

January 17, 2023

Allen Carpenter
Water Resource Superintendent
Town of Richmond
203 Bridge Street
Richmond, VT 05477

RE: 22 Depot Street Development – Water & Wastewater Allocation Request

Dear Allen,

Jameson Partners LLC is proposing an addition to the existing structure at 22 Depot Street. The existing building is currently occupied by the Giffords Mortuary on the first floor and two residential units on the upper level. The project proposes to include two commercial or retail spaces on the lowest level and 4 new residential dwellings on the second and third floors. The sewer for the new addition will be connected by internal plumbing to the existing building's sewer service. A new waterline will be extended to the addition to provide domestic and fire supply needs.

As part of the local and state permit process, we are requesting a letter from your office indicating the Town of Richmond has adequate water and sewer capacity to serve the project's increase in flows. The additional design flow calculations are detailed below:

Additional Water & Wastewater Flows (Based on VT Wastewater Rules):

(4) two-bedroom dwellings x 210 GPD = 840 GPD

Two commercial spaces, each with 4 employees: 8 Employees x 15 GPD = 120 GPD

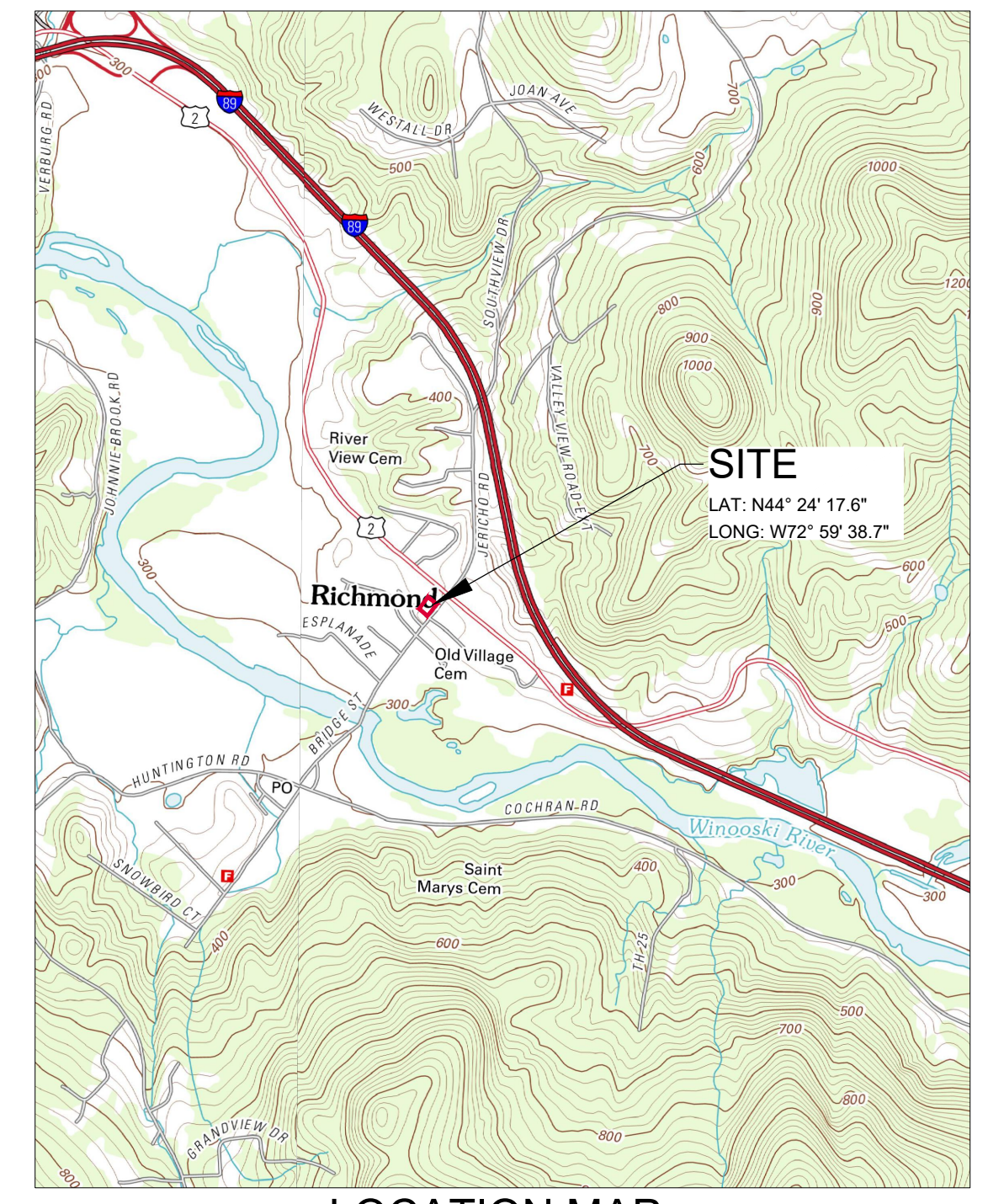
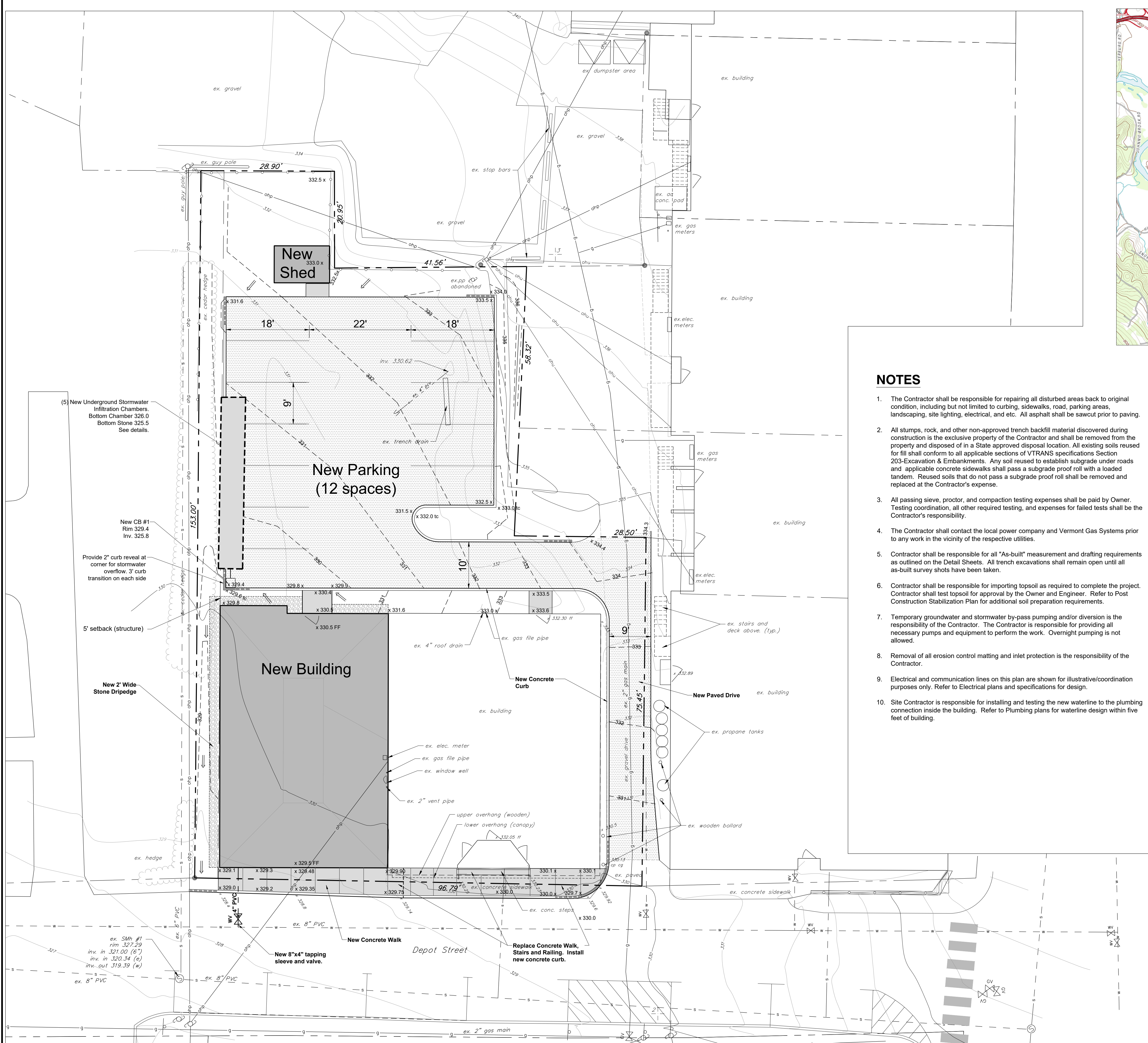
Based on the calculations provided above we are requesting an allocation for **960 GPD** of additional water and wastewater flows.

Please contact us if you have any questions or comments regarding this matter.

Sincerely,



Derick M. Read, P.E.

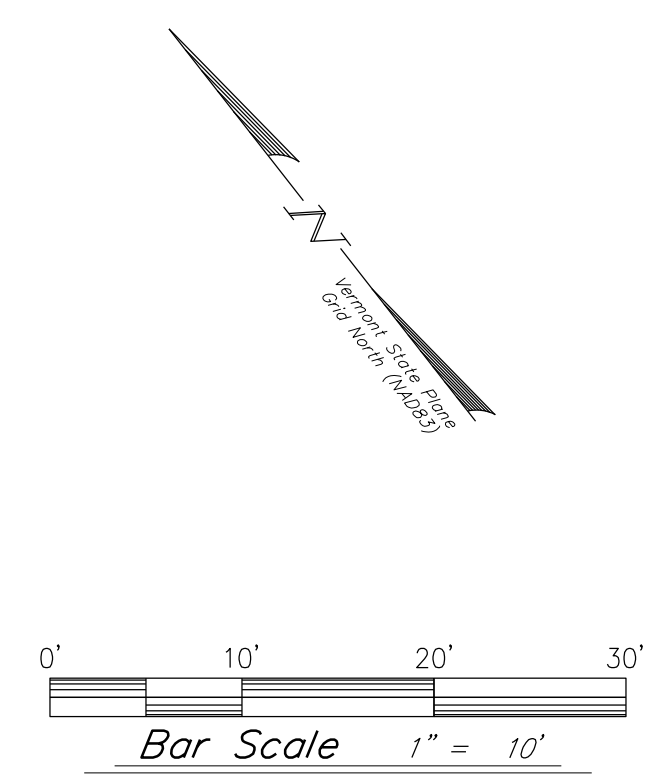


NOTES

- The Contractor shall be responsible for repairing all disturbed areas back to original condition, including but not limited to curbing, sidewalks, road, parking areas, landscaping, site lighting, electrical, and etc. All asphalt shall be sawcut prior to paving.
- All stumps, rock, and other non-approved trench backfill material discovered during construction is the exclusive property of the Contractor and shall be removed from the property and disposed of in a State approved disposal location. All existing soils reused for fill shall conform to all applicable sections of VTRANS specifications Section 203-Excavation & Embankments. Any soil reused to establish subgrade under roads and applicable concrete sidewalks shall pass a subgrade proof roll with a loaded tandem. Reused soils that do not pass a subgrade proof roll shall be removed and replaced at the Contractor's expense.
- All passing sieve, proctor, and compaction testing expenses shall be paid by Owner. Testing coordination, all other required testing, and expenses for failed tests shall be the Contractor's responsibility.
- The Contractor shall contact the local power company and Vermont Gas Systems prior to any work in the vicinity of the respective utilities.
- Contractor shall be responsible for all "As-built" measurement and drafting requirements as outlined on the Detail Sheets. All trench excavations shall remain open until all as-built survey shots have been taken.
- Contractor shall be responsible for importing topsoil as required to complete the project. Contractor shall test topsoil for approval by the Owner and Engineer. Refer to Post Construction Stabilization Plan for additional soil preparation requirements.
- Temporary groundwater and stormwater by-pass pumping and/or diversion is the responsibility of the Contractor. The Contractor is responsible for providing all necessary pumps and equipment to perform the work. Overnight pumping is not allowed.
- Removal of all erosion control matting and inlet protection is the responsibility of the Contractor.
- Electrical and communication lines on this plan are shown for illustrative/coordination purposes only. Refer to Electrical plans and specifications for design.
- Site Contractor is responsible for installing and testing the new waterline to the plumbing connection inside the building. Refer to Plumbing plans for waterline design within five feet of building.

LEGEND

- ☆ NEW LIGHT POLE AND BASE
- x363.9 FINISH GRADE SPOT ELEVATION
- FINISH GRADE FLOW DIRECTION
- ⊠ PRECONSTRUCTION EXCAVATION
- - - FINISH GRADE CONTOUR LINES (5 FOOT INTERVALS)
- - - FINISH GRADE CONTOUR LINES (1 FOOT INTERVALS)
- G VALVE PROPOSED GAS LINE/VALVE
- UGP NEW UNDERGROUND POWER
- W NEW WATER LINE/SHUTOFF/VALVE
- NEW BUILDING
- NEW ASPHALT & SUBBASE
- NEW CONCRETE WALK



ZONING DATA

Zoned: Village Downtown District (VD)
Existing Land Use: Mixed Use Commercial/Residential
Proposed Land Use: Mixed Use Commercial/Residential

	Requirements	Provided
Min. Lot Area	0.125 ac	0.27 Acres
Min. Lot Frontage	50 ft	96.8 ft
Front Yard Setback	0 ft	±2 ft
Side Yard Setback	0 ft*	5 ft
Building Height	35 ft	35 ft
Max. Lot Coverage	80%	80%

Source: May 21, 2022 Revision of Town of Richmond Zoning Regulations
* 5 ft setback required for structures on district boundaries

Lot Coverage

Existing Lot Area = 0.27 Acres (11,899 s.f.)
Proposed Impervious Area = 9,427 s.f.
80% Lot Coverage Allowed = 9,519 s.f.
Proposed Lot Coverage = 79.2%

KREBS & LANSING
CONSULTING ENGINEERS
164 Main Street, Suite 201 Colchester, Vermont 05446 P: (802) 878-0375 www.krebsandlansing.com

STAMP:

Project:
22 Depot Street
Richmond, Vermont

Project No. 22280
Scale 1" = 10'
Drawn by TJB
Checked by
Date 02/27/2023

Revisions

No.	Date	Description

Drawing Title
Overall Site Plan

Drawing No.
C-1.0

WATER SERVICE ALLOCATION REQUEST
PRELIMINARY APPROVAL APPLICATION

Landowner	<u>Jameson Partners LLC</u>	Parcel Code	<u>DS0022</u>
Road Name	<u>Depot Street</u>	Acreage	<u>0.26 acres</u>
Mailing Address	_____		

PLEASE FILL IN ALL BLANKS, THANK YOU.

A. Service is requested for 4 new 2-bedroom dwellings and two first floor commercial spaces with 8 total employees

(Describe use of land proposed to be serviced, ie. Single family 4 bedroom, 30 seat restaurant, etc.)

B. Allocation requested: 960 gallons per day based on the State of Vermont Allocation Formula or other officially adopted formula. **See attached cover letter for calculations based on Vermont Wastewater System and Potable Water Supply Rules**

C. Number of units to be served _____ based on one unit equal to 450 gallons per day. *(Less than one unit is considered to be one unit, ie. 300 gallons per day is one unit.)*

D. Plans for new improvements must be attached for application to be deemed complete. **Plans are attached**

Preliminary approval is hereby requested for the above purpose and in the amount listed above. By signing and submitting this Preliminary Application Request it is further understood by the landowner that occupancy and use can not occur until FINAL APPLICATION APPROVAL is received.

No fee is required for preliminary application and approval.



Landowner Signature

2/28/2023

Date

(For office use only)

The Richmond Water and Sewer Commission has reviewed the above preliminary allocation request for _____ gallons per day and hereby _____ such request based on the application and applicable ordinances, rules and regulations. Conditions applied to decision: _____

Water and Sewer Commission Chairperson Date _____

If Denied: 1. An appeal may be taken within 15 days to the Chittenden County Superior Court.

If Approved: 1. An appeal may be taken within 15 days to the Chittenden county Superior Court.
2. A Final Allocation Approval Request must be submitted within 60 days of preliminary approval.
3. A Town Treasurer receipt of all applicable fees in the amount of \$ _____ must be attached to the Final Approval Request. *(Multiple checks may be requested)*

SEWER SERVICE ALLOCATION REQUEST
PRELIMINARY APPROVAL APPLICATION

Landowner	<u>Jameson Partners LLC</u>	Parcel Code	<u>DS0022</u>
Road Name	<u>Depot Street</u>	Acreage	<u>0.26 acres</u>
Mailing Address	_____		

PLEASE FILL IN ALL BLANKS, THANK YOU.

A. Service is requested for **4 new 2-bedroom dwellings and two first floor commercial spaces with 8 total employees**
(Describe use of land proposed to be serviced, ie. Single family 4 bedroom, 30 seat restaurant, etc.)

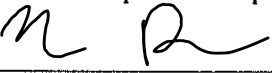
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C. Number of units to be served _____ based on one unit equal to 450 gallons per day. (Less than one unit is considered to be one unit, ie. 300 gallons per day is one unit.)

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No fee is required for preliminary application and approval.

	<u>2/28/2023</u>
Landowner Signature	Date

(For office use only)

The Richmond Water and Sewer Commission has reviewed the above preliminary allocation request for _____ gallons per day and hereby _____ such request based on the application and applicable ordinances, rules and regulations. Conditions applied to decision: _____

_____	,Chairperson	Date _____
Water and Sewer Commission		

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