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HILLVIEW HEIGHTS SUBDIVISION – 2427 HILLVIEW RD

Narrative – Final Subdivision Application

CCE Project #: 20029

9/15/2023

Project Description

This project is proposing 6 new single family residential lots and 1 existing residential lot. All lots are to be subdivided from an existing 85-acre parcel. The 1 existing residential lot will continue to be used for agricultural uses as well as residential. Lots 1 and 2 will be accessed from a new shared curb cut off Hillview Rd, lot 3 will be accessed from an existing gravel drive and lots 4-7 will be accessed from a proposed gravel road. All lots will be served by on site water and wastewater treatment systems. Stormwater treatment will be handled in various practices across the project site. Refer to the site plan for all lot dimensions, roadways, stormwater treatment systems, wastewater treatment systems, existing and proposed vegetation, and all other existing and proposed site features.

Zoning District/Use

The project is in the Agricultural/Residential (AR) zoning district. The existing and proposed uses are agricultural and residential which are permitted uses. All dimensional standards for the district are being met by the proposed project as depicted on the site plan. Lots 5 and 7 have areas within the Special Flood Hazard Area, however, no development is being proposed within these areas.

Parking/Road/Curb Cuts

All curb cuts have been designed to meet VTrans B-71 standard. The proposed road, to benefit lots 4-7, has been designed to meet and exceed all Richmond public works specifications. The applicant is proposing a road name of "Hillview Heights Way". Every lot created will provide a minimum of two off street parking spaces, eliminating the need for on street parking. A traffic study by VHB determined no improvements to Hillview Rd are necessary for this project due to the low volume of existing traffic and low volume of potential generated traffic. All proposed driveways will meet the minimum town width of 12' and stay under the maximum grade of 12%. The access to lot 3 is an existing gravel drive which previously served a residential unit. The existing drive will have the encroaching grass skimmed off and top dressing installed to meet the 12' minimum width requirement. Both drives for lots 1 and 2 are proposed new curb cuts.

Easements

- Lots 4, 5 and 6 will have a deeded ROW over lot 7 (the proposed road) to access their respective lots. This ROW will include a road and underground utilities.
- Lot 1 will have a deeded wastewater easement over lot 2.
- Lot 2 will have a deeded access and utility easement over lot 1.

Stormwater System and Maintenance

The entire development is covered under a singular stormwater permit and encompasses 4 practices and various conveyance infrastructure. The HOA will be responsible for maintaining the stormwater treatment on all 7 lots and paying the annual operating fees. This includes all maintenance outlined on C-19 for the 4 individual practices and all conveyances. When each lot is sold, they will be incorporated into the HOA which has previously been formed (Hillview Heights Homeowners Association, INC.). Each lot's obligations to the stormwater system will be included in the deed as each lot is sold.

Wastewater and Water Supply

All 7 lots will have individual wastewater treatment systems and water supplies on site. No municipal connections are available. Lot 1 will have a wastewater easement over lot 2. All other lots include their own systems on the individual lots. No well shields or wastewater shields extend past the existing parcel boundaries.

Utilities

All utilities will be installed underground. Lots 1 and 2 will be served from an existing utility pole on the south side of Hillview Rd. Lots 3-7 will be served from an existing utility pole on the north side of Hillview Rd. GMP has been contacted and has approved the proposed layout of underground utilities.

Phasing

The project will be split up into two main phases:

1. The first phase will be the construction of the proposed road and the development of lot 7. This will include all three gravel wetlands, the hammerhead turn around, roadside swales, underground utility mains and transformers and all utility services and wastewater treatment for lot 7.
2. Phase 2 will include the development of the 6 new residential lots. Lots will be developed as they are sold creating natural phasing to phase 2. Utility services, driveways and wastewater and water supply for each lot will be constructed as the lots are sold and developed. The infiltration basin on lot 1 will be constructed after either lot 1 or lot 2 is sold.

Required State Permits

Stormwater 9050: **9410-9050** Issued: January 13, 2023

Stormwater 9020: Pending (This is a construction permit which will be applied for prior to commencing construction.)

All applicable state standards will be met with a comprehensive stormwater collection and treatment system. The system collects runoff from all areas of proposed developments and diverts it to one of four treatment systems across the project. See the site plan for details.

Wetlands: **2021-221** Issued: December 13, 2022

Wetlands are present on all 7 lots. Wetland and buffer impacts have been minimized by utilizing existing impacted areas where possible and designing infrastructure as efficiently as possible. A state wetland permit has been issued for the proposed impacts. See the site plan for details.

Wastewater: **WW-4-5538** Issued: April 21, 2022

All 7 lots have onsite wastewater treatment and water supply systems proposed. These systems include drilled wells and mound systems. A state wastewater permit has been issued. See the site plan for details.

Respectfully Submitted,

By

Nick Bouton, P.E.

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