



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

Ridgerunner LLC, David Rontal

Mailing Street Address
City, State and Zip

PO Box 470857, Brookline MA 02447

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

157 West Ridge Road, Stowe, VT 05672

Tax Map ID

06-101.110

Existing Use Single Family Residence

Proposed Use no change

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

Proposed boundary line adjustment with driveway and right of way relocation resulting in clearing of trees.

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:

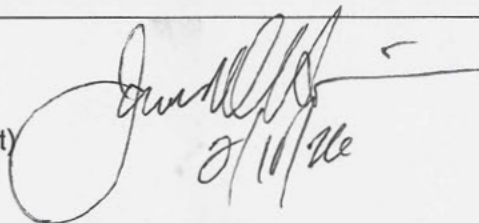
Date:

02/10/2026

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.

James DePiano
97 West Ridge Road, Stowe, VT
(Adjacent Property Owner to Applicant)


2/10/26

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 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:

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	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	
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	300.00
Fee:		\$ 600.00
Signs	84.00	
Fee:		\$ 600.00
Recording Fees /Stowe Land Records (set by state law)		

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	\$ 15.00
Total Application Fee Including Recording		\$ 645.00

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.

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

July 1, 2026

Subject: Proposed Residential Driveway Relocation (RHOD)
Ridgerunner, LLC c/o David Rontal
157 W Ridge Road, Stowe, VT

Project #20019

Dear Sarah,

Please find attached an application and supporting documents proposing relocation of a pre-existing non-conforming gravel driveway at 157 W Ridge Road and a boundary line adjustment between Lot #11 and Lot #12. This application modifies a prior subdivision approval (S-88-8) and previously approved modifications identified in projects 3744, 3861, and Z-0585. Of note, in S-88-8 the Stowe Development Review Board approved this parcel's subdivision with certain clearing limits as shown on then approved plans. This application modifies those limits and offers alternative compliance through revised clearing limits such that the total amount of clearing remains consistent with what was originally approved albeit in slightly revised locations.

As you are aware, in 2025, in Project 7518, the Applicant asked for approval to relocate this driveway. In a decision dated June 17, 2025, the DRB denied that request because the Applicant did not demonstrate that their plans conformed to the intent of the prior permits and did not prove that there was a reason to amend the clearing limits previously approved. Namely the DRB did not find that the clearing then proposed by the Applicants satisfied the intent of the previously approved clearing limits and/or was otherwise motivated by one of the three factors identified in Section 2.16 of the Stowe Zoning Regulations. This new application seeks to address concerns associated with the project regarding the Stowe Club Test.

In balancing the competing policies of flexibility and finality (referred to 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.

The application considers that there is a change in law as the Stowe Zoning Regulations have changed. It appears that when the subdivision was approved in 1988, Stowe did not have a driveway standard nor a RHOD standard. Now it does and has therefore created a non-conforming situation. Today, Stowe does not allow a driveway to be built in this district with any portion of the driveway being steeper than 15% and every driveway must have an average grade of 12%. See *Zoning Regulations* at p. 131. This is a safe access standard and a stormwater management standard. By limiting steepness, the zoning regulations seek to prevent dangerous winter conditions from existing and limits erosive runoff of water.

The current driveway as it was approved and as it was constructed, is steeper than what is allowed today under the zoning regulations. It has sections much steeper than 15% and an average grade greater than 15%. This has caused many problems with access and presents a risk to any person including any first responder, visitor or guest.

The proposed site plan includes improvements to the steepness to construct a conforming driveway. The revised driveway will also aid in the management of stormwater runoff and flow as its lesser grades and new culvert

will manage water flow better than the short steep driveway that exists today.

The proposed project is consistent with the concept that there must be flexibility in land-use decisions. To elevate the concept of “finality” and adherence to conditions that are now almost 40 years old, is not logical when it results in the perpetuation of a non-conformity and driveway steeper than what public works, or this DRB, would deem safe today. There is no reason to think had the standards in 1988 been what they are today, that the DRB would not have approved the subdivision with the proposed clearing limits.

The Applicant acknowledges that the original clearing limits condition was driven by aesthetic concerns. Thus, the Applicant does not ask to modify the driveway and in so doing, modify the clearing limits, without seeking to respect the overall amount of clearing and preserve the aesthetics of the area. As shown in this new application, the old driveway is getting filled in with native trees and will be fully revegetated. Secondly, all the slopes cleared for construction of the new driveway *will be* replanted. The slopes will be replanted with native species of brush and trees and allowed to fully revegetate. This results in almost no additional clearing impacts over what was approved in the past *and* a safer driveway. In fact, Applicants will be installing *more trees and plants than are being removed*. The Landscaping plans attached to this Application illustrate the extensive plantings proposed in order to respect the clearing limits condition.

I. Parcel Information

The parcel is located within the Rural Residential (RR3) zoning district, the Source Protection Overlay District and partially within the Ridgeline and Hillside Overlay District (RHOD).

The applicant is the landowner of two contiguous parcels identified as Lots #11 and #12 on the original subdivision plan. Partial clearing had occurred during the construction of the shared infrastructure common to the development, prior to current RHOD review criteria. The existing residential home on Lot #11 was approved by the Town in 2008 & 2009 (permit no. 3744 & 3861) while Lot #12 remains undeveloped.

This application proposes relocating the gravel drive providing access to the single-family home on the property, as detailed on the attached Site Plan. Both the existing and proposed driveways extend onto a portion of Lot 1, (97 West Ridge Road owned by Depiano) and include a 30ft wide access easement which will be relocated to center on the new alignment. The new location is shifted at most 115ft east and allows for near 10% grade, reduced from the existing $\pm 15\%$ average grade. Supplemental work would include re-grading, culvert installation to maintain existing drainage patterns and an estimated $\pm 12,000$ square feet of initial tree clearing. However, the Applicant is then replanting $\pm 11,000$ square feet as shown on the Landscaping plans with trees, and replanting the old driveway such that the only new cleared land will be the new driveway.

Because tree removal is located outside the clearing limits shown on previously approved plans, this project requires review and approval by the DRB.

The project conforms with all the planning and design standards set forth in the regulations, including dimensional requirements and general planning standards. In the RHOD the Town sets forth a collection of Standards for Site Development¹. As discussed below, this application meets those standards.

Standard 1

All development, including grading, clearing and construction of driveways, shall provide for the retention of

¹ These standards were adopted in 1997 – a decade after the subdivision approval was issued and were not considered at the time the original permit was issued.

native topsoil, stabilization of steep hillsides, prevention of erosion, and consequent sedimentation of streams and watercourses. Peak stormwater discharge from the site after development shall not exceed pre-development levels for a two (2) year/twenty four (24) hour storm event and existing drainage patterns will not be altered in a manner to cause an adverse impact on neighboring properties, town highways or surface waters.

This application meets Standard 1.1 by *reducing* the erosive effects through a reduction of averaged slopes within the development area. The current driveway slope will be reduced, as well as a portion of the wooded area above. Existing slopes within the project area are near 1.5ft (horizontal) over 1ft (vertical). The maximum finish grade slope implemented in the design is 2ft (horizontal) over 1ft (vertical). These sloped areas will be further stabilized with installation of erosion control netting surrounding new shrub plantings. Existing drainage patterns are maintained for the site with the work proposed to include extension of the two existing culverts directing flow within the project area, and the addition of a drainage swale to replace the existing culvert at the base of the existing driveway.

Standard 2

Subsequent to the application for a zoning permit within the RHOD, forest management and timber harvesting shall, at a minimum, adhere to the guidelines included in the publication Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont, published by the Vermont Department of Forests, Parks and Recreation in 1987.

This does not appear to directly apply because this is not a logging job or timber harvest job. To the extent the referenced manual applies, the project complies with it as the driveway is designed in accordance with water management practices. The driveway will have a cross slope leading to sheet flow to accommodate runoff. Runoff is then dispersed. During construction silt fencing will be used and exposed soils will be stabilized. After construction, the area will be reseeded and replanted as shown in the landscaping plan.

Standard 3

Does not Apply

Standard 4

Development shall not result in an undue adverse impact on fragile environments, including designated wetlands, wildlife habitats, streams, steep and extremely steep slopes and unique features. All efforts will be made to protect/preserve such areas and promote suitable buffers.

This project meets this standard. There are no wetlands, habitats, streams or unique features impacted. The driveway is proposed to be constructed along a section of steep slopes, avoiding areas of even steeper slopes which reduces impacts to the extent practical. The location of the proposed driveway is informed by the necessary length to accommodate the grade change between West Ridge Road and the constructed house-site while maintaining near 10% maximum grade. Consideration is given to maintaining a compact development footprint which reduces overall site disturbances and required tree clearing. To the largest extent possible, all the existing vegetation is preserved as a buffer and post construction practices will be implemented to protect the stability of the re-graded slope areas including installation of erosion control matting and planting of native shrubs.

A low level habitat block (2 of 10) and deer wintering area is mapped on the property and within the developed areas of the site. The proposed improvements are maintained within ± 120 ft of the existing developed site in a manner to minimize potential impacts to these features.

Standard 5

If the project is on a forested hillside, there will be no significant exposure of buildings, and all development shall be minimally visible and blend in with surroundings in winter months. The amount and location of clearing adjacent to structures shall be limited; additional tree planting may be required in instances where such planting is needed to visually interrupt the portion of structures visible from defined vantage points.

The application meets this objective. The driveway, an at-grade feature will be screened from all public vantage points by existing topography and vegetation. With the additional tree clearing proposed southeast of the existing house there will be no change to expected views onto the property from the vantage points identified in previous applications. Given the location of the tree clearing, the potential to create views onto the neighboring DePiano property was reviewed and as demonstrated on subsequent pages, none were identified.

This is not clearing for "views." As directed, some islands of trees are left and any visual impacts are mitigated by the additional replating which features native plants in the size and type commonly used in this area. There are no large gaps expected as the RHOD provisions caution against. The Applicant is of course open to additional planting suggestions by the DRB.

Standard 6

Development shall not detract from the sense of order or harmony of the landscape patterns formed by forests, agricultural fields and open meadows. (See illus. B3-B6.)

This project does not alter the character and landscape patterns at all. It results in a lot with a driveway and planted slope surrounded by forest. This pattern abounds in the area and is not altered by relocating a driveway about 100feet to provide safe access in conformance with current regulations.

As directed by Guideline 6.6, the proposed landscaping is of native and hardy species typically found in the area. All new trees are proposed to be ½" to 2" caliber and all shrubs not less than 1 gallon. In addition, as shown in figure B7, the proposed trees are a mix of spruce, fir and maples.

Standard 7

During construction, trees identified on the landscaping plan are to be protected.

Trees shown as protected will be marked during construction to ensure they are not damaged or removed. Further, as suggested in Guideline 7.3, any native soils that are removed during the cut will be reused to the greatest extent possible.

Standard 8

Driveway grades shall not exceed fifteen (15%) percent and shall have an average grade that does not exceed twelve (12%) percent. Where necessary, limited steeper grades are acceptable if they serve to better minimize overall erosion potential and environmental/aesthetic impacts, provided adequate access is ensured for fire and rescue vehicles.

This provision is exactly what the Applicant is trying to meet. The current driveway does not meet this standard and the proposed driveway does. The application tries to track the designs shown in Illustration C2:B – with a curved road and not a straight road.

Standard 9

Does not apply as there is no building or structure development.

Standard 10

Does not apply as there is no building or structure development.

Standard 11

Does not apply as there is no lighting proposed.

Standard 12

Does not apply as there is no change in density.

The Applicant believes that this project meets the intent and desires of the 1988 subdivision and clearing limits imposed therein. While there are changes to those limits, those changes are driven by a desire to make a better and safer drive. They aim to align the driveway with those standards adopted in RHOD. To respect the condition and impose replacement aesthetic mitigation, the Applicants propose extensive replanting of the old driveway area and along any newly cleared areas. The Applicants ask that the DRB approve the project and in so doing, the Applicants welcome any discussion with the DRB as to additional plantings or conditions that the DRB feels appropriate.

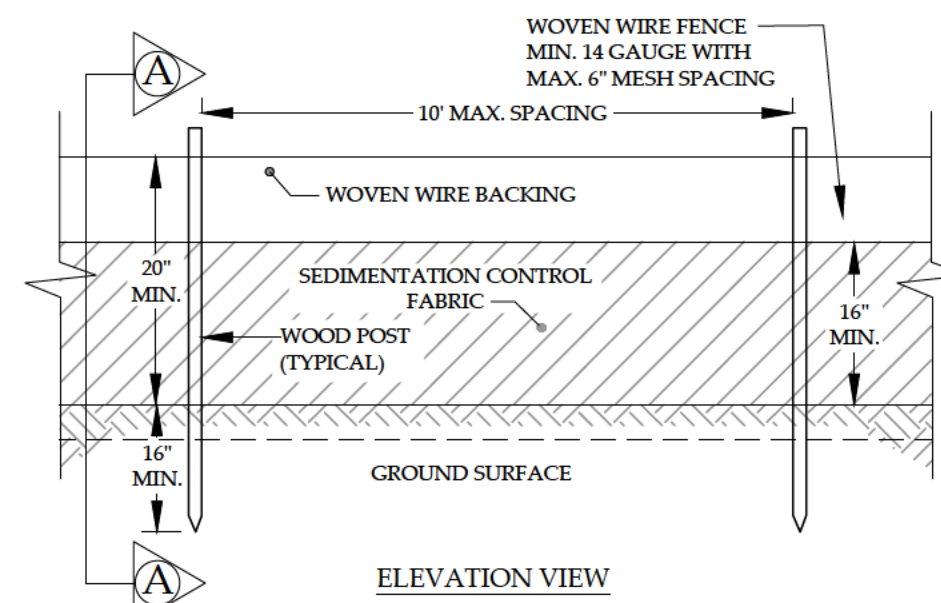
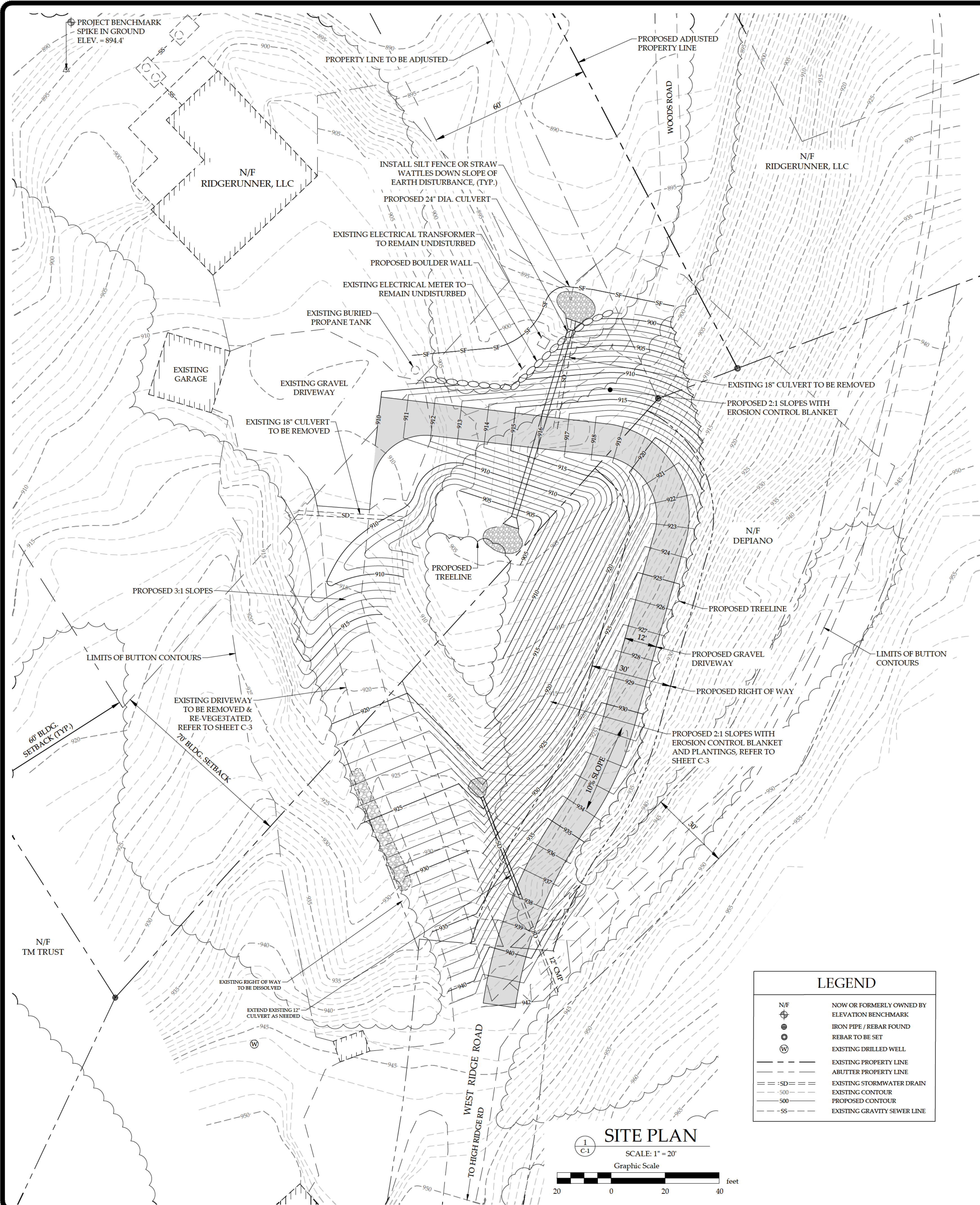
If you have any questions, please don't hesitate to contact me at tyler@mumleyinc.com or 802-851-8882.

Sincerely,

Tyler Mumley, P.E.

Possible Views onto DePiano Property





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.

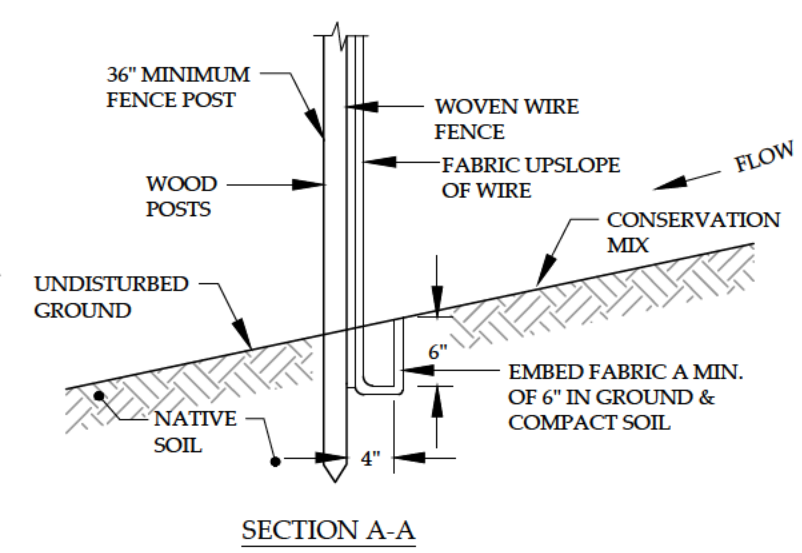
THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES, OF THE VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL, PREPARED BY THE STATE OF VERMONT DEPT. OF ENVIRONMENTAL CONSERVATION, DATED 2006.

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 T40N, 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.

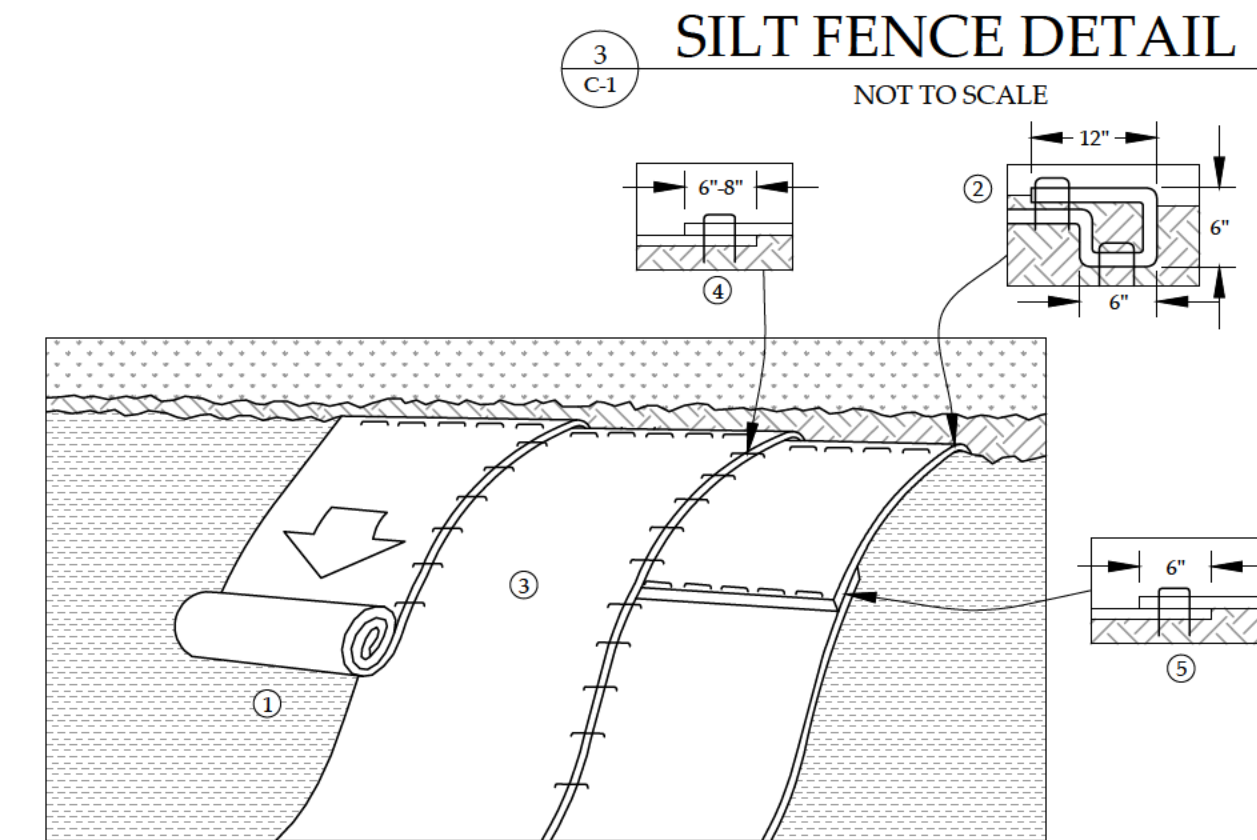
SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.

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.



SITE LOCATION MAP

NOT TO SCALE



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 SIDE 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 SPICED 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

NOT TO SCALE

4 C-1

PURPOSE OF PLAN:

RELOCATED DRIVEWAY WITH ASSOCIATED TREE CLEARING AND BOUNDARY LINE ADJUSTMENT BETWEEN LOT 11 AND LOT 12

ZONING NOTES:

DISTRICT: RR3, RHOD, SOURCE PROTECTION

MINIMUM LOT WIDTH: 250 FT

SETBACKS:

FRONT = 70 FT

REAR = 60 FT

SIDE = 60 FT

OWNER OF RECORD:

RIDGERUNNER LLC

C/O DAVID RONTAL

PO BOX 470857

BROOKLINE, MA 02447

PLAN REFERENCES:

- 1) TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 07-18-23.
- 2) TOPOGRAPHIC, PARCEL, AND SITE INFORMATION TAKEN ELECTRONICALLY FROM BUTTON PROFESSIONAL LAND SURVEYORS, PC AND FROM PLAN ENTITLED "PRELIMINARY SURVEY LANDS OF DAVID RONTAL, 157 WEST RIDGE ROAD STOWE", PREPARED BY BUTTON PROFESSIONAL LAND SURVEYORS, DATED 7/12/2023.

NOTES:

- 1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #1. 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 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: 11/11/25 - ADJUSTED CLEARING LIMITS

REVISION: 01/06/25 - ADD BOUNDARY LINE ADJUSTMENT

SITE PLAN

DAVID RONTAL

157 WEST RIDGE ROAD

STOWE, VERMONT

MUMLEY ENGINEERING, INC.

46 HUTCHINS STREET

MORRISVILLE, VT 05661

WWW.MUMLEYENGINEERING.COM

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PROJECT NO.23039

DRAWN BYWEH/TSW

CHECKED BYTRM

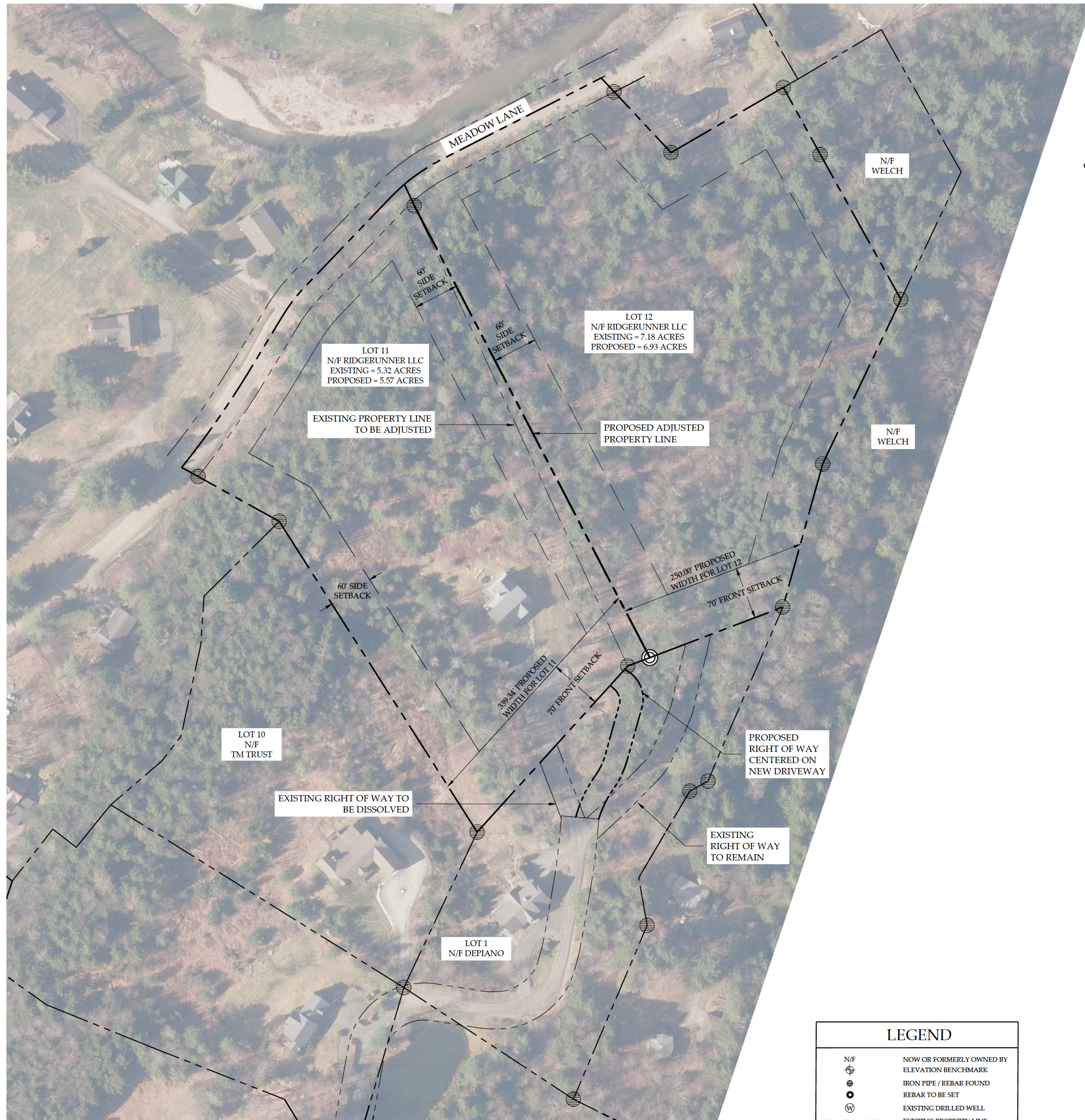
SCALEAS NOTED

DATE12/23/24

SHEET NO.

C-1

1 OF 3 SHEETS



1
C-2

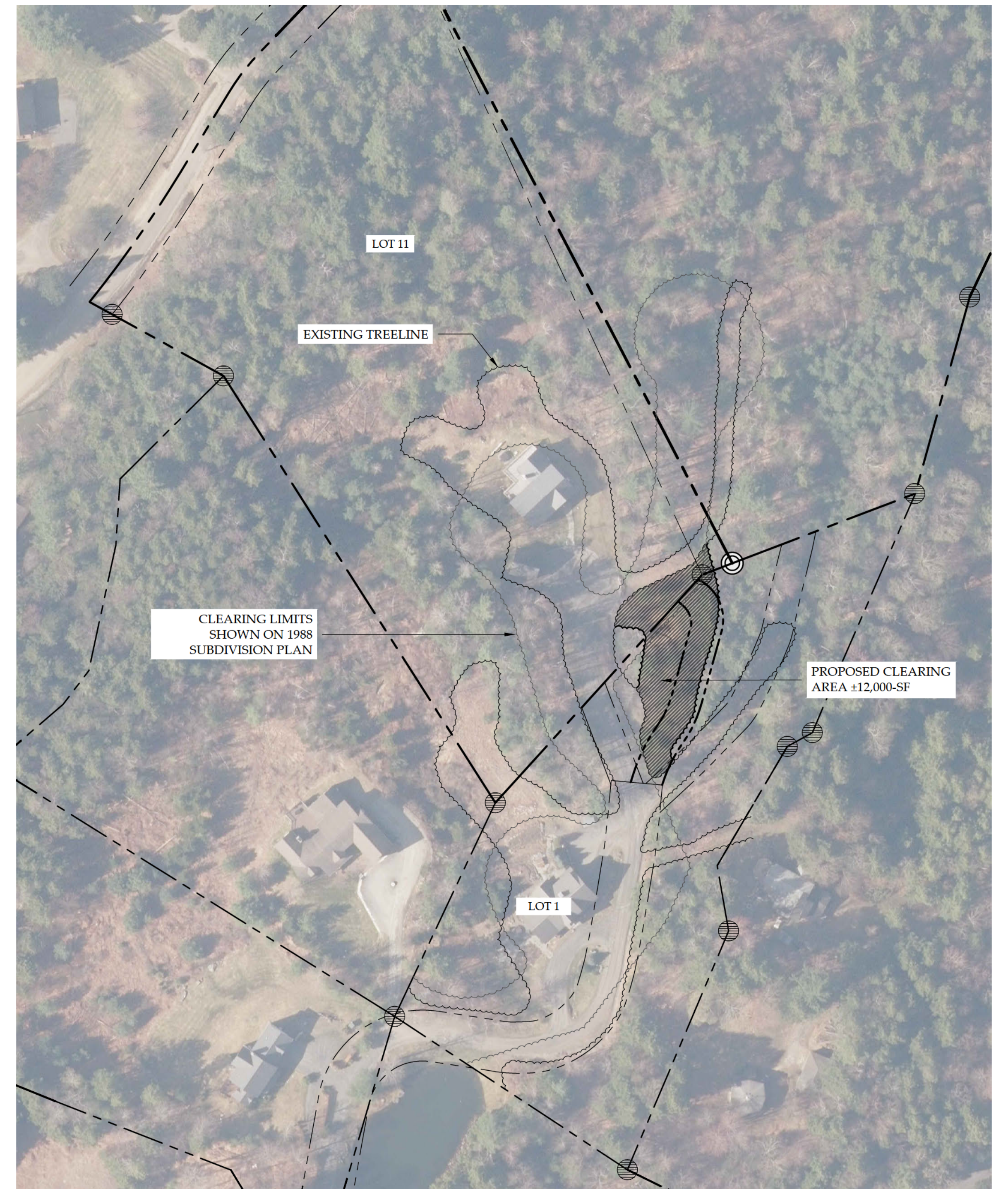
OVERALL SITE PLAN

SCALE: 1" = 80'

Graphic Scale

80 0 80 160 feet

LEGEND	
N/F	NOW OR FORMERLY OWNED BY
⊕	ELEVATION BENCHMARK
●	IRON PIPE / REBAR FOUND
○	REBAR TO BE SET
⊙	EXISTING DRILLED WELL
---	EXISTING PROPERTY LINE
- - -	ABUTTER PROPERTY LINE
---	PROPOSED PROPERTY LINE
- - -	PROPERTY LINE TO BE DISSOLVED



2
C-2

LOT 1 & LOT 11 CLEARING LIMITS

SCALE: 1" = 80'

REVISION: 11/11/25 - ADJUSTED CLEARING LIMITS
REVISION: 02/12/25 - ADD PLAN VIEW FOR CLEARING LIMITS ON LOTS 1 & 11

OVERALL SITE PLAN
DAVID RONTAL
157 WEST RIDGE ROAD
STOWE, VERMONT

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PROJECT NO.23039
DRAWN BY.....WEH/TSW
CHECKED BY.....TRM
SCALE.....AS NOTED
DATE.....01/06/24

SHEET NO.

C-2

2 OF 3 SHEETS

