

Permit # 21-025

ACCESS (CURB CUT) APPLICATION

Date Received: 04/13/2021

TOWN OF EAST MONTPELIER

Parcel # 05-083.000

Fee \$ 35

PO Box 157, East Montpelier, VT 05651

Tax Map # 08-03-52.000

Applicant: Patrick McCoy & Margaret Gibson Phone: 223-5878

Mailing Address: 964 Bliss Road, East Montpelier, VT 05641

Property Owner: Same as Above Phone: _____

Mailing Address: _____

Property Location: Bliss Road, East Montpelier

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 Forestry

Proposed Access:

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

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

1500' north of intersection of Murray 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.

Patrick McCoy Margaret Gibson McCoy 4-9-2021
Applicant Date

Patrick McCoy Margaret Gibson McCoy 4-9-2021
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.

On Behalf of the East Montpelier Selectboard:

_____ Date

Seth B. Gardner
East Montpelier Selectboard Chair

Road Foreman Determination:

Proposed access meets applicable sight distance standards. Comments: Existing access in good shape ; drive culvert in place outside ROW

Road Foreman Recommendations:

None - ready for use

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

4/15/21

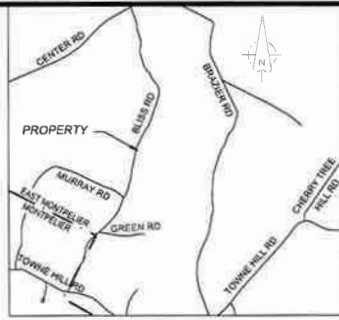
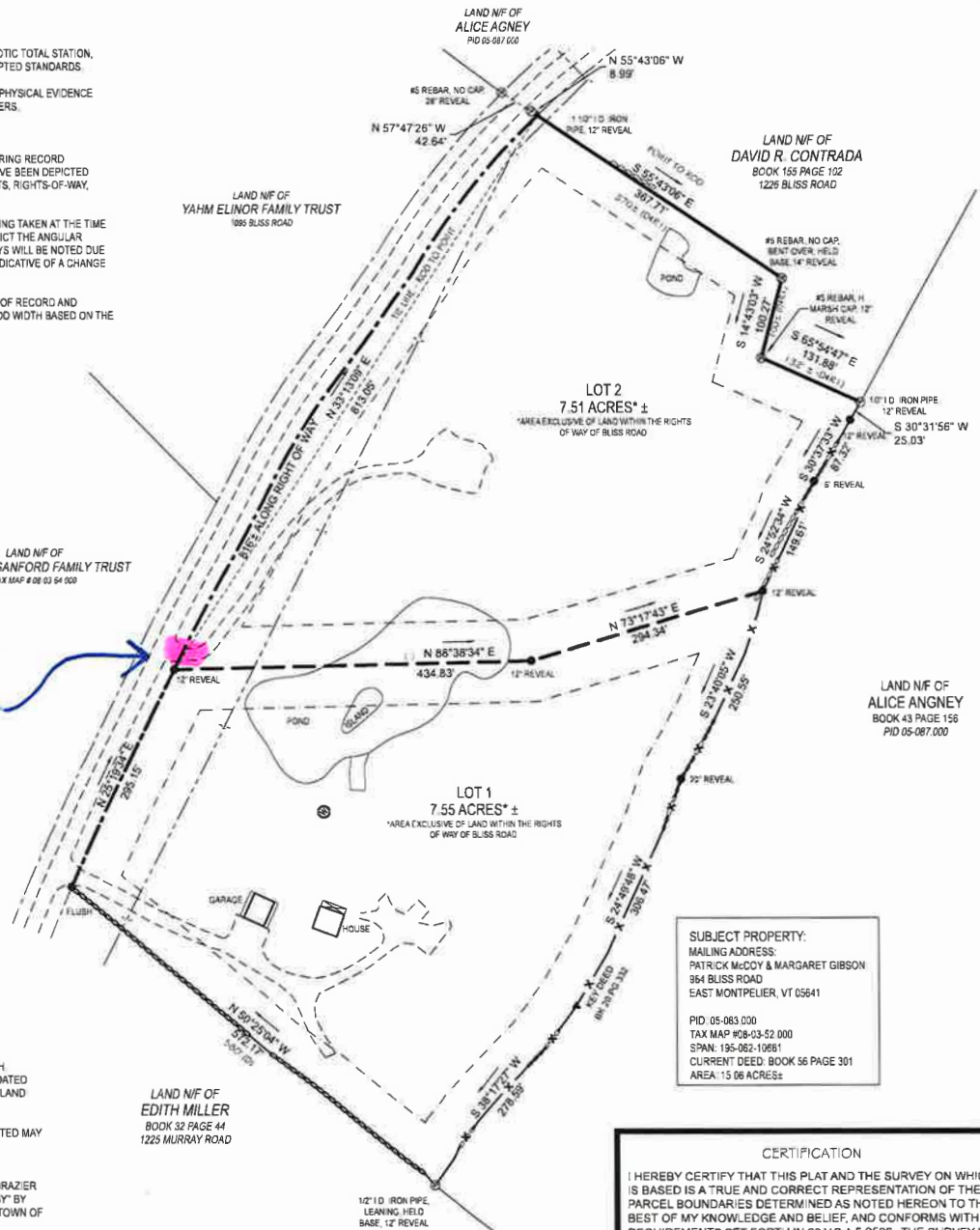
Date

Additional Selectboard Conditions &/or Restrictions:

SURVEYORS NOTES:

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE 96 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 BLISS ROAD ARE BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND. WHERE UNMONUMENTED, A THREE FOOT WIDTH BASED ON THE OBSERVED CENTERLINE IS ASSUMED PURSUANT TO 19-VS-32.

Existing curb cut proposed to be upgraded for residential use



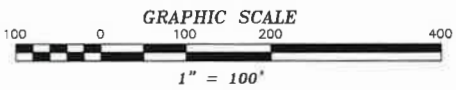
ZONING INFORMATION
 ZONE D - RURAL RESIDENTIAL - AGRICULTURAL DISTRICT
 MIN. LOT SIZE: 3 ACRES
 MIN. LOT FRONTAGE: 250'
 SETBACKS:
 FRONT: 75' FROM CL.
 SIDE: 50'
 REAR: 50'
 MAX BUILDING HEIGHT: 35'

- LEGEND**
- ROAD RIGHT OF WAY LINE
 - PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - LIMIT OF EXISTING EASEMENT
 - SETBACK LINE
 - EDGE OF GRAVEL
 - THREAD OF BROOK
 - STONEWALL
 - WIRE FENCE
 - OVERHEAD UTILITY LINE
 - IRON ROD FOUND (DIA., HT.)
 - IRON PIPE FOUND (DIA., HT.)
 - #5 REBAR SET W/ I.D. CAP
 - UNMONUMENTED POINT
 - UTILITY POLE
 - PER DEED
 - PER REFERENCE #
 - NF
 - NF FORMERLY
 - DRILLED WELL

SUBJECT PROPERTY:
 MAILING ADDRESS:
 PATRICK MCCOY & MARGARET GIBSON
 964 BLISS ROAD
 EAST MONTPELIER, VT 05641
 PID 05-083.000
 TAX MAP #08-03-52.000
 SPAN: 195-082-10681
 CURRENT DEED: BOOK 56 PAGE 301
 AREA: 15.06 ACRES±

REFERENCES:

1. A PLAN ENTITLED "LANDS OF ALAN SYVERSTEN" BY JOHN H. THETFORD, RLS # 589. JOHN H. THETFORD & ASSOCIATES, DATED JULY 9, 1983 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS HANGER 27, MAP 115.
2. A PLAN ENTITLED "TRACY F. HOWE" BY N. W. HUDSON, DATED MAY 7, 1965 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS HANGER 3, MAP 19.
3. A PLAN ENTITLED "PLAN OF A PORTION OF THE ARTHUR BRAZIER FARM, EAST MONTPELIER, VT. BELONGING TO W. B. ORMSBY" BY GEORGE H. COOK, DATED MARCH 8, 1946 AS FOUND IN THE TOWN OF EAST MONTPELIER LAND RECORDS HANGER 13, MAP 67.



CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT 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.

8/27/2020 *William F. Chase*
 DATED: WILLIAM R. CHASE RLS. #342 VERMONT
 NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

SUBDIVISION SURVEY
PATRICK MCCOY & MARGARET GIBSON
 964 BLISS ROAD
 EAST MONTPELIER, VERMONT

SCALE: 1" = 100' | DATE: 8/27/2020 | PROJ#: 2020.006 | DWG#: 20006C
 DRAWN BY: TOM | CHECKED BY: WRC | FBPG: 93/EFB | SHEET SURV1

Chase & Chase
 301 North Main Street, Suite 1
 Barre, Vt. 05641
 802.479.9636
 Surveyors & Septic Designers, Inc.

