

TABLE OF USES

<p>Building A 2 stories 3,840 sf footprint 5 residential units 1,920 sf dedicated commercial space 1,400 sf potential commercial space</p> <p>Building B 2 Stories 3,580 sf footprint 5 residential units 1,240 sf dedicated commercial space 1,800 sf potential commercial space</p> <p>Building C 2 Stories 3,580 sf footprint 5 residential units 3,000 sf dedicated commercial space</p> <p>Building D 2 Stories 3,580 sf footprint 3 residential units 1,920 sf dedicated commercial space 1,400 sf potential commercial space</p> <p>Building E 2 Stories 17,484 sf footprint 33 residential units 6,000 sf potential commercial space</p>	<p>Building F 2 Stories 7,356 sf footprint 12 residential units 6,000 sf dedicated commercial space</p> <p>Building G 2 Stories 6,100 sf footprint 0 residential units 6,100 sf dedicated commercial space</p> <p>Building H 3 stories 20,160 sf footprint 50 congregate housing units +/- 10,000 sf Senior support space</p> <p>Building I 1 Story 10,400 sf footprint 10,400 sf commercial/light industrial space</p> <p>Building J 3 Stories 11,594 sf footprint 36 residential units 3,500 sf dedicated commercial space</p> <p>Building K 1 Story 7,356 sf footprint 7,356 sf commercial/light industrial space</p>
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SINGLE FAMILY DETACHED			
Small	10		
Medium	20		
Large	30		
TOTAL	60		
SINGLE FAMILY ATTACHED			
Town House	40		
TOTAL	40		
MULTI-FAMILY			
Bldg. A	5		
Bldg. B	5		
Bldg. C	3		
Bldg. D	3		
Bldg. E	35		
Bldg. F	12		
Bldg. G	0		
Bldg. J	36		
10-plex (x2)	20		
TOTAL	119		
TOTAL RESIDENTIAL UNITS	219		
TOTAL CONGREGATE HOUSING UNITS	50		
TOTAL DESIGNATED COMMERCIAL	23,680 sf		
TOTAL POTENTIAL COMMERCIAL	10,600 sf		
TOTAL SENIOR SUPPORT	10,000 sf		
TOTAL COMMERCIAL/ LIGHT INDUSTRIAL	17,756 sf		
*TOTAL DESIGNATED COMMERCIAL EXCLUDES BUILDING H			

PLAN
REVISED
03/14/2022



TABLE OF USES - PHASE I

RESIDENTIAL

SINGLE FAMILY DETACHED - 47

SINGLE FAMILY ATTACHED - 20 (Traditional townhouse units)

MULTI-FAMILY

10-plex - 10
 Bldg. A - 5
 Bldg. B - 5
 Bldg. C - 3
 Bldg. H - 0 (50 Congregate housing units - does not count towards density)
 Bldg. J - 36
 SUB-TOTAL MULTI-FAMILY: 59

TOTAL PHASE 1:
126 RESIDENTIAL UNITS
50 CONGREGATE HOUSING UNITS

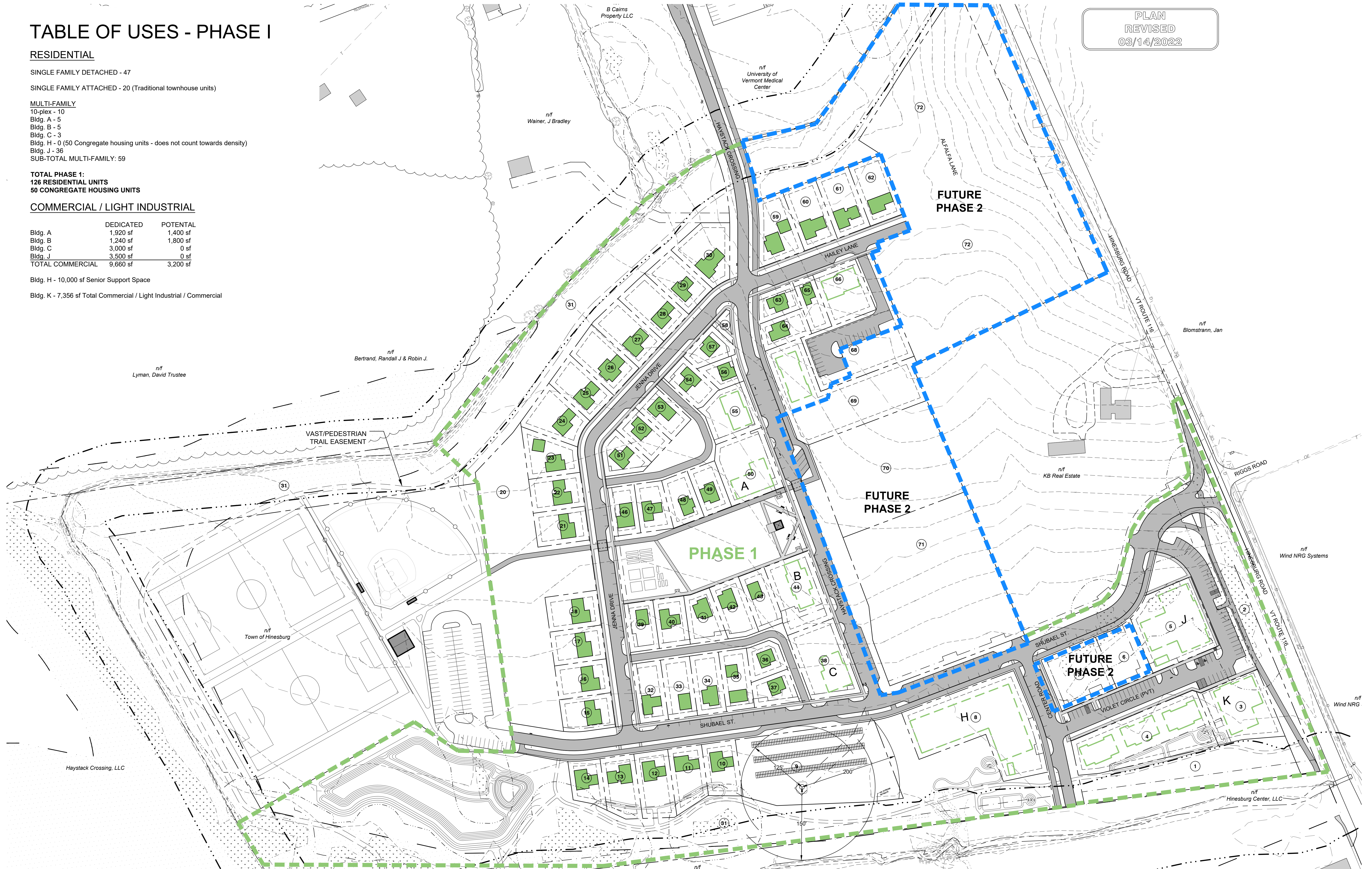
COMMERCIAL / LIGHT INDUSTRIAL

	DEDICATED	POTENTIAL
Bldg. A	1,920 sf	1,400 sf
Bldg. B	1,240 sf	1,800 sf
Bldg. C	3,000 sf	0 sf
Bldg. J	3,500 sf	0 sf
TOTAL COMMERCIAL	9,660 sf	3,200 sf

Bldg. H - 10,000 sf Senior Support Space

Bldg. K - 7,356 sf Total Commercial / Light Industrial / Commercial

PLAN
 REVISED
 03/14/2022



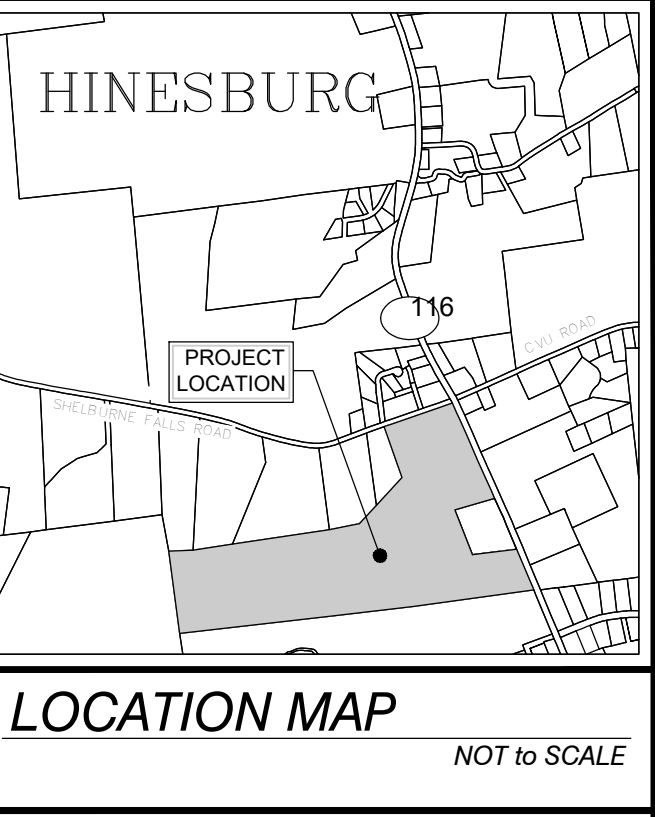
- Existing Easement Notes -

- (E1) Reference Plat A depicts drainage easements at the locations shown.
- (E2) Reference Plat A depicts a utility easement at location shown.
- (E3) Property is subject to a 150 foot wide easement to Central Vermont Power Service Company as depicted on plat. Vol 29. Pg. 357.
- (E4) Property is subject to a 350 foot wide easement to Vermont Electric Power Company as depicted on plat. Vol. 32 Pg. 67/169.
- (E5) Property is subject to a guy easement to GMP near location shown. Vol. 57 Pg. 431.
- (E6) Property is subject to a guy easement to GMP near location shown. Vol. 93 Pg. 526.
- (E7) 20' wide easement for well and water main to serve the Town of Hinesburg.
- (E8) 20' wide easement for water main to serve the Town of Hinesburg.
- (E9) 50' Easement for ingress and egress to be centered on the access road as constructed.

LEGEND

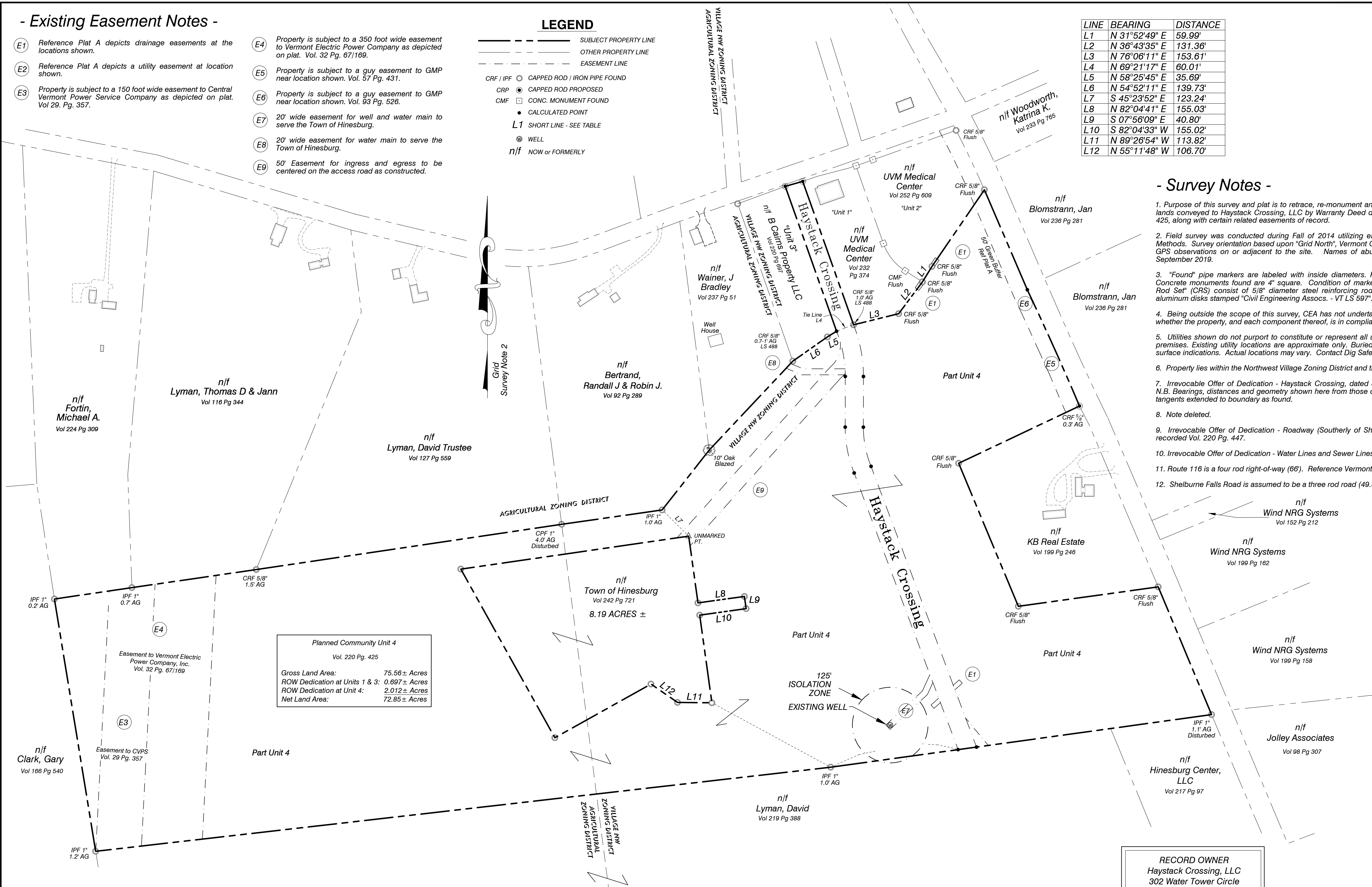
- SUBJECT PROPERTY LINE
- OTHER PROPERTY LINE
- - - EASEMENT LINE
- CRF | IPF ○ CAPPED ROD | IRON PIPE FOUND
- CRP ● CAPPED ROD PROPOSED
- CMF □ CONC. MONUMENT FOUND
- CALCULATED POINT
- L1 SHORT LINE - SEE TABLE
- ⊗ WELL
- n/f NOW OR FORMERLY

LINE	BEARING	DISTANCE
L1	N 31°52'49" E	59.99'
L2	N 36°43'35" E	131.36'
L3	N 76°06'11" E	153.61'
L4	N 69°21'17" E	60.01'
L5	N 58°25'45" E	35.69'
L6	N 54°52'11" E	139.73'
L7	S 45°23'52" E	123.24'
L8	N 82°04'41" E	155.03'
L9	S 07°56'09" E	40.80'
L10	S 82°04'33" W	155.02'
L11	N 89°26'54" W	113.82'
L12	N 55°11'48" W	106.70'



- Survey Notes -

- Purpose of this survey and plat is to retrace, re-monument and perpetuate the EXISTING boundaries of certain lands conveyed to Haystack Crossing, LLC by Warranty Deed dated September 22, 2011, recorded Vol. 220 Pg. 425, along with certain related easements of record.
- Field survey was conducted during Fall of 2014 utilizing electronic total station instruments and RTK GPS Methods. Survey orientation based upon "Grid North", Vermont Coordinate System of 1983 (CORS 1996) from our GPS observations on or adjacent to the site. Names of abutting properties are from land/tax records circa September 2019.
- "Found" pipe markers are labeled with inside diameters. Rods found are labeled with outside diameters. Concrete monuments found are 4" square. Condition of markers is "good" unless otherwise shown. "Capped Rod Set" (CRS) consist of 5/8" diameter steel reinforcing rods. Rods and monuments set are capped with aluminum disks stamped "Civil Engineering Assoc. - VT LS 597".
- Being outside the scope of this survey, CEA has not undertaken any investigation whatsoever with respect to whether the property, and each component thereof, is in compliance with local, state or federal permits.
- Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. Buried utilities shown are depicted based solely upon surface indications. Actual locations may vary. Contact Dig Safe (888-344-7233) prior to any construction.
- Property lies within the Northwest Village Zoning District and the Agricultural Zoning District.
- Irrevocable Offer of Dedication - Haystack Crossing, dated September 22, 2011, recorded Vol. 220 Pg. 432. N.B. Bearings, distances and geometry shown here from those on reference plat and referenced deed. Southerly tangents extended to boundary as found.
- Note deleted.
- Irrevocable Offer of Dedication - Roadway (Southerly of Shelburne Falls Road), dated September 22, 2011, recorded Vol. 220 Pg. 447.
- Irrevocable Offer of Dedication - Water Lines and Sewer Lines, dated 9/22/2011, recorded Vol. 220 Pg. 428.
- Route 116 is a four rod right-of-way (66'). Reference Vermont AOT Project No. ST 140 N & M.
- Shelburne Falls Road is assumed to be a three rod road (49.5'). Reference Plats B and C.



Planned Community Unit 4
Vol. 220 Pg. 425

Gross Land Area: 75.56± Acres
ROW Dedication at Units 1 & 3: 0.697± Acres
ROW Dedication at Unit 4: 2.012± Acres
Net Land Area: 72.85± Acres

RECORD OWNER
Haystack Crossing, LLC
302 Water Tower Circle
Colchester, Vermont 05446

- Referenced Plats -

- A. "Subdivision Plat; Bissonette Revocable Trust; Shelburne Falls Road, Hinesburg, VT" by Trudell Consulting Engineers, dated August 18, 2010 revised April 5, 2011. Map Slides 191A and 191B.
- B. "Property of Howard and Norma Riggs" by Civil Engineering Associates, dated April 26, 1989. Map Slide 18C.
- C. "Subdivision of David F. Lyman Property; Shelburne Falls Road Parcel; Hinesburg VT" by G.E. Bedard, Inc., dated July 2, 1998, Last revised November 2, 1998. Map Slide 28A.
- D. "Subdivision Plat; Lands of Hinesburg Center, Route 116, Hinesburg, VT" by Button Professional Land Surveyors, PC, dated July 2010. Map Slide 187A.
- E. "Subdivision Plat; Haystack Crossing, LLC" by Trudell Consulting Engineers, dated February 2010, Revised December 2014. Map Slide 208C.
- F. "A Planned Community Plat; Bissonette Revocable Trust" by Trudell Consulting Engineers, dated January 2017. Map Slides 224C & 224D.
- G. "Subdivision Plat Revision; Bissonette Revocable Trust" by Trudell Consulting Engineers, dated November 2016. Map Slides 225B & 225C.
- H. "Subdivision Plat Revision; Bissonette Revocable Trust" by Trudell Consulting Engineers, dated November 2016, Revised April 2018. Map Slide 229B.

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF HINESBURG, VERMONT, AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____ TOWN CLERK

SURVEYORS:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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DRAWN	RG
CHECKED	TRC
APPROVED	TRC

DATE	CHECKED	REVISION

02/12/21	TRC	RECORDABLE
10/12/21	TRC	R.O.W. GEOMETRY, TITLE
11/22/19	DSM	TOWN RESUBMITTAL

Unit 4 of Bissonette Revocable Trust Planned Community for:

HAYSTACK CROSSING, LLC

Route 116 & Shelburne Falls Road
Hinesburg, VT

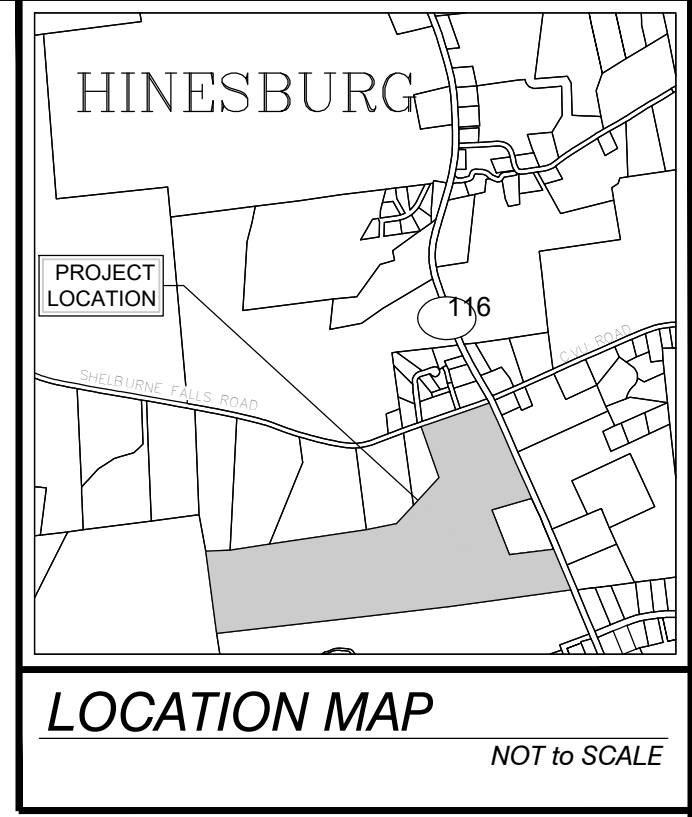
DATE	OCT. 4, 2019	DRAWING NUMBER	P1
SCALE	1" = 150'	PROJ. NO.	13127
		SHEET	1 of 1

CHECK PLOT
3/11/22

To the best of my knowledge and belief this plat depicts the results of a survey conducted under our direct supervision as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

- Proposed Easement Notes -


- E10 Proposed 20' wide floating recreation path easement to be centered on path as constructed. In favor of the Town of Hinesburg.
- E11 Proposed 25' x 40' Pump Station Easement. In favor of the Town of Hinesburg.
- E12 Proposed 20' wide water main easement in favor of the Town of Hinesburg.
- E13 Proposed 10' wide utility easement serving Green Mountain Power Corporation (GMP).
- E14 Proposed 20' wide floating recreation path easement to be centered on path to be determined, in favor of VAST.
- E15 Proposed 10' wide overland drainage easement in favor of the Town of Hinesburg centered on swale.
- E16 Proposed drainage easement around gravel wetlands.



DRAFT
for Review



SURVEYORS:



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CHECKED	TRC
APPROVED	

DATE	CHECKED	REVISION
02/12/22	TRC	RECORDABLE
11/22/19	DSM	TOWN RESUBMITTAL

OVERALL LOTTING PLAT
HAYSTACK CROSSING, LLC
Route 116 & Shelburne Falls Road
Hinesburg, VT

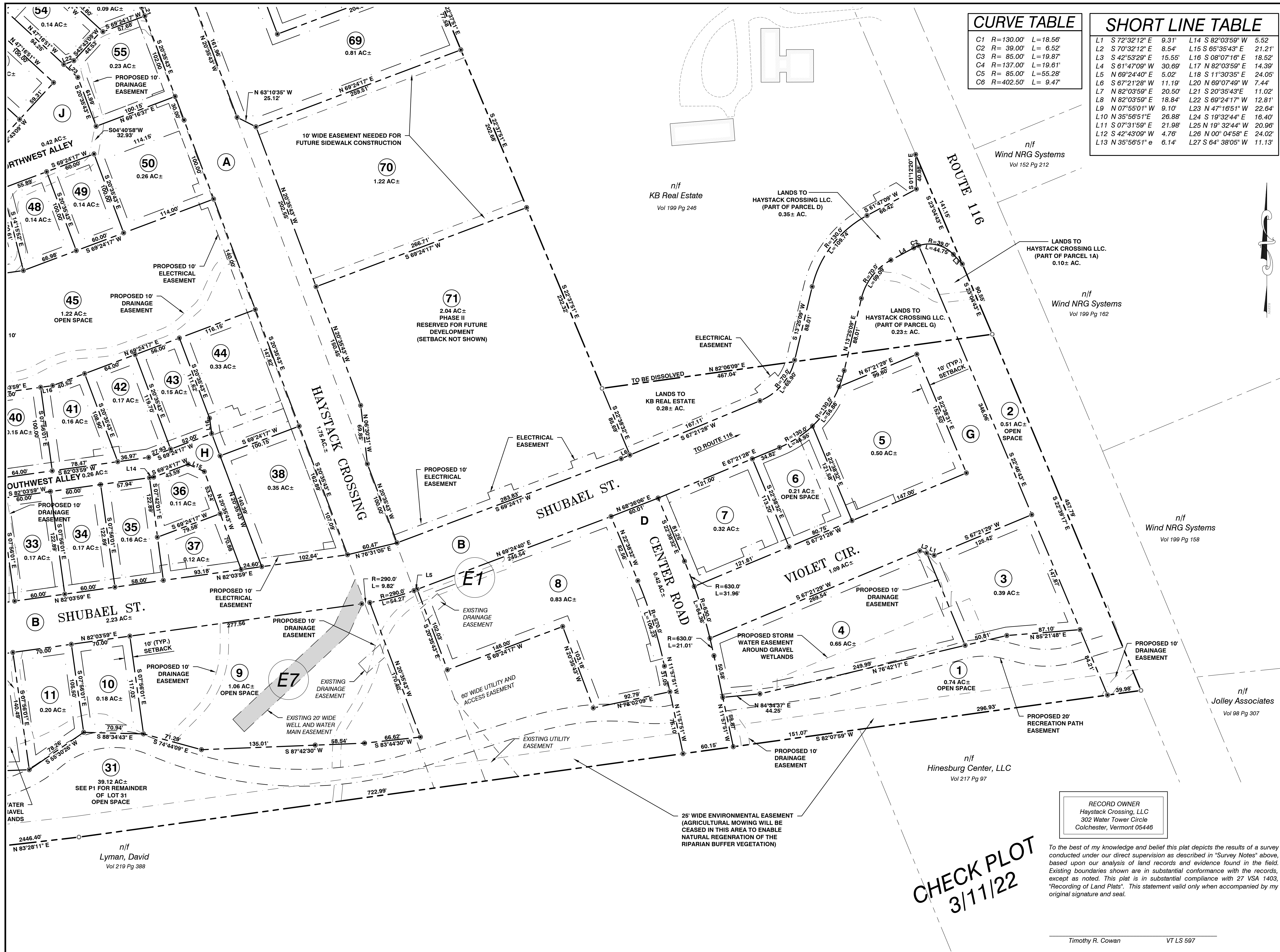
DATE	OCT. 4, 2019	DRAWING NUMBER	P2
SCALE	1" = 100'	PROJ. NO.	13127
		SHEET 2 of 5	

RECORD OWNER
Haystack Crossing, LLC
302 Water Tower Circle
Colchester, Vermont 05446

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CHECK PLOT
3/11/22

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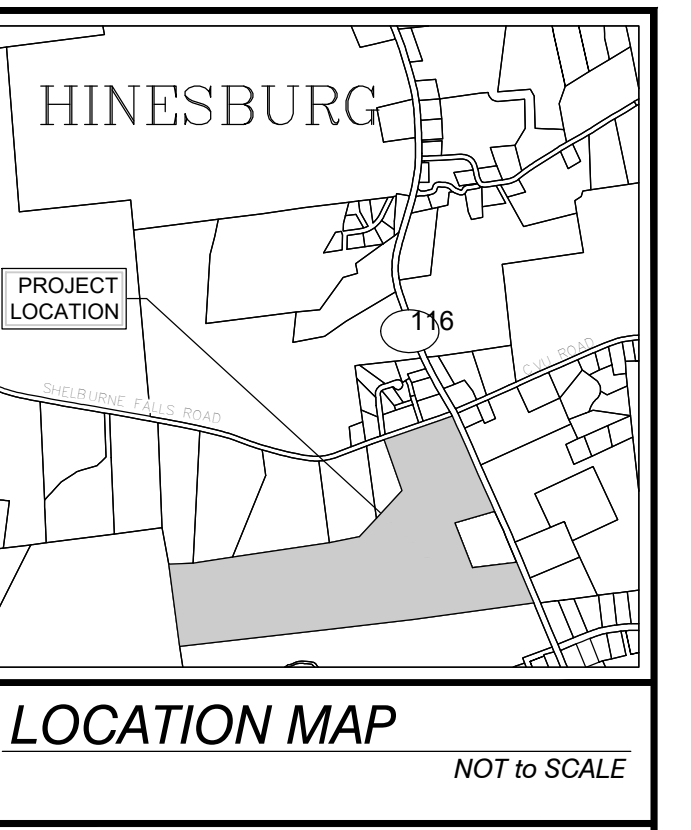


CURVE TABLE

C1	R=130.00'	L=18.56'
C2	R=39.00'	L=6.52'
C3	R=85.00'	L=19.87'
C4	R=137.00'	L=19.61'
C5	R=85.00'	L=55.28'
C6	R=402.50'	L=9.47'

SHORT LINE TABLE

L1	S 72°32'12" E	9.31'	L14	S 82°03'59" W	5.52'
L2	S 70°32'12" E	8.54'	L15	S 65°35'43" E	21.21'
L3	S 42°53'29" E	15.55'	L16	S 08°07'16" E	18.52'
L4	S 61°47'09" W	30.69'	L17	N 82°03'59" E	14.39'
L5	N 69°24'40" E	5.02'	L18	S 11°30'35" E	24.05'
L6	S 67°21'28" W	11.19'	L20	N 69°07'49" W	7.44'
L7	N 82°03'59" E	20.50'	L21	S 20°35'43" E	11.02'
L8	N 82°03'59" E	18.84'	L22	S 69°24'17" W	12.81'
L9	N 07°55'01" W	9.10'	L23	N 47°16'51" W	22.64'
L10	N 35°56'51" E	26.88'	L24	S 19°32'44" E	16.40'
L11	S 07°31'59" E	21.98'	L25	N 19°32'44" E	20.96'
L12	S 42°43'09" W	4.76'	L26	N 00°04'58" E	24.02'
L13	N 35°56'51" E	6.14'	L27	S 64°38'05" W	11.13'



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DRAWN	RG
CHECKED	TRC
APPROVED	

DATE	CHECKED	REVISION
02/12/22	TRC	RECORDABLE
11/22/19	DSM	TOWN RESUBMITTAL

LOTTING PLAT (SOUTH EAST)
HAYSTACK CROSSING, LLC
 Route 116 & Shelburne Falls Road
 Hinesburg, VT

DATE	OCT. 4, 2019	DRAWING NUMBER	P3
SCALE	1" = 50'		
PROJ. NO.	13127		
		SHEET	3 of 5

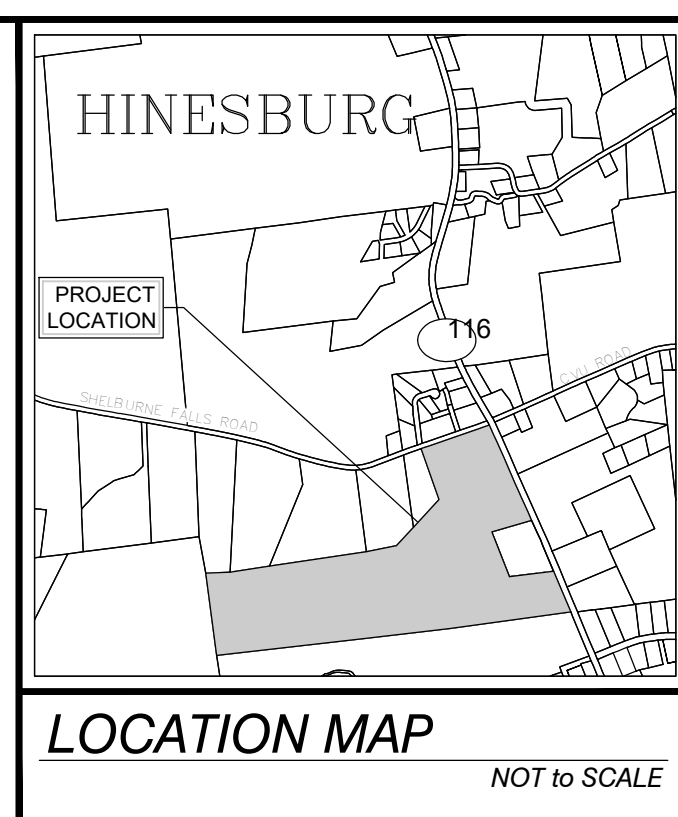
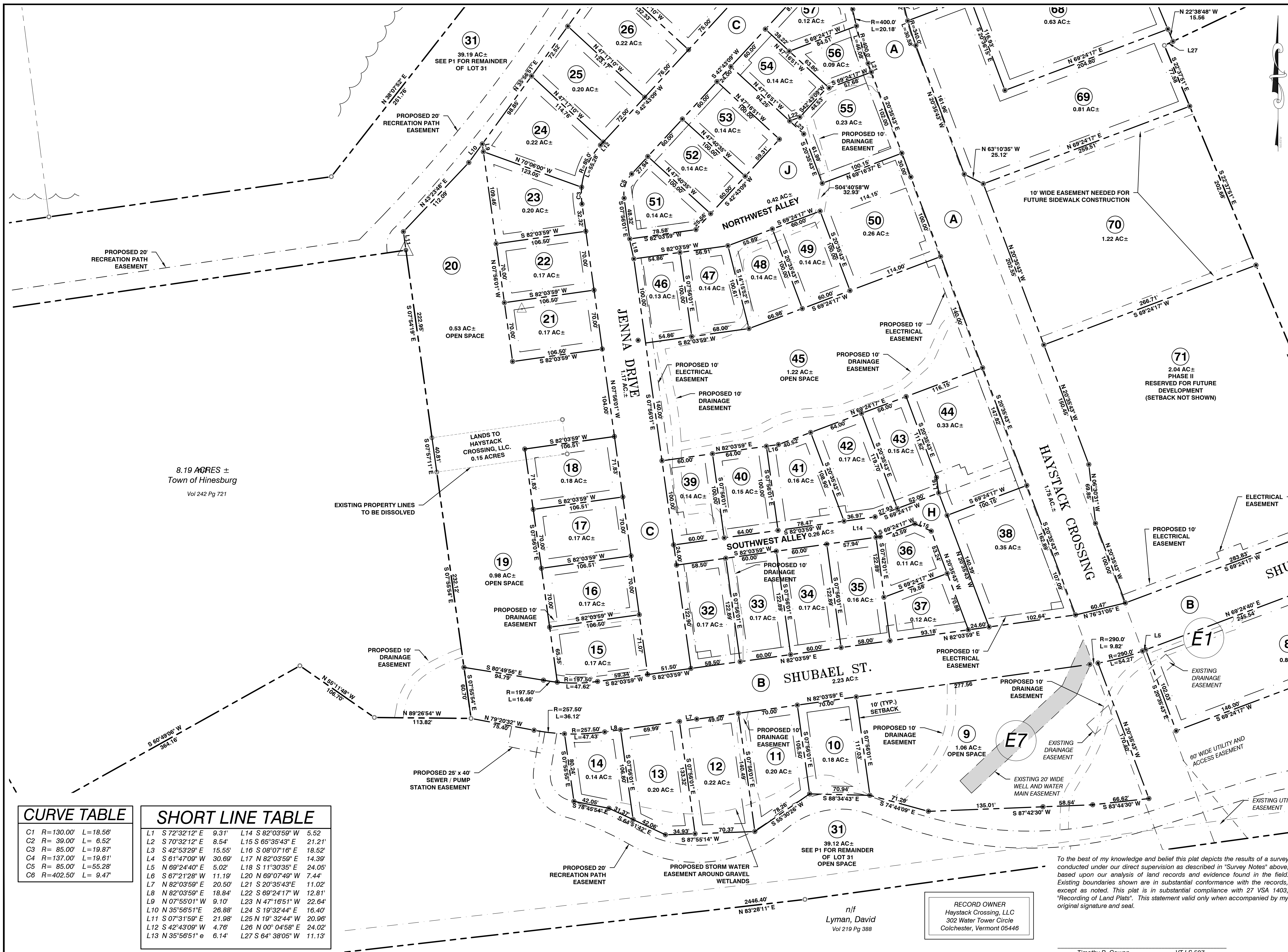
RECORD OWNER
 Haystack Crossing, LLC
 302 Water Tower Circle
 Colchester, Vermont 05446

CHECK PLOT
3/11/22

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Timothy R. Cowan VT LS 597

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CHECK PLOT
03/11/22

8.19 ACRES ±
Town of Hinesburg
Vol 242 Pg 721

SURVEYORS:

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CHECKED	TRC	
APPROVED		
DATE	CHECKED	REVISION
02/12/22	TRC	RECORDABLE
11/22/19	DSM	TOWN RESUBMITTAL

LOTING PLAT (WEST)
HAYSTACK CROSSING, LLC
Route 116 & Shelburne Falls Road
Hinesburg, VT

DATE
OCT. 4, 2019
SCALE
1" = 50'
PROJ. NO.
13127
DRAWING NUMBER
P4
SHEET 4 of 5

CURVE TABLE

C1	R=130.00'	L=18.56'
C2	R=39.00'	L=6.52'
C3	R=85.00'	L=19.87'
C4	R=137.00'	L=19.61'
C5	R=85.00'	L=55.28'
C6	R=402.50'	L=9.47'

SHORT LINE TABLE

L1	S 72°32'12" E	9.31'	L14	S 82°03'59" W	5.52'
L2	S 70°32'12" E	8.54'	L15	S 65°35'43" E	21.21'
L3	S 42°53'29" E	15.55'	L16	S 08°07'16" E	18.52'
L4	S 61°47'09" W	30.69'	L17	N 82°03'59" E	14.39'
L5	N 69°24'40" E	5.02'	L18	S 11°30'35" E	24.05'
L6	S 67°21'28" W	11.19'	L20	N 69°07'49" W	7.44'
L7	N 82°03'59" E	20.50'	L21	S 20°35'43" E	11.02'
L8	N 82°03'59" E	18.84'	L22	S 69°24'17" W	12.81'
L9	N 07°55'01" W	9.10'	L23	N 47°16'51" W	22.64'
L10	N 35°56'51" E	26.88'	L24	S 19°32'44" E	16.40'
L11	S 07°31'59" E	21.98'	L25	N 19°32'44" W	20.96'
L12	S 42°43'09" W	4.76'	L26	N 00°04'58" E	24.02'
L13	N 35°56'51" E	6.14'	L27	S 64°38'05" W	11.13'

RECORD OWNER
Haystack Crossing, LLC
302 Water Tower Circle
Colchester, Vermont 05446

n/f
Lyman, David
Vol 219 Pg 388

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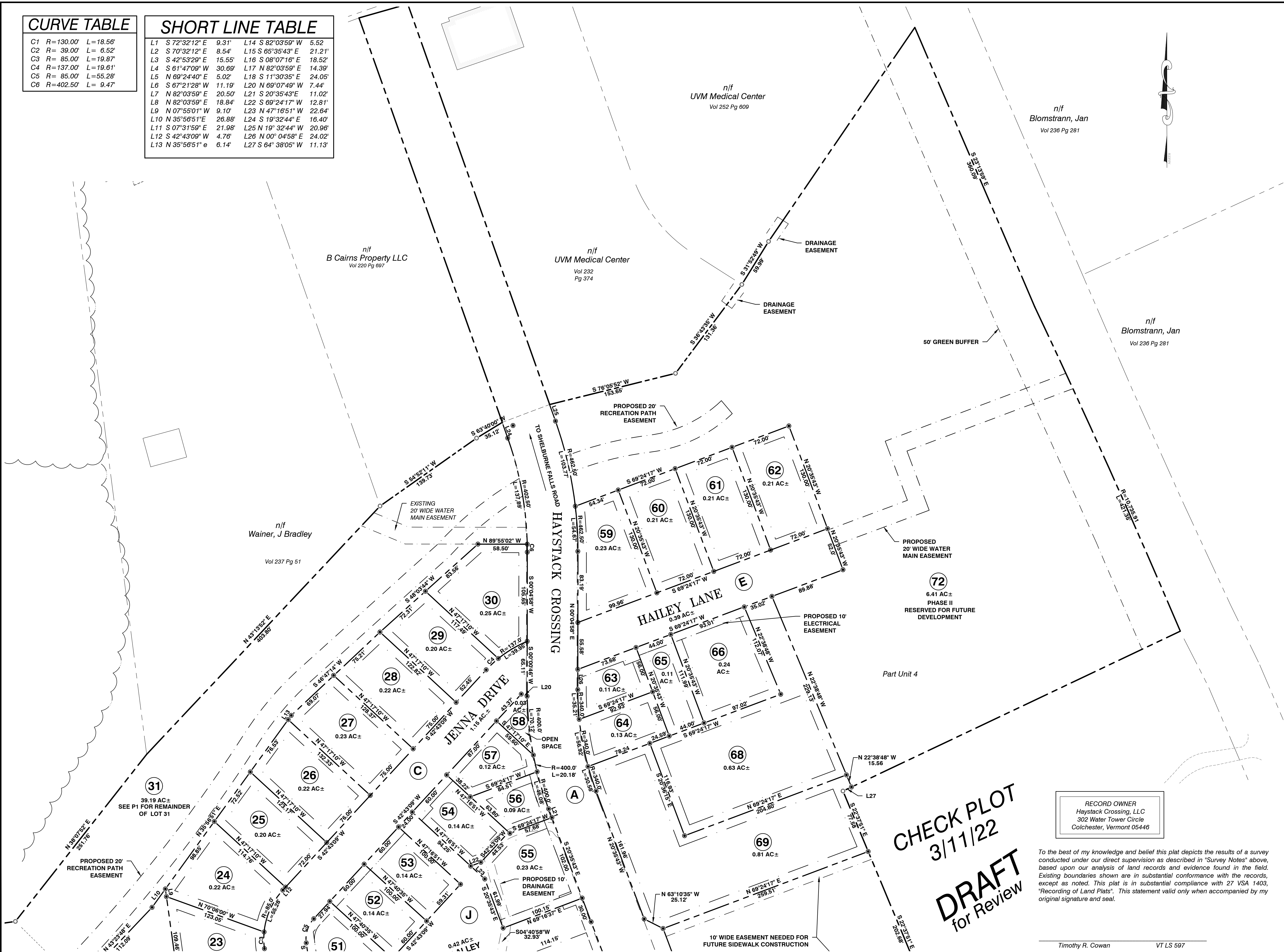
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L12	S 42°43'09" W	4.76'	L26	N 00°04'58" E	24.02'
L13	N 35°56'51" E	6.14'	L27	S 64°38'05" W	11.13'

HINESBURG

PROJECT LOCATION

LOCATION MAP

NOT TO SCALE



RECORD OWNER
Haystack Crossing, LLC
302 Water Tower Circle
Colchester, Vermont 05446

CHECK PLOT
3/11/22
DRAFT
for Review

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Timothy R. Cowan VT LS 597

SURVEYORS:

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10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cca-vt.com

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DRAWN	RG
CHECKED	TRC
APPROVED	

DATE	CHECKED	REVISION
02/12/22	TRC	RECORDABLE
11/22/19	DSM	TOWN RESUBMITTAL

LOTING PLAT (NORTH EAST)
HAYSTACK CROSSING, LLC
Route 116 & Shelburne Falls Road
Hinesburg, VT

DATE	OCT. 4, 2019	DRAWING NUMBER	P5
SCALE	1" = 50'		
PROJ. NO.	13127	SHEET	5 of 5

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