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 Information & Location	
Physical Address	0 Robinson Springs Road
Tax Map ID	11-081.020
Existing Use Undeveloped	**Proposed Use** Residential

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

To subdivide the existing 40.15+/- acre lot on Robinson Springs Rd owned by Octagon Builders LLC. The project site is in the RR5 district and RHOD. Lot 1 = 5.7+/- acres. Lot 2 = 5.3+/- acres. Lot 3 = 28.4+/- acres.
Pre-development clearing limits and proposed access drives are shown for Lot 2 and Lot 3. Lot 1 clearing limits, proposed residence and access drive are shown. Off-site visibility to public vantage points is very limited at this location and the proposed site clearing

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:	Signature:
☑ Property Owner OR	
☐ Agent for Owner	Date: 8/31/26

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: 26'10" */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: NA	# Bathrooms: 4	# Bedrooms: 4	# Kitchens: 1
New Rooms: 13	# Bathrooms: 4	# Bedrooms: 4	# Kitchens: 1

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	1260.00
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	$0.12	17.28
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	540.00
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	$ 15.00
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		$ 2172.28

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.

DRIVEWAY ENTRANCE PERMIT

TOWN OF STOWE
PUBLIC WORKS DEPARTMENT (PWD)
PO Box 730
Stowe VT 05672

OWNER/APPLICANT INFORMATION

PROPERTY INFORMATION:

Physical Address of Property:	0 Robinson Springs Rd
Tax Map / Parcel Number:	11-081.020

Owner/Applicant:	Contractor/Agent:
(Signature)	(Signature)
9/10/26 (Date)	9/10/26 (Date)

GENERAL CONDITIONS

1. Permit Application Fee = $100 (non refundable) payable to the Town of Stowe.
2. Provide a plan or sketch depicting the proposed driveway and stake the location in the field for inspection.
3. All Driveway Entrances shall comply with the VTrans. Standard Drawing B-71 reproduced on the reverse side of this permit.
4. Driveway Entrance construction shall be reviewed and approved by DPW prior to issuance of a Zoning Certificate of Occupancy.
5. Permit expires 2 years after date of approval if driveway entrance is not constructed.

SPECIAL CONDITIONS

PERMIT APPROVAL

This Driveway Entrance Permit Application is hereby approved subject to the General Conditions and Special Conditions noted herein

(Name)	(Signature)
(Title-Authorized Representative)	(Date)

Sarah and Kayla,
See application materials for Octagon Builders subdivision on Robinson Springs Rd. This includes all site plans, building elevations, lighting details, app, fee receipt and cover letter. Please note that the view sections map serves as the location map as it shows the surrounding area with road names etc…
Building elevation sheet is labeled with the first floor elevation as related to the site plan, labels the lighting locations, and labels the building height.
There is no specific landscaping plan provided because the lots are shown to retain a lot of natural forest cover and that easily provides the screening necessary.
Please let us know if you can get a referral notice out in time for this Friday to secure the mid October DRB date.

Thanks,

Chris Austin

Permit Coordinator
Class B Licensed Septic Designer, #622
Grenier Engineering, PC
Post Office Box 445
Waterbury, Vermont 05676
Office- 1-802-244-6413



**** WARNING ****
This message originated from an external email account. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sarah,
Thank you for your speedy review! I think we have answers for all topics here except for #7, which will be delivered asap as noted. See answers below in Red.
Also see attached.

Thanks,

Chris Austin

Permit Coordinator
Class B Licensed Septic Designer, #622
Grenier Engineering, PC
Post Office Box 445
Waterbury, Vermont 05676
Office- 1-802-244-6413



Hi Chris,

We've preliminarily reviewed this application and offer the following comments/questions:

1. Can you provide the calculations of your steep slopes analysis and/or a map showing the location and associated acreages of steep slopes? The calculations are shown on the overall site plan and the steep slopes identified on Lot 1 and Lot 2 are shaded with the area noted on the site plan. Lot 3 does not have any steep slope in the 5 acres minimum area, so there is no steep slope to calculate as 5 acres of non-steep land is met and it is then proposed at 28 + acres. I have attached the site plan with this info, with a couple PDF notes/arrows to call them out specifically. Also attached is a worksheet for this regulation that Eric Phaneuf had sent us. It represents the same thing as the already provided site plan shows.

2. Please obtain driveway entrance approval or preliminary review from DPW. We have submitted an application for their review. We are happy to proceed with this early in the process but we also believe that a curb cut is something the DRB can condition be obtained in the future. We are not aware of it being required to get a curb cut permit to be considered a complete application. The access does meet the zoning regulations involved. DPW has repeatedly told us it is not appropriate for them to comment without an official application submitted, so if you are seeing they are commenting on driveways for DRB reviews without applications for other consultants/projects, we need to know how that gets done. In any case we have submitted an application to them so they will review this.
3. Please provide driveway grades and details for each lot. See attached driveway construction detail with each lots driveway avg grade/length/width listed.
4. Please provide a smaller scale site plan showing the full parcel and the proposed lots in full. Proposed Lots 1 & 2 are shown in full but on a portion of Lot 3 is shown. The submitted plan set shows all 3 lots in total on the Overall site plan. It is re-attached here with the zoning calculation notes added as described above. The owner does own an adjacent small strip of land to the north of this lot. Not within the lot being subdivided, which is Parcel A of 40.15 acres (to centerline, 39.5 to edge ROW). See attached reference survey.
5. Will there be a shared driveway maintence agreement for Lots 1 & 2? Yes. We assume this is a standard condition of DRB. Similar to how it was done at Grennan and others.
6. Provide estimated impervious surfaces for each lot and areas of disturbance. Total impervious surface proposed (all +/-)= 15,327 sf (0.35+/- acres). Lot 1 = 6,214 sf (0.14 acres). Lot 2 = 5,513 sf (0.13 acres). Lot 3 = 3,600 sf (0.08 acres). Area of Disturbance proposed (all +/-) = (assuming all clearing limits shown include stumping, which may not be the case). Lot 1 = 1.36 acres. Lot 2 = 1.38 acres. Lot 3 = 3.3 acres. As stated in the cover letter, this represents disturbance/tree clearing proposed on only 15% of the land involved. 85% remains undisturbed/forested overall.
7. RHOD Standard 1.1 requires '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.' Please provide this information for each lot. We will be following up on this asap and would hope the application can be deemed complete considering the very small amount of proposed impervious surface vs the size and non steep slope of the land involved with development. Stormwater management is ample here and much of it will sheet flow into vegetated areas without building anything. But yes, we plan on supporting the application with this info asap, next week in any case.

I will continue to think about it but from an administritive perspective, it might be easier to assign this application two project #'s, one for the subdivision and one for the RHOD review for the dwelling, since one involves solely the subdivsion regulations, the other involves the zoning regulations. I will let you know how this might affect the warning.

Until we receive the items identified above, the application will be considered incomplete. Therefore, the time and notice requirements pursuant to 24 V.S.A. § 4448 will not be begin. Please feel free to reach out with any questions or comments.

Thanks!
Sarah

Subject: [EXTERNAL] Octagon Builders subdivision - Robinson Springs Rd

Sarah and Kayla,
See application materials for Octagon Builders subdivision on Robinson Springs Rd. This includes all site plans, building elevations, lighting details, app, fee receipt and cover letter. Please note that the view sections map serves as the location map as it shows the surrounding area with road names etc…
Building elevation sheet is labeled with the first floor elevation as related to the site plan, labels the lighting locations, and labels the building height.
There is no specific landscaping plan provided because the lots are shown to retain a lot of natural forest cover and that easily provides the screening necessary.
Please let us know if you can get a referral notice out in time for this Friday to secure the mid October DRB date.

Thanks,

Chris Austin

Permit Coordinator
Class B Licensed Septic Designer, #622
Grenier Engineering, PC
Post Office Box 445
Waterbury, Vermont 05676
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**** WARNING ****
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EXTERIOR LIGHTING CUT SHEET

DRB SUBMISSION

Proposed Lighting Fixtures

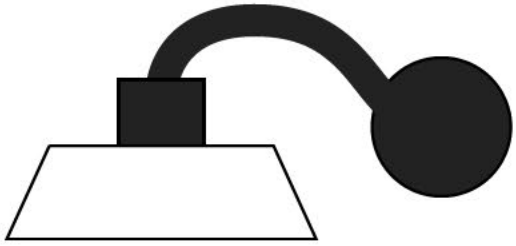
Two proposed fixture types for design review: an exterior barn-style wall sconce in black and a low-profile 4-inch recessed LED downlight.

Specification	Submitted Fixture
Fixture Type 1	Visual Comfort Studio - Barn Light Outdoor Wall Sconce - Black
Fixture Type 2	Lotus LED Lights - Ultimate 4 Inch Super Thin Recessed LED Trim - White
Design Intent	Restrained exterior architectural lighting with downward-oriented or recessed illumination and minimal visual impact.

Prepared from the product information supplied by the applicant and current Lumens product listings.

FIXTURE 1 - EXTERIOR WALL SCONCE

Visual Comfort Studio | Barn Light Outdoor Wall Sconce | Black



Profile schematic - black finish

Specification	Submitted Fixture
Manufacturer	Visual Comfort Studio (formerly Sea Gull Lighting)
Product	Barn Light Outdoor Wall Sconce
Finish / Material	Black / aluminum
Location Rating	ETL Listed Wet
Dark Sky	Lumens identifies this design as compliant with International Dark Sky Association standards
Dimensions - linked listing	16 in. W x 15 in. H; adjustable projection 24-30 in.; 5 in. diameter backplate
Light Source	1 x A19 / E26 lamp; bulb not included
Listed Output	1050 lumens with listed 53W halogen lamp; equivalent LED lamp may be used
Electrical	120V; dimmable
Distribution	Shielded barn-style shade directs illumination primarily downward

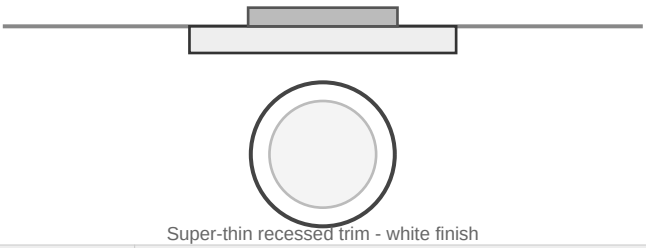
Product reference: Lumens - Barn Light Outdoor Wall Sconce by Visual Comfort Studio

lumens.com/barn-light-outdoor-wall-sconce-by-visual-comfort-studio-SGLP310097.html

DRB note: Submitted finish is black. Shielded, downward-oriented distribution is intended to limit glare and upward light.

FIXTURE 2 - RECESSED LED DOWNLIGHT

Lotus LED Lights | Ultimate 4 Inch Super Thin Recessed LED Trim | White



Super-thin recessed trim - white finish

Specification	Submitted Fixture
Manufacturer	Lotus LED Lights
Product	Ultimate 4 Inch Super Thin Recessed LED Trim
Model / MFR ID	LL4R24V-27K-WH (2700K listing)
Finish / Size	White / nominal 4 in.
Dimensions	0.5 in. H x 5.52 in. diameter
Location Rating	UL Listed Wet; suitable for outdoor use
Light Source	Integrated LED
Output / Wattage	750 lumens / 13.5W
Color	2700K warm white; CRI 90
Voltage	24V
Construction	Super-thin, air-tight; no housing required
Warranty	Limited 5 year

Product reference: Lumens - Ultimate 4 Inch Super Thin Recessed LED Trim by Lotus LED Lights

lumens.com/ultimate-4-inch-super-thin-recessed-led-trim-by-lotus-led-lights-LOTP294093.html

DRB note: Recessed configuration keeps the fixture visually unobtrusive. The submitted 2700K option provides a warm residential light appearance.

Octagon Builders
Robinson Springs Rd.

INTERPRETATION AND WORKSHEET FOR STOWE ZONING STANDARD 12

Section 9.5(3)E – Minimum Lot Area

Purpose

Standard 12 determines whether a proposed lot satisfies the minimum lot area required by the applicable zoning district. Land having slopes of 20% or less satisfies the minimum lot area requirement on a 1:1 basis. Land having slopes greater than 20% satisfies the remaining minimum lot area requirement using a **4:1 conversion ratio**: **4 acres of steep land satisfy 1 acre of the district's minimum lot area requirement.**

Lot 1

STEP	DESCRIPTION	ACRES
1	District Minimum Lot Area	5
2	Less: Non-Steep Land (≤20% slope)	4.8
3	Remaining Minimum Lot Area Requirement	0.2
4	Multiply Remaining Requirement × 4	0.8 acres of steep land required
5	Minimum Conforming Lot = Non-Steep Land + Steep Land Required	5.6

Area provided = 5.7 +/-

Illustration – RR-5 District

District Minimum Lot Area	5 acres
Non-Steep Land	4 acres
Steep Land Present	20 acres
Remaining Minimum Requirement	1 acre
Steep Land Needed (1 × 4)	4 acres
Minimum Conforming Lot	**8 acres**
Excess Steep Land	16 acres

Key Takeaway
The 4:1 applies to the amount of steep land required to satisfy the remaining minimum lot area requirement after factoring in the amount of the proposed lot's non-steep acreage.

INTERPRETATION AND WORKSHEET FOR STOWE ZONING STANDARD 12

Section 9.5(3)E – Minimum Lot Area

Purpose

Standard 12 determines whether a proposed lot satisfies the minimum lot area required by the applicable zoning district. Land having slopes of 20% or less satisfies the minimum lot area requirement on a 1:1 basis. Land having slopes greater than 20% satisfies the remaining minimum lot area requirement using a **4:1 conversion ratio**: **4 acres of steep land satisfy 1 acre of the district's minimum lot area requirement.**

Lot 2

STEP	DESCRIPTION	ACRES
1	District Minimum Lot Area	5
2	Less: Non-Steep Land (≤20% slope)	4.92
3	Remaining Minimum Lot Area Requirement	0.08
4	Multiply Remaining Requirement × 4	0.32 acres of steep land required
5	Minimum Conforming Lot = Non-Steep Land + Steep Land Required	5.24

Area provided = 5.38 +/-

Illustration – RR-5 District

District Minimum Lot Area	5 acres
Non-Steep Land	4 acres
Steep Land Present	20 acres
Remaining Minimum Requirement	1 acre
Steep Land Needed (1 × 4)	4 acres
Minimum Conforming Lot	**8 acres**
Excess Steep Land	16 acres

Key Takeaway
The 4:1 applies to the amount of steep land required to satisfy the remaining minimum lot area requirement after factoring in the amount of the proposed lot's non-steep acreage.

INTERPRETATION AND WORKSHEET FOR STOWE ZONING STANDARD 12

Section 9.5(3)E – Minimum Lot Area

Purpose

Standard 12 determines whether a proposed lot satisfies the minimum lot area required by the applicable zoning district. Land having slopes of 20% or less satisfies the minimum lot area requirement on a 1:1 basis. Land having slopes greater than 20% satisfies the remaining minimum lot area requirement using a **4:1 conversion ratio**: **4 acres of steep land satisfy 1 acre of the district's minimum lot area requirement.**

Lot 3

STEP	DESCRIPTION	ACRES
1	District Minimum Lot Area	5
2	Less: Non-Steep Land (≤20% slope)	5+
3	Remaining Minimum Lot Area Requirement	0
4	Multiply Remaining Requirement × 4	0 acres of steep land required
5	Minimum Conforming Lot = Non-Steep Land + Steep Land Required	5.0

Lot Area provided = 29.3 +/-

Illustration – RR-5 District

District Minimum Lot Area	5 acres
Non-Steep Land	4 acres
Steep Land Present	20 acres
Remaining Minimum Requirement	1 acre
Steep Land Needed (1 × 4)	4 acres
Minimum Conforming Lot	**8 acres**
Excess Steep Land	16 acres

Key Takeaway
The 4:1 applies to the amount of steep land required to satisfy the remaining minimum lot area requirement after factoring in the amount of the proposed lot's non-steep acreage.

powered by

PURCHASE RECEIPT

TOWN OF STOWE

67 Main Street
Stowe VT 05672
(802)253-6133
townclerk@stowevt.gov
OTC Local Ref ID: 48677607
9/8/2026 09:09 AM

Town Clerk PO Box 730 Stowe, VT 05672
802-253-6133 townclerk@stowevt.gov

Status:	**APPROVED**
Customer Name:	Octagon Builders
Account Number:	****2432
Routing Number:	011601456

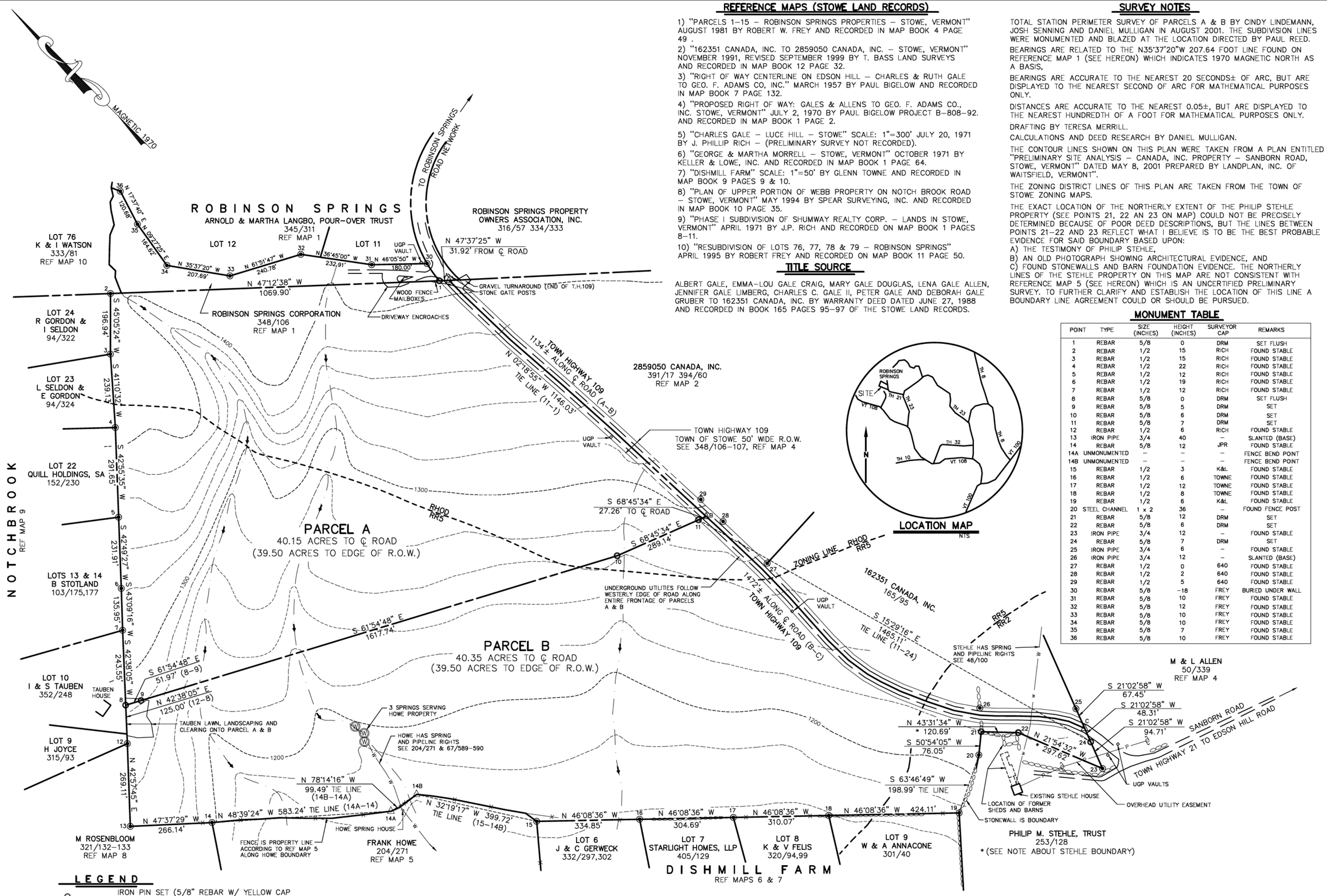
Items	Qty	TPE Order ID	Total Amount
			1
Zoning Fees	1	70201544	$2,172.28

Purpose of application:: **subdivision**

Total remitted to the TOWN OF STOWE	$2,172.28
Vermont total amount charged	$2,173.78

I authorize "Vermont.gov" to electronically debit my account.
Tax Payments paid after 430pm ET on due date are late

Customer Copy



REFERENCE MAPS (STOWE LAND RECORDS)

1) "PARCELS 1–15 – ROBINSON SPRINGS PROPERTIES – STOWE, VERMONT" AUGUST 1981 BY ROBERT W. FREY AND RECORDED IN MAP BOOK 4 PAGE 49 .

2) "162351 CANADA, INC. TO 2859050 CANADA, INC. – STOWE, VERMONT" NOVEMBER 1991, REVISED SEPTEMBER 1999 BY T. BASS LAND SURVEYS AND RECORDED IN MAP BOOK 12 PAGE 32.

3) "RIGHT OF WAY CENTERLINE ON EDSON HILL – CHARLES & RUTH GALE TO GEO. F. ADAMS CO, INC." MARCH 1957 BY PAUL BIGELOW AND RECORDED IN MAP BOOK 7 PAGE 132.

4) "PROPOSED RIGHT OF WAY: GALES & ALLENS TO GEO. F. ADAMS CO., INC. STOWE, VERMONT" JULY 2, 1970 BY PAUL BIGELOW PROJECT B-808-92. AND RECORDED IN MAP BOOK 1 PAGE 2.

5) "CHARLES GALE – LUCE HILL – STOWE" SCALE: 1"=300' JULY 20, 1971 BY J. PHILLIP RICH – (PRELIMINARY SURVEY NOT RECORDED).

6) "GEORGE & MARTHA MORRELL – STOWE, VERMONT" OCTOBER 1971 BY KELLER & LOWE, INC. AND RECORDED IN MAP BOOK 1 PAGE 64.

7) "DISHMILL FARM" SCALE: 1"=50' BY GLENN TOWNE AND RECORDED IN MAP BOOK 9 PAGES 9 & 10.

8) "PLAN OF UPPER PORTION OF WEBB PROPERTY ON NOTCH BROOK ROAD – STOWE, VERMONT" MAY 1994 BY SPEAR SURVEYING, INC. AND RECORDED IN MAP BOOK 10 PAGE 35.

9) "PHASE I SUBDIVISION OF SHUMWAY REALTY CORP. – LANDS IN STOWE, VERMONT" APRIL 1971 BY J.P. RICH AND RECORDED ON MAP BOOK 1 PAGES 8-11.

10) "RESUBDIVISION OF LOTS 76, 77, 78 & 79 – ROBINSON SPRINGS" APRIL 1995 BY ROBERT FREY AND RECORDED ON MAP BOOK 11 PAGE 50.

TITLE SOURCE

ALBERT GALE, EMMA-LOU GALE CRAIG, MARY GALE DOUGLAS, LENA GALE ALLEN, JENNIFER GALE LIMBERG, CHARLES C. GALE II, PETER GALE AND DEBORAH GALE GRUBER TO 162351 CANADA, INC. BY WARRANTY DEED DATED JUNE 27, 1988 AND RECORDED IN BOOK 165 PAGES 95-97 OF THE STOWE LAND RECORDS.

SURVEY NOTES

TOTAL STATION PERIMETER SURVEY OF PARCELS A & B BY CINDY LINDEMANN, JOSH SENNING AND DANIEL MULLIGAN IN AUGUST 2001. THE SUBDIVISION LINES WERE MONUMENTED AND BLAZED AT THE LOCATION DIRECTED BY PAUL REED.

BEARINGS ARE RELATED TO THE N35°37'20"W 207.64 FOOT LINE FOUND ON REFERENCE MAP 1 (SEE HEREON) WHICH INDICATES 1970 MAGNETIC NORTH AS A BASIS,

BEARINGS ARE ACCURATE TO THE NEAREST 20 SECONDS± OF ARC, BUT ARE DISPLAYED TO THE NEAREST SECOND OF ARC FOR MATHEMATICAL PURPOSES ONLY.

DISTANCES ARE ACCURATE TO THE NEAREST 0.05±, BUT ARE DISPLAYED TO THE NEAREST HUNDREDTH OF A FOOT FOR MATHEMATICAL PURPOSES ONLY.

DRAFTING BY TERESA MERRILL.

CALCULATIONS AND DEED RESEARCH BY DANIEL MULLIGAN.

THE CONTOUR LINES SHOWN ON THIS PLAN WERE TAKEN FROM A PLAN ENTITLED "PRELIMINARY SITE ANALYSIS – CANADA, INC. PROPERTY – SANBORN ROAD, STOWE, VERMONT" DATED MAY 8, 2001 PREPARED BY LANDPLAN, INC. OF WAITSFIELD, VERMONT".

THE ZONING DISTRICT LINES OF THIS PLAN ARE TAKEN FROM THE TOWN OF STOWE ZONING MAPS.

THE EXACT LOCATION OF THE NORTHERLY EXTENT OF THE PHILIP STEHLE PROPERTY (SEE POINTS 21, 22 AN 23 ON MAP) COULD NOT BE PRECISELY DETERMINED BECAUSE OF POOR DEED DESCRIPTIONS, BUT THE LINES BETWEEN POINTS 21-22 AND 23 REFLECT WHAT I BELIEVE IS TO BE THE BEST PROBABLE EVIDENCE FOR SAID BOUNDARY BASED UPON:
A) THE TESTIMONY OF PHILIP STEHLE,
B) AN OLD PHOTOGRAPH SHOWING ARCHITECTURAL EVIDENCE, AND
C) FOUND STONEWALLS AND BARN FOUNDATION EVIDENCE. THE NORTHERLY LINES OF THE STEHLE PROPERTY ON THIS MAP ARE NOT CONSISTENT WITH REFERENCE MAP 5 (SEE HEREON) WHICH IS AN UNCERTIFIED PRELIMINARY SURVEY. TO FURTHER CLARIFY AND ESTABLISH THE LOCATION OF THIS LINE A BOUNDARY LINE AGREEMENT COULD OR SHOULD BE PURSUED.

MONUMENT TABLE

POINT	TYPE	SIZE (INCHES)	HEIGHT (INCHES)	SURVEYOR CAP	REMARKS
1	REBAR	5/8	0	DRM	SET FLUSH
2	REBAR	1/2	15	RICH	FOUND STABLE
3	REBAR	1/2	15	RICH	FOUND STABLE
4	REBAR	1/2	22	RICH	FOUND STABLE
5	REBAR	1/2	12	RICH	FOUND STABLE
6	REBAR	1/2	19	RICH	FOUND STABLE
7	REBAR	1/2	12	RICH	FOUND STABLE
8	REBAR	5/8	0	DRM	SET FLUSH
9	REBAR	5/8	5	DRM	SET
10	REBAR	5/8	6	DRM	SET
11	REBAR	5/8	7	DRM	SET
12	REBAR	1/2	6	RICH	FOUND STABLE
13	IRON PIPE	3/4	40	–	SLANTED (BASE)
14	REBAR	5/8	12	JPR	FOUND STABLE
14A	UNMONUMENTED	–	–	–	FENCE BEND POINT
14B	UNMONUMENTED	–	–	–	FENCE BEND POINT
15	REBAR	1/2	3	K&L	FOUND STABLE
16	REBAR	1/2	6	TOWNE	FOUND STABLE
17	REBAR	1/2	12	TOWNE	FOUND STABLE
18	REBAR	1/2	8	TOWNE	FOUND STABLE
19	REBAR	1/2	6	K&L	FOUND STABLE
20	STEEL CHANNEL	1 x 2	36	–	FOUND FENCE POST
21	REBAR	5/8	12	DRM	SET
22	REBAR	5/8	6	DRM	SET
23	IRON PIPE	3/4	12	–	FOUND STABLE
24	REBAR	5/8	7	DRM	SET
25	IRON PIPE	3/4	6	–	FOUND STABLE
26	IRON PIPE	3/4	12	–	SLANTED (BASE)
27	REBAR	1/2	0	640	FOUND STABLE
28	REBAR	1/2	2	640	FOUND STABLE
29	REBAR	1/2	5	640	FOUND STABLE
30	REBAR	5/8	-18	FREY	BURIED UNDER WALL
31	REBAR	5/8	10	FREY	FOUND STABLE
32	REBAR	5/8	12	FREY	FOUND STABLE
33	REBAR	5/8	10	FREY	FOUND STABLE
34	REBAR	5/8	10	FREY	FOUND STABLE
35	REBAR	5/8	7	FREY	FOUND STABLE
36	REBAR	5/8	10	FREY	FOUND STABLE

LEGEND

- IRON PIN SET (5/8" REBAR W/ YELLOW CAP STAMPED DRM.LS613)
- MONUMENT FOUND (SEE MONUMENT TABLE)
- UNMONUMENTED POINT
- 15 POINT NUMBER (SEE MONUMENT TABLE)
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF GRAVEL ROADWAY
- WIRE FENCE
- SURVEY TIE LINE
- STONEWALL
- WATERLINE W/SPRING
- LIGHT W/U.G. ELECTRICAL LINE
- 165/95 BOOK 165 PAGE 95 STOWE LAND RECORDS

THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF SUBDIVISION APPROVAL BY THE STOWE PLANNING COMMISSION PER THE SUBDIVISION REGULATIONS OF THE TOWN OF STOWE. THE TERMS AND CONDITIONS OF THE APPROVAL AND THE RELATED INFORMATION IS ON FILE IN THE STOWE PLANNING AND ZONING OFFICE.

APPROVED BY: _____ DATE: _____
CHAIRMAN – PLANNING COMMISSION

STATE OF VERMONT
DANIEL R. MULLIGAN No. 613
LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY CONFORMS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TO PERTINENT LAND RECORDS AS CONFIRMED OR MODIFIED BY EVIDENCE FOUND ON THE GROUND AND IS, IN MY OPINION, CONSISTENT WITH SUCH (EXCEPT WHERE NOTED OTHERWISE), AND WAS PERFORMED AS DIRECTED BY PAUL REED AND AS NOTED ABOVE.

SUBDIVISION OF PROPERTY OF 162351 CANADA, INC. SANBORN ROAD – STOWE, VERMONT SEPTEMBER 2001

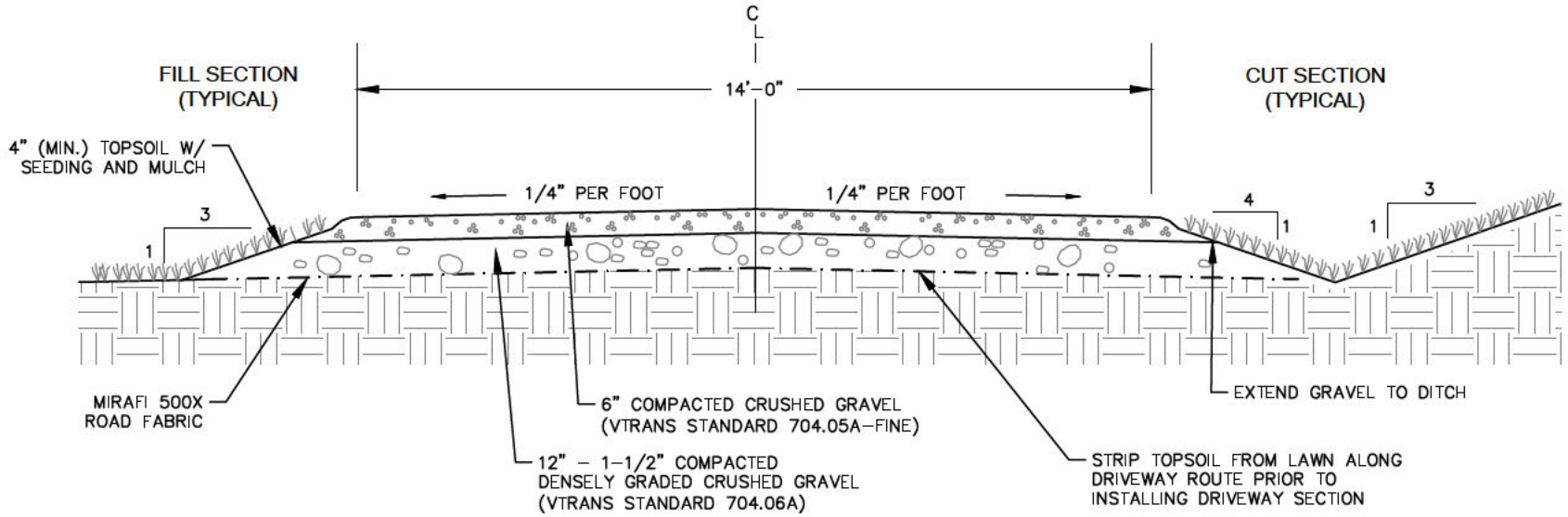
BY CHARLES GRENIER, CONSULTING ENGINEER, P.C.
P.O. BOX 445 – WATERBURY, VERMONT 05676

SCALE : 1" = 200'

0 200 300 400 600 1000

M-808-27

Octagon Builders Subdivision
Robinson Springs Rd




TYPICAL GRAVEL DRIVE DETAIL

NTS

Proposed Driveways:
Lot 1- 460' in length (includes shared portion)
14' wide
10% avg grade

Lot 2- 170' in length (includes shared portion)
14' wide
4% avg grade

Lot 3- 230' in length
14' wide
3% avg grade



WETLANDS NOTE
WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY FITZGERALD ENVIRONMENTAL ASSOCIATES ON JUNE 16, 2026 AND CONFIRMED BY DISTRICT ECOLOGIST SHANNON MORRISON 6/17/26.

ZONING ACREAGE CHART
LOT SIZE REQUIREMENTS IN RHOD
RR5 = 5 ACRE MINIMUM WITH SLOPES LESS THAN 20%

LOT 1 - 4.80 ACRES + (0.20 ACRES OVER 20%) x 4 = 5 60 ACRES
LOT 2 - 4.92 ACRES + (0 08 ACRES OVER 20%) x 4 = 5.24 ACRES
LOT 3 - 5 ACRES BELOW 20%, SO MINIMUM MET: PROPOSED LOT = 29.3 ACRES

ZONING TABLE
ZONING DISTRICT: RR5/RHOD
FRONTYARD SETBACK: 70'
SIDEYARD SETBACK: 75'
REARYARD SETBACK: 75'
MAX. HEIGHT: 28'

RHOD NOTE:
STOWE RIDGELINE AND HILLSIDE OVERLAY DISTRICT REQUIRES TOWN PERMIT FOR PRE-APPROVAL BEFORE ANY SITE CLEARING IS INITIATED

THIS IS NOT A BOUNDARY SURVEY:
PROPERTY LINES SHOWN ARE BASED ON A SURVEY BY THIS OFFICE ENTITLED "SUBDIVISION OF PROPERTY OF 162351 CANADA, INC., SANBORN ROAD, STOWE, VT" DATED SEPTEMBER 2001.

DATUM
CONTOURS ON THIS PLAN CONSIST OF A COMBINATION OF TOPOGRAPHY FIELD SURVEYED BY GRENIER ENGINEER NG BASED UPON GPS DERIVED ELEVATIONS OBSERVED ON SITE ON 04/29/26 - NAVD 88 DATUM AND AND CONTOURS OBTA NED FROM THE VERMONT CENTER FOR GEOGRAPHIC NFORMATION (VCGI) .


NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By

OVERALL SITE PLAN
OCTAGON BUILDERS, LLC
ROBINSON SPRINGS ROAD STOWE

GRENIER
ENGINEERING, PC
155 DEMERITT PLACE #2
P.O. Box 445
Waterbury, VT 05676
TEL (802) 244-6413
FAX (802) 244-1572
grenierengineering.com

Date:	8 . 28 . 26
Scale:	1" = 60'
Designed:	JDG
Drawn:	TJM
Checked:	JDG
Sheet No:	C-1.0



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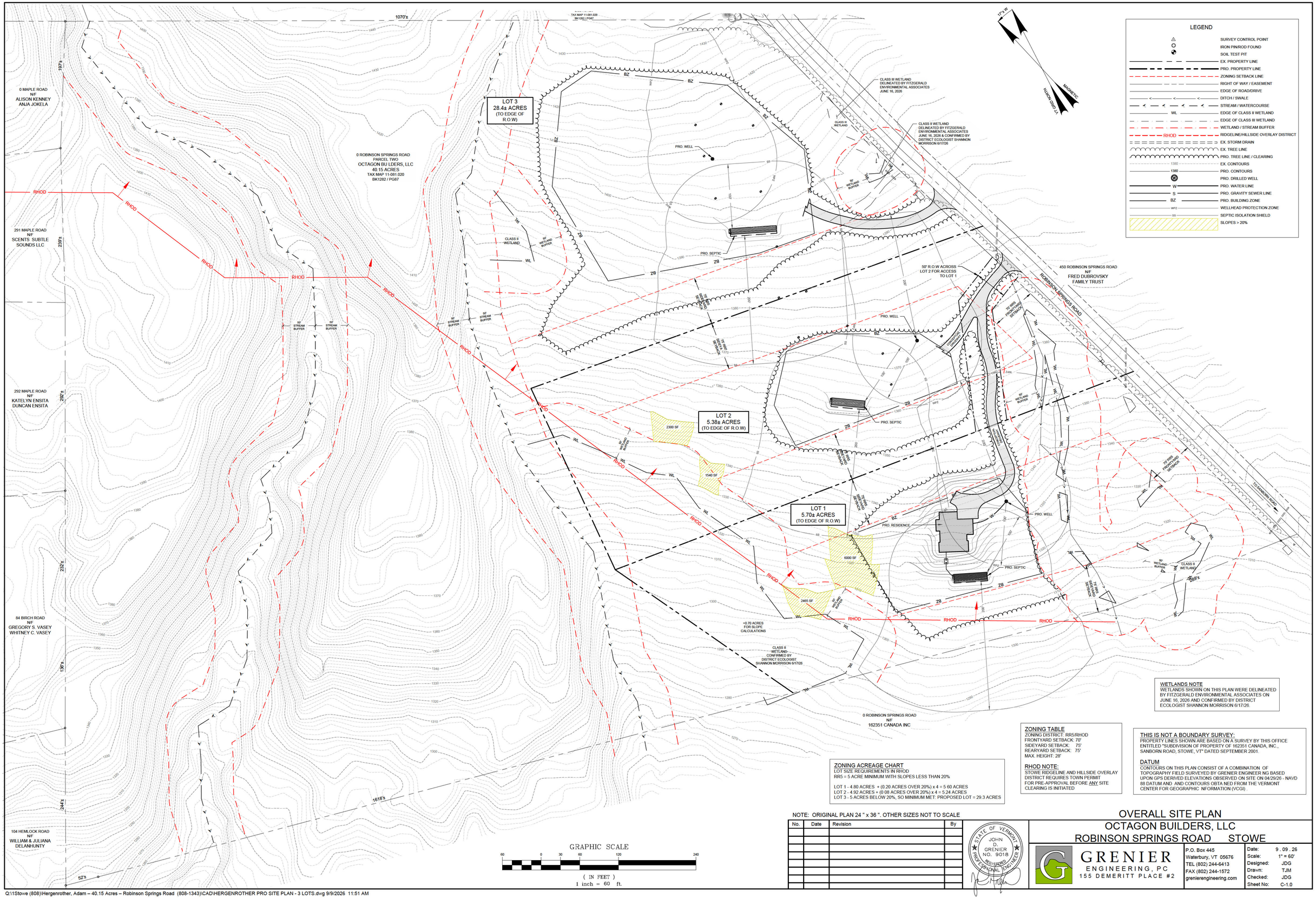
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NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By

STATE OF VERMONT
JOHN D. GRENIER
NO. 9018
REGISTERED PROFESSIONAL ENGINEER

ZONING ACREAGE CHART

LOT SIZE REQUIREMENTS IN RHOD
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MAX. HEIGHT: 28'

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WETLANDS NOTE

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Q:\1Stowe (808)\Hergenrother, Adam – 40.15 Acres – Robinson Springs Road (808-1343)\CAD\HERGENROTHER PRO SITE PLAN - 3 LOTS.dwg 9/9/2026 11:51 AM

LOT 2
5.38± ACRES
(TO EDGE OF R.O.W)

LOT 1
5.70± ACRES
(TO EDGE OF R.O.W)

TP#01

PRO. CLEARING LIMITS

PRO. DRILLED WELL
w/1" CTS POLY WATERLINE
TO HOUSE, 6' MIN. BURY

GARAGE
1333.5

GARAGE
1333.5

RESIDENCE
FF AT.1334.0

INV. OUT ESTIMATED
AT 1330.0±

PRO. 1000 GALLON CONCRETE SEPTIC TANK
WITH EFFLUENT FILTER & RISERS TO GRADE
INV. IN ESTIMATED AT 1326.3±
INV. OUT ESTIMATED AT 1326.0±

NOTE: INVERT GRADES LISTED AND
TANK LOCATIONS ARE SUBJECT TO
FINAL BUILDING DESIGN & LOCATION

TOP AT 1320.3

ALL SEWER SERVICE LINES
TO BE 4" SDR 35 PVC GRAVITY SEWER
MIN. GRADE = 2%, MAX. GRADE = 20%
CONTRACTOR TO PROVIDE
4' OF COVER OVER SEWER LINE

DISTRIBUTION BOX
WITH RISER TO GRADE
INV. AT 1319.0

PRO. PRESBY MOUND
6 ROWS 50' LONG, 1.5' O.C.
13.5' x 52' SYSTEM SAND AREA
(INCLUDES 3' DOWN SLOPE EXTENSION)

CONCEPTUAL DRIVEWAY

EX. 18" HDPE
INV. IN: 1317.31
INV. OUT: 1313.01

50' WETLAND BUFFER

75' RIPARIAN SETBACK

TO RIPARIAN/WETLAND SETBACK

TO SANBORN ROAD

EX. 18" HDPE
INV. IN: 1280.56
INV. OUT: 1277.31

EX. TRANS

50' WETLAND BUFFER

CLASS II WETLAND

75' RIPARIAN SETBACK

50' WETLAND BUFFER

CLASS II
WETLAND
CONFIRMED BY
DISTRICT ECOLOGIST
SHANNON MORRISON 6/17/26

0 ROBINSON SPRINGS ROAD
N/F
162351 CANADA INC

RHOD

MAGNETIC
HUGIN 0360 W

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REARYARD SETBACK: 75'
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LEGEND

- SURVEY CONTROL POINT
- IRON PIN/ROD FOUND
- SOIL TEST PIT
- EX. PROPERTY LINE
- PRO. PROPERTY LINE
- ZONING SETBACK LINE
- RIGHT OF WAY / EASEMENT
- EDGE OF ROAD/DRIVE
- DITCH / SWALE
- STREAM / WATERCOURSE
- WL — EDGE OF CLASS II WETLAND
- EDGE OF CLASS III WETLAND
- WETLAND / STREAM BUFFER
- RHOD — RIDGELINE/HILLSIDE OVERLAY DISTRICT
- EX. STORM DRAIN
- EX. TREE LINE
- PRO. TREE LINE / CLEARING
- 1380 — EX. CONTOURS
- 1380 — PRO. CONTOURS
- W — PRO. DRILLED WELL
- W — PRO. WATER LINE
- S — PRO. GRAVITY SEWER LINE
- BZ — PRO. BUILDING ZONE
- WP2 — WELLHEAD PROTECTION ZONE
- SS — SEPTIC ISOLATION SHIELD
- SLOPES > 20%

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By

STATE OF VERMONT
JOHN D. GRENIER
NO. 9018
REGISTERED
PROFESSIONAL ENGINEER

LOT 1 WATER / WASTEWATER SITE PLAN
OCTAGON BUILDERS, LLC
ROBINSON SPRINGS ROAD STOWE

GRENIER
ENGINEERING, PC
155 DEMERITT PLACE #2
P.O. Box 445
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grenierengineering.com

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Designed: JDG
Drawn: TJM
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EROSION CONTROL NOTES

1. LIMIT OF DISTURBANCE TO BE DELINEATED IN THE FIELD WITH 4" ORANGE WARN NG TAPE PRIOR TO CONSTRUCTION.

2. ADD SEDIMENT BARRIER AS REQUIRED TO MAINTAIN COMPLIANCE AS THE SITE IS DEVELOPED. THE SED MENT BARR ER SHALL BE PLACED AS SHOWN ON THE PLANS TO RETAIN SEDIMENT. THE SEDIMENT BARR ER CAN BE REMOVED WHEN THE EXCAVATION IS COMPLETE, THE SLOPES MULCHED AND GOOD GRASS COVER STARTED.

3. ALL EROSION AND SED MENT CONTROL FEATURES SHOWN ON THIS SHEET SHALL BE INSTALLED ACCORDING TO PLANS/DETAILS PRIOR TO ANY EARTH DISTURBANCE. IT IS ANTICIPATED THAT ADDITIONAL EROSION CONTROL MEASURES W LL BE REQUIRED IN THE FIELD. THE ENGINEER SHALL AUTHORIZE ADDITIONAL NETTING, MULCH, STONE, CULVERTS, ETC., AS THE BECOME NECESSARY.

4. THE VERMONT LOW RISK HANDBOOK FOR EPSC" SHALL BE FOLLOWED DUR NG ALL SITE CONSTRUCTION.

5. A PRECONSTRUCTION MEETING WILL BE HELD WITH THE OWNER, ENGINEER AND CONTRACTOR TO REVIEW EROSION CONTROL REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

6. TOTAL AREA OF INDICATED L MIT OF DISTURBANCE IS XX.X AC. TOTAL DISTURBED AREAS NOT TO EXCEED 2 ACRES AT ANY TIME. ALL AREAS OF DISTURBANCE MUST HAVE TEMPORARY OR F NAL STAB LIZATION WITH N 14 DAYS OF NITIAL DISTURBANCE. AFTER THIS TIME ANY DISTURBANCE IN THE AREA MUST BE STABILIZED AT THE END OF EACH WORK DAY. THE FOLLOWING EXCEPTIONS APPLY:
   I) STAB LIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE N THE AREA WITH N THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST FOR THE NEXT 24 HOURS.
   II) STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING N A SELF-CONTAINED EXCAVATION (IE. NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. HOUSE FOUNDATION EXCAVATION, UTILITY TRENCHES).

7. NO MORE THAN 100' OF TRENCH SHALL BE OPEN AT ONE TIME. THE TRENCH SHALL BE BACK FILLED DAILY. EXTRA MATERIAL SHALL BE PLACED ON THE EXCAVATED AREA TO OVERFILL THE TRENCH AND ALLOW FOR SETTL NG. THE FILL MATERIAL SHALL BE GRADED TO FORM A CROWN OR AS NEEDED IN ORDER TO FAC LITATE PROPER DRAINAGE. THE KEY IS TO PREVENT WATER FROM FOLLOWING AND CONCENTRATING ALONG THE EXCAVATED AREA OF THE TRENCH LINE. BUILT UP WATER BARS MAY ALSO BE USED TO PROMOTE SHEDDING OF WATER AWAY FROM THE EXCAVATED AREA. THE COMPLETED AREAS OF EXCAVATION SHALL BE SEEDED AND MULCHED DA LY.

8. MA NTENANCE AND NSPECTIONS: INSPECTIONS TO BE PERFORMED A MINIMUM OF ONCE PER WEEK BY THE ONSITE COORDINATOR AND PRIOR TO AND IMMEDIATELY FOLLOWING STORM EVENTS. MAINTENANCE TO BE PERFORMED AS NEEDED BASED ON NSPECTIONS. N ADVANCE OF A PREDICTED RAINFALL OR SNOW MELT EVENT, ALL MANAGEMENT PRACTICES APPROPRIATE TO CURRENT AREAS OF DISTURBANCE MUST BE CHECKED AND REPA RED AS NECESSARY TO ENSURE PROPER OPERATING CONDITION TO PREVENT SED MENT DISCHARGE FROM THE CONSTRUCTION SITE TO WATERS OF THE STATE. THIS MAY INCLUDE THE TEMPORARY STAB LIZATION OF ALL DISTURBED SO LS OF THE SITE IN ADVANCE OF ANTICIPATED RUNOFF PERIOD.

9. ALL SEDIMENT REMOVED FROM SEDIMENT CONTROL PRACTICES AS A PART OF MAINTENANCE SHALL BE DISPOSED OF IN AN AREA THAT IS:
   a. LESS THAN 5% N SLOPE.
   b. AT LEAST 100 FT FROM ANY DOWNSLOPE WATER BODY OR CONVEYANCE TO A WATER BODY (INCLUDING STORM DRA N INLET OR DITCH).
   c. PERMANENT STABILIZATION OF SEDIMENT SHALL BE IMMEDIATELY MPLEMENTED FOLLOWING DISPOSAL.

10. AT APPROX MATE LOCATIONS ALONG STEEPER SECTIONS OF THE ROADWAY, TURF REINFORCEMENT MAT IN DITCHES HAS SPECIFIED. MAT L NED DITCHES ARE TO BE CONSTRUCTED AT THE SHADED AREAS SHOWN ON THE SITE PLANS. MAT LINED DITCHES MAY BE REQU RED AT OTHER LOCATIONS AS D RECTED BY THE ENGINEER.

11. ALL SEED SHALL BE APPLIED PRIOR TO SEPTEMBER 15TH, TO FACILITATE GERMINATION.

TEMPORARY & PERMANENT PLANTINGS, SOIL AMENDMENTS

ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IN THE FOLLOWING PROPORTIONS:
- A. SEED @ 20 LB/ACRE (CONSERVATION MIX)
- B. FERT LIZER (300 LB/ACRE OF 10-20-20)
- C. LIME @ 2 TONS/ACRE
- D. MULCH @ 2 TONS/ACRE
- E. TOPSOIL (4" MINIMUM USING ON SITE STOCKPILES SAVED DURING CONSTRUCTION)
- F. EROSION NETT NG (AS NEEDED.)

WINTER CONSTRUCTION STABILIZATION NOTES:
(FOR ALL WORK BETWEEN OCTOBER 15 AND MAY 1)

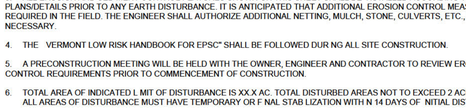
PRIOR TO THE START OF WINTER CONSTRUCTION, THE OWNER SHALL FILE A "NOTICE OF WINTER CONSTRUCTION" FORM WITH THE VERMONT STORMWATER PROGRAM.

1. ALL AREAS OF DISTURBANCE MUST HAVE TEMPORARY STABILIZATION AT THE END OF EACH WORK DAY. THE FOLLOWING EXCEPTIONS APPLY:
   I) STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST FOR THE NEXT 24 HOURS.
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2. MULCH AT DOUBLE THE NORMAL RATE I.E. 6" DEEP OR 2-4 BALES/1000 SF.

3. MULCH BEFORE SNOW FALL.

4. ALL REQUIRED SILT FENCE IS TO BE INSTALLED BEFORE FROZEN CONDITIONS



NOTES

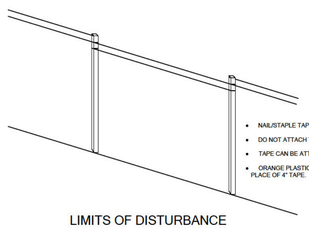
1. STABILIZED ENTRANCE TO BE CONSTRUCTED AS SHOWN ON THIS PLAN.

2. CRUSHED STONE SIZE TO BE 1.5 TO 4 INCHES.

3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO MAIN ROAD. PERIODIC TOP DRESSING WITH ADDITIONAL STONE MAY BE REQUIRED TO ACCEPTABLY MAINTAIN THE ENTRANCE ROAD. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO THE TOWN ROAD MUST BE REMOVED IMMEDIATELY.

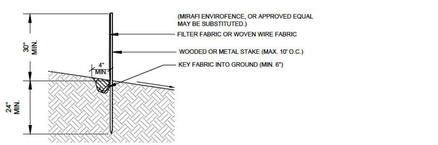
4. WHEN NECESSARY, THE WHEELS OF VEHICLES EXITING THE SITE SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, WATERCOURSE, OR WETLAND. THE STABILIZED CONSTRUCTION ENTRANCE SHALL START AT AND PROCEED FOR A LENGTH OF 40' INCLUDING ALL TURNING RADII.

TYPICAL STABILIZED CONSTRUCTION ENTRANCE
NTS



- NAIL/STAPLE TAPE TO STAKES.
- DO NOT ATTACH TAPE TO SILT FENCE STAKES.
- TAPE CAN BE ATTACHED TO TREES INSTEAD OF STAKES.
- ORANGE PLASTIC SNOW FENCE CAN BE USED IN PLACE OF 4" TAPE.

LIMITS OF DISTURBANCE 4" ORANGE BARRIER TAPE DETAIL
NTS



CONSTRUCTION SPECIFICATIONS FOR SILT FENCE

1) SILT FENCE SHALL BE EITHER PRE-FABRICATED EROSION CONTROL FENCE (MIRAFI ENVROFENCE, OR EQUAL), OR CONSTRUCTED-IN-PLACE, AS SPECIFIED HEREIN.

2) MAXIMUM DRAINAGE AREA IS 1/4 ACRE FOR 100 FEET OF SILT FENCE.

3) WITH APPROVAL FROM THE ANR STORMWATER PROGRAM, SUSTAINABLE OPTIONS MAY BE CONSIDERED ACCEPTABLE IN PLACE OF TRADITIONAL SILT FENCE, SUCH AS STABILIZED EARTH BERMS

PRE-FABRICATED SILT FENCE

1) FENCE SHALL BE INSTALLED PARALLEL TO GROUND CONTOURS, AND FILTER FABRIC SIDE SHALL FACE UPSLOPE; MESH AND STAKES SHALL FACE DOWNSLOPE.

2) TRENCH SHALL BE EXCAVATED MINIMUM 6 INCHES DEEP ON UPSLOPE SIDE OF FENCE LINE. EXCESS FLAP OF FILTER FABRIC (MINIMUM 8 INCHES) SHALL BE PLACED IN TRENCH. TRENCH SHALL BE BACKFILLED AND COMPACTED. CONSTRUCTION IN THIS MANNER PREVENTS SEDIMENT-LADEN RUNOFF FROM FLOWING UNDER SILT FENCE.

3) SILT FENCE SHALL BE INSPECTED WEEKLY, AND AFTER EACH SIGNIFICANT PRECIPITATION EVENT. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT SHALL BE REMOVED WHEN IT IS HALFWAY UP THE FENCE.

4) BROKEN STAKES SHALL BE REPLACED PROMPTLY.

CONSTRUCTED-IN-PLACE SILT FENCE

1) FENCE POST SHALL BE DRIVEN, 10 FEET MAXIMUM ON CENTER; POSTS SHALL BE DRIVEN MINIMUM 24" BELOW GRADE. FENCE SHALL BE POSITIONED AS SHOWN, PARALLEL TO THE GROUND CONTOURS.

2) TRENCH SHALL BE EXCAVATED MINIMUM 6 INCHES DEEP AND 4 INCHES WIDE ON UPSLOPE SIDE OF FENCE LINE.

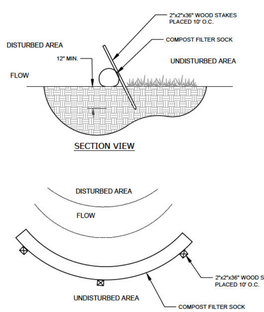
3) WOVEN WIRE FABRIC (14 GA., 6 INCH MAX. MESH OPENING) SHALL BE STAPLED OR FASTENED SECURELY WITH WIRE TIES TO UPSLOPE SIDE OF FENCE POSTS. WOVEN WIRE FABRIC SHALL EXTEND MINIMUM 36 INCHES ABOVE GRADE.

4) FILTER FABRIC SHALL BE FASTENED SECURELY ON UPSLOPE SIDE OF WOVEN WIRE FABRIC WITH WIRE TIES, SPACED EVERY 24 INCHES, AT TOP AND MID- SECTION OF FENCE. MINIMUM 8 INCH FLAP OF FILTER FABRIC SHALL BE PLACED IN TRENCH ON UPSLOPE SIDE OF FENCE, AND BACKFILLED.

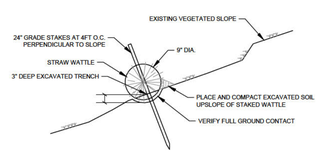
5) WHEN TWO SECTIONS OF FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.

6) SILT FENCE SHALL BE INSPECTED WEEKLY, AND AFTER EACH SIGNIFICANT PRECIPITATION EVENT. MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND SEDIMENT REMOVED WHEN IT IS HALFWAY UP THE FENCE.

SEDIMENT BARRIER - SILT FENCE
NTS

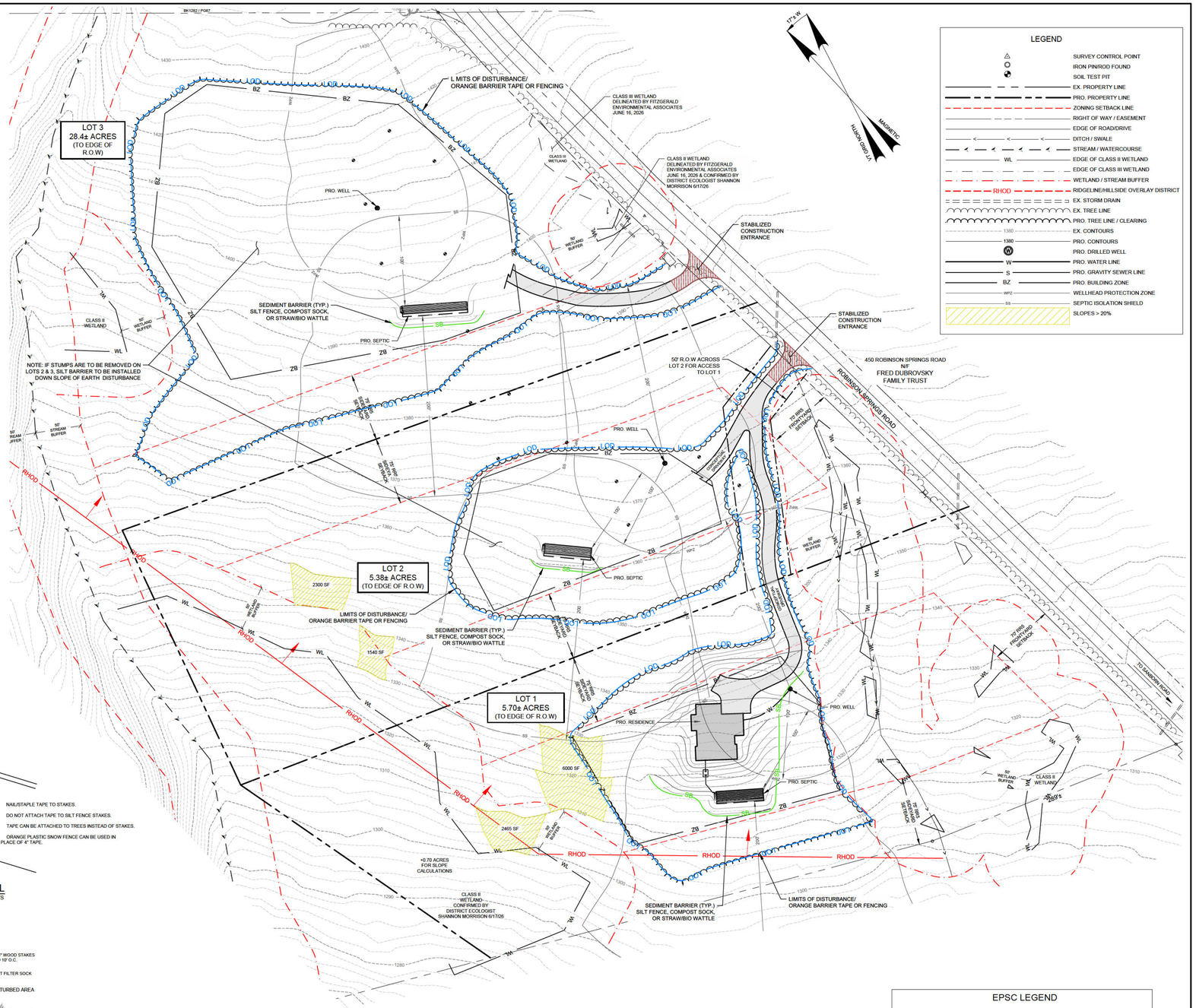


SEDIMENT BARRIER - COMPOST FILTER SOCK DETAIL
NTS



NOTES
- STRAW WATTLE PRODUCT TO BE NORTH AMERICAN GREEN SEDIMAX-SW89 OR APPROVED EQUIVALENT.
- WATTLES TO BE 9" DIAMETER AND CONSIST OF AGRICULTURAL STRAW WRAPPED IN BIODEGRADABLE, ORGANIC JUTE NET.
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

SEDIMENT BARRIER - STRAW WATTLE DETAIL
NTS



EPSC LEGEND
- LOD — LIMITS OF DISTURBANCE
- SB — SEDIMENT BARRIER (SILT FENCE, COMPOST SOCK OR STRAW/B O WATTLE)
- STABILIZED CONSTRUCTION ENTRANCE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE

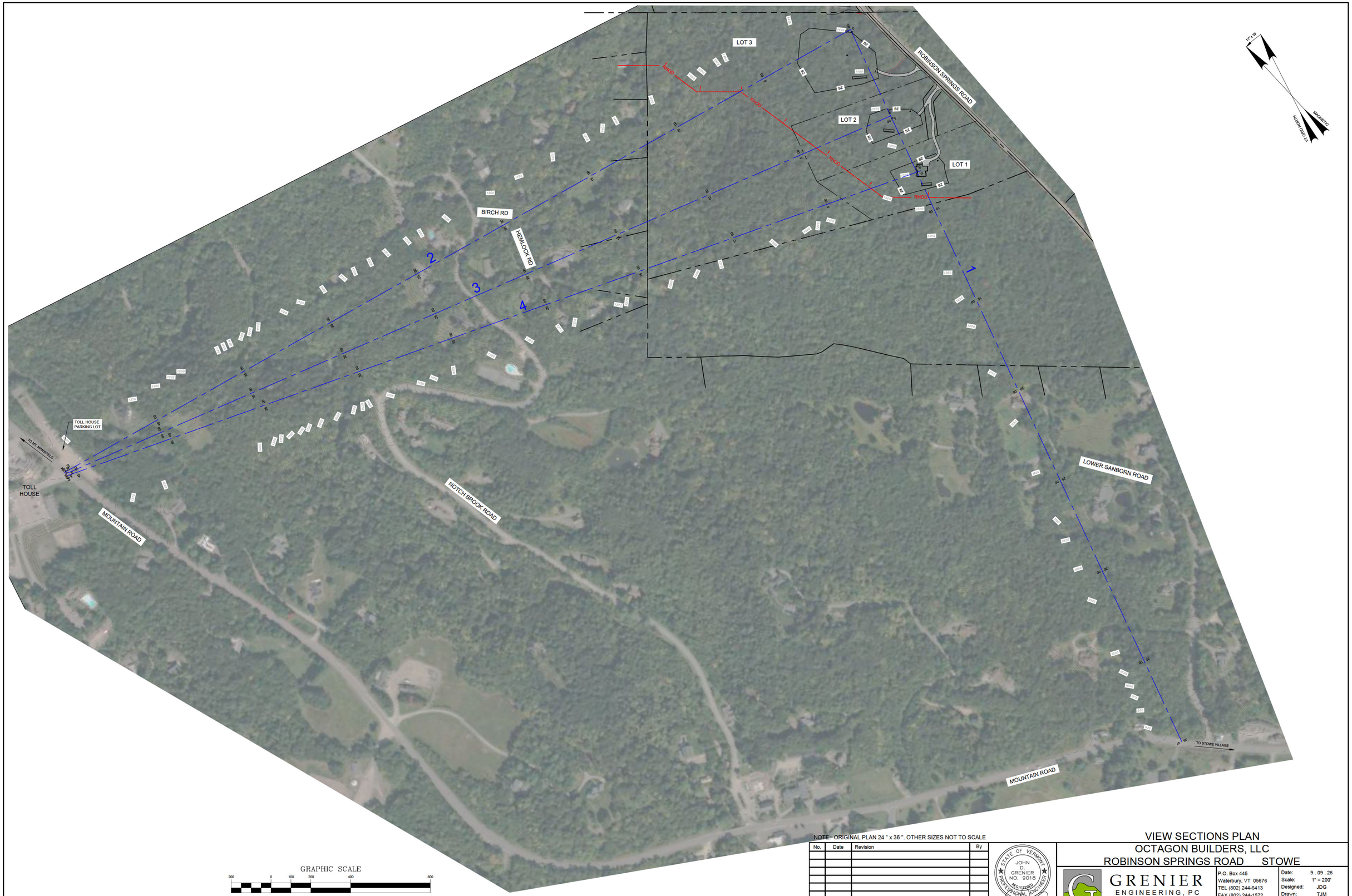
No.	Date	Revision	By

STATE OF VERMONT — JOHN D. GRENIER NO. 9018 — REGISTERED PROFESSIONAL ENGINEER

EPSC PLAN & DETAILS
OCTAGON BUILDERS, LLC
ROBINSON SPRINGS ROAD STOWE

GRENIER ENGINEERING, PC
155 DEMERITT PLACE #2
P.O. Box 445
Waterbury, VT 05676
TEL (802) 244-6413
FAX (802) 244-1572
grenierengineering.com

Date: 9 . 09 . 26
Scale: 1" = 60'
Designed: CMA
Drawn: TJM
Checked: JDG
Sheet No: EC-1



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)

1 inch = 200 ft.

NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By

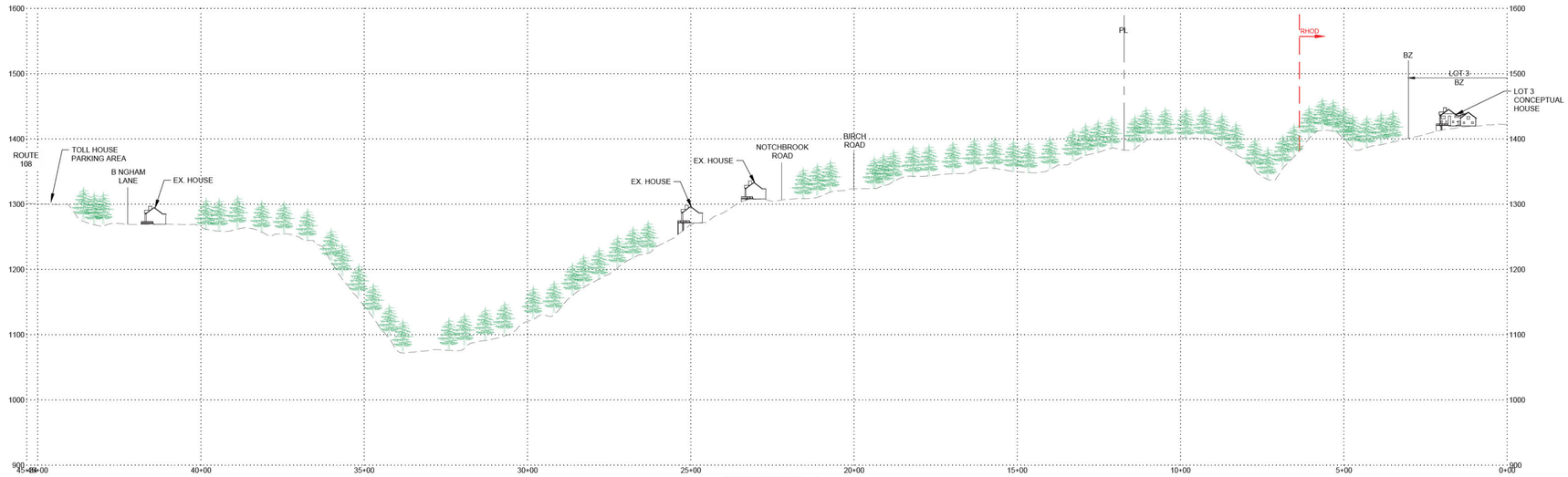
STATE OF VERMONT
JOHN D. GRENIER NO. 9018 REGISTERED PROFESSIONAL ENGINEER

VIEW SECTIONS PLAN
OCTAGON BUILDERS, LLC
ROBINSON SPRINGS ROAD STOWE

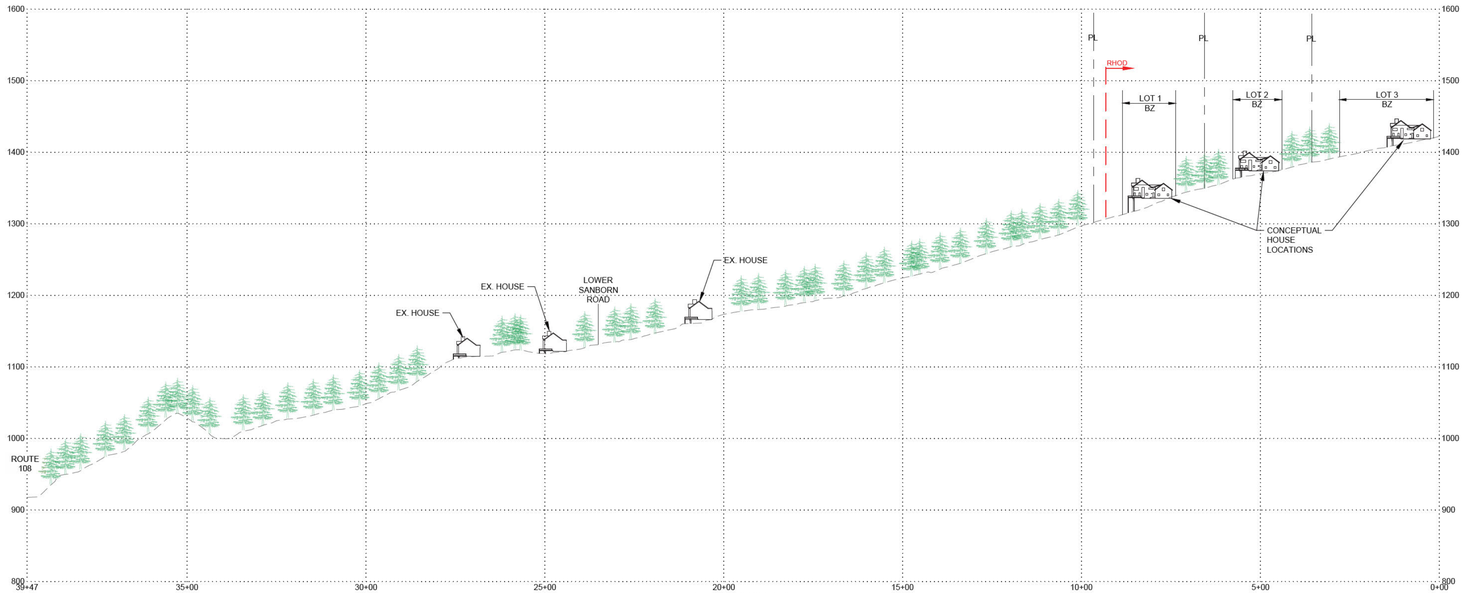
GRENIER ENGINEERING, PC
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Waterbury, VT 05676
TEL (802) 244-6413
FAX (802) 244-1572
grenierengineering.com

Date:	9 . 09 . 26
Scale:	1" = 200'
Designed:	JDG
Drawn:	TJM
Checked:	JDG
Sheet No:	VS 1.0

Q:\1Stowe (808)\Hergenro her, Adam – 40.15 Acres – Robinson Springs Road (808-1343)\CAD\HERGENROTHER VIEW SECTIONS.dwg 9/9/2026 11:47 AM



VIEW SECTION - 2
SCALE 1"=60' H & 1"=30'V



VIEW SECTION - 1
SCALE 1"=60' H & 1"=30'V

NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE

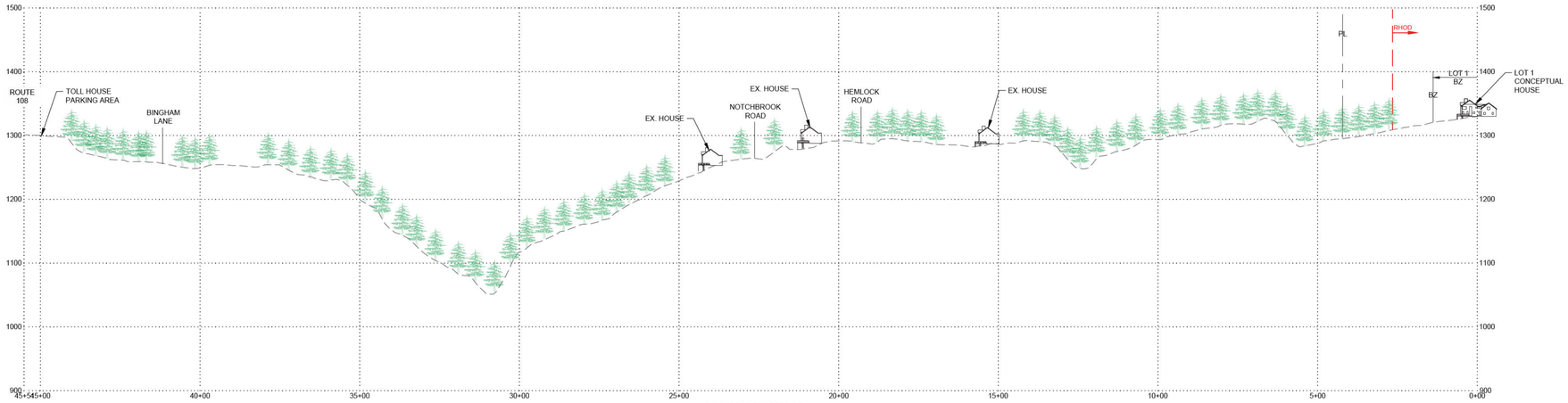
No.	Date	Revision	By

STATE OF VERMONT
JOHN D. GRENIER
NO. 9018
REGISTERED PROFESSIONAL ENGINEER

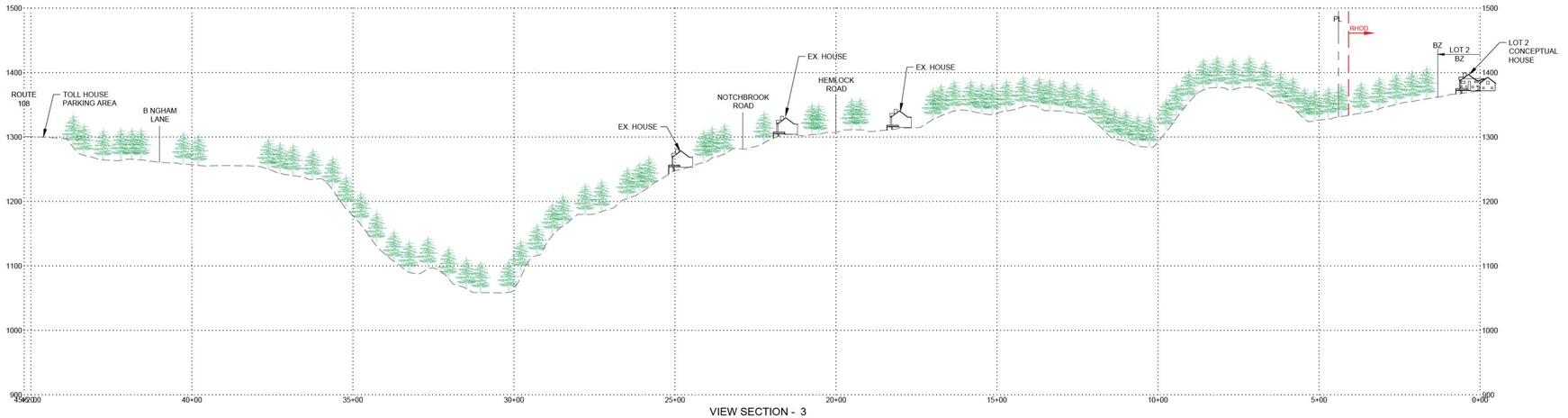
VIEW SECTIONS - 1 & 2
OCTAGON BUILDERS, LLC
ROBINSON SPRINGS ROAD STOWE

GRENIER ENGINEERING, PC
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Date:	9 . 09 . 26
Scale:	1" = 200'
Designed:	JDG
Drawn:	TJM
Checked:	JDG
Sheet No:	VS 1.1



VIEW SECTION - 4
SCALE 1"=60' H & 1"=30'V



VIEW SECTION - 3
SCALE 1"=60' H & 1"=30'V

NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE

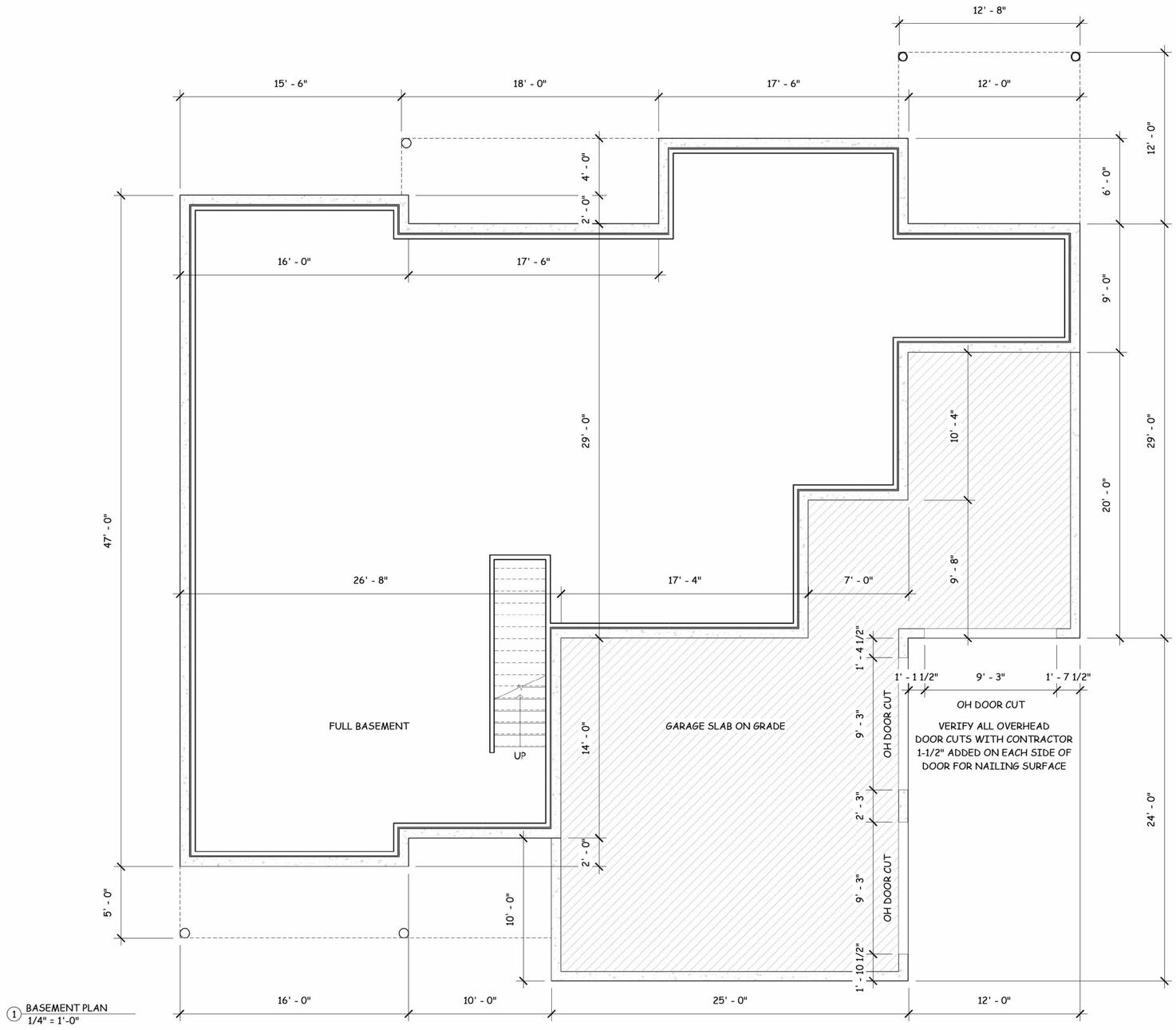
No.	Date	Revision	By

STATE OF VERMONT
JOHN D. GRENIER
NO. 9018
REGISTERED PROFESSIONAL ENGINEER

VIEW SECTIONS 3 & 4
OCTAGON BUILDERS, LLC
ROBINSON SPRINGS ROAD STOWE

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Date:	9 . 09 . 26
Scale:	1" = 200'
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Checked:	JDG
Sheet No:	VS 1.2



1 BASEMENT PLAN
1/4" = 1'-0"

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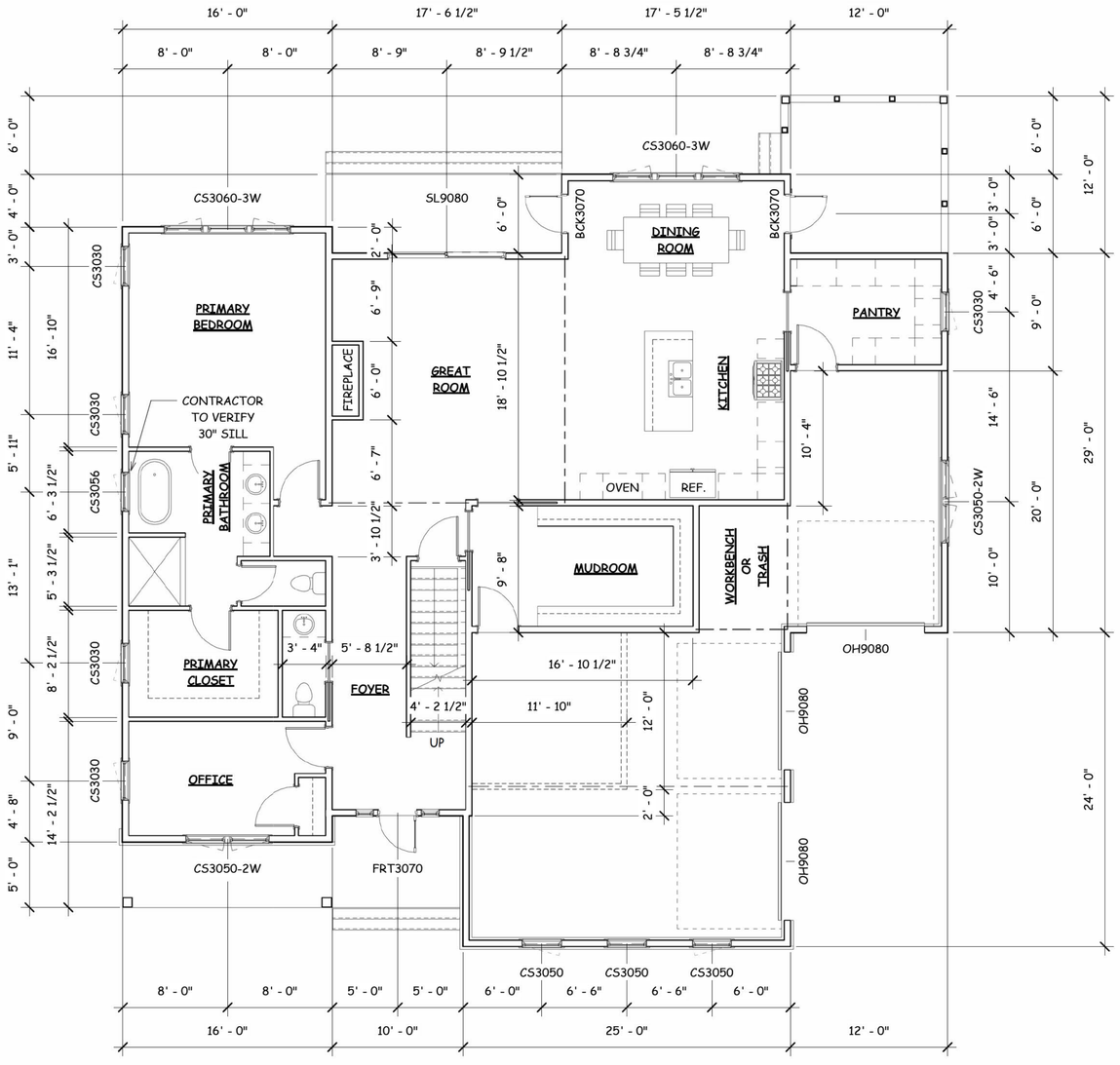
ADAM HERGENROTHER
STOWE HOUSE
OPTION 4

SCALE: 1/4" = 1'-0"
DATE: 7/28/2026
DRAWN BY: G4
CHECKED BY: G4
PROJECT: 123

SHEET TITLE:
BASEMENT

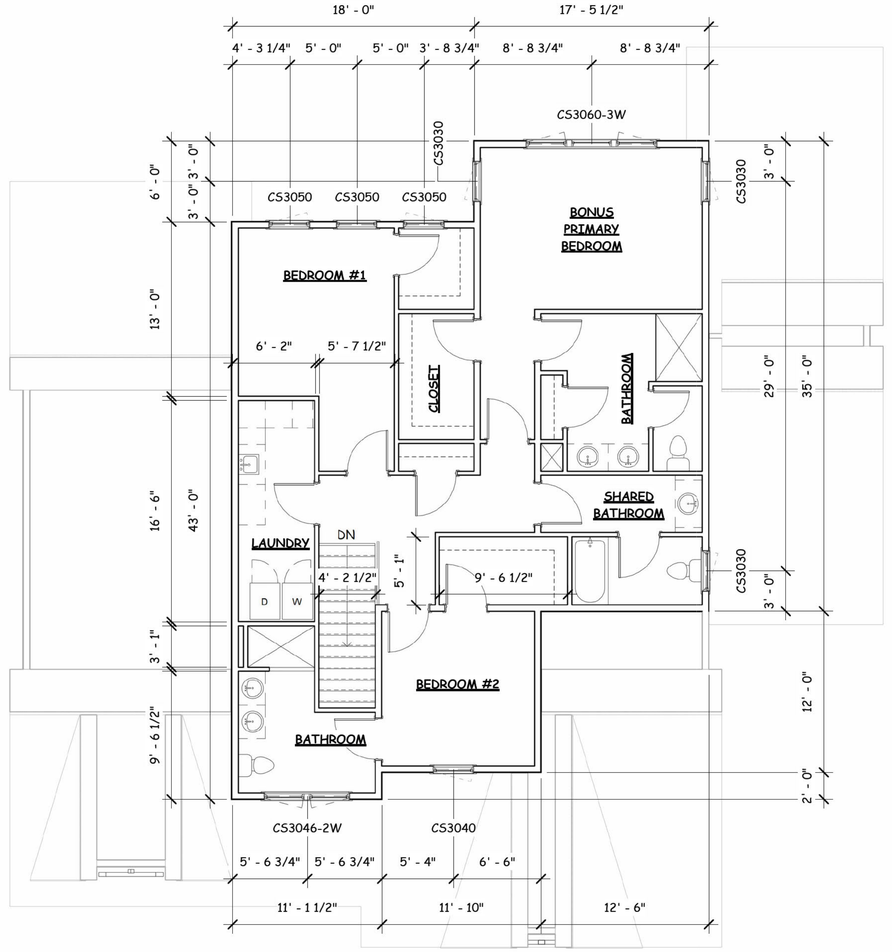
A100

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FIRST FLOOR AREA = 2,046 SQFT
TOTAL FLOOR AREA = 3,477 SQFT

② FIRST FLOOR PLAN
3/16" = 1'-0"



SECOND FLOOR AREA = 1,431 SQFT

① SECOND FLOOR PLAN
3/16" = 1'-0"

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ADAM HERGENROTHER
STOWE HOUSE
OPTION 4

SCALE: 3/16" = 1'-0"
DATE: 7/28/2026
DRAWN BY: BH
CHECKED BY: SG
PROJECT: 123

SHEET TITLE:
FLOORPLANS

A101

7/28/2026 10:58:20 AM



1 South
3/16" = 1'-0"



2 North
3/16" = 1'-0"



3 East
3/16" = 1'-0"



4 West
3/16" = 1'-0"

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ADAM HERGENROTHER
STOWE HOUSE
OPTION 4

SCALE: 3/16" = 1'-0"
DATE: 7/28/2026
DRAWN BY: G4
CHECKED BY: G4
PROJECT: 123

SHEET TITLE:
FRONT & BACK

A102

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