

**ARTICLE 6: REQUIRED IMPROVEMENTS AND DESIGN**

**STANDARDS SECTION 6.1 STREETS AND DRIVEWAYS**

- 6.1.1 General Standards: Convenient and safe access for maintenance and emergency equipment in all weather conditions. **The project has been designed in accordance with the standards set forth in the National Fire Protection Association (NFPA) 1 manual. The flat minimal sloping site avoids long steep section of roadways or driveways.**
- 6.1.2 Layout Coordination: Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions or unless in the opinion of the Development Review Board such extension is not necessary or desirable for the coordination of the layout of the proposed subdivision with the existing layout or the most advantageous future development of adjacent tracts. **The applicant has worked closely with the abutting property owner to enable the Riggs Road connection on the east side of the site while committing to the construction of the north-south connector road to the southerly limits of the property.**
- 6.1.3 Topography: Streets and driveways shall be logically related to the topography so as to produce usable lots, reasonable grades **no street grades exceed 8%** and safe intersections **all intersections has approach leg slopes of 2%** in appropriate relation to the proposed use of the land to be served by such streets and Driveways **Due to the relatively flat nature of the site, road fill has been added at certain locations to facilitate the use of under building parking while maintaining the street front access to commercial uses.**
- 6.1.4 Reserved Strips: The creation of reserved strips shall not be permitted adjacent to the proposed street in such a manner as to deny access from adjacent property to such street. **Acknowledged and none are proposed.**
- 6.1.5 Dead Ends and Street Networks: No dead end streets shall be permitted without a suitable cul-de-sac at its terminus with a radius of not less than forty (40) feet, and no dead end street shall be more than a reasonable length, or as specified in the Town Road Standards. Non cul-de-sac turn-arounds may be permitted, if permitted by and in accordance with the Town Road Standards. **There are three locations where a temporary turn-around facility will be necessary;**
  - 1. **At the project's south end future connection to the Lyman property (near the rear access to the Building garage entrance which will be used as the third leg,**
  - 2. **At the west end of Shubael Street at the Bissonnette Fields where the road will be constructed to the property line and a temporary turn-around will be required until the access to the existing parking lot is constructed.**
  - 3. **At the east end of Hailey Lane where the future access to the Phase II building on Lot 67 will be utilized as the third leg.**
- 6.1.6 Intersections: Street intersections with centerline offsets of less than two hundred (200) feet shall not be permitted. All street intersections shall be as nearly at

right angles as possible. This paragraph shall not apply where superseded by the Town Road Standards. **All of the project is located in the Village District where the minimum offset is 40 feet. The minimum provided is 145 feet.**

- 6.1.7 Accessibility: All dwellings must be accessible by emergency and service vehicles. **All of the dwellings will be accessible in accordance set forth in NFPA 1.**
- 6.1.8 Sight Distances: Sight distances should be consistent with probable traffic speed, terrain, alignments, and climatic extremes, and shall conform to the Town Road Standards. **The sag and vertical curve length and associated sight distances have been designed to comply with The VTrans State Design Standards where the Town Road Standard of 150-feet of stopping sight distance, generally associated with design speeds of 25 MPH, is integrated into the design requirements producing K values of 20 for crest vertical curves and 30 for sag vertical curves. Please note that AASHTO (where VTrans borrowed it's standards from) has adopted guidance for low volume roadways (serving less than 40 homes) where the K values are reduced to 8 for crest vertical curves. It should also be noted that roadways with very minor vertical change in elevations can have K values less than these design values and still provide adequate stopping sight distance because the headlights (That control the lengths of sag vertical curves) can readily peer over the top of the modest high points. A summary of compliance features for each road was included in the preliminary plat application. No changes have been made to the alignment of the roads.**
- 6.1.9 Drainage: Adequate provisions shall be made to control the drainage of each street and driveway by adequate storm water system. **The project has been designed with a comprehensive stormwater collection and conveyance system to a series of localized treatment areas and for the core portion of the project to a new gravel wetland treatment facility.**
- 6.1.10 Design: All streets shall be constructed in accordance with town road standards, except that surfacing requirements may be varied for private roads. **This has been accommodated into the proposed design. A summary of compliance features for each road is included. Because of the design characteristics of the proposed roadway layout have implemented a number of traffic calming features, there a number of waivers that are requested in support of this design approach consistent with the approved master plan.**
- 6.1.11 Shared Access: Wherever it is feasible or practical, provisions shall be made for the joint use of existing access points. Where adjoining undeveloped land has less suitable access than the access point(s) on the land being subdivided, easements and other provisions shall be made to allow the most suitable access point(s) to be used by all adjoining properties. Where an adjoining property has more suitable access than the land being subdivided, the Development Review Board may require that the subdivider take reasonable steps to acquire access from the adjoining landowner. **The applicant has completed this task for the Harvest Lane connection with Hinesburg Road through a proposed boundary line adjustment with the KB Real Estate property. The proposed road**

**alignment includes a stub for access to the KB Real Estate parcel from the proposed intersection located across from Riggs Road.**

- 6.1.12 Access Plan: A highway access plan for the tract of land to be subdivided shall provide for the minimum size and fewest number of safe points of access to any public highway and shall wherever necessary and feasible include set-back of construction or improvements from the highway to allow for provision of acceleration and deceleration lanes and other areas for off-highway control and management of vehicles. A highway access plan shall also, wherever feasible and practical, provide for elimination of access points or joint use by adjoining properties of existing access by either allowing adjoining lot owners to access through a subdivider's property or by requiring a subdivider to connect through an adjacent property, when such measures are possible and reasonable. All highway access points shall meet the requirements for access provided in the Zoning Bylaw. **The traffic study completed for the Phase I portions of the project confirms that the use of the Haystack Road connection at Shelburne Falls Road and a right in – right out connection at Hinesburg Road to the east will provide safe access and egress for the project.**

## **SECTION 6.2 CURBS, SIDEWALKS AND PEDESTRIAN ACCESSES**

- 6.2.1 Curbs: Curbs may be required in the Village and Commercial Districts or when deemed necessary by the Development Review Board and shall be constructed in compliance with standards outlined in the Americans with Disabilities Act (ADA). **Curbs are provided with this project except for portions of Haystack crossing Road where future phases of construction will abut the road surface and Along Harvest Lane as part of the effort to utilize green stormwater infrastructure.**
- 6.2.2 Sidewalks: All developments in the Village and Commercial Districts, and in other districts where required by the Development Review Board, shall provide sidewalks at least 5' wide. **This project provides a 5' wide sidewalk on one if not both sides of the public roads, except for the rear lanes.**
- 6.2.3 Pedestrian Accesses: The Development Review Board may require, in order to facilitate pedestrian, bicycle or other non-vehicular access from the roads to schools, parks, playgrounds, or other nearby roads, perpetual unobstructed easements at least twenty (20) feet in width. Easements shall be indicated on the plat. **This application will construct connector path with supporting easements the ability to connect to the Bissonnette fields.**

## **SECTION 6.3 OUTDOOR LIGHTING:**

Outdoor lighting may be required where deemed necessary by the Development Review Board to illuminate areas such as streets, sidewalks, and parking areas. All outdoor lighting shall have a concealed light source and as otherwise required by the Development Review Board to reduce glare and night sky illumination. **All of the proposed lighting has been designed with the use of cut-off lighting.**

## **SECTION 6.4 SHADE TREES:**

The Development Review Board shall require that suitable hardwood shade trees (such as Sugar Maple, Little-leaf Linden, Red Maple, Ash or Oak) be planted along streets in the Village, Commercial or Industrial Districts, and may require such plantings in other

districts. Street trees shall be planted no more than forty (40) feet apart, except in locations where such street trees exist. All trees shall measure at least two (2) inches in

diameter measured at a point six (6) inches above finished grade level. **A landscaping plan has been prepared which shows the proposed street tree configuration and other specimen tree plantings.** The Development Review Board shall give due consideration to utility lines and traffic safety (e.g., sight distances), and may grant limited waivers of this section in consideration of these or other site constraints. The Development Review Board may also require, as a condition of approval, that trees be trimmed to account for the aforementioned issues. See section 6.5 for additional landscaping requirements and standards.

### SECTION 6.5 LANDSCAPING:

The Development Review Board shall require preservation of existing trees **There are no existing trees within the proposed development area**, forests **This only existing in the western half of the site where no development is proposed** and hedgerows, or other vegetation **a mixture of vegetation exists along the banks of Patrick Brook** where they contribute to the rural character of the site, provide screening or buffers for adjacent uses and/or have value as wildlife habitat **The only wildlife habitat identified in the Town Plan and State GIS data base is that area west of the Bissonnette fields** . The Development Review Board may require other landscaping appropriate to the site. See below for detailed landscaping plan and standards for subdivisions and planned unit developments in the village growth area zoning districts.

Purpose: The Town of Hinesburg recognizes the importance of trees, landscaping, and well-planned green spaces in promoting the health, safety, and welfare of residents through improved drainage, water supply recharge, flood control, air quality, sun control, shade, and aesthetics. Landscaping shall be required and a landscape plan submitted for all uses subject to site plan review **All of the commercial, mixed use and multi-family buildings will include a landscaping plan which will be submitted during the Final Plat phase of this project**, and, within the village growth area districts **This project is located in the Village Northwest zoning district.**, for subdivisions and planned unit developments **This project is being reviewed as a PUD.** In evaluating landscaping, screening, and street tree plan elements, the Development Review Board shall promote the retention of existing, healthy trees **Primarily this applies along Patrick Brook and the areas west of the Bissonnette Fields** while encouraging the use of a variety of plant species that are suited to the site and soil conditions. Native plant species are preferred, and under no circumstances shall non-native invasive species be used. See “Invasive Plants of the Eastern US” website ([www.invasive.org/eastern](http://www.invasive.org/eastern)) for a list of non-native invasive species. Also see the Vermont Invasive Plant Council website ([www.vtinvasiveplants.org](http://www.vtinvasiveplants.org)) for more information on invasive species management and statewide restrictions. Contact the Planning & Zoning Office and/or the Hinesburg Tree Warden for street tree species recommendations.

Waiver Option: The DRB may waive specific standards where it determines there is good cause to do so, and only if the waiver does not have the effect of nullifying the overall purpose and intent of these standards. When deciding whether to grant a waiver, the DRB shall take into consideration the nature and degree of the exception requested, and the extent to which suitable/necessary mitigation is proposed.

Landscape Plan: Applicants are encouraged, but not required, to have the plan crafted by a landscape architect, professional landscape designer, or other landscape professional.

For subdivisions and planned unit developments in the village growth area, such plans shall be submitted with the preliminary and final plat applications. The plan shall include:

1. All proposed physical improvements, such as buildings, parking areas, sidewalks, etc. **The Landscaping plans submitted with the final plat application covers the street trees along the proposed roadways. The landscaping plans associated with the commercial, mixed-use and multi-family buildings will be submitted during the Final Plat phase review of the Subdivision/PUD application.**
2. The location of existing natural features, such as significant trees, streams, wetlands, and rock outcroppings. **These are depicted on the existing conditions plans.**
3. Proposed landscaping location and materials, including existing vegetation to remain, types of new plant materials, identified by common name and botanical name, sizes of all new plant materials by height and/or diameter at time of planting and at maturity, quantities of each of the planting materials, tree planting specifications, and treatment of the ground surface (paving, seeding, mulch, etc.). **This information is outlined in the landscaping plans for the streetscape.**
4. Methods for controlling erosion and protecting landscaped areas. **This is depicted on the supporting EPSC plans in the civil set.**
5. An explanation of when the landscaping will be installed relative to construction activities and phasing. **Landscaping will be installed after the roadway pavement has been installed.**

Landscaping Standards: Landscaping can be seen as “green infrastructure” both for individual projects and for the Town as a whole. As such, a well-designed landscape plan is just as important as a properly-engineered road, sewer system, or stormwater control system.

1. The Development Review Board shall require compliance with any Tree Ordinance or Landscaping Design Standards enacted by the Town, subsequent to the effective date of these regulations. **Acknowledged provided that they are not enacted retroactively.**
2. Special attention shall be paid to site preparation and the soils in the planting area to ensure the health and vigorous growth of plantings (especially trees) over the long term. Adequate soil volume, composition, and treatment shall be required. **This has been addressed in the typical planting details.**
3. There shall be a mix of large canopy tree species within each landscaping plan. To the extent practicable, these trees shall not be limited solely to street trees, and shall be included throughout the project area (e.g., front, side, rear yards). **As this application primarily deals with the streetscape, the proposed landscaping is primarily focused on the proposed street trees.**
4. Landscaping of Parking Areas. Except for parking spaces accessory to a single-family or two-family dwelling, all off-street parking areas subject to review by the Development Review Board, shall be landscaped with appropriate trees, shrubs, and other plants including ground covers, as approved by the Development Review Board. Deciduous shade trees shall be utilized to provide shade and reduce glare, and large expanses of parking shall include landscaped islands. The Development Review Board shall consider the adequacy of the proposed landscaping to assure the establishment of a safe, convenient, and attractive parking area. **This will be addressed when the supporting site plan**

**applications for the commercial, mixed-use and multi-family buildings are submitted.**

5. Landscaping Budget Requirements. The Development Review Board shall require the following minimum planting costs for all landscape plans. Landscaping standards must be addressed, regardless of the minimum planting cost calculation – i.e., spending above the minimum may be necessary. Total landscaping improvement cost (not including cost to develop the plan) shall be no less than 3% of the first \$250,000 in construction and site improvement cost, plus an additional 2% of the next \$250,000 in construction and site improvement cost, plus an additional 1% of the remaining construction and site improvement cost over \$500,000. For example, a project with a construction and site improvement cost of \$150,000 would require \$4,500 in landscaping improvements; whereas, a \$2,500,000 project would require landscaping of at least \$32,500 (\$7,500+\$5,000+\$20,000). In evaluating landscaping requirements, the DRB may grant some credit for existing trees or for site improvements other than plantings (e.g., berms, stone walls, public art installations, etc.) as long as the objectives of this section are not reduced. **This will be addressed when the supporting site plan applications for the commercial, mixed-use and multi-family buildings are submitted. The street trees associated with this application are controlled by the design spacing to achieve the desired density.**
6. Maintenance & Responsibility. Plantings shown on an approved landscaping plan shall be maintained by the property owner in a vigorous growing condition throughout the duration of the use. In particular, trees shall be maintained such that height at maturity, as documented in the landscaping plan, can be achieved – i.e., no stunted, malformed, diseased, or distressed trees. Plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season, along with improvements to the growing medium to help ensure better growth/health. **This is acknowledged for the private roadways and private open space areas, however, the open space areas and roads to be publically owned will be maintained by the Town.**

## SECTION 6.6 STORMWATER & EROSION CONTROL

### PURPOSE:

- To promote effective stormwater management practices that focus on the immediate source of generated stormwater. The intent is to maintain pre-development hydrology through site design, site development, building design and landscape design techniques that infiltrate, filter, store, and evaporate stormwater;
- To protect natural resources on the development site from degradation that could be caused by construction activities and post-construction conditions with specific attention to streams, lakes, wetlands, floodplains and other natural aquatic systems;
- To protect other nearby properties from damage that could be caused by stormwater and sediment during construction activities and post-construction conditions on the development site;
- To reduce the impacts from impervious surfaces such as streets, parking lots, rooftops and other paved surfaces; and
- To protect the safety of the public and animal life from flooding and stream bank erosion, reduce public expenditures in removing sediment from stormwater

drainage systems and natural resource areas, and to prevent damage to municipal infrastructure (e.g., roads, culverts, etc.) caused by inadequate stormwater controls. **The project will be subject to the issuance of either a Moderate Risk authorization or Individual Permit from the State of Vermont for the proposed construction phase of the project. The State EPSC manual and associated regulatory requirements provide much of the frame work for this project.**

6.6.1 Erosion Control

- (1) Erosion control requirements shall apply to land development that requires a zoning permit or DRB approval, within the disturbance guidelines listed below. For such projects all areas exposed during construction shall be protected from erosion in accordance with the Low Risk Site Handbook for Erosion Prevention and Sediment Control published by the Vermont Department of Environmental Conservation (most current version, original edition is circa 2006), as qualified below. **This project will actually be subject to the more stringent controls outlined in the State of Vermont Erosion Control Manual. This project will have total disturbance area in Phase I of 28.5 acres.**
  - (a) If the total disturbance area is 3,000-10,000 square feet – follow requirements 1,2,4,6,8-12. Requirement #8 requires stabilization of disturbed areas within 7, 14, or 21 days of initial disturbance, followed by stabilization at the end of each work day with certain exceptions. For the purposes of these regulations, the initial time period shall be 14 days.
  - (b) If the total disturbance area is greater than 10,000 square feet – follow all twelve requirements (see below for information on requirement #7 – i.e., permanent stormwater controls). Requirement #8 requires stabilization of disturbed areas within 7, 14, or 21 days of initial disturbance, followed by stabilization at the end of each work day with certain exceptions. For the purposes of these regulations, the initial time period shall be 14 days.
- (2) Proper erosion control measures shall also be applied to off-site locations that receive soil or fill from the project in question. **The intent of the project is to retain all soils on site except for excess topsoil that may be re-used on other permitted constructions sites.**
- (3) An erosion control plan (diagram and supporting narrative) shall be submitted with the zoning permit application or DRB application if any of the following apply.
  - (a) If there is to be any disturbance with slopes of 15% or steeper. **There are no slopes in excess of 15% in the project area except for the manmade embankments adjacent to Route 116.**
  - (b) If there is to be any disturbance within Town designated stream setback and/or buffer areas. **There will be potentially for the construction of the pedestrian paths that tine into the existing VAST Bridge, stormwater outfalls and Center Road extension to the property line and its supporting stormwater treatment system.**
  - (c) If there is to be any disturbance to a channel, ditch or other concentrated stormwater conveyance. **No**

(d) If the total area of disturbance is 10,000 square feet or greater. **This project meets that standard.**

- (4) It is the applicant's responsibility to demonstrate that the plan will adequately control erosion, and has, at a minimum, been prepared in accordance with the Low Risk Site Handbook for Erosion Prevention and Sediment Control. Additional measures from the Vermont Standards & Specifications for Erosion Prevention and Sediment Control (most current version, current edition is circa 2006) may be necessary for sites that are not low risk per the categories outlined in the State of Vermont's construction general permit. **Acknowledged.**

#### 6.6.2 Stormwater Control

A stormwater control plan (diagram and supporting narrative) shall be submitted for any land development that requires a zoning permit or DRB approval, and which creates new impervious surface area of 10,000 square feet or more. **This project meets these standards** The calculation of new impervious surface area may be offset through the removal of existing impervious surface in other areas of the site. Such an offset shall be calculated on a 1:1 area basis – new impervious vs. existing impervious removed. Such an offset shall be contingent on substantially better stormwater infiltration for the area where existing impervious surfaces were removed. This may require the replacement of sub-base material in addition to surface materials. **There are no opportunities for this existing impervious area reduction as there is no impervious area on the property other than the Bissonnette Fields temporary access road** The stormwater control plan shall be prepared by a qualified, licensed engineer, and shall include a certification by the engineer that the plan conforms to the following five provisions: **Watershed Consulting Associates and Civil Engineering Associates have collaborated in preparing a stormwater management program that utilizes decentralized stormwater management where the density allows and a centralized stormwater facility for the remaining areas to address the permitting requirements outlined below.**

- (1) The latest version of the Vermont Stormwater Management Manual:
- Water Quality Treatment Standard
  - Channel Protection Treatment Standard
  - Groundwater Recharge Treatment Standard
  - Overbank Flood Protection Treatment Standard
  - Extreme Flood Protection Treatment Standard

**The State of Vermont DEC has provided a letter acknowledging that the design included in this Final Plat plan set complies with the State Stormwater Rules.**

Credits and waivers indicated in the Vermont Stormwater Management Manual may be used to partly or wholly meet these standards. Evidence of an approved State stormwater permit using the standards contained in the latest version of the manual will constitute compliance with the VT Stormwater Management standards listed above (e.g., water quality, channel protection, groundwater recharge, overbank flood protection, extreme flood protection). **The applicant has shared the supporting State Stormwater Permit application materials.** A State stormwater



permit approved under an earlier version of the manual shall not constitute compliance with the five standards listed above - i.e., compliance with the latest version of the Vermont Stormwater Management Manual must be demonstrated. **The 2017 Stormwater manual coupled with the 2018 rule updates will govern this design.**

- (2) The plan shall locate soils well suited for infiltration, and address the extent to which such soils will be utilized to infiltrate stormwater. **Those soils located in receiving areas with the best infiltrative soil mapping have been identified for the use of the gravel wetlands and filter areas. It should be noted that these areas are still limited by Spring time seasonal high groundwater conditions.**
- (3) Post-development drainage patterns shall mimic (except as noted below) pre-development drainage patterns to the greatest extent possible, especially with regard to where stormwater leaves the site. The post-development drainage pattern shall improve upon (rather than mimic) the pre-development drainage conditions if those conditions already contribute to deleterious stormwater runoff impacts. The stormwater plan shall be designed so that off-site drainage areas will not be overwhelmed during larger storm events (i.e., up to and including a 100-year storm) to a greater extent than in pre-development conditions. The evaluation shall demonstrate that off-site areas will not be subject to increased erosion during a 10-year storm event, and will not otherwise be adversely impacted during a 10-year and a 100-year storm event. The off-site areas to be evaluated shall include:
  - (a) The area between identifiable stormwater discharge points from the site and the receiving water body (e.g., stream, river, lake) at a point along the water body where the site's drainage area constitutes less than 10% of the water body's drainage area at that location.
  - (b) Should the receiving water body be distant from the site discharge points, the evaluation shall extend as far off site as necessary to reach a point where the site's drainage area constitutes less than 10% of the surrounding drainage area.

Figure 1 - Receiving water body proximate

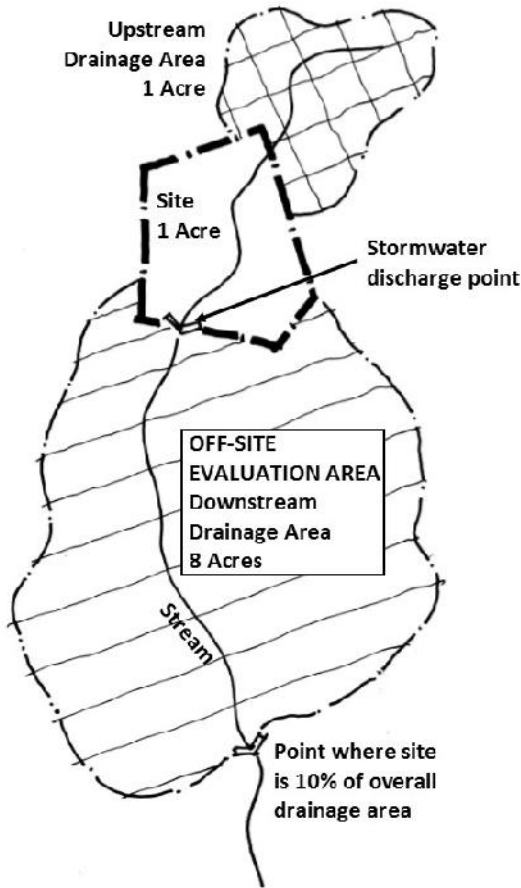
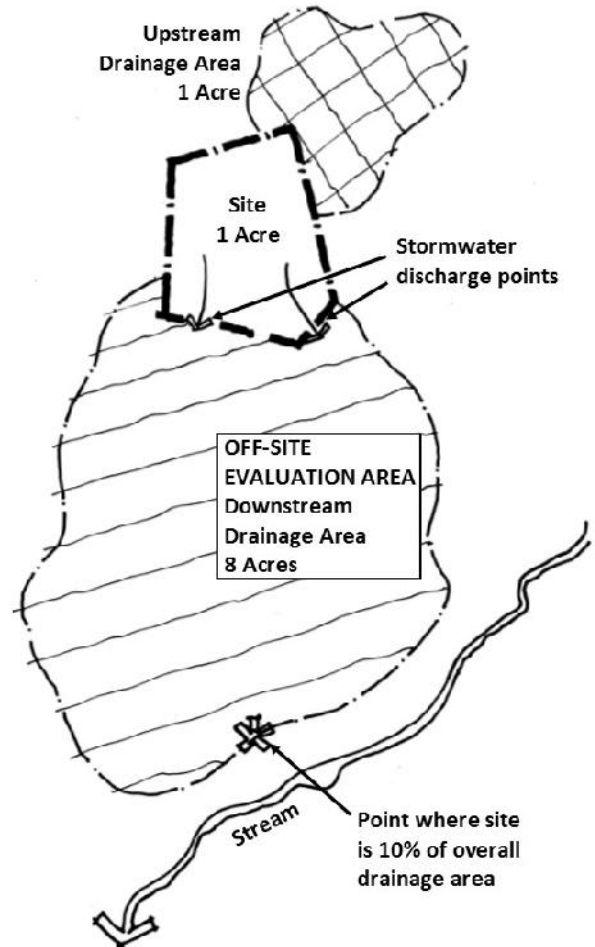


Figure 2 - Receiving water body distant



- (4) Once completed, all such stormwater systems shall be certified as installed per the plan by a qualified, licensed engineer. The plan shall include clear provisions for inspection and long term maintenance by a qualified professional.
- (5) Low Impact Development (LID). The use of LID design approaches shall be implemented, taking into consideration the site’s soil characteristics, slope, and other relevant factors. To the extent that LID design approaches are not proposed in the stormwater management plan, the applicant shall provide a full justification and demonstrate why the use of LID approaches is not possible. See the Definitions section for an explanation of Low Impact Development.

6.6.3 Small Projects & Redevelopment: **Not Applicable and removed for the purposes of brevity**

**SECTION 6.7 WATER SUPPLY - The project will be served by a municipal water supply system and therefore the remaining sections are not applicable.**

6.7.1 Water - Community Systems: The Development Review Board may require that the proposed development be serviced by a community water system which shall be designed and installed in accordance with all applicable municipal and State

regulations and standards. The impact of the community water system on surrounding water supplies shall be assessed when required by the Development Review Board. Community water systems shall be designed in such a way that they may eventually be connected to a municipal water supply system.

- 6.7.2 Individual Water Supplies: if the proposed subdivision is to be serviced by individual wells, the subdivider shall provide evidence of the location and availability of potable water in adequate quantities.
- 6.7.3 Water Samples: the Development Review Board may require as a condition of approval, or as a condition of issuing zoning permits, that the subdivider provide the results of water samples tested by the Vermont Health Department.
- 6.7.4 Standards: The following standards shall be met for subdivisions being serviced by either a community water system or individual wells:
  - (1) Due consideration shall be given to the drainage patterns in the area.
  - (2) Building sites and new streets shall be located far enough away from underground water concentrations, or surface areas which take in water, to prevent run-off from roads or leachate from septic systems from contaminating water supplies.
  - (3) Buildings and septic systems shall be located sufficiently above flood water levels and high ground water areas to prevent the pollution of surface water.

## SECTION 6.8 SEWAGE DISPOSAL

- 6.8.1 Municipal Sewage Disposal: Subdivisions hooking onto the municipal sewage disposal system shall conform with the Town Sewage Ordinance in effect. **Acknowledged.**
- 6.8.2 Community System: **Not applicable** Community Systems must be proposed where the advantages of a shared system outweigh those of individual systems. Methods for the sharing and maintenance of the shared facilities shall be specified by the applicant. Community sewage disposal systems may be required to be designed in such a way that they may eventually be connected to a municipal sewage disposal system.
- 6.8.3 Individual Systems: **Not applicable** Individual septic systems shall be properly designed, and meet the requirements of all other applicable municipal and State regulations and standards.
- 6.8.4 Standards: All on-site sewage disposal systems shall meet the standards specified in State regulations. **Not applicable**

## SECTION 6.9 UTILITIES

- 6.9.1 Underground Location: All utility systems, including but not limited to electric, gas, telephone and cable TV, shall be located underground throughout

the subdivision, unless deemed unreasonable and prohibitively expensive by the Development Review Board. **All of the proposed utility runs inside of the project are proposed to be placed in underground duct banks.**

- 6.9.2 A plat submitted for final approval shall include proposed utility system design. Only basic elements of this design should be shown on the plat. **Due to the complexity of this system, only the supporting easements are shown on the plat plan.** Any detailed design information should be submitted separately as a supporting document. **This is the case as the electrical and communications layouts may be found on sheets C5.0 through C5.10.** The plat should include a note that the proposed utility locations may be modified slightly when installed, due to unforeseen site constraints (e.g., ledge). **A note to this effect has been added to the plans.**
- 6.9.3 Easements: Easements of sufficient width shall be provided so as to serve both the proposed subdivision and existing and anticipated development outside the subdivision. **Acknowledged**

## SECTION 6.10 LOT LAYOUT

- 6.10.1 Zoning Regulations: The layout of lots shall conform to the requirements of the Town's Zoning Bylaw. **Acknowledged. A summary showing each lot's number, size, front, rear and side yard setbacks was submitted with the preliminary plat application. No changes have been made other than the abandonment of lot 19 into the adjacent open space (Lot 20A).**
- 6.10.2 Corner Lots: Corner lots shall have extra width to permit a front yard setback on each street. **This has been accommodated in the layout of the corner lots.**
- 6.10.3 Side Lot Lines: Unless lot lines are designed to follow natural features, side lot lines shall generally be at right angles to straight streets or radial to curved street lines. **The side lot lines are for the most part orthogonal to the street rights-of-way.**
- 6.10.4 Topography: Consideration in lot layout shall be given to topography, drainage and soil conditions. **The layout respects the drainages that are associated with the property. The topography is gentle in nature except for the transitions off of VT Route 116.** The Subdivision shall be planned to retain, as much as possible, the natural contours and to conserve the natural cover and soil. **The roadways have been designed to elevate them above the existing conditions for improved performance and to tie into the elevated nature of Haystack Crossing fill placement and VT Route 116 while also providing adequate slope for the roadway stormwater conveyance piping.** No topsoil, sand or gravel shall be removed from the subdivision for any other purpose than to meet construction needs of that particular subdivision unless all requirements for excavation in the Zoning Bylaw are met. **No removal of soil materials is anticipated except perhaps for the excess topsoil that will be displaced by the new impervious surfaces.**
- 6.10.5 Access: Lots shall be laid out in conformance with the highway access plans as required in Section 6.1.12. In particular, lots shall be laid out so as to avoid

direct access to heavily traveled streets or highways. **All of the lots rely upon access provided by internal street systems that in turn connect to higher level streets at controlled intersections.**

- 6.10.6 Preservation of Natural and Significant Features: Outstanding natural features of the site including groves of trees **avoided**, water courses **avoided** and falls **none present**, historic sites **non-present**, exceptional views **non-present as suitably defined in the Zoning bylaws or Town Plan**, ridge lines **non-present**, agricultural fields **Project as proposed is consistent with the approved Sketch Plan** and similar irreplaceable assets shall be preserved.
- 6.10.7 Building Envelopes: The Development Review Board may require building envelopes to be specified for some or all buildings when necessary to protect natural features or ensure compliance with planning and design standards (i.e., Subdivision Regulations, Zoning Regulations, Official Map). The DRB shall determine the appropriate size of the building envelope(s). Building envelopes should be sized to help minimize the area of disturbance, while still allowing for flexibility in the siting of the principal structure and accessory structures. The subdivider, at his/her discretion, may reduce the building envelope beyond what the DRB requires. In such cases, the subdivider shall indicate the objective of the reduced building envelope so that it can be noted in the subdivision decision along with the other regulatory factors. Multiple building envelopes on a single lot are permissible at the discretion of the DRB with due consideration to access limitations. Building envelopes shall be easily located – e.g., tie lines from survey monuments, in relation to clear and enduring property features, demarcated with separate monumentation, etc. Building envelopes shall be depicted on the survey plat. **The proposed building envelopes are depicted on the plat plan.**
- 6.10.8 Site Features: Consideration in lot layout shall be given to following the lines of existing site features such as tree-lines, hedgerows, stone walls, etc. None of these features are present in the proposed development area.

## **SECTION 6.11 DESIGN STANDARDS FOR VILLAGE AND COMMERCIAL AREAS**

- 6.11.1 The subdivision shall promote and contribute to an appropriate street and pedestrian network, sensitive to the historic patterns for the village area, which provides for connections between parcels and between residential and commercial areas. Lot Layout shall reinforce the existing village pattern of buildings lining public streets and other public spaces.

## **SECTION 6.12 DESIGN STANDARDS FOR RURAL AREAS – Not applicable and removed for the purposes of brevity.**