

Permit # 20-053

ACCESS (CURB CUT) APPLICATION

Date Received: 12/15/20

ck. # 7690

TOWN OF EAST MONTPELIER

Parcel # 08-047.000

Fee \$ 35.00

PO Box 157, East Montpelier, VT 05651

Tax Map # 20-00-05.000

Applicant: Laura Brown

Phone: 802-454-7723

Mailing Address: P.O. Box 70, North Montpelier, VT 05666

Property Owner: Same as above

Phone: _____

Mailing Address: _____

Property Location: Factory Street, North Montpelier

Lot 2 of Proposed Subdivision
20-052

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): _____

1420' north of Rte 14 N intersection and 1340' south of Gray Road intersection

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.

Laura Brown
Applicant

12/14/20
Date

same

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.

Date _____

On Behalf of the East Montpelier Selectboard:

Seth B. Gardner
East Montpelier Selectboard Chair

Road Foreman Determination:

☒ Proposed access meets applicable sight distance standards. Comments: _____

Road Foreman Recommendations:

18" culvert, 30' minimum length
Prior to installation contractor/landowner
must meet with road foreman to
review plans

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.



Road Foreman

12/17/20

Date

Additional Selectboard Conditions &/or Restrictions:

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

SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, TOGETHER WITH A STEEL TAPE, WITH A PRECISION WITHIN ACCEPTED STANDARDS.

2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ADJUTERS.

3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.

4. ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.

5. BEARINGS SHOWN HEREON ARE BASED ON A MAGNETIC READING TAKEN AT THE TIME OF FIELD PROCEDURES. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.

6. THE RIGHTS-OF-WAY OF VERMONT ROUTE 14 ARE BASED UPON REFERENCE #6 AND THE OBSERVED CENTERLINE. THE RIGHTS OF WAY OF FACTORY STREET ARE BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND. WHERE UNMONUMENTED, A THREE ROD WIDTH BASED ON THE OBSERVED CENTERLINE IS ASSUMED PURSUANT TO 19-VSA-32.

7. THE LINE BETWEEN BROWN AND KINGSBURY BRANCH HYDRO IS SHOWN INCORRECTLY ON REFERENCE #1, APPARENTLY BASED ON EVIDENCE THAT DID NOT EXIST WITH NO REFERENCE TO PRIOR DEEDS OR THE REFERENCE #2 SURVEY DONE AND RECORDED 7 YEARS EARLIER.

THE LINE SHOWN HEREON IS CONSISTENT WITH THE REFERENCE #2 SURVEY, THE DESCRIPTION CONTAINED IN BOOK 13, PAGE 215 OF THE MONTPELIER LAND RECORDS. EVIDENCE OF TOP OF CUT SLOPE AND REMAINING DEAD FURROW ALONG THE LINE, A CALL TO AN ADJOINER IN BOOK 10, PAGE 19 OF THE EAST MONTPELIER LAND RECORDS AND MONUMENTATION FOUND.

8. THE HOUSE PORCH DOES NOT ENDOACH ON THE ROUTE 14 RIGHT-OF-WAY LINE PER REFERENCE #6 BUT IS WITHIN A 33' OFFSET OF THE EXISTING CENTERLINE BELIEVED TO BE THE HIGHWAY RIGHT-OF-WAY.

Curb Cut Location

REFERENCES:

1. A PLAN ENTITLED "PROPERTY OF RICHARD & MARION KREIS, NORTH MONTPELIER, VERMONT" BY PHIL TUBBS, RLS #297, RON WELLS, AND MIKE RABOIN, DATED OCTOBER 1972 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS, HANGER 15, MAP 12 AND REVISED IN HANGER 15, MAP 16.

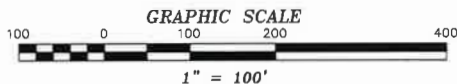
2. A PLAN ENTITLED "VERMONT WOOLEN CORPORATION, SUBDIVISION OF LOTS - FACTORY STREET, NORTH MONTPELIER, VERMONT, TOWN OF EAST MONTPELIER" BY ANDRE ROULEAU, DATED JULY 1965 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 3, MAP 18 AND REVISED 5/16/66 FOUND IN HANGER 4, MAP 22.

3. A PLAN ENTITLED "PLAN OF PROPERTY IN CALAIS & EAST MONTPELIER, VT, BELONGING TO R. & S. CASSADY, J. K. HIGGINS, J. B. HIGGINS, & N. R. CLARK" BY RICHARD A. SAWYER, RLS #97, CUNNINGHAM ASSOCIATES, DATED DECEMBER 1978 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS IN HANGER 22, MAP 74.

4. A PLAN ENTITLED "PETER NOYES LOT, 1" = 50' AS PROVIDED BY THE CLIENT.

5. A SKETCH OF THE BOUNDARY LINE ADJUSTMENT OF THE LAND NOW OF ROBERT COATES DATED NOVEMBER 3, 1984 AS PROVIDED BY THE STATE OF VERMONT AND PART OF PERMIT DE-S-1547.

6. A PLAN ENTITLED "PROJECT: ST 144M" BY STATE OF VERMONT, DEPARTMENT OF HIGHWAYS, DATED 1/1/1993 AS PROVIDED BY THE STATE OF VERMONT.



CERTIFICATION

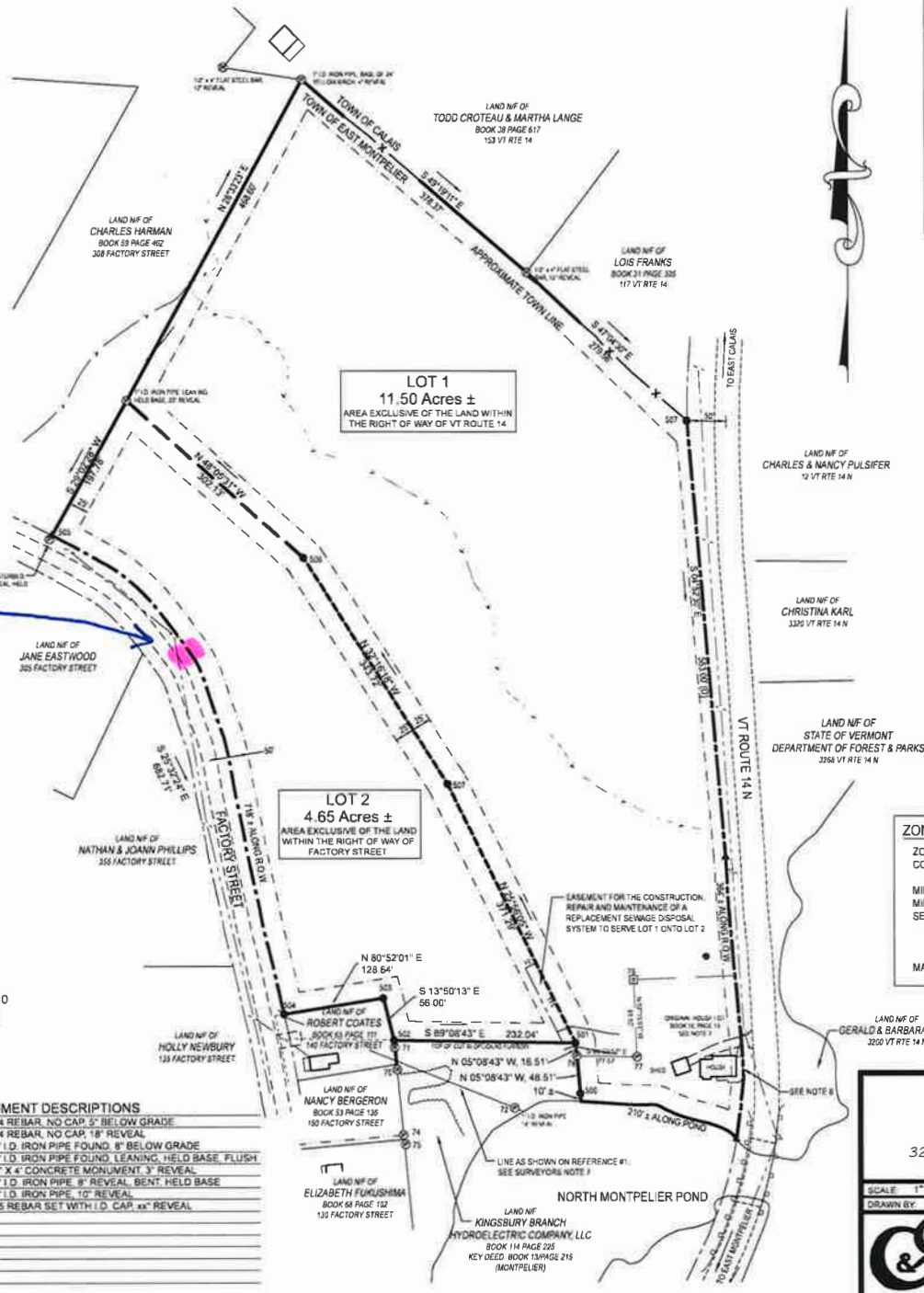
I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S.A. § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

12/14/2020 William R. Chase

DATED WILLIAM R. CHASE RLS #342 VERMONT
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL.

MONUMENT DESCRIPTIONS

- 70 #4 REBAR, NO CAP, 5" BELOW GRADE
- 71 #4 REBAR, NO CAP, 18" REVEAL
- 74 1" I.D. IRON PIPE FOUND, 8" BELOW GRADE
- 75 1" I.D. IRON PIPE FOUND LEANING, HELD BASE FLUSH
- 76 4" X 4" CONCRETE MONUMENT, 3" REVEAL
- 77 1" I.D. IRON PIPE, 8" REVEAL, BENT, HELD BASE
- 78 1" I.D. IRON PIPE, 10" REVEAL
- 501 #5 REBAR SET WITH 1" I.D. CAP, 44" REVEAL
- 502
- 503
- 504
- 505
- 506
- 507
- 508



ZONING INFORMATION

ZONE C - RESIDENTIAL - COMMERCIAL DISTRICT
MIN. LOT SIZE: 1 ACRE
MIN. LOT FRONTAGE: 150' SETBACKS:
FRONT: 50' FROM CL
SIDE: 25'
REAR: 25'
MAX BUILDING HEIGHT: 35'

SUBJECT PROPERTY

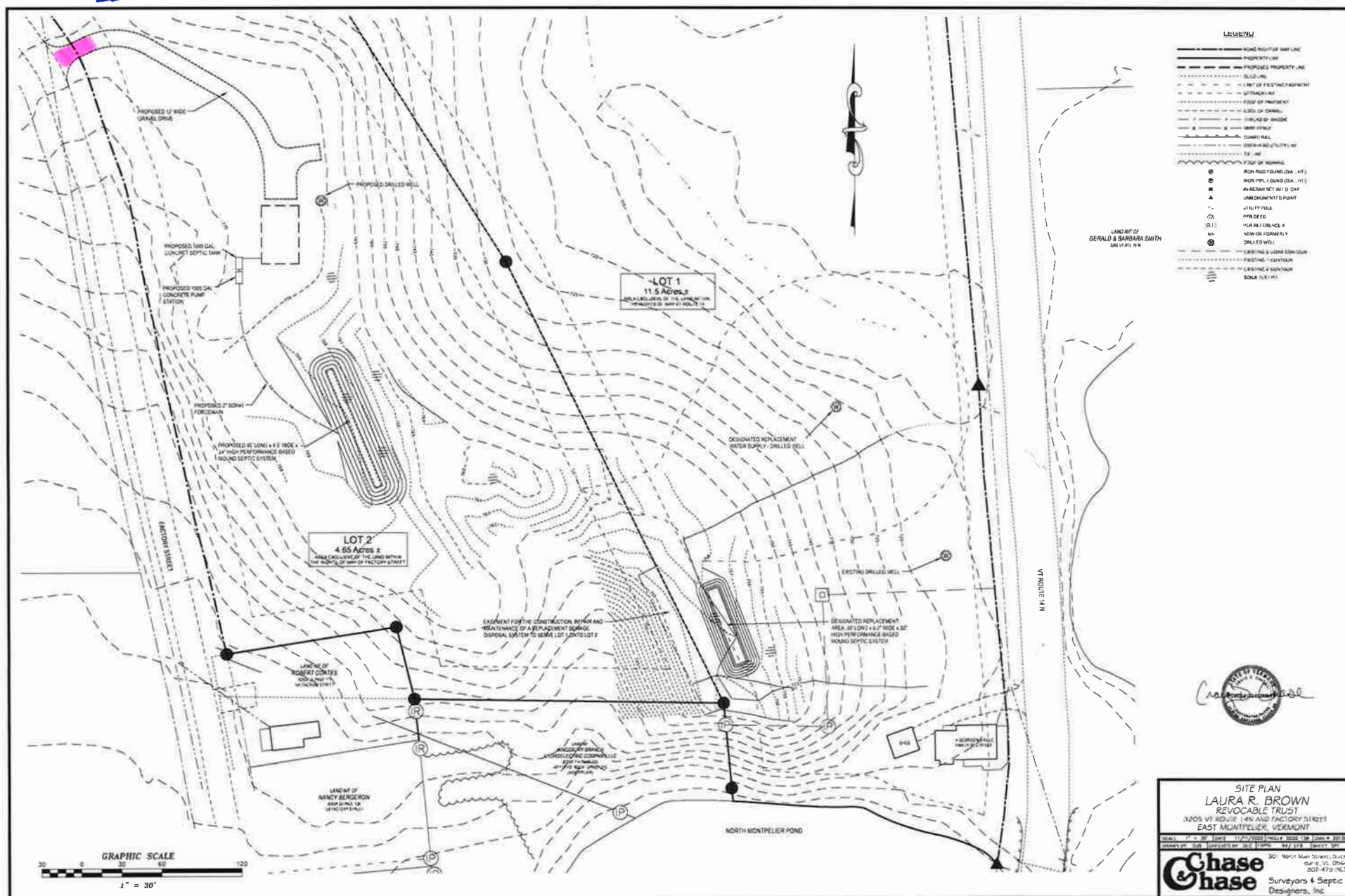
MAILING ADDRESS:
LAURA R. BROWN
P.O. BOX 70
NORTH MONTPELIER, VT 05666
P.O. 08-047-000
TAX MAP #20-00-05-000
SPAN: 185-062-10115
HOUSE DEED: BOOK 76 PAGE 66
16 AC. DEED: BOOK 76 PAGE 69
TOTAL AREA: 16.15 ACRES ±

SUBDIVISION
LAURA R. BROWN
REVOCABLE TRUST
3205 VT ROUTE 14N AND FACTORY STREET
EAST MONTPELIER, VERMONT

SCALE: 1" = 100' DATE: 11/11/2020 PROJ #: 2020 136 DWG #: 20136A
DRAWN BY: TOM CHECKED BY: WRC / FBRL 04 / EFB SHEET: SURV1

Chase & Chase
301 North Main Street, Suite
Barre, VT, 0564
802 479 9631
Surveyors & Septic
Designers, Inc.

↙ Curb Cut Location





Brown -- 3205 VT Rte. 14 N

East Montpelier, VT

1 inch = 705 Feet



December 16, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.