

KELLEY'S FIELD II

Final Plat Narrative

DATE 05.24.22

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02 Architectural - Duncan • Wisniewski Architecture - 11x17 and 24x36

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03 Final Plat - Summit Engineering, Inc.

- KF II Final Plat 05.11.22

04 Civil - Krebs & Lansing - 11x17 and 24x36

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C-4.5 Civil Details

KF II Stormwater Narrative

ST-2 Stormwater Maintenance Plan

KF II Stormwater Modeling

KF II Stream Setback Narrative

05 Landscape - Knauf Landscape Architecture

L1.1 Planting Plan & Schedule - 11 x17

Trees & Shrubs 1

Trees & Shrubs 2

Perennials

06 Site Lighting

Photometric Plan with Building Lighting

Lighting Cut Sheet

07 Existing Site Photos - 10 Attached

08 Overview

- Preliminary Plat was presented to the DRB on April 05, 2022 and the Findings of Fact, Conclusions & Order signed on May 03, 2022.
- The Final Plat application includes no significant changes.
- Revisions and additional material are included to respond to the 10 Orders included in the above referenced approval.

09 Exercise Loop

- This is not part of the base bid design.

10 Screening at Busier Property Line

- We have deleted the solid wood fence and replaces it with a staggered row of arbor vitae shown on both civil and architectural drawings (L1.x).
- This change was discussed with and approved by the Busiers as indicated in the attached letter.

11 Building Elevations

- At Preliminary Plat we had not yet selected or designed mechanical equipment and did not know the implication for our rooftop design. Since then we have selected our systems and these have some impacts on the roof requiring screening of rooftop, individual cold climate ASHP for heating and cooling. The ventilation units are internal and not on the roof.
- Our original design included a parapet but we have determined that we need additional screening from Rt 116 and neighbors to south east.

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- We have included revised building elevations showing the screening as well as a roof plan to indicate its extent.

12 Preliminary Plat Orders

01 The Applicant shall provide all the documentation required for Final Plat Review as stated in Section 4.2 of the Hinesburg Subdivision Regulations.

We believe that this application, with revisions and additions to the preliminary plat set per the April 05 DRB decision.

02 The Applicant shall provide a survey in conformance to Section 4.2.1 of the HSR, which shall include either a location for the existing and proposed buildings, or a building envelope as described in Conclusion #5.

A drawing, prepared by Summit Engineering, titled Final Plat and dated 05.11.22 is included. This drawing was reviewed by Mitch Cypes and confirmed acceptable in a May 16 email.

03 Conditional use applications for a multi-family residence per Section 3.5.6(7) of the HZR, and for development in a stream setback shall be submitted with the final plat application. The conditional use for development in a stream setback shall include a full description with disturbed area, minimum distance to the top of the stream bank and a plan showing the full disturbance. This information can be incorporated into other plans.

We understand that the application as constituted meets the requirements for the multi-family conditional use application.

We are regrading some existing lawn which is in the stream setback and requesting a waiver. This work is shown on the civil plans and described in a separate narrative with attached sketch at the end of the civil packet.

04 As part of the final plat application, the Applicant shall provide a letter from the Fire Chief as described in Findings of Fact #9 and Conclusion #11.

This letter, dated 04.28.22, is included at the beginning of the packet.

05 As part of the final plat application, the Applicant shall provide a draft maintenance agreement for the Kelley's Field right-of-way as described in Findings of Fact #10 and Conclusion #12.

The draft maintenance agreement between Kelley's Field Housing Partnership, Cliffside Condominium Association and Barnard Ventures, LLC is included in the beginning of the packet.

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- 06 As part of the final plat application, the Applicant shall revise the design for the rebuilding of the existing sidewalk along the north side of Kelley's Field Road and a connection to VT Route 116 as described in Findings of Fact #11.

These revisions are shown on the revised civil drawings.

- 07 The Applicant shall submit a narrative describing how the proposed stormwater system will be maintained as part of the a final plat application.

The schedule and narrative are included on drawing ST-2.

- 08 As part of the final plat application, the applicant shall update their landscaping plans and narrative to include the exercise loop as a required feature and to clarify which waivers they wish to request, such as the shade trees described in Findings of Fact #20.

The exercise loop is shown on the civil plans and will now be included as part of the project's base bid per this condition.

Findings of Fact #20 reference the requirement to shade parking areas. The L1.1 landscaping plan prepared by Knauf Landscape Architecture includes significant shading in the parking center island and along the entire east edge. The existing north and south sides of the lot are shaded by existing trees of manure or near mature height.

- 09 As part of the final plat application,, the Applicant shall clarify which of the amenities in Findings of Fact #22 would be open to the Public and when, or to request a waiver from the DRB for this requirement.

Because of the nature of the site, the property and designed open space are not on a public way and are only accessed via a private drive. This, along with the need to provide a sense of security in a senior living environment makes it difficult to provide a dedicated public access space and we are asking for a waiver from his requirement. Cathedral Square does desire to create a welcoming environment insofar as possible and they offer the following:

Kelley's Field II senior housing community will not be open to the general public. However, visitors regularly come to see loved ones. Members of the Hinesburg Community who are SASH participants will join Kelley's Field II residents in on-site wellness programming. The Community Room and outside grounds and walking loop will be conducive to SASH group wellness and exercise programs. The community room will also provide a welcoming space for events, connecting the residents with the community, such as with the schools, boy and girl scouts, civic groups and the library.

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- 10 As part of the final plat application, The Applicant shall update the photometric/lighting plan to account for outdoor lighting on the existing buildings, and any proposed on the new building. The plan or narrative shall also clarify that outdoor lighting with light temperatures greater than 4000K shall be excluded.

A revised photometric plan is included which adds existing and new porch and entry lighting to the overall plan.