

Location Plan
1" = 2,000'

ZONING INFORMATION

PARCEL ADDRESS: 30 BROWNS COURT, RICHMOND
SPAN: 519-163-11428
PARCEL #: BC0030

EXISTING LOT = 0.47 ACRES (20,542 SF)

VILLAGE RESIDENTIAL NEIGHBORHOOD NORTH DISTRICT
FRONT SETBACK = 10 ft
SIDE SETBACK = 10 ft
REAR SETBACK = 10 ft
MAX ALLOWED COVERAGE = 50%
FRONTAGE = 55 ft
MINIMUM LOT SIZE = 8,712 SF (0.20 ACRES)

MULTI-FAMILY REQUIREMENTS
20% OF THE LOT MUST BE DEDICATED TO OUTDOOR LIVING SPACE.

PROPOSED LOT 1 = 10,728 SF (0.25 ACRES)
SETBACKS = 10 FT MINIMUM
COVERAGE = 20%
FRONTAGE = 99.65 ft

PROPOSED LOT 2 = 9,813 SF (0.22 ACRES)
SETBACKS = 10 FT MINIMUM
COVERAGE = 30%
FRONTAGE = 90.56 ft

20% OUTDOOR LIVING SPACE REQUIRED = 1,950 SF
OUTDOOR COMMON AREA PROVIDED = 2,125 SF

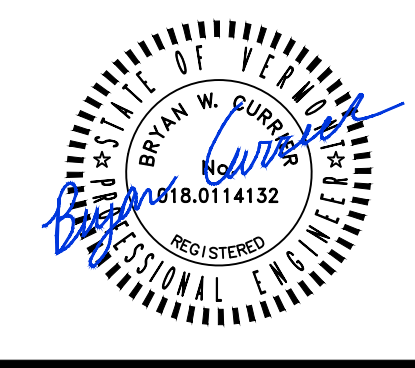
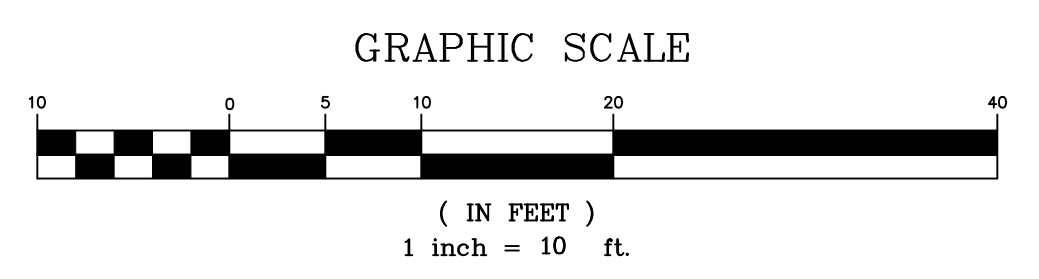
LEGEND

- PROJECT BOUNDARY
- PROPOSED SUBDIVISION LINE
- ADJACENT PROPERTY BOUNDARY
- SETBACK
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING SEWER MAIN
- EXISTING WATERMAIN
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- EXISTING OVERHEAD POWER

APPLICANT & OWNER
TRUNK BEACH, LLC
68 RANDALL STREET
SOUTH BURLINGTON, VT 05403

- NOTES:**
- THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES. SEE PROPERTY PLAT FOR PROPERTY CONVEYANCE PURPOSES.
 - SERVICE CONNECTIONS TO EXISTING MUNICIPAL WATER AND SEWER MAINS ARE TO BE PERFORMED IN THE PRESENCE OF THE ENGINEER AFTER A MINIMUM OF 48 HOURS ADVANCE NOTICE.

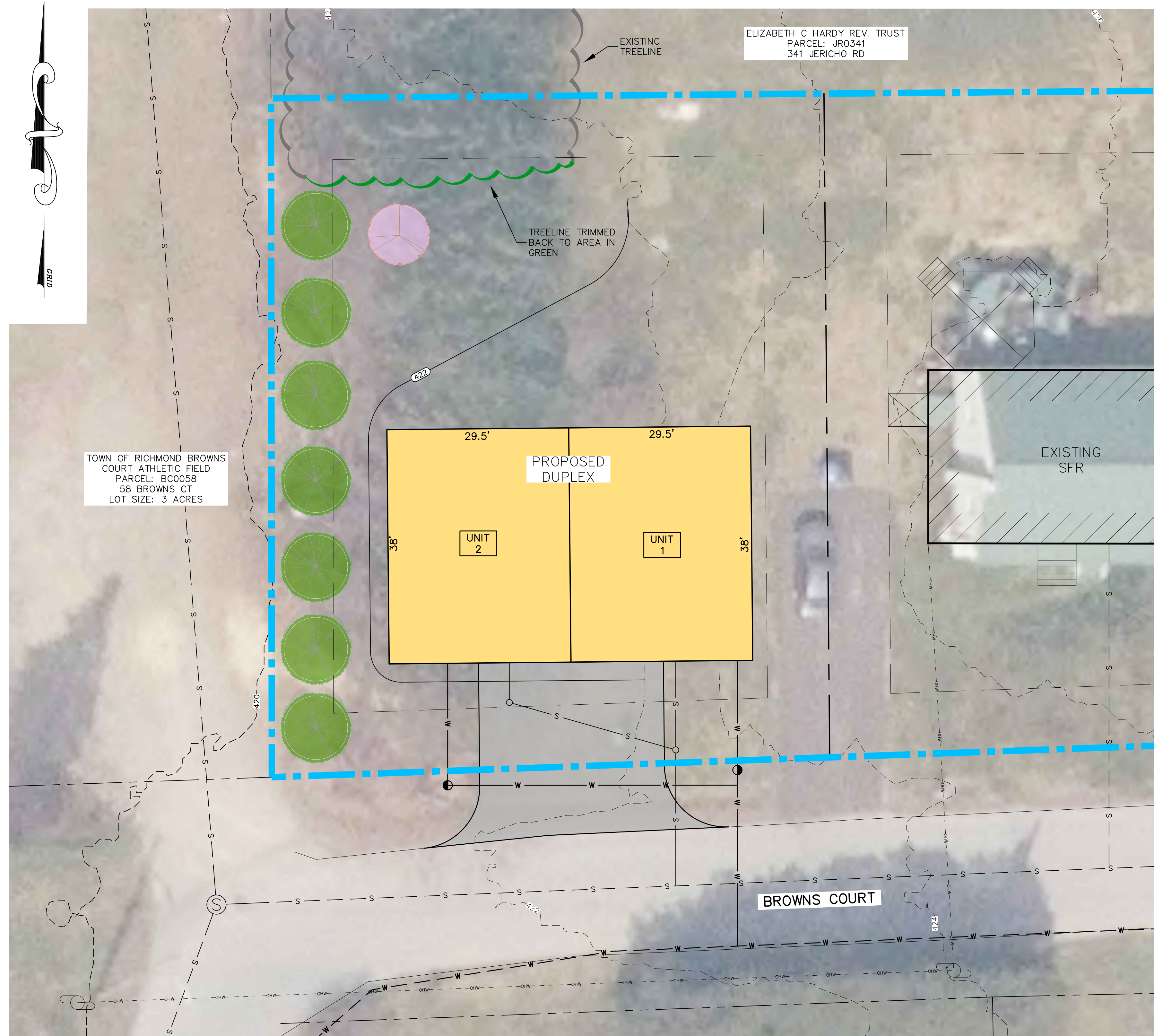
THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



DATE: 04/13/26	REVISION: ADJUSTING SETBACKS TO FIT BULKHEAD, ADDING LANDSCAPING PLAN, AND DISPLAYING RUNOFF.	BY:
SURVEY: JFF	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE: 01/15/26
DESIGN: OBCA	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	JOB#: 2025-51
DRAWN: BPP	FILE: S4	
CHECKED: OBCA	PLAN SHEET #	
SCALE: 1"=10'	1	

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
13 CORPORATE DRIVE
ESSEX, VT 05730
PHONE: 878-9590
FAX: 878-9589
E-MAIL: obca@olearyburke.com

30 BROWNS COURT
BROWNS COURT RICHMOND, VT
SITE PLAN



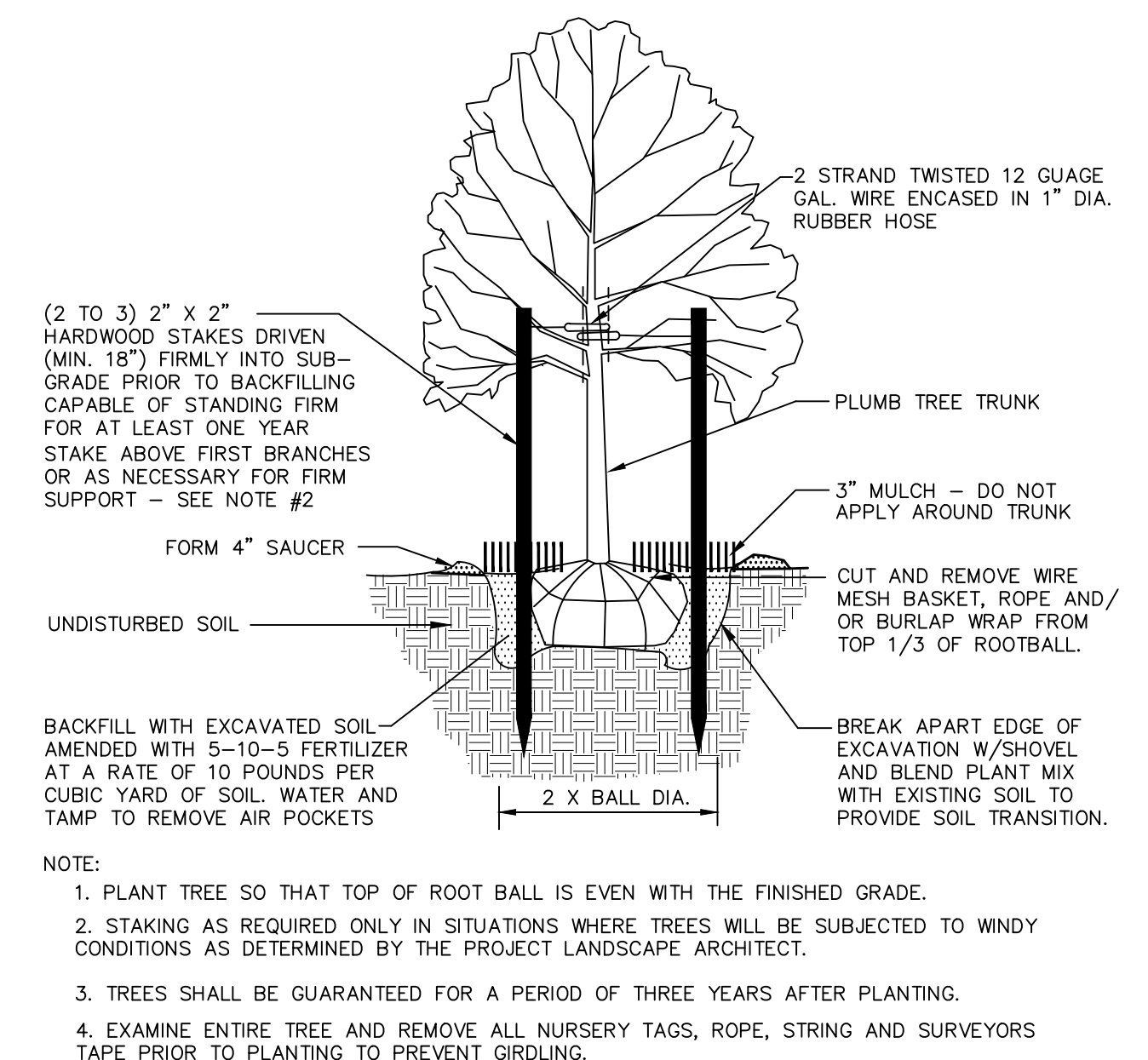
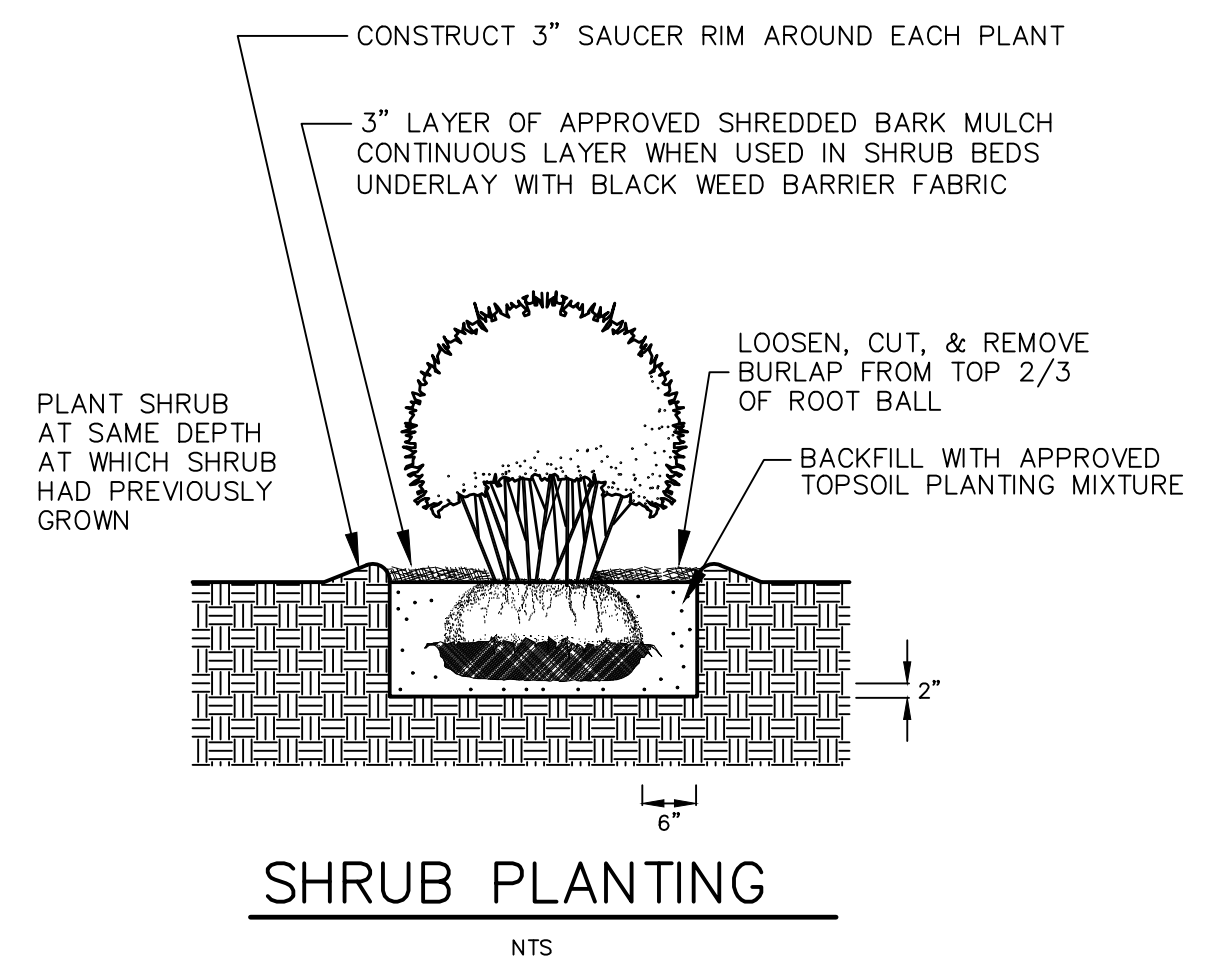
PROPOSED LANDSCAPING SCHEDULE

Symbol	Quantity	Common Name	Botanic Name	Size
	1	AUTUMN BRILLIANCE*	AMELANCHIER X GRANDIFLORA	25 FT
	7	GREEN GIANT*	THUJA PLICATA X THUJA STANDISHII	60 FT

*Or Approved Equals Based on Local Suppliers

LEGEND

	PROJECT BOUNDARY
	PROPOSED SUBDIVISION LINE
	ADJACENT PROPERTY BOUNDARY
	SETBACK
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	PROPOSED CONTOUR LINE
	EXISTING SEWER MAIN
	EXISTING WATERMAIN
	PROPOSED SEWER SERVICE
	PROPOSED WATER SERVICE
	EXISTING OVERHEAD POWER



TREE PLANTING DETAIL

NTS

APPLICANT & OWNER

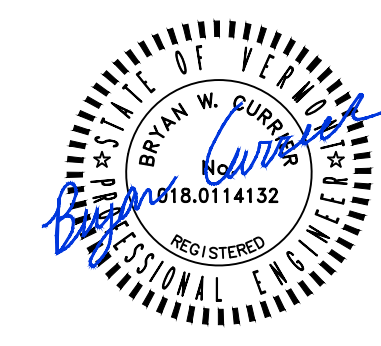
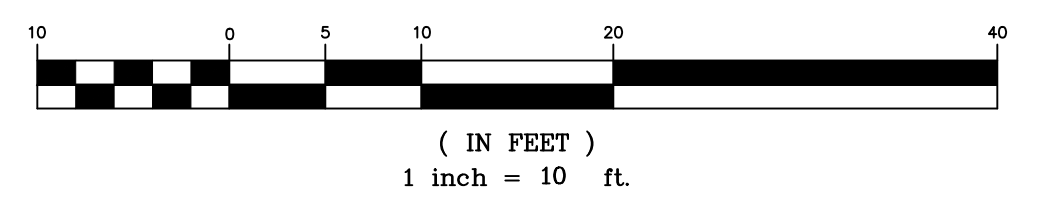
TRUNK BEACH, LLC
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NOTES:

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- 2) SERVICE CONNECTIONS TO EXISTING MUNICIPAL WATER AND SEWER MAINS ARE TO BE PERFORMED IN THE PRESENCE OF THE ENGINEER AFTER A MINIMUM OF 48 HOURS ADVANCE NOTICE.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

GRAPHIC SCALE



DATE	REVISION	BY
04/13/26	ADJUSTING SETBACKS TO FIT BULKHEAD, ADDING LANDSCAPING PLAN, AND DISPLAYING RUNOFF.	
SURVEY	<input type="checkbox"/> RECORD DRAWING <input checked="" type="checkbox"/> FINAL	DATE: 01/15/26
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SCALE	1"=10'	2

O'LEARY-BURKE
CIVIL ASSOCIATES, PLC

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30 BROWNS COURT
BROWNS COURT RICHMOND, VT

LANDSCAPING PLAN

GENERAL SEWER SPECIFICATIONS

ALL CONNECTIONS TO THE TOWN OF RICHMOND SEWER SYSTEM MUST ADHERE TO SECTION 5, SANITARY SEWER STANDARDS, OF THE TOWN OF RICHMOND PUBLIC IMPROVEMENTS STANDARDS & SPECIFICATIONS. A REPRESENTATIVE OF THE TOWN OF RICHMOND PUBLIC WORKS DEPARTMENT SHALL WITNESS ALL CONNECTIONS AND WORK PERFORMED ON EXISTING SEWER INFRASTRUCTURE. THE FOLLOWING ARE APPLICABLE SUBSECTIONS OF SECTION 5.

5.2 MATERIALS

B. POLYVINYL CHLORIDE PIPE (PVC) FOR GRAVITY SEWERS

PVC SEWER PIPE SHALL CONFORM IN ALL RESPECTS TO THE LATEST REVISION OF ASTM SPECIFICATIONS D-3034 OR F679, TYPE PSM, POLYVINYL CHLORIDE (PVC) SEWER PIPE AND FITTINGS, SDR35. WALL THICKNESS OF ALL PVC PIPE SHALL MEET ASTM SPECIFICATIONS FOR SDR35 PIPE. ALL PIPE AND FITTINGS SHALL BE CLEARLY MARKED AS FOLLOWS:

MANUFACTURER'S NAME AND TRADEMARK
NOMINAL PIPE SIZE
MATERIAL DESIGNATION 12454 PVC OR 12364 PVC
LEGEND "TYPE PSM SDR35 PVC SEWER PIPE" OR
"PS 46 PVC SEWER PIPE"
DESIGNATION ASTM D-3034 OR F679

JOINTS SHALL BE PUSH-ON TYPE USING ELASTOMERIC GASKETS AND SHALL CONFORM TO ASTM F-477 AND D-3212. THE GASKETS SHALL BE FACTORY INSTALLED.

THE PIPE SHALL BE FURNISHED IN NOMINAL 13-FOOT LENGTHS. SUFFICIENT NUMBERS OF SHORT LENGTHS AND FULL MACHINE FITTINGS SHALL BE PROVIDED FOR USE AT MANHOLES, CHIMNEYS, AND CONNECTIONS. ALL CONNECTIONS WILL REQUIRE THE USE OF MANUFACTURED FITTINGS. FIELD FABRICATED, SADDLE-TYPE CONNECTIONS WILL NOT BE CONSIDERED ACCEPTABLE.

ANY PIPE OR FITTING HAVING A CRACK OR OTHER DEFECT OR WHICH HAS RECEIVED A SEVERE BLOW SHALL BE MARKED REJECTED AND REMOVED AT ONCE FROM THE WORK SITE.

ALL FIELD CUTS ARE TO BE MADE WITH SAW AND 90 DEGREE MITER BOX. BEVEL THE CUT END TO THE SAME AS THE FACTORY BEVEL AND REMOVE ALL INTERIOR BURRS. MEASURE AND PLACE A HOWING MARK ON THE PIPE BEFORE ASSEMBLING. THE PIPE INSTALLED UNDER THIS SPECIFICATION SHALL BE INSTALLED SO THAT THE INITIAL DEFLECTION, MEASURED AS DESCRIBED BELOW, SHALL BE LESS THAN 5%.

DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS. THE DEFLECTION TEST SHALL BE USING A RIGID BALL OR MANDREL HAVING A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES SHALL BE USED DURING THE DEFLECTION TESTS. ALL PIPE NOT MEETING THE DEFLECTION TEST SHALL BE RE-EXCAVATED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

THE MANHOLE WATER STOP GASKET AND STAINLESS STEEL CLAMP ASSEMBLY MUST BE APPROVED BY THE TOWN PRIOR TO THE INSTALLATION OF ANY PIPE.

THE CONTRACTOR WILL SUBMIT CERTIFICATION THAT THE MATERIALS OF CONSTRUCTION HAVE BEEN SAMPLED, TESTED, INSPECTED, AND MEET ALL THE REQUIREMENTS INCLUDING WALL THICKNESS IN ACCORDANCE WITH ASTM D3034 OR ASTM F679 FOR ALL PIPE AND FITTINGS TO BE INCLUDED IN THE PROJECT WORK.

PVC PIPE SHALL NOT BE INSTALLED WHEN THE TEMPERATURE DROPS BELOW 32 DEGREES FAHRENHEIT OR COOL ABOVE 100 DEGREES FAHRENHEIT. DURING COLD WEATHER, THE FLEXIBILITY AND IMPACT RESISTANCE OF PVC PIPE IS REDUCED. EXTRA CARE IS REQUIRED WHEN HANDLING PVC PIPE DURING COLD WEATHER.

PVC PIPE SHALL NOT BE STORED OUTSIDE AND EXPOSED TO PROLONGED PERIODS OF SUNLIGHT, AS PIPE DISCOLORATION AND REDUCTION IN PIPE STRENGTH WILL OCCUR. CANVAS OR OTHER OPAQUE MATERIAL SHALL BE USED TO COVER PVC PIPE STORED ON SITE.

5.3 CONSTRUCTION METHODS

A. EXCAVATIONS

EXCAVATIONS SHALL BE MADE TO A POINT AT LEAST 6" BELOW THE PIPE INVERT TO ACCOMMODATE THE BEDDING MATERIAL. ALL EXCAVATIONS, ARE TO BE KEPT DRY WHILE PIPE IS BEING LAID AND UNTIL EACH JOINT AND PIPE HAS BEEN INSPECTED BY THE TOWN AND APPROVAL GIVEN TO COMMENCE BACKFILLING OPERATIONS.

B. LAYING SEWER PIPE

THE BELL END OF THE PIPE SHALL FACE UPGRADE AT ALL TIMES AND BE PLACED IN SUCH A POSITION AS TO MAKE THE INVERT EVEN WITH THE SUCCEEDING SECTION IS INSERTED. WHERE REQUIRED BY ADVERSE GRADING CONDITIONS, THE CONTRACTOR SHALL FILL ANY GULLY TO MAKE A SUITABLE BEDDING FOR THE SEWER PIPE. THE FILL SHALL BE MECHANICALLY COMPACTED TO A 95 PERCENT DRY DENSITY BY THE AASHTO-T-99 METHOD A (STANDARD PROCTOR) TEST, UPON WHICH THE 6" OF BEDDING MATERIAL SHALL BE PLACED.

ANY PIPE WHICH IS NOT LAID TO GRADE AND ALIGNMENT SHALL BE RE-LAID TO THE SATISFACTION OF THE TOWN. THE BEDDING MATERIAL SHALL BE PLACED AND COMPACTED ON EACH SIDE OF THE PIPE TO A HEIGHT EQUAL TO ONE-HALF THE PIPE DIAMETER AND FOR THE FULL WIDTH OF THE EXCAVATED TRENCH AND AS SHOWN ON THE ACCEPTED PLANS.

BEDDING MATERIALS SHALL BE AS FOLLOWS:

PVC GRAVITY PIPE - 1/2" - 1 1/2" CRUSHED STONE
PVC FORCE MAIN - SAND OR GRAVEL

C. BACKFILL

BACKFILL SHALL CONSIST OF APPROVED MATERIAL PLACED IN 6" LAYERS WITH EACH LAYER BEING THOROUGHLY COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO-T-99 STANDARD PROCTOR BY MEANS APPROVED BY THE TOWN. NO STONES IN EXCESS OF 3" IN DIAMETER SHALL BE PLACED WITHIN 1' OF THE OUTSIDE OF THE PIPE. PARTICULAR PRECAUTIONS SHALL BE TAKEN IN PLACEMENT AND COMPACTING OF THE BACKFILL MATERIAL IN ORDER NOT TO DAMAGE AND/OR BREAK THE PIPE. THE BACKFILL SHALL BE BROUGHT UP EVENLY ON BOTH SIDES OF THE PIPE FOR ITS FULL LENGTH.

WALKING OR WORKING ON THE COMPLETED PIPELINE, EXCEPT AS MAY BE NECESSARY IN TAMPING OR BACKFILLING, SHALL NOT BE PERMITTED UNTIL THE TRENCH HAS BEEN BACKFILLED TO A HEIGHT OF AT LEAST 2' ON THE TOP OF THE PIPES. DURING CONSTRUCTION, ALL OPENINGS TO THE PIPELINES SHALL BE PROTECTED FROM THE ENTERING OF EARTH OR OTHER MATERIALS.

D. SEWER SERVICE CONNECTIONS

WHERE REQUIRED ON THE PLANS, SEWER SERVICE CONNECTIONS FOR ONE HOUSE SHALL BE CONSTRUCTED OF 6" PIPE FROM THE MAIN TO THE EDGE OF THE RIGHT-OF-WAY AND A MINIMUM OF 4" PIPE FROM THE RIGHT-OF-WAY TO THE HOUSE OF THE TYPE MATERIAL SPECIFIED UNDER THIS SECTION. THE PIPE SHALL BE LAID AND ITS JOINTS MADE AS REQUIRED FOR SEWER CONSTRUCTION IN THIS SPECIFICATION.

OPEN ENDS OF PIPES SHALL BE PROPERLY SEALED TO PREVENT DAMAGE AND INTRUSION OF FOREIGN MATTER WHERE HOOKUP TO THE BUILDING SEWER IS NOT COINCIDENT WITH SEWER MAIN CONSTRUCTION. ADDITIONALLY, THE CONTRACTOR WILL PROVIDE A STABLE, TEMPORARY MARKER APPROVED BY THE ENGINEER FROM THE SEWER SERVICE INVERT UP TO 6" ABOVE THE FINISHED GRADE AND SEATED SECURELY INTO THE GROUND FOR EASE IN RELOCATING THE END OF SEWER SERVICE CONNECTION FOR HOOKUP TO THE BUILDING SEWER. ALL CONNECTIONS WITH SUBSURFACE FIXTURES, MUST INSTALL A BACKWATER VALVE.

IN THE CASE OF RECONNECTION OF EXISTING SERVICES, SUCH RECONNECTIONS WILL BE MADE ONLY AFTER THE NEW SEWER MAIN HAS BEEN COMPLETED, TESTED, AND ACCEPTED. THE EXCAVATION, BEDDING MATERIAL, INSTALLATION, AND BACKFILL FOR SERVICE CONNECTIONS SHALL BE SAME AS FOR SEWER MAINS.

E. CLEANOUTS

CLEANOUTS FOR GRAVITY SEWERS AND FORCE MAINS SHALL BE PROVIDED AT LOCATIONS INDICATED ON THE PLANS OR AS DIRECTED BY THE TOWN. CLEANOUT FRAMES AND COVERS SHALL BE OF TOUGH GRAY CAST IRON. CASTINGS SHALL BE TRUE TO PATTERN AND FREE FROM FLAWS.

THE BEARING SURFACE OF CLEANOUT FRAMES AND COVERS AGAINST EACH OTHER SHALL BE MACHINED TO GIVE CONTINUOUS CONTACT THROUGHOUT THEIR CIRCUMFERENCE. ALL IRON CASTINGS SHALL BE THOROUGHLY CLEANED AND THEN COATED WITH HOT COAL TAR BEFORE BEING DELIVERED.

F. SEWER PIPE INSTALLATION

CLEANOUTS FOR GRAVITY SEWERS AND FORCE MAINS SHALL BE PROVIDED AT LOCATIONS INDICATED ON THE PLANS OR AS DIRECTED BY THE TOWN. CLEANOUT FRAMES AND COVERS SHALL BE OF TOUGH GRAY CAST IRON. CASTINGS SHALL BE TRUE TO PATTERN AND FREE FROM FLAWS.

THE BEARING SURFACE OF CLEANOUT FRAMES AND COVERS AGAINST EACH OTHER SHALL BE MACHINED TO GIVE CONTINUOUS CONTACT THROUGHOUT THEIR CIRCUMFERENCE. ALL IRON CASTINGS SHALL BE THOROUGHLY CLEANED AND THEN COATED WITH HOT COAL TAR BEFORE BEING DELIVERED.

GENERAL WATER SPECIFICATIONS

1. ALL WORK AND MATERIALS SHALL BE APPROVED BY AND IN ACCORDANCE WITH THE LATEST VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE TOWN OF RICHMOND REQUIREMENTS, THE WRITTEN TECHNICAL SPECIFICATIONS, AND THESE PLANS.

2. THE CONTRACTOR SHALL CONTACT ALL UTILITIES BEFORE EXCAVATION TO VERIFY THE LOCATION OF ANY UNDERGROUND LINES. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-800-225-4977 PRIOR TO ANY EXCAVATION.

3. UTILITIES INFORMATION SHOWN HEREON WERE OBTAINED FROM BEST AVAILABLE SOURCES AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL CONTACT OR RECONNECT ALL UTILITIES TO THE NEAREST SOURCE THROUGH COORDINATION WITH UTILITY OWNER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT AND STRUCTURES NECESSARY TO CONSTRUCT THIS PROJECT UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, DEBRIS AND TRASH FROM THE SITE UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ENSURING THAT THE DUST CREATED AS A RESULT OF CONSTRUCTION DOES NOT CREATE A NUISANCE OR A SAFETY HAZARD. WHERE AND WHEN DEEMED NECESSARY BY THE ENGINEER, THE CONTRACTOR SHALL BE REQUIRED TO WET SECTIONS OF THE CONSTRUCTION AREA WITH WATER, APPLY CALCIUM CHLORIDE OR SWEEP ASPHALT ROADS WITH A POWER BROOM AS DUST CONTROL.

6. ANY SURFACES, LINES, OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THE CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

7. THE DESIGN ON THESE PLANS SHALL BE INSPECTED BY O'LEARY-BURKE CIVIL ASSOCIATES, P.L.C. OF ESSEX JUNCTION, VERMONT, TO ENSURE COMPLIANCE WITH THE APPROVED PLANS AND REQUIREMENTS. O'LEARY-BURKE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT MAY ARISE FROM THE FAILURE OF THE CONTRACTOR TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THAT THE PLANS CONVEY, AND FROM FAILURE TO HAVE BEEN NOTIFIED TO INSPECT THE WORKS AND TESTS IN PROGRESS.

8. FOR ANY WORK WITHIN THE HIGHWAY RIGHT-OF-WAY A MINIMUM OF ONE-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. CONTINUOUS TWO-WAY TRAFFIC WILL BE REQUIRED AT NIGHT, DURING PEAK-HOURS, AND WHENEVER POSSIBLE DURING ACTUAL CONSTRUCTION ACTIVITIES. UNIFORMED TRAFFIC CONTROL OFFICERS SHALL DIRECT TRAFFIC DURING PEAK HOURS WHEN THERE IS ONE-WAY TRAFFIC OR WHEN DEEMED NECESSARY BY THE TOWN OR STATE. TEMPORARY CONSTRUCTION SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE ERRECTED BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND TOWN STANDARDS.

9. TO ASSURE COMPLIANCE WITH THE PLAN(S), THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AND THE CONSULTING ENGINEER 48 HOURS IN ADVANCE OF STARTING ANY WORK. CUTTING THE PAVEMENT, BEGINNING THE INSTALLATION OF ANY UTILITIES, BRINGING IN ANY NEW GRAVEL FOR THE NEW BASE, PAVING AND FINAL INSPECTION.

10. THE HORIZONTAL AND VERTICAL SEPARATION FOR SEWER AND WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE "TEN STATE STANDARDS - RECOMMENDED STANDARDS FOR WATER."

11. TOPSOIL SHALL BE STOCKPILED, SEEDED, AND MULCHED UNTIL REUSED. HAY BALES SHALL BE PLACED AND STAKED CONTINUOUSLY AROUND THE BOTTOM OF THE TOPSOIL PILES.

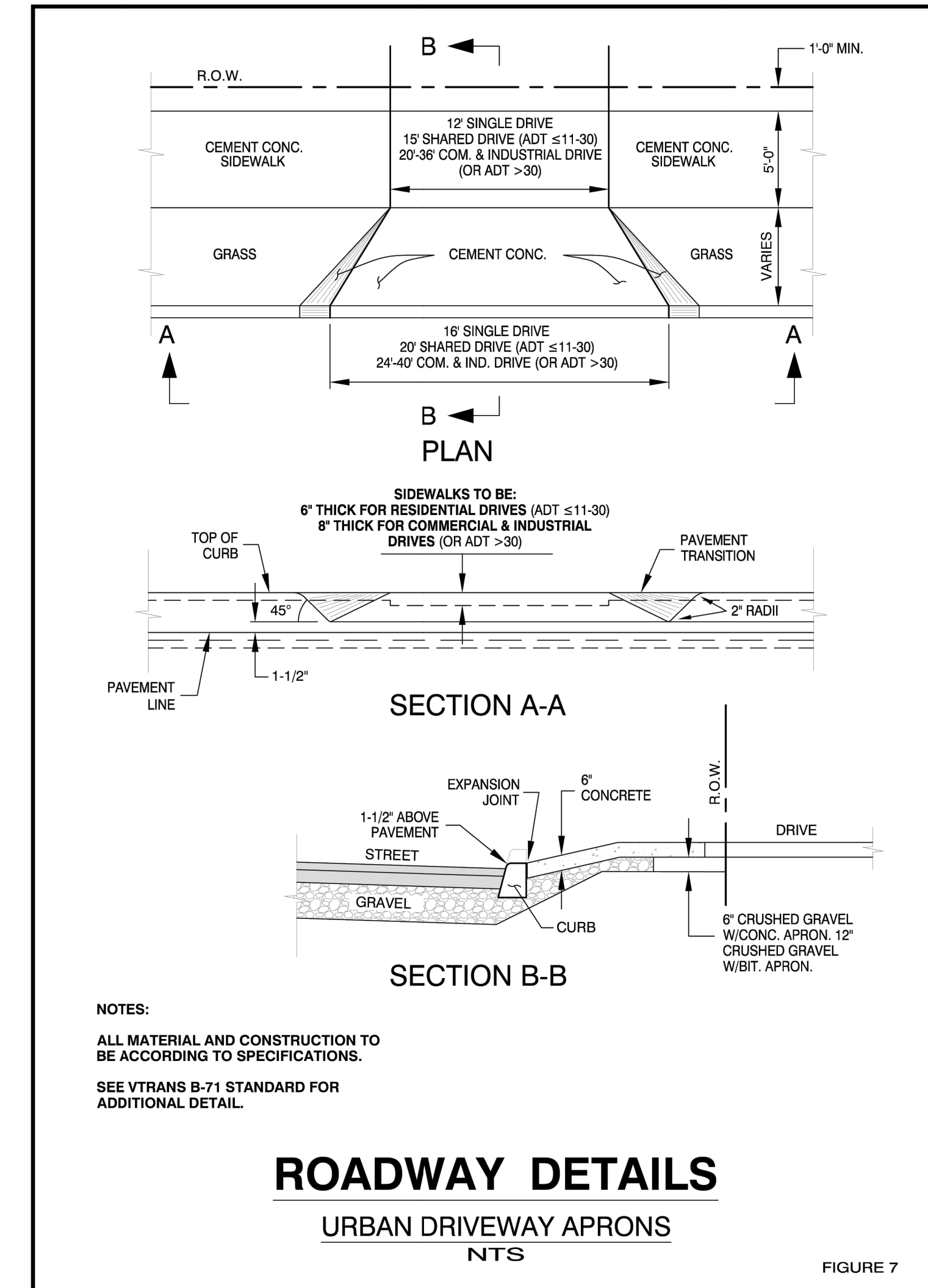
12. HEALTHY EXISTING TREES AS SHOWN ON THE SITE PLAN TO BE SAVED SHALL BE PROTECTED BY THE CONTRACTOR.

13. OPEN CUT AREAS SHALL BE MULCHED OUTSIDE OF ACTUAL WORK AREAS, AND HAY BALES SHALL BE EMPLOYED TO CONFINE SHEET WASH AND RUNOFF TO THE IMMEDIATE OPEN AREA AS ORDERED BY THE ENGINEER.

14. AT COMPLETION OF GRADING, SLOPES, DITCHES, AND ALL DISTURBED AREAS SHALL BE SMOOTH AND FREE OF POCKETS WITH SUFFICIENT SLOPE TO ENSURE DRAINAGE.

15. ALL FILL SHALL BE PLACED IN 6 INCH LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR, UNLESS OTHERWISE SPECIFIED.

16. THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS NEEDED TO PREVENT SEDIMENTATION. THE HAYBALE DAMS, SILT FENCES, DITCHES, AND OTHER EROSION CONTROL DEVICES, SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR AFTER EVERY RAINFALL OF 1/2 INCH OR MORE UNTIL ALL DISTURBED AREAS HAVE BEEN GRASSSED AND APPROVED BY THE ENGINEER. THE MAINTENANCE OF THE EROSION CONTROL DEVICES WILL INCLUDE REMOVAL OF ANY ACCUMULATED SEDIMENTATION.



NOTES:

ALL MATERIAL AND CONSTRUCTION TO BE ACCORDING TO SPECIFICATIONS.
SEE VTRANS B-71 STANDARD FOR ADDITIONAL DETAIL.

ROADWAY DETAILS

URBAN DRIVEWAY APRONS

FIGURE 7

GENERAL WATER SPECIFICATIONS

ALL CONNECTIONS TO THE TOWN OF RICHMOND WATER SYSTEM MUST ADHERE TO SECTION 4, WATER DISTRIBUTION STANDARDS, OF THE TOWN OF RICHMOND PUBLIC IMPROVEMENTS STANDARDS & SPECIFICATIONS. A REPRESENTATIVE OF THE TOWN OF RICHMOND PUBLIC WORKS DEPARTMENT SHALL WITNESS ALL CONNECTIONS AND WORK PERFORMED ON EXISTING WATER INFRASTRUCTURE. THE FOLLOWING ARE APPLICABLE SUBSECTIONS OF SECTION 4.

4.4 WATER SERVICE CONNECTION

A. GENERAL REQUIREMENTS:

THE CONTRACTOR SHALL INSTALL 3/4" - 2" COPPER SERVICES AS INDICATED ON THE CONTRACT DRAWINGS OR AS DIRECTED BY THE TOWN. EACH SERVICE SHALL CONSIST OF A CORPORATION, CURBSTOP, COPPER TUBING, AND A CURB BOX WITH SERVICE ROD. CORPORATION SHALL BE ATTACHED TO THE DUCTILE IRON PIPE BY MEANS OF A DIRECT TAP AND TO PVC PIPE THROUGH THE USE OF AN APPROVED SADDLE.

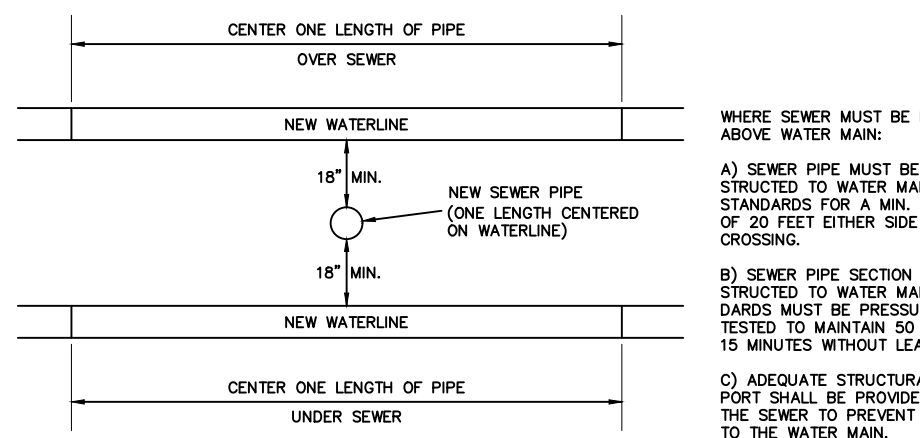
B. CORPORATIONS:

CORPORATIONS SHALL BE WATERWORKS BRASS AND MANUFACTURED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. CORPORATIONS SHALL HAVE MUELLER H15009 OR EQUAL CURBSTOP AT THE INLET AND A COMPRESSION-TYPE FITTING AT THE OUTLET. BOTH INLET AND OUTLET SHALL BE OF THE SAME SIZE.

CORPORATIONS SHALL BE DIRECTLY TAPPED INTO DUCTILE IRON PIPE LARGER THAN 2" IN DIAMETER. IN NO OTHER INSTANCE, EXCEPT WHEN A TAPPING SLEEVE AND VALVE IS USED, SHALL A TAP BE MADE WITHOUT A CORPORATION. CORPORATIONS SHALL BE MUELLER H15009 OR EQUAL. CORPORATIONS SHALL BE INSTALLED ON PVC PIPE WITH THE USE OF AN APPROVED STAINLESS STEEL BAND SADDLE.

C. CURBSTOPS:

CURBSTOPS SHALL BE A QUARTER-TURN, PLUG-TYPE VALVE WITH AN "O" RING-TYPE SEAL AND MANUFACTURED OF WATERWORKS BRASS IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. THE CURBSTOP SHALL OPEN LEFT AND HAVE A POSITIVE STOP. NO CURBSTOP SHALL HAVE THE ABILITY TO DRAIN THE SERVICE LINE. BOTH INLET AND OUTLET OF THE CURBSTOP SHALL HAVE COMPRESSION-TYPE FITTINGS. THE TEE HEAD OF THE CURBSTOP SHALL HAVE PROVISION FOR THE CONNECTION OF A SERVICE ROD. CURBSTOPS SHALL BE MUELLER H-1504-2 OR EQUAL.



SEWER/WATER SEPARATION DETAIL FOR CROSSINGS

NTS

SANITARY SEWER SERVICE CONNECTION

NTS

D. COPPER WATER SERVICE TUBING:

COPPER TUBING SHALL BE TYPE "K", SOFT TEMPER, CONFORMING TO ASTM B88. THE NAME OR TRADEMARK OF THE MANUFACTURER AND TYPE SHALL BE STAMPED AT REGULAR INTERVALS ALONG THE PIPE.

E. CURB BOXES AND RODS:

CURB BOXES SHALL BE OF THE SLIDING ADJUSTABLE-TYPE CAPABLE OF ADJUSTING FROM 5" - 6". THE BASE OF THE BOX SHALL BE ARCH-TYPE, SO AS TO PREVENT THE BOX FROM RESTING DIRECTLY ON THE CURBSTOP. THE ADJUSTABLE UPPER SECTION SHALL BE ONE INCH (1" IN DIAMETER FOR USE WITH 3/4" AND 1" CURBSTOPS.

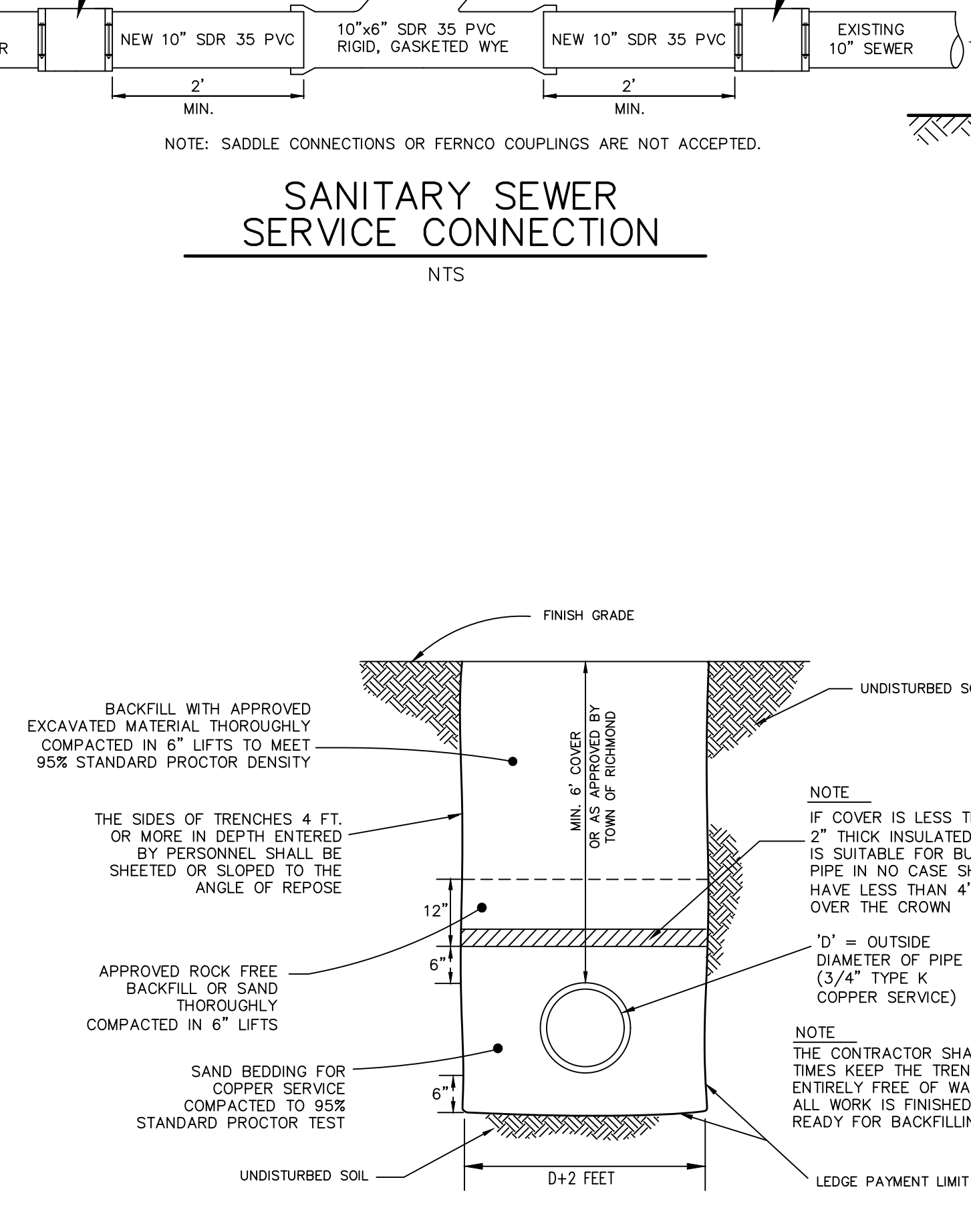
FOR LARGER CURBSTOPS, THE UPPER SECTION SHALL BE 1 1/4" IN DIAMETER. STATIONARY RODS AFFIXED TO THE KEY OF THE CURBSTOP SHALL BE THIRTY INCHES (30" IN LENGTH FOR 3/4" AND 1" CURBSTOPS AND 24" FOR LARGER CURBSTOPS.

THE COVER OF THE BOX SHALL HAVE A COUNTERSUNK BRASS PENTAGON PLUG. THE WORD "WATER" SHALL BE INSCRIBED ON THE COVER OF THE BOX. BOTH THE COVER AND THE UPPER SECTION OF THE BOX SHALL BE ABLE TO BE LOCATED WITH AN AQUA-TYPE METAL LOCATOR.

F. HOUSE SERVICES CONSTRUCTION METHODS:

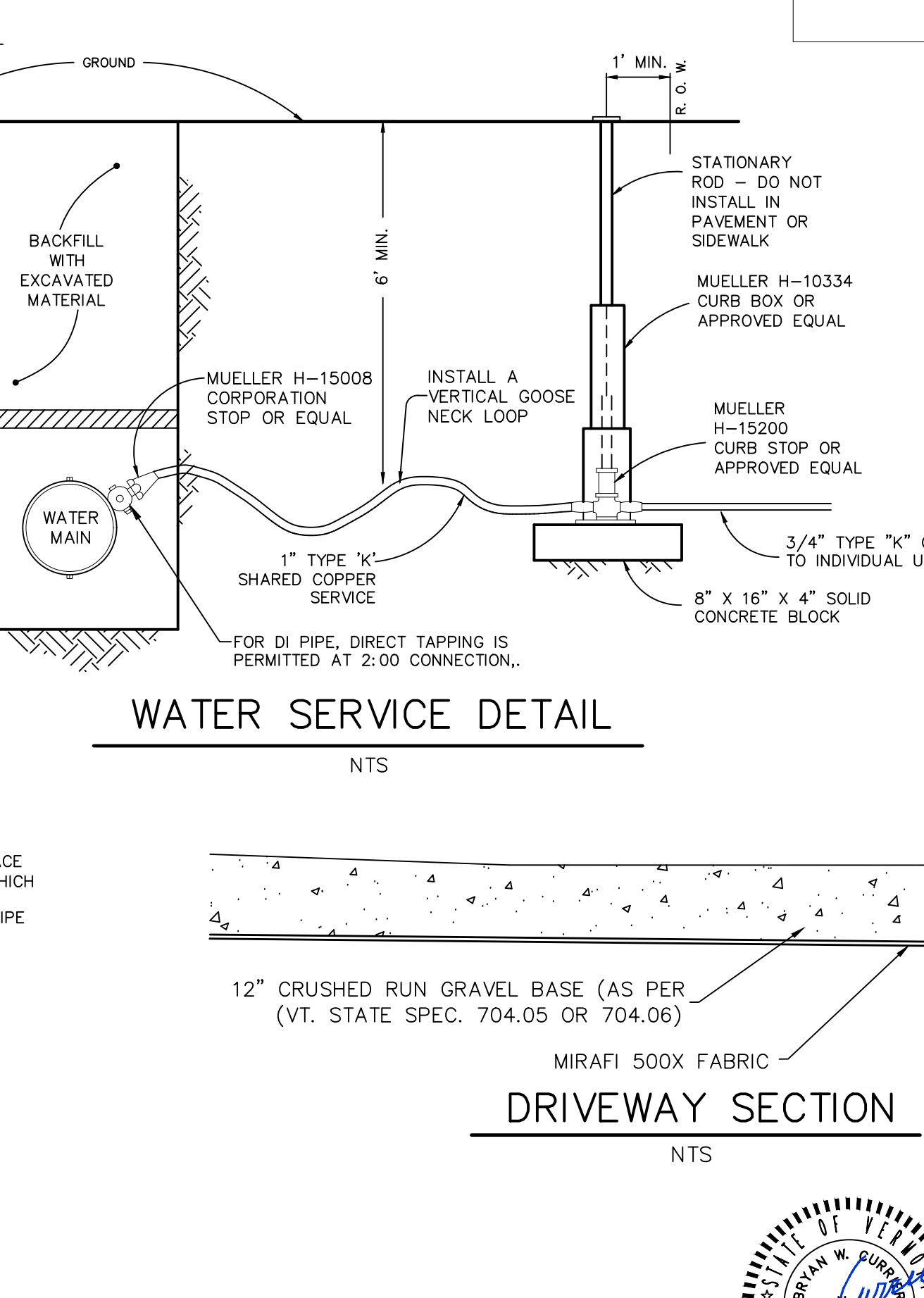
HOUSE SERVICES: THE CONTRACTOR SHALL MAKE ALL NECESSARY TAPS INTO THE WATER MAIN AND, FOR EACH LOT, WILL INSTALL AN APPROVED BRASS CORPORATION STOP. THE CONTRACTOR SHALL ALSO CONNECT 1/2" TYPE "K" COPPER SERVICE PIPE TO THE CORPORATION, WHICH SHALL BE CONNECTED TO A 1/2" TYPE BRASS CURBSTOP WITH INLET AND OUTLET FOR 1/2" TYPE "K" COPPER SERVICE PIPE. SUCH CURBSTOP SHALL BE LOCATED NOT LESS THAN 5'-6" BELOW THE GROUND SURFACE AND SHALL BE ACCESSIBLE FROM THE SURFACE THROUGH AN APPROVED VALVE BOX. ALL CONNECTIONS SHALL BE COMPRESSION TYPE.

HOUSE CONNECTIONS: THE HOUSE CONNECTIONS SHALL BE MADE BY INSTALLING 1/2" TYPE "K" COPPER PIPE ON THE END OF THE APPROVED BRASS CURBSTOP AND PROCEEDING THROUGH THE CELLAR WALL TO AN APPROVED BALL VALVE. THIS BALL VALVE, ALONG WITH A 1/2" METER, METER COUPLINGS AND A 3/4" RESIDENTIAL DUAL CHECK VALVE SHALL BE PURCHASED THROUGH THE WATER RESOURCES DEPARTMENT AND SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH GOOD PLUMBING PRACTICES.



WATER SERVICE TRENCH DETAIL

NTS



WATER SERVICE DETAIL

NTS

DRIVEWAY SECTION

NTS

SEWER SERVICE TRENCH DETAIL

NTS

DATE: 04/13/26	REVISION: ADJUSTING SETBACKS TO FIT BULKHEAD, ADDING LANDSCAPING PLAN, AND DISPLAYING RUNOFF.	BY:
SURVEY: JFF	RECORD DRAWING	DATE: 01/15/26
DESIGN: OBCA	FINAL	JOB#: 2025-51
DRAWN: BPP	PRELIMINARY	FILE: S4
CHECKED: OBCA	SKETCH/CONCEPT	PLAN SHEET #
SCALE: N.T.S.		3

30 BROWNS COURT

BROWNS COURT RICHMOND, VT

CONSTRUCTION DETAILS



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