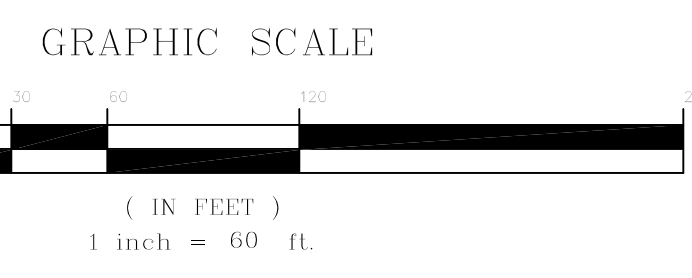


Dwelling Units (D.U.)	
COTTON WOOD CROSSING - PHASE I	
BUILDING TYPE (A1)	1st FLOOR RETAIL - 6,400 SF 1st FLOOR RESTAURANT - 5,225 SF 2nd FLOOR OFFICE - 10,110 SF
BUILDING TYPE (B1)	1st FLOOR RETAIL - 12,935 SF 1st FLOOR RESTAURANT - 1,000 SF 2nd FLOOR - 12 RES. UNITS - (5 - 1BR), (7 - 2BR) 3rd FLOOR - 12 RES. UNITS - (5 - 1BR), (7 - 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 - 48 RES. UNITS (18 - 1BR) & (30 - 2BR)

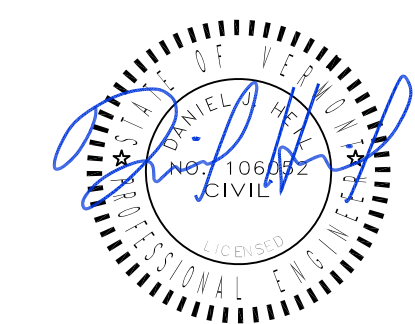
Project Statistics			
ZONING INFORMATION			
PARCEL ADDRESS - 6180 WILLISTON ROAD WILLISTON, VERMONT 05495 TAX MAP 8, PARCELS 104-11 & 104-19		ZONED - MURZD - MIXED USE RESIDENTIAL ZONING DISTRICT FRONT YARD SETBACK - 50' SIDE YARD SETBACK - 9' - TYPE III LANDSCAPE BUFFER REAR YARD SETBACK - 9' - TYPE III LANDSCAPE BUFFER MAX. BUILDING HEIGHT - 36'	
EXISTING PARCEL AREA = 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. / MAX. VEHICULAR PARKING REQUIRED PER TABLE 14.A OF THE WDB	ENTIRE DEVELOPMENT: 819 SPACES REQUIRED
COTTONWOOD TOTALS 31,335 SF RETAIL SPACE 10,225 SF RESTAURANT SPACE 27,960 SF OFFICE SPACE 2,500 SF BANK CUSTOMER SERVE AREA 173 DWELLING UNITS (143 - 2BR, 60 - 1BR) 203 RESIDENTIAL UNITS TOTAL		MIN. VEHICULAR PARKING REQUIRED PER SHARED PARKING CALCULATIONS	ENTIRE DEVELOPMENT: 674 SPACES REQUIRED * PARKING REQUIREMENT COMPUTED USING SHARED PARKING CALCULATIONS PROVIDED BY THE URBAN LAND INSTITUTE. SEE SHEETS 3 & 3A FOR COMPUTATIONS.
COVERAGE CALCULATIONS		VEHICULAR PARKING PROPOSED	ENTIRE DEVELOPMENT: 733 TOTAL SPACES PROPOSED (INCLUDING 31 HANDICAPPED SPACES)
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%			

use providing buffer	adjoining use	Minimum Buffer Width			
		Type I(1)	Type II(2)	Type III(3)	Type IV(3)
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)	37 TALCOTT ROAD, SUITE 112, 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



COTTONWOOD CROSSING - PHASE II / WILLISTON, VT / AUGUST 30, 2019
 PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.2



8/30/2019	REVISED PHASE I AND PHASE II LAYOUT, OVERALL PARKING REQUIREMENTS	DJH
DATE 4/13/2017	REVISION ISSUED FOR CONSTRUCTION	BY DJH
SURVEY	<input type="checkbox"/> RECORD DRAWING <input checked="" type="checkbox"/> PRELIMINARY	DATE 11/04/2016
DESIGN	<input type="checkbox"/> FINAL <input checked="" 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 05432
 PHONE: 878-9990
 FAX: 878-9989
 E-MAIL: ocbca@olearyburke.com

COTTONWOOD CROSSING
 U.S. ROUTE 2 WILLISTON, VT
MASTER PLAN
 1