

TOWN OF
EAST MONTPELIER, VERMONT
SELECTBOARD

Amy Willis (2017 – 2020)
Gene Troia (2016 – 2018)

Kim Swasey (2017 – 2019)
Carl Etnier (2016 – 2019)

Chair, Seth Gardner (2015 – 2018)

June 27, 2017

Susan Atwood
504 County Road
Montpelier, VT 05602

Re: East Montpelier Access Permit #17-028

Dear Ms. Atwood:

The East Montpelier Selectboard met on Monday, June 26, 2017, and approved the requested residential access off of County Road. If you have questions on the construction conditions contained in the approval, please contact the road foreman at (802) 223-5870.

Please understand that this permit only gives town permission to construct the residential access to the new lot once the 2017 subdivision of your property (pending East Montpelier Zoning Permit 17-027) is approved. Additional town permits will be necessary for any development of the building lot. We'll also need to issue an E-911 address for the new lot once the driveway has been established. Please contact me at (802) 223-3313 x 204 when you're ready for the next steps.

Sincerely,



C. Bruce Johnson
East Montpelier Town & Zoning Administrator

Permit # 17-028

ACCESS (CURB CUT) APPLICATION

Date Received: 6/12/17

ck # 356
Fee \$ 35.00

TOWN OF EAST MONTPELIER
PO Box 157, East Montpelier, VT 05651

Parcel # 03-006.200
Tax Map # 08-01-55.120

Applicant: Susan A. Atwood Phone: _____

Mailing Address: _____

Property Owner: SUSAN A. ATWOOD Phone: (H) 802-223-1932

Mailing Address: PO BOX 779 MONTPELIER, VT 05601

Property Location: 504 COUNTY RD.

PROJECT DESCRIPTION: **sketch drawing and location map must be attached.**

CONSTRUCT A NEW ACCESS

CHANGE AN EXISTING ACCESS

- agricultural
- commercial
- industrial
- residential
- development
- other _____

- Current Access:
- agricultural
 - commercial
 - industrial
 - residential
 - development
 - other _____

- Proposed Access:
- agricultural
 - commercial
 - industrial
 - residential
 - development
 - other _____

Distance, in feet, of the proposed access to the nearest intersection (specify the intersection): _____

~1400' to Center Road; ~800' to Cummings Road

Has the proposed access been flagged (i.e., marked) at the site? YES NO

Site must be flagged before the application will be considered.

The undersigned agree(s) to construct and maintain this access in accordance with applicable regulations and adhere to the specifications, restrictions, and conditions contained in this permit, if issued.

Applicant
Susan A. Atwood
Property Owner

Date
6-8-2017
Date

Denied: _____

Approval to Proceed: Upon receipt of this permit you are authorized to proceed with the project in accordance with the conditions, specifications and restrictions, including Road Foreman recommendations, contained in this document and any attachments to this document. Approval is granted only for the work described in this application and must be performed as directed. The Permit Holder shall be responsible for all damages to persons and/or property due to or resulting from any work allowed under this permit. The Permit Holder shall defend, indemnify and hold harmless the Town of East Montpelier and its officers, agents and employees from all suits, actions or claims of any character, name and description brought on account of any injuries or damages sustained by any person or property, including all costs or expenses to defend against such suits, actions or claims.

6/26/17
Date

Seth Gardner
SELECTBOARD

Kim Sweeney
SELECTBOARD

Egmont Thoni
SELECTBOARD

AWLh
SELECTBOARD

SELECTBOARD

Road Foreman Determination:

Proposed access meets applicable sight distance standards. Comments: No culvert is needed at this spot.

Road Foreman Recommendations:

Culvert/Drainage Requirements:

Roadway Culverts – 18” minimum diameter of metal, reinforced concrete, or polyethylene pipe with drop inlets or catch basins as required. Hydraulic Analysis to determine appropriate pipe diameter is recommended for all live stream crossings and elsewhere where large storm flows may be expected. See VTrans Standard A-76.

Driveway Culverts – Circular drainage culverts shall have a minimum inside cross-sectional area equivalent to that provided by a 15” circular pipe. See VTrans Standard B-71.

Underdrains – 6” minimum diameter of metal, PVC plastic or polyethylene pipe.

Mike Starck
Road Foreman

6/26/17
Date

Additional Selectboard Conditions &/or Restrictions:

The East Montpelier Land Use & Development Regulations and the East Montpelier Road & Bridge Standards are incorporated by reference.

SURVEY NOTES

- All bearings refer to GRID NORTH. Bases of bearing is derived from GPS readings taken at control traverse points. Dimensions are calculated from a closed "Total Station" survey in substantial compliance with Board Standards for "Rural Lots", noted to conform with Grid North. The corners shown as monumented by this survey have 3/8" - 4 long rebar with 2" aluminum caps. Unless otherwise noted, the Revealed (R) for all monuments, set or found, is approximately 12" to 18". GPS coordinates are shown solely as an aid in showing survey points and are not to be construed as to location of the monument lines or corners. GPS coordinates listed are Vermont State Plane Coordinates, NAD 83, feet.
- The purpose of this survey is to subdivide Lot 2 from the original Atwood-Stone parcel on the site of the County Road. Only the subdivided lot was surveyed with the remainder of the parcel depicted herein based on the dimensions shown on the map referenced in Note 4; not grid north per Note 1. Acreage determined to the limits of an assumed 3-wed right-of-way on the County Road, actual right-of-way not re-surveyed in this project. This parcel was conveyed to the Susan Atwood-Stone Living Trust by deed recorded at Bk. 113 Pg. 306, "key deed" in chain in Bk. 57 Pg. 27.
- Identification or delineation of any easements, right of way, public land locations, Vermont lease lands, encroachments, objection to title, etc. was not part of the scope of this project. Nevertheless, except as noted, no evidence of such encroachments was observed during field work. Two development setbacks exist on Lot 2, rights in those setbacks were not re-surveyed. One ideal found in the Atwood chain suggests part or all of this land is under a 5' to 10' buffer determination to the shoreward.
- In addition to the various deeds referenced herein the following maps were consulted in the preparation of this survey:
 - "Property of Ann Talbot Stone" dated 5/19/73 by James H. Weil, L.S. 376, bearing Drawing No. 11; recorded as Slide #75 in Hanging File H. Theford, L.S. #589; recorded at Slide #59
 - See State wastewater permit WW-5-7100 for details of septic system and additional topographic features.

LEGEND

- Set 5/8" Rebar w/ 2" Aluminum Cap (L.S.#555)
- ⊙ Found 1" Galv. Iron Pipe
- ⊕ Purported Iron Pipe - not recovered in this survey
- Unmarked Point
- ⊖ Power Pole
- ⊙ Large Maple Near Line
- ⊕ Septic System Test Pit
- ⊖ Developed Spring
- ⊖ Existing Driveway
- ⊖ Overhead Power Line
- ⊖ Approx. 3-wed Right-of-way - County Road
- ⊖ Abner's Property Line (per tax map)
- ⊖ Centerline Town Road (as traveled)
- ⊖ Edge of Large Maples
- ⊖ Line of Woods/Field
- ⊖ Subdivision Line
- ⊖ Existing Stone Wall/Wire Fence Boundary
- ⊖ Remnant Wire Boundary Fence
- ⊖ Proposed House Location (Approx.)
- ⊖ Existing House (Approx.)
- N ##### GPS Coordinates (See Note 1)
- E ##### Proposed Driveway (Approx.)

MUNICIPAL ENDORSEMENT

This mylar is identical to the final plat approved by resolution of the Development Review Board of the Town of East Montpelier, Vermont on the _____ day of _____, 2017, subject to the requirements and conditions of said resolution. Signed this _____ day of _____, 2017, by _____, Zoning Administrator, East Montpelier.

CERTIFICATION

I hereby certify that the property lines surveyed by me are based on field measurements and research on external boundaries of the parcel. Except as noted, they are consistent with deed and plat references listed as well as existing monumentation and other physical evidence and are correct to the best of my knowledge and belief. I am a duly licensed surveyor. Notes for additional details. A signed and stamped mylar version of this plan will conform to requirements of 27 VSA §1403 - Vermont's plat filing law.

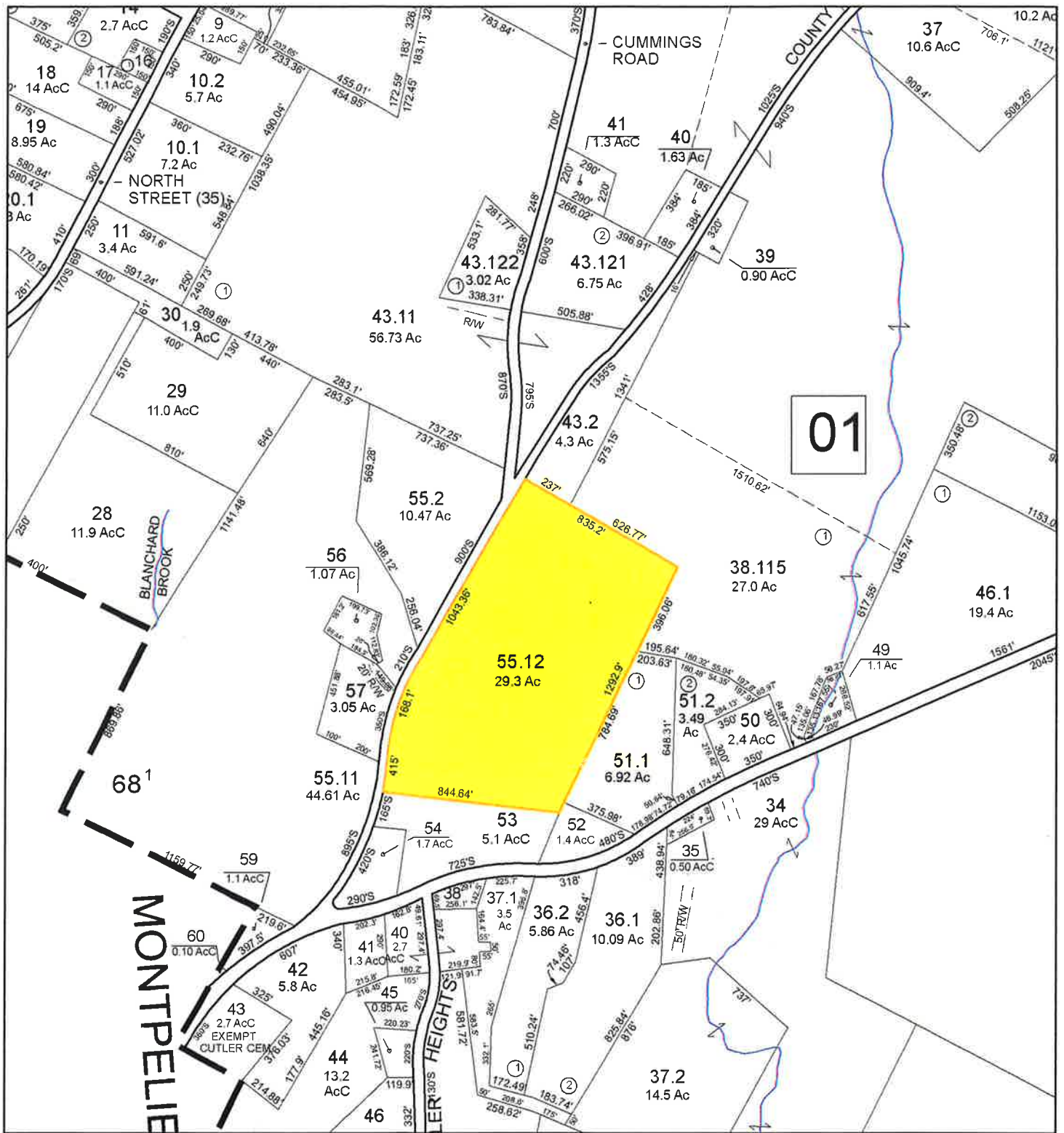


Copy not valid without original surveyor's seal and signature. Copyright © 2017

SUBDIVISION OF ATWOOD-STONE LIVING TRUST PROPERTY
COUNTY ROAD, EAST MONTPELIER, VERMONT

FOR
 SUSAN ATWOOD, EAST MONTPELIER, VERMONT
 BY
 PAUL W. HANNAN, L.S.
 SURVEYED: P.H., C.J.
 SCALE: 1" = 120'
 JUNE, 2017

CALAIS, VERMONT
 TITLE: P.H.
 DRAWN: P.H.
 PROJ. NO.: 16062-006



**Atwood-Stone -- 504 County Road
East Montpelier**



5/25/2017

