



Town of Georgia Private Road and Driveway Standards

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1 Residential Driveway Standards

1.1.1 All residential driveways servicing 1 or 2 single family residence shall be constructed using the current Vermont B-71 Standards.

1.2 Exceptions

1.2.1 A Driveway Permit shall be approved by the Georgia Road Commissioner prior to the start of any driveway within the town right-of-way. Driveway Permit Application may be found here; <https://www.townofgeorgia.com/togformsapplications>.

1.2.2 Driveways to be a minimum 12' in width with 2' shoulders.

1.2.3 Culverts required within the town right-of-way shall be metal, concrete or plastic type, minimum of 30' in length and 18" inches in diameter. A waiver of the required culvert diameter may be requested of, and granted by, the Select Board. (Applicant shall attach a waiver request to the Driveway Permit Application.)

1.2.4 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.

1.2.5 All driveways shall have a hammerhead type turnaround to eliminate vehicles backing onto private or public roads.

1.2.6 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.

1.2.7 All construction shall meet current "Vermont Low Risk Site Handbook" requirements.

1.2.8 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.

1.2.9 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.

1.2.10 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.

1.2.11 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 be the property owner's responsibility. Prior to the repair or replacement of said culvert the property owner shall submit complete and submit a Town of Georgia, Driveway Permit for approval by the Town Road Commissioner. All work within the town right-of-way shall meet the standards provided within the Georgia Road and Driveway Standards.

2 Private Road Standards

- 2.1.1 All accesses servicing 3 or more single-family dwellings shall be considered “Private Roads” and shall be constructed using the current Vermont A-76 Standards.
- 2.1.2 All private roads shall be designed by a licensed engineer.
- 2.1.3 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.
- 2.1.4 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 the DRB.
- 2.1.5 All private road construction shall meet current “Vermont low Risk Site Handbook” requirements.
- 2.1.6 All private roads must be construction within a 60’ wide right-of-way easement.
- 2.1.7 All cul-de-sac shall be located within a right-of-way.
- 2.1.8 Following the approval by the Georgia Fire Chief, Applicants may request a waiver by the DRB, to construct a Hammer-Head type turnaround in lieu of the required Cul-De-Sac. Said waiver shall be submitted in writing to the zoning office. A letter by the Fire Chief approving the request shall be attached to the waiver.
- 2.1.9 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.
- 2.1.10 Private roads maintenance agreements shall meet the current Georgia Development Regulations.