



City of Harrisonburg, Virginia

Water and Sewer Operations Center

2155 Beery Road

Harrisonburg, Virginia 22801

(540) 434-9959 / Fax (540) 434-9769



May 15, 2018

Mr. Samuel Spicher, Jr.
2761 Greenway Ct
Harrisonburg, VA 22802

**Re: Request for Water Service in Rockingham County
Rockingham County Tax ID #107-A-L184**

Dear Mr. Spicher,

I have received your "Application for Public Utilities from the City of Harrisonburg, Virginia to Facilities Located in Rockingham County". We have completed our preliminary review and can offer you a technical approval by Public Utilities subject to the conditions listed below. Per City Code of Ordinance 7-2-4 (b), your next step is to seek approval of the City's Planning Commission and City Council. Please contact Mrs. Alison Banks in the Office of Community Development with a copy of your approved application, and she will assist you in getting a review with the City's Planning Commission. Your application is approved by Public Utilities with the following conditions:

- A. Attached is the application for service. Upon approval by City Council, submit this application and the stated fees to this office. Your application is approved for the period of one year. Should you fail to act within this time frame, you would need to re-apply.
- B. You will be required to obtain a certified plumber to inspect the water service from the meter to your building structure. The inspection report shall be submitted to the Public Utilities Department prior to your meter being set. You may use the example third party inspection form that is attached with this letter.
- C. Any work or disturbance to be performed within the VDOT right-of-way shall be reviewed and approved by VDOT. The Public Utilities Department will submit a Land Use Permit to VDOT on your behalf. There is a \$112.00 fee for the permit that will be billed to you under separate cover.

If you have any questions regarding this conditional approval or your process going forward, please do not hesitate to contact me.

Sincerely,



David H. Gray, PE
Engineering Superintendent

cc: Alison Banks – City of Harrisonburg (email)
Rockingham County – Public Works

WATER-SEWER CONNECTION APPLICATION

May 15, 2018

City of Harrisonburg

=====
 Application: 6469
 Address: 3122 RAWLEY PIKE
 Tax Map Lot Id: 107-A-L184
 Site Plan: SAMUEL SPICHER, JR
 Structure Type:
 Units:

Water Meter Size(s) Purpose
 5/8" AB FUL DOMESTIC

Water Tap Size

Sewer Lateral Size(s)

Sewer Tap Size

FEE SCHEDULE		
Sprinkler Fee	(20111318)	\$0.00
Water Fee	(20111318)	\$2,500.00
Sewer Fee	(20121318)	\$0.00
TOTAL		\$2,500.00

APPLICATION IS HEREBY MADE TO THE CITY OF HARRISONBURG TO CONNECT THE WATER AND/OR SANITARY SEWER LINES OF THE CITY TO THE LINES OF THE UNDERSIGNED, AT THE BOUNDARIES OF THE PROPERTY OR THE PUBLIC EASEMENT LIMIT, IN ACCORDANCE WITH THE CITY ORDINANCE AND CONSTRUCTION STANDARDS. ALL CHARGES FOR THE WORK ARE TO BE IN ACCORDANCE WITH SECTIONS 7-4-22 and 7-4-23 OF THE HARRISONBURG CITY CODE. THE APPLICANT IS HEREBY ADVISED THAT THE ABOVE FEES DO NOT INCLUDE ANCILLARY WORK PERFORMED BY THE CITY, INCLUDING BUT NOT LIMITED TO ADDITIONAL COSTS FOR SERVICES THAT EXCEED 50' IN LENGTH, AS DEFINED IN SECTION 7-4-23. ALL ANCILLARY WILL BE INVOICED TO THE APPLICANT.

SIGNED _____ APPLICANT

NAME _____ (PRINTED)

ADDR _____

PERSON _____ PHONE _____

RECEIPT IS HEREBY ACKNOWLEDGED OF THE SUM OF _____ DOLLARS AND AND _____ CENTS AS A DEPOSIT FOR PAYMENT OF CONNECTION COSTS AT THE PROPERTY OF THE AFORESIGNED APPLICANT AT THE ABOVE MENTIONED LOCATION.

DATE _____ TREASURER _____

David L. M. Wilson

APPLICATION FOR PUBLIC UTILITIES
FROM CITY OF HARRISONBURG, VIRGINIA
TO FACILITIES LOCATED IN ROCKINGHAM COUNTY

I. GENERAL INFORMATION

(By Applicant)

Name of Applicant: SAMUEL C Spitzer JR
Address of Applicant: 2761 Greenway Ct Hburg VA 22802
Telephone of Applicant: 540-721-1963 (1963)
Service Location ID: _____ TM _____ LOT _____ Parcel _____
Service Location Address: 3122 Rawley Pike Harrisonburg VA 22801
Type of Utility Requested: Water Sewer
Type of Utility Use: Residential Commercial Industrial Institutional
 Agriculture Other: _____
Rockingham County Approval: Attachment _____

II. UTILITY INFORMATION

(By Applicant)

A. Average Daily Usage:
_____ Equivalent Residential Connections * 260 gpd / E.R.C. = _____ gpd
Other Calculations: 25 GPM
Specific Data (describe): _____
B. Peak Daily Usage
AWWA Fixture Units is Equivalent to 25 gpm
Average Daily Demand * Peak Factor of _____ = _____ gpm
Specific Data (describe): _____
C. Fire Flow Demand
Requirement _____ gpm
Describe needs assessment: _____

III. UTILITY ASSESSMENT COMMENTS

(By Director)

A. System Zone for Water

Zone ID: 1ST LOW

Zone Transfer & Storage Issues for Daily Demand: ADEQUATE

Site Specific Delivery and Pressure Issues for

Peak Demand: ADEQUATE

Fire Flow Demand: _____

Other Issues: _____

B. System for Sanitary Sewer

Collection System Comments: NOT REQUESTED

Interceptor System Comments: _____

Treatment System Comments: _____

Note: Comments may include the need for engineering evaluations that shall be completed prior to final evaluation of this application.

IV. RECOMMENDATION

Recommendation for Approval

Recommendation for Approval Subject to the Applicant Completing the following:

Technical approval granted from Public Utilities

Forward to Planning Commission

Forward to City Council

Samuel C. [Signature]
Signature of Applicant

Date

[Signature]
Signature of Director of Public Utilities
May 11, 2018
Date

**Request for Review of Availability for Water and/or Sewer
To Land Located in Rockingham County**

City of Harrisonburg Code of Ordinances Section 7-2-4 requires that Rockingham County (the County) acknowledge that an Applicant (as defined in such ordinance) has requested public utility service from the City of Harrisonburg (the City) for property located in the County. By signatures of the Applicant, and authorized representatives of the City and the County, the City will begin to evaluate the City's ability to provide the requested services.

APPLICANT

The signature of the Applicant is an official request to obtain City utility services and acknowledgement that Applicant has reviewed the conditions of City Code of Ordinance Section 7-2-4 (see Page 2), including the requirement to submit certain documents incidental to this application.

Services Requested:

WATER (Please Initial) SCS

SEWER (Please Initial) _____

Samuel C Spivey
Signature

4-19-18
Date

CITY OF HARRISONBURG

The signature of the City's Director of Public Utilities acknowledges the Applicant's request for utility services from the City. The signature does not constitute approval of services, but the City's intent to review the request and evaluate the City's ability to provide the requested services. The City will provide to the County a statement regarding the availability of requested services and the City's intent to provide such services subject to approval by the County.

Daw A Gray
Director of Public Utilities

5.9.18
Date

COUNTY OF ROCKINGHAM

The signatures of the County Officials below acknowledge the Applicant's intent to use utility services of the City instead of the County. These signatures shall not imply approval by the County of the provision of said services by the City. Final approval is contingent upon the Board of Supervisors' consent pursuant to Virginia Code, Section 15.2-2145. This acknowledgement in no way implies or constitutes approval of any rezoning, special use permit or any other land use related request that requires Board or administrative approval.

[Signature]
Director of Community Development

4-19-18
Date

[Signature]
Director of Public Works

4-19-18
Date

Comments: _____

APPLICATION FOR PUBLIC UTILITIES FROM CITY OF HARRISONBURG, VA
TO FACILITIES LOCATED IN ROCKINGHAM COUNTY
AUTHORIZATION OF REVIEW

City Code of Ordinance Section 7-2-4(e) states, "The Director may charge a reasonable fee to cover time and expenses of processing the application". The following policy shall be used to distribute the expenses incurred by the Department of Public Utilities.

1. **Initial Review:** There shall be no charge to execute the "Application and Acknowledgement" form used to initiate the review process by City and County officials. There shall be no charge to provide the first response to the "Application for Public Utilities From City of Harrisonburg, Virginia to Facilities Located in Rockingham County: Code of Ordinance 7-2-4". It should be recognized that the first response may be a letter of recommendation for approval or disapproval, or, it may provide stipulations for additional information or engineering evaluation.
2. **Continued Review:** Under circumstances progressing beyond the initial review, the Department shall invoice the applicant for specific cost as incurred. Upon request, the Department may provide a non-binding estimate for the applicant to consider. The costs shall include, but are not limited to: processing, consulting and support as applied directly to the management of the application.

"Processing costs" - shall only include the time of the "application officer" to handle, coordinate, evaluate, review and manage the process until the application has been closed; unit billing rate shall be \$28.55/hour.

"Consulting costs" - shall refer to contracted, or in-house, hydraulic modeling performed to evaluate the water or sewer system impact. Contracted cost shall be forwarded at invoice costs. In house engineering rate shall be at \$34.55/hour.

"Support costs" - shall refer to the collection of information by field technicians billed at the rate accepted to # person crew used.

I hereby acknowledge that I may be charged according to the above policy.

Samuel C Spilner JR 4-19-18
Name Date
2761 Greenway Court
P.O. Box; Street #
Harrisonburg VA 22802
City, State, Zip

**ORDINANCE AMENDING AND RE-ENACTING SECTION 7-2-4
OF THE CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HARRISONBURG, VIRGINIA:

That Section 7-2-4 be repealed and replaced by the following provisions:

(a) The owner or his agent (the Applicant of a parcel of land located outside the corporate limits or the City of Harrisonburg may apply to the Director of Public Utilities of Harrisonburg (the Director) for permission to connect to the City's potable water or sanitary sewer systems. Prior to applying for approval from the City, the Applicant shall obtain acknowledgement from the County of Rockingham of his request for City utility services. Such acknowledgement may take whatever form is acceptable to both the County and the Director, and need not commit the County to final approval. Such acknowledgement by the County shall be submitted with the application to the City. For new water connections, the application shall include (i) the estimated average daily demand, (ii) peak instantaneous demand, and (iii) fire flow demands.

(b) Where the intended use of the Applicant's land is residential involving fewer than ten units, the Director shall either approve or reject the application. Where there is any other intended use the Director shall forward the application to the Planning Commission for its recommendation. After consideration by the Commission, the application shall be forwarded to City Council, with the recommendations of both the Commission and Director for final approval or rejection.

(c) Prior to acting on the application, the Director may require that the Applicant submit appropriate engineering reports or studies that demonstrate the anticipated impact on the City's water or sanitary sewer system along with any recommendations for changes or additions to the City's infrastructure indicated because of the proposed new connections. All engineering studies and reports shall be paid for by the Applicant.

(d) All infrastructure, whether it be an extension to a main, or a new service line or lateral, shall be installed in accordance with the City's Design and Construction Standards Manual at the Applicant's expense. Once installed by the Applicant and accepted by the Director, water lines up to the meter and sanitary sewer lines up to the laterals shall be the property of the City. The Applicant shall provide all reasonably required easements, at the Applicant's expense.

(e) The Director may charge a reasonable fee to cover time and expenses of processing the application.

(f) The "main" is a water or sanitary sewer line that serves more than one customer. A "service line" is a water line proceeding from a main that serves one customer. A "lateral" is a sanitary sewer line proceeding from a main that serves one customer.

**CITY OF HARRISONBURG, VA
PUBLIC UTILITIES DEPARTMENT
WATER SERVICE DESIGN**

SUPPLEMENTAL: CALCULATION OF DESIGN FLOWRATE

A. FIXTURE

	FIXTURE VALUE @ 60 PSI		NO.	FIXTURE VALUE
BATHTUB	8	X	_____	_____
BEDPAN WASHERS	10	X	_____	_____
BIDET	2	X	_____	_____
DENTAL UNIT	2	X	_____	_____
DRINKING FOUNTAIN - PUBLIC	2	X	_____	_____
KITCHEN SINK	2.2	X	_____	_____
LAVATORY	1.5	X	_____	_____
SHOWERHEAD (SHOWER ONLY)	2.5	X	_____	_____
SERVICE SINK	4	X	_____	_____
TOILET - FLUSH VALVE	35	X	_____	_____
TOILET - TANK TYPE	4	X	_____	_____
URINAL - PEDESTAL FLUSH VALVE	35	X	_____	_____
URINAL - WALL FLUSH VALVE	16	X	_____	_____
WASH SINK (EACH SET OF FAUCETS)	4	X	_____	_____
DISHWASHER	2	X	_____	_____
WASHING MACHINE	6	X	_____	_____
HOSE (50 FT WASH DOWN) - 1/2"	5	X	_____	_____
HOSE (50 FT WASH DOWN) - 5/8"	9	X	_____	_____
HOSE (50 FT WASH DOWN) - 3/4"	12	X	<u>3</u>	<u>36</u>
TOTAL				<u>36</u>

B. FLOWRATE FROM FIXTURE CHART (4-27C):

20 GPM

C. FLOWRATE ADJUSTED FOR PRESSURE

35 psi	0.74	70 psi	1.09
40 psi	0.80	80 psi	1.17
50 psi	0.90	<u>90 psi</u>	<u>1.25</u>
60 psi	1.00	100 psi	1.34

25 GPM

D. IRRIGATION:

_____ Sections * x 1.16 or 0.40** _____ GPM
and/or _____ Hose Bibs x Fixture Value x _____ Pressure Factor _____ GPM

E. CONTINUOUS DEMAND FLOWRATE

_____ GPM

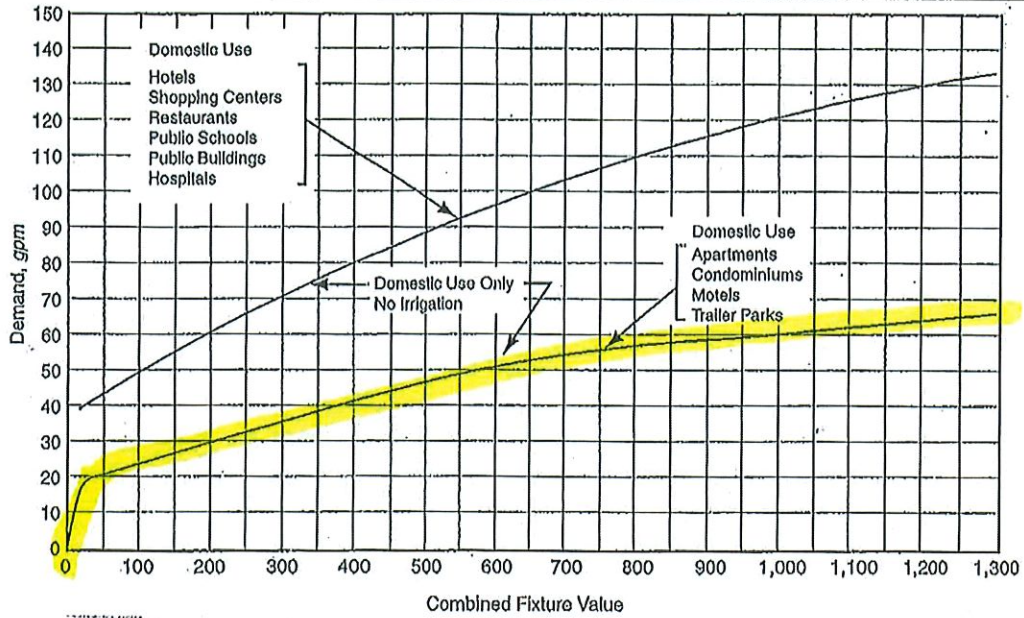
F. DESIGN FLOWRATE

FLOWRATE (C+D+E) 25 GPM
OR
FIRE SUPPRESSION ON METER _____ GPM

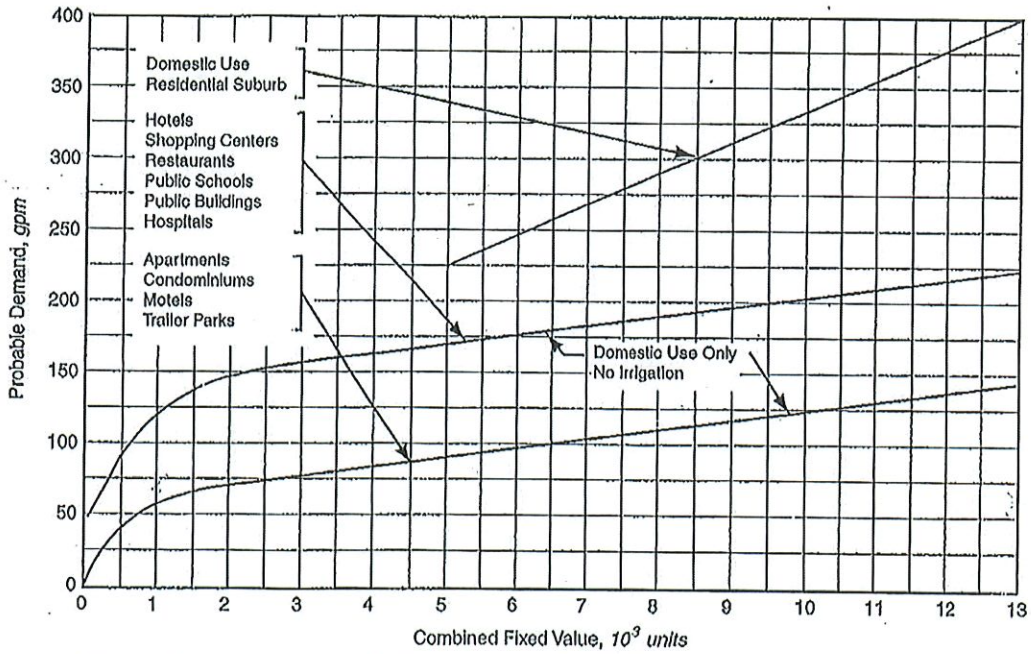
* 1 Section = 100 sq. ft area

** Spray systems use 1.16; Rotary systems use 0.40

Revised 2/22/06 to meet latest AWWA M22



Water flow demand per fixture value—low range



Water flow demand per fixture value—high range

NO.	DATE	DESCRIPTION	INIT.
1.	7/01/04	2004 D&CSM UPDATE	SDC
2.	02/22/06	UPDATE TO AWWA M22	DHG

FLOWRATE FROM
FIXTURE UNITS

DWG. NO

7

PAGE

4-27C

APRIL 22 2018

Dear Marilyn,

It was great meeting you!!!
I project we will be using only FIVE gallons per day maximum
between the three hydrants if David wants to fill that part in.

Please call me at 540-421-1963 when you get a total, and I will run a check
in there or give you my credit card.

If we could get it going as soon as possible, I would really appreciate it, as we are
having a hard time transporting water down to the animals...

Thanks a lot Marilyn

Sam Spicher

A handwritten signature in black ink that reads "Sam Spicher". The signature is written in a cursive style with a large initial "S" and a long, sweeping underline.

April 27 2018

Dear Marilyn,

Thanks for all you are doing!!! I have the new address for the water I want to have installed...

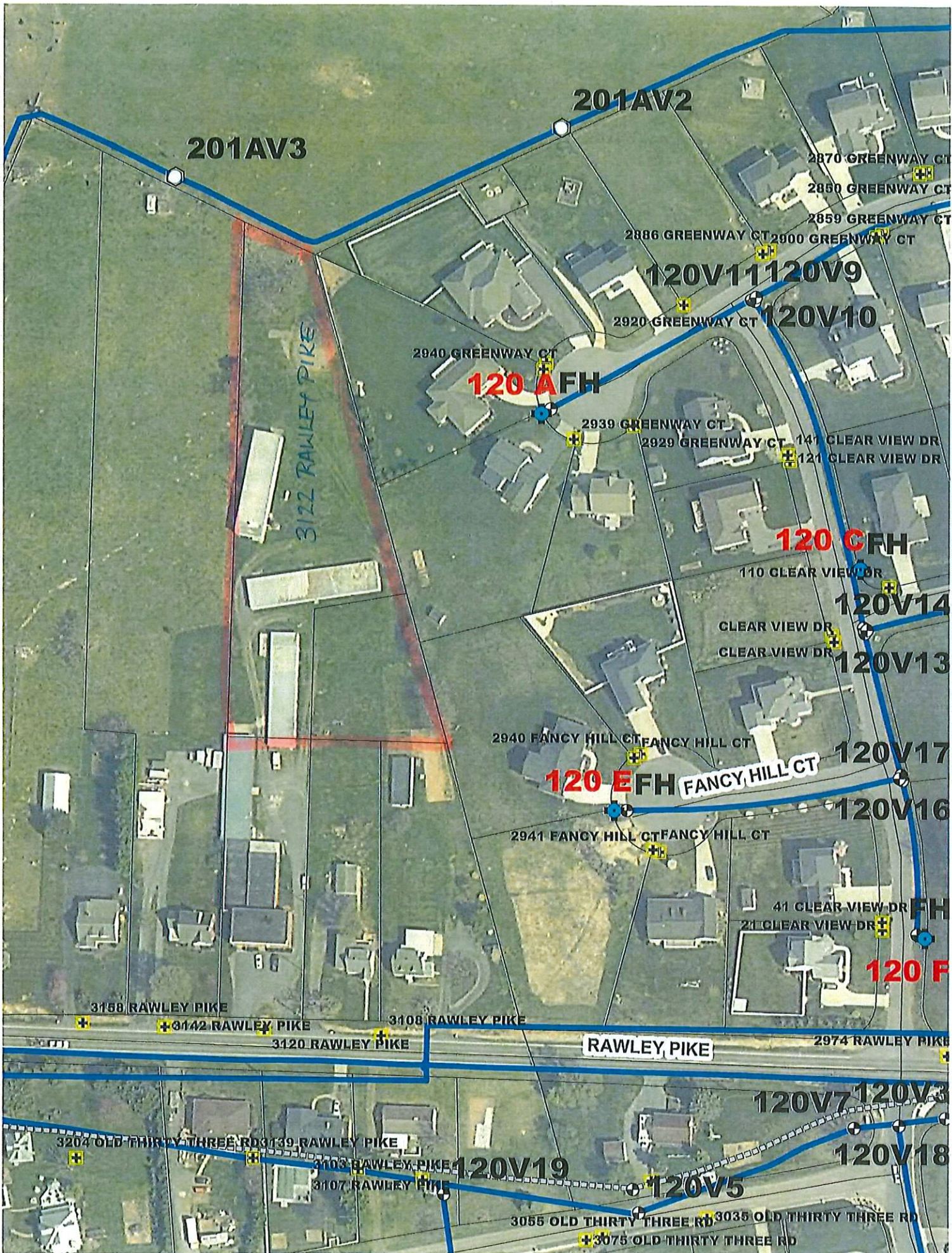
It is 3122 Rawley Pike Harrisonburg, and will be in effect first of next week. I went to the Rockingham County Department of Community Development, and they were handling it in there.

Sam Spicher
2761 Greenway Court
Harrisonburg Va. 22802

Please let me know what I need to do next...

Thanks again,

Sam Spicher



201AV3

201AV2

2870 GREENWAY CT
2850 GREENWAY CT
2859 GREENWAY CT
2886 GREENWAY CT
2900 GREENWAY CT

120V11 120V9

120V10

2920 GREENWAY CT

2940 GREENWAY CT

120 AFH

2939 GREENWAY CT

2929 GREENWAY CT

120 CFH

110 CLEAR VIEW DR

120V14

CLEAR VIEW DR

CLEAR VIEW DR

120V13

2940 FANCY HILL CT FANCY HILL CT

120 EFH

FANCY HILL CT

120V17

2941 FANCY HILL CT FANCY HILL CT

120V16

41 CLEAR VIEW DR

21 CLEAR VIEW DR

120 F

3168 RAWLEY PIKE

3142 RAWLEY PIKE

3108 RAWLEY PIKE

3120 RAWLEY PIKE

RAWLEY PIKE

2974 RAWLEY PIKE

3204 OLD THIRTY THREE RD 3139 RAWLEY PIKE

3103 RAWLEY PIKE

3107 RAWLEY PIKE

120V19

120V5

3055 OLD THIRTY THREE RD

3035 OLD THIRTY THREE RD

3075 OLD THIRTY THREE RD

120V7 120V3

120V18

Map Number: 107-(A)- L184 Account Number: 19505
 Name: SPICHER SAMUEL C JR District: CENTRAL
 Addr: 2761 GREENWAY CT HARRISONBURG VA 22802
 Acres: 1.4790 Desc: RAWLEY PIKE

Sketch

911 Address: 0

Building Description	Exterior	Interior
Building: 1 Occpy: Stories: Age: Remodeled: Cond: 42 COMMERCIAL Units: Picture: 0	Found: Walls: Roof: Roofing: Site R/W: Terr: Water: NOT CONN (AV) Sewer: Gas: Elect: NOT CONN (AV)	# Rms: Bd Rms: # Baths: # 1/2 Bath: Walls: Floors: Heat: Fuel: Fireplace: Basement: 0 BaseDesc: %Fin: Fin Qal: Garage: #Cars:

POULTRY HOUSES NOT IN USE 2014

Land Use and Value				Zoning
Type	#Acres	Price	Value	Zoning: A2
PASTURE	1.4790	10000	14790	Addtl.Zoning: Addtl.Zoning: Town Zoning: Ag Forestal: Special Use: Conditional Rezoning:

Other Improvements					Dimensions				
Desc	Size	Cond	Rate	Value	Sect	Type	Story	Description	Area
POUL HS - C/B	116 X 28	A	0.50	1624					
POUL HS - C/B	138 X 30	A	0.50	2070					
POUL HS - C/B	110 X 28	A	0.50	1540					

Last Sale Price: 77,500 Deed Book/Page: 4669 - 319

Structural Value	Addition	Values/Factors	Assessed Value
External Calculations: Structural Element Value	Type Area Price Value	Subtotal Factor 100%: Depreciation: 101% 0% 0% Total Bldg Value: Nhood Factor 0%: Other Improv Value: 5234 Total Improv Value: 5200 Total Land Value: 14800 Total Property Value: 20000	Year: 2018 Land: 14800 Improvement: 5200 Total Value: 20000
Bldg: Basmt: F Bsmt: Plumb: Heat: A/C: F P: Flue: Blt In:			