



JAN 22 2020

PROJECT NARRATIVE **BURLINGTON PERMITTING & INSPECTIONS**

Trudell Consulting Engineers (TCE) is assisting Lewis Creek Company to submit a COA Level III Preliminary Plat application on behalf of the owners, Nancy Reid and Alison Segar, for a proposed 2-lot subdivision and the construction of a new single family home at 49 Fletcher Place in Burlington, Vermont. The project property is located within the Residential – Medium Density (RM) zoning district and is within the Design Review overlay district.

GENERAL INFORMATION

The existing property is 0.34 acres at the west end of Fletcher Place off Colchester Ave across from the University of Vermont Medical Center entrance. The existing property is developed with a 5-bedroom single family home, several small outbuildings and a driveway. This project proposes to subdivide the existing 0.34 ac parcel into a 0.18 ac Lot 1 around the existing home and a 0.16 ac Lot 2 to be developed with a new 3-bedroom single family home. The existing outbuildings will be relocated to the proposed Lot 1. This project is considered COA Level III as it proposes the subdivision of land.

EXISTING CONDITIONS

The topography varies across project property. While the development area is relatively flat, sloping from east to west at an approximately 0-5% grade, the site exhibits extremely steep slopes, in excess of 50%, along the western half of the property. This sloped area is part of a ravine which drains to an unnamed tributary of the Winooski River. Class II wetlands do exist at the base of the ravine and were delineated by TCE in 2016. The 2016 wetland delineation and 50 ft jurisdictional buffer are shown on the attached plans.

The property is predominantly forested while the developed area is mowed grass. Soils are mapped by the Natural Resource Conservation Service (NRCS) as primarily Adams and Windsor loamy sand, 5 to 12 percent slopes, with a section of Hartland very fine sandy loam, 25 to 60 percent slopes along the northern property boundary. The Adams and Windsor loamy sand is listed as Hydrologic Soil Group A, meaning the on-site soils are well drained, and is rates to have a slight erosion hazard. The Hartland very fine sandy loam is listed as Hydrologic Soil Group B with a very severe erosion hazard rating.

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19-315 LEWIS CREEK SUBDIVISION
49 FLETCHER PLACE, BURLINGTON, VT
COA LEVEL III PRELIMINARY & FINAL PLAT – JANUARY 2020

Surrounding Uses

Fletcher Place is a primarily residential dead end road, however, the University of Vermont Transportation and Parking Office and the Trinity Children's center are located on Fletcher Place. While most of Fletcher Place is zoned Residential – Medium Density, the street is surrounded by the Institutional (I) zoning district. As the project parcel is located on the end of the dead end road, the property to the west and north are undeveloped and are primarily undevelopable due to the existing ravine.

PROPOSED PROJECT

District Information – Residential-Medium Density (RM) – Article 4 Section 4.4.5

The proposed single family home meets the intention of the zoning district as it proposes a permitted use, a single-family detached dwelling. The proposed subdivision and new residence meets all dimensional and density requirements of the district per Table 4.4.5-1, 4.4.5-2, and 4.4.5-3 of the Zoning Bylaw, see Table 1 below.

Table 1. Review of Required and Proposed Dimensional Standards per the Zoning Bylaw

	Required	Proposed Lot 1	Proposed Lot 2
Lot Size	No minimum	0.18 ac	0.16 ac
Frontage	30' min	79'	96'
Base Residential Density	20 units/acre	1 unit/0.18 ac	1 unit/0.16 ac
Lot Coverage	40% max	27.2%	24.4%
Front Setback	Min/max average of two adjacent lots on both sides +/- 5 feet (Average = 12')	6' (existing)	7'
Side Setback	Min 10% of lot width or average of side yard setback of 2 adjacent lots on both sides (Max 20')	8' (10% of lot width)	9' (10% of lot width)
Rear Setback	Min 25% of lot depth but in no event less than 20' (Max 75')	30' (25% of lot width = 26')	30' (25% of lot width = 21')
Building Height	35' max	22'	30'

Both the existing and proposed driveways do encroach within the side setbacks, however, do not extend fully to the property boundary. For the purposes of lot coverage calculations, decks, patios, walkways, and proposed pervious pavers were included in the numbers represented in Table 1 above. The existing property does have several accessory structures including a garage, two small storage sheds, a chicken coop, and several play structures. All accessory structures except the garage are proposed to be relocated to proposed Lot 1 and all covered structures were included within the lot coverage calculations in Table 1 above.

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Citywide General Regulations – Article 5

This project meets all dimensional requirements of the applicable zoning district as described above, and does not propose any non-conformities or special uses. Additionally, the project does not propose any changes to outdoor lighting as a single family home is proposed.

Stormwater – This project is subject to the Residential (R1 & R2) Stormwater Management Plan. The existing property has approximately 2,667 SF of impervious surface between rooftop, porches, walkways, and the driveway. All of the existing impervious is disconnected to pervious grassed areas with an underlying soil that is well drained, however, the existing driveway and walkway do drain to the Fletcher Place municipal stormwater system which outlets to the nearby ravine.

The proposed single family home will increase on-site impervious surfaces by 1,293 SF, however, it will not increase connected impervious within the watershed. Rooftops are proposed to be guttered to rain barrels which will store water for on-site use and/or controlled release to pervious areas. Additionally, the proposed driveway and walkway will be constructed with a pervious paver allowing runoff to infiltrate directly.

Erosion Prevention and Sediment Control (EPSC) – This project is subject to Small Project EPSC review as more than 400 SF of land disturbance is proposed but less than 5,000 SF. In total, the project proposes to impact approximately 4,800 SF of the existing lot. All proposed impacts are within the flat portion of the property and will not encroach on any steep slopes. Barrier tape and silt fence will be installed at the top of the slope to prohibit sediment from leaving the site or entering any waters of the State.

Majority of the impact will be excavating for the foundation of the proposed home, however, the site is well above the water table and dewatering of the well-drained soils should not be necessary. Additional impacts include the installation of a permeable paver driveway and walkway, and utility trenching for water, sewer and electric. Minimal site grading will be necessary as the proposed house site is flat. Soil will be stockpiled on-site, stabilized, and eventually trucked off-site once excavation and grading are complete. All exposed soils will receive temporary and final stabilization and the Low Risk Site Handbook will be followed during construction.

Tree Removal – This project proposes the removal of one (1) 10" tree and one (1) 24" tree for the construction of the new single family home. There is no proposed landscaping plan for this development.

Development Review Standards – Article 6

This minor subdivision and development of a single family home protects existing natural features and proposed minimal topographical alterations by proposing development within the flat portion of the property with no impact to extremely steep slopes or the Class II wetland buffer. Additionally this project proposes that all new impervious surfaces be disconnected to ensure no adverse or undue impact is made to the watershed. Proposed at the end of a small dead end street, this proposed new residence will be outside of public view and does not propose to impact any important cultural resources.

The proposed residence mirrors the existing residential development along Fletcher Place, with the home being proposed along the Fletcher Place frontage with side parking and a centered front walkway. The property is within the Neighborhood parking district and proposed development provides two (2) tandem parking spaces. The new single family home will connect to municipal sewer and wastewater.

Subdivision Standards – Article 10

As the proposed project is only a 2-lot subdivision, creating one (1) new lot, this application requests that preliminary and final plat review by the Development Review Board occur at a single public hearing. All information required for the Preliminary and Final plat applications have been included with this submittal.

CONCLUSION

This project proposes a 2-lot subdivision and the construction of a new single family home on Lot 2. Additionally, the project proposes to relocate several small outbuildings on the existing lot to Lot 1. All proposed impervious surfaces will be disconnected allowing stormwater runoff to infiltrate. As previously mentioned, this application requests that Preliminary and Final Plat review happen concurrently by the City of Burlington's Development Review Board.

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