

# **BARNARD & GERVAIS, LLC**

*Land Surveyors, Licensed Designers, Environmental Consultants*

www.barnardandgervais.com



April 24, 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 –  
Final Plan Application and Required Information

Dear Tyler:

I am writing on behalf of David M. Sunshine & Carol B. Jordan to formally request Final 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 210 of the Town of Richmond Subdivision Regulations, the following items are respectfully submitted (1 full-size & 3 reduced-size copies):

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

1. Town of Richmond – Final Plan Application.
2. Town of Richmond – Preliminary Plan Checklist.
3. Town of Richmond – Final Plan Checklist.
4. Adjoining Landowners List, with Stamped Addressed Envelopes.
5. Project Narrative and Required Information.
6. State of Vermont Wastewater System and Potable Water Supply Permit WW-4-2451-1.
7. USGS Location Map.
8. 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.
9. Sight Distance Diagram.
10. VTrans A-76 Standards for Town & Development Roads.
11. VTrans B-71 Standards for Residential and Commercial Drives.
12. Two-Lot Subdivision Survey Plat, dated 04-02-2025:
  - 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).
13. Design Drawings, dated 04-02-2025:
  - a. Drawing S-1 – Overall Subdivision Plan.
  - b. Drawing S-2 – Parcels 3 & 5 Site & Access Plan.
  - c. Drawing S-3 – Private Road & Wetlands Access Plan.
  - d. Drawing D-1 – Rural Road Plan Details and Notes.
14. Master Development Plan, dated 04-02-2025:
  - a. Drawing MDP-1 – Master Development Plan.
15. 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.
16. Stormwater Drawings (by Tailwater Engineering, LLC), dated 03-23-2025:
  - a. Drawing SW-1 – Existing Conditions & Sub-Catchment Site Plan.
  - b. Drawing SW-2 – Stormwater Management Site Plan (Rev 2025-04-01).
  - c. Drawing SW-3 – Construction Details (1).
  - d. Drawing SW-4 – Construction Details (2).
  - e. Drawing SW-5 – Gravel Wetland Specifications.
  - f. Drawing SW-6 – Annotated Maintenance Site Plan (Rev 2025-04-01).
17. Final Plan Application Fee of \$460.00, itemized as follows:
  - a. Final Subdivision Application: \$400
  - b. New Lot/Unit Created: \$100 (\$50/Lot x 2 Lots)
  - c. Document Recording Fee: \$ 60
  - d. Sketch Plan Credit: -\$100
18. Draft Legal Documents.

Please review the included information and let me know if there are any other items that are required for the Final 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