

TOWN OF
EAST MONTPELIER, VERMONT
SELECTBOARD

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

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

Chair, Seth Gardner (2018 – 2021)

April 25, 2018

Robert & Lorie Rice
855 Jacobs Road
Montpelier, VT 05602

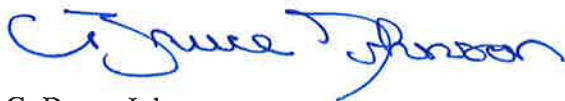
Re: East Montpelier Access Permit #18-008

Dear Mr. & Ms. Rice:

The East Montpelier Selectboard met on Monday, April 23, 2018, and approved the requested upgrade to multi-residential for the curb cut previously authorized (by Access Permit #15-035) for Lot 3 of your 2005 subdivision. If you have questions on the construction conditions contained in the approval, please contact Road Foreman Guthrie Perry at (802) 223-5870.

Please understand that this permit only gives town permission for the multi-residential aspect of this access once the 2018 subdivision of your property (pending East Montpelier zoning application 18-007) is approved. Additional town permits will be necessary for any development of your lots. I'll also need to issue E-911 numbers (street addresses) for the lots when you move forward with development. 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 # 18-008

ACCESS (CURB CUT) APPLICATION

Date Received: 4/12/18

TOWN OF EAST MONTPELIER

Parcel # 02-080.000

Fee \$ 35.00

PO Box 157, East Montpelier, VT 05651

Tax Map # 04-01-50.100

Applicant: Robert & Lorie Rice Phone: 223-0207

Mailing Address: 855 Jacobs Road, Montpelier 05602

Property Owner: Same Phone: _____

Mailing Address: _____

Property Location: 855 Jacobs Road

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

CONSTRUCT A NEW ACCESS

CHANGE AN EXISTING ACCESS

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

This is in support of subdivision application #18-007

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

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

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

This is a further upgrade of curb cut 15-035

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 _____

Date _____

Lorie Rice

4-12-18

Property Owner _____

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.

04/23/18
Date

Cal Ethier
SELECTBOARD

[Signature]
SELECTBOARD

[Signature]
SELECTBOARD

[Signature]
SELECTBOARD

SELECTBOARD

Road Foreman Determination:

Proposed access meets applicable sight distance standards. Comments: _____

Road Foreman Recommendations:

This is a good location. It may need some brush cleared if it sits with out use for long.

No culvert needed

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 follows 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.

[Signature]
Road Foreman

4/19/18
Date

Additional Selectboard Conditions &/or Restrictions:

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

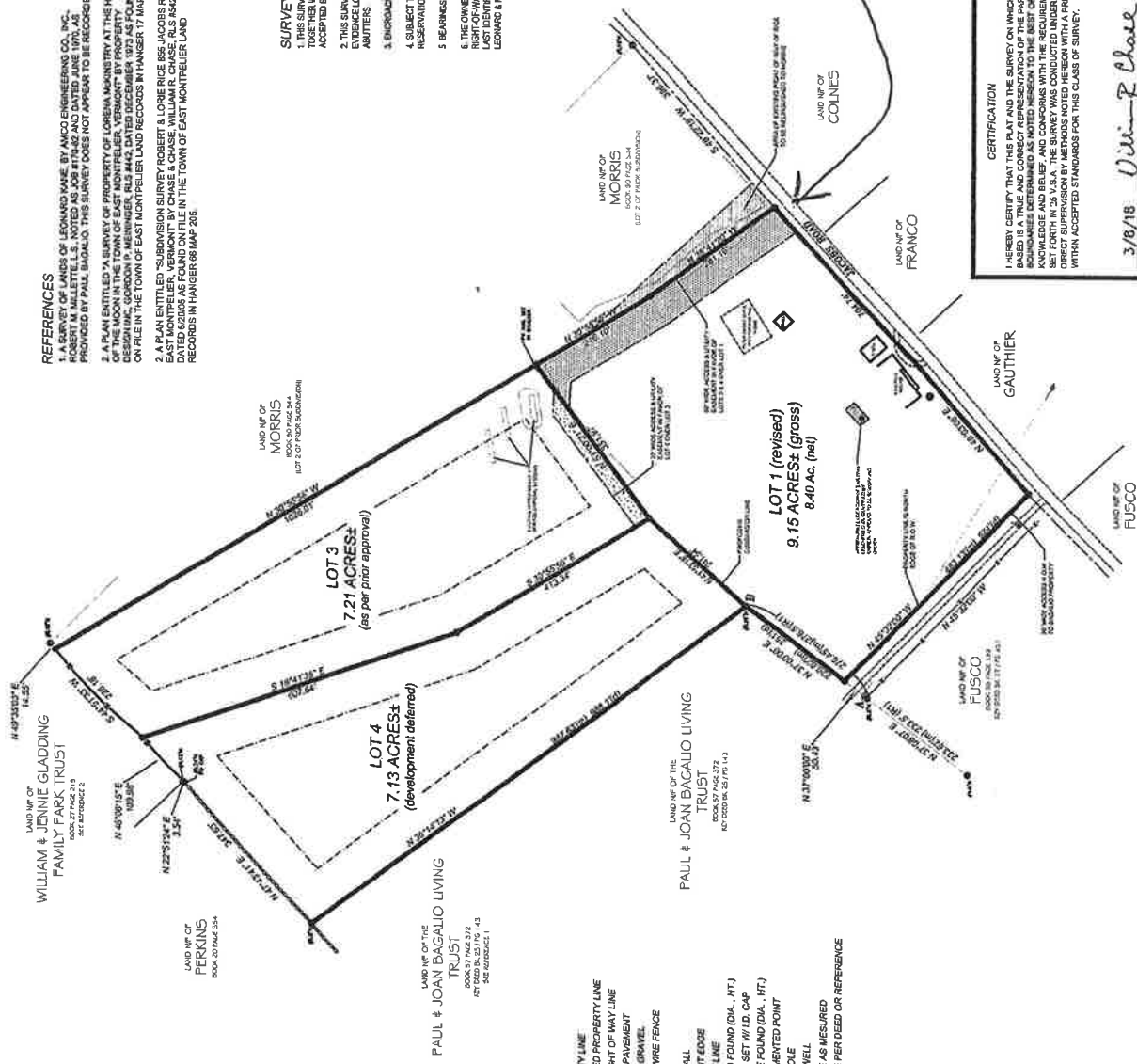


REFERENCES

1. A SURVEY OF LANDS OF EDWARD WANE, BY WACO ENGINEERS CO., INC., ROBERT M. ALLETTTELLS, NOTED AS JOB #70-82 AND DATED JUNE 1970, AS PROVIDED BY PAUL BAGALLO. THIS SURVEY DOES NOT APPEAR TO BE RECORDED.
2. A PLAN ENTITLED "A SURVEY OF PROPERTY OF LORENA MONSIEUR AT THE CORNER OF THE MOON IN THE TOWN OF EAST MONTPELIER, VERMONT," BY PROPERTY SURVEYORS INC., GORDON D. HENNINGSEN, RLS #442, DATED DECEMBER 1975 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 17 MAP 25.
3. A PLAN ENTITLED "SUBDIVISION SURVEY ROBERT & LORIE RICE 885 JACOBS ROAD EAST MONTPELIER, VERMONT," BY CHASE SURVEYORS & DESIGNERS, INC., DATED 8/20/03 AS FOUND ON FILE IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 88 MAP 205.

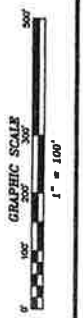
SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A LEITZ SET 4 TOTAL STATION TOGETHER WITH A STEEL TAPE, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION SUPPLIED BY OWNERS AND ADJUTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.
5. BEARINGS BASED ON REFERENCE 1, ABOUT LINE AS NOTED HEREON.
6. THE OWNERSHIP OF THE TREE LANDS LYING BETWEEN THE 50' WIDE RIGHT-OF-WAY TO THE LAND OF BAGALLO HAS NOT BEEN DETERMINED. THE TREE LANDS ARE SHOWN HEREON AS OWNED BY THE ORIGINAL SUBDIVIDER LEONARD & MABLE KANE CIRCA 1975.



LEGEND:

- PROPOSED PROPERTY LINE
- ROAD RIGHT OF WAY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- BARBED WIRE FENCE
- TIE LINE
- STONE WALL
- EASEMENT EDGE
- SETBACK LINE
- IRON ROD FOUND (DIA. - FT.)
- IRON PIPE FOUND (DIA. - FT.)
- IRON PIPE FOUND (DIA. - FT.)
- UNKNOWN POINT
- UTILITY POLE
- DRILLED WELL
- DISTANCE AS MEASURED
- DISTANCE PER DEED OR REFERENCE



Curb
Cut
Location

CHASE & CHASE
 SUBDIVISION SURVEY
 ROBERT & LORIE RICE
 885 JACOBS ROAD
 EAST MONTPELIER, VERMONT

DATE: 3/8/18
 SCALE: 1" = 100'
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 IN CHARGE: [Signature]

301 North Main Street, Suite 1
 Montpelier, VT 05602
 Phone: 802-253-5544
 Fax: 802-253-5545
 Website: www.chaseandchase.com

Surveyors & Designers, Inc.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL, ACCORDING TO THE RECORDS AND FIELD NOTES OF THE SURVEY. THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

3/8/18
 WALTER R. CHASE, RLS #42, VERMONT

NOT VALID UNLESS SCALED WITH AN APPROVED SURVEYORS SEAL.