

# **BARNARD & GERVAIS, LLC**

*Land Surveyors, Licensed Designers, Environmental Consultants*

www.barnardandgervais.com



March 7, 2024

Town of Hinesburg  
Attn: Mitchel Cypes  
10632 VT Route 116  
Hinesburg, VT 05461

Subject: PR&R Development, LLC, Eight-Lot Subdivision and Planned Unit Development,  
Observatory Road, Hinesburg, VT – Final Plat Application and Required Information.

Dear Mitch:

I am writing on behalf of Ryan & Renee Mobbs of PR&R Development, LLC to formally request a Final Plat hearing for a proposed Eight-Lot Subdivision and Planned Unit Development relative to their existing 61.26± acre parcel of land located at Observatory Road in Hinesburg. The parcel is currently improved with and/or permitted for a 4-bedroom single-family residence with a 2-bedroom accessory dwelling unit, gravel drive, drilled well and on-site wastewater disposal system. PR&R Development, LLC is proposing to subdivide the 61.26± acre parcel to create the following eight (8) new parcels:

**Lot 1** will be 37.69± acres and will include the 4-bedroom single-family residence and existing 2-bedroom accessory dwelling, gravel drive, drilled well and on-site wastewater system permitted under WW-4-5629. The existing building envelope will be expanded to better accommodate the 4-bedroom single-family residence.

**Lots 2-8** will range from 1.68± acres to 9.24± acres (average 3.37± acres) and will each be improved with a 4-bedroom single-family residence that will be served by an individual on-site wastewater system and will be provided water by an individual on-site drilled well.

In accordance with the Town of Hinesburg Subdivision Regulations, the following items are respectfully submitted:

1. Town of Hinesburg DRB Application.
2. Final Plat Application Fee of One Thousand Four Hundred Fifteen Dollars (\$1,415.00).
3. Adjoining Landowners List.
4. Project Narrative and Required Information.
5. State of Vermont Wastewater System and Potable Water Supply Permit WW-4-5629-1.
6. Wildlife Letter, by VT Compliance Monitoring, LLC, dated 04-21-2023.
7. State of Vermont ANR Natural Resource Maps.
8. VTrans Standard A-76 (for Town & Development Roads).
9. VTrans Standard B-71A (for Residential Drives).
10. Draft Road Maintenance Agreement.
11. WW-4-5629 Disposal Area Certification – Vermont Contours, Inc., dated 01-12-2024.
12. Survey Plat, dated 05-05-2023 and signed 03-12-2024:
  - a. Drawing PL-1 – Eight-Lot Subdivision Survey Plat (Sheet 1 of 3).
  - b. Drawing PL-2 – Eight-Lot Subdivision Survey Plat (Sheet 2 of 3).
  - c. Drawing PL-3 – Eight-Lot Subdivision Survey Plat (Sheet 3 of 3).

Hinesburg: 10523 VT Route 116, P.O. Box 133, Hinesburg, VT 05461; Phone (802) 482-2597  
Enosburg Falls: 167 Main Street Suite 10, P.O. Box 820, Enosburg Falls, VT 05450; Phone (802) 933-5168

13. Design Drawings, dated 02-27-2023:
  - a. Drawing S-1 – Overall Subdivision Plan (Rev 03-07-2024).
  - b. Drawing S-2 – Lots 2 & 3 Site Plan (Rev 03-07-2024).
  - c. Drawing S-3 – Lot 4 Site Plan (Rev 03-07-2024).
  - d. Drawing S-4 – Lots 5 & 7 Site Plan (Rev 03-07-2024).
  - e. Drawing S-5 – Lots 6 & 8 Site Plan (Rev 03-07-2024).
  - f. Drawing D-1 – Lot 2 Wastewater System Details and Notes.
  - g. Drawing D-2 – Lot 3 Wastewater System Details and Notes.
  - h. Drawing D-3 – Lot 4 Wastewater System Details and Notes.
  - i. Drawing D-4 – Lot 5 Wastewater System Details and Notes.
  - j. Drawing D-5 – Lot 6 Wastewater System Details and Notes.
  - k. Drawing D-6 – Lot 7 Wastewater System Details and Notes.
  - l. Drawing D-7 – Lot 8 Wastewater System Details and Notes.
14. Stormwater Plans & Information, by Catamount Consulting Engineers PLLC, dated 03-07-2024:
  - a. Drawing SW-1 – Existing Stormwater Management Site Plan.
  - b. Drawing SW-2 – Proposed Stormwater Management Site Plan.
  - c. Drawing SW-3 – Proposed Infiltration Basin Site Plans.
  - d. Drawing SW-4 – EPSC & Site Stabilization Plan.
  - e. Drawing SW-5 – Stormwater Details.
  - f. Drawing SW-6 – EPSC Details.
  - g. Drawing SW-7 – Stormwater System Maintenance Plan.
  - h. Stormwater Modeling/Narrative.

Please review the included information and let me know if there are any other items that are required for the Final Plat hearing. In the meantime, should you have any questions or comments regarding the application, please do not hesitate to call me at (802) 482-2597.

Sincerely,



Scott Baker  
Project Manager/Draftsman

c: Ryan & Renee Mobbs