

Conformance with Article VI Required Improvements & Design Standards  
Richmond Subdivision Regulations  
Peggy M. Farr Revocable Trust - Five Lot Subdivision  
East Hill Road, Richmond, Vermont  
June 16, 2021

## **Section 600 Roads and Other Facilities**

*All roads, sidewalks, recreation paths, water and sewer lines, stormwater facilities, utilities, and related facilities in a SUBDIVISION (each a "Facility") shall remain private until formally accepted by vote of the Town Selectboard. If the Applicant intends to offer any Facility to the Town, then, with the application for FINAL SUBDIVISION approval, the Applicant shall submit the following:*

*(1) A draft irrevocable offer of dedication;*

*(2) A draft warranty deed conveying to the Town:*

*a. For a road Facility, fee simple title to a 60 foot wide area of land, 30 feet on either side of the road centerline; and*

*b. For any other Facility, either fee simple title to an area where the Facility will be located, or an easement for the Facility's use, maintenance, repair, enlargement, and replacement. The warranty deed shall not be subject to any encumbrances, including but not limited to mortgages, liens and easements (including utility easements), restrictions, and common area declarations.*

*FINAL SUBDIVISION approval shall not constitute acceptance of the facility as a public facility, as acceptance can only occur by vote of the Selectboard. Nothing in this Section shall obligate the Town to accept any Facility as a municipal Facility. FINAL SUBDIVISION approval shall not be deemed to prevent the Town Selectboard from requiring any modifications to the irrevocable offer or any instruments or the deed that the Selectboard deems appropriate prior to acceptance.*

**N/A. The proposed subdivision does not require any facilities to be dedicated to the Town of Richmond. The proposed roadway is private.**

**600.1 CONSTRUCTION:** *The SUBDIVIDER shall construct all roads to meet the of the Town of Richmond Public Works Specifications standards and specifications for public infrastructure, including roads. Specifications for driveways must meet the requirements established in the ZONING REGULATIONS.*

**The proposed private roadway serving the four building lots has been designed and shall be constructed in conformance with the Public Works Specifications. Driveways have been designed and will be constructed in conformance with the requirements established in the Zoning Regulations.**

- 600.2 *ARRANGEMENT: The arrangement of roads in the SUBDIVISION shall provide for continuation of roads within adjacent SUBDIVISIONS and, at suitable locations, shall continue to the boundary of the SUBDIVISION in order to facilitate access to adjacent land if and when it may be developed. The DRB may modify this requirement where topographic or other conditions make it impractical to comply, or where the DRB determines that compliance is not in the public interest.*

**The proposed road continues to the northerly extent of the proposed improved lots.**

- 600.3 *TOPOGRAPHY: Roads shall be logically related to the topography so that they have reasonable grades and safe intersections, and create reasonable LOTS. Roads shall not have any UNDUE ADVERSE IMPACT on streams, woodlands, slopes and other natural features.*

**The proposed road was relocated based on previous DRB comments. The proposed location shall not have any undue adverse impact on streams, woodlands, slopes or other natural features.**

- 600.4 *CURB CUTS: Access points to public or private rights-of-way shall be consolidated to minimize multiple curb cuts.*

**Access points to public or private rights-of-way have been minimized to one curb cut on East Hill Road.**

- 600.5 *RESERVED STRIPS: There shall be no reserved strips which deny access to a proposed road from a property adjacent to that road.*

**There are no proposed reserved strips.**

- 600.6 *DEAD END ROADS: Dead end roads shall terminate in a circular turnaround with an outside radius of not less than sixty feet approved by the DRB or in a hammerhead approved by the Selectboard.*

**Proposed road terminates in a hammerhead with both legs extending 60 feet from the centerline intersection of said legs.**

- 600.7 *INTERSECTIONS: There shall be no “jog” intersections, i.e., where opposing roads have centerlines separated by less than two hundred (200) feet. All road intersections shall be as nearly at right angles as feasible.*

**There are no opposing roads within 200 feet. The proposed road intersects East Hill Road at essentially a right angle.**

- 600.8 *ACCESSIBILITY: Emergency and service vehicles must have access to all LOTS and buildings.*

The plan shows four new lots to be served by a new 20 ft wide shared private gravel road with 2 ft shoulders. The private road is in conformance with Public Improvements Standards & Specifications Section 1. 12 ft wide gravel driveways will connect to the proposed road to serve each residence, with grades in conformance with Section 6.2 Driveway Requirements of the Richmond Zoning Regulations. The proposed road will have 18" thick crushed gravel subbase and the driveways have been designed with a 16" thick crushed gravel subbase. Both the private road and ground stabilization fabric will be installed and should support the weight of a 50,000 lb emergency vehicle.

600.9 *SIGHT DISTANCES: Sight distances at all intersections should be consistent with anticipated traffic speeds, terrain, alignments and climatic extremes.*

Sight distances at the proposed intersection measured 389 feet easterly and 562 feet westerly on March 15, 2021, both of which exceed the minimum sight distance required on East Hill Road.

600.10 *DRAINAGE: All roads shall be adequately shaped and drained, with adequate ditches or other storm water system.*

The project has been modeled as two watersheds draining to existing wetlands that eventually drain via culverts and existing channels that eventually discharge under East Road via to Johnnie Brook. The southerly watershed includes approximately 400 feet of new road and the developed portion of Lot 4. This watershed is treated by Dry Detention Pond #1. The northerly watershed is divided into two sub-catchments. Approximately 250 feet of new road and the developed portion of Lot 3 drains to Dry Detention Pond #2. The remaining subcatchment includes the developed portion of Lots 1 and 2. Stormwater from these roofs and driveways is treated by sheet flow over vegetated terrain.

600.11 *ROAD NAMES: Road names shall be approved by the Selectboard prior to the submittal of the FINAL SUBDIVISION PLAT application.*

The "Randall Farm Road" name is in process and pending approval.

600.12 *DEDICATION FOR ROAD REALIGNMENT OR WIDENING: Where the proposed SUBDIVISION borders on an existing road, and where the DRB determines that the SUBDIVISION creates a need for realignment or widening of said road, the DRB may require that the SUBDIVIDER reserve a right-of-way for such realignment or widening. The FINAL SUBDIVISION PLAT shall depict this area, identified as "Reserved for Future Road Realignment and/or Widening Purposes," under Section 600.13.*

No road realignment or widening was deemed necessary by the DRB during preliminary, and no road realignment or widening is proposed.

*600.13 CONSTRUCTION OF STRUCTURES IN THE ABSENCE OF SECURITY: Unless Security is required pursuant to Section 708.1(3), no ZONING PERMIT shall issue for construction of a STRUCTURE until: (i) all FACILITIES as defined in Section 600 are in place to service the STRUCTURE (excepting road top course); (ii) as-built drawings for the FACILITIES prepared by a registered professional engineer and approved by the Town engineer are submitted to the Administrative Officer. For purposes herein, STRUCTURE means an assembly of materials for occupancy or use, excepting the FACILITIES themselves.”*

**There are no required structures or facilities to be built for the proposed subdivision.**

*600.14 SIDEWALKS: The DRB may require sidewalks, bicycle paths and/or recreational paths to safely accommodate pedestrian, bicycle and/or other recreational circulation within the SUBDIVISION or from the SUBDIVISION to other points of interest such as a village areas, higher density neighborhoods, parks, or shopping areas. Construction of sidewalks shall meet the Public Works Specifications. If the Town has an adopted recreation plan or sidewalk plan, the SUBDIVIDER shall be required to construct and dedicate such amenities within the SUBDIVISION required by those plans.*

**No sidewalks are proposed as part of this subdivision.**

## **Section 610     Lot Layout**

*610.1 ZONING REGULATIONS: The layout of all LOTS and their setback requirements shall conform to the requirements of the ZONING REGULATIONS and these Subdivision Regulations to achieve the desired settlement pattern for the zoning district, area, and neighborhood in which the SUBDIVISION is located, including associated overlay districts. All LOTS must have the required frontage. If the SUBDIVISION meets the requirements and is approved as a Planned Unit Development or as a Planned Residential Development, the DRB may waive or modify specific requirements of the ZONING REGULATIONS as provided in the PUD or Residential PUD sections of the ZONING REGULATIONS. For any portion of the parcel or LOT not proposed for LAND DEVELOPMENT in the SUBDIVISION as of the application date, a master development plan is required. The master development plan shall conceptually show future roads, future stormwater infrastructure, future building areas, future open areas, and future uses on such remaining land, including those that the SUBDIVIDER expects to offer to the Town of Richmond.*

**Proposed lots have lot dimensions, building envelopes, and areas that comply with the setback, frontage, dimensions and area requirements of the Zoning Regulations for the agricultural rural zoning district.**

**With regards to the Master Plan, there are no current plans to develop remaining lands (Lot 5) and applicant intends for it to remain in agriculture and silviculture use. Any further changes to the use of Lot 5 would need to be approved by the Town of Richmond.**

- 610.2 *OTHER CONSIDERATIONS: The SUBDIVIDER shall design LOTS and building envelopes consistent with topography, existing vegetation, drainage, soil conditions, and aesthetic considerations.*

**Lots 1-4 have been designed to allow lot development compatible with existing contours. Building envelopes have been created to help preserve existing vegetation, to minimize stormwater runoff and to provide screening.**

**Section 620 Pedestrian and Bicycle Access**

*To facilitate pedestrian, bicycle and/or other recreational access from or across the proposed SUBDIVISION, the DRB may require the dedication of easements at least ten (10) feet in width. Such easements shall be indicated on the FINAL SUBDIVISION PLAT.*

**The proposed subdivision does not include facilities for bicycle access.**

**Section 630 Outdoor Lighting**

*Lighting shall comply with the Richmond ZONING REGULATIONS*

**Lot development in the proposed subdivision will conform to the lighting general guidelines described in Section 4.11.1 of the Zoning Regulations. There have been no specific plans for structures on the individual lots and lighting will be addressed as part of the building permit application process.**

**Section 640 Trees, Shrubs and Landscaping**

- 640.1 *NEW TREES OR SHRUBS: The DRB may require the permanent planting of new trees and shrubs in SUBDIVISIONS which are lacking in trees or shrubs or in which substantial loss of trees or shrubs will result from road construction and development of the SUBDIVISION. Such trees or shrubs shall be of a type indigenous to Vermont, preferably of high wildlife conservation value, shall be planted in fertile and fertilized ground in accord with standard horticultural practices, and shall be watered and nurtured until growth is assured. Trees shall have a minimum trunk diameter at a point six (6) inches above the ground level of two (2) inches, shall be planted close to the right-of-way line at average intervals of no more than sixty (60) feet, and shall be free of branches between ground level and a point six (6) feet above ground level.*

**Applicant proposes to plant fourteen thuja occidentalis (arborvitae) trees on the easterly side of the proposed Randall Farm Roadway as a shield between the Atkins lot and the roadway. Overall site plan and details depict planting schedule.**

- 640.2 *LANDSCAPING: The DRB may require a detailed landscaping plan which shows suitable vegetation or earth buffers to minimize noise or visual impacts, to conserve existing vegetation, or to otherwise implement the standards of these Subdivision Regulations.*

**The DRB has not requested a detailed landscaping plan, but applicant is supplying landscaping information on the overall site plan and details.**

**Section 650     Drainage and Fill**

*650.1    DESIGN OF DRAINAGE SYSTEM: The SUBDIVIDER shall provide a design for a drainage system which will remove any water and storm run-off which may traverse the site. The drainage system may include pipes or open drainage ways, and shall be located in road rights-of-way or in unobstructed easements not less than twenty (20) feet in width. The design of the drainage system shall utilize natural waterways and drainage ways to the extent possible. The drainage system shall identify all waterways into which water exiting the site will flow;*

**See below.**

*650.2    ACCOMMODATION OF ANTICIPATED FLOWS: Drainage facilities shall accommodate all existing surface water and run-off, plus run-off anticipated from the proposed development;*

**See below.**

*650.3    DOWNSTREAM DRAINAGE FACILITIES: The SUBDIVIDER shall demonstrate that existing drainage facilities below the grade of the SUBDIVISION will accommodate the anticipated additional run-off from the proposed SUBDIVISION. If the additional run-off will overload down gradient facilities so that there will be undue drainage onto other property, or an increase in expenditure of public funds, the DRB shall require the SUBDIVIDER to design and implement facilities to correct such overloads within the SUBDIVISION or offsite with associated easements or agreements with one or more ADJOINING PROPERTY OWNER.*

**The project has been modeled as two watersheds draining to existing wetlands that eventually drain via culverts and existing channels that eventually discharge under East Road via to Johnnie Brook. The southerly watershed includes approximately 400 feet of new road and the developed portion of Lot 4. This watershed is treated by Dry Detention Pond #1. The northerly watershed is divided into two sub-catchments. Approximately 250 feet of new road and the developed portion of Lot 3 drains to Dry Detention Pond #2. The remaining subcatchment includes the developed portion of Lots 1 and 2. Stormwater from these roofs and driveways is treated by sheet flow over vegetated terrain.**

*650.4    TWENTY-FIVE YEAR STORM: The drainage system and all easements shall be designed to accommodate water from a twenty-five (25) year storm.*

**The drainage system has been designed for the 24-hour, 25-year storm event.**



650.5 *EROSION CONTROL: The smallest practical area of land shall be bare at any one time during development. Any exposure shall be kept to the shortest practical period of time. The DRB may require temporary vegetation, mulching, and/or structural measures to protect exposed areas. The SUBDIVIDER shall install and maintain appropriate sediment basins during development to remove silt and to control runoff. The SUBDIVIDER shall install permanent vegetation and erosion/runoff control measures as soon as practical. There shall be adequate permanent measures at culvert outfalls to prevent erosion and disruption of drainage ways.*

**Plans for the subdivision include specifications and details for temporary and permanent erosion control measures.**

650.6 *FILL: The SUBDIVIDER shall not use stumps, wood, roots or other fibrous materials or refuse as fill, except in areas stipulated for no development. The DRB shall require the SUBDIVIDER to submit evidence of boring and/or other soil investigations to determine the depth, composition and stability of the subgrade within road sections or on the site of structures*

**The plans for the subdivision include notes that prohibit the use of wood and fibrous materials for fill in developed areas.**

#### **Section 660      Water Supply and Wastewater Disposal Systems**

*All LAND DEVELOPMENT shall be located to prevent contamination of any water supply or water resource by run-off or leachate from wastewater disposal systems.*

*LAND DEVELOPMENT may be serviced by private or community potable water supply and/or wastewater systems which shall be designed, installed, and maintained in accordance with all applicable State of Vermont regulations and standards. The SUBDIVIDER shall provide the Town of Richmond with a copy of any required state or federal permits, including a Wastewater System and Potable Water Supply Permit, before any zoning permit for LAND DEVELOPMENT will be granted.*

**Lots 1, 2, 3 and 4 will obtain potable water supply from individual drilled wells. Lots 1, 2, 3 and 4 will have on site wastewater disposal systems. A Wastewater System and Potable Water Supply Permit application has been submitted to the State of Vermont Drinking Water and Groundwater Protection Division.**

#### **Section 670      Utilities**

670.1 *GENERAL: The FINAL SUBDIVISION PLAT shall show all utility systems, existing and proposed. The SUBDIVIDER shall coordinate SUBDIVISION design with the utility companies to ensure adequate and suitable areas for installation, both for proposed SUBDIVISION and for areas adjacent to the SUBDIVISION.*

**Lots 1, 2, 3 and 4 will be served by individual underground electric and telephone service lines. The plat shows existing telephone cable easements from Lot 2, serving Lots 1, 3 and 4.**

670.2 *UNDERGROUND INSTALLATION: All utility systems, including but not limited to electric, gas, telephone and cable television, shall be located underground throughout the SUBDIVISION.*

**All utility systems serving the proposed subdivision will be underground.**

670.3 *EASEMENTS: All easements shall be of sufficient width to serve the proposed SUBDIVISION, existing development and planned development outside of the SUBDIVISION. The FINAL SUBDIVISION PLAT shall show all easements.*

**Proposed utility easements shall be of sufficient width to serve the proposed subdivision.**

#### **Section 680      Phasing**

*The DRB may require that a SUBDIVISION creating six or more LOTS be divided into two or more phases to ameliorate, avoid or mitigate any UNDUE ADVERSE IMPACTS of the SUBDIVISION on existing or planned community facilities or services, in accordance with the Town's adopted capital budget and improvement program. Any phasing decision shall be based on the timing of construction or implementation of planned facilities and services, but shall allow at a minimum the development of five LOTS per year. The DRB may require phasing to avoid or mitigate undue, adverse impacts on the community's schools, roads, bridges, transportation infrastructure, police, fire, rescue, municipal services or the local economy. Any DRB decision requiring phasing shall describe the specific circumstances that warrant phasing under these standards.*

**Phasing for less than six lots is not required. The proposed subdivision will create four additional lots. No phasing is proposed.**