



Justin Willis <willisdesignvt@gmail.com>

Barlow property, 4100 & 4190 Mt. Philo Road, Charlotte

3 messages

Willis Design Associates <willisdesignvt@gmail.com>

Mon, Oct 23, 2017 at 7:15 AM

To: "Tremback, Brian" <brian@ldengineering.com>

Hi Brian,

You may recall that you conducted a site visit at the above property on 10/13/15 and that we found suitable soils for a possible subdivision.

My client (who is a retired P.E.) and I are attempting to establish a 50 ft. right of way (required by town) that would provide access to the new lot. In doing so, the optimal route would be placed downgradient of a mound system and the 50' right of way would fall partially within 25' of the lower toe. Approx. 30' of right of way width would be available for placement of the driveway, utilities and any ditching of needed.

The question is: Can a right of way/easement encroach within the 25' area that must not be disturbed. The driveway and any ditching would not interfere with this area and setback restrictions could be put in place. A sketch with highlighting and notes added by my client is attached for your reference.

Thanks,

Justin

Justin Willis

WILLIS DESIGN ASSOC., INC.

P.O. Box 1001

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(802) 858-9228

willisdesignvt@gmail.com**50 foot ROW north sketch 2017_10_19-2.pdf**

1217K

Brian Tremback <brian@ldengineering.com>

Mon, Oct 23, 2017 at 8:16 AM

To: Willis Design Associates <willisdesignvt@gmail.com>

Hi Justin,

The only concern would be ditching and grading within the 25' setback to the toe of mound. If the setback zone can be preserved with the use of a deed restriction and note on the plat, I think it should be fine.

Brian Tremback

Certified Professional Soil Scientist

Wetlands Scientist

Licensed Designer, Class BW

802-878-4450 ext 14, brian@LDengineering.com



From: Willis Design Associates [mailto:willisdesignvt@gmail.com]

Sent: Monday, October 23, 2017 7:15 AM

To: Brian Tremback <brian@ldengineering.com>

Subject: Barlow property, 4100 & 4190 Mt. Philo Road, Charlotte

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Willis Design Associates <willisdesignvt@gmail.com>
To: Brian Tremback <brian@ldengineering.com>

Mon, Oct 23, 2017 at 9:34 AM

Thank you.

Justin Willis

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