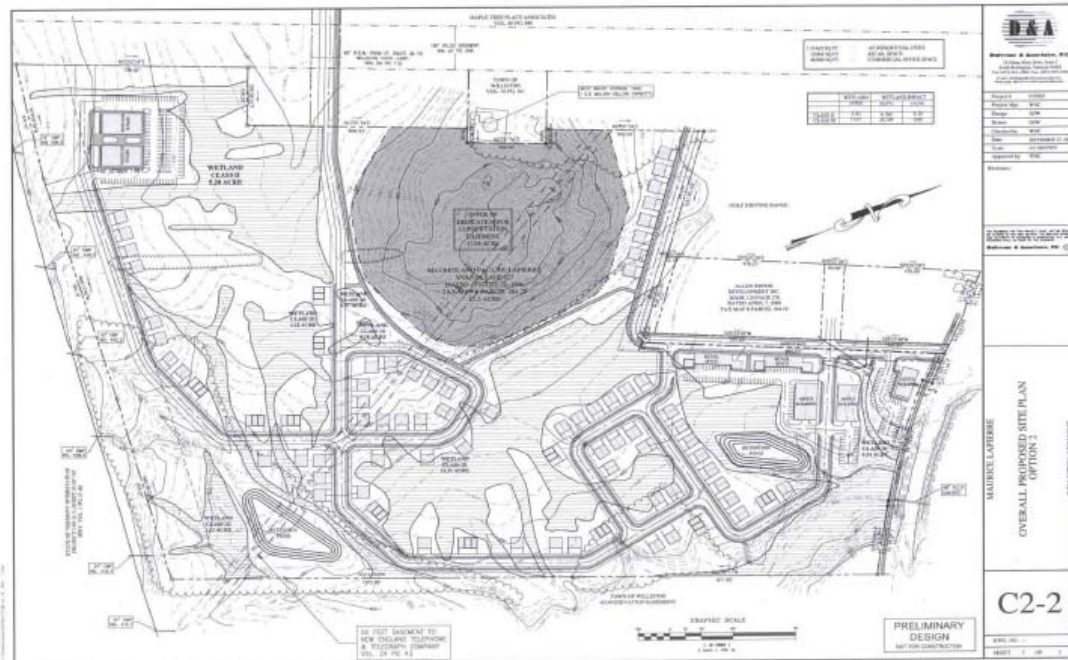




# 180 UNIT MIXED USE DEVELOPMENT WILLISTON, VERMONT



Dufresne Group completed concept phase design work for a confidential client for a large mixed use development in Williston Vermont near Taft's Corners. The project includes 1.2 miles of roadway, 0.5 miles of hiking trails, a community recreational area, 180 residential units, 4 large commercial units, 14 retail units, and one convenience retail unit. The project includes an offer of conveyance of about 12 acres as a nature area that contains a stand of rare Bur Oak trees. Water is available from the Town of Williston. Although wastewater capacity is available from the Town, municipal treatment plant capacity limitations will require phasing of the development in manageable stages.

DG was challenged by the extent of both class 2 and 3 wetlands on the site. Wetlands comprised 22.3 acres of the 80 acre site. The shape of the wetlands appeared similar to spider webs which required innovation in unit location and roadway design to allow for a wetlands permit from the US Army Corps of Engineers.

Another criterion that is considered is noise levels from Interstate 89 adjacent to the development that will affect the location of residential structures. DG worked with a specialty subconsultant to quantify noise levels at the site.

In addition to preliminary engineering, Dufresne Group provided land survey for the project and surrounding area.

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