWN

NOTES:
1. EITHER CONFIGURATION ACCEPTABLE
2. FLOW ACROSS THE GRASS SLOPE SHALL NOT BE ALLOWED TO CONCENTRATE



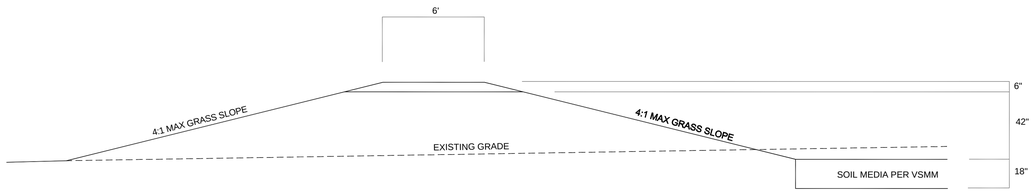
FILTER STRIP DETAIL

SCALE: AS SHOWN



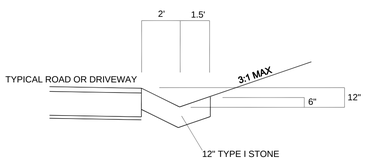
MEDIA FILTER STRIP DETAIL

SCALE: AS SHOWN



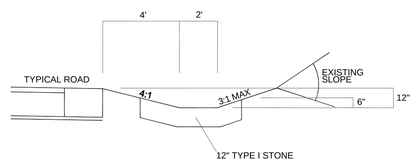
BROAD CRESTED WEIR DETAIL
LOWER BASIN

SCALE: AS SHOWN



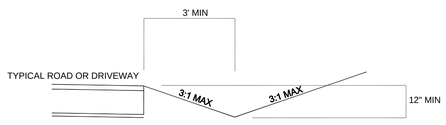
V STONE CHANNEL DETAIL

SCALE: AS SHOWN



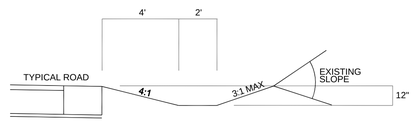
2-FT STONE CHANNEL DETAIL

SCALE: AS SHOWN



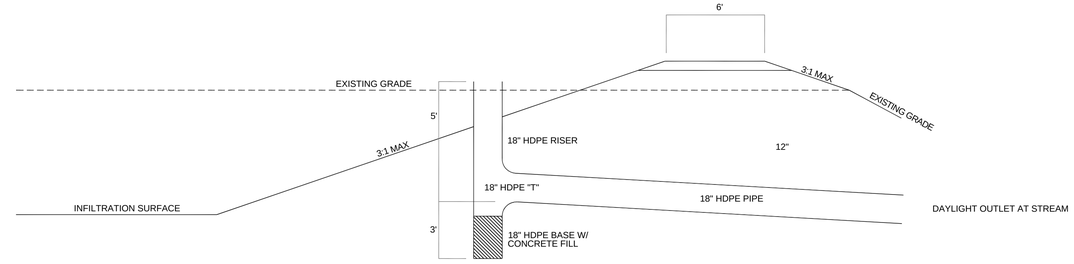
V GRASS CHANNEL DETAIL

SCALE: AS SHOWN



2-FT GRASS CHANNEL DETAIL

SCALE: AS SHOWN



BASIN OUTLET DETAIL
UPPER BASIN

SCALE: AS SHOWN

PRELIMINARY

BRENDA AND LEE CHARRON
ROUTE 15/JERICHO, VERMONT

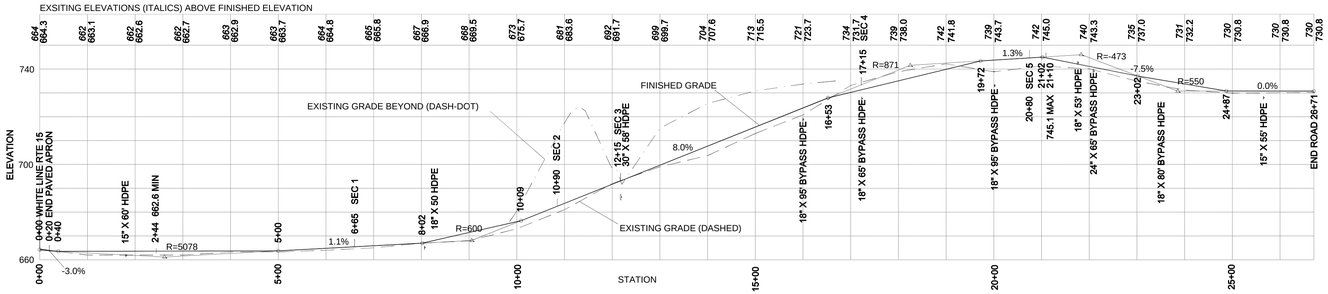
GRADING & STORMWATER DETAILS

DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/28/18
SCALE:	NOTED
SHEET:	13 OF 15

LAKESIDE ENVIRONMENTAL GROUP

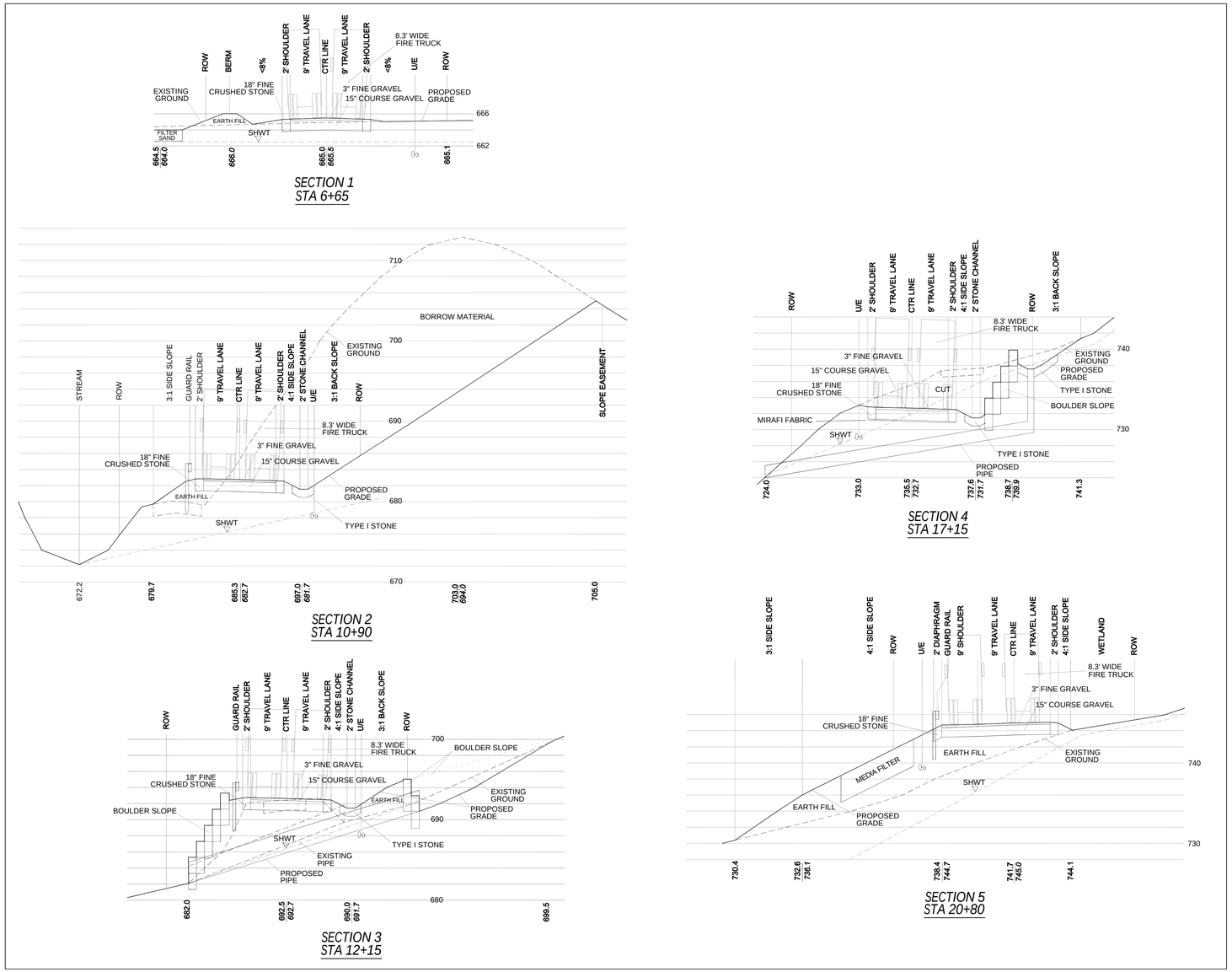
802.489.5214 - WWW.LEGVT.COM
P.O. BOX 4081, BURLINGTON, VERMONT 05406

CHARRON JERICHO\CHARRON8.DWG



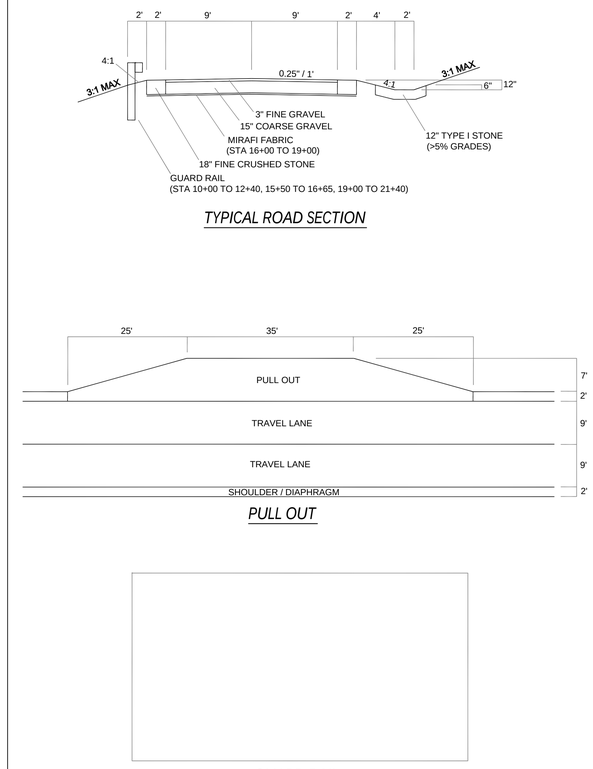
ROAD PROFILE

SCALE: VERT: 1"=30' HORIZ: 1"=150'



ROAD SECTIONS

SCALE: VERT: 1"=7.5' HORIZ: 1"=30'



ROAD DETAILS

SCALE: VERT: AS SHOWN

PRELIMINARY

BRENDA AND LEE CHARRON

ROUTE 15/JERICHO, VERMONT

ROAD PROFILE & SECTIONS

DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/29/18
SCALE:	NOTED
SHEET:	14 OF 15

LAKESIDE ENVIRONMENTAL GROUP

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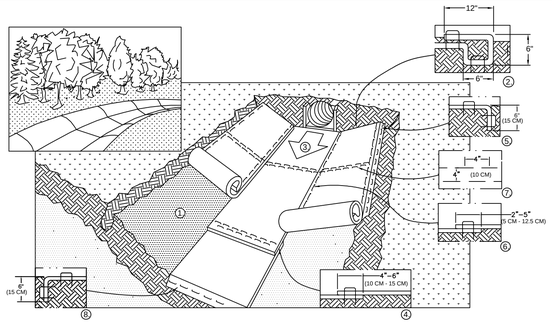
P.O. BOX 4081, BURLINGTON, VERMONT 05406

CHARRON JERICHO/CHARRONB.DWG



USE NORTH AMERICAN GREEN S150 EROSION CONTROL BLANKET OR APPROVED EQUIVALENT.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE BLANKET.

3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM -15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE BLANKETS.

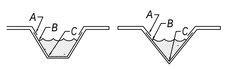
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM -12.5 CM) (DEPENDING ON BLANKET TYPE) AND STAPLED.

7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.

8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.



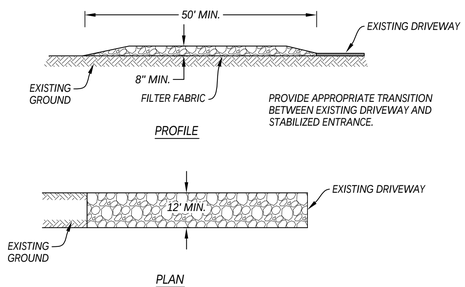
CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

SOURCE: NORTH AMERICAN GREEN

EROSION CONTROL BLANKET CHANNEL INSTALLATION DETAIL

NTS



NOTES

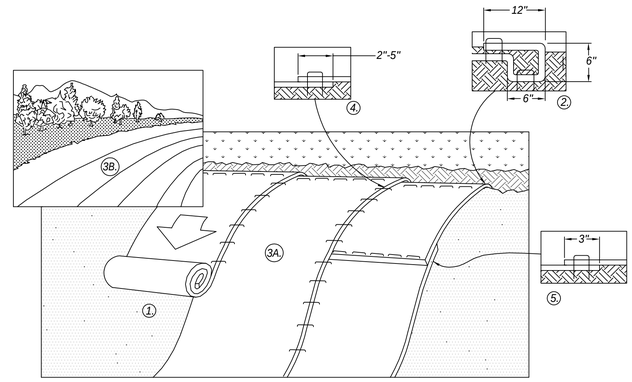
1. STONE SHALL BE 1.5 TO 4 INCHES WITH A MINIMUM THICKNESS OF 8 INCHES.

2. MAINTAINANCE OF ENTRANCE WILL BE NECESSARY TO PREVENT TRACKING OF SEDIMENT OFF SITE. THIS MAY INCLUDE ADDING STONE, AND/OR REMOVING AND REPLACING STONE.

3. THE EMPLOYMENT OF APPROVED ALTERNATIVE METHODS OF REMOVING SEDIMENT FROM VEHICLE PRIOR TO EXITING SITE IS ENCOURAGED TO MINIMIZED REQUIRED MAINTAINANCE OF STABILIZED ENTRANCE.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NTS



USE NORTH AMERICAN GREEN S150 EROSION CONTROL BLANKET OR APPROVED EQUIVALENT.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.

3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

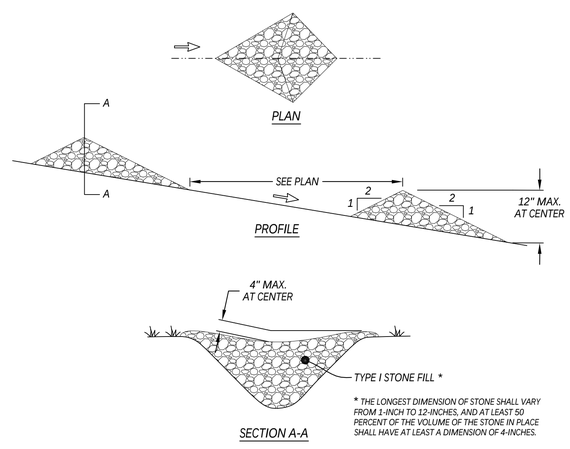
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.

5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

SOURCE: NORTH AMERICAN GREEN

EROSION CONTROL BLANKET SLOPE INSTALLATION DETAIL

NTS



* THE LONGEST DIMENSION OF STONE SHALL VARY FROM 1-INCH TO 12-INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE AT LEAST A DIMENSION OF 4-INCHES.

CONSTRUCTION REQUIREMENTS

1. PLACE STONE TO THE LINES, GRADES AND LOCATIONS AS SHOWN ON THE PLAN OR AS DIRECTED.

2. SET SPACING OF STONE CHECK DAMS SO THAT THE ELEVATION OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION AS THE TOE OF THE UPSTREAM DAM.

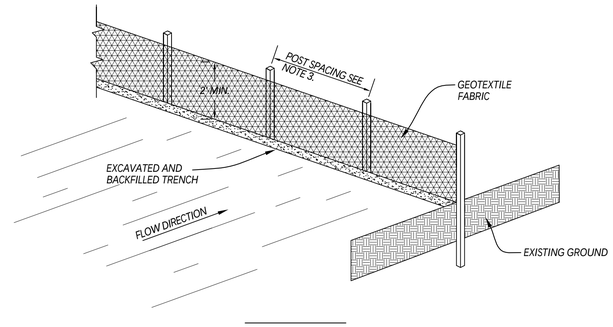
3. EXTEND THE STONE TO A POINT BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.

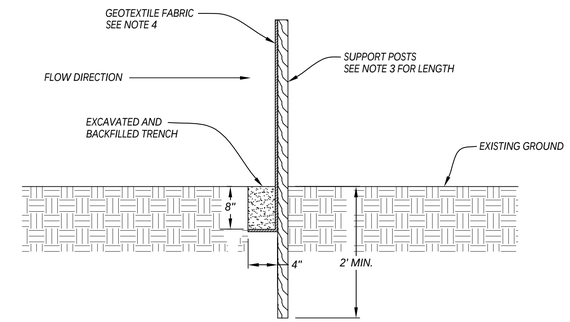
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS NEEDED OR DIRECTED.

5. REMOVE STONE, AS DIRECTED, WHEN NO LONGER NEEDED. AFTER BARRIER IS REMOVED, STABILIZE WITH VEGETATION ANY SEDIMENT WHICH IS PERMITTED TO REMAIN IN PLACE.

TEMPORARY STONE CHECK DAM DETAIL

NTS





SECTION

SILT FENCE DETAIL

NTS

SILT FENCE NOTES

1. SILT FENCE WILL BE USED IN AREAS TO PREVENT SEDIMENT TRANSPORT FROM UPSLOPE AREAS AWAITING STABILIZATION. IT SHALL ALSO BE USED AS PART OF THE TEMPORARY EROSION CONTROL MEASURES AROUND MATERIAL STOCKPILES AND DOWN SLOPE OR EQUIPMENT STAGING AREAS.

2. THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH, BACKFILLED AND COMPACTED TO THE EXISTING GROUND SURFACE.

3. WOODED SUPPORT POSTS SHALL BE A MINIMUM DIMENSION OF 1-1/8" X 1-1/8" AND 4 FEET LONG. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE AND 5 FEET LONG. POST SPACING SHALL BE A MAXIMUM OF 8 FEET FOR WOVEN FABRIC AND 3 FEET FOR NON-WOVEN FABRIC.

4. THE GEOTEXTILE FABRIC SHALL BE ATTACHED DIRECTLY TO THE UPSLOPE SIDE OF WOODEN POSTS WITH 0.5 INCH STAPLES IN AT LEAST 3 PLACES, OR WITH WOODEN LATH AND NAILS. ATTACHMENT TO STEEL POSTS WILL BE BY WIRE FASTENERS OR 50 POUND PLASTIC TIE STRAPS ON THE UPSLOPE SIDE.

5. THE GEOTEXTILE FABRIC SHALL CONSIST OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.

6. SILT FENCE SHALL BE INSTALLED AS SHOWN ON PLAN.

7. SILT FENCES BARRIERS SHALL BE INSPECTED FOR ANY TEARS OR BREAKS. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

8. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE. THE REMOVED SEDIMENT MAY BE USED AS FILL ELSEWHERE ON SITE AND SHALL BE VEGETATED OR OTHERWISE STABILIZED.

9. REMOVE SILT FENCE, AS DIRECTED, WHEN NO LONGER NEEDED. BEFORE THE SILT FENCE IS REMOVED, STABILIZE WITH VEGETATION ANY SEDIMENT WHICH IS PERMITTED TO REMAIN IN PLACE.

LIMITS OF DISTURBANCE:

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH 3-FOOT HIGH ORANGE "CONSTRUCTION" SAFETY FENCE OR 4-INCH THICK ORANGE CONSTRUCTION CORDON, AND SHALL BE LOCATED AS SHOWN ON PLAN.

A. FENCE SHALL BE SUPPORTED BY STEEL OR WOOD TYPE POSTS PLACED AT MAXIMUM 16-FOOT INTERVALS.
B. FENCE SHALL BE WIRED OR "ZIP" TIED TO THE SUPPORT POSTS.
C. THE FENCE SHALL BE MAINTAINED IN A WORKMAN LIKE MANNER, AND SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION IS ACHIEVED.

PRELIMINARY

BRENDA AND LEE CHARRON
ROUTE 15/JERICHO, VERMONT

EROSION CONTROL DETAILS

DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/29/18
SCALE:	NOTED
SHEET:	15 OF 15

LAKESIDE ENVIRONMENTAL GROUP

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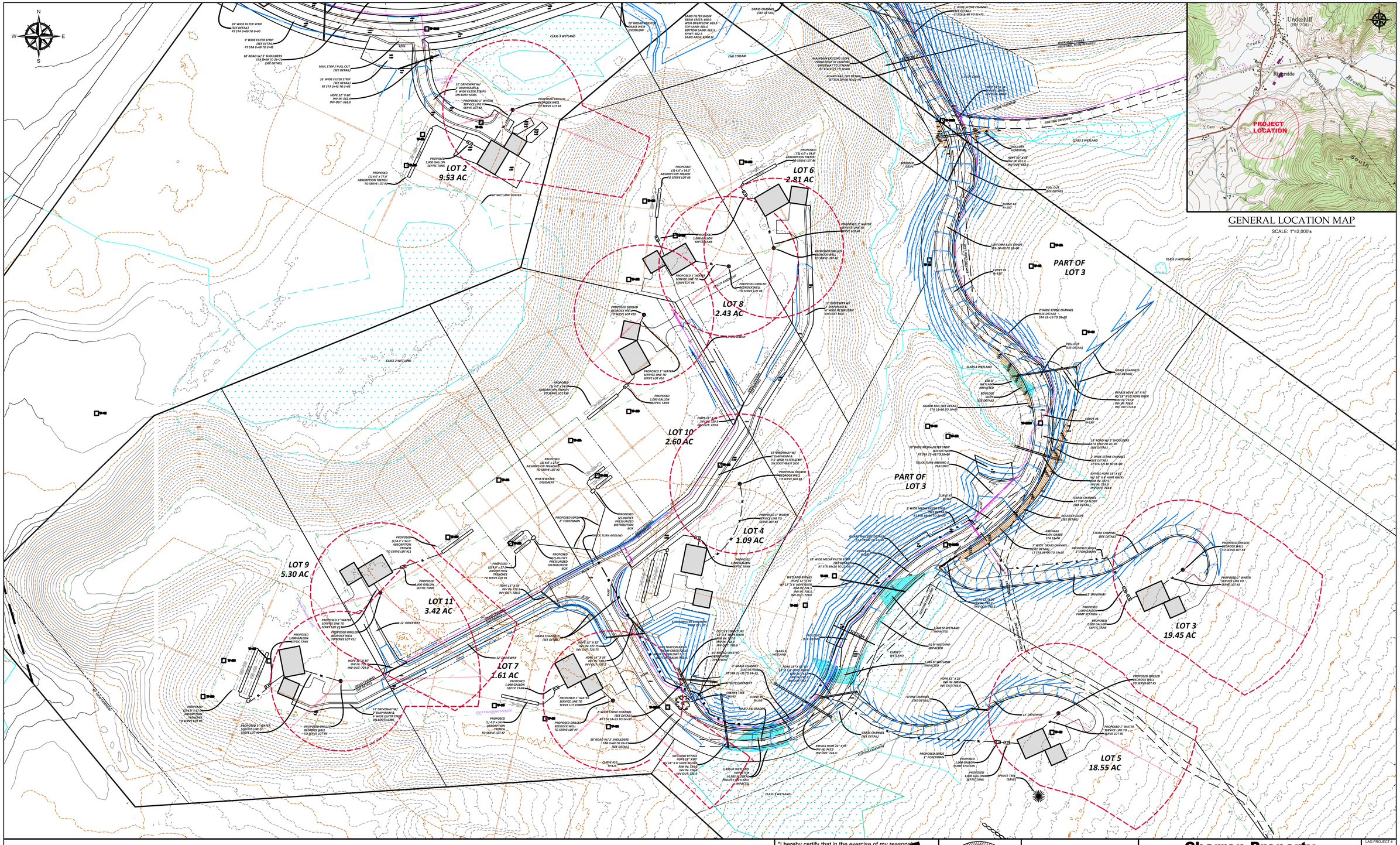
P.O. BOX 4081, BURLINGTON, VERMONT 05406

CHARRON JERICHO\CHARRON8.DDWG



GRAPHIC SCALE
(IN FEET)
100 0 50 100 200 400
(1"=100')

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

"I hereby certify that in the exercise of my reasonable professional judgment the design-related information submitted with this application is true and correct, and that the design included in this application for a permit complies with the Vermont Wastewater System and Potable Water Supply Rules, and the Permit Water Supply Rules."

DRAFT

Stephen Revell, LPG
Licensed Class B Designer #178

DATE
Date

MEMBER INSTITUTE OF PROFESSIONAL GEOLOGISTS
CERTIFICATE NUMBER
6259
AIPG
STEPHEN REVELL
CERTIFIED PROFESSIONAL GEOLOGIST

LINCOLN APPLIED GEOLOGY, INC.
ENVIRONMENTAL CONSULTANTS

163 Revell Drive
(802) 453-4384
Web : www.lagvt.com

Lincoln, Vermont 05443
(802) 453-5309 (fax)
E-Mail: lagvt@lagvt.com

Charron Property

316 VT Rt. 15
Jericho, Vermont

10-Lot Subdivision with Proposed Water & Wastewater Systems

LAG PROJECT #	16092
DATE:	Nov. 2018
SURVEYORS:	TAM
DRAWN BY:	TAM
FIGURE:	1

Charron Subdivision
Lots 2-11
Wastewater Basis of Design

Lot 2

1. Design Flow= 490 gpm for a 4 bedroom home
2. Soils= 68" of fine sandy loam, loamy fine sand and medium to coarse sand.
3. Percolation Rate/Application Rate= 8 minutes/inch= 1.06 gpd/ft^2
3. Application Area= 305 ft^2 with 24" of aggregate or 1-4'x77' trench

Lot 3

1. Design Flow= 490 gpm for a 4 bedroom home
2. Soils= 90" of sandy loam, loamy sand and medium to coarse sand
3. Percolation Rate/Application Rate= 4minutes/inch= 1.5 gpd/ft^2
4. Application Area= 216 ft^2 with 24" of aggregate or 2-4'x27' trenches

Lot 5

1. Design Flow= 490 gpm for a 4 bedroom home
2. Soils= 96" of sandy loam, loamy sand and medium to coarse sand
3. Percolation Rate/Application Rate= 4minutes/inch= 1.5 gpd/ft^2
4. Application Area= 216 ft^2 with 24" of aggregate or 2-4'x27' trenches

Lot 6

1. Design Flow= 490 gpm for a 4 bedroom home
2. Soils= 96" of sandy loam, loamy sand and medium to coarse sand
3. Percolation Rate/Application Rate= 4minutes/inch= 1.5 gpd/ft^2
4. Application Area= 216 ft^2 with 24" of aggregate or 1-4'x54' trenches

Lot 7

1. Design Flow= 490 gpm for a 4 bedroom home
2. Soils= 88" of sandy loam, loamy sand and medium to coarse sand
3. Percolation Rate/Application Rate= 4minutes/inch= 1.5 gpd/ft^2
4. Application Area= 216 ft^2 with 24" of aggregate or 1-4'x54' trenches

Lot 8

1. Design Flow= 490 gpm for a 4 bedroom home
2. Soils= 90" of sandy loam, loamy sand and medium to coarse sand
3. Percolation Rate/Application Rate= 4minutes/inch= 1.5 gpd/ft^2
4. Application Area= 216 ft^2 with 24" of aggregate or 1-4'x54' trenches

Lot 9

1. Design Flow= 490 gpm for a 4 bedroom home
2. Soils= 90" of sandy loam, loamy sand and medium to coarse sand
3. Percolation Rate/Application Rate= 6minutes/inch= 1.22 gpd/ft^2
4. Application Area= 265 ft^2 with 24" of aggregate or 2-4'x67' trenches

Lot 10

1. Design Flow= 490 gpm for a 4 bedroom home
2. Soils= 90" of sandy loam, loamy sand and medium to coarse sand
3. Percolation Rate/Application Rate= 4minutes/inch= 1.5 gpd/ft^2
4. Application Area= 216 ft^2 with 24" of aggregate or 1-4'x54' trenches

Lot 11

1. Design Flow= 490 gpm for a 4 bedroom home
2. Soils= 94" of sandy loam, loamy sand and medium to coarse sand
3. Percolation Rate/Application Rate= 4minutes/inch= 1.5 gpd/ft^2
4. Application Area= 216 ft^2 with 24" of aggregate or 1-4'x54' trenches

Sample of Calculation of Application Area with 24" Aggregate

1. Design Wastewater Flow= 490 gpd
2. Percolation Rate/Application Rate= 4min/inch= 1.5 gpd/ft^2
3. Application area with No Reduction for Additional Stone= 490 gpd/1.5 gpd/ft^2 = 327ft^2
4. Reduction for 24" of stone = 327ft^2x 0.66=216ft^2
5. Resulting Application Area= 216ft^2/4'trench width= 1-4'x54' trench or 2-4x27' trenches

F:\CLIENTS\2016\16092\Wastewater Bais of Design.docx

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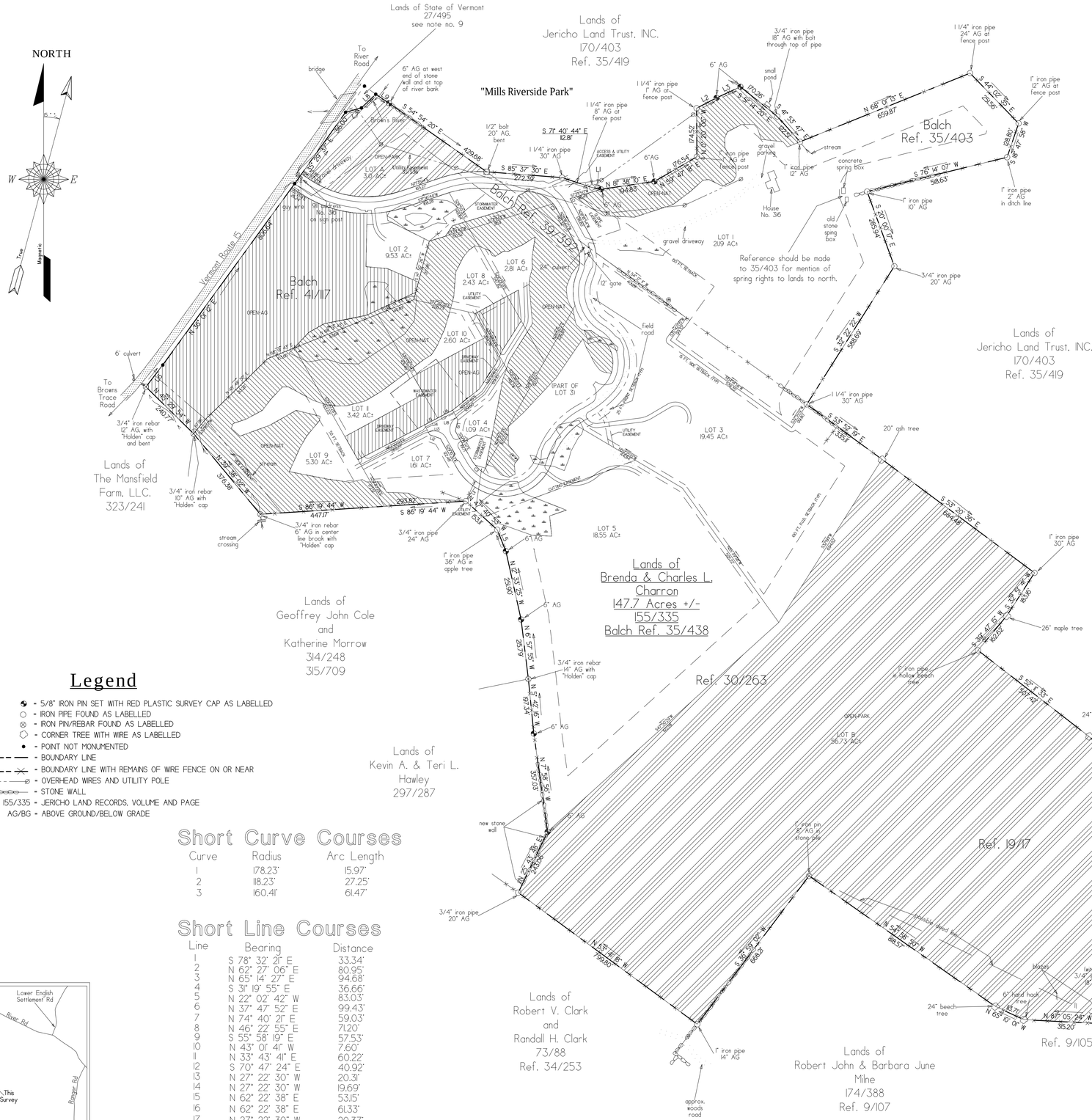


Town Clerk's Certificate

Office of the Town Clerk. I hereby certify that this instrument was filed in this office for record at_ _ _A.M./P.M. on the _ _ _ _ _ _ day of _ _ _ _ _. 20_ _ in Plat Book _ _. Page _ _ _ _ of the Town's Land Records.

Signature of_____title_____

Survey Notes

1. Bearings are relative to GRID NORTH, 1983 Vermont Coordinate System, based on data supplied by Vermont Contours, Inc.

2. Reference survey "Plat of Survey for Merton & Grace Mills in the Town of Jericho, VT.", surveyed by John A. Marsh, dated January 1972 and filed in the Jericho Public Land Records on Map Glide No. 296.

3. Reference survey "Final Plat, Two Lot Subdivision and Boundary Line Adjustment Between The Lands of Grant Allendorf and The Mansfield Barn, LLC., 3 Browns Trace Road, Jericho, Vermont", surveyed by Bradford L. Holden, dated May 2015 and filed in the Jericho Public Land Records on Glide No. 443B.

4. Reference survey "Two Lot Subdivision of the Remaining Lands of John & Denis Angelino, 3 Browns Trace Road, Jericho, Vermont", surveyed by Bradford L. Holden, dated January 2012 and filed in the Jericho Public Land Records on Map Glide No. 418A.

5. Reference survey "Boundary Line Adjustment for John & Denise Angelino, 3 & 7 Browns Trace Road, Jericho, Vermont", surveyed by Bradford L. Holden, dated July 2011 and filed in the Jericho Public Land Records on Glide No. 414B.

6. Reference survey "Final Plat, Two Lot Subdivision for John & Denise Angelino, 3 Browns Trace Road, Jericho, Vermont", surveyed by Bradford L. Holden, dated February 2007 and filed in the Jericho Public Land Records on Glide No. 351B.

7. Reference survey "Land & Lots of Allan E. & Colombe R. Remick, South Hill, Jericho, Vermont", surveyed by Allan E. Remick, dated May 1970, revised August 1979 and filed in the Jericho Public Land Records on Glide No. 107.

8. Reference map "Diagram of Tract of Land (approximately 103 acres) purchased by Donald J. and Mary S. Balch from Harley F. Irish, June 21, 1965, Land situated in Jericho, VT.", map is filed in the Jericho Public Land Records on Map Glide No. 19.

9. Reference blue print "Sheet 5 of Project E. 98-G", filed in the Jericho Public Land Records as Map No. 3A. Also reference corresponding deed 27/495 for full description. This relates to the State of Vermont taking for the Brown's River bridge.

10. The side line of Vermont State Route 15 is based upon the Holden surveys (see notes 3-6) and the deed and blue print referenced in note 9.

Legend

- 5/8" IRON PIN SET WITH RED PLASTIC SURVEY CAP AS LABELLED
- IRON PIPE FOUND AS LABELLED
- IRON PIN/REBAR FOUND AS LABELLED
- CORNER TREE WITH WIRE AS LABELLED
- POINT NOT MONUMENTED
- BOUNDARY LINE
- BOUNDARY LINE WITH REMAINS OF WIRE FENCE ON OR NEAR
- OVERHEAD WIRES AND UTILITY POLE
- STONE WALL

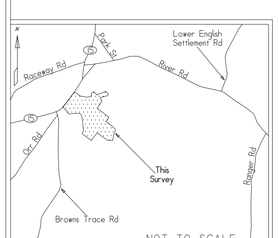
155/335 - JERICHO LAND RECORDS, VOLUME AND PAGE
AG/BG - ABOVE GROUND/BELOW GRADE

Short Curve Courses

Curve	Radius	Arc Length
1	178.23'	15.97'
2	118.23'	27.25'
3	160.41'	61.47'

Short Line Courses

Line	Bearing	Distance
1	S 78° 32' 21" E	33.34'
2	N 62° 27' 06" E	80.95'
3	N 65° 14' 27" E	94.68'
4	S 31° 19' 55" E	36.66'
5	N 22° 02' 42" W	83.03'
6	N 37° 47' 52" E	99.43'
7	N 74° 40' 21" E	59.03'
8	N 46° 22' 55" E	71.20'
9	S 55° 58' 19" E	57.53'
10	N 43° 01' 41" W	7.60'
11	N 33° 43' 41" E	60.22'
12	S 70° 47' 24" E	40.92'
13	N 27° 22' 30" W	20.31'
14	N 27° 22' 30" W	19.69'
15	N 62° 22' 38" E	53.15'
16	N 62° 22' 38" E	61.33'
17	N 27° 22' 30" W	20.37'
18	N 27° 22' 30" W	19.74'
19	S 13° 02' 56" W	40.55'



Vicinity Map

Surveyor's Certificate

This survey is based on recorded deeds, previous surveys and field evidence as noted hereon.

_____

TIMOTHY L. SHORT
VERMONT LICENSED LAND SURVEYOR No.651

SHORT SURVEYING, INC.

135 SOUTH PLEASANT STREET
MIDDLEBURY, VERMONT 05753
TEL: (802) 388-3511

SURVEY PLAT

Proposed Subdivision Plan of Lands of Brenda & Charles L. Charron

Southeasterly of Vermont Route 15,
Jericho, Chittenden County, Vermont

Scale: 1" = 200' November 29, 2018

0 100 200 400 600 800 1000

CONCEPT KEY:

1-11 PROPOSED HOME SITES

12-16 POSSIBLE HOME SITES

POSSIBLE LEACH FIELD

PROPOSED OPEN SPACE

SHEET 2

SHEET 3

SHEET 4

SHEET 5

SHEET 6

LOT A
3.00 AC
(TO PARK)

PROPOSED
DEVELOPMENT ROAD

CLASS 3 WETLAND

ROUTE 15

LOT 2
9.53 AC

LOT 6
2.81 AC

LOT 8
2.43 AC

CLASS 2 WETLAND
WITH 50' BUFFER

LOT 10
2.60 AC

FOR
LDR

END OF PROPOSED
DEVELOPMENT ROAD

LOT 11
3.42 AC

LOT 9
5.30 AC

LOT 7
1.61 AC

LOT 4
1.89 AC

CLASS 3
WETLAND

LOT 3
19.45 AC

LOT 5
18.55 AC

CLASS 3 WETLAND

CLASS 3 WETLAND

LOT 1
21.19 AC
WITH EXISTING
HOME

EXISTING
SHALLOW
DUG WELL
FOR LOT 1

LOT B
56.73 AC
(TO PARK)

12b

12a

12c

14

15

16b or 1alt

16a

13

SITE

SITE LOCATION

NTS

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING CONTOUR
- FINISH GRADE CONTOUR
- EASEMENT
- BUILDING SETBACK
- DRAINAGE COURSE
- FM — SEWER FORCE MAIN
- U/E — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC
- TP — SOIL TEST PIT

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

PRELIMINARY

PHASED PUD CONCEPT PLAN (REVISED)

BRENDA AND LEE CHARRON

ROUTE 15/JERICHO, VERMONT

OVERALL SITE PLAN

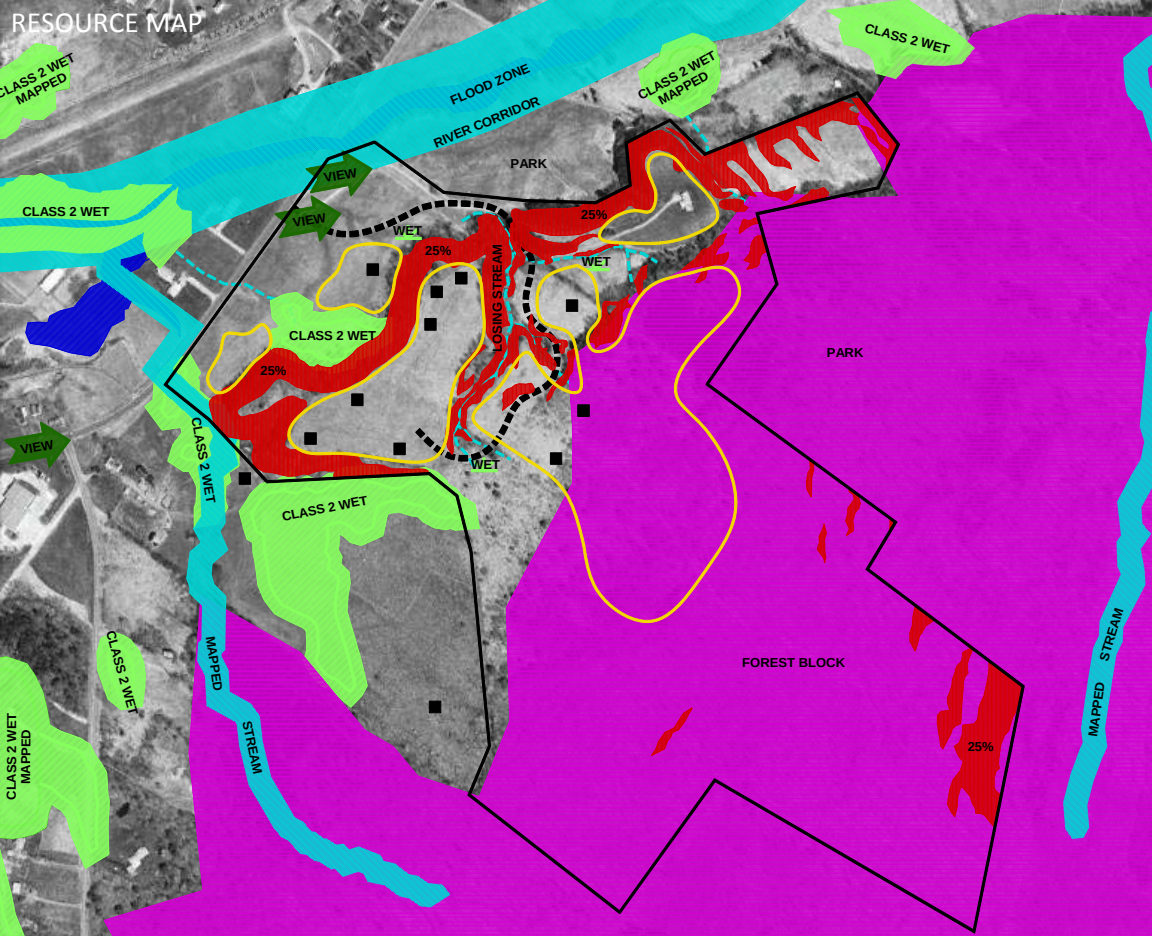
DRAWN BY:	ATS/SMS
CHECKED BY:	ATS/TMC
APPROVED BY:	TMC
DATE:	11/26/18
SCALE:	NOTED
SHEET:	1 OF 15

LAKESIDE ENVIRONMENTAL GROUP

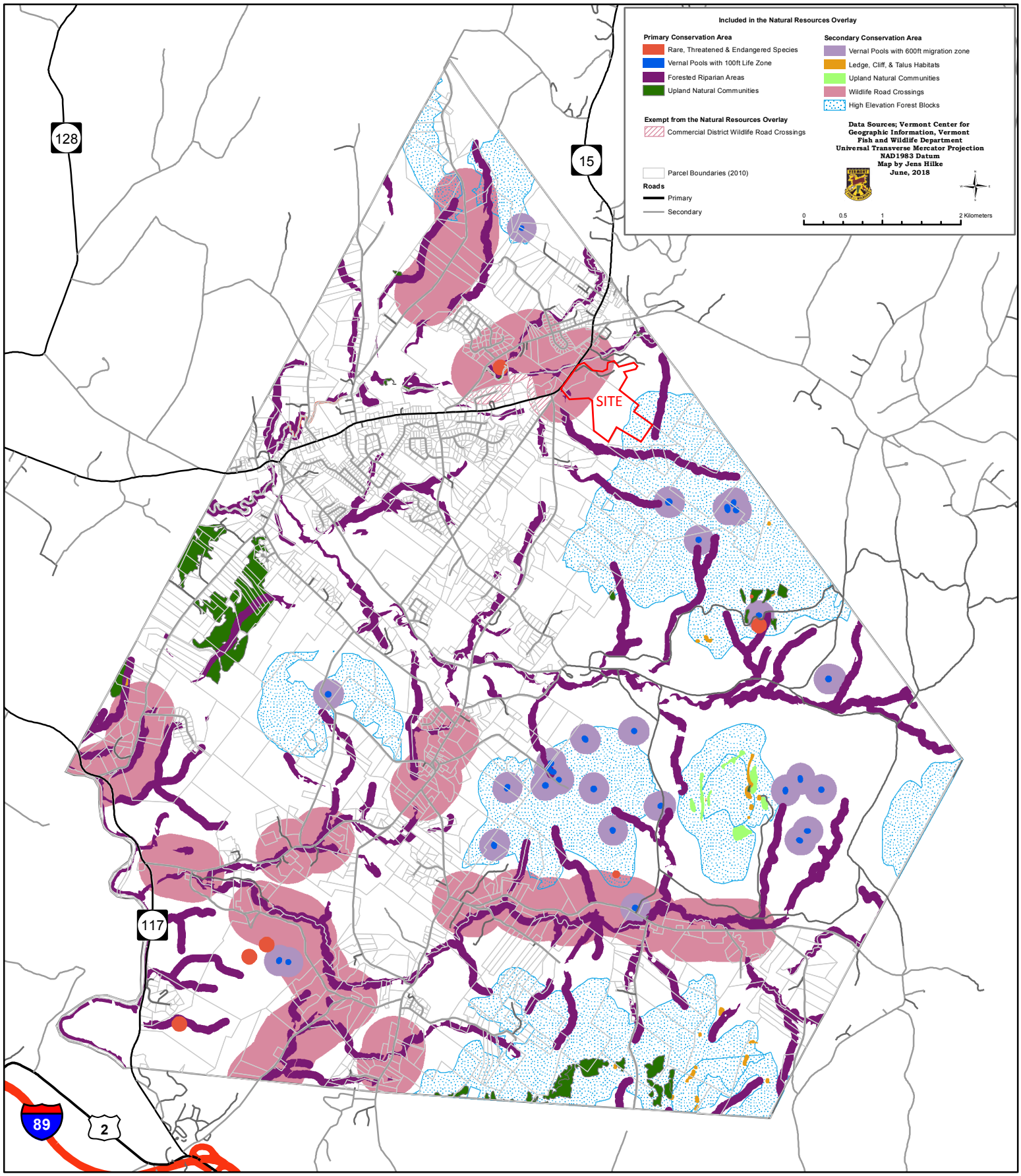
802.489.5214 - WWW.LEGVT.COM
P.O. BOX 4081, BURLINGTON, VERMONT 05406

CHARRON JERICHO\CHARRONB.DWG

RESOURCE MAP



Jericho's Proposed
Natural Resources Overlay District 2018



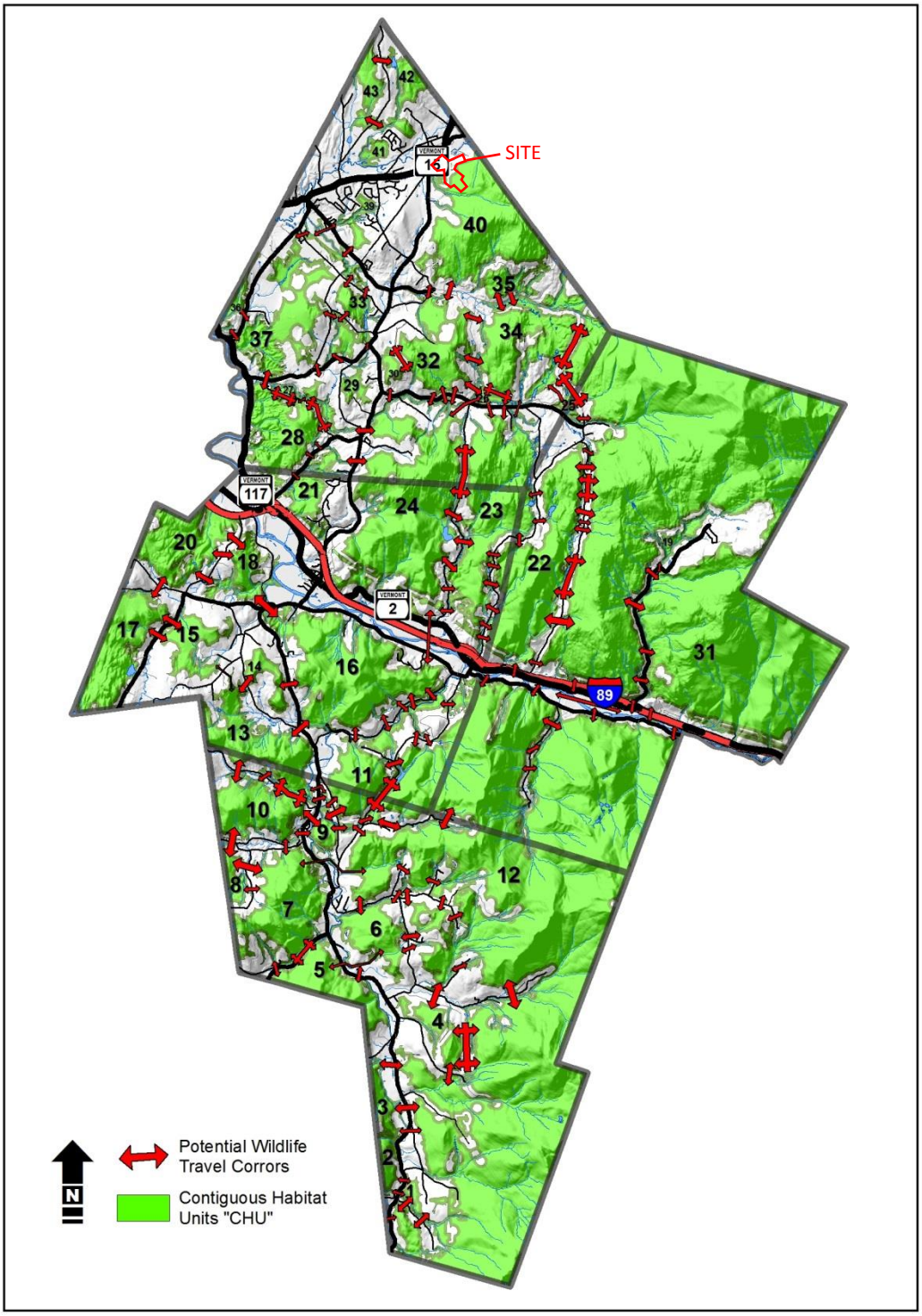


Figure 61: Potential Wildlife Corridors Map

Anthony Stout

From: Tom Baribault <tom.j.baribault@gmail.com>
Sent: Monday, March 27, 2017 11:59 AM
To: Anthony Stout
Subject: Re: Lee & Brend Charron Property, Jericho

Good morning Tony:

I have gotten more definitive info about the Charron's parcel along Rt 15 in Jericho. The main natural resource feature that puts the front parcel into secondary conservation priority is the Browns River riparian zone as a wildlife crossing area. Another feature which adds a minor constraint to unlimited development is the contiguous forested habitat block that the uphill parcel shares with abutting parcels and the Mills Riverside Park. The only other constraints we see have to do with the visuals along Rt 15., so any PUD that clusters house sites in (or near) the open grassy area on that upper plateau would probably satisfy most of the natural resource protection needs. Once you begin to flesh out the lot layouts there would probably need to be some type of storm water holding capacity to keep extra sediment load out of the river.

That's about what I see from here, so feel free to keep the Commission in the loop.

Regards;
-Tom Baribault, JCC Chair-

On Thu, Mar 23, 2017 at 3:42 PM, Anthony Stout <astout@legvt.com> wrote:

Tom,

Thanks for getting back to me.

1. You will explore the reasoning for the yellow secondary protection and any other interesting resource interest.

2. I will contact Dori Barton at Arrowwood to see if she has a pdf copy of the numbered wetland map prepared for the town.

3. We will contact Livy Strong regarding the park discussions.

4. Based on the above and other thoughts you have, we can decide on the most appropriate next steps/meetings with the JCC and/or parks and planning officials.

5. I am cc'ing Lee and Brenda so you will have their email as well.

Thanks, Tony

Anthony T. Sout

Senior Planner & Principal

Lakeside Environmental Group LLC

P.O. Box 4081

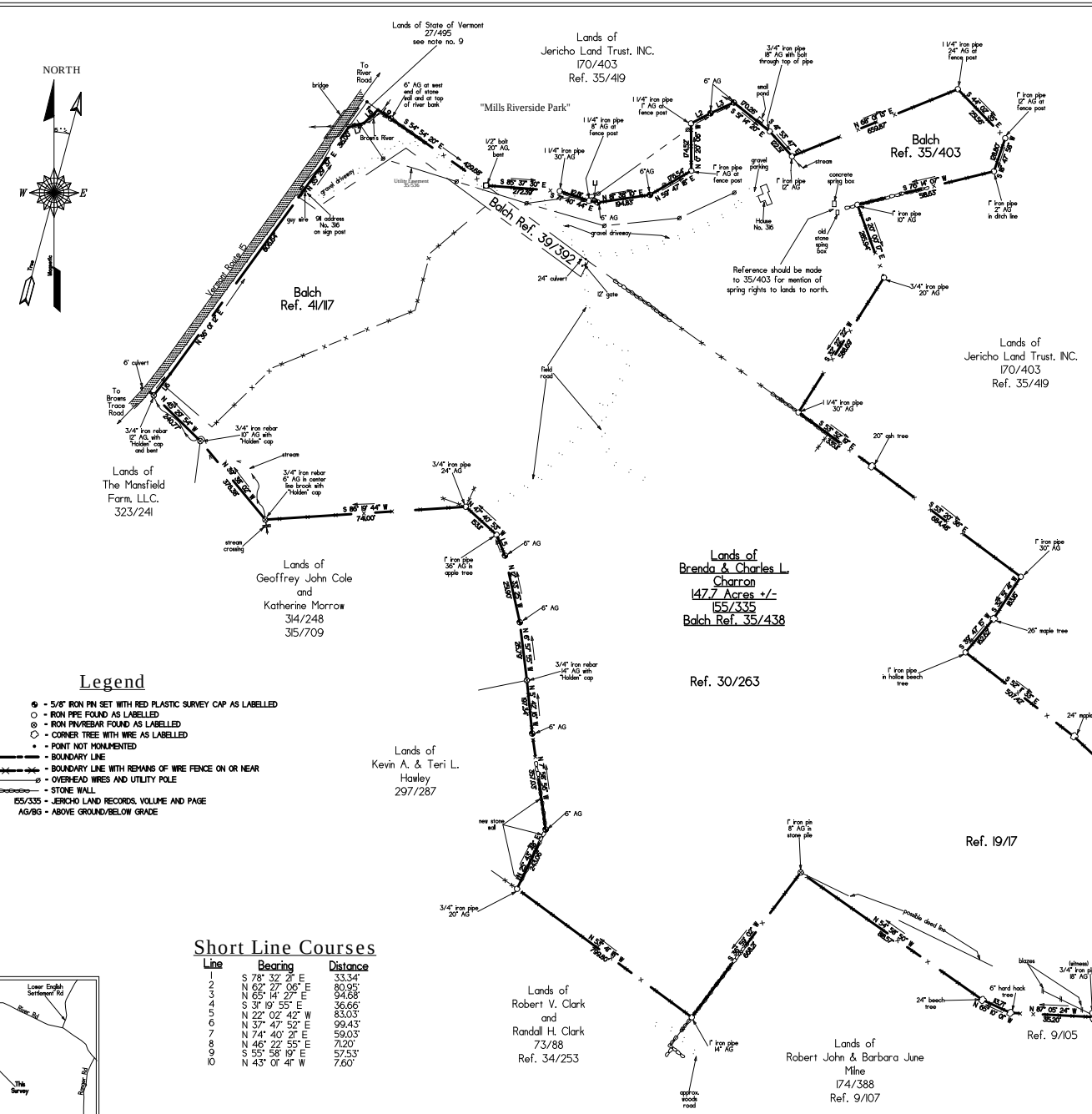
Burlington, VT 05406

astout@legvt.com

o. 802.489.5214

c. 802.324.4014

More info at WWW.LEGVT.COM



Town Clerk's Certificate

Office of the Town Clerk. I hereby certify that this instrument was filed in this office for record at_ _ _ _A.M./P.M. on the _ _ _ _ _ _ _ day of _ _ _ _ _ _, 20_ _ in Plat Book _ _. Page _ _ _ _ of the Town's Land Records.

Signature of_____title_____

Survey Notes

1. Bearings are relative to GRID NORTH, 1983 Vermont Coordinate System, based on data supplied by Vermont Contours, Inc.

2. Reference survey "Plat of Survey for Merton & Grace Mills in the Town of Jericho, VT.", surveyed by John A. Marsh, dated January 1972 and filed in the Jericho Public Land Records on Map Glide No. 29A.

3. Reference survey "Final Plat, Two Lot Subdivision and Boundary Line Adjustment Between The Lands of Grant Allendorf and The Mansfield Barn, LLC., 3 Browns Trace Road, Jericho, Vermont", surveyed by Bradford L. Holden, dated May 2015 and filed in the Jericho Public Land Records on Glide No. 443B.

4. Reference survey "Two Lot Subdivision of the Remaining Lands of John & Denis Angelino, 3 Browns Trace Road, Jericho, Vermont", surveyed by Bradford L. Holden, dated January 2012 and filed in the Jericho Public Land Records on Map Glide No. 418A.

5. Reference survey "Boundary Line Adjustment for John & Denise Angelino, 3 & 7 Browns Trace Road, Jericho, Vermont", surveyed by Bradford L. Holden, dated July 2011 and filed in the Jericho Public Land Records on Glide No. 414B.

6. Reference survey "Final Plat, Two Lot Subdivision for John & Denise Angelino, 3 Browns Trace Road, Jericho, Vermont", surveyed by Bradford L. Holden, dated February 2007 and filed in the Jericho Public Land Records on Glide No. 35B.

7. Reference survey "Land & Lots of Allan E. & Colombe R. Renick, South Hill, Jericho, Vermont", surveyed by Allan E. Renick, dated May 1970, revised August 1979 and filed in the Jericho Public Land Records on Glide No. 107.

8. Reference map "Diagram of Tract of Land (approximately 103 acres) purchased by Donald J. and Mary S. Balch from Harley F. Irish, June 2, 1965. Land situated in Jericho, VT.", map is filed in the Jericho Public Land Records on Map Glide No. 19.

9. Reference blue print "Sheet 5 of Project E. 98-17", filed in the Jericho Public Land Records as Map No. 3A. Also reference corresponding deed 27/495 for full description. This relates to the State of Vermont taking for the Brown's River bridge.

10. The side line of Vermont State Route 15 is based upon the Holden surveys (see notes 3-6) and the deed and blue print referenced in note 9.

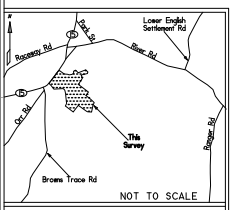
Legend

- ⊕ - 5/8" IRON PIN SET WITH RED PLASTIC SURVEY CAP AS LABELLED
- ○ - IRON PIPE FOUND AS LABELLED
- ⊗ - IRON PIN/REBAR FOUND AS LABELLED
- ⬡ - CORNER TREE WITH WIRE AS LABELLED
- • - POINT NOT MONUMENTED
- - BOUNDARY LINE
- - BOUNDARY LINE WITH REMAINS OF WIRE FENCE ON OR NEAR
- - OVERHEAD WIRES AND UTILITY POLE
- - STONE WALL

155/335 - JERICHO LAND RECORDS, VOLUME AND PAGE
AG/BG - ABOVE GROUND/BELOW GRADE

Short Line Courses

Line	Bearing	Distance
1	S 78° 32' 21" E	33.34'
2	N 62° 27' 06" E	80.95'
3	N 65° 14' 27" E	94.68'
4	S 31° 19' 55" E	36.66'
5	N 22° 02' 42" W	83.03'
6	N 37° 47' 52" E	99.43'
7	N 74° 40' 21" E	59.03'
8	N 46° 22' 55" E	71.20'
9	S 55° 58' 19" E	57.53'
10	N 43° 01' 41" W	7.60'



Vicinity Map

Surveyor's Certificate

This survey is based on recorded deeds, previous surveys and field evidence as noted hereon.

TIMOTHY L. SHORT
VERMONT LICENSED LAND SURVEYOR No.651

SHORT SURVEYING, INC.

135 SOUTH PLEASANT STREET
MIDDLEBURY, VERMONT 05753
TEL: (802) 388-3511

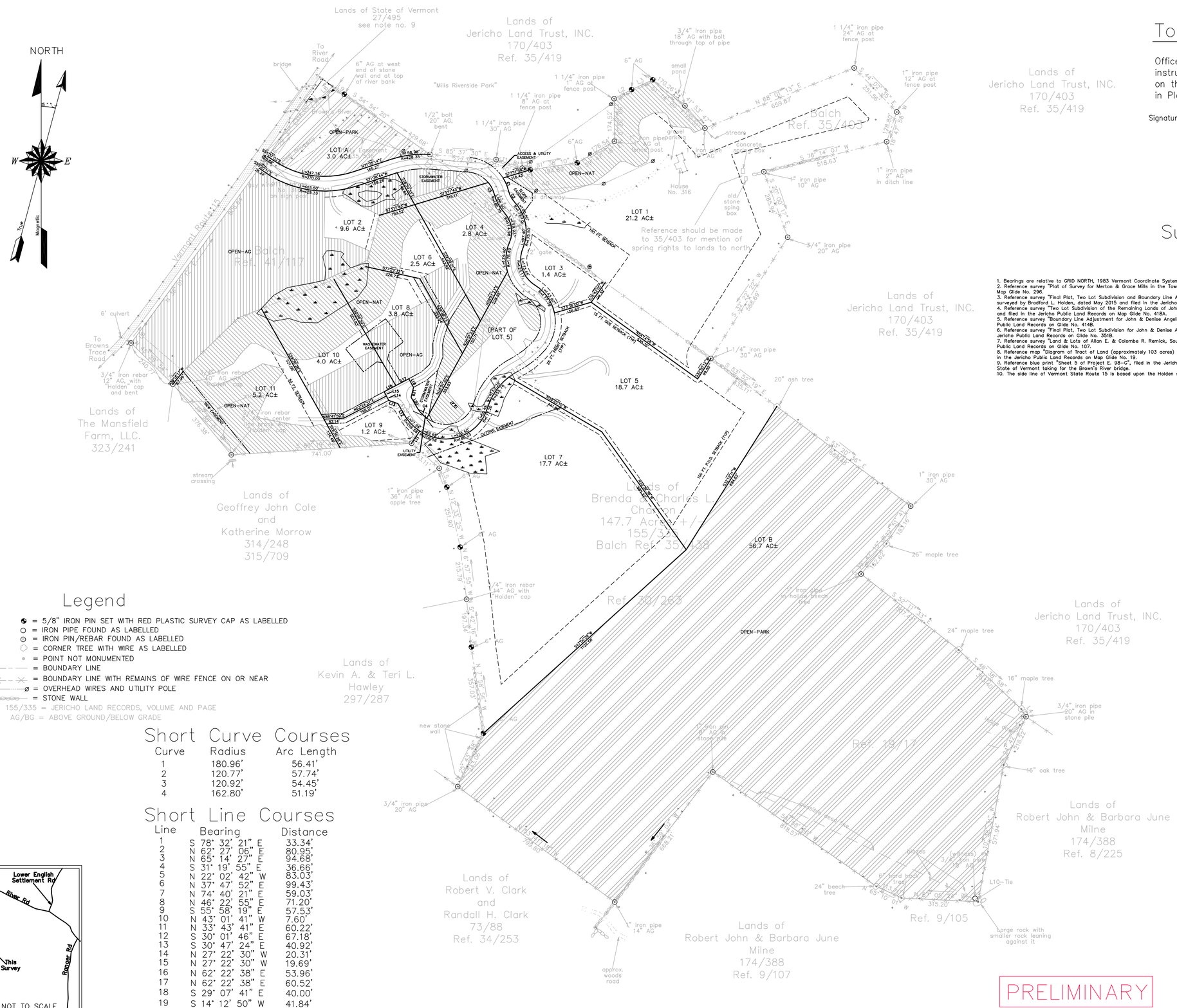
SURVEY PLAT

Lands of Brenda & Charles L. Charron

Southeasterly of Vermont Route 15.
Jericho, Chittenden County, Vermont

Scale: 1" = 200' November 7, 2017

0 100 200 400 600 800 1000



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Signature of_____title_____

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6. Reference survey "Final Plat, Two Lot Subdivision for John & Denise Angelino, 3 Browns Trace Road, Jericho, Vermont", surveyed by Bradford L. Holden, dated February 2007 and filed in the Jericho Public Land Records on Glide No. 351B.
7. Reference survey "Land & Lots of Allan E. & Colombe R. Remick, South Hill, Jericho, Vermont", surveyed by Allan E. Remick, dated May 1970, revised August 1979 and filed in the Jericho Public Land Records on Glide No. 107.
8. Reference map "Diagram of Tract of Land (approximately 103 acres) purchased by Donald J. and Mary S. Balch from Harley F. Irish, June 21, 1965, Land situated in Jericho, VT.", map is filed in the Jericho Public Land Records on Map Glide No. 19.
9. Reference blue print "Sheet 5 of Project E. 98-G", filed in the Jericho Public Land Records as Map No. 3A. Also reference corresponding deed 27/495 for full description. This relates to the State of Vermont taking for the Brown's River bridge.
10. The side line of Vermont State Route 15 is based upon the Holden surveys (see notes 3-6) and the deed and blue print referenced in note 9.

Legend

- = 5/8" IRON PIN SET WITH RED PLASTIC SURVEY CAP AS LABELLED
- = IRON PIPE FOUND AS LABELLED
- = IRON PIN/REBAR FOUND AS LABELLED
- = CORNER TREE WITH WIRE AS LABELLED
- = POINT NOT MONUMENTED
- = BOUNDARY LINE
- = BOUNDARY LINE WITH REMAINS OF WIRE FENCE ON OR NEAR
- = OVERHEAD WIRES AND UTILITY POLE
- = STONE WALL

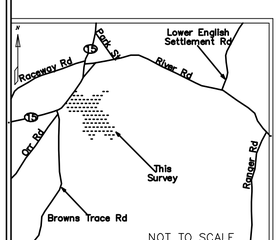
155/335 = JERICHO LAND RECORDS, VOLUME AND PAGE
AG/BG = ABOVE GROUND/BELOW GRADE

Short Curve Courses

Curve	Radius	Arc Length
1	180.96'	56.41'
2	120.77'	57.74'
3	120.92'	54.45'
4	162.80'	51.19'

Short Line Courses

Line	Bearing	Distance
1	S 78° 32' 21" E	33.34'
2	N 62° 27' 06" E	80.95'
3	N 65° 14' 27" E	94.68'
4	S 31° 19' 55" E	36.66'
5	N 22° 02' 42" W	83.03'
6	N 37° 47' 52" E	99.43'
7	N 74° 40' 21" E	59.03'
8	N 46° 22' 55" E	71.20'
9	S 55° 58' 19" E	57.53'
10	N 43° 01' 41" W	7.60'
11	N 33° 43' 41" E	60.22'
12	S 30° 01' 46" E	67.18'
13	S 30° 47' 24" E	40.92'
14	N 27° 22' 30" W	20.31'
15	N 27° 22' 30" W	19.69'
16	N 62° 22' 38" E	53.96'
17	N 62° 22' 38" E	60.52'
18	S 29° 07' 41" E	40.00'
19	S 14° 12' 50" W	41.84'
20	S 30° 02' 14" E	57.36'



Vicinity Map

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TIMOTHY L. SHORT
VERMONT LICENSED LAND SURVEYOR No.651
SHORT SURVEYING, INC.
135 SOUTH PLEASANT STREET
MIDDLEBURY, VERMONT 05753
TEL: (802) 388-3511

PRELIMINARY

SURVEY PLAT

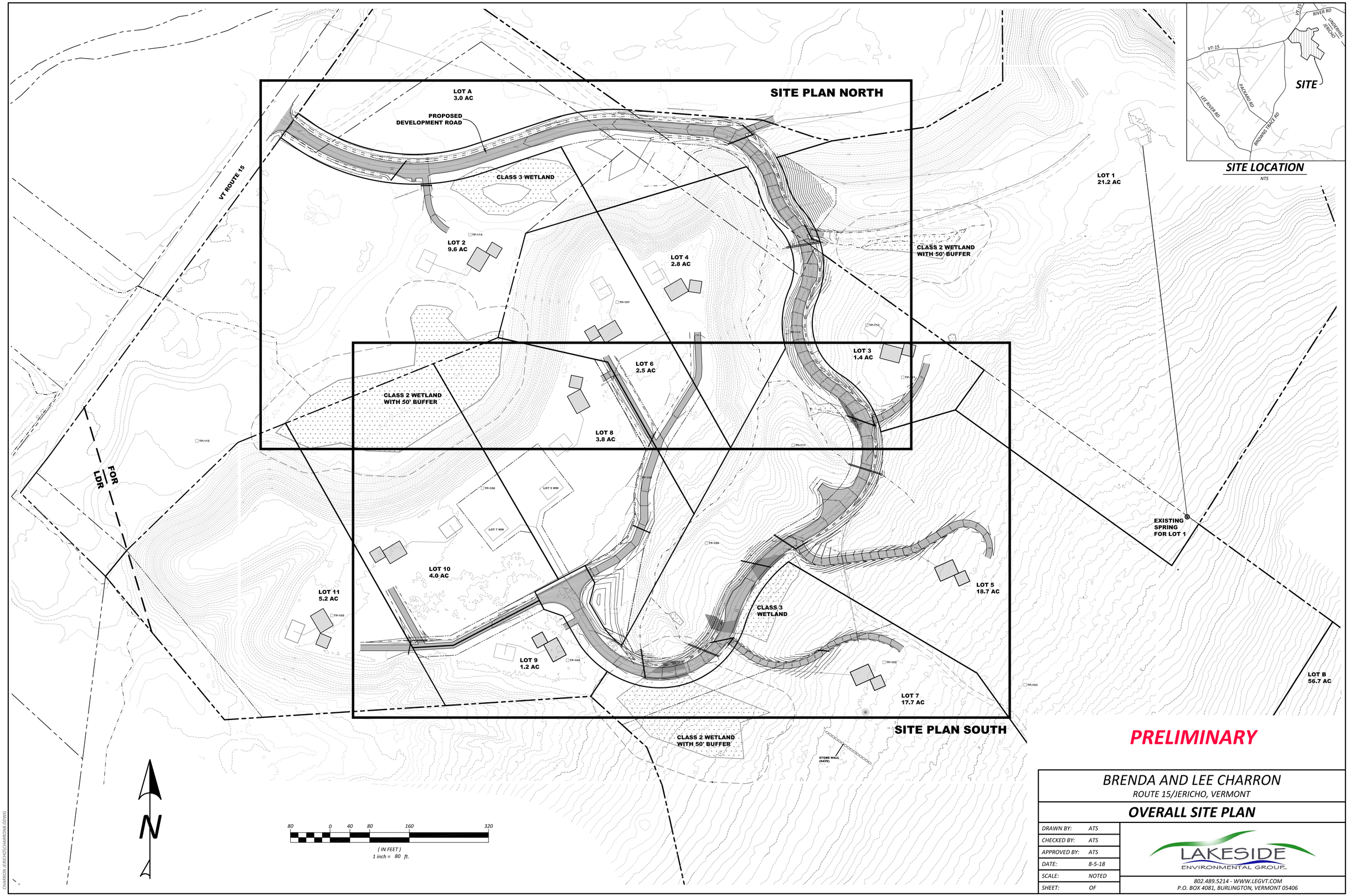
Lands of Brenda & Charles L. Charron

Southeasterly of Vermont Route 15,
Jericho, Chittenden County, Vermont

Scale: 1" = 200'

November 7, 2017

0 100 200 400 600 800 1000



PRELIMINARY

BRENDA AND LEE CHARRON

ROUTE 15/JERICHO, VERMONT

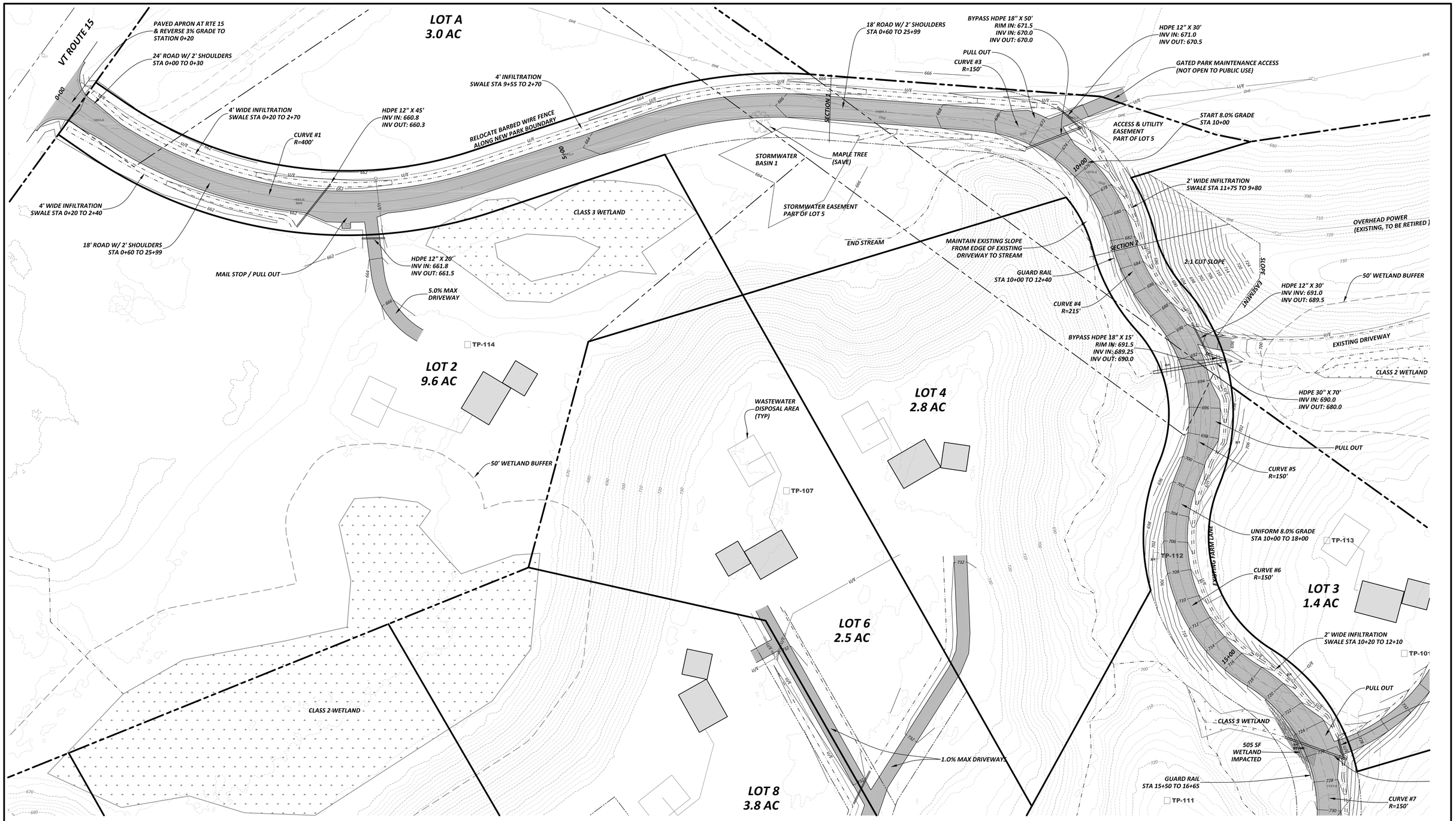
OVERALL SITE PLAN

DRAWN BY:	ATS
CHECKED BY:	ATS
APPROVED BY:	ATS
DATE:	8-5-18
SCALE:	NOTED
SHEET:	OF

LAKESIDE ENVIRONMENTAL GROUP

802.489.5214 - WWW.LEGVT.COM
P.O. BOX 4081, BURLINGTON, VERMONT 05406

CHARRON JERICHO\CHARRONS.DDWG



PRELIMINARY

BRENDA AND LEE CHARRON	
ROUTE 15/JERICHO, VERMONT	
SITE PLAN NORTH	
DRAWN BY:	ATS
CHECKED BY:	ATS
APPROVED BY:	ATS
DATE:	8-5-18
SCALE:	NOTED
SHEET:	OF

LAKESIDE ENVIRONMENTAL GROUP

802.489.5214 - WWW.LEGVT.COM
P.O. BOX 4081, BURLINGTON, VERMONT 05406

CHARRON JERICHO CHARRONS.DWG

LOT 3
1.4 AC

LOT 6
2.5 AC

LOT 8
3.8 AC

LOT 10
4.0 AC

LOT 11
5.2 AC

LOT 9
1.2 AC

PART OF
LOT 5

LOT 5
18.7 AC

LOT 7
17.7 AC

CLASS 2 WETLAND

CLASS 3 WETLAND

WASTEWATER DISPOSAL AREA (TYP)

WASTEWATER EASEMENT

LOT 5 WW

LOT 7 WW

TP-101

TP-102

TP-104

TP-106

TP-108

TP-109

TP-110

TP-111

2' WIDE INFILTRATION SWALE STA 10+20 TO 12+10

8.0% MAX DRIVEWAY

PULL OUT

HDPE 12" X 30'
INV IN: 725.0
INV OUT: 724.5

505 SF WETLAND IMPACTED

BYPASS HDPE 18" X 60'
RIM IN: 725.5
INV IN: 723.75
INV OUT: 716.0

GUARD RAIL
STA 15+50 TO 16+65

CURVE #7
R=150'

HDPE 24" X 70'
RIM IN: 738.0
INV IN: 729.0
INV OUT: 724.0

18' ROAD W/ 2' SHOULDERS
STA 0+60 TO 25+99

2' WIDE STONE SWALE
STA 18+00 TO 16+45

TRUCK TURN AROUND / PULL OUT

CURVE #8
R=360'

END 8.0% GRADE
STA 18+00

HDPE 18" X 50'
RIM IN: 741.2
INV IN: 737.0
INV OUT: 734.0

GUARD RAIL
STA 19+20 TO 21+55

CURVE #9
R=285'

2' WIDE GRASS SWALE
STA 19+20 TO 18+00

HDPE 12" X 60'
RIM IN: 741.5
INV IN: 738.0
INV OUT: 730.0

HDPE 12" X 30'
INV IN: 740.7
INV OUT: 740.2

EXISTING FARM LANE

1,440 SF WETLAND IMPACTED

65 SF WETLAND IMPACTED

1,385 SF WETLAND IMPACTED

PROPOSED TREE LINE:
6 SPRUCE & 6 BIRCH CLUMPS

HDPE 12" X 25'
INV IN: 768.0
INV OUT: 766.0

HDPE 12" X 45'
INV IN: 742.5
INV OUT: 742.0

12.0% MAX DRIVEWAY

1.0% MAX DRIVEWAYS

HDPE 12" X 35'
INV IN: 724.0
INV OUT: 721.0

7.0% MAX DRIVEWAY AT DIP

TRUCK TURN AROUND

STORMWATER EASEMENT PART OF LOT 8

STORMWATER BASIN 2

CHERRY TREE (SAVE)

CURVE #11
R=175'

CURVE #10
R=150'

CLASS 3 WETLAND

MAX 7.5% GRADE

18' ROAD W/ 2' SHOULDERS
STA 0+60 TO 25+99

HDPE 18" X 65'
RIM IN: 734.0
INV IN: 730.0
INV OUT: 723.0

1,499 SF WETLAND IMPACTED
(4,890 SF TOTAL PROJECT WETLAND IMPACTS)

CUTTING EASEMENT

BYPASS HDPE 18" X 20'
RIM IN: 745.5
INV IN: 744.0
INV OUT: 743.5

SPRUCE TREE (SAVE)

SECTION 3

25+99

25+00

15+00

R=150

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N

PRELIMINARY

BRENDA AND LEE CHARRON

ROUTE 15/JERICHO, VERMONT

SITE PLAN SOUTH

DRAWN BY:	ATS
CHECKED BY:	ATS
APPROVED BY:	ATS
DATE:	8-5-18
SCALE:	NOTED
SHEET:	OF

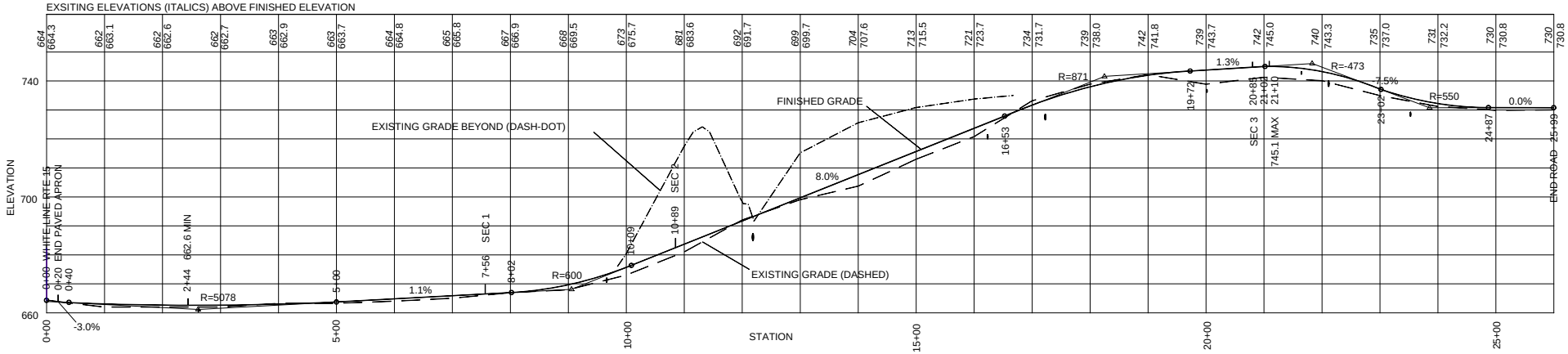
LAKESIDE ENVIRONMENTAL GROUP

802.489.5214 - WWW.LEGVT.COM
P.O. BOX 4081, BURLINGTON, VERMONT 05406

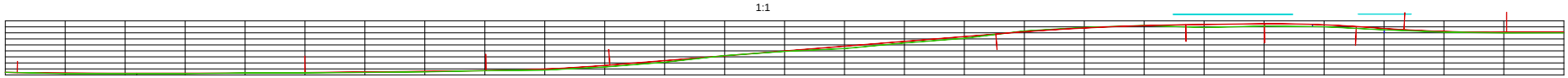
CHARRON JERICHO\CHARRONS.DWG

ROAD PROFILE

5 FT VERT : 1 FT HOR

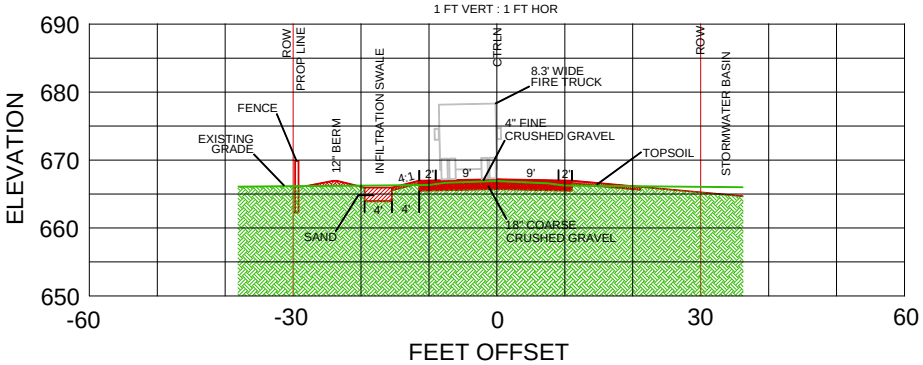


1:1



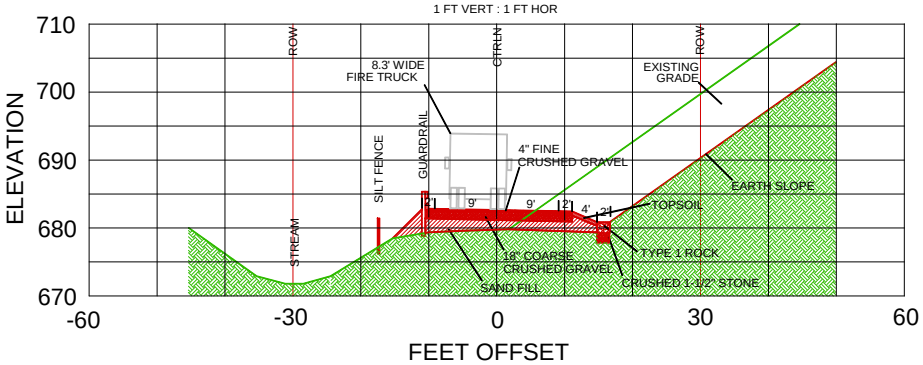
SECTION 1 -- STA. 7+56

1 FT VERT : 1 FT HOR



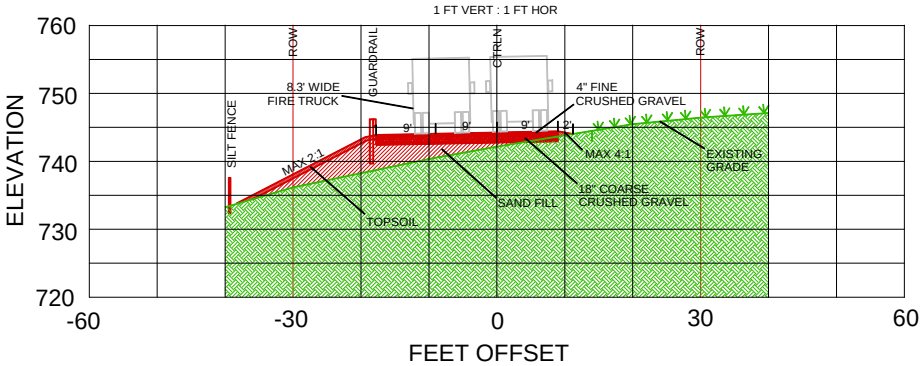
SECTION 2 -- STA. 10+90

1 FT VERT : 1 FT HOR



SECTION 3 -- STA. 20+80

1 FT VERT : 1 FT HOR



Below is a list of items the applicant was asked to provide to the DRB for the continuation of their preliminary plat hearing for Charron a 13 lot PUD at 316 VT Route 15. This email was sent on 9/17/18

Afternoon,

The DRB has requested the following information be developed and submitted for the continuation of your preliminary application. The continuation is scheduled to be heard on October 25th so the additional information should be submitted by October 15th both in paper (all plans to scale) and electronic forms. If this date does not appear to be feasible please let the office know and the next available hearing date would be November 8th . If is preferred to have individual sheets for the requested information then multiple stacked layers on few sheets.

Attached is the Natural Resource Overlay District both language and map that should be used when addressing the criteria. The wildlife cross overlay falls on the property so that section should be reviewed and addressed.

The area that is currently proposed as a 2 on 1 slope will need to be redesigned so it is 3 on 1 slope per the regulation and public work specs. Also any other areas that were designed at 2 on 1 will need to be redesigned.

Engineered site plans that address site grading pre a& post, engineering for stormwater design. All associated details (swales, culverts) and schedule list of sizes proposed.

Soil erosion design site plan and management with details

Separation of layers shown on what is called survey plat. Additional sheets the separate out the incorporated information like easements (possibly 2 separate sheets that deal with all the easements proposed).

Overall Site Plan both North & South: List of site improvement (legend) and corresponding details sheets. Proposed building envelopes to be shown on these plans.

Density bonus request:
With the density a formal request should be made and a narrative which addresses the criteria the request is being asked under should be provided for the DRB to be able to base a decision

on. Essentially we are asking for this in density and this is the criteria we are asking under and why it can and should be considered for approval.

Phased PUD/ Conceptual Plan:
As it relates to your proposed possible future home sites you should explain how those proposed site meet and address the resources listed in section 10.10.3.1 this is to ensure what is proposed is an actual buildable site. The DRB would also like to conceptual see possible lot configurations for those sites as well.

Legal Doc:
Lot deeds, convenience language or agreement with Mills River Park on proposed open space land, easements both dealing with those between the proposed lots and easements to be granted to 3rd party providers.

As a board member mentioned it would be good to get all the information needed developed to at least the 85% phase or greater, the intent would be able to approve and move to final with very little needed to develop and amend for approval.

Barry King, Chair
Town of Jericho, DRB
67 VT Rt. 15, Box 39
Jericho, VT 05465

To Development Review Board:

We are writing today regarding the sketch plan proposal for the Charron property subdivision on Rt. 15 that has been submitted for sketch plan review to the DRB on September 13, 2018. The JTC has been informed that the DRB will be hearing a plan suggesting the following if permitted:

The Charrons are proposing an 11 home, major, PUD subdivision. The Charrons wish to retain for themselves and purchasers, the right to re-subdivide at a future date Lot 1 into two lots, Lot 7 into two lots, and Lot 3 into three or four lots, with a final density of 16 homes.

In addition to the 11 building lots, the Charrons intend to donate two areas to the Jericho Park District, if it wishes to accept them. One parcel, Lot A, is 3.0 acres in the lower meadow near the river. The Charrons will insist on a fence being installed along the new boundary and no vehicle access to the park from Route 15, except for park maintenance vehicles using the project road and a locked gate. These donations will likely be accomplished through boundary line adjustments. The second donated parcel, Lot B, is 56.7 acres of woodland. Public access through the project site to the woodland is not proposed, but will be available through the balance of the park.

The JTC requests that the applicant address and or meet the following requirements:

- Provide the Town of Jericho an easement for future construction of a multi model path along the road front lot adjacent to Rt. 15 corridor, per project requirements outlined in Dubois & King study and as part of Town of Jericho transportation & bike/pedestrian plan.
- An irrevocable agreement for trails to be extended to adjacent parcels as needed to facilitate public safety and sustainable interconnectivity (ie. recreational trail connecting the Charron neighborhood of homes to the Mill River Park adjoining)

We request these easements and agreements be contributed prior to full permitting and development or required as a condition of the permit provision. It is our goal to see community recreation and access needs addressed, consistent with the Town of Jericho wellness, recreation and bike/pedestrian trails objectives as outlined in the Town Plan. The JTC invites Mr. Stout and the Charrons to engage the JTC directly in discussion regarding the submitted plan and our requests prior to review of the final plan.

Respectfully Submitted,

John Abbott, Chair
Jericho Trails Committee

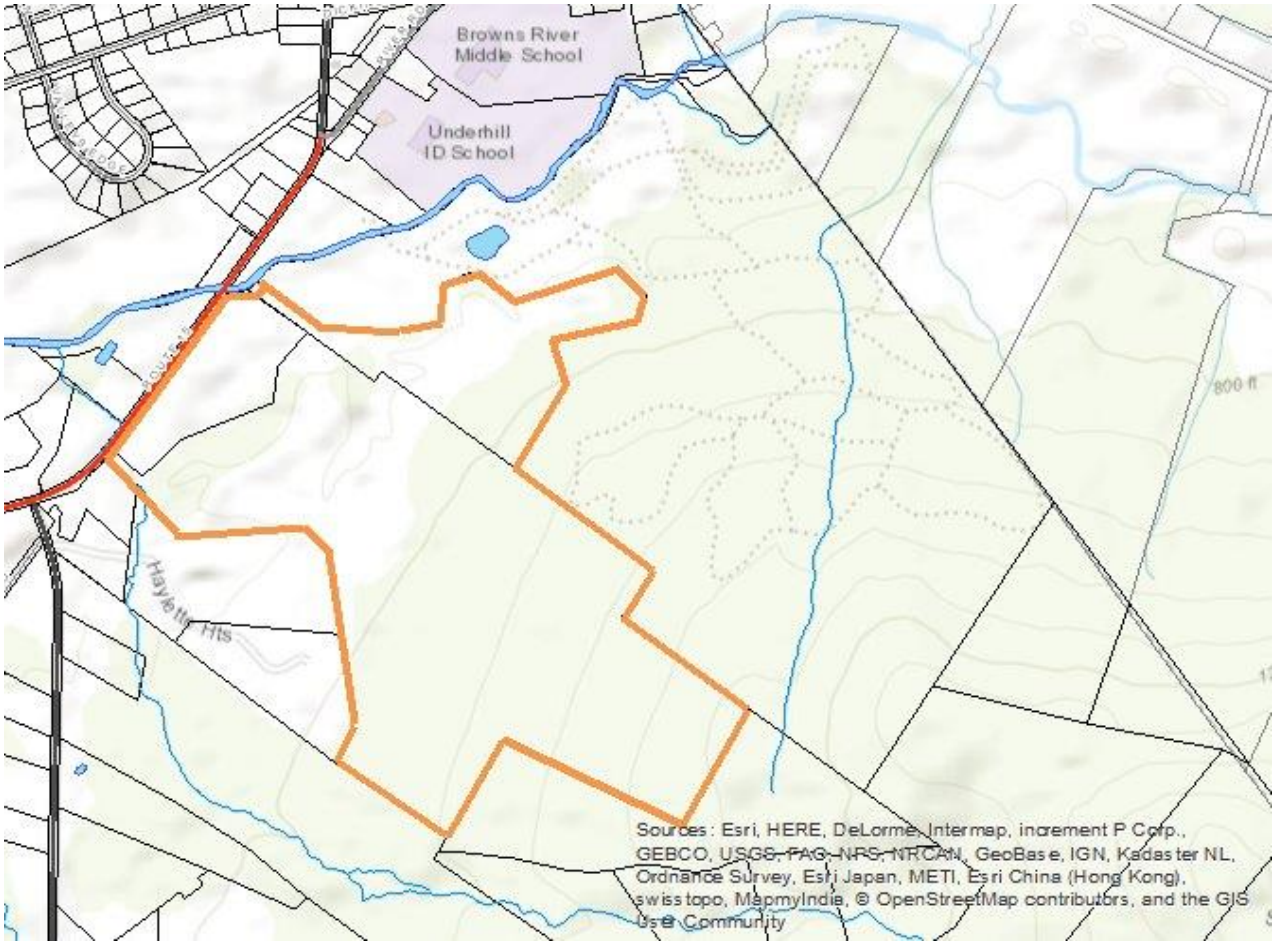
REPORT TO THE JERICHO DEVELOPMENT REVIEW BOARD

DEVELOPMENT REVIEW BOARD HEARING DATE: September 13, 2018
REPORT PREPARATION DATE: September 5, 2018
APPLICATION TYPE: Preliminary Plat Review
APPLICANT/OWNER: Brenda & Lee Charron

DESCRIPTION: A proposed 13 lot PUD at 316 VT Route 15 located within the Forestry Zoning Districts
IDENTIFYING INFORMATION:
LOCATION: 316 VT Route 15
PARCEL NO: VT316
TOTAL ACREAGE: 147 acres Acres
ZONING DISTRICT(S) Forestry Zoning Districts
EXISTING USE: Signal Family Residence
PROPOSED USE: Proposed 11 residential lots and 2 open space lots.

NOTICE OF PUBLIC WARNING/ ABUTTERS:
Notice of Public Warning published in the Mountain Gazette on: *August 16, 2018*
Notice of Public Warning posted on: *August 16, 2018*
Notice of Public Warning sent to abutters on: *September 5, 2018*
Notice of Public Warning sent to the applicants on: *September 5, 2018*

LOCATION MAP:



PROJECT OVERVIEW

The applicant is proposing a 13 lot PUD of 147 acres with a density bonus request (1 lot with an existing house, 10 new residential building lots & 2 lots to be conveyed and left open) located in the Low Density Residential Zone District (very small portion) and the Forestry Zone District. The new lots are proposed to be accessed by the existing curb cut off of Vermont Route 15.

PREVIOUS ACTIVITY

Sketch plan review on August 2017.

DEPARTMENTAL REVIEW AND COMMENTS

This application is a preliminary plat review for a13 lot PUD, thus subject to § 4 (Zone Uses), §10.12. (Subdivision Review), §10.13(Planned Unit Development) and §11.0 (General Development Standards). This property is located within the Low Density Residential & Forestry Zoned Districts.

The applicant has provided a narrative description for their submission in which they are requesting a major subdivision/PUD review for this parcel.

Within the request that applicant is requesting a density bonus of 50% and provided their density calculations with no corresponding density - conceptual plan as needed. This will need to be supplied to the DRB for review as it relates to the density bonus request. To date that has not been provided. The applicant is also requesting that they be allowed to the rights to density rights not used within this submission for the creation of future lots. Staff is not sure what is meant by this request or if it is feasibly possible. Again the density bonus request will have to be further developed for any DRB decision to be made. The applicant has requesting a waiver from the Town of Jericho Public Works Specifications from a road standard; and it was granted. Details on this granting will be provided within the staff notes.

10.12. Subdivision Review

10.12.1. *Purpose: Subdivision review is intended to ensure orderly growth and coordinated development in the Town of Jericho, to guide community settlement patterns, to ensure the efficient extension of services, utilities, and facilities as land is developed, to promote the health, safety, and general welfare of the Town's inhabitants, and to implement the Jericho Comprehensive Town Plan as most recently amended.*

10.12.2. *Applicability: In accordance with the ACT [§4418], Subdivision Review by the DRB is required whenever any subdivision of land is proposed for the purpose of sale, lease or development.*

10.12.3.1 *Minor subdivisions shall include any subdivision of land, or the re-subdivision of a previously subdivided parcel within a period of 120 months, that results in the creation of three [3] or fewer lots (not including open land in a PUD) and which does not require the construction of any new public or private roads. Minor subdivisions shall also include an amendment to an approved subdivision which does not result in a major subdivision. Minor subdivisions shall require final review approval pursuant to Section 10.12.9.*

10.12.3.2. *Major subdivisions shall include any subdivision of land, or the resubdivision of a previously subdivided parcel within a period of 120 months, that results in the creation of four [4] or more lots (not including open land in a PUD) or which requires the construction of any new public or private streets. Major subdivisions shall require preliminary and final review approval pursuant to Section 10.12.8 and 10.12.9. This application is being reviewed as a major subdivision-PUD.*

10.12.4.**Waiver Authority:**

10.12.4.1. In accordance with the ACT [4418(2)(a)], the Development Review Board may waive one or more application requirements specified in the Development Review Checklist, or one or more of the review standards in Section 10.12.5, if the Board determines that the requirement: *Within the application the applicant has requested a number of waivers that the DRB will need to review and evaluate. The applicant should within their presentation call out each waiver request and fully detail how the request meets the required criteria below (10.12.4.1.1 – 10.12.4.3) to ensure the DRB fully understands the request and that it is within their granting authority. The DRB will need to use the same criteria in determining if a waiver related to the request should be granted.*

It should be noted that the applicant did receive a granting of a waiver from the Jericho Select Board as it related to the public work spec. This granting will be covered within the staff notes.

10.12.4.1.1. Is not requisite to the interest of public health, safety, and general welfare; and *The applicant shall provide how they meet this criteria for a possible granting of a waiver from the DRB.*

10.12.4.1.2. Is inappropriate due to the inadequacy or lack of connecting facilities adjacent or in proximity to the subdivision; and *The applicant shall provide how they meet this criteria for a possible granting of a waiver from the DRB.*

10.12.4.1.3. The waiver will not have the effect of nullifying the intent and purpose of applicable provisions of these regulations. *The applicant shall provide how they meet this criteria for a possible granting of a waiver from the DRB.*

10.12.4.2. The Development Review Board may waive one or more application or review requirements for a retained portion of a parcel to be subdivided if the retained parcel is twenty-five [25] acres or more and is to remain unimproved and undeveloped. In granting such a waiver the Development Review Board shall require that any portion of the subdivision to be separately conveyed and/or developed comply with all applicable requirements of these regulations. *The applicant shall provide how they meet this criteria for a possible granting of a waiver from the DRB.*

10.12.4.3. The request for a waiver shall be submitted in writing by the applicant with the application. It shall be the responsibility of the applicant to provide sufficient information to allow the Development Review Board to justify the waiver. In granting waivers, the Development Review Board may require such conditions that will, in its judgment, substantially meet the objectives of the requirement so waived. No such waiver may be granted if it would have the effect of nullifying the intent and purpose of these regulations or other municipal ordinances or regulations currently in effect. *The applicant shall provide how they meet this criteria for a possible granting of a waiver from the DRB.*

10.12.5.Review Standards: The Development Review Board may consider and impose appropriate safeguards, modifications, and conditions relative to the following standards:

10.12.5.1. All subdivisions shall comply with the following General Development Standards found in Section 11 of these regulations. Upon review of the application, the Development Review Board or Zoning Administrator may determine that additional General Development Standards are applicable to a given application, such as: *The applicant has provided some information addressing the criteria listed and staff will comment within the staff notes.*

10.12.5.1.1. Roads/Access *See below*

10.12.5.1.2. Pedestrian Facilities *See below*

10.12.5.1.3. Lot Layout *See below*

10.12.5.1.4. Grading/Slope/Ridgeline *See below*

10.12.5.1.5. Recreation/Open Space/Common Land *See below*

10.12.5.1.6. Water Supply and Sewage Disposal *See below*

10.12.5.1.7. Landscaping *See below*

10.12.5.1.8. Outdoor Lighting *See below*

10.12.5.1.9. Utilities *See below*

10.12.5.1.10. Stormwater *See below*

10.12.5.2. All subdivisions shall comply with any and all applicable Specific Use Standards in Section 4.4 and General Provisions in Section 7.

10.12.5.3. As a condition of approval of the preliminary plan and/or final plan, the Development Review Board may require that the applicant obtain all applicable approvals from municipal officials and State and Federal agencies having jurisdiction over the project. *There is a Department of Environmental Conservation & Natural Resource Board Project Review Sheet in on file and dated 2/8/18. The project description and the application under review do not match so the DRB should request a new Project Review Sheet be provided that reflects the application being reviewed.*

10.12.6. Sketch Plan Review: All applicants for subdivision are encouraged to participate in sketch plan review, as described in Section 10.8.2. *A sketch plan review was held in August 2017.*

10.12.7. Conceptual Plan: Applicants for major subdivisions shall submit a Conceptual Plan meeting the criteria outlined below. Applicants for minor subdivisions are encouraged to submit conceptual plans. The Conceptual Plan shall be submitted and acted upon with the preliminary application for major subdivisions and with the final application for minor subdivisions. The findings of fact pertaining to the Conceptual Plan shall be binding upon the Development Review Board and the applicant for all subsequent applications made

pursuant to the Conceptual Plan approval, unless an amendment to the Conceptual Plan is made. Approval of the Conceptual Plan shall not constitute approval of the final subdivision plan and associated plat. *The applicant has provided plans which can be reviewed as conceptual within this submission and applicant should address the criterions and how their submission request meets them.*

10.12.7.1. The Conceptual Plan shall delineate all overlay districts located on the property and indicate other significant natural features, such as slopes greater than twenty-five percent [25%], prominent hill sides, ridgelines and significant rock outcroppings, areas containing prime or statewide agricultural soils and other productive agricultural and forest land. *See above.*

10.12.7.2. The Conceptual Plan need not delineate individual lots and building sites, but should contain information regarding how future lot layout will facilitate efficient circulation, protection of natural resources and the purpose of the districts in which the subdivision is located. *See above.*

10.12.7.3. The Conceptual Plan shall indicate future uses. This may include specific uses, or broad categories such as residential, mixed use, retail, etc. Such indication shall be for reference purpose only, and shall not obligate the DRB to approve a specified use or category of uses when more detailed, formal plans are submitted. *See above.*

10.12.7.4. The Conceptual Plan shall include general information related to vehicular and pedestrian circulation in future phases, including connections to neighboring properties. Details, specifications and cross sections are not required. However construction of connecting facilities in conformity with these regulations shall be technically feasible. *See above.*

10.12.7.5. Reservations of land for the purposes such as sewage disposal, stormwater treatment, or shared parking shall be indicated on the Conceptual Plan. *See above.*

10.12.8. Preliminary Review:

10.12.8.1. Purpose and Applicability. Preliminary review shall be required for all major subdivisions. The purpose of preliminary subdivision review is to identify significant issues or concerns associated with a proposed subdivision under the provisions of these regulations, and to provide the applicant with guidance to address identified issues and concerns prior to preparing final engineering plans for the subdivision and related site improvements. At the discretion of the Development Review Board, Preliminary Review and Final Review may be combined into one proceeding. *Preliminary and final plat review are not be combined within this application so the DRB will need to render a decision on the application as a preliminary plat decision.*

10.12.8.2. Review Process. The Development Review Board shall review all applications for preliminary subdivision review in accordance with Section 10.8 above.

10.12.8.3. Phasing. At the time that the Development Review Board grants preliminary plan approval, it may require the subdivision to be divided into two [2] or more phases to ensure the adequacy and availability of public facilities and services to support the development.

Conditions may be imposed upon filing of an application for final plat approval for each phase as the Development Review Board deems necessary to ensure the orderly development of the plat and/or to avoid overburdening municipal facilities and services.

10.12.8.4. Effect of Preliminary Approval. Approval of the preliminary plan shall not constitute approval of the final subdivision plan and associated plat.

10.13 PLANNED UNIT DEVELOPMENT REVIEW

10.13.1. Purpose. Planned Unit Developments (PUDs) are intended to further the goals and objectives of the Jericho Comprehensive Town Plan, the purpose of the underlying zoning district by permitting flexibility in the application of land development regulations, and the purposes below. Flexibility is encouraged in site and lot layout, building design, placement and clustering of buildings, use of open areas, provision of circulation facilities, including pedestrian facilities and parking, and related site and design considerations that will best achieve these goals, objectives and purposes: *The applicant has provide plans and brief narrative and they should elaborate on how they address and meet the applicable criterions below.*

10.13.1.1. To encourage compact, pedestrian-oriented development and to promote a mix of residential uses, nonresidential uses or both in village centers. *This is a single family residential project. The applicant is seeking waiver for the inclusion of sidewalks or multiuse path.*

10.13.1.2. To encourage provision of affordable housing. *This does not appear to be contemplated within this submission.*

10.13.1.3. To encourage any development in rural areas to be compatible with the use and character of surrounding rural lands. *This proposal seems compatible with surrounding environs.*

10.13.1.4. To provide for the conservation of open space features recognized as worthy of conservation in the municipal plan, such as the preservation of agricultural land, forestland, trails and other recreational resources, critical and sensitive natural areas, scenic resources, and protection from natural hazards. *This appears addressed within the application.*

10.13.1.5. To provide for efficient use of public facilities and infrastructure. *N/A*

10.13.1.6. To encourage opportunities for energy-efficient development. *No information has been provided on this. The applicant can address if needed.*

10.13.1.7. To provide a mechanism by which property owners may create small building lots while retaining large tracts of contiguous land. *No information has been provided on this. The applicant can address if needed.*

10.13.2. **Applicability:** PUDs are encouraged for all development in Jericho. PUD review shall be required in the following circumstances:

10.13.2.1. When a subdivision results in the creation of three [3] or more lots within a period of twelve [12] months, and in the judgment of the Development Review Board a PUD will better meet the objectives of the Jericho Comprehensive Town Plan.

10.13.2.2. Multiple principal structures are proposed on a single lot. *All principal structures are on their own lots.*

10.13.2.3. Construction or substantial improvement of a single structure containing multiple uses with a total floor area in excess of 10,000 square feet is proposed. *N/A*

10.13.3. Coordination of Review: Applications for PUDs shall be reviewed pursuant to Section 10.12, Subdivision Review. PUDs may be classified as minor or major subdivisions, pursuant to Section 10.12.3. A PUD may include any permitted or conditional uses in the District which it is located, subject to all required review. Any subsequent zoning permit, site plan or conditional use approval within an approved PUD shall incorporate all applicable conditions of the PUD approval. *The application falls within the major subdivision requirement and all proposed uses appear to be permitted uses.*

10.13.4. Designation of Open Space Lands: All PUDs shall make provisions for the preservation of open space, except that open space land shall not be required for PUDs located in the Village Center District. The lands set aside to be preserved for open space shall be reviewed and approved by the Development Review Board, in accordance with the following: *Open space is proposed within this application and the DRB shall use the criteria below to evaluate what is proposed.*

10.13.4.1. The following areas shall be contained within the open space portion of the PUD or otherwise protected through building envelopes and deed restrictions on individual lots:

(a) Areas within the Wetlands Overlay District, *N/A*

(b) Areas within the River Overlay District, *There is a very small portion of this overlay district and it falls within proposed open space.*

(c) Areas within the WHPA-1 area of the Wellhead Protection Area Overlay District, and , *N/A*

(d) Areas within the Natural Resources Protection Overlay District, except as provided by Section 6.4.4.1. *Wildlife crossing do fall within this project and an area proposed as open space.*

10.13.4.2. The overall layout of the PUD shall minimize the disturbance of the areas listed below: *The applicant should overview how they have met the criterions below a - f.*

(a) Areas with slopes greater than twenty-five percent [25%],

(b) Prominent hill sides, ridgelines and significant rock outcroppings,

(c) Areas containing prime or statewide agricultural soils and other productive agricultural and forest land.

(d) Historic and cultural resource areas

(e) Scenic Resources

(f) Large Habitat Blocks

Where feasible, these areas should be contained in the open space portion of the PUD or otherwise protected through building envelopes and deed restrictions

10.13.4.3. Open space land shall have a coherent purpose, such as the preservation of a wildlife corridor or a scenic outlook, or creation of an interlocking trail system, or preservation of land with agricultural potential, or some similar feature. *The applicant should describe the reasoning and purpose of the proposed open space.*

10.13.4.4. Land designated as open space shall be indicated with appropriate notation on the final development plat. Open space land shall be subject to appropriate deed restrictions stipulating the permitted and restricted use of such lot, and establishing the person or entity responsible for its maintenance. *This can be a condition of any approval. No deeds have been provided for this proposed open space to date. They should be developed and provided.*

10.13.5. Configuration of Open Space: The Development Review Board shall determine the configuration of open space land based on the following: *The DRB will need to use the criteria below when reviewing the proposed open space and make the appropriate finding within their decision.*

10.13.5.1. The configuration of the open space land and the covenants governing its usage shall reflect the purpose of the open land and be suitable for its intended use. *See above.*

10.13.5.2. Open space land shall not be required in the Commercial and Village Center Districts. Open space shall be equivalent to at least 25% of the entire parcel in the Village District, and shall be equivalent to at least 50% of the entire parcel in the remaining districts. *See above.*

10.13.5.3. Open space land shall be configured to provide for large contiguous open space lands on the parcel. Fragmentation of open space land shall be avoided to the greatest extent possible. Narrow strips of open space land shall only be approved when necessary to connect significant areas or when designed to protect linear resources such streams or trails. *See above.*

10.13.5.4. If the parcel to be developed contains currently productive agricultural land, the acreage set aside as open space land should be of a quality, size and configuration that make continued agricultural use possible. *See above.*

10.13.5.5. Open space land shall be contiguous with existing and potential open space land on adjacent parcels. *See above.*

10.13.6. **Ownership of Open Space Lands**: Open Space Land may be set aside as common land, as a separate undeveloped lot, or as a portion of a single lot, outside of the building envelope, to be held in private ownership. Open space land shall be dedicated, either in fee or through a conservation easement approved by the Development Review Board, to the municipality, an owners' association comprised of present or future owners of the subdivided lots, and/or a nonprofit conservation organization. The ownership type shall be consistent with the best means of maintaining or managing the resources on the site. All costs

associated with administering and maintaining open space and/or common land shall be the responsibility of the applicant and subsequent landowners. *The applicant indicates that the proposed open space may be deed to the Jericho Park District but there is no formal documentation provided to correspond with this in the application submission.*

10.13.6.1. Common Open Space: The following provisions shall apply to commonly owned open space lands:

(a) The common open space land may be used for water supply and/or septic waste disposal, either common or individual, provided that adequate control over the use of the land for these purposes is retained by the party or parties responsible for the maintenance of these facilities.

(b) Public access of common open space lands may be required when it may facilitate a trail network, or where public benefit may be obtained by access to unique natural features, or for some related access.

10.13.6.2. Privately Owned Open Space: In order to create larger lots for agricultural or preservation purposes, PUDs may also be designed with designated open space retained in private ownership rather than as common land. Such privately owned open space shall provide that: *See above. It appears that the proposed open space lands are to be deeded to the Jericho Parks District and will not be privately held.*

(a) All development (if any) is restricted to a designated building envelope within which development may occur as permitted in Section 4.3: "Table of Uses". *See above*

(b) The remainder of each lot is designated open space and is restricted through permanent deed restriction or easement from all development except sewage disposal, water supply, agriculture, forestry, wildlife management and passive recreation. *See above*

(c) Privately owned open space may be used for water supply and/or septic waste disposal, provided that adequate control over the use of the land for these purposes is retained by the party or parties responsible for the maintenance of these facilities. *See above*

10.13.7. Permitted Density: Total approved residential density in a PUD shall be determined by calculating the total number of potential lots in a conventional subdivision. As provided in Section 5.6 (Density), each potential lot in a conventional subdivision shall entitle the applicant to one [1] single family dwelling, or two [2] multifamily dwelling units within the PUD, provided all other requirements of these regulations can be met. This procedure shall not apply to affordable or senior housing in the Village Center District, which in accordance with Section 5.6, shall be limited by lot coverage rather than by the number of dwellings per acre. The maximum number of potential lots in a conventional subdivision shall be determined in accordance with the following: *The applicant has provided a density calculation sheet which show the PUD permitted density is 11 lots (11.2)*

10.13.7.1. The total number of potential lots in a conventional subdivision shall be calculated by dividing the total acreage of the parcel by the minimum lot area in a conventional subdivision, less twenty-five percent [25%] to account for topography, soils, dimensional and frontage requirements, rivers, streams and wetland areas, and other site restraints and overlays. A twenty-five percent [25%] reduction in the number of potential lots shall not be required in the Village Center Zoning District. *See above*

10.13.7.2. **Density Plan -** The total number of units in a PUD may be increased if the Development Review Board determines the maximum number of potential lots in a conventional subdivision on the same parcel of land would be greater than that permitted in Section 10.13.7.1 above. Such a determination shall be based on a density plan showing the number of potential lots in a conventional subdivision meeting the following criteria: *A density plan was not provided by the applicant so the criteria below does not seem applicable.*

(a) Each potential lot shall satisfy all the dimensional requirements of the applicable zoning district;

(b) Each potential lot shall contain an area of compact, contiguous, buildable land equal to or greater than 10,000 square feet.

(c) no more than three [3] lots from the original parcel may be served by a private driveway;

(d) proposed public roads and driveways must meet appropriate regulations, including but not limited to: the requirements of the Jericho Public Works Specifications and the Jericho Subdivision Regulations (e.g. maximum slope, length, curvature, etc.) taking account of proper site distances, with due regard for topography and natural obstacles, etc.;

(e) for the purposes of density calculations all other provisions of this and other regulations shall be considered.

(f) Sensitive areas such as those listed in 10.13.4.2. shall be clearly delineated in the density plan, and avoided to the extent possible. The DRB shall provide direction to reorganize the layout to minimize disturbance to these features.

(g) The density plan shall be presented at sketch plan review. If the applicant elects not to participate in sketch plan review, the request shall be made at preliminary review.

10.13.8 **Density Bonus**: At the request of the applicant, the Development Review Board may increase the total number of approved dwelling units.by up to fifty percent [50%] and/or increase maximum lot coverage by up to fifteen percent [15%] if one or more of the criteria listed below are met. In determining if a density bonus is warranted, the Development Review Board shall consider the overall layout of the PUD, compatibility with the Jericho Comprehensive Town Plan, and the ability of the site to support additional units. *The applicant is requesting a 50% density bonus within this application. The DRB will need to evaluate if the submission and bonus requests meet the applicable criteria for its granting. The applicant is stating that there is the ability to grant a total of 16 residential housings site for a possible increase of 5 to 6 residential lots. These proposed bonus lots have not been shown or called out within the plans submitted so there configuration at this point is unknown. Also the applicant is asking to hold this density for future consideration on their part. It is staff position that traditionally those requested bonus lots would be shown/designed and the total density (15 -16 residential lots) would be considered at the same time not for future possible re-subdivision of the originally approved lots.*

In order to be eligible for a density bonus, a PUD **shall** meet at least one of the following criteria:

(a) The PUD contains designated affordable or senior housing. Designated affordable or senior housing units shall be indicated on the final plat. Affordable housing developments serving a very-low income population (80% of area median household income) may be eligible to increase the total number of approved dwelling units by up to one-hundred percent [100%] and/or increase maximum lot coverage by up to thirty percent [30%]. Such lots or units shall be subject to appropriate restrictions to ensure that they meet the definition of affordable or senior housing contained within these regulations in perpetuity. *N/A: There is no designated affordable or senior housing contemplated within this submission.*

(b) The PUD contains structures meeting recognized standards for enhanced energy efficiency. Energy efficiency standards eligible under this provision shall meet or exceed the Vermont ENERGY STAR® Homes Silver Rating. In granting a density bonus, the Development Review Board may attach reasonable conditions to ensure that the structures are built to certification standards, such as third party review and verification/certification prior to the issuing of a Certificate of Occupancy. *N/A*

(c) The PUD provides for additional public access to resource lands, beyond that which is required to provide safe circulation within and between developments. Such access shall be noted on the final plat and contained in deed, covenant, or easement language for the subject parcel. *Access to the proposed open space lands will be from adjacent parcels and no access will be provide from within the proposed project to the proposed open space lots.*

10.13.8.2. Requests for a density bonus shall be made at sketch plan review. If the applicant elects not to participate in sketch plan review, the request shall be made at preliminary review for major PUDs or final review for minor PUDs. *This was mentioned at sketch plan review.*

10.13.8.3. Disclaimer: Nothing in this section shall be read so as to require the Development Review Board to grant a density bonus to any applicant. Any bonus granted under this section shall be specific to the parcel to which it has been granted. A bonus on one parcel shall not be construed as a general guideline or standard for any other parcel.

10.13.9 Development Standards and Dimensional Regulations:

10.13.9.1 All PUDs shall comply with the subdivision review standards in Section 10.12, any and all applicable Specific Use Standards in Section 4.4 and the General Provisions in Section 7. *See staff comments that relate to section 10.12 on previous pages.*

10.13.9.2. The Dimensional Requirements within a PUD shall comply with Table 5.8. *The submission is compliant.*

10.13.9.3. Lot coverage within a PUD shall be calculated based on the total coverage of the PUD, including open space land. Individual lots or portions of the PUD may exceed the acceptable maximum lot coverage, provided there is an offset by a lesser lot coverage in (an)other portion(s) of the PUD. *Lot coverage calculation has not been provided to date. Allowed coverage for this zone district is 30% coverage*

10.13.9.4. A buffer zone between lot boundaries and the boundary of the PUD shall be maintained so as to provide screening sufficient to mitigate adverse impact on adjacent properties. The minimum required buffer zone for each district is specified in Table 5.8. The buffer zone shall be part of the common open space or removed from the building envelopes of individual lots. The Development Review Board may waive this requirement when it is found that there is no adverse effect on neighboring parcels to be mitigated. *Staff believes this criteria is part of the waiver request submitted by the applicant. The applicant should confirm. If this is correct then the DRB shall determine if a granting of the waiver meets the burden of acceptance for its granting.*

10.13.9.5. Variable lot sizes are acceptable within a PUD, provided that they advance the goals of the Jericho Comprehensive Town Plan and Section 10.13.1 above, and are in keeping with the purpose of the district in Section 3.2. *The DRB should review section 3.2.2 to ensure this provision is met.*

10.13.9.6. In all districts a PUD may include, subject to conditional use review, an accessory office, common laundry, storage, kitchen/dining area, and/or indoor recreational facility for use by residents of the PUD and their invited guests.

10.13.9.7. PUDs shall provide for vehicular and pedestrian connectivity with neighboring developments wherever possible. *As proposed there is no vehicular or pedestrian connectivity to any adjoining developments.*

10.13.9.8. Subdivision boundaries, access roads, utilities, lot lines and layout, and building envelopes shall be located and configured to avoid fragmentation of, and adverse impacts on, the resources listed in Section 10.10.4.1 above. *The applicant can address this criteria.*

10.13.9.9. The overall layout of the PUD should incorporate or protect cultural and historic sites and features, as well as other features stated in § 10.13.4.2. *The applicant can address this criteria.*

10.13.9.10. Access roads, driveways, and utility corridors shall be shared to the furthest extent possible, shall follow site contours to minimize the need for grading, and shall follow existing linear features such as roads, tree lines, stone walls, or field edges to minimize the fragmentation of open agricultural land and other resources. *The applicant can address this criteria.*

10.13.10. Specific Standards for the Village Center Zoning District: ***N/A - 10.13.12.1 – 10.13.10.3***

10.13.10.1. Lot and building layout shall reinforce or contribute to a pedestrian friendly streetscape of buildings with consistent, narrow setbacks lining roads and streets.

10.13.10.2. Open space meeting the requirements of Sections 10.13.4 and 10.13.5 above shall not be required in the Village Center District. However, PUDs in the Village Center District are encouraged to be publicly accessible and to provide for public or semipublic spaces, such as central greens, commons, parks, playgrounds, outdoor seating areas, or similar outdoor spaces. If provided, such outdoor space should be incorporated into the layout of the PUD and may be utilized by other uses within the PUD. These areas may be used to satisfy the requirements of Section 11.8 (Recreation/Open Space/Common Land) of these regulations.

10.13.10.3. The PUD shall promote and contribute to a logical road and pedestrian network, which provides for safe, year-round pedestrian circulation within the PUD and to adjoining properties, connections between parcels and between residential and commercial areas and for the continuation of roads and pedestrian ways.

10.13.11. PUDs involving two [2] or more parcels: Two [2] or more parcels, whether contiguous or non-contiguous, may be combined in a single application for review as a PUD. Prior to approving such an application, the Development Review Board shall determine that the application complies with all standards above as well as the following standards: *The 147 acres within this application consists of 3 contiguous parcels and should be considered as one for this review.*

10.13.11.1. Total permitted density shall be based upon the cumulative acreage of all parcels and shall be determined in accordance with the procedures in Section 10.10.7 above. Total density may be aggregated onto a single parcel to allow for greater concentrations of development and corresponding preservation of open space, provided the overall density for the combined parcels does not exceed that which could be permitted in accordance with Section 10.10.7. *This is addressed above. As per the applicants density calculation 11 lots are allowed (1 existing plus 10 new lots). Individual lots are proposed. As noted the applicant is also requesting a density bonus which has been discussed.*

10.13.11.2. The number of units removed from a parcel to be protected as open space shall be added to the acceptable maximum number of units on the parcel to be developed as prescribed by Section 10.10.7. *This is reflected in the applicantion.*

10.13.11.3. The transfer of density will contribute to the protection of resources identified in Section 10.10.4 and result in settlement patterns consistent with the purpose of the zoning district(s) in which the PUD is to be located. *There is no transfer of density proposed.*

10.13.11.4. Density may be transferred from one parcel to another in accordance with the following table: *N/A see above.*

Density originating from: May be transferred to:

Forestry District - FOR Forestry, Agricultural, Low Density Residential, Village, Commercial, and/or Village Center Districts

Rural/Agriculture Residential District - RARAgricultural, Low Density Residential, Village, Commercial, and/or Village Center Districts

Low Density Residential District - LDR Low Density Residential, Village, Commercial, and/or Village Center Districts

Village District - VIL Village, Commercial, and/or Village Center Districts

Commercial District - COM Village, Commercial, and/or Village Center Districts

Village Center District - VCTR Village Center District only

10.13.11.5. The aggregation of density from one [1] or more parcels to another parcel shall be administered in accordance with the following:

10.13.11.5.1. The removal of density from a parcel shall be accomplished through a permanent conservation easement approved by the Development Review Board to be recorded in the Land Records. Such easement shall specify that the protected portions of the parcel are to be used only for open space, agriculture, forestry, and passive outdoor recreation. In addition, the easement shall be accompanied by a recordable plat which clearly depicts the boundaries of the parcel; the boundaries of the portion of the parcel to be designated as open space and restricted by conservation easement; the total unallocated density available as calculated by Section 10.10.7, and the total reduction of density on the parcel resulting from the transfer. *N/A see above*

10.13.11.5.2. The aggregation of density on a parcel shall be accomplished through a written agreement, approved by the Development Review Board concurrently with PUD approval to be recorded in the Land Records and may be in the form of a written decision approving the PUD. Such agreement shall specify the total density being aggregated onto the parcel from other parcels and shall include deed reference to the easement covering the parcel(s) from which the density originated. *N/A see above*

10.13.11.6. The density from parcels subject to conservation easements or comparable deed restrictions may not be used to increase the acceptable density on any parcel other than the parcel which is identified in the application as the parcel designated for increased density. *The applications complies*

10.13.12. Phased PUDs/Conceptual Plan: PUDs are encouraged for all development in Jericho, including applications that will not result in development of an entire parcel. In such cases, the applicant may apply for a phased PUD, provided a Conceptual Plan meeting the criteria outlined below is submitted and approved by the DRB. The Conceptual Plan shall be submitted and acted upon with the preliminary application for major PUDs and with the final application for minor PUDs. The findings of fact pertaining to the Conceptual Plan shall be binding on both the Development Review Board and the applicant for all subsequent applications made pursuant to the Conceptual Plan approval, unless an amendment to the Conceptual Plan is made. *To date no phased PUD-Conceptual plan has been provided for review or evaluation. See comments above in Departmental Review & Comments.*

10.13.12.1. The Conceptual Plan shall indicate open space lands for future phases of the PUD. Future Open space areas shall meet the requirements of Section 10.13.4 and 10.13.6. Open space lands may be formally designated and conveyed entirely in the first phase or in portions during future phases. *See comments above and in Departmental Review & Comments.*

10.13.12.2. The Conceptual Plan shall indicate likely future development areas. Individual lots and building sites need not be identified, and the total number of lots or dwelling units to be developed in future phases need not be specified. *See comments above and in Departmental Review & Comments.*

10.13.12.3. However, future development areas shall be those areas which have the least impact on the resources listed in Section 10.10.4.1. Future development areas shall actually be buildable based on the provisions of these regulations and site conditions including but not limited to slope, soils, and access. *See comments above and in Departmental Review & Comments.*

10.13.12.4. If the first or a subsequent phase of a PUD will exceed the district lot coverage requirements, the Conceptual Plan shall show how this increased lot coverage will be offset in future phases, in accordance with Section 10.13.9.3 above. *See comments above and in Departmental Review & Comments.*

10.13.12.5. A Conceptual Plan may indicate potential future uses. This may include specific uses, or broad categories such as residential, mixed use, retail, etc. Such indication shall be for reference purposes only, and shall not obligate the DRB to approve a specified use or category of uses when more detailed, formal plans are submitted. *See comments above and in Departmental Review & Comments.*

10.13.12.6. The Conceptual Plan shall include general information related to vehicular and pedestrian circulation in future phases, including connections to neighboring properties. Details, specifications and cross sections are not required. However construction of connecting facilities in conformity with these regulations shall be technically feasible. *See comments above and in Departmental Review & Comments.*

10.13.12.7. Reservations of land for purposes such as sewage disposal, stormwater treatment, or shared parking may be indicated on the Conceptual Plan. *See comments above and in Departmental Review & Comments.*

10.14 Development Plan Review

10.14.1. The Standards for Development Plan Review are contained in Sections 13.1.9. and 13.1.10.

GENERAL DEVELOPMENT STANDARDS (10.12.5, 11.1-11.14)

11.1. **Access - Public/Private Roads and Driveways**

11.1.1. *Conformity with Public Works Specifications:*

All streets/roads and driveways shall be designed to meet the requirements of the Public Works Specifications of the Town of Jericho, unless waived by the Selectboard, and shall be depicted on the Plat for review by the Development Review Board prior to final plat approval.

As proposed the applicant was granted a waiver from the Town of Jericho Public Work Specification as it relates to roads (18' width with 2' shoulders, unpaved), this has been covered above.

11.2 Parking

Sections 11.2.1 – 11.2.6

The applicant shall addresses in their submission the relevant sections as it relates to their submission.

11.3 pedestrian Facilities

All public and private roads and access ways shall be designed and constructed to facilitate the safe and convenient movement of motor vehicle and pedestrian traffic. To the extent feasible, pedestrian and vehicular circulation shall be separated by curbing, plantings or reserve strips, and should cross or intersect in controlled locations and manners *The applicant has not proposed any dedicated pedestrian facilities within this submission. They have provided a basis for this within their narrative as to why they have not been proposed.*

11.3.1. The Development Review Board may require the applicant to submit, at his or her expense, a study of vehicular and pedestrian circulation, subject to independent technical review under Section 10.8.6. This study shall address vehicular and pedestrian access to the site, circulation on the site, and circulation between neighboring parcels and buildings. *Traffic studies are usually required for 20 units or more. The DRB does have discretion if they feel a study is necessary.*

11.3.2. The Development Review Board may require that curbs and sidewalks be installed along both sides of major and collector streets and along one side of minor streets. Designs shall meet the Public Works Specifications and approval of the Selectboard prior to final plat approval.

11.3.3. In addition to sidewalks required by 11.3.1, the Development Review Board may require permanent pedestrian easements up to twenty-five [25] feet but not less than ten [10] feet in width in order to facilitate pedestrian circulation within a development, between adjoining neighborhoods, or to provide access to parks, schools, shopping centers, centers of employment and community facilities. Pedestrian easement locations may include, but are not limited to the following areas:

11.3.3.1. through blocks 600 feet or more in length,

11.3.3.2. as a continuation of cul-de-sacs,

11.3.3.3. in conjunction with utility easements, or

11.3.3.4. along existing Rights-Of-Way that lack sufficient width to contain pedestrian facilities.

11.3.4. Handicapped Access: Where construction of parking or access facilities results in curbs or other barriers, handicapped access shall be provided in accordance with generally accepted standards for handicapped access.

11.4 Lot Layout

11.4.1. Each lot shall have the minimum area and frontage required by these regulations, unless modified through the Planned Unit Development provisions in Section 10.13 of these regulations. *The proposed lots are compliant with frontage on the proposed private road.*

11.4.2. Lots shall be of sufficient size to provide an adequate building site with suitable areas and adequate isolation distances for sewage disposal and water supply both on site and neighboring properties. The Development Review Board may require larger lots than required by these regulations where deemed necessary because of conditions affecting drainage, sanitary sewage disposal, or water supply. *It appears that he lots are large enough but there*

is no information provided dealing with isolation distances or proposed well locations. This information should be provided.

11.4.3. Where lots are more than double the minimum required area for the zoning district, the Development Review Board may require that development on such lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots.

11.4.4. Corner lots shall be of sufficient dimensions so that any structure placed thereon shall conform with the front yard setback requirements on each street. *This can be a condition of any approval.*

11.4.5. Each lot shall be provided with satisfactory access to a road meeting the requirements of Section 11.1 of these regulations. *This can be a condition of any approval.*

11.4.6. No privately owned reserved strip shall be permitted which controls access to any part of the development or to any other parcel of land from any street or other open space dedicated to public use or which may be so dedicated. *This can be a condition of any approval.*

11.4.7. Wherever feasible, lots shall be laid out to provide access onto minor streets rather than collector streets, and wherever possible to avoid direct access to major streets and highways. *Access to the property will be by VT Route 15a State Highway Access permit may be required.*

11.4.8. The Development Review Board shall encourage lot layout that will preserve open space areas and significant natural resources.

11.4.8.1. Building Envelopes: All lots shall have designated building envelopes that shall not include areas within the Wetlands Overlay District, the River Overlay District, the WHPA-1 of the Wellhead Protection Area Overlay District, and the Natural Resources Protection Overlay District (except as provided by Section 6.7.5.1). *The application appears to be compliant,*

11.4.8.2. In areas containing currently productive agricultural land, building envelopes shall be located at field edge or on the least productive areas in order to minimize the fragmentation of agriculturally productive lands, impacts on existing farm operations, and disruption of the scenic qualities of the site. *The application appears to be compliant,*

11.4.8.3. If the parcel to be developed is largely forested, building envelopes shall minimize the extent of forest clearing required for development. Forest fragmentation and tree removal shall be kept to a minimum. *The application appears to be compliant,*

11.4.8.4. In order to minimize land use conflicts, the Development Review Board may require vegetative buffers or other mechanisms to separate building lots and subsequent development from

agricultural and forestry operations, recreation areas, and critical wildlife habitat. *The DRB should review the application and this criterion to determine if additional measures need to occur.*

11.4.9. *Energy Conservation:* Lot layout, including orientation of buildings and vegetation, should be designed so as to promote the conservation of energy and to permit the utilization of renewable energy resources.

11.4.10. *Monumentation:* Lot corners along public road frontage shall be marked by concrete monuments. All other lot corners shall be marked by iron pins or steel pipes. *This can be a condition of any approval.*

The applicant's property does have the River Overlay District touch on the northern property line on the eastern boundary and the western boundary. Also there is a larger area that falls within the proposed Natural Resource Overlay District which is not shown on the above map. This area deals with Wildlife Road Crossings and those requirements should be incorporated. Also located on the property are a number of wetlands class 2 & 3 which are impacted by the proposal as well as two area that designate Wetland Natural Communities. Wetland have been delimitated.

11.5. **Grading/Slope/Ridgeline**

11.5.1. All land development and subdivision shall be planned to retain, as much as possible, the natural contours and to conserve the natural cover and soil. The landscape shall be preserved in its natural state, as much as practical, by minimizing tree and soil removal and nonessential grading. Any grade changes shall be in keeping with the general appearance of the neighboring developed areas. *The plans indicate areas of CUT and FILL for the roadway development and other site designs. It should be noted that the plans provided do not appear to be designed by a licensed designer or engineer as part of the submission requirement all licenses number and seals should be incorporated within the plans. Either these need to be added or licensed engineer design plans should be provided for the DRB to review.*

11.5.2. Development and disturbance of steep slopes should be minimized. The following standards shall apply to the development of steep slopes:

11.5.2.1. If slopes between eight and fifteen percent (8%-15%) are disturbed as a result of a proposed development, the Development Review Board may require the applicant to submit plans for erosion and sediment control during construction and plans for post-construction slope stabilization. These plans shall be prepared by a registered professional engineer. *Erosion and sediment control has not been provided for review. Staff feels that these should be developed and provide.*

11.5.2.2. Development and disturbance of more than 10,000 square feet of slopes greater than fifteen percent (15%) and less than twenty-five percent (25%) shall require Conditional Use Review by the DRB. In addition to the Conditional Use Standards in Section 10.9, applicants shall meet the following standards: *It is hard to assess from the plans provided if this criteria is applicable or not. See above comments on plans.*

(a) The applicant shall provide a grading plan for the construction site and all access routes. Grades for roads and driveways shall not exceed the maximums prescribed in the Public Works Specifications. Switchbacks and curve radii shall be designed to allow for safe ingress and egress of service and emergency vehicles. *The preliminary Overall Site Plan does show proposed grading and grading changes but there has been no specific grading plan provided as required by this criteria. See above comments on plans.*

(b) Site disturbance, including cut and fill, shall be minimized and shall not create a detrimental impact on slope stability or increase erosion potential. The applicant **shall** submit plans for erosion and sediment control during construction and plans for post-construction slope stabilization. These plans shall be prepared by a registered professional engineer. Erosion and sediment control measures shall at minimum meet the requirements of the Vermont Handbook for Soil Erosion and Sediment Control on Construction Sites. Potential post-construction slope stabilization measures include, but are not limited to, retaining walls and/or dense landscaping. *Erosion and sediment control has not been provided for review. Staff feels that these should be developed and provide.*

(c) The Development Review Board may require a letter of credit, performance bond, escrow, or other surety, in an amount sufficient to provide for slope stabilization and to ensure stabilization plantings and improvements remain in satisfactory conditions for a period of three (3) years following construction. *When detailed information has been provided the DRB can determine if they feel some form of performance bond is needed.*

11.5.2.3. Development and disturbance of more than 10,000 square feet of slopes twenty-five percent (25%) or greater shall require Conditional Use Review by the DRB. In addition to the Conditional Use Standards in Section 10.9, applicants shall meet the following standards: *It appears there are no slopes greater than 25% which will be disturbed.*

(a) All standards required under Section 11.5.2.2 above; and

(b) There are no practical alternatives, or all practical alternatives will result in greater negative impacts than the slope disturbance proposed by the applicant. Such negative impacts may include but are not limited to erosion hazards and/or stormwater runoff during and after construction, site disturbance, habitat fragmentation and/or removal of vegetation, disturbance of wetlands or surface waters, and/or hazardous access for residents and serve/emergency vehicles.

11.5.3. At ridgelines, development shall be located to protect an unbroken forested backdrop. Development, including road and utility corridors, shall be sited and designed to minimize visual impacts from public vantage points. The use of landscaping and natural screening materials is encouraged, and may be required to lessen the visual impact of such development. The DRB may impose conditions including but not limited to building envelopes, clearing limits, and/or landscaping and screening to achieve the goals of this section. *N/A*

11.5.4. Removal of Topsoil, Sand and Gravel:

11.5.4.1. No topsoil, sand or gravel shall be removed from the development for any purpose other than to meet construction needs of that particular development unless conditional use approval is obtained from the Development Review Board in accordance with Section 7.4 of these regulations. *This can be a condition if any approval is granted.*

11.5.4.2. Topsoil removed in the process of grading the development site shall be replaced to a minimum depth of four [4] inches and the site seeded in accordance with Natural Resources Conservation Service recommendations. No stumps, wood, roots, pieces of concrete or asphalt chunks, fibrous material, or other refuse shall be used as fill in areas to be used as building sites. Stump dumps shall be located above the water table. *This can be a condition if any approval is granted. The applicant should comment on if there will be any topsoil removal contemplated none has been proposed with the application.*

11.6. Recreation/Open Space/Common Land

11.6.1. As a condition to the approval of any plan relating to a residential subdivision or residential development, the Development Review Board may require that up to fifteen percent [15%] of the areas on the plat be dedicated for the purpose of a public park, playground or other outdoor recreation purpose. The Development Review Board may require dedication of recreation land to the Town, land trust or other non-profit association, establishment of a homeowners association, or other means to ensure the long term ownership and maintenance of the recreation land. The Development Review Board shall consider the following in determining whether such recreation area is appropriate: *The applicant has proposed open space within this application which we has been covered above.*

11.6.1.1. The size of the proposed subdivision and the resulting area proposed for outdoor recreation purposes,

11.6.1.2. The physical suitability of the site for recreational use,

11.6.1.3. Whether use of the applicant's land for such purposes would conform with the Jericho Comprehensive Town Plan and the Chittenden County Open Space Plan, and

11.6.1.4. The site's proximity to other recreation land.

11.6.2. Upon approval from the Selectboard, if a suitable park, playground, or outdoor recreation site is provided under Section 11.6.1 above, the Development Review Board may exempt the applicant from payment of municipal impact fees relating to recreation and open space.

11.6.3. All developments approved as Planned Unit Developments shall provide open space/common land in accordance with Section 10.10.4. Recreation land required by Section 11.6.1 above shall be in addition to any provision of open space/common land in conformity with the provisions of Section 10.10.4.

11.7. Water Supply and Sewage Disposal

11.7.1. No zoning permit shall be issued for any structure requiring facilities for water supply or sewage disposal, including a mobile home, in any district, unless applicable approvals have been obtained from the Vermont Agency of Natural Resources and/or the appropriate Water District. *This can be a condition of approval.*

11.7.2. The above provisions of this section shall not apply to a connection with a public sewer made as provided in 10 VSA Section 2607. *The lots are proposed to be served by drilled wells. It should be noted that are no well site or isolation zones called out within the plans.*

11.7.3. Water Supply:

11.7.3.1. If the development will be supplied by an existing public water system, a letter shall be submitted by the applicant from the governing body of the water district stating that the water district has adequate capacity to serve the development and approving the design and construction details prior to final approval by the Development Review Board. *N/A*

11.7.3.2. If the development is to be served by a public water supply system, the applicant shall install a complete public water system, including mains, valves, services to the property lines and all other appurtenances. Design and construction procedures, materials and location of improvements shall conform with all applicable standards required by the commissioners of the water district in which the development is located and shall be subject to the approval of the water district's engineer. *N/A*

11.7.3.3. If the development will not be served by a public water system, a community system, a system consisting of individual wells, or other means of providing water to the proposed development shall be designed and installed in accordance with all applicable State regulations and standards. Community water systems shall be designed in such a way that they may eventually be connected to the municipal water supply system. *This can be a condition of approval.*

11.7.3.4. Evidence of the location and availability of potable water in adequate quantities shall be provided. The DRB may require the applicant to submit well yield information or provide other evidence that sufficient groundwater to serve the development is available. Due consideration in the location of community or individual water systems shall be given with respect to building sites, roadways, septic systems, floodwater levels, aquifer protection areas, and other factors affecting the potability of water supplies. *If the DRB feels it needs this information it should request it from the applicant.*

11.7.4. Sewage Disposal:

11.7.4.1. All wastewater disposal systems shall conform with the Environmental Protection Rules, Chapter 1, Waste Water and Potable Water Supply Rules published by the Agency of Natural Resources, as most recently amended. *Proposed Sewage Disposal areas have been call out with no additional details or designs. This can be a condition of approval.*

11.7.4.2. The DRB may defer sewage disposal requirements for a new lot if said lot is greater in size than twenty-five [25] acres, or if the DRB determines that the lot is suitable for agricultural or open space purposes. Language indicating the deferral status for any such lot shall appear on the final plat and in any transfer deed. *The DRB should determine if this is needed for the proposed open space lots*

11.8. Landscaping:

11.8.1. Preservation of Landscape: Finished site contours shall depart only minimally from the character of the natural site and the surrounding properties. Removal of vegetation shall be limited to the minimum necessary for safe construction. Areas disturbed through construction shall be revegetated by the applicant. Where development occurs in a forested or partially forested area, the applicant may be required to submit recommendations from a professional forester regarding placement of improvements and removal of trees. Where tree coverage does not exist or has been removed, new plantings may be required. *The applicant should discuss what vegetation removal will occur both for construction of site improvements as well as possible site clearing for the proposed residential lots. This will help the DRB determine if additional plantings may be warranted.*

11.8.2. Landscaping Budget Requirement: For all site plans, the Development Review Board may require minimum planting costs of up to three percent [3%] of total construction/improvement costs. *There is no proposed landscape plan or budget for this application.*

11.8.3. Screening and Buffering Requirements: All parking areas for five [5] or more cars, all outdoor sales display areas, all business uses and industrial uses, all contractor's yards, open storage and loading service yards and all commercial outdoor recreation shall be screened from any adjacent residential use and or the Low Density Residential, Rural/Agriculture Residential or Forestry district. Screening shall include a mixture of vegetation that creates a visual buffer (not necessarily an impervious "wall"). The introduction of attractive fencing, integrated with the vegetation, can also be used to define the buffer. The amount and type of plantings required will be determined by the Development Review Board based on *N/A*

(a) the location and context of the site,

(b) the type of use,

(c) proximity to neighbors, and

(d) the pattern and extent of existing vegetation (on-site and in the immediate area).

In all developments, to the extent practicable, existing trees shall be retained and used to satisfy the provisions of the minimum landscaping requirement.

11.8.4. Street and Shade Trees: In addition to plantings that may be required above for screening and/or buffering, all uses abutting a public way **shall** provide plantings of street trees. Street tree plantings shall also be required for all streets in a subdivision or Planned Unit Development. New trees **shall** be along both sides of streets in areas where no trees presently exist or where existing trees would suffer life-shortening construction damage. The trees **shall** be planted outside the Right-Of-Way, unless written approval is gained from the Selectboard. Street trees shall be located so as to minimize conflicts with necessary utilities. Such trees shall be deciduous canopy-forming trees of similar species and growth habit, and may be either massed or planted at intervals. *The applicant has stated there is to be no street trees proposed for this project. This is not consistent nor does it meet this criteria.*

Where such trees are planted at intervals, they shall conform with the following schedule of maximum spacing based on mature height:

SIZE (mature height)	MAXIMUM SPACING (trunk-to-trunk distance)
Large (40 feet or greater)	50-70 feet
Medium (30-40 feet)	40-50 feet
Small (30 feet or less)	30-40 feet

Where such trees are massed, planting shall consist of the same number and size of trees as would be required based on planting at intervals.

11.9. Site Layout and Design

The siting and architectural design of the project shall be compatible with existing and planned improvements and the character of the area in which it is to be located, as defined by the purpose of the zoning district, the Jericho Comprehensive Town Plan, and the standards listed below. The Development Review Board should encourage the use of a combination of common materials and architectural characteristics, landscaping, buffers, screens and visual interruptions to create attractive transitions between buildings of different architectural styles.

11.9.1. Village Center District: Site layout and design shall reinforce a compact village settlement pattern of buildings lining public roads or central greens and shall enable building sites and setbacks to be consistent with village patterns. Buildings shall be sited so as to encourage use by pedestrians and to create a well-defined streetscape.

11.9.2. Low Density Residential, Village, and Rural Agriculture Residential and Forestry Districts: Site layout and design shall reinforce the rural landscapes of these districts. Development shall be sited to minimize, to the extent feasible, encroachments on natural resources and environmentally sensitive areas including steep slopes, open fields and prominent ridgelines and hillsides. Commercial uses shall be sited so as to blend with the predominately rural/residential character of these areas.

11.9.3. Commercial District: Site Layout and design shall minimize the appearance of strip development. Site layout and design shall incorporate green space, landscaping and other visual treatments that soften the appearance of development. Curb cuts should be limited to avoid impeding circulation on Route 15, and interior circulation roads may be required on larger parcels.

11.9.4. Energy Conservation: In all districts, site layout and design, including orientation of buildings and vegetation, should promote the conservation of energy and permit the

utilization of renewable energy resources. *There are provision for the allowance of roof mounted solar panels and ground mounted panels.*

11.9.5. The existence of a nearby structure that does not contribute positively to the character of the Town shall not be regarded as a justification for perpetuating or expanding the effect.

11.10. Outdoor Storage - Display:

11.10.1.In addition to the provisions of Section 4.7.16, except as provided in Section 11.2.3.3: "Front Yard Parking", no parking, loading or outdoor storage, sales or display areas shall be permitted in any required front yard setback. The Development Review Board may limit the total size of outdoor areas for the display of items for sale as a conditional use requiring site plan review. *N/A*

11.10.2.Solid and Hazardous Wastes: No trash, garbage, construction debris, or hazardous or corrosive wastes or chemicals, junk, or other refuse shall be stored on a lot in such a way that pollutes surface or groundwater or that threatens public health and safety. *This can be a condition of approval and could be incorporated within the Home Owner Association Documents.*

11.10.3. Motor Vehicles: No person shall permit more than three [3] unregistered and/or uninspected motor vehicles or major part or portion of a motor vehicle to remain for more than thirty [30] consecutive days on premises owned, occupied, or controlled by him if the vehicle or parts are within view from any public way or abutting property, unless the vehicle is regularly operated on the premises, or unless the premises constitute a working farm or a permitted motor vehicle dealership. Any motor vehicle, or portion thereof (such as a trailer), used as a storage structure shall meet all applicable district setbacks. *This can be a condition of approval and could be incorporated within the Home Owner Association Documents.*

11.10.4.Underground Storage Tanks: All new underground tanks for the storage, sale, or distribution of petroleum products shall be protected from internal and external corrosion such as by all Fiberglass construction, steel with bonded Fiberglass and internal lining, or the Steel Tank Institute 3-Way Protection System. Such tanks shall conform with the requirements of current applicable state and/or federal law. *There are no proposed underground storage tanks within this application. This can be a condition of approval and could be incorporated within the Home Owner Association Documents.*

11.10.5.Above Ground Storage Tanks: The storage of any highly flammable or hazardous liquid in an above ground tank with a storage capacity greater than 500 gallons shall meet all applicable state and federal standards, and the setback requirements and other standards of National Fire Protection Association (NFPA) Code 58 (or the most recent NFPA Code). *This can be a condition of approval and could be incorporated within the Home Owner Association Documents or prohibited.*

11.11. Outdoor Lighting:

Lighting shall be kept to a minimum consistent with the requirements of pedestrian and vehicular safety and convenience in accordance with the Public Works Specifications and the following standards: *The applicant has proposed some exterior lighting standards which can be found in Article 6 of the Declaration of Covenants, Restrictions & Conditions. There have been no proposed lighting fixtures or likeness provided within the application.*

11.11.1. The maximum height of lighting fixtures or supporting structures shall not exceed twenty [20] feet from grade. Excluded from this height calculation are solar collectors or wind turbines

on top of the supporting structure, which shall not exceed ten [10] additional feet in height. *A height limit of 16 feet has been proposed*

11.11.2. The maximum permitted average lighting level on the surface to be lighted shall be one [1.0] foot-candle, or as otherwise specified in the Public Works Specifications. *A maximum foot candle of 3 is within the document and is not consistent with the requirement of this criteria. The document should be amended or a waiver be requested by the applicant.*

11.11.3.Lighting of areas around gasoline pump islands and under canopies sheltering pump islands shall not exceed a maximum illumination level of twenty [20.0] foot-candles. *N/A*

11.11.4.The height and shielding of light standards shall provide proper lighting without hazard to drivers or nuisance to residents. Fixtures, poles, and lamps shall conform with the Public Works Specifications. To the extent practicable, energy-efficient LED fixtures shall be used. Lamps shall have a minimum color temperature of 2500 Kelvin. *There appears to be no street lighting contemplated within this application.*

11.11.5.Security Lighting: Security lighting shall be shielded and aimed so that illumination is directed only to the designated area and not cast on other areas. Lighting shall not be directed above the horizontal plane through the top of the lighting fixture, and the fixture shall include shields that prevent the light source from being visible from adjacent properties and roadways. The average lighting level of an area illuminated by security lighting shall not exceed one [1.0] foot-candle. To the extent practicable, security lighting shall be placed on timers and seasonally adjusted for fluctuations in daylight hours. *This could be a condition of approval if needed.*

11.11.6.Lighting of Building Facades: The maximum permitted average lighting level on any building façade or angular roof shall not exceed five [5.0] foot-candles. Building façade lighting shall be reduced to one [1.0] foot-candle after 11pm. Lighting fixtures shall be carefully located, aimed, and shielded so that light is directed only onto the building façade. To the extent practicable, lighting fixtures shall be directed downward rather than upward. Lighting fixtures shall not be directed toward adjacent streets or roads. *A maximum foot candle of 3 is within the document and is not consistent with the requirement of this criteria. The document should be amended or a waiver be requested by the applicant.*

11.11.7.Lighting of Outdoor Recreation Areas: Where playing fields or other outdoor recreation areas are to be illuminated, lighting fixtures shall be mounted and aimed as to illuminate the primary recreation area only, and so that no direct illumination is directed offsite. Lighting for outdoor recreation areas shall be turned off no more than forty-five [45] minutes after the end of the event. *N/A*

11.11.8.Direct glare (defined as illumination beyond property lines caused by direct rays from incandescent, fluorescent, or arc lighting) shall not be permitted with the exception that parking areas and walkways may be illuminated by lights hooded or shielded such that the maximum angle of the cone of direct illumination is no more than sixty [60] degrees. *This could be a condition of approval.*

11.11.9.Provisions for outdoor lighting may be subject to recommendations by the Vermont State Police.

11.12. Utilities

11.12.1. All existing and proposed utilities and utility Rights-Of-Way/easements, including but not limited to electric, telephone, gas, fiber optic and cable television, shall be shown on the final plat.

The applicant has developed a proposed plat which incorporated proposed easements and ROW but staff has not had the ability to totally review this submission because of the many

multiple layers incorporated on the one plan. The applicant has provided a new electronic version for review. This could always be a condition of approval.

11.12.2. All new utilities shall be placed underground from the nearest available port, unless the Development Review Board determines that burial of utilities would result in an undue adverse impact to natural resources or would be prohibitively expensive. Prior to approving overhead utilities, the DRB shall require independent technical review in accordance with Section 10.8.6 to determine if the above conditions are met.

All new utilities shall be placed underground. If the existing house is to receive a new service that service shall be placed underground as well.

11.12.3. The applicant shall coordinate development design with utility companies to ensure that suitable areas are available for underground installation within and adjacent to the proposed development. Utility easements of sufficient width shall be provided to serve both the proposed development, and future service extensions to adjoining properties. *No utility easements or ROW documentation have been provided for review to date.*

11.12.4. Utility corridors shall be shared with other utility and/or transportation corridors where feasible and shall be located to minimize site disturbance. *See above.*

11.13. Stormwater

11.13.1.Post-Construction Stormwater Management: The applicant *shall* install a storm water management system along all new streets and at other required locations. This system **shall** meet the following standards: *There is a very brief description from the applicant on stormwater treatment in the narrative provided. It is very light on details and there is no stormwater management plan or design and details provided within the submission. The standards below that are supposed to be met within the application are not so review or determination at this point and time cannot be done. Staff recommends that the applicant provide an engineered stormwater management plan with corresponding designs and details.*

11.13.1.1. Development **shall** minimize stormwater runoff and utilize pervious areas for stormwater infiltration and treatment. Existing natural drainage ways shall be incorporated into the design of the management system to the fullest extent possible. *Incomplete see above.*

11.13.1.2. The stormwater management system **shall** be designed, installed and maintained in accordance with the requirements of the latest version of the Vermont Stormwater Management Manual and the Jericho Public Works Specifications. In the event of conflicting design criteria within these standards, the stricter **shall** apply. *Incomplete see above*

11.13.1.3. Applicants are encouraged to incorporate Low Impact Development techniques and practices into the stormwater management system. *Incomplete see above*

11.13.1.4. All development requiring Development Review Board approval resulting in more than one-half [0.5] acres of new impervious surface and all major subdivisions **shall** at minimum meet the Recharge (Rev) criteria and the Water Quality Volume (WQv) criteria, as defined in the Vermont Stormwater Management Manual. Applicants are strongly encouraged to utilize non-structural practices such as the Voluntary Stormwater Management Credits provided for in the most recent version of the Vermont Stormwater Management Manual in order to satisfy this requirement. *Incomplete see above*

11.13.1.5. The interest of the owner of each lot served by the stormwater management system **shall** be protected by an easement recorded in the deed of each lot involved. *Incomplete see above*

11.13.1.6. Uses defined as "stormwater hotspots" in the Vermont Stormwater Management Manual, including those creating less than one acre of impervious surface, **shall** comply with all applicable requirements of the Vermont Agency of Natural Resources. Stormwater runoff from a stormwater hotspot **shall** not infiltrate into groundwater unless an individual stormwater permit from the Vermont Agency of Natural Resources is obtained. *Incomplete see above*

11.13.1.7. Culverts or other drainage facilities **shall,** in each case, be large enough to accommodate potential run-off from the entire upstream drainage area, whether inside or outside the Development. The Development Review Board **shall** approve the design and size of facilities based on anticipated run-off under conditions of total potential development and a twenty-five [25] year storm. The applicant's engineer shall provide such information as the Development Review Board deems necessary to make the determination of the adequacy of the facilities. *Incomplete see above*

11.13.1.8. The applicant's engineer **shall** provide such information as the Development Review Board deems necessary to determine the effect of the development on existing downstream drainage facilities outside of the area of development. Where anticipated discharge from the proposed development during a twenty-five [25] year storm will overload existing downstream drainage facilities, the Development Review Board may condition final approval upon improvement of the downstream facilities to prevent such an overload. Any construction required to prevent such overload and subsequent damage may be located on or off the applicant's site. *Incomplete see above*

11.13.2.Erosion and Sediment Control During Construction:

11.13.2.1. At minimum, all construction **shall** comply with the erosion control practices detailed in the most recent version of the Vermont Agency of Natural Resources Low Risk Site Handbook for Erosion and Sediment Control. *Plans and details dealing with erosion and sediment control have not been provided to date so no evaluation of the criteria below can be provided. Staff recommends that the applicant provide engineered plans with corresponding designs and details erosion and sediment controls for this proposed project.*

11.13.2.2. Plans meeting the guidelines of the latest edition of the Vermont Handbook for Soil Erosion and Sediment Control on Construction Sites, shall be submitted for all major subdivisions or when otherwise required by the Vermont Department of Environmental Conservation. The Development Review Board may also require erosion plans when development is proposed to occur on slopes greater than fifteen percent [15%], unvegetated areas or other areas with fragile soil conditions. In order to determine whether or not an erosion control plan is needed, the Development Review Board may require the applicant to provide a Risk Evaluation Checklist from the Vermont Department of Environmental Conservation *Incomplete see above*

11.13.2.3. Where necessary, temporary vegetation and/or mulching and structural measures may be required by the Development Review Board to protect areas exposed during the development. Sediment basins (debris basins, desiltating basins, or silt traps) shall be installed and maintained during development to remove sediment from run-off water from land undergoing development. At minimum, these measures shall comply with the practices described in the Vermont Agency of Natural Resources Low Risk Site Handbook for Erosion and Sediment Control. *Incomplete see above*

11.13.2.4. Erosion prevention and sediment control practices for construction that occurs from October 15th to May 15th shall conform with Section 3.2 Winter Construction Limitations of the Vermont Standards and Specifications for Erosion Prevention and Sediment Control, or the most recent Vermont Agency of Natural Resources standards for winter construction. *Incomplete see above*

11.13.3.Protection of Natural Water Courses:

11.13.3.1. No natural water course shall be piped, dammed or altered without the approval of the Town and, where applicable, the State Department of Environmental Conservation and/or the Army Corps of Engineers. *There is no proposed piping or alteration of any water course within the application. As previously noted there are number of class 2 & 3 wetland which are impacted (4,890 sq.ft. impacted) by the project as well as areas within the wetland that will receive culvert drainage.*

11.13.3.2. Land bordering on major water courses and drainage ways, or located in the 100 year Floodplain, which cannot be used safely for building purposes without danger to health or peril from flood, shall be set aside for such uses as are not endangered by periodic inundation.

11.13.3.3. Construction and site modifications shall be prohibited on banks adjacent to streams or other water courses, except where a road or utility must intersect said waters. During construction all necessary precautions shall be taken to minimize soil erosion and injection of soil into public waters. The disturbed bank and slopes shall be revegetated and stabilized according to Natural Resources Conservation Service recommendations.

11.14 Performance Standards

11.14.1. No land or structure in any zoning district shall be used or occupied in any manner that creates dangerous, injurious, noxious or otherwise objectionable conditions which adversely affect the reasonable use of adjoining or nearby properties). In accordance with the ACT [§§4414(5)], the following performance standards, as measured at the property line, must be met and maintained in all districts for all uses, except for agriculture and forestry. *The standard listed below (11.14.1.1 -11.14.1.6) could be considered conditions of any approval if deemed applicable to this submission.*

No use, under normal circumstances, shall cause or result in:

11.14.1.1. Noise in excess of seventy decibels [70db] averaged using the RMS method over a continuous thirty [30] minute period that is not the result of occasional, customary activities associated with an allowed use (e.g., lawn mowing or garden cultivating).

11.14.1.2. Smoke, dust, noxious gases, or other forms of air pollution that constitute a nuisance or threat to neighboring landowner(s), business(es) or resident(s); which endanger or adversely affect public health, safety or welfare; or which cause damage to property or vegetation.

11.14.1.3. Electromagnetic disturbances or electronic transmissions or signals that will repeatedly and substantially interfere with the reception of radio, television, or other electronic signals, or which is otherwise detrimental to public health, safety and welfare (except from facilities which are specifically licensed and regulated through the Federal Communications Commission).

11.14.1.4. Glare, lumen, light, or reflection that impairs the vision of motor vehicle operators, which constitute a nuisance to another property owner(s) or tenant(s), or which is otherwise detrimental to public health, safety and welfare.

11.14.1.5. Liquid or solid waste or refuse that cannot be disposed of by available methods without undue burden to municipal or public disposal facilities, which pollute surface or ground waters, or which is otherwise detrimental to public health, safety and welfare.

11.14.1.6. Undue fire, explosive, radioactive emissions, or other hazard that endangers the public, public facilities, or neighboring properties, or which results in a significant increased burden on municipal facilities and services.

In determining on-going compliance, the burden of proof shall fall on the applicant, parcel owner, and/or all successors and assignors. In the event of a formal complaint, should the applicant, parcel owner, and/or successors and assignors, determine that assistance of an independent consultant or consultants to evaluate and/or document conditions is warranted, and the results of said evaluation confirm compliance, the reasonable costs of consultant services shall be paid for by the person or persons who initiated the complaint.

11.14.2. Agricultural operations should at minimum observe Accepted Agricultural Practices (AAPs) as defined and administered by the Vermont Agency of Agriculture. *N/A*

11.14.3. Forestry operations should at minimum observe Accepted Management Practices (AMPs). *N/A*

11.14.4. The Zoning Administrator or Development Review Board may consult with state and federal regulatory agencies in determining accepted performance standards for a particular use.

10.12.9.4. Legal Documents.

The final plat application for a minor or major subdivision shall be accompanied by the following legal documents. Should the Development Review Board determine it necessary to employ an attorney to review any legal documents, the costs of such attorney shall be paid by the applicant. Issues that may be reviewed include but are not limited to: *The applicant has provided within their submission a draft Declaration of Covenants, Restrictions & Conditions as well as a Home Owner Association draft. There has been no legal documents for easements right of ways, the granting of the open space or lots provided to date. These should be provided. Also within the Declaration of Covenants, Restrictions & Conditions there are number of clarification and corrections (listing Town of Shelburne as jurisdictional authority) that need to be made. It is staff recommendation that these documents be provided prior to any final review application.*

10.12.9.4.1. Information on all proposed publicly-owned land, Rights-Of-Way, or easements, including certificate of title, offer of irrevocable dedication, and warranty deed, free and clear of all encumbrances, to be recorded after final acceptance of all streets, easements, parks, or other open space by the Town. *As mentioned above these documents need to be provided.*

10.12.9.4.2. Copies of agreements or other documents showing the manner in which common property and/or space is to be maintained, including any conservation easements. Any common property and/or open space shall be defined and consistent with the approved site plan. Open space restrictions and reservations shall be permanent. All lots/units shall receive perpetual right for use of common properties and facilities, unless exempt from this requirement by specific action of the Development Review Board. *As mentioned above these documents need to be provided. There is open space contemplated within this application which will need to be addressed as above and it is not known if there will be common land as well. The applicant will*

need to address and provide the necessary information for the DRB to review and evaluate this criterion.

10.12.9.4.3. Bylaws, Articles of Incorporation, or Covenants of any homeowners association, declaration of condominium, or other applicable legal agreements. Homeowners association responsibility, mandatory membership, and lienable assessment power shall be provided for by the homeowners association documents and individual lot deeds. The association shall have the duty to obtain liability, property, and casualty insurance, and responsibility for expenses relating to management and maintenance of association-owned structures. A provision shall be included for Town takeover in the event of failure of essential services, including the power of the Town to appoint a receiver to assess the property for funds to cure defects in facilities.

The applicant has provided a draft Howe Owners Association that will need to be reviewed and should be amended to include the last provision of this criteria.

10.12.9.4.4. All restrictions and covenants to be included in individual deeds.

Individual lots have not yet been submitted for review when the applicant provides them they should include the requirement listed above in this criteria. As staff noted they should be provide prior to any final review application.

10.12.9.4.5. Any other data, such as contracts, certificates, affidavits, endorsements, receipts, or other materials or agreements which have been required by the Development Review Board or the Selectboard. *The applicant shall address this if applicable*

ADDITIONAL COMMENTS:

As previously noted all plans provided should include the license # and seal from the professional who created them.

All site plans should include date, north arrow, legend, preparer's information and certifications. Proposed building envelopes, well locations and isolation limits, dimensions of proposed lots created, monument locations and types, overall coverage and proposed impervious surfaces. All appropriate construction details should be provided.

STAFF RECOMMENDATION:

To continue the preliminary review hearing to a time certain date which will allow the applicant to develop and address the information not yet provided and in need of amending. Because of the nature of the information that still needs to be developed staff would recommend determining a date that will allow for this to occur and look at rescheduling for a possible continuation later this fall or early winter.