



**DEVELOPMENT STANDARDS**

Zoning		
Jurisdiction		Hinesburg
Zoning Designation		I-1 <sup>3</sup>
Max Coverage		75%
Max F.A.R		TBD <sup>4</sup>
Max Height		35 FT
Parking Standards		
	Min Stall Size	9x18
	Drive Aisle	24 FT
	Fire Lane	26 FT
Required Parking		
	Office	1/400 SF
	Manufacturing	1 per employee <sup>2</sup>
	Warehouse	1 per employee <sup>2</sup>

**PROJECT DATA**

Site Summary		
Gross Site Area	315,885 SF	7.25 AC
Flood Area	141,638 SF	3.25 AC
Net Site Area	174,247 SF	4.00 AC
Total Building Area(s)	Gross Floor Area	66,740 SF <sup>3</sup>
	Footprint	66,740 SF
Coverage	Gross	21%
	Net	38%

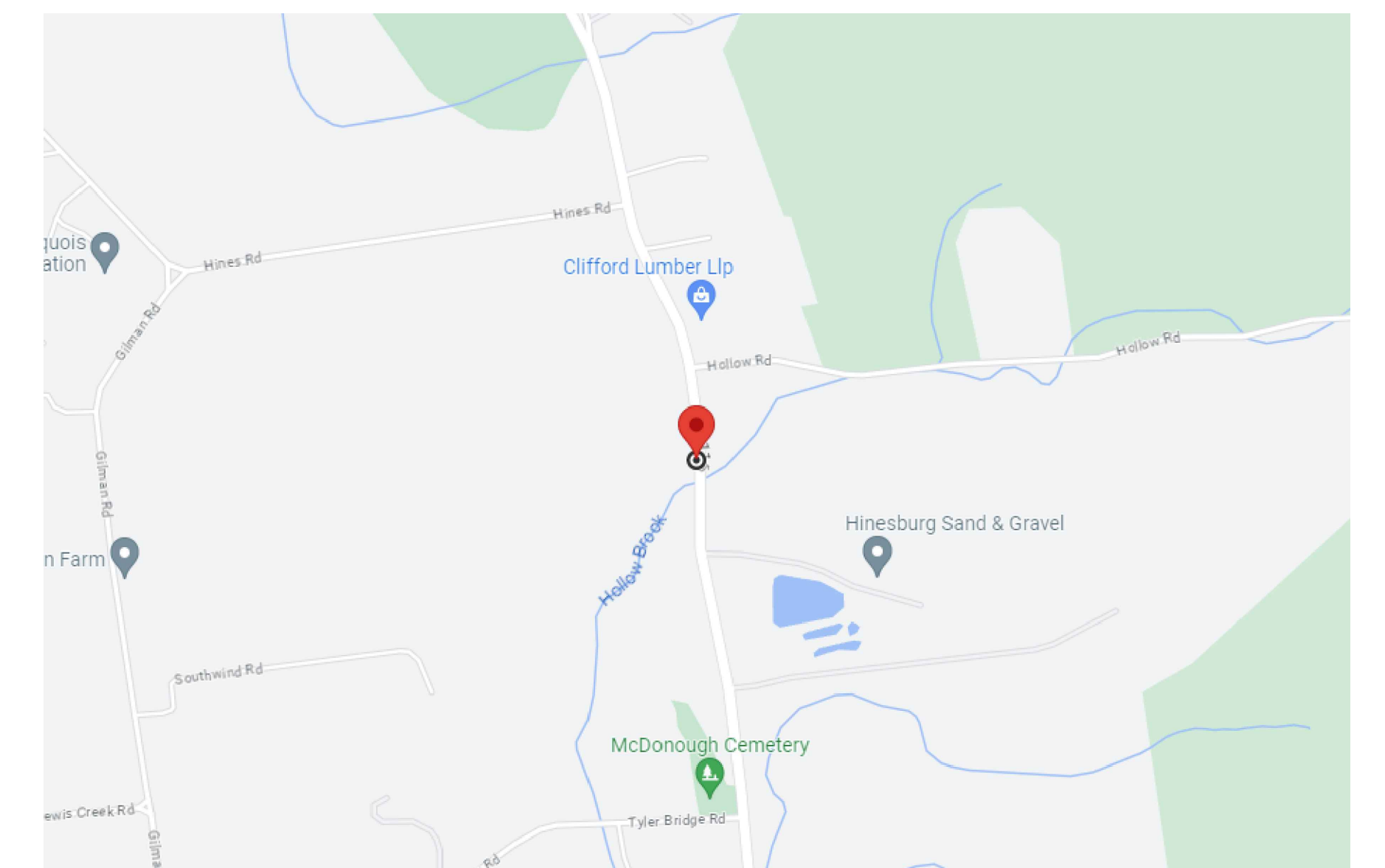
Building 1		
Building Area(s)	Footprint	41,600 SF <sup>3</sup>
Cars Required	@5% Office	TBD
Cars Provided	@0.53/1,000 SF	22 Stalls
	Req. Accessible	1 Stalls
Drive-in Doors		3
Docks	@0.72/10,000 SF	3

Building 2		
Building Area(s)	Footprint	18,700 SF
Cars Required		TBD
Cars Provided	@0.53/1,000 SF	10 Stalls
	Req. Accessible	1 Stalls
Drive-in Doors		2
Docks	@1.07/10,000 SF	2

PCI Shop		
Building Area(s)	Footprint	6,440 SF
Cars Required		TBD
Cars Provided	@0.93/1,000 SF	6 Stalls
	Req. Accessible	1 Stalls
Drive-in Doors		4

**Notes**

- 1 Detention percentage is based on the Net Site Area (buildable land) and not the Gross Area. Flood plain/buffer represents 3.25 AC of the overall site.
- 2 Any industrial/manufacturing use requires a minimum of 1 stall per employee, plus, 1 stall for every vehicle used in business operations.
- 3 All buildings/developments within this zone that are larger than 25,000 SF of GFA or with more than one structure on the lot that is larger than 25,000 SF of total GFA, shall obtain a conditional use application.
- 4 To be determined by the city. Information is unknown at this point in time.



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source: PDF ALTA SURVEY

Stormwater Management Design: PROVIDED WHERE POSSIBLE - VERIFY WITH CIVIL

**SCHEME: 03**

**Conceptual Site Plan**  
**Hollow Road Development**  
 Hollow Road & Route 116, Hinesburg, VT 05461