

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

**I. GENERAL INFORMATION**

(By Applicant)

Name of Applicant: VIRGINIA SELF STORAGE PARTNERS II, LLC/HARRISONBURG SELF STORAGE

Address of Applicant: POX 332, CHARLOTTESVILLE, VA 22902

Telephone of Applicant: 434 326 0334 Jo Higgins, Rep

Service Location ID: TM 109(3)4A LOT \_\_\_\_\_ Parcel \_\_\_\_\_

Service Location Address: 2557 E MARKET ST

Type of Utility Requested:  Water  Sewer

Type of Utility Use:  Residential Apt  Commercial office  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: 1000 / 30 days = 30.33 gpd  
9pm per WATER bill Feb 2021

Specific Data (describe): SEE ATTACHED WATER BILL- 1000/MONTH FOR OFFICE/APARTMENT - OTHER PARCELS ARE NOT KNOWN AS YET

B. Peak Daily Usage

AWWA Fixture Units is Equivalent to \_\_\_\_\_ gpm

Average Daily Demand \* Peak Factor of \_\_\_\_\_ = \_\_\_\_\_ gpm

Specific Data describe): \_\_\_\_\_

C. Fire Flow Demand

Requirement 750 gpm

Describe needs assessment: No concerns

**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: Existing demand satisfied through hydrant 75-B

Other Issues: \_\_\_\_\_

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:  
\_\_\_\_\_

- Forward to Planning Commission per 7-2-4 non residential
- Forward to City Council

VIRGINIA SELF STORAGE PARTNERS II, LLC/CW INVESTMENTS, LLC, MANAGER

BY H.M. WALKER, JR. Signature of Applicant

[Signature] Signature of Director of Public Utilities

Date 4/7/21

Date June 2, 2021



**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: existing  
~~WATER (Please Initial)~~ \_\_\_\_\_  
Signature \_\_\_\_\_

SEWER (Please Initial) jhm  
Date 4/5/21

**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

6/2/2021  
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 Cooper  
Director of Community Development

4-12-21  
Date

[Signature]  
Director of Public Works

4-12-21  
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.

Virginia Self Storage PARTNERS II LLC  
Spits MANAGER CW INVESTMENTS LLC  
Name By [Signature]

4/5/21  
Date

POB 332 H.M. Walker Jr Mgr  
P.O. Box; Street #

Charlottesville VA 22902  
City, State, Zip





CITY OF HARRISONBURG  
**PUBLIC**  
UTILITIES

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

**2557 E. Market St.**  
**Sanitary Sewer Evaluation:**  
**June 1, 2021**

**Executive Summary**

Virginia Self Storage Partners has requested connection to the City's sanitary sewer system to serve an office for this facility. This facility is already being served with City water through a 5/8" domestic water meter, account #4220150020-0. The proposed connection would serve a small restroom / bath house and remove a septic system and drain field from the environment.

Whereas Rockingham County has authorized the City of Harrisonburg to consider providing sewer to the Virginia Self Storage 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 existing 5/8" meter connection 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.

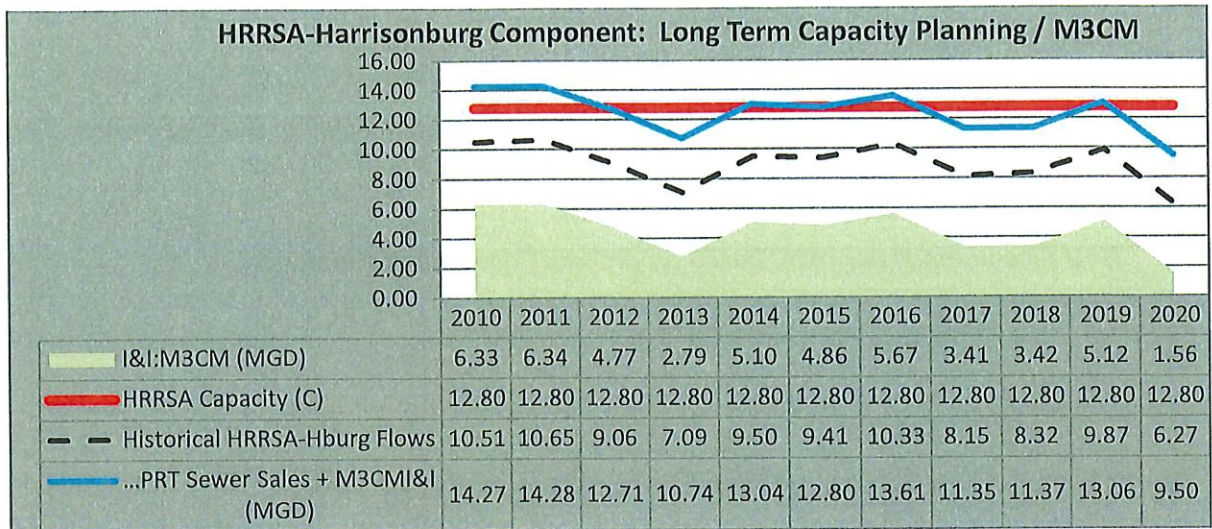
- Impact to City Customer Services:

The existing 5/8" domestic service connection 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 30.33 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 30.33 gallons per day will be unnoticeable in the City's collection system capacity.

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



CITY OF HARRISONBURG PUBLIC UTILITIES  
 2155 BEERY ROAD  
 HARRISONBURG VA 22801-9655

[www.harrisonburgva.gov](http://www.harrisonburgva.gov)  
[waterservice@harrisonburgva.gov](mailto:waterservice@harrisonburgva.gov)  
 (540) 434-9959 - Water/Sewer  
 (540) 434-5928 - Trash/Recycling




BILL DATE: 02/26/21  
 DUE DATE: 03/22/21

**CUSTOMER MESSAGE:**  
**FEBRUARY BILL: UTILITY RELIEF FUNDING AVAILABLE NOW CALL 540-434-9959 FOR MORE INFORMATION**

\*\*\*AUTO\*\*MIXED AADC 323 3669 T10:13 3669 1

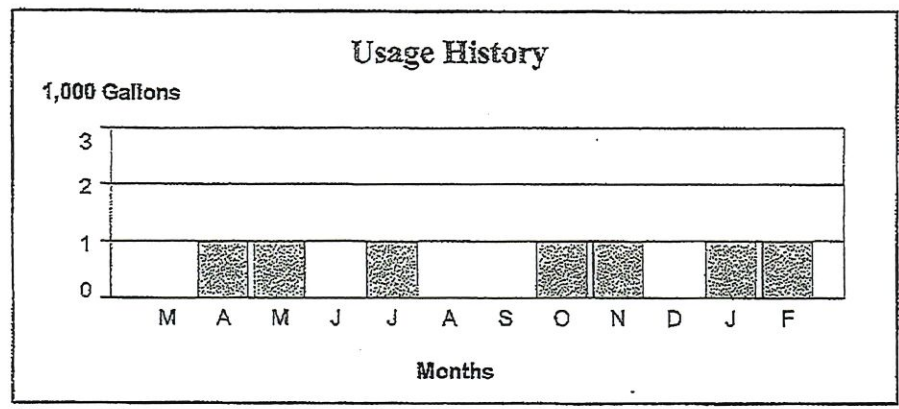


 HARRISONBURG SELF STORAGE  
 PO BOX 332  
 CHARLOTTESVILLE VA 22902-0332

010772  
 013120  
 3/4/21

**Sign up today for E-Bills and/or ACH**

Account Number	Service Address					Days in Cycle
4220150020-0	2557 E MARKET ST	6800-090				33
Current Read Date	Previous Read Date	Current Reading	Previous Reading	Meter ID	Gallons Used	
02/17/21	01/15/21	20	19	14079859	1,000	



WATER	26.93
TAX	5.39
SOLID WASTE MGT FEE	11.00
<b>TOTAL CHARGES</b>	<b>43.32</b>

**NOTICE AND ACKNOWLEDGEMENT**

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

RE: Applicant Name: VIRGINIA SELF STORAGE PARTNERS II,LLC

Street Address: 2557 E.Market Street, Hburg, 22801

Tax Map Number: \_\_\_\_\_ 109-(3)-L4A \_\_\_\_\_

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; \_\_\_\_\_ sewer ejector 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: VIRGINIA SELF STORAGE PARTNERS, II, LLC Phone: 434-977-2705  
BY CW Investments, LLC, mgr

By: \_\_\_\_\_

Print Name: Q.K. CHANDLER, MGR

Email: musxit@aol.com

Date: 7/6/21