

From: [Karl Marchessault](#)
To: [Mike Steeves](#); [Nick Atherton](#); [Brad Holden](#)
Subject: RE: Mailbox is Full - OBCA #2023-96 - 459 Pleasant Valley Road
Date: Wednesday, January 3, 2024 5:33:18 PM
Attachments: [HydroCAD - Mike Steeves.pdf](#)
[2023-96-S9-SITE PLAN \(1\) 01.03.24.pdf](#)
[2023-96-S9-ROAD PROFILE \(2\) 01.03.24.pdf](#)
[2023-96-S9-EPSC \(3\) 01.03.24.pdf](#)
[2023-96-S9-SITE PLAN \(4\)-FINAL PHASE 01.03.24.pdf](#)

Based on the last meeting, the items needing to be addressed based on my notes are:

1. Lights – No lights are proposed
2. Permanent Seed mix. Based on your research of Vermont Native grass seed mix, I put it right on the plan (sheet 4)
3. Trees – added to the final version (66 total mix of hardwood and softwood), 30' on center – take a look
4. Stormwater – outlet device control – I've done a bunch of these and they do work great, more importantly they take care of addressing PRE & POST stormwater modeling and this easily meets the 10 year storm. In addition, this addresses frozen ground conditions as the system should always be flowing from the low flow orifice.

PRE 1 Year	1.77 cfs	Post 1 Year 2.01 cfs	Routed POST
DEVELOPMENT	0.05 cfs		
PRE 10 year	3.69 cfs	Post 10 year 3.99 cfs	Routed POST
DEVELOPMENT	1.98 cfs		

Call or email with any questions.

Karl Marchessault, P.E.
Project Principal
O'Leary-Burke Civil Associates, PLC
13 Corporate Drive
Essex Junction, VT 05452
Phone (802) 878-9990
Fax (802) 878-9989

From: Mike Steeves <mikesteeves519@gmail.com>
Sent: Wednesday, January 3, 2024 3:36 PM
To: Karl Marchessault <karlm@olearyburke.com>
Subject: Re: Mailbox is Full - OBCA #2023-96 - 459 Pleasant Valley Road

I'm back in my office. Send it please.

On Wed, Jan 3, 2024 at 9:13 AM Karl Marchessault <karlm@olearyburke.com> wrote:

Yep! 878-9990 at the office. Thanks! Happy New Year!

Karl

From: Mike Steeves <mikesteeves519@gmail.com>

Sent: Wednesday, January 3, 2024 8:22 AM

To: Karl Marchessault <karlm@olearyburke.com>

Subject: Re: Mailbox is Full - OBCA #2023-96 - 459 Pleasant Valley Road

I'll give you a buzz in an hour or so if that's ok. Just unloading a truck.

On Wed, Jan 3, 2024, 8:18 AM Karl Marchessault <karlm@olearyburke.com> wrote:

Good morning Mike – Your mailbox is full! Call me at the office when you get a chance.

Karl Marchessault, P.E.

Project Principal

O'Leary-Burke Civil Associates, PLC

13 Corporate Drive

Essex Junction, VT 05452

Phone (802) 878-9990

Fax (802) 878-9989