



**Development Application**  
Town of Stowe Planning & Zoning Department  
PO Box 730  
Stowe, VT 05672  
Telephone: (802) 253-6141

**Project #** 7779  
(To be assigned)

**Date Received:**

This form serves as an application for all requested zoning and subdivision reviews.

**Property Owner Information**

Property Owner: Neil and Kimberley Wheaton

Mailing Street Address: 431 Majestic Heights, Stowe, VT 05672  
City, State and Zip

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant Information (Relationship to Owner)**

Owner (If so, skip to property information)     Lessee     Contractor  
 Architect/Designer     Agent for Owner     Under purchase contract

*All information and correspondence is sent to applicant/contact.*

Applicant Name: \_\_\_\_\_  
Company (if any): \_\_\_\_\_

Mailing Street Address: \_\_\_\_\_  
City, State and Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Property Information & Location**

Physical Address: Majestic Heights, Lot 2

Tax Map ID: 26029-020

Existing Use: residential      Proposed Use: residential

**Please briefly describe the proposed project, intended use, and/or development request below:**

Construct 24'x36' equipment shed to act as an accessory structure to the existing single family home.

**For All Approvals:**

The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.

Indicate if:  
 Property Owner OR  
 Agent for Owner

Signature: Neil D. Wheaton  
Date: 2/20/2026

**Additional application information is required on reverse side: →**

Note: Local Zoning approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements at 802-505-5367.

**Construction Information**

A site plan showing the proposed development is required if construction is involved.  
***The applicant is responsible for determining property lines and setbacks.***

**Please answer the questions below for all projects:**

Will there be a new curb cut (driveway opening)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will over 1/2 acre of land be graded or disturbed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will the development create an additional 1/2 acre of impervious surface?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be other changes resulting in increased sewer or water flows?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe sewage system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe water system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is any portion of the building rented out?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Maximum Bldg. Height: **13ft** \* Building Height is defined as the vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between eaves and ridge for other types of roofs. On sloping sites the height will be measured on the uphill side.

**Please answer the questions below for all projects involving residential dwellings:**

Existing Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:
New Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:

**Please complete the fee calculation below for all applications:**

<b>Zoning Permit Fees - Single &amp; Two-Family Dwellings (Permitted Uses)</b>	<b>Fee/Sq. Ft.</b>	<b>Fee Required</b>
Enclosed building spaces per sq. ft (heated & unheated)	\$0.36	\$311.04
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.12	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$72.00	
Minimum application fee for Single & Two-Family Dwellings/Permitted Uses	\$72.00	
<b>Fee:</b>		<b>\$</b>
<b>Zoning Permit Fees - Conditional Uses (Commercial &amp; Multi-Family Uses)</b>	<b>Fee/Sq. Ft.</b>	<b>Fee Required</b>
Enclosed building spaces per sq. ft (heated & unheated)	\$0.48	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.30	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$120	
Administrative amendment by Zoning Administrator	\$90.00	
<b>Fee:</b>		<b>\$</b>
<b>Development Review &amp; Public Hearing Fees</b>	<b>Fee/Sq. Ft.</b>	<b>Fee Required</b>
Appeal of Action of Zoning Administrator	\$300.00	
Variance or Dimensional Waiver	\$300.00	
Conditional Use Review	\$300.00	
Ridgeline & Hillside Overlay District (RHOD) Review	\$300.00	\$300.00
Design Review (Single-Family & Two-Family Dwelling)	\$72.00	
Design Review (All other uses except Single-Family & Two-Family Dwelling)	\$300.00	
<b>Subdivision Review (includes PRD's &amp; PUD's)</b>		
Preliminary Layout Application (base fee)	\$300.00	
Preliminary Layout (fee per unit or lot if equal to and/or more than 5 lots/units)	\$330.00	
Final Plat Application (base fee)	\$300.00	
Final Plat Application (additional fee per unit or lot if preliminary layout was not required)	\$180.00	
Minimal Alteration reviewed by Zoning Administrator	\$120.00	
Other subdivision applications/amendments requiring DRB approval	\$300.00	
<b>Fee:</b>		<b>\$</b>
<b>Signs</b>	84.00	
<b>Fee:</b>		<b>\$</b>
<b>Recording Fees /Stowe Land Records (set by state law)</b>		

Additional Recording Fee for decision notice	\$15.00/page	\$ \$15.00
Additional Recording Fee for permit	\$15.00/page	\$ \$15.00
Additional Recording Fee for Mylar	\$25.00/sheet	\$
<b>Total Application Fee Including Recording</b>		\$ 641.04

Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to [www.townofstovevt.org/townclerk/](http://www.townofstovevt.org/townclerk/) and [click the link for online payments](#). Please note there is a 3% convenience fee for credit card payments.

**Incomplete applications will be returned. A complete application must include a site plan, elevation drawings, and floorplans. See application checklists for additional guidance.**

**OFFICE USE ONLY**

Date Received \_\_\_\_\_

Zoning District \_\_\_\_\_

Overlay District \_\_\_\_\_

Approved Date \_\_\_\_\_

Effective Date \_\_\_\_\_

Expiration Date \_\_\_\_\_

Denied Date \_\_\_\_\_

Reason \_\_\_\_\_

Permit Fee	\$
Recording Fee	\$
<b>TOTAL FEE</b>	\$

Check #

Cash

Referred \_\_\_\_\_

Hearing Date \_\_\_\_\_

**Comments/Conditions**

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\_\_\_\_\_  
**Zoning Administrator**

\_\_\_\_\_  
**Date**

For assistance, please contact the Planning & Zoning Department of 253-6141 or by email at [PandZ@stovevt.gov](mailto:PandZ@stovevt.gov)

*The Town of Stowe welcomes all persons, regardless of race, color, religion, national origin, sex, gender identity or expression, family status, age, or ability, and wants everyone to feel safe and welcome in our community. As a town, we formally condemn discrimination in all its forms, commit to fair and equal treatment of everyone in our community, and will strive to ensure all of our actions, policies, and operating procedures reflect this commitment. The Town of Stowe has and will continue to be a place where individuals can live freely and express their opinion.*



Civil Engineers • Land Use Planners

February 20, 2026

Sarah McShane, Zoning Director and Administrator  
Town of Stowe, Akeley Memorial Building  
67 Main Street, Stowe, VT 05672

Subject: Proposed Equipment Shed  
Lot 2, Majestic Heights  
Neil & Kimberley Wheaton  
Majestic Heights Road, Stowe, VT 05672

Project #20069.2

Dear Sarah,

Please find attached an application and supporting documents for a proposed equipment shed on Majestic Heights Road, in the Rural Residential (RR5) zoning district and Ridgeline and Hillside Overlay District (RHOD) for review and approval by the Development Review Board (DRB). The landowners, Neil and Kimberly Wheaton, propose to construct the equipment shed for storage of tools and equipment utilized in part to maintain the shared private drive that serves the development.

The parcel of land is identified as Lot 2 on a prior subdivision approval from the Town (McLane Subdivision, project 4540). The landowners own adjacent parcels Lot 3 and Lot 4. A single-family residence was permitted & constructed on Lot 3 (project 6690) and Lots 2 & 4 are undeveloped. No change is proposed to the lot configuration; however, the proposed shed is located outside the limits of the previously approved building envelope for Lot 2, as well as previously approved tree thinning/clearing limits.

As demonstrated below and supported by the attachments, the project conforms with all the planning and design standards set forth in the regulations, including dimensional requirements and general planning standards. The project fits with the character of the area as a conforming residential lot in a rural setting and can be used for the intended purposes without undue adverse impact on public health or safety, or the environment, or neighboring properties, or the rural and historic character of the community as outlined in the regulations. The project avoids undue adverse impacts on brooks, streams, water bodies, ground water resources and wetlands; prime agricultural soils, farmland resources and scenic meadowland; important forest resources; aesthetic resources and scenic vistas, including views onto and arising from subject property.

The following documents are provided:

- Site Plan
- Previously Approved Clearing Limits Plan
- Amended Clearing Limits Plan
- Architectural Drawings
- View Analysis, with aerial imagery, elevation profiles, and site photos

#### Dimensional Requirements

1. Zoning District - The parcel is within the Rural Residential 5 (RR-5) Zoning District and the Ridgeline and Hillside Overlay District.
2. Lot Area & Lot Width - The subject parcel is  $\pm 5.04$ -acres. No changes are proposed.
3. Setbacks – Setbacks for the RR-5 district are 70' for the front property line and 75' for the side and rear. A mapped ANR stream is located on the property in proximity to the project, for which a 50' riparian buffer is established. The structure will not encroach on these established setbacks; however, the location is proposed outside the previously approved building zone for Lot 2.
4. Maximum Building Coverage – N/A for the RR5 zoning district.

5. Use – The project proposes to construct an equipment shed for storage of tools and equipment utilized in part to maintain the shared private drive that serves the development. The structure is proposed on Lot 2 and is allowable as an accessory building to the existing single-family home on Lot 3 with both lots being under the same ownership.
6. Density – No change is proposed.
7. Height – The structure is proposed to be +/-13ft tall, as measured from the midpoint of the sloping roof to finish grade around the building. This is less than the maximum allowable height of 28ft in the RR5 district.

#### Section 2.16 Flexibility and Finality in the Permitting Process (Stowe Club Test)

Because the project proposes changes to prior approvals, the proposal is subject to the Stowe Club test:

*(1) In order to determine if it is appropriate under the circumstances to allow an amendment of a permit or approval, the DRB shall evaluate any application that proposes an amendment of a final approval and assess the competing policies of flexibility and finality in the permitting process. An amendment is considered a request to modify the project plans, exhibits, and /or representations by the applicant that lead to the decision, and which have been incorporated into the approval through a specific or general condition. For the purpose of this section, 26 conditions include all stated conditions in a decision and elements of a recorded plat or plan.*

*(2) In balancing the competing policies of flexibility and finality (referred to herein as the Stowe Club Test) three kinds of changes justify altering a condition of a permit or approval:*

- A. Changes in factual or regulatory circumstances beyond the control of a permittee; or
- B. Changes in the construction or operation of the permittee's project, not reasonably foreseeable at the time the permit was issued; or
- C. Changes in technology.

*(3) Even where the DRB finds such a change as described above, there are certain situations where an amendment may not be justified, for instance where the change was reasonably foreseeable at the time of the original permit application.*

The project proposes changes to the building envelope on Lot 2 which was approved as part of the 2012 subdivision, and also changes to the clearing and thinning limits established during the approval for the single-family home on Lot 3 circa 2021. At the time of the initial subdivision, it was not reasonably foreseen that Lots 2, 3 and 4 would be under single ownership. Further, the landowners did not anticipate performing their own property maintenance or owning the necessary equipment to do so. Since then, they have acquired equipment and propose construction of the shed to store that equipment used for maintenance of their driveway.

#### Section 9 – Ridgeline and Hillside Overlay District.

Under the provisions of the Regulations, the application requires review under the applicable provisions of Section 9- Ridgeline and Hillside Overlay District.

1. Standard (1) – General Requirements:
  - a. The Applicant proposes to construct an equipment shed on Lot 2 as an accessory the existing single-family home on Lot 3. The structure is sited in a location previously impacted by construction, where a gravel pull-off currently exists. The location lends to minimizing overall project disturbances by utilizing these previously developed/disturbed areas.
2. Standard (2) – Designation of Vantage Points:
  - a. Four public vantage points were identified:
    - i. Luce Hill Road, near Chase Park
    - ii. Route 108, near Mountain Ops
    - iii. Edson Hill Road
    - iv. Route 108, near Innsbruck Inn
  - b. As detailed in the attachments, tree clearing will be limited to areas above elevation

±1007.5ft such that the top of the existing ±60ft canopy will be above the proposed roof elevation near 1046ft. This will obstruct potential views from locations at equal or lesser elevation than the site, which is the case for the identified vantage points, except for Edson Hill Road. Views of the proposed development will not be visible from Edson Hill Road given the existing topography.

- c. Tree clearing is shown on the plans to encompass an estimated 8,500sf area. This represents an estimated 5,800sf expansion from apparent clearing limits approved at the time of the original subdivision.

### 3. Standard and Guidelines:

- a. Standard (1.1): Project impacts are reduced to the extent possible and include stormwater management practices to prevent erosion and transfer of sediment. A stormwater detention pond is provided to reduce peak flows from the contributing drainage areas. The pond was originally designed in 2012 with a capacity to reduce peak runoff from the 3.4" or 10-year 24-hour storm event. With no change proposed to the capacity, there will be no increase in peak flow for the 2.42" or 2-year 24-hour storm event with the additional impervious shed rooftop area directed to the pond. The pond is sited ±30ft downslope of the location shown on the previously approved plan and will receive runoff from the development area conveyed by adjacent channels. Rooftop runoff will flow over a simple disconnection lawn area before being conveyed to the detention feature. A series of tiered boulder walls are proposed to accommodate the change in elevation, reducing overall project disturbance areas. Minimal impact is proposed within the riparian buffer for grading modifications associated with the stormwater detention pond which are reduced from those shown on the previously approved plan.
- b. Standard (2): Not applicable – Tree removal is incidental only to the construction activities, not part of a forest management or timber harvesting plan.
- c. Standard (3): Tree removal is incidental only to the construction activities. The proposed structure is sited just off the edge of the driveway, in a manner to reduce impacts to adjacent areas and preserve forested areas.
- d. Standard (4): Proposed development will not result in any undue adverse impacts on any fragile environments, including wildlife habitats, streams, steep slopes, and unique features. No natural wetlands are mapped in proximity to the proposed building. Building setbacks to the adjacent drainage way are maintained. Minimal impact is proposed within the riparian buffer for grading modifications associated with the stormwater detention pond which are reduced from those shown on the previously approved plan. Retaining walls are incorporated in the design to reduce impacts on the sloped areas.
- e. Standard (5): The project will not result in any significant exposure of buildings, and all development will be minimally visible and blend in with surroundings in winter months. The amount and location of clearing is limited to the project disturbance areas. Existing trees & landforms outside the project area will screen the proposed structure from public vantage points
- f. Standard (6): The project will not detract from the sense of order or harmony of the landscape patterns formed by the forests.
- g. Standard (7): During construction, trees outside the clearing limits will be protected.
- h. Standard (8): No change is proposed to existing driveway grades.
- i. Standard (9): The project will not result in any building, roof, or appurtenant structure being located in a manner which would allow the structure to visually exceed the height of land or tree line.
- j. Standard (10): The proposed massing of the project is designed to minimize visual impacts and contribute to, and harmonize with, the scenic quality of the surrounding landscape. The structure will be wood frame construction with pine lap siding and pine trim, both stained a

charcoal color. The roof will be dark gray metal sheeting. The three bays will have overhead doors with clerestory windows above, fronting the existing driveway.

- k. Standard (11): Not applicable – No outdoor lighting is proposed.
- l. Standard (12): Not applicable - No changes to the lot area are proposed.

### 5.1 General Planning Standards (Subdivision Regulations)

- 1) Character of the Land for Subdivision  
The project fits with the character of the area as a conforming residential development in a rural setting.
- 2) Natural and Scenic Features  
Natural and scenic features existing on the site include the tributary running in proximity to the northern property line, presence of prime agricultural soils and the potential for views onto to property.
  - a. Permanent impacts related to the development have no impact on the existing tributary. Minor grading disturbances are proposed within the associated riparian buffer related to construction of the stormwater detention pond. These disturbances are reduced from those shown on the previously approved plans.
  - b. The project area is on the eastern limits of a large area mapped as statewide primary agricultural soils. However, the State of Vermont does not recognize a prime agriculture soil designation when sited on slopes of 15% or more, which is the case for the project area. Therefore, when applying the State standard there is no impact to prime agricultural soils resulting from this project.
  - c. As detailed in the attachments, tree clearing will be limited to areas above elevation 1007.5ft such that the top of the existing  $\pm 60$ ft canopy will be above the proposed roof elevation near 1046ft. Tree clearing is shown on the plans to encompass an estimated 8,500sf area. This represents an estimated 5,800sf expansion from apparent clearing limits approved at the time of the original subdivision.
- 3) Protection of Significant Wildlife Habitat and Natural Communities
  - a. Significant Wildlife Habitat and Natural Communities are not identified on the site.
- 4) Historic Sites and Community Character
  - a. The parcel is in a rural area.
- 5) Reserved Strips
  - a. No reserved strips are proposed. The structure is proposed directly adjacent to the existing private drive.
- 6) Screening and Landscaping
  - a. As described above in 5.1(2)(c), tree clearing limits have been established to restrict views onto the new structure.
- 7) Pedestrian Access
  - a. No pedestrian improvements are proposed under this application. The parcel is located along a private drive and in a rural setting where sidewalks do not currently exist.
- 8) Traffic
  - a. The project does not result in a change in use and therefore no increase in traffic.
- 9) Municipal Facilities
  - a. The project does not result in a change in use and therefore no increase in demand on municipal facilities.
- 10) Lot Configuration
  - a. This application does not propose changes to the previously approved lot configuration.
- 11) Building Zone
  - a. The proposed equipment shed is shown in a location maintaining required setbacks, however outside the previously approved building envelope for Lot 2.
- 12) Fire Protection Facilities
  - a. The project does not result in a change in use and therefore no increase in demand on fire protection facilities.

13) Disclosure of Subsequent Development Plan

- a. No future development beyond what this application proposes, and what was previously approved as part of the original subdivision is currently planned on Lot 2.

14) Private Enforcement Mechanisms

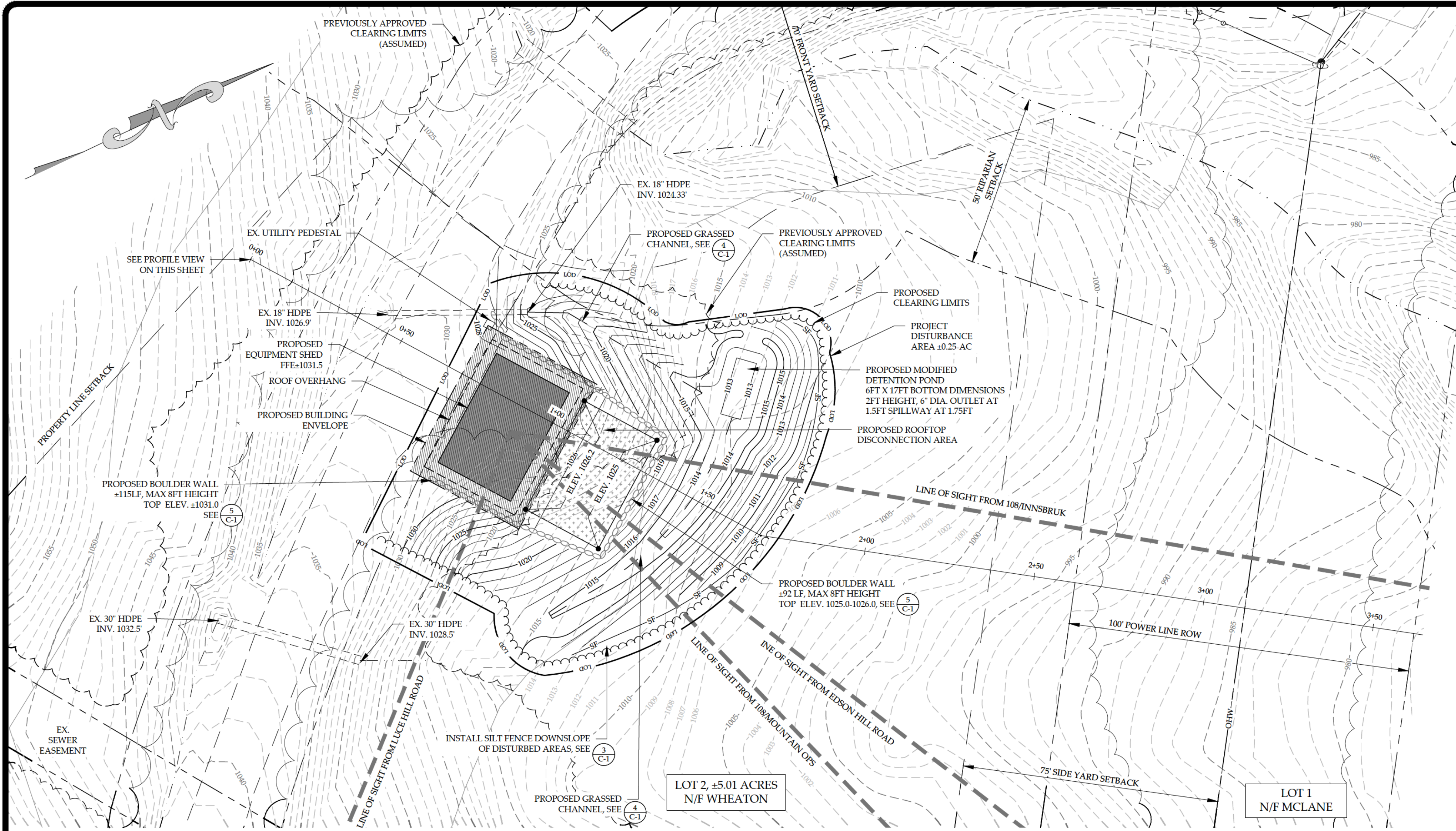
- a. No shared improvements are proposed as part of this project.

If you have any questions, please don't hesitate to contact me at [tyler@mumleyinc.com](mailto:tyler@mumleyinc.com) or 802-851-8882.

Sincerely,



Tyler Mumley, P.E.  
Mumley Engineering, Inc.

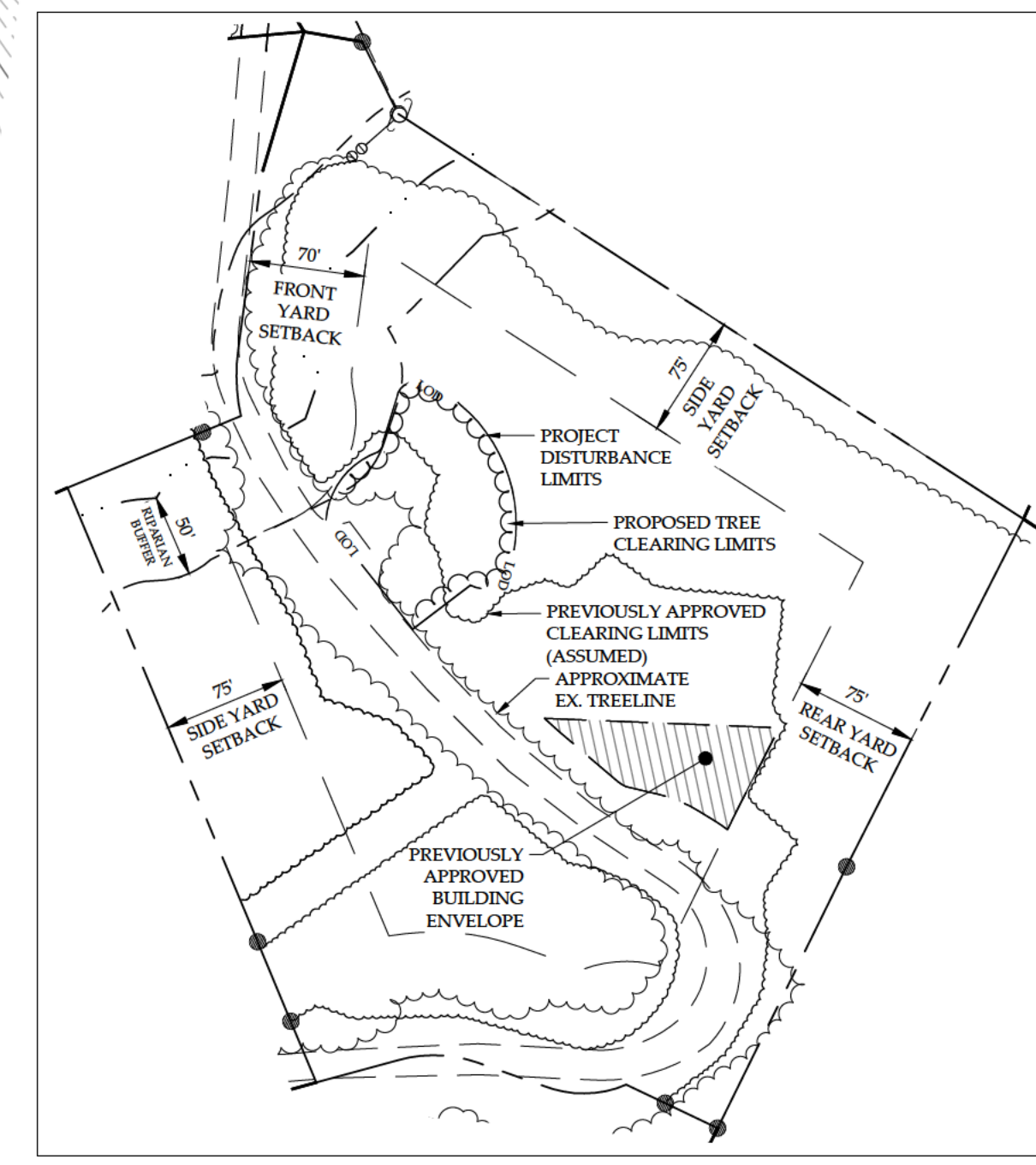


### LEGEND

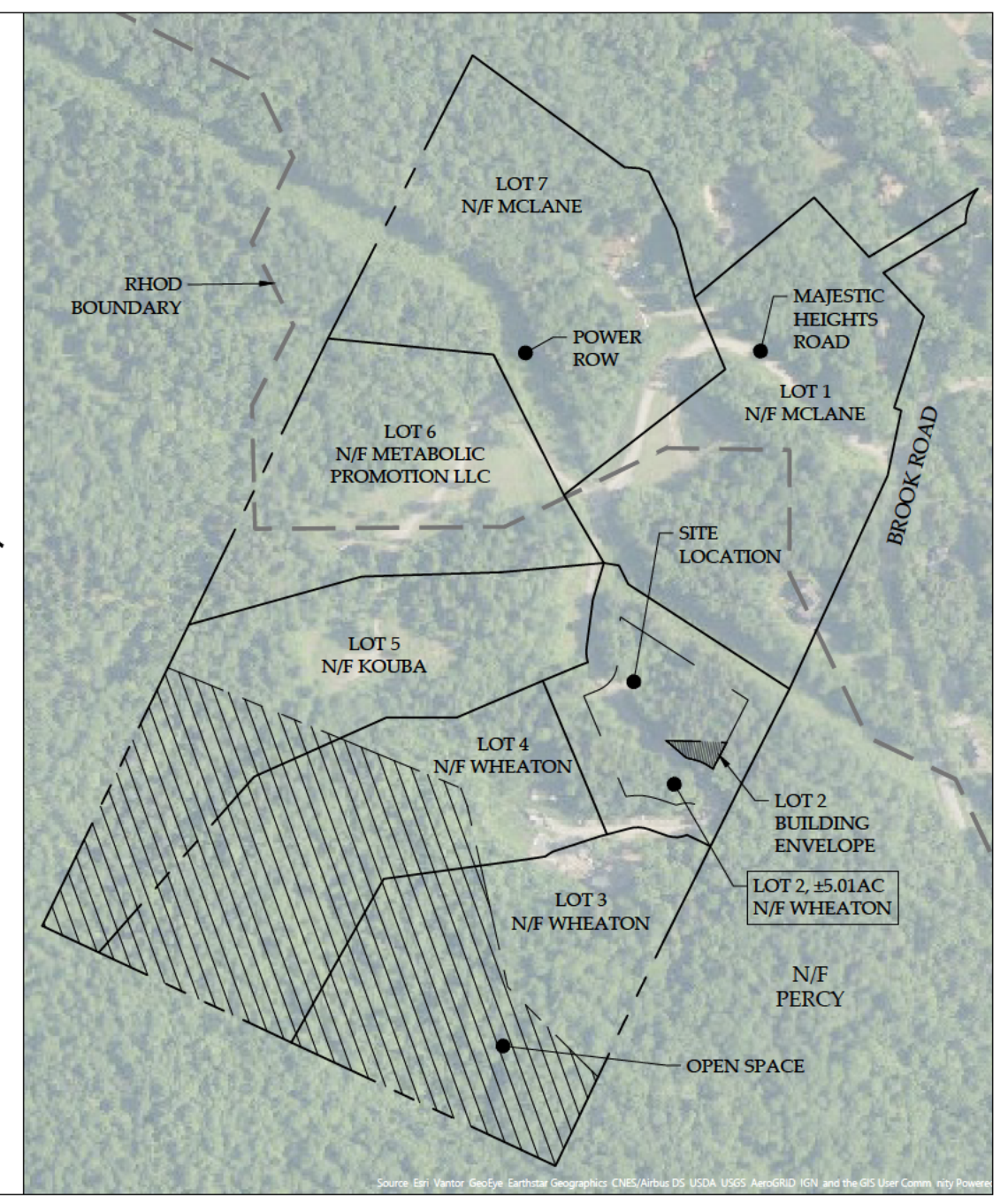
	NOW OR FORMERLY OWNED BY
	ELEVATION BENCHMARK
	IRON PIPE / REBAR FOUND
	EXISTING UTILITY POLE & GUY WIRE
	EXISTING BOULDER
	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE SETBACK
	ABUTTER PROPERTY LINE
	EXISTING RIGHT OF WAY / EASEMENT
	EXISTING SWALE CENTERLINE
	EXISTING STREAM CENTERLINE
	EXISTING TREE LINE
	EXISTING STORMWATER CULVERT
	EXISTING OVERHEAD WIRES
	EXISTING CONTOUR
	PROPOSED TREE LINE
	PROPOSED SWALE CENTERLINE
	PROPOSED CONTOUR
	PROPOSED STONE RETAINING WALL
	PROPOSED BUILDING ENVELOPE
	PROPOSED LAWN DISCONNECTION AREA



**SITE LOCATION MAP**  
NOT TO SCALE

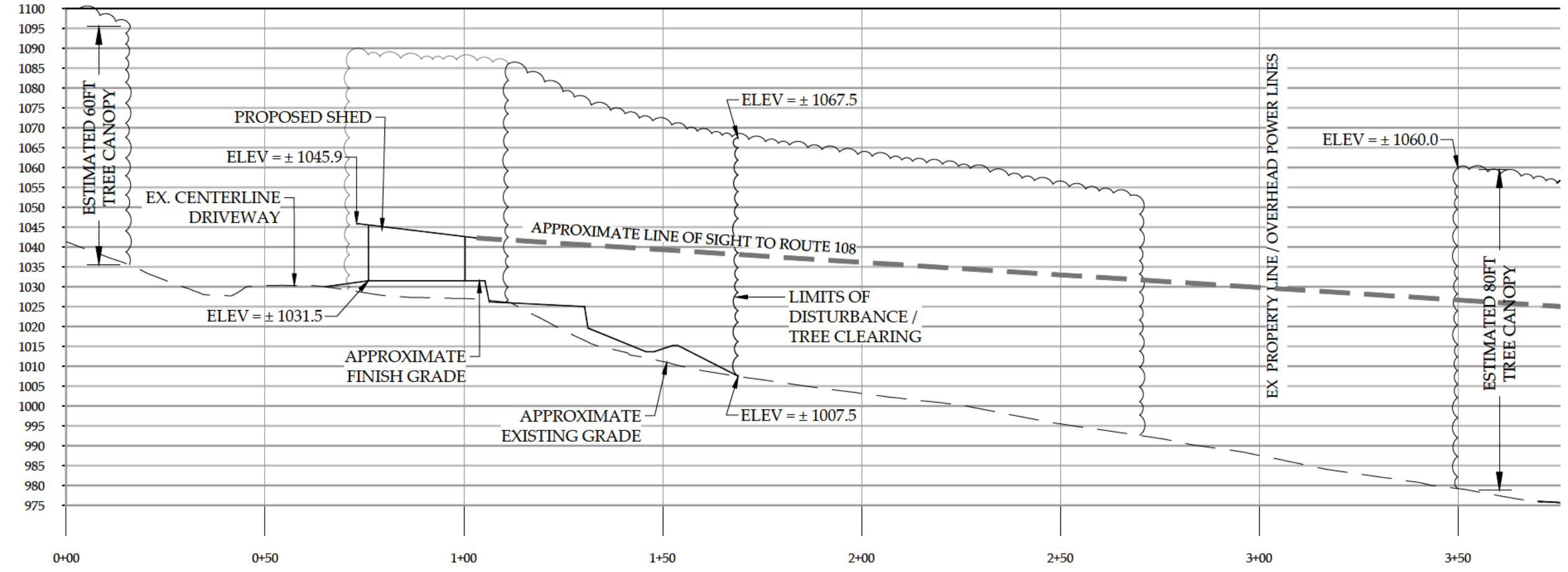
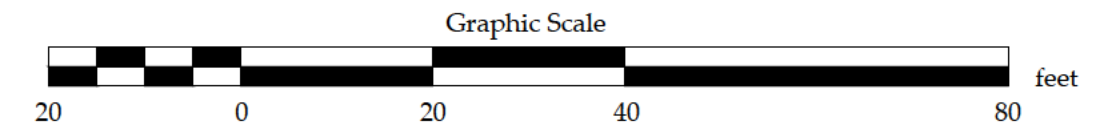


**OVERALL PLAN - LOT 2**  
1" = 100'

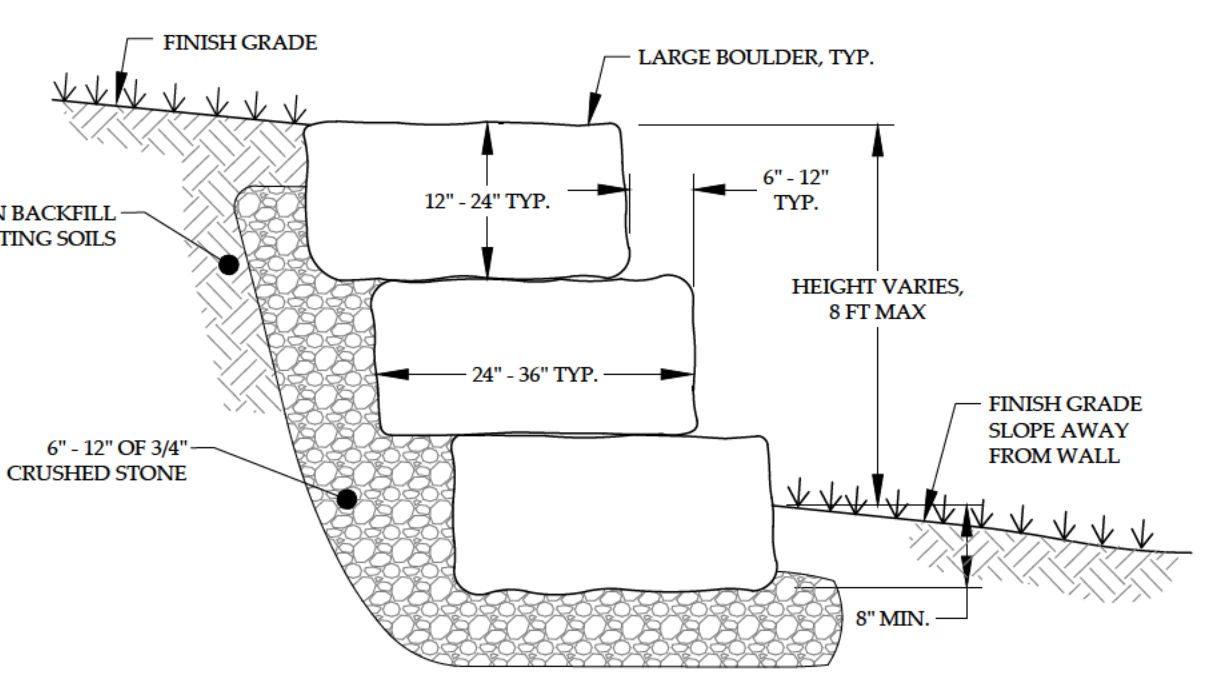
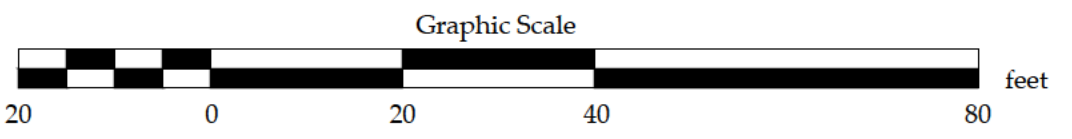


**OVERALL PLAN**  
1" = 400'

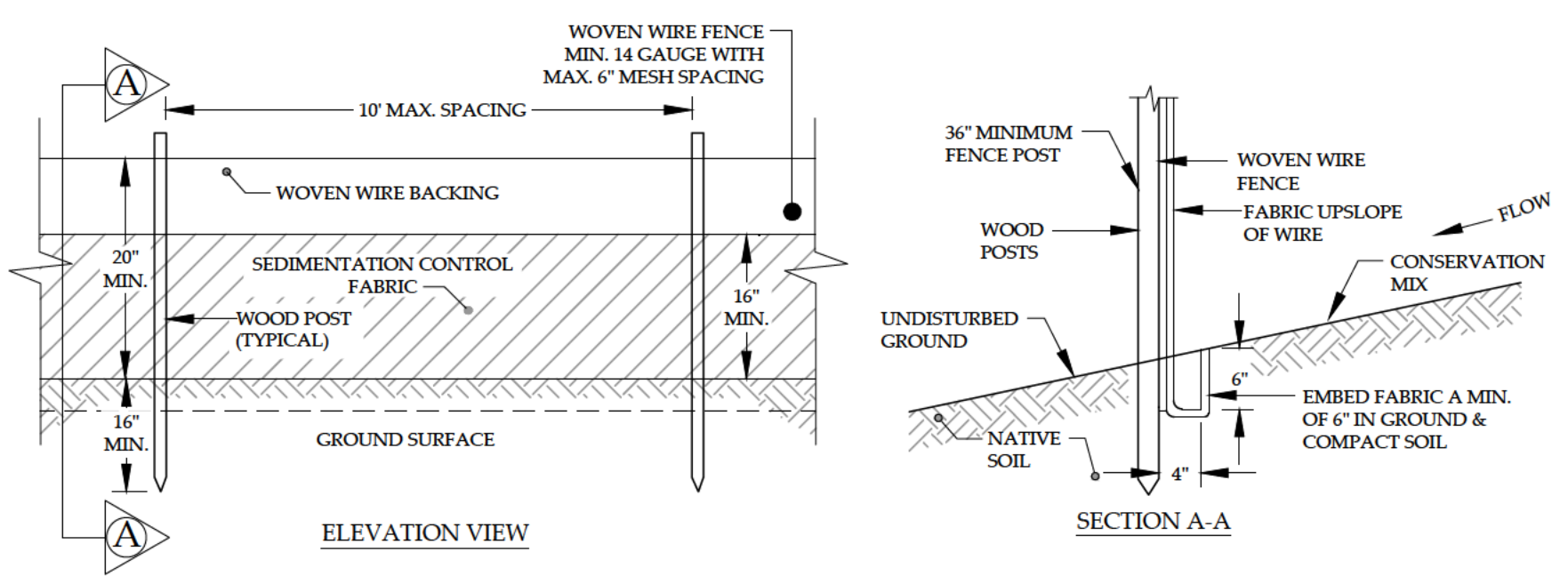
**LOT 2 - PROPOSED SHED**  
SCALE: 1" = 20'



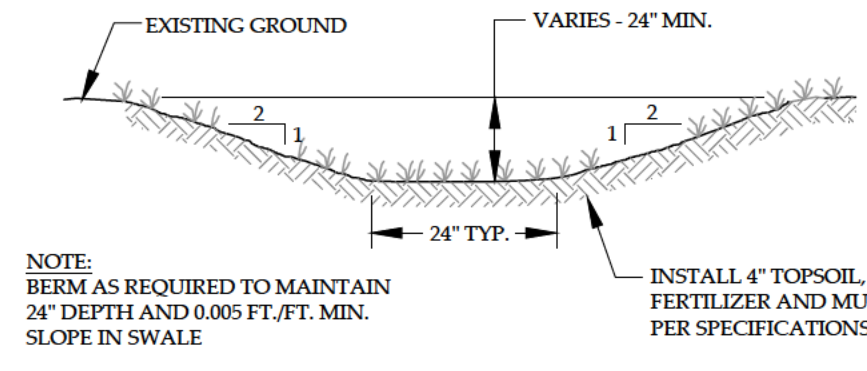
**PROFILE - PROPOSED SHED**  
SCALE: 1" = 30'



**TYPICAL BOULDER WALL DETAIL**  
NOT TO SCALE



**SILT FENCE DETAIL**  
NOT TO SCALE



**TYPICAL GRASS CHANNEL**  
NOT TO SCALE

**PURPOSE OF PLAN:**  
CONSTRUCT EQUIPMENT SHED ON LOT 2

**ZONING NOTES:**  
DISTRICT: RR-5, RIDGELINE & HILLSIDE OVERLAY DISTRICT  
MINIMUM LOT SIZE: 5 ACRES  
MINIMUM LOT WIDTH: 300 FT  
SETBACKS:  
FRONT = 70 FT  
REAR = 75 FT  
SIDE = 75 FT

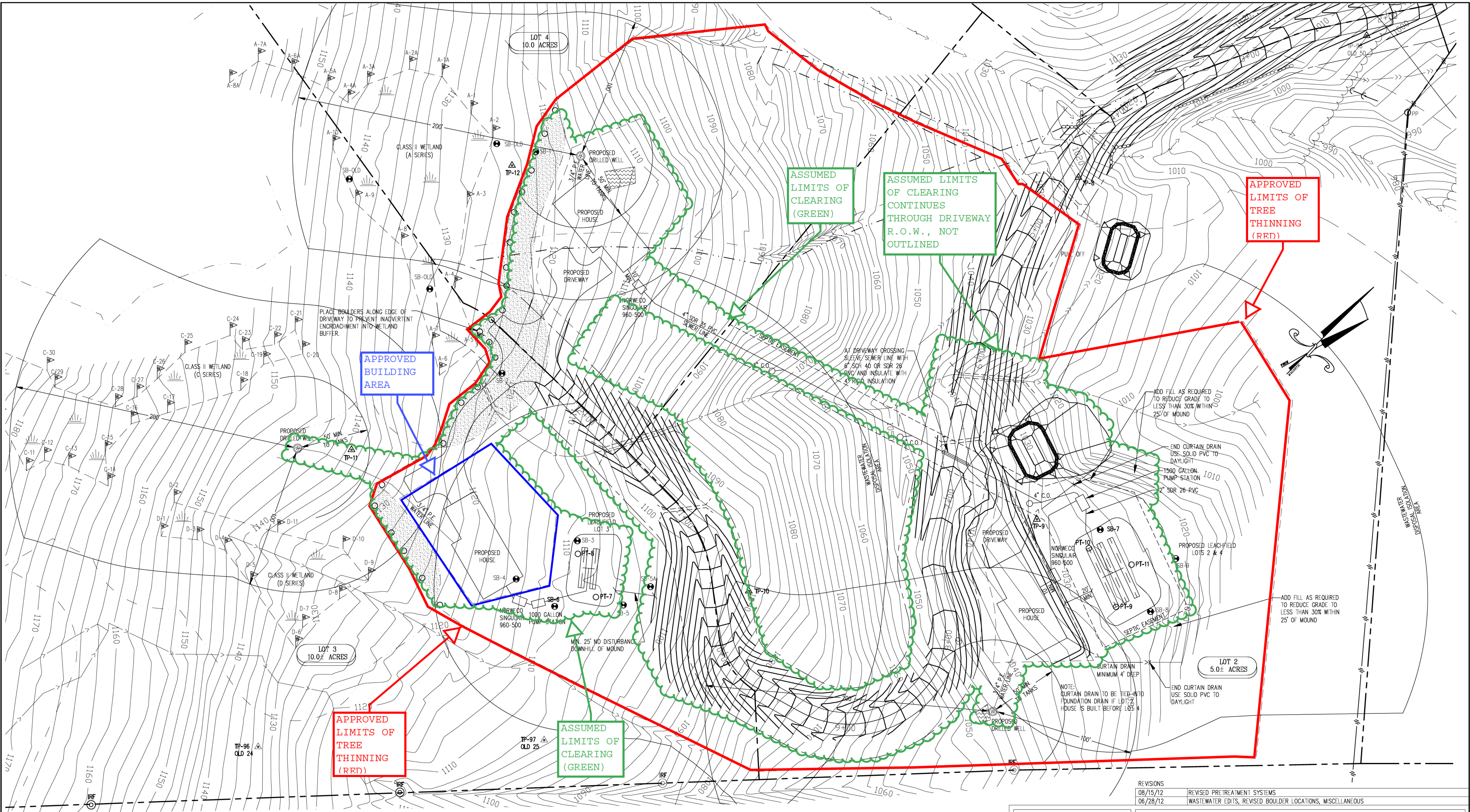
**OWNER OF RECORD:**  
NEIL & KIMBERLEY WHEATON

- PLAN REFERENCES:**
- TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 01-16-25.
  - TOPOGRAPHIC SURVEY WITH BOUNDARY LINE INFORMATION PROVIDED BY GILSON LAND SURVEYING, PLLC ON 4-29-21.
  - SITE INFORMATION AND SOIL BORINGS TAKEN FROM PLANS ENTITLED "CLAUDIA McLANE & DAVID & NANETTE McLANE SEVEN LOT SUBDIVISION", PREPARED BY McCAIN CONSULTING, INC. DATED APRIL 9, 2012.
- NOTES:**
- THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #2 AND LIMITED FIELD OBSERVATIONS PERFORMED BY MUMLEY ENGINEERING, INC. IN APRIL 2025. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27, SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
  - THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.

REVISION: 03/03/26 - ADD OVERALL PLAN FOR LOT 2

**SITE PLAN**  
**MAJESTIC HEIGHTS LOT 2**  
**STOWE, VERMONT**

<p><b>MUMLEY ENGINEERING, INC.</b> 46 HUTCHINS STREET MORRISVILLE, VT 05661 WWW.MUMLEYENGINEERING.COM COPYRIGHT © 2025 - MUMLEY ENGINEERING, INC.</p>	<p>PROJECT NO. ....20069.2 DRAWN BY. ....WEH CHECKED BY. ....TRM SCALE. ....AS NOTED DATE. ....02/25/26</p>	<p>SHEET NO. <b>C-1</b> 1 OF 1 SHEETS</p>
	<p>REVISION: 03/03/26 - ADD OVERALL PLAN FOR LOT 2</p>	



**APPROVED BUILDING AREA**

**ASSUMED LIMITS OF CLEARING (GREEN)**

**ASSUMED LIMITS OF CLEARING CONTINUES THROUGH DRIVEWAY R.O.W., NOT OUTLINED**

**APPROVED LIMITS OF TREE THINNING (RED)**

**APPROVED LIMITS OF TREE THINNING (RED)**

**ASSUMED LIMITS OF CLEARING (GREEN)**

REVISIONS	REVISED PRETREATMENT SYSTEMS
08/15/12	WASTEWATER EDITS, REVISED BOULDER LOCATIONS, MISCELLANEOUS
06/28/12	

**SITE PLAN - LOTS 2, 3, & 4**  
**CLAUDIA McLANE & DAVID & NANETTE McLANE**  
 SEVEN LOT SUBDIVISION  
 BROOK ROAD STOWE, VT

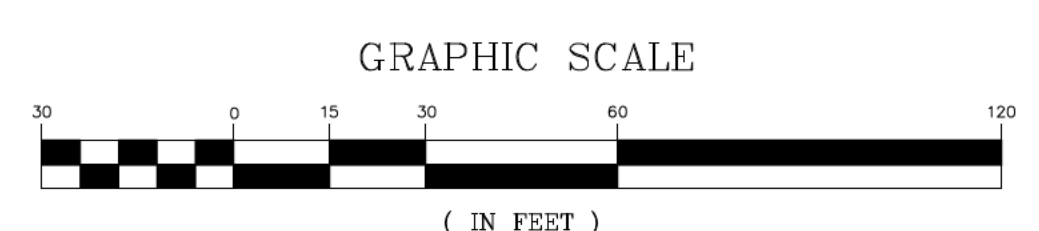
SCALE: 1" = 30'  
 DESIGNED BY: PCL PROJECT #30073  
 DRAWN BY: WDB  
 CHECKED BY: PCL

**McCain Consulting, Inc.**  
 93 SOUTH MAIN STREET  
 WATERBURY, VERMONT 05676

DATE: APRIL 9, 2012 SHEET S-3

**LEGEND**

TP-1	Traverse point	4" Clean Out
SB-1	Test pit	Stream buffer
PP	Proposed well	Exposed rock
PP	Existing spring	Building/clearing envelope
PP	Utility pole	Thinning for views envelope
PP	Overhead power lines	Class II wetland - 7,855± sq. ft. buffer impacts
PP	10' contours	Septic easement
PP	Wetland boundary	
PP	Wetland buffer	
PP	Property line	
PP	Ditch/drainage swale	
PP	Stream	



Topography by Total Station  
 Contour Interval 2'  
 Approximate USGS Datum  
 Based on Hand Held GPS Unit

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.

Y:\Cadd\30000's\30073\dwg\30073 08-15-12.dwg

ENGINEER:  
 PETER C. LAZORCHAK, P.E.  
 VT P.E. 6930



Owner & Client :  
 Designed By: Hutch W  
 Drawn By: Hutch W  
 Checked By: Hutch W

Site Plan:

Project Name: Neil's Garage

Project Name: Neil's Garage

Project Status: Pending

Project Manager: Hutch W

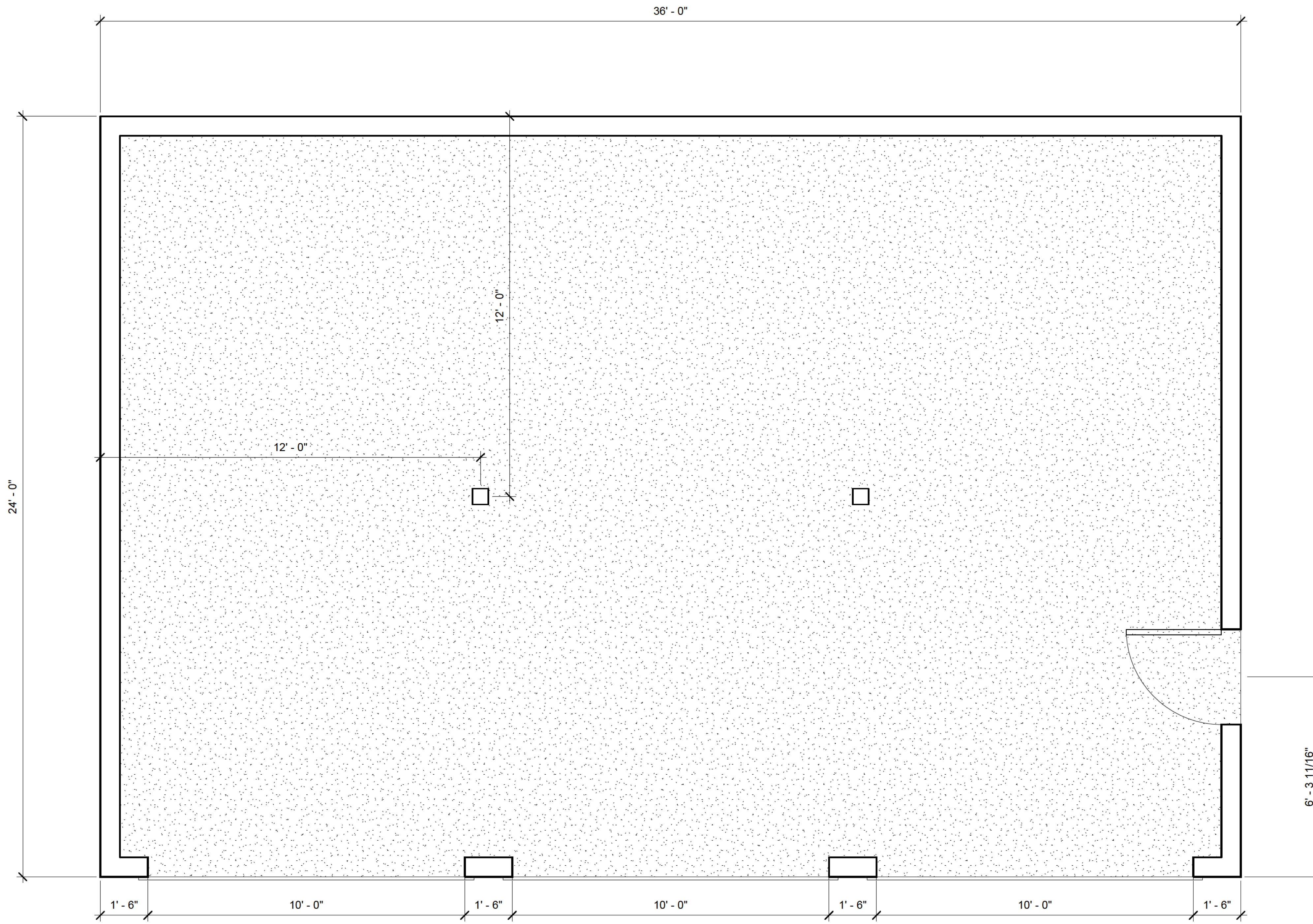
Scale:

Date: 9/19/2026

Sheet Name:

Sheet Number

Project Notes:



① Floor Plan  
 1/2" = 1'-0"

Owner & Client :  
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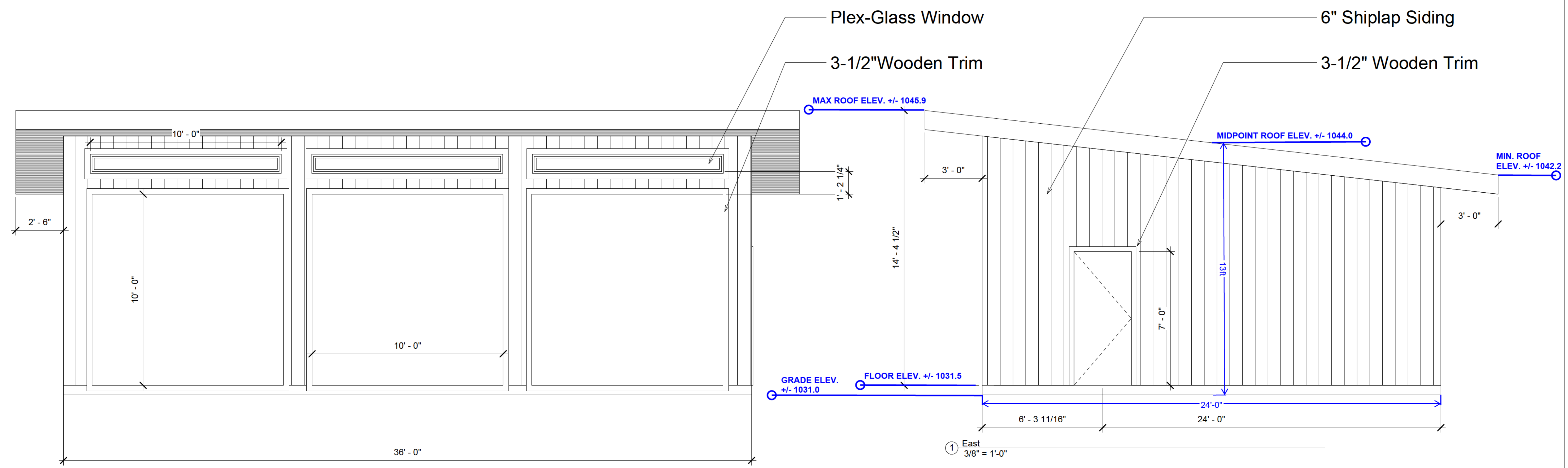
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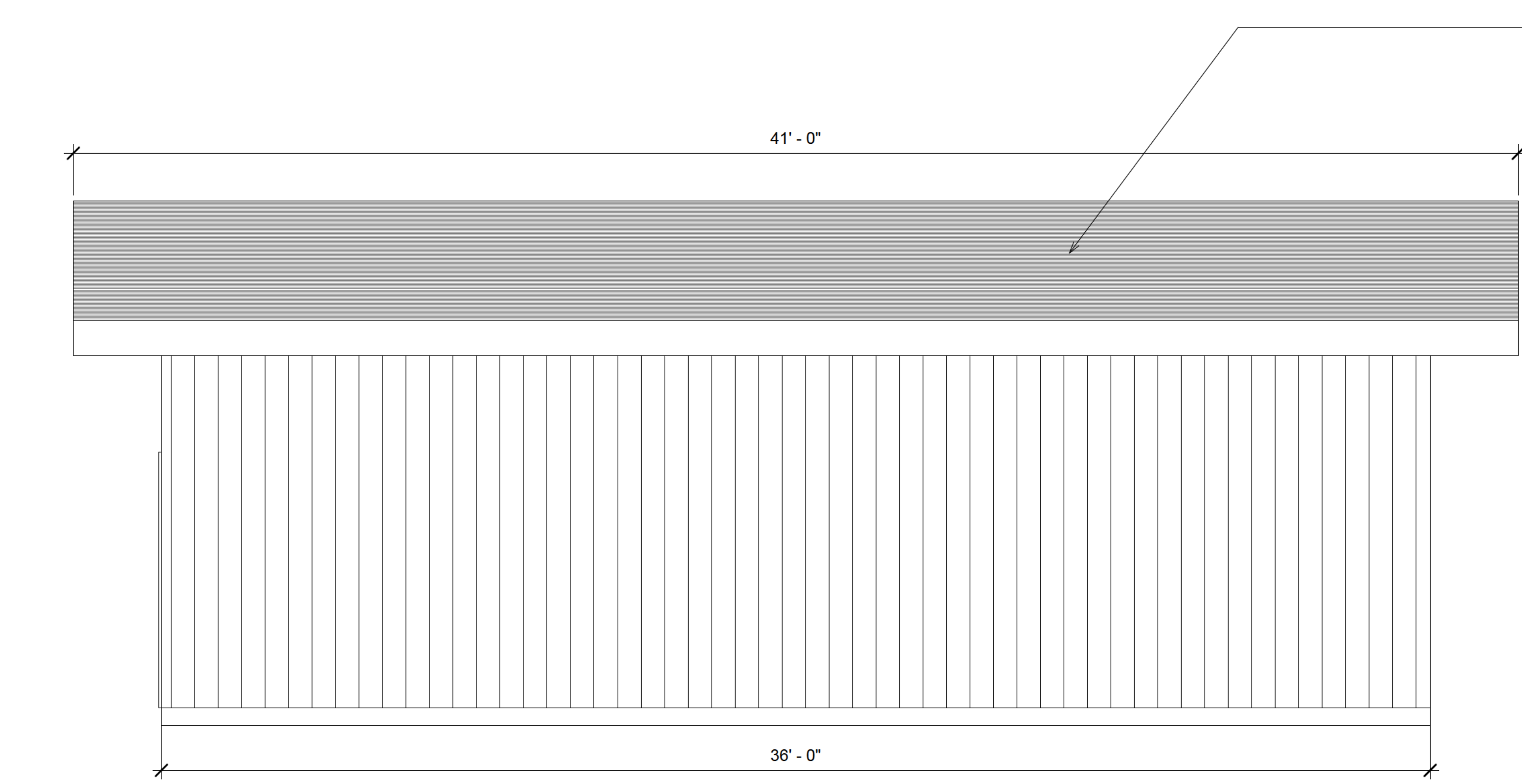
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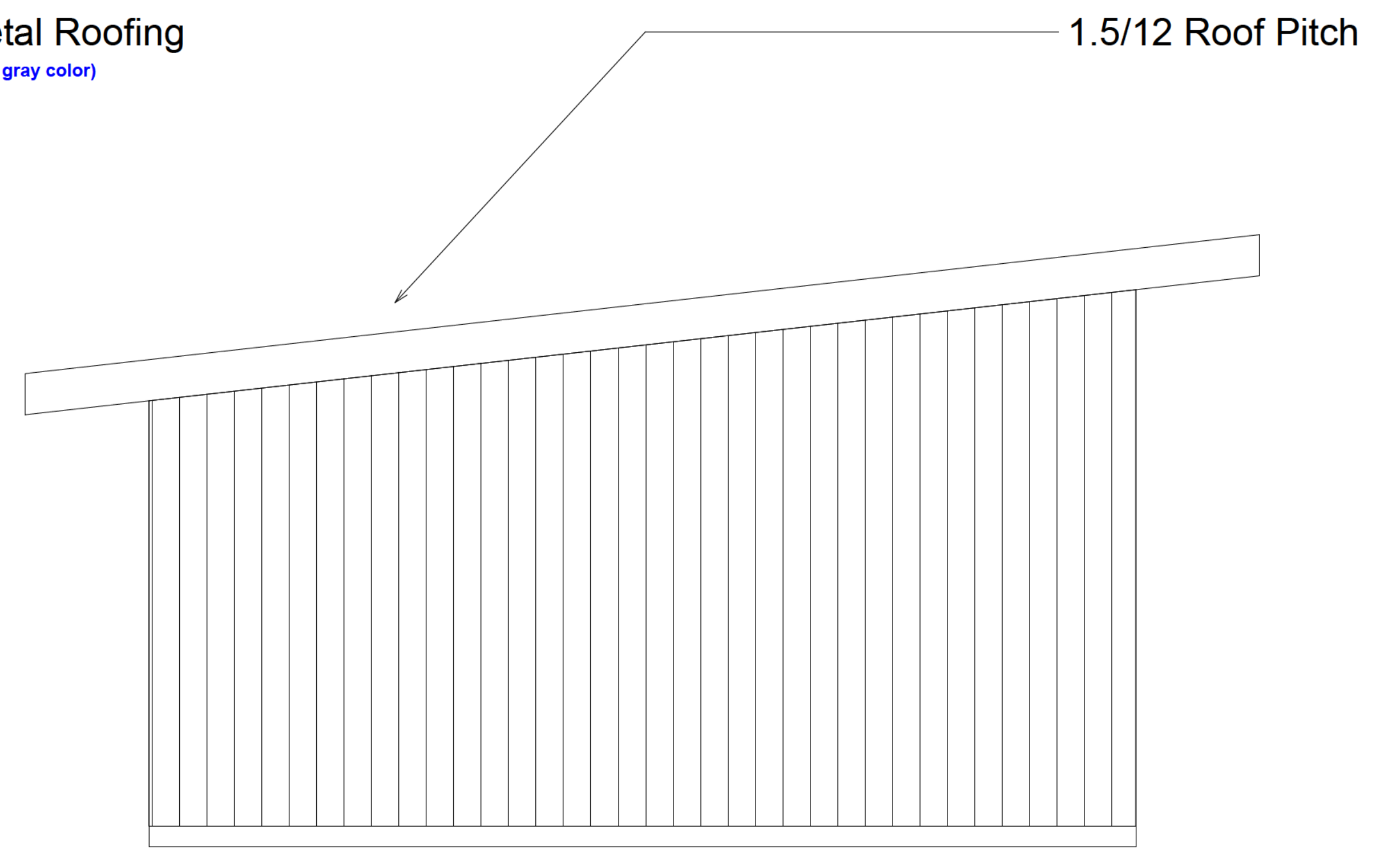
**Sansin Onyx 27 Stain for Siding**  
 Deep charcoal color, highlighting the wood grain while protecting the wood from UV and water damage.



④ Front  
 3/8" = 1'-0"

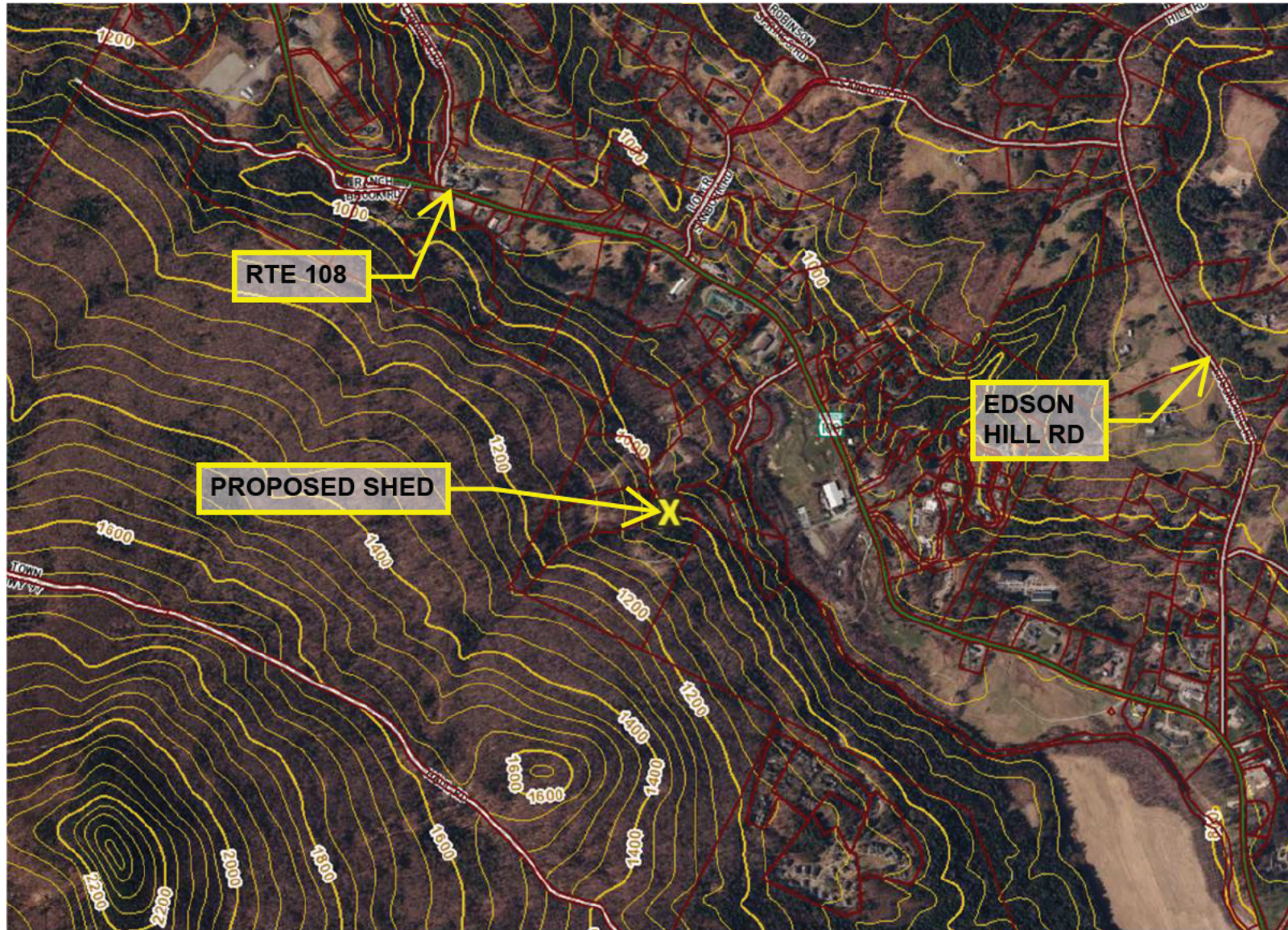


② North  
 3/8" = 1'-0"



③ West  
 3/8" = 1'-0"

Overall Plan



Project Site

Photo 1



Project Site

Photo 2

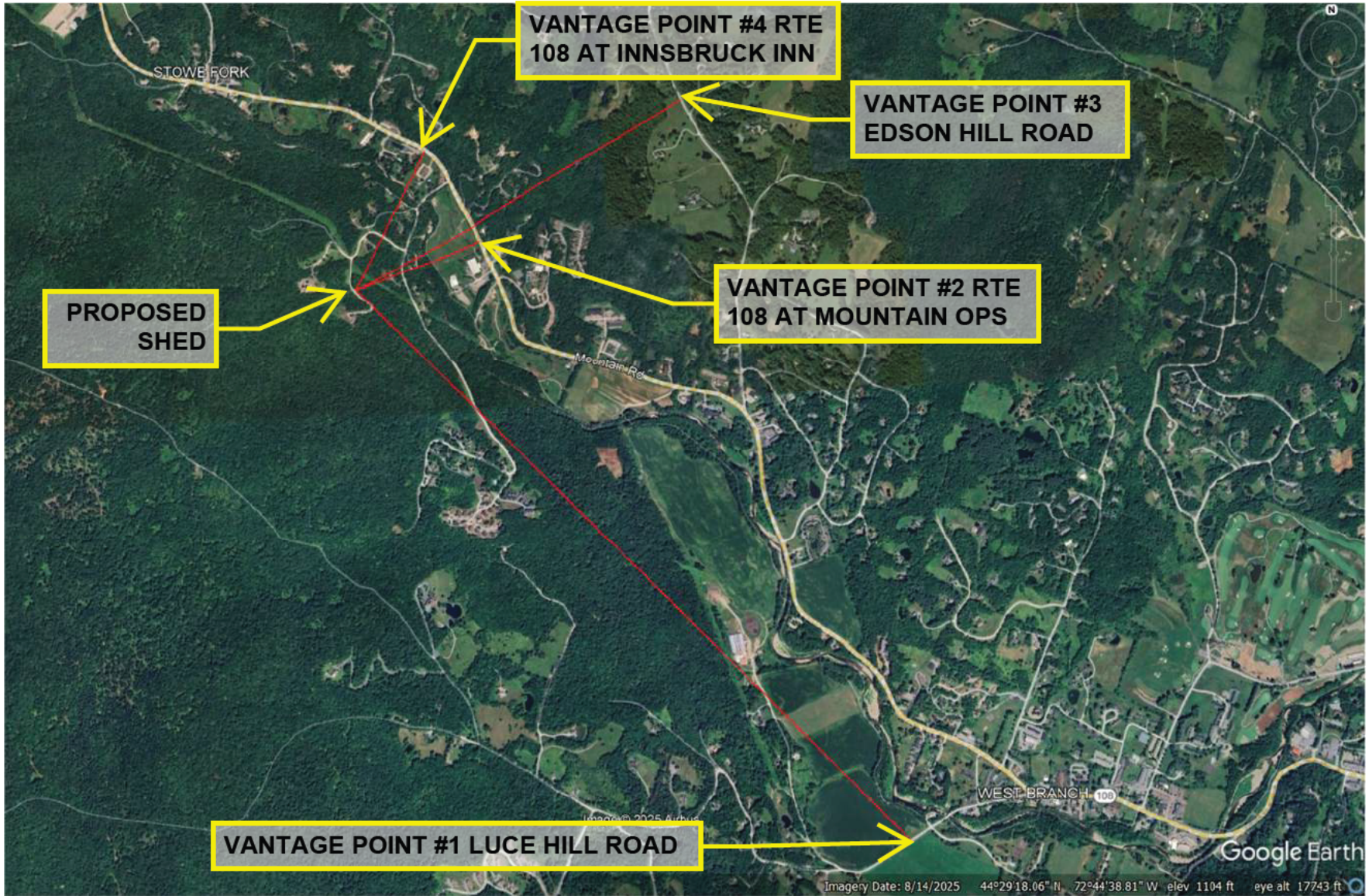


Project Site

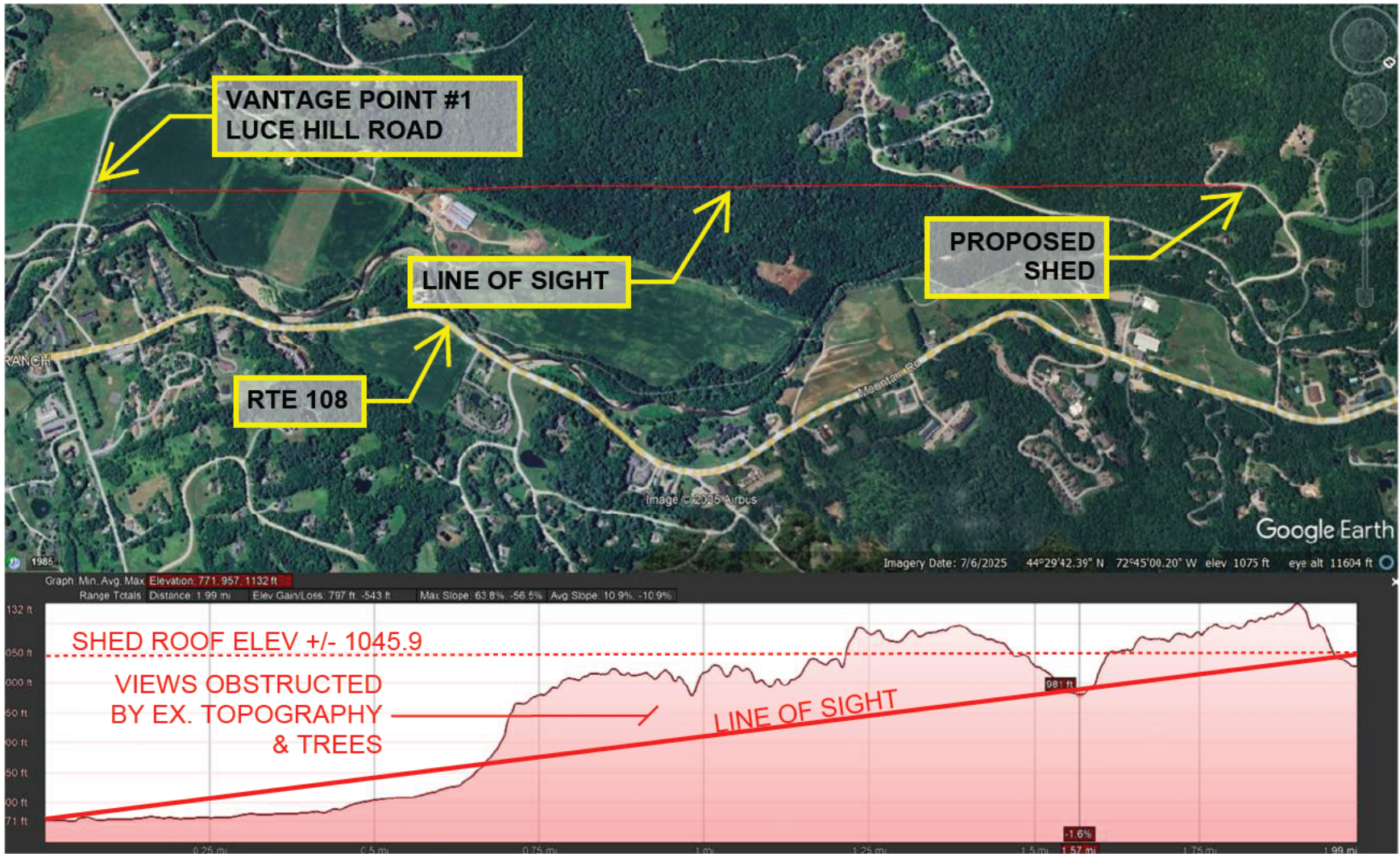
Photo 3



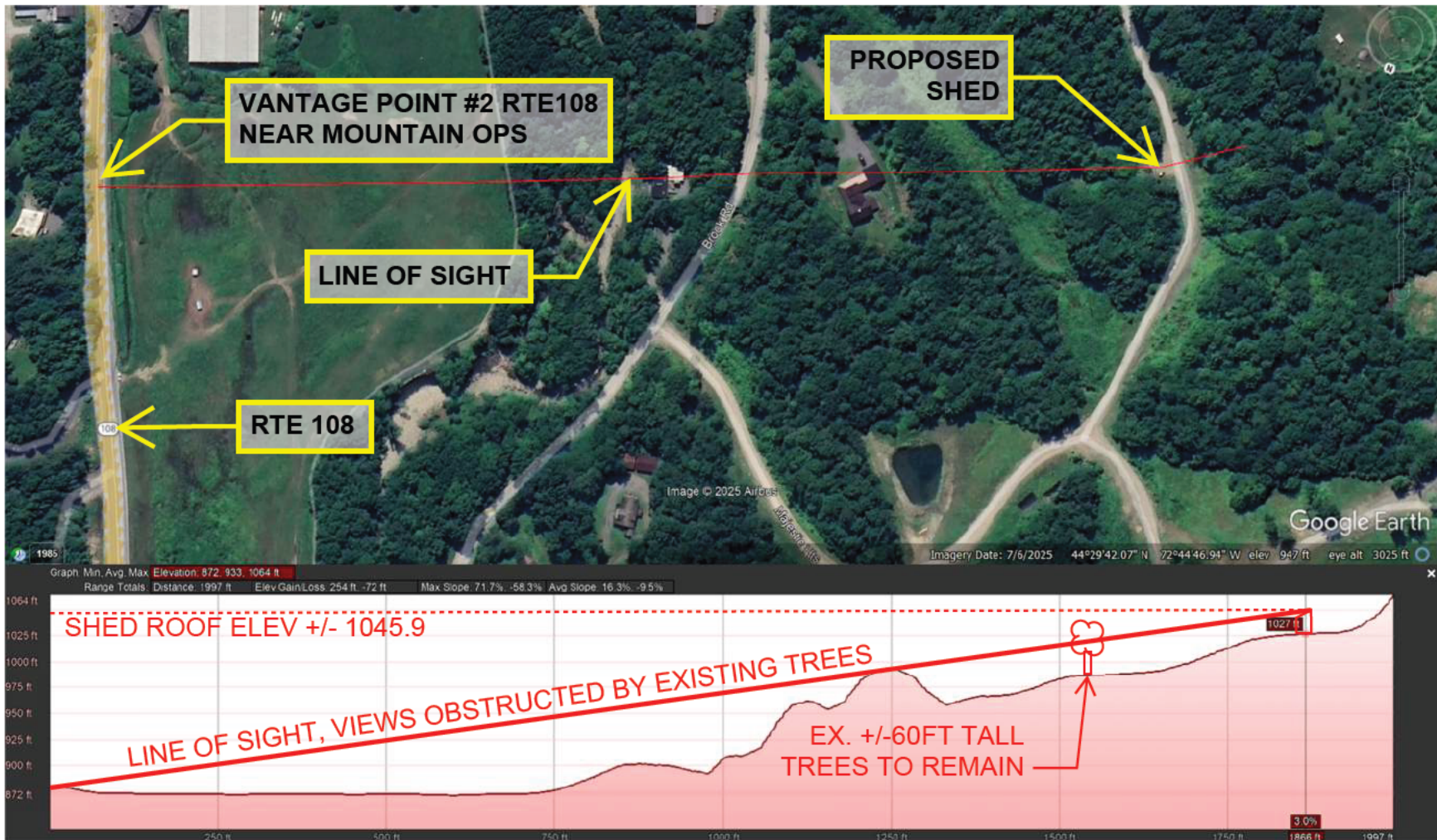
Possible Vantage Points



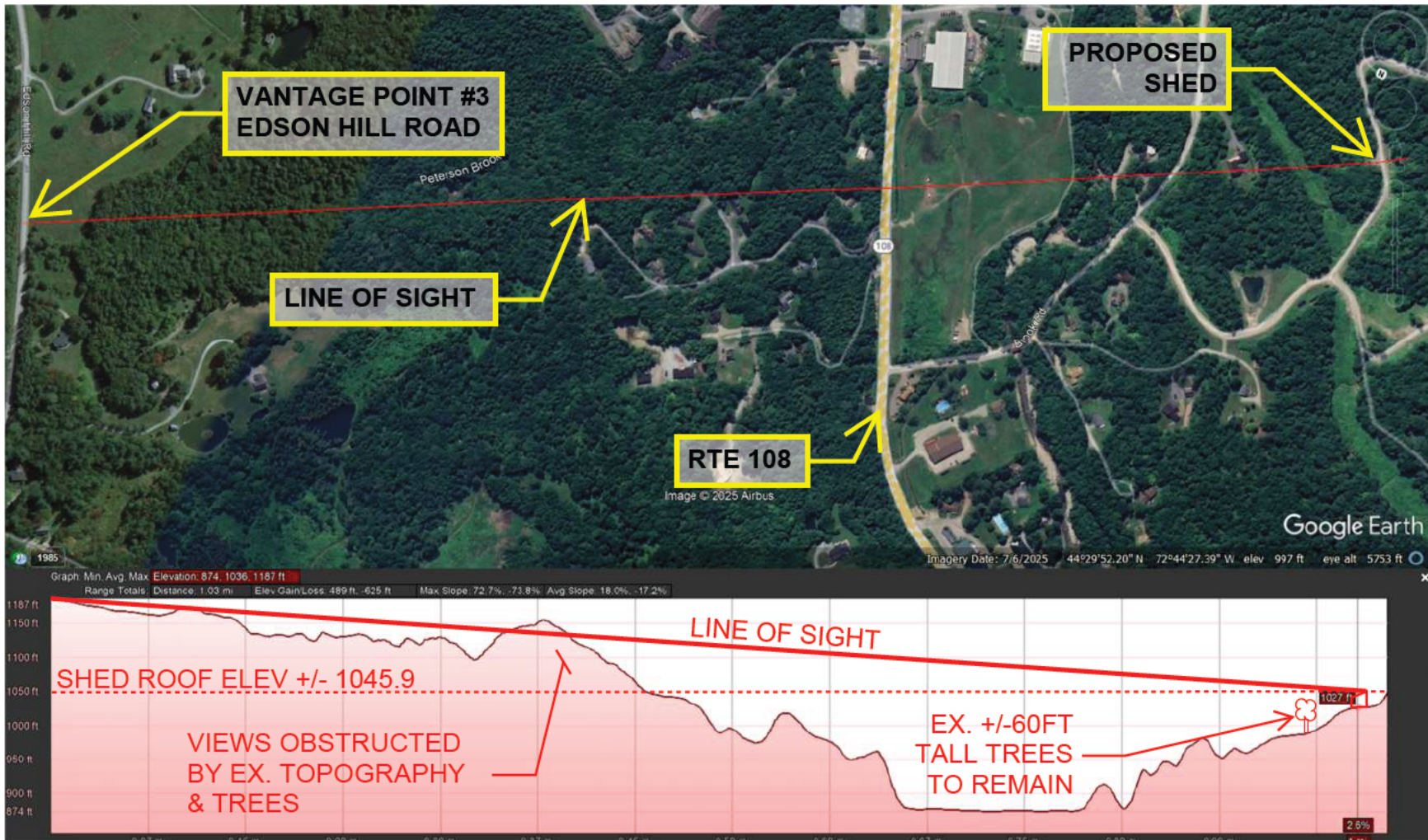
Vantage Point #1 – Luce Hill Road



Vantage Point #2 – Route 108 near Mountain Ops



Vantage Point #3 – Edson Hill Road



Vantage Point #4 – Route 108 at Innsbruck Inn

