

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

I. GENERAL INFORMATION

(By Applicant)

Name of Applicant: West-Rock Dairy LLC Willard D Knicey
Address of Applicant: 5262 Rowley Pike Rockingham VA 22801
Telephone of Applicant: 540-271-1137
Service Location ID: _____ TM 91-A- LOT 210 Parcel
Service Location Address: _____
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:
1 Equivalent Residential Connections * 260 gpd / E.R.C. = 260 gpd
Other Calculations: _____
Specific Data (describe): primary source of water for hose bibs at dairy
- B. Peak Daily Usage
AWWA Fixture Units is Equivalent to 12 gpm
Average Daily Demand * Peak Factor of _____ = _____ gpm
Specific Data describe): _____
- C. Fire Flow Demand
Requirement N/A gpm
Describe needs assessment: not available at this location

III. UTILITY ASSESSMENT COMMENTS

(By Director)

A. System Zone for Water

Zone ID: 1st Low

Zone Transfer & Storage Issues for Daily Demand: No concern for
supply or delivery

Site Specific Delivery and Pressure Issues for

Peak Demand: None

Fire Flow Demand: N/A

Other Issues: _____

B. System for Sanitary Sewer

Collection System Comments: N/A, water only customer

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:

APPLICANT SHALL INSTALL & MAINTAIN A BACKFLOW PREVENTER
IN ACCORDANCE WITH CITY'S BACKFLOW PROGRAM



Forward to Planning Commission



Forward to City Council

William D. Kneib
Signature of Applicant

4-24-24

Date

gmd
Signature of Director of Public Utilities

May 7, 2024

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) WOK

SEWER (Please Initial) _____

Willed D Krinsky
Signature

4-24-24
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.

D. A. G.
Director of Public Utilities

4-26-24
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 Cooper
Director of Community Development

4.24.24
Date

Phyllis
Director of Public Works

4-24-2024
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.

William D Knily

Name

4-24-24

Date

5262 Rawley Pike Rockingham

P.O. Box; Street #

VA 22801

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.

1 inch = 83 feet



Dairy barn requesting seperate service from 5304 residence

5304
RAWLEY
PIKE

Current shared service for 5304 residence and dairy barn

207P9 (16")

206P9 (10")

Applicant's Property

206P7 (12")

RAWLEY PIKE

5260
RAWLEY
PIKE

5243
RAWLEY
PIKE

5042
RAWLEY
PIKE



CITY OF HARRISONBURG PUBLIC UTILITIES

2155 BEERY ROAD, HARRISONBURG, VA 22801

OFFICE (540) 434-9959 • FAX (540) 434-9769

To: Mike Collins, Director
From: Micaela Smith, Engineer
Date: May 3, 2024
Re: Rockingham County Application; 5304 Rawley Pike

I have reviewed the Rockingham County application for City water service to the dairy farm at 5304 Rawley Pike and I am recommending approval of the connection. The applicant runs West Rock Dairy Farm LLC which currently shares a City rural water connection with the residence at 5304 Rawley Pike. The home at this address, which is owned by the applicant's family member, is now going to be rented and the applicant requests a separate 5/8" metered connection solely for the use of the dairy farm. The flow rate of the requested connection is insignificant in our distribution system and requires no infrastructure improvement. The connection is also favorable in the perspective that the service can be provided from the Water Treatment Plant by gravity without expending electrical energy to transmit the flow. The connection is nearly ideal to market the available capacity in the water system.

The applicant owns the surrounding properties and is aware that they are responsible for acquiring permissions to operate a service line from the meter location to their point of use. They are also aware that easements and permissions are highly encouraged prior to installation if the service line crosses any property that is not under their ownership.

The applicant states that this service will be the primary water supply for the limited fixtures at the dairy farm operation, including a hose bib, tank washer, line washer, and washing machine. Through the use of our typical AWWA 4.27 A&B forms and information from the manufacturer of the specialized devices, it was calculated that the flow rate will not exceed the capacity of a 5/8" meter.

The connection is proposed within the 33 West corridor where we are engaged in the reassignment of existing assets. I recommend this connection be installed on the existing 10" waterline located on the near side of the street. The service can be relocated to the adjacent 16" waterline when it is converted to a potable water status.