

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com



April 2, 2025

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 – Rural Road Plan – Turn-Around Area Location for Selectboard Approval

Dear Tyler:

I am writing on behalf of David M. Sunshine & Carol B. Jordan to formally request Selectboard approval of the adjusted emergency vehicle turn-around area location. As per our discussions, the project's stormwater engineering resulted in the turn-around area moving approximately 60' toward the east to accommodate the proposed constructed gravel wetland at the lowest elevation. This minor adjustment is a typical progression from Preliminary to Final subdivision review (for perspective - on this 171.3± acre parcel, the hammerhead location shifted by less than two firetruck lengths).

In order to facilitate the Selectboard's review, the following items are respectfully submitted:

1. Design Drawings, dated 04-02-2025 (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.

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

Sincerely,

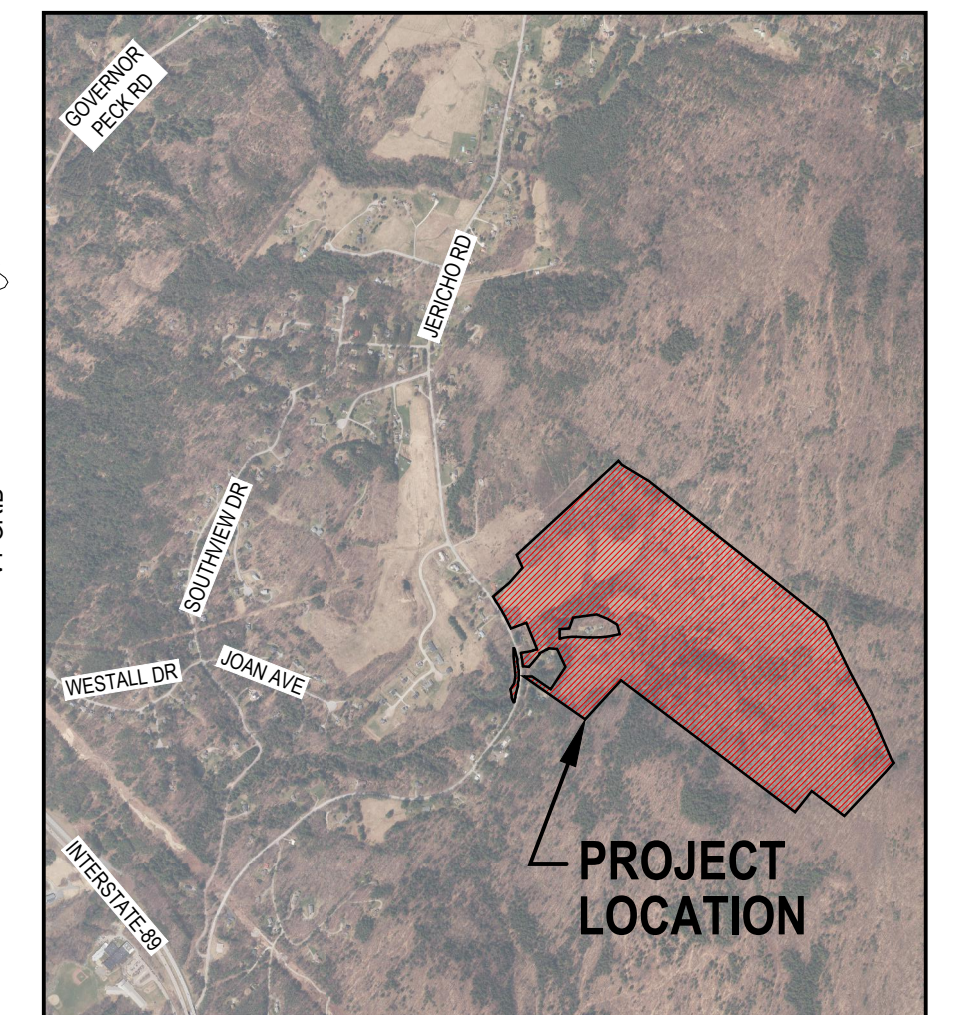
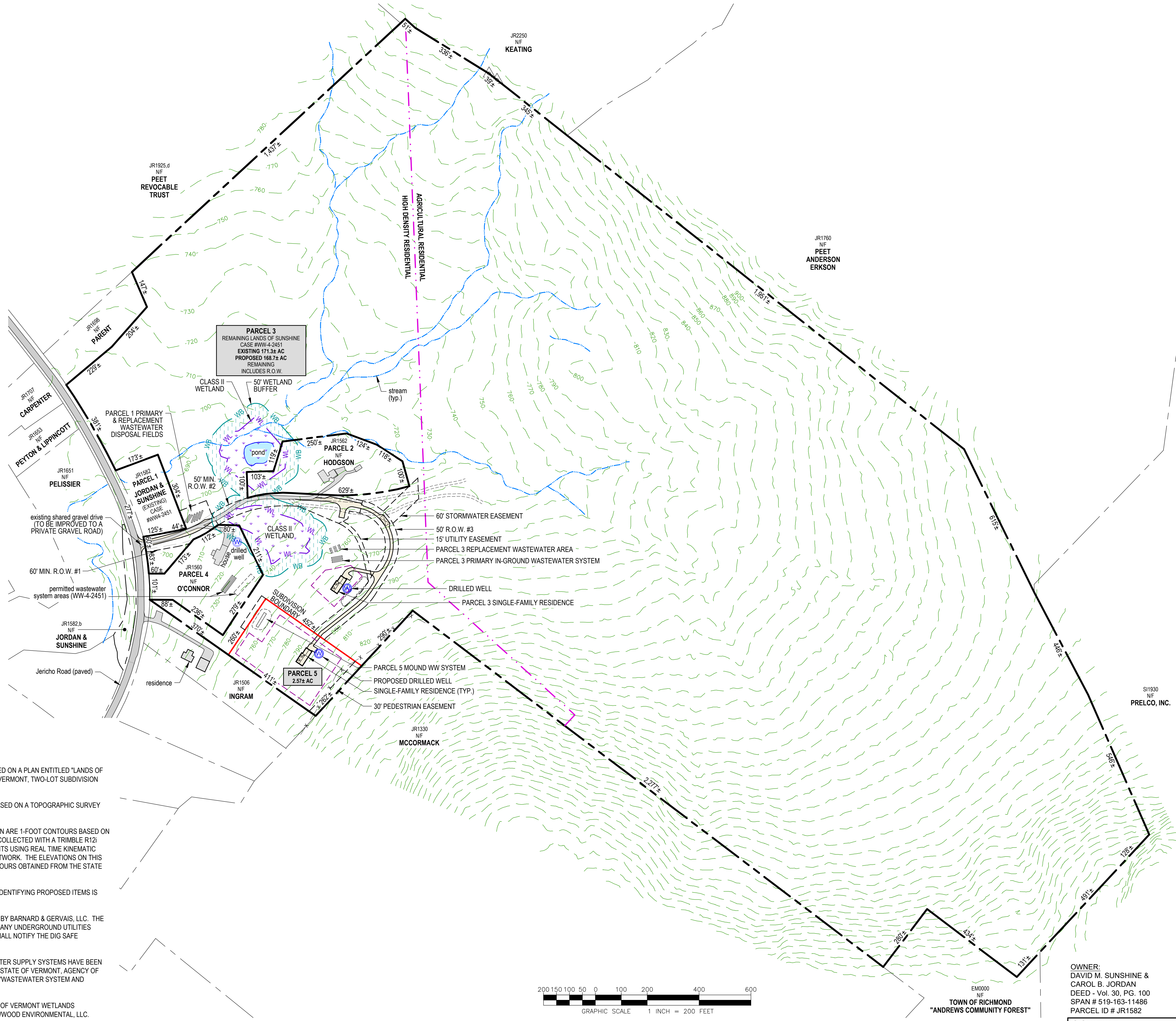
A handwritten signature in blue ink that reads "Scott Baker".

Scott Baker
Project Manager/Draftsman

c: David M. Sunshine & Carol B. Jordan

ZONING INFORMATION	
ZONING DISTRICTS	
AGRICULTURAL / RESIDENTIAL (AR)	
HIGH DENSITY RESIDENTIAL (HDR)	
DIMENSIONAL REQUIREMENTS	
AGRICULTURAL / RESIDENTIAL DISTRICT:	
LOT AREA:	1 ACRE MIN.
ROAD FRONTAGE:	100 FT. MIN.
SETBACK - FRONT YARD: (WHICHEVER IS GREATER)	30 FT. MIN.
FROM FRONT LOT LINE:	30 FT. MIN.
FROM CENTER OF ROAD:	55 FT. MIN.
SETBACK - SIDE YARD:	20 FT. MIN.
SETBACK - REAR YARD:	20 FT. MIN.
LOT COVERAGE:	30% MAX.
BUILDING HEIGHT:	35 FT. MAX.
HIGH DENSITY RESIDENTIAL DISTRICT:	
LOT AREA:	1 ACRE MIN.
ROAD FRONTAGE:	75 FT. MIN.
SETBACK - FRONT YARD: (WHICHEVER IS GREATER)	20 FT. MIN.
FROM FRONT LOT LINE:	20 FT. MIN.
FROM CENTER OF ROAD:	35 FT. MIN.
SETBACK - SIDE YARD:	10 FT. MIN.
SETBACK - REAR YARD:	15 FT. MIN.
LOT COVERAGE:	40% MAX.
BUILDING HEIGHT:	35 FT. MAX.

*PER TOWN OF RICHMOND ZONING REGULATIONS ADOPTED JANUARY 29, 2025.



Project Location Map
 2000 1000 0 1000 2000 4000 6000
 GRAPHIC SCALE 1 INCH = 2000 FEET

LEGEND

- BOUNDARY LINE/ R.O.W. (EXISTING)
- BOUNDARY LINE/ R.O.W. (PROPOSED)
- BOUNDARY LINE/ R.O.W. (ABUTTING)
- SIDELINE OF EASEMENT
- 5-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
- 100 --- 5-FOOT GROUND SURVEY CONTOUR
- 100 --- FINISH GRADE
- ZONING DISTRICT BOUNDARY
- BUILDING ENVELOPE
- STONE WALL (EXISTING)
- dl --- DITCHLINE
- S --- GRAVITY SEWER (EXISTING)
- S --- GRAVITY SEWER (PROPOSED)
- FM --- FORCE MAIN
- W --- 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
- WELL ISOLATION
- WASTEWATER ISOLATION
- WL --- WETLAND BOUNDARY
- WB --- WETLAND BUFFER
- UE --- UNDERGROUND ELECTRICAL CONDUIT
- GAS --- UNDERGROUND GAS LINE
- tel --- UNDERGROUND TELEPHONE LINE
- ohw --- UTILITY POLE/ OVERHEAD WIRES
- SURVEY TRAVERSE STATION
- TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
- TEST PIT (TP-01)
- DRILLED WELL (UNLESS OTHERWISE NOTED)

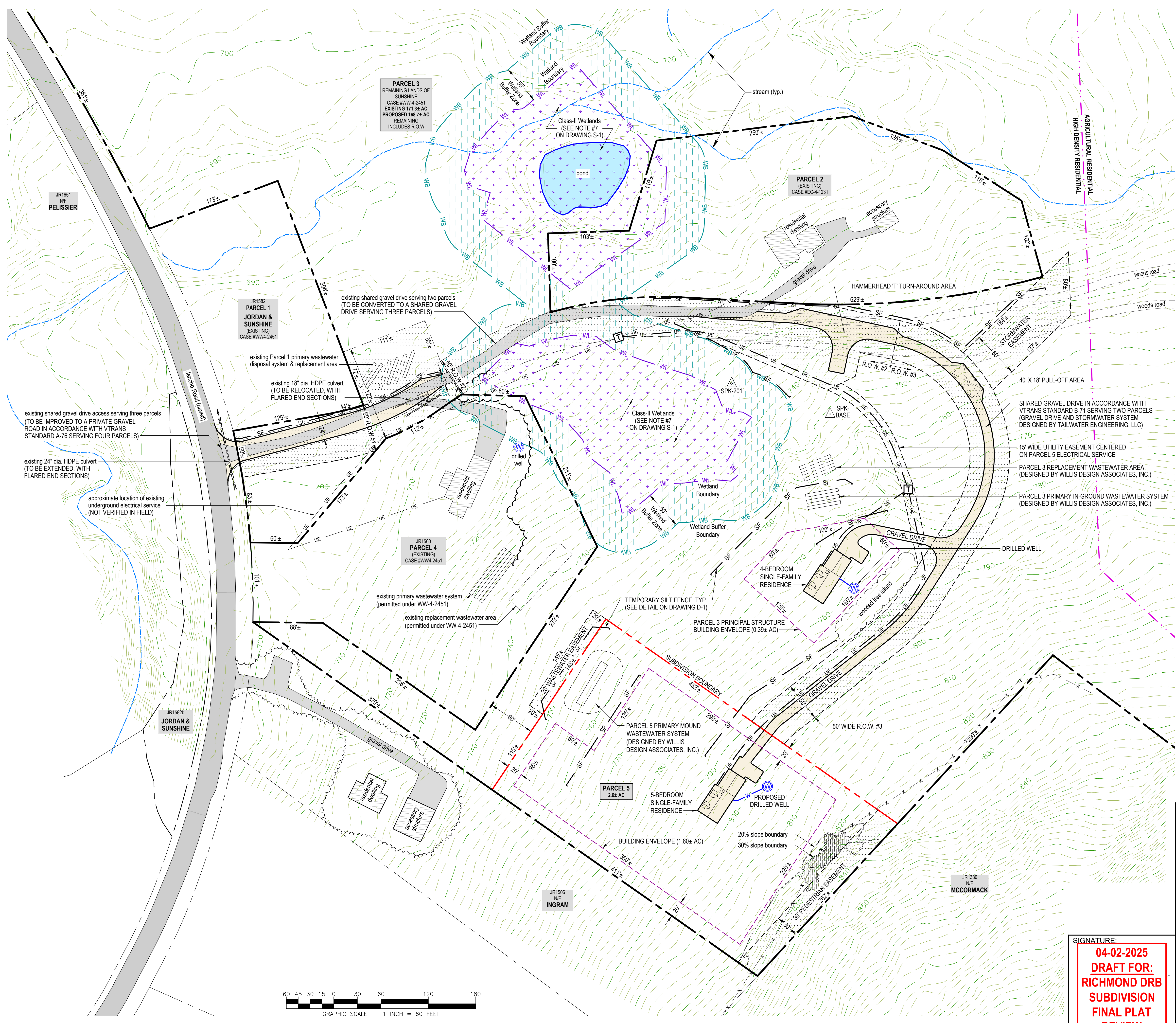
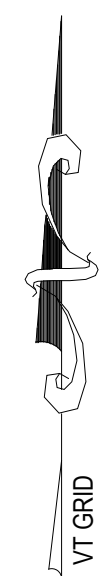
- PROJECT NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. PROJECT PERIMETER LINES ARE BASED ON A PLAN ENTITLED "LANDS OF DAVID M. SUNSHINE & CAROL B. JORDAN, 1582 JERICO ROAD, RICHMOND, VERMONT, TWO-LOT SUBDIVISION SURVEY PLAT" BY BARNARD & GERVAIS, LLC, DATED 04-02-2025.
 - THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD & GERVAIS, LLC IN JULY 2024.
 - THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD83 (GEOID12B) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12I GNSS RECEIVER ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
 - FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD & GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTRACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - THE PARCEL 3 AND PARCEL 5 WASTEWATER DISPOSAL AND POTABLE WATER SUPPLY SYSTEMS HAVE BEEN DESIGNED BY WILLIS DESIGN ASSOCIATES, INC. IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE NOVEMBER 6, 2023.
 - WETLANDS SHOWN ON THE SUBJECT PARCEL ARE BASED ON THE STATE OF VERMONT WETLANDS INVENTORY MAP (VSWI) OR WERE DELINEATED BY DORI BARTON OF ARROWWOOD ENVIRONMENTAL, LLC.
 - BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
 - ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES FOR TRENCH EXCAVATIONS.
 - THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION SITES. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THESE GUIDELINES ARE FOLLOWED AND EROSION/SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.
 - AS SHOWN, THE PROJECT CONTAINS 23,400 SF OF IMPERVIOUS SURFACE AREA.

200 150 100 50 0 100 200 400 600
 GRAPHIC SCALE 1 INCH = 200 FEET

OWNER:
 DAVID M. SUNSHINE &
 CAROL B. JORDAN
 DEED - Vol. 30, PG. 100
 SPAN # 519-163-11486
 PARCEL ID # JR1582

SIGNATURE:
04-02-2025
DRAFT FOR:
RICHMOND DRB
SUBDIVISION
FINAL PLAT
REVIEW
 JASON S. BARNARD
 LICENSED DESIGNER #126179

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting		
167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 833-5168		10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597
TWO-LOT SUBDIVISION		
DAVID M. SUNSHINE & CAROL B. JORDAN		
1582 JERICO ROAD, RICHMOND, VERMONT		
OVERALL SUBDIVISION PLAN		
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
☐ PRELIMINARY DRAFT		■ FINAL STATE REVIEW
PROJECT NO. 23264	DATE: 04-02-2025	CHECKED: JB
SCALE: 1" = 200'	SURVEY: DT, TG	DRAWN: CS, SB
DRAWING NO. S-1		SHEET 1 OF 4

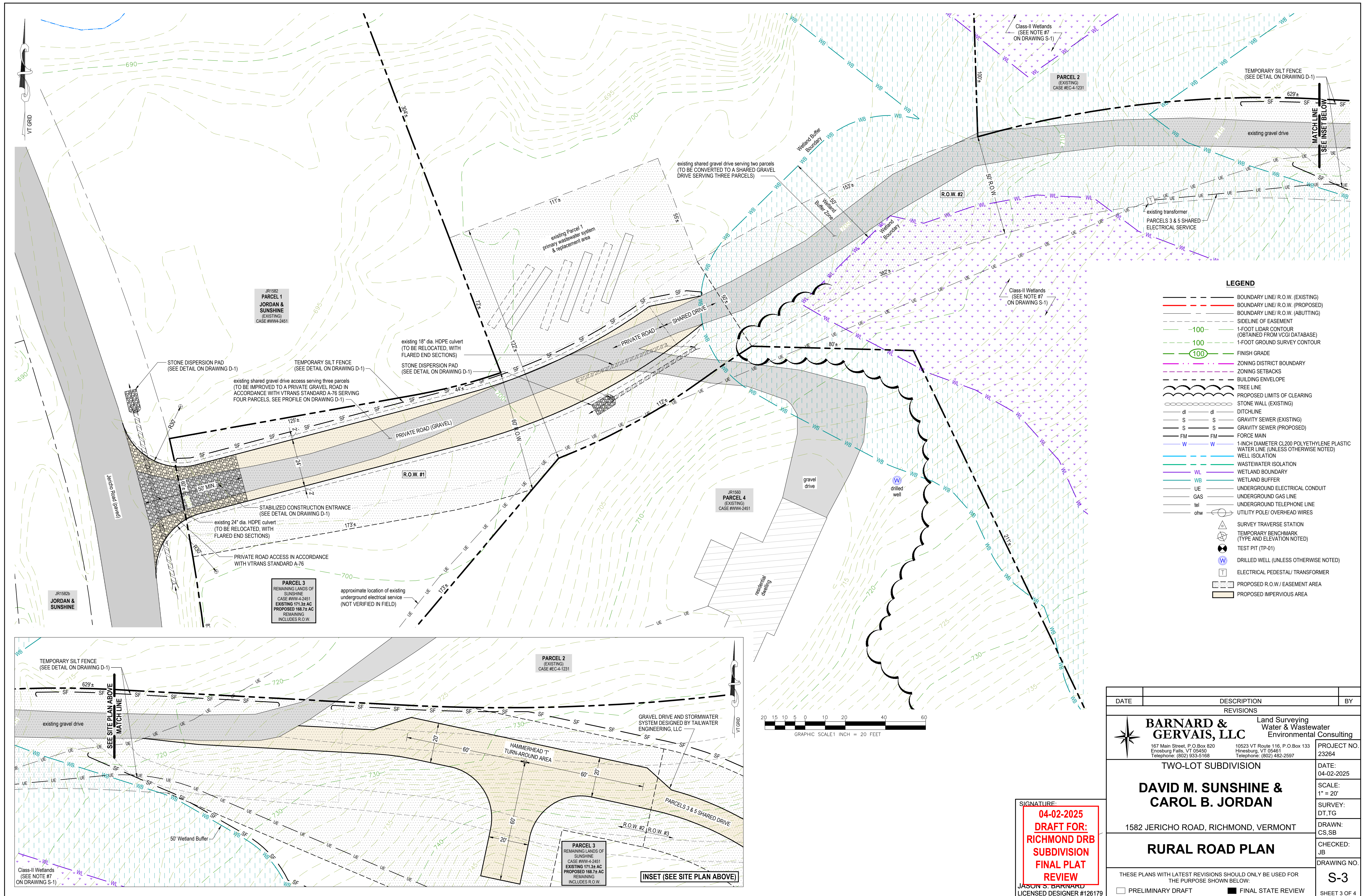


- LEGEND**
- BOUNDARY LINE/ R.O.W. (EXISTING)
 - - - BOUNDARY LINE/ R.O.W. (PROPOSED)
 - - - BOUNDARY LINE/ R.O.W. (ABUTTING)
 - - - SIDELINE OF EASEMENT
 - - - 100' 2-FOOT LIDAR CONTOUR (OBTAINED FROM VGI DATABASE)
 - - - 100' 2-FOOT GROUND SURVEY CONTOUR
 - FINISH GRADE
 - - - ZONING DISTRICT BOUNDARY
 - - - ZONING SETBACKS
 - - - BUILDING ENVELOPE
 - - - TREE LINE
 - - - PROPOSED LIMITS OF CLEARING
 - - - STONE WALL (EXISTING)
 - - - SILT FENCE
 - - - DITCHLINE
 - - - GRAVITY SEWER (EXISTING)
 - - - GRAVITY SEWER (PROPOSED)
 - - - FORCE MAIN
 - - - 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
 - - - WELL ISOLATION
 - - - WASTEWATER ISOLATION
 - - - WETLAND BOUNDARY
 - - - WETLAND BUFFER
 - - - UNDERGROUND ELECTRICAL CONDUIT
 - - - UNDERGROUND GAS LINE
 - - - UNDERGROUND TELEPHONE LINE
 - - - UTILITY POLE/ OVERHEAD WIRES
 - △ SURVEY TRAVERSE STATION
 - ⊕ TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
 - ⊙ TEST PIT (TP-01)
 - ⊕ DRILLED WELL (UNLESS OTHERWISE NOTED)
 - ⊕ ELECTRICAL PEDESTAL/ TRANSFORMER
 - ▨ PROPOSED R.O.W./ EASEMENT AREA
 - PROPOSED IMPERVIOUS AREA



SIGNATURE:
04-02-2025
DRAFT FOR:
RICHMOND DRB
SUBDIVISION
FINAL PLAT
REVIEW
 JASON S. BARNARD
 LICENSED DESIGNER #126179

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting <small>167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5168</small>		<small>10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597</small>
TWO-LOT SUBDIVISION		PROJECT NO. 23264
DAVID M. SUNSHINE & CAROL B. JORDAN		DATE: 04-02-2025
1582 JERICO ROAD, RICHMOND, VERMONT		SCALE: 1" = 60'
PARCELS 3 & 5 SITE & ACCESS PLAN		SURVEY: DT, TG
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		DRAWN: CS, SB
<input type="checkbox"/> PRELIMINARY DRAFT	<input checked="" type="checkbox"/> FINAL STATE REVIEW	CHECKED: JB
		DRAWING NO. S-2
		SHEET 2 OF 4



LEGEND

---	BOUNDARY LINE/ R.O.W. (EXISTING)
---	BOUNDARY LINE/ R.O.W. (PROPOSED)
---	BOUNDARY LINE/ R.O.W. (ABUTTING)
---	SIDELINE OF EASEMENT
---	1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
---	1-FOOT GROUND SURVEY CONTOUR
---	FINISH GRADE
---	ZONING DISTRICT BOUNDARY
---	ZONING SETBACKS
---	BUILDING ENVELOPE
---	TREE LINE
---	PROPOSED LIMITS OF CLEARING
---	STONE WALL (EXISTING)
---	DITCHLINE
---	GRAVITY SEWER (EXISTING)
---	GRAVITY SEWER (PROPOSED)
---	FORCE MAIN
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TWO-LOT SUBDIVISION		
DAVID M. SUNSHINE & CAROL B. JORDAN		
1582 JERICHO ROAD, RICHMOND, VERMONT		
RURAL ROAD PLAN		
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input type="checkbox"/> PRELIMINARY DRAFT <input checked="" type="checkbox"/> FINAL STATE REVIEW		
PROJECT NO.	DATE:	SURVEY:
23264	04-02-2025	DT, TG
SCALE:	DRAWN:	CHECKED:
1" = 20'	CS, SB	JB
DRAWING NO.	SHEET 3 OF 4	
S-3		

SIGNATURE: _____
04-02-2025
DRAFT FOR:
RICHMOND DRB
SUBDIVISION
FINAL PLAT
REVIEW
 JASON S. BARNARD
 LICENSED DESIGNER #126179

