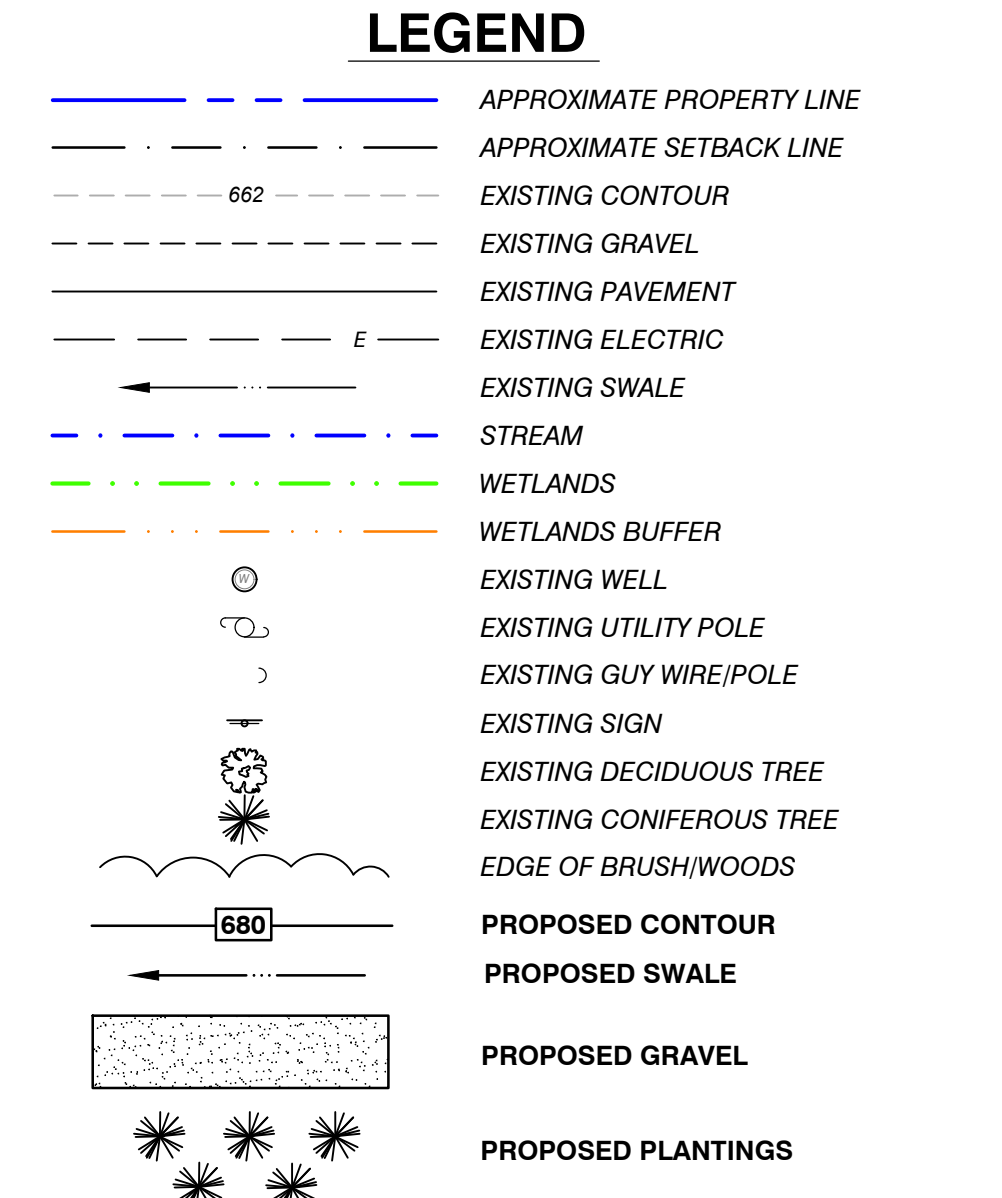


- PERMITTING NOTES:**
- ZONING DISTRICT - THE SITE IS LOCATED IN ZONING DISTRICT RR-2 OF THE TOWN OF HINESBURG.
 - APPLICABLE TOWN OF HINESBURG ZONING REGULATIONS - SECTION 3.4 "RURAL RESIDENTIAL DISTRICT 2".
 - SECTION 5.3 "CONTRACTOR YARDS FOR A HOME OCCUPATION"
 - SECTION 6.6 "STORMWATER & EROSION CONTROL"
 - EXISTING CONDITIONS - THE SITE CONTAINS AN EXISTING RESIDENTIAL HOME AS WELL AS AN EXISTING CONTRACTOR YARD.
 - FUTURE USE - THE OWNER INTENDS TO CONTINUE USE OF THE SITE FOR HIS RESIDENTIAL HOME AS WELL AS A COMMERCIAL CONTRACTOR YARD.
 - HYDROLOGY - MAPPED WETLANDS, SPRINGS, PONDS, LAKES, DRAINAGE DITCHES AND WELLS ARE SHOWN ON SHEET C1.0.
 - STORMWATER -
 - THE PROJECT DISTURBANCE WILL EXCEED 10,000 SF. SECTION 6.6 OF THE HINESBURG ZONING REGULATIONS REQUIRES AN EROSION CONTROL PLAN THAT MEETS THE 12 REQUIREMENTS OF THE "VERMONT LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL".
 - THIS PROJECT WILL CONTAIN LESS THAN 10,000 SF OF NEW OR ADDITIONAL IMPERVIOUS SURFACE. A STORMWATER CONTROL PLAN AS DEFINED IN SECTION 6.6.2 OF THE HINESBURG ZONING REGULATIONS IS NOT REQUIRED.
 - BUFFERS - A 75' SETBACK FROM DISTURBANCE IS REQUIRED FROM THE ADJACENT STREAM PER TOWN OF HINESBURG ZONING REGULATIONS AS SHOWN.
 - SETBACKS - AS DEFINED IN SECTION 2.4, TABLE 1 OF THE HINESBURG ZONING REGULATIONS.
 - VEGETATION - THE AREA WHERE DISTURBANCE IS PROPOSED IS PREDOMINATELY "OPEN" SPACE TODAY. EXISTING TREES AND VEGETATION SHALL BE MAINTAINED EXCEPT AS SPECIFICALLY NOTED. WITH THE EXCEPTION OF BUILDINGS AND DRIVEWAY AREAS NOTED, ALL REMAINING AREAS OF THE SITE SHALL BE GRADED, STABILIZED AND MAINTAINED AS GRASS.
 - CULVERTS - NO CULVERTS ARE PROPOSED.
 - CONSTRUCTION SCHEDULE - SITE WORK WILL OCCUR BETWEEN APRIL 15 AND OCTOBER 15.
 - SITE MAINTENANCE - SEE EROSION PREVENTION AND SEDIMENT CONTROL PLAN.

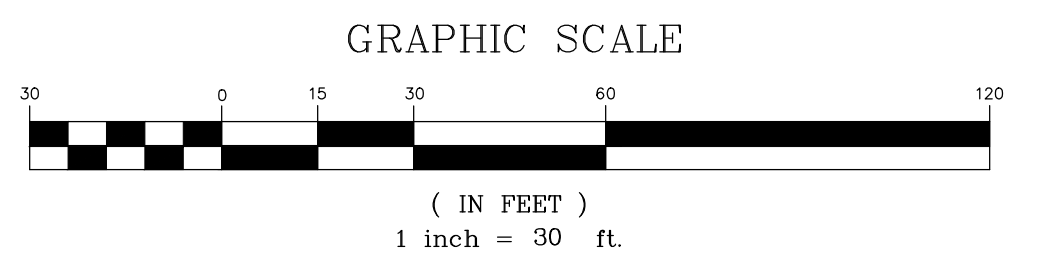


ZONING DISTRICT: RURAL RESIDENTIAL DISTRICT 2 (RR-2)

REGULATION	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT SIZE	0.5 ACRES	3.2 ACRES	NO CHANGE
MIN. LOT FRONTAGE	200 FT.	±315	NO CHANGE
MIN. LOT DEPTH	100 FT.	±435	NO CHANGE
SETBACKS			
FRONT (NORTH ROAD)	60 FT.	±59 FT. (N.R.)	±87 FT.
FRONT (H.H. ROAD)	60 FT.	±63 FT. (H.H.R.)	±120 FT.
REAR	30 FT.	±150 FT. (H.H.R.)	±170 FT. (H.H.R.)
MAX. LOT COVERAGE	±20%	±4%	±7%
		±5,600 s.f. TOTAL	±9,550 s.f. TOTAL

- NOTES**
- 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. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
 - PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
 - CONTOUR INFORMATION IS BASED UPON LIDAR DATA DOWNLOADED FROM THE STATE OF VERMONT DATABASE. HORIZONTAL AND VERTICAL DATUM BASED ON VCS NAD 83 AND NAVD 88. ALL OTHER SITE INFORMATION IS BASED UPON ORTHOMETRIC PHOTOGRAPHY AND INFORMATION MEASURED ON SITE. A SURVEY WAS NOT PERFORMED FOR THE PREPARATION OF THIS PLAN.

SITE IMPROVEMENT PLAN
SCALE: 1" = 20'



VTM ENGINEERING, PLC
2941 SHELburnE FALLS ROAD
HINESBURG, VT 05461
(802) 233-7531

PRELIMINARY PLANS
NOT FOR CONSTRUCTION
12/20/2022

SITE IMPROVEMENT PLAN

DESIGNED	SP	PLLOT DATE	1
DRAWN	PM	SCALE	AS SHOWN
CHECKED	SP	DATE	DEC. 2022
PROJECT		WHITE TAIL LANDSCAPING & EXCAVATION, LLC - SITE IMPROVEMENTS	
CLIENT		TOWN OF HINESBURG, VERMONT	
PROJECT NO.		22-1.3	
DRAWING NO.		C1.0	

REV.	DATE	DESCRIPTION
2	2/02/2023	REVISIONS PER ZONING STAFF COMMENTS
1	11/02/2023	MINOR TEXT REVISION