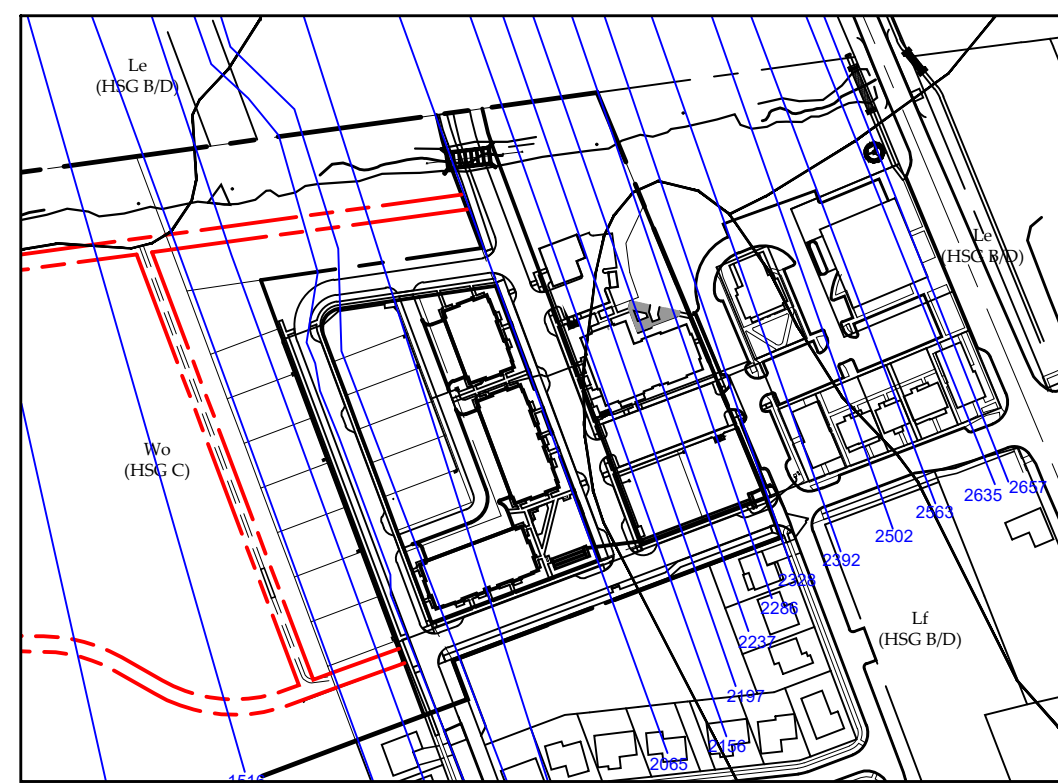


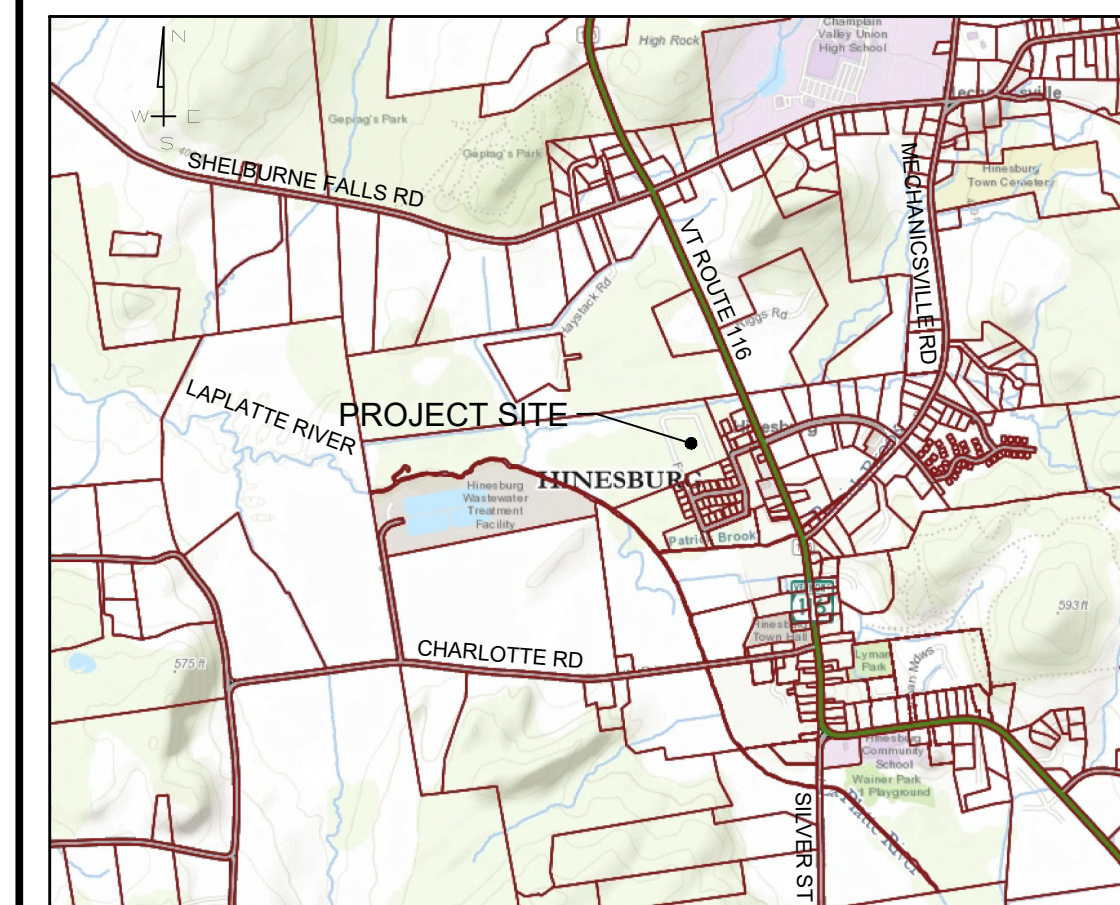


ZONING MAP
NTS



SOIL MAP
SCALE: 1" = 250'

SOIL KEY:
Ls LIMERICK SILT LOAM
Lt LIMERICK SILT LOAM, VERY WET
Wo WINOOSKI VERY FINE SANDY LOAM



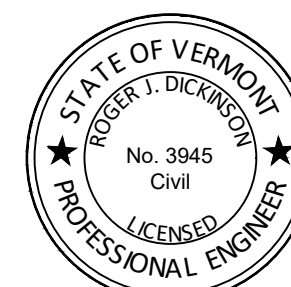
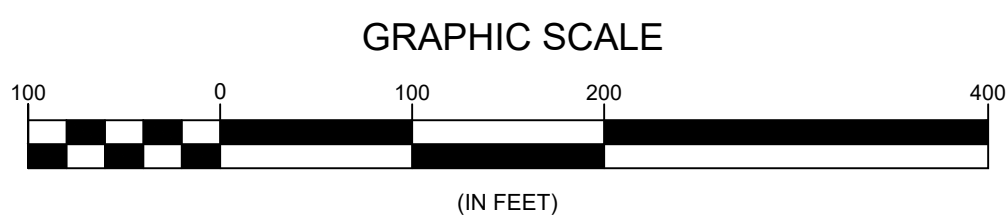
LOCATION MAP
NTS

THIS PLAN WAS ORIGINALLY PREPARED BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS, INC. EDITS TO THIS PLAN AFTER MAY 16, 2022 WERE PERFORMED BY TCE, INC. CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS TCE, INC. FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OR ALLEGEDLY ARISING FROM ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS BY ANY PRIOR CONSULTANT RETAINED BY THE CLIENT FOR THIS PROJECT.

- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES ARE SHOWN BASED ON PLANS PREPARED BY BUTTON PROFESSIONAL LAND SURVEYORS, PC, TITLED "SUBDIVISION PLAT, CREEKSIDE, ROUTE 116, HINESBURG, VT.", LAST REVISED 6-27-05, "PERIMETER BOUNDARY PLAT CREEKSIDE, ROUTE 116, HINESBURG, VT." DATED 4-7-03, AND "SUBDIVISION PLAT OF LANDS OF HINESBURG CENTER, ROUTE 116, HINESBURG, VT. SHEETS 1 AND 2 OF 2, LAST REVISED 7-9-14, AS RECORDED IN THE TOWN OF HINESBURG LAND RECORDS IN SLIDES 1428, 142C, 142D, 150C, 211C AND 211D RESPECTIVELY.
 - ALL ON-SITE WETLANDS WERE DELINEATED PURSUANT TO CURRENT STATE AND FEDERAL GUIDELINES BY PETER SPEAR OF NATURAL RESOURCE CONSULTING SERVICES (65 SILVER LAKE ROAD, TILTON, NH 03276, 603-729-0214) IN AUGUST 2020 AND APPROVED BY JULIE FOLLENSBEE, VTANR, ON NOVEMBER 25, 2020.
 - WETLAND DELINEATION LOCATED VIA GPS BY NRCS.
 - THE PATRICK BROOK CROSSING IS A REQUIREMENT OF THE HINESBURG TOWN PLAN ADOPTED 7/7/2021.

LANDOWNER:
DAVID F. LYMAN REVOCABLE TRUST
CARRIE JOHNSON, TRUSTEE
365 READ LANE WEST
ST ALBANS, VT 05478

APPLICANT:
HINESBURG CENTER INVESTMENTS, LLC
32 SEYMOUR STREET
WILLISTON, VT 05495



Date	Revision	By
08/09/22	REV. PATRICK BRK XING	RD
04/01/22	REV. LOT NUMBERING	NDS
11/05/21	REV. LAYOUT AND PATRICK BROOK RIVER CORRIDOR	NDS
12/14/20	ADDED CLASS 2 WETLAND & BUFFER	NDS
10/20/20	REVISED STORMWATER DESIGN & SITE GRADING	NDS
09/08/20	REVISED ROAD DIMENSIONS	NDS
06/16/20	ADDED STORMWATER FACILITIES	NDS

These plans shall only be used for the purpose shown below:

<input type="checkbox"/> Sketch/Concept	<input type="checkbox"/> Act 250 Review
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction
<input type="checkbox"/> Final	<input type="checkbox"/> Record Drawing

LEGEND

- PROPOSED LOT LINE
- PROJECT PROPERTY LINE
- ABUTTER PROPERTY LINE
- ZONING BOUNDARY (PER TOWN GIS)
- 100 YEAR FLOOD PLAIN (PER FEMA)
- 100 YEAR FLOOD PLAIN (FROM MMI)
- FEMA FLOODWAY (LAPLATTE RIVER)
- STREAM SETBACKS (PER TOP OF BANK)
- RIVER CORRIDOR (PER VTANR)
- WETLAND BOUNDARY (FROM NRCS)
- LOT NUMBER AS SHOWN ON PLATS PREVIOUSLY RECORDED IN THE TOWN OF HINESBURG LAND RECORDS
- PROPOSED LOT NUMBER

LANDS OF
HINESBURG CENTER, LLC
VT Route 116 Hinesburg, VT

OVERALL SITE PLAN

Lamoureux & Dickinson
Consulting Engineers, Inc.
14 Morse Drive, Essex, VT 05452
802-878-4450 www.LDengineering.com

Project No. 19054
Survey N/A
Design NDS/RD
Drawn DLH
Checked RJD
Date 5/11/22
Scale AS NOTED
Sheet number 1