

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com



August 28, 2023

Town of Richmond
Attn: Tyler Machia, Zoning Administrator
PO Box 285
Richmond, VT 05477

Subject: Bradley Jay LaRose & Karin C. LaRose, Two-Lot Subdivision, 156 Wortheim Road,
Richmond, VT – Final Subdivision Plat Application and Required Information

Dear Tyler:

I am writing on behalf of Bradley Jay LaRose & Karin C. LaRose to formally request a final subdivision plat hearing for a proposed two-lot subdivision relative to their 3.77+/- acre residential parcel located at 156 Wortheim Road in Richmond. The subject parcel is improved with a single-family residence that is served by an on-site in-ground wastewater disposal system and is provided water by an on-site drilled well. Bradley Jay LaRose & Karin C. LaRose are proposing to subdivide the parcel to create (1) new developable parcel (Lot 2). All work will be done in one phase, built to public works specs. The subdivision will be named “LaRose Lot 2”. As a result of this subdivision, the following parcels will be created:

Lot 1 will be 1.37+/- acres and will include the existing single-family residence that will continue to be served by the existing on-site in-ground wastewater disposal system located within an easement on Lot 2. The residence will continue to be provided water by the existing on-site drilled well. The replacement area for the wastewater disposal system will be located within an easement on Lot 2.

Lot 2 will be 2.40+/- acres and will be improved with a 3-bedroom single-family residence that will be served by an on-site wastewater system and will be provided water by an on-site drilled well.

Lot 2 is the only lot to be created and the property does not lend itself to future development however, a Master Development Plan has been prepared and this is the final build out.

A stormwater report/letter prepared by Tailwater Engineering outlining the method and calculations used to address the stormwater on the site has been included.

In accordance with Section 420 of the Town of Richmond Subdivision Regulations, the following items are respectfully submitted:

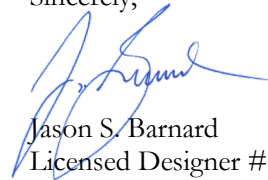
1. Town of Richmond – Final Subdivision Application.
2. Names and Addresses of All Adjoining Landowners & Stamped Addressed Envelopes.
3. Water and Wastewater Permit WW-6-5946.
4. Water and Wastewater Technical Documents.
5. LaRose Driveway Agreement.
6. LaRose Stormwater Letter/Report.

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

7. Master Development Plan MP-1 dated 03-23-2023 (3 full size & 3 reduced-size).
8. Site Plan Drawing S-1 dated 03-23-2023 and revised 8-28-2023 (3 full size & 3 reduced-size).
9. Wastewater System Details and Notes Drawing D-1 dated 03-23-2023 (3 full size & 3 reduced-size).
10. Driveway Profile, Section & Erosion Control Details D-2 dated 07-10-2023 (3 full size & 3 reduced-size).
11. Two-Lot Subdivision Survey Plat PL-1 dated 03-15-2023 (3 full size & 3 reduced-size).
12. Final Subdivision Application Fee of \$510.00 (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 review. In the meantime, should you have any questions or comments, please do not hesitate to give me a call at (802) 482-2597.

Sincerely,



Jason S. Barnard
Licensed Designer #126179

c: Bradley Jay LaRose & Karin C. LaRose