PRELIMINARY SUBDIVISION APPLICATION

Permit # _____

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: 5/3/21 Physical Address of Property: 2540 Hinesburg Road

Total acreage of Subdivision: 207

Number of lots: New 1 Existing 1 Total lots 2

Advisor Name (if applicable): Willis Design Assoc., Inc

Advisor Mailing Address: PO Box 1001
Jericho, VT 05465

Phone: (802) 858-9228

Email: willisdesignvt@gmail.com

Property Owner Name: Cheryl Dowd & Brian Dowd

Owner Mailing Address: 2713 Hinesburg Road
Richmond, VT 05477

Phone: (802) 434-3678

Email: kdwd40@yahoo.com

The below items must be included on the site plan, or responded to on attached documents. The applicant shall checkoff all items and submit this application to the Zoning Administrator's Office.

The PRELIMINARY SUBDIVISION **PLAT** shall include the following information:

- -Proposed SUBDIVISION name or identifying title, tax map number and the name of the Town;
- -Name and address of the owner of record of the property, and of the SUBDIVIDER (if different);
- -A location map showing the relationship of the proposed subdivision to adjacent property and surrounding areas within two-thousand (2,00) feet of any property line of the proposed project. Such location map may be shown on a USGS map at a scale of 1 inch equals 2,000 feet;
- -Boundaries of the proposed SUBDIVISION and the names of the owners of record of all adjoining properties , to the proposed SUBDIVISION;
- -Existing easements within the proposed SUBDIVISION;
- -The Zoning District, including overlay districts, in which the property is located and the relevant ZONING REGULATION provisions applicable to the site;
- -The location, names and widths of existing roads, easements, and building setbacks;
- -The location of any bridges, drains, drainage ways or culverts which are proposed in the SUBDIVISION;
- -Proposed LOT lines with dimensions and planned locations and uses for buildings, any stream and wetland buffer zones, and any overlay district(s) applicable to the proposed SUBDIVISION;
- -Potential layouts for the SUBDIVISION showing all roads, pedestrian ways, recreational trails, Utilities, and all proposed access to the SUBDIVISION; AND
- -Date, true north arrow and scale.

The PRELIMINARY SUBDIVISION **PLAN s**hall include the following information:

- Name of the designer of the SUBDIVISION;
- Number of acres within the proposed SUBDIVISION, buildings, water courses and other noteworthy physical features;
- The location of all natural features or resources on the site such as streams, ponds, wetlands, flood plain, floodway, forest stands, established LARGE ANIMAL HABITAT;
- Designation of each segment of adjoining property boundaries of all adjoining properties common with the proposed SUBDIVISION;
- The location of known archaeological sites such as cellar holes, building foundations, wells, or known fences;
- The location and dimensions of any existing wastewater disposal systems, water supplies, culverts, drains, drainage ways, or underground cables on the site;
- The location, names and widths of parks, public open space, trails, etc. on the site as well as similar information regarding adjacent properties;
- Contour lines, at intervals of twenty (20) feet, of existing grades;
- Means of providing water supply to the proposed SUBDIVISION;
- General information regarding the location(s) of potential wastewater systems and potable water supplies in the proposed SUBDIVISION;
- Proposals for maintaining open spaces, natural features and resources on the site;
- As specified in Section 6.10.1, a master development plan prepared by an engineer, land us planner, or other professional acceptable to the DRB;
- A list of waivers, if any, which the SUBDIVIDER requests from the requirements of these Subdivision Regulations, and the justification for the request; and

Submittal Materials:

-**Three** copies of a complete Preliminary 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.

Signature: The undersigned hereby certifies this information to be complete and true.

Brian Dowd 5-5-21

Signed by Landowner or agent (a letter of authorization must accompany submittal if agent signs) Date

Cheryl L. Dowd 5/5/21

— 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: _____

Comments: _____ Zoning Fee: _____

Zoning Administrative Officer signature: _____ Date: _____

FINAL SUBDIVISION APPLICATION

Permit # _____

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: 5/3/21 Physical Address of Property: 2540 Hinesburg Road

Total acreage of Subdivision: 207 Subdivision Name: Dowd 2-Lot Subdivision

Number of lots: New 1 Existing 1 Total lots 2

Advisor Name (if applicable): Willis Design Assoc., Inc. Property Owner Name: Cheryl Dowd & Brian Dowd

Advisor Mailing Address: PO Box 1001 Owner Mailing Address: 2713 Hinesburg Road

Jericho, VT 05465 Richmond, VT 05477

Phone: (802) 858-9228 Phone: (802) 434-3678

Email: willisdesignvt@gmail.com Email: kdwd40@yahoo.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, it 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.

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.

-A list of waivers, if any, which the SUBDIVIDER requests from the requirements of these Subdivision Regulations, and the justification for the request. The DRB may vote to waive any of these application requirements in accordance with Section 704, if it finds that the information waived is not necessary to determine whether the FINAL SUBDIVISION plan is in conformance with the standards and requirements of these Subdivision Regulations and the ZONING REGULATIONS.

-The fee for this subdivision is based on the DRB's decision regarding number of lots and engineering required. The fee will be assessed at the Preliminary Subdivision review and adjusted for the Final Subdivision, if needed.

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

Brian Dowd 5-5-21

Signed by Landowner or agent (a letter of authorization must accompany submittal if agent signs) Date

Cheryl L Dowd 5/5/21

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Notices sent to adjoining landowners (date): _____ DRB Hearing Date: _____

Comments: _____ Zoning Fee: _____

Zoning Administrative Officer signature: _____ Date: _____