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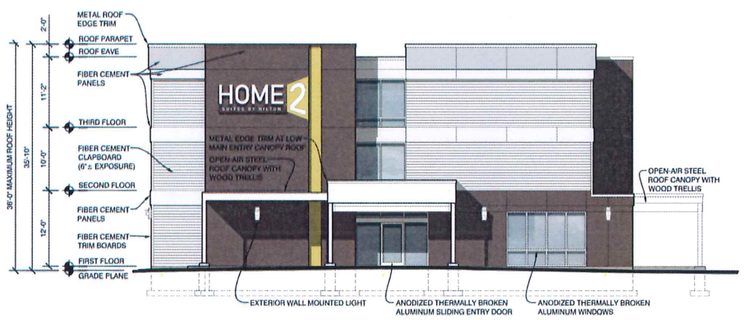
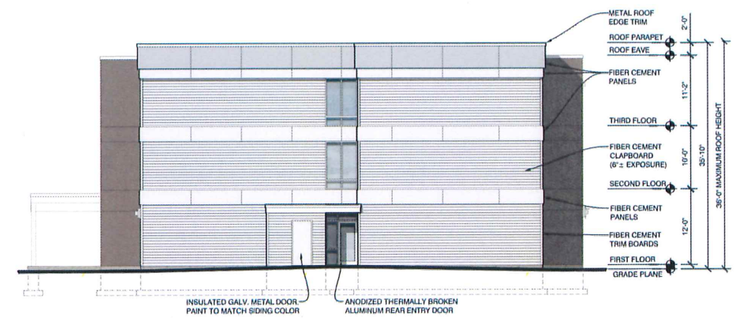
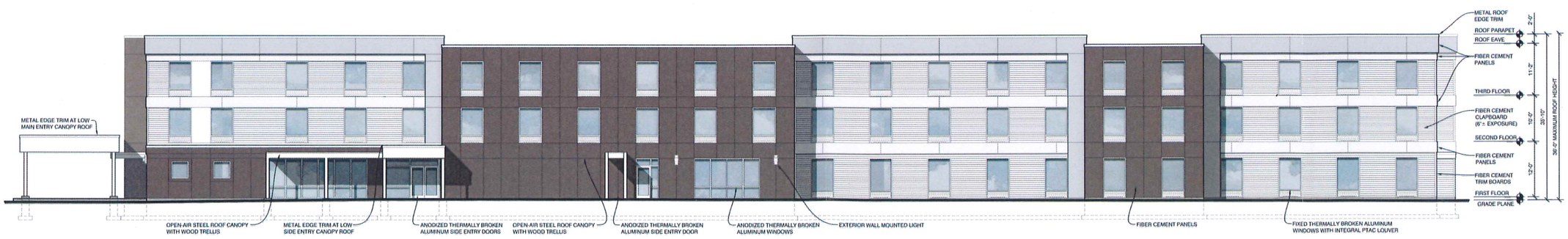
4 WEST EXTERIOR BUILDING ELEVATION
3/32" = 1'-0"



3 SOUTH EXTERIOR BUILDING ELEVATION
3/32" = 1'-0"



2 NORTH EXTERIOR BUILDING ELEVATION
3/32" = 1'-0"



1 EAST EXTERIOR BUILDING ELEVATION
3/32" = 1'-0"

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE *WILLISTON DEVELOPMENT BYLAW* AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP 09-01, A#12, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON NOVEMBER 28, 2017, THE ADMINISTRATOR / DRB APPROVED THE FINAL PLANS FOR FINNEY CROSSING AMENDMENT #12 ON THE 5 DAY OF MARCH, 2018

DEVELOPMENT ~~REVIEW BOARD CHAIR~~ / ADMINISTRATOR'S SIGNATURE

OPECHEE CONSTRUCTION CORPORATION
11 CORPORATE DRIVE • BELMONT • NH 03220
PHONE (603) 527-2600 • WWW.OPECHEE.COM

HOME2 SUITES BY HILTON

Finney Crossing
Williston, Vermont

REVISION:

ISSUED:

project architect: KK
drawn by: JJD

EXTERIOR BUILDING ELEVATIONS

sheet number:
A3.01

Wednesday, November 01, 2017 8:16:42 AM

FINNEY CROSSING

COMMERCIAL PHASE I

HOLLAND LANE & PROPOSED HOTEL

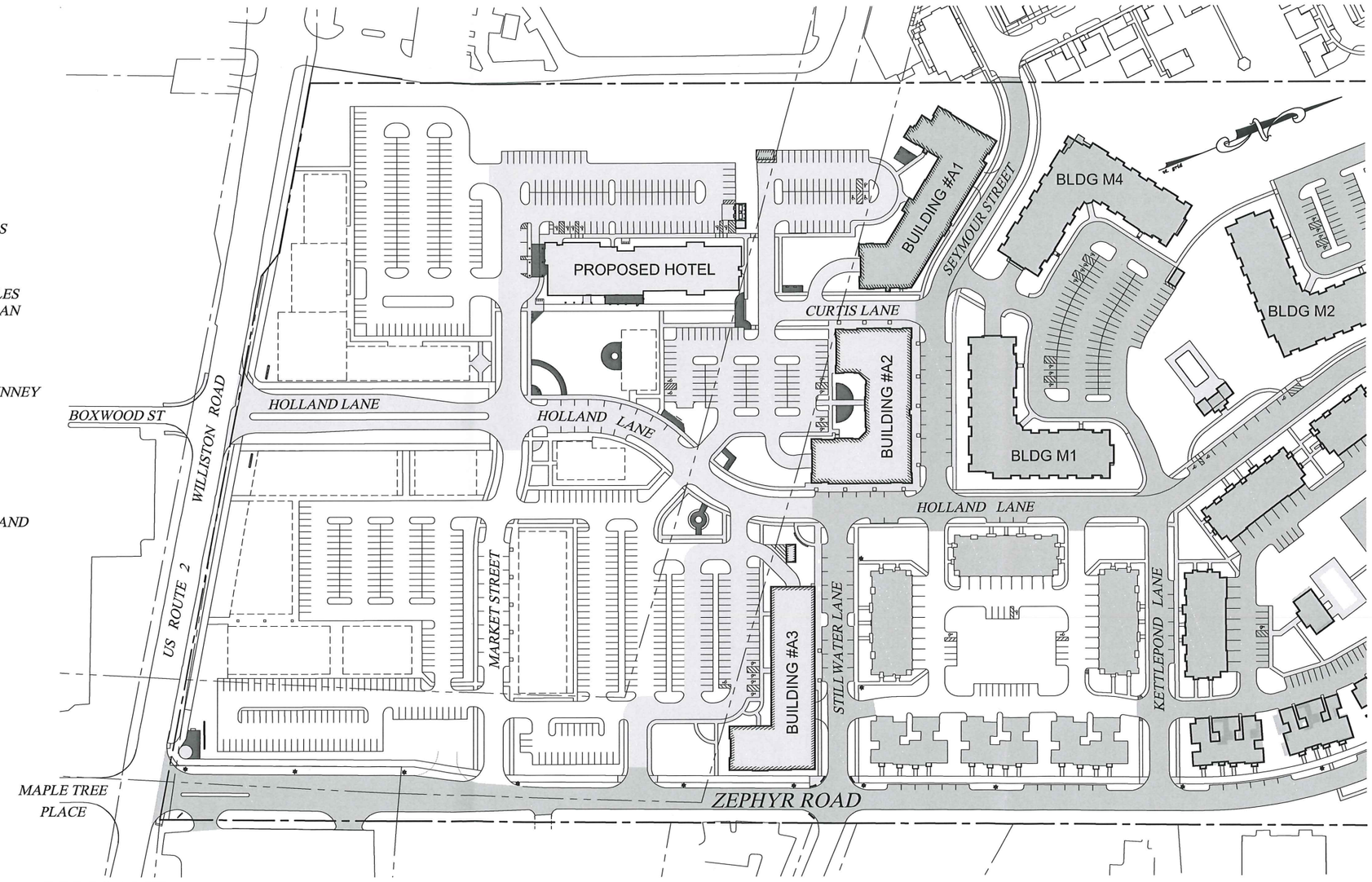
A PLANNED UNIT DEVELOPMENT
U.S. ROUTE 2, WILLISTON, VERMONT

SHEET INDEX

1 COMMERCIAL AREA SITE PLAN
2 SITE & UTILITY PLAN
3 SEWER & STORMWATER PLAN WILLISTON ROAD
4 LANDSCAPING PLAN
5 LANDSCAPING DETAILS & HOLLAND LANE STREET TREES
6 EROSION PREVENTION & SEDIMENT CONTROL PLAN
7 LIGHTING PLAN
7A LIGHTING PLAN DETAILS
13 HOLLAND LANE, SEYMOUR STREET, & CURTIS LN PROFILES
19 US RT 2 / HOLLAND LN INTERSECTION IMPROVEMENT PLAN
24 SUBDIVISION PLAT (SOUTH)

THE FOLLOWING PLANS LISTED BELOW ARE PART OF THE FINNEY CROSSING FINAL PLAN SET, AND SHALL BE USED FOR CONSTRUCTION OF THIS PHASE, WHERE APPLICABLE:

14 ROADWAY DETAILS AND SPECIFICATIONS
15 ROADWAY & MISC. DETAILS AND SPECIFICATIONS
16 WATER DETAILS AND SPECIFICATIONS
17 SEWER AND STORM DETAILS AND SPECIFICATIONS
18 EROSION PREVENTION & SEDIMENT CONTROL DETAILS AND SPECIFICATIONS



WILLISTON DISCRETIONARY PERMIT #DP-09-01 AMENDMENT #12

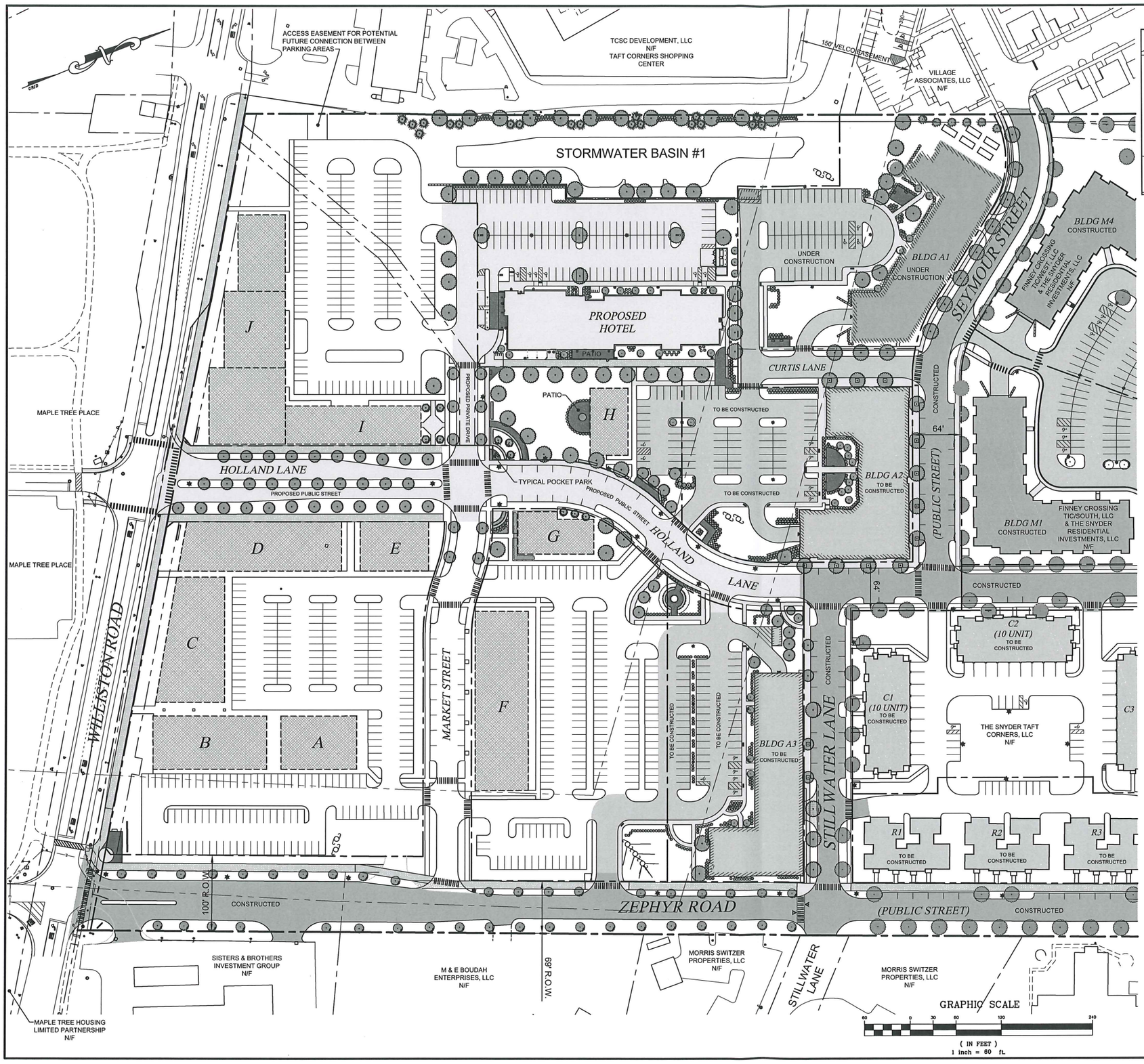
APPLICANT:

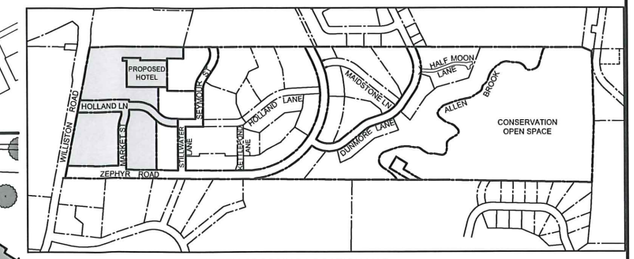
THE SNYDER FC COMMERCIAL PROPERTIES, LLC
AND RIELEY PROPERTIES, LLC
4076 SHELBURNE ROAD, SUITE 6
SHELBURNE, VT. 05482

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE *WILLISTON DEVELOPMENT BYLAW* AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP 09-01, A#12, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON NOVEMBER 28, 2017, THE ADMINISTRATOR / DRB APPROVED THE FINAL PLANS FOR FINNEY CROSSING AMENDMENT #12 ON THE 5 DAY OF MARCH, 2018.

~~DEVELOPMENT REVIEW BOARD CHAIR~~ / ADMINISTRATOR'S SIGNATURE

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

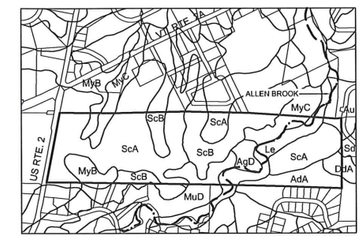




FINNEY CROSSING LOCATION MAP
N.T.S.

PUBLIC STREET
ZEPHYR ROAD (CONSTRUCTED)
DUNMORE LANE (CONSTRUCTED)
STILLWATER LANE (CONSTRUCTED)
SEYMOUR STREET (CONSTRUCTED)
MARKET STREET (TO BE CONSTRUCTED)
HOLLAND LANE, SOUTH OF SEYMOUR ST (PARTIALLY CONSTRUCTED)

PRIVATE STREETS
HALF MOON LANE (CONSTRUCTED)
MAIDSTONE LANE (CONSTRUCTED)
KETTLEPOND LANE (CONSTRUCTED)
HOLLAND LANE, NORTH OF SEYMOUR ST (CONSTRUCTED)



SOILS MAP
SCALE: 1" = 1000'

SOILS LEGEND

SCS MAPPING UNIT	DESCRIPTION	ERODABILITY COEFFICIENT
AgD	AGAWAM FINE SANDY LOAM	0.28
MuD	MUNSON & BELGRADE SILT LOAM	0.49
MyB	MUNSON & RAYNHAM SILT LOAM	0.49
MyC	MUNSON & RAYNHAM SILT LOAM	0.49
ScA	SCANTIC SILT LOAM	0.32
ScB	SCANTIC SILT LOAM	0.32

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO PRESENT THE OVERALL LAYOUT OF THE SOUTHERLY PORTION OF THE FINNEY CROSSING PROJECT PARCEL.

2. SEE ADDITIONAL SHEETS FOR DESIGN INFORMATION RELATED TO THE PROPOSED HOTEL, RELATED SITE IMPROVEMENTS, AND THE EXTENSION OF HOLLAND LANE TO WILLISTON ROAD.

3. SEE ALSO DESIGN PLANS FOR BUILDINGS A1, A2, & A3 AND RELATED SITE IMPROVEMENTS.

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE *WILLISTON DEVELOPMENT BYLAW* AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP 09-01, A#12, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON NOVEMBER 28, 2017, THE ADMINISTRATOR / DRB APPROVED THE FINAL PLANS FOR FINNEY CROSSING AMENDMENT #12 ON THE 5 DAY OF MARCH, 2018.

~~DEVELOPMENT REVIEW BOARD CHAIR~~ / ADMINISTRATOR'S SIGNATURE

WILLISTON DISCRETIONARY PERMIT DP-09-01
TAX PARCEL # 06-1-430-010

10-13-17	ADD STREET LIST, ADJ BLDG FOOTPRINT, REV STREET TREES	ABR

REVISIONS

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW: — # OF SHEETS

- ☐ SKETCH/CONCEPT
- ☐ PRELIMINARY
- ■ FINAL
- ☐ RECORD DRAWING

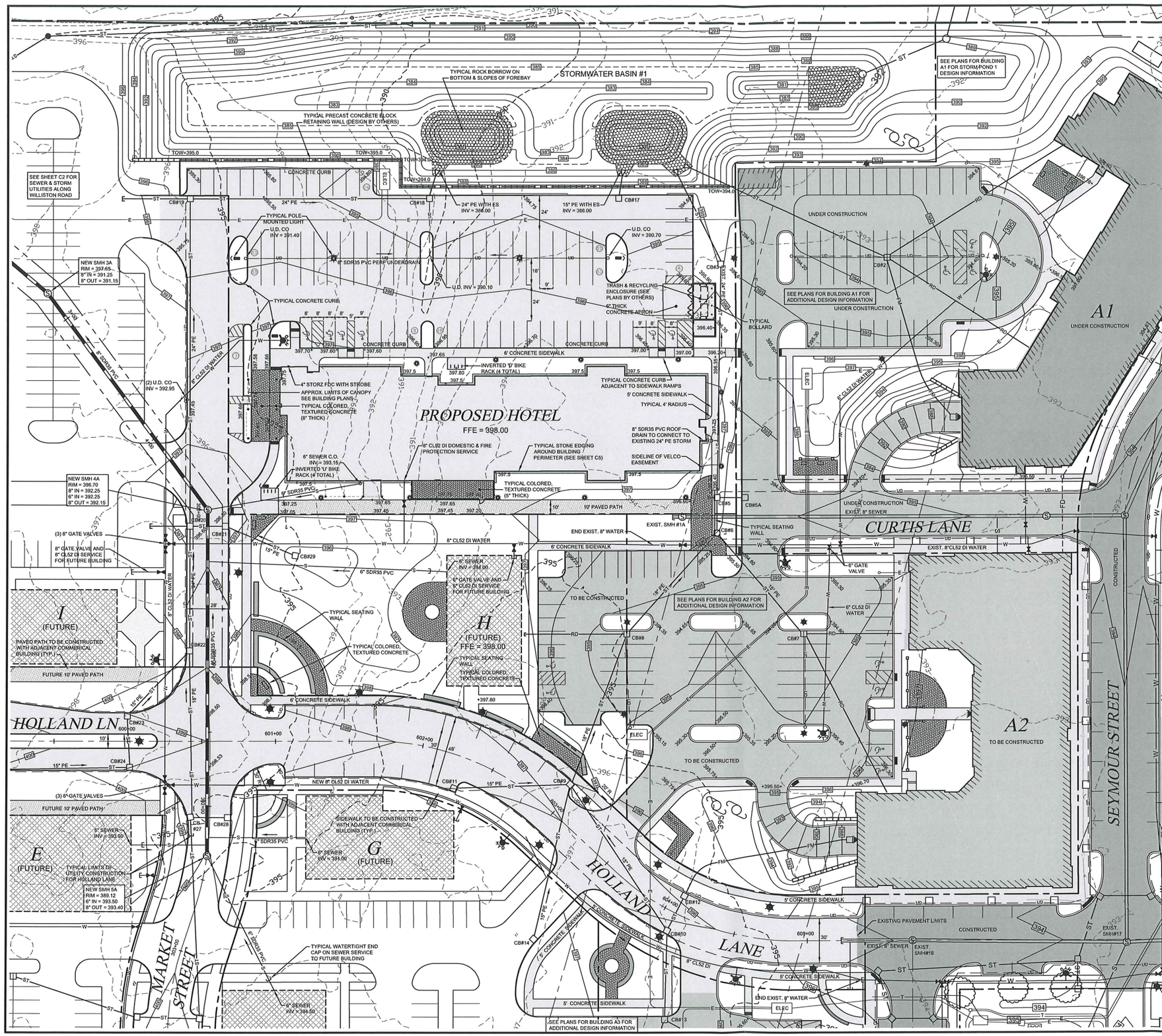
FINNEY CROSSING

A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT

COMMERCIAL AREA SITE PLAN

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

proj. no.	01-087
survey	L&D
design	DJG/ABR
drawn	L&D
checked	DJG/ABR
date	09/15/17
scale	1" = 100'
sht. no.	C1



CATCHBASIN DATA

EXISTING CB #2
RIM = 393.20
(2) 6" UD IN=389.00
2" FM IN = 389.00
(2) 8" ROOF DRAIN IN = 387.5
15" PE OUT = 387.00

EXISTING CB #3
EXIST. RIM = 394.00
NEW RIM = 395.00
(2) 24" PE IN = 386.61
24" PE OUT = 386.61

EXISTING CB #5
EXIST. RIM = 394.10
NEW RIM = 395.75
NEW 15" PE IN = 387.40
(2) 24" PE IN = 387.40
24" PE OUT= 387.40

NEW CB #5A
RIM = 394.30
15" PE OUT= 387.55

EXISTING CB #6
EXISTING RIM = 394.10
NEW RIM = 395.75
WITH SOLID COVER
15" & 18" PE IN = 387.60
24" PE OUT = 387.60

NEW CB #7
RIM = 394.00
6" IN = 389.80
8" IN = 389.00 (ROOF DRAIN)
15" OUT = 388.41

NEW CB #8
RIM = 394.00
6" UD IN = 389.50
8" IN = 389.50 (ROOF DRAIN)
18" IN = 388.20
18" OUT = 388.20

NEW CB #9
STA 602+98.5, 23' LT
RIM = 396.43
6" UD IN = 391.90
6" UD OUT = 392.60
(3) 15" IN = 388.80
18" OUT = 388.75

NEW CB #10
STA 604+08.0, 14' RT
RIM = 395.80
6" UD IN = 391.25
6" UD OUT = 392.25
(2) 15" IN = 389.45
15" OUT = 389.40

NEW CB #11
STA 602+30.5, 23' RT
RIM = 396.95
6" UD IN = 392.42
6" UD OUT = 393.42
15" OUT = 392.00

NEW CB #12
STA 604+08.0, 14' LT
RIM = 395.80
6" UD IN = 391.25
6" UD OUT = 392.25
2" FM IN = 390.20
15" OUT = 389.70

NEW CB #13
RIM = 395.00
(2)15" IN = 389.90
15" OUT = 389.85

NEW CB #17
RIM = 394.00
15" OUT = 386.20

NEW CB #18
RIM = 394.00
6" UD IN = 389.50
24" IN = 386.25
24" OUT = 386.20

NEW CB #19
RIM = 395.00
15" IN = 389.00
24" IN = 387.10
24" OUT = 387.05

NEW CB #20
RIM = 396.20
(2) 6" UD IN = 391.70
(2) 15" IN = 389.30
24" IN = 389.30
24" OUT = 389.25

NEW CB #21
RIM = 396.20
(2) 6" UD IN = 391.70
15" IN = 389.50
15" OUT = 389.45

NEW CB #22
RIM = 397.40
8" UD IN = 392.90
8" UD OUT = 393.90
15" IN = 390.10
18" IN = 390.10
24" OUT = 390.05

NEW CB #23
STA 600+00, 18' LT
RIM = 399.00
6" UD IN = 394.50
6" UD OUT = 395.50
15" IN = 393.50
15" OUT = 393.45

NEW CB #24
STA 600+01, 18.5' RT
RIM = 399.00
6" UD IN = 394.50
6" UD OUT = 395.50
15" IN = 393.85
15" OUT = 393.80

NEW CB #27
RIM = 398.00
(2) 6" UD IN = 393.50
15" IN = 391.90
18" IN = 391.90
18" OUT = 391.85

NEW CB #28
RIM = 398.00
6" UD IN = 393.50
6" UD OUT = 394.50
15" OUT = 392.15

NEW CB #29
RIM = 395.50
15" OUT = 391.50

SMH DATA

EXISTING SMH # 1A
EXIST RIM = 395.00
NEW RIM = 396.12
8" INV. IN = 390.10
8" INV. OUT = 390.00

SEE SHEETS 7 & 7A FOR LIGHTING INFORMATION

PROJECT DATA:

ZONING DISTRICT: TAFT CORNERS ZONING DISTRICT

PROPOSED HOTEL
100 ROOMS

REQUIRED PARKING
1.0 SPACE PER ROOM X 100 ROOMS = 100 SPACES REQUIRED
(NO INDEPENDENT CONFERENCE SPACE OR RESTAURANT)

PROPOSED TOTAL PARKING SPACES = 101 SPACES

REQUIRED ACCESSIBLE PARKING = 6 SPACES (PER BYLAW)
PROPOSED TOTAL ACCESSIBLE SPACES = 6 SPACES

PARKING LOT LANDSCAPING (UNIFIED DEVELOPMENT BYLAW 23.5.1)
- LANDSCAPED ISLANDS OR MEDIANS SHALL OCCUPY A MIN. OF 5% OF PARKING AREA
- LANDSCAPED ISLANDS = 6.2% (1,097 SF ISLANDS / 17,707 SF PARKING AREA)

BICYCLE PARKING:
EXTERIOR BICYCLE PARKING (BIKE RACKS) PROVIDED ON EAST & WEST SIDE OF BUILDING
MINIMUM REQUIRED EXTERIOR SPACES = 7 SPACES
7% OF VEHICULAR SPACES X 101 SPACES = 7 SPACES

INTERIOR BICYCLE STORAGE TO BE PROVIDED INSIDE THE BUILDING.
MINIMUM REQUIRED LONG TERM SPACES PER BYLAW = 50 SPACES
50% OF VEICULAR SPACES X 100 SPACES = 50 SPACES
PROPOSED LONG TERM SPACES INSIDE BUILDING = 7 SPACES (REDUCTION REQUESTED)

NOTES:

1. COORDINATE THE HORIZONTAL LOCATION OF THE WATER, SEWER, FOOTING DRAIN, AND ROOF DRAIN SERVICE CONNECTIONS TO EACH BUILDING WITH THE OWNER AND ARCHITECTURAL PLANS.
2. PRIOR TO CONSTRUCTION, THE ELEVATIONS OF THE SEWER, FOOTING DRAIN, AND ROOF DRAIN SERVICES FROM THE ARCHITECTURAL PLANS SHALL BE COMPARED TO THE ELEVATION OF THE COLLECTION MAINS AND SERVICES SHOWN ON THESE PLANS. REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. COORDINATE THE LOCATION OF THE SIDEWALK ENTRANCES TO EACH BUILDING WITH THE OWNER. UNLESS STEPS ARE PROPOSED, THE MAXIMUM SLOPE ON ANY SIDEWALK SHALL BE LESS THAN 5%.
4. CAST IRON DETECTABLE WARNING STRIPS SHALL BE INSTALLED AT ALL SIDEWALK AND PAVED PATH RAMPS AT CROSSWALKS AND AT ADDITIONAL LOCATIONS NOTED ON THE PLANS. AT PAVED PATHS, DETECTABLE WARNING STRIPS SHALL BE INSTALLED IN CONCRETE.
5. AN ACCESS EASEMENT OF UNDEFINED LOCATION ACROSS PRIVATE STREETS AND / OR DRIVES SHALL BE CONVEYED TO THE TOWN OF WILLISTON FROM THE PUBLIC STREET TO THE STORMWATER BASIN.
6. THE CONTRACTOR SHALL PROVIDE STUBS BEYOND PHASE LIMITS FOR FUTURE EXTENSION INTO OTHER PHASES (SEWER, WATER, STORM, UD, ETC.).
7. UTILITY LAYOUTS SHOWN ON THIS PLAN ARE FOR REVIEW PURPOSES ONLY. REFER TO DESIGN DRAWINGS BY EACH RESPECTIVE UTILITY FOR CONSTRUCTION.
8. A SAFETY BARRIER (FENCE) SHALL BE INSTALLED ALONG THE TOP OF RETAINING STRUCTURES. THE TYPE AND LOCATION OF FENCE SHALL BE DETERMINED BY THE DEVELOPER AT THE TIME OF CONSTRUCTION.
9. ALL PIPE SLOPES ARE IN FEET / FEET.

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE *WILLISTON DEVELOPMENT BYLAW* AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP 09-01, A#12, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON NOVEMBER 28, 2017. THE ADMINISTRATOR / DRB APPROVED THE FINAL PLANS FOR FINNEY CROSSING AMENDMENT #12 ON THE 5 DAY OF MARCH, 2018.

~~DEVELOPMENT REVIEW BOARD CHAIR~~ / ADMINISTRATOR'S SIGNATURE

12-28-17	REV. CB 27 & 28 INVERT ELEV	ABR
12-05-17	REV. HOTEL WATER SERVICE PER DPW	ABR
10-13-17	ADD LIGHT SYMBOLS, FDC, ADJUST BLDG FOOTPRINT	ABR

REVISIONS

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- ☐ PRELIMINARY
- ■ FINAL
- ☐ RECORD DRAWING

GRAPHIC SCALE
1 INCH = 30 FEET
30 0 30 60 120

PARCEL 09-143-010.000-a. & b
WILLISTON DISCRETIONARY PERMIT DP-09-01

FINNEY CROSSING

A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT

SITE & UTILITY PLAN

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

proj. no.	01-087
survey	L&D
design	LD/OTHERS
drawn	ABR
checked	DJC
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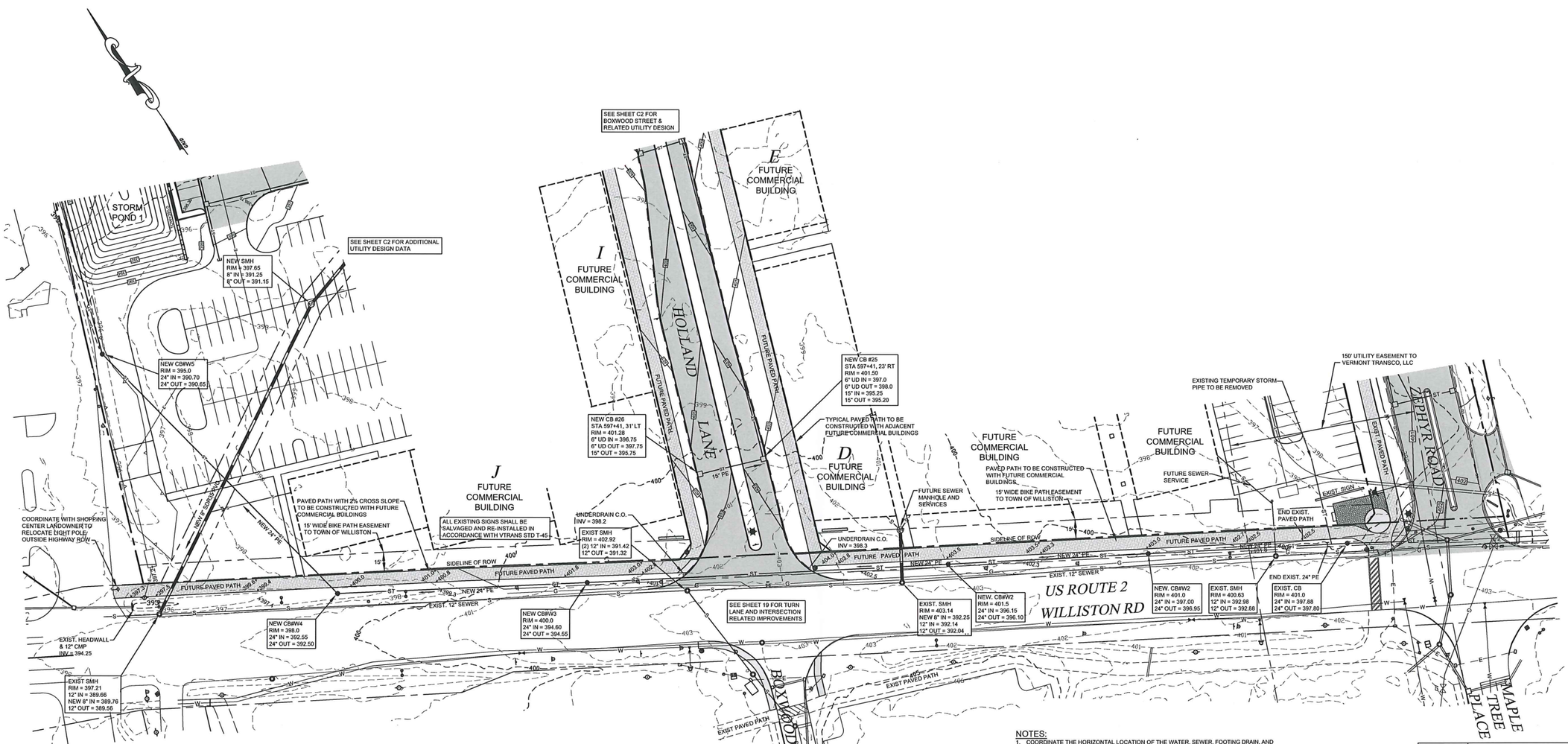

NOTES:

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DEVELOPMENT REVIEW BOARD CHAIR / ADMINISTRATOR'S SIGNATURE

GRAPHIC SCALE

40 0 20 40 80 160

1 INCH = 40 FEET

WILLISTON DISCRETIONARY PERMIT DP-09-01
TAX PARCEL # 0861430010

12-05-17	PATH GRADING, ADD CB#W1	ABR
10-13-17	HOLLAND LANE STREET LIGHTS	ABR

REVISIONS

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- ☐ PRELIMINARY
- ■ FINAL
- ☐ RECORD DRAWING

FINNEY CROSSING

A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT

SEWER & STORMWATER PLAN WILLISTON ROAD

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

proj. no.	01-087
survey	L&D
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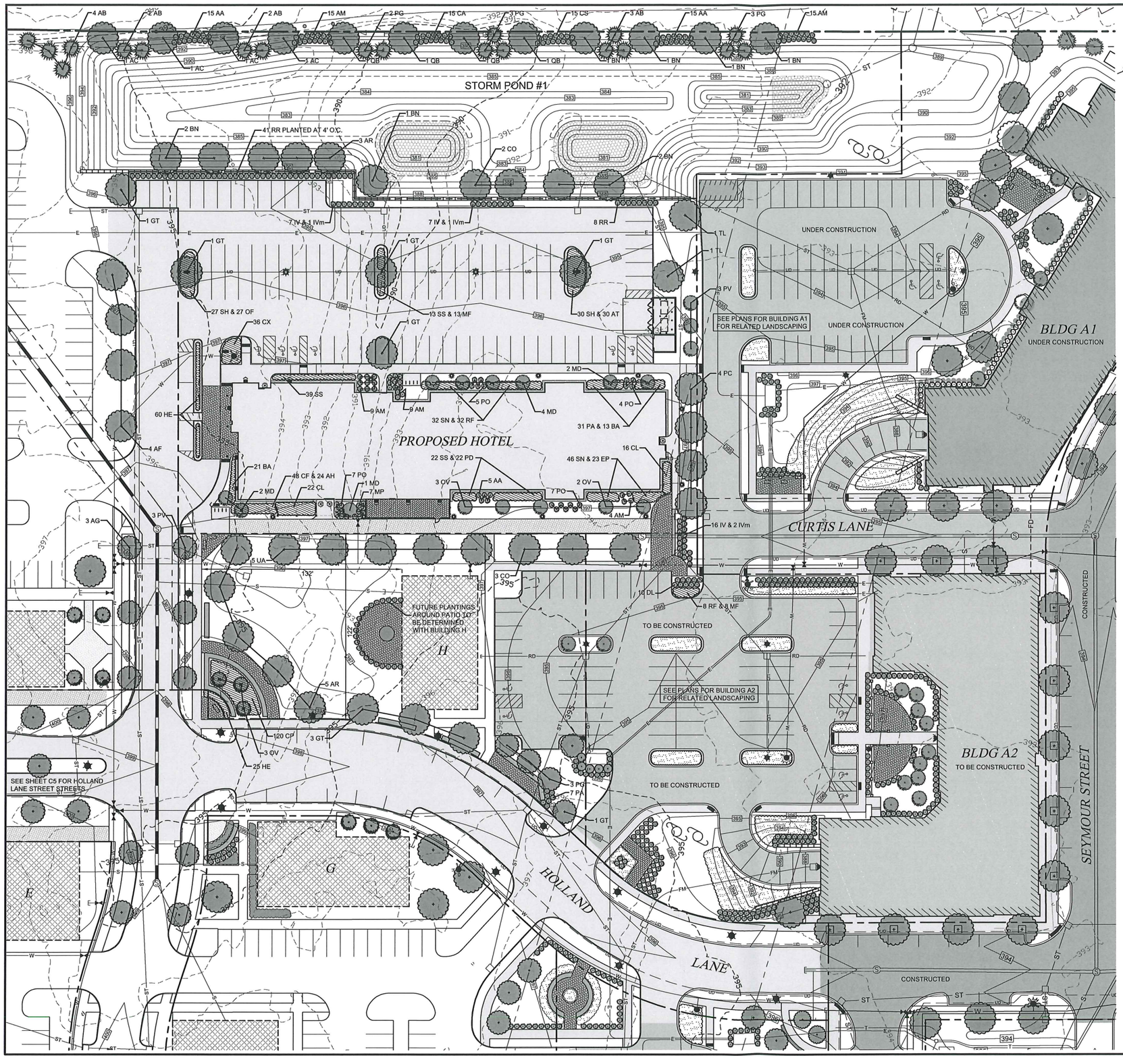


PLANTING SCHEDULE

Key	Botanical Name	Common Name	Size	Remarks
Trees				
AF	*Acer x freemanii 'Autumn Blaze'*	Autumn Blaze Maple	2 1/2" to 3" Cal.	B&B (1)
AG	*Amelanchier 'Autumn Brilliance'*	Apple Serviceberry	2 1/2" to 3" Cal.	B&B (1)
AC	*Acer rubrum 'Autumn Flame'*	Red Maple	2 1/2" to 3" Cal.	B&B (1)
AR	*Acer x freemanii 'Sienna Glen'*	Sienna Glen Maple	2 1/2" to 3" Cal.	B&B (1)
BN	*Betula nigra 'Heritage'*	River Birch	2" to 2 1/2" Cal.	B&B (1)
CO	*Celtis occidentalis*	Common Hackberry	2 1/2" to 3" Cal.	B&B (1)
GT	*Gleditsia triacanthos 'Shademaster'*	Honeylocust	2 1/2" to 3" Cal.	B&B (1)
OV	*Ostrya virginiana*	Eastern Hophornbeam	2 1/2" to 3" Cal.	B&B (1)
PC	*Prunus sargentii*	Sargent Cherry	2 1/2" to 3" Cal.	B&B (1)
PV	*Prunus virginiana 'Canada Red'*	Chokecherry	2 1/2" to 3" Cal.	B&B (1)
QB	*Quercus bicolor*	Swamp White Oak	2 1/2" to 3" Cal.	B&B (1)
TL	*Tilia tomentosa*	Silverleaf Linden	2 1/2" to 3" Cal.	B&B (1)
UA	*Ulmus americana 'Accolade'*	Accolade American Elm	2 1/2" to 3" Cal.	B&B (1)
1. All trees planted near sidewalks and roads shall have a 6 foot minimum branching height.				
Evergreen Trees				
AB	*Abies balsamea*	Balsam Fir	4 to 6 ft height	B&B
PG	*Picea glauca*	White Spruce	4 to 6 ft height	B&B
Shrubs				
AA	*Aronia arbutifolia 'Brilliantissima'*	Red Chokeberry	18" to 24" Height	Container
AM	*Aronia melanocarpa 'Viking'*	Black Chokeberry	18" to 24" Height	Container
CA	*Cornus alba*	Red Twig Dogwood	18" to 24" Height	Container
CL	*Clethra alnifolia 'Ruby Spice'*	Summersweet	18" to 24" Height	Container
CS	*Cornus sericea 'Flaviramea'*	Yellow Twig Dogwood	18" to 24" Height	Container
DL	*Diervilla lonicera*	Northern Bush Honeysuckle	18" to 24" Height	Container
IV	*Ilex verticillata 'Winter Red'*	Winterberry (female)	18" to 24" Height	Container
IVm	*Ilex verticillata 'Southern Gentleman'*	Winterberry (male)	18" to 24" Height	Container
MP	*Myrica pensylvanica*	Northern Bayberry	18" to 24" Height	Container
PO	*Physocarpus opulifolius 'Center Glow'*	Ninebark	18" to 24" Height	Container
RR	*Rosa rugosa*	Rugosa rose	18" to 24" Height	Container
Perennials				
AH	*Amsonia hubrichtii*	Threadleaf Bluestar	Plug (2)	Plant 30" on center (4)
AT	*Asclepias tuberosa*	Butterfly Milkweed	Plug (2)	Plant 24" on center (4)
BA	*Baptisia 'Purple Smoke'*	Wild Indigo	Plug (2)	Plant 30" on center (4)
CF	*Calamagrostis acutiflora 'Karl Foerster'*	Feather Reed Grass	Plug (2)	Plant 30" on center (4)
CP	*Carex pensylvanica*	Oak Sedge	#1 Cont	Plant 30" on center (4)
EP	*Echinacea purpurea 'Ruby Star'*	Purple Coneflower	Plug (2)	Plant 30" on center (4)
HE	*Hemerocallis spp.*	Daylily	#SP5 Cont	30" O.C., 1 or 2 fan div.
MF	*Monarda fistulosa 'Claire Grace'*	Wild Bergamot	Plug (2)	Plant 30" on center (4)
OF	*Oenothera fruticosa 'Fireworks'*	Sundrops	Plug (2)	Plant 24" on center (4)
PD	*Penstemon digitalis*	Foxglove Beardtongue	Plug (2)	Plant 30" on center (4)
RF	*Rudbeckia fulgida 'Goldsturm'*	Black-eyed Susan	#1 Cont	Plant 30" on center (4)
SS	*Schizachyrium scoparium 'Standing Ovation'*	Little Bluestem	Plug (2)	Plant 30" on center (3)
SN	*Sorghastrum nutans 'Indian Steel'*	Indiangrass	Plug (2)	Plant 30" on center (3)
SH	*Sporobolus heterolepis*	Prairie Dropseed	Plug (2)	Plant 30" on center (3)

2. Use fully rooted, 2" square by 5" deep landscape plugs (as available from North Creek Nurseries, Landenberg, PA, Prairie Moon Nursery, Winona, MN, or equal)
3. Distribute grass plants evenly over planting area.
4. Fill in with wildflowers placed randomly.
5. A 2' wide area around the curb will be mulched, but left unplanted to allow for the unimpeded opening of car doors.

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE *WILLISTON DEVELOPMENT BYLAW* AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP 09-01, A#12, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON NOVEMBER 28, 2017, THE ADMINISTRATOR / DRB APPROVED THE FINAL PLANS FOR FINNEY CROSSING AMENDMENT #12 ON THE 3 DAY OF MARCH, 2018.

~~DEVELOPMENT REVIEW BOARD CHAIR~~ / ADMINISTRATOR'S SIGNATURE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

11-28-17	REV HOLLAND LANE PARKING, PED AREA NE OF BLDG H	ABR
10-13-17	REVISE LANDSCAPING PER ADJUSTED BLDG FOOTPRINT	ABR

REVISIONS

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW: — # OF SHEETS

- ☐ SKETCH/CONCEPT
- ☐ PRELIMINARY
- ■ FINAL
- ☐ RECORD DRAWING

FINNEY CROSSING

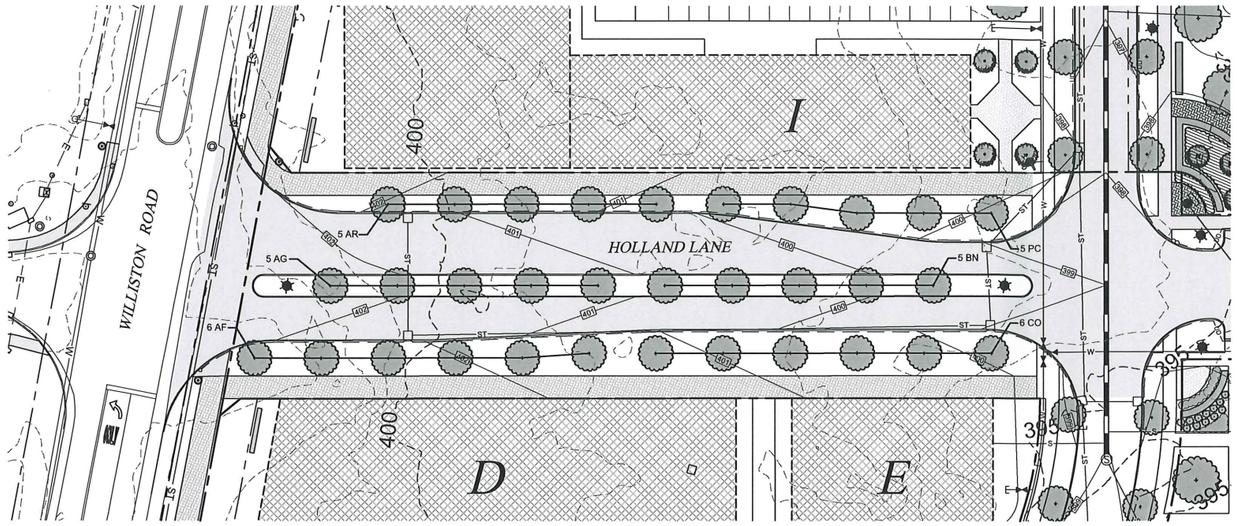
A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT

LANDSCAPING PLAN

PARCEL 08-143-010.000.a & b
WILLISTON DISCRETIONARY PERMIT DP-09-01

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

proj. no.	01-087
survey	L&D
design	LD/OTHERS
drawn	ABR
checked	DJG
date	06-12-17
scale	1" = 100'
sht. no.	C4



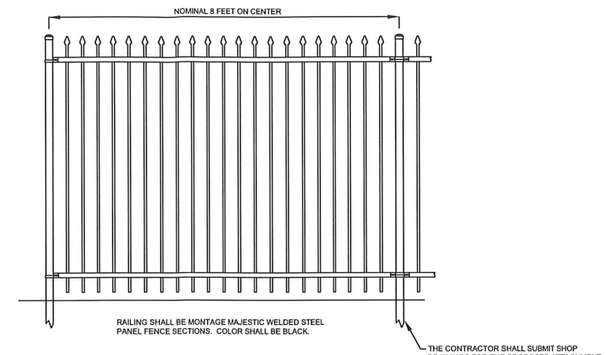
HOLLAND LANE STREET TREES

SCALE: 1" = 30 FEET

GRAPHIC SCALE

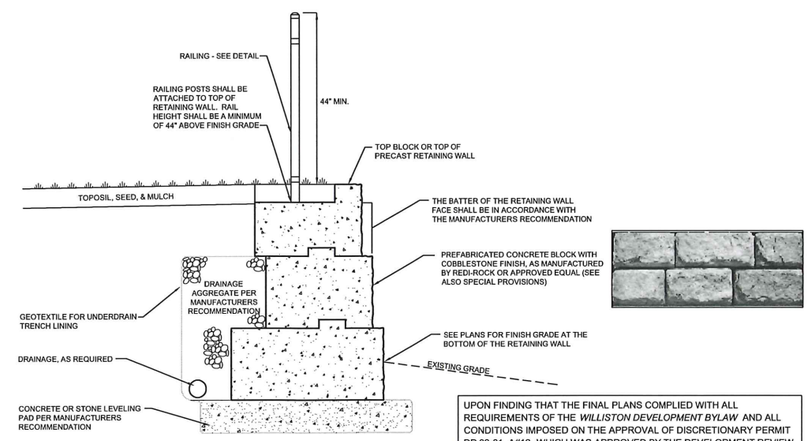
30 0 30 60 120

(IN FEET)
1" = 30 ft.



RAILING - RETAINING WALL

NTS

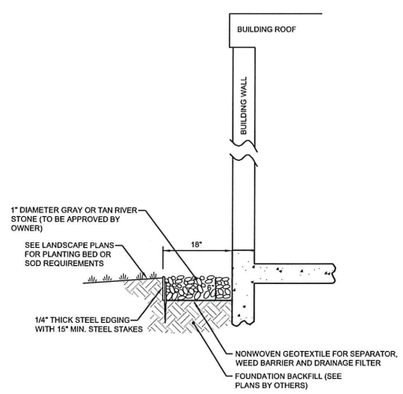


RETAINING WALL SECTION

NTS

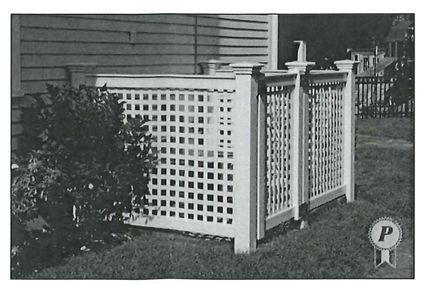
UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE *WILLISTON DEVELOPMENT BYLAW* AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP 09-01, A#12, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON NOVEMBER 28, 2017, THE ADMINISTRATOR / DRB APPROVED THE FINAL PLANS FOR FINNEY CROSSING AMENDMENT #12 ON THE 5 DAY OF MARCH, 2018.

DEVELOPMENT REVIEW BOARD CHAIR / ADMINISTRATOR'S SIGNATURE



STONE EDGING

NTS



TYPICAL 4' HIGH VINYL LATTICE SCREEN

TYPICAL STONE SEATING WALL WITH CAPSTONE (+/- 30" HIGH)

TYPICAL BENCH

10-10-17	ADD WALL & RAILING DETAILS	ABR

REVISIONS

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- ■ FINAL
- ☐ RECORD DRAWING

FINNEY CROSSING

A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT

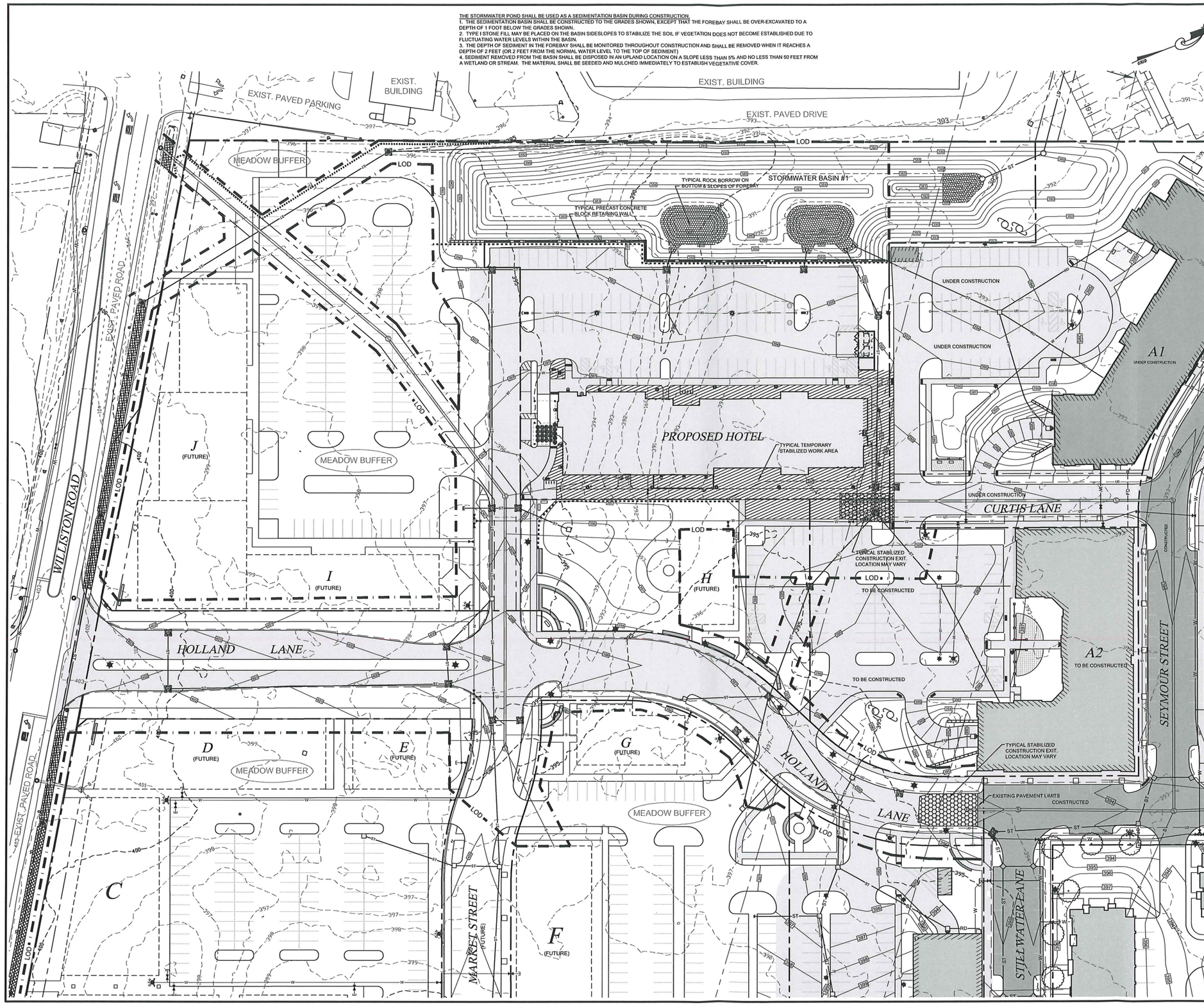
LANDSCAPING DETAILS & HOLLAND LANE STREET TREES

WILLISTON DISCRETIONARY PERMIT DP-09-01
TAX PARCEL # 061-143-010

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

proj. no.	01-087
survey	L&D
design	DJG/ABR
drawn	L&D
checked	DJG/ABR
date	09/15/17
scale	AS SHOWN
sht. no.	C5

THE STORMWATER POND SHALL BE USED AS A SEDIMENTATION BASIN DURING CONSTRUCTION:
1. THE SEDIMENTATION BASIN SHALL BE CONSTRUCTED TO THE GRADES SHOWN, EXCEPT THAT THE FOREBAY SHALL BE OVER-EXCAVATED TO A DEPTH OF 1 FOOT BELOW THE GRADES SHOWN.
2. TYPE I STONE FILL MAY BE PLACED ON THE BASIN SIDESLOPES TO STABILIZE THE SOIL IF VEGETATION DOES NOT BECOME ESTABLISHED DUE TO FLUCTUATING WATER LEVELS WITHIN THE BASIN.
3. THE DEPTH OF SEDIMENT IN THE FOREBAY SHALL BE MONITORED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 2 FEET (OR 2 FEET FROM THE NORMAL WATER LEVEL TO THE TOP OF SEDIMENT)
4. SEDIMENT REMOVED FROM THE BASIN SHALL BE DISPOSED IN AN UPLAND LOCATION ON A SLOPE LESS THAN 5% AND NO LESS THAN 50 FEET FROM A WETLAND OR STREAM. THE MATERIAL SHALL BE SEEDED AND MULCHED IMMEDIATELY TO ESTABLISH VEGETATIVE COVER.



LEGEND

- LOD — LIMIT OF DISTURBANCE
- EROSION LOG OR SILT FENCE
- STABILIZED CONSTRUCTION EXIT
- EROSION MATTING
- CATCH BASIN INLET PROTECTION
- TEMPORARY STABILIZED WORK AREA DURING BUILDING CONSTRUCTION
- EXISTING PAVEMENT/ROOFTOPS/WALS
- PROPOSED PAVEMENT/ROOFTOPS/WALKS

NOTE:
THE LIMITS OF DISTURBANCE SHALL BE MARKED WITH 4" ORANGE POLYESTER BARRIER TAPE, CONSTRUCTION FENCE, OR SNOW FENCE, EXCEPT IN AREAS WITHIN 50 FEET OF A PRESERVED WETLAND OR STREAM WHERE CONSTRUCTION FENCE SHALL BE USED TO MARK THE LIMITS OF DISTURBANCE.

INSPECTION & MONITORING

1. THE ONSITE COORDINATOR IS BRAD CARTER (802-249-9060)

2. THE ON-SITE COORDINATOR SHALL INSPECT, AND DOCUMENT IN WRITING, THE STATUS OF CONSTRUCTION ON THE PROJECT SITE AND EROSION AND SEDIMENT CONTROL STRUCTURES AND MEASURES IN PLACE AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, PRIOR TO PREDICTED PRECIPITATION, AND AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER ANY STORM EVENT WHICH GENERATES A DISCHARGE OF STORMWATER FROM THE CONSTRUCTION SITE.

3. DURING THE WINTER CONSTRUCTION PERIOD (OCT. 15 - APRIL 15) DAILY INSPECTIONS SHALL BE PERFORMED AND DOCUMENTED.

4. INSPECTION FREQUENCY MAY BE REDUCED TO NOT LESS THAN ONE PER MONTH IF THE ENTIRE SITE IS TEMPORARILY STABILIZED AND ALL CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED. INSPECTIONS SHALL RESUME PRIOR TO RESUMING CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE REQUIREMENTS LISTED ABOVE.

5. IN ADVANCE OF A PREDICTED RAINFALL OR SNOWMELT EVENT, ALL MANAGEMENT PRACTICES APPROPRIATE TO CURRENT AREAS OF DISTURBANCE MUST BE CHECKED AND REPAIRED AS NECESSARY TO ENSURE PROPER OPERATING CONDITION. IF NECESSARY TO PREVENT SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE TO WATERS OF THE STATE, THIS WILL INCLUDE THE TEMPORARY STABILIZATION OF ALL DISTURBED SOILS ON THE SITE IN ADVANCE OF THE ANTICIPATED RUNOFF PERIOD.

PERMIT NOTICE
1. A COPY OF THE GENERAL DISCHARGE PERMIT (3-9020), THE AUTHORIZATION TO DISCHARGE, A BRIEF DESCRIPTION OF THE PROJECT, AND THE LOCATION WHERE THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN IS AVAILABLE SHALL BE POSTED AT A LOCATION ON THE PROJECT SITE THAT IS VISIBLE TO THE PUBLIC.

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 BUILDING 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.COMPLETE CONSTRUCTION OF STORMWATER POND 1. CONCURRENTLY, INSTALL NEW STORMWATER COLLECTION SYSTEM ON HOLLAND LANE AND ALONG WILLISTON ROAD.

2. EXTEND UTILITY SERVICES AND EXCAVATE FOR BUILDING FOOTINGS, AND THEN CONTINUE WITH BUILDING FOUNDATION CONSTRUCTION (BUILDING CONSTRUCTION TO RUN CONCURRENTLY WITH REMAINING EVENTS)

3. CONSTRUCT NEW PARKING AREA. PARKING AREA TO BE USED FOR STAGING & STORAGE DURING CONSTRUCTION OF THE BUILDING.

4. CONSTRUCT HOLLAND LANE UTILITIES AND ROAD SUBBASE IN SEGMENTS. EACH SEGMENT SHALL BE STABILIZED PRIOR TO PROCEEDING TO THE NEXT.

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE *WILLISTON DEVELOPMENT BYLAW* AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP 09-01, A#12, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON NOVEMBER 28, 2017, THE ADMINISTRATOR / DRB APPROVED THE FINAL PLANS FOR FINNEY CROSSING AMENDMENT #12 ON THE 5 DAY OF MARCH, 2018.

~~DEVELOPMENT REVIEW BOARD CHAIR~~/ ADMINISTRATOR'S SIGNATURE

GRAPHIC SCALE
30 0 30 60 120
1 INCH = 30 FEET

WILLISTON DISCRETIONARY PERMIT DP-09-01
TAX PARCEL # 061-143-010

REVISIONS	# OF SHEETS
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:	
☐ SKETCH/CONCEPT	
☐ PRELIMINARY	
■ FINAL	
☐ RECORD DRAWING	

FINNEY CROSSING

A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT

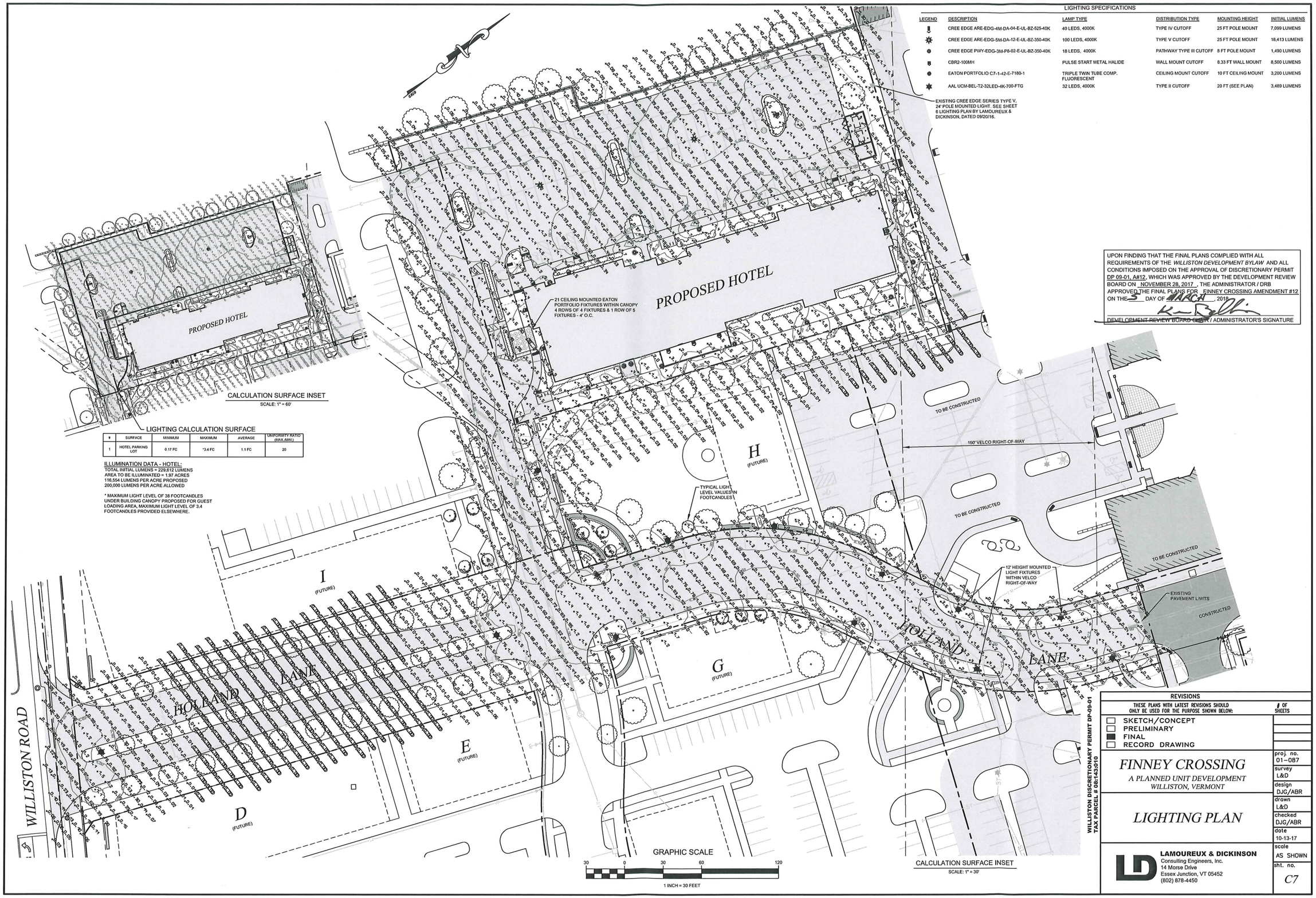
EROSION PREVENTION & SEDIMENT CONTROL PLAN

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

proj. no.	01-087
survey	L&D
design	DJG/ABR
drawn	L&D
checked	DJG/ABR
date	09/15/17
scale	1" = 100'
sht. no.	C6

LIGHTING SPECIFICATIONS

LEGEND	DESCRIPTION	LAMP TYPE	DISTRIBUTION TYPE	MOUNTING HEIGHT	INITIAL LUMENS
	CREE EDGE ARE-EDG-4M-DA-04-E-UL-BZ-525-40K	40 LEDS, 4000K	TYPE IV CUTOFF	25 FT POLE MOUNT	7,099 LUMENS
	CREE EDGE ARE-EDG-5M-DA-12-E-UL-BZ-350-40K	100 LEDS, 4000K	TYPE V CUTOFF	25 FT POLE MOUNT	18,413 LUMENS
	CREE EDGE PWY-EDG-3M-P8-02-E-UL-BZ-350-40K	18 LEDS, 4000K	PATHWAY TYPE III CUTOFF	8 FT POLE MOUNT	1,490 LUMENS
	CBR2-100MH	PULSE START METAL HALIDE	WALL MOUNT CUTOFF	8.33 FT WALL MOUNT	8,500 LUMENS
	EATON PORTFOLIO C7-1-42-E-7180-1	TRIPLE TWIN TUBE COMP. FLUORESCENT	CEILING MOUNT CUTOFF	10 FT CEILING MOUNT	3,200 LUMENS
	AAL UCM-BEL-T2-32LED-4K-700-FTG	32 LEDS, 4000K	TYPE II CUTOFF	20 FT (SEE PLAN)	3,489 LUMENS



LIGHTING CALCULATION SURFACE

#	SURFACE	MINIMUM	MAXIMUM	AVERAGE	UNIFORMITY RATIO (MAX./MIN.)
1	HOTEL PARKING LOT	0.17 FC	*3.4 FC	1.1 FC	20

ILLUMINATION DATA - HOTEL:
TOTAL INITIAL LUMENS = 229,612 LUMENS
AREA TO BE ILLUMINATED = 1.97 ACRES
116,554 LUMENS PER ACRE PROPOSED
200,000 LUMENS PER ACRE ALLOWED

* MAXIMUM LIGHT LEVEL OF 38 FOOTCANDLES UNDER BUILDING CANOPY PROPOSED FOR GUEST LOADING AREA. MAXIMUM LIGHT LEVEL OF 3.4 FOOTCANDLES PROVIDED ELSEWHERE.

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DEVELOPMENT REVIEW BOARD CHAIR / ADMINISTRATOR'S SIGNATURE

WILLISTON DISCRETIONARY PERMIT DP-09-01
TAX PARCEL # 08-1-43-010

REVISIONS

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

- ☐ SKETCH/CONCEPT
- ☐ PRELIMINARY
- ■ FINAL
- ☐ RECORD DRAWING

FINNEY CROSSING

A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT

LIGHTING PLAN

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

# OF SHEETS	
proj. no.	01-087
survey	L&D
design	DJG/ABR
drawn	L&D
checked	DJG/ABR
date	10-13-17
scale	AS SHOWN
sht. no.	C7

UCM/UCL

Universe Collection® – Medium/Large Scale

- MicroCore™ technology
- First decorative, modular system with precise LED aiming capabilities
- Surge protection included
- 0-10v dimming ready
- IP66 optics
- DLC listed
- Powder coat finish in 14 standard colors with a polymer primer sealer

ORDERING INFORMATION

UCM/UCL - BEL - [ ] - [ ] - T2 - 700 - DB - FTG

32LED-4K

MODEL
- UCM Universe Medium
- UCL Universe Large

UCM Upgrade Kit – UCM-LK
- UPLT For Internal Illumination, Add 4 watts

UCL Upgrade Kit – UCL-LK
- UPLT For Internal Illumination, Add 4 watts

Distribution T1, T2, T4, T5, T3, TR
- Color 30LED-3K, 32LED-4K, 35LED-5K
- Driver 270 (700mA, 25 watts)
- Bezel Finishes Available in 13 standard finishes and premium finishes

HOOD
- ANG Angled hood
- BEL Bell hood
- FLR Flared hood
- STR Straight hood
- SEB Shorter bell hood

LUMINOUS ELEMENTS OPTION
- WHO 4 luminous selections
- SR Solid rings
- VSL Vertical slots
- LUM Luminous rings

LUMINOUS RINGS COLOR OPTION
- BLU Blue inner lens
- RD Red inner lens
- GRN Green inner lens

DISTRIBUTION
- T2 Type 2
- T3 Type 3
- T4 Type 4
- T5 Type 5
- TL 45° Left
- TR 45° Right

COLOR TEMPERATURE

UCM
- 32LED-3K Warm White, 3000K output
- 32LED-4K Neutral White, 4000K output
- 32LED-5K Bright White, 5000K output

UCL
- 56LED-3K Warm White, 3000K output
- 56LED-4K Neutral White, 4000K output
- 56LED-5K Bright White, 5000K output

DRIVER
120 Dim 277 volt

UCL
- 700 700mA drive current, 131 watts
- 450 450mA drive current, 84 watts

UCM
- 700 700mA drive current, 70 watts
- 450 450mA drive current, 45 watts

FINISH

Standard Colors
- WH Arctic White
- BL Black
- BLT Matte Black
- DGR Dark Green
- DB Dark Bronze
- TT Titanium
- WDB Weathered Bronze
- MDB Metallic Bronze
- VBU Verdi Blue
- CRT Cortina
- MAL Matte Aluminum
- MG Medium Grey
- AGN Antique Green
- LG Light Grey

Premium Colors
- SHR Shamrock
- SPP Salt and Pepper
- STM Seafoam
- WCP Weathered Copper
- RAL Provide a RAL 4 digit color number

CUSTOM Please provide color clip for matching

COLOR Color Chart

OPTIONS

OPTIONS - HOOD
- COP Copper
- STS Stainless Steel

OPTIONS
- SLC Luminous element remains until closing normal operation

- FTG Flat glass lens
- FLD Lightly diffused finish on flat glass lens
- RCK Rock guard. UCM only.
- LDL Lightly diffused lens
- PCA-C Retrofit photocell housing, contemporary
- SCP Programmable motion control, factory default is 5min, requires pole.

SCP (Sensor Control Programmable) pole accessory is available to provide swagging detection for outdoor applications meeting California Title 24. For complete spec sheet and catalog information, visit www.aal.net/products/motion_control_programmable/

Please visit www.aal.net for mounting, dimensions, weight and EPA.

architectural area lighting

CBR2-100MH

Specifications

Fixture - Durable corrosion resistant low copper cast aluminum (A356 alloy <0.2% Cu) with matte black body to base of housing. Body mounts to Ballast Housing after Ballast Housing has been wired. Cast hinges are designed to accept stainless steel hinge pins. Shut support arms are cast as integral components of the fixture body. Shuts are cast of extruded aluminum 84" diameter and are indexed to allow More Shield to be secured in one of five (5) vertical positions. One (1) hot stainless steel recessed captive socket head screw for door bottom to a pair Glare Shields, Indirect Reflectors, or Half Cylinder to hinge away for relamping.

Lamp Enclosure - One piece molded glass threads into cast aluminum gasketed socket cup.

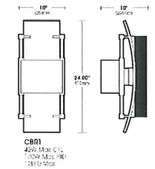
Electrical Components - High power factor ballast(s)are rigidly mounted inside the Fixture Body and are factory provided with a quick disconnect plug for mating to the socket. HID core and coil ballast, Wound Tape - High power factor with starting temperatures of -40°F. Mv electrics: HID ballasts are high power factor low frequency, -40°F starting. Fluorescent ballasts are electronic high power factor 0% starting. K Socket is 4KV pulse rated medium base. Ceramic G12 base socket is available for 70/150W HS lamp model. Fluorescent socket is universal for 26W, 32W, or 42W CFL lamps.

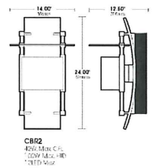
LED Driver - Constant current LED drivers are UL and cUL recognized mounted on a single plate and factory provided with quick disconnect plugs. Drivers are electronic and have a power factor of >.9 and a minimum operating temperature of -40°F. Drivers accept on input of **120/277V,50/60Hz (Consult factory for dimming applications)**

Finish - Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 22 RS powerwash at 140°F for four stages. Iron phosphate pretreatment for adhesion. Baked at 400°F - 400°F cycle for maximum hardness and durability. Texture finish is standard.

Listings and Ratings - UL Listed for wet locations

Dimensions





Specifications subject to change without notice.

Contact your representative for additional options and finishes.

COOPER Lighting
www.cooperlighting.com

Cree Edge™ Series

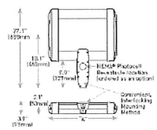
LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design, the rugged cast aluminum housing minimizes windload requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices, Adjustable Arm, Direct Arm, Direct Arm Long, or Tube Arm (details on page 2), features a leadtabs guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and external roadways.

DA Mount



Performance Summary

Powered NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DuraSand® finish

*See http://lighting.cree.com/warranty for warranty terms

Accessories

Field Installed

Mounting Kits
- Mounting Kit for Square Pole (Fits 3" O.D. Tenon)
- No Photocell: No-SQPM-DDK
- With Photocell: No-SQPM-DDK-PCI

Pole Skirt
- Pole Skirt for Round Pole

Bird Spikes
- For Round Pole: No-BS-RP
- For Square Pole: No-BS-SP

Pole Shroud
- For Round Pole: No-PS-RP
- For Square Pole: No-PS-SP

Bar Mounted Control Module
- No-CMU-1

Lamp Guard
- Lexan Material

LED Count (+10)	Dim. "A"	Weight
02	12.1" (307mm)	28 lbs (10kg)
04	12.1" (307mm)	28 lbs (10kg)
06	12.1" (307mm)	29 lbs (12kg)
08	15.1" (383mm)	30 lbs (14kg)
10	18.1" (459mm)	31 lbs (15kg)
12	20.1" (510mm)	36 lbs (15kg)
14	22.1" (561mm)	39 lbs (17kg)
16	24.1" (611mm)	41 lbs (18kg)

AA/DL/SA Mount • see page 22 for weight & dimensions

Ordering Information

Example: ARE-EDG-04-AA-E4-E-UL-SV-350

Product	Optic	Housing	Mounting*	LED Count (+10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	2M Type M Medium 2MW Type MW Medium Wide 2W Type W Wide 3M Type M Medium 3MW Type MW Medium Wide 3W Type W Wide 5M Type M Medium 5MW Type MW Medium Wide 5W Type W Wide 5VW Type VW Very Wide	1BLD Type B Black 1BLP Type B Polished 1BLS Type B Silver 1BLT Type B Bronze 1BLW Type B White 1CLD Type C Black 1CLP Type C Polished 1CLS Type C Silver 1CLT Type C Bronze 1CLW Type C White 1DLD Type D Black 1DLP Type D Polished 1DLS Type D Silver 1DLT Type D Bronze 1DLW Type D White 1EMD Type E Medium 1EMP Type E Medium with PS 1EMS Type E Medium with S	AA Arm Mount DA Direct Arm DL Direct Arm Long SA Square Arm TA Tube Arm	02 04 06 08 10 12 14 16	E	1L 120-277V 2L 347-480V 3L 120-277V 347-480V 4L 277-480V 5L 347-480V 6L 120-277V 347-480V 7L 277-480V 347-480V 8L 120-277V 347-480V 9L 277-480V 347-480V AL 120-277V 347-480V Lutron Ecosystem Dimming BL 277-480V 347-480V Lutron Ecosystem Dimming EL 120-277V Multi-Level 3-Wire Dimming FL 347-480V Multi-Level 3-Wire Dimming	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA • Available with P3, P5, P6, and P7 mounting only

F Fuse
- When using distinct fusing, use Fuse distribution
- Refer to TL spec sheet for availability with ML options

ML Multi-Level Circuit Input
- Available with 1L voltage and 525mA drive current only
- Refer to TL spec sheet for details

TL Two-Level (PIR/120 w/integrated sensor control)
- Available with 1L or 2L voltages only
- Refer to TL spec sheet for details

TL2 Two-Level (0/100 w/integrated sensor control)
- Available with 1L or 2L voltages only
- Refer to TL spec sheet for details

TL3 Three-Level (0/50/100 w/integrated sensor control)
- Available with 1L or 2L voltages only
- Refer to TL spec sheet for details

WB Vented Base Plate
- Standard on P6 mount option, available with P3 and P4 mounts
- Not available on P7 fixed arm

HOK HOKS Color Temperature
- Minimum 70 CRI
- Color temperature per luminaire

*Reference DA or Arm Mounted Luminaire Selection Instructions on TD NOTE: Fine adjustments have been made in Photometrics

US: lighting.cree.com T (800) 236-4800 F (262) 504-5415

Rev Date: 05/08/2014

Canada: www.cree.com/canada T (800) 473-1234 F (800) 810-7307

Cree Edge™ Series

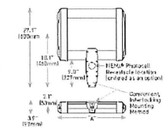
LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design, the rugged cast aluminum housing minimizes windload requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices, Adjustable Arm, Direct Arm, Direct Arm Long, or Tube Arm (details on page 2), features a leadtabs guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and external roadways.

DA Mount



Performance Summary

Powered NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DuraSand® finish

*See http://lighting.cree.com/warranty for warranty terms

Accessories

Field Installed

Mounting Kits
- Mounting Kit for Square Pole (Fits 3" O.D. Tenon)
- No Photocell: No-SQPM-DDK
- With Photocell: No-SQPM-DDK-PCI

Pole Skirt
- Pole Skirt for Round Pole

Bird Spikes
- For Round Pole: No-BS-RP
- For Square Pole: No-BS-SP

Pole Shroud
- For Round Pole: No-PS-RP
- For Square Pole: No-PS-SP

Bar Mounted Control Module
- No-CMU-1

Lamp Guard
- Lexan Material

LED Count (+10)	Dim. "A"	Weight
02	12.1" (307mm)	28 lbs (10kg)
04	12.1" (307mm)	28 lbs (10kg)
06	14.1" (357mm)	29 lbs (12kg)
08	16.1" (409mm)	30 lbs (14kg)
10	18.1" (459mm)	31 lbs (15kg)
12	20.1" (510mm)	36 lbs (15kg)
14	22.1" (561mm)	39 lbs (17kg)
16	24.1" (611mm)	41 lbs (18kg)

AA/DL/SA Mount • see page 22 for weight & dimensions

Ordering Information

Example: ARE-EDG-04-AA-E4-E-UL-SV-350

Product	Optic	Housing	Mounting*	LED Count (+10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	2M Type M Medium 2MW Type MW Medium Wide 2W Type W Wide 3M Type M Medium 3MW Type MW Medium Wide 3W Type W Wide 5M Type M Medium 5MW Type MW Medium Wide 5W Type W Wide 5VW Type VW Very Wide	1BLD Type B Black 1BLP Type B Polished 1BLS Type B Silver 1BLT Type B Bronze 1BLW Type B White 1CLD Type C Black 1CLP Type C Polished 1CLS Type C Silver 1CLT Type C Bronze 1CLW Type C White 1DLD Type D Black 1DLP Type D Polished 1DLS Type D Silver 1DLT Type D Bronze 1DLW Type D White 1EMD Type E Medium 1EMP Type E Medium with PS 1EMS Type E Medium with S	AA Arm Mount DA Direct Arm DL Direct Arm Long SA Square Arm TA Tube Arm	02 04 06 08 10 12 14 16	E	1L 120-277V 2L 347-480V 3L 120-277V 347-480V 4L 277-480V 5L 347-480V 6L 120-277V 347-480V 7L 277-480V 347-480V 8L 120-277V 347-480V 9L 277-480V 347-480V AL 120-277V 347-480V Lutron Ecosystem Dimming BL 277-480V 347-480V Lutron Ecosystem Dimming EL 120-277V Multi-Level 3-Wire Dimming FL 347-480V Multi-Level 3-Wire Dimming	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA • Available with P3, P5, P6, and P7 mounting only

F Fuse
- When using distinct fusing, use Fuse distribution
- Refer to TL spec sheet for availability with ML options

ML Multi-Level Circuit Input
- Available with 1L voltage and 525mA drive current only
- Refer to TL spec sheet for details

TL Two-Level (PIR/120 w/integrated sensor control)
- Available with 1L or 2L voltages only
- Refer to TL spec sheet for details

TL2 Two-Level (0/100 w/integrated sensor control)
- Available with 1L or 2L voltages only
- Refer to TL spec sheet for details

TL3 Three-Level (0/50/100 w/integrated sensor control)
- Available with 1L or 2L voltages only
- Refer to TL spec sheet for details

WB Vented Base Plate
- Standard on P6 mount option, available with P3 and P4 mounts
- Not available on P7 fixed arm

HOK HOKS Color Temperature
- Minimum 70 CRI
- Color temperature per luminaire

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US: lighting.cree.com T (800) 236-4800 F (262) 504-5415

Rev Date: 05/08/2014

Canada: www.cree.com/canada T (800) 473-1234 F (800) 810-7307

PORTFOLIO™

Catalog#	Type
Project	
Comments	Date
Prepared by	

DESCRIPTION

Low brightness 7-3/8-inch aperture lens downlight for use with a 26W, 32W or 42W Triple Tube 4-pin compact fluorescent lamps. This deeply recessed lens provides superb shielding in comparison to shallow lenses. Reflector trim eliminates brightness at higher angles. Choice of lens types for various aesthetics. Standard features include low inducent finish on all reflectors, and non electronic ballast to operate 26W, 32W and 42W triple tube 4-pin lamps. Venting ensures maximum lamp life and lumen output. Open downlight, lensed, and open wall wash trims are interchangeable within the same housing.

SPECIFICATION FEATURES

Reflector
Clear upper Alzak® reflector for maximum light output. Positive reflector mounting, without tools pulls trim tight to ceiling. Lower spun parabolic reflector, .050 thick aluminum, available in a variety of Alzak® finishes. Also available with black or white baffle.

Lens
Choice of tempered frosted, prismatic, diffuse or clear glass, molded prismatic acrylic, opal acrylic, diffuser or clear UV stabilized polycarbonate lens. Lens is fixed to lower reflector.

Trim Ring Options
Self flanged or molded white trim ring.

Bucket Connector
One piece die cast aluminum construction allows venting for maximum thermal performance.

Housing Mounting Frame
One piece precision die cast aluminum 1-1/2" deep collar accommodates varying dimensions of ceiling materials.

Universal Mounting Bracket
One piece precision die cast aluminum 1-1/2" deep collar accommodates varying dimensions of ceiling materials.

Conduit Fittings
Die cast screw tight connectors.

Junction Box
Listed for eight #12AWG (four in, four out) 90°C conductors feed through knock wiring. 1/2" and two 3/4" pry outs. Positioned to allow straight conduit runs. Access to junction box by removing reflector.

Socket
4 pin GX24q3/4 base with fatigue free stainless steel lamp spring assures positive lamp retention.

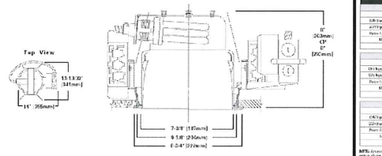
Electronic Ballast
Electronic ballast provides full light output and rated lamp life. Provides flicker free and noise free operation and starting. End of lamp life protection is standard.

Labels
cULus listed, Wet label.

C7142
7181/7180

26W, 32W, 42W
TTT or PLT
Compact Fluorescent

7-inch Lensed Downlight



powered by fifthlight

ARE4030
2013-09-26 15:12:33

ORDERING INFORMATION

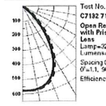
EXAMPLE: C7 1 42 E 7180 1

Housing	Number of Lamps	Wattage	Ballast	Options	Trims	Finish	Lens	Options	Accessories
C7 - 7" Horizontal Lamps T-4 Lamps	1	42-26W, 32W or 42W TTT or PLT Lamps E-120/277V Electronic Ballast 3E-347/480V Electronic Ballast DALE26-120/277-14W Light (C26T5)Dimmer(p) DALE26-347/480-14W Light (C26T5)Dimmer(p) DALT26-120/277-14W Light (C26T5)Dimmer(p) DALT26-347/480-14W Light (C26T5)Dimmer(p) 3DALT42-432-347/480-14W Light (C42T5)Dimmer(p)	CP-Chain type Pendants EM-Emergency Module with Remote Test Switch	7180-Lensed Self Flanged 7180LS-Lensed Molded Trim Ring	LF-Low Inducent Clear H-Blue WHB-White Baffle G-Gold WH-Offwhite W-Glossy White GP-Graphite Gray BL-Black BB-Black Baffle (Trim only) WB-White Baffle (Trim only)	1-Prismatic Lens 2-Diffuser Lens 3-Clear Lens 9G-Prismatic Glass 9D-Diffuser Glass 9C-Clear Glass 4G-Frosted Glass	WB-White molded Flange (Self Flanged only)	HBR-C-Channel Bracket, 90°L-reg. Pair HBR6-C-Channel Bracket, 90°L-reg. Pair FRS-3-Arm Field Installed Fence Kit 2nd/3rd Rail BMB-22-Wood Joist Bracket 22" Long. Pair MBA7-Shim Adapter for 7" Equipment Housings. Specify Finish

PHOTOMETRICS

C7142 7181/7180

Candlepower Distribution



Test No. H22202
C7132 7181LI1
Open Reflector with Prismatic Lens
Lamp=32W TTT
Luminaire=2400
Spacing Criteria= 0°=1.1, 90°=1.1
Efficiency=91.8%

Candlepower

Deg	0°	90°
0	518	520
5	527	525
15	572	565
25	617	572
35	787	723
45	1127	917
55	16	21
65	11	13
75	0	0
85	0	0
90	0	0

Average Luminance

Deg	C0/C90 0°	C0/C90 90°
45	2235	2667
55	1867	1417
65	368	1174
75	9	9
85	9	9

Cone of Light

Distance to Illuminated Plane	Beam Diameter
1.4'	6.0'
2.0'	7.9'
3'	9.0'
3.1'	9.1'
4'	12.0'
5'	15.0'

Beam diameter is to 50% candlepower. Inclination, measured to the nominal field level.

Footcandles are shown at nominal, grade level, perpendicular to the beam at the distance shown.

Lamp Multiplier	Reflector Multiplier	CU Multiplier (in emergency mode)
26W TTT=.70	Prismatic=.95 Diffuser=.9 Clear=.9 Gloss=.9	Fluor.=.97 Incan.=.27

Zonal Lumen Summary

Zone	Lumens	%Lamp	%Luminaire
0-30	457	19.1	17.4
0-40	640	26.7	24.3
0-60	1079	45.0	41.1
0-90	1518	63.3	57.8
90-180	0	0.0	0.0
0-180	1518	63.3	57.8

Coefficient of Utilization

rho cc	80% 70	70	50	30	10	70% 50	30	10	50% 30	10	0	30% 10	0	10% 0	0% 0
RCR															
0	47	41	41	41	41	47	47	47	49	49	49	50	50	50	50
1	41	39	34	31	29	39	35	32	32	30	28	30	28	26	23
2	36	37	28	24	20	33	26	21	26	23	21	22	20	18	15
3	31	34	22	19	15	32	22	16	22	19	15	19	15	12	10
4	28	31	19	15	12	28	19	13	19	16	12	16	12	9	7
5	25	29	17	13	10	25	17	11	17	13	10	13	10	7	5
6	23	26	15	11	8	23	15	9	15	11	8	11	8	6	4
7	20	24	13	9	7	21	13	8	13	9	7	9	7	5	3
8	18	22	11	8	6	19	11	7	11	8	6	8	6	4	3
9	16	20	10	7	5	17	10	6	10	7	5	7	5	3	2
10	14	18	9	6	4	15	9	5	9	6	4	6	4	3	2

RCD Ceiling reflectance, rcw Wall reflectance, RFD Floor cavity ratio

CU Data Based on 30% Effective Floor Cavity Reflectance

COOPER Lighting
www.cooperlighting.com

Specifications and dimensions subject to change without notice.
Contact your representative for additional options and finishes.

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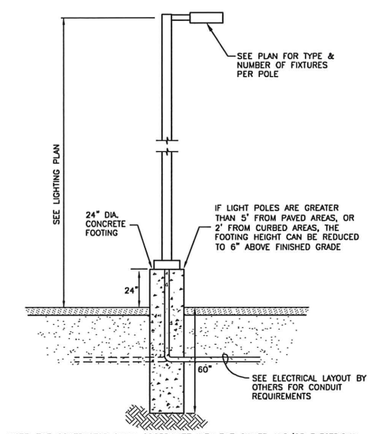


NOTE: THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND/OR ELECTRICIAN ON THE ELECTRICAL DISTRIBUTION SYSTEM FOR THE PROPOSED LIGHTING.

POLE MOUNTED LIGHT DETAIL

NTS

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE *WILLISTON DEVELOPMENT BYLAW* AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP 09-01, A#12, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON NOVEMBER 28, 2017, THE ADMINISTRATOR / DRB APPROVED THE FINAL PLANS FOR: FINNEY CROSSING AMENDMENT #12 ON THE 5 DAY OF MARCH, 2018.

~~DEVELOPMENT REVIEW BOARD CHAIR~~ / ADMINISTRATOR'S SIGNATURE

WILLISTON DISCRETIONARY PERMIT DP-09-01
TAX PARCEL # 08-140010

REVISIONS

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

	# OF SHEETS
☐ SKETCH/CONCEPT	
☐ PRELIMINARY	
■ FINAL	
☐ RECORD DRAWING	

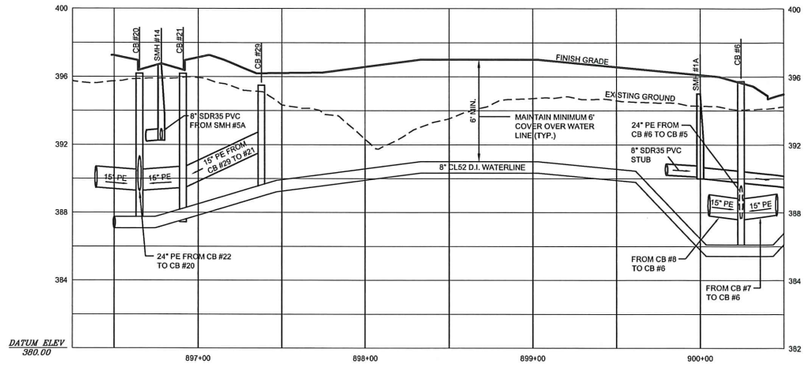
FINNEY CROSSING

A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT

LIGHTING PLAN DETAILS

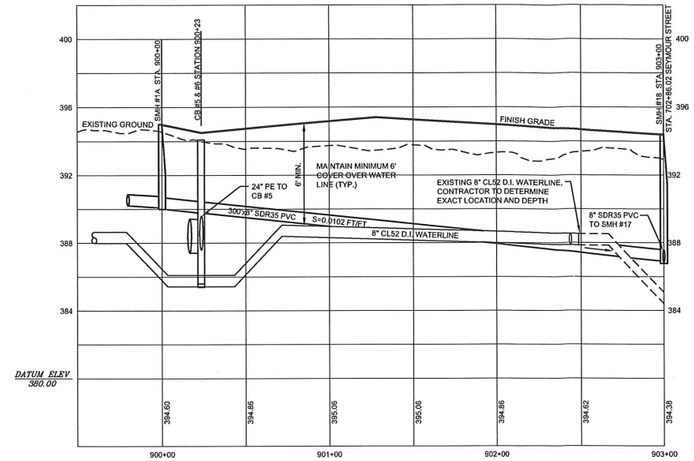
LAMOUREUX & DICKINSON
Consulting Engineers, Inc.
14 Morse Drive
Essex Junction, VT 05452
(802) 878-4450

proj. no.	01-087
survey	L&D
design	DJG/ABR
drawn	L&D
checked	DJG/ABR
date	10-13-17
scale	AS NOTED
sht. no.	C7A



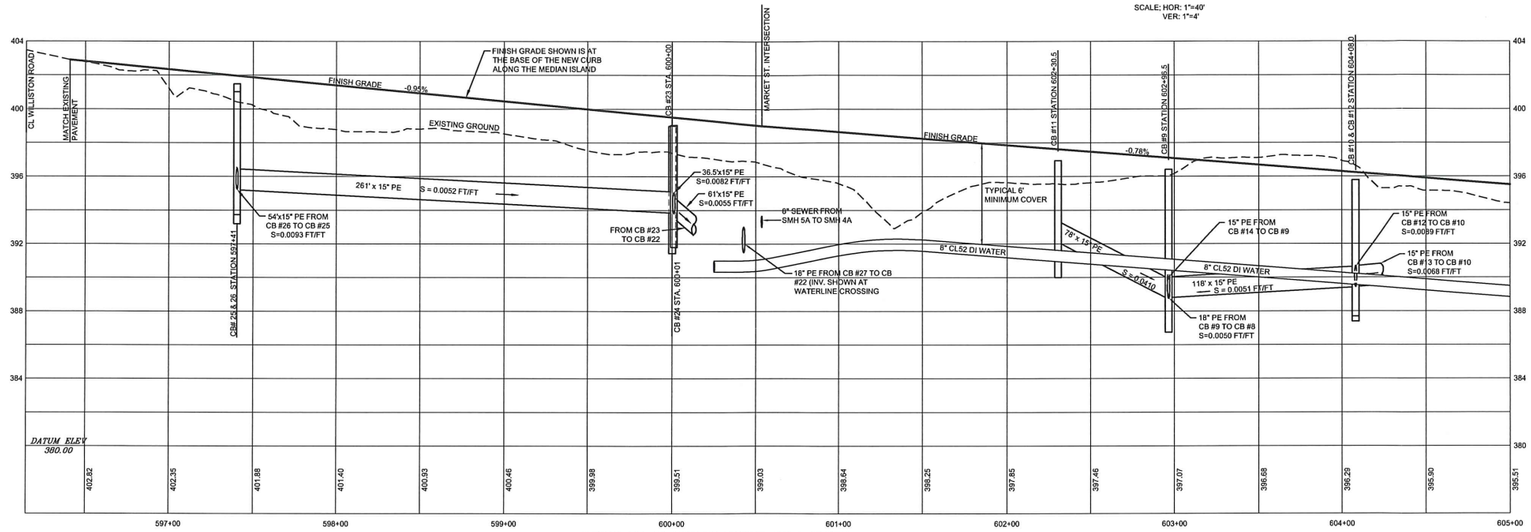
WATERLINE PROFILE (ADJACENT TO PAVED PATH) - FROM CURTIS LANE TO MARKET STREET)

SCALE: HOR: 1"=40'
VER: 1"=4'



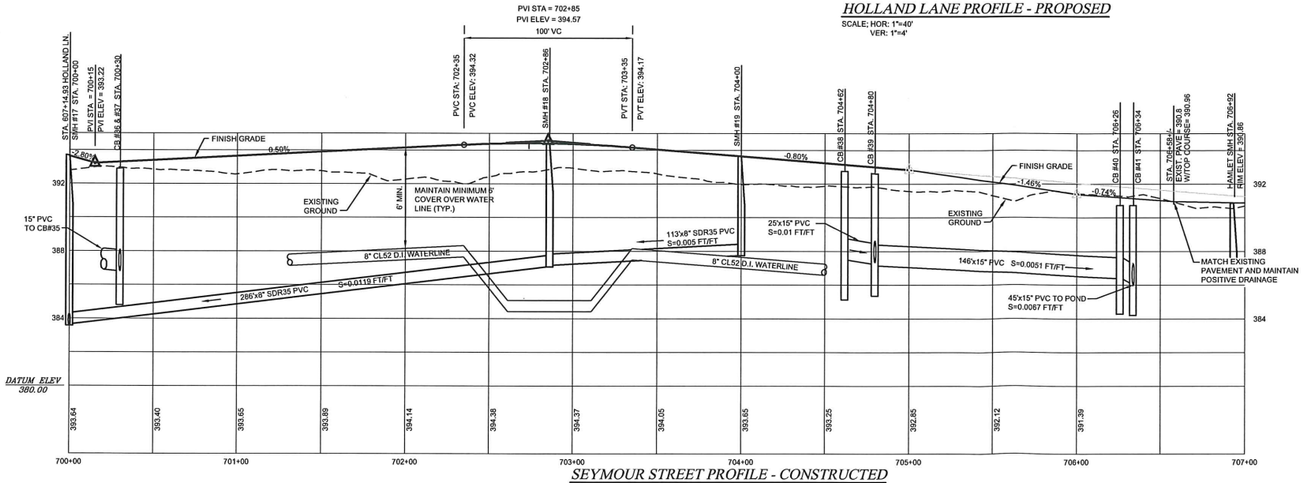
CURTIS LANE PROFILE - UNDER CONSTRUCTION

SCALE: HOR: 1"=40'
VER: 1"=4'



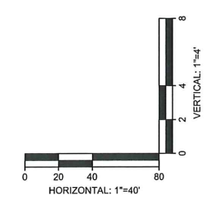
HOLLAND LANE PROFILE - PROPOSED

SCALE: HOR: 1"=40'
VER: 1"=4'



SEYMOUR STREET PROFILE - CONSTRUCTED

SCALE: HOR: 1"=40'
VER: 1"=4'



GRAPHIC SCALE

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE *WILLISTON DEVELOPMENT BYLAW* AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP 09-01, A#12, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON NOVEMBER 28, 2017, THE ADMINISTRATOR / DRB APPROVED THE FINAL PLANS FOR FINNEY CROSSING AMENDMENT #12 ON THE 5 DAY OF MARCH, 2018.

~~DEVELOPMENT REVIEW BOARD CHAIR~~ / ADMINISTRATOR'S SIGNATURE

12-28-17	REVISE CB 27 & 28, WATERMAIN CROSSING	ABR
9-15-17	ADD BOXWOOD / HOLLAND COMBINED PROFILE	ABR
12-22-16	REVISED HOLLAND LANE PROFILE & ADDED CURTIS LANE PROFILE	NDS
04-17-14	REVISED CB 40 & 41 LOCATION & SEYMOUR ROAD GRADE 706+00 TO 706+58	DJG
07-23-13	REVISED CB 40 & 41 LOCATION	DJG
06-11-13	REVISED SMH #26 LOCATION	DJG
10-18-12	REVISE PER STAFF/DRB REVIEW	ABR
07-16-12	REVISE CB'S 51 & 52	ABR
05-16-07	REVISED PER TOWN AND STATE REVIEWS	DJG/JT
01-12-07	GENERAL REVISIONS FOR FINAL PLAN SUBMITTAL	JT

REVISIONS

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW: # OF SHEETS

- ☐ SKETCH/CONCEPT
- ☐ PRELIMINARY
- ■ FINAL
- ☐ RECORD DRAWING

WILLISTON DISCRETIONARY PERMIT DP-09-01
TAX PARCEL # 061-104-010, 061-142-002,004, & 010

FINNEY CROSSING

A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT

HOLLAND LN., SEYMOUR ST. & CURTIS LANE PROFILES

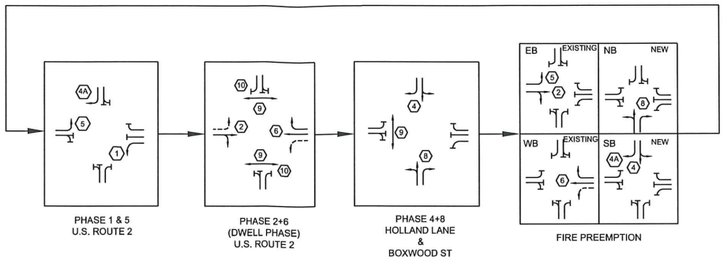
LAMOUREUX & DICKINSON
Consulting Engineers, Inc.
14 Morse Drive
Essex Junction, VT 05452
(802) 878-4450

proj. no.	01-087
survey	L&D
design	DJG/ABR
drawn	JET/BH
checked	DJG/ABR
date	11/30/05
scale	H: 1"=40' V: 1"=4'
sht. no.	13

01087-phase1-13

PROGRAM CONTROLLER FOR NEMA DUAL RING / SEMI-ACTUATED OPERATION		PHASE 1, 5 & 4A U.S. ROUTE 2	PHASE 2+6 U.S. ROUTE 2	PHASE 4+8 HOLLAND LANE	FIRE PREEMPTION
	VEH. EXTENSION	2	2	2	-
	RT. TURN DELAY	-	5	5	-
	MIN. GREEN	6	10	7	
	YELLOW CLEAR	4	4	4	4
	RED CLEAR	2	2	2	2
AM PEAK (6:00-10:00 a.m.)	MAX. 1 GREEN	12	42	12	15
OFF PEAK	MAX. 2 GREEN	13	39	18	15
PM PEAK (2:30-7:00 p.m.)	MAX. 3 GREEN	12	49	17	15

NOTES:
1. THERE SHALL BE NO SCHEDULED FLASHING TIME PERIOD. THE SIGNAL SHALL RUN ON OFF-PEAK TIMINGS AT NIGHT.
2. THE "NO RIGHT TURN ON RED" SIGNS SHALL BE WIRED TO ONLY ACTIVATE WHEN THE PEDESTRIAN BUTTONS ARE PUSHED.



PHASE 1 & 5
U.S. ROUTE 2

PHASE 2+6
(DWELL PHASE)
U.S. ROUTE 2

PHASE 4+8
HOLLAND LANE
&
BOXWOOD ST

FIRE PREEMPTION

PHASING PLAN

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 811 PRIOR TO ANY EXCAVATION

NOTES:
1. ALL NEW PAVEMENT MARKINGS ON U.S. ROUTE 2 SHALL BE 3M INTERSECTION GRADE TAPE ROLLED INTO THE TOP LIFT OF PAVEMENT AT THE TIME OF PAVING.
2. ON ALL POLES WITH AN APS BUTTON, THE TOP OF POLE FOUNDATION SHALL BE FLUSH WITH THE SIDEWALK. PROVIDE A RAMP FROM THE SIDEWALK TO THE POLE.
3. APS PEDESTRIAN PUSH BUTTON ASSEMBLIES SHALL BE MOUNTED SO THAT THE BUTTON IS PARALLEL TO THE CROSSWALK.
4. ALL NEW PERMANENT SIGN POSTS SHALL BE 2" SQUARE STEEL - SEE VTRANS STANDARDS E-121 & T-45.
5. EXISTING CONDITIONS SHOWN HEREON BASED UPON FIELD SURVEY PERFORMED BY L&D TOGETHER WITH SHEETS 24-25 OF VTRANS PROJECT SOUTH BURLINGTON-WILLISTON NH 2944(1) DATED 2-15-17, AND SHEETS 27-28 OF VTRANS PROJECT WILLISTON-ESSEX STPG SGNL(46) DATED 3-21-17.

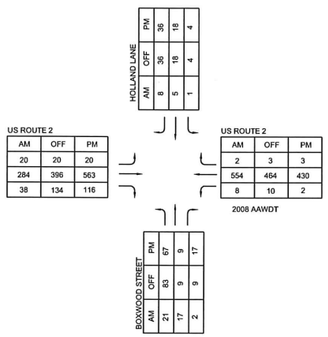
PAVEMENT MARKING LEGEND

ALL NEW PAVEMENT MARKINGS SHALL BE DURABLE

- 24" SOLID WHITE STOP BAR
- 4 " SOLID WHITE LINE
- DOUBLE 4" SOLID YELLOW LINE
- 24" CROSSWALK MARKING
- 4" DOTTED WHITE LINE
- LETTER OR SYMBOL
- 4" DASHED WHITE LINE
- 4" SOLID YELLOW LINE

TRAFFIC SIGNAL LEGEND

EXISTING	NEW	
		SIGNAL HEAD
		CANTILEVER SIGNAL POLE
		PEDESTAL POLE
		SIGNAL CONTROLLER
		NEW LUMINAIRE
		VIDEO VEHICLE DETECTION ZONE



THE FOLLOWING COORDINATION SPLITS AND OFFSETS SHALL BE UPDATED IN THE CONTROLLER

	SPLITS									OFFSET
	ø1	ø2	ø3	ø4	ø5	ø6	ø7	ø8	ø9	
AM PEAK	18 s, 21%	48 s, 57%		18 s, 22%	18 s, 21%	48 s, 57%		18 s, 22%		11 SEC.
OFF PEAK	19 s, 22%	45 s, 51%		24 s, 27%	19 s, 22%	45 s, 51%		24 s, 27%		46 SEC.
PM PEAK	18 s, 19%	55 s, 57%		23 s, 24%	18 s, 19%	55 s, 57%		23 s, 24%		56 SEC.

WIRING & WIRED CONDUIT SCHEDULE

FROM	TO	WIRING	DESCRIPTION
CONTROLLER CABINET	NEW JCT. BOX #1	160'	SIGNAL WIRING

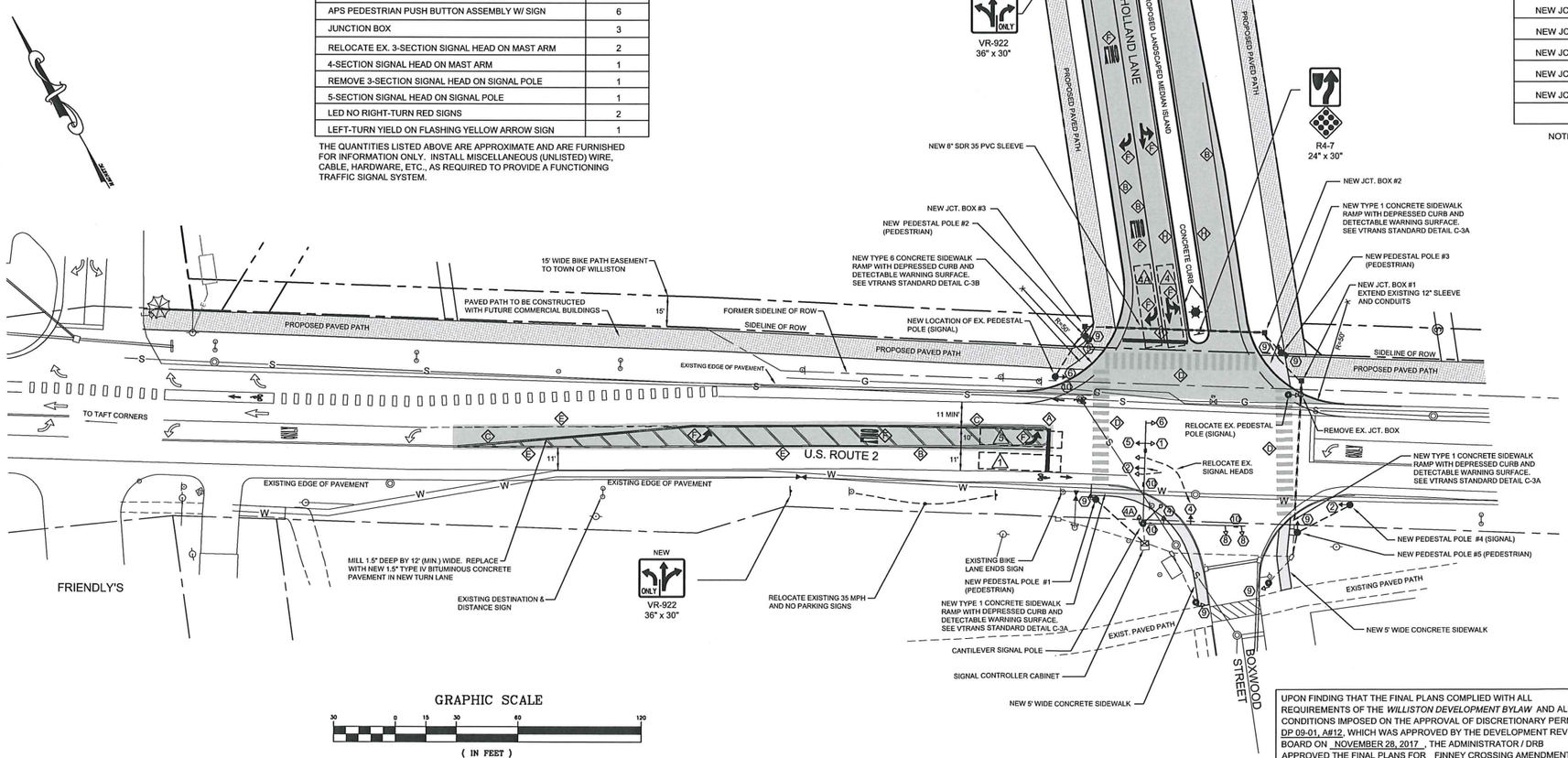
FROM	TO	2" WIRED CONDUIT	DESCRIPTION
CONTROLLER CABINET	PEDESTAL POLE #1	35'	SIGNAL WIRING
EXISTING JCT. BOX	PEDESTAL POLE #5	12'	SIGNAL WIRING
PEDESTAL POLE #5	PEDESTAL POLE #4	30'	SIGNAL WIRING
NEW JCT. BOX #2	PEDESTAL POLE #3	12'	SIGNAL WIRING
NEW JCT. BOX #1	NEW JCT. BOX 2	30'	SIGNAL WIRING
NEW JCT. BOX #2	NEW JCT. BOX #3	90'	SIGNAL WIRING
NEW JCT. BOX #3	PEDESTAL POLE #2	5'	SIGNAL WIRING
NEW JCT. BOX #3	RELOCATED PEDESTAL POLE	30'	SIGNAL WIRING

NOTE: ABOVE LENGTHS DO NOT INCLUDE NEW WIRING INSIDE OF POLES AND JCT. BOXES.

LIST OF MAJOR SIGNAL EQUIPMENT

EQUIPMENT	QUANTITY
PEDESTAL POLE (PEDESTRIAN) & FOUNDATION	4
PEDESTAL POLE (SIGNAL) & FOUNDATION	1
RELOCATE EX. PEDESTAL POLE (SIGNAL) WITH NEW FOUND.	1
LED HAND/MAN PEDESTRIAN SIGNAL HEAD	6
APS PEDESTRIAN PUSH BUTTON ASSEMBLY W/ SIGN	6
JUNCTION BOX	3
RELOCATE EX. 3-SECTION SIGNAL HEAD ON MAST ARM	2
4-SECTION SIGNAL HEAD ON MAST ARM	1
REMOVE 3-SECTION SIGNAL HEAD ON SIGNAL POLE	1
5-SECTION SIGNAL HEAD ON SIGNAL POLE	1
LED NO RIGHT-TURN RED SIGNS	2
LEFT-TURN YIELD ON FLASHING YELLOW ARROW SIGN	1

THE QUANTITIES LISTED ABOVE ARE APPROXIMATE AND ARE FURNISHED FOR INFORMATION ONLY. INSTALL MISCELLANEOUS (UNLISTED) WIRE, CABLE, HARDWARE, ETC., AS REQUIRED TO PROVIDE A FUNCTIONING TRAFFIC SIGNAL SYSTEM.



GRAPHIC SCALE

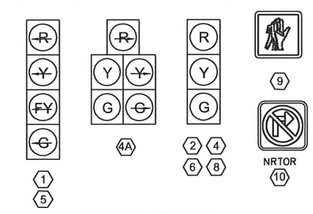
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE *WILLISTON DEVELOPMENT BYLAW* AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP 09-01, A#12, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON NOVEMBER 28, 2017, THE ADMINISTRATOR / DRB APPROVED THE FINAL PLANS FOR FINNEY CROSSING AMENDMENT #12 ON THE 5 DAY OF MARCH, 2018.

DEVELOPMENT REVIEW BOARD CHAIR / ADMINISTRATOR'S SIGNATURE

STATE OF VERMONT
ROGER J. DICKINSON
No. 3945
REGISTERED
PROFESSIONAL ENGINEER



SIGNAL HEADS

WILLISTON DISCRETIONARY PERMIT DP-09-30

12-05-17	2017 PAVE MARKINGS ON US RT / 2nd RT 2 XWALK	ABR
9-27-17	TRAF & PED SIGNAL COORD - VTRANS 2017 WORK	RD
9-15-17	REV BOXWOOD ST WIDTH/MEDIAN, PED SIGNALS	ABR
5-01-14	ADDED VIDEO VEHICLE DETECTION SYSTEM	RD
10-1-07	REVISED PER VTRANS REVIEW	PLC
5-14-07	REVISED PER VTRANS REVIEW	PLC

REVISIONS

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW: # OF SHEETS

- ☐ SKETCH/CONCEPT
- ☐ PRELIMINARY
- ■ FINAL
- ☐ RECORD DRAWING

FINNEY CROSSING

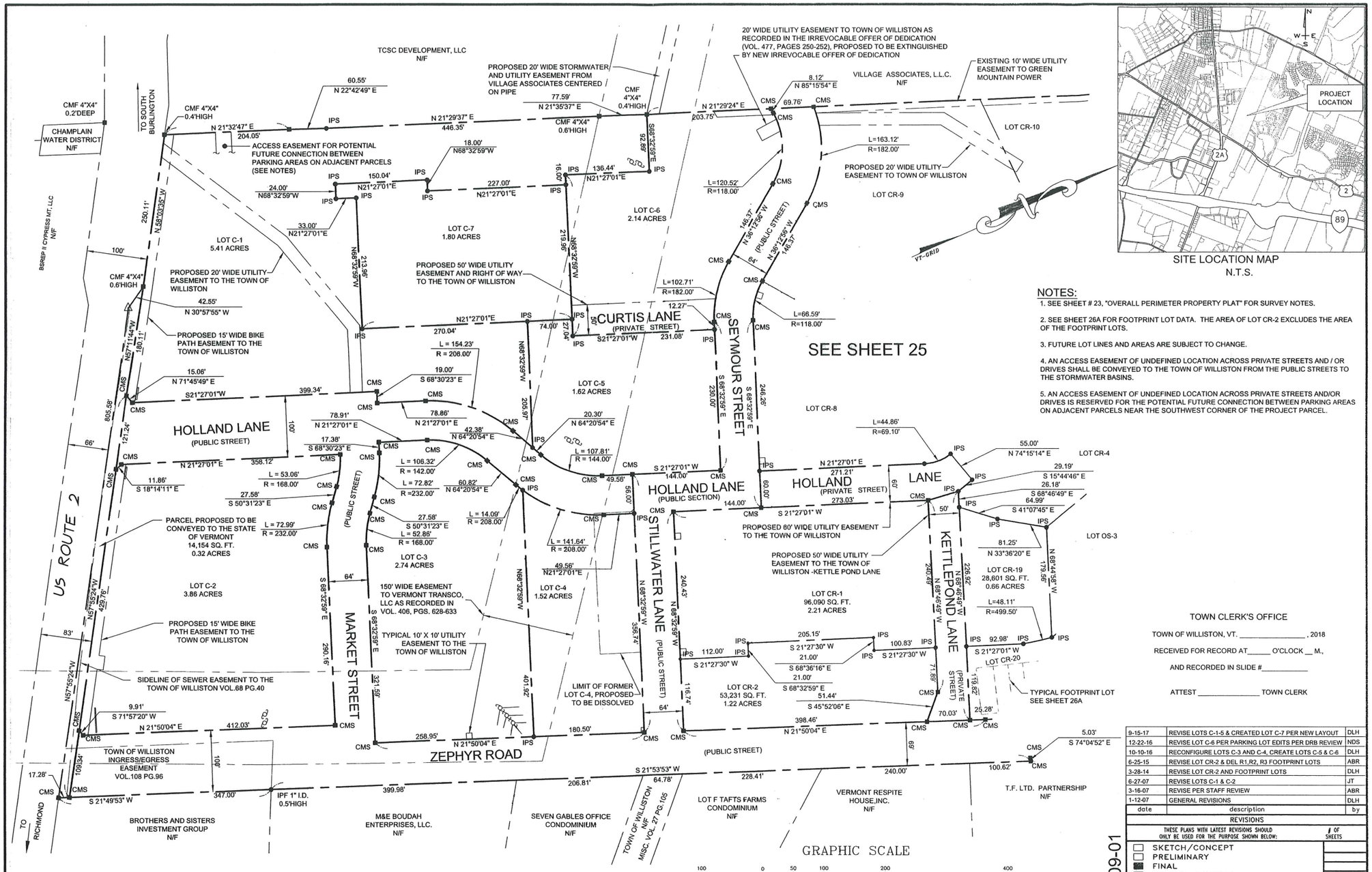
A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT

U.S. ROUTE 2 / HOLLAND LN. INTERSECTION IMPROVEMENTS PLAN

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

proj. no. 01-087
survey L&D
design PLC/RJD
drawn DB/PLC
checked RJD/ABR
date 11/30/05
scale 1" = 30'
sht. no. 19

01087-phase1-19R



SITE LOCATION MAP
N.T.S.

NOTES:

1. SEE SHEET # 23, "OVERALL PERIMETER PROPERTY PLAT" FOR SURVEY NOTES.
2. SEE SHEET 26A FOR FOOTPRINT LOT DATA. THE AREA OF LOT CR-2 EXCLUDES THE AREA OF THE FOOTPRINT LOTS.
3. FUTURE LOT LINES AND AREAS ARE SUBJECT TO CHANGE.
4. AN ACCESS EASEMENT OF UNDEFINED LOCATION ACROSS PRIVATE STREETS AND / OR DRIVES SHALL BE CONVEYED TO THE TOWN OF WILLISTON FROM THE PUBLIC STREETS TO THE STORMWATER BASINS.
5. AN ACCESS EASEMENT OF UNDEFINED LOCATION ACROSS PRIVATE STREETS AND/OR DRIVES IS RESERVED FOR THE POTENTIAL FUTURE CONNECTION BETWEEN PARKING AREAS ON ADJACENT PARCELS NEAR THE SOUTHWEST CORNER OF THE PROJECT PARCEL.

TOWN CLERK'S OFFICE

TOWN OF WILLISTON, VT. _____, 2018

RECEIVED FOR RECORD AT_____ O'CLOCK __ M.,

AND RECORDED IN SLIDE #_____

ATTEST _____ TOWN CLERK

LEGEND:

PROJECT PROPERTY LINE	IRON PIPE OR REBAR SHOWN ON PREVIOUS SURVEY
ABUTTING PROPERTY LINE	CONCRETE MONUMENT SHOWN ON PREVIOUS SURVEY
SIDELINE OF EXISTING EASEMENT	IRF IRON REBAR FOUND
SIDELINE OF PROPOSED EASEMENT	IPF IRON PIPE FOUND
N/F NOW OR FORMERLY	IPS IRON PIPE SET
N35°25'45"E 124.54' BEARINGS & DISTANCES DETERMINED BY SURVEY	CMF CONCRETE MONUMENT FOUND
POINT NOT DETERMINED BY SURVEY	CMS CONCRETE MONUMENT SET

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE *WILLISTON DEVELOPMENT BYLAW* AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP 09-01, A#12, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON NOVEMBER 28, 2017, THE ADMINISTRATOR / DRB APPROVED THE FINAL PLANS FOR FINNEY CROSSING AMENDMENT #12 ON THE 5 DAY OF MARCH, 2018.

DEVELOPMENT REVIEW BOARD CHAIR / ADMINISTRATOR'S SIGNATURE

I HEREBY CERTIFY THAT 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 12th DAY OF Feb, 2018

STATE OF VERMONT
DOUGLAS L. HENSON
No. 656
LICENSED LAND SURVEYOR

date	description	by
9-15-17	REVISE LOTS C-1-5 & CREATED LOT C-7 PER NEW LAYOUT	DLH
12-22-16	REVISE LOT C-6 PER PARKING LOT EDITS PER DRB REVIEW	NDS
10-10-16	RECONFIGURE LOTS C-3 AND C-4, CREATE LOTS C-5 & C-6	DLH
6-25-15	REVISE LOT CR-2 & DEL R1,R2, R3 FOOTPRINT LOTS	ABR
3-28-14	REVISE LOT CR-2 AND FOOTPRINT LOTS	DLH
6-27-07	REVISE LOTS C-1 & C-2	JT
3-16-07	REVISE PER STAFF REVIEW	ABR
1-12-07	GENERAL REVISIONS	DLH

REVISIONS

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- ☐ SKETCH/CONCEPT
- ☐ PRELIMINARY
- ■ FINAL
- ☐ RECORD DRAWING

DP-09-01

FINNEY CROSSING

5987 WILLISTON ROAD, VERMONT 05495

SUBDIVISION PLAT (SOUTH)

LAMOUREUX & DICKINSON
Consulting Engineers Inc.
14 Morse Drive
Essex Junction, VT 05452
(802) 878-4450
Engineers–Planners–Surveyors

proj. no.	01087
survey	BFD/MJG
design	–
drawn	JMD
checked	LAL/DLH
date	11–30–05
scale	1" = 100'
sht. no.	24
	1 of 4

THIS IS AN ORIGINAL MYLAR