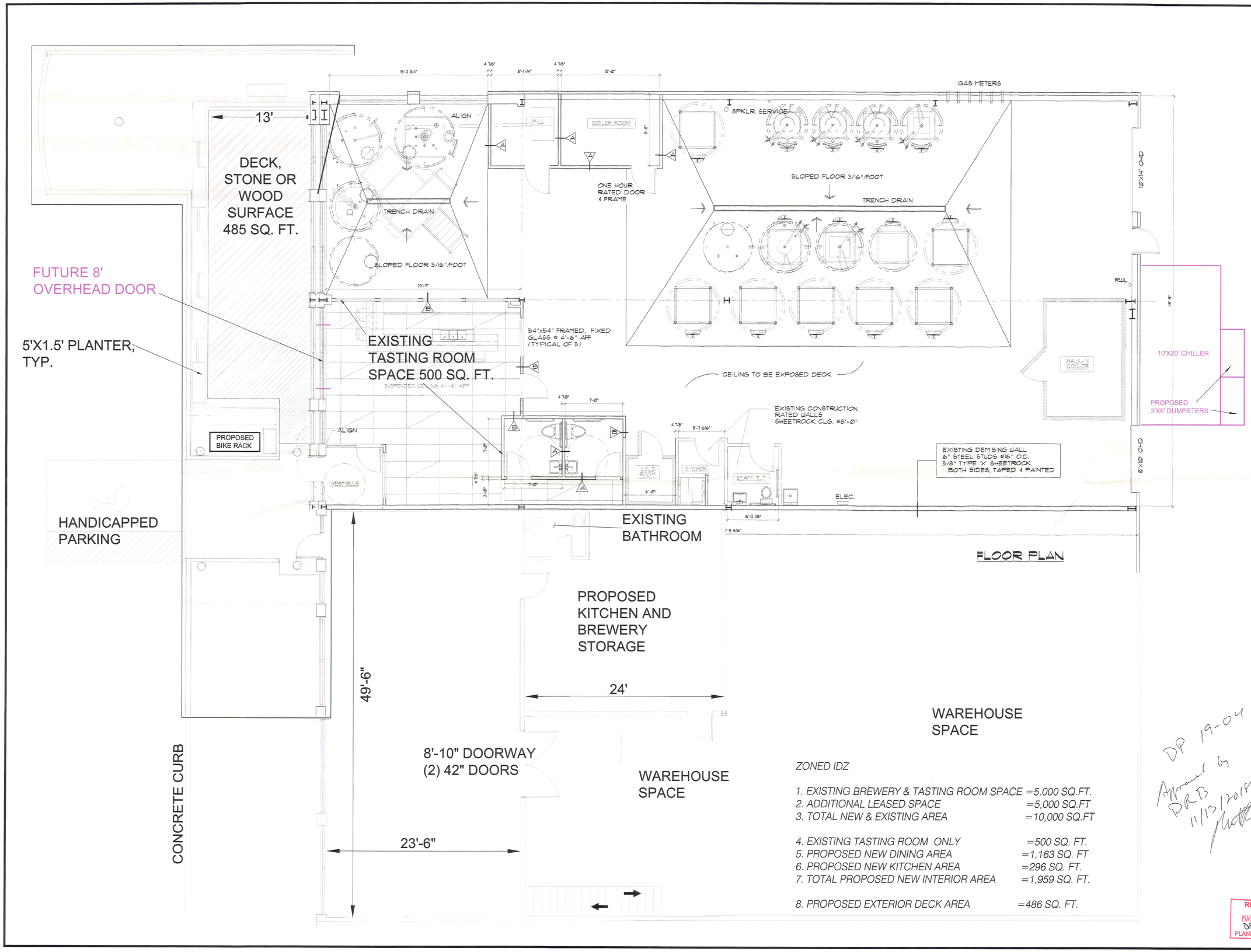

ZONED IDZ

1. *EXISTING BREWERY & TASTING ROOM SPACE =5,000 SQ.FT.*
2. *ADDITIONAL LEASED SPACE =5,000 SQ.FT*
3. *TOTAL NEW & EXISTING AREA =10,000 SQ.FT*

4. *EXISTING TASTING ROOM ONLY =500 SQ. FT.*
5. *PROPOSED NEW DINING AREA =1,163 SQ. FT*
6. *PROPOSED NEW KITCHEN AREA =296 SQ. FT.*
7. *TOTAL PROPOSED NEW INTERIOR AREA =1,959 SQ. FT.*

8. *PROPOSED EXTERIOR DECK AREA =486 SQ. FT.*

DP 19-04
Approved by DRB 11/13/2018

RECEIVED
MAY 22 2019
DP 19-04
PLANNING/ZONING

Plan View

GOOD WATER BREWERY
SUITE 10, 740 MARSHALL AVENUE
WILLISTON, VERMONT 05495
TAX MAP PARCEL 07.069.074.002

CONSTRUCTION PLAN
AS NOTED
09-04-15
PAC

A-1.1

FINAL PLANS

PLANNING/ZONING

ZONED IDZ

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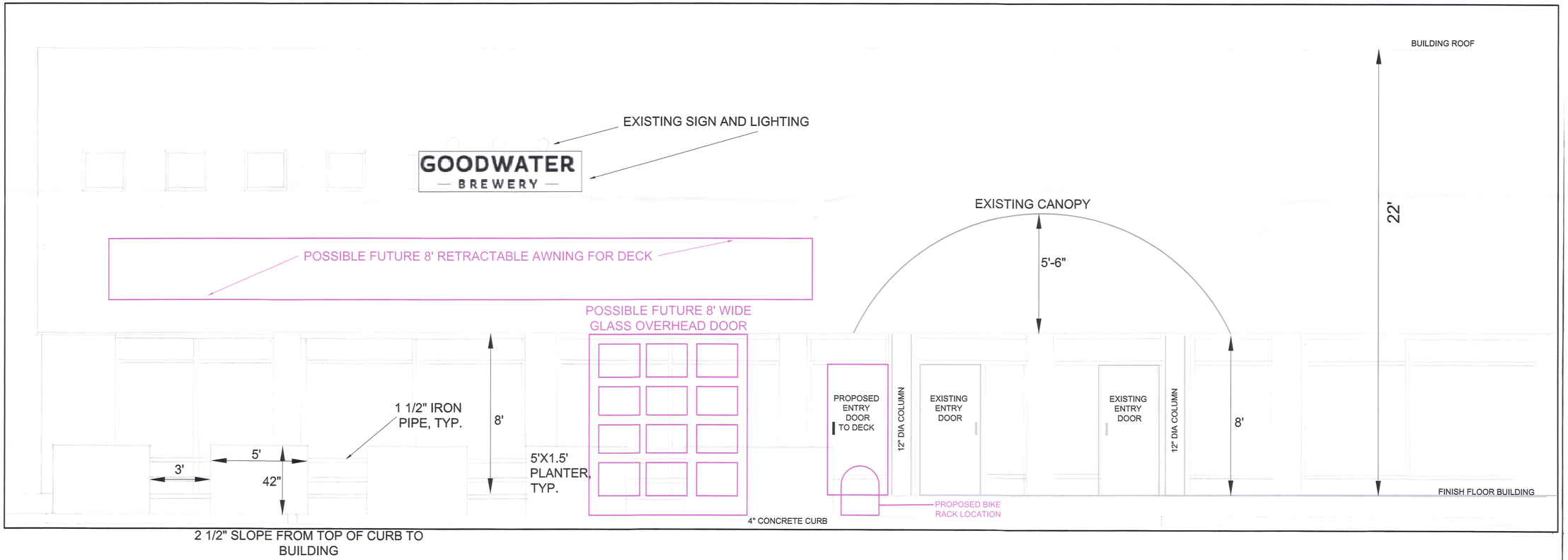

Graphic Scale

2.5 0 1.25 2.5 5 10

1 inch = 2.5 ft.

DP 19-04

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DP 19-04
PLANNING/ZONING

Approved by the Resolution of the Development Review Board of the Town of Williston, Vermont on the 13 day of November, 2018, subject to the requirements and conditions of said Resolution.

Signed this 4 day of June, 2019, by

Chairman or Clerk

Elevation
Front

GOOD WATER BREWERY
SUITE 10, 7462 MARSHALL AVENUE
WILLISTON, VERMONT 05495
TAX MAP PARCEL 07.069.074.002

CONSTRUCTION PLAN

AS NOTED

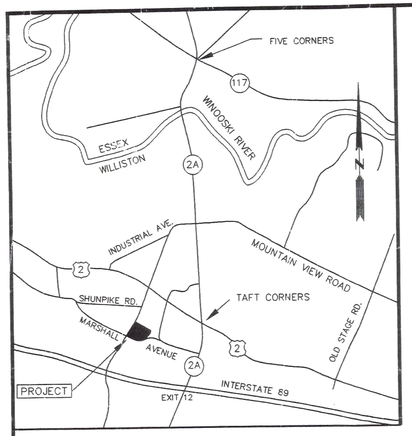
09-04-15

PAC

A-1.1

FINAL PLANS

PLANNING/ZONING



LOCATION PLAN

NTS

PROJECT DATA

PARCEL SIZE:
6.9 ACRES (300,564 SF)

ZONING DISTRICT:
INDUSTRIAL DISTRICT
OPEN SPACE/CONSERVATION (WITHIN 150' OF STREAM)

MINIMUM SETBACKS:
FRONT YARD – 50 FEET
330' TRANSITIONAL STRIP ALONG SO. BROWNELL RD.
SIDE YARD – 15 FEET
REAR YARD – 15 FEET

LOT COVERAGE:
MAXIMUM ALLOWABLE: 70% (FOR LOTS > 2 ACRES)
BUILDINGS: 48,000 SF (16.0%)
OVERALL: 162,094 SF (53.9%) +/-

PROPOSED PARKING:
PHASE 1: 53 SPACES
PHASE 2: 49 SPACES

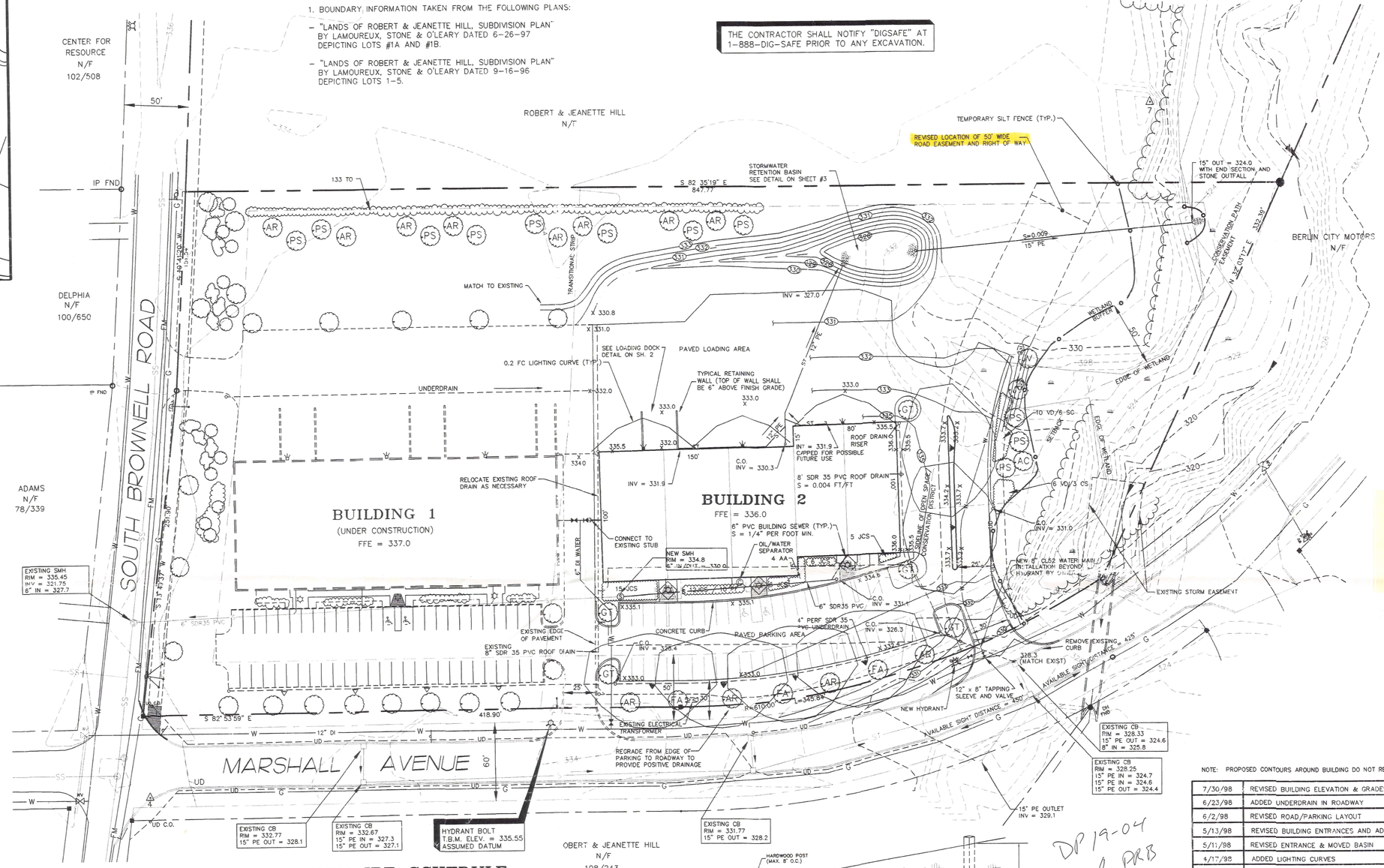
OWNER/APPLICANT

CATAMOUNT HOLDING COMPANY
c/o REDSTONE COMMERCIAL GROUP
ONE MAIN STREET
BURLINGTON, VT 05401

NOTES:

1. BOUNDARY INFORMATION TAKEN FROM THE FOLLOWING PLANS:
- "LANDS OF ROBERT & JEANETTE HILL, SUBDIVISION PLAN" BY LAMOUREUX, STONE & O'LEARY DATED 6-26-97 DEPICTING LOTS #1A AND #1B.
- "LANDS OF ROBERT & JEANETTE HILL, SUBDIVISION PLAN" BY LAMOUREUX, STONE & O'LEARY DATED 9-16-96 DEPICTING LOTS 1-5.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



NOTE: PROPOSED CONTOURS AROUND BUILDING DO NOT REFLECT REVISED GRADING

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- SIDELINE OF EASEMENT
- EXISTING SEWER LINE W/MANHOLE
- EXISTING WATER LINE W/GATEVALVE & HYDRANT
- EXISTING FORCE MAIN
- EXISTING UNDER DRAIN
- EXISTING STORM LINE W/CATCH BASIN
- EXISTING GAS LINE
- STREAM
- WETLAND
- EXISTING TREELINE
- CONCRETE MONUMENT
- IRON PIPE
- FND — FOUND
- N/F — NOW OR FORMERLY
- TRAVERSE HUB
- HAYBALE DAM

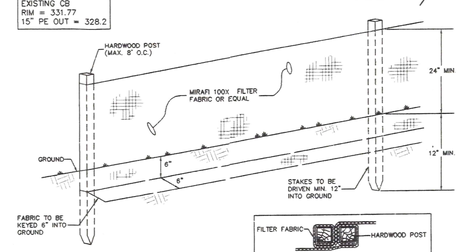
LUMINAIRE SCHEDULE

KEY	LOCATION	STYLE	POWER	BULB TYPE	QUNTITY	MOUNTING HEIGHT
	PARKING	GE SPM-175	100 WATT	METAL HALIDE	6	20'
	FRONT CANOPY MOUNTED	RUUD R7FT	26 WATT	FLUORESCENT	3	12'
	REAR BUILDING MOUNTED	RUUD E8 RECT. HID	70 WATT	METAL HALIDE	3	16'

0.2 FC CURVES SHOWN SURROUNDING EACH FIXTURE

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE
AC	Amelanchier canadensis	Serviceberry	1	1 1/2" CAL
AA	Aronia arbutifolia	Red Chokeberry	4	24" – 36" TALL
AR	Acer rubrum	Red Maple	12	2 – 2 1/2" CAL
CS	Cornus sericea	Red Twig Dogwood	3	18" – 24"TALL
FA	Fraxinus americana	White Ash	3	1 1/2" – 2"CAL
GT	Gleditsia triacanthos	Honey Locust	5	2" CAL
JCS	Juniperus chinensis 'San Jose'	San Jose Juniper	44	18" – 24"TALL
JV	Juniperus virginiana	Eastern Red Ceder	2	4 – 5' TAL
PF	Potentilla fruticosa	Bush Cinquefoil	10	12" – 18"TALL
PS	Pinus strobus	Eastern White Pine	11	4 – 5' TAL
SC	Sambucus canadensis	Elderberry	6	18" – 24" TALL
TO	Thuja occidentalis	Cedar	133	4'–5' TAL
VD	Viburnum dentatum	Arrowwood	16	18" – 24" TALL



TEMPORARY SILT FENCE
NTS

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

DP 19-04
Approved by DRB
11/19/18

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STATE OF VERMONT
ROGER J. DICKINSON
No. 3945
REGISTERED
PROFESSIONAL ENGINEER

date	description	by
7/30/98	REVISED BUILDING ELEVATION & GRADES	RJD
6/23/98	ADDED UNDERDRAIN IN ROADWAY	PLP
6/2/98	REVISED ROAD/PARKING LAYOUT	PLP
5/13/98	REVISED BUILDING ENTRANCES AND ADDED HEDGE	PLP
5/11/98	REVISED ENTRANCE & MOVED BASIN	PLP
4/17/98	ADDED LIGHTING CURVES	RJD

REVISIONS

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

- ☐ SKETCH/CONCEPT
- ☐ PRELIMINARY
- ■ FINAL
- ☐ RECORD DRAWING

# of SHEETS: 3

LANDS OF
CATAMOUNT HOLDING Co.
MARSHALL AVENUE & SOUTH BROWNELL ROAD
WILLISTON, VERMONT

HILL SUBDIVISION

SITE PLAN
LOT #1A – PHASE 2

LAMOUREUX, STONE & O'LEARY
Consulting Engineers Inc.
14 Morse Drive
Essex Junction, VT 05452
(802) 878-4450
Engineers–Planners–Surveyors

proj. no. 97196
survey BFD/KGM
design RJD
drawn RJD/PLP
checked RJD
date 2-20-98
scale 1" = 40'
sht. no. 1

97196-S1

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PLANNING/ZONING

FINAL PLANS