

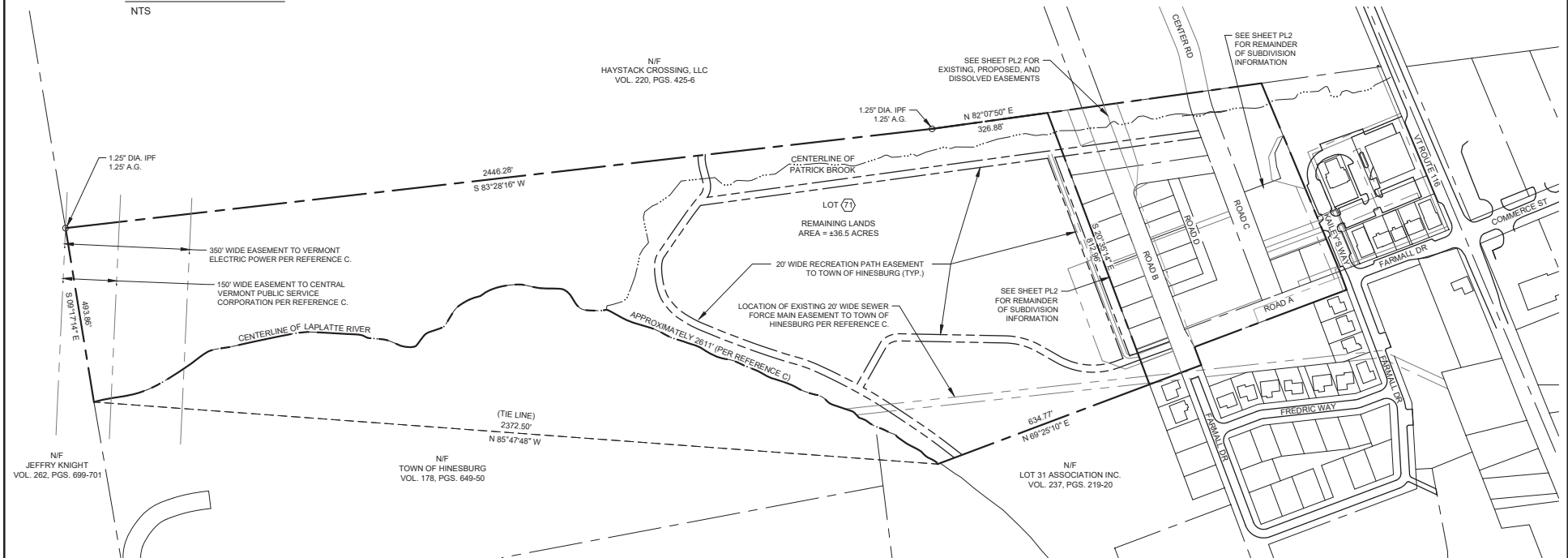
LOCATION PLAN
NTS

NOTES

1. THIS PLAT WAS COMPILED FROM FIELD SURVEYS AND RECORD RESEARCH, INCLUDING THE USE OF THE FOLLOWING PLANS:
 - A. "PERIMETER BOUNDARY PLAT, CREEKSIDE, ROUTE 116, HINESBURG, VERMONT, SHEETS 1 OF 2 AND 2 OF 2," BY BUTTON PROFESSIONAL LAND SURVEYORS, P.C. DATED 3-27-03, AS RECORDED IN SLIDES 142C AND 142D RESPECTIVELY OF THE TOWN OF HINESBURG LAND RECORDS.
 - B. "SUBDIVISION PLAT, LANDS OF HINESBURG CENTER, ROUTE 116, HINESBURG, VERMONT, SHEET 1 OF 2" BY BUTTON PROFESSIONAL LAND SURVEYORS, P.C. DATED 3-27-03, LAST REVISED 8-11-10 AS RECORDED IN SLIDE 186D OF THE TOWN OF HINESBURG LAND RECORDS.
 - C. "SUBDIVISION PLAT, LANDS OF HINESBURG CENTER, ROUTE 116, HINESBURG, VERMONT, SHEET 2 OF 2" BY BUTTON PROFESSIONAL LAND SURVEYORS, P.C. DATED 3-27-03, LAST REVISED 7-31-14 AS RECORDED IN SLIDE 211D OF THE TOWN OF HINESBURG LAND RECORDS.
 - D. "SUBDIVISION PLAT, CREEKSIDE, ROUTE 116, HINESBURG, VERMONT, SHEETS 1 OF 1" BY BUTTON PROFESSIONAL LAND SURVEYORS, P.C. DATED 3-27-03, AS RECORDED IN SLIDE 150C OF THE TOWN OF HINESBURG LAND RECORDS.
 - E. "EASEMENT PLAT, DAVID & JOAN LYMAN, ROUTE 116, HINESBURG, VT." BY TRUDELL CONSULTING ENGINEERS, DATED 10/21/10, LAST REVISED 5/11/11, AS RECORDED IN SLIDE 191 C OF THE TOWN OF HINESBURG LAND RECORDS.
2. BEARINGS ARE BASED ON SURVEY GRADE GPS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY, FEBRUARY, 2020.
3. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND/OR RIGHTS-OF-WAY.
4. ALL IRON PIPES SET ARE 1" INSIDE DIAMETER AND ALL MONUMENTATION FOUND IS AS NOTED.
5. THE PURPOSE OF THIS PLAT IS TO SHOW THE FURTHER SUBDIVISION OF LOT 32 AS SHOWN ON THE PLANS REFERENCED IN NOTE 1.

LEGEND:

- PROPERTY LINE
- - - ABUTTING PROPERTY LINE
- - - TIE LINE
- N/F NOW OR FORMERLY
- C/MF CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT TO BE SET
- IP/F IRON PIPE FOUND
- IR/F IRON REBAR FOUND
- IRON PIPE TO BE SET
- A.G. ABOVE GRADE
- B.G. BELOW GRADE
- FL. FLUSH TO GRADE



N/F JEFFRY KNIGHT VOL. 262, PGS. 699-701

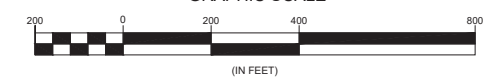
N/F TOWN OF HINESBURG VOL. 178, PGS. 649-50

N/F HAYSTACK CROSSING, LLC VOL. 220, PGS. 425-6

N/F LOT 31 ASSOCIATION INC. VOL. 237, PGS. 219-20

TOWN OF HINESBURG, VT.
RECEIVED FOR RECORD AT _____ O'CLOCK _____ M.,
_____, 2022 AND RECORDED IN SLIDE# _____
ATTEST: _____ TOWN
CLERK

GRAPHIC SCALE



FINAL PLAT APPROVED BY THE HINESBURG DEVELOPMENT REVIEW BOARD PURSUANT TO THE CONDITIONS OF THE WRITTEN DECISION
DATED THIS _____ DAY OF _____, 2022
SIGNED _____
HINESBURG DRB CHAIR, VICE CHAIR OR CLERK

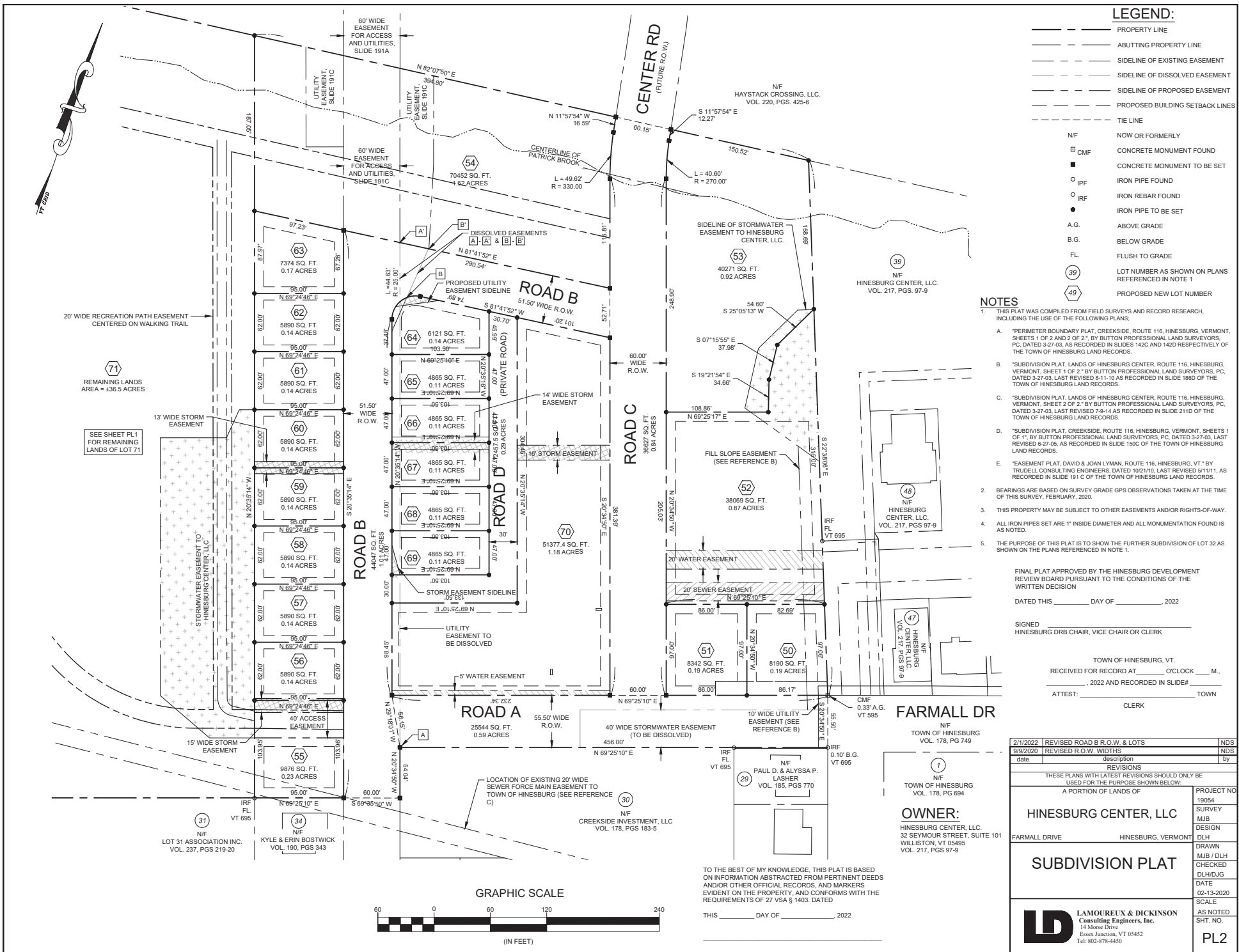
TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS, AND MARKERS EVIDENT ON THE PROPERTY, AND CONFORMS WITH THE REQUIREMENTS OF 27 VSA § 1403. DATED
THIS _____ DAY OF _____, 2022

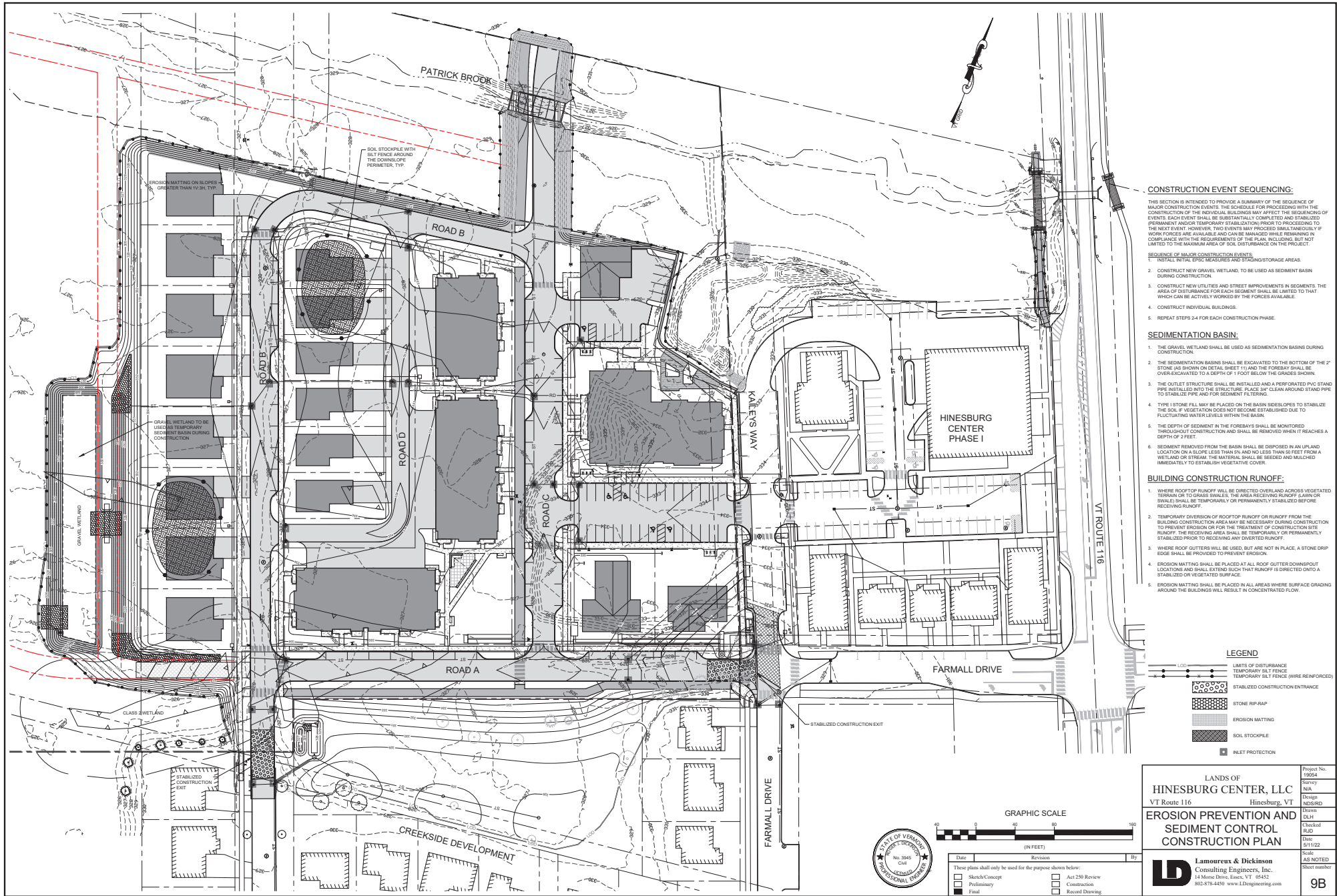
OWNER:

HINESBURG CENTER, LLC.
32 SEYMOUR STREET, SUITE 101
WILLISTON, VT 05495
VOL. 217, PGS 97-9

date	description	by
REVISIONS		
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW.		
A PORTION OF LANDS OF		
HINESBURG CENTER, LLC		PROJECT NO. 19054
FARMALL DRIVE HINESBURG, VERMONT		SURVEY MJB
SUBDIVISION PLAT		DESIGN DLH
DRAWN MJB / DLH		CHECKED DLH/DJG
DATE 02-13-2020		SCALE AS NOTED
SHT. NO. PL1		

LD **LAMOUREUX & DICKINSON**
Consulting Engineers, Inc.
14 Morse Drive
Essex Junction, VT 05452
Tel: 802-878-4450





CONSTRUCTION EVENT SEQUENCING:

THIS SECTION IS INTENDED TO PROVIDE A SUMMARY OF THE SEQUENCE OF MAJOR CONSTRUCTION EVENTS, THE SCHEDULE FOR PROCEEDING WITH THE CONSTRUCTION OF THE INDIVIDUAL BUILDINGS MAY AFFECT THE SEQUENCING OF EVENTS. EACH EVENT SHALL BE SUBSTANTIALLY COMPLETED AND STABILIZED (PERMANENT AND/OR TEMPORARY STABILIZATION) PRIOR TO PROCEEDING TO THE NEXT EVENT. HOWEVER, TWO EVENTS MAY PROCEED SIMULTANEOUSLY IF WORK FORCES ARE AVAILABLE AND CAN BE MANAGED WHILE REMAINING IN COMPLIANCE WITH THE REQUIREMENTS OF THE PLAN, INCLUDING, BUT NOT LIMITED TO THE MAXIMUM AREA OF SOIL DISTURBANCE ON THE PROJECT.

- SEQUENCE OF MAJOR CONSTRUCTION EVENTS:**
1. INSTALL INITIAL EROSION MEASURES AND STAGING/STORAGE AREAS.
 2. CONSTRUCT NEW GRAVEL WETLAND, TO BE USED AS SEDIMENT BASIN DURING CONSTRUCTION.
 3. CONSTRUCT NEW UTILITIES AND STREET IMPROVEMENTS IN SEGMENTS, THE AREA OF DISTURBANCE FOR EACH SEGMENT SHALL BE LIMITED TO THAT WHICH CAN BE ACTIVELY WORKED BY THE FORCES AVAILABLE.
 4. CONSTRUCT INDIVIDUAL BUILDINGS.
 5. REPEAT STEPS 2-4 FOR EACH CONSTRUCTION PHASE.

SEDIMENTATION BASIN:

1. THE GRAVEL WETLAND SHALL BE USED AS SEDIMENTATION BASINS DURING CONSTRUCTION.
2. THE SEDIMENTATION BASINS SHALL BE EXCAVATED TO THE BOTTOM OF THE 2" STONE (AS SHOWN ON DETAIL SHEET 11) AND THE FOREBAY SHALL BE OVEREXCAVATED TO A DEPTH OF 1' FOOT BELOW THE GRADES SHOWN.
3. THE OUTLET STRUCTURE SHALL BE INSTALLED AND A PERFORATED PVC STAND PIPE INSTALLED INTO THE STRUCTURE. PLACE 3/4" CLEAN AROUND STAND PIPE TO STABILIZE PIPE AND FOR SEDIMENT FILTERING.
4. TYPE I STONE FILL MAY BE PLACED ON THE BASIN SIDELOPES TO STABILIZE THE SOIL. IF VEGETATION DOES NOT BECOME ESTABLISHED DUE TO FLUCTUATING WATER LEVELS WITHIN THE BASIN.
5. THE DEPTH OF SEDIMENT IN THE FOREBAY SHALL BE MONITORED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 2 FEET.
6. SEDIMENT REMOVED FROM THE BASIN SHALL BE DISPOSED IN AN UPLAND LOCATION ON A SLOPE LESS THAN 6% AND NO LESS THAN 50 FEET FROM A WETLAND OR STREAM. THE MATERIAL SHALL BE STABILIZED AND MULCHED IMMEDIATELY TO ESTABLISH VEGETATIVE COVER.

BUILDING CONSTRUCTION RUNOFF:

1. WHERE ROOFTOP RUNOFF WILL BE DIRECTED OVERLAND ACROSS VEGETATED TERRAIN OR TO GRASS SWALES, THE AREA RECEIVING RUNOFF LAWN OR SWALE SHALL BE TEMPORARILY STABILIZED BEFORE RECEIVING RUNOFF.
2. TEMPORARY DIVERSION OF ROOFTOP RUNOFF OR RUNOFF FROM THE BUILDING CONSTRUCTION AREA MAY BE NECESSARY DURING CONSTRUCTION TO PREVENT EROSION OR FOR THE TREATMENT OF CONSTRUCTION SITE RUNOFF. THE RECEIVING AREA SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED PRIOR TO RECEIVING ANY DIVERTED RUNOFF.
3. WHERE ROOF GUTTERS WILL BE USED, BUT ARE NOT IN PLACE, A STONE DRIP EDGE SHALL BE PROVIDED TO PREVENT EROSION.
4. EROSION MATTING SHALL BE PLACED AT ALL ROOF GUTTER DOWNSPOUT LOCATIONS AND SHALL EXTEND SUCH THAT RUNOFF IS DIRECTED ONTO A STABILIZED OR VEGETATED SURFACE.
5. EROSION MATTING SHALL BE PLACED IN ALL AREAS WHERE SURFACE GRADING AROUND THE BUILDINGS WILL RESULT IN CONCENTRATED FLOW.

LEGEND

- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE
- TEMPORARY SILT FENCE (OVER REINFORCED)
- STABILIZED CONSTRUCTION ENTRANCE
- STONE RIP-RAP
- EROSION MATTING
- SOIL STOCKPILE
- INLET PROTECTION

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

**EROSION PREVENTION AND
SEDIMENT CONTROL
CONSTRUCTION PLAN**

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

STATE OF VERMONT
DESIGNER
No. 5945
Civil
PROFESSIONAL ENGINEER

LD Lamoureux & Dickinson
Consulting Engineers, Inc.
14 Mine Drive, Essex, VT 05442
802-878-4450 www.LDengineering.com

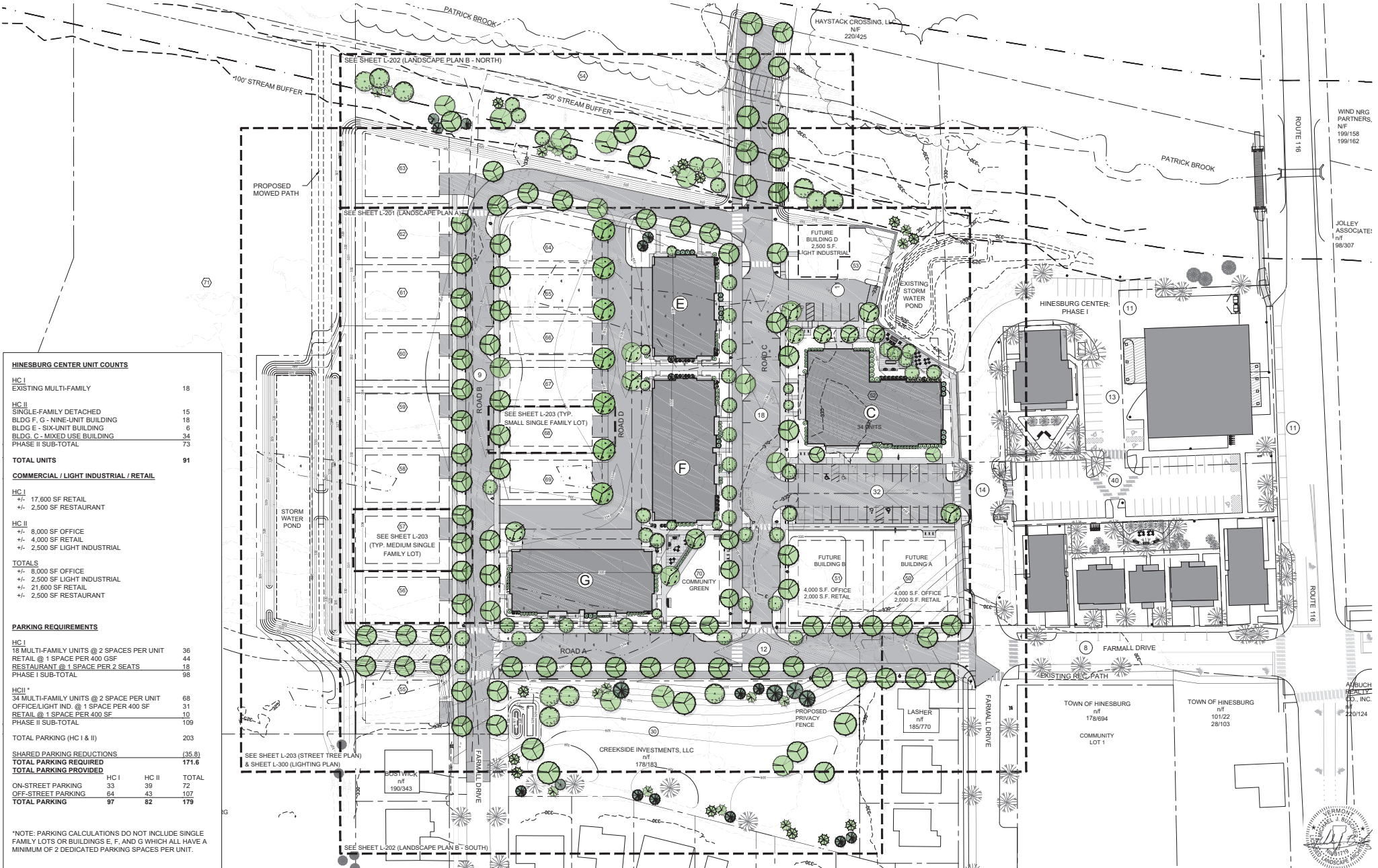
GRAPHIC SCALE (IN FEET)

Date: _____ Revision: _____ By: _____

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

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

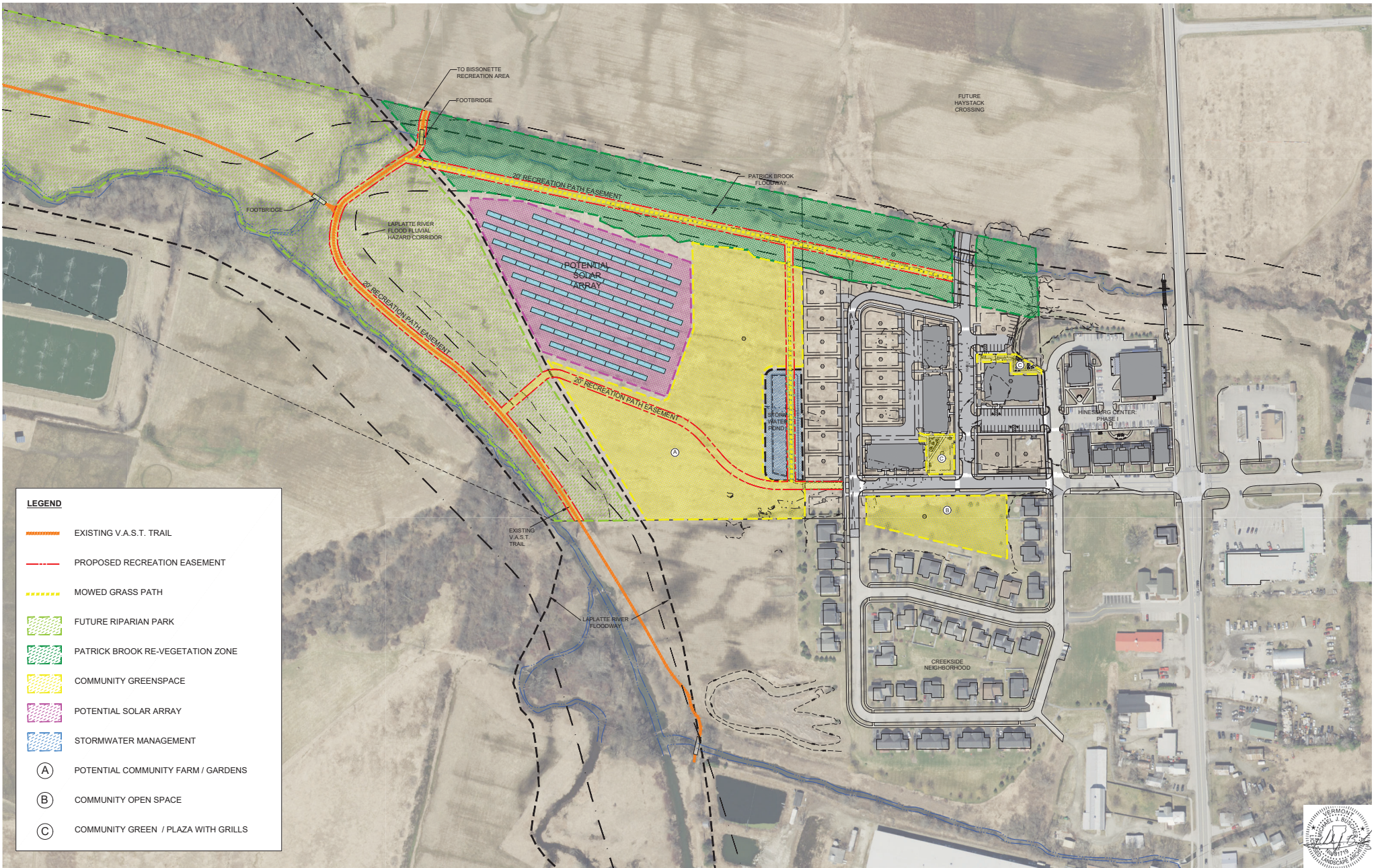
9B



HINESBURG CENTER UNIT COUNTS

HC I		
EXISTING MULTI-FAMILY		18
HC II		
SINGLE-FAMILY DETACHED	15	
BLDG F, G - NINE-UNIT BUILDING	18	
BLDG E - SIX-UNIT BUILDING	6	
BLDG C - MIXED USE BUILDING	34	
PHASE II SUB-TOTAL	73	
TOTAL UNITS		91
COMMERCIAL / LIGHT INDUSTRIAL / RETAIL		
HC I		
+/- 17,600 SF RETAIL		
+/- 2,500 SF RESTAURANT		
HC II		
+/- 8,000 SF OFFICE		
+/- 4,000 SF RETAIL		
+/- 2,500 SF LIGHT INDUSTRIAL		
TOTALS		
+/- 8,000 SF OFFICE		
+/- 2,500 SF LIGHT INDUSTRIAL		
+/- 21,600 SF RETAIL		
+/- 2,500 SF RESTAURANT		
PARKING REQUIREMENTS		
HC I		
18 MULTI-FAMILY UNITS @ 2 SPACES PER UNIT	36	
RETAIL @ 1 SPACE PER 400 CSF	44	
RESTAURANT @ 1 SPACE PER 2 SEATS	18	
PHASE I SUB-TOTAL	98	
HC II *		
34 MULTI-FAMILY UNITS @ 2 SPACE PER UNIT	68	
OFFICE/LIGHT IND. @ 1 SPACE PER 400 SF	31	
RETAIL @ 1 SPACE PER 400 SF	10	
PHASE II SUB-TOTAL	109	
TOTAL PARKING (HC I & II)		203
SHARED PARKING REDUCTIONS	(35.8)	
TOTAL PARKING REQUIRED		171.6
TOTAL PARKING PROVIDED		
	HC I	HC II
ON-STREET PARKING	33	39
OFF-STREET PARKING	64	43
TOTAL PARKING	97	82
	179	

*NOTE: PARKING CALCULATIONS DO NOT INCLUDE SINGLE FAMILY LOTS OR BUILDINGS E, F, AND G WHICH ALL HAVE A MINIMUM OF 2 DEDICATED PARKING SPACES PER UNIT.



LEGEND

- EXISTING V.A.S.T. TRAIL
- PROPOSED RECREATION EASEMENT
- MOWED GRASS PATH
- FUTURE RIPARIAN PARK
- PATRICK BROOK RE-VEGETATION ZONE
- COMMUNITY GREENSPACE
- POTENTIAL SOLAR ARRAY
- STORMWATER MANAGEMENT
- (A) POTENTIAL COMMUNITY FARM / GARDENS
- (B) COMMUNITY OPEN SPACE
- (C) COMMUNITY GREEN / PLAZA WITH GRILLS

