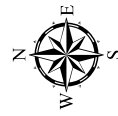


Hinesburg Official Map - Sheet 1 of 2

Adopted February 5, 2020
Effective February 26, 2020

1 inch = 775 feet
(at 11"x17" map size)



map date 2/25/2020
by Hinesburg Planning & Zoning

See Community Facility Description Document for details on the numbered future community facilities.

Locations for future improvements approximate only. Implementation or acceptance of specific elements is at the discretion of the Select Board.

New roads shown with 200' wide buffer; improvements to existing roads shown with 100' wide buffer. Roads will not occupy entire buffer shown. Buffer intended to allow for traffic calming and width adjustment on existing roads, and for non-linear road layout for slower speeds on new roads.

33 – Overlook Park (approximately 6.27 acres) – A park at the height of land in the Village Northeast zoning district to provide a unique community gathering place affording views overlooking the village area. Connected to the west via trails to a future sidewalk along the east side of Route 116, and to the east via a trail along and around the hillside to CVU Road. Park amenities to include benches and interpretive displays (e.g., identifying village features in the view) in the open portion of the hillside, and trail connections in the wooded portions.

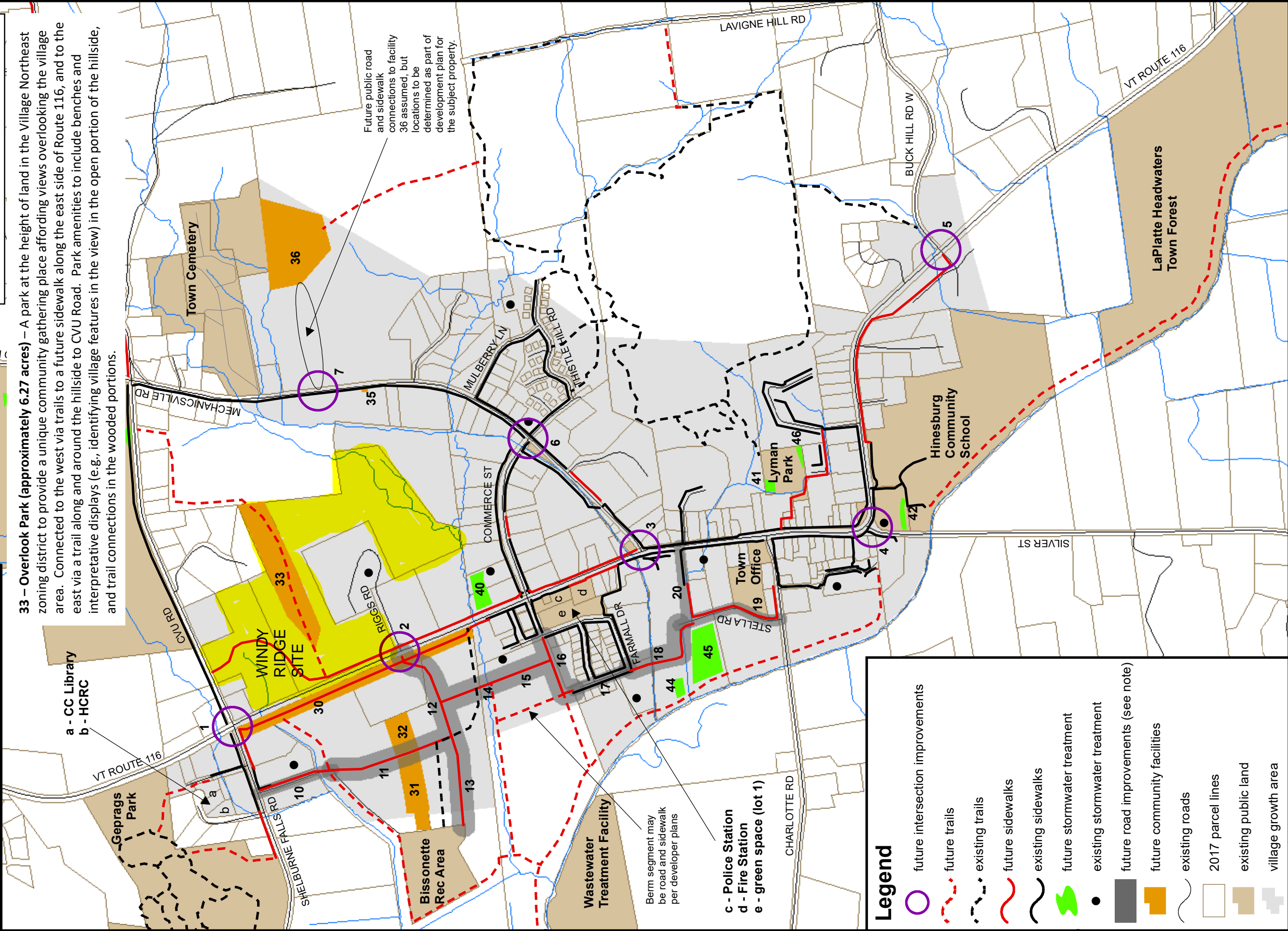
Future public road and sidewalk connections to facility 36 assumed, but locations to be determined as part of development plan for the subject property.

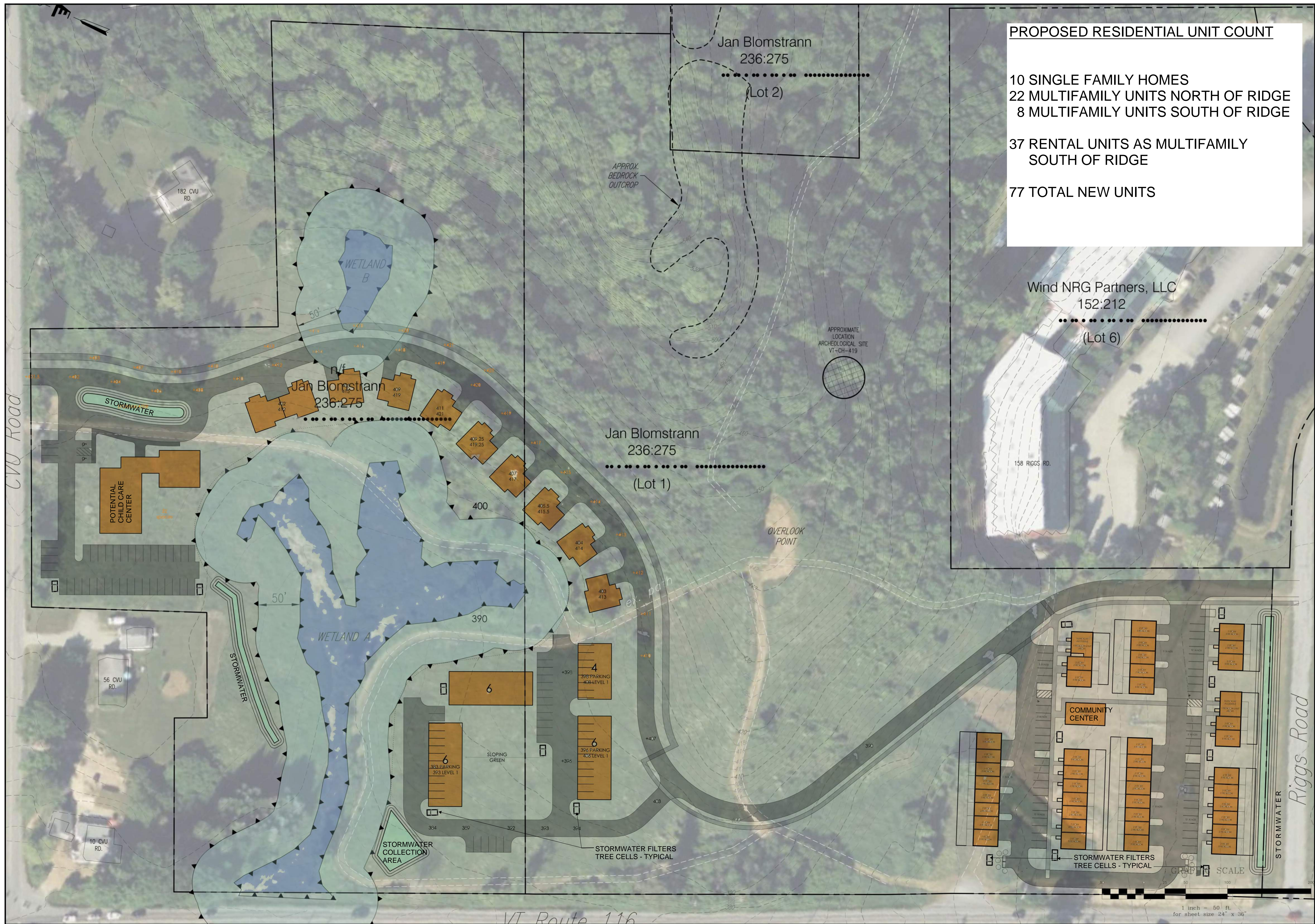
Berm segment may be road and sidewalk per developer plans

c - Police Station
d - Fire Station
e - green space (lot 1)

Legend

- future intersection improvements
- future trails
- existing trails
- future sidewalks
- existing sidewalks
- future stormwater treatment
- existing stormwater treatment
- future road improvements (see note)
- future community facilities
- existing roads
- 2017 parcel lines
- existing public land
- village growth area





PROPOSED RESIDENTIAL UNIT COUNT

- 10 SINGLE FAMILY HOMES
- 22 MULTIFAMILY UNITS NORTH OF RIDGE
- 8 MULTIFAMILY UNITS SOUTH OF RIDGE
- 37 RENTAL UNITS AS MULTIFAMILY SOUTH OF RIDGE
- 77 TOTAL NEW UNITS



PROJECT 2203

HINESBURG, VT

WINDY RIDGE

SCALE 1"=50'

DATE 9/5/23

2 SKETCH PLAN REVIEW

SHEET TITLE

1 inch = 50 ft
for sheet size 24" x 36"



Map Unit Symbol	Map Unit Name
Au	Au Gres fine sandy loam
Cv	Covington silty clay
EwB	Enosburg and Whately soils, 3 to 8 percent slopes
FaE	Farmington extremely rocky loam, 20 to 60 percent slopes
GgC	Georgia extremely stony loam, 0 to 15 percent slopes
Le	Limerick silt loam
MyC	Munson and Raynham silt loams, 6 to 12 percent slopes
PeB	Peru fine sandy loam, 5 to 12 percent slopes
PeD	Peru fine sandy loam, 20 to 30 percent slopes
ScA	Scantic silt loam, 0 to 2 percent slopes
VeB	Vergennes clay, 2 to 6 percent slopes
VeC	Vergennes clay, 6 to 12 percent slopes
Wo	Winooski very fine sandy loam

Windy Ridge Hinesburg, VT
-SOILS, ARCHEOLOGY

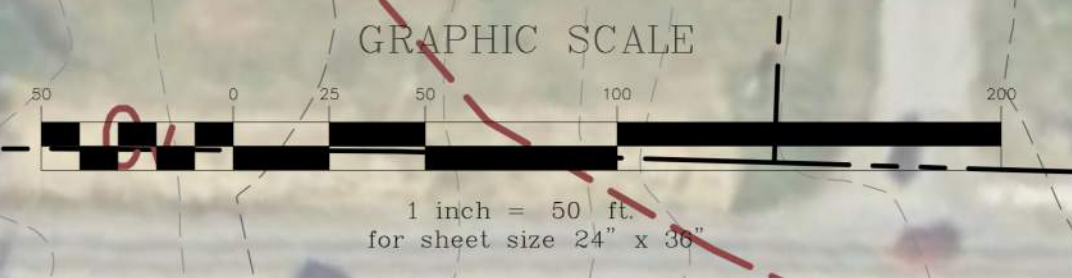
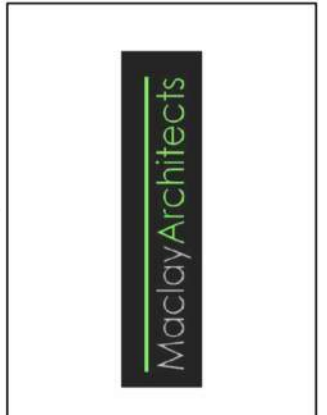
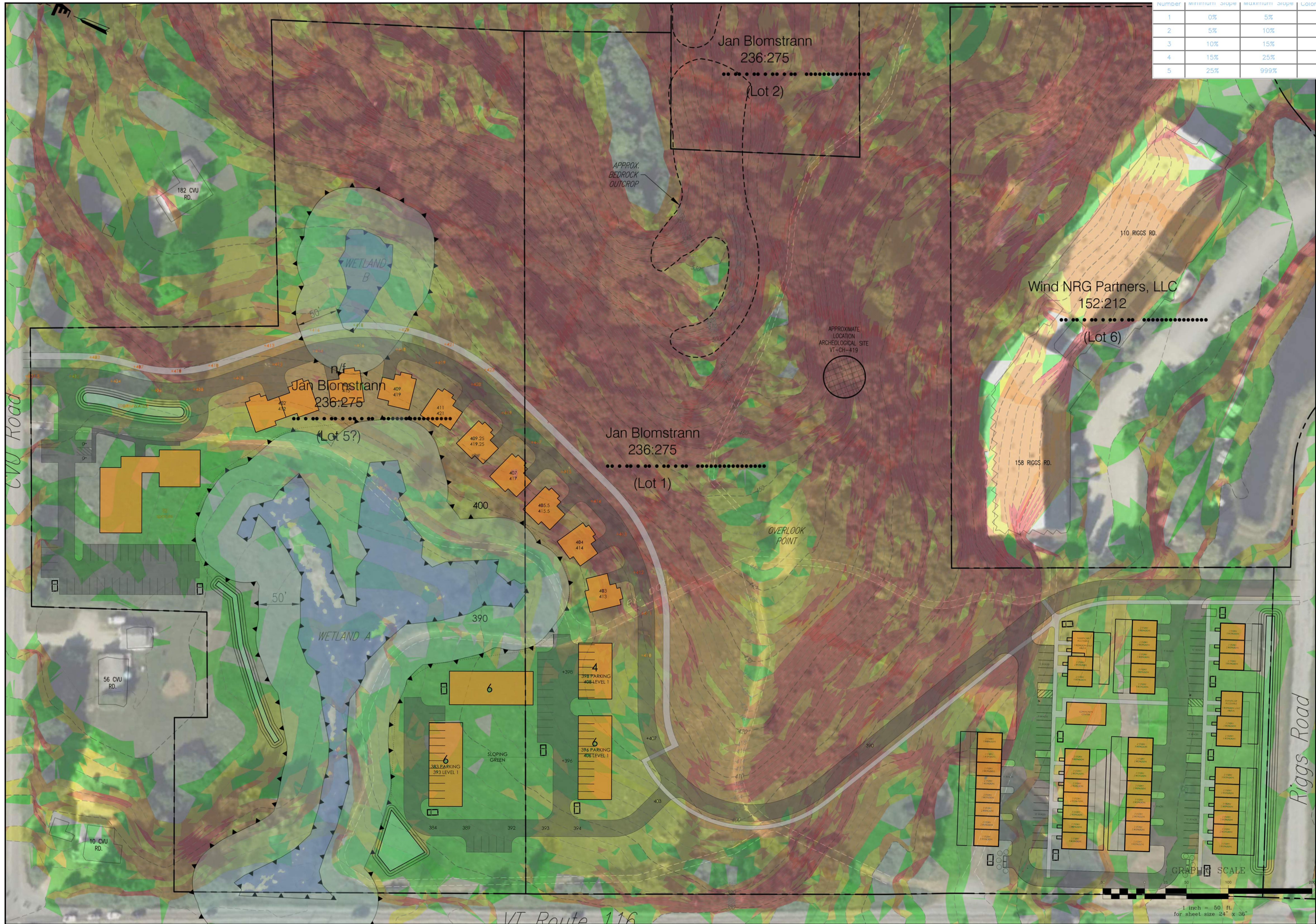


Figure: **3**



Number	Minimum Slope	Maximum Slope	Color
1	0%	5%	Light Green
2	5%	10%	Medium Green
3	10%	15%	Yellow-Green
4	15%	25%	Yellow
5	25%	999%	Red

4 SITE CONSTRAINTS

1 inch = 50 ft.
for sheet size 24" x 36"



LEGEND

- STREAM BUFFER (3.9 AC.)
- WETLAND (12 AC.)
- STEEP SLOPES (11.8 AC.)
- STREAM CENTERLINE
- ZONE BOUNDARY

TOTAL AREA: 45.8 AC.
 VNE: 40.4 AC.
 R1: 5.4 AC.

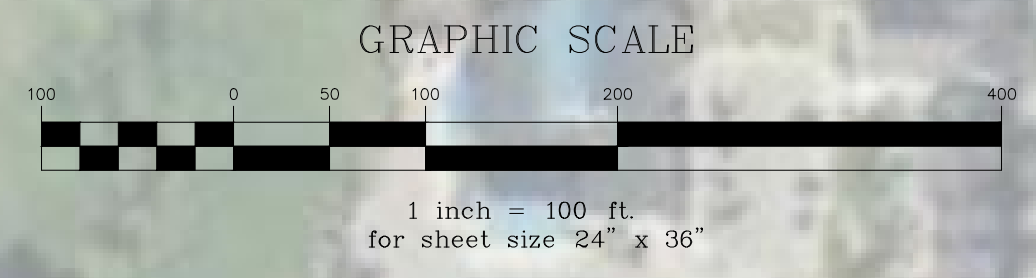
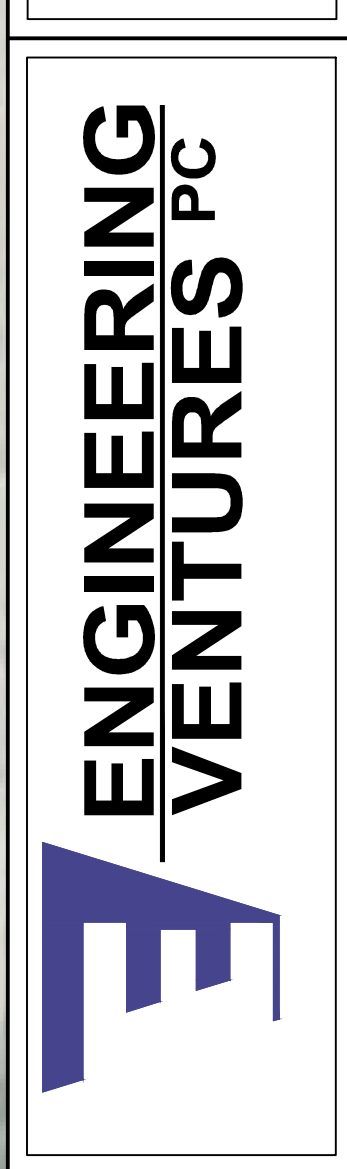
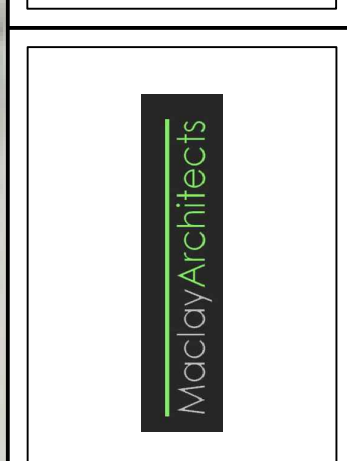
DEVELOPMENT AREA:
 VNE: 28.6 AC*
 R1: 1.4 AC.**

* 6.6 AC. IS WETLAND
 ** ALL WETLAND

POTENTIAL DENSITY:
 VNE: 86 UNITS
 R1: 2 UNITS

Figure: **5**

Windy Ridge Hinesburg, VT





A



B



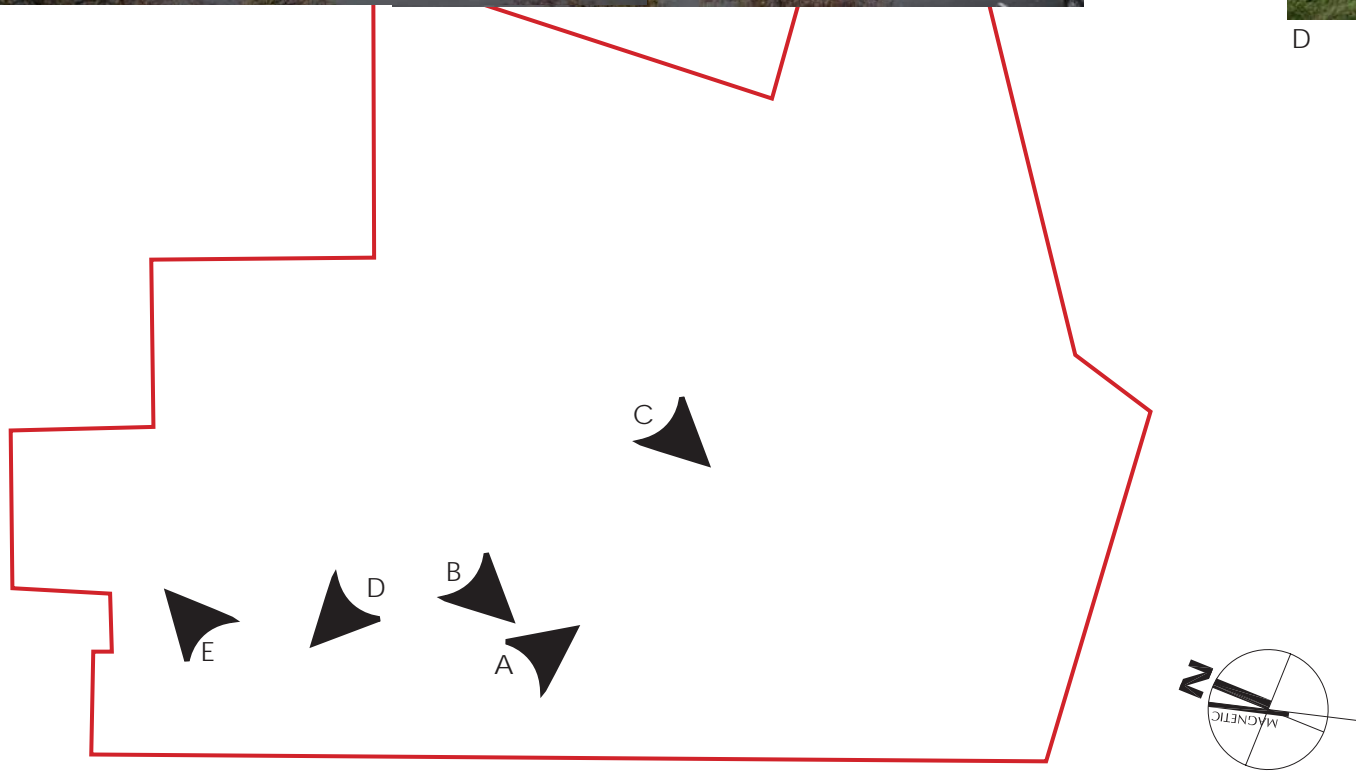
C



D



E





A



B



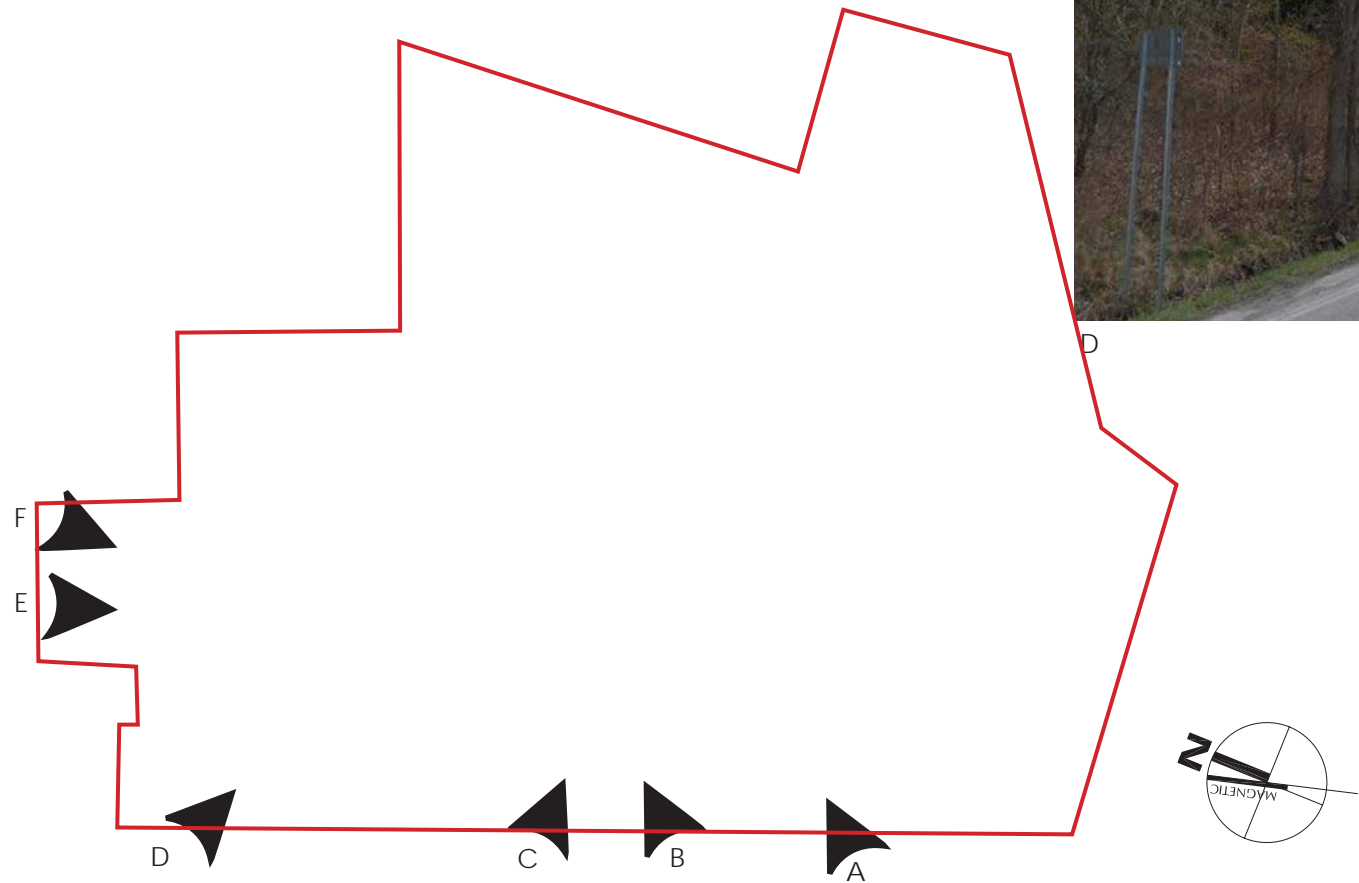
C



D



E



F