

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 - 13,395 SF 1st FLOOR RESTAURANT - 1,000 SF 2nd FLOOR - 14 RES. UNITS - (7 - 1BR), (7 - 2BR) 3rd FLOOR - 14 RES. UNITS - (7 - 1BR), (7 - 2BR)
BUILDING TYPE (C1)	APARTMENTS - 18 RES. UNITS (4 - 1BR) & (17 - 2BR)
COTTON WOOD CROSSING - PHASE II	
BUILDING TYPE (A2)	1st FLOOR RETAIL - 7,000 SF 1st FLOOR RESTAURANT - 3,000 SF 2nd FLOOR OFFICE - 10,000 SF
BUILDING TYPE (B2)	1st FLOOR RETAIL/OFFICE - 13,500 SF 1st FLOOR RESTAURANT - 2,500 SF 2nd FLOOR - 12 RES. UNITS - (5 - 1BR) & (7 - 2BR) 3rd FLOOR - 12 RES. UNITS - (5 - 1BR) & (7 - 2BR)
BUILDING TYPE (D)	TOWNHOMES - 3 RES. UNITS (3 - 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 - 24 RES. UNITS (6 - 1BR) & (18 - 2BR)
BUILDING TYPE (G)	APARTMENTS - 45 RES. UNITS (17 - 1BR) & (28 - 2BR)
COTTON WOOD CROSSING - PHASE V	
BUILDING TYPE (H)	APARTMENTS - 48 RES. UNITS (18 - 1BR) & (30 - 2BR)

Project Statistics

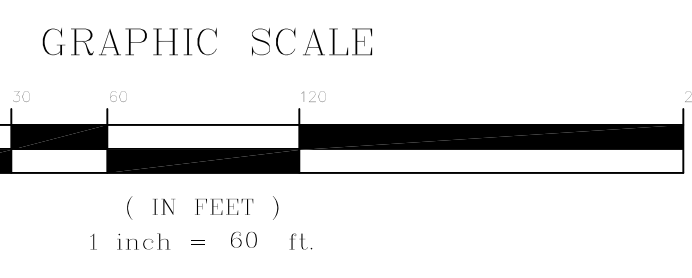
ZONING INFORMATION	
PARCEL ADDRESS - 6180 WILLISTON ROAD WILLISTON, VERMONT 05495 TAX MAP 8, PARCELS 104-11 & 104-19	ZONED - MURZD - MIXED USE RESIDENTIAL ZONING DISTRICT FRONT YARD SETBACK - 50' SIDE YARD SETBACK - 9' - TYPE III LANDSCAPE BUFFER REAR YARD SETBACK - 9' - TYPE III LANDSCAPE BUFFER MAX. BUILDING HEIGHT - 36'
EXISTING PARCEL AREA (COMBINED) = APX. 17.0 ACRES (740,625 SF) EXISTING PARCEL AREA (8104011) = APX. 10.4 ACRES (451,581 SF) EXISTING PARCEL AREA (8104019) = APX. 6.6 ACRES (289,045 SF)	PARKING CALCULATIONS
COTTON WOOD CROSSING - TOTALS COTTONWOOD TOTALS 40,295 SF RETAIL SPACE 11,725 SF RESTAURANT SPACE 20,110 SF OFFICE SPACE 173 DWELLING UNITS (140 - 2BR, 66 - 1BR 206 RESIDENTIAL UNITS TOTAL)	VEHICULAR PARKING REQUIRED PHASE I: 264 SPACES REQUIRED ENTIRE DEVELOPMENT: 705 SPACES REQUIRED * PARKING REQUIREMENT COMPUTED USING SHARED PARKING CALCULATIONS PROVIDED BY THE URBAN LAND INSTITUTE
COVERAGE CALCULATIONS COMBINED PARCEL AREA - 740,625 SF (17.0 ACRES) = 100% EXISTING COVERAGE (BUILDING/PARKING) - 273,771 SF = 37.0% PROPOSED COVERAGE BUILDING - 132,614 SF = 17.9% SIDEWALK/ROADS/PARKING - 302,643 SF = 40.9% TOTAL PROPOSED COVERAGE - 435,257 SF = 58.8% OPEN SPACE - 305,368 SF = 41.2%	BICYCLE PARKING REQUIRED PHASE I ONLY: 30 TOTAL SPACES OF WHICH 18 ARE LONG TERM
	VEHICULAR PARKING PROPOSED PHASE I: 274 TOTAL SPACES PROPOSED (INCLUDING 14 HANDICAPPED SPACES) ENTIRE DEVELOPMENT: 716 TOTAL SPACES PROPOSED (INCLUDING 31 HANDICAPPED SPACES)
	BICYCLE PARKING PROPOSED PHASE I ONLY: 30 TOTAL SPACES OF WHICH 18 ARE LONG TERM

Table 23.A - Landscaped Buffer Matrix

use providing buffer	adjointing use	Type III	Type III(1)	Type III(2)	Type IV(1)
mixed use	agriculture/conserved lands	50 feet	not permitted	36 feet	not permitted
including residential	open space residential	50 feet	not permitted	23 feet	not permitted
	other residential subdivisions	50 feet	13 feet	23 feet	27 feet
	higher density residential	50 feet	13 feet	9 feet	23 feet
	mixed use, including residential	50 feet	13 feet	9 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, 88 KING STREET, BURLINGTON, VT 05401
2	51STERS AND BROTHERS INVESTMENT GROUP	COMMERCIAL	MIXED USE RESIDENTIAL (MURZD)	C/O HANDY'S TEXACO, 75 SOUTH WINDOSKI AVE., BURLINGTON, 05401
3	37 TALCOTT RD. LLC	COMMERCIAL	MIXED USE RESIDENTIAL (MURZD)	67 VILLAGE GROVE, 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

NOVEMBER 4, 2016
 PARCEL ID: 8104011 & 8104019
 DP #16-05



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, 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	REVISION	BY
SURVEY OBCA	<input type="checkbox"/> RECORD DRAWING	11/04/2016
DESIGN OBCA	<input type="checkbox"/> FINAL	JOB# 5087
DRAWN OUB	<input type="checkbox"/> PRELIMINARY	FILE# 5087-S13
CHECKED PJO	<input type="checkbox"/> SKETCH/CONCEPT	PLAN SHEET #
SCALE 1"=60'		1

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COTTONWOOD CROSSING
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MASTER PLAN