

(Amendment) DRB

FINAL SUBDIVISION APPLICATION

Permit # 2019-119

Parcel ID: _____



Please review the Richmond Zoning & Subdivision Regulations and provide all the information requested in this application. For information contact the Zoning Administrative Officer at 802-434-2430. Other federal, state and local permits or approvals may additionally be required, it is the duty of the applicant to obtain all relevant and applicable approvals. To inquire about State permits contact the State Permit Specialist at 802-477-2241.

Application Date: 3/25/22 Physical Address of Property: 809 Milkweed Lane

Total acreage of Subdivision: 10.2 acres Subdivision Name: Cochran/Ewald - MK0809

Number of lots: New 1 Existing 4 Total lots 5

Advisor Name (if applicable): N/A Property Owner Name: Jim Cochran / Callie Ewald

Advisor Mailing Address: N/A Owner Mailing Address: 910 Cochran Rd Richmond VT 05477

Phone: N/A Phone: (802) 324-1416

Email: N/A Email: cewald8@gmail.com Cochran1981@gmail.com

The final subdivision plat shall be consistent in all respects to the layout as approved by the DRB for Preliminary Subdivision. The final plat shall be drawn to a scale of not more than two-hundred (200) feet to the inch, and shall show:

- Subdivision name or identifying title, the name of the municipality, the name and address of the owner of record of the property, and of the SUBDIVIDER (if different), the name, registration number and seal of the registered land surveyor, the boundaries of the SUBDIVISION and its general location in relation to existing roads or other landmarks, scale, date, magnetic north, with true north declination and legend;
Road names and lines, pedestrian ways, recreational trails, LOTS, reservations, easements and areas to be dedicated to public use, if any;
The location, bearing length of every road line, LOT line and boundary line. All locations should be tied to known reference points such as road intersections;
The length of all straight lines, the deflection angles, radii, length of curves, tangent distances and bearings for each road;
All public open space for which offers of dedication are made by the SUBDIVIDER, and those spaces for which title is reserved by the SUBDIVIDER;
LOTS within the SUBDIVISION numbered sequentially (any reserved land shall have the highest number). Below each LOT number, with the LOT boundaries, the following shall be listed: the acreage, new parcel ID number, and building envelope to contain all proposed primary structures.
The location of any zoning overlay district(s) applicable to the proposed SUBDIVISION;
Location of well shields on all LOTS;
Location of all improvements referred to in ARTICLE VI, landscaping, utility poles, and rough grading and other devices for draining the area within the SUBDIVISION;
Locations of proposed MONUMENTS at all right-of-way intersections and at all points of curvature (P.C) and points of tangency (PT) on both sides of any road lines, and at any other critical points in the road lines as will enable a land surveyor to correctly stake out any LOT in the SUBDIVISION;
Names of all SUBDIVISIONS immediately adjacent and the names of ADJOINING PROPERTY OWNERS; and
SUBDIVISION location map.

Recorded MARCH 28, 2022 At 11 o'clock 45 minutes AM Book 266 Page 302-303 Richmond, VT Land Records

56492

Along with the FINAL SUBDIVISION PLAT, the SUBDIVIDER shall submit to the Town a set of materials that constitute a FINAL SUBDIVISION PLAN, which shall include the following information:

- Location and envelope area of wastewater disposal system(s) including primary and any required replacement areas, and a letter from the wastewater disposal system designer stating that all such systems will be designed and constructed in conformance with all applicable state regulations and standards;
- For lots that require a State Wastewater or Subdivision permit, a copy of any permit for on-site sewage systems from the Vermont Agency of Natural Resources;
- Location of and envelope area of all existing and proposed sources of potable water and wastewater system(s);
- Location and design of all of the considerations and improvements referred to in Article V (Planning Standards) and Article VI (Required Improvements and Design Standards);
- Identification and methods of protection of natural features or site elements (i.e., streams, ponds, wetlands, flood plain, forest stands, established LARGE ANIMAL HABITAT, rock outcroppings, etc.);
- Typical cross sections and proposed grading of roadways;
- Designs of any bridges or culverts which may be required on the SUBDIVISION;
- A signed statement reciting:
 - A) the location, type and length of any proposed road or roads. All roads shall be designed to the specification in SECTION 600 of these Subdivision Regulations;
 - B) the nature and extent of any recreational features, open spaces, parks, or playgrounds to be provided, if any, and intended to be dedicated to the Town.
- Contour of finish grades at five (5) foot intervals if finished grade varies from existing grade by five (5) feet or more, except that contours at two (2) foot intervals shall be shown in areas where wastewater disposal systems are to be located;
- At the discretion of the DRB, letters from the Chittenden East School District Superintendent, the Richmond Police Chief, the head of Richmond Rescue, and the Richmond Fire Chief indication their assessment of the impact of the proposed SUBDIVISION on the provision of school, police, rescue or fire protection services, or letters from others on relevant issues;
- Any other documents required by the DRB as a result of SKETCH PLAN, PRELIMINARY SUBDIVISION OR FINAL SUBDIVISION ;

Submittal Materials:

-Three copies of a complete Final Subdivision Application that includes: One 24"x36" and three reduced (11"x17") prints of plat and plan.

-Submit fee based on the Richmond Fee Schedule and made payable to the Town of Richmond.

-The Subdivider shall submit one set of stamped envelopes addressed to all owners of contiguous property, including properties directly across any road or right-of-way from the proposed subdivision.

Amendment - Cover letter attached - Requesting to sever tie between C.O. & Condition of previous subdivision approved.

I hereby give my assurance that the above information is complete, accurate, and included in this submittal.

Cathie Ewald [Signature] 3/25/22
Signed by Landowner or agent (a letter of authorization must accompany submittal if agent signs) Date

— DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—

Notices sent to adjoining landowners (date): _____ DRB Hearing Date: 4/13/2022

Comments: _____ Zoning Fee: \$200

Zoning Administrative Officer signature: [Signature] Date: 3/28/2022

March 25th, 2022

Callie Ewald & Jim Cochran
910 Cochran Rd
Richmond, VT 05477

Town of Richmond
Development and Review Board (DRB)
Richmond, VT 05477

Subject: Final Subdivision Amendment Application (DRB)

Dear Ms. Kayla Vaccaro & Richmond DRB,

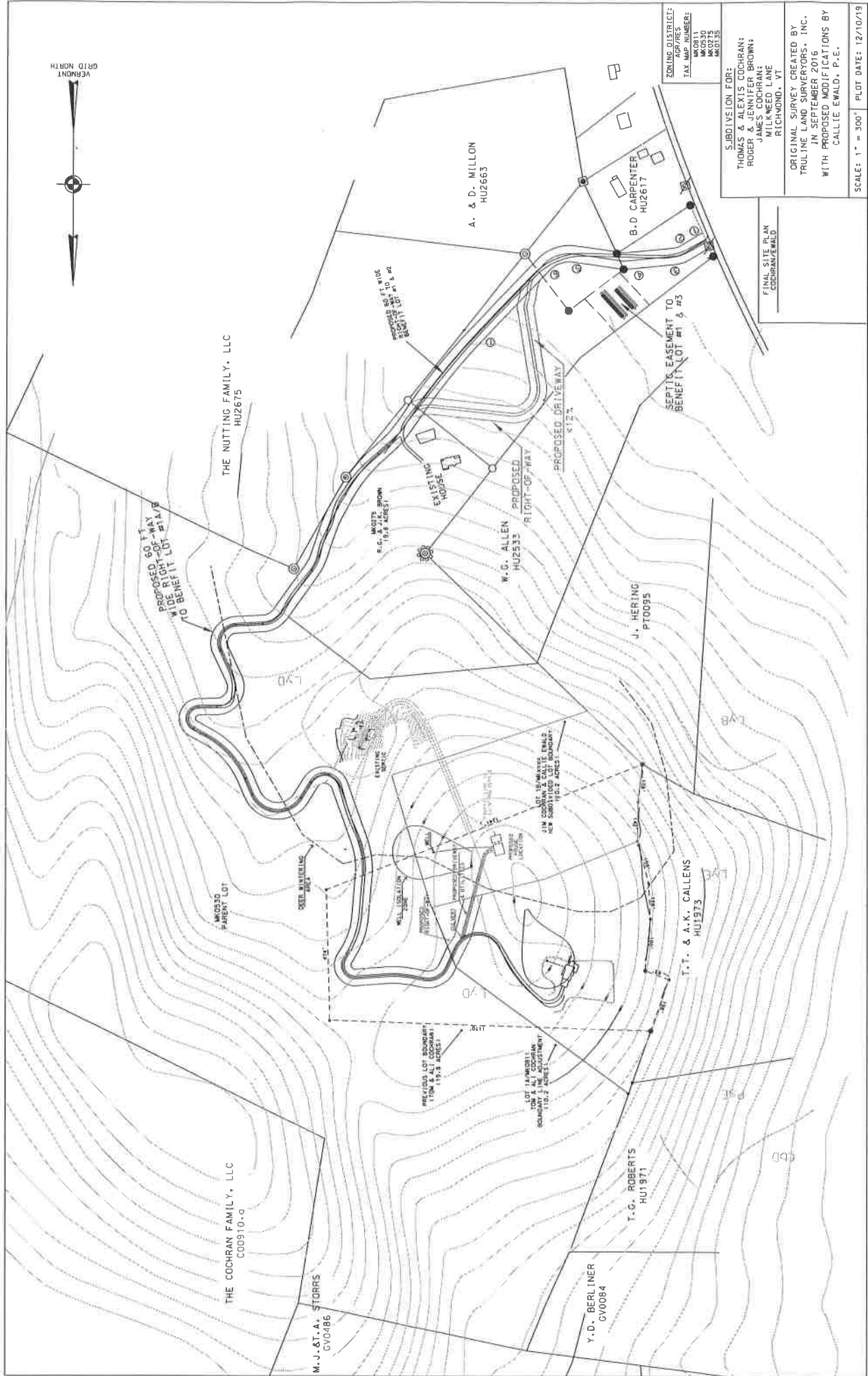
We are submitting an amendment for our existing approved subdivision application for MK0809 on Milkweed Lane in Richmond. Our current subdivision approval includes re-routing a portion of pre-existing driveway below MK275 to meet the Richmond driveway standards. The work required to re-route the road consists of removal of 1.5 acres of trees and vegetation, blasting, and earthwork to construct a travel way meeting the Richmond driveway standards. This needs to occur prior to an issuance of certificate of occupancy.

We are requesting to sever the tie between the above condition in our current subdivision approval and attaining a certificate of occupancy.

We started this process of building our homestead with the understanding that we wouldn't have to reconstruct the lower portion of the road.

We'd very much like the opportunity to come discuss our request at a DRB meeting and can provide additional information as necessary.

Thank you for the consideration,
Callie Ewald & Jim Cochran



ZONING DISTRICTS:
TAX MAP NUMBER:
W0811
W0830
W0830
W0835

SUBDIVISION FOR:
THOMAS & ALEXIS COCHRAN;
ROGER & JENNIFER BROWN;
JAMES COCHRAN;
MILKNEED LANE
RICHMOND, VT

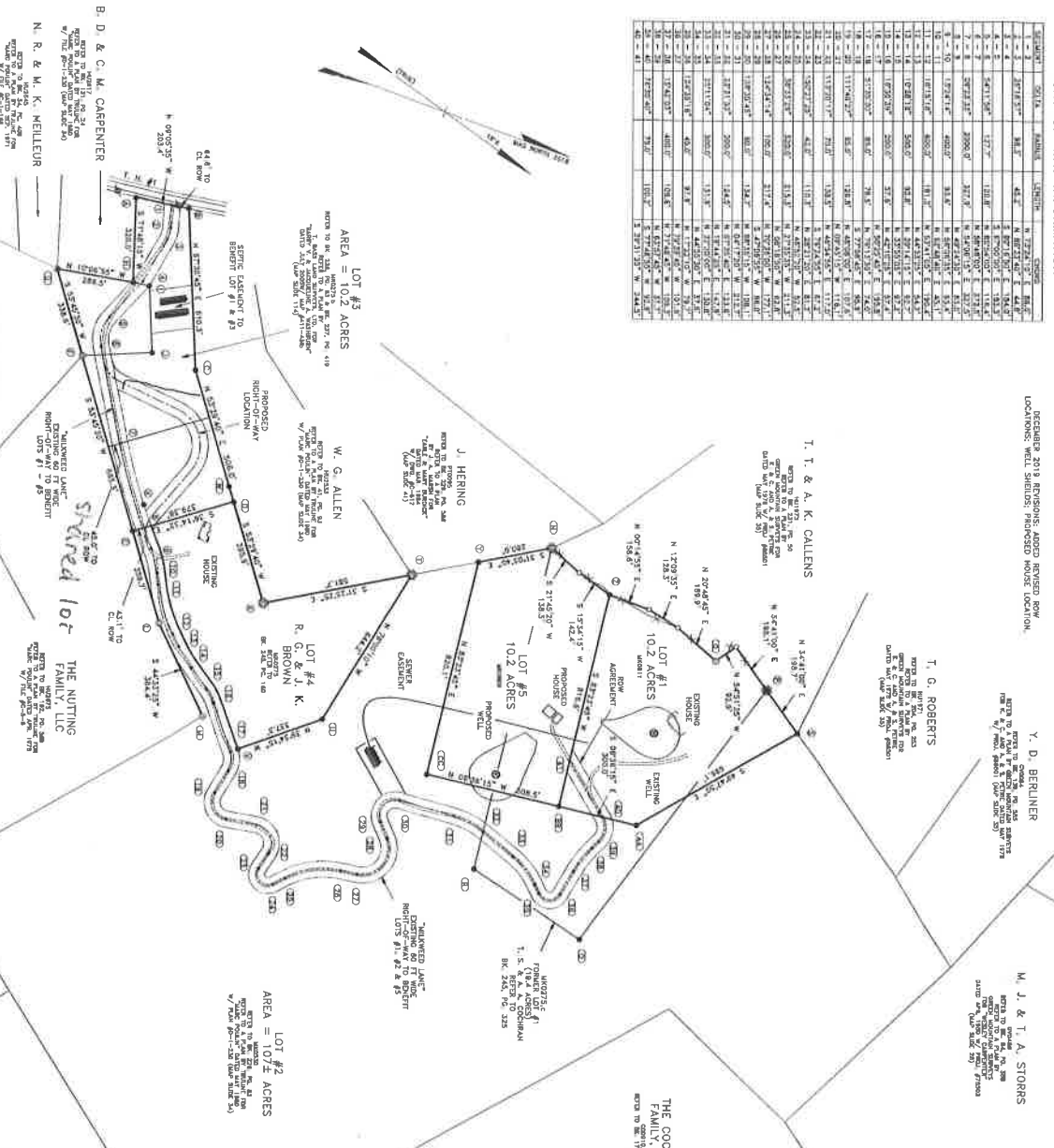
ORIGINAL SURVEY CREATED BY
TRULINE LAND SURVEYORS, INC.
IN SEPTEMBER 2016
WITH PROPOSED MODIFICATIONS BY
CALLIE EWALD, P.E.

FINAL SITE PLAN
COCHRAN/EWALD

SCALE: 1" = 300'
PLOT DATE: 12/10/19

RIGHT-OF-WAY INFORMATION

NUMBER	DATE	LENGTH	WIDTH	CRUISE
1	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
2	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
3	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
4	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
5	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
6	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
7	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
8	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
9	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
10	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
11	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
12	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
13	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
14	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
15	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
16	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
17	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
18	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
19	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
20	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
21	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
22	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
23	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
24	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
25	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
26	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
27	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
28	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
29	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
30	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
31	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
32	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
33	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
34	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
35	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
36	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
37	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
38	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
39	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
40	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'
41	2/17/17	34.9'	4.4'	N 31°24'00" E 44.9'



APPROVED FOR RECORDATION TO THE TOWN OF RICHMOND LAND RECORDS TO REFLECT THE REFORMED DEVELOPMENT SHOWN ABOVE TO BE THE FINAL PLAN FOR THE PROPOSED DEVELOPMENT.

APPROVED BY ACTION OF THE ZONING ADMINISTRATOR OF THE TOWN OF RICHMOND, VERMONT ON THE ____ DAY OF ____ 20__ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF THE ZONING ORDINANCE AND SUBJECT TO THE FINAL REVIEW BY THE BOARD OF ZONING APPEALS.

APPROVED BY ACTION OF THE BOARD OF ZONING APPEALS OF THE TOWN OF RICHMOND, VERMONT ON THE ____ DAY OF ____ 20__ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF THE ZONING ORDINANCE.

MONUMENTS -

- 1. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 2. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 3. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 4. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 5. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 6. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 7. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 8. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 9. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 10. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 11. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 12. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 13. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 14. 1/2" x 1/2" x 4" W/ W/ FACE CAP
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- 17. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 18. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 19. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 20. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 21. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 22. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 23. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 24. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 25. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 26. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 27. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 28. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 29. 1/2" x 1/2" x 4" W/ W/ FACE CAP
- 30. 1/2" x 1/2" x 4" W/ W/ FACE CAP

LEGEND -

- CAIN
- IRON PIPE
- REINFORCING ROD
- UNARMED ANGLE IRON
- CONCRETE MONUMENT
- UTILITY POLE
- SET MONUMENT
- SET MONUMENT
- RIGHT-OF-WAY LINES
- RIGHT-OF-WAY LINES
- BARBED WIRE FENCE

NOTES -

1. THIS PLAN IS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR RELIANCE PLACED THEREON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

2. THE BEARINGS SHOWN ARE BASED ON MAGNETIC TOPOGRAPHIC SURVEY DATA, MEASUREMENTS AND SETTING COURSES.

3. THE BEARING MONUMENTS AND SET MONUMENTS SHOWN WERE PLACED BY THE SURVEYOR OR HIS ASSISTANT ON THE DATE SHOWN ON THIS PLAN AND ARE SUBJECT TO A DEGREE OF PRECISION OF 1 IN 17,500.

4. ALL EXISTING MONUMENTS AND SET MONUMENTS SHOWN ARE STABLE AND PLUMB UNLESS OTHERWISE NOTED.

5. THE AREA SHOWN HAS BEEN CALCULATED TO THE LIMITS OF THE SURVEY DATA AND IS SUBJECT TO A DEGREE OF PRECISION OF 1 IN 17,500.

6. NO ATTEMPT WAS MADE TO IDENTIFY OR LOCATE ANY OTHER TRIP POINTS OR MONUMENTS NOT SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.

7. THIS IS A CERTIFIED PLAN WHEN ACCOMPANIED BY AN ORIGINAL, SIGNATURE, DATE AND REGISTERED SURVEYOR'S SEAL OF A TOWNLAND REPRESENTATIVE.

CERTIFICATION -

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE BASED ON THE DATA AND MEASUREMENTS LISTED (EXCEPT WHERE NOTED) AND/OR OTHER DOCUMENTS AND OTHER CHANGES OBSERVED ON THE PROPERTY, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND I AM A REGISTERED SURVEYOR IN THE STATE OF VERMONT UNDER VERMONT LICENSE NO. 319493 (SEE NOTES).

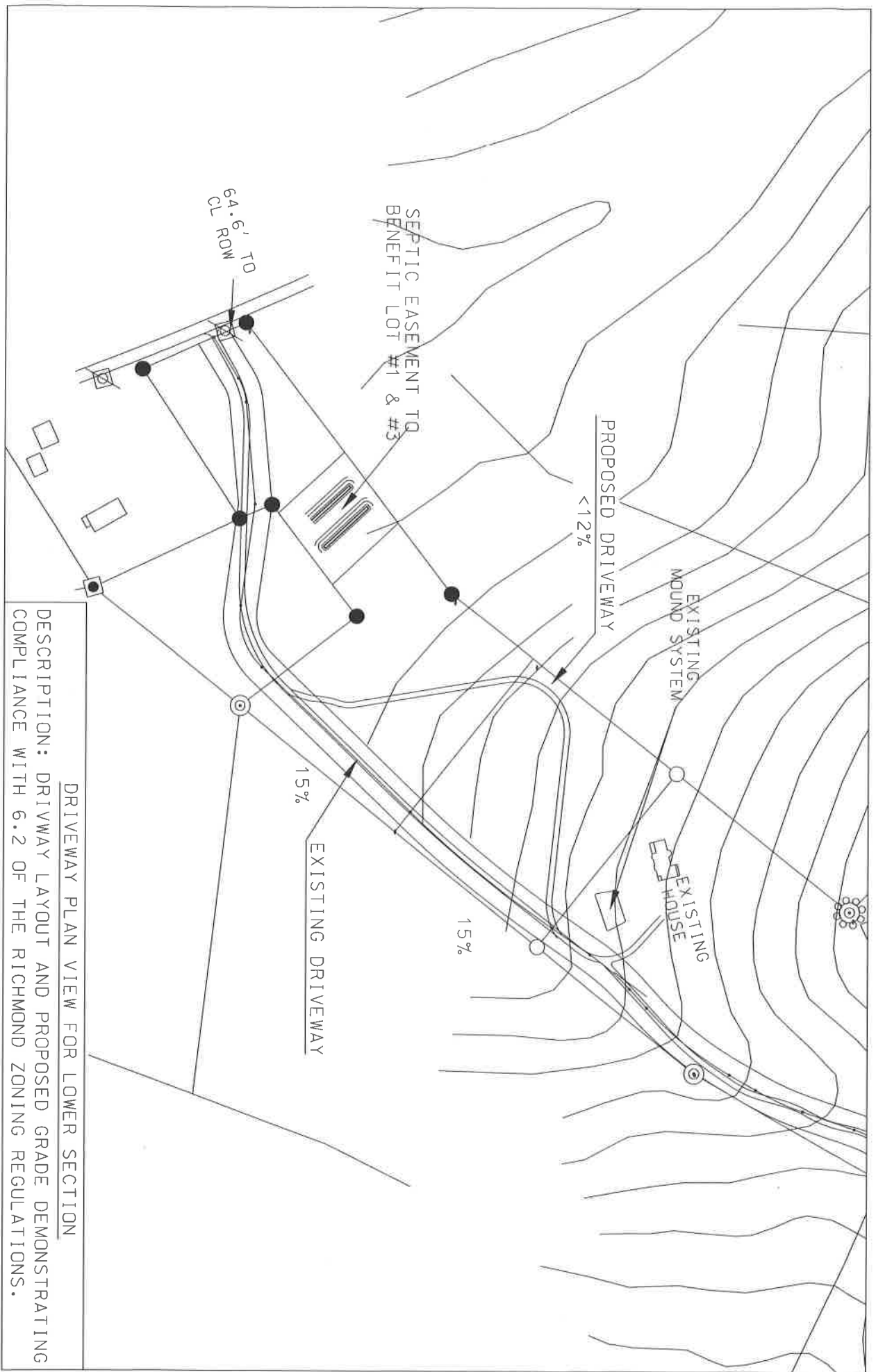
— SIGNATURE

DATE _____

THOMAS S. & ALEXIS A. COCHRAN,
ROGER P. BROWN & JENNIFER K. BROWN,
AND JAMES M. COCHRAN
MILKWEED LANE
RICHMOND, VT

TruLine Land Surveyors, Inc.
445 SUMMIT ST., SUITE 101
RICHMOND, VERMONT 05477
PHONE: 802.223.1100
FAX: 802.223.1100
WWW.TRLINE.COM
LICENSE NO. 319493
ISSUED: DECEMBER 2018

SCALE: 1" = 50.00'
DATE: APRIL 2018
PROJECT: TRU-LINE / FELT
DRAWN BY: C.M.W. / J.E.L.
CHECKED BY: T.S.C. / J.E.L.
DATE: APRIL 27, 2018



DRIVEWAY PLAN VIEW FOR LOWER SECTION

DESCRIPTION: DRIVEWAY LAYOUT AND PROPOSED GRADE DEMONSTRATING COMPLIANCE WITH 6.2 OF THE RICHMOND ZONING REGULATIONS.