

HINESBURG CENTER PHASE I & II,
IN TOWN CONTEXT



09/25/2014

T. J. Boyle Associates
landscape architects • planning consultants

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HAYSTACK

BISSONETTE SITE
RECREATION AREA

HINESBURG CENTER
PHASE I

HINESBURG CENTER
PHASE II

CREEKSIDE

TOWN HALL

LANTMAN'S

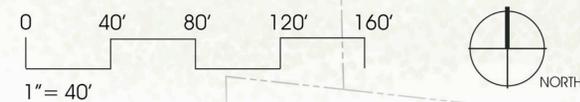


PHASE II

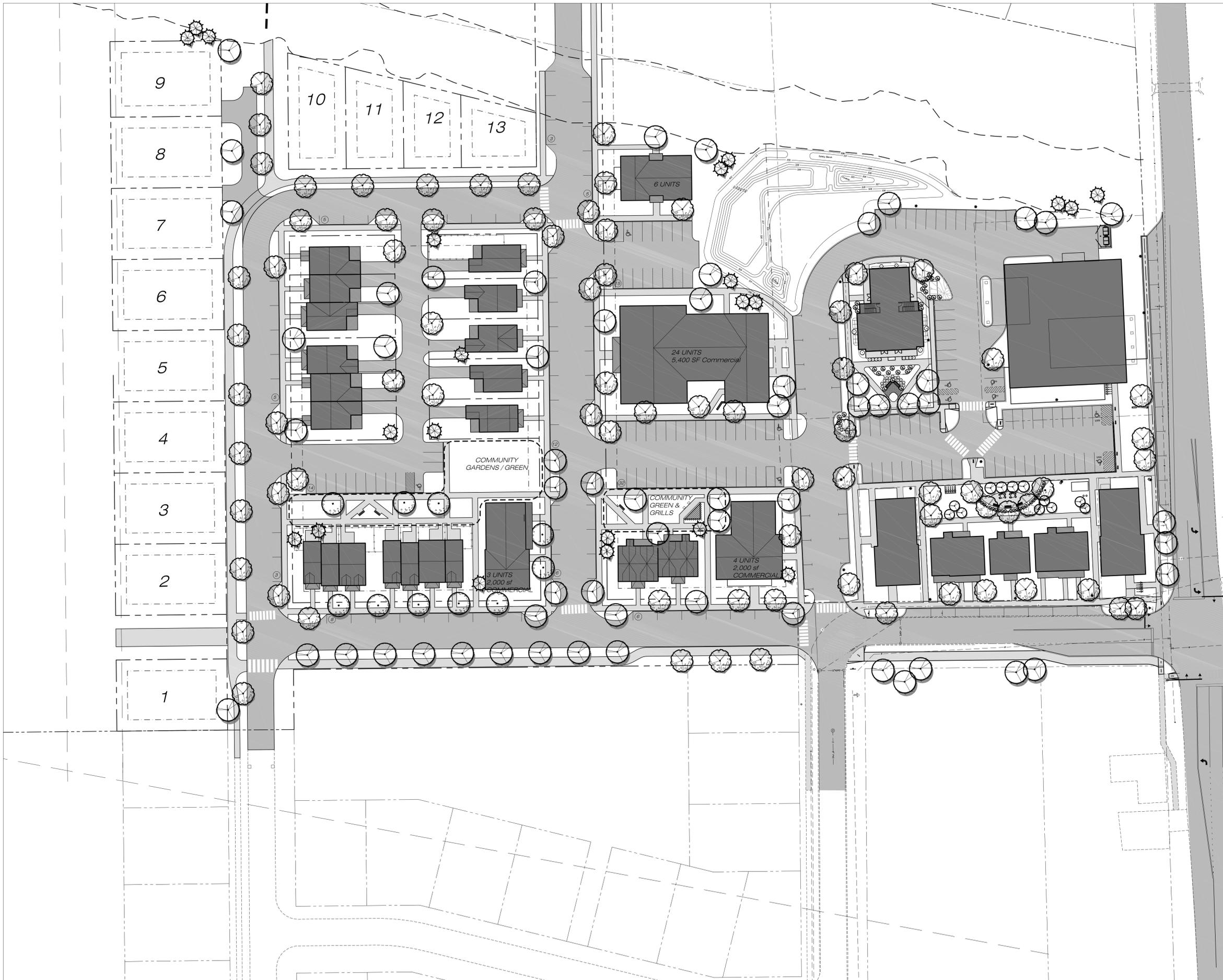
PHASE I

PHASE 2 UNIT COUNTS	
Single Family Detached -	18
Single Family Attached -	13
Two 6 Unit Buildings -	12
One Mixed-Use 24 Unit Building -	24
One Mixed-Use 3 Unit Building -	3
One Mixed-Use 4 unit Building -	4
TOTAL UNITS	74
+/- 9,400 SF Commercial	
PHASE 2 PARKING	
Parking Requirements	
50 Residential Units x 2/unit *	100
9,400 SF Com. @ 1/400 SF	23.5
GROSS PARKING REQUIRED	123.5
10% Shared Parking Credit	-12.3
TOTAL REQUIRED	111.2
TOTAL PARKING SHOWN	114
*RESIDENTIAL UNITS WITH SHARED PARKING ONLY	

HINESBURG CENTER
PHASE II



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PHASE 2 UNIT COUNTS

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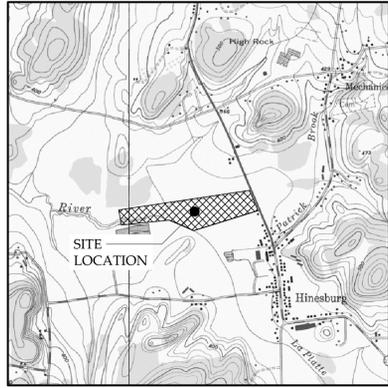
revisions	date	revisions	date

T. J. Boyle Associates, LLC
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 301 college street • burlington • vermont • 05401 802 • 658 • 3555 <http://www.tjboyle.com>



MJB design by
 JBO checked by
 MJB/TKD 9/11/2014
 drawn by (date)
 scale 1" = 40'

Hinesburg Center II
 Concept A
 sheet no. **L-100A**

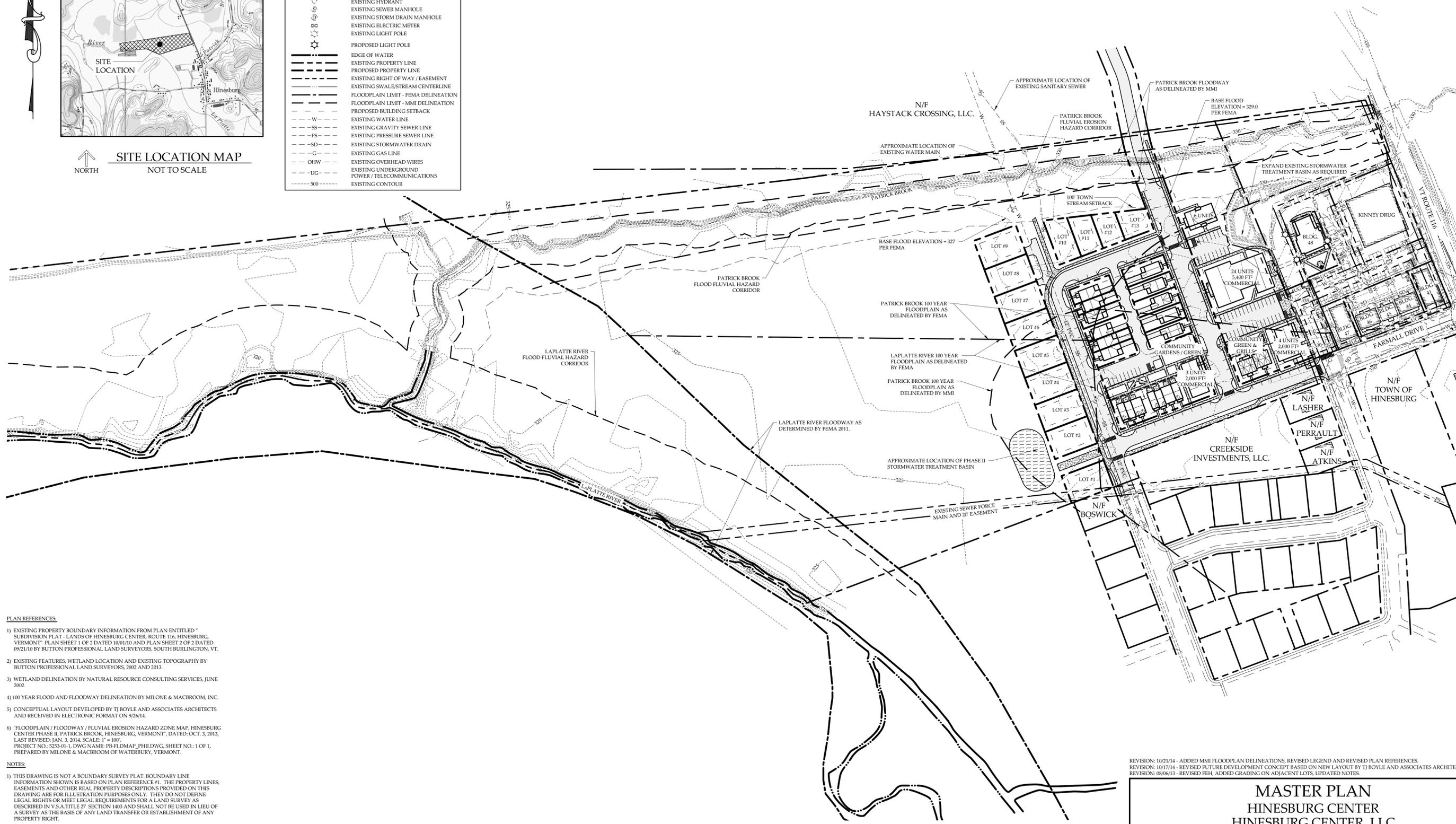


SITE LOCATION MAP
NOT TO SCALE

LEGEND	
N/F	NOW OR FORMERLY OWNED BY
---	EXISTING CATCH BASIN
---	EXISTING WATER SHUT OFF
---	EXISTING GATE VALVE
---	EXISTING UTILITY POLE
---	EXISTING HYDRANT
---	EXISTING SEWER MANHOLE
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING ELECTRIC METER
---	EXISTING LIGHT POLE
---	PROPOSED LIGHT POLE
---	EDGE OF WATER
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	EXISTING RIGHT OF WAY / EASEMENT
---	EXISTING SWALE/STREAM CENTERLINE
---	FLOODPLAIN LIMIT - FEMA DELINEATION
---	FLOODPLAIN LIMIT - MMI DELINEATION
---	PROPOSED BUILDING SETBACK
---	EXISTING WATER LINE
---	EXISTING GRAVITY SEWER LINE
---	EXISTING PRESSURE SEWER LINE
---	EXISTING STORMWATER DRAIN
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRES
---	EXISTING UNDERGROUND POWER / TELECOMMUNICATIONS
---	EXISTING CONTOUR

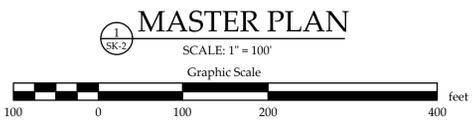
ZONING NOTES:

- 1) OWNER OF RECORD: HINESBURG CENTER, LLC, 66 KNIGHT LANE, WILLISTON, VERMONT 05495
- 2) ZONED: VILLAGE DISTRICT/AGRICULTURAL DISTRICT
- 3) PROPOSED BUILDING, ROADS AND CONTOURS ARE APPROXIMATE.



- PLAN REFERENCES:**
- 1) EXISTING PROPERTY BOUNDARY INFORMATION FROM PLAN ENTITLED "SUBDIVISION PLAT - LANDS OF HINESBURG CENTER, ROUTE 116, HINESBURG, VERMONT", PLAN SHEET 1 OF 2 DATED 10/01/10 AND PLAN SHEET 2 OF 2 DATED 09/21/10 BY BUTTON PROFESSIONAL LAND SURVEYORS, SOUTH BURLINGTON, VT.
 - 2) EXISTING FEATURES, WETLAND LOCATION AND EXISTING TOPOGRAPHY BY BUTTON PROFESSIONAL LAND SURVEYORS, 2002 AND 2013.
 - 3) WETLAND DELINEATION BY NATURAL RESOURCE CONSULTING SERVICES, JUNE 2002.
 - 4) 100 YEAR FLOOD AND FLOODWAY DELINEATION BY MILONE & MACBROOM, INC.
 - 5) CONCEPTUAL LAYOUT DEVELOPED BY TJ BOYLE AND ASSOCIATES ARCHITECTS AND RECEIVED IN ELECTRONIC FORMAT ON 9/26/14.
 - 6) "FLOODPLAIN / FLOODWAY / FLUVIAL EROSION HAZARD ZONE MAP, HINESBURG CENTER PHASE II, PATRICK BROOK, HINESBURG, VERMONT", DATED: OCT. 3, 2013, LAST REVISED: JAN. 3, 2014, SCALE: 1" = 100', PROJECT NO.: 5253-01-1, DWG NAME: PB-FLDZMAP, PHILDWG, SHEET NO.: 1 OF 1, PREPARED BY MILONE & MACBROOM OF WATERBURY, VERMONT.

- NOTES:**
- 1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #1. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27 SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
 - 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 - 3) THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.

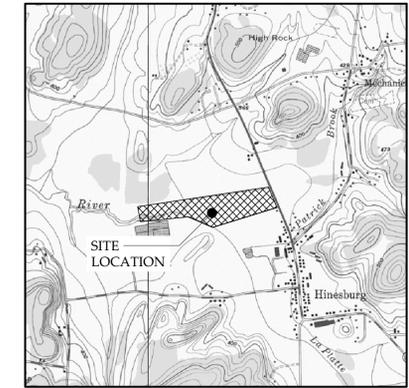


REVISION: 10/21/14 - ADDED MMI FLOODPLAIN DELINEATIONS, REVISED LEGEND AND REVISED PLAN REFERENCES.
 REVISION: 10/17/14 - REVISED FUTURE DEVELOPMENT CONCEPT BASED ON NEW LAYOUT BY TJ BOYLE AND ASSOCIATES ARCHITECTS.
 REVISION: 08/06/13 - REVISED FEH, ADDED GRADING ON ADJACENT LOTS, UPDATED NOTES.

MASTER PLAN
HINESBURG CENTER
HINESBURG CENTER, LLC
FARMALL DRIVE, HINESBURG, VERMONT

RUGGIANO Engineering, inc.
 20 KIMBALL AVE, SUITE 202 NORTH
 SO. BURLINGTON, VERMONT 05403
 PHONE - (802) 658-2100 FAX - (802) 658-2882
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PROJECT NO.....2007039.1	SHEET NO.
DRAWN BY.....JGE,DJL	SK-2
CHECKED BY.....CRC	
SCALE.....1" = 100'	2 OF 2 SHEETS
DATE.....06/21/13	



SITE LOCATION MAP
NOT TO SCALE

LIST OF DRAWINGS

- C-1 PHASE II, SKETCH PLAN
- C-2 MASTER PLAN

LEGEND

N/F	NOW OR FORMERLY OWNED BY
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☐	EXISTING WATER SHUT OFF
☐	EXISTING GATE VALVE
☐	EXISTING UTILITY POLE
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PHASE II, SKETCH PLAN
HINESBURG CENTER
HINESBURG CENTER, LLC
FARMALL DRIVE, HINESBURG, VERMONT

RUGGIANO <i>Engineering, inc.</i> 20 KIMBALL AVE, SUITE 202 NORTH SO. BURLINGTON, VERMONT 05403 PHONE - (802) 658-2100 FAX - (802) 658-2882 COPYRIGHT © 2013 - RUGGIANO ENGINEERING, INC.	PROJECT NO.2007039.1	SHEET NO.
	DRAWN BYJGE,DJL	SK-1
	CHECKED BYCRC	
	SCALE1" = 40'	
DATE05/22/13	1 OF 2 SHEETS	

SKETCH PLAN
SCALE: 1" = 40'
Graphic Scale