

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

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December 20, 2024

Town of Richmond
Attn: Tyler Machia, Zoning Administrative Officer
P.O. Box 285
Richmond, VT 05477

Subject: David M. Sunshine & Carol B. Jordan, Two-Lot Subdivision, 1582 Jericho Road, Richmond, VT – Preliminary Plan Application and Required Information

Dear Tyler:

I am writing on behalf of David M. Sunshine & Carol B. Jordan to formally request Preliminary Plan review of a proposed Two-Lot Subdivision relative to their 171.3± acre parcel of land (Parcel 3) located at 1582 Jericho Road in Richmond. As a result of this subdivision, the following parcels will be created:

Parcel 3 will be 168.7± acres and will be improved with a single-family residence that will be served by an on-site in-ground wastewater system and will be provided water by an on-site drilled well. A replacement wastewater area has also been identified on Parcel 3. A replacement wastewater area has also been identified on Parcel 3.

Parcel 5 will be 2.57± acres and will be improved with a single-family residence that will be served by an on-site mound wastewater system and will be provided water by an on-site drilled well.

In accordance with Section 2.5 Land Capability of the Town of Richmond Zoning Regulations, the proposed subdivision is designed to meet the following criteria:

Section 2.5.1 Areas for Special Guidelines for Development:

- a) Flood Hazard Overlay – N/A, the project is not located within a Flood Hazard Area.
- b) Water Source Protection Areas – N/A, the project is not located within a Water Source Protection Area.
- c) Slopes >20% - Parcel 3 does not contain steep slopes within the vicinity of the proposed improvements. Parcel 5 contains steep slopes along the eastern property boundary; the proposed building envelope is located to avoid these steep slopes.
- d) Shoreline Protection – N/A, the project is not located within 50 feet of a shoreline.

Section 2.5.2 Non-Developable Portions:

The proposed subdivision is designed such that both Parcel 3 and Parcel 5 include areas larger than 10,000 SF of Developable Area. In addition to the survey plat and project plans showing relevant boundaries, easements and topography, the enclosed Natural Resource Maps indicate wetlands, streams, rivers, ponds and flood hazard areas.

In accordance with Section 310 of the Town of Richmond Subdivision Regulations, the following items are respectfully submitted:

1. Town of Richmond – Preliminary Plan Application.
2. Town of Richmond – Preliminary Plan Checklist.
3. Names and addresses of all Adjoining Landowners.
4. Stamped addressed envelopes for all Adjoining Landowners.
5. Project Narrative and Required Information.
6. USGS Location Map.
7. State of Vermont ANR – Natural Resources Maps:
 - a. VSWI & Advisory Wetlands.
 - b. River Corridors & SFHAs.
 - c. Wildlife Habitat & Rare/Threatened/Endangered Species.
 - d. Primary Agricultural Soils.
8. Two-Lot Subdivision Survey Plat, dated 12-05-2024(1 full-size & 3 reduced-size copies):
 - a. Drawing PL-1 – Two-Lot Subdivision Survey Plat (Sheet 1 of 2).
 - b. Drawing PL-2 – Two-Lot Subdivision Survey Plat (Sheet 2 of 2).
9. Preliminary Design Drawings, dated 12-20-2024 (1 full-size & 3 reduced-size copies):
 - a. Drawing S-1 – Overall Subdivision Plan.
 - b. Drawing S-2 – Parcels 3 & 5 Site & Access Plan.
 - c. Drawing S-3 – Rural Road Plan.
 - d. Drawing D-1 – Rural Road Plan Details and Notes.
10. Wastewater System & Water Supply Drawings (by Willis Design Associates, Inc.), dated 09-30-2024 (1 full-size & 3 reduced-size copies):
 - a. Drawing 1 – Site Plan-1.
 - b. Drawing 1A – Site Plan-1A.
11. Preliminary Plan Application Fee (under separate cover).

Please review the included information and let me know if there are any other items that are required for the Preliminary Plan review. In the meantime, should you have any questions or comments regarding the application, please do not hesitate to give me a call at (802) 482-2597.

Sincerely,



Scott Baker
Project Manager/Draftsman

c: David M. Sunshine & Carol B. Jordan