



# CIVIL ENGINEERING ASSOCIATES, INC.

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April 20<sup>th</sup>, 2022

Tyler Machia, DRB Coordinator  
Richmond Planning + Zoning Department  
P.O. Box 285  
Richmond, VT 05477

**Re: Preliminary Plan Application - Proposed Two Lot Subdivision  
Lot 4 - Richmond Estates – 317 Old Farm Road, Richmond, VT**

Dear Mr. Machia:

Please find attached a completed Preliminary Plan Application and Site Plans for the proposed subdivision of Eric and Jenny Risi's property located at 317 Old Farm Road, Richmond, VT.

The proposed project involves the subdivision of a previously subdivided parcel known as Lot 4 created as part of the Richmond Estates Subdivision located on Old Farm Road. The existing Lot 4 is 11.88 acres and currently has a 3-bedroom home with offsite wastewater system and drilled well. This property is located in the agricultural and residential zoning district and accessed by Old Farm Road which is a private road.

Lot Layout, Access, and Screening

The proposed project seeks to further subdivide the existing Lot 4 to Lot 4A with 3.52 acres for the existing home and the remaining acreage to Lot 4B with 8.36 acres for a new home. The new home is proposed to be accessed from Old Farm Road with a 12-foot-wide driveway approximately 500 feet long. Underground power and communications is proposed to be provided to the new home from an existing utility pole that bisects the property. Access and utility easements are proposed for Lot 4b to access the property and install new utilities.

The owner is anticipating to route the new driveway around as many existing mature trees as possible within the new access easement area and retain as much natural screening as possible with the neighboring property to the east. It is anticipated additional landscaping be placed if necessary to adequately screen the new driveway from the neighboring property.

### Waivers/Approval for Interior Lot with No Frontage (Section 4.3)

As the proposed project does not have frontage on a public road we are requesting this project to be reviewed in accordance with section 4.3 of the Zoning Regulations as the existing property is accessed by private road with an easement. The new lot would provide an access easement from the existing easement to the new lot with a new 50' wide easement across Lot 4a. The new access is anticipated to be less than 12% max slope and greater than the 30' wide minimum easement required.

### Water and Wastewater

Soil investigations have also been conducted on the property and indicate the soils are suitable for an onsite wastewater disposal system for the new home and a replacement system for the existing home. Each home is to be served water by a drilled well on its own lot.

The replacement wastewater system for Lot 4a is intended for future use in the event the existing system fails. The future replacement system will require an easement for installation and piping of the force main to the replacement area.

The proposed wastewater system for Lot 4b is anticipated to be a mound system with pump station to the new mound. This new mound is located to the east of the house site and is seeking an easement from the neighbor to construct this system. The neighbor has indicated through attached email correspondence that they will provide this easement as wastewater design is finalized.

### Stormwater

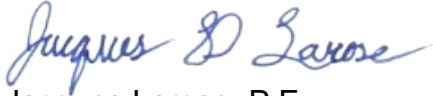
The proposed project is anticipated to provide new drainage swales and two new cross culverts for offsite runoff to cross the proposed driveway. These cross culverts are anticipated to be designed to meet the minimum 50-year design storm.

### Wetlands

The proposed project does not have any mapped wetlands from the State's wetland inventory though does have a significant portion of the property identified as a wetland advisory area and a small manmade pond. We have scheduled the property to be reviewed by a wetland specialist, Dori Barton from Arrowwood Environmental in May as the growing season begins and wetland plants emerge. At this time, we have conservatively shown a 50-foot buffer area around the State's advisory area until additional information can be collected. This project is within Act 250's jurisdiction and wetlands will be reviewed and approved by the State prior to Act 250 permit being obtained.

If you should have any questions or need any additional information, please feel free to contact me at [jlarose@cea-vt.com](mailto:jlarose@cea-vt.com) or 864-2323 x306.

Respectfully,

A handwritten signature in blue ink that reads "Jacques D Larose".

Jacques Larose, P.E.  
Project Engineer

Enclosures:

Local Application w/ \$100 Fee,  
Abutters List w/ labels and stamped envelopes  
Email Correspondence from Neighbor  
(1) Full Size and (3) 11 x 17 Set of Plans

cc: E. Risi (electronic)  
CEA File – 22123.00

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Cover Letter.doc