



August 11, 2021

The Hamlet HOA
c/o Reed Carr, President of HOA reedcarrgs@gmail.com
Appletree Bay Property Management
P.O. Box 3009
Burlington, VT 05408-3009

Subject: The Hamlet Stormwater Management, Day Lane, Williston, VT

Dear Reed:

It was nice chatting with you the other day. You had asked me to briefly outline the reasons behind our design efforts. I thought a good place to start was our Scope of Work noted in our initial Service Agreement with the HOA. See below in italics.

1. *Research operational stormwater permit and related design plans.*
2. *Limited site visit(s) to review and observe storm runoff problems identified by the HOA.*
3. *Observe and comment on the function of and current maintenance status of the operational stormwater system to assist with identifying deficiencies. Make maintenance recommendations to resolve said deficiencies.*
4. *Make recommendation(s) for more permanent structural solutions to the runoff issues and the related flooding into the basements of the indicated units.*
5. *Provide one (1) preliminary design of proposed solution(s).*
6. *Inventory and comment on current associated regulatory requirements.*
7. *Meeting(s), correspondence, emails and phone conversations to review and discuss stormwater runoff issues and potential corrective actions.*

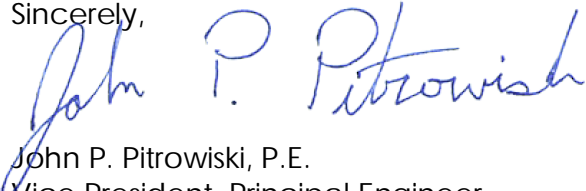
When TCE had a chance to review the plans, permits and site conditions, the issues became very obvious. The courtyard (project area) stays wet for extended periods of time because there is not positive drainage to allow the area to dry out. Essentially, stormwater runoff in the courtyard, including roof runoff, keeps the area wet for extended periods of time and creates a danger for flooding in the units that surround the courtyard. There is no outlet.

One of the goals of the project was to collect the storm runoff and provide positive drainage outside the courtyard and away from the units. The roof water represented a significant amount of area and collecting this was a critical design element. Also, some yard drains at key low points was designed to further dry up the courtyard after a storm event.

I visited the property on multiple occasions. My first visit was in early 2021 when the ground was still frozen. It was an opportunity for me to meet the HOA Board members and inquire as to what they have seen while living there relative to wetness, flooding and stormwater runoff. I visited the site several more times during spring conditions and after some key rain events. I got to see first hand the ponding and extended wet ground conditions. In combination with my visits our survey crew went to the site to locate site features sufficient for TCE to create a Site Plan. Underground Locators went to the site prior to our survey crew to locate and flag out the underground utilities, which the survey crew located.

I could go into more detail but the above gives a good overview for the reasons behind the proposed improvements. With this project, the courtyard will have outlets to drain away the flooding and ponding from storm events and snow melt. Refer to our Design Plans for the proposed improvements.

Sincerely,



John P. Pitrowiski, P.E.
Vice President, Principal Engineer