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OFFICE OF: Director of Engineering and Public Works

23 January 2012

Mr. Randy Wingfield
Planning Director
Town of Christiansburg
100 E. Main St.
Christiansburg, VA 24073

Re: Conditional Use Permit Application
Property at Farmview Road

Mr. Wingfield,

I am writing in response to your request for information regarding public utilities in reference to the Conditional Use Permit Application referenced above. Upon modeling our water system it appears that our system is capable of supporting the proposed development if it is designed and constructed in accordance with the following: Development of the subject property would require construction of an eight inch diameter water main with connections to the existing six inch diameter water main along Farmview road and to the existing eight inch diameter water main adjacent to the subject property's northern boundary. Preliminary modeling indicates this would enable the system to provide a fire flow of approximately 1700 gallons per minute while maintaining adequate water pressure at all points throughout our system. Assuming minimum water levels in the tanks and a peak demand flow condition, water pressure will not be less than 40 pounds per square inch at each service connection. While this meets the minimum requirements for the Town set forth by the Virginia Department of Health, private booster pumps may be required in each building to provide an acceptable pressure level for the consumer depending on the level of service the developer desires to provide the residents.

The sanitary sewer in this area will require further study and possibly a preliminary grading plan and utility layout before the availability of sufficient capacity can be confirmed. Service can be provided by either an extension from Farmview Road to the west or by an extension from the existing sanitary sewer system to the north. An extension from Farmview Road would require capacity verification at the existing pump station behind Wal-Mart. A preliminary grading and utility layout would determine the direction and volume of flows anticipated.

Sincerely,

Wayne O. Nelson

Wayne O. Nelson, P.E.
Director of Engineering and Public Works
Town of Christiansburg