



FINAL SUBDIVISION APPLICATION

Permit # Sub 2023-03
Parcel ID: PE 0000

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: 3/24/2023 Physical Address of Property: Peaceable Street

Total acreage of Subdivision: 5.72 Subdivision Name: Peaceable Kingdom

Number of lots: New 0 Existing 5 Total lots 5

Member Advisor Name (if applicable): GARY BRESSOR Property Owner Name: Peaceable Kingdom LLC

Member Advisor Mailing Address: P.O. Box 1 Owner Mailing Address: P.O. Box 1
Richmond, VT 05477 Richmond, VT 05477

Phone: 802-363-9300 Phone: 802-363-9300

Email: bressor@wcvr.com Email: bressor@wcvr.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.

0047405

RICHMOND, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
March 28 A.D. 2023
At 9 o'clock 00 minutes A M. and recorded in
Book 269 Page 584-585 of Land Records
Attest: Adriana Hashinaga Town Clerk ASSISTANT

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.

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

Gary Brewer, member Peaceable Kingdom LLC March 22, 2023
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): 3/21/23 DRB Hearing Date: 4/12/23

Comments: _____ Zoning Fee: \$260

Zoning Administrative Officer signature: [Signature] Date: 3/24/23

BREAKDOWN OF FEES

ZONING FEES:

\$ 200.00

ACCESS PERMIT:

DRB:

R.O.W. FEES

FIRE IMPACT

WATER EXCAVATION:

RECORDING FEES:

\$ 60.00

TOTAL:

\$ 260.00

CHECK NUMBER:

1429

NOTES:

for permit sub 2023-03

TOWN OF RICHMOND HEARING NOTICE

*This property is the subject of a
Development Review Board hearing.*

Purpose: Subdivision
Amendment

Parcel Code: PP0000

Permit #(s): Sub 2023-03

Date of Hearing: 4/12/23

Time of Hearing: 7:00 PM

At Town Center, 203 Bridge Street

Information:

Richmond Zoning Administrator

802-434-2430

Applicant: This notice must be displayed immediately on your property, and shall be clearly visible from the public right-of-way, as required under RZR Section 8.2.3(a) from your receipt of this hearing notice and until your final decision's appeal period ends.