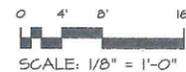




Front Elevation



RECEIVED
OCT 07 2011
PLANNING/ZONING

Condominium Building

Finney Crossing Mixed Use Development

The Snyder Companies



Front Elevation

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

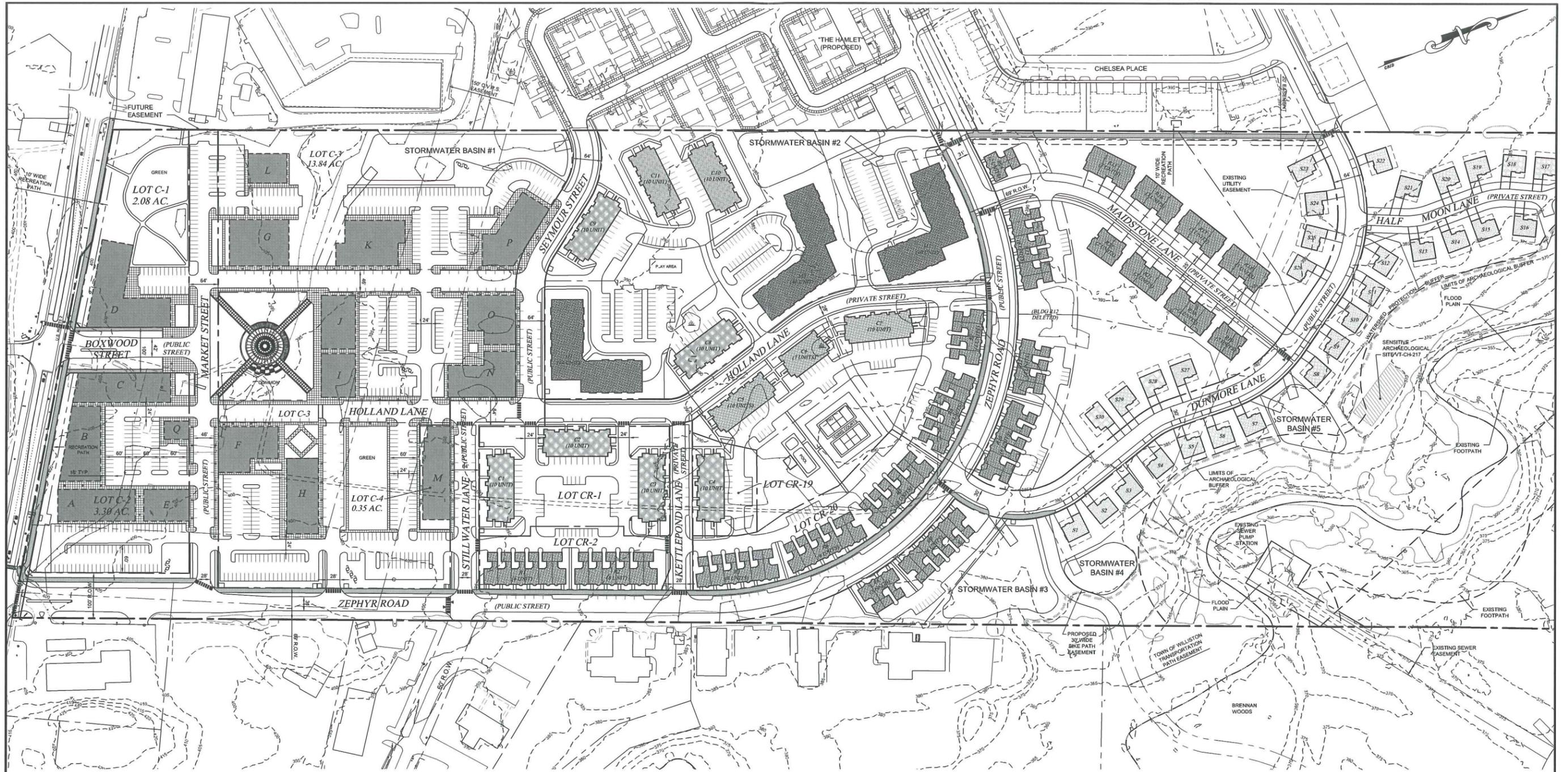
RECEIVED
OCT 07 2011
PLANNING/ZONING

Patio Homes

Finney Crossing Mixed Use Development

Williston, Vermont

The Snyder Companies



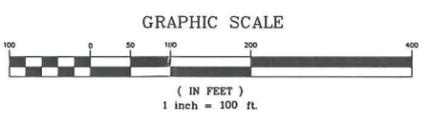
LEGEND

- 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
- MULTIFAMILY HOUSING = TYPICAL 40, 44, OR 46 UNIT WITH BASEMENT LEVEL PARKING
- CONDOMINIUM MULTIFAMILY HOUSING = TYPICAL 7 & 10 UNIT
- ROW MULTIFAMILY HOUSING
- SINGLE FAMILY CARRIAGE HOMES

RECEIVED
OCT 07 2011
PLANNING/ZONING

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 20, 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.

Ken Delburn
ADMINISTRATOR'S SIGNATURE

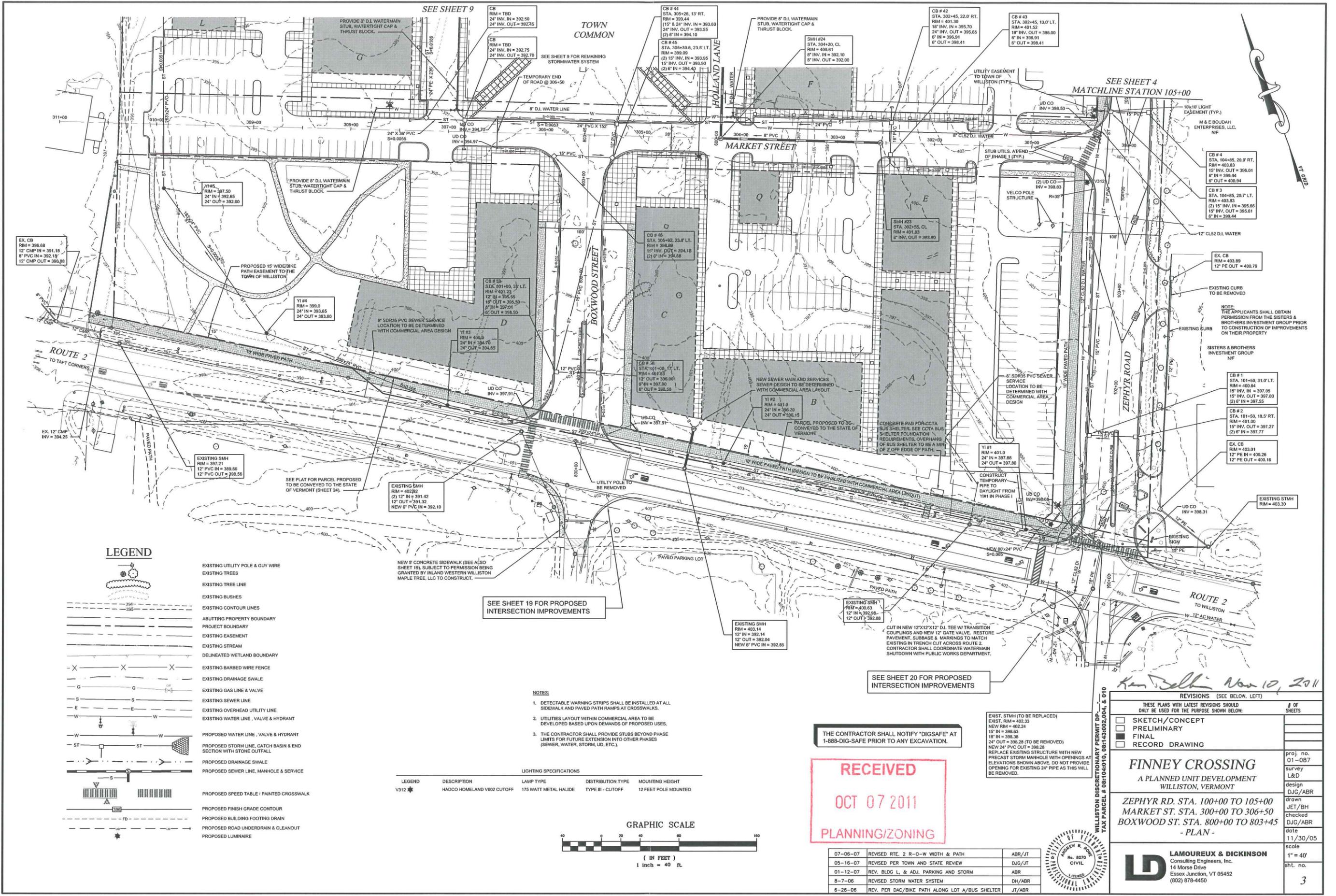


06-24-11	REVISE MAIDSTONE LANE UNITS, BLDG M3 PARKING LAYOUT, # UNITS M1, M2	ABR
01-29-08	REVISE ROW HOMES AND CARRIAGE HOMES, STORM BASIN #5	ABR
07-26-07	REMOVE COMM AREA SHADING, WATERSHED PROTECTION BUFFER LABEL	ABR
06-26-07	ADD ARCH SENSITIVE AREA	ABR
01-12-07	REV. COMRCL & CARR HOME W/TLND AVOID / BLDG C10 & C11	JT/ABR
08-07-06	REV. COMRCL, CARR, HM, TOWN COMMON, MDRISE	JT/ABR
06-26-06	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	
FINNEY CROSSING		proj. no. 01-087
A PLANNED UNIT DEVELOPMENT		survey L&D
WILLISTON, VERMONT		design DJG/ABR
SITE PLAN ENLARGEMENT		drawn JET/SH
LAMOUREUX & DICKINSON		checked DJG/ABR
Consulting Engineers, Inc.		date 11/30/05
14 Morse Drive		scale 1" = 100'
Essex Junction, VT 05452		shl. no. 2
(802) 878-4450		

FINAL PLANS

WILLISTON DISCRETIONARY PERMIT DP # 08104010, 081143002, 004, & 010

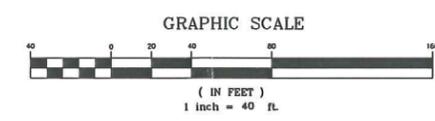


LEGEND

- EXISTING UTILITY POLE & GUY WIRE
- EXISTING TREES
- EXISTING TREE LINE
- EXISTING BUSHES
- EXISTING CONTOUR LINES
- ABUTTING PROPERTY BOUNDARY
- PROJECT BOUNDARY
- EXISTING EASEMENT
- EXISTING STREAM
- DELINEATED WETLAND BOUNDARY
- EXISTING BARBED WIRE FENCE
- EXISTING DRAINAGE SWALE
- EXISTING GAS LINE & VALVE
- EXISTING SEWER LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER LINE, VALVE & HYDRANT
- PROPOSED WATER LINE, VALVE & HYDRANT
- PROPOSED STORM LINE, CATCH BASIN & END SECTION WITH STONE OUTFALL
- PROPOSED DRAINAGE SWALE
- PROPOSED SEWER LINE, MANHOLE & SERVICE
- PROPOSED SPEED TABLE / PAINTED CROSSWALK
- PROPOSED FINISH GRADE CONTOUR
- PROPOSED BUILDING FOOTING DRAIN
- PROPOSED ROAD UNDERDRAIN & CLEANOUT
- PROPOSED LUMINAIRE

LIGHTING SPECIFICATIONS

LEGEND	DESCRIPTION	LAMP TYPE	DISTRIBUTION TYPE	MOUNTING HEIGHT
V112	HADCO HOMELAND V602 CUTOFF	175 WATT METAL HALIDE	TYPE III - CUTOFF	12 FEET POLE MOUNTED

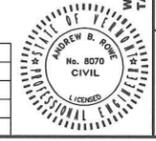


- NOTES:**
- DETECTABLE WARNING STRIPS SHALL BE INSTALLED AT ALL SIDEWALK AND PAVED PATH RAMPS AT CROSSWALKS.
 - UTILITIES LAYOUT WITHIN COMMERCIAL AREA TO BE DEVELOPED BASED UPON DEMANDS OF PROPOSED USES.
 - THE CONTRACTOR SHALL PROVIDE STUBS BEYOND PHASE LIMITS FOR FUTURE EXTENSION INTO OTHER PHASES (SEWER, WATER, STORM, UT, ETC.).

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

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OCT 07 2011
PLANNING/ZONING

07-06-07	REVISED RTE. 2 R-O-W WIDTH & PATH	ABR/JT
05-16-07	REVISED PER TOWN AND STATE REVIEW	DJG/JT
01-12-07	REV. BLDG L. & ADJ. PARKING AND STORM	ABR
8-7-06	REVISED STORM WATER SYSTEM	DH/ABR
6-26-06	REV. PER DAC/BIKE PATH ALONG LOT A/BUS SHELTER	JT/ABR



REVISIONS (SEE BELOW, LEFT)

REVISIONS	# OF SHEETS
SKETCH/CONCEPT	
PRELIMINARY	
FINAL	
RECORD DRAWING	

FINNEY CROSSING
A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT

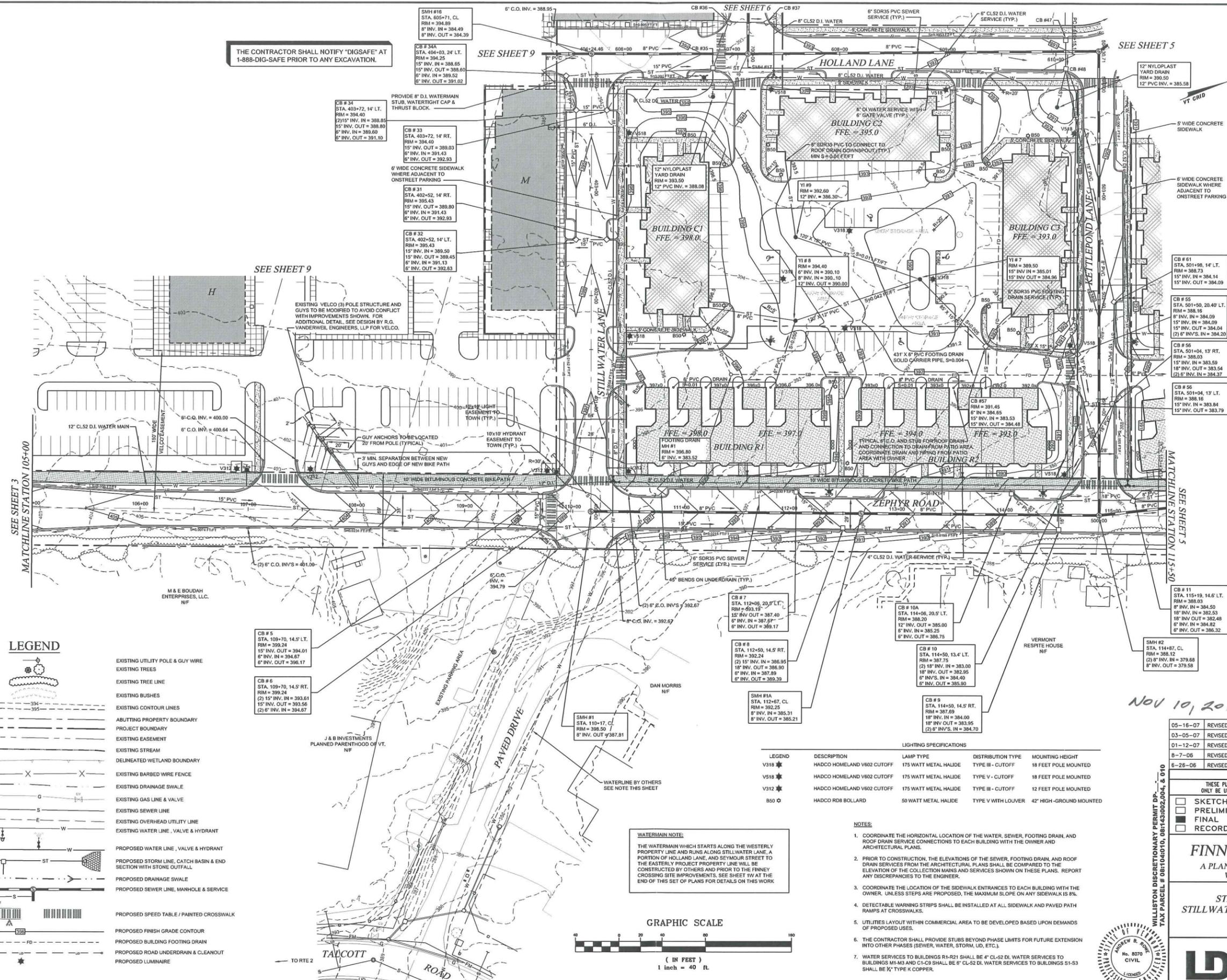
ZEPHYR RD. STA. 100+00 TO 105+00
MARKET ST. STA. 300+00 TO 306+50
BOXWOOD ST. STA. 800+00 TO 803+45
- PLAN -

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 JET/BH
checked DJG/ABR
date 11/30/05
scale 1" = 40'
sh. no. 3

FINAL PLANS

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



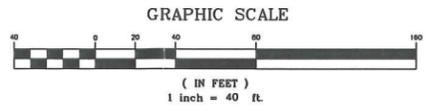
LEGEND

- EXISTING UTILITY POLE & GUY WIRE
- EXISTING TREES
- EXISTING TREE LINE
- EXISTING BUSHES
- EXISTING CONTOUR LINES
- ABUTTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING STREAM
- DELINEATED WETLAND BOUNDARY
- EXISTING BARBED WIRE FENCE
- EXISTING DRAINAGE SWALE
- EXISTING GAS LINE & VALVE
- EXISTING SEWER LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER LINE, VALVE & HYDRANT
- PROPOSED WATER LINE, VALVE & HYDRANT
- PROPOSED STORM LINE, CATCH BASIN & END SECTION WITH STONE OUTFALL
- PROPOSED DRAINAGE SWALE
- PROPOSED SEWER LINE, MANHOLE & SERVICE
- PROPOSED SPEED TABLE / PAINTED CROSSWALK
- PROPOSED FINISH GRADE CONTOUR
- PROPOSED BUILDING FOOTING DRAIN
- PROPOSED ROAD UNDERDRAIN & CLEANOUT
- PROPOSED LUMINAIRE

LEGEND	DESCRIPTION	LAMP TYPE	DISTRIBUTION TYPE	MOUNTING HEIGHT
V318	HADCO HOMELAND V602 CUTOFF	175 WATT METAL HALIDE	TYPE III - CUTOFF	18 FEET POLE MOUNTED
V518	HADCO HOMELAND V602 CUTOFF	175 WATT METAL HALIDE	TYPE V - CUTOFF	18 FEET POLE MOUNTED
V312	HADCO HOMELAND V602 CUTOFF	175 WATT METAL HALIDE	TYPE III - CUTOFF	12 FEET POLE MOUNTED
B50	HADCO R08 BOLLARD	50 WATT METAL HALIDE	TYPE V WITH LOUVER	42" HIGH-GROUND MOUNTED

- NOTES:**
- COORDINATE THE HORIZONTAL LOCATION OF THE WATER, SEWER, FOOTING DRAIN, AND ROOF DRAIN SERVICE CONNECTIONS TO EACH BUILDING WITH THE OWNER AND ARCHITECTURAL PLANS.
 - 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.
 - COORDINATE THE LOCATION OF THE SIDEWALK ENTRANCES TO EACH BUILDING WITH THE OWNER. UNLESS STEPS ARE PROPOSED, THE MAXIMUM SLOPE ON ANY SIDEWALK IS 8%.
 - DETECTABLE WARNING STRIPS SHALL BE INSTALLED AT ALL SIDEWALK AND PAVED PATH RAMPS AT CROSSWALKS.
 - UTILITIES LAYOUT WITHIN COMMERCIAL AREA TO BE DEVELOPED BASED UPON DEMANDS OF PROPOSED USES.
 - THE CONTRACTOR SHALL PROVIDE STUBS BEYOND PHASE LIMITS FOR FUTURE EXTENSION INTO OTHER PHASES (SEWER, WATER, STORM, LD, ETC.).
 - WATER SERVICES TO BUILDINGS R1-R21 SHALL BE 4" CL-52 DI. WATER SERVICES TO BUILDINGS M1-M3 AND C1-C9 SHALL BE 6" CL-52 DI. WATER SERVICES TO BUILDINGS S1-S3 SHALL BE 1/2" TYPE K COPPER.

WATERMAIN NOTE:
THE WATERMAIN WHICH STARTS ALONG THE WESTERLY PROPERTY LINE AND RUNS ALONG STILLWATER LANE, A PORTION OF HOLLAND LANE, AND SEYMOUR STREET TO THE EASTERLY PROPERTY LINE WILL BE CONSTRUCTED BY OTHERS AND PRIOR TO THE FINNEY CROSSING SITE IMPROVEMENTS. SEE SHEET 1W AT THE END OF THIS SET OF PLANS FOR DETAILS ON THIS WORK.



RECEIVED
OCT 07 2011
PLANNING/ZONING

NOV 10, 2011 Ken Bulbin

DATE	REVISIONS	BY
05-16-07	REVISED PER TOWN AND STATE REVIEWS	DJG/JT
03-05-07	REVISED VELCO POLES & GUYS AT STA 107+65 LT	ABR
01-12-07	REVISED ZEPHYR ROAD CURBING / DRAINAGE	JT
8-7-06	REVISED STORM WATER GRADES	DH/ABR
6-26-06	REVISED PER DESIGN ADVISORY COMMITTEE REVIEW	JT/ABR

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

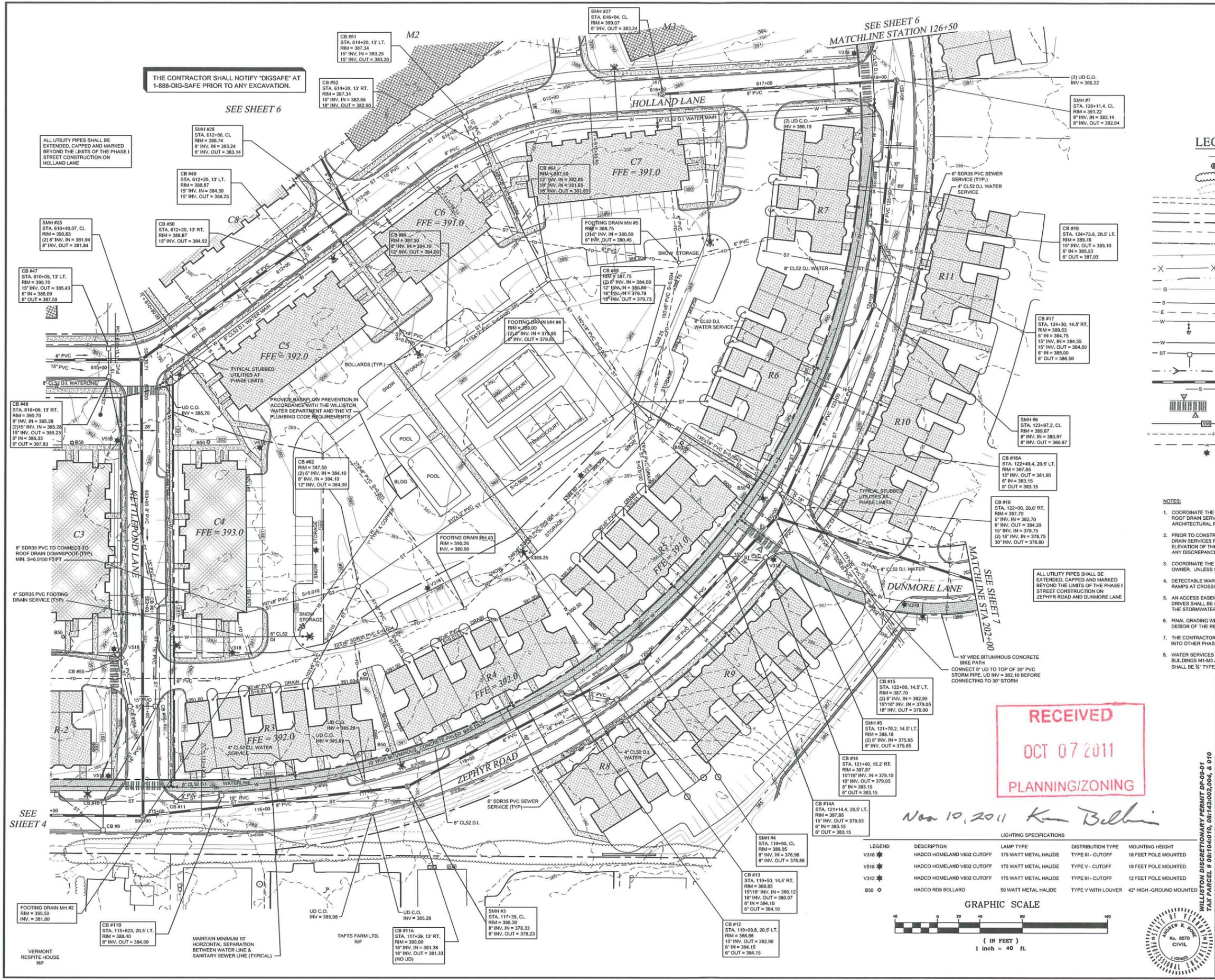
FINNEY CROSSING
A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT
ZEPHYR ROAD
STA. 105+00 TO 115+50
STILLWATER LN, KETTLEPOND LN & HOLLAND LN.
- PLAN -

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

FINAL PLANS

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





THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

ALL UTILITY PIPES SHALL BE EXTENDED, CAPPED AND MARKED BEYOND THE LIMITS OF THE PHASE I STREET CONSTRUCTION ON HOLLAND LANE

SMH #25 STA. 610+00.7, CL. RIM = 390.83 (2) 8" INV. IN = 381.94 8" INV. OUT = 381.84

SMH #26 STA. 612+20, 13' LT. RIM = 386.74 8" INV. IN = 383.24 8" INV. OUT = 383.14

CB #51 STA. 614+20, 13' LT. RIM = 387.34 15" INV. IN = 383.25 15" INV. OUT = 383.20

CB #54 RIM = 387.50 (2) 8" INV. IN = 382.85 12" INV. IN = 381.60 12" INV. OUT = 381.80

CB #55 STA. 612+20, 13' RT. RIM = 388.87 15" INV. IN = 384.30 15" INV. OUT = 384.25

CB #56 RIM = 387.75 (3) 6" INV. IN = 384.00 12" INV. IN = 390.80 18" INV. IN = 379.78 18" INV. OUT = 379.73

CB #57 STA. 610+09, 13' LT. RIM = 390.70 (2) 8" INV. IN = 381.94 8" INV. OUT = 381.84

CB #58 STA. 612+20, 13' RT. RIM = 388.87 15" INV. IN = 384.30 15" INV. OUT = 384.25

CB #59 STA. 612+20, 13' RT. RIM = 388.87 15" INV. IN = 384.30 15" INV. OUT = 384.25

CB #60 STA. 612+20, 13' RT. RIM = 388.87 15" INV. IN = 384.30 15" INV. OUT = 384.25

CB #48 STA. 610+09, 13' RT. RIM = 390.70 (2) 8" INV. IN = 381.94 8" INV. OUT = 381.84

CB #62 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #63 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #64 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #65 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #66 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #67 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #68 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #69 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #47 STA. 610+09, 13' LT. RIM = 390.70 (2) 8" INV. IN = 381.94 8" INV. OUT = 381.84

CB #61 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #62 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #63 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #64 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #65 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #66 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #67 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #68 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #46 STA. 610+09, 13' LT. RIM = 390.70 (2) 8" INV. IN = 381.94 8" INV. OUT = 381.84

CB #60 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #61 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #62 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

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CB #67 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #45 STA. 610+09, 13' LT. RIM = 390.70 (2) 8" INV. IN = 381.94 8" INV. OUT = 381.84

CB #59 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #60 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #61 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #62 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #63 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #64 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #65 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #66 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #44 STA. 610+09, 13' LT. RIM = 390.70 (2) 8" INV. IN = 381.94 8" INV. OUT = 381.84

CB #58 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #59 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #60 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

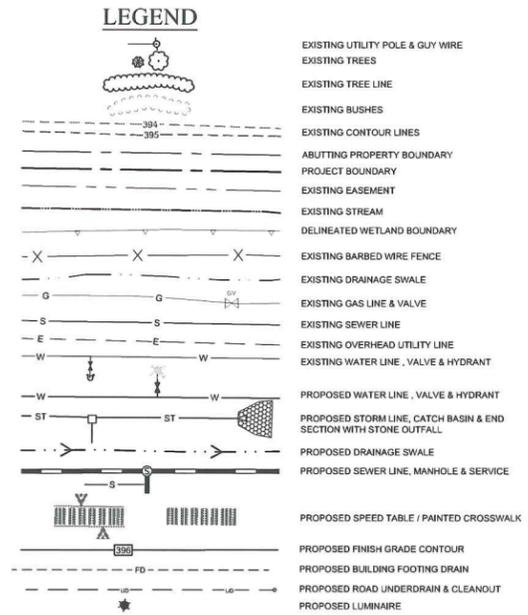
CB #61 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #62 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #63 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #64 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

CB #65 RIM = 387.50 (2) 6" INV. IN = 384.10 8" INV. IN = 384.10 12" INV. OUT = 384.00

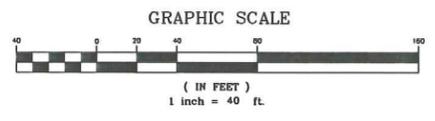


- NOTES:
- COORDINATE THE HORIZONTAL LOCATION OF THE WATER, SEWER, FOOTING DRAIN, AND ROOF DRAIN SERVICE CONNECTIONS TO EACH BUILDING WITH THE OWNER AND ARCHITECTURAL PLANS.
 - PRIOR TO CONSTRUCTION, THE ELEVATIONS OF THE SEWER, FOOTING DRAIN, AND ROOF DRAIN SERVICES FROM THE ARCHITECTURAL PLANS SHALL BE COMPARED TO THE ELEVATION OF THE COLLECTION MAINS AND SERVICES SHOWN ON THESE PLANS. REPORT ANY DISCREPANCIES TO THE ENGINEER.
 - COORDINATE THE LOCATION OF THE SIDEWALK ENTRANCES TO EACH BUILDING WITH THE OWNER. UNLESS STEPS ARE PROPOSED, THE MAXIMUM SLOPE ON ANY SIDEWALK IS 8%.
 - DETECTABLE WARNING STRIPS SHALL BE INSTALLED AT ALL SIDEWALK AND PAVED PATH RAMP AT CROSSWALKS.
 - 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.
 - FINAL GRADING WITHIN RECREATION AREA TO BE DETERMINED / ADJUSTED WITH THE DESIGN OF THE RECREATIONAL AMENITIES (TO BE DESIGNED BY OTHERS).
 - THE CONTRACTOR SHALL PROVIDE STUBS BEYOND PHASE LIMITS FOR FUTURE EXTENSION INTO OTHER PHASES (SEWER, WATER, STORM, UG, ETC.).
 - WATER SERVICES TO BUILDINGS R1-R11 SHALL BE 4" CL-52 DL WATER SERVICES TO BUILDINGS M1-M3 AND C1-C9 SHALL BE 8" CL-52 DL WATER SERVICES TO BUILDINGS S1-S3 SHALL BE 3" TYPE K COPPER.

RECEIVED
OCT 07 2011
PLANNING/ZONING

Nov 10, 2011 Ken Belbin

LEGEND	DESCRIPTION	LAMP TYPE	DISTRIBUTION TYPE	MOUNTING HEIGHT
V318	HADCO HOMETOWN V602 CUTOFF	175 WATT METAL HALIDE	TYPE III - CUTOFF	18 FEET POLE MOUNTED
V318	HADCO HOMETOWN V602 CUTOFF	175 WATT METAL HALIDE	TYPE IV - CUTOFF	18 FEET POLE MOUNTED
V312	HADCO HOMETOWN V602 CUTOFF	175 WATT METAL HALIDE	TYPE III - CUTOFF	12 FEET POLE MOUNTED
B50	HADCO RDB BOLLARD	50 WATT METAL HALIDE	TYPE V WITH LOUVER	42" HIGH-GROUND MOUNTED



NO.	DATE	DESCRIPTION	BY
08-12-11		DELETED SEWER FROM SMH8 TO SMH 7	ABR
1-29-08		DELETED BUILDING R-12	ABR
07-06-07		REVISED STORM & UNDERDRAIN	ABR/JT
06-15-07		REVISED PER WATER SUPPLY REVIEW	JPL
05-16-07		REVISED PER TOWN AND STATE REVIEWS	DUG/JT
01-12-07		REVISED ZEPHYR ROAD CURBING / DRAINAGE	JT
8-7-06		REVISED STORM WATER SYSTEM	DH/ABR
6-26-06		REVISED PER DESIGN ADVISORY COMMITTEE REVIEW	JT/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	
<input type="checkbox"/> RECORD DRAWING	

proj. no. 01-087
survey L&D
design DUG/ABR
drawn JET/BH
checked DUG/ABR
date 11/30/05
scale 1" = 40'
sh. no. 5

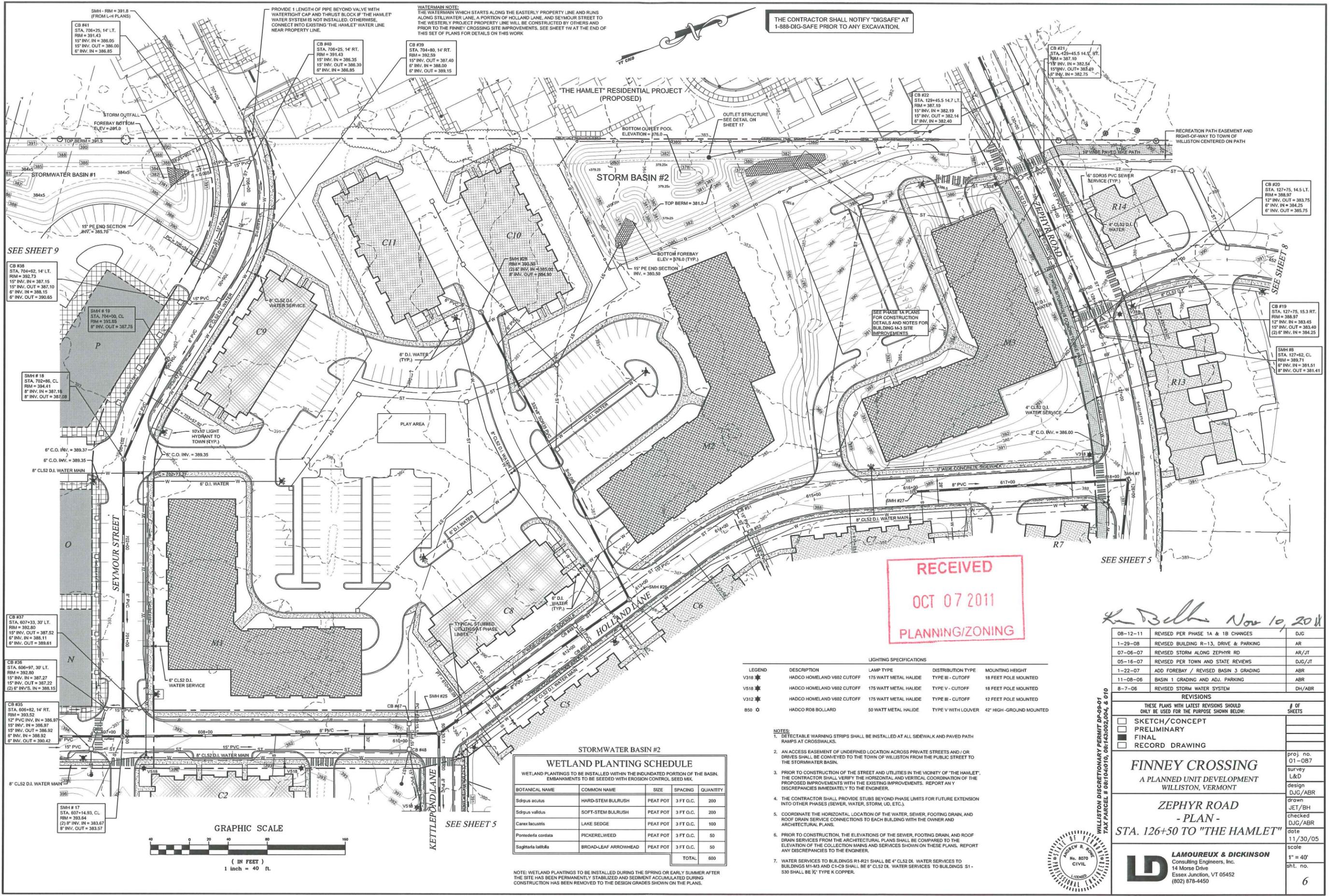
FINNEY CROSSING
A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT

ZEPHYR ROAD
- PLAN -
STATION 115+50 TO 126+50

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

WILLISTON DISCRETIONARY PERMIT DP-08-01
TAX PARCEL # 08104010, 08143002, 004, & 010

FINAL PLANS



THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

WATERMAIN NOTE:
THE WATERMAIN WHICH STARTS ALONG THE EASTERLY PROPERTY LINE AND RUNS ALONG STILLWATER LANE, A PORTION OF HOLLAND LANE, AND SEYMOUR STREET TO THE WESTERLY PROPERTY LINE WILL BE CONSTRUCTED BY OTHERS AND PRIOR TO THE FINNEY CROSSING SITE IMPROVEMENTS. SEE SHEET 1W AT THE END OF THIS SET OF PLANS FOR DETAILS ON THIS WORK.

PROVIDE 1 LENGTH OF PIPE BEYOND VALVE WITH WATERTIGHT CAP AND THRUST BLOCK IF "THE HAMLET" WATER SYSTEM IS NOT INSTALLED. OTHERWISE, CONNECT INTO EXISTING "THE HAMLET" WATER LINE NEAR PROPERTY LINE.

SMH #1
STA. 706+25, 14' LT.
RIM = 391.43
15" INV. IN = 386.05
15" INV. OUT = 386.00
6" INV. IN = 386.85

CB #40
STA. 706+25, 14' RT.
RIM = 391.43
15" INV. IN = 386.35
15" INV. OUT = 386.30
6" INV. IN = 386.85

CB #39
STA. 704+80, 14' RT.
RIM = 392.59
15" INV. OUT = 387.40
6" INV. IN = 388.00
6" INV. OUT = 389.15

CB #21
STA. 129+45.5, 14.5' ST.
RIM = 387.10
15" INV. IN = 382.54
15" INV. OUT = 382.49
6" INV. IN = 382.75

CB #22
STA. 129+45.5, 14.7' LT.
RIM = 387.10
15" INV. IN = 382.19
15" INV. OUT = 382.14
6" INV. IN = 382.40

CB #20
STA. 127+75, 14.5' LT.
RIM = 388.97
12" INV. IN = 383.75
6" INV. IN = 384.25
6" INV. OUT = 385.75

CB #19
STA. 127+75, 15.3' RT.
RIM = 388.97
12" INV. IN = 383.45
6" INV. IN = 383.40
(2) 6" INV. IN = 384.25

SMH #8
STA. 127+62, CL
RIM = 389.71
6" INV. IN = 385.51
6" INV. OUT = 381.41

CB #38
STA. 704+62, 14' LT.
RIM = 392.73
15" INV. IN = 387.15
15" INV. OUT = 387.10
6" INV. IN = 388.15
6" INV. OUT = 390.65

SMH #10
STA. 704+00, CL
RIM = 391.85
6" INV. OUT = 387.75

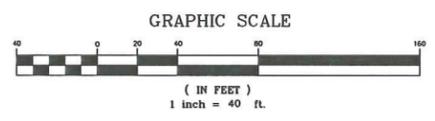
SMH #16
STA. 702+85, CL
RIM = 394.41
6" INV. IN = 387.15
6" INV. OUT = 387.08

CB #37
STA. 607+33, 30' LT.
RIM = 392.80
15" INV. OUT = 387.52
6" INV. IN = 388.11
6" INV. OUT = 389.61

CB #36
STA. 606+97, 30' LT.
RIM = 392.80
15" INV. IN = 387.27
15" INV. OUT = 387.22
(2) 6" INV. IN = 388.15

CB #35
STA. 606+82, 14' RT.
RIM = 393.52
12" PVC INV. IN = 386.97
15" INV. IN = 386.97
15" INV. OUT = 386.92
6" INV. IN = 388.92
6" INV. OUT = 390.42

SMH #17
STA. 607+14.93, CL
RIM = 393.64
(2) 6" INV. IN = 383.67
6" INV. OUT = 383.57



WETLAND PLANTING SCHEDULE
WETLAND PLANTINGS TO BE INSTALLED WITHIN THE INDICATED PORTION OF THE BASIN. EMBANKMENTS TO BE SEEDED WITH EROSION CONTROL SEED MIX.

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
<i>Scleropus acutus</i>	HARD-STEM BULRUSH	PEAT POT	3 FT O.C.	200
<i>Scleropus validus</i>	SOFT-STEM BULRUSH	PEAT POT	3 FT O.C.	200
<i>Carex lasiocarpa</i>	LAKE SEDGE	PEAT POT	3 FT O.C.	100
<i>Pontederice cordata</i>	PICKERELWEED	PEAT POT	3 FT O.C.	50
<i>Sagittaria latifolia</i>	BROAD-LEAF ARROWHEAD	PEAT POT	3 FT O.C.	50
TOTAL				600

NOTE: WETLAND PLANTINGS TO BE INSTALLED DURING THE SPRING OR EARLY SUMMER AFTER THE SITE HAS BEEN PERMANENTLY STABILIZED AND SEDIMENT ACCUMULATED DURING CONSTRUCTION HAS BEEN REMOVED TO THE DESIGN GRADES SHOWN ON THE PLANS.

LEGEND

SYMBOL	DESCRIPTION	LAMP TYPE	DISTRIBUTION TYPE	MOUNTING HEIGHT
V318	HADCO HOMELAND V802 CUTOFF	175 WATT METAL HALIDE	TYPE III - CUTOFF	18 FEET POLE MOUNTED
V518	HADCO HOMELAND V802 CUTOFF	175 WATT METAL HALIDE	TYPE V - CUTOFF	18 FEET POLE MOUNTED
V312	HADCO HOMELAND V802 CUTOFF	175 WATT METAL HALIDE	TYPE III - CUTOFF	12 FEET POLE MOUNTED
B50	HADCO RDB BOLLARD	50 WATT METAL HALIDE	TYPE V WITH LOUVER	42" HIGH-GROUND MOUNTED

- NOTES:**
- DETECTABLE WARNING STRIPS SHALL BE INSTALLED AT ALL SIDEWALK AND PAVED PATH RAMPS AT CROSSWALKS.
 - 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.
 - PRIOR TO CONSTRUCTION OF THE STREET AND UTILITIES IN THE VICINITY OF "THE HAMLET", THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL COORDINATION OF THE PROPOSED IMPROVEMENTS WITH THE EXISTING IMPROVEMENTS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
 - THE CONTRACTOR SHALL PROVIDE STUBS BEYOND PHASE LIMITS FOR FUTURE EXTENSION INTO OTHER PHASES (SEWER, WATER, STORM, UT, ETC.).
 - COORDINATE THE HORIZONTAL LOCATION OF THE WATER, SEWER, FOOTING DRAIN, AND ROOF DRAIN SERVICE CONNECTIONS TO EACH BUILDING WITH THE OWNER AND ARCHITECTURAL PLANS.
 - 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.
 - WATER SERVICES TO BUILDINGS R1-R21 SHALL BE 4" CL52 DI. WATER SERVICES TO BUILDINGS M1-M3 AND C1-C9 SHALL BE 6" CL52 DI. WATER SERVICES TO BUILDINGS S1-S30 SHALL BE 3/4" TYPE K COPPER.

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Lu Belth Nov 10, 2011

DATE	REVISIONS	BY
08-12-11	REVISED PER PHASE 1A & 1B CHANGES	DJC
1-29-08	REVISED BUILDING R-13, DRIVE & PARKING	AR
07-06-07	REVISED STORM ALONG ZEPHYR RD	AR/JT
05-16-07	REVISED PER TOWN AND STATE REVIEWS	DJC/JT
1-22-07	ADD FOREBAY / REVISED BASIN 3 GRADING	ABR
11-08-06	BASIN 1 GRADING AND ADJ. PARKING	ABR
8-7-06	REVISED STORM WATER SYSTEM	DH/ABR

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

REVISIONS	# OF SHEETS
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<input type="checkbox"/> PRELIMINARY	
<input checked="" type="checkbox"/> FINAL	
<input type="checkbox"/> RECORD DRAWING	

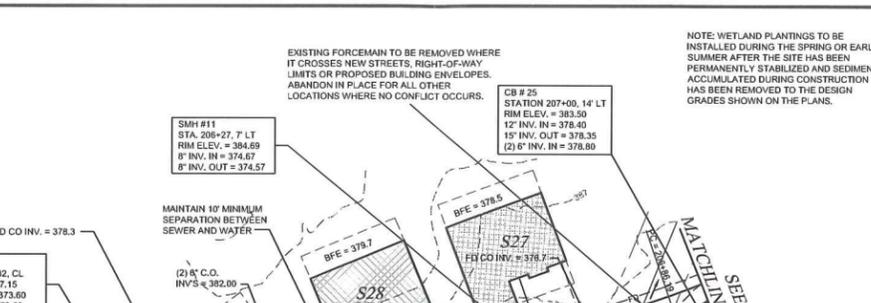
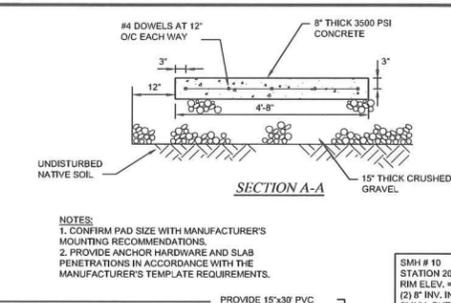
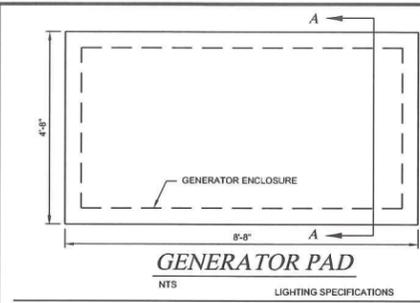
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drawn JET/BH
checked DJG/ABR
date 11/30/05
scale 1" = 40'
shl. no. 6

FINNEY CROSSING
A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT

ZEPHYR ROAD
- PLAN -
STA. 126+50 TO "THE HAMLET"

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

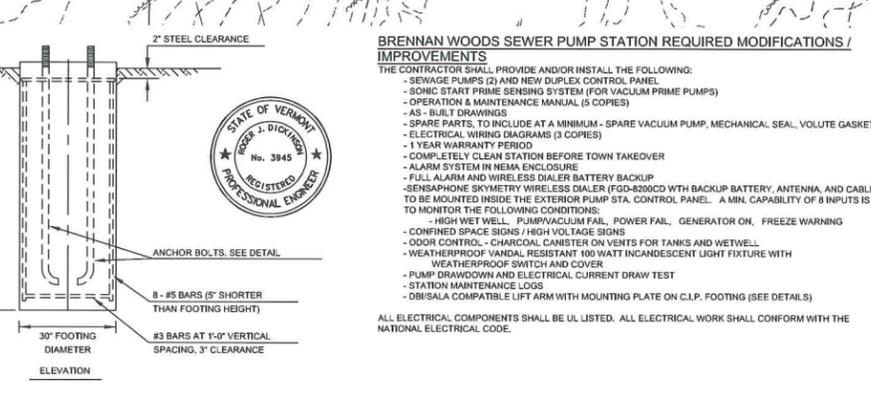
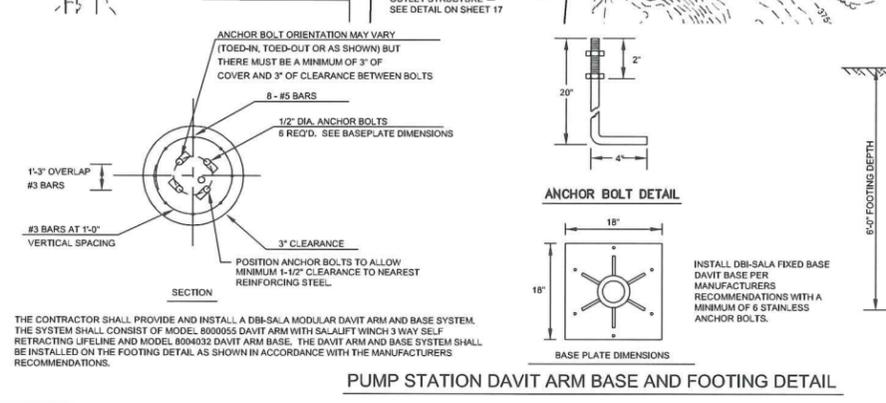
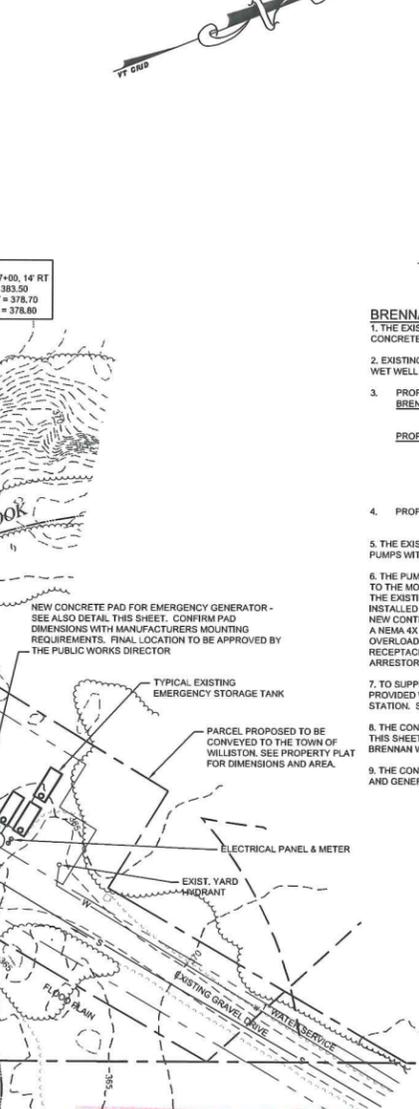
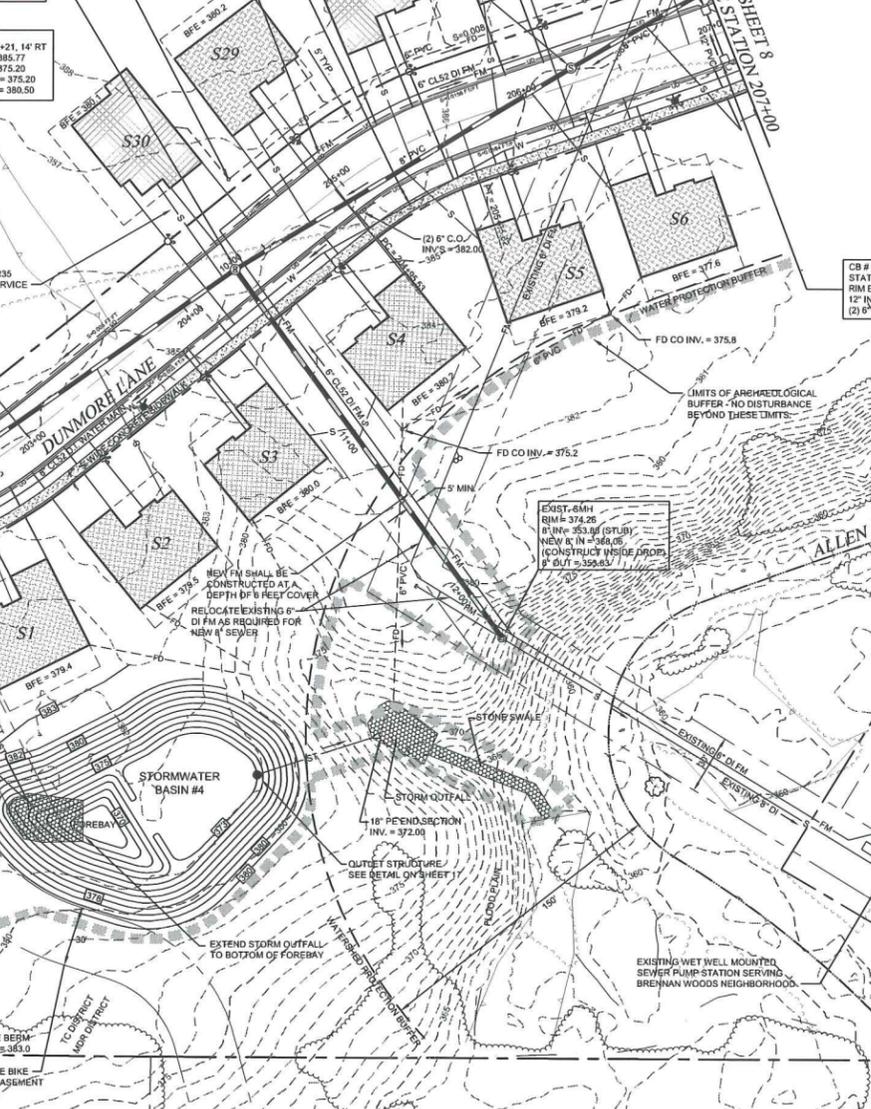
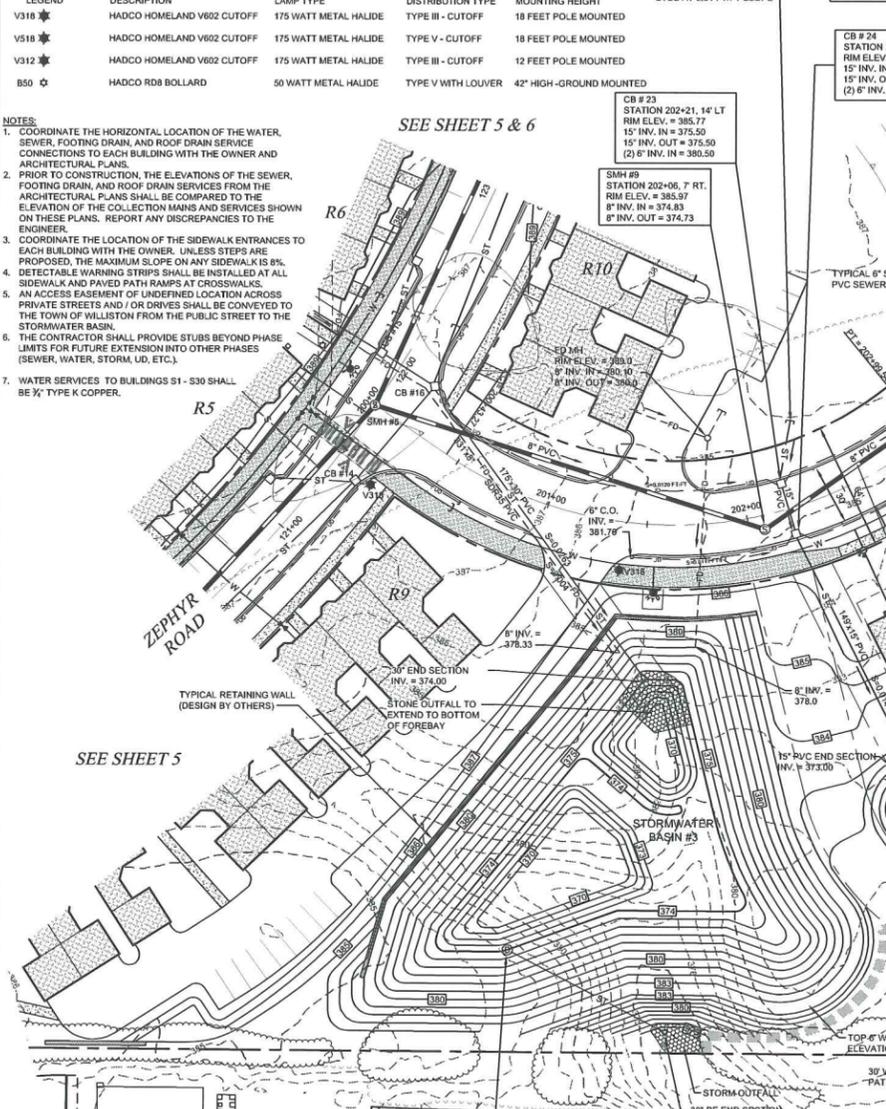
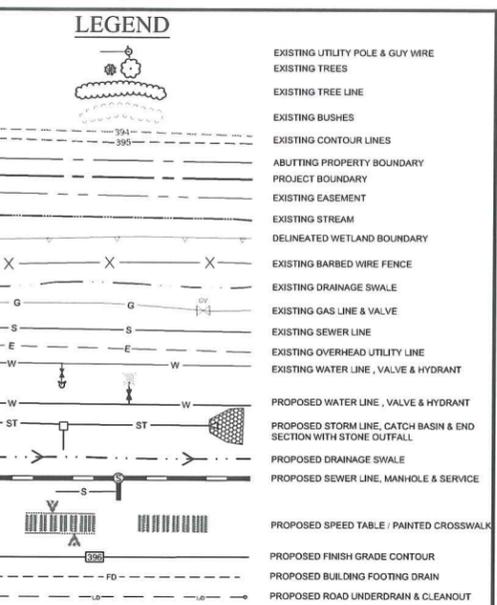
FINAL PLANS



WETLAND PLANTING SCHEDULE

WETLAND PLANTINGS TO BE INSTALLED WITHIN THE UNINDICATED PORTION OF THE BASIN. EMBANKMENTS TO BE SEEDED WITH EROSION CONTROL SEED MIX. ALL PLANTS SHALL BE PEAT POT SIZE

BOTANICAL NAME	COMMON NAME	SPACING	BASIN 3 QUANTITY	BASIN 4 QUANTITY	BASIN 5 QUANTITY
Scirpus acutus	HARD-STEM BULRUSH	3 FT O.C.	400	200	200
Scirpus validus	SOFT-STEM BULRUSH	3 FT O.C.	400	200	200
Carex lacustris	LAKE SEDGE	3 FT O.C.	200	100	100
Pontedericia cordata	PICKERELWEED	3 FT O.C.	100	50	50
Sagittaria latifolia	BROAD-LEAF ARROWHEAD	3 FT O.C.	100	50	50
TOTAL			1200	600	600



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WILLISTON DISCRETIONARY PERMIT DP # 081104010, 081143002.004, & 01 TAX PARCEL # 081104010, 081143002.004, & 01

7-6-07 REVISED STORM / FOOTING DRAINS, RELOCATE BASINS A/R/T

5-15-07 REVISED PER TOWN AND STATE REVIEWS D/G/J

3-20-07 REVISIONS PER FINAL STAFF REVIEW ABR

2-12-07 ADD NOTES FOR POND 3 ABR

01-13-07 GENERAL REVISIONS FOR FINAL PLAN SUBMITTAL J/T

08-07-06 REVISE PS DATA AND ADD GEN. SPECS / BASIN 3 GRADING ABR

14 MORSE DRIVE
ESSEX JUNCTION, VT 05452
(802) 878-4450

LAMOUREUX & DICKINSON
Consulting Engineers, Inc.

REVISIONS (SEE BELOW LEFT FOR REVISIONS)

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

REVISIONS	# OF SHEETS
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<input type="checkbox"/> PRELIMINARY	
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<input type="checkbox"/> RECORD DRAWING	

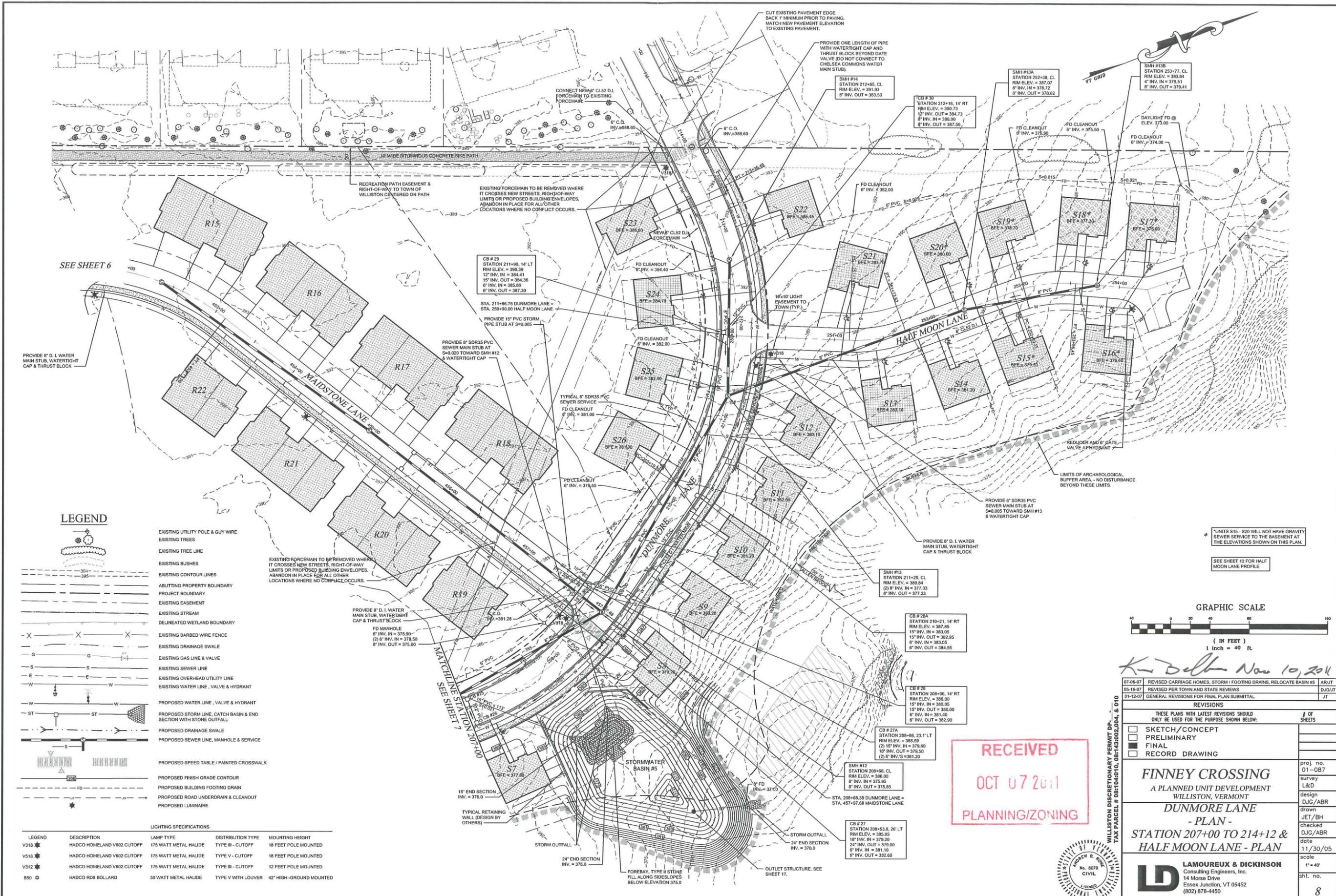
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design D/JG/ABR
draw JET/BH
checked D/JG/ABR
date 11/30/05
scale AS SHOWN
sh. no. 7

FINNEY CROSSING
A PLANNED UNIT DEVELOPMENT
WILLISTON, VERMONT

DUNMORE LANE - PLAN
STATION 200+00 TO 207+00 &
BRENNAN PUMP STATION
IMPROVEMENTS

LAMOUREUX & DICKINSON
Consulting Engineers, Inc.
14 MORSE DRIVE
ESSEX JUNCTION, VT 05452
(802) 878-4450

FINAL PLANS



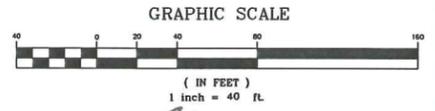
SEE SHEET 6

LEGEND

- EXISTING UTILITY POLE & GUY WIRE
- EXISTING TREES
- EXISTING TREE LINE
- EXISTING BUSHES
- EXISTING CONTOUR LINES
- ABUTTING PROPERTY BOUNDARY
- PROJECT BOUNDARY
- EXISTING EASEMENT
- EXISTING STREAM
- DELINEATED WETLAND BOUNDARY
- EXISTING BARBED WIRE FENCE
- EXISTING DRAINAGE SWALE
- EXISTING GAS LINE & VALVE
- EXISTING SEWER LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER LINE, VALVE & HYDRANT
- PROPOSED WATER LINE, VALVE & HYDRANT
- PROPOSED STORM LINE, CATCH BASIN & END SECTION WITH STONE OUTFALL
- PROPOSED DRAINAGE SWALE
- PROPOSED SEWER LINE, MANHOLE & SERVICE
- PROPOSED SPEED TABLE / PAINTED CROSSWALK
- PROPOSED FINISH GRADE CONTOUR
- PROPOSED BUILDING FOOTING DRAIN
- PROPOSED ROAD UNDERDRAIN & CLEANOUT
- PROPOSED LUMINAIRE

LIGHTING SPECIFICATIONS

LEGEND	DESCRIPTION	LAMP TYPE	DISTRIBUTION TYPE	MOUNTING HEIGHT
V318	HADCO HOMELAND V602 CUTOFF	175 WATT METAL HALIDE	TYPE III - CUTOFF	18 FEET POLE MOUNTED
V518	HADCO HOMELAND V602 CUTOFF	175 WATT METAL HALIDE	TYPE V - CUTOFF	18 FEET POLE MOUNTED
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B50	HADCO RDB BOLLARD	50 WATT METAL HALIDE	TYPE V WITH LOUVER	42" HIGH-GROUND MOUNTED



K. Bell Nov 10, 2011

07-06-07	REVISED CURB HOMES, STORM / FOOTING DRAINS, RELOCATE BASIN #5	ARJUT
05-16-07	REVISED PER TOWN AND STATE REVIEWS	DJG/UT
01-12-07	GENERAL REVISIONS FOR FINAL PLAN SUBMITTAL	JT

REVISIONS		# OF SHEETS
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<input type="checkbox"/>	PRELIMINARY	
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<input type="checkbox"/>	RECORD DRAWING	

FINNEY CROSSING
 A PLANNED UNIT DEVELOPMENT
 WILLISTON, VERMONT
DUNMORE LANE
 - PLAN -
STATION 207+00 TO 214+12 & HALF MOON LANE - PLAN

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