



December 4, 2019

Town of Richmond
Attn: Josh Arneson, Town Manager
203 Bridge Street
Richmond, VT 05477

RE: Peaceable Kingdom Development (Bressor)
Review and Comments

Dear Josh,

Per the Town's request, I have reviewed the most recent site plat (dated 10/12/18, last revised 10/17/19) produced by Button Professional Land Surveyors, PC for the proposed "Peaceable Kingdom" subdivision located at the corner of Cochran Road and Thompson Road. The "Public Improvements Standards & Specifications for the Town of Richmond", adopted on September 6, 2016 was utilized for my review as well as a meeting with Town officials on December 4, 2019. Previous approvals and Town documentation on the development was reviewed as well. The responses and comments are outlined below.

General

1. Once the design progresses further, technical specifications are expected to be submitted and should include materials, testing and installation procedures, quality control measures, etc. Technical specifications shall be compliant with the Public Improvements Standards and Specifications for the Town of Richmond. If the Peaceable Kingdom Development plans to utilize the Town Specifications exactly as written, this should be noted on the plans.

Water and Sewer

1. Typically, the Town minimum required diameter for new water mains is 8" (Section 4.2.A of Town Specifications). However, this project was previously approved with a 6" PVC main connected to an existing Town 8" main on Thompson Road. The 6" main then "tees" within the subdivision and includes a 4" main that serves the current single family home (noted on plans as unit 4) and is stubbed for future connections to units 5 and 6. It is understood that other than the diameter, all water mains/services were constructed to Town Specifications.
2. Consistent with previous recent developments in Richmond, the Water Resources Department allows two options for water and sewer connections to new developments:
 - a. Private: Utilities can be built and maintained as private. They will be solely maintained and operated by the Owner (not the Town). Private water mains require a meter pit at the transition between Town infrastructure and private infrastructure.
 - b. Public: After a one-year warranty period (beginning at the substantial completion of utilities), the Town is willing to take ownership of the new water and sewer utilities up to the parcel boundary line. This assumes that they are constructed in strict accordance with Town Specifications. An access/maintenance right-of-way is required for each utility (min. 20', centered on the pipe).



3. Based on the water and sewer infrastructure installed to date, along with correspondence with the Owner, it is understood that the Town will offer the “public” option (noted above), assuming the remaining infrastructure is installed in accordance with Town Specifications (other than the min. diameter of the remaining water main). A 20’ Town easement shall be shown on the plans/plat for future maintenance of the public water and sewer infrastructure sections.
4. The Town will not require the watermain “loop” shown on the most recent plans. Prior to additional design efforts, the applicant and/or their consulting engineer should contact the Town to review the final layout of the additional water main and sewer main locations.
5. Record drawings are required to be submitted to the Town at the end of the project.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Tyler Billingsley".

Tyler Billingsley, P.E.
Engineer / Owner