

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)

RECEIVED
JUL 14 2022
PLANNING/ZONING

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 - 14 RES. UNITS - (9 - 1BR), (5 - 2BR) 3RD FLOOR - 14 RES. UNITS - (9 - 1BR), (5 - 2BR)
BUILDING TYPE (C1)	APARTMENTS - 21 RES. UNITS (15 - 1BR) & (6 - 2BR)
*4 DUs WILL BE DESIGNATED AFFORDABLE PER 3/22/16 GM APPROVAL	
*6 DUs WILL BE DESIGNATED AFFORDABLE PER 3/22/16 GM APPROVAL	
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)
*8 DUs WILL BE DESIGNATED AFFORDABLE PER 3/22/16 GM APPROVAL	
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)
*2 DUs WILL BE DESIGNATED AFFORDABLE PER 3/22/16 GM APPROVAL	
BUILDING TYPE (G)	APARTMENTS - 47 RES. UNITS (23 - 1BR) & (29 - 2BR)
*25 DUs WILL BE DESIGNATED AFFORDABLE PER 3/22/16 GM APPROVAL	
COTTON WOOD CROSSING - PHASE V	
BUILDING TYPE (H)	APARTMENTS - 47 RES. UNITS (23 - 1BR) & (29 - 2BR)
*25 DUs WILL BE DESIGNATED AFFORDABLE PER 3/22/16 GM APPROVAL	

Phase	AP #	Description	Affordable Housing Accounting														
			1-99	100-199	200-299	300-399	400-499	500-599	600-699	700-799	800-899	900-999	1000+	Market			
Phase 1	A1	20-0008 commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 1	B1	20-0008, TBD mixed	18	36	36	0	0	0	0	0	0	0	0	0	0	0	0
Phase 1	C1	TBD residential	15	0	21	13.5	0	0	0	0	0	0	0	0	0	0	15
Phase 2	A2	21-0004, 20-0213, bank	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 2	B2	20-0008 mixed (P/F)	12	20	32	24	0	0	0	0	0	0	0	0	0	0	12
Phase 2	D	20-0008 res, eliminated	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 3	E1, E2, E3, F	res	0	16	16	16	0	0	0	0	0	0	0	0	0	0	16
Phase 4	C2	res	1	17	18	17.5	0	0	0	0	0	0	0	0	0	1	15
Phase 4	D	res	23	29	52	40.5	0	0	0	0	0	0	0	0	0	0	23
Phase 5	H	res	23	29	52	40.5	0	0	0	0	0	0	0	0	0	0	23
TOTAL			92	127	228	179	0	18	18	0	35	34	35	0	17	9	149

PROJECT STATISTICS

ZONING INFORMATION		ZONED - MURZD - MIXED USE RESIDENTIAL ZONING DISTRICT	
PARCEL ADDRESS - 6180 WILLISTON ROAD WILLISTON, VERMONT 05495		FRONT YARD SETBACK - 50'	
TAX MAP #, PARCELS 104-11 & 104-19		SIDE YARD SETBACK - 9' - TYPE III LANDSCAPE BUFFER	
EXISTING PARCEL AREA = APX. 17.0 ACRES (740,625 SF)		REAR YARD SETBACK - 9' - TYPE III LANDSCAPE BUFFER	
PROPOSED LOT A2 = APX. 1.69 ACRES (73,687 SF)		MAX. BUILDING HEIGHT - 36'	
PROPOSED REMAINDER OF PARCEL = APX. 15.31 ACRES (666,938 SF)		PARKING CALCULATIONS	
COTTON WOOD CROSSING - TOTALS		MAX. VEHICULAR PARKING REQUIRED PER TABLE 14.A OF THE WDB	
COTTONWOOD TOTALS		ENTIRE DEVELOPMENT: 647 SPACES	
31,835 SF RETAIL SPACE		MIN. VEHICULAR PARKING REQUIRED PER SHARED PARKING CALCULATIONS	
11,225 SF RESTAURANT SPACE		ENTIRE DEVELOPMENT: 701 SPACES REQUIRED	
27,980 SF OFFICE SPACE		* PARKING REQUIREMENT COMPUTED USING SHARED PARKING CALCULATIONS PROVIDED BY THE URBAN LAND INSTITUTE. SEE SHEETS 3 & 3A FOR COMPUTATIONS.	
2,500 SF BANK CUSTOMER SERVE AREA		VEHICULAR PARKING PROPOSED	
173 DWELLING UNITS (127 - 2BR, 92 - 1BR)		ENTIRE DEVELOPMENT: 729 TOTAL SPACES PROPOSED (INCLUDING 33 HANDICAPPED SPACES)	
219 RESIDENTIAL UNITS TOTAL)			
COVERAGE 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%			

Cottonwood Crossing Allocation Summary, excerpted from the Word Table of March 2016

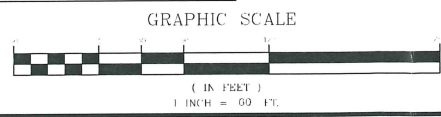
TOTAL	FY2016		FY2017		FY2018		FY2019		FY2020		FY2021		FY2022		FY2023		FY2024		FY2025		TOTALS	
	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market
	0	7	7	24	10	5	7	2	7	8	7	21	7	21	7	21	2	10	0	0	173	54
Date slow build begins per 11.5.22	1-Jul-20	1-Jul-21	1-Jul-22	1-Jul-23	1-Jul-24	1-Jul-25	1-Jul-26	1-Jul-27	1-Jul-28	N/A												

NUMBER	ADJUTER	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	SISTERS AND BROTHERS INVESTMENT GROUP	COMMERCIAL	MIXED USE RESIDENTIAL (MURZD)	C/O HANDY'S TEXACO, 75 SOUTH WINOOSKI 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

Table 23.A - Landscaped Buffer Matrix

use providing buffer	adjoining use	Type I(1)	Type II(2)	Type III(3)	Type IV(4)
use providing buffer	agriculture/conserved lands	50 feet	not permitted	36 feet	not permitted
mixed use 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

COTTONWOOD CROSSING - PHASE I / WILLISTON, VT / APRIL 26, 2022
PARCEL ID: 8104011 & 8104019 / APPLICATION # DP 16-05.4



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 16-05.1, THE WILLISTON DEVELOPMENT REVIEW BOARD/ADMINISTRATOR APPROVED THE FINAL PLANS FOR COTTONWOOD CROSSING, ON THE 25 DAY OF JULY 2022.

[Signature]
 PRESIDING MEMBER OR ADMINISTRATOR'S SIGNATURE



7/12/2022	REVISED PER DP 16-05.4 NOD	BWC
8/28/2022	REVISED PER DP 16-05.4 APPROVAL	BWC
4/26/2022	REVISED BLDG. C1, C1, G & H RESIDENTIAL UNIT COUNT, REVISED PARKING COMPUTATIONS	DJH
4/30/2021	REVISED BLDG. A2 DRIVE-THRU AND PARKING COMPUTATIONS	DJH
10/25/2019	REVISED PER FINAL TOWN APPROVAL	DJH
8/30/2019	REVISED PHASE I AND PHASE II LAYOUT, OVERALL PARKING REQUIREMENTS	DJH
DATE 4/3/2017	REVISION ISSUED FOR CONSTRUCTION	BY DJH
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE 11/04/2016
DESIGN	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	JOB# 5387
DRAWN		FILE # 5087-S19
CHECKED		PLAN SHEET #
SCALE		1
1"=60'		

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COTTONWOOD CROSSING
 U.S. ROUTE 2 WILLISTON, VT

MASTER PLAN

DP16-05.4 FINAL PLANS