

PLAN REFERENCES:

- 1) TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 02-05-26.
- 2) PARCEL & SITE INFORMATION PROVIDED ELECTRONICALLY AND TAKEN FROM PLAN ENTITLED "BOUNDARY SURVEY & SUBDIVISION, SPENCER K. HUDSON & LAURANCE K. ROSSI", DATED 1/22/18, PREPARED BY CHASE & CHASE SURVEYORS & SEPTIC DESIGNERS, INC.

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 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.

PURPOSE OF PLAN:

CONCEPT PLAN FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

OWNER OF RECORD:

LAURENCE K. ROSSI & SPENCER K. HUDSON

ZONING NOTES:

DISTRICT: VILLAGE RESIDENTIAL
 MINIMUM LOT SIZE: 10,000 SF OR 8,500 SF FOR RESIDENTIAL
 LOTS SERVED BY TOWN WATER AND SEWER
 MINIMUM LOT FRONTAGE: 50 FT

SETBACKS:

FRONT = EQUAL TO ADJACENT BUILDINGS
 FRONT = 50 FT MAX.
 SIDE = 10 FT
 REAR = 10 FT

PARCEL AREA:

±17.21 AC = ±749,600 SF

BUILDING HEIGHT:

30 FT MAX. AS MEASURED VERTICALLY FROM THE AVERAGE FINISHED GRADE AT THE BASE OF THE BUILDING TO THE HIGHEST POINT OF THE STRUCTURE OR ROOF PEAK.

DENSITY:

8,500 SF OF LOT AREA PER DWELLING UNIT
 ±749,600 SF / 8,500 SF = 88 UNITS ALLOWED
 24 UNITS PROPOSED

PARKING:

1 SPACE/UNIT REQUIRED = 24 SPACES
 2 SPACES/UNIT PROVIDED = 48 SPACES
 OF WHICH, 2 DESIGNATED ADA

MAX BUILDING FOOTPRINT:

4,000 SF PER LOT
 CONVERTING "LOTS" TO "UNITS"
 4,000 SF X 24 UNITS = 96,000 SF MAX.
 1,500 SF FOOTPRINT / 2 UNITS X 24 UNITS
 = ±18,000 SF (PROPOSED)

MAXIMUM IMPERVIOUS (EXCLUDING BUILDING FOOTPRINT):

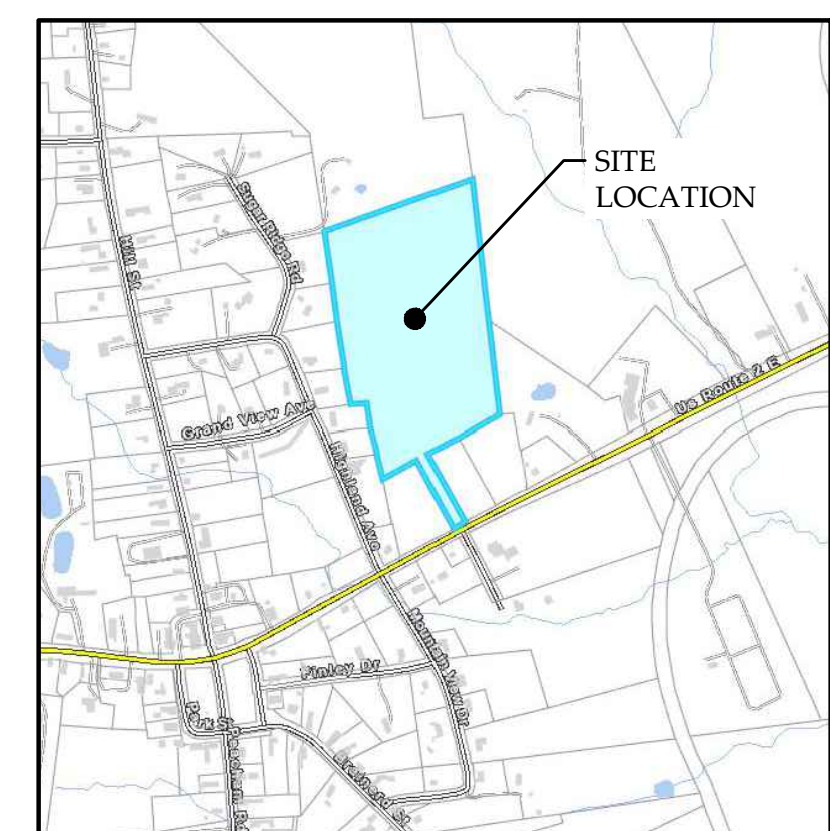
2,500 SF PER LOT
 CONVERTING "LOTS" TO "UNITS"
 2,500 SF X 24 UNITS = 60,000 SF MAX.
 ±45,000 SF (PROPOSED)

IMPERVIOUS AREAS:

BUILDINGS: ±18,000 SF
 DRIVEWAY/PARKING/WALKWAYS: ±45,000 SF
 TOTAL: ±63,000 SF

LEGEND

N/F	NOW OR FORMERLY OWNED BY
●	IRON PIPE / REBAR FOUND
○	EXISTING CONCRETE MONUMENT
○	CALCULATED POINT
○	EXISTING UTILITY POLE
○	EXISTING HYDRANT
○	EXISTING SEWER MANHOLE
○	TEST PIT LOCATION
○	EXISTING WELL
○	EXISTING LIGHT POLE
○	EXISTING GATE VALVE
○	EXISTING CATCH BASIN
○	PROPOSED HYDRANT
○	PROPOSED SEWER MANHOLE
○	EXISTING PROPERTY LINE
○	ABUTTER PROPERTY LINE
○	PROPOSED PROPERTY LINE
○	EXISTING RIGHT-OF-WAY - ACCESS
○	EXISTING TREE LINE
○	EXISTING WATER LINE
○	EXISTING GRAVITY SEWER LINE
○	EXISTING STORMWATER DRAIN
○	EXISTING OVERHEAD WIRES
○	PROPOSED WATER LINE
○	PROPOSED GRAVITY SEWER LINE
○	BUILDING SETBACK LINE
○	ZONING BOUNDARY

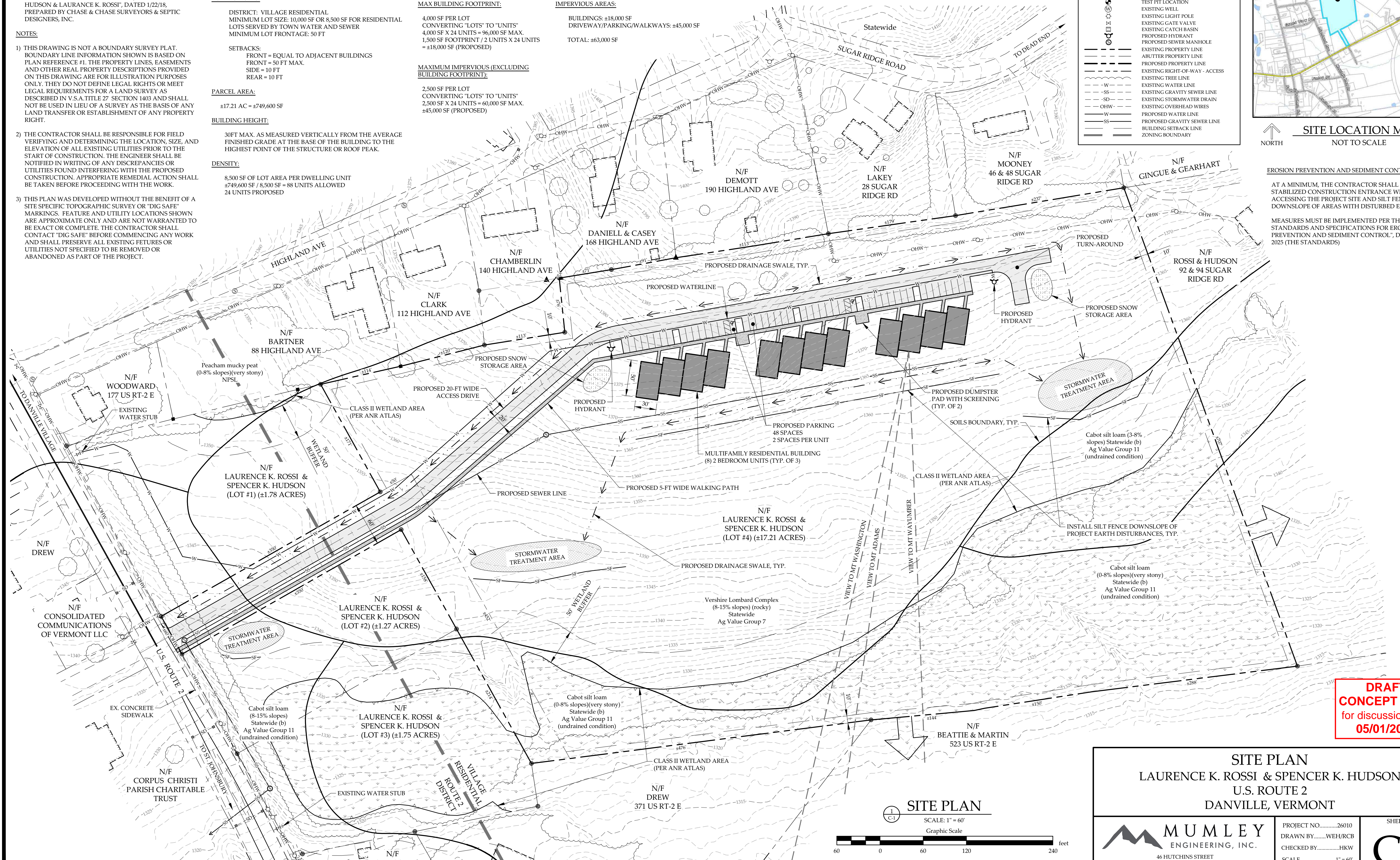


SITE LOCATION MAP
 NORTH
 NOT TO SCALE

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

AT A MINIMUM, THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE WHERE ACCESSING THE PROJECT SITE AND SILT FENCING DOWNSLOPE OF AREAS WITH DISTURBED EARTH.

MEASURES MUST BE IMPLEMENTED PER THE "VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL", DATED JUNE 2025 (THE STANDARDS)



DRAFT
CONCEPT PLAN
 for discussion only
 05/01/2026

SITE PLAN
 LAURENCE K. ROSSI & SPENCER K. HUDSON
 U.S. ROUTE 2
 DANVILLE, VERMONT

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

PROJECT NO.26010
 DRAWN BYWEH/RCB
 CHECKED BYHKW
 SCALE1" = 60'
 DATE05/01/26

SHEET NO.
C-1
 1 OF 1 SHEETS

