

Town of Georgia Private Road and Driveway Policy

Approved 24 April, 2023

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1 Residential Driveway Standards

1.1.1 All residential driveways servicing one or two single family residential dwelling units or lots with non-residential structures shall be constructed using the current Vermont B-71 Standards. (See attached)

1.2 Conditions

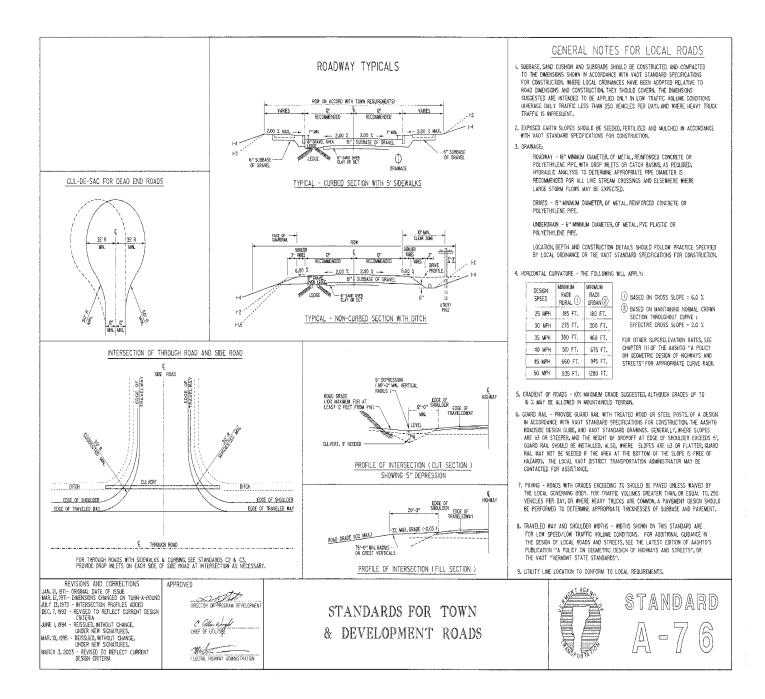
- 1.2.1 A <u>Town of Georgia Application for Town Road Access Right of Way Permit</u> shall be approved by the Georgia Road Commissioner prior to the start of any driveway within the town right-of-way.
- 1.2.2 All driveways shall have a hammerhead type turnaround to eliminate vehicles backing onto private or public roads. A waiver may be granted for driveways off private roads.
- 1.2.3 A letter by a licensed engineer, Vermont licensed Site Technician or the excavating contractor responsible for the construction of the residential driveways, shall be submitted to the zoning office, prior to the issuance of a Certificate of Occupancy. A Certificate of Insurance shall be attached to certification letters by excavating contractors to assure warranty of work for a one-year period from the date of the letter.
- 1.2.4 Driveways shall be a minimum 12' in width with additional 2' shoulders.
- 1.2.5 Culverts required within the town right-of-way shall be steel corrugated pipe, minimum of 30' in length and 18" inches in diameter. A waiver of the required culvert diameter may be requested, and granted by, the Select Board. (Applicant shall attach a waiver request to the <u>Town of Georgia Application for Town Road Access Right of Way Permit</u>.) Other types of culverts may be approved by the road foreman.
- 1.2.6 All culverts required for private roads and driveways, shall be installed and maintained solely at the property owners' expense. In the event a culvert located within the town right-of-way fails, the cost for replacement or repair of the culvert shall the property owner's responsibility. Prior to the repair or replacement of said culvert the property owner shall complete and submit a Town Road Commissioner. All work within the town right-of-way shall meet the standards provided within the Georgia Road and Driveway Standards.
- 1.2.7 If the installation of a driveway requires disrupting or damaging an existing sidewalk, the applicant shall be responsible for restoring or replacing the sidewalk in conformance with this standard.
- 1.2.8 Driveway site distances shall meet requirements as listed within the Vermont B-71 Sight Distance Chart. Applicants may request a waiver of the site distance standards from the Georgia Selectboard. All driveway waivers approved by the Selectboard require an advanced warning sign, to be installed and maintained at the property owners' expense. Location of said sign shall be determined by the Georgia Road Commissioner.
- 1.2.9 All construction shall meet current "Vermont Low Risk Site Handbook" requirements.
- 1.2.10 No driveway shall be constructed with a grade greater than 10%. A waiver may be granted by the Select Board to allow 11-12%. Any section of driveways approved by said waivers shall be paved with a minimum of 2" of asphalt pavement.
- 1.2.11 All common or shared driveways shall be protected by an easement recorded in the deeds of each lot involved. Language outlining the construction and maintenance of the shared portion of the driveway shall be included in the said deed.

- 1.2.12 There shall be a 40,000 lb rating on all bridges and culverts.
- 1.2.13 All private driveways shall include curb cut openings with a minimum 30' radius at all intersections.
- 1.2.14 Driveways shall be 800' maximum length; or 500' maximum length if driveway is curvy and/or uphill.
- 1.2.15 All driveways greater than 400' in length shall have a Pull-off greater than 14' in additional driveway width and 60' in length. Said pull off shall meet the required B-71 driveway constructed materials standards.

2 Private Road Standards

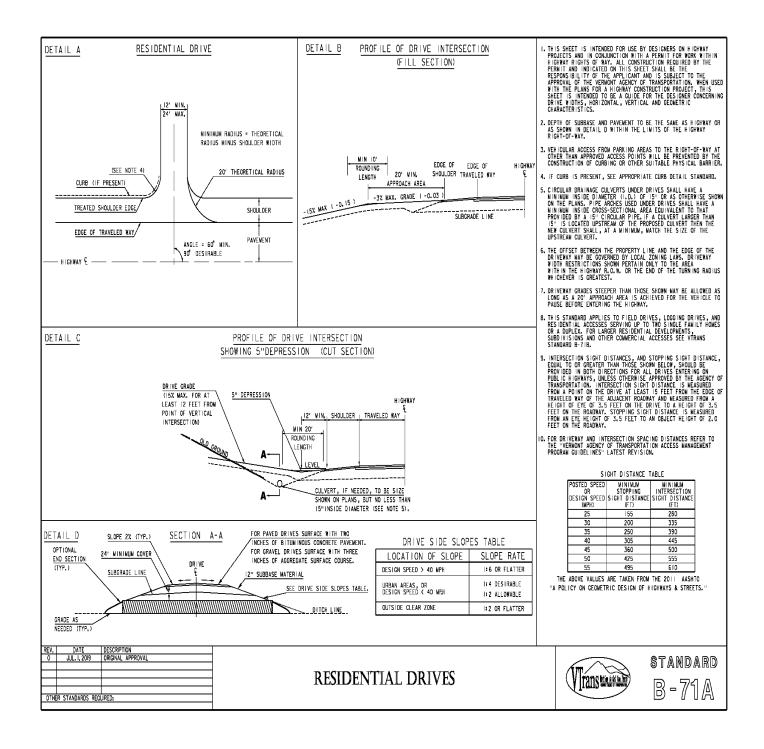
- 2.1.1 All accesses servicing three (3) or more single-family dwellings, or lots with nonresidential structures, shall be considered "Private Roads" and shall be constructed using the current Vermont A-76 Standards. (See attached)
- 2.1.2 All private roads shall be designed by a licensed engineer.
- 2.1.3 All private roads shall be 24' in width.
- 2.1.4 Private roads shall be approved by the DRB. The DRB may require private roads to be paved with a minimum of 2" of asphalt pavement. Additional paving requirements may be required by the DRB.
- 2.1.5 A private road length limit may be requested of the DRB.
- 2.1.6 All Private roads shall have 15' height clearance of trees and other overhead items.
- 2.1.7 A line of sight of at least 100' in both directions is necessary if a narrow bridge or culvert is approved for a private road. There shall be a 40,000 lb rating on bridges and culverts.
- 2.1.8 Prior to the issuance of a Certificate of Occupancy, a letter by a licensed engineer shall be submitted to the zoning office, certifying the road was constructed to the required A-76 standards and meets the plans as approved by the DRB.
- 2.1.9 All private road construction shall meet current "Vermont Low Risk Site Handbook" requirements.
- 2.1.10 All private roads must be constructed within a 60' wide right-of-way easement.
- 2.1.11 All private roads in a development will require a cul-de-sac with a 35' radius/70' diameter and shall be located within a right-of-way.
- 2.1.12 All private roads shall include curb cut openings with a 30' radius at all road and driveway intersections.
- 2.1.13 No road or driveway construction shall take place within the town right-of-way without required DRB, Selectboard and or Georgia Road Commissioner signed approvals.
- 2.1.14 Private roads maintenance agreements shall meet the current Georgia Development Regulations.

3 VTRANS A-76 Standard Town & Developed Roads



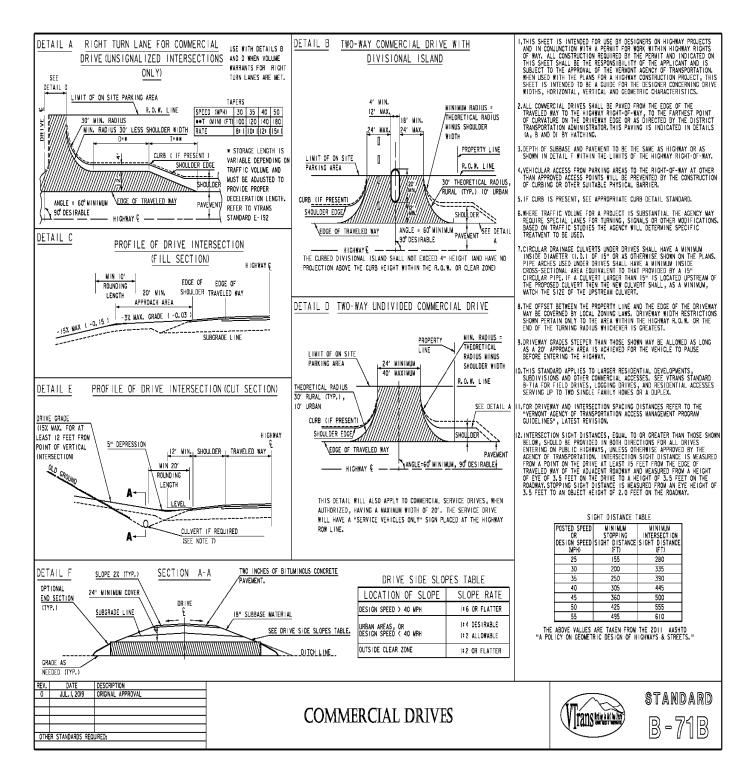
stda76.pdf (vermont.gov)

4 VTRANS B-71A Standard Residential Drives



stdb71a (vermont.gov)

5 VTRANS B-71B Standard Commercial Drives



stdb71b (vermont.gov)

roadway.

Town of Georgia Roadway Agreement & Waiver 6 AGREEMENT by and between hereinafter referred to as "Owner" and the Town of Georgia, hereinafter referred to as "Municipality." WITNESSETH: WHEREAS, Owner has received final subdivision approval from the Municipality's Development Review Board for the construction and development of () residential units in a development to be known as as depicted on a final plat plan (mylar) entitled " dated , prepared by and recorded in Slide Map of the Town of Georgia Land Records; and WHEREAS, the subdivision will be serviced by a private roadway as depicted on the final plat; and WHEREAS, by decision dated ______, the Municipality has approved the final subdivision application with said private roadway subject to certain conditions; and WHEREAS, the parties desire to record a confirmation of said conditions to the effect that by granting said approval and otherwise authorizing said project, the Municipality has not assumed, but rather has specifically disavowed any intention or obligation to plow, repair or otherwise maintain said roadway or to accept the same as a public street. NOW THEREFORE, in consideration of the final approval of the Municipality's Development Review Board and other good and valuable consideration, it is covenanted and agreed as follows: 1. The Owner will not apply to the Municipality to have said roadway accepted as a public street. 2. The Owner waives any rights it may have or claim by virtue of the Municipality's approval of said roadway to request the Municipality to accept the same as a public street. 3. The Owner will not in the future change the location of said roadway nor extend said roadway without the prior approval of the Municipality's Development Review Board, not shall it permit said roadway to serve more than () dwelling units without prior approval of the Municipality's Development Review Board. 4. The Owner, for itself and its successors and assigns, hereby waives any rights it may now have or may hereafter acquire to seek plowing, repair or maintenance from the Municipality with regard to said

- 5. The Owner, and its successors and assigns, shall plow, repair and maintain said roadway at its own expense and keep the same in good order and repair.
- 6. Nothing contained in this Agreement shall be construed as obligating the Owner to dedicate said roadway as a public street, and, similarly, nothing contained in this Agreement shall be construed as obligating the Municipality to accept any such proffered dedication.
- 7. This Agreement may only be amended or revoked upon written consent and approval by the Municipality.

Notary Public

My Commission Expires:

Before me,