



March 2, 2004

Mr. Kelly Yost, Administrator  
Town of Round Hill  
P.O. Box 36  
Round Hill, VA 20142

Re: Richmond America Homes  
JN 20481.32

Dear Kelly:

We have reviewed the preliminary submittal information provided by the Town on the proposed Richmond America Homes (RAH) development. Based on the information provided, we understand that the proposed development will include 118 lots and needs public water and sewer service from the Town.

Using 300 gallons per day (gpd) per residence, we project an average daily water and sewer need of 35,400 gpd. The flow in the sewer interceptor is currently modeled at approximately 255,700 gpd using the water records provided by the Town. With the additional flow from RAH, we estimate the pipe flow to increase from 13% of full pipe capacity to approximately 17% of full pipe capacity. The flow into the Route 7 pump station will increase similarly. Even though the collection system has adequate capacity, the Town needs to keep in mind that the Route 7 pump station, the main interceptor from Route 7 bypass to the WWTP, and the WWTP will need to be expanded to handle the flows from development. RAH should be required to pay their percentage of capital costs associated with these expanded facilities.

With regards to the water system, we recommend that the Town require RAH to connect the watermain at two locations, Woodgrove Road and Greenwood Drive, and Evening Star Drive and Carriage Hill Drive. This will allow for another loop in the water system, which will help in long term operations of the system. The estimated peak water demand is 67.5 gpm. At the current time, there is not adequate well capacity or storage capacity to meet the additional demand from RAH. The storage capacity will be resolved once the elevated tank is put on line, but we do not recommend providing water service unless a new well is developed as part of the project. With the development of a new well for the Town water system, it will be necessary for the facility to have a dedicated well lot, disinfection, filtration, corrosion control, and telemetry. The Town may also want to request that the finish water from the treatment facility be directed to the elevated tank.

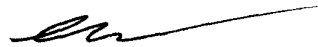
Mr. Kelly Yost  
March 2, 2004  
Page 2 of 2

Please keep in mind that these comments were developed with only a single preliminary site plan and a minimal amount of information. The Town should require that the developer's engineer submit a more detailed plan set for formal comment. It is also recommended that the Town provide us with the most recent water use records/billing to update the water and sewer models to reflect the recent increases in use due to the development.

If you have any questions regarding these comments, please contact Tim Guthrie or me.

Sincerely,

ANDERSON & ASSOCIATES, INC.



Chris S. Fewster, PE  
Project manager

CSF/cmp

cc: Frank Etro - Mayor