

# Hinesburg Regulations

4.3.4 **Site Plan Review Standards:** The Development Review Board shall review the site plan and supporting data before approval, approval with conditions, or disapproval is given, and shall take into consideration the following standards:

- (1) Safety of vehicular and pedestrian circulation on site and on the adjacent street network;
- (2) Adequacy of circulation, parking and loading facilities with particular attention to safety. Provisions for refuse storage and disposal, snow removal, and emergency access shall also be addressed where applicable.
- (3) Adequacy of landscaping, screening, setbacks, hours of operation and exterior building design in regard to achieving maximum compatibility with adjacent property and with the character of the neighborhood.

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- (4) Adequacy of exterior lighting for safe circulation on the site without creating off-site glare and excess illumination.
- (5) Adequacy of sewer and water.
- (6) Adequacy of drainage and grading plan, ensuring treatment and control of stormwater runoff, control of soil erosion during and after construction, and proper design solutions for steep slopes and poorly drained areas.
- (7) Consistency with the Town Plan in regards to the pattern of development, preservation of significant natural and cultural resources, and the location and nature of existing and planned roadways and other public facilities.
- (8) Proper planning and design in regard to hazardous wastes and avoidance of runoff.
- (9) Conformance with design standards as stated in Sections 3.4.5 and 5.6, where they apply.

# State Regulations

- State of Vermont Regulations Updated Three Times:
  - 1987
  - 1997
  - 2002

## Existing Commercial Subdivision Originally Permitted Under 1987 Rules

- Required Treatment of 2 Year Storm by Grass Swales or Sedimentation Ponds
- Required Control of the 10 Year Storm

# 2002 State Storm Water Rules

- Four Main Criteria
  - Water Quality Treatment Standard
  - Channel Protection Treatment Standard (1 Year Storm)
  - Overbank Flood Treatment Standard (10 Year Storm)
  - Groundwater Recharge Treatment Standard

- **Stormwater Wetlands<sup>10</sup>** Practices that include significant shallow marsh areas, and may also incorporate small permanent pools or extended detention storage to achieve the full WQ<sub>v</sub>.
- **Infiltration Practices** Practices that capture and temporarily store the WQ<sub>v</sub> before allowing it to infiltrate into the soil.
- **Filtering Practices** Practices that capture and temporarily store the WQ<sub>v</sub> and pass it through a filter bed of sand, organic matter, soil, or other media.
- **Open Channel Practices** Practices explicitly designed to capture and treat the full WQ<sub>v</sub> within dry or wet cells formed by check dams or other means.

Table 2.1 summarizes the specific practices within each of these broad STP categories that should be used to meet the water quality treatment standards. For new development and expansion of existing development, employment of the practices presented in Table 2.1, will meet the water quality objectives of capturing and treating 90 percent of the annual storm events and to remove 80 percent of the average annual post development total suspended solids load (TSS) and 40 percent of the total phosphorus (TP) load. It is important to note that several practices that are not on the list may be of value as pretreatment, or to meet water quantity requirements (see discussion below).

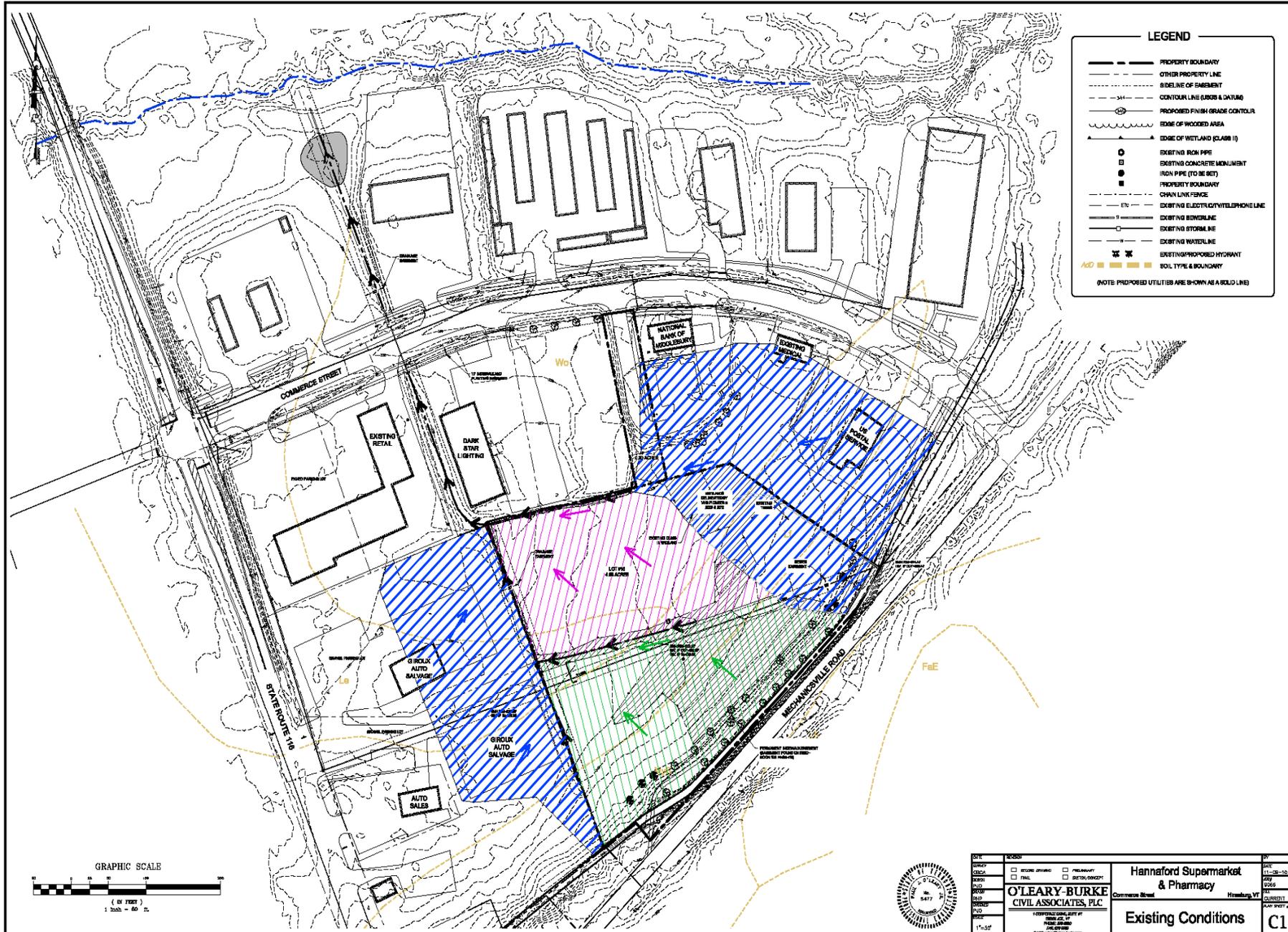
**Table 2.1 List of Practices Acceptable for Water Quality Treatment**

Group	Practice	Description
Pond	Micropool <sup>10</sup> Extended Detention Pond	Pond that treats the majority of the water quality volume through extended detention <sup>11</sup> , and incorporates a micropool at the outlet of the pond to prevent sediment resuspension.
	Wet Pond	Pond that provides storage for the entire water quality volume in the permanent pool.
	Wet Extended Detention Pond	Pond that treats a portion of the water quality volume by detaining storm flows above the permanent pool for a specified minimum detention time.
	Multiple Pond System	A group of ponds that collectively treat the water quality volume.
	Pocket Pond	A pond design adapted for the treatment of runoff from small drainage and which has little or no baseflow available to maintain water elevations and relies on groundwater to maintain a permanent pool.

<sup>10</sup> Micropool is the term to define a small permanent pool 4-8 feet deep, with a minimum storage of 20% of the water quality volume.

<sup>11</sup> Extended detention involves providing temporary storage above the permanent pool or micropool that is released over a specified period of time (e.g., 24 hours).

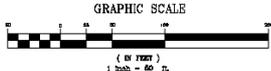
<b>Group</b>	<b>Practice</b>	<b>Description</b>
Wetland	Shallow Marsh	A wetland that provides water quality treatment primarily in a wet shallow marsh.
	Extended Detention Wetland	A wetland system that provides a portion of the water quality volume by detaining storm flows above the marsh surface.
	Pond/ Wetland System	A wetland system that provides a portion of the water quality volume in the permanent pool of a wet pond that precedes the shallow marsh wetland.
	Gravel Wetland	A wetland system composed of a wetland plant mat grown in a gravel or rock matrix.
Infiltration	Infiltration Trench	An infiltration practice that stores the water quality volume in the void spaces of a gravel trench before it is infiltrated into the ground.
	Infiltration Basin	An infiltration practice that stores the water quality volume in a shallow surface depression, before it is infiltrated into the ground.
Filtering Practices	Surface Sand Filter	A filtering practice that treats stormwater by settling out larger particles in a sediment chamber, and then filtering stormwater through a sand matrix.
	Underground Sand Filter	A filtering practice that treats stormwater as it flows through underground settling and filtering chambers.
	Perimeter Sand Filter	A filter that incorporates a shallow sediment chamber and filter bed as parallel vaults adjacent to a parking lot.
	Organic Filter	A filtering practice that uses an organic medium such as compost in the filter, or incorporates organic material in addition to sand (e.g., peat/sand mixture).
	Bioretention	A shallow depression that treats stormwater as it flows through a soil matrix, and is returned to the storm drain system.
Open Channels	Dry Swale	An open vegetated channel or depression explicitly designed to detain and promote the filtration of stormwater runoff into an underlying soil media.
	Wet Swale	An open vegetated channel or depression designed to retain water or intercept groundwater for water quality treatment.
	Grass Channel	An open vegetated channel or depression designed to convey and detain the water quality volume at a maximum velocity of 1 foot per second with a minimum residence time of 10 minutes.



**LEGEND**

	PROPERTY BOUNDARY
	OTHER PROPERTY LINE
	SIDE LINE OF EASEMENT
	CONTOUR LINE (EARS & DATUM)
	PROPOSED FINISH GRADE CONTROL
	EDGE OF WOODED AREA
	EDGE OF WETLAND (GLAR 1)
	EXISTING IRON PIPE
	EXISTING CONCRETE MONUMENT
	IRON PIPE (TO BE SET)
	PROPERTY BOUNDARY
	CHAIN LINK FENCE
	EXISTING ELECTRIC/TELEPHONE LINE
	EXISTING SENECA LINE
	EXISTING STORM LINE
	EXISTING WATERLINE
	EXISTING/PROPOSED HYDRANT
	SOIL TYPE & BOUNDARY

(NOTE: PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE)



DATE: 11-28-16	PROJECT: Hannaford Supermarket & Pharmacy	SHEET: 006
DRAWN BY: [ ]	DESIGNED BY: [ ]	CHECKED BY: [ ]
SCALE: 1"=60'	<b>O'LEARY-BURKE CIVIL ASSOCIATES, PLC</b> 100 WASHINGTON STREET, SUITE 200 FERRISBURGH, VERMONT 05759 TEL: 802-253-1111 WWW.OLEARYBURKE.COM	
<b>Hannaford Supermarket &amp; Pharmacy</b> Commerce Street Ferrisburgh, VT		CURRENT PLAN SHEET # <b>C1</b>



### LEGEND

- PROPERTY BOUNDARY
- - - OTHER PROPERTY LINE
- - - SIDELINE OF EASEMENT
- - - CONTOUR LINE (UGS & DATUM)
- - - 244
- - - PROPOSED FINISH GRADE CONTOUR
- ~ ~ ~ EDGE OF WOODED AREA
- ~ ~ ~ EDGE OF WETLAND (CLASS III)
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- PROPERTY BOUNDARY
- - - CHAIN LINK FENCE
- - - ETC EXISTING ELECTRIC/TELEPHONE LINE
- - - EXISTING SEWERLINE
- - - EXISTING STORMLINE
- - - EXISTING WATERLINE
- ⊗ EXISTING/PROPOSED HYDRANT
- SOIL TYPE & BOUNDARY

(NOTE: PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE)

### SOIL TYPES

- W0 WINDSO VERY FINE SANDY LOAM
- L0 LIMERICK SILT LOAM
- L1 LIMERICK SILT LOAM, VERY WEET
- M0S MARYLAND AND RAINHAM SILT LOAM, 7 TO 8 PERCENT SLOPES
- L1 LIVINGSTON CLAY
- F0E FARMINGTON EXTREMELY ROCKY LOAM, 10 TO 18 PERCENT SLOPES

### GENERAL NOTES:

- APPLICANT: MARTIN'S FOOD OF SOUTH BURLINGTON, INC. P.O. BOX 1000 PORTLAND, ME 04104
- PROJECT NAME: HANNAFORD SUPERMARKET & PHARMACY LOT 15 COMMERCE STREET - HINESBURG, VERMONT
- PROJECT SITE:
 

LOT 15 - COMMERCE STREET EXTENSION -	4.66 ACRES
TOTAL	4.89 ACRES
- COMMERCIAL ZONING DIMENSIONAL REQUIREMENTS:
 

	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	50'	142'
MINIMUM LOT DEPTH	100'	285'
MINIMUM FRONT SETBACK	10'	331'
MINIMUM SIDE SETBACK	10'	36'
MINIMUM REAR SETBACK	10'	127'
MAXIMUM LOT COVERAGE* (COMMERCE ST. & LOT 15)	70%	81.10%

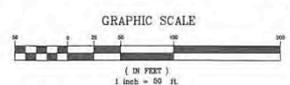
\*UNLEASD CERTIFICATION
- PARKING SUMMARY:
 

REQUIRED MINIMUM PARKING FOR RETAIL - 1 SPACE PER 400 S.F.

SUPERMARKET (36,000 S.F. ±) REQUIRED MINIMUM PARKING SPACES FOR 36,000 S.F. = 90 SPACES

PROPOSED PARKING SPACES = 144 SPACES

CART CORRELS NOT INCLUDED IN PROPOSED PARKING SPACES PROVIDED



DATE: 3-14-21	REVISION: MISCELLANEOUS PLAN CHANGES	BY: [Signature]
DESIGNER: [Signature]	APPROVED: [Signature]	DATE: 11-29-19
DRAWN: [Signature]	PROJECT: [Signature]	DATE: 05/06/19
CHECKED: [Signature]	PROJECT: [Signature]	DATE: 05/06/19
SCALE: 1"=50'	PROJECT: [Signature]	DATE: 05/06/19

**O'LEARY-BURKE CIVIL ASSOCIATES, PLC**  
 1 COPPOCKE DRIVE, SUITE #1  
 2000 ST. JOSEPH ST.  
 FARMINGTON, VT 05475  
 TEL: 802-878-1100  
 FAX: 802-878-1101  
 WWW.OLEARYBURKE.COM

**Hannaford Supermarket & Pharmacy**  
 Commerce Street, Hinesburg, VT

**Overall Plan**

10 Year Storm - 3.2"  
 No Development Discharge to Drainage Swale - 2.7 cfs  
 Development Discharge to Drainage Swale - 0.0 cfs  
 Development Discharge via new 18" Storm Pipe - 1.9 cfs

**LEGEND**

- PROPERTY BOUNDARY
- - - OTHER PROPERTY LINE
- - - SIDELINE OF EASEMENT
- - - CONTOUR LINE (USGS & DATUM)
- - - PROPOSED FINISH GRADE CONTOUR
- ~ ~ ~ EDGE OF WOODED AREA
- EDGE OF WETLAND (CLASS III)
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- - - PROPERTY BOUNDARY
- - - CHAIN LINK FENCE
- - - EXISTING ELECTRIC/TELEPHONE LINE
- - - EXISTING SEWERLINE
- - - EXISTING STORMLINE
- - - EXISTING WATERLINE
- EXISTING/PROPOSED HYDRANT
- ■ ■ SOIL TYPE & BOUNDARY

(NOTE: PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE)

**SOIL TYPES**

- W0 WHOOBURY VERY FINE SANDY LOAM
- L6 LIMERICK BELT LOAM
- L7 LIMERICK BELT LOAM VERY WET
- M3B MANSION AND SAVANNAH BELT LOAMS, 2 TO 5 PERCENT SLOPES
- Lh LEXINGTON CLAY
- F8E FARMINGTON EXTREMELY ROCKY LOAM, 20 TO 60 PERCENT SLOPES

**GENERAL NOTES:**

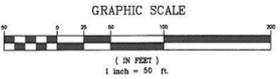
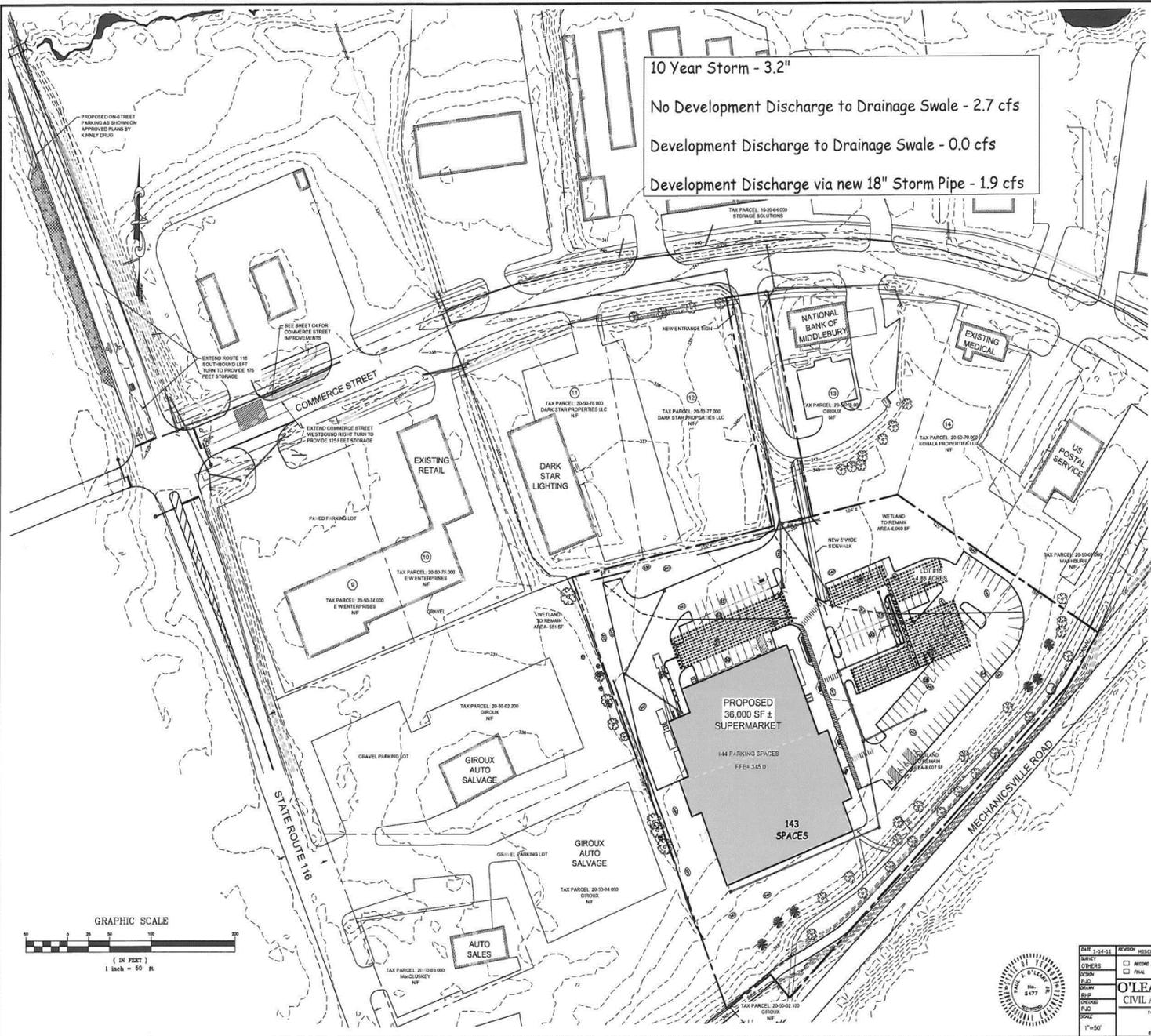
- APPLICANT: MARTINE FOOD OF SOUTH BURLINGTON, INC. P.O. BOX 1000 PORTLAND, ME 04104
- PROJECT NAME: HANNAFORD SUPERMARKET & PHARMACY LOT 15 COMMERCE STREET - HINESBURG, VERMONT
- PROJECT SITE: LOT 15 - COMMERCE STREET EXTENSION - 4.50 ACRES TOTAL = 9.20 ACRES 4.89 ACRES
- COMMERCIAL ZONING DIMENSIONAL REQUIREMENTS:
 

	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	100'	342'
MINIMUM LOT DEPTH	100'	285'
MINIMUM FRONT SETBACK	10'	331'
MINIMUM SIDE SETBACK	10'	36'
MINIMUM REAR SETBACK	10'	127'
MAXIMUM LOT COVERAGE* (COMMERCE ST & LOT 15)	70%	81.0%

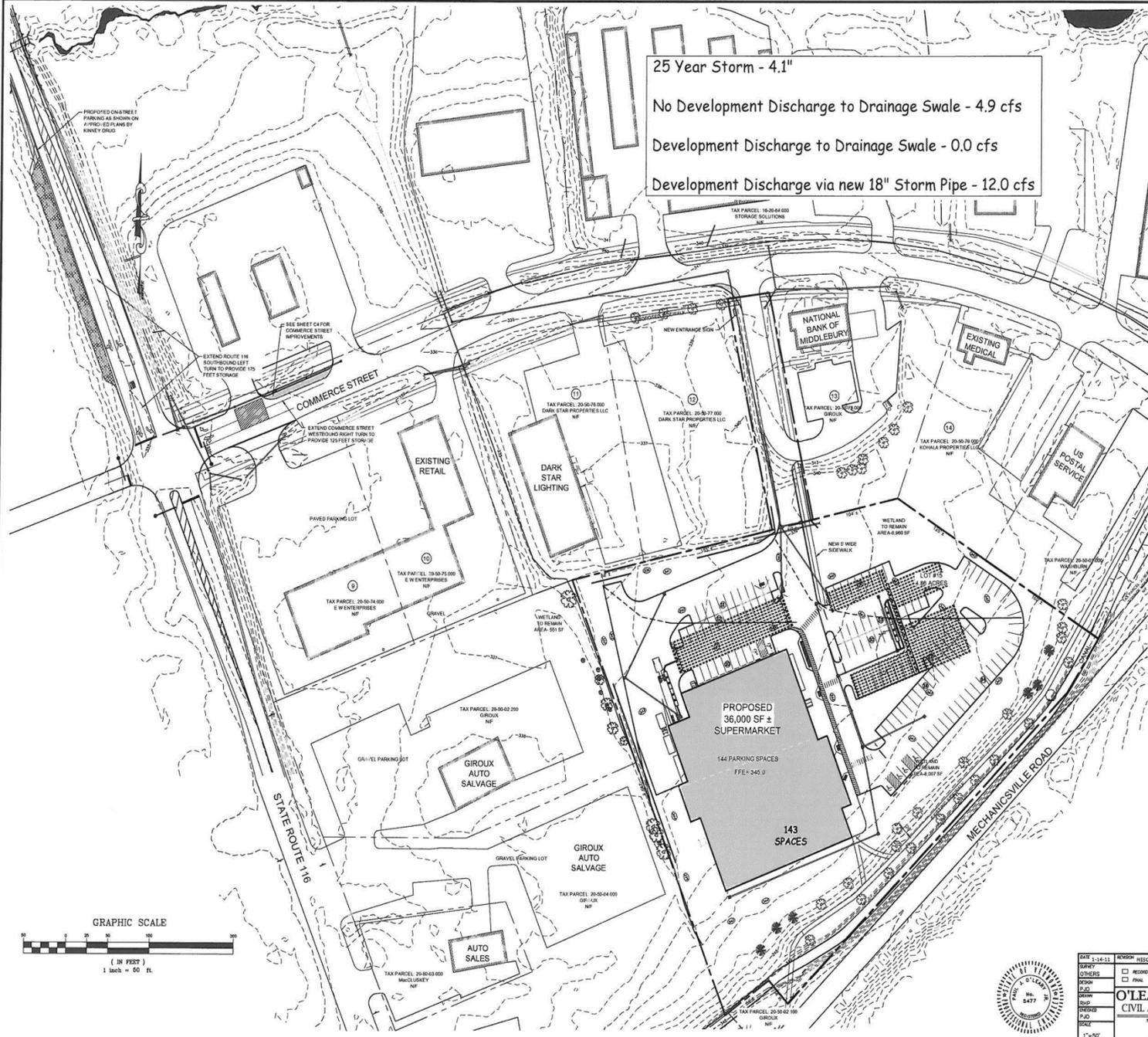
 \*WITH LEED CERTIFICATION
- PARKING SUMMARY:
 

REQUIRED MINIMUM PARKING FOR RETAIL - 1 SPACE PER 400 S.F.	
SUPERMARKET (36,000 S.F. ±)	90 SPACES
REQUIRED MINIMUM PARKING SPACES FOR 36,000 S.F. ±	144 SPACES
PROPOSED PARKING SPACES	144 SPACES

 CART CORNERS NOT INCLUDED IN PROPOSED PARKING SPACES PROVIDED



DATE: 1-14-11	REVISION: MISCELLANEOUS PLAN CHANGES	BY: gbp
DRAWN: OLB	DESIGNED: OLB	CHECKED: OLB
DATE: 11-09-10	DATE: 11-09-10	DATE: 11-09-10
PROJECT: HANNAFORD SUPERMARKET & PHARMACY	CLIENT: HANNAFORD SUPERMARKET & PHARMACY	PROJECT: HANNAFORD SUPERMARKET & PHARMACY
SCALE: 1"=50'	SCALE: 1"=50'	SCALE: 1"=50'
<b>O'LEARY-BURKE CIVIL ASSOCIATES, PLC</b> 1 CORPORATE DRIVE, SUITE #1 COLLSVILLE, VT 05445 PHONE 802-880-5477 FAX 802-880-5478 EMAIL: oab@olearyburke.com		<b>Hannaford Supermarket &amp; Pharmacy</b> Commerce Street, Hinesburg, VT <b>Overall Plan</b> C2



25 Year Storm - 4.1"  
 No Development Discharge to Drainage Swale - 4.9 cfs  
 Development Discharge to Drainage Swale - 0.0 cfs  
 Development Discharge via new 18" Storm Pipe - 12.0 cfs

### LEGEND

- PROPERTY BOUNDARY
- OTHER PROPERTY LINE
- - - SIDELINE OF EASEMENT
- - - CONTOUR LINE (USGS & DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- EDGE OF WETLAND (CLASS III)
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- PROPERTY BOUNDARY
- CHAIN LINK FENCE
- EXISTING ELECTRIC/TELEPHONE LINE
- EXISTING SEWERLINE
- EXISTING STORMLINE
- EXISTING WATERLINE
- EXISTING PROPOSED HYDRANT
- SOIL TYPE & BOUNDARY

(NOTE: PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE)

### SOIL TYPES

Wv: WINDY VERY FINE SANDY LOAM  
 Ls: LIMERICK SBT LOAM  
 Lf: LIMERICK SBT LOAM VERY WET  
 MyB: MERRIMACK AND BAYVIEW SBT LOAMS, 2 TO 8 PERCENT SLOPES  
 Lh: LINDSAYTON CLAY  
 FbE: FARMINGTON EXTREMELY ROCKY LOAM, 20 TO 60 PERCENT SLOPES

### GENERAL NOTES:

- APPLICANT: MARTINE'S FOOD OF SOUTH BURLINGTON, INC. P.O. BOX 1000, PORTLAND, ME 04104
- PROJECT NAME: HANNAFORD SUPERMARKET & PHARMACY, LOT 15 COMMERCE STREET - HNESBURG, VERMONT
- PROJECT SITE:
 

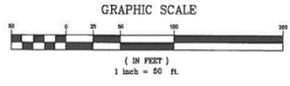
LOT 15 - COMMERCE STREET EXTENSION -	4.58 ACRES
TOTAL	4.84 ACRES
- COMMERCIAL ZONING DIMENSIONAL REQUIREMENTS:
 

	REQUIRED	PROVIDED
MINIMUM LOT FRONTALAGE	60'	542'
MINIMUM LOT DEPTH	100'	285'
MINIMUM FRONT SETBACK	10'	33'
MINIMUM SIDE SETBACK	10'	36'
MINIMUM REAR SETBACK	10'	127'
MAXIMUM LOT COVERAGE* (COMMERCE ST. & LOT 15)	70%	81.0%

\*w/ LEED CERTIFICATION
- PARKING SUMMARY:
 

REQUIRED MINIMUM PARKING FOR RETAIL - 1 SPACE PER 400 S.F.	
SUPERMARKET (36,000 S.F. ±)	90 SPACES
REQUIRED MINIMUM PARKING SPACES FOR 36,000 S.F. ±	90 SPACES
PROPOSED PARKING SPACES	143 SPACES

CART CORNERS NOT INCLUDED IN PROPOSED PARKING SPACES PROVIDED



DATE: 1-14-21	PROJECT: MISCELLANEOUS PLAN CHANGES	BY: gsp
OWNER: OTHERS	RECORD DRAWING: PRELIMINARY	DATE: 11-28-10
DESIGN: O'LEARY-BURKE CIVIL ASSOCIATES, PLC	SETBACK/GRADY: 11-28-10	APP: 0005
DRAWN: CIVIL ASSOCIATES, PLC	DATE: 11-28-10	REV: CURRENT
CHECKED: CIVIL ASSOCIATES, PLC	DATE: 11-28-10	DATE SHEET: 1
PROJECT: HANNAFORD SUPERMARKET & PHARMACY	LOCATION: COMMERCE STREET, HANNAFORD, VT	
Overall Plan		C2

50 Year Storm - 4.6"  
 No Development Discharge to Drainage Swale - 6.1 cfs  
 Development Discharge to Drainage Swale - 2.5 cfs  
 Development Discharge via new 18" Storm Pipe - 12.1 cfs

### LEGEND

- PROPERTY BOUNDARY
- - - OTHER PROPERTY LINE
- - - SIDELINE OF EASEMENT
- - - CONTOUR LINE (USGS & DATUM)
- PROPOSED FINISH GRADE CONTOUR
- EDGE OF WOODED AREA
- EDGE OF WETLAND (CLASS II)
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- PROPERTY BOUNDARY
- - - CHAIN LINK FENCE
- - - ETC
- - - EXISTING ELECTRIC/TELEPHONE LINE
- - - EXISTING SEWERLINE
- - - EXISTING STORMLINE
- - - EXISTING WATERLINE
- EXISTING PROPOSED HYDRANT
- ■ ■ ■ ■ SOIL TYPE & BOUNDARY

(NOTE: PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE)

### SOIL TYPES

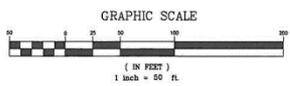
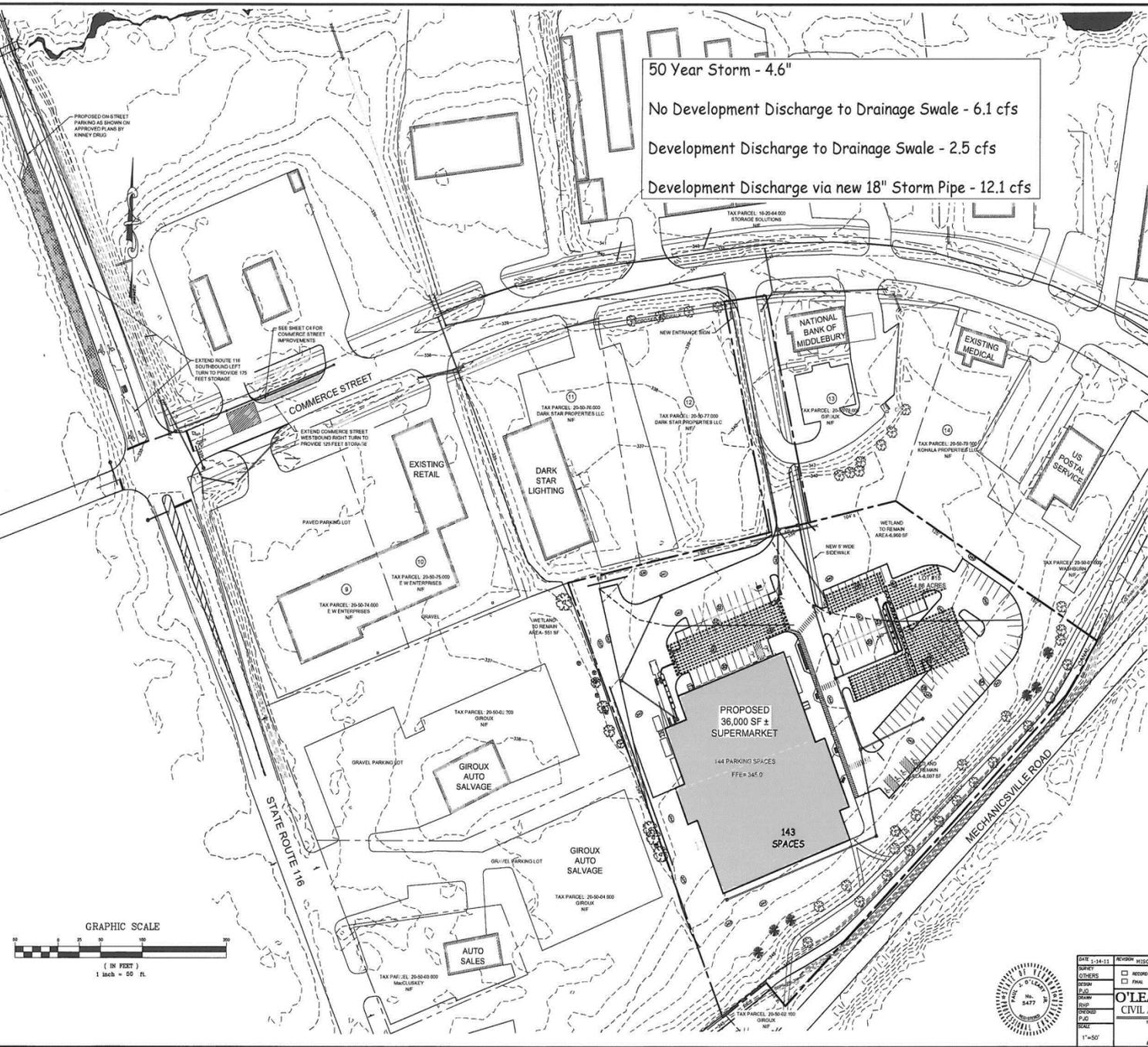
- W0 WINDSOR VERY FINE SANDY LOAM
- Ls LIMERICK SILT LOAM
- Lt LIMERICK SILT LOAM VERY WET
- Mb MERRISAN AND RAVENHAM SILT LOAM, 2 TO 8 PERCENT SLOPES
- Lh LIVINGSTON CLAY
- FaE FARMINGTON EXTREMELY ROCKY LOAM, 20 TO 60 PERCENT SLOPES

### GENERAL NOTES:

- APPLICANT: MARTINS FOOD OF SOUTH BURLINGTON, INC. P.O. BOX 1000, PORTLAND, ME 04104
- PROJECT NAME: HANNAFORD SUPERMARKET & PHARMACY, LOT 18, COMMERCE STREET - HINESBURG, VERMONT
- PROJECT SITE: LOT 18 - COMMERCE STREET EXTENSION - 4.88 ACRES  
 TOTAL = 4.88 ACRES
- COMMERCIAL ZONING DIMENSIONAL REQUIREMENTS:
 

	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	80'	542'
MINIMUM LOT DEPTH	100'	285'
MINIMUM FRONT SETBACK	10'	331'
MINIMUM SIDE SETBACK	10'	36'
MINIMUM REAR SETBACK	10'	127'
MAXIMUM LOT COVERAGE* (COMMERCE ST. & LOT 18)	70%	61.0%

\*MIN LEED CERTIFICATION
- PARKING SUMMARY: REQUIRED MINIMUM PARKING FOR RETAIL - 1 SPACE PER 400 S.F.  
 SUPERMARKET (28,000 S.F. ±) REQUIRED MINIMUM PARKING SPACES FOR 28,000 S.F. = 90 SPACES  
 PROPOSED PARKING SPACES = 143 SPACES  
 CART CORRAL'S NOT INCLUDED IN PROPOSED PARKING SPACES PROVIDED



DATE: 1-14-13  
 DESIGNER: O'LEARY-BURKE CIVIL ASSOCIATES, PLC  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SCALE: 1"=50'

Hannaford Supermarket & Pharmacy  
 Commerce Street Hinesburg, VT  
 Overall Plan  
 SHEET # 1 OF 1  
 DATE: 11-28-12  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 CURRENT

LEGEND

- PROPERTY BOUNDARY
- - - OTHER PROPERTY LINE
- - - SIDELINE OF EASEMENT
- - - CONTOUR LINE (USGS & DATUM)
- - - PROPOSED FINISH GRADE CONTOUR
- ~ ~ ~ EDGE OF WOODED AREA
- ~ ~ ~ EDGE OF WETLAND (CLASS II)
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- PROPERTY BOUNDARY
- CHAIN LINK FENCE
- - - ETC
- - - EXISTING ELECTRIC/TELEPHONE LINE
- EXISTING SEWERLINE
- EXISTING STORMLINE
- EXISTING WATERLINE
- EXISTING/PROPOSED HYDRANT
- AcD ■ ■ ■ SOIL TYPE & BOUNDARY

(NOTE: PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE)

SOIL TYPES

- W<sub>o</sub> WINDSOR VERY FINE SANDY LOAM
- L<sub>e</sub> LIMERICK SILT LOAM
- L<sub>f</sub> LIMERICK SILT LOAM VERY HEAVY
- M<sub>h</sub>B HUDSON AND RUTLAND SILT LOAM, 2 TO 8 PERCENT SLOPES
- L<sub>h</sub> LANSINGTON CLAY
- F<sub>AE</sub> FARMINGTON EXTREMELY ROCKY LOAM, 20 TO 80 PERCENT SLOPES

GENERAL NOTES:

- APPLICANT: MARTIN'S FOOD OF SOUTH BURLINGTON, INC. P.O. BOX 1000, PORTLAND, ME 04104
- PROJECT NAME: HANNAFORD SUPERMARKET & PHARMACY, LOT 15 COMMERCE STREET - HINESBURG, VERMONT
- PROJECT SITE:
 

LOT 15 -	4.56 ACRES
COMMERCE STREET EXTENSION -	0.32 ACRES
<b>TOTAL =</b>	<b>4.88 ACRES</b>
- COMMERCIAL ZONING DIMENSIONAL REQUIREMENTS:
 

	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	60'	542'
MINIMUM LOT DEPTH	100'	285'
MINIMUM FRONT SETBACK	15'	331'
MINIMUM SIDE SETBACK	10'	38'
MINIMUM REAR SETBACK	10'	127'
MAXIMUM LOT COVERAGE (COMMERCE ST & LOT 15)	70%	61.6%

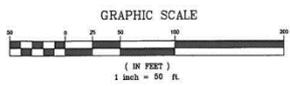
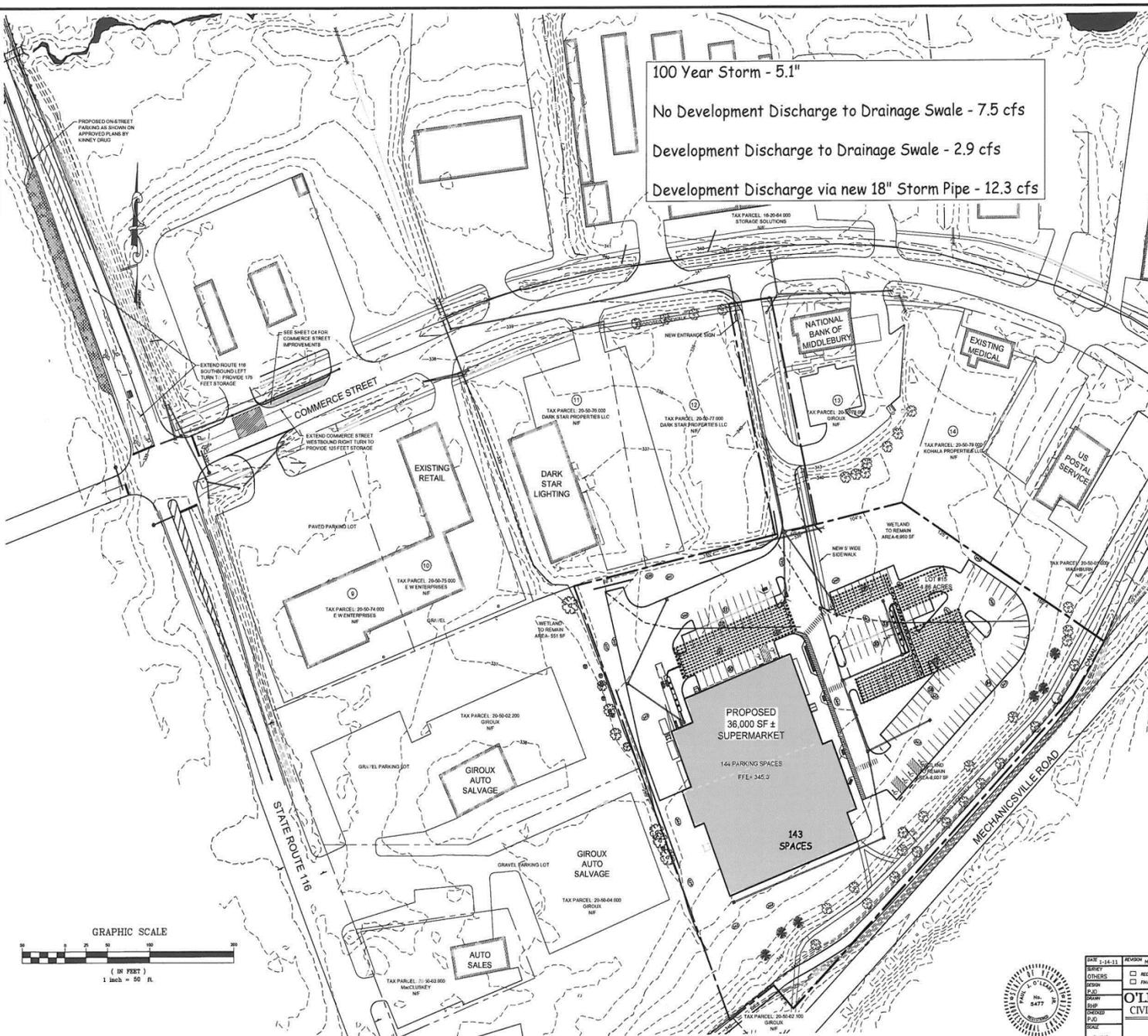
\*with LEED CERTIFICATION
- PARKING SUMMARY:
 

REQUIRED MINIMUM PARKING FOR RETAIL - 1 SPACE PER 400 S.F.

SUPERMARKET (39,000 S.F. ±)      REQUIRED MINIMUM PARKING SPACES FOR 39,000 S.F. = 90 SPACES  
 PROPOSED PARKING SPACES      = 144 SPACES

CART CORNERS NOT INCLUDED IN PROPOSED PARKING SPACES PROVIDED

100 Year Storm - 5.1"  
 No Development Discharge to Drainage Swale - 7.5 cfs  
 Development Discharge to Drainage Swale - 2.9 cfs  
 Development Discharge via new 18" Storm Pipe - 12.3 cfs



DATE: 1-14-11	REVISION: MISCELLANEOUS PLAN CHANGES	BY: [Signature]
DRAWN: [Signature]	OTHERS: [Signature]	DATE: 11-08-10
PROJECT: [Signature]	OTHERS: [Signature]	DATE: 0066
DESIGN: [Signature]	OTHERS: [Signature]	DATE: 02
ENGINEER: [Signature]	OTHERS: [Signature]	DATE: 02
SCALE: 1"=50'	OTHERS: [Signature]	DATE: 02

Hannaford Supermarket & Pharmacy  
 Commerce Street Hinesburg, VT  
**Overall Plan**  
 C2