Development Application
Town of Stowe Planning & Zoning Department
PO Box 730
Stowe, VT 05672
Telephone: (802) 253-6141
This form serves as an application for all requested zoning and subdivision reviews.

Project # (To be assigned)
Date Received:

Property Owner Information	
Property Owner	Partridge Hill Partners, LLC
Mailing Street Address City, State and Zip	

Property Information & Location			
Physical Address	500 Partridge Hill Road, Stowe VT 05672		
Tax Map ID	09-038.020		
Existing Use	Residential	Proposed Use	Residential

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

Proposed 2-lot subdivision of existing ±30.60-acre parcel 24011-020 into Proposed Lot 1 of ±22.80 acres and Proposed Lot 2 of ±7.80 acres.

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:  Date: 10-01-26

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 ☑ No ☐
Will over ½ acre of land be graded or disturbed?	Yes ☑ No ☐
Will the development create an additional ½ acre of impervious surface?	Yes ☐ No ☑
Will there be other changes resulting in increased sewer or water flows?	Yes ☑ No ☐
Will there be a new connection to the Stowe sewage system?	Yes ☐ No ☑
Will there be a new connection to the Stowe water system?	Yes ☐ No ☑
Is any portion of the building rented out?	Yes ☐ No ☑
Is an Act 250 permit or amendment required?	Yes ☐ No ☑

Maximum Bldg. Height: N/A* **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**

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

Existing Rooms: N/A	# Bathrooms:	# Bedrooms:	# Kitchens:
New Rooms: N/A	# Bathrooms:	# Bedrooms:	# Kitchens:

Please complete the fee calculation below for all applications:

Zoning Permit Fees - Single & Two-Family Dwellings (Permitted Uses)	**Fee/Sq. Ft.**	**Fee Required**
Enclosed building spaces per sq. ft (heated & unheated)	$0.36	
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	
	Fee:	$
Zoning Permit Fees – Conditional Uses (Commercial & Multi-Family Uses)	**Fee/Sq. Ft.**	**Fee Required**
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	
	Fee:	$
Development Review & Public Hearing Fees	**Fee/Sq. Ft.**	**Fee Required**
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	
Design Review (Single-Family & Two-Family Dwelling)	$72.00	
Design Review (All other uses except Single-Family & Two-Family Dwelling)	$300.00	
Subdivision Review (includes PRD's & PUD's)		
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	$300.00
Final Plat Application (additional fee per unit or lot if preliminary layout was not required)	$180.00	$360.00
Minimal Alteration reviewed by Zoning Administrator	$120.00	
Other subdivision applications/amendments requiring DRB approval	$300.00	
	Fee:	$
Signs	84.00	
	Fee:	$
Recording Fees /Stowe Land Records *(set by state law)*		

Additional Recording Fee for decision notice	$15.00/page	$
Additional Recording Fee for permit	$15.00/page	$15.00
Additional Recording Fee for Mylar	$25.00/sheet	$25.00
Total Application Fee Including Recording		$700.00

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.townofstowevt.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	$
TOTAL FEE	$

☐ *Check #* ☐ *Cash*

Referred _____
Hearing Date _____

Comments/Conditions

_____
_____
_____
_____
_____
_____

_____ _____

Zoning Administrator **Date**

For assistance, please contact the Planning & Zoning Department of 253-6141 or by email at PandZ@stowevt.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.

MUMLEY
ENGINEERING, INC.

October 21st, 2026

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

Subject: Proposed 2-Lot Residential Subdivision Project #26052
Partridge Hill Partners, LLC
500 Partridge Hill Road, Stowe, VT 05672

Dear Sarah,
Please find attached application and supporting materials for a proposed residential subdivision of the existing ±30.02-acre parcel at 500 Partridge Hill Road in the Rural Residential 5 (RR5) zoning district for review by the Development Review Board (DRB).

Included with this application are the following documents:
- Development Application
- Project Narrative
- Proposed Site Plan

The project meets all zoning requirements, including setbacks, and the following RR5 Zoning items:
- Lot size requirements: minimum 5 acres
  - Lot 1 = ±22.18 acres and Lot 2 = ±7.83 acres
- Lot width requirements: minimum 300 ft
  - Lot 1 = ±987 feet (no change), Lot 2 = ±307 feet
- Existing impervious area to remain = ±0.56 acres (existing driveway & house on Lot 1)
- Proposed impervious area = ±0.23 acres (proposed driveway & house on Lot 2)
- Proposed disturbed area = ±0.91 acres

<u>Stowe Subdivision Regulations</u>
This application includes a proposed subdivision of lands in accordance with Subdivision Regulations. Accordingly, the proposed project will not create any undue adverse impacts on:

- *Character of land for subdivision:*
  - The land is of such character that it can be used for intended purposes without undue adverse impact on public health or safety, the environment, neighboring properties, or the rural and historic character of the community.
- *Natural and Scenic Features:*
  - The project has been designed to prevent any 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.
    - A mapped stream is approximately 500ft to the West of the proposed house site
    - The existing pond on Lot 1 is a mapped Class II Wetland.

- The property contains mapped prime agricultural soils in the vicinity of development.
    - Proposed impacts are to be less than 2-acres and would be considered de-minimis by the State of Vermont
    - The remaining undeveloped lands will be adequate for agricultural use.
- Proposed tree clearing limits are indicated on the site plan and are configured in such a way that the proposed development will not result in any undue adverse impacts on views on to or arising from the property.
    - The vegetation in the area of the proposed house site was previously managed (see below images from 2012 and 2021)
    - This project proposes to allow for clearing up to the limits of the existing mature trees



Aerial image from 2012



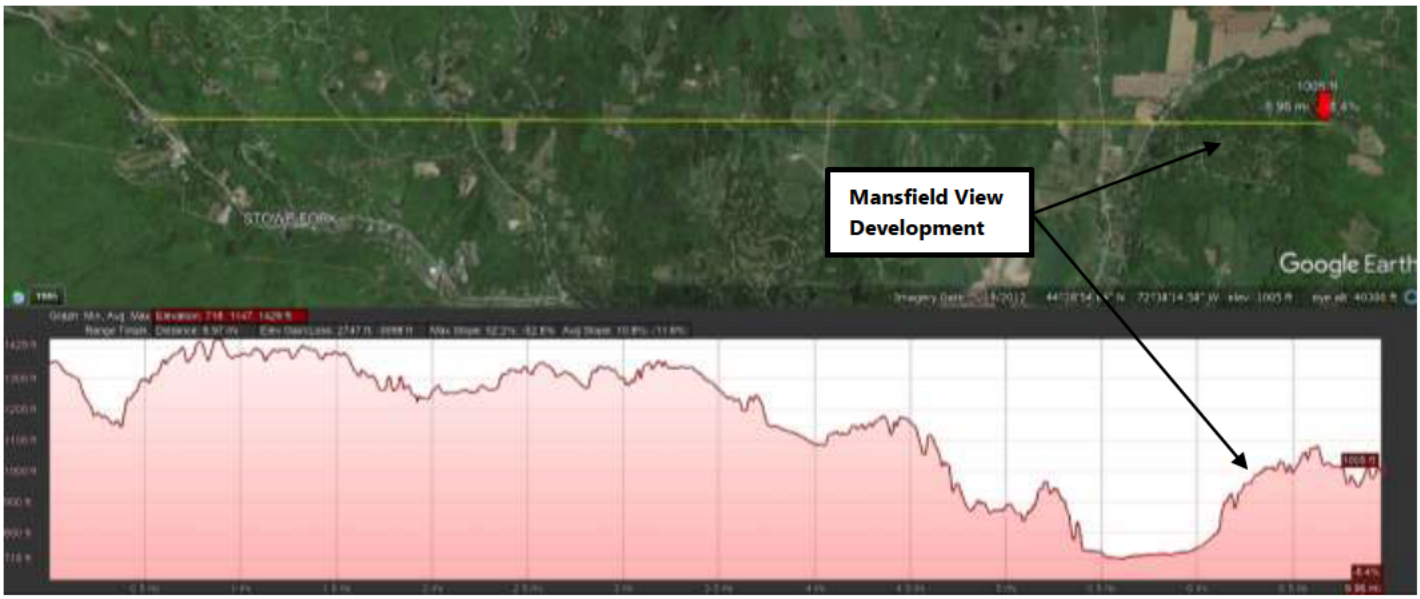
Aerial image from 2021



- The proposed house and proposed limits are clearing are very similar in elevation to the existing dwelling and associated treeline (looking west)
    - The existing house and proposed house site are both at approximate elevation ~1005'
    - The existing house treeline and the proposed house treeline (to the west) are both at approximate elevation ~965'
    - The existing trees (to remain) are also of similar height
- Therefore, it is expected that the proposed house will have similar views toward the mountain and will not have any views onto the property from any offsite vantage points
- Furthermore, the lands in the area of Mansfield View development to the west will otherwise block nearly all views onto the property.

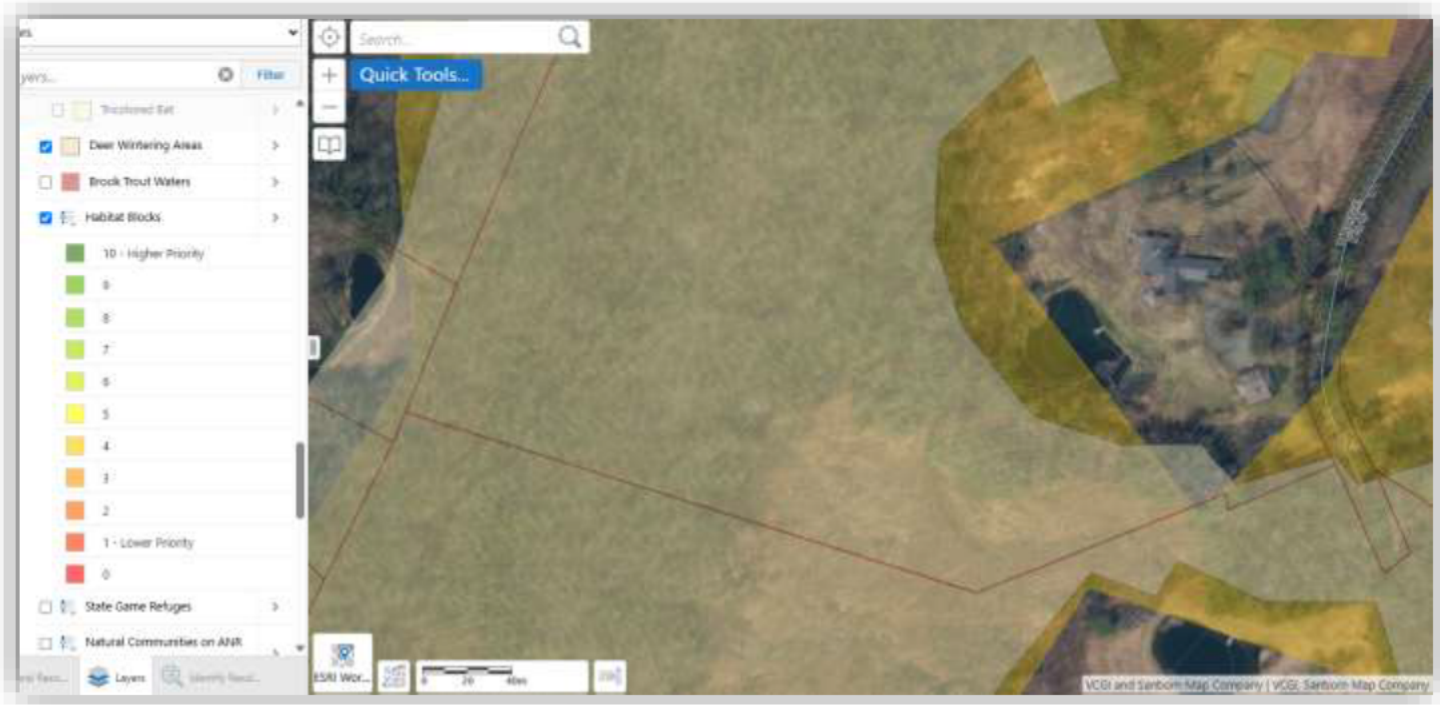


Views from porch of existing dwelling (facing west)



Google Earth Profile View (house site to upper Mountain Road)

- *Protection of Significant Wildlife Habitat and Natural Communities:*
    - The property does not include any mapped Rare, Threatened, and Endangered Species.
    - The property does not include any mapped significant natural communities.
    - The property is mapped with deer wintering and a low-level habitat block (4 out of 10).
        - As described above, the area of proposed development was previously managed and more recent vegetation growth is not ideal for deer wintering and development of the area is not impactful to the larger overall habitat block in this area.
        - State Wildlife Biologists have visited the parcel and determined the project will not have an undue impact on deer wintering areas and wildlife habitat.
            - Please see attached written determination from VT Fish & Wildlife.



- *Historic Sites and Community Character:*
    - As a proposed subdivision in a rural area, this project seeks minimize undue adverse impact on the rural landscape as characterized by open fields, forested mountains and hillsides.
    - The proposed development is delineated to mitigate the visual impact of new development on views from existing roadways, adjacent properties, and offsite vantage points.
- *Reserved strips:*
    - Not applicable.
- *Screening:*
    - The property will be well screened from any public vantage points with existing vegetation and trees to remain.
- *Pedestrian Access:*
    - Not applicable.

- *Traffic:*
    - The new lot will be accessed directly from Partridge Hill Road.
        - A driveway permit has been approved by Stowe Public Works
    - Per ITE Trip Manual for a single-family residential dwelling, the development is expected to create 1 peak hour trip which will be easily absorbed by existing roads and traffic.
- *Municipal Facilities:*
    - Not applicable (on-site water supply and wastewater disposal system).
- *Lot Configuration:*
    - This proposed subdivision includes regular-shaped lots.
- *Building Zone:*
    - The site plan includes proposed building zones and adheres to applicable setbacks for RR-5.
- *Fire Protection Facilities:*
    - The new house sites will be appropriately accessible from Patridge Hill Road.
    - The proposed driveway design is approximately 475 feet in length and follows the Fire Department guidelines including approximately a 5% grade or less, a 20' long approach, a minimum 12' width, and turn-around area for emergency vehicles.
- *Disclosure of Subsequent Development Plans:*
    - There are no plans for future development beyond the current project.
- *Private Enforcement Mechanisms:*
    - Not applicable.
- *Utilities and Stormwater Management:*
    - It is assumed that the Town of Stowe Electric department will be able to accommodate the utilities demand of the new lots.
    - State and Town stormwater management design & permitting is not applicable because the total new impervious for the new lot will be less than a ½-acre.
        - All proposed development shall be constructed in a manner to manage stormwater runoff for erosion prevention and sedimentation control, and to avoid any adverse impacts on neighboring lands.
    - Typical erosion control measures, including silt fence and construction entrance, are shown on the Site Plan for Erosion Prevention and Sedimentation Control (EPSC), as well as Stormwater Construction Notes and associated details for all site construction.

Please review and let us know if you have any questions or comments.

Sincerely,
Tyler Mumley, P.E.



Mumley Engineering, Inc.

N/F HICKEY

N/F KALLIOTZIS

N/F MAGANZINI

N/F COCKER

N/F HALLIWELL

N/F WIGGINS

N/F ADAMY-FLAM REVOC TRUST

N/F LEVY

N/F HODER

TO BROWNSVILLE ROAD

PARTRIDGE HILL ROAD

TO DEAD END

N/F PARTRIDGE HILL PARTNERS LLC PARCEL #09-038.020 LOT 1 (EXISTING = ±30.02 ACRES) (PROPOSED = ±22.18 ACRES)

N/F PARTRIDGE HILL PARTNERS LLC PROPOSED NEW PARCEL LOT 2 (±7.83 ACRES)

APPROXIMATE UNDERGROUND ELECTRIC LINE

EXISTING TENNIS COURT

EXISTING DRILLED WELL

EXISTING DWELLING

DECK

EXISTING LEACHFIELD FOR DWELLING PER #WW-5-1662-1

PRIMARY LEACHFIELD FOR APARTMENT PER #WW-5-1662-1

REPLACEMENT LEACHFIELD FOR APARTMENT PER #WW-5-1662-1

EXISTING TREELINE, TYP.

EXISTING STREAM PER VT ANR MAPPING

EXISTING POND

EXISTING GARAGE / APARTMENT

EXISTING TREEHOUSE TO BE REMOVED

PROPOSED TREELINE, TYP.

PROPOSED DRILLED WELL

PROPOSED SILT FENCING, TYP.

PROPOSED 5-BEDROOM SINGLE-FAMILY DWELLING

PROPOSED WASTEWATER SYSTEM

MATURE EVERGREEN TREELINE (TO REMAIN)

PROPOSED BUILDING ZONE

50' STREAM BUFFER

LOT WIDTH ±307'

PROPOSED SILT FENCING, TYP., SEE 3/C-2

PROPOSED STORM CULVERT

PROPOSED DRIVEWAY

PROPOSED 25' ROW

PROPOSED TREELINE, TYP.

DRIVEWAY SHALL BE 25' MINIMUM FROM PROPERTY LINE

EXISTING TURNAROUND EASEMENT AREA HELD BY TOWN OF STOWE

EXISTING POND

EXISTING LIMITS OF NEW GROWTH TREES

PROPOSED TREELINE, TYP.

SITE PLAN

1/C-1 SCALE: 1" = 60'

Graphic Scale

60 0 60 120 240 feet

PURPOSE OF PLAN:

PROPOSED 2-LOT SUBDIVISION OF AN EXISTING ±30 ACRE LOT.

ZONING NOTES:

DISTRICT: RR5
MINIMUM LOT SIZE: 5 ACRES
MINIMUM LOT WIDTH: 300 FT
SETBACKS:
FRONT = 70 FT
REAR = 75 FT
SIDE = 75 FT

OWNER OF RECORD:

PARTRIDGE HILL PARTNERS LLC

ALL DISTURBED AREAS WITHIN PROJECT LIMITS SHALL RECEIVE SEED AND MULCH, SEE SOIL ESTABLISHMENT NOTES

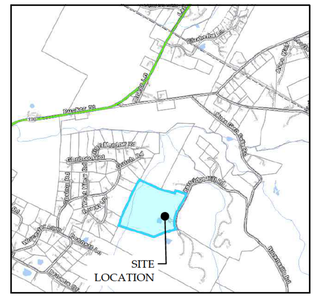
DEVELOPMENT REQUIREMENTS:
PROPOSED NEW LOT SHALL RESULT IN LESS THAN 1/2-ACRE OF TOTAL NEW IMPERVIOUS SURFACES. DEVELOPMENT OF THIS NEW LOT SHALL PROVIDE FOR ADEQUATE STORMWATER DRAINAGE SYSTEMS TO ENSURE THAT EXISTING DRAINAGE PATTERNS ARE NOT ALTERED IN A MANNER TO CAUSE ANY UNDUE ADVERSE IMPACTS ON NEIGHBORING PROPERTIES, TOWN HIGHWAYS, OR SURFACE WATERS.

CONTRACTOR TO FOLLOW VERMONT HANDBOOK FOR LOW RISK SITE FOR EROSION PREVENTION AND SEDIMENT CONTROL MAINTAIN SITE CLEANLINESS PER SPECIFICATIONS.

DRIVEWAY STANDARDS:
REFER TO APPROVED DRIVEWAY PERMIT WITH STOWE PUBLIC WORKS.
DRIVEWAYS SHALL FOLLOW FIRE DEPT GUIDELINES:
- LESS THAN 15% GRADE
- 20' LONG APPROACH
- MIN. 12' WIDTH

EXISTING IMPERVIOUS (LOT 1) = 0.56 ACRES
PROPOSED IMPERVIOUS (LOT 2):
- PROPOSED DRIVEWAY = +/- 0.18 ACRES
- PROPOSED HOUSE = +/- 0.05 ACRES
- TOTAL = +/- 0.23 ACRES
TOTAL RESULTING IMPERVIOUS = 0.79 ACRES
PROPOSED DISTURBED AREA = +/-0.91 ACRES

NO EARTH DISTURBANCE SHALL BE CONDUCTED BEYOND THE PROJECT LIMITS



NORTH

SITE LOCATION MAP

NOT TO SCALE

LEGEND

N/F	NOW OR FORMERLY OWNED BY
	IRON PIPE / REBAR FOUND
	CALCULATED POINT
	EXISTING UTILITY POLE & GUY WIRE
W	EXISTING WELL
	EXISTING TREES
	EXISTING PROPERTY LINE
	ABUTTER PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING SPLIT-RAIL FENCE
X X X	EXISTING BARB WIRE FENCE
	EXISTING STOCKADE FENCE
	EXISTING TREE LINE
500	EXISTING CONTOUR
500	PROPOSED CONTOUR
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SS	EXISTING GRAVITY SEWER LINE
SS	PROPOSED GRAVITY SEWER LINE
PS	PROPOSED PRESSURE SEWER LINE
SD	EXISTING STORMWATER DRAIN
SD	PROPOSED STORMWATER DRAIN
UG	EXISTING UNDERGROUND POWER / TELECOMMUNICATIONS
	EXISTING STONE WALL
	BUILDING SETBACK LINE
	EXISTING STREAM
	EXISTING SWALE
	BUILDING ZONE HATCH

PLAN REFERENCES:

1) TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 07-13-26.

2) PARCEL INFORMATION TAKEN FROM PLAN ENTITLED "PLAN OF LAND IN STOWE, VERMONT, PROPERTY OF KENNETH GARZO", DATED NOVEMBER 1975, LAST REVISED AUGUST 1981, PREPARED BY JPR ASSOCIATES, INC. LAND SURVEYORS.

3) WATER & WASTEWATER INFORMATION TAKEN FROM PERMIT #WW-5-1662-1, DATED 01/15/2025, ON PLAN ENTITLED "SITE PLAN, MAX.H. BAZERMAN & MARLA E. FELCHER, 500 PARTRIDGE HILL ROAD, STOWE", DATED 6-26-01, LAST REVISED 01-08-25, PREPARED BY GRENIER ENGINEERING, PC.

4) PARCEL & SITE INFORMATION PROVIDED ELECTRONICALLY AND TAKEN FROM A DRAFT PLAN ENTITLED "SUBDIVISION SURVEY, PROPERTY OF PARTRIDGE HILL PARTNERS LLC, 500 PARTRIDGE HILL LANE, STOWE, VT", DATED 10/7/2026, DWG #26071, PREPARED BY GILSON LAND SURVEYING, INC.

NOTES:

1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #4. 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.

2) 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.

3) THIS PLAN WAS DEVELOPED WITHOUT THE BENEFIT OF A SITE SPECIFIC TOPOGRAPHIC SURVEY OR "DIG SAFE" MARKINGS. FEATURE AND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING FEATURES OR UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.

REVISION: 10/21/26 - REVISED SITE PLAN WITH GILSON SURVEY INFORMATION

SITE PLAN

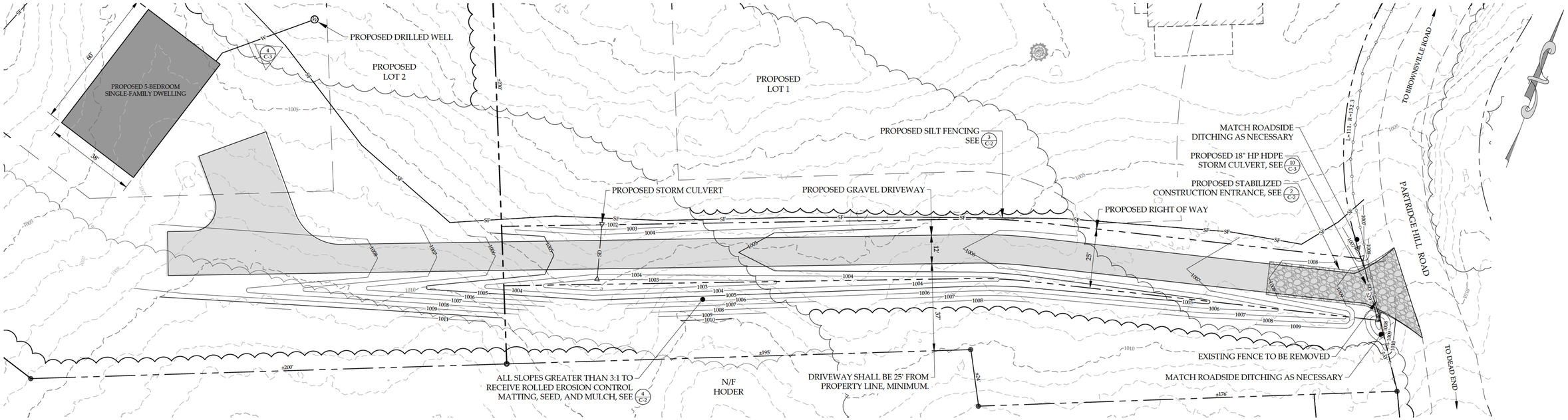
PARTRIDGE HILL PARTNERS LLC
500 PARTRIDGE HILL ROAD
STOWE, VERMONT

MUMLEY ENGINEERING, INC.
46 HUTCHINS STREET
MORRISVILLE, VT 05661
WWW.MUMLEYENGINEERING.COM

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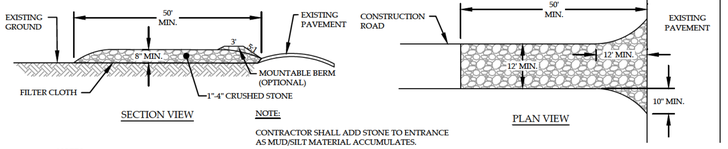
PROJECT NO.....26052
DRAWN BY.....WEH/REB
CHECKED BY.....TRM
SCALE.....1" = 60'
DATE.....10/02/26

SHEET NO.
C-1
1 OF 2 SHEETS



Graphic Scale
20 0 20 40 80 feet

1 C-2 PARTIAL SITE PLAN
SCALE: 1" = 20'



NOTE:
CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES.

NOTES:

1) SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

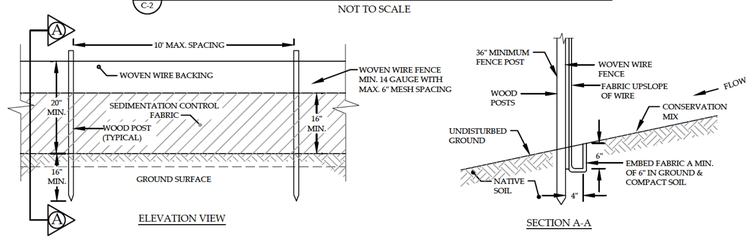
2) MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS -OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

3) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

4) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED ACCORDING TO PERMIT REQUIREMENTS.

5) THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR CONSTRUCTION ENTRANCES, OF THE VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL, PREPARED BY THE STATE OF VERMONT DEPT. OF ENVIRONMENTAL CONSERVATION, DATED 2020.

2 C-2 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS:

SILT FENCING WILL BE APPLIED TO THE SITE SO THAT THERE WILL BE 100 FEET OF FENCING FOR EVERY 1/4 ACRE OF DISTURBED UPGRADIENT AREA.

THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES, OF THE VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL, PREPARED BY THE STATE OF VERMONT DEPT. OF ENVIRONMENTAL CONSERVATION, DATED 2006.

WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES. WIRE FENCE REINFORCEMENT REQUIRED WITHIN 100 FT UPSLOPE OF RECEIVING WATERS.

FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.

WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTR X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OF APPROVED EQUIVALENT.

THE FABRIC SHALL NOT EXTEND MORE THAN 30" ABOVE THE ORIGINAL GROUND SURFACE AND WILL EXTEND TO A MINIMUM OF 12" INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED INTO EXISTING TREES.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

3 C-2 SILT FENCE DETAIL
NOT TO SCALE

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1 CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL STATE AND LOCAL EROSION PREVENTION AND SEDIMENT CONTROL STANDARDS AND PERMIT REQUIREMENTS DURING CONSTRUCTION

2 THE LIMIT OF DISTURBANCE SHALL BE CLEARLY DEFINED BY CONTRACTOR'S SURVEYOR PRIOR TO CLEARING EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ESTABLISHED TO TRAP SEDIMENT ON SITE

3 CLEARING AND GRUBBING SHALL NOT BEGIN UNTIL DISTURBANCE LIMITS AND SEDIMENT CONTROLS ARE IN PLACE ALL ROOTS, STUMPS AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE SITE THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF DISTURBED LAND AT ANY GIVEN TIME

4 ALL EROSION CONTROL SHALL BE PLACES AS SHOWN ON THE DRAWINGS OR AS ORDERED BY THE ENGINEER THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES UNTIL THE ENGINEER IS SATISFIED THAT PERMANENT GROUND COVER IS ESTABLISHED AND THAT FURTHER MEASURES ARE NOT REQUIRED IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EMPLOY APPROPRIATE EROSION CONTROL AS SHOWN ON THESE DRAWINGS AND ANY OTHER MEASURES AS NECESSARY TO TRAP SEDIMENT ON SITE REFER TO PERMIT MAINTENANCE AND INSPECTION REQUIREMENTS

5 ALL AREAS OF DISTURBANCE SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED AS SOON AS POSSIBLE AND WITHIN 48 HOURS OF FINAL GRADING ALL AREAS OF DISTURBANCE SHALL BE AT LEAST TEMPORARILY STABILIZED DAILY DURING WINTER CONSTRUCTION UNLESS THE FOLLOWING EXCEPTIONS APPLY:

a STABILIZATION IS NOT REQUIRED IF EARTHWORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST IN THE NEXT 24 HOURS

b STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (I E NO OUTLET) WITH A DEPTH OF 2 FT OR GREATER (E G HOUSE FOUNDATION EXCAVATION, UTILITY TRENCHES) STABILIZATION MEASURES SHALL INCLUDE MULCH AND NETTING, EROSION CONTROL MATTING, CRUSHED STONE, GRAVEL, OR PAVEMENT

6 UNLESS SPECIFICALLY INDICATED ON THE PLANS ACCEPTABLE METHODS OF STABILIZATION INCLUDE:

a STRAW OR HAY MULCHING - 2 TONS PER ACRE ONLY STRAW MULCH IS ALLOWED FOR STABILIZATION OF FINAL GRADED AND TOPSOILED AREAS APPROXIMATELY 7" UNIFORM THICKNESS ONLY ALLOWED ON RELATIVELY FLAT AREAS WITH MINIMUM UPSLOPE WATERSHED MULCH MUST BE PROPERLY SECURED WITH NETTING TO PREVENT MATERIAL BEING BLOWN AWAY BY THE WIND (WINDTHROW)

b HYDROSEEDING - APPLIED TO THE MANUFACTURER'S RECOMMENDED APPLICATION RATE CONTRACTOR SHALL PROVIDE EVIDENCE OF PROPER APPLICATION RATE HYDROSEEDING MUST BE ACCOMPANIED BY EROSION CONTROL MATTING IN AREAS OF CONCENTRATED FLOW

c EROSION CONTROL MATTING - S75BN MATTING MUST BE APPLIED TO ALL SLOPES 3:1 (H:V) OR GREATER (UNLESS OTHERWISE INDICATED)

d CRUSHED STONE OR CRUSHED GRAVEL - TYPICALLY USED FOR TEMPORARY ACCESS ROADS AND CONSTRUCTING STAGING AREAS

7 THE CONTRACTOR SHALL USE WATER FOR DUST CONTROL

8 THE CONTRACTOR SHALL PROVIDE INLET PROTECTION AROUND ALL CATCH BASINS (EXISTING OR NEW) THAT COLLECT CONSTRUCTION SITE STORMWATER RUN-OFF AT A MINIMUM, MARSHMAT COIR INLET FILTERS SHALL BE INSTALLED OVER ALL CATCH BASIN GRATES ADDITIONAL INLET CONTROL SHALL BE INSTALLED AND IDENTIFIED ON THE PLANS AS WARRANTED DURING CONSTRUCTION INLET PROTECTION MUST BE MAINTAINED UNTIL FINAL STABILIZATION HAS BEEN REACHED

9 A STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL) SHALL BE INSTALLED AND MAINTAINED AT ALL CONSTRUCTION ACCESS LOCATIONS IF CONSTRUCTION VEHICLES TRAVEL OFF THE EXISTING HARDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CRUSHED STONE TO PROVIDE STABLE AREAS FOR CONSTRUCTION VEHICLE TRAFFIC, STAGING, AND STORAGE THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING SUFFICIENT STONE TO PREVENT RUTTING AND SEDIMENT TRACKING

10 ANY PAVED ROADS USED BY CONSTRUCTION VEHICLES SHALL BE SWEPT DAILY, OR AT A GREATER FREQUENCY, IF DIRT OR GRAVEL IS TRACKED FROM THE SITE THE SWEPT DEBRIS SHALL BE IMMEDIATELY REMOVED FROM FACE OF CURB IF APPLICABLE

11 ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF THE FINAL STABILIZATION OR AFTER THE MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED

12 ALL SEDIMENT REMOVED FROM SEDIMENT CONTROL PRACTICES SHALL BE PLACED IN AN APPROVED SOIL DISPOSAL AREA

13 ALL AREAS THAT DO NOT HAVE ESTABLISHED VEGETATION BY OCTOBER 15 TH MUST BE STABILIZED IN ACCORDANCE WITH THE WINTER STABILIZATION REQUIREMENTS OUTLINED IN THE LOW RISK SITE HANDBOOK

14 AFTER PERMANENT SEEDING THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING TO ENSURE ADEQUATE VEGETATIVE GROWTH

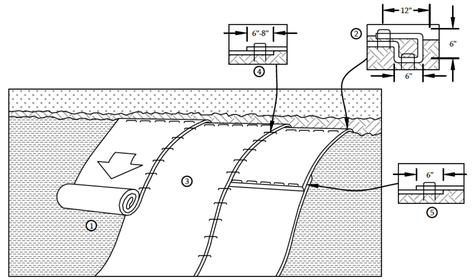
15 THE LOCATION OF TEMPORARY CONSTRUCTION FENCING AND TEMPORARY ACCESS SHOWN ON THE PLAN ARE FOR SCHEMATIC PURPOSES ONLY THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY TEMPORARY CONSTRUCTION FENCING, TEMPORARY ROADS, STAGING AREAS, ETC , NECESSARY TO COMPLETE THE WORK

16 CONTRACTOR SHALL SIGN ON AS THE CO-PERMITTEE FOR THE STATE OF VERMONT EROSION PREVENTION AND SEDIMENT CONTROL PERMIT FOR THE PROJECT

17 THE EROSION AND SEDIMENT CONTROL PRACTICES SHOWN ON THESE PLANS ARE THE MINIMUM REQUIRED FOR THE PROJECT THE CONTRACTOR SHALL EMPLOY AS MANY BEST MANAGEMENT PRACTICES AS NECESSARY TO PREVENT SOIL FROM LEAVING THE CONSTRUCTION SITE IF EVIDENCE IS FOUND OF SEDIMENT TRACKING OR ERODED SOIL LEAVING THE CONSTRUCTION SITE, THE ENGINEER MAY DIRECT SITE CONTRACTOR TO IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES AT NO ADDITIONAL COST TO OWNER

18 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL PRACTICES FOR THE PROJECT INSPECTIONS AND CORRESPONDING REPORTS SHALL BE PERFORMED, AT A MINIMUM, ONCE A WEEK AND AFTER EVERY PRECIPITATION EVENT THAT RESULTS IN A DISCHARGE FROM THE SITE
THE PERIMETER OF THE SITE AND ALL BMPS WILL BE INSPECTED AT THE END OF EACH WORKDAY TO ENSURE THAT SEDIMENT WILL NOT LEAVE THE SITE IF SEDIMENT HAS TRAVELED BEYOND THE SITE BOUNDARY, IT SHALL BE SWEPT UP OR OTHERWISE REMOVED AND DEPOSITED ON-SITE IN AN UPGRADIENT AREA TO THE END OF EACH WORKDAY

19 ALL AREAS OF EARTH DISTURBANCE, INCLUDING SOIL STOCKPILES, MUST HAVE TEMPORARY7 OR FINAL STABILIZATIONS WITHIN 14 DAYS OF THE INITIAL DISTURBANCE AFTER THIS TIME, DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED IN ADVANCE OF ANY RUNOFF PRODUCING EVENT



NOTES:

1) PREPARE SOIL BEFORE INSTALLING EROSION CONTROL BLANKET (ECB) INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.

2) BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE ECB IN A 6" DEEP, 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.

3) ROLL THE BLANKET DOWN THE SLOPE. BLANKET WILL UNROLL WITH THE APPROPRIATE S DE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

4) THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 6" - 8" OVERLAP DEPENDING ON BLANKET TYPE.

5) CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 6" OVERLAP, STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.

6) IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKET.

7) THE USE OF WELDED PLASTIC MATTING IS NOT PERMITTED. ALL EROSION CONTROL MATTING MUST BE BIODEGRADABLE AND DEGRADE IN 6-24 MONTHS, DEPENDING ON THEIR MAKEUP.

EROSION CONTROL BLANKET SLOPE INSTALLATION
4 C-2 NOT TO SCALE

STORMWATER CONSTRUCTION NOTES:

A. SITE CONSTRUCTION WILL BE CONDUCTED IN A MANNER THAT KEEPS THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME TO A MINIMUM.

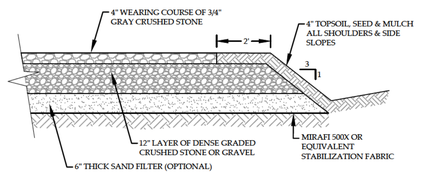
B. AREAS OF EXPOSED SOIL THAT ARE NOT BEING ACTIVELY WORKED, INCLUDING SOIL THAT HAS BEEN STOCKPILED, WILL BE STABILIZED.

C. STORMWATER SHALL BE CONTROLLED DURING CONSTRUCTION TO MINIMIZE SOIL EROSION AND TRANSPORT OF SEDIMENT TO SURFACE WATERS.

D. SOIL DISTURBANCE SHALL NOT BE ALLOWED BETWEEN THE PERIOD OF OCTOBER 15 TO APRIL 15 UNLESS ADEQUATE EROSION CONTROL MEASURES ARE TAKEN TO ENSURE COMPLIANCE WITH (A), (B) AND (C) AS NOTED ABOVE, TAKING INTO ACCOUNT WINTER AND SPRING CONDITIONS.

E. THE STORMWATER DRAINAGE SYSTEM MUST BE CONTINUOUSLY MAINTAINED TO ENSURE THAT EXISTING DRAINAGE PATTERNS ARE NOT ALTERED IN A MANNER TO CAUSE AN UNDUE ADVERSE IMPACT ON NEIGHBORING PROPERTIES, TOWN HIGHWAYS OR SURFACE WATERS.

F. FOLLOW THE VERMONT HANDBOOK FOR EROSION PREVENTION AND SEDIMENTATIONL CONTROL FOR LOW-RISK SITES.



TYPICAL GRAVEL DRIVEWAY SECTION
5 C-2 NOT TO SCALE

REVISION: 10/21/26 - REVISED SITE PLAN WITH GILSON SURVEY INFORMATION

PARTIAL SITE PLAN & DETAILS
PARTRIDGE HILL PARTNERS LLC
500 PARTRIDGE HILL ROAD
STOWE, VERMONT

MUMLEY ENGINEERING, INC.
46 HUTCHINS STREET
MORRISVILLE, VT 05661
WWW.MUMLEYENGINEERING.COM
COPYRIGHT© 2026 - MUMLEY ENGINEERING, INC.

PROJECT NO.....26052
DRAWN BY.....WEH/REB
CHECKED BY.....TRM
SCALE.....AS SHOWN
DATE.....10/02/26

SHEET NO.
C-2
2 OF 2 SHEETS

Reice Branon

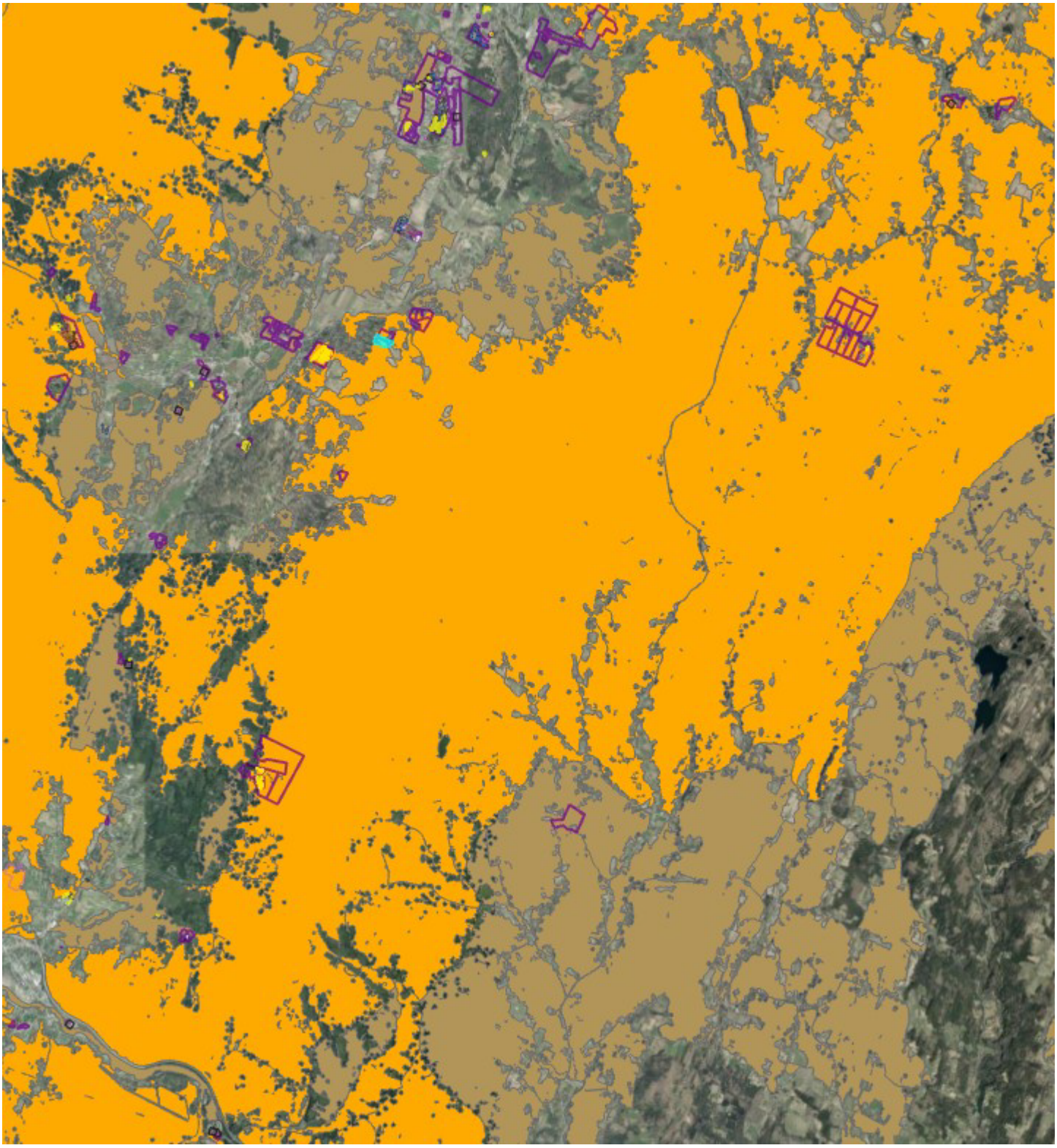
From: Mangelinckx, Joelle
Sent: Thursday, September 17, 2026 11:44 AM
To: Reice Branon
Subject: RE: 26052 - Saponaro, 500 Partridge Hill Rd Stowe - Proposed 2-lot subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Reice,

As promised, a more thorough explanation. Rather than thinking about Habitat Blocks from the Atlas specifically because that layer is not very helpful and outdated, I'd like to introduce you to the Vermont Conservation Design. Please look through this story map to get an idea of the goals of VCD, how it was made, and how it is to be used. VCD identifies the highest priority areas for conservation in Vermont based on multiple components of that confer ecologically functional landscapes.

Based on VCD, I could see that this project is in a highest priority (HP) interior forest block, HP connectivity block, and HP geological diversity block. Therefore, I reached out to our Natural Community Ecologist, Bob Zaino, to see his level of interest or concern about this proposed project. He is **not concerned about this project** because it is a relatively small amount of clearing proposed is near the fragmented edge of a very large/intact forest block. See image below where this project is highlighted in cyan in relation to the HP forest block:



Let me know if you have any questions!

Thanks!

Ellie Mangelinckx (she/her) | Wildlife Biologist, Habitat Protection Biologist
Vermont Department of Fish & Wildlife
5 Perry Street, Suite 40 | Barre, VT 05641

Written communications to and from state officials regarding state business are considered public records and may be subject to public scrutiny.

From: Mangelinckx, Joelle
Sent: Wednesday, September 16, 2026 1:59 PM
To: Reice Branon
Subject: RE: 26052 - Saponaro, 500 Partridge Hill Rd Stowe - Proposed 2-lot subdivision

Hi Reice,

Thanks for asking. Habitat blocks are different from Deer Wintering Areas, and I'll explain better what they are in my next email to you. In the meantime, I am going to send this project to my colleague to get their opinion about the proposed impacts to habitat blocks from this project.

I'll get back to you as soon as I hear back from them!

Thank you!

Ellie Mangelinckx (she/her) | Wildlife Biologist, Habitat Protection Biologist
Vermont Department of Fish & Wildlife
5 Perry Street, Suite 40 | Barre, VT 05641

Written communications to and from state officials regarding state business are considered public records and may be subject to public scrutiny.

From: Reice Branon
Sent: Wednesday, September 16, 2026 9:22 AM
To: Mangelinckx, Joelle
Subject: RE: 26052 - Saponaro, 500 Partridge Hill Rd Stowe - Proposed 2-lot subdivision

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.
Good morning Ellie,

I am following up on this as I think the Town of Stowe is also going to ask about the Habitat Block along with the Deer Wintering Area.

Is there much of difference between the two? I understand the Habitat Block layer is somewhat new on the ANR map, so I am a little unfamiliar with its significance compared to Deer Wintering layer.

Could you provide your thoughts on if this proposed subdivision poses impacts on the habitat block?

Happy to answer any questions or concerns,

Thank you!
Reice Branon

Project Location



VCS GRID

Referenced Plats or Plans

A. "Plan of Land in Stowe, Vermont; Property of Kenneth Garzo"; prepared by J.P.R. Associates, Inc.; dated November, 1975, last revised March, 1992; Map Book 9 Page 13.
B. "Lot Line Adjustment; William Robbins"; prepared by Glenn R. Towne; dated March, 2009; Map Book 18 Page 103.
C. "Corrected Plot Plan of Glen Brook Area of Mansfield View Properties Inc."; prepared by J. Phillip Rich; dated July, 1971; Map Book 1 Page 19.
D. "Subdivision of Land of Declan O'Sullivan"; prepared by Paul C. Harrington; dated October 1981; Map Book 3 Page 143.
E. "Plan of Land in Stowe, Vermont; Revised Lot Layout; Gleenbrook Area; Mansvield View Properties, Inc."; prepared by J.P.R. Associates, Inc.; dated September, 1973; Map Book 1 Page 72.
F. "Survey Showing Highway Discontinuance of Portion of Partridge Hill Road (Stowe T.H. #57) and New Turnaround on Land of Randal P. Hoder & Sophie Hoder", prepared by Grenier Engineering, P.C., dated May 2018, Map Book 23 Page 10.

Survey Notes

1. Purpose of this survey is to retrace, monument and document the boundaries of an existing parcel of land deeded to Partridge Hill Partners, L.L.C. by warranty deed dated July 29, 2024 recorded Volume 1231 Page 222 of the Stowe Land Records. Other neighboring property lines and buildings shown MAY be approximate only, and are shown for information purposes only.
2. Field survey was conducted September 2026 utilizing Static Base/RTK Rover GPS. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations on or adjacent to the site (Reference Frame NAD83 (2011, Epoch 2010)).
3. Iron pipes shown as "found" are typically labeled with inside diameter, rods with outside diameter, unless otherwise indicated. Condition of pipes, rods and markers found are "good" unless otherwise noted. Corners denoted "Proposed" shall typically consist of 5/8" diameter rebar capped with aluminum disks stamped "Gilson Land Surveying, PLLC--VT LS #109314", typically set flush with existing grade.
4. This survey and certification do not constitute a guaranty of title.
5. An effort has been made to identity record or observed easements, however easements may exist not depicted on this survey.
6. Not being within the scope of this survey, Gilson Land Surveying, PLLC has conducted no investigation whatsoever respecting whether or not the property and each component thereof is in compliance with state or local permits.
7. Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. Buried utilities shown are depicted based solely on surface indications. Actual locations may vary. Contact Dig Safe (888-344-7233) prior to any construction.
8. Volume 791 Page 84 grants a 25' wide utility easement to Telephone Operating Company of LLC. Location of the easement is described as "from Utility Pole 11 (MSVL W&L Pole 11) and proceed in a westerly direction for approx 100' in 2" PVC conduit placed by customer, to an angle point, thence turning and running in a generally northerly direction on the east side of Partridge Hill Road to the Grantor's northerly property line" and "to be established by and upon the final inspection and acceptance of the facilities by the Grantees".
9. Parcel lies in the RR-5 Zoning District.
10. Partridge Hill Road is depicted as a 3 rod right of way based on previous surveys, monumentation found and the centerline of the traveled portion of the highway.

Legend

SUBJECT PROPERTY LINE	IPF/CPF/RBF/CRF — IRON PIPE/CAPPED PIPE/REBAR/CAPPED REBAR FOUND
PROPOSED PROPERTY LINE	CRP — CAPPED REBAR PROPOSED
OTHER PROPERTY LINE	△ CALCULATED POINT
EXISTING EASEMENT LINE	Ⓦ EXISTING WELL
PROPOSED EASEMENT LINE	EXISTING UTILITY POLE
E EXISTING ELECTRIC	AG/BG ABOVE GRADE/BELOW GRADE
	n/f NOW OR FORMERLY

Parcel # 22033
438 Glenbrook Road
n/f
T. COCKER
Vol. 381 Pg. 65

Parcel # 22034
424 Glenbrook Road
n/f
K. D. HALLIWELL
Vol. 892 Pg. 50

Parcel # 22035
21 Forest Lane
n/f
B. C. & C. A. WIGGINS
Vol. 575 Pg. 296

Parcel # 24036
71 Forest Lane
n/f
ADAMY-FLAM REVOCABLE LIVING TRUST
Vol. 703 Pg. 307

Parcel # 22025
Glenbrook Road (undeveloped)
n/f
M. N. KALLIOTZIS
Vol. 1018 Pg. 44

Parcel # 24011
314 Partridge Hill Road
n/f
A. S. & A. L. MAGANZINI
Vol. 144 Pg. 8

Parcel # 24011020
500 Partridge Hill Road
PARTRIDGE HILL PARTNERS LLC
Vol. 1231 Pg. 222
BEFORE SUBDIVISION
30.02 Acres

PROPOSED LOT 1
22.19 Acres

PROPOSED LOT 2
7.83 Acres

CRF 5/8" 1.7' AG
N 63°11'36" W 557.17'
CRF 5/8" 1.0' AG
S 34°57'53" W 139.91'
S 25°52'02" W 168.34'
S 24°11'05" W 32.43'
CRF 1/2" 1.3' AG
S 24°11'05" W 129.95'
CRF 1/2" 1.2' AG
S 22°28'56" W 108.32'
CRF 1/2" 0.9' AG
S 23°23'31" W 190.91'
IRF 1/2" 0.9' AG
S 23°10'43" W 150.08'
IRF 1/2" 1.5' AG
S 24°52'31" W 80.76'
CRF 1/2" 3.0' AG
S 25°29'57" W 194.56'
CRF 1/2" 2.0' AG
S 72°23'39" E 896.64'
IPF 3/4" 2.5' AG
N 72°29'52" W 380.05'
CRF 5/8" 1.4' AG
CRF 5/8" 1.0' AG
S 12°13'48" W 103.22'
N 64°38'29" W 245.00'
CRF 5/8" 1.1' AG
MW&L 3575
OVERHEAD ELECTRIC LINE
R=1069.83' L=139.28'
FAIRPOINT 10
N 64°27'37" W 861.05'
PROPOSED PROPERTY LINE
N 22°10'20" W 229.62'
PROPOSED PROPERTY LINE
N 68°13'55" E 199.99'
CRF 1/2" 1.2' AG
N 68°13'55" E 195.10'
CRF 5/8" 0.3' AG
S 27°42'26" E 24.00'
CRF 5/8" IN BASE OF TREE
N 67°57'46" E 176.02'
END OF TOWN RD REF PLAT F
TURNAROUND EASEMENT AREA HELD BY TOWN OF STOWE
CRF 5/8" 0.5' AG
N 37°25'30" W 29.50'
R=244.34' L=32.88'
R=132.32' L=111.20'
N 10°43'26" E 135.71'
N 30°47'42" E 280.80'
R=405.82' L=142.16'
PARTRIDGE HILL ROAD
TO MOSS GLEN FALLS RD
70' SETBACK
75' SETBACK
25' WIDE RIGHT OF WAY EASEMENT TO VILLAGE OF MORRISVILLE WATER AND LIGHT CENTERED ON UNDERGROUND CABLE VOL. 813 PG. 5 (APPROXIMATE LOCATION)
APPROXIMATE UNDERGROUND ELECTRIC LINE
TENNIS COURT
HOUSE
GARAGE
POND
TREEHOUSE (TO BE REMOVED)
PROPOSED 25' RIGHT OF WAY
POSSIBLE ENCROACHMENTS INCLUDING ELECTRIC WATER PUMP, FIRE PITS AND PICNIC SITES IN THIS AREA
EXISTING TREELINE (TYPICAL)
PROPOSED TREELINE (TYPICAL)
BUILDING ZONE

PROPOSED RIGHT OF WAY DIMENSIONS

LINE	BEARING	DISTANCE
L1	S 76°23'26" W	148.15'
L2	S 69°06'41" W	196.42'
L3	N 22°10'20" W	25.01'
L4	N 69°06'41" E	196.98'
L5	N 76°23'26" E	137.13'

CURVE	RADIUS	ARC LENGTH
C1	195.00'	24.77'
C2	220.00'	27.95'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Parcel # 24011040
520 Partridge Hill Road
n/f
S. & R. P. HODER
Vol. 891 Pg. 301

Gilson
Land Surveying, Inc.
109 Twin Peaks Road, Waterbury Center, VT 05677
www.gilsonlandsurveying.com 802-585-6833

ORIGINAL INK on MYLAR

RECEIVED FOR RECORDING IN THE LAND RECORDS OF THE TOWN OF STOWE, VERMONT, AT_____ O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____, TOWN CLERK

This plat is subject to the terms and conditions of subdivision approval by the Stowe DRB per the Subdivision Regulations of the Town of Stowe. Ther terms and conditions of the approval and related information are on file in the Stowe Zoning Office.

DRAFT for Review 10/21/2026

Certification

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" above, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 27 VSA 1403, "Recording of Land Plats". This statement valid only when accompanied by my original signature and seal.

Rebecca Gilson, PLS VT LS 109314

Revisions		
Date		By

Subdivision Survey
Property of
PARTRIDGE HILL PARTNERS LLC
500 Partridge Hill Lane
Stowe, VT

1" = 100' | Date: 10/7/2026 | DWG# 26071

Filed 4-27-82 AT 9:05 AM ATTEST: Marie Bitterly TOWN CLERK

35-11 Book 4 Page 3

