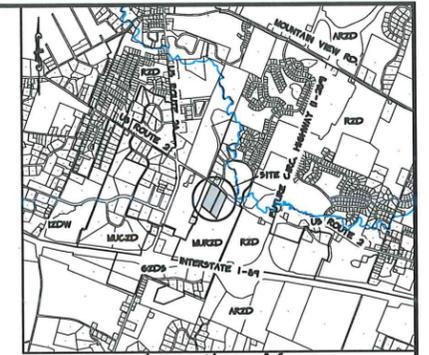
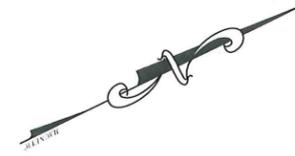


COTTONWOOD CROSSING

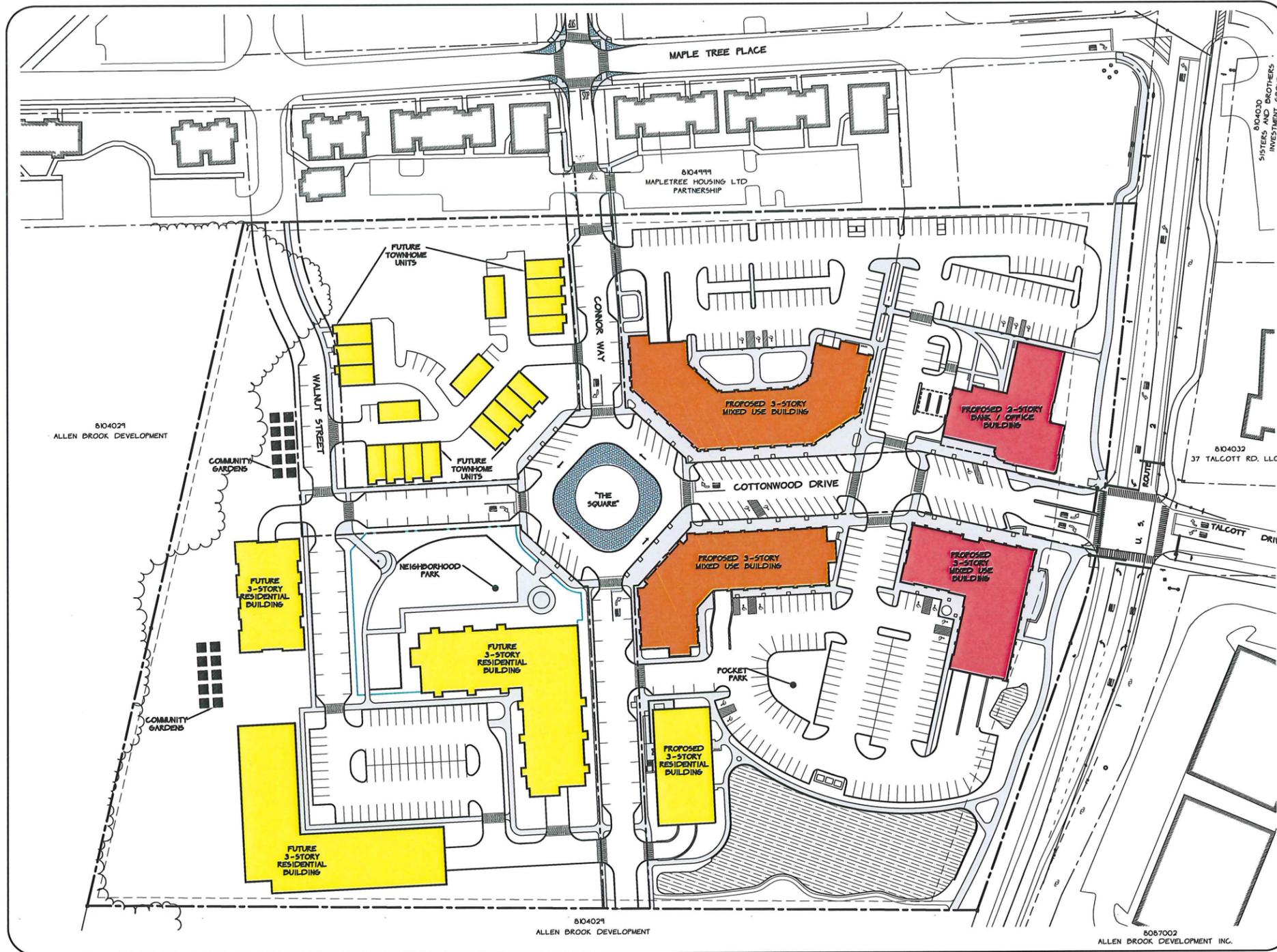
A MIXED USE DEVELOPMENT

US ROUTE 2

WILLISTON, VT



Location Map



PLAN SHEET LIST

- L-1 SITE DEVELOPMENT MASTER PLAN & TYPE III LANDSCAPE SCREEN
- L-1A SITE DEVELOPMENT PLAN - PHASE I (SEE DP 16-05.1)
- L-1B SITE DEVELOPMENT PLAN - PHASE II
- 1 MASTER PLAN
- 2 EXISTING CONDITIONS
- 3 PHASE I - SITE PLAN (SEE DP 16-05.1)
- 3A PHASE II - SITE PLAN
- 4 GRADING PLAN (1 OF 3) (SEE DP 16-05.1)
- 4A GRADING PLAN (2 OF 3)
- 5 GRADING PLAN (3 OF 3)
- 6 COTTONWOOD DRIVE PLAN & PROFILE
- 7 CONNOR WAY PLAN & PROFILE
- 8 OVERALL UTILITY PLAN
- 9 TRAFFIC SIGNAGE AND CIRCULATION PLAN
- 10 SITE MAINTENANCE PLAN
- 11 PHOTOMETRIC PLAN
- 12 STORMWATER MANAGEMENT PLAN
- 13 EROSION CONTROL PLAN
- 14 STORM & EROSION CONTROL DETAILS & SPECIFICATIONS
- 15 ROAD DETAILS & SPECIFICATIONS (1 OF 2)
- 16 ROAD DETAILS & SPECIFICATIONS (2 OF 2)
- 17 WATER DETAILS & SPECIFICATIONS
- 18 SANITARY SEWER DETAILS & SPECIFICATIONS
- 19 PUMP STATION DETAILS & SPECIFICATIONS
- A1-1.0 BUILDING A1 PARKING LEVEL PLAN (SEE DP 16-05.1)
- A1-1.1 BUILDING A1 FIRST FLOOR PLAN (SEE DP 16-05.1)
- A1-1.2 BUILDING A1 SECOND FLOOR PLAN (SEE DP 16-05.1)
- A1-2.1 BUILDING A1 COLORED NORTH & WEST ELEVATIONS (SEE DP 16-05.1)
- A1-2.2 BUILDING A1 COLORED SOUTH & EAST ELEVATIONS (SEE DP 16-05.1)
- A1-3.1 BUILDING A1 APPROVED IMAGES (SEE DP 16-05.1)
- B1-1.0 BUILDING B1 BASEMENT PLAN (SEE DP 16-05.1)
- B1-1.1 BUILDING B1 FIRST FLOOR PLAN (SEE DP 16-05.1)
- B1-1.2 BUILDING B1 SECOND AND THIRD FLOOR PLANS (SEE DP 16-05.1)
- B1-2.1 BUILDING B1 COLORED NORTH AND SOUTH ELEVATIONS (SEE DP 16-05.1)
- B1-2.2 BUILDING B1 COLORED EAST & WEST ELEVATIONS (SEE DP 16-05.1)
- B1-3.0 BUILDING B1 APPROVED IMAGES (SEE DP 16-05.1)
- B1-3.1 BUILDING B1 PERSPECTIVE VIEW (SEE DP 16-05.1)
- A2-1.0 BUILDING A-2 FIRST FLOOR
- A2-1.1 BUILDING A-2 SECOND FLOOR
- A2-1.2 BUILDING A-2 ELEVATIONS
- A2-1.3 BUILDING A-2 ELEVATIONS
- A2-1.4 BUILDING A-2 3D IMAGES
- A2-1.5 BUILDING A-2 3D IMAGES
- B2-1.0 BUILDING B2 GARAGE PLAN
- B2-1.1 BUILDING B2 FIRST FLOOR PLAN
- B2-1.2 BUILDING B2 SECOND AND THIRD FLOOR PLANS
- B2-2.1 BUILDING B2 SOUTH AND EAST ELEVATIONS
- B2-2.2 BUILDING B2 NORTH AND WEST ELEVATIONS
- B2-3.1 BUILDING B2 PERSPECTIVE 1
- B2-3.2 BUILDING B2 PERSPECTIVE 2
- MSP 1 MASTER SIGN PLAN - OVERALL (SEE DP 20-12)
- MSP 2 MASTER SIGN PLAN - BUILDING 'A1' (SEE DP 20-12)
- MSP 3 MASTER SIGN PLAN - BUILDING 'B1' (SEE DP 20-12)
- MSP 4 MASTER SIGN PLAN - BUILDING 'B2' (SEE DP 20-12)
- MSP 5 MASTER SIGN PLAN - BUILDING 'A2' (SEE DP 20-12)
- PL PROPERTY PLAT

Owner & Applicant

ALLEN BROOK DEVELOPMENT INC.
C/O AL SENECA
31 COMMERCE AVE.
SOUTH BURLINGTON, VT 05403

Civil

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JCT., VT 05452

Architects

GARDNER KILCOYNE ARCHITECTS
147 ALLEN BROOK LN
SUITE 103
WILLISTON, VT 05495

Landscape Architect

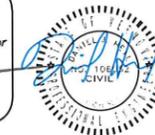
MICHAEL LAWRENCE ASSOCIATES
ESSEX JCT., VT 05452

GRAPHIC SCALE



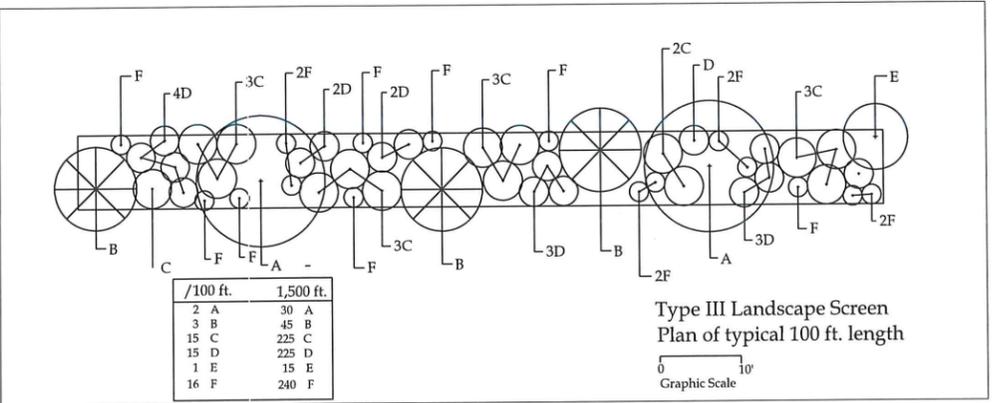
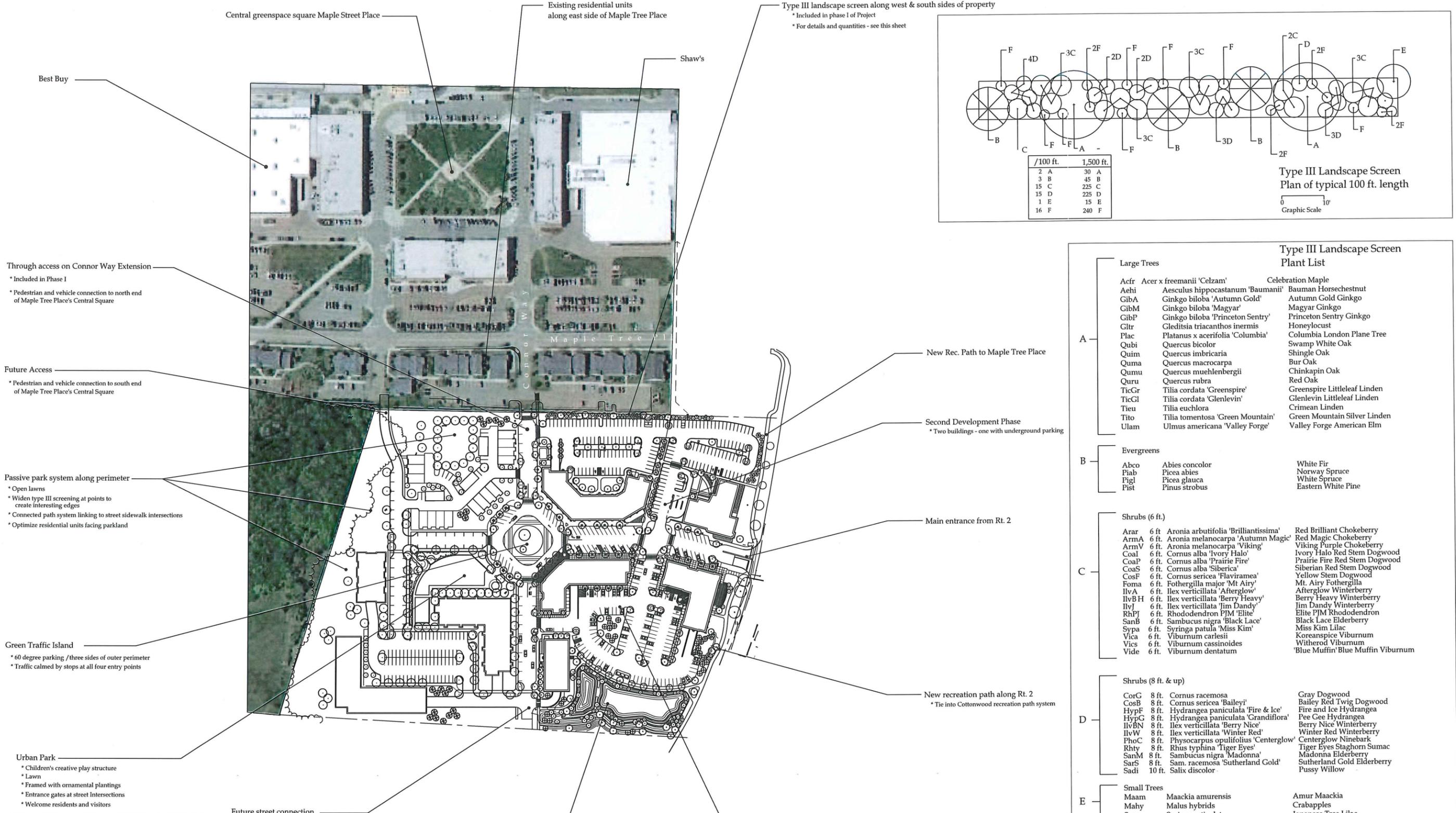
Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the 25th day of October, 2019.

Presiding member or Administrator's signature



COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / OCTOBER 25, 2019

PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2

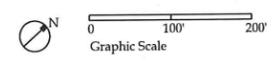


Type III Landscape Screen Plant List

Category	Plant Name	Plant Name	
A - Large Trees	Acfr	Acer x freemanii 'Celzam'	Celebration Maple
	Aehi	Aesculus hippocastanum 'Baumanii'	Bauman Horsechestnut
	GibA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo
	GibM	Ginkgo biloba 'Magyar'	Magyar Ginkgo
	GibP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo
	Gltr	Gleditsia triacanthos inermis	Honeylocust
	Plac	Platanus x acerifolia 'Columbia'	Columbia London Plane Tree
	Qubi	Quercus bicolor	Swamp White Oak
	Quim	Quercus imbricaria	Shingle Oak
	Quma	Quercus macrocarpa	Bur Oak
	Qumu	Quercus muehlenbergii	Chinkapin Oak
	Quru	Quercus rubra	Red Oak
	TicGr	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
	TicGl	Tilia cordata 'Glenlevin'	Glenlevin Littleleaf Linden
	Tieu	Tilia euchlora	Crimean Linden
	Tito	Tilia tomentosa 'Green Mountain'	Green Mountain Silver Linden
	Ulam	Ulmus americana 'Valley Forge'	Valley Forge American Elm
	B - Evergreens	Abco	Abies concolor
Piab		Picea abies	Norway Spruce
Pigl		Picea glauca	White Spruce
Pist		Pinus strobus	Eastern White Pine
C - Shrubs (6 ft.)		Arar	6 ft. Aronia arbutifolia 'Brilliantissima'
	ArmA	6 ft. Aronia melanocarpa 'Autumn Magic'	Red Magic Chokeberry
	ArmV	6 ft. Aronia melanocarpa 'Viking'	Viking Purple Chokeberry
	Coal	6 ft. Cornus alba 'Ivory Halo'	Ivory Halo Red Stem Dogwood
	CoaP	6 ft. Cornus alba 'Prairie Fire'	Prairie Fire Red Stem Dogwood
	CoaS	6 ft. Cornus alba 'Siberica'	Siberian Red Stem Dogwood
	CosF	6 ft. Cornus sericea 'Flaviramea'	Yellow Stem Dogwood
	Foma	6 ft. Fothergilla major 'Mt Airy'	Mt. Airy Fothergilla
	IlvA	6 ft. Ilex verticillata 'Afterglow'	Afterglow Winterberry
	IlvB	6 ft. Ilex verticillata 'Berry Heavy'	Berry Heavy Winterberry
	IlvJ	6 ft. Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry
	RhPJ	6 ft. Rhododendron PJM 'Elite'	Elite PJM Rhododendron
	SanB	6 ft. Sambucus nigra 'Black Lace'	Black Lace Elderberry
	Sypa	6 ft. Syringa patula 'Miss Kim'	Miss Kim Lilac
	Vica	6 ft. Viburnum carlesii	Koreanspice Viburnum
	Vics	6 ft. Viburnum cassinoides	Witherod Viburnum
	Vide	6 ft. Viburnum dentatum	'Blue Muffin' Blue Muffin Viburnum
	D - Shrubs (8 ft. & up)	CorG	8 ft. Cornus racemosa
CosB		8 ft. Cornus sericea 'Bailey'	Bailey Red Twig Dogwood
HypF		8 ft. Hydrangea paniculata 'Fire & Ice'	Fire and Ice Hydrangea
HypG		8 ft. Hydrangea paniculata 'Grandiflora'	Pee Gee Hydrangea
IlvBN		8 ft. Ilex verticillata 'Berry Nice'	Berry Nice Winterberry
IlvW		8 ft. Ilex verticillata 'Winter Red'	Winter Red Winterberry
PhoC		8 ft. Physocarpus opulifolius 'Centerglow'	Centerglow Ninebark
Rhty		8 ft. Rhus typhina 'Tiger Eyes'	Tiger Eyes Staghorn Sumac
SanM		8 ft. Sambucus nigra 'Madonna'	Madonna Elderberry
SarS		8 ft. Sam. racemosa 'Sutherland Gold'	Sutherland Gold Elderberry
Sadi	10 ft. Salix discolor	Pussy Willow	
E - Small Trees	Maam	Maackia amurensis	Amur Maackia
	Mahy	Malus hybrids	Crabapples
	Syre	Syringa reticulata	Japanese Tree Lilac
	Vile	Viburnum lentago	Nannyberry
F - Ground Cover Plants	Rhar	GC Rhus aromatica 'Gro-Low'	Gro-Low Sumac
	Mide	GC Microbiota decussata	Russian Cypress

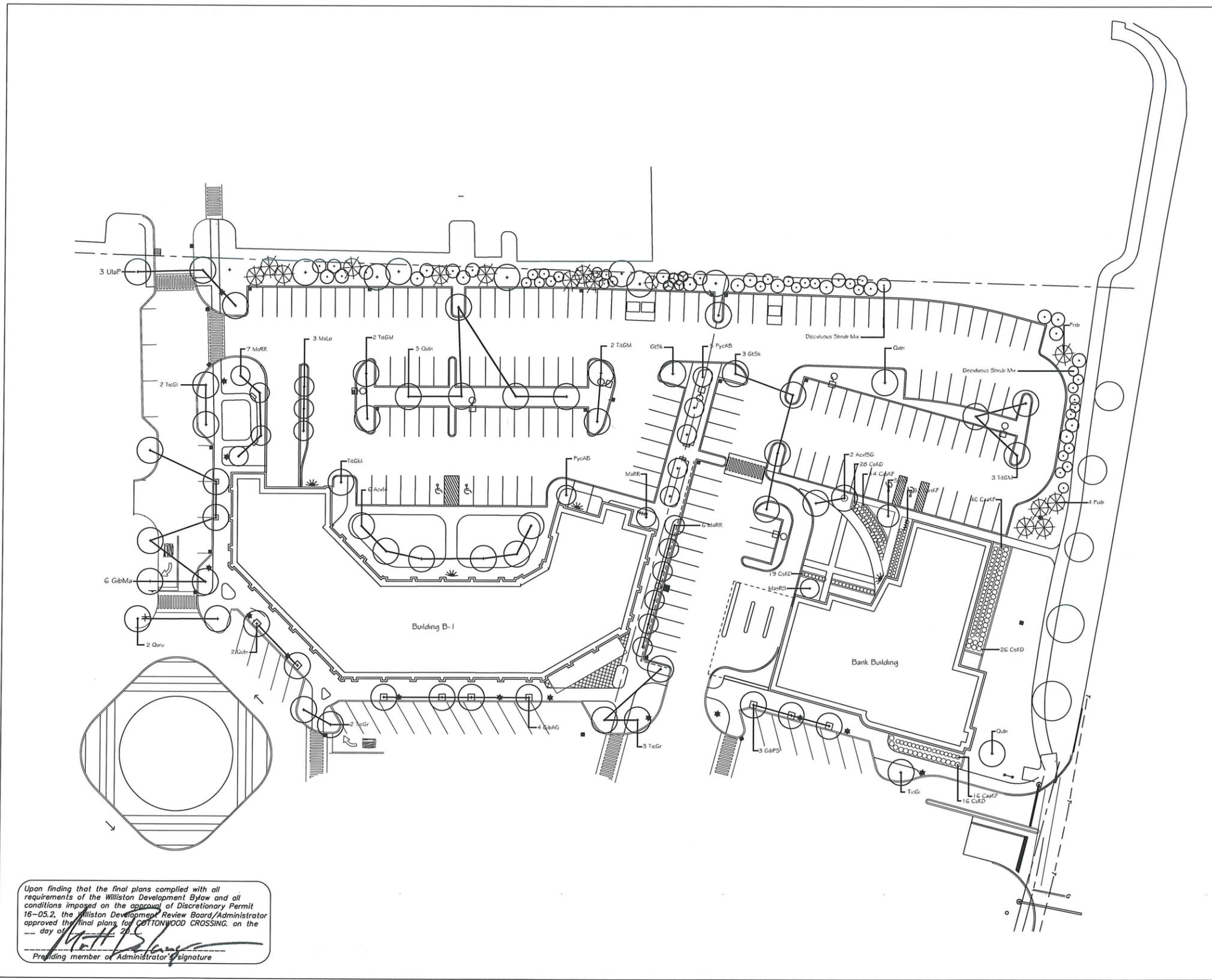
Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the ___ day of _____, 20__.

[Signature]
Presiding member of Administrator's signature



Tax ID# 08-104-011-00
 Application # DP 16-05
 October 24, 2019





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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING, on the ___ day of _____, 2019.

[Signature]
 Preiding member of Administrator's signature

P L A N T L I S T
 Bank Building

Deciduous Trees				
Key	Quan	Scientific Name	Common Name	Size & Spec.
AcHSG	2	Acer x freemanii 'Siena Glen'	Siena Glen Freeman Maple	3-3.5 in.
GtSk	4	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust	2-2.5 in.
MaRS	1	Magnolia stellata 'Royal Star'	Royal Star Magnolia	4-5 ft.
MaRR	6	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	2.5-3 in.
Qubi	2	Quercus bicolor	Swamp White Oak	3-3.5 in.
SyrS	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2.5-3 in.
TiGM	3	Tilia tomentosa 'Green Mountain'	Green Mountain Silver Linden	2-2.5 in.

Evergreen Trees				
Key	Quan	Scientific Name	Common Name	Size & Spec.
Pab	5	Picea glauca	White Spruce	6-7 ft.

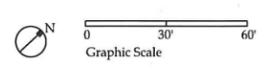
Deciduous Shrubs and Ornamental Grass				
Key	Quan	Scientific Name	Common Name	Size & Spec.
Arar	5	Aronia arbutifolia 'Brilliantissima'	Red Brilliant Chokeberry	3 gal.
Arme	4	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Chokeberry	3 gal.
CaKF	109	Calamagrostis x acutifolia Karl Foerster	Karl Foerster Reed Grass	2 gal.
Cora	10	Cornus racemosa	Gray Dogwood	3 gal.
CoseB	5	Cornus sencea 'Bailey'	Red Twig Dogwood	3 gal.
CskD	89	Cornus sencea 'Kelsey'	Kelsey's Dwarf Dogwood	3 gal.
liveBN	4	Ilex verticillata 'Berry Nice'	Berry Nice Winterberry	3 gal.
liveJD	1	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	3 gal.
liveWR	4	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3 gal.

P L A N T L I S T
 Building B-1

Deciduous Trees				
Key	Quan	Scientific Name	Common Name	Size & Spec.
AcHSG	8	Acer x freemanii 'Armstrong'	Autumn Blaze Freeman Maple	3-3.5 in.
GtAG	4	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2-3.5 in.
GtMa	6	Ginkgo biloba 'Magyar'	Magyar Ginkgo	3-3.5 in.
GtPS	3	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3-3.5 in.
GtSk	1	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust	2.5-3 in.
MaLo	3	Malus x 'Louisia'	Royal Raindrops Crabapple	2.5-3 in.
MaRR	5	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	2.5-3 in.
PycAB	6	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	2.5-3 in.
Qubi	7	Quercus bicolor	Swamp White Oak	3-3.5 in.
Quru	2	Quercus rubra	Red Oak	3-3.5 in.
TiGr	3	Tilia cordata 'Glenleven'	Glenleven Littleleaf Linden	3-3.5 in.
TiGr	5	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3-3.5 in.
TiGM	5	Tilia tomentosa 'Green Mountain'	Green Mountain Silver Linden	3-3.5 in.
UlaP	6	Ulmus americana 'Princeton'	Princeton Elm	3-3.5 in.

Evergreen Trees				
Key	Quan	Scientific Name	Common Name	Size & Spec.
Pab		Picea glauca	White Spruce	6-7 ft.

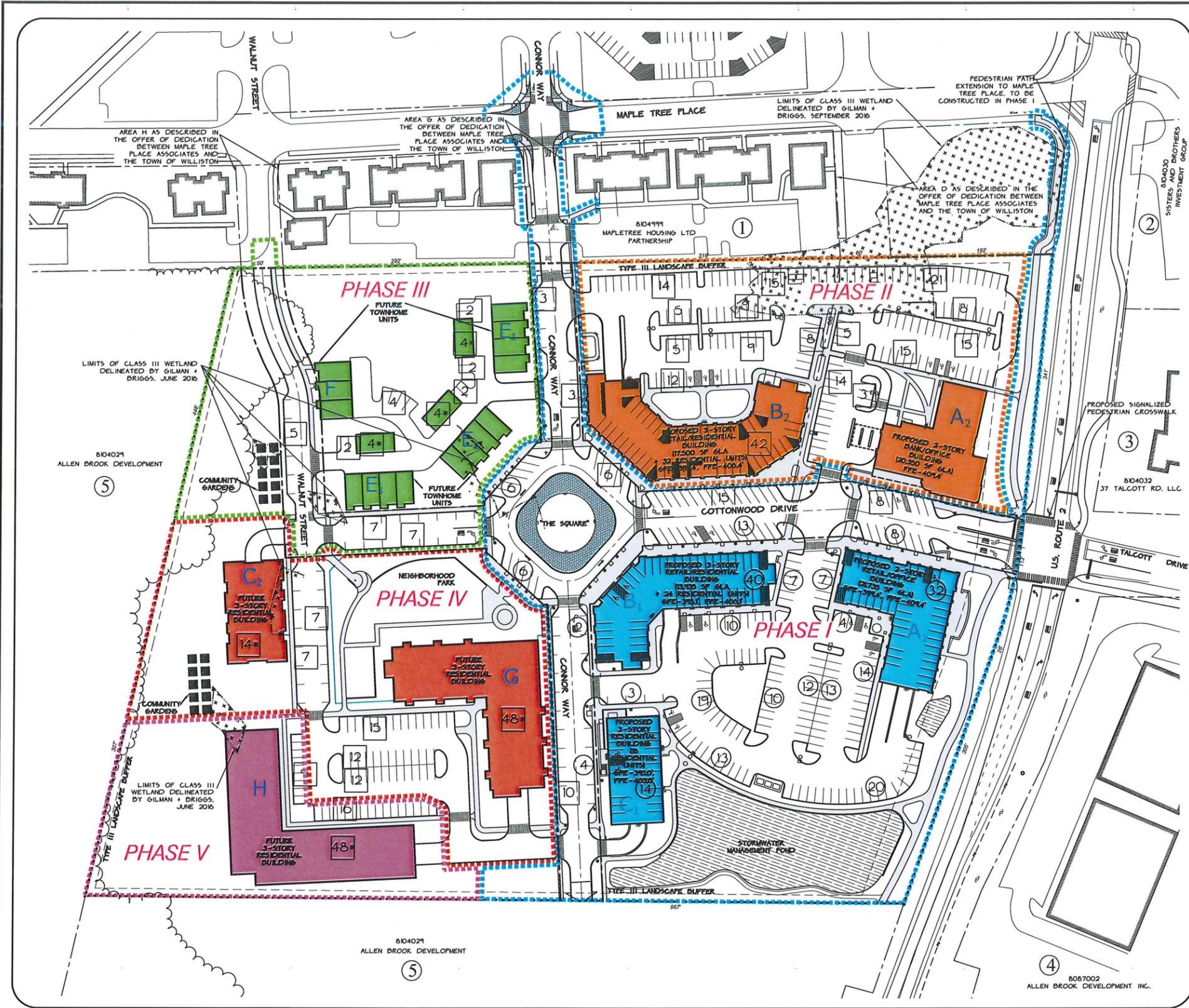
Deciduous Shrubs and Ornamental Grass				
Key	Quan	Scientific Name	Common Name	Size & Spec.
Arar	6	Aronia arbutifolia 'Brilliantissima'	Red Brilliant Chokeberry	3 gal.
Arme	5	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Chokeberry	3 gal.
Cora	12	Cornus racemosa	Gray Dogwood	3 gal.
CoseB	3	Cornus sencea 'Bailey'	Red Twig Dogwood	3 gal.
liveBN	8	Ilex verticillata 'Berry Nice'	Berry Nice Winterberry	3 gal.
liveJD	1	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	3 gal.
liveWR	12	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3 gal.



Tax ID# 08-104-011-00
 Application # DP 16-05

October 24, 2019





Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SIDELINE OF EASEMENT
- CONTOUR LINE (U.S.G.S. DATUM)
- EXISTING TREELINE
- STORMWATER MANAGEMENT AREA
- WETLAND BOUNDARY
- PHASE I LIMITS
- PHASE II LIMITS
- PHASE III LIMITS
- PHASE IV LIMITS
- PHASE V LIMITS
- PARKING COUNT
- ASSUMED PARKING COUNT (TO BE FINALIZED WITH FUTURE APPLICATION)

Dwelling Units (D.U.)	
COTTON WOOD CROSSING - PHASE I	
BUILDING TYPE (A1)	1st FLOOR RETAIL - 6,400 SF 1st FLOOR RESTAURANT - 5,225 SF 2nd FLOOR OFFICE - 10,110 SF
BUILDING TYPE (B1)	1st FLOOR RETAIL - 12,935 SF 1st FLOOR RESTAURANT - 1,000 SF 2nd FLOOR - 12 RES. UNITS - (4 - 1BR), (8 - 2BR) 3rd FLOOR - 12 RES. UNITS - (4 - 1BR), (8 - 2BR)
BUILDING TYPE (C1)	APARTMENTS - 18 RES. UNITS (1 - 1BR) & (17 - 2BR)
COTTON WOOD CROSSING - PHASE II	
BUILDING TYPE (A2)	1st FLOOR BANK - 2,500 SF 1st & 2nd FLOOR OFFICE - 17,850 SF
BUILDING TYPE (B2)	1st FLOOR RETAIL - 12,500 SF 1st FLOOR RESTAURANT - 5,000 SF 2nd FLOOR - 16 RES. UNITS - (6 - 1BR) & (10 - 2BR) 3rd FLOOR - 16 RES. UNITS - (6 - 1BR) & (10 - 2BR)
COTTON WOOD CROSSING - PHASE III	
BUILDING TYPE (E1)	TOWNHOMES - 4 RES. UNITS (4 - 2BR)
BUILDING TYPE (E2)	TOWNHOMES - 4 RES. UNITS (4 - 2BR)
BUILDING TYPE (E3)	TOWNHOMES - 4 RES. UNITS (4 - 2BR)
BUILDING TYPE (F)	TOWNHOMES - 4 RES. UNITS (4 - 2BR)
COTTON WOOD CROSSING - PHASE IV	
BUILDING TYPE (C2)	APARTMENTS - 18 RES. UNITS (1 - 1BR) & (17 - 2BR)
BUILDING TYPE (G)	APARTMENTS - 47 RES. UNITS (18 - 1BR) & (29 - 2BR)
COTTON WOOD CROSSING - PHASE V	
BUILDING TYPE (H)	APARTMENTS - 47 RES. UNITS (18 - 1BR) & (29 - 2BR)

Project Statistics

ZONING INFORMATION	
PARCEL ADDRESS - 6180 WILLISTON ROAD WILLISTON, VERMONT 05495 TAX MAP 8, PARCELS 104-11 & 104-19	ZONED - MURZD - MIXED USE RESIDENTIAL ZONING DISTRICT FRONT YARD SETBACK - 50' SIDE YARD SETBACK - 9' - TYPE III LANDSCAPE BUFFER REAR YARD SETBACK - 9' - TYPE III LANDSCAPE BUFFER MAX. BUILDING HEIGHT - 38'
EXISTING PARCEL AREA = APX. 17.0 ACRES (740,625 SF) PROPOSED LOT A2 = APX. 1.69 ACRES (73,687 SF) PROPOSED REMAINDER OF PARCEL = APX. 15.31 ACRES (666,938 SF)	PARKING CALCULATIONS
COTTON WOOD CROSSING - TOTALS	MIN. I MAX. VEHICULAR PARKING REQUIRED PER TABLE 14.A OF THE WDB
COTTONWOOD TOTALS 31,835 SF RETAIL SPACE 11,225 SF RESTAURANT SPACE 27,980 SF OFFICE SPACE 2,500 SF BANK CUSTOMER SERVE AREA 173 DWELLING UNITS (144 - 2BR, 58 - 1BR 202 RESIDENTIAL UNITS TOTAL)	ENTIRE DEVELOPMENT: 817 SPACES REQUIRED
COVERAGE CALCULATIONS	MIN. VEHICULAR PARKING REQUIRED PER SHARED PARKING CALCULATIONS
COMBINED PARCEL AREA - 740,625 SF (17.0 ACRES) = 100% EXISTING COVERAGE (BUILDING/PARKING) - 273,771 SF = 37.0% PROPOSED COVERAGE BUILDING - 131,120 SF = 17.7% SIDEWALK/ROADS/PARKING - 304,044 SF = 41.1% TOTAL PROPOSED COVERAGE - 435,164 SF = 58.8% OPEN SPACE - 305,461 SF = 41.2%	ENTIRE DEVELOPMENT: 672 SPACES REQUIRED + PARKING REQUIREMENT COMPUTED USING SHARED PARKING CALCULATIONS PROVIDED BY THE URBAN LAND INSTITUTE. SEE SHEETS 3 & 3A FOR COMPUTATIONS.
	ENTIRE DEVELOPMENT: 733 TOTAL SPACES PROPOSED (INCLUDING 39 HANDICAPPED SPACES)

Table 23.A - Landscaped Buffer Matrix

use providing buffer	adjoining use	Minimum Buffer Width			
		Type I(I)	Type II(I)	Type III(I)	Type IV(I)
street use	agriculture/conserved lands	50 feet	not permitted	36 feet	not permitted
residential	open space residential	50 feet	not permitted	23 feet	not permitted
residential	other residential (medium density)	50 feet	13 feet	23 feet	27 feet
residential	higher density residential	50 feet	13 feet	23 feet	23 feet
residential	mixed use, including residential	50 feet	13 feet	23 feet	23 feet

NUMBER	ADJUTTER	USE	ZONING DISTRICT	MAILING ADDRESS
1	MAPLE TREE HOUSING LTD. PARTNERSHIP	RESIDENTIAL	MIXED USE RESIDENTIAL (MURZD)	C/O CHAMPLAIN HOUSING TRUST, 86 KING STREET, BURLINGTON, VT 05401
2	SISTERS AND BROTHERS INVESTMENT GROUP	COMMERCIAL	MIXED USE RESIDENTIAL (MURZD)	C/O HANDY'S TEXACO, 75 SOUTH WINDSOCKI AVE., BURLINGTON, 05401
3	37 TALCOTT RD. LLC	COMMERCIAL	MIXED USE RESIDENTIAL (MURZD)	37 TALCOTT ROAD, SUITE 102, WILLISTON, VT 05495
4	ALLEN BROOK DEVELOPMENT	COMMERCIAL	MIXED USE RESIDENTIAL (MURZD)	31 COMMERCE AVE., SOUTH BURLINGTON, VT 05403
5	ALLEN BROOK DEVELOPMENT	UNDEVELOPED	MIXED USE RESIDENTIAL (MURZD)	31 COMMERCE AVE., SOUTH BURLINGTON, VT 05403



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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the 7th day of October, 2019.

[Signature]
Presiding member or Administrator's signature



8/30/2019 REVISED PHASE I AND PHASE II LAYOUT, OVERALL PARKING REQUIREMENTS
DATE: 8/30/2019 REVISION: ISSUED FOR CONSTRUCTION

DESIGNED BY: OBCA
DRAWN BY: OBCA
CHECKED BY: OBCA
SCALE: 1"=60'

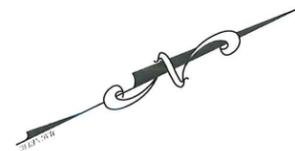
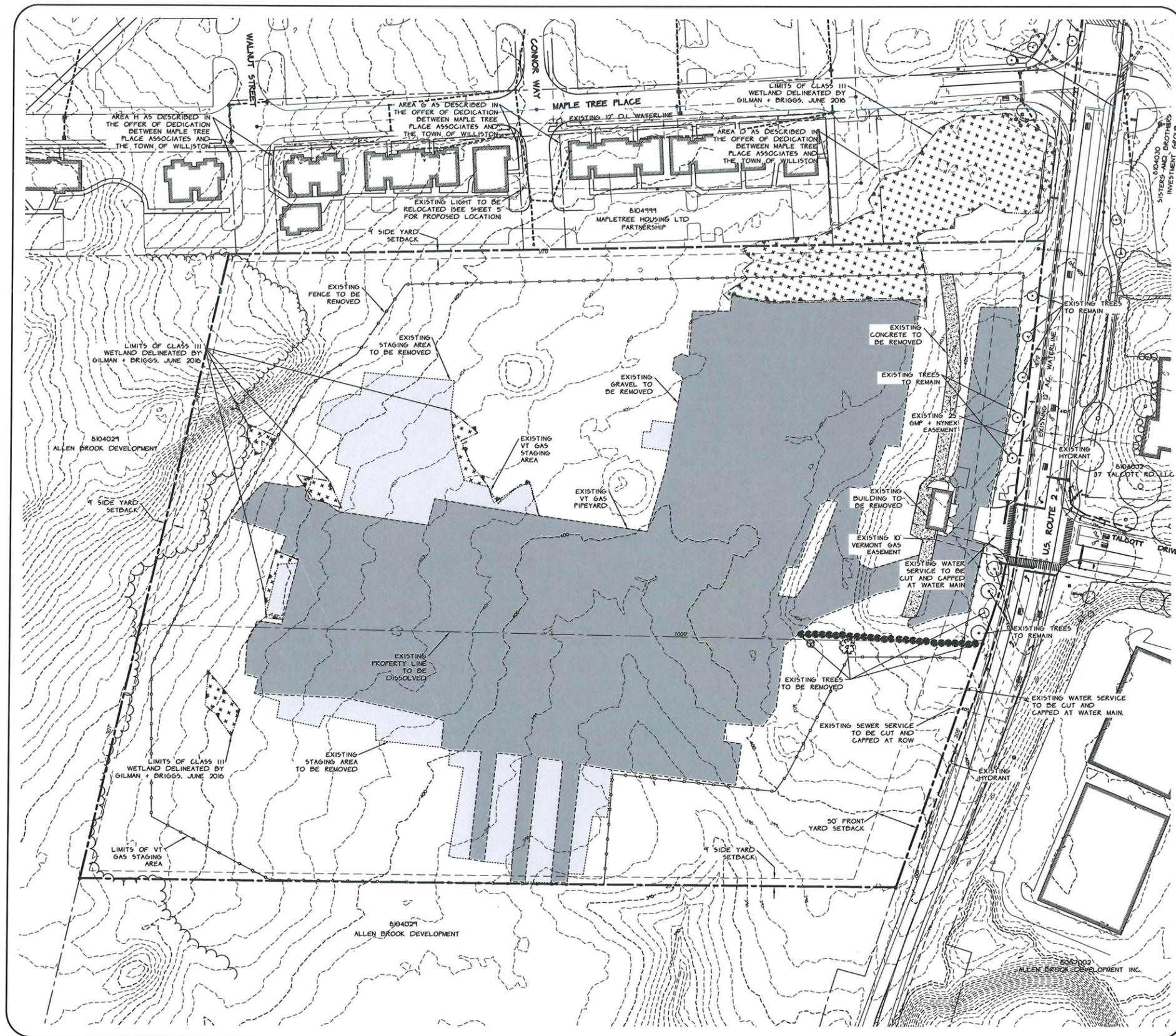
O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE, ESSEX, VT 05450
PHONE: 802-899-0000 FAX: 802-899-0000
EMAIL: obca@olearyburke.com

COTTONWOOD CROSSING
U.S. ROUTE 2 WILLISTON, VT

MASTER PLAN

DATE: 11/04/2016
JOB: 5087
FILE: 5087-S19
PLAN SHEET # 1

COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / OCTOBER 25, 2019
PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2



Legend

- PROJECT BOUNDARY
- - - OTHER PROPERTY LINE
- - - SIDELINE OF EASEMENT
- - - 400' CONTOUR LINE (U.S.G.S. DATUM)
- ~ ~ ~ EXISTING TREELINE
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- - - T - - - EXISTING ELECTRIC/TELEPHONE LINE
- - - S - - - EXISTING STORMLINE
- - - W - - - EXISTING WATERLINE
- - - S - - - EXISTING STORMLINE
- - - FM - - - EXISTING FORCEMAIN
- EXISTING HYDRANT
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE
- FENCE (LIMITS OF VT GAS PIPE YARD)
- EDGE OF GRAVEL
- EDGE OF STAGING AREA
- WETLAND BOUNDARY



AREA PROPOSED FOR DEVELOPMENT
FORMER CHASE PARCEL



AREA PROPOSED FOR DEVELOPMENT
FORMER TOMKO PARCEL

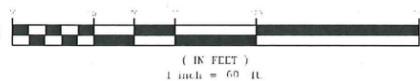


AREA PROPOSED FOR DEVELOPMENT
FORMER TOMKO PARCEL



EXISTING BUILDING #2
FORMER WILLISTON DRIVING RANGE

GRAPHIC SCALE



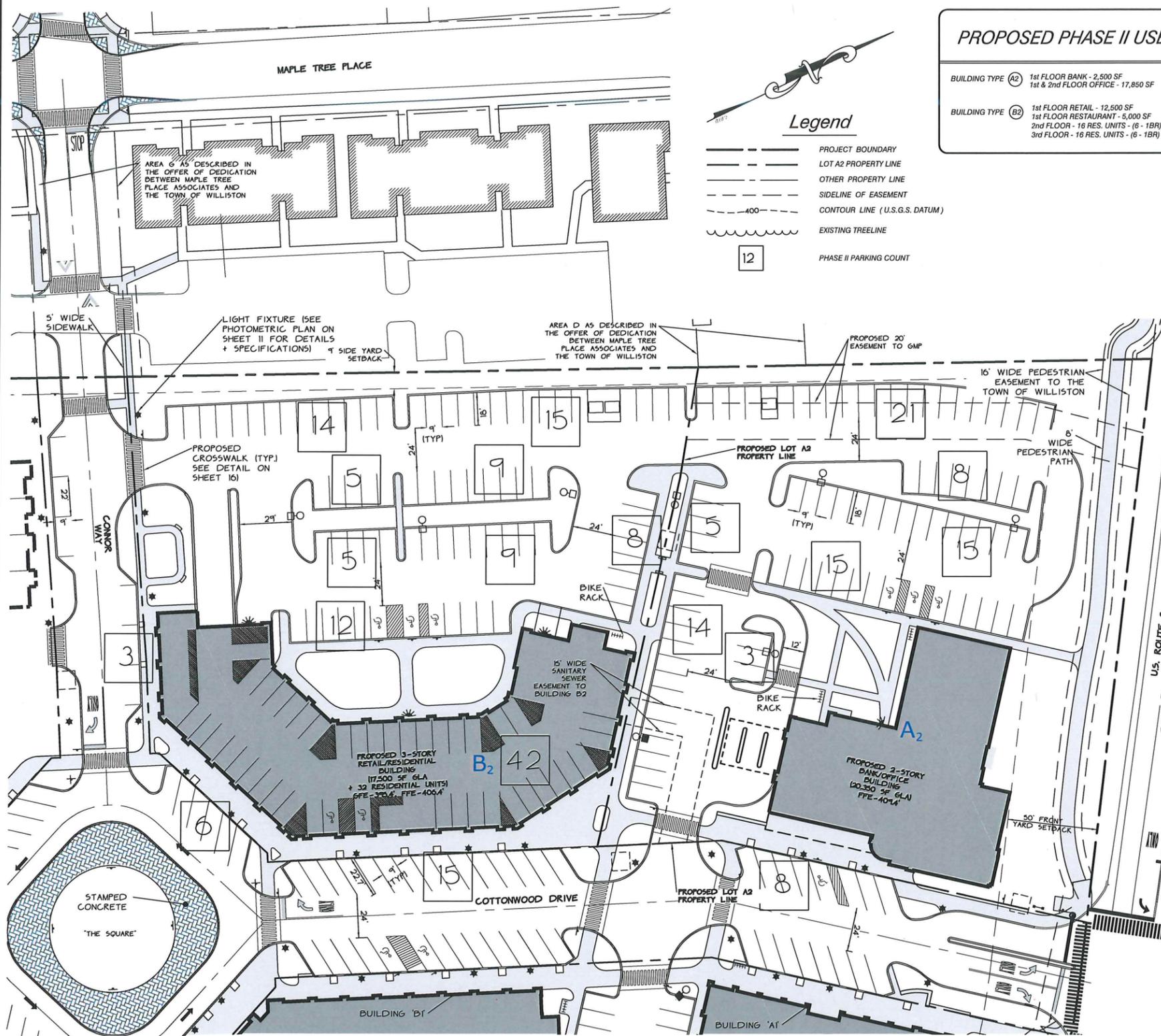
COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / OCTOBER 25, 2019
 PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2

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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the ___ day of _____, 20__.

[Signature]
 Presiding member or Administrator's signature

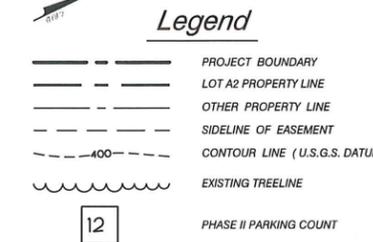


DATE: 4/13/2017	REVISION ISSUED FOR CONSTRUCTION	BY: D.H.
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE: 1/24/2016
DESIGN	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	JOB: 5087
DESIGN		FILE: 5087-S19
DRAWN		PLAN SHEET #
CHECKED		2
SCALE: 1"=60'	13 CORPORATE DRIVE SUITE 412, VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: o'bca@o'learyburke.com	COTTONWOOD CROSSING U.S. ROUTE 2 WILLISTON, VT EXISTING CONDITIONS



PROPOSED PHASE II USE TABLE

BUILDING TYPE (A2)	1st FLOOR BANK - 2,500 SF 1st & 2nd FLOOR OFFICE - 17,850 SF
BUILDING TYPE (B2)	1st FLOOR RETAIL - 12,500 SF 1st FLOOR RESTAURANT - 5,000 SF 2nd FLOOR - 16 RES. UNITS - (6 - 1BR) & (10 - 2BR) 3rd FLOOR - 16 RES. UNITS - (6 - 1BR) & (10 - 2BR)



Phase II - Project Statistics

ZONING INFORMATION	
PARCEL ADDRESS - 6180 WILLISTON ROAD WILLISTON, VERMONT 05495 TAX MAP 8, PARCELS 104-11 & 104-19	
ZONED - MURZD - MIXED USE RESIDENTIAL ZONING DISTRICT	
FRONT YARD SETBACK - 30' SIDE YARD SETBACK - 9' - TYPE III LANDSCAPE BUFFER REAR YARD SETBACK - 9' - TYPE III LANDSCAPE BUFFER MAX. BUILDING HEIGHT - 36'	
COTTONWOOD CROSSING - PHASE II TOTALS	
12,500 SF RETAIL SPACE 5,000 SF RESTAURANT SPACE 17,850 SF OFFICE SPACE 2,500 SF BANK CUSTOMER SERVE AREA 32 DWELLING UNITS (20 - 2BR, 12 - 1BR)	
MIN. / MAX. VEHICULAR PARKING REQUIRED PER TABLE 14.A OF THE WDB	PHASE II: 281 SPACES REQUIRED
MIN. VEHICULAR PARKING REQUIRED PER SHARED PARKING CALCULATIONS	PHASE II: 230 SPACES REQUIRED* * PARKING REQUIREMENT COMPUTED USING SHARED PARKING CALCULATIONS PROVIDED BY THE URBAN LAND INSTITUTE. SEE THIS SHEET FOR COMPUTATIONS.
VEHICULAR PARKING PROPOSED	PHASE II: 232 TOTAL SPACES PROPOSED (INCLUDING 9 HANDICAPPED SPACES)
BICYCLE PARKING REQUIRED/PROPOSED	25 TOTAL SPACES OF WHICH 14 ARE LONG TERM

Phase II - Shared Parking Calculations

Use of Bldg Floor Area	Bldg Floor Area (s.f.)	Peak Parking Spaces Required	Bike Parking Spaces	Long Term Bike Parking Spaces
Residential (Apts.)	32	56	8	8
Retail	12500	50	4	1
Drive-In Bank	2500	12	1	0
Movie Theatre	0	0	0	0
General Office	17850	63	5	3
Medical Office	0	0	0	0
Restaurant	5000	100	7	2
Total		281	25	14

Required spaces based on 1.75 spaces/unit
 * Required spaces based on 4 spaces/1,000 SF
 * Required spaces based on 4.75 spaces/1,000 SF
 * Required spaces based on 3.5 spaces/1,000 SF
 * Required spaces based on 20 spaces/1,000 SF
 *** Required spaces based on Town of Williston Zoning Regulations

Business Hours	Spaces Required (Apts.)	Adjusted Spaces Required (Apts.)	Spaces Required (Retail)	Adjusted Spaces Required (Retail)	Spaces Required (Movie Theatre)	Adjusted Spaces Required (Movie Theatre)	Spaces Required (Office)	Adjusted Spaces Required (Office)	Spaces Required (Restaurant)	Adjusted Spaces Required (Restaurant)	Total Adjusted Spaces Required
6:00 a.m.	56	56	0	0	0	0	2	2	0	0	58
7:00 a.m.	53	53	5	5	0	0	13	13	2	2	73
8:00 a.m.	50	50	11	11	0	0	40	40	5	5	106
9:00 a.m.	49	49	26	26	0	0	59	59	10	9	143
10:00 a.m.	48	48	42	42	0	0	63	63	20	18	171
11:00 a.m.	48	48	54	54	0	0	63	63	30	27	182
12:00 noon	48	48	60	60	0	0	57	57	50	45	210
1:00 p.m.	48	48	62	62	0	0	57	57	70	63	230
2:00 p.m.	48	48	60	60	0	0	61	61	60	54	223
3:00 p.m.	48	48	59	59	0	0	59	59	60	54	220
4:00 p.m.	49	49	54	54	0	0	49	49	50	45	197
5:00 p.m.	50	50	49	49	0	0	30	30	70	63	192
6:00 p.m.	52	52	51	51	0	0	14	14	90	81	198
7:00 p.m.	53	53	55	55	0	0	4	4	100	90	202
8:00 p.m.	54	54	54	54	0	0	4	4	100	90	202
9:00 p.m.	55	55	38	38	0	0	2	2	100	90	185
10:00 p.m.	55	55	20	20	0	0	2	2	90	81	158
11:00 p.m.	56	56	8	8	0	0	0	0	70	63	127
12:00 mid.	56	56	0	0	0	0	0	0	50	45	101

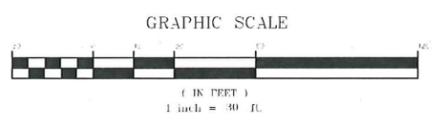
Overall - Shared Parking Calculations

Use of Bldg Floor Area	Bldg Floor Area (s.f.)	Peak Parking Spaces Required
Residential (Apts.)	202	354
Retail	31835	128
Drive-In Bank	2500	12
Movie Theatre	0	0
General Office	27980	
Medical Office	0	0
Restaurant	11225	225
Total		817

Required spaces based on 1.75 spaces/unit
 * Required spaces based on 4 spaces/1,000 SF
 * Required spaces based on 4.75 spaces/1,000 SF
 * Required spaces based on 3.5 spaces/1,000 SF
 * Required spaces based on 20 spaces/1,000 SF
 *** Required spaces based on Town of Williston Zoning Regulations

Business Hours	Spaces Required (Apts.)	Adjusted Spaces Required (Apts.)	Spaces Required (Retail)	Adjusted Spaces Required (Retail)	Spaces Required (Movie Theatre)	Adjusted Spaces Required (Movie Theatre)	Spaces Required (Office)	Adjusted Spaces Required (Office)	Spaces Required (Restaurant)	Adjusted Spaces Required (Restaurant)	Total Adjusted Spaces Required
6:00 a.m.	354	354	0	0	0	0	3	3	0	0	357
7:00 a.m.	336	336	11	11	0	0	20	20	5	5	372
8:00 a.m.	319	319	25	25	0	0	62	62	11	10	416
9:00 a.m.	308	308	59	59	0	0	91	91	23	21	479
10:00 a.m.	301	301	95	95	0	0	98	98	45	41	535
11:00 a.m.	301	301	122	122	0	0	98	98	68	61	582
12:00 noon	301	301	136	136	0	0	88	88	113	102	627
1:00 p.m.	301	301	140	140	0	0	88	88	158	142	671
2:00 p.m.	301	301	136	136	0	0	95	95	135	122	654
3:00 p.m.	301	301	133	133	0	0	91	91	135	122	647
4:00 p.m.	308	308	122	122	0	0	75	75	113	102	607
5:00 p.m.	319	319	111	111	0	0	46	46	158	142	618
6:00 p.m.	326	326	115	115	0	0	23	23	203	183	647
7:00 p.m.	333	333	125	125	0	0	7	7	225	203	668
8:00 p.m.	340	340	122	122	0	0	7	7	225	203	672
9:00 p.m.	347	347	85	85	0	0	3	3	225	203	658
10:00 p.m.	350	350	45	45	0	0	3	3	203	183	581
11:00 p.m.	354	354	18	18	0	0	0	0	158	142	514
12:00 mid.	354	354	0	0	0	0	0	0	113	102	456

COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / OCTOBER 25, 2019
 PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2



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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the ____ day of ____ 2019.

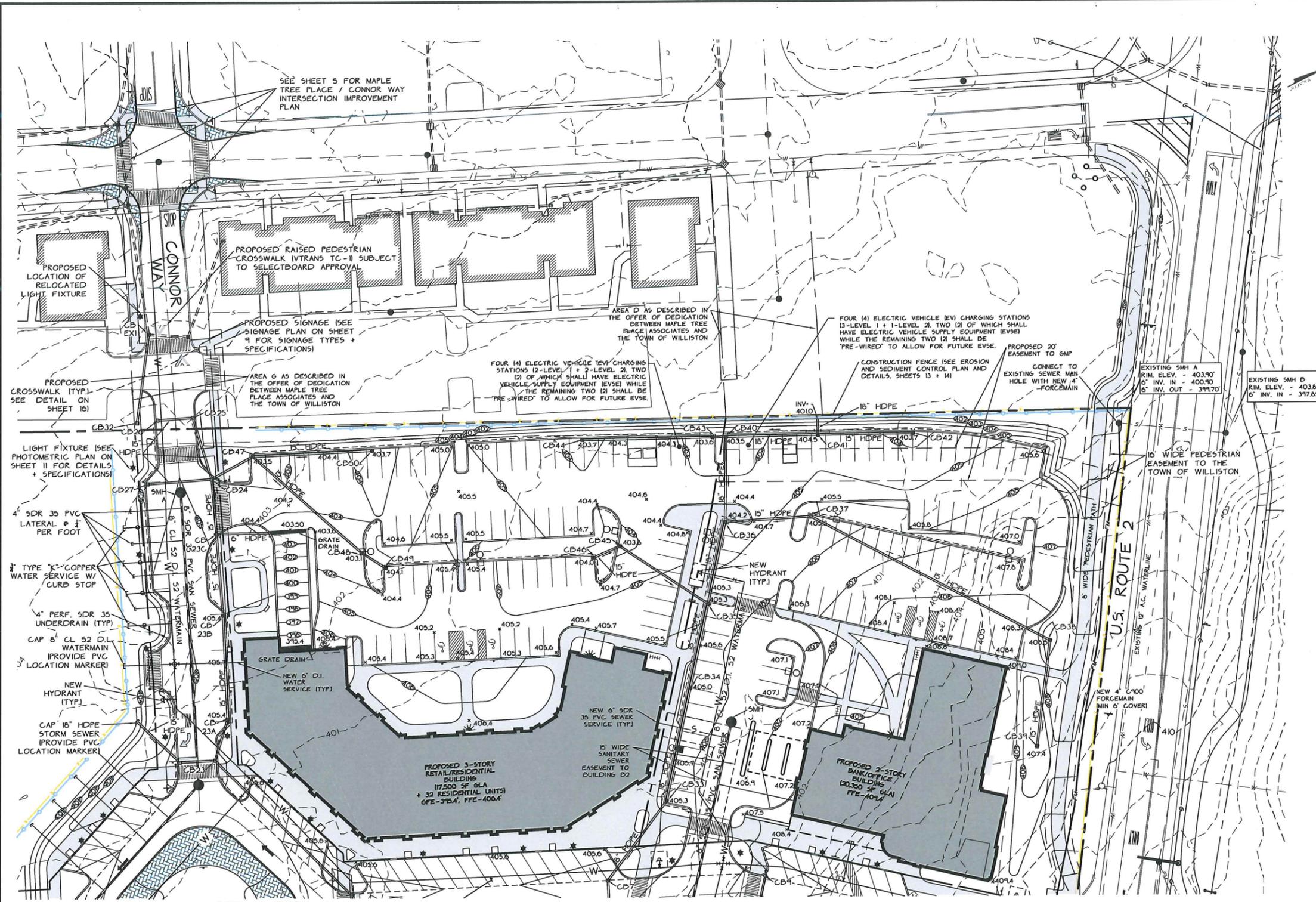
Matthew Peluso
 Presiding member or Administrator's signature



DATE: 10/25/2019	ADDED 2 ADDITIONAL ADA PARKING SPACES PER DRB APPROVAL CONDITIONS	BY: DJH
REVISION:		DATE: 7/5/2019
SURVEY: OBCA	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE: 10/25/2019
DESIGN: OBCA	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	DATE: 10/25/2019
DRAWN: OBCA		DATE: 10/25/2019
CHECKED: OBCA		DATE: 10/25/2019
SCALE: 1"=30'		DATE: 10/25/2019
O'LEARY-BURKE CIVIL ASSOCIATES, PLC		DATE: 10/25/2019
13 CORPORATE DRIVE, ESSEX, VT 05432 PHONE: 802-899-9990 FAX: 802-899-9993 EMAIL: obc@olearyburke.com		DATE: 10/25/2019
COTTONWOOD CROSSING U.S. ROUTE 2 WILLISTON, VT		DATE: 10/25/2019
PHASE II - SITE PLAN		DATE: 10/25/2019
PLAN SHEET 1		DATE: 10/25/2019
3A		DATE: 10/25/2019

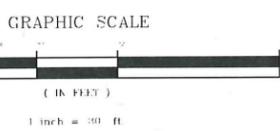
Legend

- PROJECT BOUNDARY
- - - OTHER PROPERTY LINE
- - - SIDELINE OF EASEMENT
- - - EXISTING CONTOUR LINE (U.S.G.S. DATUM)
- - - PROPOSED CONTOUR LINE
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- - - EXISTING ELECTRIC/TELEPHONE LINE
- - - EXISTING STORM SEWER
- - - EXISTING WATERLINE
- - - EXISTING SANITARY SEWER
- - - EXISTING FORCEMAIN
- ⊕ EXISTING HYDRANT
- EXISTING UTILITY POLE
- - - PROPOSED STORM SEWER
- - - PROPOSED UNDERDRAIN
- - - PROPOSED SANITARY SEWER
- - - PROPOSED SEWER FORCEMAIN
- - - PROPOSED WATERLINE



SEE SHEET 4
GRADING PLAN
 1" = 30'

NOTE: REFER TO SHEET 5 FOR STORM AND SANITARY SEWER COMPUTATIONS, INCLUDING ALL STRUCTURE INVERT AND RIM INFORMATION.



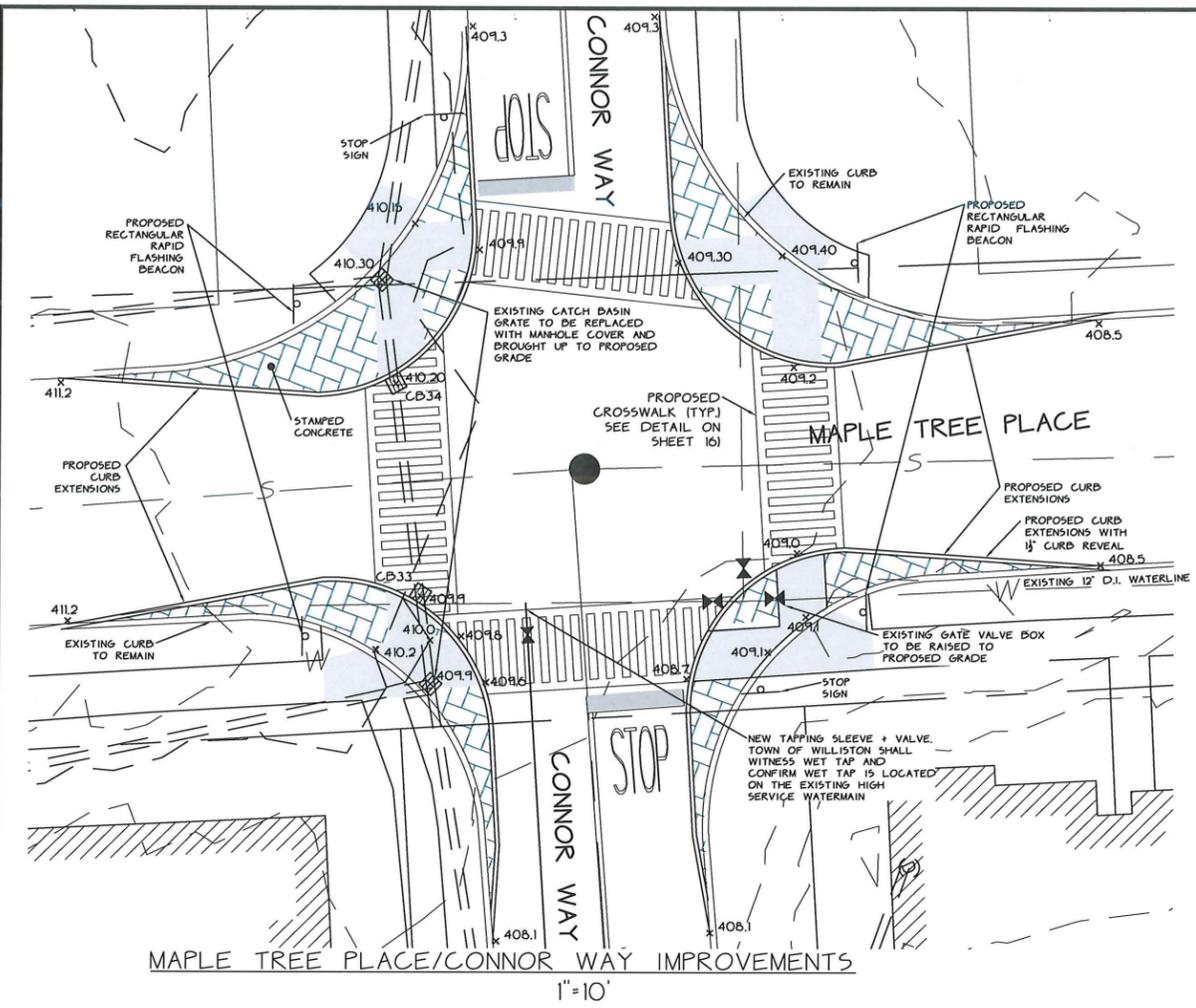
Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the day of 20-10-20.

Presiding member or Administrator's signature



DATE	REVISION	BY	DATE
SURVEY	OB/CA		8/30/2019
DESIGN	OB/CA		2019
DRAWN	DJB		2019
CHECKED	PLD		2019
SCALE	1" = 30'		

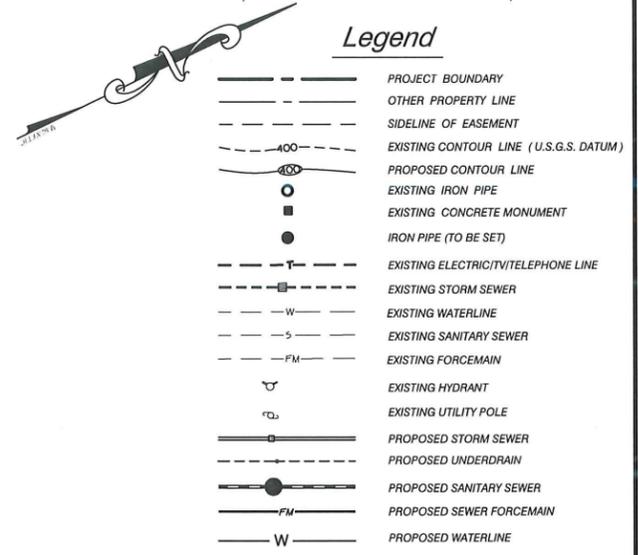
<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> FINAL <input checked="" type="checkbox"/> PRELIMINARY <input type="checkbox"/> SKETCH/CONCEPT	COTTONWOOD CROSSING U.S. ROUTE 2 WILLISTON, VT GRADING PLAN (2 OF 3)	FILE 5087-S19 PLAN SHEET # 4A
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MAPLE TREE PLACE/CONNOR WAY IMPROVEMENTS
1" = 10'

STORM SEWER COMPUTATIONS

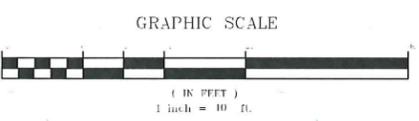
STRUCTURE	INVERT ELEVATIONS	LENGTH	SLOPE	DIAMETER	TOP OF UPSTREAM		
From	To	Upstream Invert	Downstream Invert	Feet	Feet/Feet	Inches	
CB7	CB6	397.90	397.78	23.79	0.005	18	404.50
CB6	CB5	397.78	397.56	44.18	0.005	18	404.50
CB5	CB4	397.56	397.15	72.28	0.008	24	406.30
CB4	CB2	397.15	396.40	150.60	0.005	24	405.20
CB2	CB1	396.40	396.07	64.63	0.005	24	402.20
CB1	OUTFALL	396.07	396.00	14.89	0.005	24	400.20
CB9	CB8	402.91	402.44	23.58	0.020	15	407.35
CB8	CB5	402.44	397.56	69.65	0.070	15	407.35
CB10	CB11	399.85	396.50	61.07	0.055	15	403.00
CB13	CB12	399.62	397.14	62.84	0.030	15	404.50
CB12	CB11	397.14	396.50	129.27	0.005	15	401.20
CB11	CB1	396.50	396.07	85.70	0.005	15	401.20
CB26	CB25	399.49	399.38	23.00	0.005	15	404.39
CB25	CB24	399.38	399.18	39.77	0.005	15	404.39
CB24	CB23C	399.18	399.02	33.86	0.005	15	404.44
CB23C	CB23B	399.02	398.76	50.66	0.005	15	404.85
CB23B	CB23A	398.76	398.44	64.00	0.005	15	405.40
CB23A	CB23	398.44	398.31	26.45	0.005	15	405.40
CB23	CB22	398.31	397.72	118.76	0.005	18	405.31
CB22	CB21	397.72	397.61	22.17	0.005	18	404.50
CB21	CB20	397.61	397.12	97.38	0.005	18	404.50
CB20	CB19	397.12	396.74	77.04	0.005	24	403.30
CB19	CB18	396.74	396.57	28.18	0.008	24	401.95
CB18	CB17	396.57	396.47	25.38	0.004	24	401.80
CB17	CB16	396.47	395.86	122.44	0.005	24	401.70
CB16	CB15	395.86	395.67	36.12	0.005	24	399.67
CB15	CB14	395.67	395.00	36.74	0.018	24	399.42
CB14	OUTFALL	395.00	394.50	98.20	0.005	24	398.96
CB27	CB24	399.38	399.18	40.00	0.005	15	404.44
STUB	CB28	398.61	398.42	37.08	0.005	18	N/A
CB28	CB23	398.42	398.31	22.00	0.005	18	405.31
DAYLIGHT	CB22	398.01	397.72	58.49	0.005	15	N/A
STUB	CB29	397.85	397.32	106.36	0.005	18	N/A
CB29	CB20	397.32	397.12	39.52	0.005	18	403.30
CB30	CB18	396.97	396.57	76.54	0.005	15	402.70
DAYLIGHT	CB31	396.16	396.05	21.73	0.005	15	N/A
CB31	CB16	396.05	395.86	39.92	0.005	15	399.67
STUB	CB15	395.89	395.67	42.62	0.005	24	N/A
CB32	EX1	400.57	400.30	54.69	0.005	15	403.80
Y13	Y11	406.48	406.15	32.40	0.010	6	409.10
Y12	Y11	406.15	405.91	24.50	0.010	6	409.10
Y11	DAYLIGHT	405.91	405.00	90.76	0.010	6	409.10
CO1	CB13	400.50	400.32	36.33	0.005	6	404.50
CB39	CB38	400.51	400.19	65.58	0.005	15	407.40
CB38	CB37	400.19	399.35	167.59	0.005	15	406.50
CB37	CB36	399.35	399.08	53.30	0.005	15	405.30
CB36	CB35	399.08	398.82	51.50	0.005	18	404.20
CB35	CB34	398.82	398.56	53.00	0.005	18	405.30
CB34	CB33	398.56	398.20	71.00	0.005	18	405.00
CB33	CB7	398.20	397.90	61.00	0.005	18	405.30
CB42	CB41	399.93	399.63	59.38	0.005	15	403.70
CB41	CB40	399.63	399.35	57.00	0.005	18	404.50
CB40	CB36	399.35	399.08	52.56	0.005	18	403.50
CB44	CB43	399.79	399.39	81.01	0.005	15	403.70
CB43	CB40	399.39	399.35	8.49	0.005	15	403.60
CB46	CB45	399.24	399.15	18.05	0.005	15	404.00
CB45	CB35	399.15	398.82	65.45	0.005	15	403.80
CB49	CB48	399.86	399.78	17.95	0.005	15	404.10
CB48	CB47	399.78	399.32	90.18	0.005	15	403.10
CB47	CB24	399.32	399.18	28.96	0.005	15	403.50
CB50	CB47	399.70	399.32	74.37	0.005	15	403.70



Sanitary Computations

STRUCTURE	INVERT ELEVATIONS	LENGTH	SLOPE	DIAMETER	STRUCTURE TOP		
From	To	Downstream Invert	Downstream Invert	Feet	Feet/Feet	Inches	
SMH A	SMH B	396.00	395.10	180.69	0.0050	8	405.09
SMH B	SMH C	395.00	394.40	119.34	0.0050	8	405.47
SMH C	SMH D	394.30	393.71	117.93	0.0050	8	404.71
SMH D	SMH E	393.61	393.05	112.46	0.0050	8	403.42
SMH E	SMH F	392.95	392.03	184.21	0.0050	8	401.96
SMH F	SMH G	391.93	391.48	89.11	0.0050	8	399.56
SMHG	PUMP STATION	391.38	391.25	26.76	0.0050	8	400.00
SMH J	SMH H	395.93	394.63	260.89	0.0050	8	406.40
SMH H	SMH I	394.53	393.82	140.36	0.0050	8	405.80
SMH I	SMH E	393.72	393.05	133.96	0.0050	8	403.40

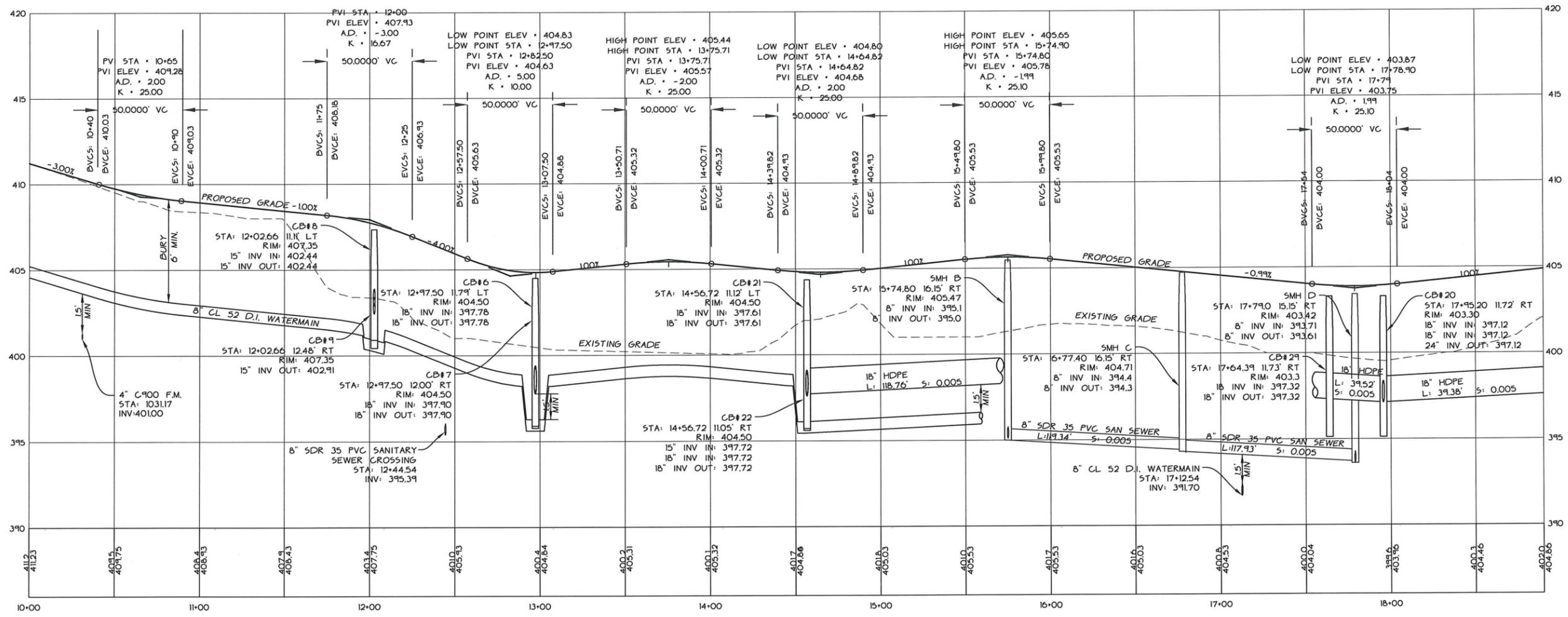
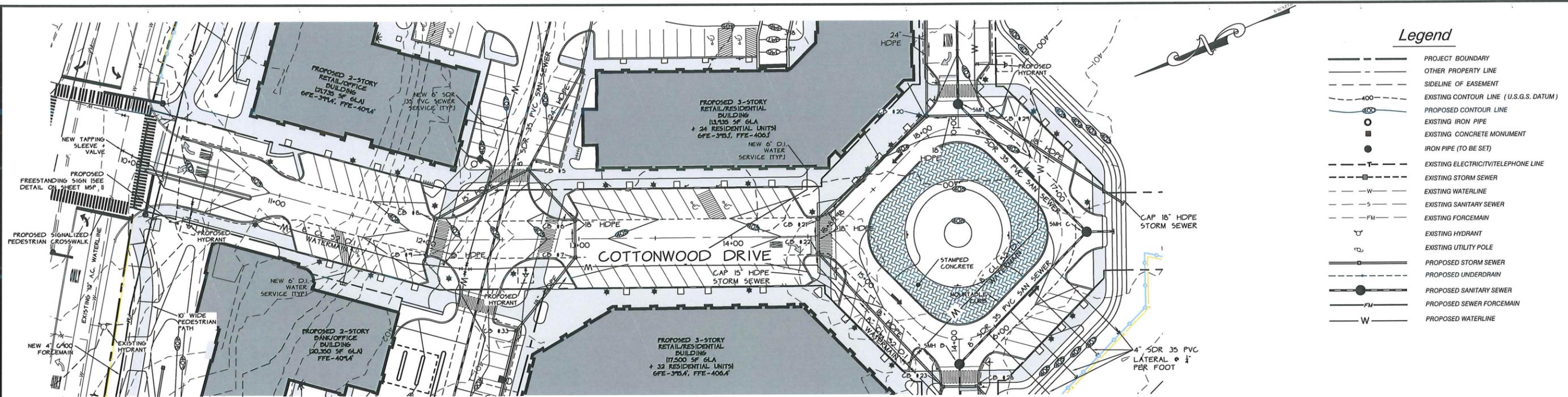
COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / OCTOBER 25, 2019
PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2



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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the day of 10/20/2019 [Signature]
Presiding member or Administrator's signature



DATE: 8/30/2019	REVISION: REVISED SANITARY AND STORM COMPUTATIONS	D.J.H.
SURVEY: OS/CA	DESIGN: OS/CA	DATE: 11/04/2016
DRAWN: DJP	CHECKED: PVD	JOB: 5087
SCALE: 1" = 10'		FILE: 5087-S19
O'LEARY-BURKE CIVIL ASSOCIATES, PLC 13 CORPORATE DRIVE, ESSEX, VT 05730 PHONE: 878-9990 FAX: 878-9992 EMAIL: obur@olearyburke.com		PLAN SHEET # 5
COTTONWOOD CROSSING U.S. ROUTE 2 WILLISTON, VT		
GRADING PLAN (3 OF 3)		



COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / OCTOBER 25, 2019
 PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2

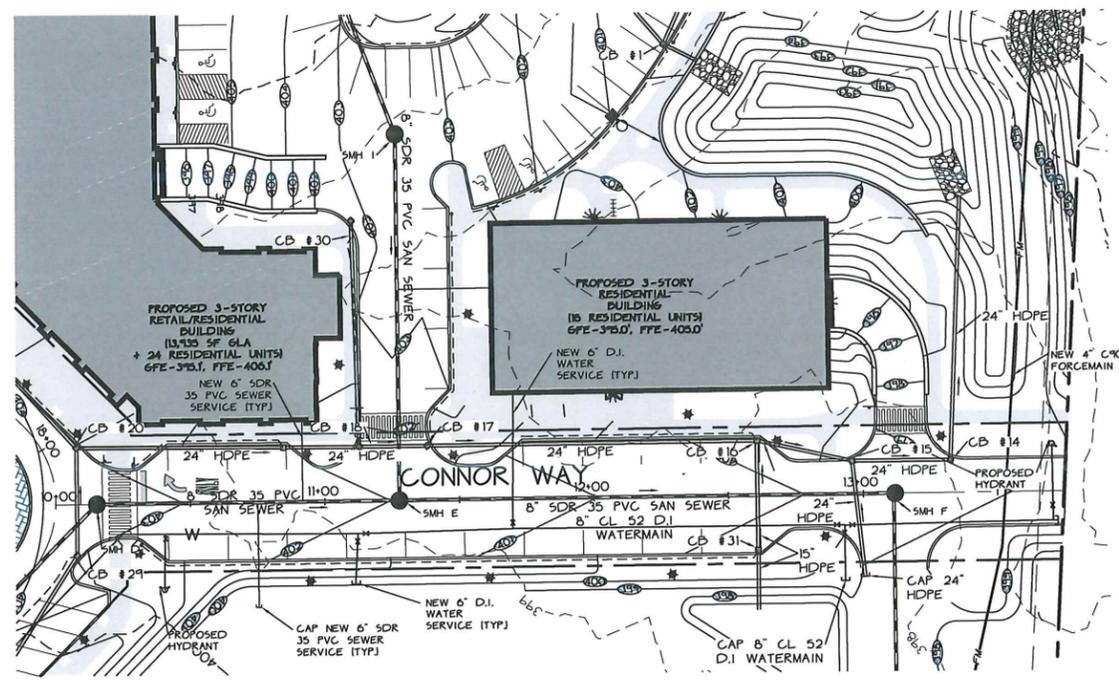
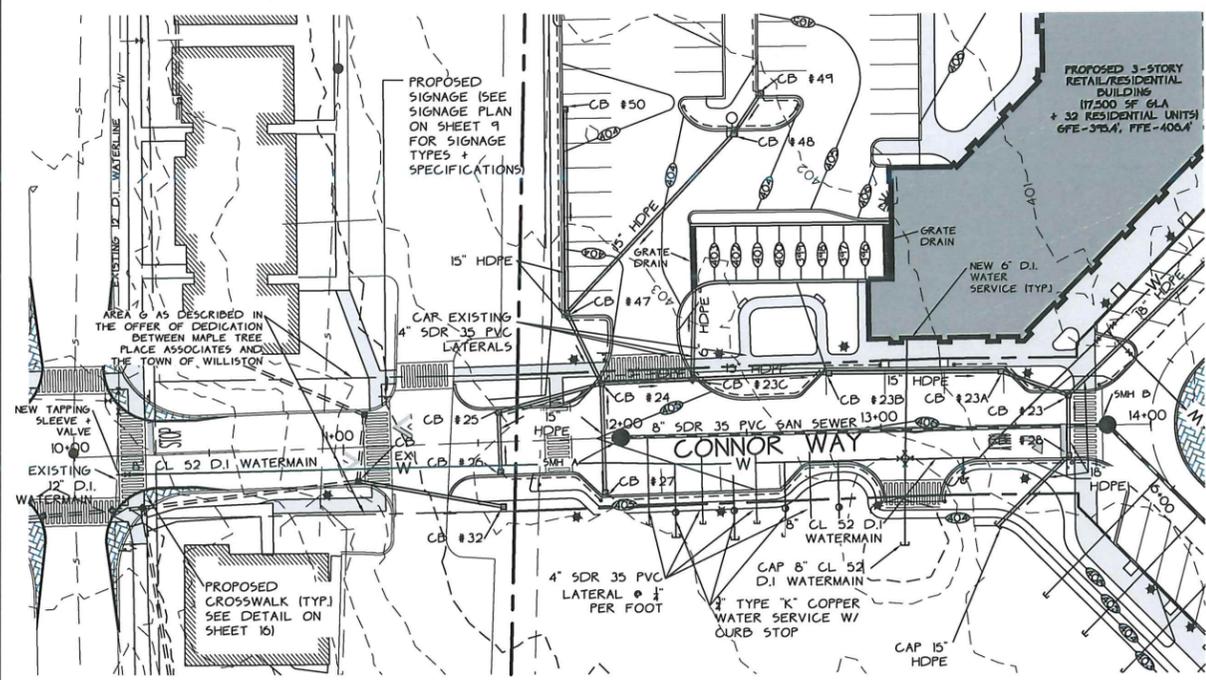
COTTONWOOD DRIVE
 10+00 - 18+90
 PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 3'

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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the day of _____

[Signature]
 Presiding member or Administrator's signature

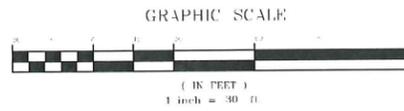
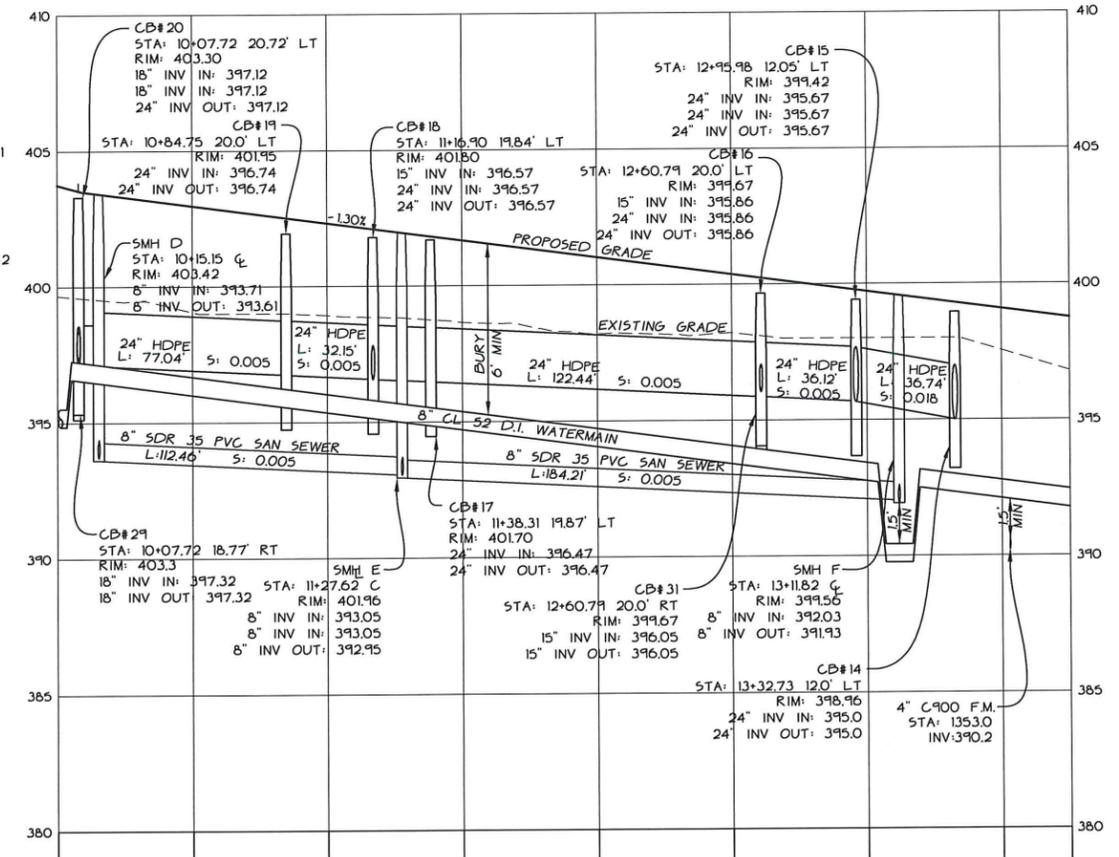
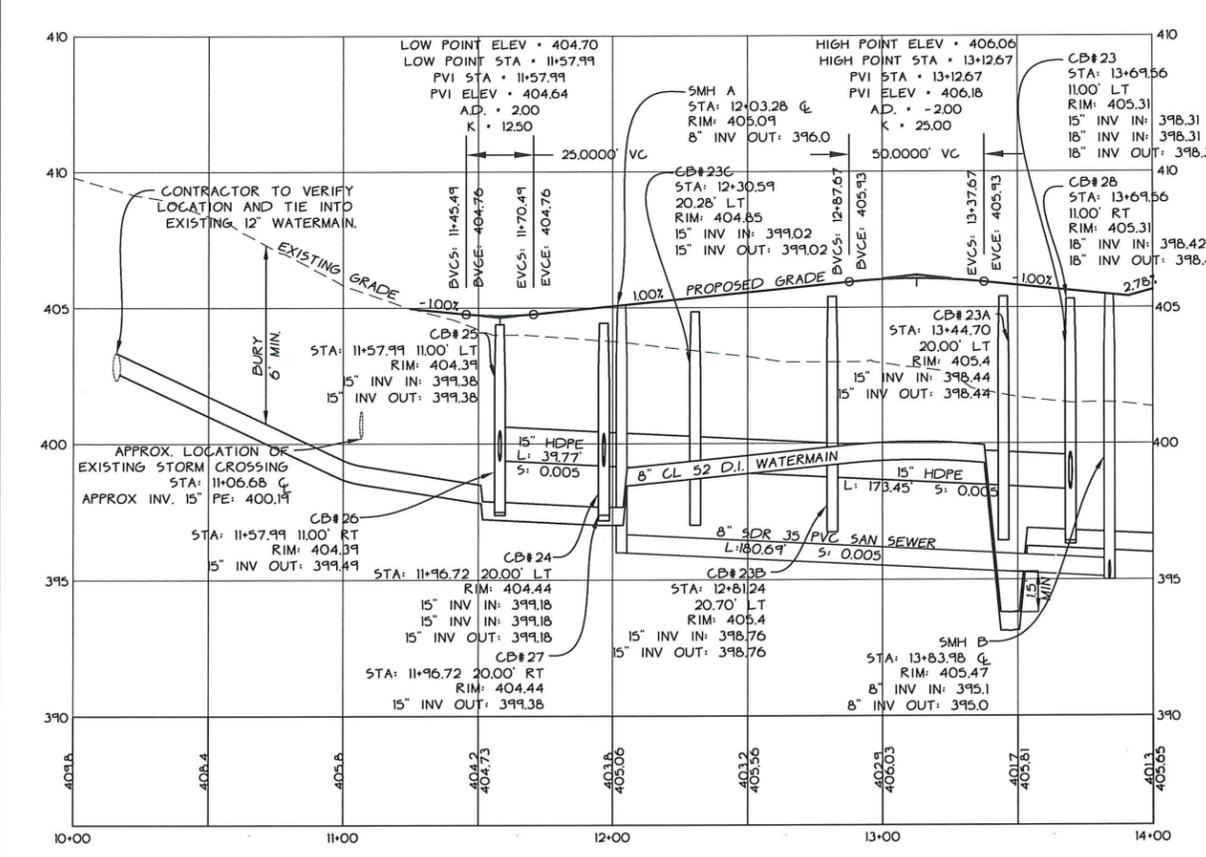


DATE: 8/30/2019	REVISED PHASE I AND PHASE II LAYOUT	BY: D.J.H.
DATE: 9/7/2017	REVISION: RELOCATED WATERMAIN WITHIN "THE SQUARE" TO AVOID GAS	DATE: 11/04/2019
DRAWN: OBCA	RECORD DRAWING	DATE: 5/08/2019
DESIGN: OBCA	PRELIMINARY	DATE: 5/08/2019
CHECKED: F.J.O.	SKETCH/CONCEPT	DATE: 5/08/2019
SCALE: H: 1"=30' V: 1"=3'		DATE: 5/08/2019
O'LEARY-BURKE CIVIL ASSOCIATES, PLC		PLAN SHEET # 6
13 CORPORATE DRIVE, ESSEX, VT 05732 PHONE: 878-8990 FAX: 878-9929 EMAIL: obc@olearyburke.com		
COTTONWOOD DRIVE WILLISTON, VT		
PLAN & PROFILE		



Legend

- PROJECT BOUNDARY
- - - OTHER PROPERTY LINE
- - - SIDELINE OF EASEMENT
- - - EXISTING CONTOUR LINE (U.S.G.S. DATUM)
- - - PROPOSED CONTOUR LINE
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- - - EXISTING ELECTRIC/TELEPHONE LINE
- - - EXISTING STORM WELER
- - - EXISTING WATERLINE
- - - EXISTING SANITARY SEWER
- - - EXISTING FORCEMAIN
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN
- PROPOSED SANITARY SEWER
- PROPOSED SEWER FORCEMAIN
- PROPOSED WATERLINE



CONNOR WAY PROFILE 'A'
 10+00 - 14+00.13
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 3'

CONNOR WAY PROFILE 'B'
 10+00 - 13+75.25
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 3'

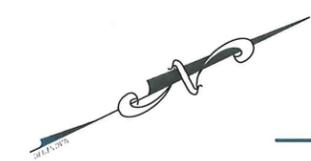
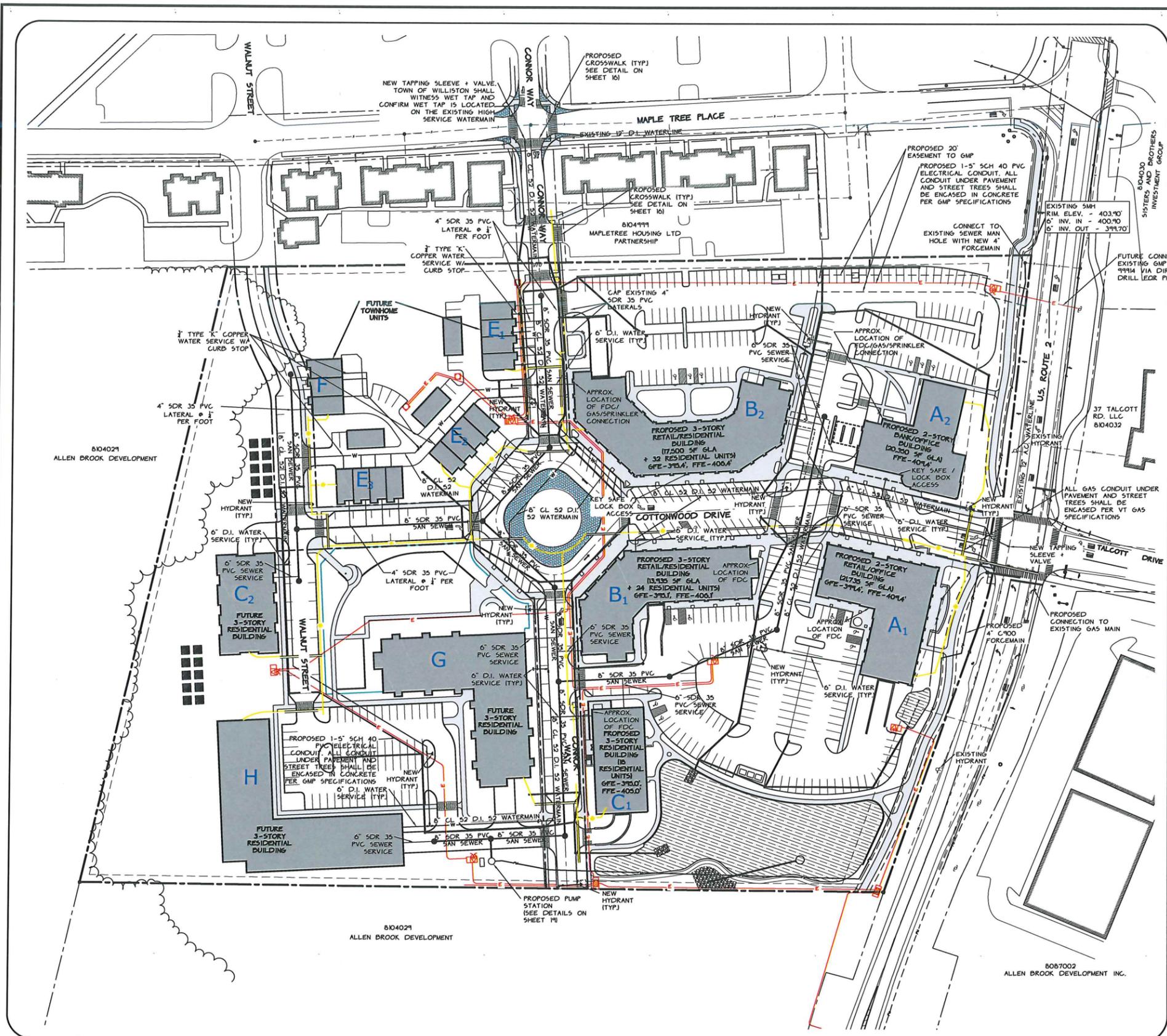
COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / OCTOBER 25, 2019
 PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2

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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the day of _____, 2019.

[Signature]
 Presiding member or Administrator's signature



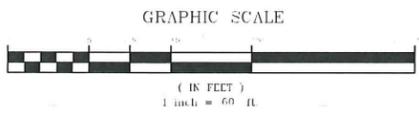
8/30/2019	REVISED PHASE I AND PHASE II LAYOUT	DJM
9/7/2017	RELOCATED WATERMAIN WITHIN "THE SQUARE" TO AVOID GAS	DJM
DATE 7/6/2017	REVISION REVISED STORM SEWER CB1-POND OUTFALL AND CB15-POND OUTFALL	BY DJM
SURVEY	RECORD DRAWING	PRELIMINARY
DESIGN	FINAL	SKETCH/CONCEPT
DRAWN		
CHECKED		
PLD		
SCALE		
1/4" = 30'		
1/8" = 30'		
1" = 30'		
O'LEARY-BURKE CIVIL ASSOCIATES, PLC		COTTONWOOD CROSSING
13 CORPORATE DRIVE, ESSEX, VT 05732		U.S. ROUTE 2 WILLISTON, VT
PHONE: 802-899-0900 FAX: 802-899-0901		DATE 11/04/2019
E-MAIL: obc@olearyburke.com		JOB 5087
CONOR WAY		FILE 5087-S19
PLAN & PROFILE		PLAN SHEET 7



- Legend**
- PROJECT BOUNDARY
 - - - OTHER PROPERTY LINE
 - - - SIDELINE OF EASEMENT
 - - - 400' EXISTING CONTOUR LINE (U.S.G.S. DATUM)
 - - - PROPOSED CONTOUR LINE
 - EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - IRON PIPE (TO BE SET)
 - - - EXISTING ELECTRIC/TELEPHONE LINE
 - - - EXISTING STORM SEWER
 - - - EXISTING WATERLINE
 - - - EXISTING SANITARY SEWER
 - - - EXISTING FORCEMAIN
 - ⊥ EXISTING HYDRANT
 - ⊕ EXISTING UTILITY POLE
 - - - PROPOSED STORM SEWER
 - - - PROPOSED UNDERDRAIN
 - - - PROPOSED SANITARY SEWER
 - - - PROPOSED SEWER FORCEMAIN
 - - - PROPOSED WATERLINE
 - - - PROPOSED ECLECTIC LINE
 - - - PROPOSED GAS LINE

NOTE: PROPOSED GAS AND ELECTRIC UTILITY LOCATIONS ARE FOR INFORMATIONAL PURPOSES ONLY. GAS AND ELECTRIC INSTALLATION SHALL BE COORDINATED DIRECTLY WITH VT GAS AND GMP.

COTTONWOOD CROSSING - PHASE II | WILLISTON, VT | OCTOBER 25, 2019
PARCEL ID: 8104011 & 8104019 | APPLICATION # DP 16-05.2



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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING, on the ___ day of _____, 2019.

Mark Blaine
 Presiding member or Administrator's signature



8/30/2019	REVISED PHASE I AND PHASE II LAYOUT	D.J.H.
9/7/2017	RELOCATED WATERMAIN WITHIN "THE SQUARE" TO AVOID GAS	D.J.H.
8/21/2017	ADDED GMP AND VT GAS UTILITY LINES	D.J.H.
DATE 4/3/2017	REVISION ISSUED FOR CONSTRUCTION	BY D.J.H.
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE 11/04/2016
DESIGN	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	JOB# 5087
DESIGN		FILE 5087-S19
DRAWN		PLAN SHEET #
CHECKED		
SCALE		
1"=60'		

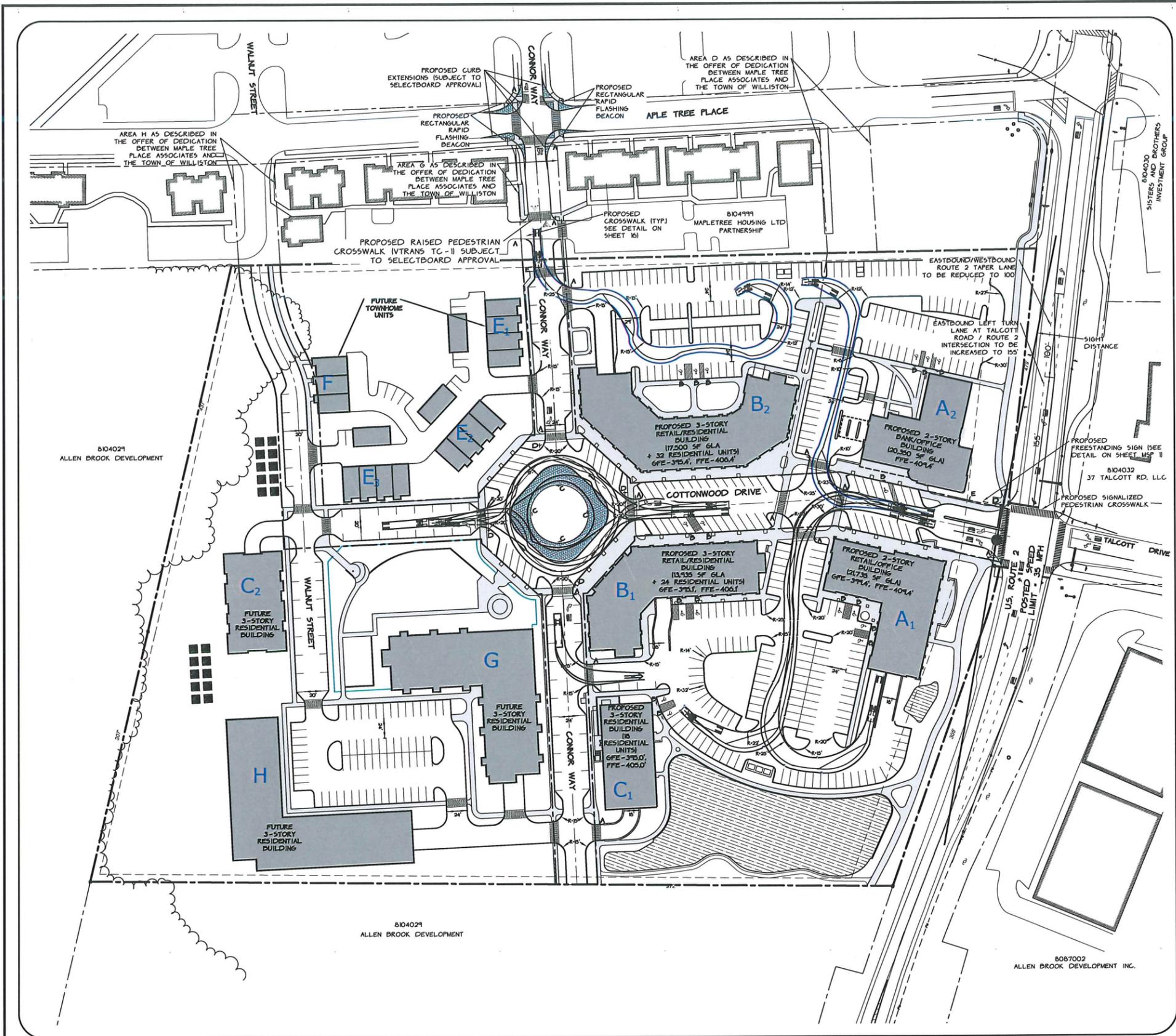
O'LEARY-BURKE
 CIVIL ASSOCIATES, PLC

13 CORPORATE DRIVE
 ESSEX, VT
 PHONE: 818-8900
 FAX: 818-9989
 E-MAIL: oab@olearyburke.com

COTTONWOOD CROSSING
 U.S. ROUTE 2
 WILLISTON, VT

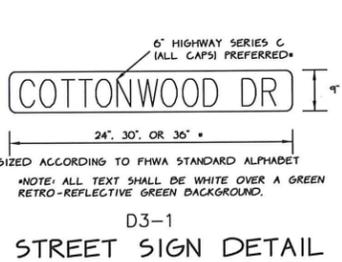
OVERALL UTILITY PLAN

8

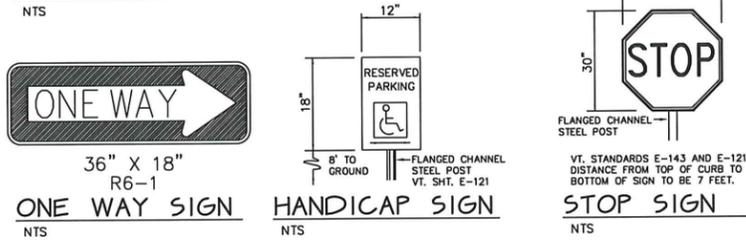


Legend

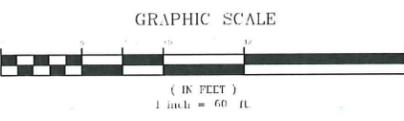
- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- - - SIDELINE OF EASEMENT
- - - 400' EXISTING CONTOUR LINE (U.S.G.S. DATUM)
- - - 100' PROPOSED CONTOUR LINE
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- IRON PIPE (TO BE SET)
- - - EXISTING ELECTRIC/TELEPHONE LINE
- - - EXISTING STORM SEWER
- - - EXISTING WATERLINE
- - - EXISTING SANITARY SEWER
- - - EXISTING FORCEMAIN
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- - - PROPOSED STORM SEWER
- - - PROPOSED UNDERDRAIN
- - - PROPOSED SANITARY SEWER
- - - PROPOSED SEWER FORCEMAIN
- - - PROPOSED WATERLINE



SYMB.	TYPE
A	STOP SIGN
B	HANDICAPPED SIGN
C	ONE WAY SIGN
D	STREET SIGN
E	25 MPH SPEED LIMIT SIGN



COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / OCTOBER 25, 2019
PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2

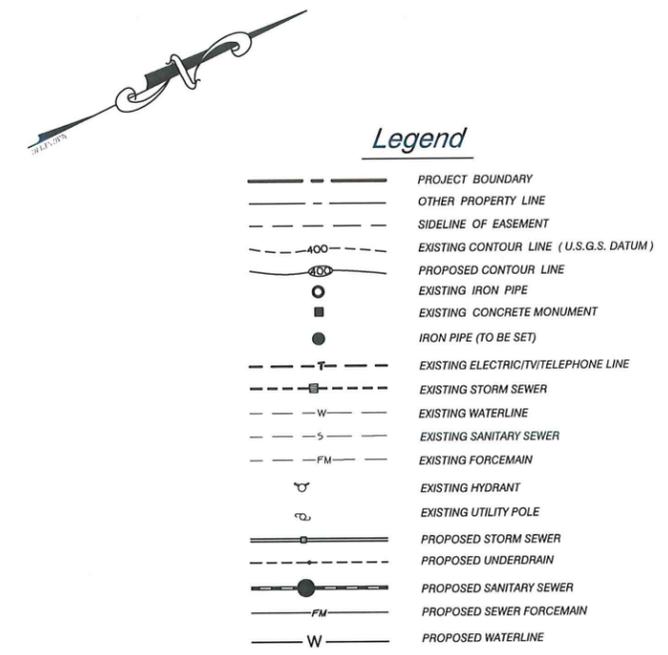
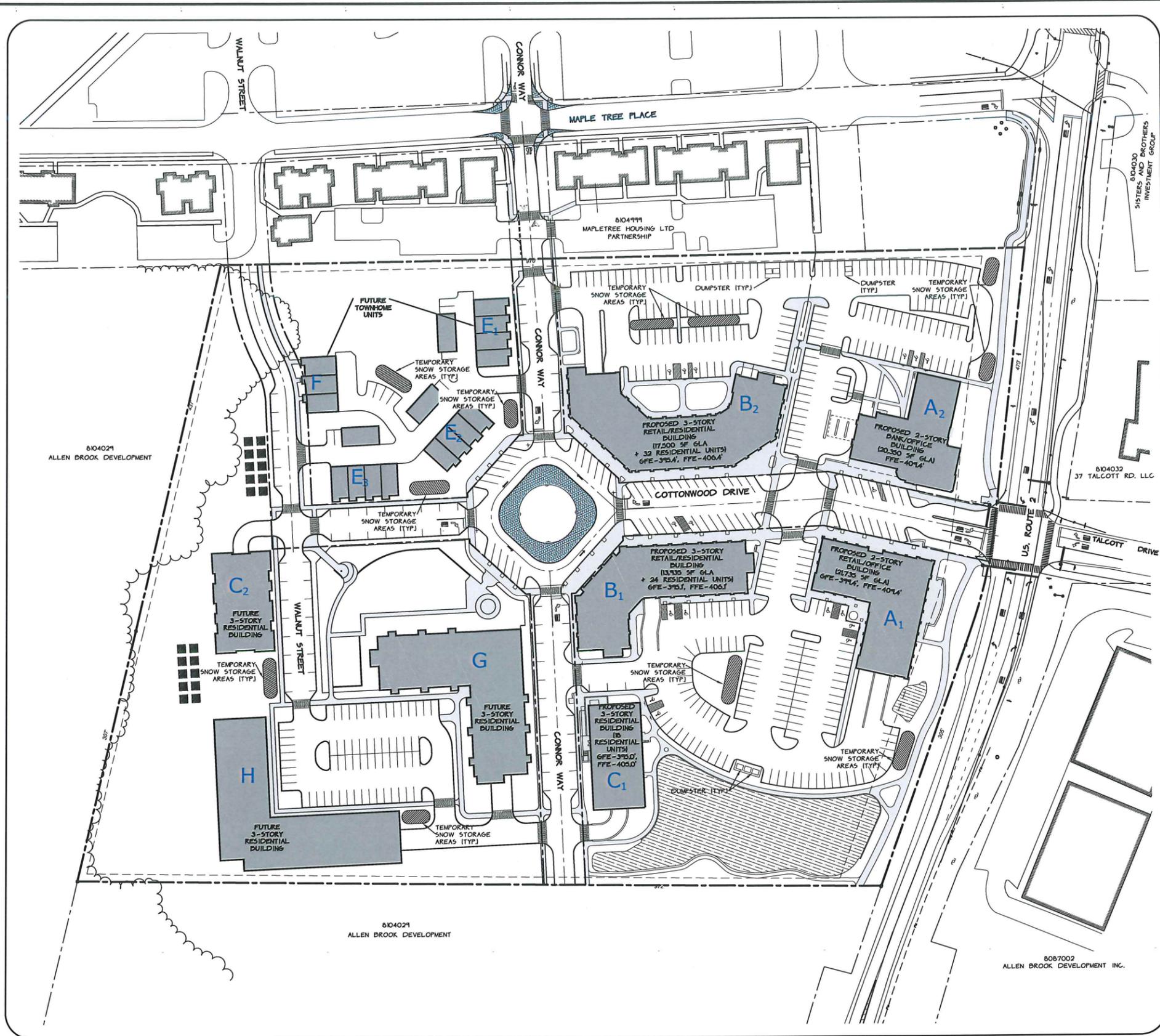


Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the ___ day of _____, 20__.

 Presiding member or Administrator's signature



10/7/2019	ADDED SPEED LIMIT SIGNAGE PER DPW COMMENTS	DJH
8/30/2019	REVISED PHASE I AND PHASE II LAYOUT	DJH
8/14/2017	REVISION ISSUED FOR CONSTRUCTION	BY DJH
DRAWN	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	DATE 11/04/2016
CHECKED		FILE 5087-S19
SCALE		PLAN SHEET # 9
O'LEARY-BURKE CIVIL ASSOCIATES, PLC <small>13 CORPORATE DRIVE, ESSEX, VT 05732 PHONE: 878-9990 FAX: 878-9992 E-MAIL: o'buka@olearyburke.com</small>		COTTONWOOD CROSSING U.S. ROUTE 2 WILLISTON, VT TRAFFIC, SIGNAGE & CIRCULATION PLAN



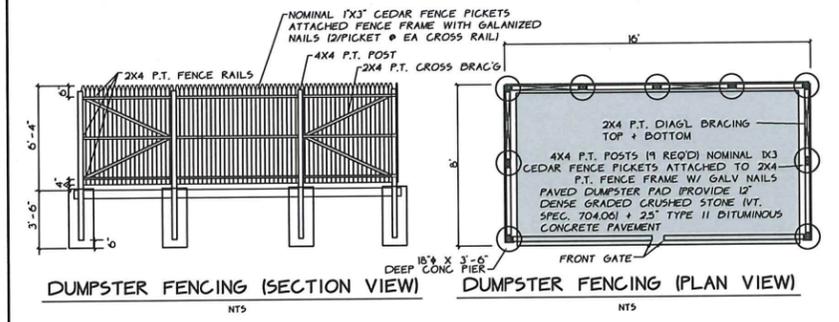
SITE MAINTENANCE NARRATIVE

NARRATIVE:

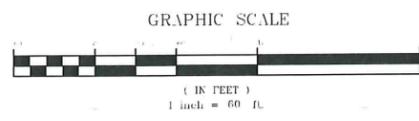
A CONDOMINIUM ASSOCIATION WILL BE ESTABLISHED FOR COTTONWOOD CROSSING AND WILL BE RESPONSIBLE FOR ALL COMMON AMENITIES INCLUDING SITE MAINTENANCE AND WASTE DISPOSAL.

WASTE DISPOSAL FOR THE MIXED USE AND COMMERCIAL BUILDINGS WILL BE PROVIDED VIA BUILDING DUMPSTERS LOCATED NEAR EACH BUILDING'S LOADING AREA. FENCING WILL BE USED TO ENSURE THESE AREAS ARE NOT VISIBLE FROM PASSING TRAFFIC. WASTE DISPOSAL FOR INDIVIDUAL RESIDENTIAL UNITS WILL BE VIA ROLL OUT CONTAINERS WHICH WILL BE PICKED UP CURB SIDE ONCE A WEEK.

SITE MAINTENANCE INCLUDING LANDSCAPING, ANNUAL INSPECTIONS/MAINTENANCE OF THE STORM WATER SYSTEM, AND SNOW REMOVAL WILL ALL BE PROVIDED BY THE CONDOMINIUM ASSOCIATION. DURING ACCUMULATING SNOW EVENTS THE SNOW WILL BE FILED IN DESIGNATED TEMPORARY STORAGE AREAS BEFORE BEING HAULED OFF-SITE. NO SNOW WILL BE STORED IN THE SITE'S STORMWATER DETENTION POND.

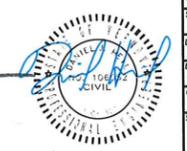


COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / OCTOBER 25, 2019
 PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2



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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING, on the ___ day of _____, 2019.

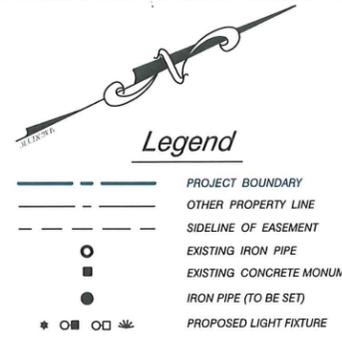
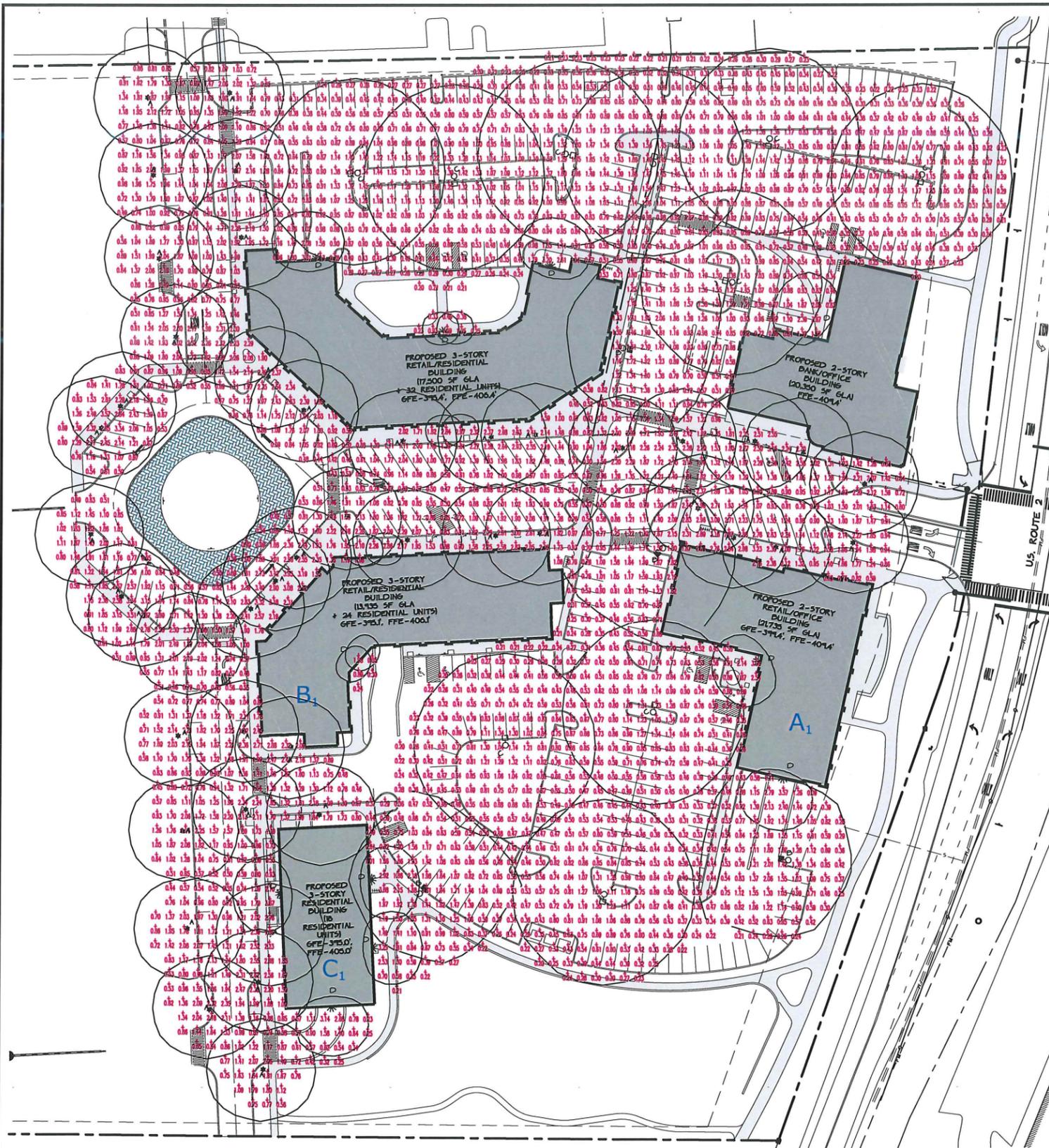
Matthew Peluso
 Presiding member or Administrator's signature



8/30/2019	REVISED PHASE I AND PHASE II LAYOUT	D.H.
DATE: 8/3/2017	REVISION ISSUED FOR CONSTRUCTION	BY: D.H.
DESIGN: OBCA	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE: 11/04/2018
DESIGN: OBCA	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	DATE: 2018
DRAWN: DJW		FILE: 5087-S19
CHECKED: FJO		PLAN SHEET #
SCALE: 1"=60'		10

O'LEARY-BURKE CIVIL ASSOCIATES, P.C.
 13 CORPORATE DRIVE, ESSEX, VT 05730
 PHONE: 802-899-9999 FAX: 802-899-9999
 EMAIL: obca@olearyburke.com

COTTONWOOD CROSSING
 U.S. ROUTE 2 WILLISTON, VT
SITE MAINTENANCE PLAN



TOWN OF WILLISTON LIGHT REQUIREMENTS PER WDD TABLE 24D

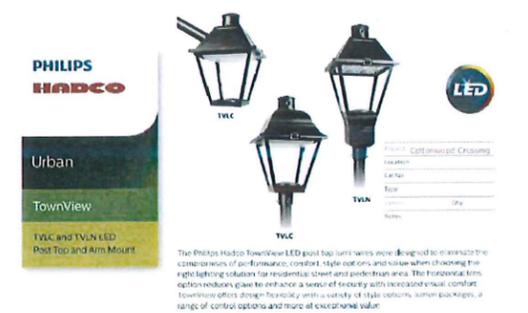
LIGHTING ZONE	AVERAGE ILLUMINATION SHALL NOT EXCEED	UNIFORMITY RATIO SHALL NOT EXCEED	MAXIMUM ILLUMINATION OF ANY POINT SHALL NOT EXCEED
ALL OTHER	12 FOOTCANDLES	20:1	30 FOOTCANDLES

PROPOSED LIGHTING SUMMARY

AVE	MAX	MIN	AVG	UNIFORMITY RATIO	MAX/MIN
0.05	3.75	0.20	1.05	19:1	

LUMINAIRE SCHEDULE

LABEL	SYMB.	DESCRIPTION	LAMP	LUMENS	MOUNTING	L/F	QTY
A	*	PHILIPS HADCO URBAN TOWNVIEW TVLC-L4-5-32-G1-5-5-740-A-DG	LED (4000K)	1,378	15' POLE MOUNT	10	47
B	○	CREE EDGE SERIES ARE-EDG-4M-DA-06-E-UL-DK-350 (TYPE A)	LED (4000K)	11,406	25' POLE MOUNT	10	4
C	□	CREE EDGE SERIES ARE-EDG-5M-DA-06-E-UL-DK-350 (TYPE S)	LED (4000K)	12,020	25' POLE MOUNT	10	10
D	⊥	RAB WPLED26N	LED (4000K)	2,412	15' WALL MOUNT	10	11
E	•	RAB SLIMFC37N	LED (4000K)	3,536	10' WALL MOUNT	10	8



Ordering guide: Luminaire

Series	Mounting	Ball option	LED module	Conversion	Color	Beam spread	Color temp	Voltage	Typical Cutsheet
TVLC	15' Pole Mount	Standard	100W LED	100W LED	150°	15'	4000K	120V	See cutsheet
TVLN	10' Wall Mount	Standard	100W LED	100W LED	150°	10'	4000K	120V	See cutsheet

Cree Edge™ Series
LED Area Flood Luminaires

Product Description
The Cree Edge™ Series is a high performance, rugged, cast aluminum, flood luminaire. It is designed for use in a variety of applications, including parking lots, industrial facilities, and sports arenas. The luminaire is available in a variety of mounting options and is designed to provide uniform, high-quality lighting.

Performance Summary
• Proven Next-Gen™ Power Technology
• Made in the U.S.A. with imported parts
• CE, Maximum 75°C
• CCT: 3000K, 4000K, 5000K, 6000K
• Limited Warranty: 5 years on luminaire/3 years on covered ballast/LED driver

Accessories

Accessories	Description
Ballast	Ballast Control Module (BCM) - 100W LED
Ballast	Ballast Control Module (BCM) - 150W LED
Ballast	Ballast Control Module (BCM) - 200W LED
Ballast	Ballast Control Module (BCM) - 250W LED
Ballast	Ballast Control Module (BCM) - 300W LED
Ballast	Ballast Control Module (BCM) - 350W LED
Ballast	Ballast Control Module (BCM) - 400W LED
Ballast	Ballast Control Module (BCM) - 450W LED
Ballast	Ballast Control Module (BCM) - 500W LED
Ballast	Ballast Control Module (BCM) - 550W LED
Ballast	Ballast Control Module (BCM) - 600W LED
Ballast	Ballast Control Module (BCM) - 650W LED
Ballast	Ballast Control Module (BCM) - 700W LED
Ballast	Ballast Control Module (BCM) - 750W LED
Ballast	Ballast Control Module (BCM) - 800W LED
Ballast	Ballast Control Module (BCM) - 850W LED
Ballast	Ballast Control Module (BCM) - 900W LED
Ballast	Ballast Control Module (BCM) - 950W LED
Ballast	Ballast Control Module (BCM) - 1000W LED

Ordering Information
Series: 100W LED, 150W LED, 200W LED, 250W LED, 300W LED, 350W LED, 400W LED, 450W LED, 500W LED, 550W LED, 600W LED, 650W LED, 700W LED, 750W LED, 800W LED, 850W LED, 900W LED, 950W LED, 1000W LED

Product	Qty	Series	LED	Beam	Options
100W LED	1	100W LED	100W LED	150°	Standard
150W LED	1	150W LED	150W LED	150°	Standard
200W LED	1	200W LED	200W LED	150°	Standard
250W LED	1	250W LED	250W LED	150°	Standard
300W LED	1	300W LED	300W LED	150°	Standard
350W LED	1	350W LED	350W LED	150°	Standard
400W LED	1	400W LED	400W LED	150°	Standard
450W LED	1	450W LED	450W LED	150°	Standard
500W LED	1	500W LED	500W LED	150°	Standard
550W LED	1	550W LED	550W LED	150°	Standard
600W LED	1	600W LED	600W LED	150°	Standard
650W LED	1	650W LED	650W LED	150°	Standard
700W LED	1	700W LED	700W LED	150°	Standard
750W LED	1	750W LED	750W LED	150°	Standard
800W LED	1	800W LED	800W LED	150°	Standard
850W LED	1	850W LED	850W LED	150°	Standard
900W LED	1	900W LED	900W LED	150°	Standard
950W LED	1	950W LED	950W LED	150°	Standard
1000W LED	1	1000W LED	1000W LED	150°	Standard

WPLED26N



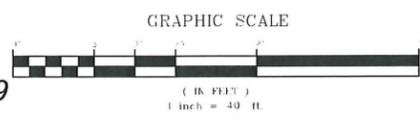
Project:	Type:
Prepared By:	Date:
Driver Info	LED Info
Type: Constant Current	Watts: 26W
120V: 0.26A	Color Temp: 4000K (Neutral)
200V: 0.16A	Color Accuracy: 83 CRI
240V: 0.14A	L70 Life Expectancy: 100,000
277V: 0.12A	Lumens: 2,412
Input Watts: 30W	Efficiency: 81 LPW
Efficiency: 95%	

SLIMFC37N



Project:	Type:
Prepared By:	Date:
Driver Info	LED Info
Type: Constant Current	Watts: 37.00W
120V: 0.31A	Color Temp: 4000K (Neutral)
200V: 0.19A	Color Accuracy: 73 CRI
240V: 0.16A	L70 Life Expectancy: 100,000
277V: 0.14A	Lumens: 3,536
Input Watts: 34.00W	Efficiency: 102.2 LPW
Efficiency: 95%	

COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / OCTOBER 25, 2019
PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2



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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the day of 10/25/2019.

Presiding member or Administrator's signature

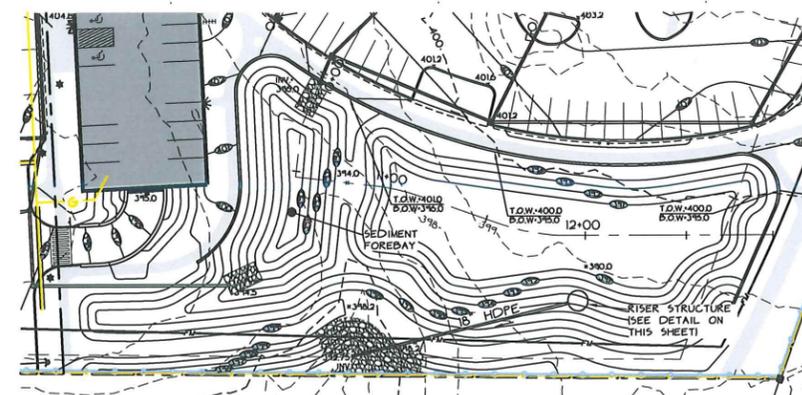
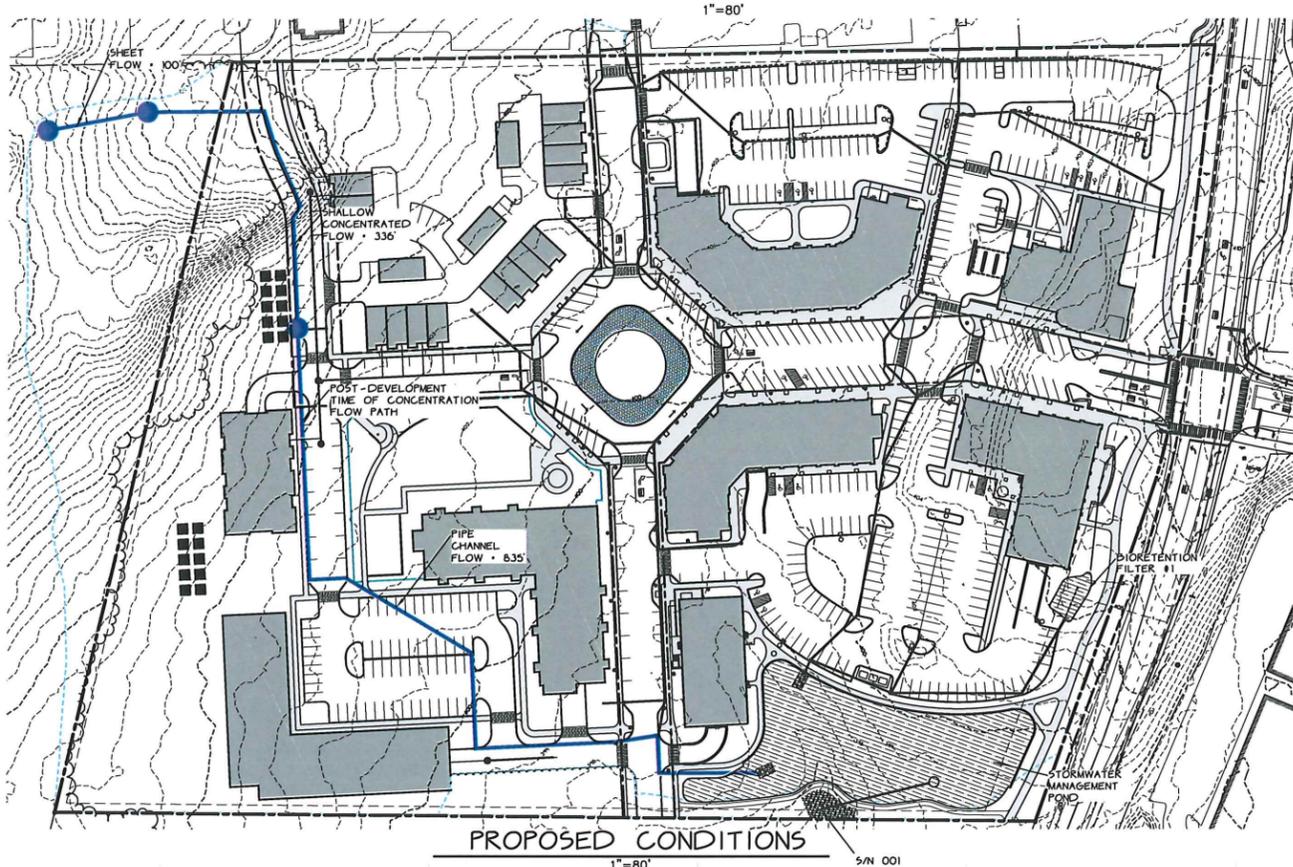
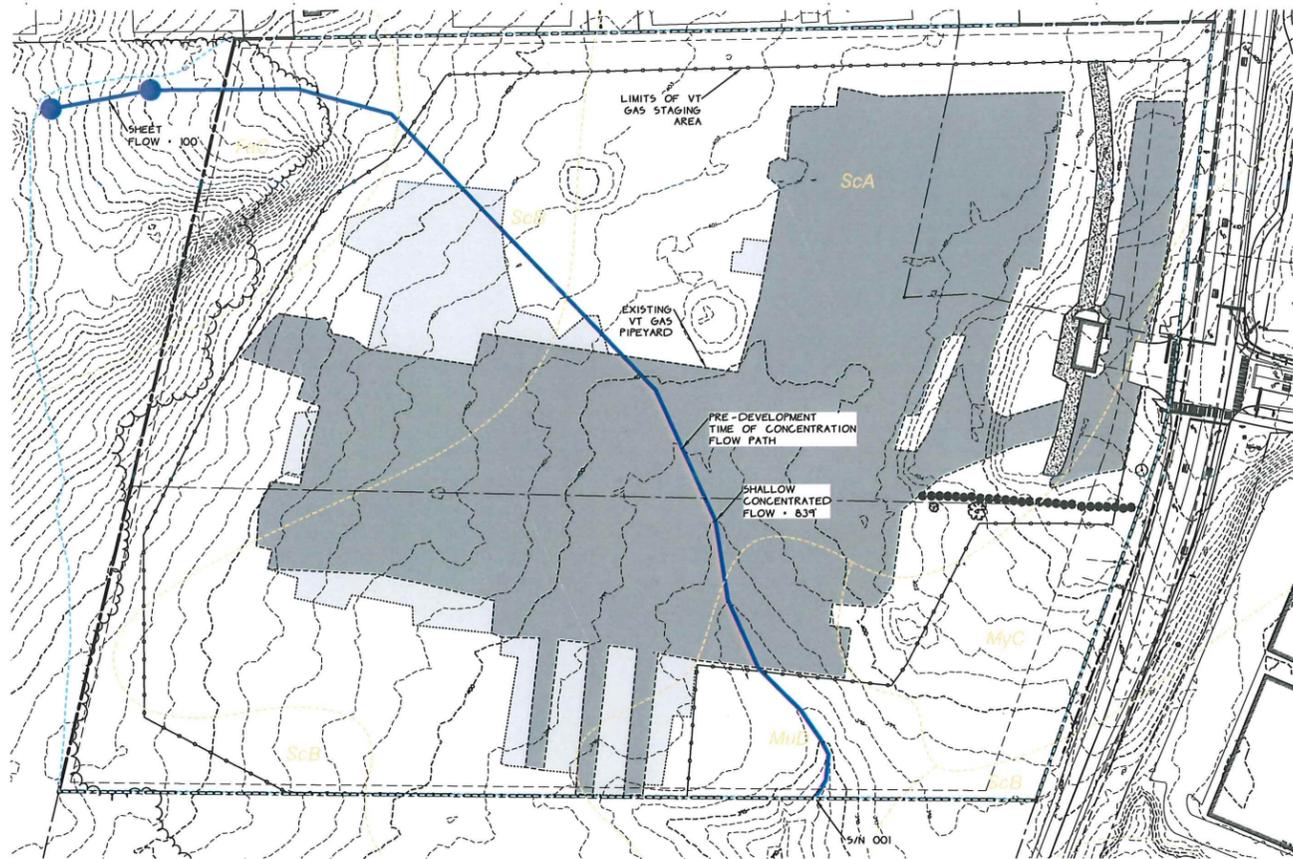


DATE	REVISION	ISSUED FOR CONSTRUCTION	D.H.
10/25/2019	ADDRESSED DRB APPROVAL CONDITIONS		D.H.
8/30/2019	REVISED PHASE I AND PHASE II PHOTOMETRIC PLAN		D.H.
DATE 4/3/2017	REVISION	ISSUED FOR CONSTRUCTION	D.H.
SURVEY	RECORD DRAWING	PRELIMINARY	DATE 11/04/2016
DESIGN	FINAL	SKETCH/CONCEPT	JOB 5087
DRY			FILE 5087.S19
CHECKED			PLAN SHEET 7
DATE			11

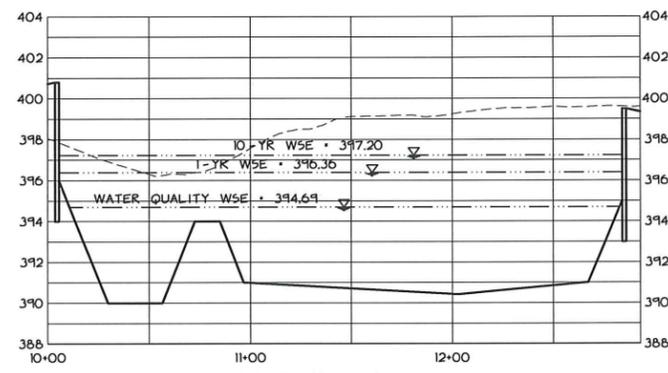
COTTONWOOD CROSSING
U.S. ROUTE 2 WILLISTON, VT

O'LEARY-BURKE CIVIL ASSOCIATES, PLLC
13 CORPORATE DRIVE, ENNECHET, VT PHONE: 878-9990 FAX: 878-9989 EMAIL: oab@olearyburke.com

SCALE: H: 1"=40'

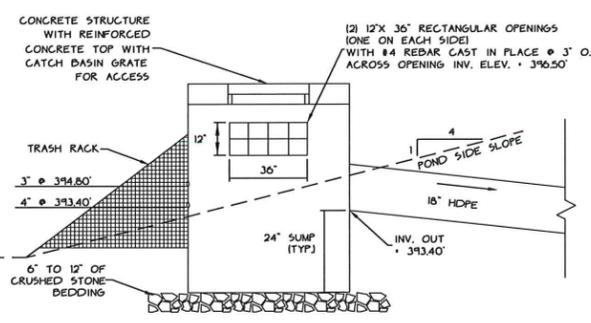


STORM POND - PLAN VIEW
1"=40'

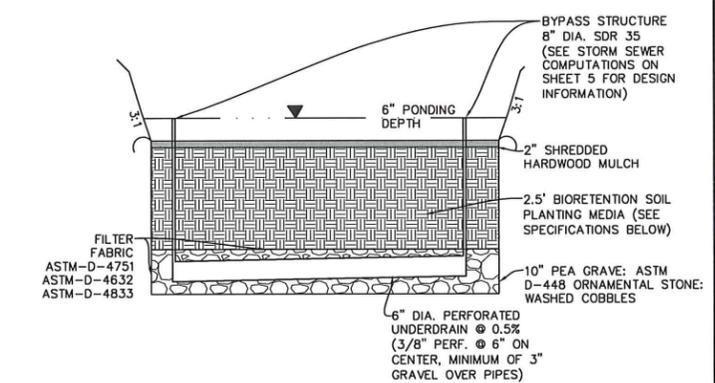


SECTION A-A
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

- Legend**
- PROJECT BOUNDARY
 - OTHER PROPERTY LINE
 - SIDELINE OF EASEMENT
 - EXISTING CONTOUR LINE (U.S.G.S. DATUM)
 - PROPOSED CONTOUR LINE
 - EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - IRON PIPE (TO BE SET)
 - EXISTING ELECTRIC/TELEPHONE LINE
 - EXISTING STORM SEWER
 - EXISTING WATERLINE
 - EXISTING SANITARY SEWER
 - EXISTING FORCEMAIN
 - EXISTING HYDRANT
 - EXISTING UTILITY POLE
 - PROPOSED STORM SEWER
 - PROPOSED UNDERDRAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED SEWER FORCEMAIN
 - PROPOSED WATERLINE



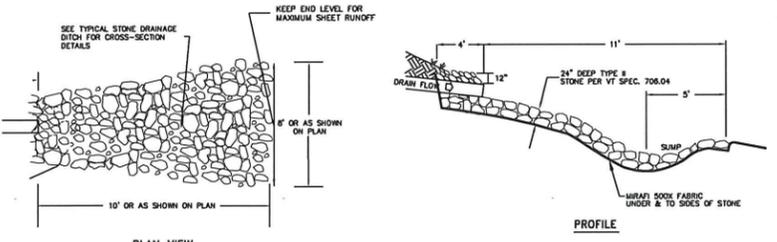
POND OUTLET STRUCTURE
NTS



BIORETENTION PLANTING SOIL SPECIFICATIONS:
THE SOIL SHOULD BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHOULD BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHOULD BE FREE OF NOXIOUS WEEDS.

THE PLANTING SOIL SHOULD BE TESTED AND SHOULD MEET THE FOLLOWING CRITERIA:
SAND: 35% - 60%
SILT: 30% - 55%
CLAY: 10% - 25%
PH RANGE 5.2 - 7.0
ORGANIC MATTER 1.5 - 4%
MAGNESIUM 35 LB./AC
PHOSPHORUS P-05 75 LB./AC
POTASSIUM K20 85 LB./AC
SOLUBLE SALTS NOT TO EXCEED 500 PPM

BIORETENTION DETAIL
NTS



STORM OUTFALL 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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING, on the day of October 20, 2019.

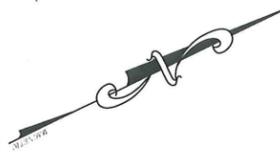
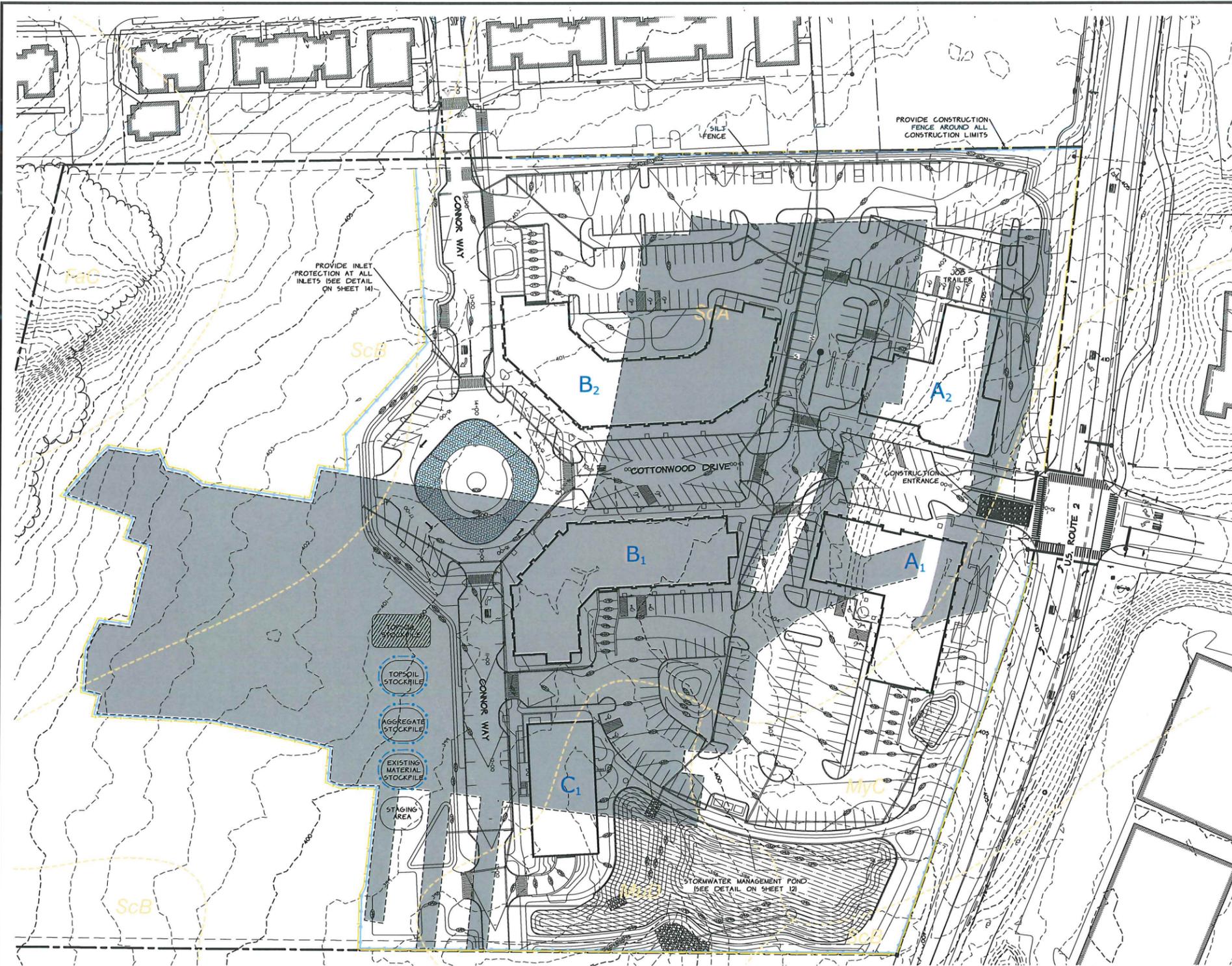
[Signature]
Presiding member or Administrator's signature



8/30/2019	REVISED PHASE I AND PHASE II LAYOUT	D.M.
7/6/2017	REVISED STORM SEWER CBI-POND OUTFALL AND CBI5-POND OUTFALL	D.M.
DATE 4/3/2017	REVISION ISSUED FOR CONSTRUCTION	BT D.M.
SURVEY	OBCA	DATE 11/04/2016
DESIGN	OBCA	FILE 5087
DRAWN	OBCA	FILE 5087-S19
CHECKED	OBCA	PLAN SHEET #
SCALE	AS SHOWN	12

COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / OCTOBER 25, 2019
PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2

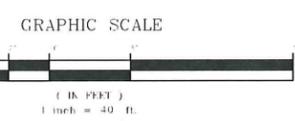
COTTONWOOD CROSSING
U.S. ROUTE 2 WILLISTON, VT
STORMWATER MANAGEMENT PLAN



Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SIDELINE OF EASEMENT
- EXISTING CONTOUR LINE (U.S.G.S. DATUM)
- PROPOSED CONTOUR LINE
- SOIL BOUNDARY
- SILT FENCE
- CONSTRUCTION ENTRANCE
- EXISTING GRAVEL STAGING AREA
- STOCKPILE AREA
- STAGING AREA

SITE SOIL CONDITIONS				
SOIL TYPE	KW VALUE	AREA (ACRES)	IMPACTED AREA (ACRES)	
FAC FARMINGTON EXTREMELY ROCKY LOAM 5 TO 20 PERCENT SLOPES	0.32 - MODERATE	0.97		
SCB SCANTIG SILT LOAM 2 TO 6 PERCENT SLOPES	0.32 - MODERATE	3.74	1.18	
SCA SCANTIG SILT LOAM 0 TO 2 PERCENT SLOPES	0.32 - MODERATE	9.70	7.23	
MUD MUNSON AND BELGRADE SILT LOAMS 12 TO 25 PERCENT SLOPES	0.49 - HIGH	1.20	1.20	
MYC MUNSON AND RAYNHAM SILT LOAMS 6 TO 12 PERCENT SLOPES	0.49 - HIGH	1.39	1.39	
TOTAL		17.0 - AC.	11.0 - AC.	



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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the day of 20 10/25/19.

Presiding member or Administrator's signature



8/30/2019	REVISED PHASE I AND PHASE II LAYOUT	D.M.
DATE 4/3/2019	REVISION ISSUED FOR CONSTRUCTION	BY D.M.
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE 11/24/2016
DESIGN	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	JOB 5087
DRWN		FILE 5087-S18
CHKD		PLAN SHEET 7
SCALE 1"=40'		13

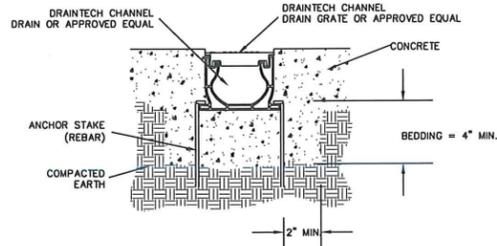
O'LEARY-BURKE
CIVIL ASSOCIATES, PLC

13 CORPORATE DRIVE,
ESSEX, VT 05732
PHONE: 802-899-0900
FAX: 802-899-0909
EMAIL: obca@olearyburke.com

COTTONWOOD CROSSING
U.S. ROUTE 2 WILLISTON, VT

EROSION CONTROL PLAN

COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / OCTOBER 25, 2019
 PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2



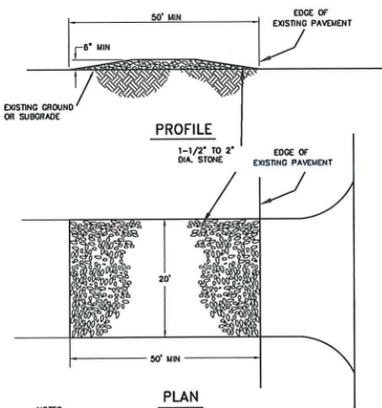
- NOTES:
1. IN ASPHALT OR HOT MASTIC APPLICATIONS, THE CHANNEL MUST BE ENCASED IN CONCRETE FOR ADDED STRENGTH AND TO PREVENT DISTORTION DURING INSTALLATION.
 2. FOR CONCRETE INSTALLATIONS, THE GRATE SHOULD BE INSTALLED AND TAPED OVER PRIOR TO POURING CONCRETE OR BACKFILL TO PREVENT DEBRIS FROM ENTERING DRAIN AND TO PREVENT DEFORMATION OF THE UNIT DURING INSTALLATION.
 3. THE GRATE SHOULD BE RECESSED BELOW GRADE A MINIMUM OF 1/4" FOR TRAFFIC APPLICATIONS.
 4. EXPANSION JOINTS MUST BE USED PARALLEL TO, BUT NOT IMMEDIATELY ADJACENT TO, EACH SIDE OF THE DRAIN RUN AND CRACK CONTROL JOINTS UTILIZED AT RIGHT ANGLES TO THE CHANNEL.
 5. SHALL HAVE 12" MINIMUM WIDTH AND DEPTH
 6. 1% SLOPE MINIMUM

GRATE DRAIN

NTS

TANK SPECIFICATIONS:

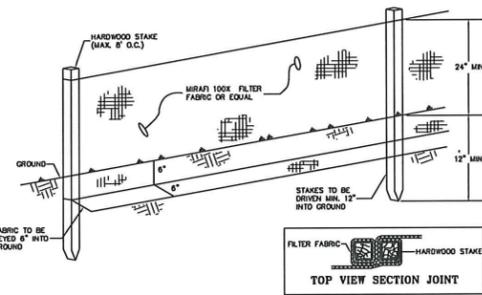
- A) THE STRUCTURE PROVIDED FOR EMERGENCY STORAGE FOR THE PUMPING STATION SHALL BE (2) 2,500 GALLON, STEEL REINFORCED, PRECAST CONCRETE HOLDING TANK STRUCTURE. THE STRUCTURE SHALL BE DESIGNED BY AN ENGINEER LICENSED IN THE STATE OF VERMONT TO WITHSTAND AASHTO H-20 WHEEL LOADINGS AT THE DEPTH SHOWN ON THIS PLAN
- B) INSIDE TANK DIMENSIONS SHALL BE 8' X 14' X 5.7' HIGH.
- C) EXTERNALLY COAT ALL CONCRETE STRUCTURES WITH TWO COATS OF BITUMINOUS WATERPROOFING AND TEST FOR WATER-TIGHTNESS. SEE SHEET #29 FOR STRUCTURES TESTING SPECIFICATIONS.
- D) ALL BACKFILL MATERIAL AROUND THE TANK SHALL BE GRANULAR MATERIAL THOROUGHLY COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-99 STANDARD PROCTOR.
- E) BACKFILL SIDES AND TOP OF TANK WITH SAND AND/OR GRAVEL.
- F) PRIOR TO CONSTRUCTION, ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
- G) THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH "AS-BUILT" INFORMATION AND CERTIFICATION THAT THE SYSTEM WAS INSTALLED IN ACCORDANCE WITH PLANS AND ALL PERTINENT APPROVALS AND PERMITS ISSUED FOR THE PROJECT.
- H) THE CONTRACTOR SHALL ERECT AND MAINTAIN A CONTINUOUS SNOW FENCE BARRIER AND LIGHTED BARRICADES AROUND ALL EXCAVATION LEFT OVER NIGHT OR ON WEEKENDS.



- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT TRACKED, SPILLED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
 2. THE USE OF CALCIUM CHLORIDE OR WATER MAY BE NECESSARY TO CONTROL DUST DURING DRY PERIODS.
 3. PROVIDE APPROPRIATE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND EDGE OF RIGHT-OF-WAY.

STABILIZED CONSTRUCTION ENTRANCE

NTS

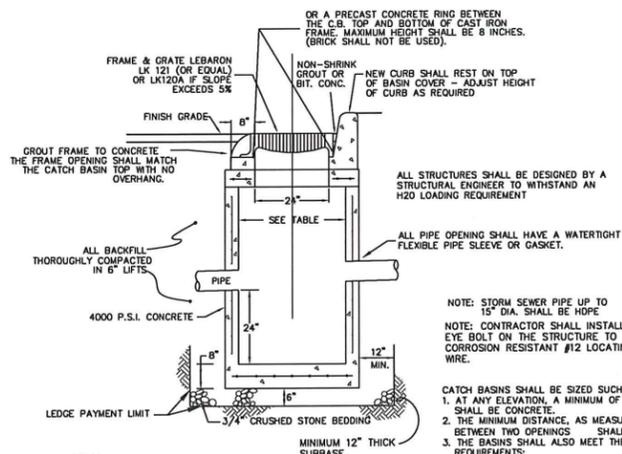


TEMPORARY SILT FENCE

NTS

INSPECTION SCHEDULE	WEEKLY	AFTER EACH RAINFALL THAT GENERATES STORMWATER FROM SITE
INSPECT SILT FENCING	X	X
INSPECT CONSTRUCTION FENCE	X	X
INSPECT CATCH BASIN INLET PROTECTION	X	X
INSPECT AREAS TEMPORARILY MULCHED	X	X
INSPECT TEMPORARY STOCKPILES	X	X
INSPECT STABILIZED CONSTRUCTION ENTRANCES	X	X
INSPECT AREAS THAT HAVE BEEN TOPSOILED & MULCHED	X	X
INSPECT STORMWATER PONDS AND SEDIMENT TRAPS	X	X

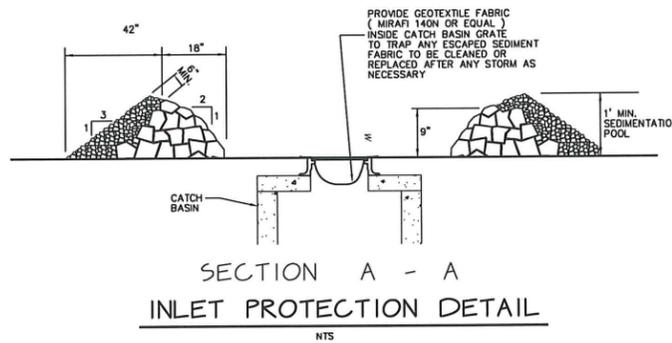
ON-SITE COORDINATOR:
BEN WATERMAN
PHONE - 862-0517 X216



PRECAST CATCH BASIN

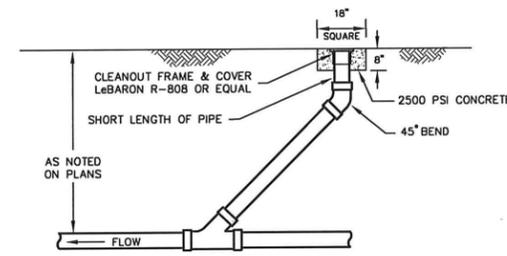
NTS

CATCH BASIN DIAMETER	LARGEST PIPE DIA. ALLOWED	SEWALL THICKNESS	CONCRETE COVER THICKNESS
36"	18"	4"	6"
48"	30"	5"	10"
60"	36"	6"	12"
72"	48"	7"	18"



GENERAL NOTES :

1. THE PURPOSE OF THESE PLANS IS TO :
 - A. MINIMIZE THE AREA OF DISTURBED SOILS AND TO MINIMIZE THE DURATION THAT ANY AREAS ARE LEFT OPEN.
 - B. ISOLATE THE AREAS OF DISTURBANCE TO PREVENT AND CONTROL EROSION CAUSED BY RUN-OFF.
 - C. CONTROL THE AMOUNTS OF SEDIMENT THAT MAY RESULT FROM ANY SITE EROSION.
2. A COPY OF THE CONSTRUCTION GENERAL PERMIT AND A SET OF THE PLANS WILL BE AVAILABLE ON-SITE.
3. BEN WATERMAN WILL BE THE ON-SITE COORDINATOR. PHONE # 862-0517.
4. THE ON-SITE COORDINATOR WILL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WHERE THE CONTRACTOR, TOWN ENGINEER, AND ON-SITE COORDINATOR MUST ALL BE PRESENT.
5. THE ON-SITE COORDINATOR SHALL INSPECT AND KEEP A WRITTEN RECORD OF THE EROSION AND SEDIMENT CONTROL STRUCTURES AND MEASURES AT A MINIMUM OF ONCE A WEEK AND ALSO WITHIN 24 HOURS OF ANY STORM EVENT THAT DISCHARGES RUN-OFF FROM THE SITE. THESE RECORDS SHALL BE SUBMITTED EVERY TWO WEEKS TO THE TOWN OF WILLISTON.
6. THE ON-SITE COORDINATOR SHALL KEEP A WRITTEN RECORD OF EROSION CONTROL INSPECTIONS AND ANY MONITORING DATA FOR A MINIMUM OF THREE (3) YEARS FOLLOWING COMPLETION OF CONSTRUCTION.



CLEANOUT DETAIL

NTS

PRE-CONSTRUCTION SEQUENCING FOR EROSION PREVENTION + SEDIMENT CONTROL

PRE-CONSTRUCTION PHASE INSTALLATION OF THE EROSION CONTROL DEVICES BEFORE CONSTRUCTION COMMENCES		
MAJOR CONSTRUCTION ITEM	EROSION CONTROL	MAINTENANCE
1. MARK LIMITS OF AREA TO BE DISTURBED.	INSTALL CONSTRUCTION FENCING AT LOCATIONS SHOWN ON PLAN.	MAINTAIN UNTIL CONSTRUCTION WITHIN PHASE 1 IS COMPLETED OR STABILIZED.
2. INSTALL SILT FENCING AND STABILIZED CONSTRUCTION ENTRANCE	INSTALL SILT FENCING AND STABILIZED CONSTRUCTION ENTRANCE AT LOCATIONS SHOWN ON PLAN.	MAINTAIN SILT FENCE AND REMOVE DEPOSITS OF SILT. REMOVE AND REPLACE STONE AT ENTRANCE AS ORDERED BY THE ON-SITE COORDINATOR.
THE BUILDING CONSTRUCTION IS SET UP TO OCCUR IN CONJUNCTION WITH THE ROAD + PARKING CONSTRUCTION PHASES. THE INTENT IS TO ALLOW CONSTRUCTION OF THE ROADS AND BUILDINGS IN PHASE 1 BE CONSTRUCTED IN ANY SEQUENCE LONG AS THE STORM SYSTEM IS FIRST IS CONSTRUCTED AND THE AMOUNT OF DISTURBANCE FOR THE ENTIRE PROJECT NEVER EXCEEDS 5 ACRES.	INSTALL LIMITS OF CONSTRUCTION AROUND BUILDING SITE AND SILT FENCE ON THE DOWNHILL SIDE. ANY EXCAVATION STOCKPILES OR AGGREGATE TO BE USED FOR THE FOUNDATION MUST HAVE A SILT FENCE AROUND IT AND SOIL PILES ARE TO BE SEEDED AND MULCHED IF THEY ARE TO REMAIN FOR MORE THAN 7 DAYS.	THE SILT FENCE IS TO BE MAINTAINED UNTIL THE STOCKPILE HAS BEEN REMOVED. IN-USE AREAS OF THE STOCKPILE AREA TO BE RESEEDED AND REMULCHED IF OPEN AND UNUSED FOR MORE THAN 7 DAYS.

CONSTRUCTION SEQUENCING FOR EROSION PREVENTION + SEDIMENT CONTROL

EROSION PREVENTION + SEDIMENT CONTROL		
THE ON-SITE COORDINATOR SHALL INSPECT THE SITE AND THE SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE EVERY SEVEN DAYS, PRIOR TO PREDICTED STORM EVENTS AND WITHIN 24 HOURS FOLLOWING ANY PRECIPITATION WITH A VOLUME LARGE ENOUGH TO DISCHARGE RUN-OFF FROM THE SITE. THE WEEKLY REPORT AND EROSION CONTROL PLAN WILL BE KEPT ON-SITE. CONSTRUCTION FOR PHASE 2 SHALL NOT COMMENCE UNTIL SUFFICIENT PORTIONS OF PHASE 1 HAVE BEEN COMPLETED AND STABILIZED TO ENSURE THAT DISTURBANCE IS LIMITED TO 5 ACRES OR LESS AT ANY ONE TIME.		
NOTE: FOR CONSTRUCTION OCCURRING BETWEEN OCTOBER 15 AND APRIL 15 REFER TO THE WINTER EROSION CONTROL GUIDELINES FOR ADDITIONAL EROSION AND SEDIMENT CONTROL REQUIREMENTS.		
PHASE 1 CONSTRUCTION OF ROAD + UTILITIES ESTIMATED DURATION - 24 WEEKS		
MAJOR CONSTRUCTION ITEM	EROSION CONTROL	MAINTENANCE
1. MARK LIMITS OF AREA TO BE DISTURBED.	INSTALL CONSTRUCTION FENCING / SILT FENCE AT LOCATIONS SHOWN ON PLAN.	MAINTAIN UNTIL CONSTRUCTION WITHIN PHASE 1 IS COMPLETED AND STABILIZED.
2. CLEAR AND GRUB WITHIN THE MARKED AREA TO INSTALL PERMANENT EXTENDED DETENTION POND.	INSTALL INFILTRATION BASIN SYSTEM WITH PRE-TREATMENT AREAS AND STONE DIAPHRAGM AS SHOWN ON PLAN. SHAPE, SEED AND INSTALL MATTING OR HYDROSEED.	AFTER INITIAL INSTALLATION THE STORMWATER SYSTEM AND EXTENDED DETENTION POND SHALL BE CHECKED AFTER EVERY RAINFALL GENERATING RUNOFF AND MAINTAINED.
3. WORK ON CUTS/FILLS, ROADWAY, UTILITIES, ETC.	KEEP OPEN CONSTRUCTION AREA TO 5 ACRES OR LESS. TREES MAY BE CUT BUT NOT STUMPED BEYOND 5 ACRES AT ANY ONE TIME. CHECK ENTRANCE, SILT/CONSTRUCTION FENCES, PERMANENT SWALE, GET GRASS ESTABLISHED AS SOON AS POSSIBLE.	AFTER INITIAL INSTALLATION THE STORMWATER SYSTEM AND EXTENDED DETENTION POND SHALL BE CHECKED AFTER EVERY RAINFALL GENERATING RUNOFF AND MAINTAINED. ANY SILT ACCUMULATION SHALL BE ADDRESSED IMMEDIATELY AND PROVISIONS MADE TO CORRECT PROBLEMS AS DIRECTED BY THE ENGINEER.

POST-CONSTRUCTION SEQUENCING FOR EROSION PREVENTION + SEDIMENT CONTROL

POST-CONSTRUCTION PHASE FINAL INSPECTION OF THE EROSION CONTROL DEVICES TO BE REMOVED AFTER AREAS ARE STABILIZED		
MAJOR CONSTRUCTION ITEM	EROSION CONTROL	MAINTENANCE
1. CHECK PERIMETER WHERE DELINEATED CONSTRUCTION LIMITS WERE FLAGGED.	IF PERIMETER IS STABILIZED AND GRASS IS ESTABLISHED, REMOVE FENCES	
2. DURING CONSTRUCTION, AN EXTENDED DETENTION POND WAS STABILIZED WITH MATTING OR HYDROSEED.	CHECK STORM SYSTEM AND EXTENDED DETENTION BASIN TO MAKE SURE EVERYTHING IS STABILIZED. CHECK OVERALL SITE FOR ANY PROBLEM AREAS.	SEED AND MULCH. INSTALL MATTING OR HYDROSEED ANY DISTURBED AREAS.
3. THE BUILDING CONSTRUCTION PHASES WILL CONTINUE TO OCCUR AFTER THE ROAD CONSTRUCTION IS COMPLETE. SITE CONTRACTOR SHALL CHECK ENTIRE SITE WORKED FOR STABILITY BEFORE DE-MOBILIZING FROM THE SITE.	INSTALL LIMITS OF CONSTRUCTION AROUND BUILDING SITE AND SILT FENCE ON THE DOWNHILL SIDE. ANY EXCAVATION STOCKPILES OR AGGREGATE TO BE USED FOR THE FOUNDATION MUST HAVE A SILT FENCE AROUND IT AND SOIL PILES ARE TO BE SEEDED AND MULCHED IF THEY ARE TO REMAIN FOR MORE THAN 7 DAYS.	THE SILT FENCE IS TO BE MAINTAINED UNTIL THE STOCKPILE HAS BEEN REMOVED. IN-USE AREAS OF THE STOCKPILE AREA TO BE RESEEDED AND REMULCHED IF OPEN AND UNUSED FOR MORE THAN 7 DAYS AS NECESSARY TO KEEP THEM STABILIZED.

WINTER GUIDELINES FOR EROSION PREVENTION + SEDIMENT CONTROL

1. ALL DRAINAGE STRUCTURES MUST BE KEPT OPEN AND FREE OF SNOW AND ICE DAMS.
2. ALL SILT FENCE OR OTHER PRACTICES REQUIRING EARTH DISTURBANCE SHALL BE IN PLACE PRIOR TO GROUND FREEZING.
3. WHEN MULCH IS REQUIRED FOR STABILIZATION DOUBLE THE STANDARD RATE SHALL BE APPLIED.
4. TO ENSURE COVER OF DISTURBED SOIL IN ADVANCE OF A MELT EVENT, AREAS OF DISTURBED SOIL MUST BE STABILIZED AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:
 - A. IF NO PRECIPITATION WITHIN 24 HOURS IS FORECAST AND WORK WILL RESUME IN THE SAME DISTURBED AREA WITHIN 24 HOURS, DAILY STABILIZATION IS NOT NECESSARY.
5. DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS HOUSE FOUNDATIONS OR OPEN UTILITY TRENCHES.
6. PRIOR TO STABILIZATION SNOW AND ICE MUST BE REMOVED TO DEPTH OF NO LESS THAN 1 IN.
7. ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED WITHIN 48 HOURS OF BEING BROUGHT TO FINISH GRADE.
8. DURING WINTER EROSION, MULCH SHALL BE APPLIED AT DOUBLE THE RATE OR NETTING OR OTHER APPROACH SHALL BE USED TO PREVENT REMOVAL BY WIND.

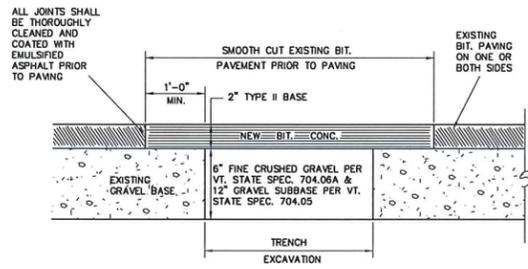
Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit 16-05.2, the Williston Development Review Board Administrator approved the final plans for COTTONWOOD CROSSING, on the ____ day of _____, 20____.

Presiding member or Administrator's signature



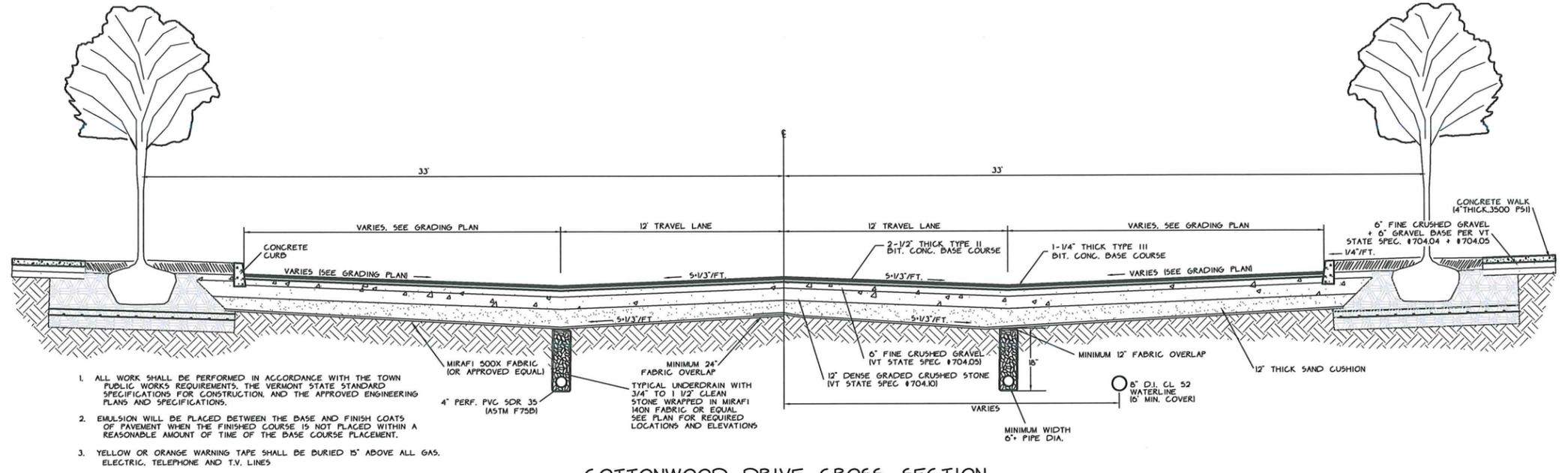
DATE 4/3/2017	REVISION ISSUED FOR CONSTRUCTION
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY
DESIGN	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT
DRAWN D.B.	O'LEARY-BURKE CIVIL ASSOCIATES, PLC
CHECKED P.J.O.	13 CORPORATE DRIVE, ESSEX, VT 05732
SCALE N.T.S.	PHONE: 878-9990 FAX: 878-9989 EMAIL: obur@olearyburke.com

COTTONWOOD CROSSING		BY D.H.
U.S. ROUTE 2 WILLISTON, VT		DATE 11/04/2019
STORM & EROSION CONTROL DETAILS & SPECIFICATIONS		0007 5087
		FILE 5087-S19
		PLAN SHEET # 14



1. SETUP AND MAINTAIN SIGNS AND OTHER SAFETY CONTROL DEVICES.
2. RESHAPE HOLE AND PATCH AREA BY CUTTING WITH CONCRETE SAW INTO A SQUARE OR RECTANGULAR SHAPE. CUT SIDE FACES VERTICALLY. RESHAPE DOWNWARD TO SOLID MATERIAL AND AROUND HOLE TO SOLID PAVEMENT.
3. BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH LIFT TO 95% OF MAXIMUM DENSITY OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
4. REMOVE ALL LOOSE MATERIAL AND THOROUGHLY SWEEP THE HOLE AREA CLEAN OF MUD AND STANDING WATER.
5. APPLY LIQUID EMULSION (RS-1) TO VERTICAL FACES IN A UNIFORM MANNER. DO NOT PUDDLE EMULSION ON BOTTOM OF THE HOLE.
6. PLACE TYPE II BASE COURSE OF PAVEMENT A MINIMUM OF 2 1/2" THICK.
7. FILL TOP OF HOLE WITH TYPE III BITUMINOUS CONCRETE AND COMPACT IN LIFTS OF NO MORE THAN 2". FINAL LIFT SHOULD BE 1/2" TO 1" ABOVE ADJOINING PAVEMENT BEFORE COMPACTION SO THAT AFTER COMPACTION THE PATCH IS LEVEL WITH THE EXISTING PAVEMENT. EACH LIFT SHOULD BE THOROUGHLY COMPACTED WITH A VIBRATORY PLATE COMPACTOR OR A VIBRATORY PORTABLE ROLLER. EXPERIENCE HAS SHOWN THAT 15 TO 20 PASSES ARE REQUIRED WITH A VIBRATORY ROLLER AND A MIX TEMPERATURE ABOVE 250 DEGREES F ARE NECESSARY TO ENSURE GOOD COMPACTION. HAND TAMP SHOULD ONLY BE USES FOR SMALL AREAS (LESS THAN 1 S.F.).
8. CLEANUP AREA. DO NOT LEAVE EXCESS FILL OR EXCAVATED MATERIAL ON THE PAVEMENT. REMOVE SAFETY SIGNS AND DEVICES.

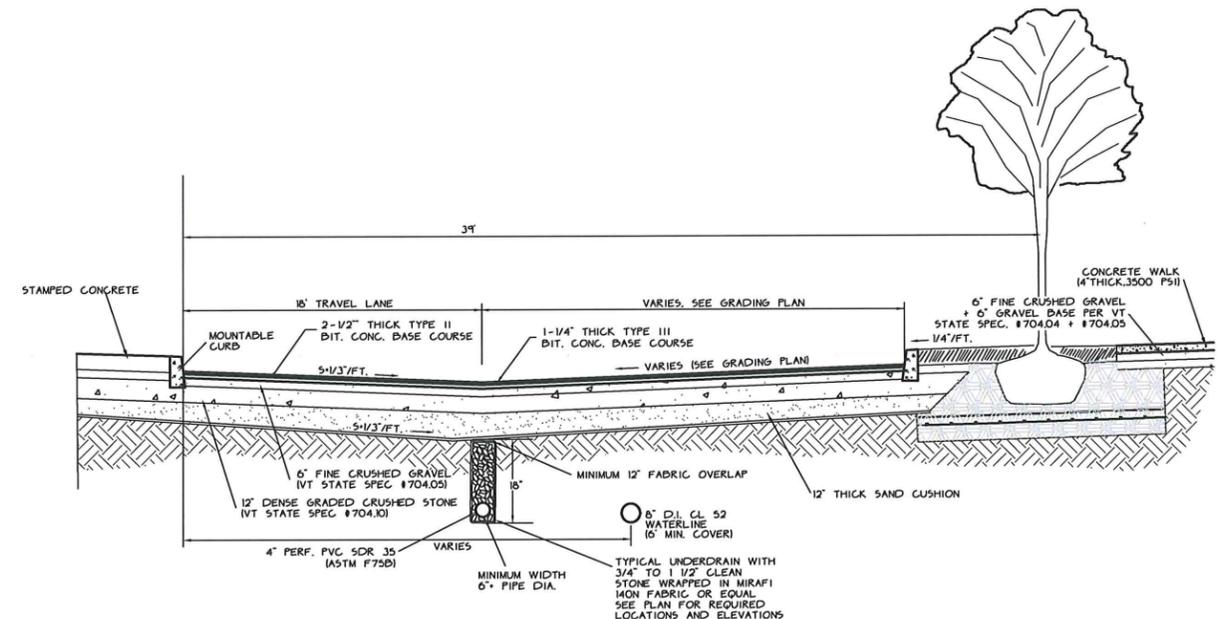
REPLACEMENT OF EXISTING PAVEMENT
NTS



COTTONWOOD DRIVE CROSS-SECTION
(STA 10+00 - 14+64.82)
NTS

GENERAL CONSTRUCTION SPECIFICATIONS

1. PRIOR TO START OF CONSTRUCTION CONTRACTOR MUST COORDINATE WITH DIGSAFE TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND ARRANGE A PRE CONSTRUCTION MEETING WITH PUBLIC WORKS, THE DESIGN ENGINEER, AND OWNER.
2. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. CONTRACTOR SHALL COORDINATE WITH DIGSAFE TO VERIFY EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. CONTRACTOR SHALL VERIFY NEW TAP LOCATIONS AND SHALL CONNECT ALL UTILITIES TO NEAREST SOURCE THROUGH COORDINATION WITH UTILITY OWNER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT, AND STRUCTURES NECESSARY TO COMPLETE THE WORK UNLESS NOTED ON THESE PLANS. CONTRACTOR SHALL REMOVE ALL TRASH FROM SITE UPON COMPLETION OF CONSTRUCTION. ANY SURFACES, LINES OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO BEGINNING OF CONSTRUCTION.
4. SEE OTHER DETAIL SHEETS OF THESE PLANS FOR ADDITIONAL DETAILS, REQUIREMENTS AND SPECIFICATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE TOWN PUBLIC WORKS SPECIFICATIONS, AND THESE PLANS.
6. NEW PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH NOTE #4 ABOVE. ALL EXISTING PAVEMENT MARKINGS CONFLICTING WITH THE NEW IMPROVEMENTS SHALL BE REMOVED BY GRINDING OR BURNING.
7. A MINIMUM OF ONE-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. CONTINUOUS TWO-WAY TRAFFIC WILL BE REQUIRED AT NIGHT, PEAK HOURS, AND WHENEVER POSSIBLE DURING ACTUAL CONSTRUCTION ACTIVITIES. IF DEEMED NECESSARY BY THE OWNER, MUNICIPALITY OR ENGINEER, A UNIFORMED TRAFFIC CONTROL OFFICER SHALL DIRECT TRAFFIC DURING PEAK HOURS. TEMPORARY CONSTRUCTION SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE ERRECTED BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND TOWN STANDARDS AND SHALL BE COORDINATED WITH THE TOWN OF WILLISTON PUBLIC WORKS DEPARTMENT AND THE TOWN OF WILLISTON POLICE DEPARTMENT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ENSURING THAT THE DUST CREATED AS A RESULT OF CONSTRUCTION DOES NOT CREATE A NUISANCE OR SAFETY HAZARD. WHERE AND WHEN DEEMED NECESSARY, THE CONTRACTOR WILL BE REQUIRED TO WET SECTIONS OF THE CONSTRUCTION AREA WITH WATER, APPLY CALCIUM CHLORIDE, OR SWEEP THE ROADWAY WITH A POWER BROOM FOR DUST CONTROL.
9. THE CONTRACTOR SHALL NOTIFY THE TOWN OF WILLISTON PUBLIC WORKS DEPT. 24 HOURS IN ADVANCE OF STARTING ANY WORK, CUTTING PAVEMENT, INSTALLATION OF ANY UTILITIES, BRINGING IN ANY NEW GRAVEL OR STONE FOR THE NEW BASE, PAVING, ALL TESTING, AND FINAL INSPECTION IN ORDER TO ASSURE COMPLIANCE WITH THE PLANS.
10. PRIOR TO BEGINNING CONSTRUCTION ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
11. ALL FILL SHALL BE PLACED IN 6 INCH LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR, AND SHALL BE TESTED AT 500' INTERVALS, UNLESS OTHERWISE SPECIFIED.
12. BACKFILL UNDER PIPES IN FILL AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY OF OPTIMUM MOISTURE CONTENT. A MINIMUM OF TWO (2) COMPACTION TESTS SHALL BE TAKEN AT THE CONTRACTOR'S EXPENSE, UNDER EACH RUN OF PIPE PRIOR TO INSTALLING THE PIPES, THE PIPES SHALL ONLY BE INSTALLED OVER ADEQUATELY COMPACTED SOILS.
13. THE HAYDALE DAMS, SILT FENCES, AND DITCHES SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR AFTER EVERY RAINFALL OR AS ORDERED BY THE ENGINEER UNTIL ALL DISTURBED AREAS HAVE BEEN PAVED OR GRASSSED AND APPROVED BY THE ENGINEER. THE MAINTENANCE OF THE EROSION CONTROL DEVICES WILL INCLUDE THE REMOVAL OF ANY ACCUMULATED SEDIMENTATION.
14. THIS DESIGN MUST BE INSPECTED BY O'LEARY-BURKE CIVIL ASSOCIATES TO ENSURE COMPLIANCE WITH THESE PLANS. O'LEARY-BURKE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THAT THE PLANS CONVEY, AND FROM FAILURE TO HAVE BEEN NOTIFIED BY THE CONTRACTOR TO INSPECT THE WORKS AND TESTS IN PROGRESS.
15. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF THE INDIVIDUAL LOT SERVICES WITH THE OWNER AT THE TIME OF CONSTRUCTION.
16. ALL SLOPES, DITCHES AND DISTURBED AREAS SHALL BE GRADED SMOOTH CLEAN AND FREE OF POCKETS WITH SUFFICIENT SLOPE TO ENSURE DRAINAGE.



COTTONWOOD DRIVE CROSS-SECTION
(STA 14+64.82 - 18+89.98)
NTS

COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / OCTOBER 25, 2019
PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2

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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the ____ day of _____, 20____.

[Signature]
Presiding member or Administrator's signature



DATE: 4/3/2017	REVISION: ISSUED FOR CONSTRUCTION	BY: D.M.
DESIGN: OBCA	RECORD DRAWING: <input type="checkbox"/>	DATE: 11/04/2016
DRAWN: D.M.	FINAL: <input type="checkbox"/>	JOB#: 5087
CHECKED: F.J.O.	PRELIMINARY: <input type="checkbox"/>	FILE: 5087.519
SCALE: NTS	SKETCH/CONCEPT: <input type="checkbox"/>	PLAN SHEET # 15
O'LEARY-BURKE CIVIL ASSOCIATES, PLC 13 CORPORATE DRIVE, ESSEX VIL, VT PHONE: 878-2990 FAX: 878-9469 E-MAIL: obca@olearyburke.com		COTTONWOOD CROSSING U.S. ROUTE 2 WILLISTON, VT ROAD DETAILS & SPECIFICATIONS (1 OF 2)

WATER DISTRIBUTION NOTES

1.1 GENERAL:

This item shall consist of the labor, equipment, and material required for the complete construction of the watermain and services which shall include excavation, backfilling, pipe, valves, tees, hydrants, elbows, reducers, and all other appurtenances necessary for a complete watermain system as indicated on the accepted drawings. All materials and installations shall be approved by the local municipal water authority.

1.2 WATER PIPE MATERIALS:

DUCTILE IRON PIPE
Pipe shall be a minimum diameter of eight inches (8") and conform to current AWWA C151 or ANSI Specification A21.51. Push-on joint pipe shall be minimum thickness Class 50. Push-on joint pipe shall conform to applicable requirements of AWWA C111 or ANSI Specification A21.11.

Pipe shall be cement mortar-lined on the inside in accordance with AWWA C104 or ANSI Specification A21.4 except that the cement-lining thickness shall not be less than three-sixteenths inch (3/16"). A plus tolerance of one-eighths inch (1/8") will be permitted.

1.2 FITTINGS:

Ductile iron fittings shall be cement-lined, have 350 pounds working pressure, and be in accordance with AWWA C-104 for compact fittings. Mechanical joint nuts and bolts shall be high strength, low alloy steel per ANSI A-21.4. Ductile iron fittings longer than twelve inches (12") shall have a standard body length equal to Class 250 cast iron fittings. Cast iron Class 250 fittings will be allowed in lieu of ductile iron fittings in sizes larger than twelve inches (12").

1.4 GATE VALVE RESILIENT SEAT:

Gate valves shall be AWWA C 509 Standard Gate Valves with mechanical joints of sizes as required on the plans. All valves shall be of cast or ductile iron body, parallel brass seats, non-rising stem, inside screw, double disk construction with "O" Ring Stem Seals. All valves to be equipped with a valve box for a minimum of 5.5' of cover material. The gate valves shall open left and be designed for a working pressure of 200 psi.

Each valve shall have maker's name, pressure rating, and year in which manufactured cast on the body. Prior to shipment from the factory, each valve shall be tested by hydrostatic pressure equal to twice the specified working pressure. Buried valves shall be installed with a valve box.

1.5 VALVE BOXES:

Cast iron three-piece slide-type; five and one-fourths inch (5 1/4") shaft; six foot (6') trench depth.

Cast iron cover marked "WATER" and indicating direction of opening.

1.6 FIRE HYDRANTS:

All hydrants are to be 3-way, 5" minimum diameter and limited to the following models: Mueller Centurion 200 or Kennedy Guardian K-810. All hydrants must have National Standard threads and be plugged. All hydrants shall conform with AWWA C-502 standards.

Main Valve Opening: 5 1/4 inches
Nozzle Arrangement: Two 2 1/2 inch I.D. hose nozzles with (6) threads per inch, double start. One 4 1/2 inch I.D. pumper nozzle with (4) threads per inch. Hydrant must have National Standard Threads.
Inlet Connection: 6 inch mechanical joint
Operating Nut: Standard 1 inch pentagon
Direction of Opening: Counter-clockwise
Color: Enamelled hydrant red body, top color as determined by Village.
Depth of Bury: Hydrant shall be installed to the manufacturer's instructions with nozzles about 18" above finish grade.

1.7 HYDRANT BRANCHES:

Hydrant assemblies shall consist of a six inch (6") mechanical joint gate valve conforming to AWWA C-509; a four foot (4') length of six inch (6") Class 52 ductile iron pipe with a cement-lining; and the fire hydrant.

The hydrant shall have at least 12 inches (12") between the bottom of the steamer cap and the ground. For single-family house subdivisions, there will be at least one hydrant at each intersection and a maximum of 350 feet (350') between hydrants with a minimum water flow of 1000 gallons per minute with a 20 psi residual pressure from each hydrant.

1.8 WATER SERVICE CONNECTION:

A. GENERAL REQUIREMENTS

The Contractor shall install three-fourths inch to two inch (3/4") copper type K services as indicated on the Contract Drawings or as directed by the Engineer. Each service shall consist of a corporation, curbstop, copper tubing, and a curb box with service rod. Corporation shall be attached to the ductile iron pipe by means of a direct top.

B. CORPORATIONS

Corporations shall be Waterworks Brass and manufactured in accordance with AWWA C800. Corporations shall have Mueller threads, adopted as AWWA Figure # 1, at the inlet and a compression-type fitting at the outlet. Both inlet and outlet shall be of the same size. Corporations shall be used for all taps larger than three-fourths inch (3/4") in diameter.

Corporations shall be directly tapped into ductile iron pipe larger than two inches (2") in diameter. In no other instance, except when a tapping sleeve and valve is used, shall a tap be made and a corporation installed without the use of a tapping saddle. Corporations shall be Mueller H-15000B.

C. CURBSTOPS

Curbstops shall be a quarter-turn, plug-type valve with an "O" ring-type seal and shall be manufactured of Waterworks Brass in accordance with AWWA C800. The curbstop shall open left and have a positive stop. No curbstop shall have the ability to drain the service line. Both inlet and outlet of the curbstop shall have compression-type fittings. The tee head of the curb-stop shall have provision for the connection of a service rod. Curbstops shall be Mueller H-15209 with stainless steel rods and hardware.

D. COPPER

Copper tubing shall be type "K", soft-temper, conforming to ASTM B88-62. The name or trademark of the manufacturer and type shall be stamped at regular intervals along the pipe.

E. CURB BOXES AND RODS

Curb boxes shall be of the sliding extension-type capable of adjusting from five feet to six feet (5' - 6'). The base of the box shall be arch-type so as to prevent the box from resting directly on the curbstop. The adjustable upper section shall be one inch (1") in length for use with three-fourths and one inch (3/4" and 1") curbstops. Curb boxes and rods shall be located under drives or sidewalks.

Stationary rods affixed to the key of the curbstop shall be thirty inches (30") in length for three-fourths and one inch (3/4") and twenty-four inches (24") for larger curbstops. The cover of the box shall be by "Mueller" with the two-hole cover. The word "WATER" shall be inscribed on the cover of the box. Both the cover and the upper section of the box shall be able to be located with an aquo-type metal locator.

F. HOUSE SERVICES CONSTRUCTION METHODS

The Contractor shall make all necessary taps into the watermain and will install for each lot an approved brass corporation stop.

The Contractor shall also connect the type "K" copper service pipe to the flanged joint, which shall be connected to the brass type curbstop with inlet and outlet for the appropriate type "K" copper service pipe. Such curbstop shall be located not less than five feet six inches (5'6") below the ground surface and shall be accessible from the surface through an approved valve box.

1.9 CONSTRUCTION METHODS

A. INSPECTION AND TESTING

All pipe and fittings shall be inspected and tested in accordance with the manufacturer's specifications and the aforementioned AWWA Specifications. The Contractor shall furnish for approval certification from the pipe manufacturer that all tests have been performed with satisfactory results. Pipe shall not be installed without the Engineer's or Water Authority's approval.

B. INSTALLATION

Pipes, fittings, and accessories shall be carefully handled to avoid damage. Prior to the date of acceptance of the project work by the Owner, the Contractor shall replace any new pipe or accessory found to be defective at any time, including after installation, at no expense to the Owner. All installation and testing shall be done in accordance with AWWA Standard C-600 and ANSI Specification A21.11.

All pipes showing cracks shall be rejected. If cracks occur in the pipe, the Contractor may, at his own expense and with the approval of the Engineer, cut off the cracked portions at a point at least twelve inches (12") from the visible limits of the crack and use the sound portion of the pipe. All pipes and fittings shall be cleared of all foreign matter and debris prior to installation and shall be kept clean until the time of acceptance by the Owner.

At all times, when the pipe laying is not actually in progress, the open ends of the pipe shall be closed by temporary watertight plugs or by other approved means. If water is in the trench when work is resumed, the plug shall not be removed until all danger of water entering the pipe has passed. The pipe shall be installed in trenches and at the line and grade shown on the Contract Drawings.

Any deflection joints shall be within the limits specified by the manufacturer. All piping and appurtenances connected to the equipment shall be supported so that no strain will be imposed on the equipment. If the equipment manufacturer's specifications include that piping loads are not to be transferred, the Contractor shall submit certification of compliance.

Concrete thrust blocks shall be installed on all plugs, tees, and bands deflecting 11 1/4 degrees or more. Care shall be taken to ensure that concrete will not come in contact with flanges, joints, or bolts. The required area of thrust blocks are indicated on the plans or shall be as approved by the Engineer.

Whenever sewers cross under watermain, the watermain shall be laid at such an elevation that the bottom of the watermain is at least 18 inches above the top of the sewer. This vertical separation shall be maintained for that portion of the watermain located within ten feet (10') horizontally of any sewer it crosses.

There shall be no physical connection between the distribution system and any pipes, pumps, hydrants, or tanks which are supplied or may be supplied with a water that is, or may be, contaminated. In instances where the use of different types of pipe require joining, the Contractor shall furnish and install all necessary adapters.

All trenching safety standards shall be in conformance with all applicable State and Federal Guidelines and as specified on the Plans.

The Contractor shall, at all times, keep the trenches entirely free of water until all work is finished and ready for backfilling. After the various pipelines have been installed, the trenches and other areas to be filled shall be backfilled to subgrade with, wherever possible, material excavated from the trench. No backfilling will be allowed until any concrete masonry has set sufficiently, as determined by the Engineer.

All material for backfilling shall be free of roots, stumps, and frost. Materials used for backfilling trenches shall be free of stones weighing over 30 pounds. No stones measuring over one and one-half inches (1 1/2") in the longest dimension shall be placed within one foot (1') of the pipeline being backfilled.

Backfill for all pipelines shall be placed in six inch (6") layers, each layer being thoroughly compacted to not less than 95 percent of maximum dry density as determined by the AASHTO-19 Standard Proctor. Particular precautions shall be taken in the placement and compaction of the backfill material in order not to damage the pipe or structure. The backfill shall be brought up evenly. All watermain shall be installed with a minimum cover depth of six (6') unless indicated.

Surplus excavated materials not used for backfill shall be disposed of in a manner satisfactory to the Engineer. All surplus material or spoil shall be removed promptly and disposed of so as not to be objectionable to owners or to the general public.

Valve boxes are to be installed on all buried valves. The boxes shall be cast iron with a minimum five and one-fourths inch (5 1/4") diameter and long enough to extend from the valve to finished grade. The boxes shall enclose the operating nut and stuffing box of the valve. Valve boxes shall not transfer loads into the valve. Covers shall be close fitting and dirt-tight with the top of the cover flush with the top of the box rim. Covers shall be marked "Water" with an arrow indicating the direction of opening. Valve boxes shall be three piece slip-type.

The contractor shall provide a stable, temporary PVC marker approved by the Engineer at all gate valves, curb stops, and at the end of waterlines to a point six inches (6") above finish grade. The marker shall be seated securely into the ground.

C. FIELD TESTING

Except as otherwise directed, all pipelines shall be tested. Pipelines laid in excavation or bedded in concrete shall be tested prior to backfilling or the placing of concrete, and any exposed piping shall be tested prior to field painting. The Contractor shall furnish all gauges, testing plugs, caps, and all other necessary equipment and labor to perform leakage and pressure test in sections of an approved length. Each tested section or a maximum of one thousand feet (1,000') of the pipe shall be tested. All water required for testing shall be potable. All testing shall be conducted in the presence of the Engineer.

For the pressure test, the Contractor shall develop and maintain 200 pounds per square inch for two hours. Failure to hold the designated pressure for the two-hour period constitutes a failure of the section tested. The leakage test shall be performed concurrently with the pressure test. During the test, the Contractor shall measure the quantity of water required to maintain the test pressure. Leakage shall not exceed the quantity given by:

$$L = SD (\text{Square root of } P) / 148,000$$

where: L = Leakage in gallons/hour
S = Length of pipeline tested
D = Diameter of pipe in inches
P = Average test pressure in psi

All testing shall be conducted in accordance with AWWA C-600 latest revision. Should any section of the pipe fail either the pressure or leakage tests, the Contractor shall do everything necessary to locate and repair or replace the defective pipe, fittings, or joints at no expense to the Owner.

D. DISINFECTION:

Chlorination of the watermain shall be conducted only after the main has been flushed and a clear stream is obtained as determined by the Engineer.

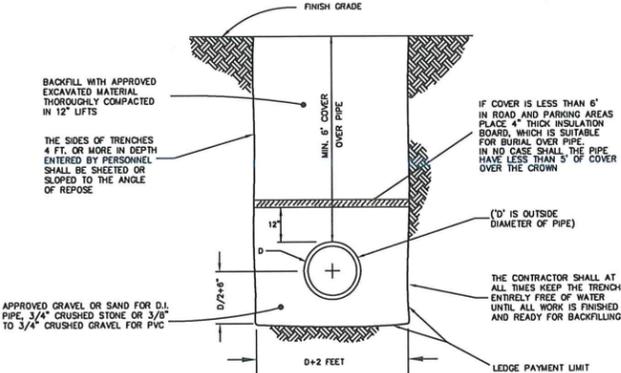
The Contractor shall furnish all labor, equipment, materials, and tools necessary to disinfect the pipe and appurtenances in accordance with the AWWA Standard for Disinfecting Watermains, C-651, with the exception of the tablet method.

The method of disinfection shall be by the continuous feed method unless otherwise approved by the Engineer. After filling, flushing, and the addition of chlorine solution, the free chlorine concentration within the pipe shall be at least 25 mg/L. The chlorinated water shall remain in the main for a period of at least 24 hours. At the end of this period, the treated water in all portions of the main shall not have a residual of less than 10 mg/L of free chlorine. All disinfection shall be performed under the supervision of the Engineer. The disinfection process shall be deemed acceptable only after (2) samples of water taken from separate locations from the flushed, disinfected main taken by the Engineer and tested at an approved laboratory show no evidence of bacteriological contamination. Disinfection shall conform to the latest AWWA C-651 revision.

The pipeline and appurtenances shall be maintained in an uncontaminated condition until final acceptance. Disinfection shall be repeated when and where required at no expense to the Owner until final acceptance by the Owner.

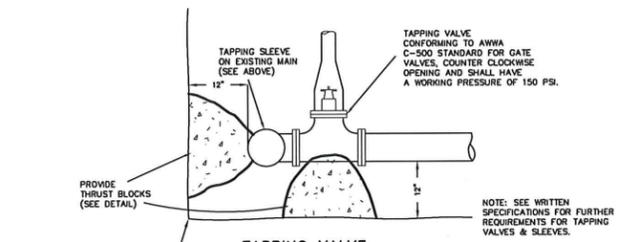
E. FROST PROTECTION OF SHALLOW WATERLINES

In no case shall the waterlines have less than six feet (6') of cover over the top of the pipe.



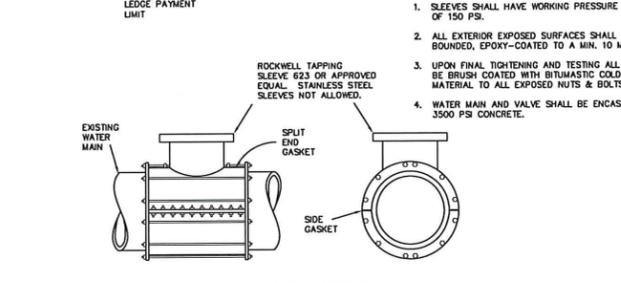
TYPICAL WATER TRENCH

NTS



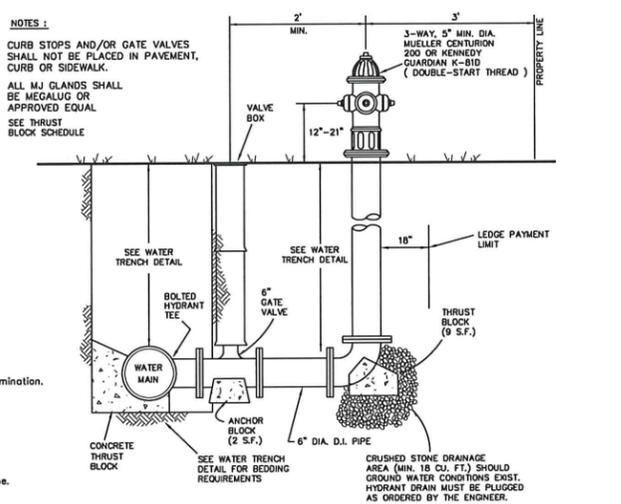
TAPPING VALVE

NTS



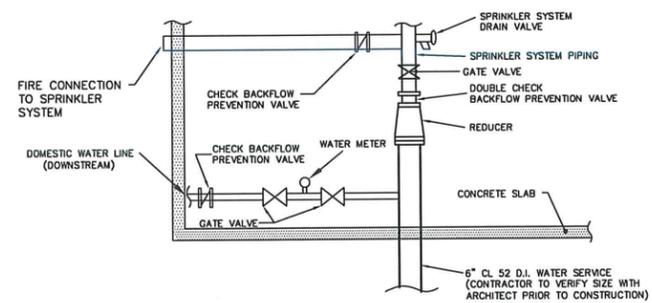
TAPPING VALVE AND SLEEVE DETAIL

NTS



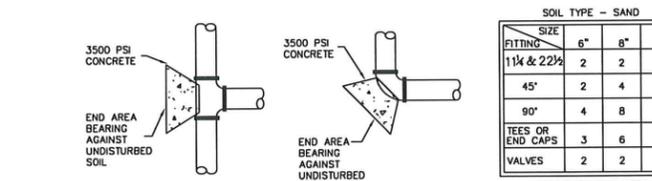
HYDRANT DETAIL

NTS



WATER / SPRINKLER CONNECTION

NTS



TYPICAL TEES-DEADENDS-CAPS TYPICAL BENDS

NOTE: PLACE 4 mil POLYETHYLENE BETWEEN FITTING AND THRUST BLOCK

THRUST BLOCK END AREA

NTS

SOIL TYPE - SAND				
SIZE	6"	8"	12"	
1 1/4" & 2 1/2"	2	2	5	
4 1/2"	2	4	9	
9 1/2"	4	8	17	
TEES OR END CAPS	3	6	12	
VALVES	2	2	2	

50 FT BEARING AREA
BASED ON 100 PSI WORKING PRESSURE PLUS 100 PSI SURGE ALLOWANCE AND BEARING CAPACITY OF 2000 LBS/SO FT

NOTES:

- SEWERS SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN AS MEASURED EDGE TO EDGE.
WHERE IMPOSSIBLE OR IMPRACTICABLE TO MAINTAIN THE 10' SEPARATION, THE WATER LINE MAY BE INSTALLED IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELVE IN THE SEWER TRENCH PROVIDED THAT THE BOTTOM OF THE WATER LINE IS AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
WHENEVER IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION, THE SEWER LINE SHALL BE CONSTRUCTED TO NORMAL WATER LINE STANDARDS AND PRESSURE TESTED TO AWWA WATER LINE STANDARDS AT A MINIMUM OR THE SEWER LINE WILL BE SLEEVED.
- SEWERS CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18" OF VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE WATER LINE AND THE OUTSIDE OF THE SEWER. WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION:
A) THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH THE SEWER JOINTS AS FAR AS POSSIBLE FROM THE WATER JOINTS.
B) THE SEWER PIPE MUST BE CONSTRUCTED TO WATER LINE STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER.
C) THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITH NO LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS.
D) WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

SEWER / WATER SEPARATION DETAIL FOR CROSSINGS

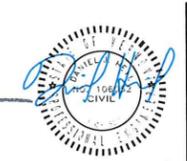
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COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / OCTOBER 25, 2019
PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-344-7233 PRIOR TO ANY EXCAVATION.

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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING, on the ___ day of _____, 20__.

Matthew Salas
Presiding member or Administrator's signature



DATE: 4/3/2017
REVISION: ISSUED FOR CONSTRUCTION
BY: DAH
DATE: 11/04/2016
JOB: 5687
FILE: 5087-S19
PLAN SHEET: 17

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC
11 CORPORATE DRIVE, ESSEX, VT 05730
PHONE: 878-8990 FAX: 878-8982
E-MAIL: obur@olearyburke.com

COTTONWOOD CROSSING
U.S. ROUTE 2 WILLISTON, VT
WATER
DETAILS & SPECIFICATIONS

GENERAL SPECIFICATIONS:

1. CONSTRUCTION

THE STATION SHALL BE CONSTRUCTED IN ONE COMPLETE FACTORY-BUILT ASSEMBLY. IT SHALL BE SIZED TO REST ON TOP OF THE WET WELL AS DETAILED IN THE CONSTRUCTION DRAWINGS. THE SUPPORTING FLOOR PLATE SHALL BE A MINIMUM 3/8" THICK STEEL WITH REINFORCING, AS REQUIRED, TO PREVENT DEFLECTION AND INSURE AN ABSOLUTELY RIGID SUPPORT.

THE PUMP STATION SHALL BE ENCLOSED BY A HINGED FIBERGLASS COVER. THE COVER SHALL HAVE A SUITABLE DRIP-UP ALONG THE EDGE AND SHALL BE PROVIDED WITH A HASP AND STAPLE CONNECTION TO THE FLOOR PLATE TO ALLOW THE PUMP CHAMBER TO BE LOCKED WITH A PADLOCK. THE FIBERGLASS COVER SHALL BE INSULATED WITH A MINIMUM OF 2" RIGID INSULATION.

THE COVER SHALL HAVE A LATCH MECHANISM TO KEEP THE COVER OPEN UNDER LOAD. ADJUSTABLE VENTILATING LOUVERS SHALL BE PROVIDED ON EACH END OF THE FIBERGLASS COVER WHICH ARE CAPABLE OF BEING CLOSED DURING COLD WEATHER OPERATION.

(NORMALLY OPEN) WITH 40' OF CABLE, P/N 601136-40.
P) BULLETIN 8100, MODEL LSWI WEIGHT KIT, P/N 601141-01.
Q) 5 SETS OF "AS BUILT" DRAWINGS WITH SHIPMENT.

ELECTRICAL CODES AND ALL BE FACTORY-TESTED. APPROVED SUBSTITUTE CONTROL PANELS WILL BE CONSIDERED.

- L) A BULLETIN A1000, MODEL 1570SCL-1.0-5.0-10-30 SUBMERSIBLE LEVEL TRANSDUCER WITH 30' OF ELECTRONICS/BREATHER CABLE FOR DIRECT CONNECTION TO THE ITEM D JUNCTION BOX, TO INCLUDE A TRANSDUCER SUB-ASSEMBLY (5 P/S), P/N 601295-02, AND A CABLE SUB-ASSEMBLY (30'), P/N 601264-03.
M) A BULLETIN A1000, MODEL 1570SCL-1.0-5.0-10-30 LOWER UNIT CABLE SUSPENSION MOUNTING KIT WITH 20' OF STAINLESS STEEL CABLE, TO INCLUDE A SUSPENSION KIT, P/N 601414-01, AND A CABLE KIT, P/N 601440-20.
N) A BULLETIN A1000 MODEL, MODEL TCB TERMINAL CONNECTION BOX WITH TERMINAL BLOCK, SEALED BREATHER AND CABLE STRAIN RELIEF CONNECTOR. THE TCB IS VENTED AND MADE FROM A NEMA TYPE 4X, FIBERGLASS, SINGLE DOOR, WALL MOUNTED ENCLOSURE. THE INSTALLING ELECTRICIAN SHALL MAKE THE CONNECTION FROM THE TCB BOX TO THE MODEL D152/FIS-3 (PROVIDED IN ITEM A CONTROL PANEL) WITH 3-WIRE, SHIELDED CABLE, P/N 601291-02.
O) A BULLETIN 8100, MODEL LS (POLYETHYLENE) FLOAT SWITCH (NORMALLY OPEN) WITH 40' OF CABLE, P/N 601136-40.
P) BULLETIN 8100, MODEL LSWI WEIGHT KIT, P/N 601141-01.
Q) 5 SETS OF "AS BUILT" DRAWINGS WITH SHIPMENT.

THE ENTIRE CONTROL PANEL ASSEMBLY SHALL MEET ALL APPLICABLE ELECTRICAL CODES AND ALL BE FACTORY-TESTED. APPROVED SUBSTITUTE CONTROL PANELS WILL BE CONSIDERED.

6. ENVIRONMENTAL EQUIPMENT

A VENTILATING BLOWER SHALL BE PROVIDED, CAPABLE OF DELIVERING 250 CFM AT 0.1" STATIC WATER PRESSURE, IN ORDER TO REMOVE THE HEAT GENERATED BY CONTINUOUS MOTOR OPERATION. THE VENTILATING BLOWER SHALL BE TURNED ON AND OFF AUTOMATICALLY BY A PRE-SET THERMOSTAT. THE VENTILATING BLOWER SHALL BE RIGIDLY MOUNTED FROM THE STATION FLOOR.

AN ELECTRIC HEATER CONTROLLED BY A PRESET THERMOSTAT SHALL BE FURNISHED. THE HEATER SHALL BE RIGIDLY MOUNTED IN THE STATION TO PREVENT REMOVAL. THE HEATER SHALL BE SIZED FOR OPERATION IN COLD WEATHER TO -30°F.

7. SEWAGE PIPING

THE DISCHARGE LINE FROM EACH PUMP SHALL BE FITTED WITH A CLAPPER-TYPE CHECK VALVE AND ELECTRIC PLUG VALVE. THE CHECK VALVE SHALL BE OF THE SPRING-LOADED TYPE WITH EXTERNAL LEVER ARM AND AN EASILY REPLACED RESILIENT SEAT FOR ADDED ASSURANCE AGAINST VACUUM LEAKS. CHECK VALVES SHALL HAVE STAINLESS STEEL SHAFT WITH REPLACEABLE BRONZE SHAFT BUSHINGS AND SHALL BE SEALED THROUGH THE BEARINGS WITH O-RINGS. AN OPERATING WRENCH SHALL BE PROVIDED FOR THE PLUG VALVES.

PROTRUSIONS THROUGH THE FLOOR PLATE SHALL BE GAS-TIGHT WHERE NECESSARY TO EFFECT SEALING BETWEEN THE EQUIPMENT CHAMBER AND THE WET WELL. BOLTED AND SEALED JOINTS SHALL BE PROVIDED AT THE CASINGS OF SUCTION PIPES IN ORDER TO PREVENT CORROSIVE, NOXIOUS FUMES FROM ENTERING THE STATION. THE LIST STATION MANUFACTURER SHALL EXTEND THE SUCTION AND DISCHARGE CONNECTION BELOW THE FLOOR PLATE AT THE FACTORY, SO THAT FIELD CONNECTIONS CAN BE MADE WITHOUT DISTURBING THE GAS-TIGHT SEAL. ALL EXTERIOR PENETRATIONS SHALL HAVE FLEXIBLE MANHOLE BOOTS OR LINK SEALS. SUCTION PIPES SHALL BE ONE LENGTH OF PIPE, DUCTILE IRON WITH NO JOINTS OR COUPLINGS.

8. FACTORY TESTS

ALL COMPONENTS OF THE PUMP STATION SHALL BE GIVEN AN OPERATIONAL TEST OF ALL EQUIPMENT AT THE FACTORY TO CHECK FOR EXCESSIVE VIBRATION, FOR LEAKS IN ALL PIPING SEALS, FOR CORRECT OPERATION OF THE VACUUM PRIMING AND CONTROL SYSTEMS AND ALL AUXILIARY EQUIPMENT. PUMPS SHALL TAKE SUCTION FROM A DEEP WELL, SIMULATING ACTUAL SERVICE CONDITIONS.

9. SPARE PARTS

A COMPLETE REPLACEMENT PUMP SHAFT SEAL ASSEMBLY SHALL BE FURNISHED WITH EACH LIFT STATION. THE SPARE SEAL SHALL BE PACKED IN A SUITABLE CONTAINER AND SHALL INCLUDE COMPLETE INSTALLATION INSTRUCTIONS. A SPARE CASING AND STEEL GASKET SHALL BE PROVIDED.

10. INSTALLATION AND OPERATING INSTRUCTIONS

INSTALLATION OF THE PUMP CHAMBER SHALL BE DONE IN ACCORDANCE WITH THE WRITTEN INSTRUCTIONS PROVIDED BY THE MANUFACTURER.

OPERATION AND MAINTENANCE MANUALS SHALL BE FURNISHED WHICH WILL INCLUDE PARTS LISTS OF COMPONENTS AND COMPLETE SERVICE PROCEDURES AND TROUBLESHOOTING GUIDE.

11. GUARANTEE

THE MANUFACTURER OF THE LIFT STATION SHALL HAVE A MINIMUM OF FIVE YEARS' EXPERIENCE IN THE DESIGN AND MANUFACTURE OF VACUUM-PRIMING TYPE FACTORY-BUILT AUTOMATIC PUMPING STATIONS AND SHALL GUARANTEE THE STRUCTURE AND ALL EQUIPMENT TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF UP TO ONE YEAR FROM THE DATE OF START-UP, NOT TO EXCEED 18 MONTHS FROM THE DATE OF SHIPMENT.

WARRANTIES AND GUARANTEES BY THE SUPPLIERS OF VARIOUS COMPONENTS IN LIEU OF A SINGLE-SOURCE RESPONSIBILITY BY THE MANUFACTURER WILL NOT BE ACCEPTED. THE MANUFACTURER SHALL BE SOLELY RESPONSIBLE FOR THE GUARANTEE OF THE STATION AND ALL COMPONENTS.

IN THE EVENT A COMPONENT FAILS TO PERFORM AS SPECIFIED OR IS PROVEN DEFECTIVE IN SERVICE DURING THE GUARANTEE PERIOD, THE MANUFACTURER SHALL PROVIDE A REPLACEMENT PART WITHOUT COST TO THE OWNER. HE OR SHE SHALL PROVIDE, WITHOUT COST, SUCH LABOR AS MAY BE REQUIRED TO REPLACE, REPAIR OR MODIFY MAJOR COMPONENTS SUCH AS THE PUMPS, PUMP MOTORS AND SEWAGE PIPING MANIFOLD.

12. NOTES

A. CONSTRUCTION OF THIS PUMP STATION MAY REQUIRE TEMPORARY SHEETING AND OR DEWATERING. NECESSARY DEWATERING TECHNIQUES SHALL BE UTILIZED THROUGHOUT CONSTRUCTION TO INSURE DRY SITE CONDITIONS.

B. THE COMPLETE OPERATION OF THE PUMP STATION AND FOREMAN SHALL BE TESTED IN THE PRESENCE OF THE ENGINEER IN ACCORDANCE WITH THE TESTING SPECIFICATIONS. THE SYSTEM SHALL MEET THE REQUIREMENTS OF ENGINEER, VILLAGE, MANUFACTURERS, AND THE STATE ENVIRONMENTAL PROTECTION RULES.

C. ALL ELECTRICAL WORK SHALL MEET THE NATIONAL ELECTRICAL CODE AND UNDERWRITERS LABORATORIES. CONDUIT SHALL BE PROVIDED AS NECESSARY TO INSURE COMPLIANCE.

D. ALL CONCRETE SHALL BE 4000 P.S.I. UNLESS OTHERWISE SPECIFIED. ALL CONCRETE STRUCTURES SHALL RECEIVE (2) COATS OF A WATERPROOF SEALANT. TESTING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS ON SHEET 27.

E. ALL BACKFILL SHALL BE IN ACCORDANCE WITH VERMONT STATE SPECIFICATION 703.04 FOR GRANULAR BACKFILL.

F. ALL OPENINGS FOR PIPES AND CONDUIT IN THE PUMP STATION AND WET WELL SHALL BE COMPLETELY SEALED AND WATER TIGHT.

G. ALL MATERIALS LOCATED WITHIN THE WETWELL SHALL BE CORROSION RESISTANT.

H. THE ENTIRE PUMP STATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE ENVIRONMENTAL PROTECTION RULES - CHAPTER 1.

13. ALARMS

A. THE POWER FAIL ALARM SHALL BE BATTERY OPERATED AND CONTROLLED BY A POWER FAIL RELAY OR EQUIVALENT. THE BATTERY SHALL BE EQUIPPED WITH A TRICKLE CHARGE.

B. THE HIGH LEVEL ALARM SHALL HAVE A LOCAL SILENCE SWITCH.

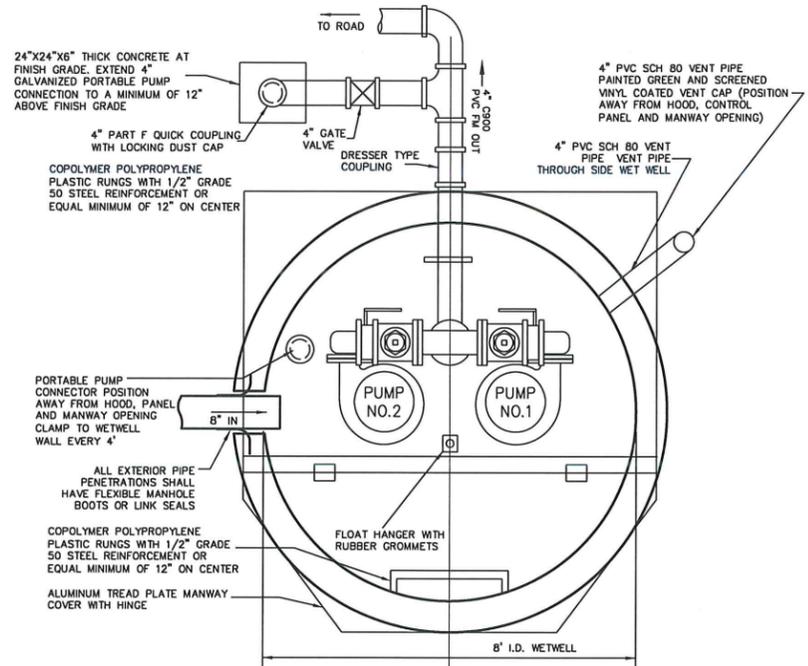
C. CONTRACTOR SHALL PROVIDE AUTOMATIC TRANSFER SWITCH (ATS) AND EMERGENCY GENERATOR CAPABLE OF SUPPLYING POWER TO THE PUMP STATION IN THE EVENT OF POWER LOSS. THE EMERGENCY GENERATOR SHALL RUN ON NATURAL GAS, BE WEATHER TIGHT AND CAPABLE OF OPERATING BOTH PUMPS AND AUXILIARY EQUIPMENT. PRIOR TO CONSTRUCTION, SIZING AND SPECIFICATIONS FOR THE ATS AND EMERGENCY GENERATOR SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.

PUMP STATION DATA

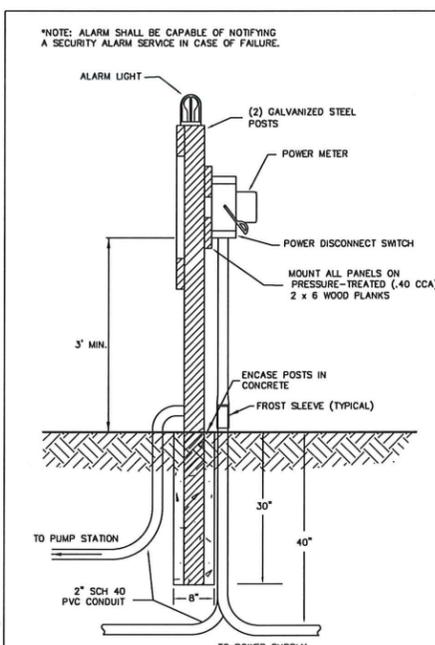
A. TOTAL DESIGN FLOW (USING EPR RULES):	
RESIDENTIAL	
60 UNITS @ 140 GPD (1 BEDROOM)	= 8,400 GPD
143 UNITS @ 210 GPD (2 BEDROOM)	= 30,030 GPD
OFFICE	
101 EMP. @ 15 GPD/EMP	= 1,515 GPD
RETAIL	
32 EMP. @ 15 GPD/EMP	= 480 GPD
RESTAURANT	
250 SEAT RESTAURANT @ 27 GPD/SEAT	= 6,750 GPD
INFILTRATION - (0.34 MILES - 8" PIPE)	= 865 GPD
TOTAL DESIGN FLOW FOR SIZING PUMP STATION	= 48,040 GPD
B. PEAK FLOW:	
$\frac{48,040 \text{ GPD}}{24 \text{ HR/DAY} \times 60 \text{ MIN/HR}} \times 4 = 133 \text{ GPM}$	
C. HEAD LOSSES:	
STATIC LIFT (400' - 388')	12.0 FT
FRICITION LOSSES	12.0 FT (FORCE MAIN)
MINOR LOSSES	5.0 FT (PUMP STATION)
TOTAL HEAD LOSS	29.0 FT
PROVIDE A PUMP CAPABLE OF 133 GPM @ 29' TDH. VELOCITY > 2.0 FT/SEC	
D. CYCLE TIME	
16 HR DELIVERY RATE	
$\frac{48,040 \text{ GPD}}{(16 \text{ HR/DAY})(60 \text{ MIN/HR})} = 50 \text{ GPM}$	
8.3 MIN FILL TIME @ 50 GPM INFLOW = 415 GALLONS	
PUMP TIME = 415 GALLONS / (133GPM - 50GPM) = 5 MINUTES	
TOTAL CYCLE TIME = 13.3 MINUTES	

TESTING DATA

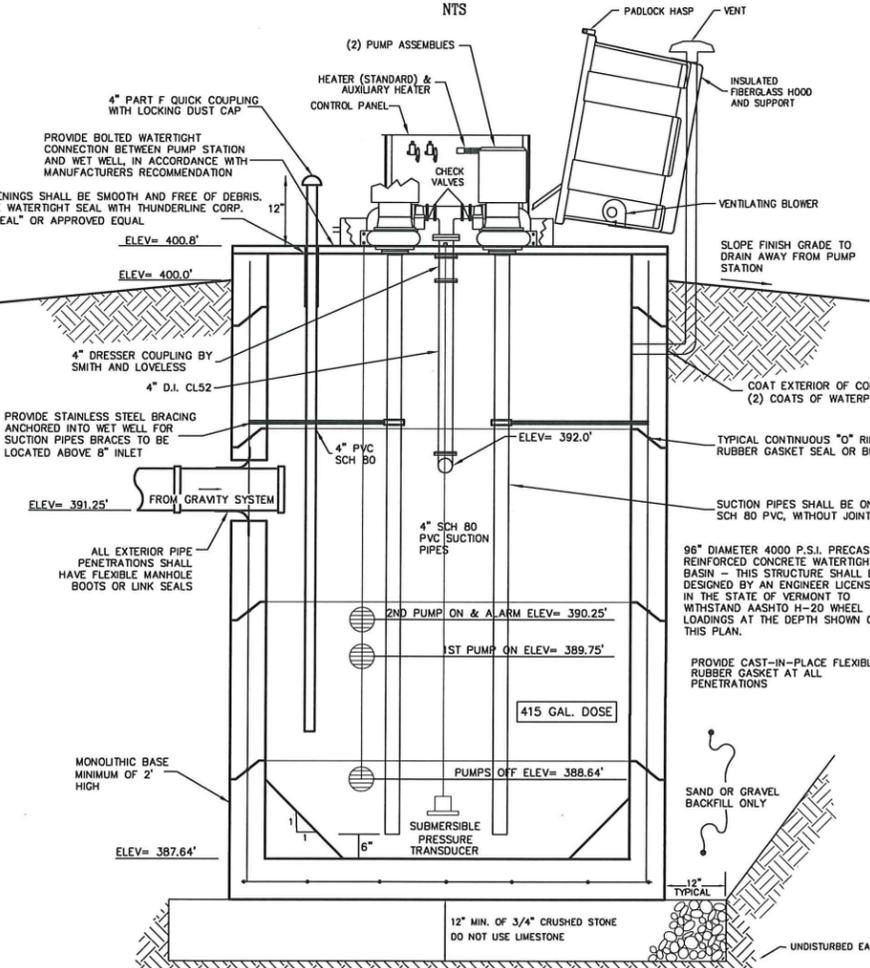
A. FORCE MAIN PRESSURE TEST:	
THE FORCE MAIN SHALL BE PRESSURE TESTED TO NOT LESS THAN 50 PSI AT THE HIGHEST POINT OF THE SECTION. THE TEST SHALL BE OF A TWO HOUR DURATION AND THE TEST PRESSURE SHALL NOT VARY BY MORE THAN +/- 5 PSI. A LEAKAGE TEST SHALL BE PERFORMED CONCURRENTLY WITH THE PRESSURE TEST. THE ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:	
$L = \frac{ND}{P}$	
WHERE L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR, N IS THE NUMBER OF JOINTS, D IS THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND P IS THE AVERAGE TEST PRESSURE IN PSI.	
B. STRUCTURE TEST:	
THE STRUCTURE SHALL BE TESTED IN THE PRESENCE OF THE ENGINEER FOR THE EXFILTRATION BY FILLING THE STRUCTURE TO 1' BELOW THE ACCESS LID. A STABILIZATION PERIOD OF 1 HR. SHALL BE PROVIDED TO ALLOW FOR ABSORPTION. AT THE END OF THE STABILIZATION PERIOD THE STRUCTURE SHALL BE REFILLED IF NECESSARY AND THE TEST PERIOD OF 48 HOURS SHALL BEGIN. AT THE END OF THE TEST PERIOD, THE VOLUME OF WATER CHANGE SHALL BE MEASURED. THERE SHALL BE NO VISIBLE OR MEASURABLE EXFILTRATION OR INFILTRATION OR THE TEST FAILS. IF THE TEST FAILS, THE CONTRACTOR SHALL REPAIR OR WATERPROOF AND RETEST.	
C. PUMP STATION:	
AN AUTHORIZED REPRESENTATIVE OF THE PUMP MANUFACTURER OR AN ELECTRICIAN FAMILIAR WITH THE OPERATION AND SETTING OF THE PUMP STATION SHALL BE PRESENT DURING STARTUP. AMPERAGE READINGS ON EACH MOTOR LEAD SHALL BE MEASURED AND RECORDED. THE CONTRACTOR SHALL PROVIDE A WATER SOURCE TO PERFORM A FULL OPERATIONAL CHECK OF THE STATION INCLUDING ALL FLOAT FUNCTIONS, ALARM TESTING, INDICATOR LIGHTS, H-0-A SWITCHES, PUMP ALTERNATOR, AND PHASE MONITOR IF 3 PHASE PUMPS ARE USED. THE CONTROL SYSTEM SHALL BE CYCLED THROUGH MORE THAN ONCE TO INSURE PROPER SEQUENCING AND OPERATION OF THE PUMPS. EACH PUMP SHALL BE FIELD TESTED TO INSURE THE PUMPING CAPACITY MEETS THE PROJECT REQUIREMENTS.	



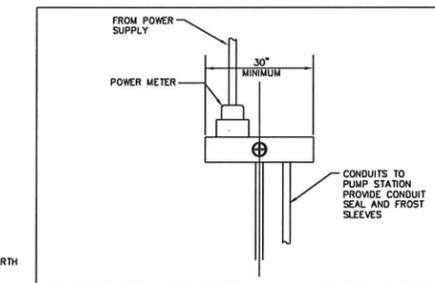
PUMP STATION PLAN VIEW DETAIL



POWER PANEL - SIDE VIEW



PUMP STATION SIDE VIEW DETAIL



POWER PANEL - TOP VIEW

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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the ___ day of _____, 2019.

Presiding member or Administrator's signature



DATE	REVISION	ISSUED FOR CONSTRUCTION	D.J.H.
8/30/2019	REVISED TOTAL DESIGN FLOW BASED ON UPDATED USES AND CURRENT WW RULES		D.J.H.
8/14/2017	REVISION		D.J.H.
	RECORD DRAWING	PRELIMINARY	
	FINAL	SKETCH/CONCEPT	

COTTONWOOD CROSSING
U.S. ROUTE 2 WILLISTON, VT

O'LEARY-BURKE CIVIL ASSOCIATES, PLC

PUMP STATION DETAILS & SPECIFICATIONS

DATE: 11/24/2016
JOB: 5087
SHEET: 5087-S19
PLAN SHEET # **19**

STRUCTURAL
ENGINEERING VENTURES

208 FLYNN AVE
BURLINGTON, VT 05401
802-863-6225

MECHANICAL

ENGVT
1193 S BROWNELL RD, SUITE 35
WILLISTON, VT 05495
802-652-0999

CIVIL
O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX JUNCTION, VT 05452
802-878-9990



1 BUILDING A2 - FIRST FLOOR
1/8" = 1'-0"

Upon finding that the final plans comply with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit 16-05.2, the Williston Development Review Board Administrator approved the final plans for COTTONWOOD CROSSING, on the day of August 30, 2019.

Presiding member or Administrator's signature

COTTONWOOD CROSSING | 6180 WILLISTON RD., WILLISTON, VT | AUGUST 30, 2019
PARCEL ID: 08-104-011-000 AND 08-104-016-000 | APPLICATION # DP 16-05.2

NOT FOR CONSTRUCTION

No.	Description	Date
-----	-------------	------

New Branch Bank
Community Bank N. A.

FIRST FLOOR

Project number:	A2019005
Date:	08/29/2019
Drawn by:	Author
Checked by:	Checker

A2-1.0

Scale: As indicated

STRUCTURAL
ENGINEERING VENTURES
 208 FLYNN AVE
 BURLINGTON, VT 05401
 802-863-6225

MECHANICAL
ENGVT
 1193 S BROWNELL RD, SUITE 35
 WILLISTON, VT 05495
 802-652-0099

CIVIL
O'LEARY-BURKE CIVIL ASSOCIATES, PLC
 13 CORPORATE DRIVE
 ESSEX JUNCTION, VT 05452
 802-878-9990



1 BUILDING A2 - SECOND FLOOR
 1/8" = 1'-0"

COTTONWOOD CROSSING | 6180 WILLISTON RD., WILLISTON, VT | AUGUST 30, 2019
PARCEL ID: 08-104-011-000 AND 08-104-016-000 | APPLICATION # DP 16-05.2

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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the _____ day of _____, 2019.
Matthew Polansky
 Presiding member or Administrator's signature

NOT FOR CONSTRUCTION

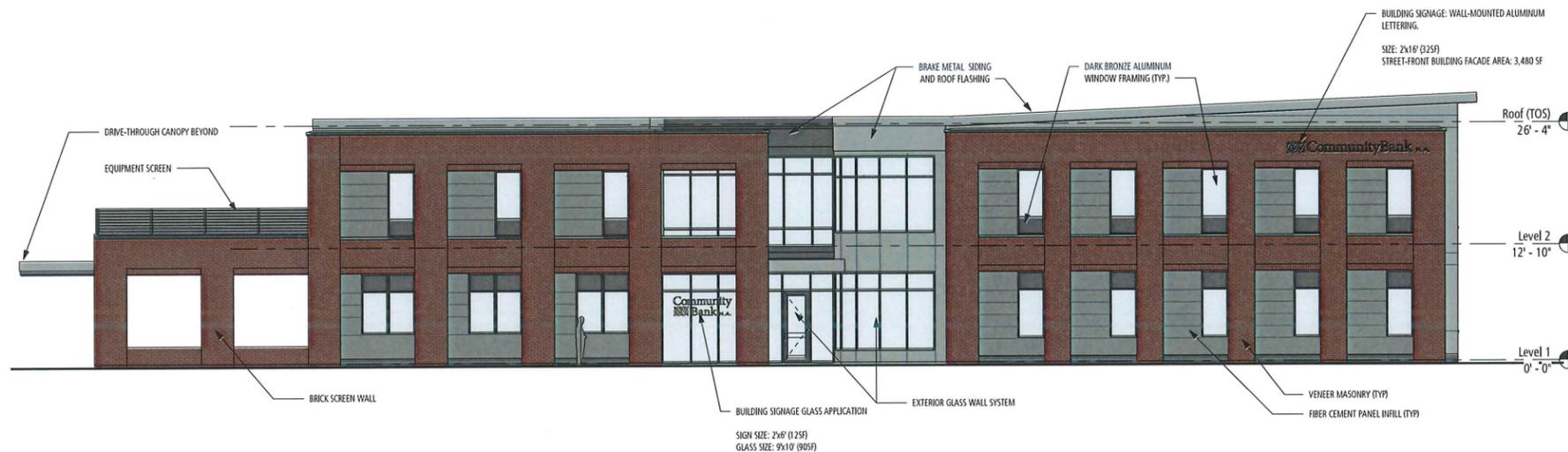
No.	Description	Date
-----	-------------	------

New Branch Bank
Community Bank N. A.

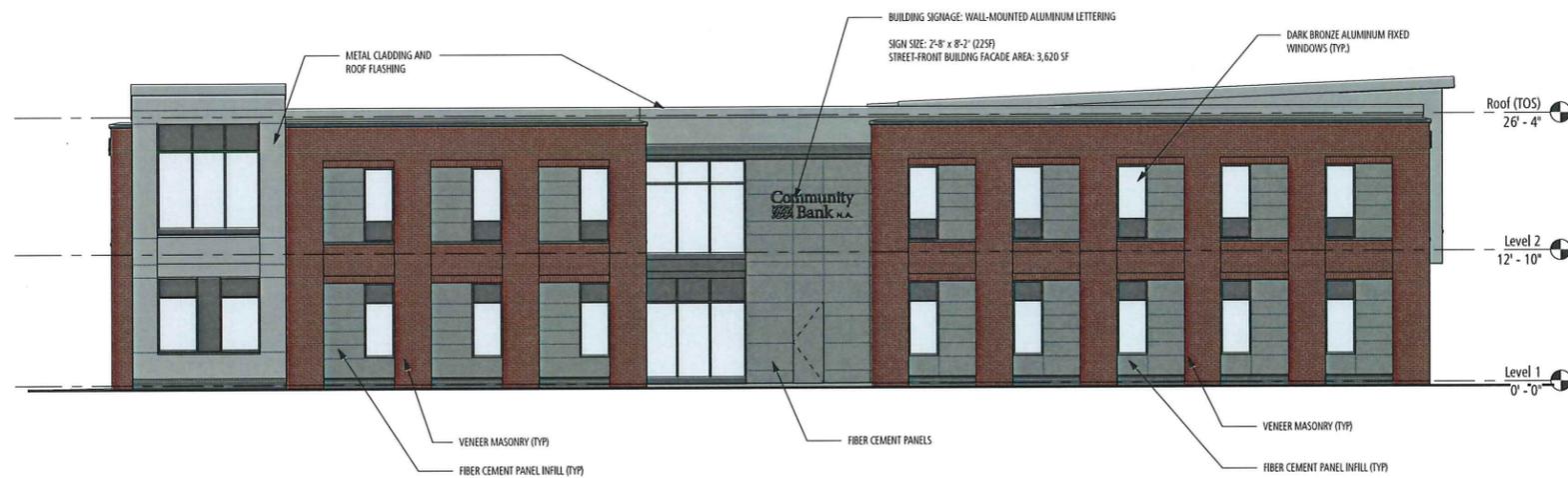
SECOND FLOOR

Project number:	A2019005
Date:	08/29/2019
Drawn by:	Author
Checked by:	Checker

A2-1.1
 Scale: As indicated



1 BUILDING A2 - EAST ELEVATION
 1/8" = 1'-0"



2 BUILDING A2 - NORTH ELEVATION
 1/8" = 1'-0"

COTTONWOOD CROSSING | 6180 WILLISTON RD., WILLISTON, VT | AUGUST 30, 2019
PARCEL ID: 08-104-011-000 AND 08-104-016-000 | APPLICATION # DP 16-05.2

Upon finding that the final plans comply with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the ____ day of _____, 20____.

 Presiding member or Administrator's signature

STRUCTURAL
ENGINEERING VENTURES
 208 FLYNN AVE
 BURLINGTON, VT 05401
 802-863-6225

MECHANICAL
ENGVT
 1193 S BROWNELL RD, SUITE 35
 WILLISTON, VT 05495
 802-652-0099

CIVIL
O'LEARY-BURKE CIVIL ASSOCIATES, PLC
 13 CORPORATE DRIVE
 ESSEX JUNCTION, VT 05452
 802-878-9990

NOT FOR CONSTRUCTION

No.	Description	Date
-----	-------------	------

New Branch Bank

**Community
 Bank N. A.**

ELEVATIONS

Project number:	A2019005
Date:	08/29/2019
Drawn by:	TXC
Checked by:	TXC

A2-1.2

Scale: As indicated

STRUCTURAL
ENGINEERING VENTURES
 208 FLYNN AVE
 BURLINGTON, VT 05401
 802-863-6225

MECHANICAL
ENGVT
 1193 S BROWNELL RD, SUITE 35
 WILLISTON, VT 05495
 802-652-0099

CIVIL
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 ESSEX JUNCTION, VT 05452
 802-878-9990



1 BUILDING A2 - WEST ELEVATION
 1/8" = 1'-0"



2 BUILDING A2 - SOUTH ELEVATION
 1/8" = 1'-0"

COTTONWOOD CROSSING | 6180 WILLISTON RD., WILLISTON, VT | AUGUST 30, 2019
PARCEL ID: 08-104-011-000 AND 08-104-016-000 | APPLICATION # DP 16-05.2

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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING, on the day of September, 2019.
[Signature]
 Presiding member or Administrator's signature

NOT FOR CONSTRUCTION

No.	Description	Date
-----	-------------	------

New Branch Bank
Community Bank N. A.

ELEVATIONS

Project number:	A2019005
Date:	08/29/2019
Drawn by:	TXC
Checked by:	TXC

A2-1.3

Scale: As indicated



BUILDING A2 - EAST VIEW



BUILDING A2 - NORTH EAST VIEW



BUILDING A2 - NORTH VIEW



BUILDING A2 - NORTH WEST VIEW

COTTONWOOD CROSSING | 6180 WILLISTON RD., WILLISTON, VT | AUGUST 30, 2019
PARCEL ID: 08-104-011-000 AND 08-104-016-000 | APPLICATION # DP 16-05.2

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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the ___ day of _____, 2019.
[Signature]
 Presiding member or Administrator's signature

truexcullins
 ARCHITECTURE + INTERIOR DESIGN
 209 BATTERY STREET, BURLINGTON,
 VERMONT 05401 USA
 Phone 802.658.2775 800.227.1076
 www.truexcullins.com

STRUCTURAL
ENGINEERING VENTURES
 208 FLYNN AVE
 BURLINGTON, VT 05401
 802-863-6225

MECHANICAL
ENVT
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 ESSEX JUNCTION, VT 05452
 802-878-9990

NOT FOR CONSTRUCTION

No.	Description	Date
-----	-------------	------

New Branch Bank

**Community
 Bank N. A.**

3D IMAGES

Project number:	A2019005
Date:	08/29/2019
Drawn by:	TXC
Checked by:	TXC

A2-1.4

Scale: 1/4" = 1'-0"

STRUCTURAL
ENGINEERING VENTURES
 208 FLYNN AVE
 BURLINGTON, VT 05401
 802-863-6225

MECHANICAL
ENGVT
 1193 S BROWNELL RD, SUITE 35
 WILLISTON, VT 05495
 802-852-0099

CIVIL
O'LEARY-BURKE CIVIL ASSOCIATES, PLC
 13 CORPORATE DRIVE
 ESSEX JUNCTION, VT 05452
 802-878-9990

NOT FOR CONSTRUCTION

No.	Description	Date
-----	-------------	------

New Branch Bank
Community Bank N. A.

3D IMAGES

Project number:	A2019005
Date:	08/29/2019
Drawn by:	TXC
Checked by:	TXC

A2-1.5

Scale: 1/4" = 1'-0"



WEST VIEW



SOUTH WEST VIEW



SOUTH VIEW



SOUTH EAST VIEW

COTTONWOOD CROSSING | 6180 WILLISTON RD., WILLISTON, VT | AUGUST 30, 2019
PARCEL ID: 08-104-011-000 AND 08-104-016-000 | APPLICATION # DP 16-05.2

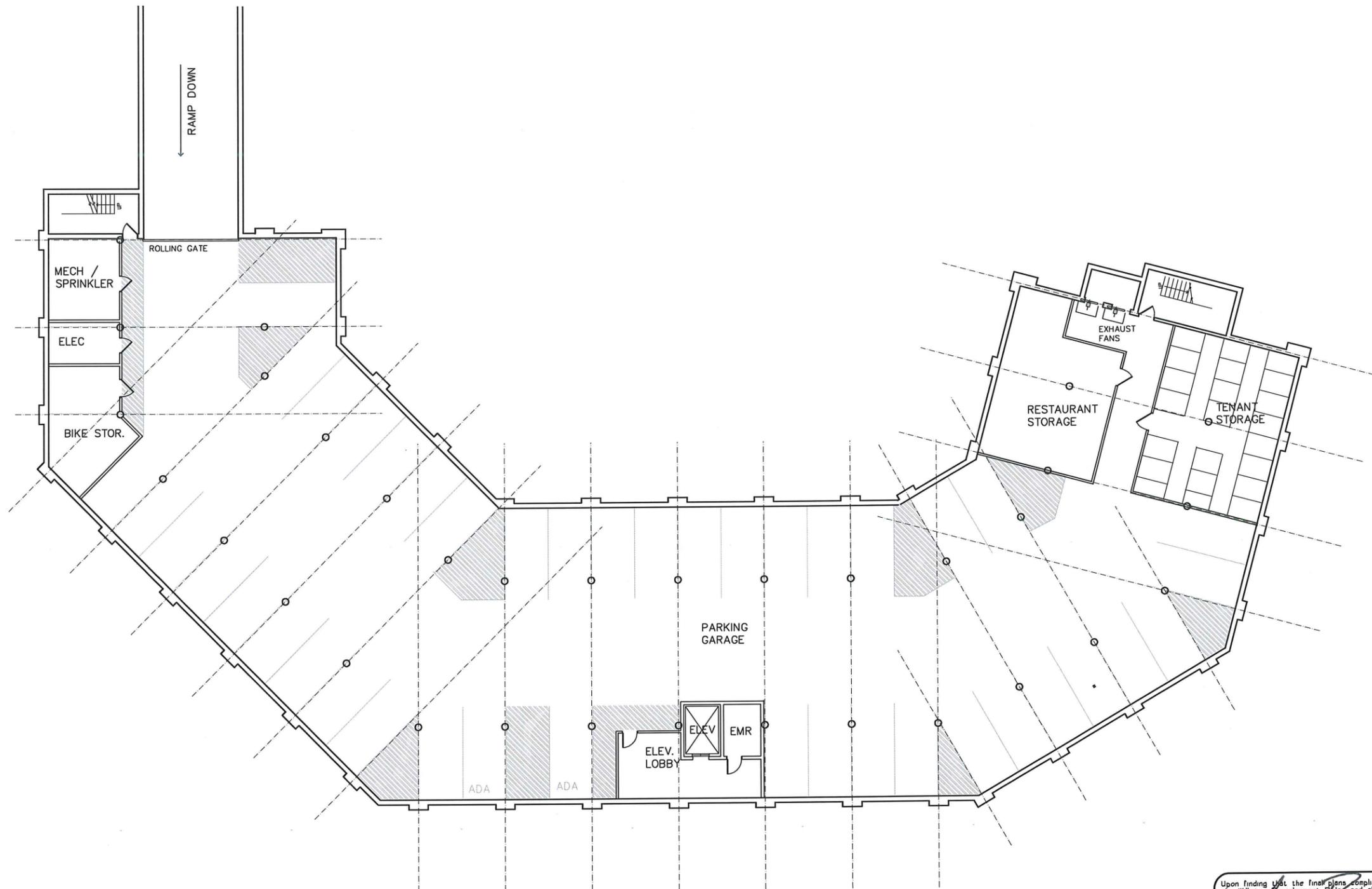
Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING, on the ___ day of _____, 20__.

 Presiding member or Administrator's signature

S:\GK\CURRENT\MEGA DEVELOPMENT\COTTONWOOD CROSSING 11-02\COTTONWOOD CROSSING B2 19-18\DRAWINGS\PLOT SHEETS\ZONING PERMIT SET\A1.0\B2.03/2019



GARDNER
KILCOYNE
architects
147 Allen Brook Lane,
Suite 103
Williston, Vermont 05495
Phone 802 655 0145
www.gk-architects.com



VI. Registration

Project:
**ALLEN
BROOK
Development
Inc.**

Cottonwood
Crossing

Building
B2

Proj. No.:
19-18

Drawing Title:

**GARAGE
PLAN**

Scale:
3/32"=1'-0"
Date:
8/30/19
Rev:

Drawn by:
bg

SHEET No.
**B2
1.0**

Upon finding that the final plans comply with all requirements of the Williston Development Board and all conditions imposed on the approval of Discretionary Permit 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the ____ day of _____, 2019.
[Signature]
Presiding member or Administrator's signature

S:\KACURRENT\OMEGA DEVELOPMENT\COTTONWOOD CROSSING 11-02\COTTONWOOD CROSSING B2 11-18\DRAWING5\PLOT SHEETS\ZONING PERMIT SET\ALL\B0223/2019



**GARDNER
KILCOYNE
architects**
147 Allen Brook Lane,
Suite 103
Williston, Vermont 05495
Phone 802 655 0145
www.gk-architects.com

Vt. Registration

Project:
**ALLEN
BROOK
Development
Inc.**

Cottonwood
Crossing

Building
B2
Proj. No.:
19-18

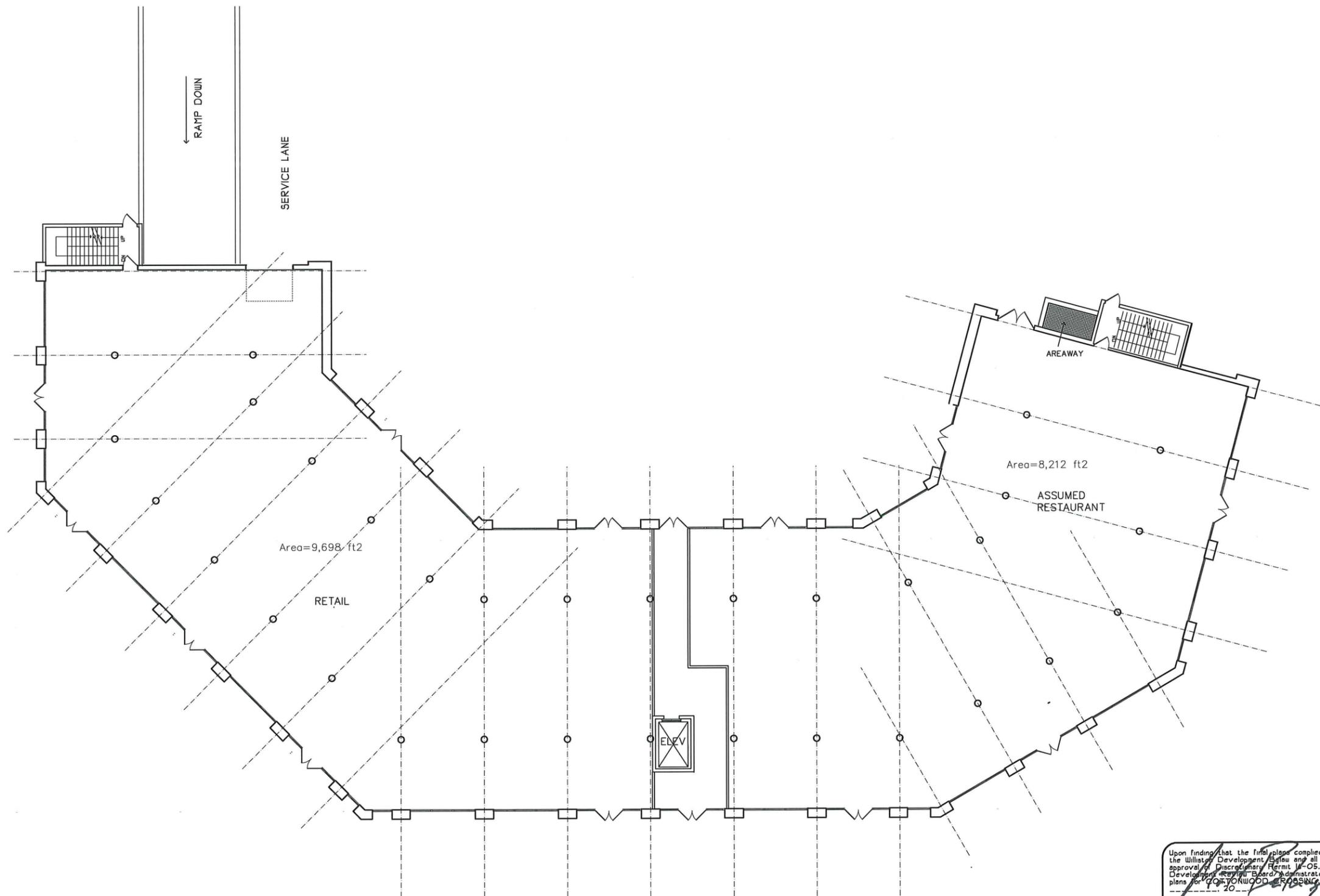
Drawing Title:

**FIRST FLOOR
PLAN**

Scale:
3/32"=1'-0"
Date:
8/30/19
Rev:

Drawn by:
bg

SHEET No.
**B2
1.1**



Upon finding that the final plans complied with all requirements of the Williston Development Board and all conditions imposed on the approval of Discretionary Permit 16-05.2, the Williston Development Board Administrator approved the final plans for COTTONWOOD CROSSING on the ___ day of _____, 20__.

Presiding member or Administrator's signature

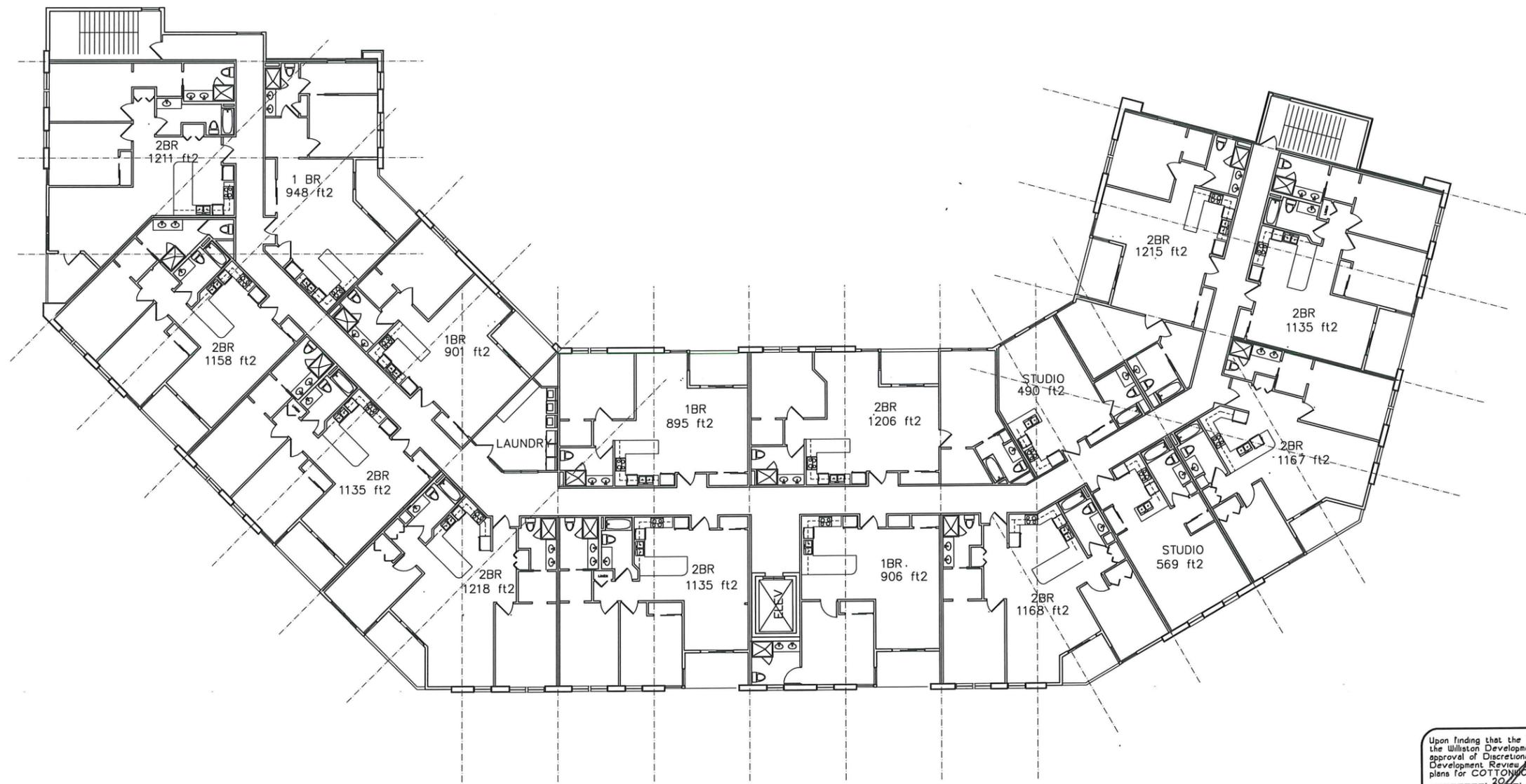
COTTONWOOD CROSSING / 6180 WILLISTON RD / WILLISTON, VT / AUGUST 30, 2019
TAX PARCEL: 08-104-011-000 & 080-104-016-000 / APPLICATION #DP 16-05.2

S:\GK\CURRENT\OMEGA DEVELOPMENT\COTTONWOOD CROSSING 17-02\COTTONWOOD CROSSING B2 18-18\DRAWINGS\VPLOT SHEETS\ZONING PERMIT SET\A.1.2.XE\03/2019



**GARDNER
KILCOYNE
architects**
147 Allen Brook Lane,
Suite 103
Williston, Vermont 05495
Phone 802 655 0145
www.gk-architects.com

UNIT COUNTS				
FLOOR	STUDIOS	1 BR	2BR	TOTAL
2nd	2	4	10	16
3rd	2	4	10	16
	4	8	20	32



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 16-05.2, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING on the ___ day of _____, 20__.

Presiding member of Administrator's signature
Matthew Selig

COTTONWOOD CROSSING / 6180 WILLISTON RD / WILLISTON, VT / AUGUST 30, 2019
TAX PARCEL: 08-104-011-000 & 080-104-016-000 / APPLICATION #DP 16-05.2

Vt. Registration

Project:
**ALLEN
BROOK
Development
Inc.**

Cottonwood
Crossing

Building
B2

Proj. No.:
19-18

Drawing Title:

**SECOND &
THIRD FLOOR
PLANS**

Scale:
3/32"=1'-0"
Date:
8/30/19
Rev:

Drawn by:
bg

SHEET No.
**B2
1.2**



**GARDNER
KILCOYNE
architects**
147 Allen Brook Lane,
Suite 103
Williston, Vermont 05495
Phone 802 655 0145
www.gk-architects.com

Vt. Registration

Project:
**ALLEN
BROOK
Development
Inc.**

Cottonwood Crossing

Building
B2

Proj. No.:
19-18

Drawing Title:
**NORTH &
WEST
ELEVATIONS**

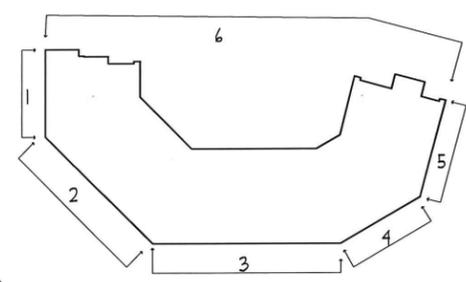
Scale:
1/8"=1'-0"
Date:
8/30/19
Rev:
9/17/19
Drawn by:
BG

SHEET No.
**B2
2.2**

S:\GK\CURRENT\OMEGA DEVELOPMENT\COTTONWOOD CROSSING\11-02\CADD\DRAWINGS\11-02\COTTONWOOD CROSSING B2 19-18\DRAWINGS\11-02\COTTONWOOD CROSSING PERMIT SET\B2 20190820.rvt



6



SHADING DENOTES
ANGLED ELEVATIONS

KEY PLAN

Exterior Finishes Legend

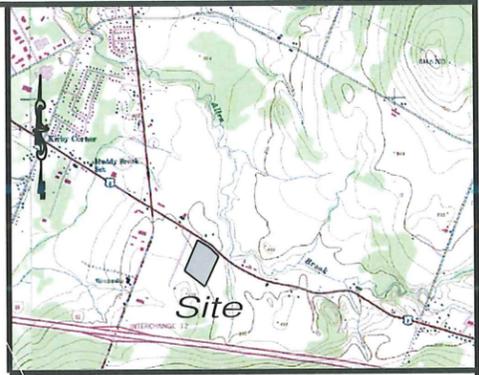
SUPPLY PRODUCT LISTED OR APPROVED EQUAL

S1	STONE 1 - BERKSHIRE INDIANA CUT LIMESTONE WINDOW HEADERS	EIFS	EIFS SIGN BAND - COLOR - ANTIQUE WHITE
S2	STONE 2 - BERKSHIRE INDIANA LIMESTONE - ASHLAR	BV	BRICK VENEER WITH ROWLOCK AND SOLDIER COURSES - GLEN-GERY 4HB
PT	PORCELAIN TILE - 24 X 24 BELGARD - LUMNEZIA	SF	STOREFRONT - DARK BRONZE THERMALLY BROKEN ALUM.
BS1	BEVEL SIDING - BORAL 6" EXPOSURE - PAINT COLOR TO MATCH LUMNEZIA	W	WINDOWS - DARK BRONZE - ALUM. CLAD WD. WINDOWS
BS2	BEVEL SIDING - BORAL 4" EXPOSURE - PAINT COLOR TO MATCH ARCH. SAMPLE	CW	COMPOSITE WOOD TRIM - PT TO MATCH ARCH. SAMPLE
CB	CEMENT BOARD PANEL - PAINT COLOR TO MATCH ARCH. SAMPLE	A	FABRIC AWNING
GC	ALUM. & GLASS CANOPY - ALUM. TO MATCH STOREFRONT		

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 16-05.2, the Williston Development Review Board Administrator approved the final plans for COTTONWOOD CROSSING, on the ___ day of ___ 20__.

President/Member for Administrator's signature

COTTONWOOD CROSSING / 6180 WILLISTON RD / WILLISTON, VT / AUGUST 30, 2019
TAX PARCEL: 08-104-011-000 & 080-104-016-000 / APPLICATION #DP 16-05.2



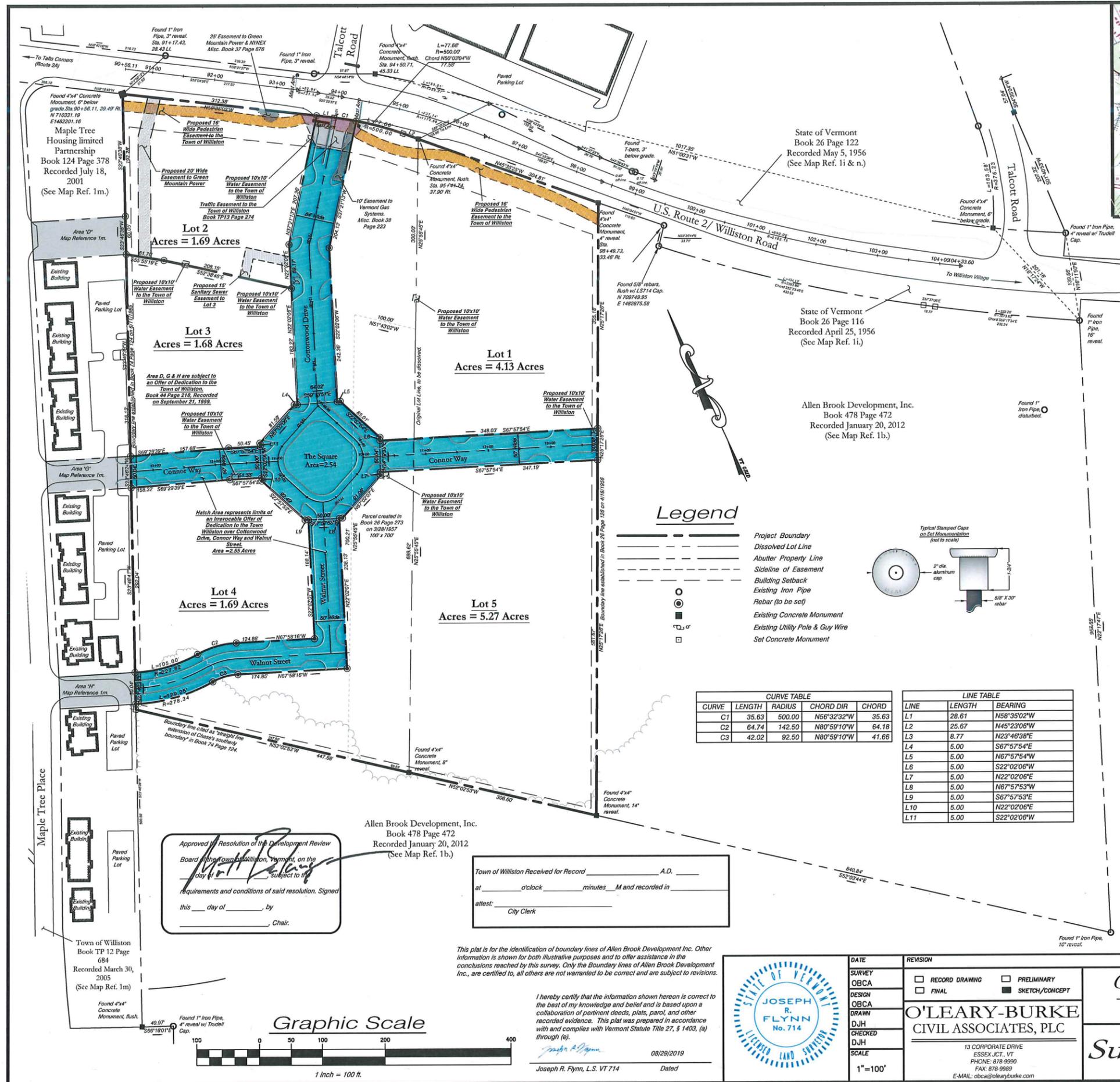
Location Plan-n.t.s.

Survey Notes:

- This property has been compiled from field surveys and record evidence including the following plats:
 - "Property Survey of John Deschenes to be Acquired by Pyramid Company of Burlington," dated March 25, 1980, prepared by Engineers Inc. of Vermont and filed in slide 264 of the Williston Town Clerks Office.
 - "L.M. & M. Chase Parcel," dated July 1965, prepared by Campbell Construction and filed in slide 1 of the Williston Town Clerks Office.
 - "Plat Showing Talts Farms" dated November 14, 1986, last revised on March 30, 1989, prepared by Trudell Consulting Engineers, Inc. and filed in slide 2418 of the Williston Town Clerks Office.
 - "Final Plat Major Subdivision Property of Allen Brook Development" dated November 1997, last revised on April 24, 1998 and filed in slide 527A of the Williston Town Clerks Office.
 - "Maple Tree Place US Route 2 Proposed Improvements by Donald Hamlin Consulting Engineer, Inc.," last revised on April 9, 2001 and filed in the Williston Town Clerks Office.
 - "State of Vermont Highway Project ST 60 B," dated 1956 and filed in Book 29 page 116 of the Williston Town Clerks Office.
 - "Boundary Line Adjustment," prepared by O'Leary-Burke Civil Associates, P.L.C., dated December 23, 2003 and filed in slide 667A of the Williston Town Clerks Office.
 - "Final Plat, Major Subdivision, Property of Allen Brook Development," prepared by Civil Engineering Associates, Inc., last revised April 24, 1996 and filed in slide 527 of the Williston Town Clerks Office.
 - Vermont Agency of Transportation, Project #Williston ST 60B, on file at District 5 Office in Colchester Vermont.
 - "Rights of Way for Electric Lines Across Lands of Pierre & Joanne Morin," prepared by Central Vermont Public Service Corporation, dated May 25, 1954 and filed in Book 25 Page 202 of the Williston Town Clerks Office.
 - "Signal Layout Plan, US Route 2 / Talcott Rd. West," prepared by Lamoureux & Dickinson Consulting Engineers, Inc., last revised June 7, 2007 and filed in slide 729 of the Williston Town Clerks Office.
 - "Revestment Widening Plan," prepared by Lamoureux, Stone & O'Leary Consulting Engineers, Inc., dated February 13, 1996 and on file at District 5 Office in Colchester Vermont.
 - Multiple plats entitled "Maple Tree Place Boundary Plat," prepared by Donald Hamlin Consulting Engineer, Inc., and filed in slides 505, 652, 664, 665, 684 & 685 of the Williston Town Clerks Office.
 - Statutory Survey, State of Vermont, US Route 2, prepared by DuBois & King Inc., dated March 8, 2016, to be filed in the Town of Williston Land Records.
- Bearings are based on Vermont Grid Zone 4400, computed from RTK GPS observations made on November 17, 2018 from a Trimble R6 Unit with differential corrections from CORS Station St Albans. Datum utilized is NAD 83(2011) epoch 2010.0, NAVD 88 (geoid12a).
- Survey methods employed and the resulting error of closure/precision ratio, meets or exceeds minimum precision requirements for Suburban Surveys as outlined in "Standards for the Practice of Land Surveying" adopted by the Vermont Board of Land Surveyors.
- This property may be subject to additional easements, restrictions, rights-of-way, and/or reservations not shown hereon that may or may not be recorded in the Town of Williston Land Records.
- This plat is for the depiction of boundaries based upon V.S.A. Title 26 Chapter 45 § 2502 (3) a-c and (4) a-e. Any information identified graphically or noted on this plat which is outside the scope and expertise of a Vermont Licensed Land Surveyor as outlined in the statutes herein referenced to, is not warranted to be correct and is not covered by the certification contained herein.
- Where conflicts between physical evidence and written evidence are substantial, deed and/or documents should be executed to eliminate any color of title or conflict.
- This plat is valid for recording only if stamped in the left margin with "This is an Original Mylar," signed, dated and stamped with blue ink containing the Licensed Land Surveyors Seal.
- This property is shown as Parcel 104-19, Map 8 on the Town of Williston Tax Maps.
- Field Surveys were completed on November 1, 2000, October 24, 2003 and updated November 2018 using a Leica total station, Trimble 560 and RTK GPS Receiver.
- This survey depicts the property lines of Allen Brook Development based upon land records of the Town of Williston as of November 16, 2018.

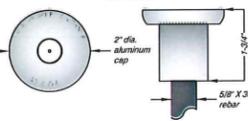
Subject Parcel

Allen Brook Development Inc.
 Book 120 Page 278
 Recorded April 7, 2000
 (See Map Ref. 1b.)
 Area = 6.64 Acres
 Allen Brook Development Inc.
 Book 347 Page 795
 Recorded March 3, 2003
 Area = 10.36 Acres



Legend

- Project Boundary
- Dissolved Lot Line
- Abutter Property Line
- Sideline of Easement
- Building Setback
- Existing Iron Pipe
- Rebar (to be set)
- Existing Concrete Monument
- Existing Utility Pole & Guy Wire
- Set Concrete Monument



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIR	CHORD
C1	35.63	500.00	N56°32'32"W	35.63
C2	64.74	142.50	N80°59'10"W	64.18
C3	42.02	92.50	N80°59'10"W	41.66

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.61	N58°35'02"W
L2	25.67	N45°23'06"W
L3	8.77	N23°46'38"E
L4	5.00	S67°57'54"E
L5	5.00	N67°57'54"W
L6	5.00	S22°02'06"W
L7	5.00	N22°02'06"E
L8	5.00	N67°57'53"W
L9	5.00	S67°57'53"E
L10	5.00	N22°02'06"E
L11	5.00	S22°02'06"W

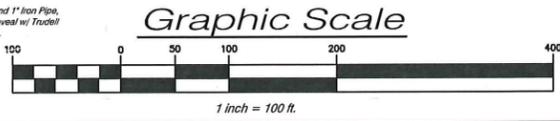
Approved Resolution of the Development Review Board of the Town of Williston, Vermont, on the _____ day of _____, 2019, subject to the requirements and conditions of said resolution. Signed _____ this _____ day of _____, by _____, Chair.

Allen Brook Development, Inc.
 Book 478 Page 472
 Recorded January 20, 2012
 (See Map Ref. 1b.)

Town of Williston Received for Record _____ A.D. _____
 at _____ o'clock _____ minutes _____ M and recorded in _____
 attest: _____
 City Clerk

This plat is for the identification of boundary lines of Allen Brook Development Inc. Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of Allen Brook Development Inc., are certified to, all others are not warranted to be correct and are subject to revisions.

I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plans, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403, (4) through (6).
 Joseph R. Flynn, L.S. VT 714
 08/29/2019
 Dated



	DATE	REVISION	Cottonwood Crossing U.S. Route 2 - Williston, Vermont Subdivision Plat	BY
	SURVEY OBCA DESIGN OBCA DRAWN DJH CHECKED DJH SCALE 1"=100'	RECORD DRAWING FINAL PRELIMINARY SKETCH/CONCEPT		O'LEARY-BURKE CIVIL ASSOCIATES, PLC 13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: obca@olearyburke.com