

May 31, 2023

Town of Hinesburg Development Review Board
c/o: Mitchel Cypes, Development Review Coordinator
mcypes@hinesburg.org

RE: Proposed 8-Lot Subdivision - Laster Property Final Plat Submittal
Response to 5/16/23 DRB Meeting Comments

Dear Mitch & Board Members,

Thank you for your continued review of the Final Plat Submission for the above referenced project. Responses to comments provided in the Staff Report dated 5/11/23 are reiterated below along with the items discussed during the 5/16/23 Development Review Board meeting. We look forward to addressing any additional comments regarding the application.

- 1. The survey plat labels lots 1-9, but the development road and stormwater areas appear to be on their own lot that is separate from the remaining land (lot 9). Either the lot lines separating these areas from lot 9 should be removed, or the road and stormwater area lot should be numbered.*

The intent is that the private road right-of-way and stormwater easement area are commonly owned by the HOA and separate from Lot 9. The Civil Plans and Survey Plat have been updated to identify a proposed Lot 10.

- 2. The placement of a swale on the north side of the building envelopes of proposed lots 1 through 5 appears to be a good idea. However, we need a detail for the swale, grading on the plans for the swale, an easement to provide maintenance of the swale, and this easement area should not be in the building envelope. Also, is there an agreement on how the swale would be maintained?*

A swale detail has been added to the plan set, along with grading and a 10-ft wide drainage easement for maintenance. Building envelopes north of the road have been adjusted to align with the southern limit of the abutting drainage easement. The shared maintenance agreement has been revised to include any shared infrastructure and the stormwater maintenance manual updated to identify & include the conveyance swales.

- 3. The pipes in the roadway (per A-76) should be at least 18-inches in diameter. The proposed culvert that discharges stormwater from the northside swale is only 12-inches in diameter.*

Stormwater culverts daylighting on one end or both will be identified as a minimum of 18" dia. Furthermore, conveyance lines have been upsized to a minimum 15" dia. to accommodate potential future development upslope of the proposed project.

- 4. The location of the driveway culverts for proposed lots 6 to 8 should line up with the swale or vice versa. Also, as in comment #1, there needs to be an easement, maintenance, exclusion from the building envelope etc.*

A swale detail has been added to the plan set, along with grading and a 10-ft wide drainage easement for maintenance. Said drainage easement matches the front yard setback for Lots 6-8. As noted in #2 above, the shared maintenance agreement will be revised to include any shared infrastructure and the stormwater maintenance manual updated to identify & include the conveyance swales.

- 5. Please confirm that the 8-inch outlet pipe from the deep sump catch basin will not conflict with the two pipes (the 12-inch and the 18-inch pipes connected to the pretreatment structure) that cross its paths. Please provide the elevations of each as they cross.*

Confirmed – no conflict exists. The 8" dia. pipe from the deep sump catch basin ties into the underdrain system of the treatment wetland, lower than both the inlet and outlet pipes. The 12" dia. pipe crosses the 8" at elev. 368.12. The 18" dia. pipe crosses the 8" at elev. 368.98

- 6. This comment from the preliminary plat was mentioned in the stormwater narrative as being included, but apparently was not included. Section 6.6.2(5) of the HSR requires that the applicant provide some low impact design (LID) standards.*

Low impact design (LID) standards have been implemented to the extent practical given existing site constraints. A detailed discussion is provided on page 7 of the revised stormwater narrative attachment.

- 7. The Applicant should explain the longer retention time for GW2 of 1440 minutes instead of 720-minutes.*

State stormwater regulations require longer detention times for discharges to warm water habitats. Gravel wetland #2 discharges to class II wetland, which is classified as a warm water habitat.

8. *The shared roadway and stormwater operation and maintenance agreement and covenants should be updated to include other key infrastructure in the road right of way, specifically maintenance of the street trees as well as the maintenance and snowplowing of the pedestrian path/sidewalk. The agreement should also be updated to specifically mention shared maintenance responsibilities for the drainage swales outside of the shared roadway – i.e., swales on the north side of lots 1-5 and the north side of 6-8. Part ‘b’ should reference part ‘f’ or be reworded to include the information in part ‘f’.*

The shared maintenance agreement has been updated to include all commonly shared infrastructure and the stormwater maintenance manual updated to identify & include the conveyance swales.

9. *Sheet C2.2 (utility plan) shows proposed water, sewer, electric, and stormwater drainage lines, but does not show proposed natural gas lines. Proper placement of underground gas lines should be addressed and added to the plan to avoid conflicts with other infrastructure. Section 6.9.2 of the HSR requires a note on the survey that states ‘that the proposed utility locations may be modified slightly when installed, due to unforeseen site constraints such as ledge.’*

Natural gas is not proposed to serve the development. A note indicating ‘that the proposed utility locations may be modified slightly when installed, due to unforeseen site constraints such as ledge’ has been added to the utility plan and survey plat.

10. *For conformance to Sections 5.22.3(5&6) of the HZR there will be conditions requiring that garages be set back at least 10-feet from the front of the principal structure and that these single-family residences will have roof pitches of at least 6 on 12.*

Understood

11. *Clarify “inspections twice annually, with inspection recommended quarterly” that is stated on the proposed stormwater maintenance plan.*

The stormwater maintenance manual has been revised to indicate “inspections annually with inspection recommended twice annually”. The state stormwater permit requires annual inspection. Inspections twice a year is good practice – after fall leaf drop and after spring snowmelt.

12. *The crosswalk striping detail shown on Sheet C4.2 should be horizontal instead of diagonal for consistency with VTrans standards. Stripes should be 8 feet long and 2 feet wide with gaps between stripes also 2 feet wide.*

The crosswalk detail has been revised to show 8-ft long horizontal stripes, 2-ft wide with 2-ft gaps between strips.

13. The crosswalk sign posts shown on Sheet C4.2 should be revised to show 2-inch square posts (rather than u-shaped posts), in order to accept future flashing beacon equipment. Also, the post anchor detail should be revised to show a 48-inch deep concrete anchor (e.g., 12" diameter sonotube) with a post sleeve at least 18 inches deep, instead of a wood block anchor. Greater anchor stability needed in order to accept future flashing beacon equipment.

The sign post detail has been updated to indicate a more robust design for the two sign posts most near to the crosswalk, to support a flashing beacon if ever installed in the future. The site layout plan has been updated to identify specific locations for signage and post requirements.

14. Pursuant to section 2.5.2 of the HZR, the 75-foot stream buffer area on the north side of lots 1-5 (sheet L000) shall not be converted to lawn, and shall be left in an undisturbed, vegetated condition. Control of non-native species of nuisance plants is allowed, and supplemental planting with native vegetation is encouraged.

Understood

15. The landscaping plan (sheet L000) shows tree and shrub plantings on lots 1-8; however, a note indicates that the landscaping on the lots is, "representative and subject to change". The specific placement of the on-lot landscaping may change, but the number and type of plantings shall be per the plans. Minor revisions of plant species may be reviewed and approved by the Zoning Administrator.

Understood

Respectfully,

Engineering Ventures, PC

Hannah Wingate, PE – Civil Project Engineer

Cc: Joe Laster
Kevin Worden