

Southview Subdivision 3-Acre Permitting

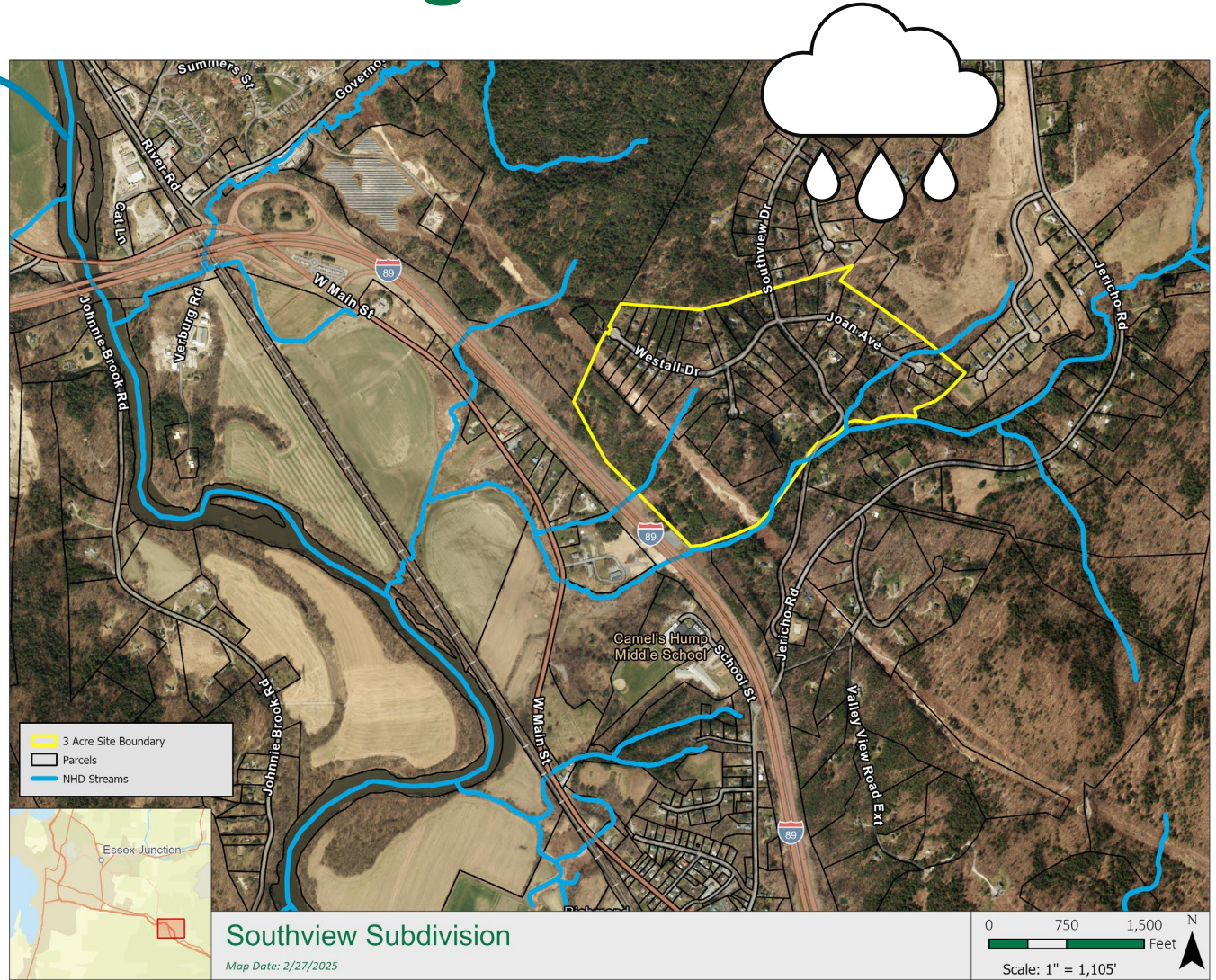
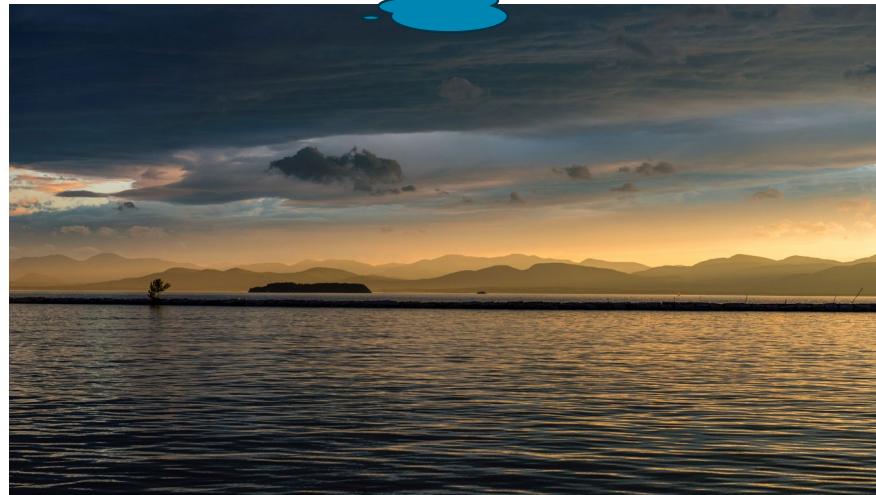
MARCH 3RD, 2025 SELECTBOARD MEETING

Work Completed & Next Steps

3-Acre Rule: Where your water goes

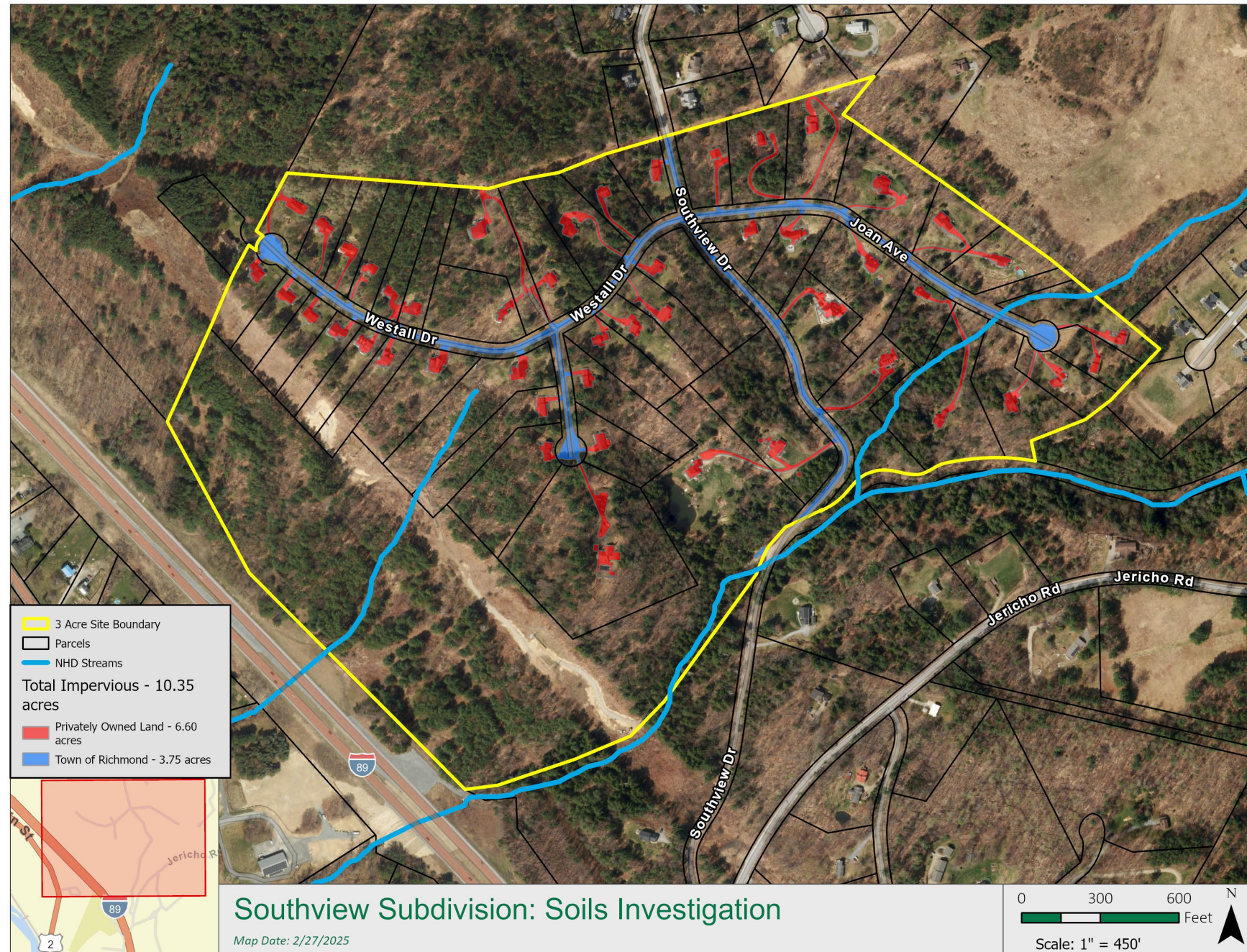
Winooski River

Lake Champlain

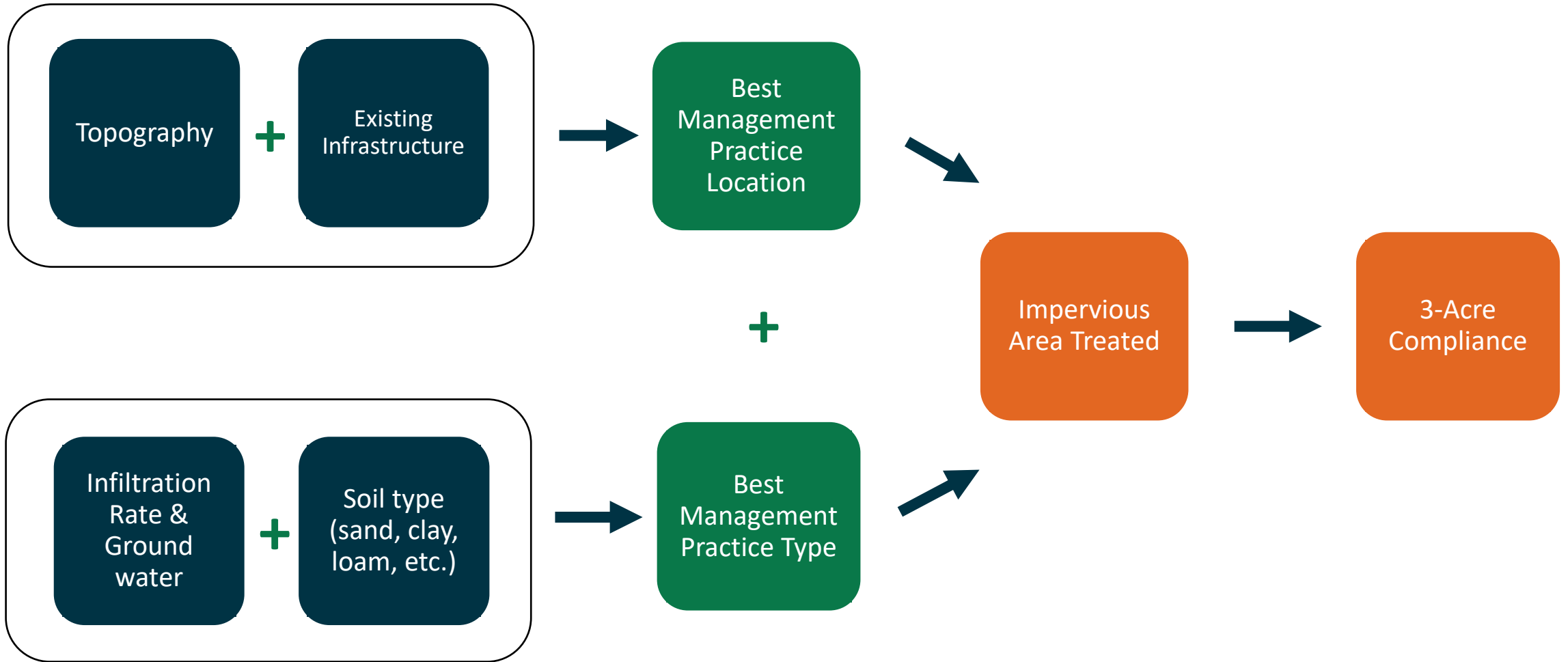


Work Completed

- Solidified 3-Acre boundary & impervious delineation (right)
 - Boundary confirmed with DEC Stormwater Program
 - Impervious may change slightly with more field observations and feedback from homeowners
- Soils work to understand soil conditions around the neighborhood
- Initial disconnection analysis

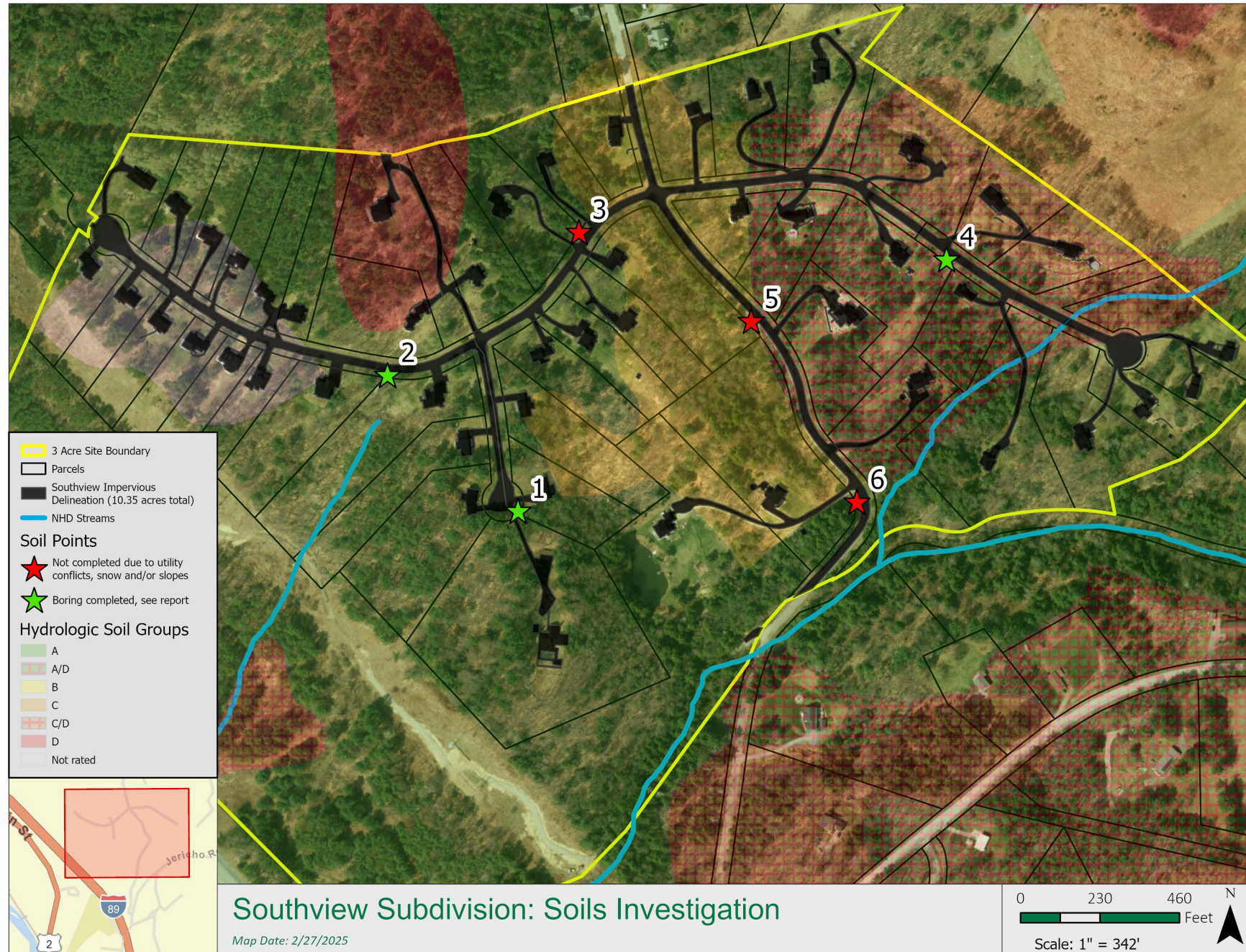


Site Analysis Process



Soils Investigation

- TP-1 & TP-2:
Deep sand with deeper or no groundwater detected.
Expecting high infiltration rate.
Good candidates for infiltration practices (preferred by State).
- TP-4:
Shallow seasonal high groundwater table, some sand but also silt and clay. Close to stream. Not as good a candidate for BMPs.

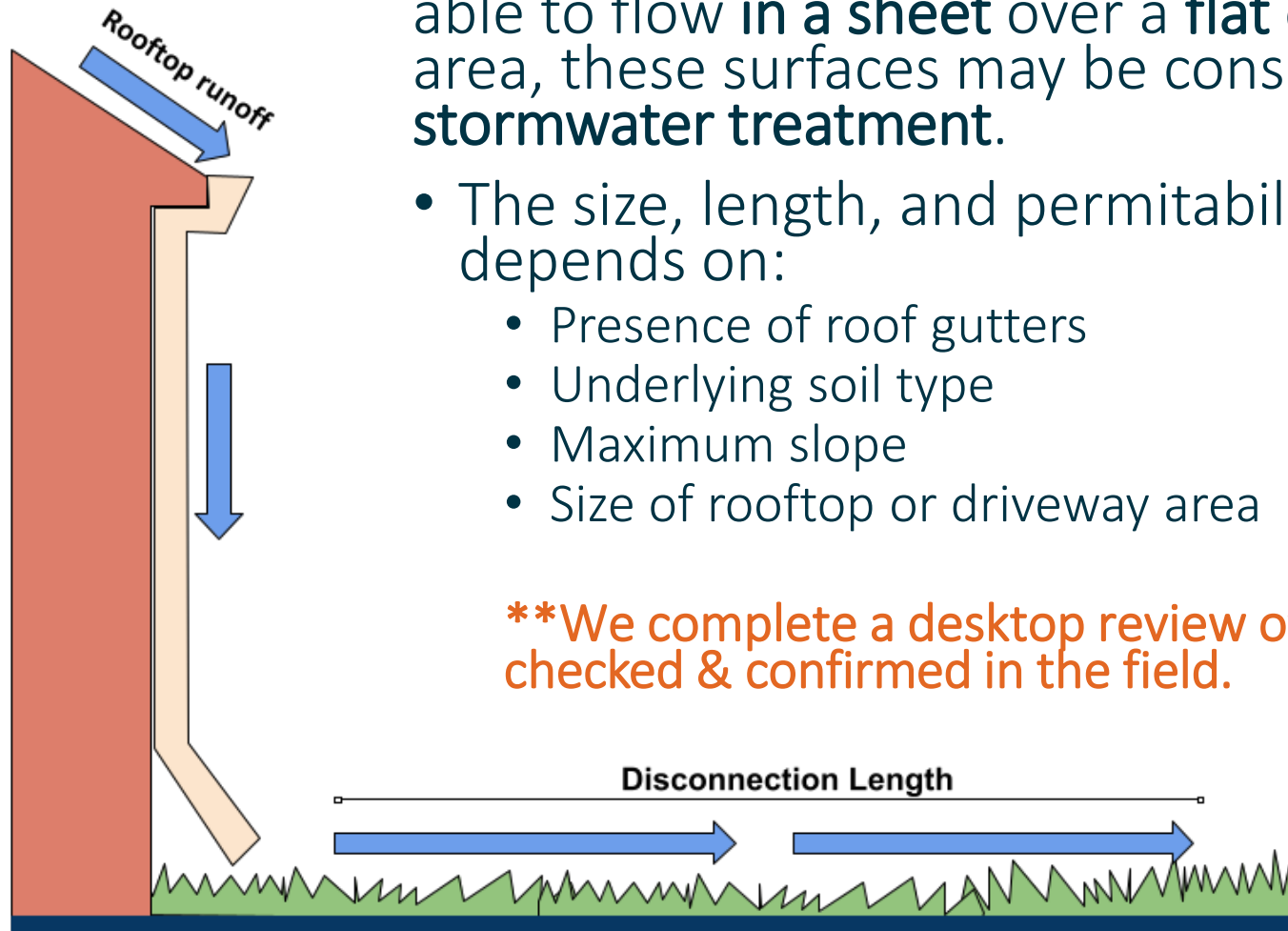


Disconnection Analysis

Disconnection = When runoff from **smaller** impervious surfaces is able to flow in a **sheet** over a **flat** or gently sloped, **well-vegetated** area, these surfaces may be considered “disconnected” as the **stormwater treatment**.

- The size, length, and permissibility of a disconnection area depends on:
 - Presence of roof gutters
 - Underlying soil type
 - Maximum slope
 - Size of rooftop or driveway area

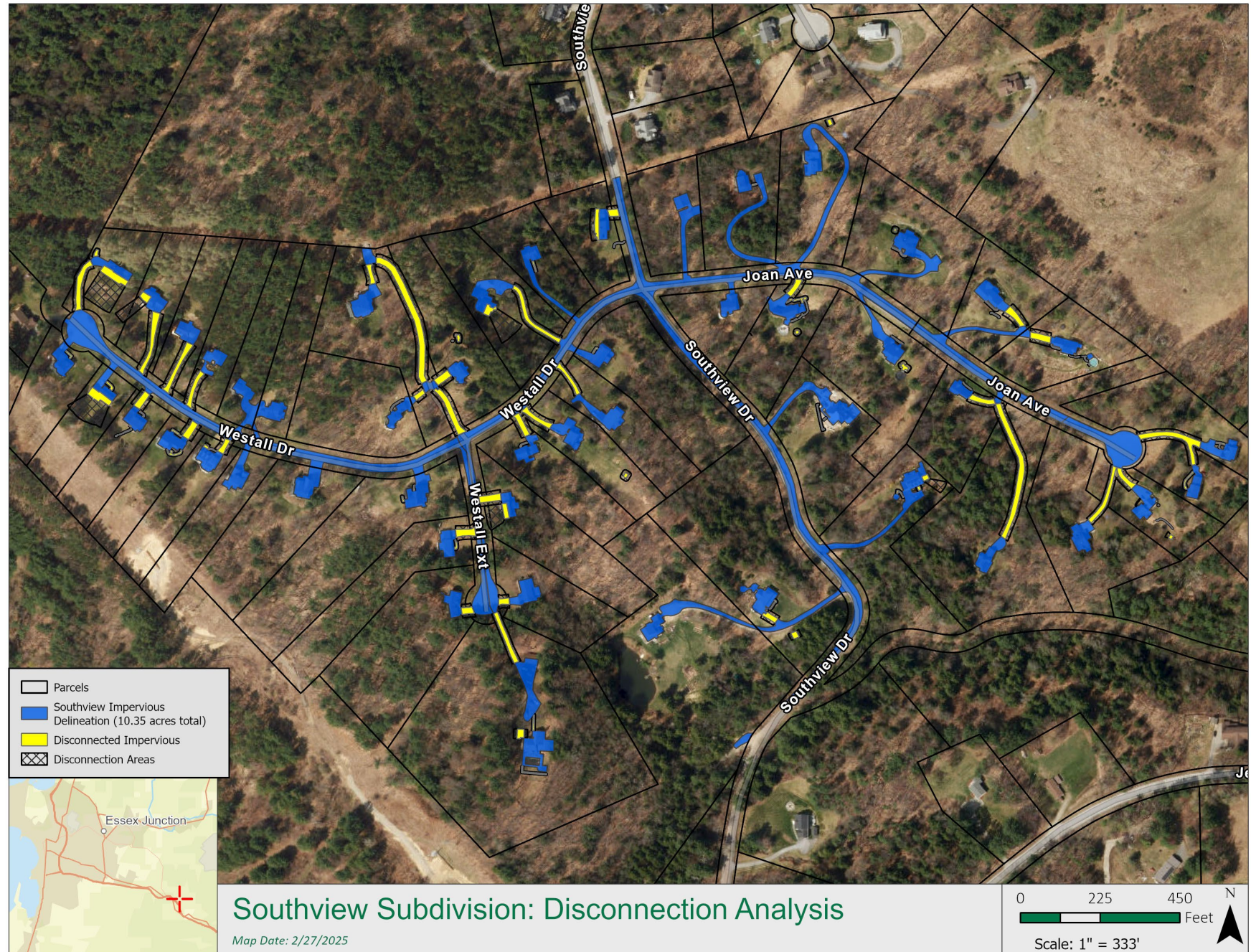
****We complete a desktop review of these areas, which then need to be checked & confirmed in the field.**



Preliminary Disconnection Analysis

- In the field, we'll confirm:
 - Where roof gutters point
 - If the runoff will flow across any other impervious surface
 - If the runoff will concentrate or create a channel
 - If the slope is too steep
 - If roads are an acceptable width

Very specific guidelines must be met for disconnections, but it is worth checking!



Next Steps

- Confirming disconnection analysis in-field
- Selecting BMPs & locations
 - Additional soils work, infiltration tests
 - Wetland & stream delineations, set-backs & buffers
 - Confirming contributing drainage areas in-field
 - Digital modeling & engineering
- Generate **preliminary** design for **review** by Selectboard, Town, & residents
- Homeowner Survey

Watershed Consulting team members and/or subcontractors will be on-site, homeowners will be notified ahead of time with letters & outreach



Homeowner Info Page

Project Info Page for Homeowners
<https://tinyurl.com/SouthviewSubdivision>



- Provides project background & background on the 3-Acre Rule
- Will be updated with findings, progress, and information about future field visits

Watershed Consulting Contact:

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& Survey

Homeowner Survey (also on Project Page)
<https://tinyurl.com/SouthviewRichmondSurvey>



- Please participate!
- Great way to share your experiences and specific issues about your property

Town Contact:

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