

Robear Subdivision - Project Narrative

4964 Williston Road

June 1, 2018

The Robear family desires to develop their 90 year old former farm as a 9 lot subdivision including a 17+/- acre conservation lot to preserve wetlands and wildlife habitat. The subdivided development lots will range between 1 acre and 9.9 acres. This 55.8 acre lot has been zoned as industrial land for over 40 years and is surrounded by mostly industrial and commercial uses.

The majority of the project parcel is located in the Industrial Zoning District West (IZDW). The easternmost portion of the parcel (proposed Lot 1) is located in the Gateway Zoning District West (GZDW). The purpose of the IZDW is to accommodate a variety of industrial and some commercial uses, providing numerous jobs. The principal goal is to ensure that industrial uses can prosper without adverse impacts on or complaints from incompatible neighbors. Development on the individual lots having frontage on Williston Road will be subject to Design Review.

A future lot merger is anticipated between Lot 1 and the adjacent Greer property. Lot 1, the only portion of the property in the GZDW, would most likely be developed in combination with the adjacent parcel at the corner of Williston Road and South Brownell Road.

This parcel in the center of Chittenden County represents a unique opportunity for a number of small businesses to own their own facility. This type of development is almost non-existent in Chittenden County. It also offers national companies the ability to grow with our economy as job opportunities expand.

The project parcel has over 1,900 feet of frontage on Williston Road and 950 feet on Shunpike Road offering great vehicular access. It is also surrounded by all public utilities. The proposed lots will be accessed from 3 - 4 curb cuts on Shunpike Road, as well as 3 curb cuts on Williston Road, and potentially a shared curb cut from South Brownell Road in cooperation with the abutter. The new lots along Williston Road will also be located on the GMTA bus route.

There are no existing or planned sidewalks along Shunpike Road or Williston Road (Comprehensive Plan Map 11 – Sidewalks & Paths). Existing sidewalks are located along one side of South Brownell & North Brownell Roads. A shared use paved path is located along Williston Road, east of the South Brownell Road intersection. A future path is planned along Industrial Avenue. A 20 feet wide easement to the Town is proposed along the frontage of the lots along Williston Road and Shunpike Road to facilitate the future construction of a sidewalk.

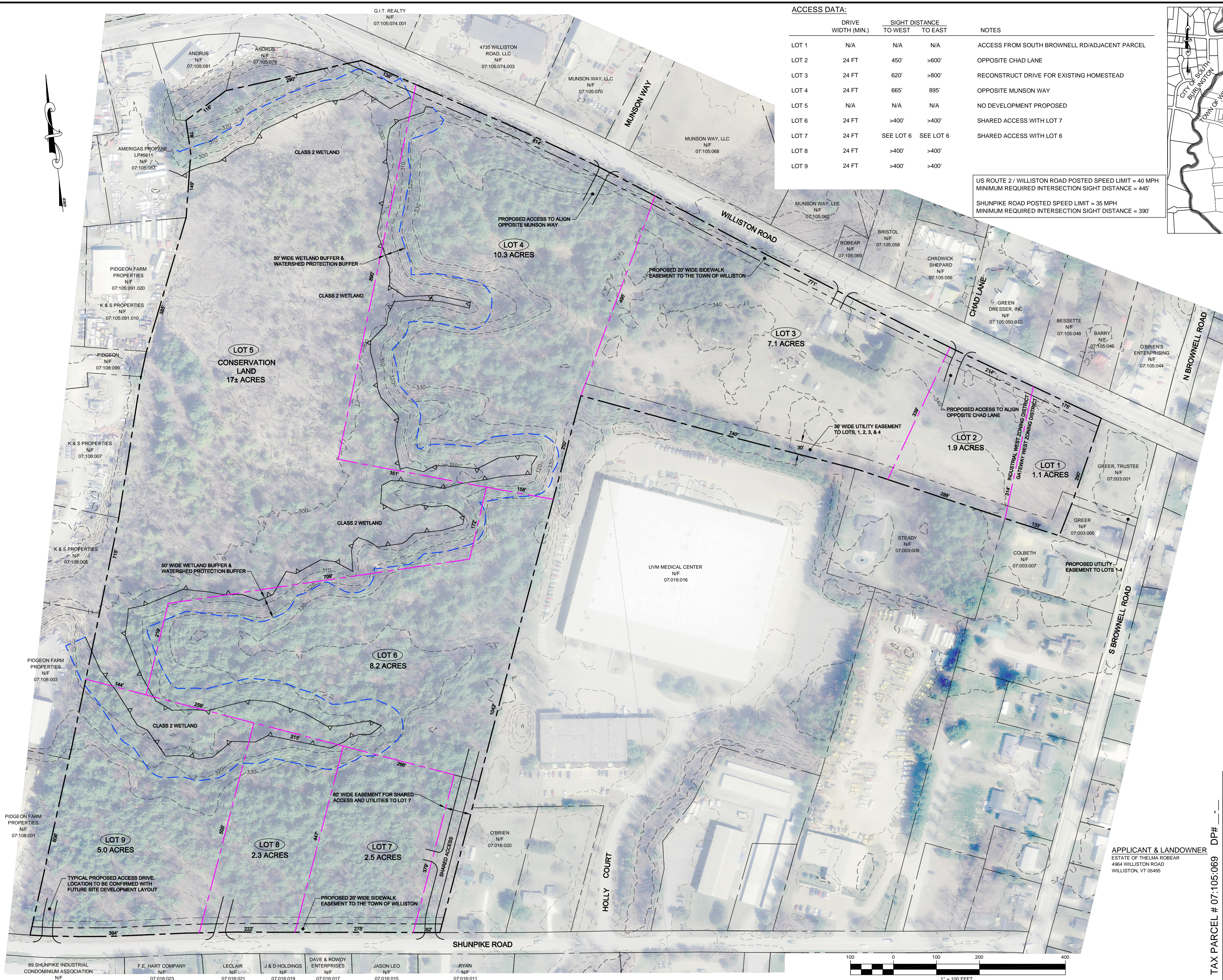
The development area is situated on a sandy terrace, mapped as Adams Windsor loamy sand. The well drained soils provide an opportunity to manage stormwater runoff onsite with infiltration. Stormwater will be managed on each individual lot using infiltration basins, drywells, and/or infiltration trenches.

Runoff will be retained and infiltrated onsite, reducing post development peak flows to less than pre-development rates. As a common plan of development, each lot will be required to obtain coverage under VT General Permit 3-9015 for stormwater runoff from new development. Erosion prevention and sediment control plans will be prepared for each lot at the time of development. Similarly, each lot will be required to obtain coverage under the VT Construction General Permit for stormwater runoff from construction sites.

The project area is served by the municipal water supply. An 8" diameter asbestos cement watermain is located on the south side of Shunpike Road (opposite the project parcel). A 12" diameter asbestos cement watermain is located along the Williston Road frontage of the project parcel. Several existing hydrants are located along the frontage of the project parcel on Williston Road. Individual water services are proposed for the new lots along Williston Road. Shared water services are likely along Shunpike Road, serving Lots 8/9 and Lots 6/7. The need for additional hydrants will be evaluated for site development with the Public Works and Fire Departments.

The project parcel is located in the sewer service area, served by the municipal low pressure effluent collection system along Shunpike Road and South Brownell Road. The low pressure effluent collection forcemain is located along the Shunpike Road frontage. Individual septic tanks and effluent pump stations will be located on each lot. Connections to the Shunpike Road effluent collection forcemain are proposed for Lots 6, 7, 8, & 9. A shared effluent forcemain will be located along the rear of Lot 1-4, extending across the Greer property to connect with the municipal low pressure effluent forcemain on South Brownell Road.

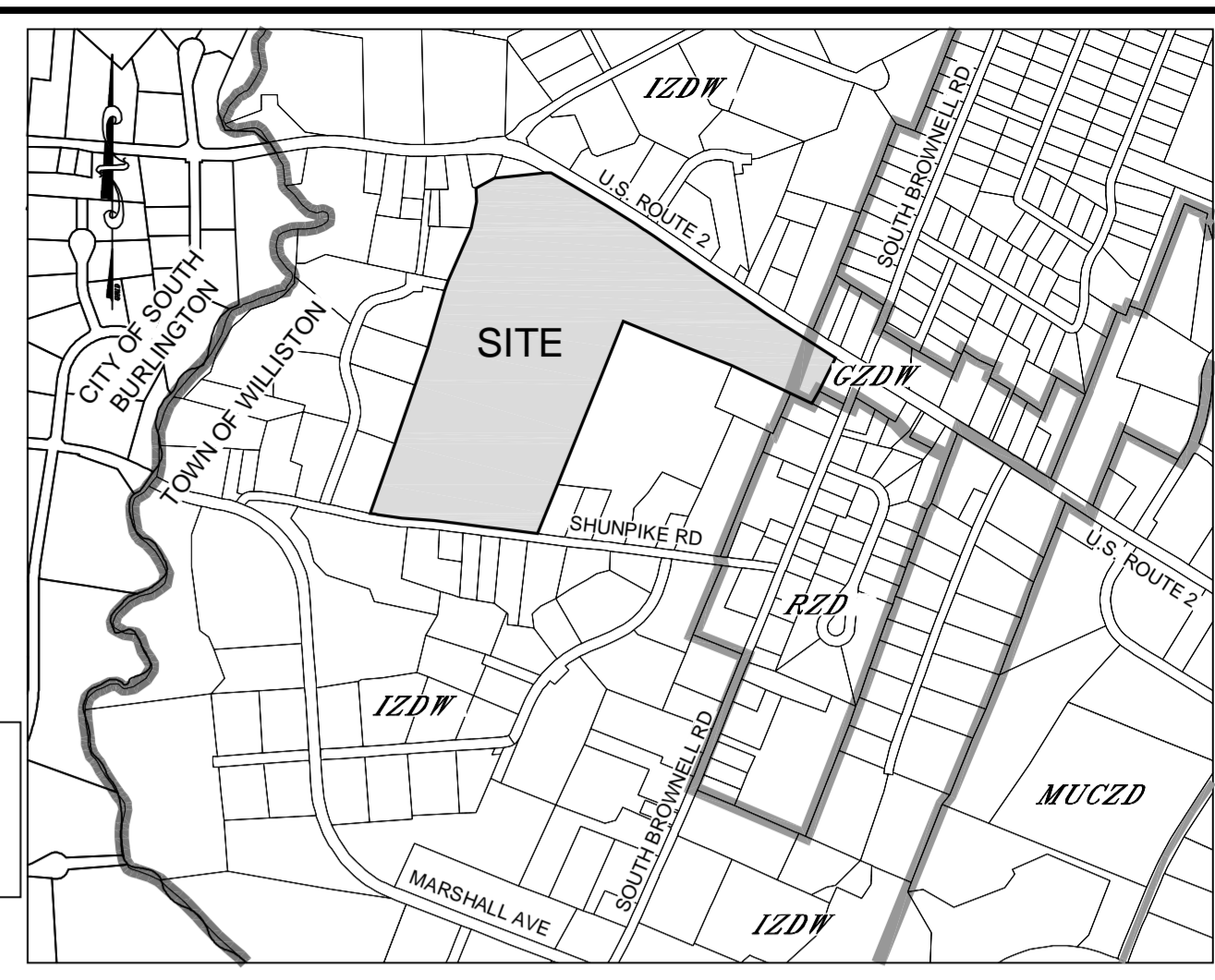
A design for the effluent forcemains and waterline extensions will be provided with the Discretionary Permit application. Additional detailed design information will be provided for each lot as Discretionary Permits are obtained for specific development.



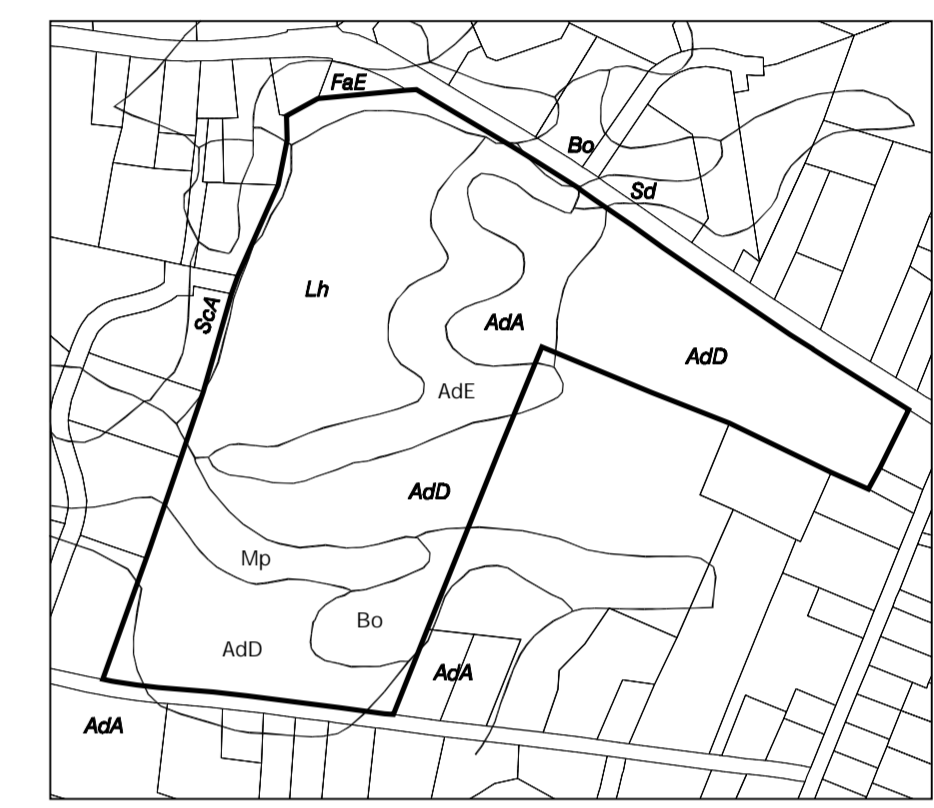
ACCESS DATA:

LOT	DRIVE WIDTH (MIN.)	SIGHT DISTANCE		NOTES
		TO WEST	TO EAST	
LOT 1	N/A	N/A	N/A	ACCESS FROM SOUTH BROWNELL RD/ADJACENT PARCEL
LOT 2	24 FT	450'	>600'	OPPOSITE CHAD LANE
LOT 3	24 FT	620'	>800'	RECONSTRUCT DRIVE FOR EXISTING HOMESTEAD
LOT 4	24 FT	665'	895'	OPPOSITE MUNSON WAY
LOT 5	N/A	N/A	N/A	NO DEVELOPMENT PROPOSED
LOT 6	24 FT	>400'	>400'	SHARED ACCESS WITH LOT 7
LOT 7	24 FT	SEE LOT 6	SEE LOT 6	SHARED ACCESS WITH LOT 6
LOT 8	24 FT	>400'	>400'	
LOT 9	24 FT	>400'	>400'	

US ROUTE 2 / WILLISTON ROAD POSTED SPEED LIMIT = 40 MPH
 MINIMUM REQUIRED INTERSECTION SIGHT DISTANCE = 445'
 SHUNPIKE ROAD POSTED SPEED LIMIT = 35 MPH
 MINIMUM REQUIRED INTERSECTION SIGHT DISTANCE = 390'



LOCATION MAP (WITH ZONING)
N.T.S.



SOIL MAP
N.T.S.

LEGEND	SOIL DESCRIPTION	LEGEND	SOIL DESCRIPTION
Ada	ADAMS & WINDSOR LOAMY SAND, 0-5% SLOPES	Mp	MUCK AND PEAT
AdD	ADAMS & WINDSOR LOAMY SAND, 12-30% SLOPES	Lh	LIVINGSTON CLAY
AdE	ADAMS & WINDSOR LOAMY SAND, 30-60% SLOPES	ScA	SCANTIC SILT LOAM, 0-2% SLOPES
Bo	BLOWN-OUT LAND	Sd	SCARBORO LOAM
FaE	FARMINGTON EXTREMELY ROCKY LOAM, 20-60% SLOPES		

PARCEL DATA
 PARCEL NUMBER: 07:105:069.000
 TOTAL PROJECT AREA: 55.7 ACRES
 ZONING DISTRICT: INDUSTRIAL ZONING DISTRICT WEST GATEWAY WEST ZONING DISTRICT
 MINIMUM LOT AREA: NONE
 MINIMUM LOT FRONTAGE: 40 FEET
 BUILDING SETBACKS: FRONT YARD: 35 FEET IZDW, 25 FEET GZDW
 MAX. BUILDING HEIGHT: 36 FEET
 UTILITIES: MUNICIPAL WATER & SANITARY SEWER (EFFLUENT) ONSITE STORMWATER INFILTRATION

NOTES:
 1. THE PURPOSE OF THIS PLAN IS TO PRESENT THE CONCEPTUAL LAYOUT OF THE PROPOSED SUBDIVISION, ACCESS, AND UTILITIES. ADJUSTMENTS MAY BE MADE AS THE DESIGN IS FURTHER DEVELOPED.
 2. PROPERTY LINES ARE BASED UPON TAX MAP DATA.
 3. WETLAND DELINEATION PERFORMED BY PETER SPEAR, NATURAL RESOURCE CONSULTING SERVICES, IN THE FALL OF 2016. THE WETLAND DELINEATION WAS ACCEPTED BY THE VT WETLANDS OFFICE ON 12-08-16.

Date	Revision	By
These plans shall only be used for the purpose shown below:		
<input checked="" type="checkbox"/>	Sketch/Concept	<input type="checkbox"/> Act 250 Review
<input type="checkbox"/>	Preliminary	<input type="checkbox"/> Construction
<input type="checkbox"/>	Final Local Review	<input type="checkbox"/> Record Drawing

ROBEAR PROPERTY
 ESTATE OF THELMA ROBEAR
 4964 WILLISTON ROAD WILLISTON, VT

SITE PLAN

Lamoureux & Dickinson
 Consulting Engineers, Inc.
 14 Morse Drive, Essex, VT 05452
 802-878-4450 www.LDengineering.com

TAX PARCEL # 07:105:069 DP# 17031
 Project No. 17031
 Survey MJB
 Design ABR
 Drawn L&D
 Checked ABR
 Date 4-27-18
 Scale 1" = 100'
 Sheet number 1