

PROJECT DATA:

ZONING DISTRICT: TAFT CORNERS FORM-BASED CODE
TOWN CENTER FRONTAGE - MARKET ST, HOLLAND LN, & WILLISTON RD
TRANSITIONAL NEIGHBORHOOD FRONTAGE - ZEPHYR ROAD

PARCEL AREA: PROPOSED LOT C-2A = 0.83 ACRES

BUILDINGS: EXISTING: 24,560 SF - BUILDING E - LOT C-2
PROPOSED: 8,050 SF - BUILDING A - LOT C-2A

REQUIRED BUILDING LINE (RBL)
RBL OFFSET = 24'
REQUIRED RBL BUILD-OUT = 80% (TOWN CENTER FRONTAGE)

PARKING REQUIREMENTS
MINIMUM PARKING: RESERVED PARKING - NO MINIMUM FOR NON-RESIDENTIAL USES
SHARED PARKING - NON-RESIDENTIAL > 5,000 S.F. PROVIDE A MIN. OF 1.25 SPACES PER 1,000 S.F.

MAXIMUM PARKING: RESERVED PARKING - 1.0 SPACE / 1,000 SF GFA (NON-RESIDENTIAL)
SHARED PARKING - NO MAXIMUM LIMIT

PROPOSED PARKING: 148 SPACES (LOT C-2 & LOT C-2A)
(8 + 25) RESERVED SPACES + 115 SHARED SPACES = 148 SPACES

LAND USE	SIZE	RESERVED PARKING			SHARED PARKING		
		MINIMUM	MAXIMUM	PROPOSED	MINIMUM	MAXIMUM	PROPOSED
RETAIL/OFFICE	8,050 SF	0 SPACES	8 SPACES	8 SPACES	10 SPACES	NO LIMIT	115 SPACES
RETAIL/RESTAURANT	24,560 SF	0 SPACES	25 SPACES	25 SPACES	31 SPACES	NO LIMIT	115 SPACES

BICYCLE PARKING (BUILDING A)

SHORT TERM BICYCLE PARKING

REQUIRED: 1 EMPLOYEE RACK / 5,000 SF X 8,050 SF = 2 RACKS
1 VISITOR RACK / 10,000 SF X 8,050 SF = 1 RACK
TOTAL = 3 RACKS
1 RACK = 2 BIKE CAPACITY

PROPOSED: 3 BICYCLE RACKS

END OF TRIP: END OF TRIP FACILITY TO BE PROVIDED IN BUILDING A

LONG TERM BICYCLE PARKING

REQUIRED: 50% OF BICYCLE SPACES FOR OFFICE USES
20% OF BICYCLE SPACES FOR RETAIL & RESTAURANT USES

PROPOSED: 1 LONG TERM SPACE TO BE LOCATED IN WEST END OF TRASH/RECYCLING BUILDING (ACCESS PROVIDED VIA MANDOOR ON WEST END OF BUILDING)

NOTES:

- THE PURPOSE OF THIS PLAN IS TO PRESENT THE OVERALL LAYOUT OF THE EXISTING AND PROPOSED SITE DEVELOPMENT ON LOT C-2A.
- SEE 'SUBDIVISION PLAN SOUTH' FOR BOUNDARY INFORMATION RELATED TO THE EXISTING COMMERCIAL LOTS AND STREET RIGHTS OF WAY.
- LOTS C-2 & C-8 WILL BE SUBJECT TO EASEMENTS FOR VEHICULAR ACCESS, SHARED PARKING, PEDESTRIAN ACCESS, AND UTILITIES.

- PLAN INDEX**
- C1 OVERALL SITE PLAN
 - C2 EXISTING CONDITIONS PLAN
 - C3 SITE & UTILITY PLAN
 - C4 GRADING PLAN
 - C5 LIGHTING PLAN
 - C6 EPSC PLAN
 - C7 DETAILS - SITEWORK
 - C8 CONSTRUCTION SITE LAYOUT PLAN
 - SW1 SITE WASTE & RECYCLING MANAGEMENT

TAX PARCEL # 08:143010:502

Date	Revision	By
05-28-24	ADD PROPOSED LOT LINES TO CREATE LOT C-2A	ABR
12-18-23	REV. STEPS ON MARKET ST, ADD SIDEWALK, FIRELANE	ABR

These plans shall only be used for the purpose shown below:

Sketch/Concept Construction

Final Local Review Record Drawing

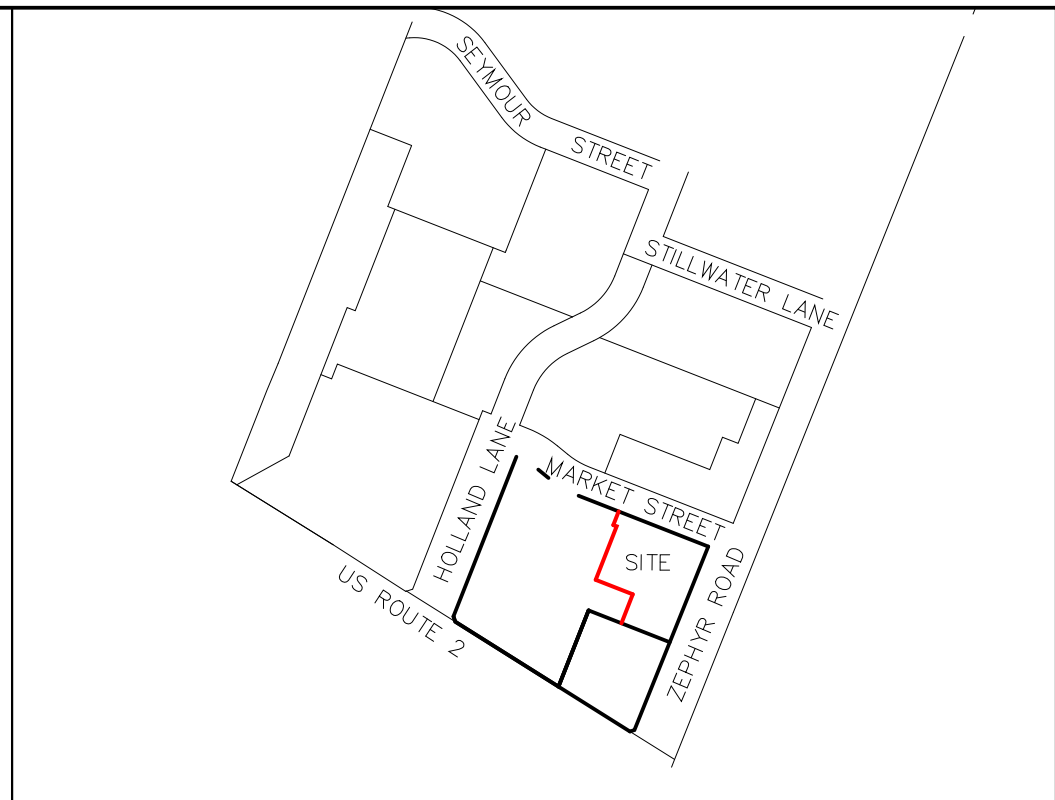
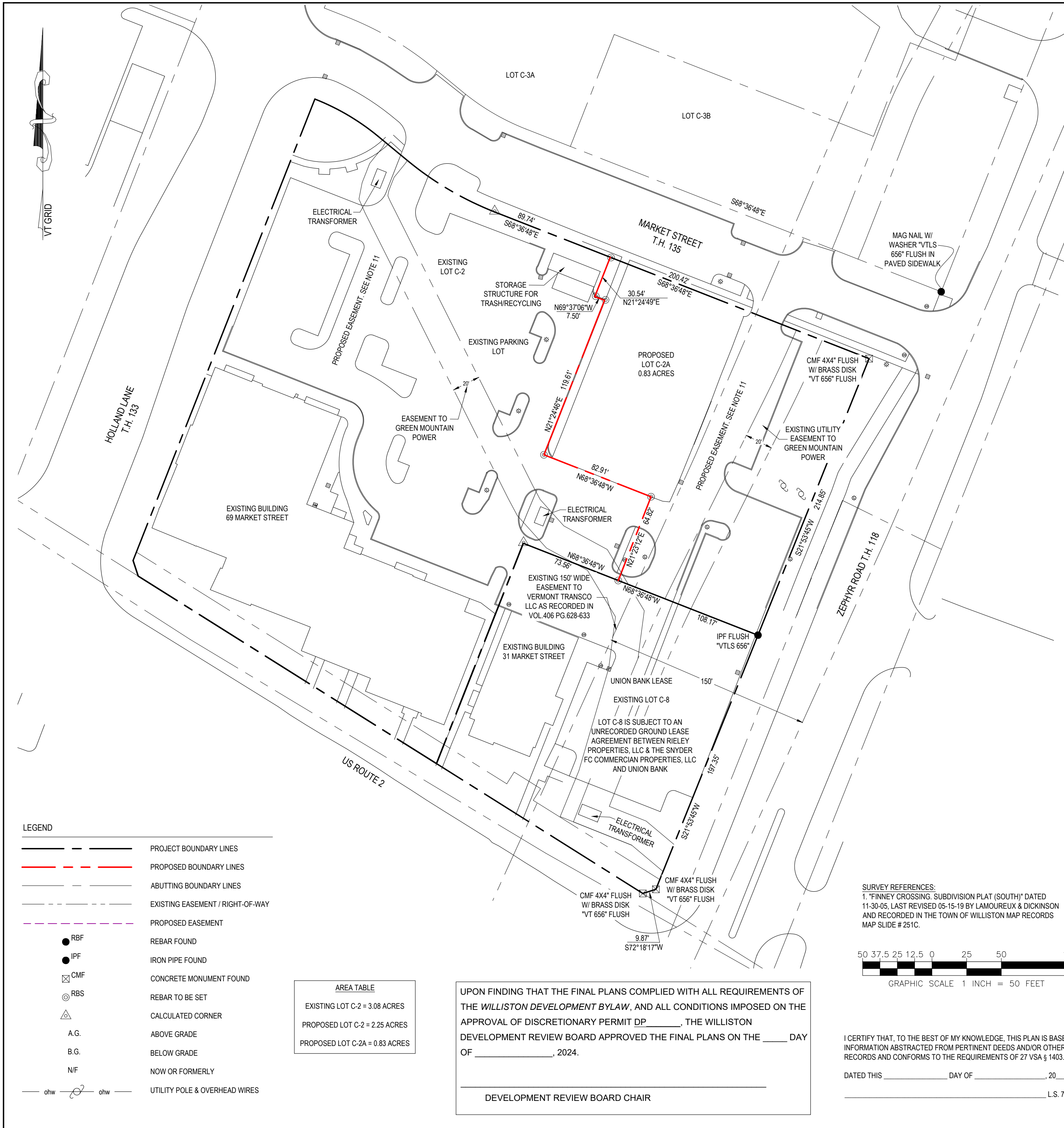
FINNEY CROSSING
27 & 69 MARKET STREET WILLISTON, VT

OVERALL SITE PLAN

Survey: B&G, LLC
Drawn: ABR
Checked: CS
Date: 08-31-23
Scale: AS SHOWN
Sheet number: C1

THE SNYDER GROUP, INC.
4076 SHELburne ROAD, SUITE 6
SHELburne, VERMONT 05482
802-985-5722
WWW.SNYDERHOMESVT.COM

Snyder Homes
Your Builder of Choice



LOCATION PLAN
N.T.S.

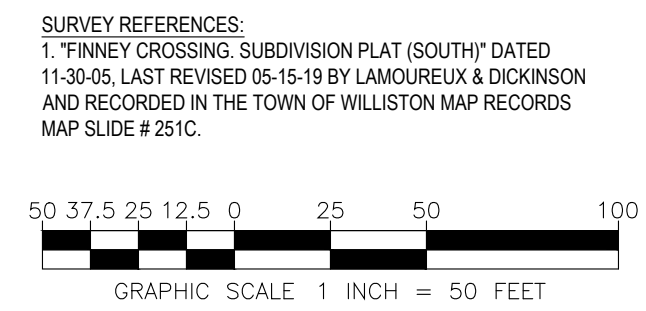
- SURVEY NOTES:**
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GPS READINGS COLLECTED WITH A TRIMBLE R12 GPS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
 2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
 3. A SURVEY WAS COMPLETED IN APRIL, 2023 USING A TRIMBLE R12 GPS RECEIVER, AND TRIMBLE R780 BASE STATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
 4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
 5. THE RIGHT OF WAY WIDTH FOR MARKET STREET, TOWN HIGHWAY #135, & HOLLAND LANE, TOWN HIGHWAY #133 OF 64' AND ZEPHYR ROAD, TOWN HIGHWAY 118, OF 100' (ADJACENT TO LOT C-2A) & 69' (NORTH OF MARKET STREET) IS BASED ON PREVIOUS SURVEYS OF RECORD & MONUMENTATION FOUND.
 6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
 7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED M.GERVAIS VTLS 735 AND ALL MONUMENTATION FOUND IS AS NOTED.
 8. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
 9. BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.
 10. THIS SUBDIVISION PLAN IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.
 11. A RECIPROCAL EASEMENT IS PROPOSED FOR INGRESS AND EGRESS FOR VEHICLES AND PEDESTRIANS BETWEEN LOTS C-2, C-2A AND C-8, EXTENDING OVER THE PARKING LOT AISLES AND SIDEWALKS. THIS EASEMENT APPLIES TO ACCESS AND DOES NOT APPLY TO PARKING SPACES.

- LEGEND**
- PROJECT BOUNDARY LINES
 - PROPOSED BOUNDARY LINES
 - ABUTTING BOUNDARY LINES
 - EXISTING EASEMENT / RIGHT-OF-WAY
 - PROPOSED EASEMENT
 - RBF REBAR FOUND
 - IPF IRON PIPE FOUND
 - ⊠ CMF CONCRETE MONUMENT FOUND
 - ⊙ RBS REBAR TO BE SET
 - △ CALCULATED CORNER
 - A.G. ABOVE GRADE
 - B.G. BELOW GRADE
 - NIF NOW OR FORMERLY
 - ohw UTILITY POLE & OVERHEAD WIRES

AREA TABLE	
EXISTING LOT C-2 = 3.08 ACRES	
PROPOSED LOT C-2 = 2.25 ACRES	
PROPOSED LOT C-2A = 0.83 ACRES	

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_____, THE WILLISTON DEVELOPMENT REVIEW BOARD APPROVED THE FINAL PLANS ON THE ____ DAY OF _____, 2024.

DEVELOPMENT REVIEW BOARD CHAIR



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 V.S.A. § 1403.

DATED THIS _____ DAY OF _____, 20____.

L.S. 735

PARCEL INFORMATION
OWNER: RIELEY PROPERTIES, LLC & THE SNYDER FC COMMERCIAL PROPERTIES, LLC
VOL.535, PGS. 621-624 & VOL.535 PGS. 625-628
SPAN: 759-241-14384
PARCEL ID: 08143.010502
309 COLLEGE ST
BURLINGTON, VT 05401

DRAFT

RECEIVED FOR RECORD IN THE TOWN OF WILLISTON

THIS _____ DAY OF _____, 20____.

MAP BOOK# _____, PAGE# _____, SLIDE# _____

AT _____ O'CLOCK _____ MINUTES ____ M

AND RECORDED IN WILLISTON, VERMONT

ATTEST _____ TOWN CLERK

DATE	DESCRIPTION	BY
REVISIONS		
LANDS OF RIELEY PROPERTIES, LLC & THE SNYDER FC COMMERCIAL PROPERTIES, LLC MARKET STREET & ZEPHYR ROAD WILLISTON, VERMONT		
TWO LOT SUBDIVISION SURVEY PLAT		
<small>THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:</small>		
<input type="checkbox"/> SKETCH/CONCEPT	<input type="checkbox"/> PRELIMINARY	<input checked="" type="checkbox"/> FINAL LOCAL REVIEW
PROJECT NO. 23031-2024	DATE: 05-15-2024	SCALE: 1" = 50'
	SURVEY: AS	DRAWN: AS
	CHECKED: MG	DRAWING NO. PL-1
		SHEET 1 OF 1