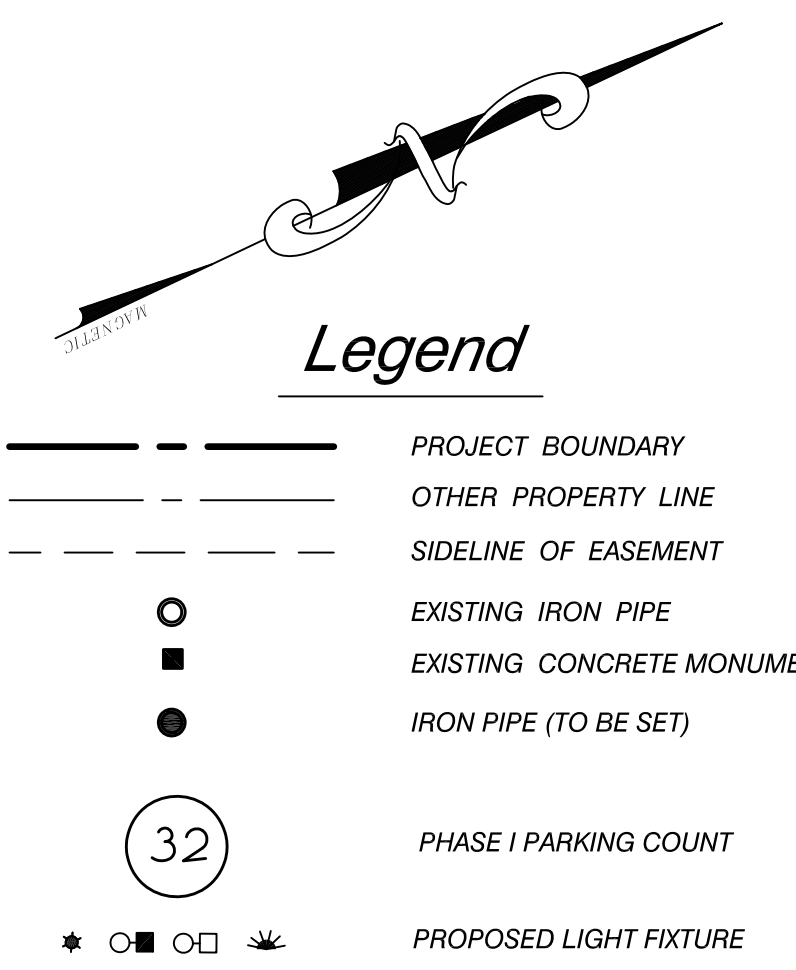


Phase I - Project Statistics

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'	
COTTONWOOD CROSSING - PHASE I TOTALS	
COTTONWOOD TOTALS 19,335 SF RETAIL SPACE 6,225 SF RESTAURANT SPACE 10,110 SF OFFICE SPACE 42 DWELLING UNITS (31 - 2BR, 11 - 1BR)	
PARKING CALCULATIONS - PHASE I	
MIN. / MAX. VEHICULAR PARKING REQUIRED PER TABLE 14.A OF THE WDB	PHASE I: 313 SPACES REQUIRED
MIN. VEHICULAR PARKING REQUIRED PER SHARED PARKING CALCULATIONS	PHASE I: 255 SPACES REQUIRED*
VEHICULAR PARKING PROPOSED	PHASE I: 257 TOTAL SPACES PROPOSED (INCLUDING 16 HANDICAPPED SPACES)
BICYCLE PARKING REQUIRED/PROPOSED	28 TOTAL SPACES OF WHICH 16 ARE LONG TERM

* PARKING REQUIREMENT COMPUTED USING SHARED PARKING CALCULATIONS PROVIDED BY THE URBAN LAND INSTITUTE. SEE THIS SHEET FOR COMPUTATIONS.



Dwelling Units (D.U.)

COTTONWOOD 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 (11 - 1BR) & (7 - 2BR)

Phase I - Shared Parking Calculations

Use of Bldg Floor Area	Bldg Floor Area (s.f.)	Peak Parking Spaces Required	Bike Parking Spaces	Long Term Parking Spaces
Residential (Apts.)	42	74	11	11
Retail	19335	78	5	1
Drive-In Bank	0	0	0	0
Movie Theatre	0	0	0	0
General Office	10110	36	3	2
Medical Office	0	0	0	0
Restaurant	6225	125	9	2
Total	313	28	16	

* 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.	74	74	0	0	0	0	1	1	0	0	75
7:00 a.m.	70	70	6	6	0	0	7	7	3	3	86
8:00 a.m.	67	67	14	14	0	0	23	23	6	5	109
9:00 a.m.	64	64	33	33	0	0	33	33	13	12	142
10:00 a.m.	63	63	53	53	0	0	36	36	25	23	175
11:00 a.m.	63	63	68	68	0	0	36	36	38	34	201
12:00 noon	63	63	76	76	0	0	32	32	63	57	228
1:00 p.m.	63	63	78	78	0	0	32	32	88	79	252
2:00 p.m.	63	63	76	76	0	0	35	35	75	68	242
3:00 p.m.	63	63	74	74	0	0	33	33	75	68	238
4:00 p.m.	64	64	68	68	0	0	28	28	63	57	217
5:00 p.m.	67	67	62	62	0	0	17	17	88	79	225
6:00 p.m.	68	68	64	64	0	0	8	8	113	102	242
7:00 p.m.	70	70	69	69	0	0	3	3	125	113	255
8:00 p.m.	71	71	68	68	0	0	3	3	125	113	255
9:00 p.m.	73	73	48	48	0	0	1	1	125	113	235
10:00 p.m.	73	73	25	25	0	0	1	1	113	102	201
11:00 p.m.	74	74	10	10	0	0	0	0	88	79	163
12:00 mid.	74	74	0	0	0	0	0	0	63	57	131

Overall - Shared Parking Calculations

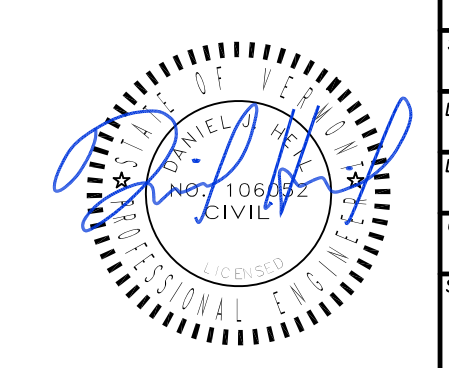
Use of Bldg Floor Area	Bldg Floor Area (s.f.)	Peak Parking Spaces Required
Residential (Apts.)	203	356
Retail	31835	128
Drive-In Bank	2500	12
Movie Theatre	0	0
General Office	27960	98
Medical Office	0	0
Restaurant	11225	225
Total	819	819

* 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.	356	356	0	0	0	0	3	3	0	0	359
7:00 a.m.	338	338	11	11	0	0	20	20	5	5	374
8:00 a.m.	320	320	25	25	0	0	62	62	11	10	417
9:00 a.m.	310	310	59	59	0	0	91	91	23	21	481
10:00 a.m.	303	303	95	95	0	0	98	98	45	41	537
11:00 a.m.	303	303	122	122	0	0	98	98	68	61	584
12:00 noon	303	303	136	136	0	0	88	88	113	102	629
1:00 p.m.	303	303	140	140	0	0	88	88	158	142	673
2:00 p.m.	303	303	136	136	0	0	95	95	135	122	656
3:00 p.m.	303	303	133	133	0	0	91	91	135	122	649
4:00 p.m.	310	310	122	122	0	0	75	75	113	102	609
5:00 p.m.	320	320	111	111	0	0	46	46	158	142	619
6:00 p.m.	328	328	115	115	0	0	23	23	203	183	649
7:00 p.m.	335	335	125	125	0	0	7	7	225	203	670
8:00 p.m.	342	342	122	122	0	0	7	7	225	203	674
9:00 p.m.	349	349	85	85	0	0	3	3	225	203	640
10:00 p.m.	352	352	45	45	0	0	3	3	203	183	583
11:00 p.m.	356	356	18	18	0	0	0	0	158	142	516
12:00 mid.	356	356	0	0	0	0	0	0	113	102	458

GRAPHIC SCALE
(IN FEET)
1 inch = 40 FT

COTTONWOOD CROSSING - PHASE I / WILLISTON, VT / AUGUST 30, 2019
PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.1



DATE: 8/30/2019	REVISION: REVISED PHASE I LAYOUT, OVERALL PARKING REQUIREMENTS	BY: DJH
SURVEY: OBCA	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE: 7/5/2019
DESIGN: OBCA	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	JOB#: 5087
DRAWN: OBCA		FILE: 5087-S19
CHECKED: PJO		PLAN SHEET #
SCALE: 1"=40'		

O'LEARY-BURKE CIVIL ASSOCIATES, PLC

13 CORPORATE DRIVE
ESSEX, VT 05450
PHONE: 878-9990
FAX: 878-9989
E-MAIL: ocbca@olearyburke.com

COTTONWOOD CROSSING
U.S. ROUTE 2 WILLISTON, VT

PHASE I - SITE PLAN

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