

FINNEY CROSSING

Construction Phasing



10-01-11

Phase 1	Apartment Flats	43	
	Row Homes	8	
	Carriage Homes	19	
	Townhomes	22	
Subtotal			92

Phase 2	Apartment Flats	44	
	Row Homes	39	
	Flats	10	
	Zephyr Road Complete		
Subtotal			93

Phase 3	Apartment Flats	43	
	Row Homes	20	
	Flats	20	
	Carriage Homes	11	
	Common Areas Complete		
Subtotal			94

Phase 4	Flats	77	
Subtotal			77

Total Units

356

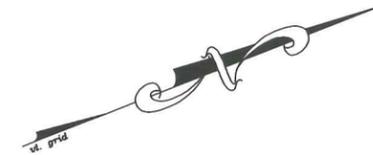
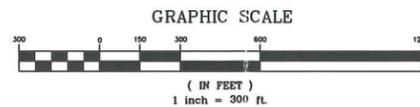
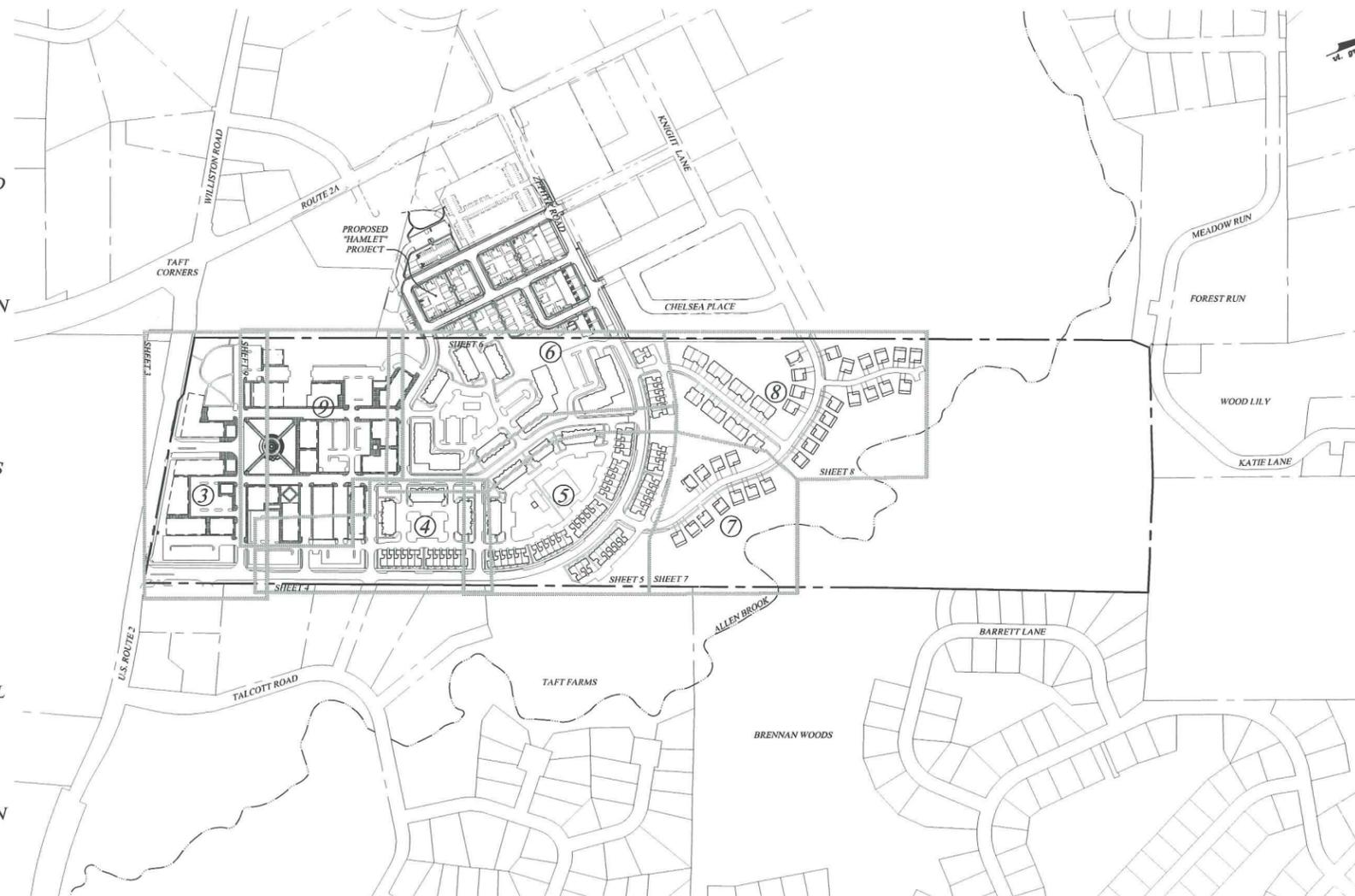
FINNEY CROSSING

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

2011 FINAL PLAN SET

SHEET INDEX

1. OVERALL MASTER SITE PLAN
2. SITE PLAN ENLARGEMENT
3. ZEPHYR ROAD, MARKET STREET & BOXWOOD STREET SITE PLAN
4. ZEPHYR ROAD 105+00 TO 115+00
5. ZEPHYR ROAD 114+00 TO 126+50
6. ZEPHYR ROAD 126+00 TO "THE HAMLET" & SEYMOUR STREET
7. DUNMORE LANE 200+00 TO 207+00 & BRENNAN PUMP STATION IMPROVEMENTS
8. DUNMORE LANE 207+00 TO 214+00 & HALF MOON LN. 250+00 TO 254+70
9. MARKET STREET WESTERLY TO SEYMOUR STREET
10. ZEPHYR ROAD PROFILE 100+00 TO 123+00
11. ZEPHYR ROAD PROFILE 122+00 TO 131+00, MARKET ST., AND KETTLEPOND LN. PROFILES
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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
19. ROUTE 2 AND BOXWOOD ST. INTERSECTION IMPROVEMENTS PLAN
20. ROUTE 2 AND ZEPHYR ROAD INTERSECTION IMPROVEMENTS PLAN
- 20A. STOP SIGN LOCATION PLAN & INTERSECTION IMPROVEMENT DETAILS
- 20B. TRAFFIC CONTROL PLAN
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21. LANDSCAPE PLAN - SOUTHERLY PORTION
22. LANDSCAPE PLAN - NORTHERLY PORTION
23. OVERALL PROPERTY PLAT 1"=200'
24. SUBDIVISION PLAT - SOUTH 1"=100'
25. SUBDIVISION PLAT - CENTRAL 1"=100'
26. SUBDIVISION PLAT - NORTH 1"=100'
- 26A. SUBDIVISION PLAT - FOOTPRINT LOTS



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UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED BY THE APPROVAL OF DISCRETIONARY PERMIT # DP-1431 WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON Aug 9, 2011, THE ADMINISTRATOR APPROVED THE FINAL PLANS FOR FINNEY CROSSING ON THE 10 DAY OF Nov, 2011.
Kam DeLima
 ADMINISTRATOR'S SIGNATURE

OWNERS:

J. PECOR & RCP REALTY, LLC
 LAKE CHAMPLAIN FERRIES
 KING STREET DOCK
 BURLINGTON, VT. 05401

APPLICANTS:

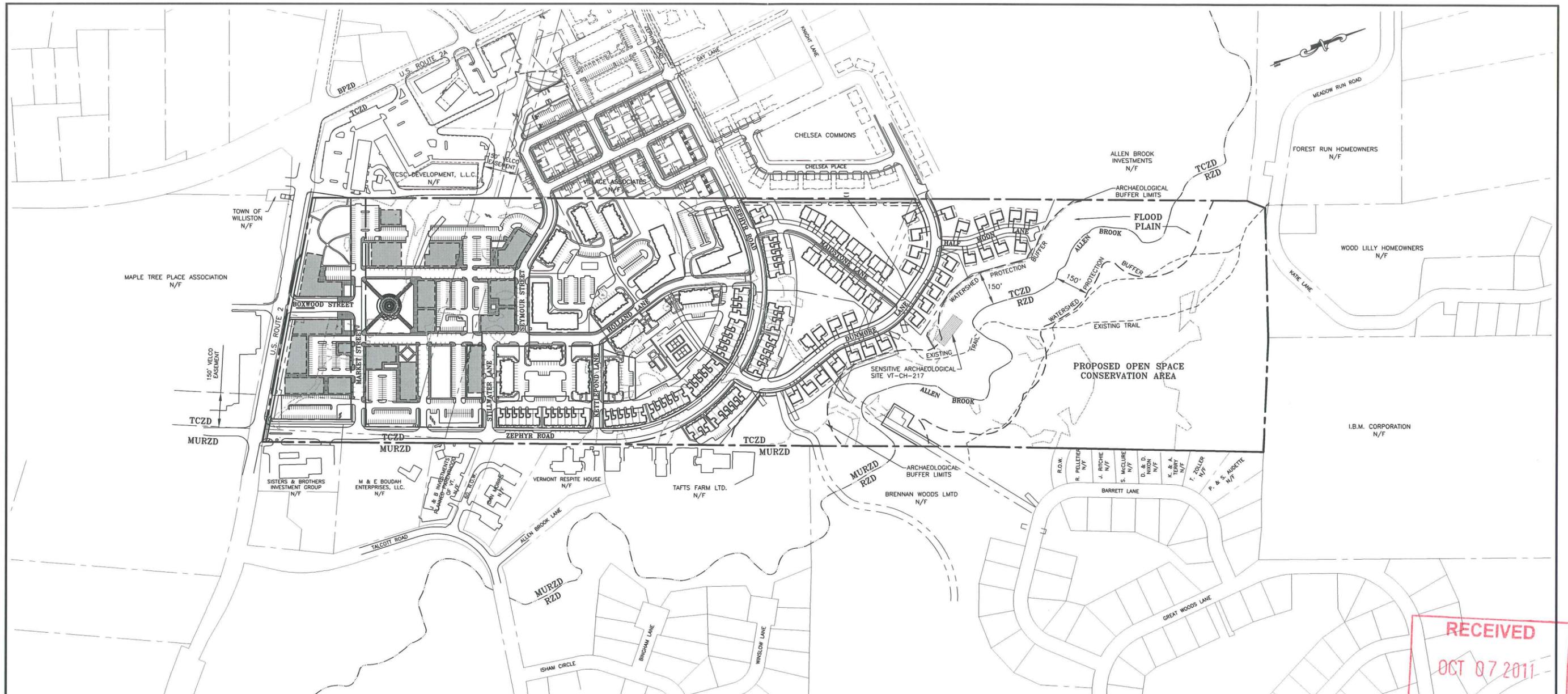
THE SNYDER TAFT CORNERS LIMITED PARTNERSHIP
 15 BRICKYARD ROAD
 ESSEX JUNCTION, VT. 05452

JCST, LLC
 2 CHURCH STREET
 BURLINGTON, VT. 05401

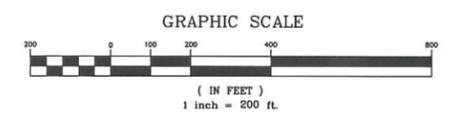
FINAL PLANS

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

WILLISTON DISCRETIONARY PERMIT #DP-



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NOTES:
 1. SEE SHEET 2 FOR BUILDING LABELS AND SHEETS 2 & 24-26 FOR LOT LAYOUT.

DATE	REVISIONS	BY
01-29-08	REVISE ROW HOMES AND CARRIAGE HOMES	ABR
07-06-07	WATERSHED PROTECTION BUFFER LABEL	ABR
06-04-07	ADD ARCHAEOLOGICAL BUFFER LIMITS	ABR
01-12-07	REV. CMRCL FOR WETLD AVOID, BLDG C10 & C11	JT/ABR
8-7-06	REV. CMRCL, CARR HM, MIDRISE, REC AREA	JT/ABR
6-26-06	REVISED PER DESIGN ADVISORY COMMITTEE REVIEW	JT/ABR

REVISIONS		# OF SHEETS
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input type="checkbox"/> SKETCH/CONCEPT <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> FINAL <input type="checkbox"/> RECORD DRAWING		1
FINNEY CROSSING A PLANNED UNIT DEVELOPMENT WILLISTON, VERMONT		proj. no. 01-087 survey L&D design DJG/ABR drawn JET/BH checked DJG/ABR date 11/30/05 scale 1" = 200' sht. no. 1
OVERALL MASTER SITE PLAN		
 LAMOUREUX & DICKINSON Consulting Engineers, Inc. 14 Morse Drive Essex Junction, VT 05452 (802) 878-4450		

BUILDING / USE SUMMARY

<i>Mixed Use:</i> Commercial, Office, Residential Buildings	186,200 sq. ft. (Buildable area footprint)
<i>Residential:</i> Multi-Family Housing	130 (1-40 Unit, 1-44 Unit & 1-46 Unit Buildings) 107 Flats 89 Townhouses
Carrige Homes	30
Total Residential Units	356

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 8-01 WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON Nov 9, 2011, THE ADMINISTRATOR APPROVED THE FINAL PLANS FOR FINNEY CROSSING ON THE 10 DAY OF Nov 2011.


 ADMINISTRATOR'S SIGNATURE

Taft Corners District: For Planned Unit Development (PUD)*

Standard	Required	Proposed
Setbacks:		
From Route 2	20'	20'
Front along lot lines	0'	0'
Side	0'	Varies to 0'
Rear	none	Varies to 10'
Density:		
Residential	No minimum lot size	339 units
Parking:		
General Office, Bank, General Retail Goods and Services	2.7 spaces per 1,000 sq. ft., Encourage shared parking; 1,065 spaces (based on 2 story buildings)	To be finalized with commercial layout
Single Family, Duplex, Multifamily Dwellings	2 spaces per dwelling unit; 684 spaces	Phase 1: 100 garage spaces 134 spaces
Building Height	36'	36'
Building Dimensions	Depth: 70' Frontage: 250'	55' for L-Shaped Multi-Family Building with Parking Garage underneath Depth: 70' Frontage: 250'

On street parking (Zephyr Road, Stillwater Lane, Kettlepond Lane and Holland Lane) to be shared among adjacent residential and commercial buildings which may encompass more than Phase 1.

Medium Density Residential District: For Planned Residential Development (PRD)

Standard	Required	Proposed
Setbacks:		
Front Yard	35'	20'
Side Yard	15'	20' Between Buildings
Density:		
	2 units per acre; 84 units Allowable	17 units
Lot Coverage:		
Buildings Only	20%	2%
Parking:		
Single Family, Duplexes, Multifamily Dwellings	2 spaces per dwelling unit; 28 spaces	28 Spaces
Building Height:	36'	36' Max.

* The density calculation is based upon 42 acres of this lot within the Medium Density Residential Zoning District.

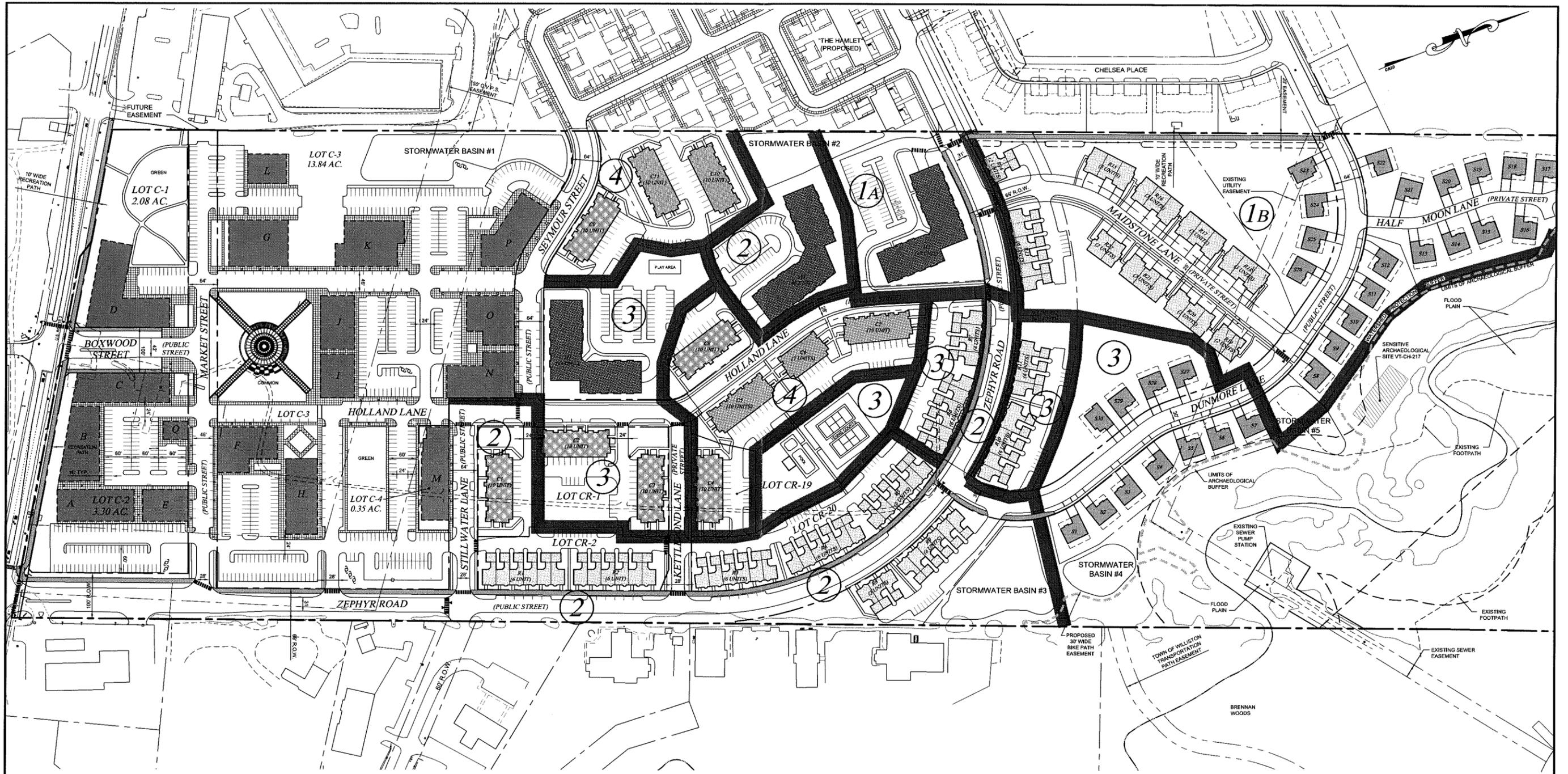
Watershed Protection Buffer

Standard	Required	Proposed
Setback from Top of Bank of Allen Brook	150'	150'

LEGEND

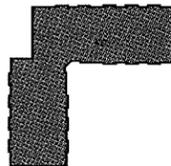
PROJECT PROPERTY LINE	ABUTTING PROPERTY LINE	EXISTING EASEMENT LINE	EXISTING ZONING LINE	ALLEN BROOK	EXISTING TRAIL
WETLANDS	LOT NUMBER	PROPOSED SIDEWALK GRID	EXISTING BUILDING	BUILDABLE AREA FOR MIXED USE = COMMERCIAL/OFFICE/RESIDENTIAL	MULTIFAMILY HOUSING WITH BASEMENT PARKING
				MULTIFAMILY HOUSING = TYPICAL 7 & 10 UNIT TWO TO THREE STORIES	MULTIFAMILY HOUSING = TOWNHOUSE
					CARRIAGE HOMES

FINAL PLANS



LEGEND

- PROJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING ZONING LINE
- ALLEN BROOK
- CLASS 3 WETLAND
- EXISTING TRAIL
- EXISTING CONTOUR
- PROPOSED SIDEWALK GRID
- EXISTING BUILDING
- BUILDABLE AREA FOR MIXED USE = COMMERCIAL/OFFICE/RESIDENTIAL



APARTMENT FLATS

MULTIFAMILY HOUSING = TYPICAL 40, 44, OR 46 UNIT WITH BASEMENT LEVEL PARKING



FLATS

CONDOMINIUM MULTIFAMILY HOUSING = TYPICAL 7 & 10 UNIT



ROW HOMES / TOWNHOMES

ROW MULTIFAMILY HOUSING

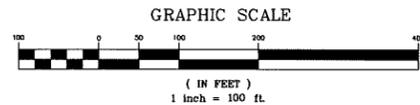


CARRIAGE HOMES

SINGLE FAMILY CARRIAGE HOMES

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, WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD ON AUGUST 9, 2011, THE ADMINISTRATOR APPROVED THE FINAL PLANS FOR FINNEY CROSSING ON THE 4 DAY OF NOVEMBER 2011.

[Signature]
ADMINISTRATOR'S SIGNATURE



10-03-11	ADJUST PHASING PER 08-09-11 DRB APPROVAL	ABR
05-24-11	2011 CONSTRUCTION PHASING	ABR
REVISIONS		
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		# OF SHEETS
<input type="checkbox"/>	SKETCH/CONCEPT	
<input type="checkbox"/>	PRELIMINARY	
<input checked="" type="checkbox"/>	FINAL	
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FINNEY CROSSING A PLANNED UNIT DEVELOPMENT WILLISTON, VERMONT		proj. no. 01-087 survey L&D design DJG/ABR drawn JET/BH checked DJG/ABR date 11/30/05 scale 1" = 100' sht. no. PH
CONSTRUCTION PHASING		
LAMOUREUX & DICKINSON Consulting Engineers, Inc. 14 Morse Drive Essex Junction, VT 05452 (802) 878-4450		

WILLISTON DISCRETIONARY PERMIT DP-08-01
TAX PARCEL # 081044010, 081430002, 004, & 010



Front Elevation

0 2'-0" 5'-4" 10'-8"
 SCALE: 3/16" = 1'-0"

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Retail

Finney Crossing Mixed Use Development

Williston, Vermont

The Snyder Companies



Front Elevation

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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Row Townhome

Finney Crossing Mixed Use Development

The Snyder Companies

Right Elevation

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



Left Elevation

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



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Row Townhome

Finney Crossing Mixed Use Development

Williston, Vermont

The Snyder Companies



Rear Elevation

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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PLANNING/ZONING

Row Townhome

Finney Crossing Mixed Use Development

Williston, Vermont

The Snyder Companies



Front Elevation

0 2'-0" 5'-4" 10'-0"
SCALE: 3/16" = 1'-0"

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Ten Unit Townhomes

Finney Crossing Mixed Use Development

Williston, Vermont

The Snyder Companies



Right Elevation

0 2'-8" 5'-4" 10'-8"
 SCALE: 3/16" = 1'-0"



Left Elevation

0 2'-8" 5'-4" 10'-8"
 SCALE: 3/16" = 1'-0"



Rear Elevation

0 2'-8" 5'-4" 10'-8"
 SCALE: 3/16" = 1'-0"

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 PLANNING/ZONING

Ten Unit Condominium

Finney Crossing Mixed Use Development

The Snyder Companies

Williston, Vermont