



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

**I. GENERAL INFORMATION**

(By Applicant)

Name of Applicant: Mark R. Smith, DVM Massanutten Animal Clinic  
 Address of Applicant: 121 Sycamore Street. Culpeper, VA. 22701  
 Telephone of Applicant: 540 820-9211  
 Service Location ID: 109 - (3) L4B\_ TM \_\_\_\_\_ LOT \_\_\_\_\_ Parcel \_\_\_\_\_  
 \* Service Location Address: 2702 Spotswood Trail. 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:  
 185 gallons \_\_\_\_\_ Equivalent Residential Connections \* 260 gpd / E.R.C. = 185 \_\_\_\_\_ gpd  
 Other Calculations: Per County office the last 6 monthly totals of usage in gallons:  
 5900, 5100, 4900, 8100 3500, and 5900 Average 5,567 gallons / mth.  
 Specific Data (describe): \_\_\_\_\_  
 \_\_\_\_\_

B. Peak Daily Usage  
 AWWA Fixture Units is Equivalent to 89 \_\_\_\_\_ gpm  
 Average Daily Demand \* Peak Factor of \_\_\_\_\_ = \_\_\_\_\_ gpm  
 Specific Data describe): \_\_\_\_\_  
 \_\_\_\_\_

C. Fire Flow Demand  
 Requirement N/A \_\_\_\_\_ gpm  
 Describe needs assessment: \_\_\_\_\_  
 \_\_\_\_\_

III. UTILITY ASSESSMENT COMMENTS

(By Director)

A. System Zone for Water

Zone ID: 2nd High

Zone Transfer & Storage Issues for Daily Demand: None

Site Specific Delivery and Pressure Issues for

Peak Demand: None

Fire Flow Demand: None

Other Issues: None

B. System for Sanitary Sewer

Collection System Comments: None

Interceptor System Comments: None

Treatment System Comments: None

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:

City Council approval plus followup approval of two party Agreement for 7-3-64 exemption by

Forward to Planning Commission

HPU Director. Requires connection to City Water

Forward to City Council

Maria N. Smith DVM  
Signature of Applicant

3/19/21  
Date

[Signature]  
Signature of Director of Public Utilities

10.15.21  
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) MRS  
Mark R. Smith DVM  
Signature

SEWER (Please Initial) MRS  
3/19/21  
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.

James Tully  
Director of Public Utilities

6/3/2021  
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 15.2-2143. 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.

Rhonda Tropea  
Director of Community Development

5.14.21  
Date

B. L.  
Director of Public Works

5-13-21  
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.

Mark R. Smith, DVM  
Name

3/20/2021  
Date

121 Sycamore Street  
P.O. Box; Street #

Culpeper, VA, 22701  
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.

September 2, 2021

Mr. Mike Collins  
Director of Public Utilities  
City of Harrisonburg  
2155 Beery Rd.  
Harrisonburg, VA 22801

Mr. Collins,

Along with the associated application for public utilities from the City of Harrisonburg to facilities located in Rockingham County for the property located at 2702 Spotswood Trail, Harrisonburg, VA 22801, we are requesting that an exception be granted per City Code Sec. 7-3-64(3)c, to allow for a combined lateral / force main to be shared between the 2702 Spotswood Trail property and the 2557 East Market Street property owned by Virginia Self Storage Partners II, LLC.

As required by the same code section, a formal maintenance agreement among all users will be provided after City Council has approved the request. This maintenance agreement will be recorded once reviewed and approved by the Public Utilities Department, before the combined sewer connection is made.

Thank you for your consideration.



Sincerely,  
Mark R. Smith, DVM  
19059 Carleton Drive  
Culpeper, VA 22701



## NOTICE AND ACKNOWLEDGEMENT

**Subject:** Intent to Install Private Sewer Ejector Pump and/or Grinder Pump

**RE:** Applicant Name: Mark R. Smith, DVM  
Street Address: 2702 Spotswood Trail  
Roookingham, VA 22801  
Tax Map Number: 109-(3)-L4B  
Floor/Suite (if applicable): \_\_\_\_\_

Preliminary review conducted by City of Harrisonburg Community Development and Public Utilities departments, of construction plans submitted by the above-referenced Applicant, has disclosed Applicant's intent to install a: (check one or both) \_\_\_\_\_ sewer ejector pump;  grinder pump; in the (check one) \_\_\_\_\_ Townhouse; \_\_\_\_\_ Single Family Dwelling;  Commercial Building; \_\_\_\_\_ Other: \_\_\_\_\_; located at the above-referenced address.

### NOTICE

**Sewer systems and assets are governed by Title 7, Chapter 3 of the City of Harrisonburg Code of Ordinances, which is hereby incorporated into this document by reference.**

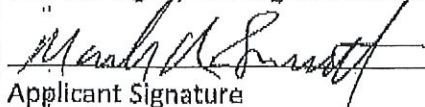
**The installation, operation, and maintenance, of sewer grinder pumps, sewer ejector pumps, as well as the sewer lateral or force main which the pump(s) feed(s) prior to its connection and discharge into the public sewer right-of-way, are the *private properties of the property owner, and all future repairs to these assets, as well as all costs associated with and stemming from damages caused by their failures or malfunctions, are the sole financial responsibilities of the property owner, and not the City of Harrisonburg.***

### ACKNOWLEDGMENT

The undersigned acknowledges his/her receipt of this Notice and hereby assents to its terms by signing below.

Furthermore, the undersigned covenants that when or if the property is sold, the undersigned shall notify the new owner of the existence and use of the pump, and of the new owner's need to provide the City with a similar written acknowledgment of their assumption of the same responsibilities.

This is a legally binding document.

  
Applicant Signature

Phone: 540-820-9211

Print Name: Mark R. Smith

Email: marksmithdvm@gmail.com

Date: 6/29/21



CITY OF HARRISONBURG  
**PUBLIC**  
UTILITIES

2155 BEERY ROAD, HARRISONBURG, VA 22801  
OFFICE (540) 434-9959 • FAX (540) 434-9769

*Spotswood Trail*  
2702 ~~Market St.~~ (Massanutten Animal Clinic)

**Water & Sanitary Sewer Evaluation:**  
**June 2, 2021**

**Executive Summary**

Mark R. Smith has requested connection to the City's water & sanitary sewer system to serve the Massanutten Animal Clinic. The proposed connection would serve a residential sized building with an average demand of 5,567 gallons/month and remove a septic system and drain field from the environment.

Whereas Rockingham County has authorized the City of Harrisonburg to consider providing domestic water & sanitary sewer service to the Massanutten Animal Clinic facility, Harrisonburg Public Utilities recommends moving forward with approval.

**Technical Review:**

**Criteria #1: Raw Water supply & treatment capacity analysis**

In reference to the FY2019 Raw Water Supply Management Plan, Harrisonburg capacities are as follows.

- Water Treatment: 15.0 MGD

*HPU suggests that WTP capacity can accommodate the proposed connection as part of the 1.1 MGD that is available for external city sales.*

- Reliable Water Supply: 10.4 MGD



*Although undesirable, an additional drought raw water source of 4.6 MGD will be needed around 2050 to fully utilize WTP capacity. HPU recognizes the requested Peak Daily Use of 185 gpd to be an acceptable subset of this requirement.*

**Criteria #2: Distribution System Water supply**

- Service to the project site:

The City's water distribution system has an available delivery of 3,612 gallons per minute at fire hydrant 75-B near the point of connection.

- Impact to City Customer Services:

The proposed Average Daily Use of 185 gallons is of an insignificant size to have impact to the surrounding distribution system.

**Criteria #3: Impact upon Waste-Water Treatment Capacity**

The following is recaptured from the City's Sanitary Sewer Management Plan (SSMP) FY2020.

The results shown in Figure 5 indicate that available capacity of 12.8 MGD will not always support the future City treatment requirements. Considering the effect of I&I upon forecasted future internal City sales, treatment requirements would exceed treatment capacity in 5 of the 10 annual periods. Prior to FY2020, Harrisonburg has not exceeded hydraulic capacity, however; it is undesirably leveraging available unused hydraulic capacity to accommodate I&I. Therefore, I&I reduction is an SSMP goal that must keep pace with sales growth such to release currently leveraged capacity.

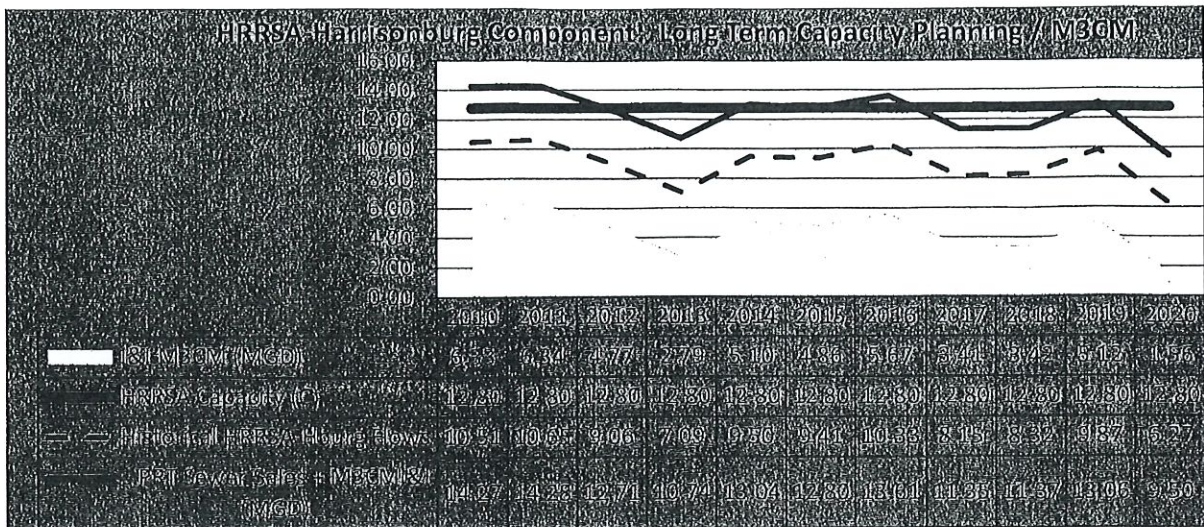


Figure 5

Whereas the demands shown below do not include services that are external to the City boundaries, adding the project as a direct City customer will incur the following:

- The City will not approach HRRSA capacity limits until total (City plus external) added demands increase approximately 2.0 MGD during the wettest periods.
- In the long term, the City will need to either remove I&I or to purchase additional capacity in equal volume to the demand created by adding Rockingham County Customers.

*HPU recognizes the challenges of I&I abatement and HRRSA WWTP capacity to be an issue around 2050; adding the project will require equal abatement or added capacity to offset demand.*

**Criteria #4: Impact upon local sewer and interceptor**

a) *Impact upon HRRSA Lower Blacks Run Interceptor (LBRI):*

The project demand of 185 gallons per day will be unnoticeable in the interceptor capacity.

*HPU recommends approval based on the small demand of the project.*

b) *City local sewer collectors The project demand of 185 gallons per day will be unnoticeable in the City's collection system capacity.*

*HPU recommends approval based on the small demand of the project.*





1123 S. High Street  
Harrisonburg, VA 22801  
540-246-3712  
contact@colmanengineering.com

April 29, 2021

James H. Fultz, Jr. PE  
Engineer  
Public Utilities  
2155 Beery Rd  
Harrisonburg, VA 22801

RE: 2702 Spotswood Trail, Application for Public Utilities

Mr. Fultz,

Following the application for public utilities from the City of Harrisonburg to facilities located in Rockingham County submitted by Mr. Mark Smith DVM, for the property located at 2702 Spotswood Trail, Harrisonburg, VA; I am submitting preliminary technical information regarding the needed pump station and force main to tie into the City manhole #74/32.

As stated on the application signed by Rockingham County's Public Works Department, the property located at 2702 Spotswood Trail, has an average water use of 185 gallons per day.

A pump station and a force main will be needed to serve the existing use of the property. Based on a 185 gpd flow rate, a preliminary analysis was performed to determine the pump selection, pump rate, and force main size and needed length.

It is anticipated that the proposed system will pump at an approximate flow rate of 10 gpm, to maintain a flow velocity greater than 2 fps. A volume of about 95 gallons will cycle through the pump well two times a day to convey the 185 gpd generated by the facility.

It is also anticipated that the proposed force main will have a total length of about 1087 ft, and a diameter of 1.25 inches, and will hold a static volume of 69 gallons. The force main static volume will cycle 2.6 times per day.

The connection at the city manhole will be done per city specification, and as shown on the attached manhole connection detail.

Mr. Smith is in discussion with the property owners of the adjacent properties to obtain easements to extend the force main line from his facility to the city manhole #74/32, located at 2511 E Market St.

Preliminary system requirements:

Total daily flow: 185 gpd

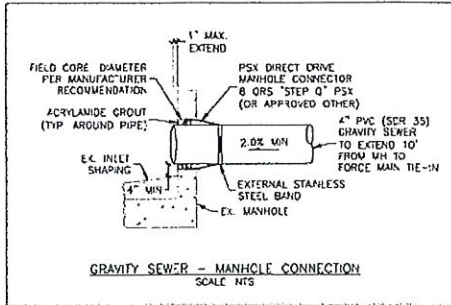
Pump cycle times: 2 cycles per day

Force main cycle times: 2.6 cycles per day

Force main length: Approx. 1087 linear feet



Manhole Connection detail:



Thank you for your consideration. Let me know if you have any questions or need additional information.

Regards,

Gil Colman, PE  
Colman Engineering