



GRENIER
ENGINEERING, PC

September 16, 2014

Miron C. Malboeuf, Zoning Administrator
Town of Warren
Post Office Box 337
Warren, VT 05674

RE: 2-Lot Subdivision of Existing 5.5 acres of Land at 46 Sugarloaf Hill Road. Rural Residential District. Owners: Thomas and Charlotte McHugh.

Dear Miron,

Please find enclosed one (1) original and five (5) copies of a Town of Warren Subdivision Application, as well as one (1) full size set of the site plans (2 sheets) and five (5) 11" x 17" copies of the site plans, and a List of Adjoining Property Owners. Also enclosed with this letter is a check made payable to Town of Warren for \$900.00 to cover the fee. This includes \$400 per lot + \$100 for administrative fees.

Thomas and Charlotte McHugh are applying to subdivide their existing 4.4 +/- acres of land located at 46 Sugarloaf Hill Road into Lot B of 1.6 +/- acres and Lot A of 2.8 +/- acres. The McHugh's also own the existing residence at 46 Sugarloaf Hill Road, which is on a 1.1 +/- acre parcel that is separated from the rest of the project by Sugarloaf Hill Road, Town Road #19. The State of Vermont views the presence of the Town Road as a subdivision line. Upon recommendation of the Zoning Administrator, we seek the input of the Development Review Board (DRB) during Sketch Plan Review, in regards to how the Town of Warren views the presence of the Town Road in subdividing this parcel.

New Lot B is being proposed for a single family residence with septic capacity for 4 bedrooms. An in-ground septic system is being proposed for sewage disposal and an on-site drilled well is proposed for water supply. A State of Vermont Potable Water Supply and Wastewater System Permit is subsequently being applied for at this time. Access for Lot B will come from the adjacent West Hill Road. An Access Permit will be applied for upon the DRB's sketch plan review.

New Lot A is not proposed for development at this time, and is meant to be joined to the existing 1.1 +/- acre house lot across Sugarloaf Hill Road. Proposed Lot A contains the existing garage that serves the existing 1.1 +/- acre lot and house. No new access or development is proposed on Lot A.

This project is in the Rural Residential District. A single family dwelling is a permitted use in this zone. The minimum lot size in this zone is 1 acre. As the enclosed site plan shows, all lots meet or exceed the minimum lot size. The applicable property

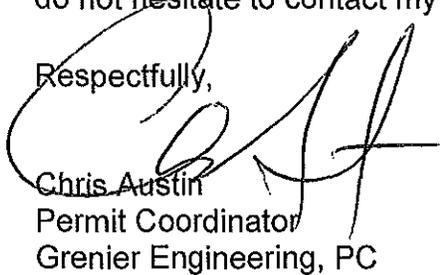
line setbacks are shown on the enclosed site plan, as well as the required 100' stream stream setback, pursuant to Section 3.13 of the Warren Zoning Regulations. This is a very small seasonal stream, but it does show up on the Town of Warren Zoning Map and therefore seems to require the restrictive 100' setback.

It is our position that the creation of Lot B of 2.8+/- acres for the purpose a single family residence meets the General Standards listed in Section 7.2 of the Zoning Ordinance. No construction of access roads are required for this project and the lot layout is simple and not irregular in any way. We feel that this is a very low impact development that will not negatively affect the character of this area, given that it is a low density project in the Rural Residential District.

According to Article 6, Subdivision Review, this project requires Sketch Plan Review with the DRB. We are confident that the proposed subdivision will meet the definition of "minor subdivision", but we await classification by the DRB as required. As previously discussed, please schedule this project for Sketch Plan Review with the DRB on the evening of October 20, 2014, if possible.

Thank you for your time in considering this matter. We look forward to the opportunity to review this project with the DRB. If you have any further inquiries, please do not hesitate to contact my office with any further inquiries.

Respectfully,



Chris Austin
Permit Coordinator
Grenier Engineering, PC

Enclosures

CC: Thomas and Charlotte McHugh

**TOWN OF WARREN
SUBDIVISION AND PUD
PERMIT APPLICATION**

Permit Application No. 2014-70-SD.sp

Parcel ID # 016004-500

Application Requirements: The applicant shall submit to the Administrative Officer, at least 15 days prior to a regularly scheduled Development Review Board meeting, a subdivision, PRD/PUD application and associated fee. The application shall include, with the required fee, 1 original and 5 copies of a subdivision, PRD/PUD application, and 1 original and 5 copies of the proposed sketch plan that include the information for sketch plan applications specified in Table 6.2. Copies of the proposed sketch plan shall be 11" X 17" or smaller. Applicants are strongly urged to review the Town of Warren Land Use & Development Regulations Articles 6, 7 and/or 8 before submitting an application.

1. Name of Landowner(s): Thomas & Charlotte McHugh
 Address: 46 Sugarloaf Hill Road Warren, VT 05674 Telephone: 496-7000

2. Applicant(s), if other than Landowner: Same as Owner
 Address: _____ Telephone: _____

3. Property Locations: 46 Sugarloaf Hill Road
 Zoning District: Rural Residential

4. Does the proposed development contain Steep Slopes as outline in Article 3, §3.4, *Erosion Control & Development on Steep Slopes*? Yes No
 Does the proposed development contain Critical Wildlife Habitat Yes No
 Is the proposed development within the Meadowland District? Yes No
 Is the proposed development within the Flood Hazard District? Yes No

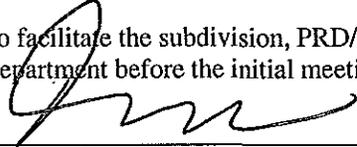
5. Total acreage to be subdivided: 4.4 +/- 6. Total number of lots: 2

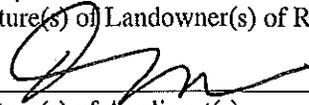
*7. Attached evidence of written notification to all adjacent property owners, together with a copy of the documentation sent to adjoining owners to explain the project (see Section 9.8).

8. Attach a narrative describing the proposed subdivision (see Articles 6 & 7).

9. Attach a complete sketch plan (see Table 6.2) of the project.

10. To facilitate the subdivision, PRD/PUD approval process, the applicant should consult the Warren Fire Department before the initial meeting with the Development Review Board.

 _____
 Signature(s) of Landowner(s) of Record

 _____
 Signature(s) of Applicant(s)

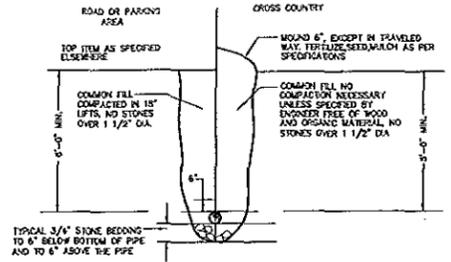
Date Application Received: _____

| Fee Schedule | |
|--------------------------------------|-----------|
| Minor Subdivision | \$400/lot |
| Major Subdivision | \$800/lot |
| Rev to an Approved Plat 1/2 Base Fee | |
| PUD Review | \$800 |
| Hearing Notification Fee: | |
| Minor | \$100.EA |
| Major | \$125.EA |

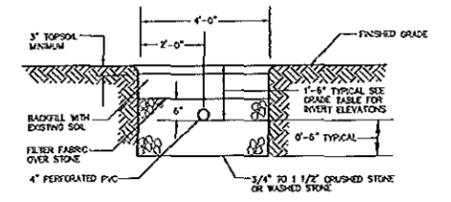
Fee Received: _____

LEACHFIELD SYSTEM SPECIFICATIONS

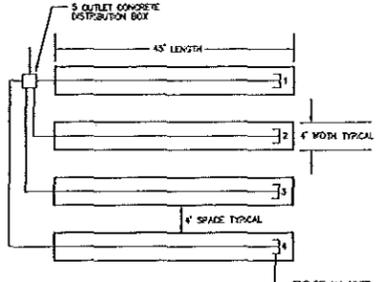
- SEPTIC TANKS:** ALL TANKS SHALL BE OF WATER TIGHT CONSTRUCTION AND MADE OF REINFORCED CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. ALL TANKS SHALL BE REINFORCED USING WIRE MESH OR REINFORCING STEEL AS NECESSARY TO ENSURE STRUCTURAL INTEGRITY. ALL SHUT-UP JOINTS SHALL BE SEALED WITH ASPHALT CEMENT OR EQUIVALENT. THE SEPTIC TANKS SHALL BE AS BUILT BY CAMP PRECAST OF MILTON, OR S.I. GRSWOLD OF WILLISTON, OR APPROVED EQUAL. INCOMING AND EXITING PIPE HOLES SHALL BE SEALED.
- LEACHFIELD:** DISTRIBUTION PIPING FOR LEACHFIELD SHALL BE 4" DIAMETER PERFORATED SEWER AND DRAIN PVC PIPE LAID AT A SLOPE OF 1%. A LAYER OF FILTER FABRIC SHALL BE PLACED OVER THE CRUSHED STONE BEFORE PLACEMENT OF ANY FILL. THE TRENCHES OR BED SHALL BE DUG TO THE PROPER GRADE SHOWN ON THE PLANS USING A BACKHOE. THE BOTTOM AND SIDE WALLS SHALL BE RAKED TO ENSURE ELIMINATION OF ANY BUCKET SWEARS. USING THE BACKHOE OR FRONT END LOADER, DUMP THE STONE IN THE TRENCHES OR BED TO AN ELEVATION APPROXIMATELY 4" ABOVE THE FLOWLINE OF THE DISTRIBUTION PIPES. AT THE LOCATION ON THE DISTRIBUTION PIPE, MAKE CHANNELS ABOUT 4" DEEP BY USING A SHOVEL. LAY THE DISTRIBUTION PIPE IN THE TROUGH TAKING CARE TO LEVEL IT WITH HOLES FACING DOWN. REMOVE OPS AND RISES WHICH OCCUR IN THE PIPE. FINISH PLACING THE CRUSHED STONE 2" DEEP OVER THE DISTRIBUTION PIPES AFTER THE DISTRIBUTION SYSTEM HAS BEEN INSPECTED BY THE ENGINEER. PLACE 12" OF SOIL OVER THE TRENCHES OR BED FOLLOWED BY AT LEAST 3" OF TOPSOIL OVER THE ENTIRE FIELD AREA. SHAPE THE LEACHFIELD SO THAT THERE WILL BE NO STANDING SURFACE WATER.
- FINAL GRADING:** ALL DISTURBED AREA AROUND THE LEACHFIELD SHALL BE FINE GRADED TO ENSURE CONTOURS. THIS AREA SHALL THEN BE SEEDED WITH A GRASS MIXTURE AND A LIGHT COVERING OF MULCH PLACED TO ENSURE GERMINATION OF SEEDS.
- IT SHALL BE THE LOT OWNERS RESPONSIBILITY TO CONFORM TO THE REQUIREMENTS OF THE STATE PERMIT AND INSURE THAT THE PROJECT IS BUILT IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS. A LICENSED SURVEYOR OR ENGINEER SHALL SIGN OFF THE SEPTIC SYSTEM AT THE LOCATION AND ELEVATION SHOWN ON THE PLAN VIEW PRIOR TO CONSTRUCTION. THE ENGINEER SHALL RECEIVE 24 HOURS NOTICE PRIOR TO CONSTRUCTION OF KEY ELEMENTS OF THIS SEPTIC SYSTEM. THE LOT OWNER SHALL BE RESPONSIBLE FOR ARRANGING INSPECTION SERVICES WITH THE ENGINEER, TO SUPPLY AS BUILT CERTIFICATION AS REQUIRED BY THE STATE PERMIT.
- BASE OF DESIGN SEPTIC SYSTEM:**
 - DESIGN FLOW = 450 GPD (4 BEDROOMS).
 - PERCOLATION TEST = 12 MINUTES/INCH.
 - SEWAGE APPLICATION RATE = 0.89 GAL/SF/DAY. (SEPAGE BED APPLICATION RATE)
 - LEACH AREA REQUIRED = 710 SF
 - LEACH AREA PROVIDED = 720 SF (4 TRENCHES 45' LONG, 4" WIDE, 4' APART)
 - SEPTIC TANK SIZE = 1000 GALLON CONCRETE
 - WASTEWATER PUMPING STATION: NOT REQUIRED



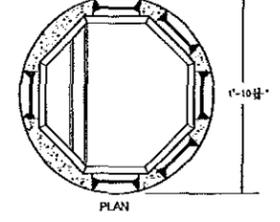
TYPICAL SEWER PIPE TRENCH DETAIL



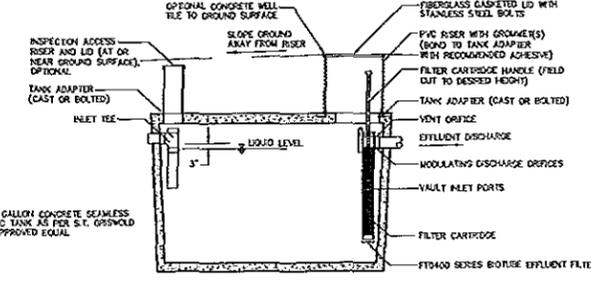
TYPICAL ABSORPTION TRENCH DETAIL



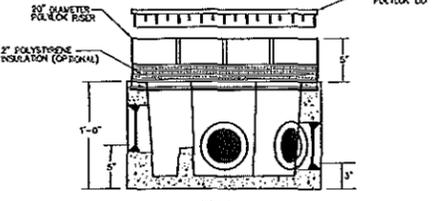
TYPICAL TRENCH LAYOUT DETAIL



PLAN



1000 GALLON SEPTIC TANK with 4" DIA. BIOTUBE EFFLUENT FILTER

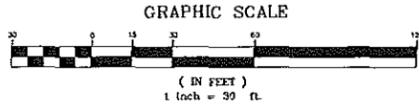
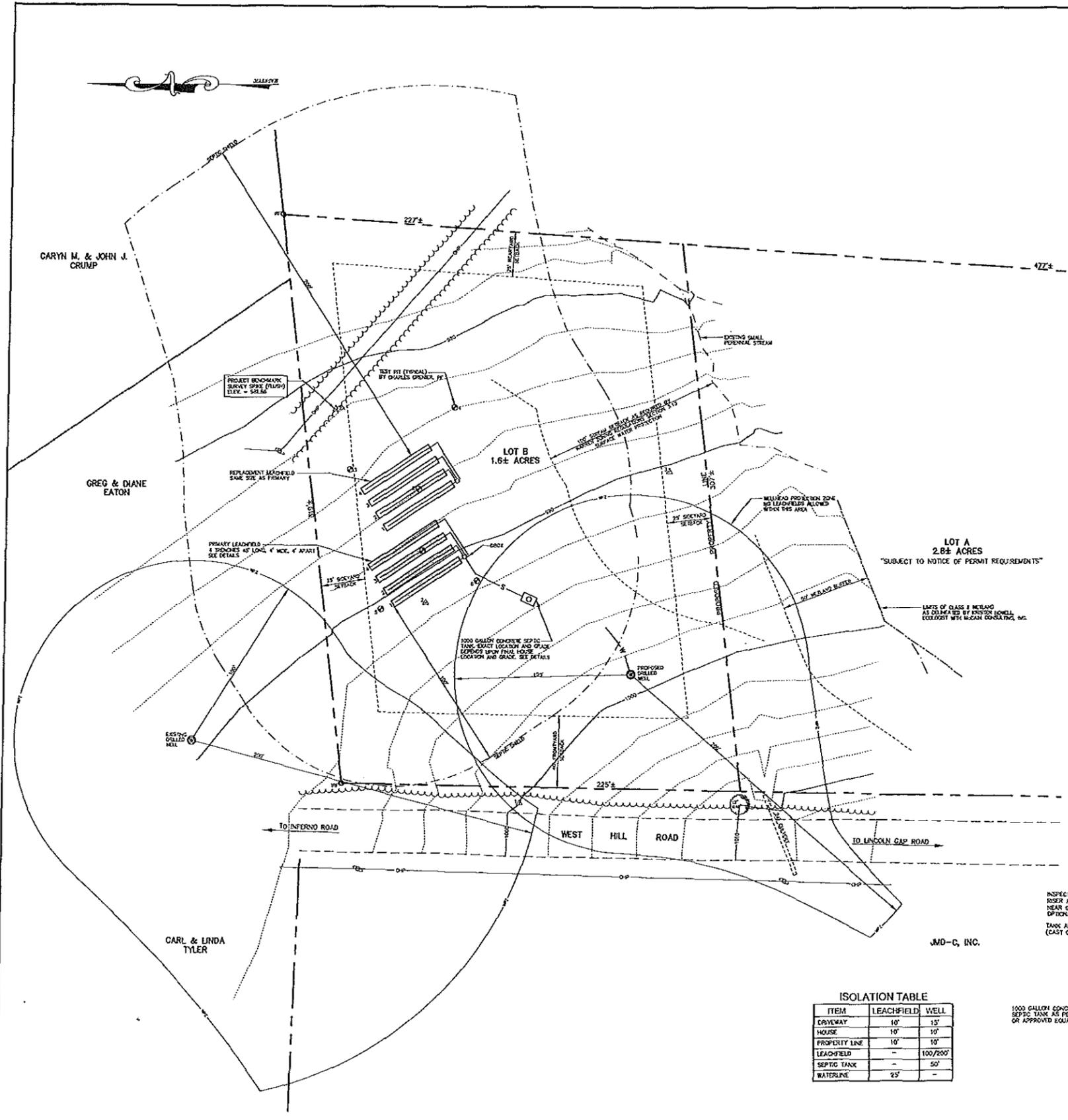


SECTION

5 - OUTLET DISTRIBUTION BOX

| GRADE TABLE | | |
|-------------|-----------|-----------------|
| SYSTEM | COMPONENT | ELEVATION GRADE |
| PRIMARY | D. BOX | 933.0 |
| | LINE 1 | 933.0 |
| | LINE 2 | 932.2 |
| | LINE 3 | 927.4 |
| REPLACEMENT | D. BOX | 855.5 |
| | LINE 1 | 855.5 |
| | LINE 2 | 854.8 |
| | LINE 3 | 851.1 |
| | LINE 4 | 853.4 |

| ISOLATION TABLE | | |
|-----------------|------------|----------|
| ITEM | LEACHFIELD | WELL |
| DRIVEWAY | 10' | 15' |
| HOUSE | 10' | 10' |
| PROPERTY LINE | 10' | 10' |
| LEACHFIELD | - | 100/200' |
| SEPTIC TANK | - | 50' |
| WATERLINE | 25' | - |



| No. | Date | Revision | By |
|-----|------|----------|----|
| | | | |
| | | | |
| | | | |

TWO LOT SUBDIVISION
THOMAS & CHARLOTTE McHUGH
WEST HILL ROAD WARREN

GRENIER ENGINEERING, PC

P.O. Box 445
 Waterbury, VT 05676
 TEL (802) 244-6413
 FAX (802) 244-1572
 grenierengineering.com

Date: 9.10.14
 On By: RLW/TAM
 Scale: 1" = 30'
 Sheet No: 1 of 2
 Dig Name: STERMAN
 File No: