

# BARNARD & GERVAIS, LLC

*Land Surveyors, Licensed Designers, Environmental Consultants*

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June 16, 2021

Town of Richmond  
Attn: Mr. Keith Osborne, DRB Coordinator  
P.O. Box 285  
Richmond, Vermont 05477

Subject: Huntington Homes Inc., Sylvan Ridge Phase-II Nine-Lot Subdivision and Boundary Line Adjustment, 952 Kenyon Road, Richmond, Vermont – Final Subdivision Application

Dear Keith:

I am writing on behalf of Huntington Homes, Inc. to formally request a Final Subdivision review for the proposed Sylvan Ridge Phase-II Nine-Lot Subdivision and Boundary Line Adjustment relative to an existing 73.1± acre undeveloped parcel located at 952 Kenyon Road, in Richmond. Huntington Homes, Inc. is proposing to adjust a portion of the boundary along Sylvan Ridge Phase-I existing lots 3 & 4, and to subdivide the parcel to create eight (8) new developable parcels. The nine (9) total parcels that will be created as a result of this subdivision are summarized in the following table:

Lot Descriptions: Sylvan Ridge Phase-II					
Lot #	Proposed Use	Area (Acres)	# of Bedrooms	WW System	Water Supply
9	Single-Family Res.	6.65	4	In-Ground	Drilled Well
10	Single-Family Res.	4.23	4	In-Ground	Drilled Well
11	Single-Family Res.	4.51	3	Mound	Drilled Well
12	Single-Family Res.	2.68	4	In-Ground	Drilled Well
13	Single-Family Res.	1.13	4	In-Ground	Drilled Well
14	Single-Family Res.	1.21	4	In-Ground	Drilled Well
15	Single-Family Res.	1.63	4	In-Ground	Drilled Well
16	Single-Family Res.	5.13	4	In-Ground	Drilled Well
17	Undeveloped	44.9±	N/A	N/A	N/A

At this time, it is anticipated that the proposed subdivision and construction will begin in the fall of 2021 and be carried out over the next two to three years. In accordance with Section 310 of the Town of Richmond Subdivision Regulations, the following items are respectfully submitted:

1. Town of Richmond – Final Subdivision Application.
2. Names and addresses of all Adjoining Landowners.
3. Stamped addressed envelopes for all Adjoining Landowners.
4. Roadway and Common Land Agreement.
5. Review of Deer Winter Area and Impacts.
6. Remaining Land Use and Deer Wintering Area (DWA) Mitigation Plan.
7. Survey Plats, dated 04-04-2021 (1 full-size & 4 reduced-size copies):
  - a. Drawing PL-1 – Nine Lot Subdivision and Boundary Line Adjustment Survey Plat (1 of 2).
  - b. Drawing PL-2 – Nine Lot Subdivision and Boundary Line Adjustment Survey Plat (2 of 2).

Hinesburg: 10523 VT Route 116, P.O. Box 133, Hinesburg, VT 05461; Phone (802) 482-2597  
Enosburg Falls: 167 Main Street Suite 10, P.O. Box 820, Enosburg Falls, VT 05450; Phone (802) 933-5168

8. Design Drawings dated 04-02-2021 (1 full size & 4 reduced-size copies).
  - a. Drawing S-1 – Overall Subdivision Plan (last revised 06-16-2021).
  - b. Drawing S-2 – Lots 9 & 10 Site Plan and Drilled Well Detail (last revised 06-16-2021).
  - c. Drawing S-3 – Lots 13, 14 & 15 Site Plan (last revised 06-16-2021).
  - d. Drawing S-4 – Lots 11, 12 & 16 Site Plan (last revised 06-16-2021).
  - e. Drawing D-1 – Wastewater System Details and Notes – Lot 9.
  - f. Drawing D-2 – Wastewater System Details and Notes – Lot 10.
  - g. Drawing D-3 – Wastewater System Details and Notes – Lot 11.
  - h. Drawing D-4 – Wastewater System Details and Notes – Lot 12.
  - i. Drawing D-5 – Wastewater System Details and Notes – Lot 13.
  - j. Drawing D-6 – Wastewater System Details and Notes – Lot 14.
  - k. Drawing D-7 – Wastewater Systems Details and Notes – Lots 15 & 16.
9. Stormwater Drawings dated 03-10-2021 (1 full size & 4 reduced-size copies).
  - a. Drawing SW-1 – Existing Stormwater Site Plan.
  - b. Drawing SW-2 – Proposed Stormwater Site Plan.
  - c. Drawing SW-3 – Stormwater Details.
10. Final Subdivision Application Fee of \$460.00 (under separate cover).

Please review the included information and let me know if there are any other items that are required for the Final Subdivision hearing. 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: Jason Webster; Huntington Homes, Inc.