

Southview Subdivision Homeowner Survey

Introduction

This survey has been prepared by Watershed Consulting in partnership with the Town of Richmond, VT for current homeowners of the *Southview Subdivision*.

Its purpose is to solicit your feedback and any additional information you may have to inform the design of the proposed stormwater system for Southview.

Watershed Consulting has been made aware that some homeowners of Southview are unfamiliar with the stormwater permitting landscape in the State of Vermont and how it may affect them. The introduction of this survey will also provide some background on the stormwater permitting situation as it relates to Southview homeowners.

Runoff and the Stormwater Program

Stormwater runoff is any precipitation including melting snow and ice that runs off the land. In undeveloped areas, much of the precipitation soaks into the ground, is taken up by plants, or is evaporated back into the atmosphere. However, when human development limits or completely prevents this natural sponge-like effect of the land, generally through the introduction of impervious surfaces (areas that do not allow water to soak into the ground) such as roads, parking lots, or buildings, the volume of stormwater runoff increases, sometimes dramatically. In addition to the increased volume of stormwater runoff, the runoff is also frequently laden with pollutants such as sediment, nutrients, oils, and pathogens. These stormwater runoff related issues decrease aquatic habitat health, increase flooding and erosion, threaten infrastructure, and prevent use and enjoyment of our water resources.

The State of Vermont's Department of Environmental Conservation (VTDEC) regulates stormwater runoff from developed areas to protect our water resources. They have introduced an updated stormwater permit (known as the "Stormwater General Permit 3-9050") to accomplish this goal and using impervious surfaces as a metric to do so. Properties that exceed this threshold are required to manage their stormwater using best management practices (BMPs). To learn more about BMPs, visit [this link](#).

One common stormwater permit is applied to new development or redevelopment that include one half acre or more of impervious cover. These sites are required to manage that impervious cover using BMPs to current stormwater standards like those described in the link above.

Another common type of stormwater permit is a new permit that was put in place in 2020.



This permit relates to properties with three or more acres of **existing** impervious surfaces (referred to as a "3-Acre Permit"). The permit states that these properties need to meet the current stormwater standards. Often, residential neighborhoods and commercial complexes that were developed at the same time are considered the same entity for the purposes of this permit. This means that if all of the residential properties or commercial properties that were built as one larger development project **combined** have three or more acres of impervious cover, they are regulated under this permit.

Southview falls under this category and is now required to obtain a stormwater permit from the VTDEC. These designations are based on a state-generated list which can be found [here](#).

The neighborhood collectively has more than three acres of impervious surfaces, which includes areas like rooftops, driveways, patios, and sheds. This 3-Acre Permit designation means that the stormwater runoff from the development must be managed to a certain standard set by the permit in one or more BMPs. As such, a portion of the stormwater runoff will be collected and filtered before entering the Winooski River.

[For more information on the Stormwater Program and the Stormwater General Permit 3-9050](#)

Stormwater Permitting History

Southview has an old State stormwater permit, which is different from the new 3-Acre Permit. At that time, neighborhoods without an existing homeowners' association (HOA) or a developer who remained involved in the operations of the neighborhood were "orphaned". This means that the Town of Richmond took over management for things like keeping up with the stormwater permit requirements, maintenance of the existing infrastructure, and required annual inspections.

Ultimately, an up-to-date stormwater permit and compliant stormwater treatment system are required by the State. However, the Town and State acknowledge that this is a challenging hurdle for homeowners to achieve. As such, the Town of Richmond has coordinated this effort to keep this neighborhood in compliance and avoid any costly fines, difficulties selling a property in the future, or other repercussions.

Survey Goals

The rules for compliance with the State's standards can feel stringent and frustrating at times, particularly if it feels like your individual property may be affected. The Town of Richmond has partnered with Watershed Consulting, an experienced stormwater consulting firm, to provide a design for stormwater management in the neighborhood that meets the State's standards while reducing the strain put upon homeowners by these new regulations.

Due to the topography of the neighborhood and the presence of natural wetlands, the site's



available space for treatment options is limited. By conducting the survey below, it is our goal that the proposed stormwater design accounts for the lived experiences of Southview Subdivision homeowners.

The survey will also act to generate a contact list for the neighborhood, and to document any specific issues on your individual properties. A public filesharing folder will be linked [here](#) and will include plans, maps, and additional references for homeowner review as the project moves forward.

Please direct any questions, additional comments, or additional materials (such as photos or videos) to info@watershedca.com. If reaching out by email, please note your name and address so that we may better connect your feedback to our site plans. If you are not a current homeowner of Southview Subdivision, please do not complete this survey.

Thank you in advance for your time.

liviya@watershedca.com [Switch account](#)



Not shared

* Indicates required question

Street Address *

Your answer

Name

Your answer



What is the best way to contact you? Watershed Consulting will build a contact sheet and note preferences to improve future communications with homeowners.

- Phone call
- Email
- In person
- Mailed information
- Other:

Email

Your answer

Preferred Mailing Address

Your answer

Preferred Phone Number

Your answer

How long have you lived in the Southview Subdivision?

Your answer



Are you aware of any stormwater infrastructure on your property? This includes things like grass or stone swales, catchbasins (looks like a round or square grate in the ground), pipes, or sump pumps.

Yes

No

Please describe the stormwater infrastructure on your property and where it's located (or note N/A if not applicable).

Your answer

Does your house have any roof drains or gutters? If so, please describe the location, whether they discharge next to the house, or go underground and discharge elsewhere.

Your answer

Do you experience any water-related impacts on your property? Common issues are listed below, or feel free to use the "Other" option to describe in greater detail.

No, my property does not experience any water-related impacts.

Basement flooding

Erosion

Ponding

High Flows

Other:



How often do you experience these issues? Please check all that apply.

- When snowmelt occurs
- During or after short heavy rains
- During or after lighter rains
- Other:

If you answered yes above, please provide additional details to the location(s) on your property where these impacts occur.

Your answer

Please include anything else you would like to share here.

Your answer

Submit

Clear form

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