



**Town of Gordonsville, Virginia
Agenda Item Summary
June 27, 2022**

AGENDA ITEM 11d

New Business

AGENDA TITLE:

Consideration of Village at Green Springs
Water Availability

PRESENTER:

Mayor Robert Coiner

DISPOSITION:

☒ Action Required ☐ For Discussion
☐ Consent Agenda ☐ Closed Session
☐ Informational

ATTACHMENTS:

☒ yes ☐ no

BACKGROUND:

A residential/commercial mixed-use development to be known as The Village at Green Springs is being planned for property located just outside the corporate limits of the town in Louisa County, at the intersection of Routes 15S/33E and Klockner Road. A Timmons Group project engineer who is coordinating project and plan development has contacted the Town to determine whether the project may be served by public water from the Town (see attached).

Section 23-22(d) of the Town Code states all water extensions outside the corporate limits must be approved by the town council. The Code further states that such approval shall take into consideration whether the adequacy of the existing water is such that the anticipated demands of the proposed extensions or connections will not jeopardize or reduce service to existing or future customers of the present system.

The 1971 RSA contract, originally set to expire in 2011 but amended in 2010 to extend the agreement to September 30, 2023, provides the Town with 25 million gallons of water per month, which is equal to 833,333 gallons per day. It is estimated that the current daily water usage in town is 460,200 gpd. Based on information provided by the project consultant, the Village at Green Springs is expected to use 53,333 gpd, or 1.6M gallons per month.

The Town Public Works Director is evaluating the impact of the proposed development on the Town's water system and will apprise Council of his analysis at the meeting.

STAFF RECOMMENDATION:

MOTION FOR CONSIDERATION:



608 Preston Avenue
Suite 200
Charlottesville, VA 22903

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www.timmons.com

June 6, 2022

Deborah Kendall
Town Manager
Town of Gordonsville
112 S. Main Street
Gordonsville, Virginia 22942

RE: The Village at Green Springs – request for water connection to town water

Dear Mrs. Kendall:

The Village at Green Springs is a proposed residential community to be located on the south side of the Town of Gordonsville; on the corner of Kloeckner and Route 15. As designed, it will offer 133 townhouses, 24 single family detached houses, and a mixed-use residential/commercial building that will provide flexible options for economic growth.

We are requesting that Gordonsville Town Council approves our request for out-of-town water usage for this development. A 10-inch watermain is adjacent the project site on Routh 15/33 which is where the proposed community would connect to the Town's system. All connections will be made in accordance with the Town's Public Facilities Manual.

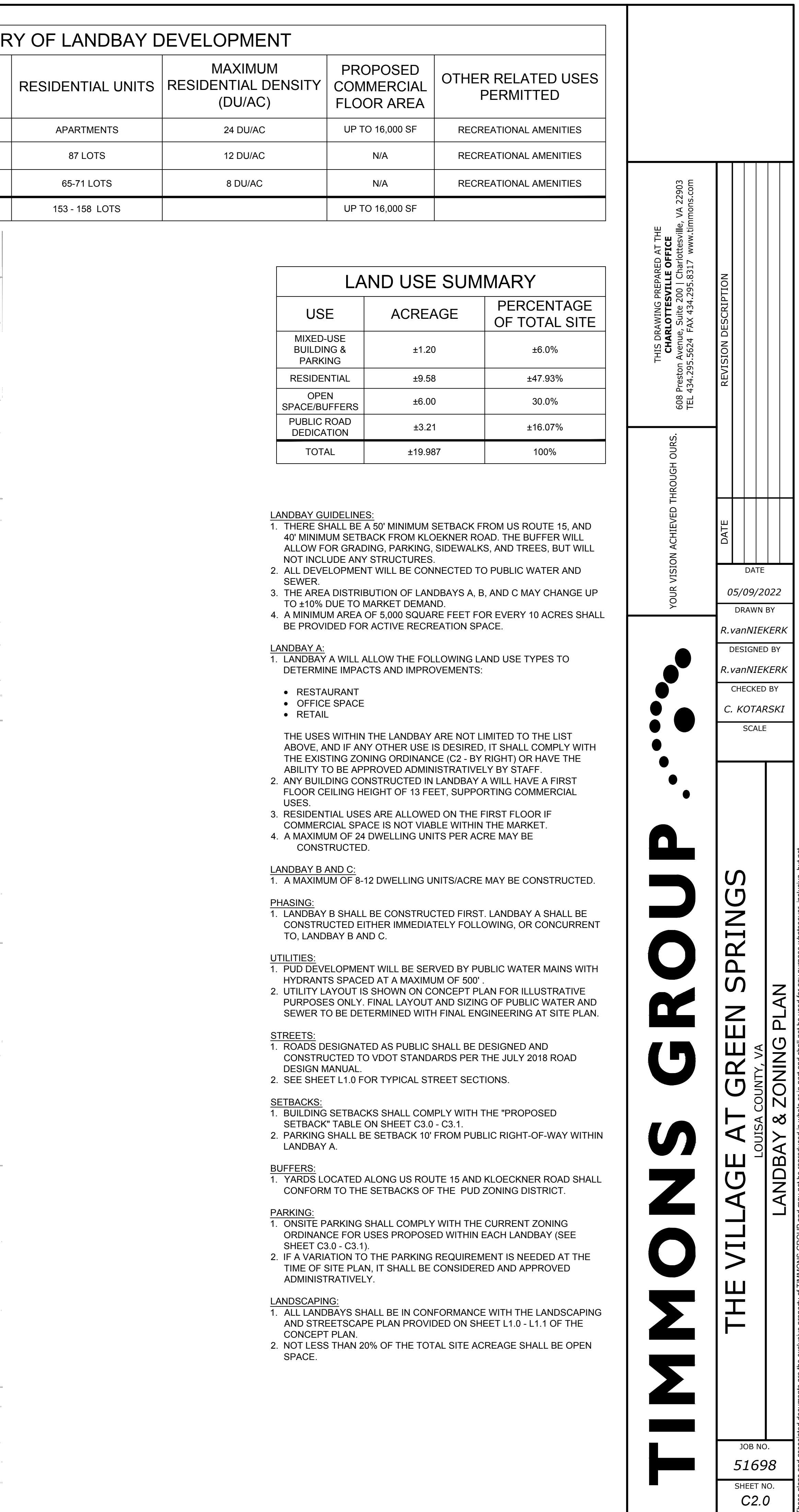
Our request includes 179 residential connections and one commercial connection. Estimated water consumption for the development is 1.6 million gallons per month (approximately 19 million gallons annually).

Market depending, the development could be constructed in three phases. Please see attached Landbay Plan. Landbay B (87 townhouses) and Landbay A (mixed-use building) will likely be constructed concurrently; followed by Landbay C (24 single family houses and 46 townhouses).

We have included a PDF of the conceptual Site Layout and Landbay Plan. If you have any questions or comments, please feel free to give me a call at 434.295.5624 or email at Riki.vanNiekerk@Timmons.com.

Sincerely,

Riki van Niekerk
Project Engineer II



PROPOSED SETBACKS			
	TOWNHOUSE UNITS	SINGLE FAMILY	MIXED USE
FRONT	5' (INTERNAL ROADS OR AMENITIES) 40' (KLOECKNER ROAD) 50' (ROUTE 15)	18'	50' FROM ROW (US ROUTE 15) 10' FROM ROW (COMMERCIAL, RESIDENTIAL, SUBDIVISION STREETS)
SIDE	10' (END UNIT)	10'	
REAR	10'	10'	

- NOTES:
- CONCEPT PLAN SHEETS C3.0 - C3.1 DEPICT A VISUAL REPRESENTATION OF HOW THE LANDBAY DEVELOPMENT GUIDELINES ON SHEET C2.0 MAY BE APPLIED.
 - FRONTAGE MAY BE ALONG AN AMENITY, PRIVATE ROAD, OR PUBLIC ROAD. FRONT SETBACKS WOULD BE MEASURED IN ACCORD WITH THE FRONTAGE DESIGNATION.
 - IN LIEU OF PROVIDING SETBACKS FROM ROUTE 15 OR KLOECKNER ROAD, OPEN SPACE AMENITY AREAS HAVE BEEN PROVIDED AT 50' AND 40' RESPECTIVELY. FRONT SETBACKS AGAINST THOSE AMENITIES SHALL BE 5'.
 - SITE PLAN FEATURES SHOWN IN CONCEPT PLAN, INCLUDING THE MIXED-USE BUILDING LAYOUT WITH PARKING LOT AND RESIDENTIAL LOT LAYOUT, ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. FINAL ENGINEERING WILL ADHERE TO DEVELOPMENT STANDARDS INCLUDED IN THIS DOCUMENT.
 - WATER AND SEWER LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - PUD DEVELOPMENT TO BE SERVED BY PUBLIC WATER MAINS, WITH HYDRANTS SPACED A MAXIMUM OF 500' APART.
 - ROADS DESIGNATED AS PUBLIC SHALL BE DESIGNED TO VDOT STANDARDS, PER THE JULY 2018 ROAD DESIGN MANUAL.
 - NOT LESS THAN 30% OF THE TOTAL SITE ACREAGE SHALL BE OPEN SPACE.
 - STREET TREES WILL BE PLACED 30' - 50' ON CENTER AS APPROPRIATE.
 - TOTAL TREE CANOPY WILL BE 10% BASED ON 10 YEARS OF TREE GROWTH.
 - EXISTING VEGETATION TO REMAIN SHALL COUNT AS 150% OF TREE CANOPY AREA.
 - PARKING WILL BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCE PARKING REQUIREMENTS AND WILL BE ADDRESSED IN DETAIL WITH ENGINEERING DESIGN PLANS

PROPOSED MAXIMUM RESIDENTIAL DENSITY:

LANDBAY A (MIXED USE BUILDING)	UP TO 24 DU/AC
LANDBAY B (TOWNHOUSES)	UP TO 12 DU/AC
LANDBAY C (MIXED RESIDENTIAL)	UP TO 8 DU/AC

SCALE 1"=60'

NAD 83



TIMMONS GROUP

THE VILLAGE AT GREEN SPRINGS

LOUISA COUNTY, VA

CONCEPT PLAN OPTION

JOB NO.
51698

SHEET NO.
C3.0

THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE
05/09/2022

DRAWN BY
R.vanNIEKERK

DESIGNED BY
R.vanNIEKERK

CHECKED BY
C. KOTARSKI

SCALE
1" = 60'

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