



Application for URBAN DESIGN COMMITTEE Review

Department of Planning and Development Review
Planning & Preservation Division
900 E. Broad Street, Room 510
Richmond, Virginia 23219
(804) 646-6335

<http://www.richmondgov.com/CommitteeUrbanDesign>

Application Type

Addition/Alteration to Existing Structure
 New Construction
 Streetscape
 Site Amenity

Encroachment
 Master Plan
 Sign
 Other

Review Type

Conceptual
 Final

Project Name: Huguenot Water Pump Station and Tank

Project Address: 8850 Huguenot Road

Brief Project Description (this is not a replacement for the required detailed narrative) : _____

Construction of a new water pump station and ground storage tank.

Project will include improvements to Larus Park, the entrance to the adjacent fire station, and water system improvements to adjacent property owners.

Applicant Information

(on all applications other than encroachments, a City agency representative must be the applicant)

Name: Bob Steidel Email: steidelrc@ci.richmond.va.us

City Agency: Department of Public Utilities Phone: (804)646-5200

Address: 900 E. Broad Street, Rm 115, Richmond, VA 23219

Main Contact (if different from Applicant): Dan Seli

Company: Whitman, Requardt and Associates Phone: (804)272-8700

Email: dseli@wrallp.com

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

UDC Background

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06 and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.



January 13, 2016

Urban Design Committee
City of Richmond Department of Planning and Development Review
Planning & Preservation Division
900 E. Broad Street, Room 510
Richmond, VA 23219

Re: Conceptual Review
Huguenot Water Pump Station and Tank

To the Members of the Urban Design Committee:

The City of Richmond Department of Public Utilities and the Chesterfield County Utilities Department plan to construct a new Huguenot Road Water Pump Station and Ground Storage Tank. The proposed facility will be owned and operated by Chesterfield County, but will be located within the City of Richmond limits on a portion of the property at 8850 Huguenot Road, currently owned by the City of Richmond Recreation and Parks. The County will lease the land required for the facilities from the City.

Project Background

The City of Richmond Water Treatment Plant (WTP) is a regional facility, providing water to surrounding municipalities including Hanover County, Henrico County and Chesterfield County. The water plant has a permitted capacity of 132 million gallons per day (mgd) and currently treats, on average, approximately 60 mgd to serve the water demands of City of Richmond and the surrounding municipalities.

The proposed Huguenot Pump Station and Tank will allow the City of Richmond to supply an additional 10 mgd of water to Chesterfield County to meet projected increased water demands in the County. In doing so, there is a financial benefit to the City and its water customers. The increased customer demand will result in operational advantages at the WTP, additional revenue for the City, and allow for more cost effective treatment and therefore better rates for utility customers.

The City has been providing Chesterfield County with water since the early 1990's and today provides up to 27 mgd. This project is a continuation of the long-standing mutual cooperation between the City and County Utilities Departments and is beneficial to both departments.

Description of the Project

Operation of the Pump Station and Tank

The new pump station will be constructed with an initial capacity of 5 mgd and will be designed to allow for expansion to 10 mgd within the original structure. A two million ground storage tank will be filled by a water supply line from the City. The pump station will pump water from the storage tank into the County's water distribution system. Chesterfield County will design, construct, own, operate and maintain the proposed pump station, tank and pipeline serving the County. The City of Richmond will design, construct, own, operate and maintain the new water supply line feeding the new ground storage tank.

The proposed location of the new County pump station and tank is adjacent to the City's existing pump station and tank along Huguenot Road. The existing pump station is located within the existing Huguenot Road Fire Station and the ground storage tank is behind the fire station building. The close proximity of the proposed County tank to the existing City tank will allow the tanks to be interconnected and allow both the City and County the ability to share

storage if one of the tanks is out of service. The project will include a piping interconnect between the two ground tanks with a normally closed valve. When one tank is taken out of service for maintenance, the associated pump station can remain in service by drawing water from the other ground tank. This interconnection will provide beneficial redundancy for both the County and City.

Site Layout

The proposed County owned pump station and tank will be located on property owned by the City of Richmond and the City will lease the County the land for the proposed water facilities. The City will retain ownership of the property and it is not the intent to transfer ownership to the County.

The new water facilities have been located on the site to minimize the overall impact to park property and the existing trails. A tree buffer will be retained along the northern and western project boundaries to screen the tank and pump station from the park. A tree buffer will be retained along the southern project boundary to screen the new water facility from Huguenot Road. As shown on the Site Plan and Landscaping Plan, new plantings will be installed to screen the new water tank from westbound traffic on Huguenot Road and the cleared area north of the tank will be replanted. To compensate the City for the cleared trees required to accommodate the construction of the new water facilities, Chesterfield County will issue a check to the Adopt-A-Tree account within the Enrichmond Foundation to be put toward replacing the removed tree canopy within the park and elsewhere within the City.

For security, the new water facilities will be enclosed within a chainlink fence with 3 strands of barbed wire. The area within the fence has been minimized, allowing enough room to maneuver around the tank to address future maintenance requirements including painting. Outside the fence, a 5 foot cleared area along the entire perimeter is necessary to maintain the security of the facility. Beyond the cleared area, the remainder of the site will remain wooded.

To improve the park property, the parking lot and trail head for Larus Park will be improved at Huguenot Road with this project, as shown on the Conceptual Site Plan. The improvements will provide additional parking at the park.

The existing entrance to the Fire Department will be improved and will be utilized to access the new water facilities. This improved entrance will be beneficial to the Fire Department and allow them to more easily maneuver vehicles through their site.

Aesthetic Appearance of New Structures

The new pump station architecture will be consistent with the architecture of the existing fire station. As shown on the conceptual building rendering, it is the intent of this project for the façades of both buildings to be complimentary. The pump station will be constructed with a split face block exterior, similar to the fire station.

The height of the new tank will be match the top elevation of the existing ground tank, which will provide a consistent appearance to the site. Preliminarily, a welded steel tank has been conceptualized for site. The tank coating color will be selected to blend with the surroundings.

Additional Water System Improvements

With this project, the City Department of Public Utilities plans to extend public water service along the private road adjacent to the fire station to 8778 Huguenot Road. The properties along this road do not currently have public water and therefore no fire protection. This improvement will result in the extension of fire protection and water service to several residences as well as expansion of fire protection to Sneed's Nursery.

In addition, with this project the City intends to add a new water line from the pump station property north along Huguenot Road to improve water pressure to four properties.



Project Stakeholder Support

This project has the support of the following stakeholders:

- City of Richmond, Department of Recreation and Parks
- City of Richmond, Fire Department
- City of Richmond, Department of Public Utilities
- Chesterfield County, Utilities Department

Project Budget and Funding Sources

The estimated cost of the construction of the pump station, tank and site improvements is \$9 million. These facilities will be fully funded by Chesterfield County. The new water supply line feeding the new ground tank will be designed, constructed, owned, and maintained by the City and the cost shall be allocated in accordance with the terms and conditions of the Amended Water Contract between Chesterfield County and the City of Richmond.

Please do not hesitate to call if you need additional information.

Very truly yours,

Whitman, Requardt & Associates, LLP

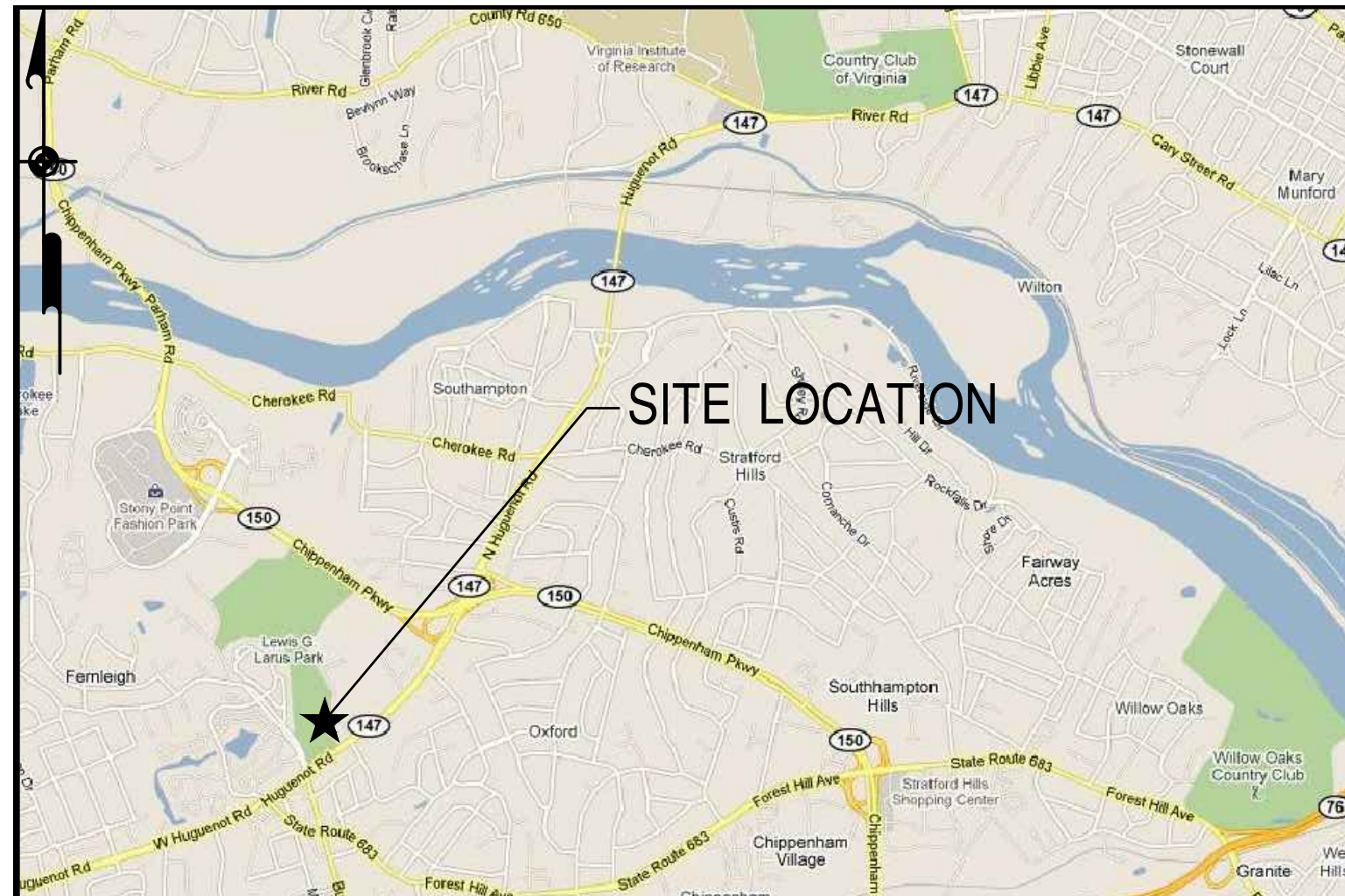


Dan Seli, PE
Senior Vice President

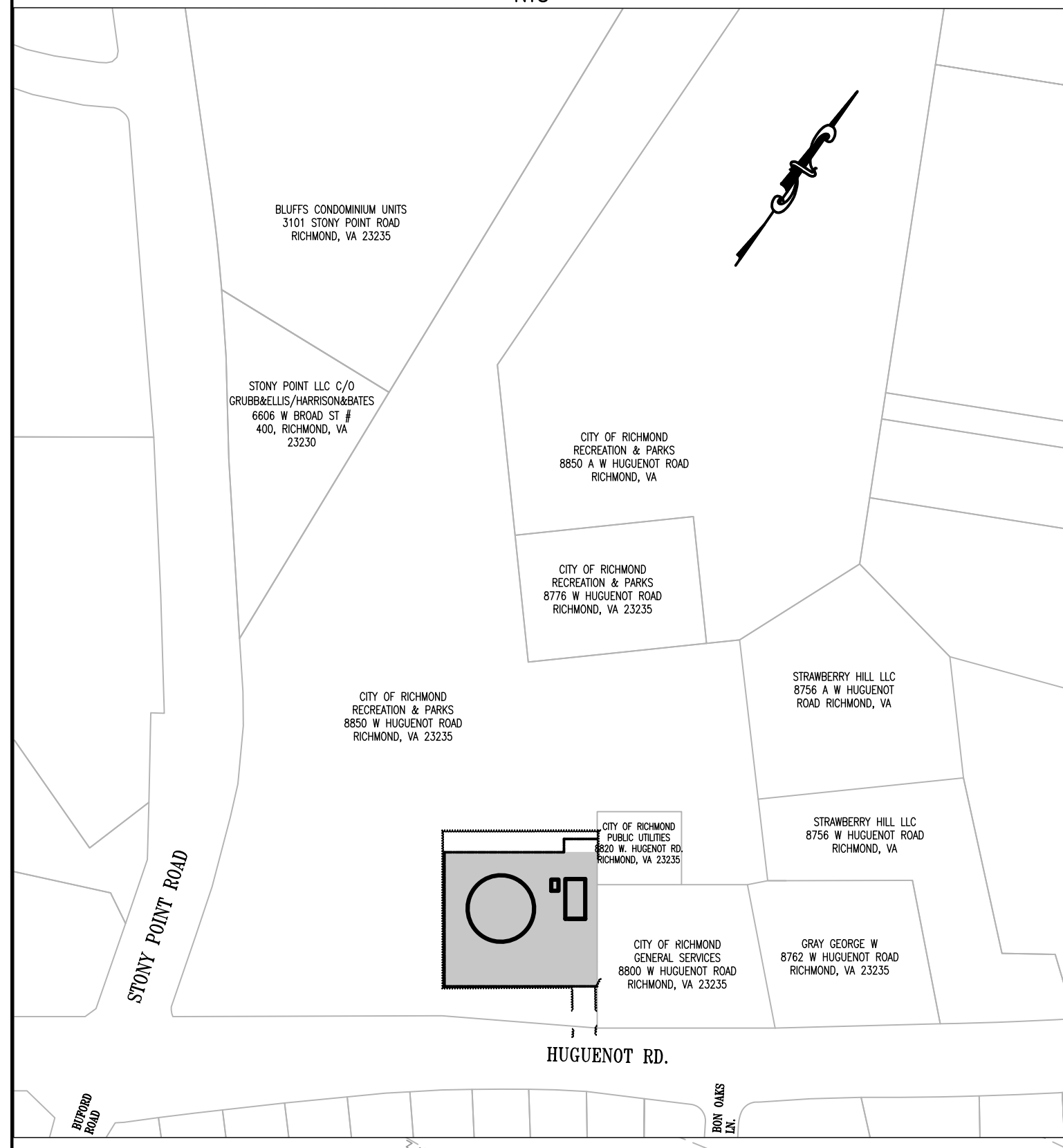
Enclosures

cc: Mr. Bob Steidel – City of Richmond, DPU
Mr. George Hayes – Chesterfield County Utilities Department
Mr. David Knapp – Chesterfield County Utilities Department

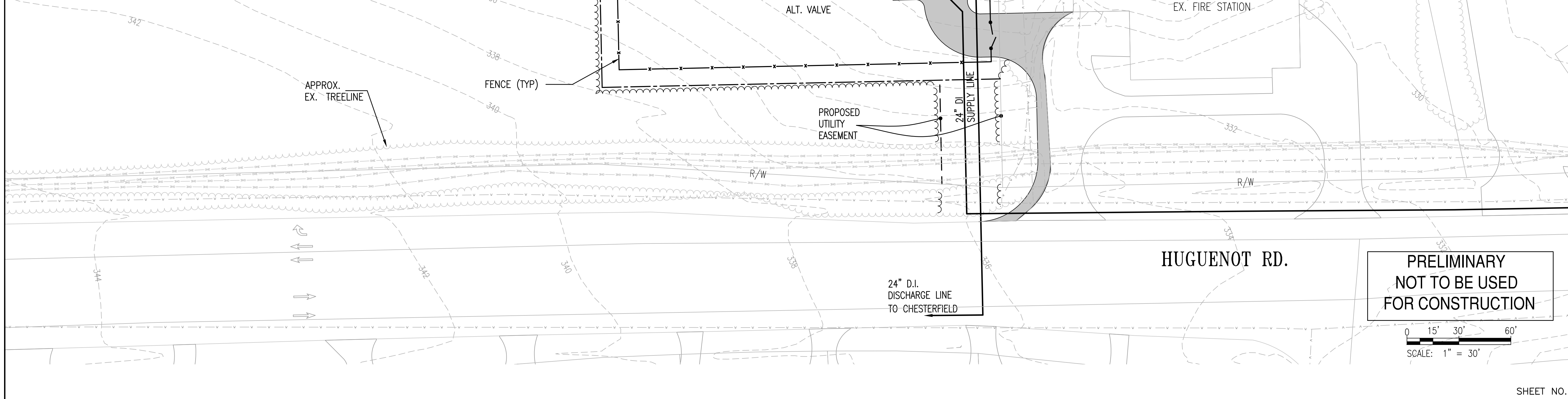




LOCATION MAP
NTS



VICINITY MAP
1"=200'



SHEET INDEX

SHEET NUMBER	DRAWING	TITLE

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR, OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. DATA LAYERS WERE COMPILED FROM VARIOUS SOURCES (GIS, ONLINE AERIAL IMAGERY, ETC.) AND ARE NOT TO BE CONSTRUED OR USED AS A "LEGAL DESCRIPTION". DATA LAYERS ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED.

LEGEND

• BOLLARD	○ PROPERTY PIN
⊗ BUSH	◇ PIPE TEST/LOC. STA.
> CAP	⊘ UTILITY POLE
○ CLEANOUT	⊘ REDUCER
■ DRIP	• R/W TANGENT POINT
• DROP INLET	— SIGNS
/// EDGE OF PAVEMENT	★ SPRINKLER
⊠ FIBER OPTIC BOX	■ STONE MONUMENT
⊗ FIRE HYDRANT	○ TREE
⊗ GAS METER	⊠ UTILITY BOX
⊗ GAS VALVE	⊠ UTILITY PEDESTAL
⊗ SEWER MANHOLE	⊠ WATER METER
⊘ PLUG	⊠ WATER VALVE
⊗ PROP. FIRE HYDRANT	⊠ PROP. WATER VALVE
⊘ REDUCER	

LINE TYPES

---	DITCH
- - -	EASEMENT
---	EDGE OF PAVING
- x - x -	FENCE
- - -	GAS
- - -	PROPERTY LINE
- - -	RIGHT OF WAY
- - -	SEWER
- - -	STORM DRAIN
- - -	UNDERGROUND CABLE
- - -	OVERHEAD ELECTRIC
- - -	UNDERGROUND TELEPHONE
- - -	WATER
- - -	PROPOSED WATER
- - -	EXISTING TREELINE
- - -	PROPOSED TREELINE

REVIEWED/APPROVED _____
 TECHNICAL SERVICES _____
 CHIEF OF G & W DIST. _____

SECTIONAL MAP NUMBER _____
 OTHER REFERENCES: _____

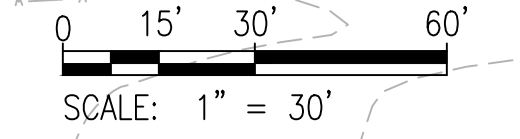
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REVISIONS

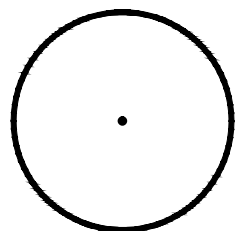
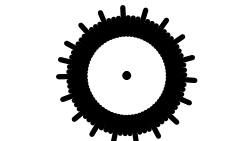
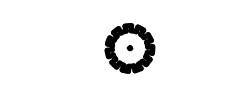
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AS BUILT _____ DATE _____

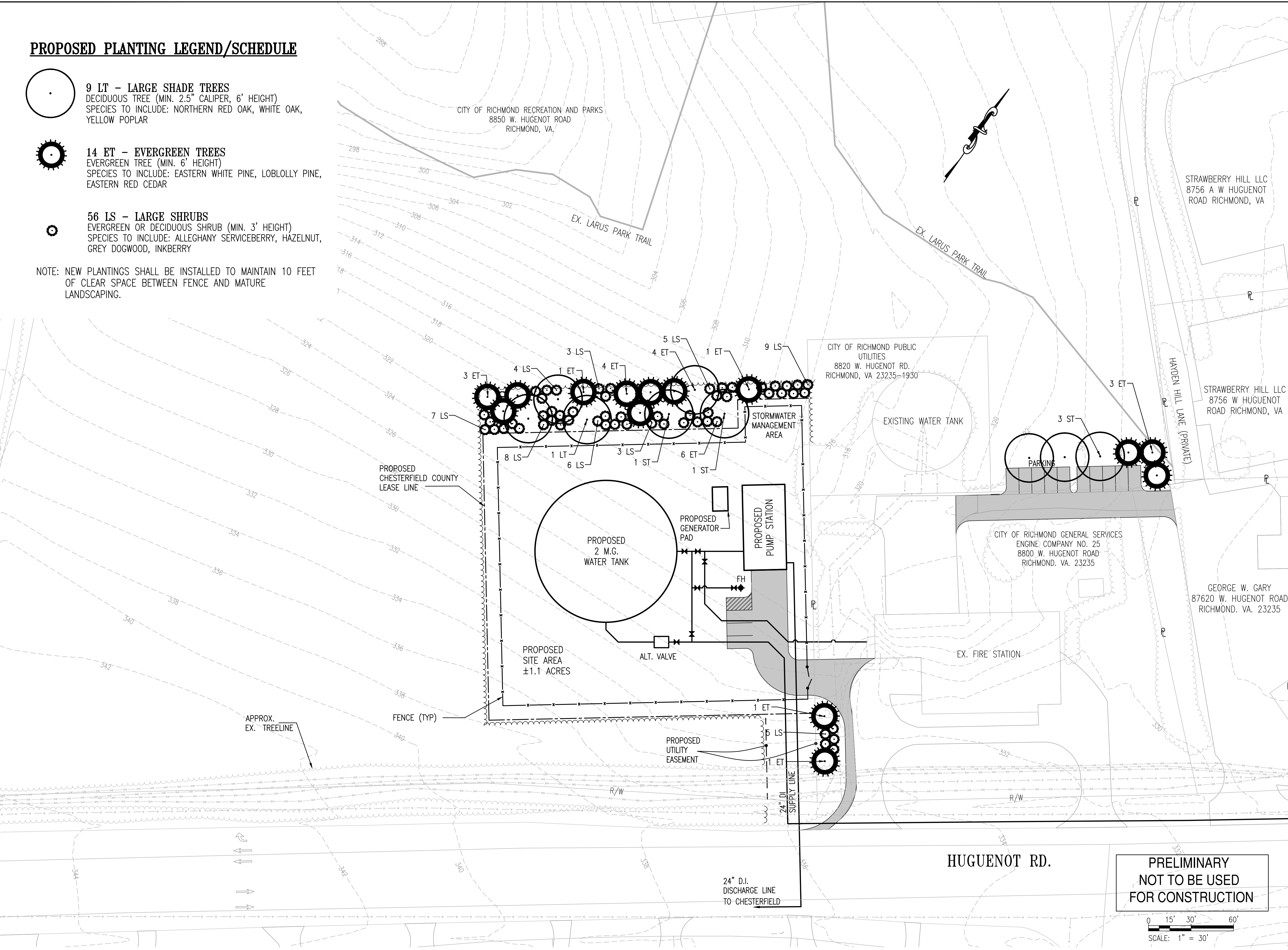
**PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION**



PROPOSED PLANTING LEGEND/SCHEDULE

- 
9 LT - LARGE SHADE TREES
 DECIDUOUS TREE (MIN. 2.5" CALIPER, 6' HEIGHT)
 SPECIES TO INCLUDE: NORTHERN RED OAK, WHITE OAK, YELLOW POPLAR
- 
14 ET - EVERGREEN TREES
 EVERGREEN TREE (MIN. 6' HEIGHT)
 SPECIES TO INCLUDE: EASTERN WHITE PINE, LOBLOLLY PINE, EASTERN RED CEDAR
- 
56 LS - LARGE SHRUBS
 EVERGREEN OR DECIDUOUS SHRUB (MIN. 3' HEIGHT)
 SPECIES TO INCLUDE: ALLEGHANY SERVICEBERRY, HAZELNUT, GREY DOGWOOD, INKBERRY

NOTE: NEW PLANTINGS SHALL BE INSTALLED TO MAINTAIN 10 FEET OF CLEAR SPACE BETWEEN FENCE AND MATURE LANDSCAPING.



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- · - · - · - · - · - · - · - · - · - · - · - · -	EXISTING TREETLINE
- · - · - · - · - · - · - · - · - · - · - · - · - · -	PROPOSED TREETLINE

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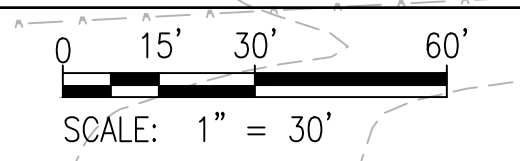
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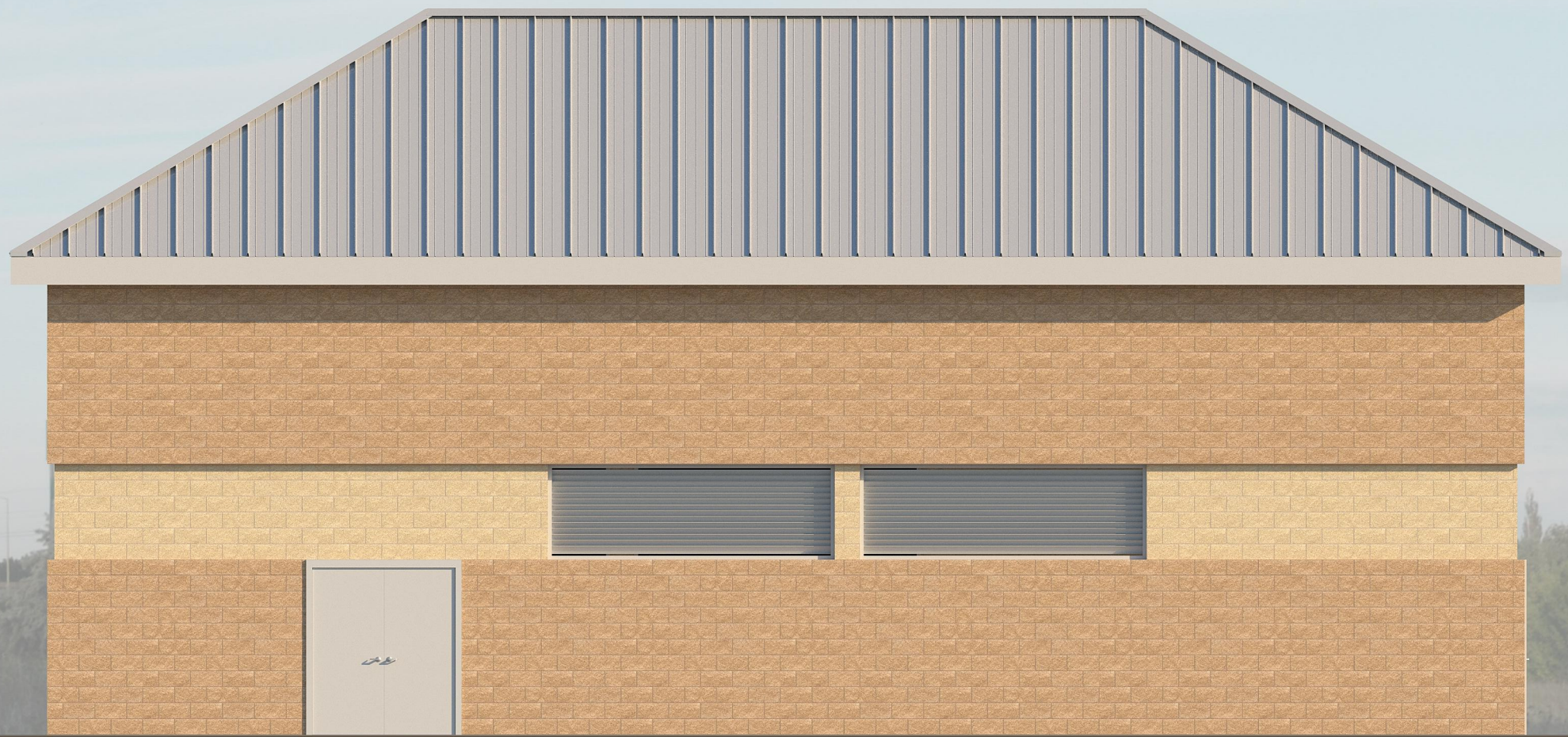


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SHEET NO. **L1**



West Elevation



South Elevation



Huguenot Pump Station and Tank
City of Richmond, Department of Public Utilities

Rendering View 01 - Tank Option 01
2016.01.08

