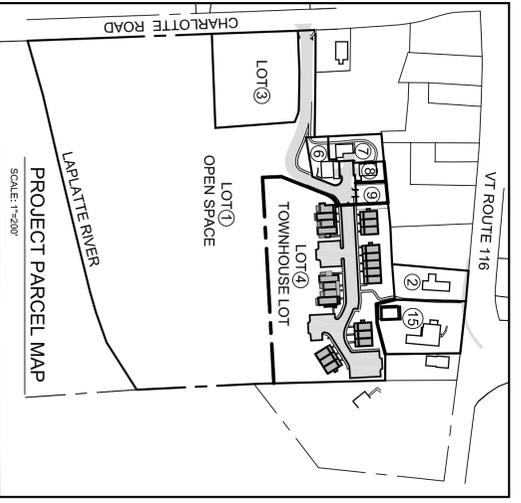




- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO PRESENT THE OVERALL LAYOUT OF THE SITE FOR LOTS 1-23. SEE ADDITIONAL DESIGN DRAWINGS FOR UTILITIES GRADING AND LANDSCAPING. SEE THE PROJECT PLAN FOR SITE VISUALS ONLY.
 2. THE FINISH FLOOR ELEVATIONS MAY VARY FROM THOSE SHOWN ON THESE PLANS, BUT NO FINISHED SPACE SHALL BE AT AN ELEVATION LOWER THAN 263.9 FEET.
 3. UTILITIES SHOWN ON THESE PLANS ARE BASED UPON A LIMITED TOPOGRAPHIC SURVEY BY CAROLINE & DICKINSON IN MAY 2014, AND THE PROPOSED PLANS FOR GREEN STREET SHALL VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES TO BE EXTENDED OR WITHIN THE LIMITS OF THE PROPOSED WORK.
 4. THE WETLAND BOUNDARY WAS REVISED BY CATY O'BRIEN, AND WAS CONFIRMED BY LAUREN & DICKINSON IN MAY 2014. THE WETLAND BOUNDARY SHOWN WAS ADJUSTED BASED UPON THE COMPLETED SEGMENT OF GREEN STREET AND THE STORM DRAINAGE.
 5. THE SPECIAL FLOOD HAZARD AREA LIMIT SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY BY CAROLINE & DICKINSON IN MAY 2014. THE ELEVATION BOUNDARY SHOWN WAS ADJUSTED BASED UPON THE COMPLETED SEGMENT OF GREEN STREET AND THE STORM DRAINAGE.
 6. ELEVATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP FOR CHITTENDEN COUNTY, PANEL 403 OF 500, MAP 5007C0003, EFFECTIVE JULY 18, 2011.
 7. CAST IRON PERCEPTUAL WARNING PLATES SHALL BE INSTALLED AT TRAMPS TO BE LOCATED AT THE END OF ALL SIDEWALKS AND AT CROSSWALKS.



- LEGEND**
- PROJECT PROPERTY LINE
 - ADJUTING PROPERTY LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING CONTOUR
 - BASE FLOOD LIMIT
 - WETLAND EDGE
 - WETLAND BUFFER
 - PROPOSED LIGHT

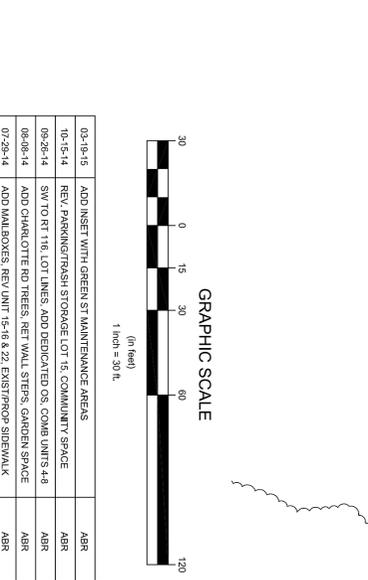
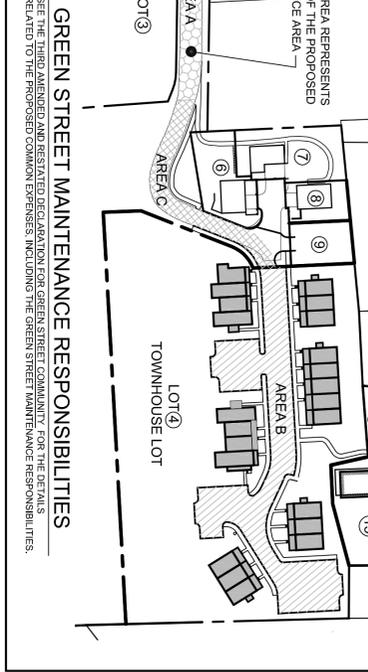
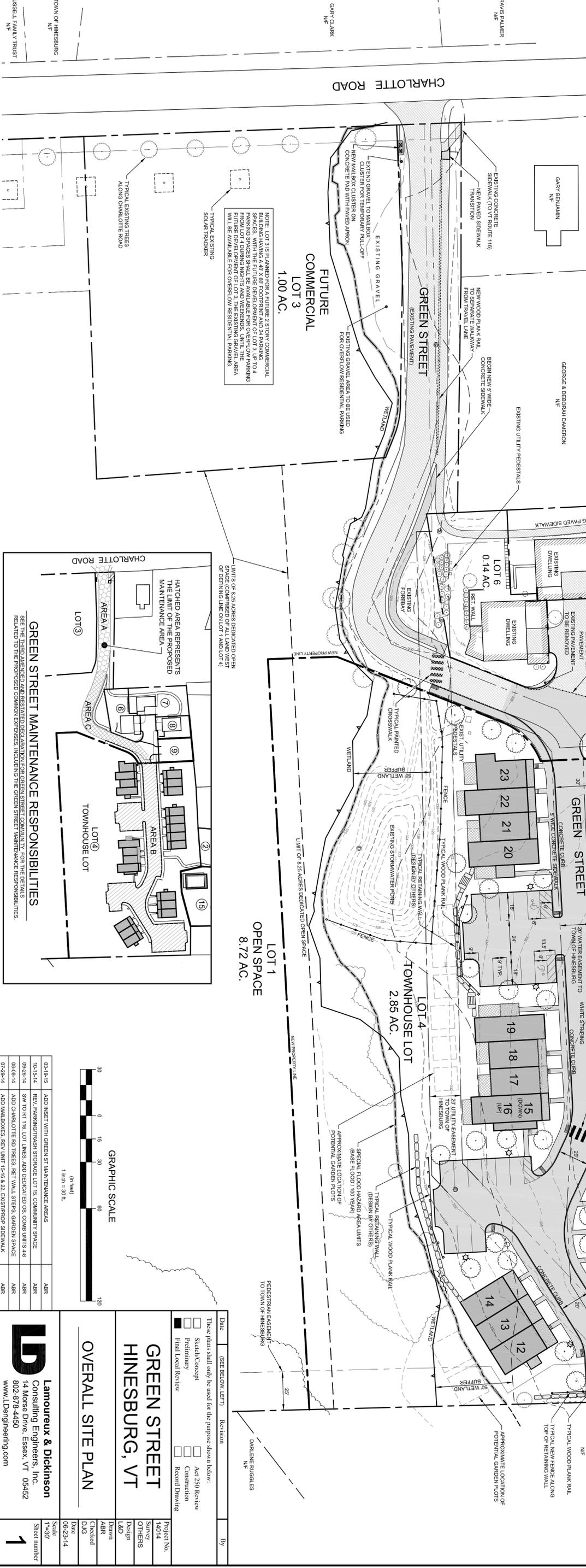
ALLOCATION OF RESIDENTIAL DENSITY

LOT #	PROPOSED DWELLING UNITS	RESERVED DWELLING UNITS
1	3 D.U.	3 D.U.
2	2 D.U.	2 D.U.
3	2 D.U.	2 D.U.
4	1 D.U.	1 D.U.
4A	1 D.U.	1 D.U.
5	1 D.U.	1 D.U.
6	1 D.U.	1 D.U.
7	1 D.U.	1 D.U.
8	1 D.U.	1 D.U.
9	1 D.U.	1 D.U.
10	1 D.U.	1 D.U.
11	1 D.U.	1 D.U.
12	1 D.U.	1 D.U.
13	1 D.U.	1 D.U.
14	1 D.U.	1 D.U.
15	1 D.U.	1 D.U.
TOTAL	35 D.U.	35 D.U.

NOTES:

1. THE PROPOSED DWELLING UNITS ARE THE TOTAL CUMULATIVE NUMBER OF DWELLING UNITS TO BE APPROVED WITH THIS APPLICATION.
2. THE RESERVED DWELLING UNITS ARE THE TOTAL ADDITIONAL DWELLING UNITS AVAILABLE FOR POTENTIAL FUTURE USE, SUBJECT TO FUTURE PERMITTING.

- SHEET INDEX**
- 1 OVERALL SITE PLAN
 - 2 UTILITY PLAN
 - 3 GRADING PLAN
 - 4 LANDSCAPING PLAN
 - 4A OVERALL LANDSCAPING PLAN
 - 5 EROSION PREVENTION & SEDIMENT CONTROL PLAN
 - 6 SITEWORK & STREET DETAILS/SPECIFICATIONS
 - 7 WATER DETAILS/SPECIFICATIONS
 - 8 STORMWATER & EPSC DETAILS/SPECIFICATIONS
 - 9 LIGHTING PLAN
 - 10 PL-1 & PL-2 PROPERTY PLATS



OVERALL SITE PLAN

GREEN STREET HINESBURG, VT

Lamouroux & Dickinson Consulting Engineers, Inc.
14 Morse Drive, Essex, VT 05452
802-878-4450
www.LDengineering.com

Date	By	Revision
07-28-14	ARR	ADD WALL BOWERS REV UNIT 15-18 & 22. EXISTING SIDEWALK
08-08-14	ARR	ADD CHARLOTTE RD TREES, RET WALL, STEPS, GARDEN SPACE
09-26-14	ARR	REV. PARKING/TRASH STORAGE LOT 15, COMMUNITY SPACE
10-15-14	ARR	ADD INSET WITH GREEN ST MAINTENANCE AREAS

THE CONTRACTOR SHALL NOTIFY DIG SAFED AT 811 PRIOR TO ANY EXCAVATION.



NOTES:

1. THIS PLAN WAS COMPILED FROM FIELD SURVEYS AND RECORD RESEARCH, INCLUDING THE USE OF THE FOLLOWING PLANS:
- A. REVISIONS TO LOTTING PLAN SHEETS ONE AND TWO OF TWO, 23-LOT 32-UNIT SUBDIVISION & PLANNED UNIT DEVELOPMENT ON PROPERTY OF ROBERT BAST AND LAURA CARLSMITH, TRUSTEES OF THE LAURA CARLSMITH REVOCABLE TRUST & ON PROPERTY OF GREEN STREET LLC, 10792 & 10802 ROUTE 116 AND CHARLOTTE ROAD, HINESBURG, VERMONT, DATED SEPTEMBER 23, 2011, LAST REVISED 10-24-11, BY G.E. BEARD, INC., AS RECORDED IN SLIDES 192 A & B RESPECTIVELY OF THE TOWN OF HINESBURG LAND RECORDS.
- B. PROPERTY OF INTERNATIONAL CHEESE COMPANY, L.P., "1988 RUSSELL LOT", HINESBURG, VERMONT, DATED FEB. 17, 1987 BY G.E. BEARD, INC., AS RECORDED IN MAP VOL. 3, PAGE 96 OF THE TOWN OF HINESBURG LAND RECORDS.
- C. PROPERTY OF ALAN & NANCY NORRIS, HINESBURG, VERMONT, DATED MARCH 29, 2005, LAST REVISED 7-18-05, BY G.E. BEARD, INC., AS RECORDED IN SLIDE 1504 OF THE TOWN OF HINESBURG LAND RECORDS.
- D. SURVEY OF LOUIS J. WANER PROPERTY, HINESBURG, VERMONT, DATED NOV. 3, 1998, BY G.E. BEARD, INC., AS RECORDED IN SLIDE 27-C OF THE HINESBURG LAND RECORDS.
2. BEARINGS ARE BASED ON SURVEY GRADE GPS OBSERVATIONS
3. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND/OR RIGHTS-OF-WAY, INCLUDING BUT NOT LIMITED TO A UTILITY EASEMENT TO GREEN MOUNTAIN POWER CORPORATION AND CHAMPAIN VALLEY TELECOM AS RECORDED IN VOL. 193, PG. 547, PIPELINE EASEMENTS TO VERMONT GAS SYSTEMS AS RECORDED IN VOL. 208, PG. 239 AND VOL. 208, PG. 237 AND A UTILITY EASEMENT TO GREEN MOUNTAIN POWER CORPORATION AS RECORDED IN VOL. 216, PG. 497.
4. THE RIGHT-OF-WAY WIDTH FOR CHARLOTTE ROAD OF 48.5' AND THE RIGHT-OF-WAY WIDTH FOR ROUTE 116 ARE BASED ON A PLAN ENTITLED "ANDREW E. & KATHY S. DEVOST PROPERTY, DELIDA FORTIN ESTATE LOT", HINESBURG, VERMONT, DATED SEPT. 6, 1993, BY G.E. BEARD, INC., AS RECORDED IN SLIDE 82 OF THE TOWN OF HINESBURG LAND RECORDS.
5. ALL MONUMENTATION FOUND IS AS NOTED.
6. THE PUBLIC EASEMENT OVER THE PEDESTRIAN INFRASTRUCTURE NOTED ON THE PLANS RECORDED IN SLIDES 192 A & B (SEE NOTE 1A, SHEET PL-2) IS PROPOSED TO BE MODIFIED TO BE CENTERED ON THE REVISED SIDEWALK AS SHOWN ON THE REVISED ENGINEERING PLANS, AND AS CONSTRUCTED, THE PUBLIC PEDESTRIAN EASEMENT SHALL EXTEND ALONG THE 5 FEET WIDE SIDEWALK FROM CHARLOTTE ROAD TO VT. ROUTE 116.

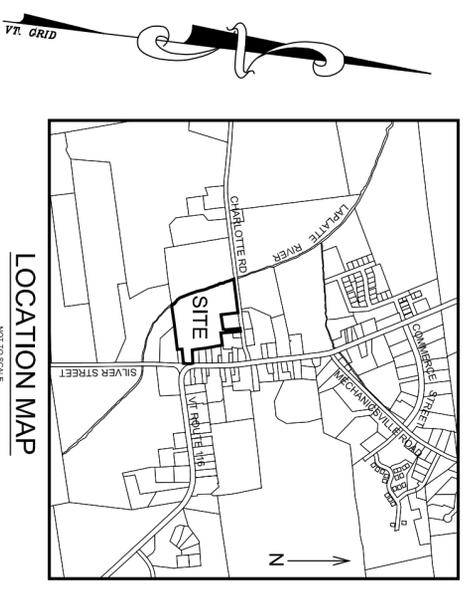
WAIVER LIST:

- A. MINIMUM LOT SIZE REDUCTION IS SHOWN ON THE PLAN TO AS LOW AS 3,437 SF (LOT 8) INSTEAD OF THE 6,000 SF (VG DISTRICT) PER TABLE 1 OF THE TOWN OF HINESBURG ZONING REGULATIONS. LOTS VARY IN SIZE, BUT NONE ARE SMALLER THAN 3,437 SF.
- B. MINIMUM LOT WIDTH DIMENSION REDUCTION TO AS LITTLE AS 45.08' (LOT 8) INSTEAD OF THE 100 FEET PER SECTION 2.57 OF THE TOWN OF HINESBURG ZONING REGULATIONS.
- C. MINIMUM LOT FRONTAGE REDUCTION TO AS LOW AS 33.00' (LOT 7) INSTEAD OF 60 FEET (VG DISTRICT) PER TABLE 1 OF THE TOWN OF HINESBURG ZONING REGULATIONS.
- D. MINIMUM LOT DEPTH REDUCTION TO AS LOW AS 45' (LOT 6) INSTEAD OF 100 FEET (VG DISTRICT) PER TABLE 1 OF THE TOWN OF HINESBURG ZONING REGULATIONS.
- E. SIDE YARD SETBACK REDUCTION TO AS LOW AS 4 FEET INSTEAD OF 10 FEET (VG DISTRICT) PER TABLE 1 OF THE TOWN OF HINESBURG ZONING REGULATIONS.
- F. VARIABLE FRONT YARD SETBACKS FROM GREEN STREET TO THE MAIN FACE OF THE PRINCIPAL STRUCTURES, CONSISTENT WITH THE BUILDING LOCATIONS SHOWN ON SHEET 1 OF THE DESIGN PLANS.
- G. BUILDING HEIGHT OF 45' FOR THE COMMERCIAL BUILDING (LOT 3) INSTEAD OF 35' PER SECTION 2.7 OF THE TOWN OF HINESBURG ZONING REGULATIONS.
- H. A WAIVER OF THE 40' STREET TREE SPACING REQUIREMENT (SECTION 6.4 OF THE TOWN OF HINESBURG SUBDIVISION REGULATIONS) TO ALLOW FOR THE LOGICAL GROUPING OF STREET TREES IN THE AREAS SHOWN ON THE PLAN.
- I. BUILDING HEIGHT OF UP TO 40' FOR THE RESIDENTIAL BUILDINGS ON LOTS 6, 7, 8 AND 9 TO ALLOW FOR THESE UNITS TO BE BUILT WITH VARIOUS BASEMENT LEVEL AND GARAGE EXPOSURE ABOVE GRADE, AS ORIGINALLY APPROVED, BUT STILL HAVE STEEPLY PITCHED ROOFS. THIS REPRESENTS A 5' HEIGHT WAIVER FROM THE TYPICAL 35' MAXIMUM HEIGHT PER SECTION PER SECTION 2.7 OF THE TOWN OF HINESBURG ZONING ORDINANCE.

APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF HINESBURG, VERMONT, ON THE ____ DAY OF _____, 2014
 SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, SIGNED THIS ____ DAY OF _____, 2015 BY _____

(CLERK OR CHAIRMAN)

TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ASTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS, AND MARKERS EXIST ON THE PROPERTY, AND CONFORMS WITH THE REQUIREMENTS OF 27 VSA & 1403.
 DATED THIS ____ DAY OF _____, 2015



LEGEND:

- PROJECT PROPERTY LINE
- PROPOSED NEW LOT LINE
- ABUTTING PROPERTY LINE
- ACCESS EASEMENT
- N/O OR FORMERLY
- IRON PIPE SET
- REBAR FOUND
- PROPERTY CORNER - NO MARKER
- ABOVE GRADE
- AG

ALLOCATION OF RESIDENTIAL DENSITY

LOT #	PROPOSED DWELLING UNITS	RESERVED DWELLING UNITS
1	3 D.U.	3 D.U.
2	0 D.U.	10 D.U.
3	23 D.U.	3 D.U.
4	DELETED	DELETED
5	1 D.U.	0 D.U.
6	1 D.U.	0 D.U.
7	1 D.U.	1 D.U.
8	1 D.U.	1 D.U.
9	3 D.U.	3 D.U.
15	TOTAL	27 D.U.

NOTES:
 1. THE PROPOSED DWELLING UNITS ARE THE TOTAL CUMULATIVE NUMBER OF DWELLING UNITS TO BE APPROVED WITH THIS APPLICATION.
 2. THE RESERVED DWELLING UNITS ARE THE TOTAL ADDITIONAL DWELLING UNITS AVAILABLE FOR POTENTIAL FUTURE USE, SUBJECT TO FUTURE PERMITTING.

TOWN CLERK'S OFFICE

TOWN OF HINESBURG, VT., _____, 2015
 RECEIVED FOR RECORD AT _____ O'CLOCK
 _____ M., AND RECORDED IN SLIDE# _____

ATTEST: _____ TOWN CLERK

date	description	by
10-24-14	REVISED WAIVERS PER DRB APPROVAL	ABR
09-26-14	REVISED PER STAFF & DRB REVIEW	ABR

date	description	by
10-24-14	REVISED WAIVERS PER DRB APPROVAL	ABR
09-26-14	REVISED PER STAFF & DRB REVIEW	ABR

SUBDIVISION PLAT
 (SHEET 2 OF 2)

LANDS OF
 GREEN STREET, LLC &
 ROBERT S. BAST & LAURA CARLSMITH,
 TRUSTEES OF THE LAURA CARLSMITH
 REVOCABLE TRUST
 ROUTE 116 & CHARLOTTE ROAD, HINESBURG, VERMONT

drawn
 DLH

checked
 JMR/DJG

date
 6-23-14

scale
 AS NOTED

sh. no.
PL-2

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

