



Huguenot Hills Neighborhood
Community Meeting
November 16, 2021

**Public Water Upgrade &
Sewer Service Project**

Huguenot Hills Public W&S Project

Agenda

- Introductions
- Sign-in Sheet
- Tuckahoe Creek Service District
- 25-year Capital Improvement Plan
- Waterline Upgrade Project
- Sewer Service Project
- Next Steps & Timeframes
- Timeline
- Questions

Huguenot Hills Public W&S Project

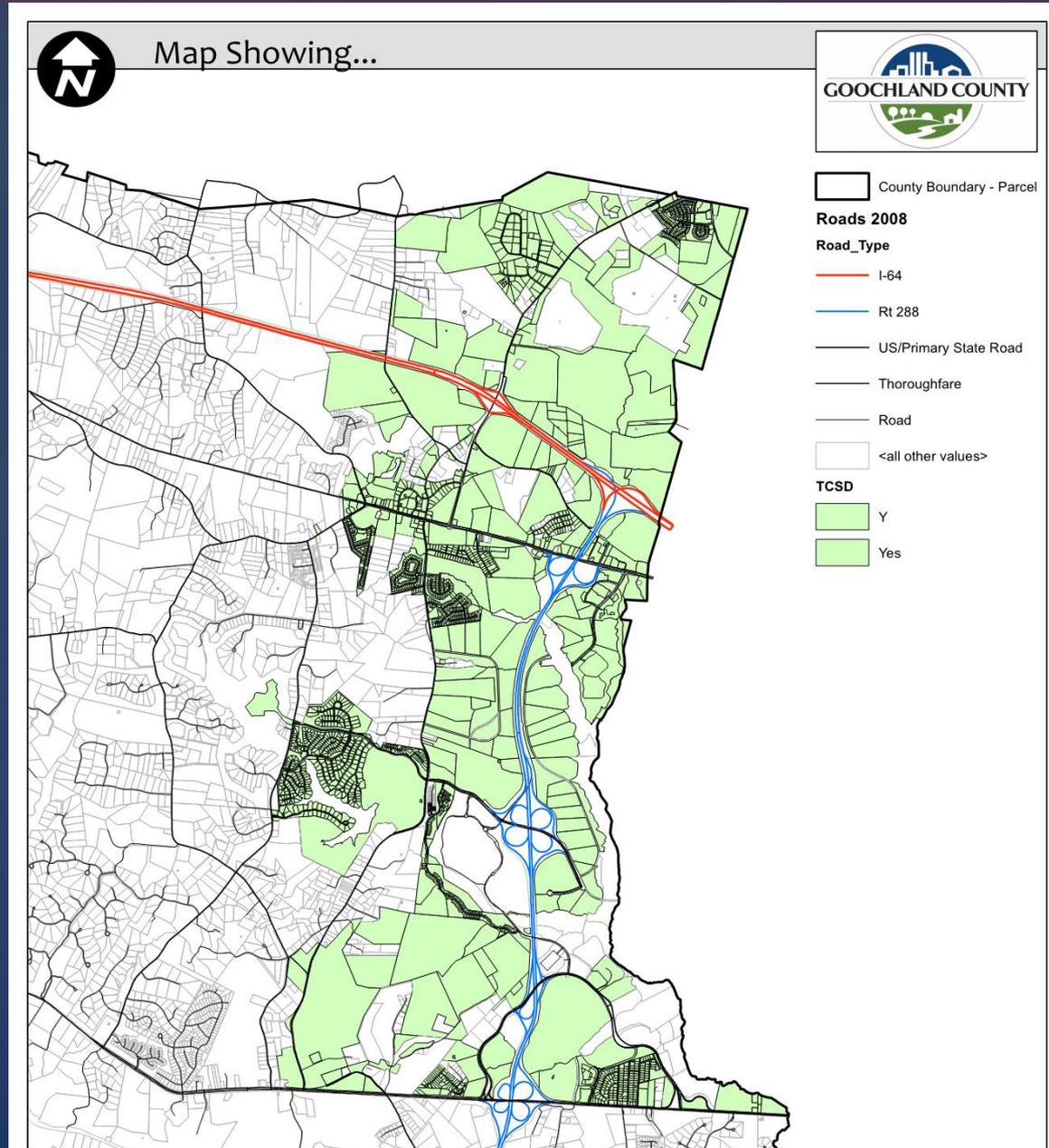
Tuckahoe Creek Service District (TCSD)

- Created in 2002 to Construct Major Water and Sewer Infrastructure for East End of Goochland:
 - Water Lines
 - Sewer Lines
 - Regional Sewage Pumping Station
- Over \$100M in debt via VRA Bonds, Agreements, and General Fund.
- Infrastructure capacity designed for entire TCSD service area.

For more TCSD info see FAQs on the County website:

<https://www.goochlandva.us/faq.aspx?qid=288>

The Tuckahoe Creek Service District (TCSD)



Huguenot Hills Public W&S Project

25-year Capital Improvement Plan

- First created in 2018 as a guide to identify needed infrastructure improvements, service extensions, and associated funding requirements.
- Utilities' CIP closely follows the Utility Master Plan, first developed in 2015, and revised in 2020.
- Huguenot Hills was identified as needing water infrastructure upgrades.
- Huguenot Hills was also identified as one of two neighborhoods within the TCSD with no access to public sewer service.

Huguenot Hills Public W&S Project

Project Survey Results

- Water project first = 21.4%
- Sewer project first = 71.4%
- No preference = 0%
- Do nothing = 0%
- Construct both now = 7.2%



DEPARTMENT OF PUBLIC UTILITIES

Huguenot Hills – Capital Improvements Plan (CIP) Survey

Over the next few years, Goochland County has two capital improvement projects scheduled in and around the Huguenot Hills subdivision. One of the projects will replace and upsized the water lines and provide fire flows to the area, the other project will bring public sanitary sewer service to the area.

The purpose of this survey is to allow you to let us know which of the county's Huguenot Hills CIP projects you would like to see constructed first. The survey is non-binding, so if you change your mind please let us know. Once complete, either return it to a county representative tonight, or mail it to the Department of Public Utilities by November 8, 2019, at the following address:

Goochland County DPU
PO Box 119
1800 Sandy Hook Road
Goochland, VA 23063

Please place a Check Mark on one of the lines below to register your opinion regarding the scheduling of these projects:

_____ I want to see the WATER project constructed first.

_____ I want to see the SEWER project constructed first.

_____ I have no preference.

_____ I prefer that neither project be constructed.

Name: _____ Phone: _____

Address: _____ Email: _____

Comments/Questions: _____

Ph: 804.556.5835 Fx: 804.556.5176
1800 Sandy Hook Road • P.O. Box 119 • Goochland VA 23063
www.goochlandva.us

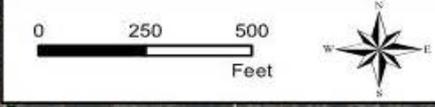
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Preliminary Engineering

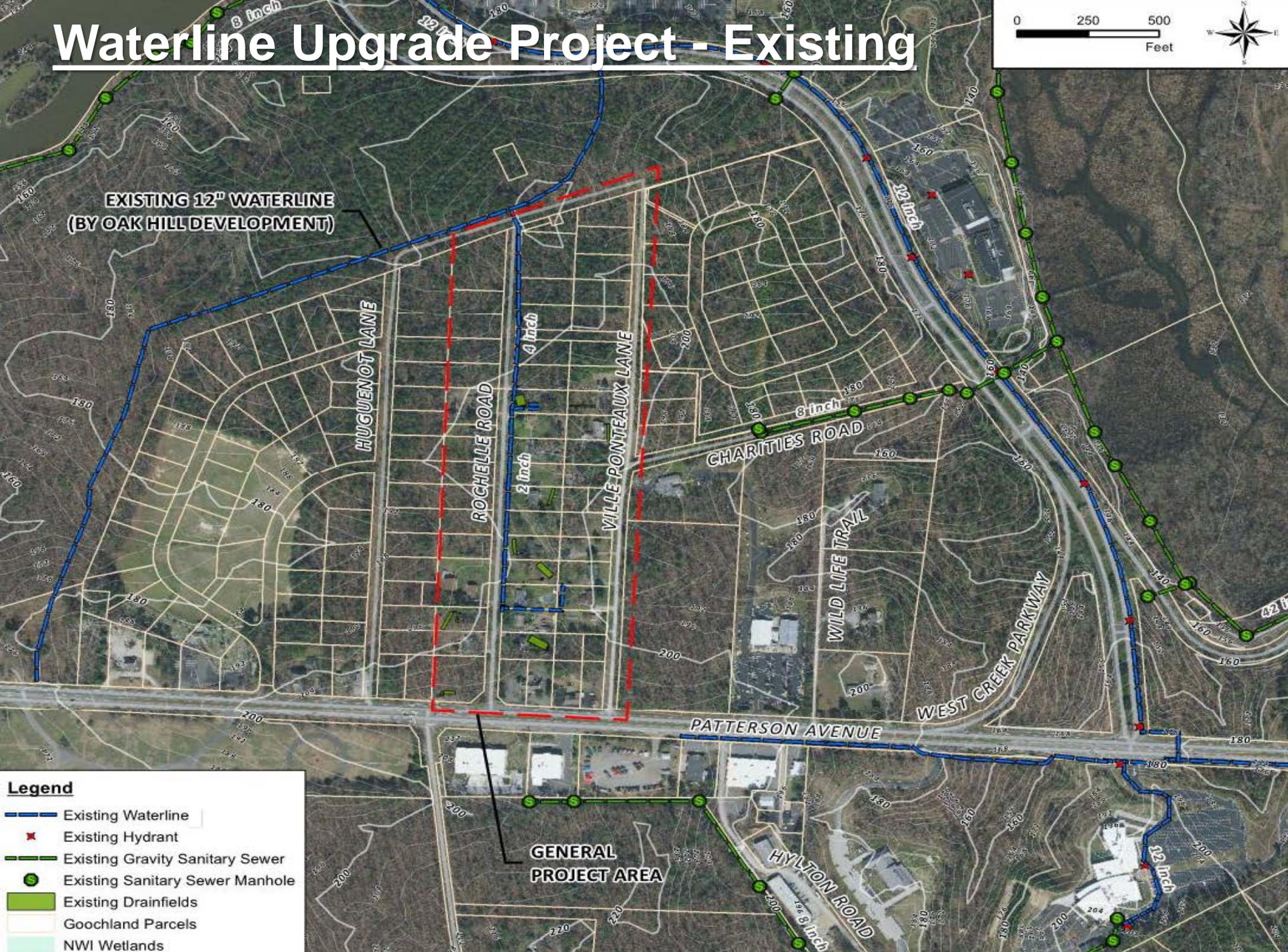
- Existing conditions
- Topography
- Geotechnical information
- Hydraulics
- Easement requirements
- Adjacent projects
- Estimated costs



Waterline Upgrade Project - Existing



EXISTING 12" WATERLINE
(BY OAK HILL DEVELOPMENT)



Legend

- Existing Waterline
- Existing Hydrant
- Existing Gravity Sanitary Sewer
- Existing Sanitary Sewer Manhole
- Existing Drainfields
- Goochland Parcels
- NWI Wetlands

GENERAL
PROJECT AREA

Huguenot Hills Public W&S Project

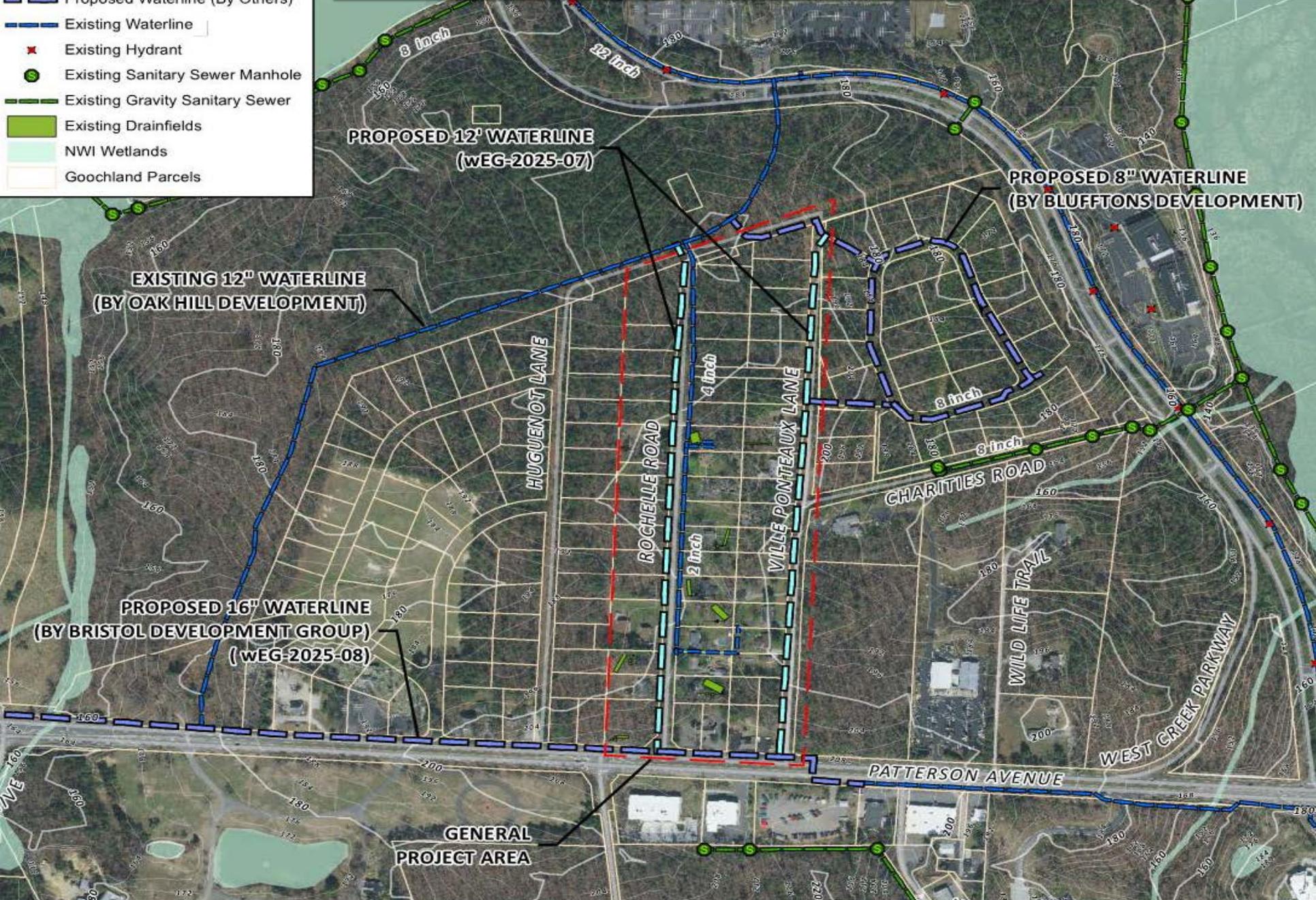
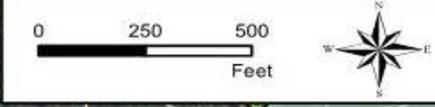
Waterline Upgrade Project

- Background:
 - Current main waterline in neighborhood is 2" PVC installed with previous community well system.
 - Maintenance issues due to age, domestic pressure issues and no fire protection due to size of line.
- Project Goals:
 - Install new municipal 8" water mains and provide fire hydrants throughout neighborhood.

Legend

- Proposed Waterline
- Proposed Waterline (By Others)
- Existing Waterline
- Existing Hydrant
- Existing Sanitary Sewer Manhole
- Existing Gravity Sanitary Sewer
- Existing Drainfields
- NWI Wetlands
- Goochland Parcels

Waterline Upgrade Project



**PROPOSED 12' WATERLINE
(wEG-2025-07)**

**PROPOSED 8" WATERLINE
(BY BLUFFTONS DEVELOPMENT)**

**EXISTING 12" WATERLINE
(BY OAK HILL DEVELOPMENT)**

**PROPOSED 16" WATERLINE
(BY BRISTOL DEVELOPMENT GROUP)
(wEG-2025-08)**

**GENERAL
PROJECT AREA**

Huguenot Hills Public W&S Project

Waterline Upgrade Project

- Recommendations:
 - Install approximately 4,000 linear feet of 8" waterline along Rochelle Road and Ville Ponteaux Lane.
 - Locate the waterline within existing public and private right-of-way.
 - Coordinate with adjacent developments to optimize connection locations and hydraulic performance
 - Install fire hydrants for fire protection and isolation valves for future maintenance.
 - Sequence construction to minimize service interruptions

Huguenot Hills Public W&S Project

Waterline Upgrade Project

Q: How much will this cost property owners?

A: Costs for water connection to one house are as follows:

- Existing Water Customers = \$0
 - There will be no cost if you are already connected
- New Water Customers = Current Connection Fee of \$4,600, plus costs for physical connection & service line

Huguenot Hills Public W&S Project

Sewer Service Project

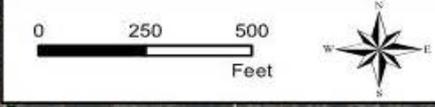
- Background:
 - Currently, no public sewer service is available to residences and businesses.
 - All current homes and businesses rely on private septic systems that require constant maintenance and risk failure as they age.

Huguenot Hills Public W&S Project

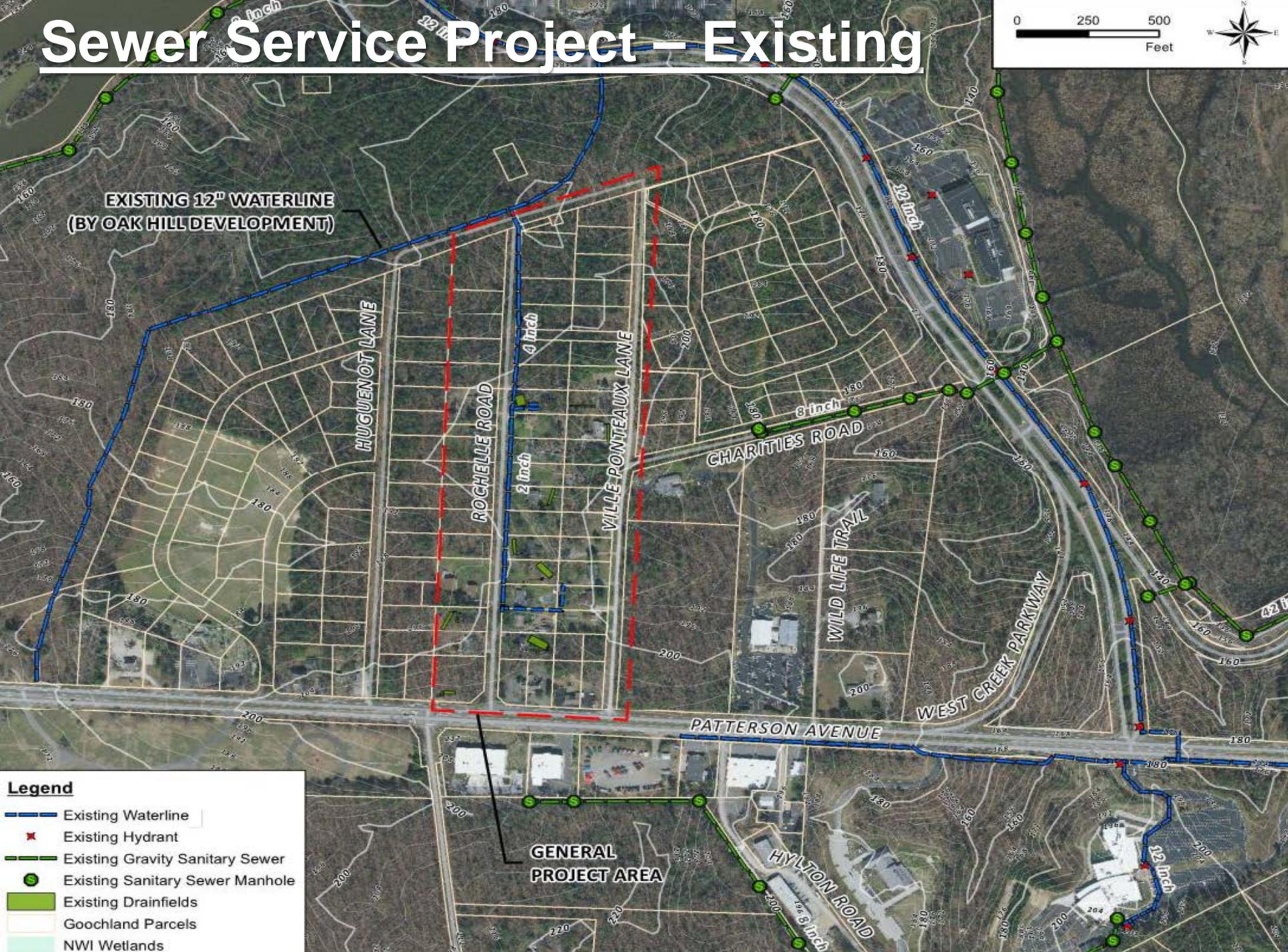
Sewer Service Project

- Project Goals:
 - Install sewer line extensions to provide public sewer access to all existing residences and businesses in the Huguenot Hills neighborhood.
 - Provide stub-outs for future development of vacant parcels (as budget allows).

Sewer Service Project – Existing



EXISTING 12" WATERLINE
(BY OAK HILL DEVELOPMENT)



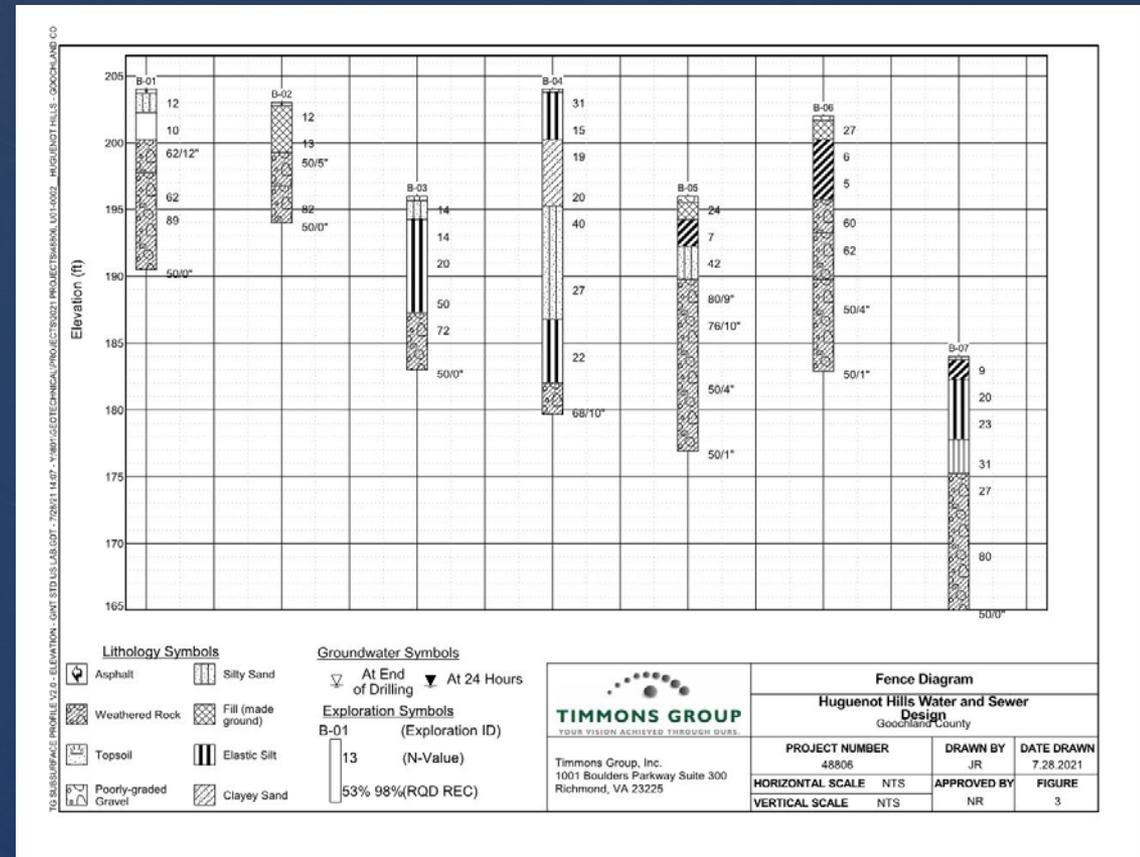
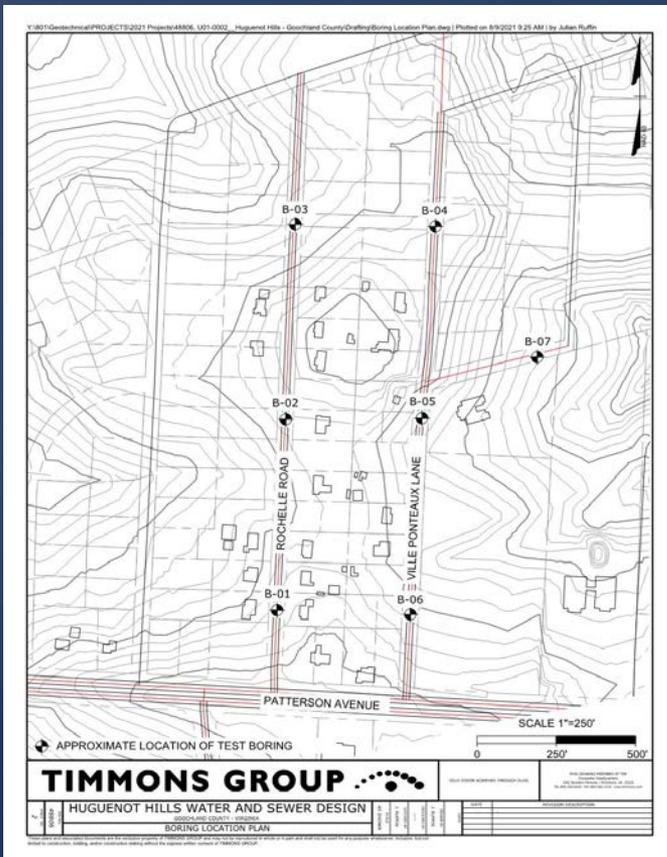
Legend

- Existing Waterline
- Existing Hydrant
- Existing Gravity Sanitary Sewer
- Existing Sanitary Sewer Manhole
- Existing Drainfields
- Goochland Parcels
- NWI Wetlands

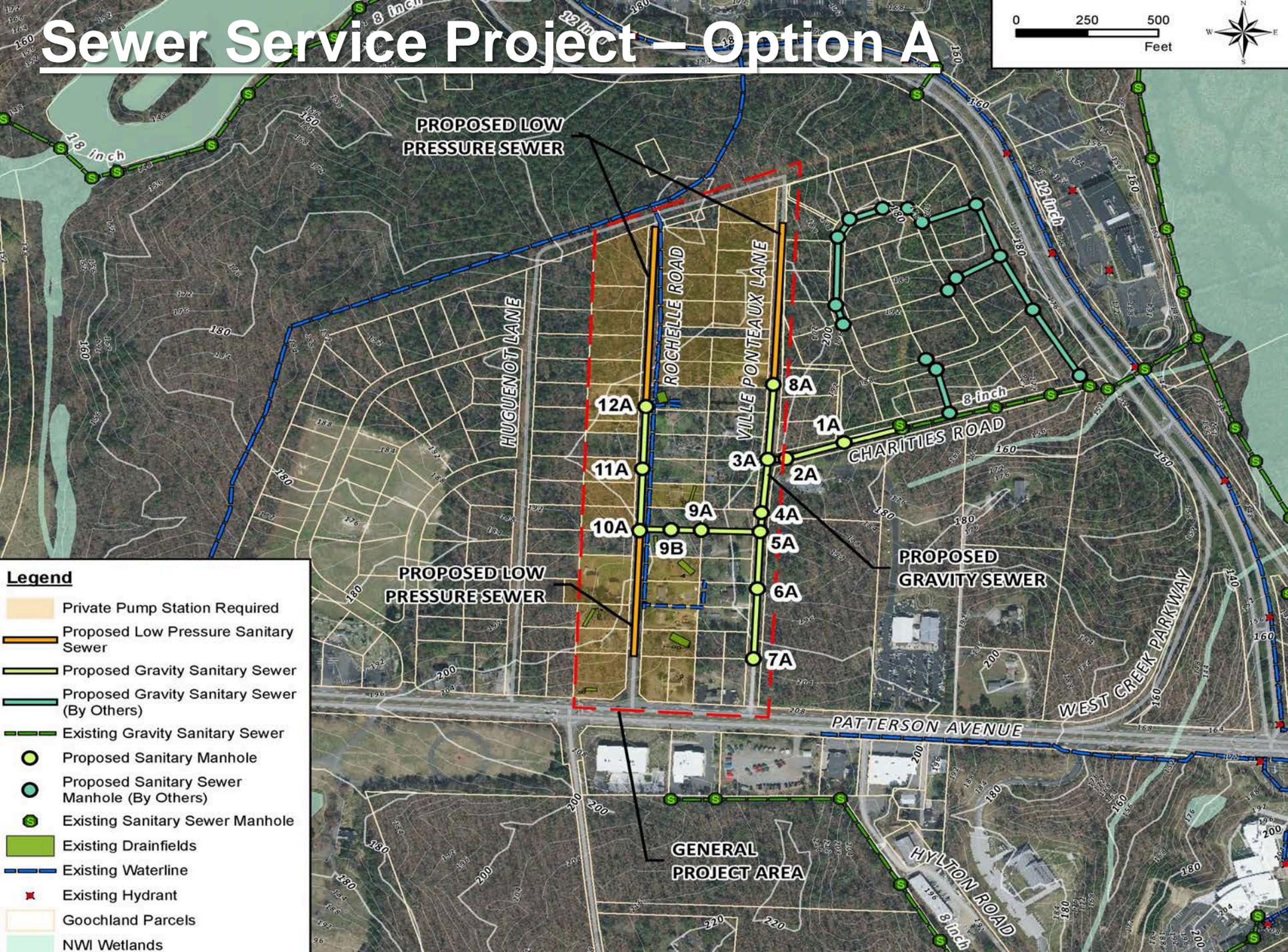
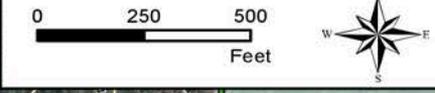
Huguenot Hills Public W&S Project

Sewer Service Project

- Geotechnical Investigation



Sewer Service Project – Option A



Legend

- Private Pump Station Required
- Proposed Low Pressure Sanitary Sewer
- Proposed Gravity Sanitary Sewer
- Proposed Gravity Sanitary Sewer (By Others)
- Existing Gravity Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Sanitary Sewer Manhole (By Others)
- Existing Sanitary Sewer Manhole
- Existing Drainfields
- Existing Waterline
- Existing Hydrant
- Goochland Parcels
- NWI Wetlands

PROPOSED LOW PRESSURE SEWER

PROPOSED LOW PRESSURE SEWER

PROPOSED GRAVITY SEWER

GENERAL PROJECT AREA

12A

11A

10A

9A

9B

8A

1A

3A

2A

4A

5A

6A

7A

HUGUENOT LANE

ROCHELLE ROAD

VILLE PONTEAUX LANE

CHARITIES ROAD

PATTERSON AVENUE

HYLTON ROAD

WEST CREEK PARKWAY

18 inch

8 inch

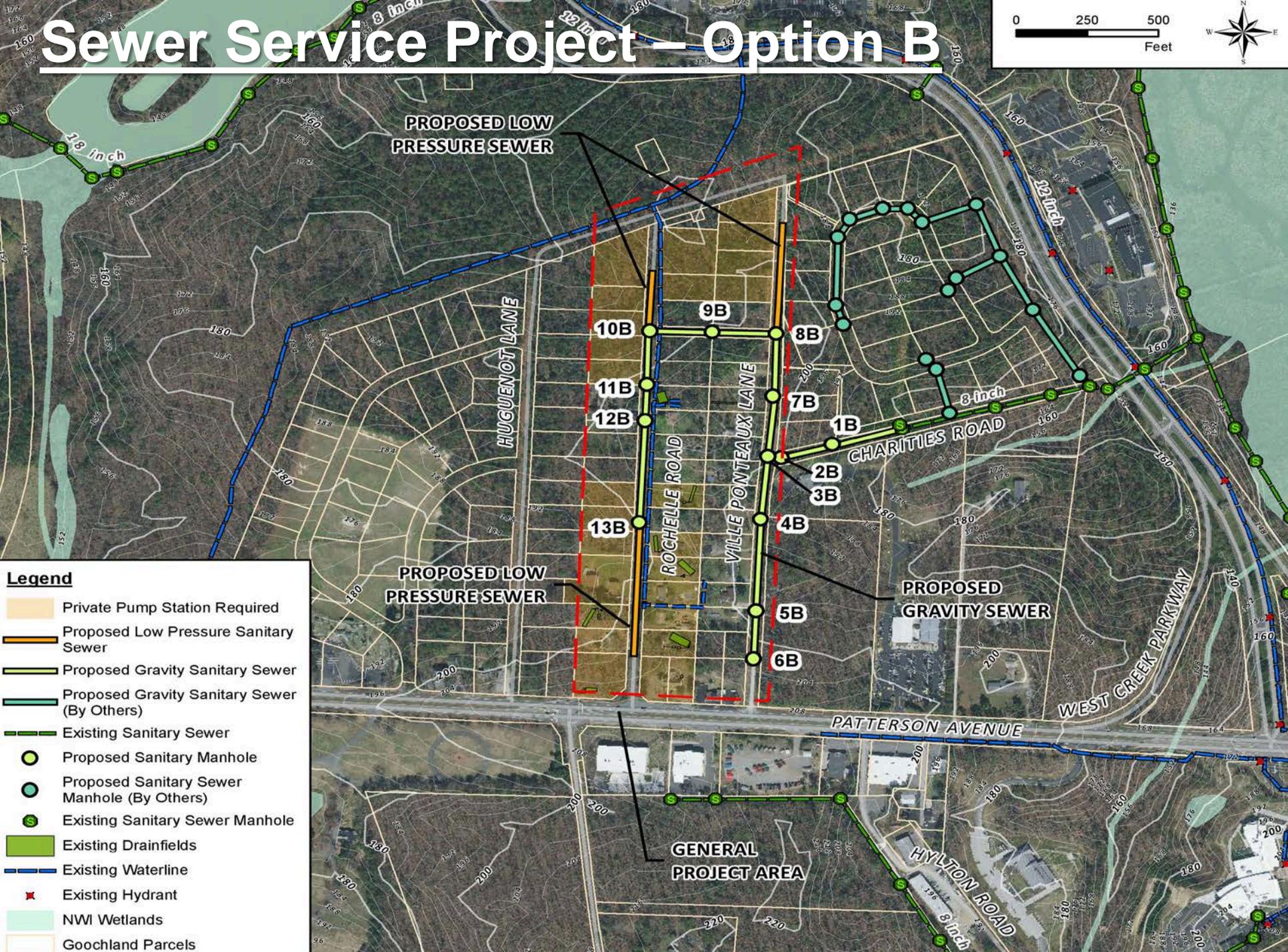
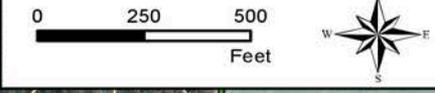
22 inch

8 inch

8 inch

8 inch

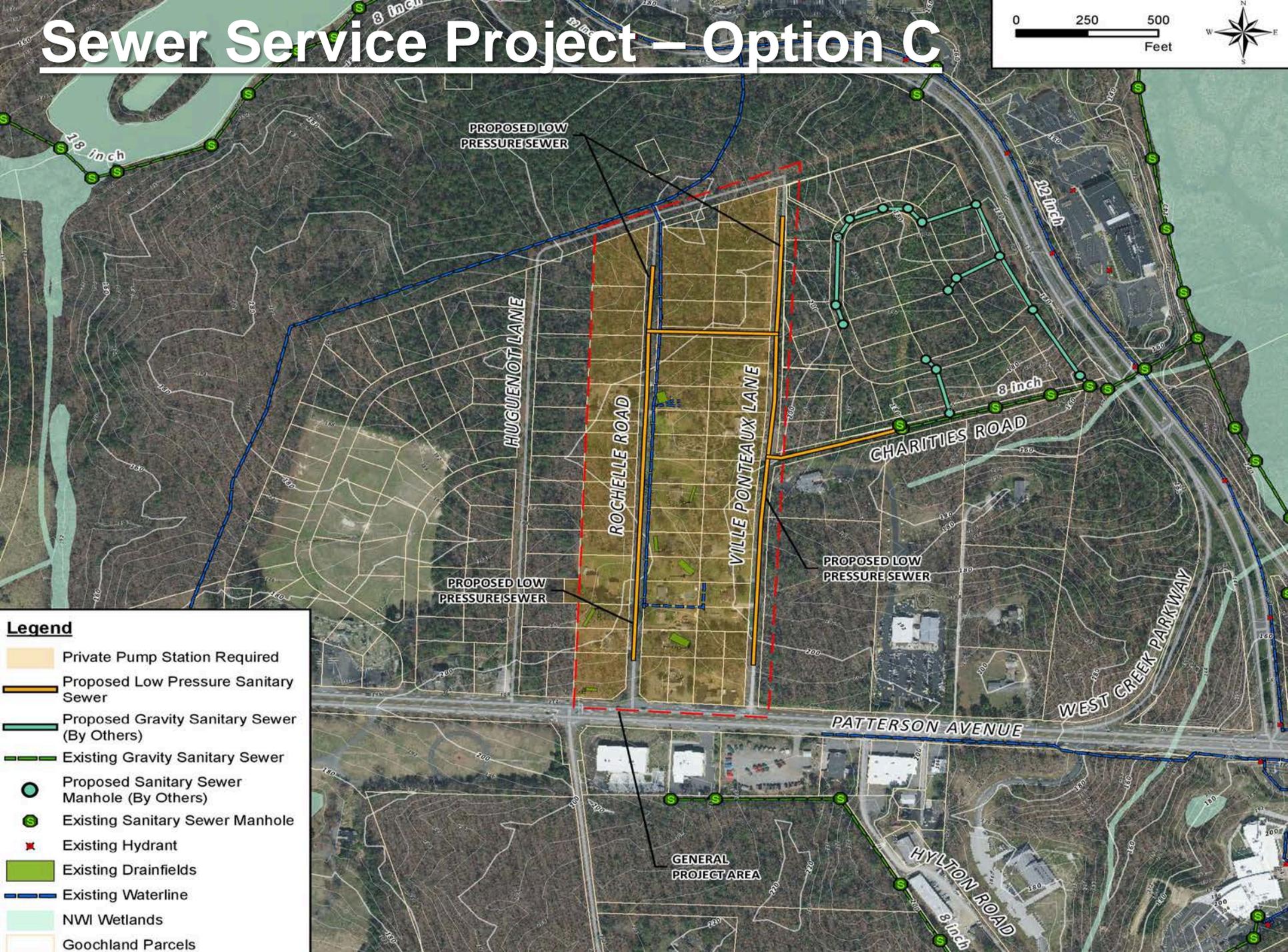
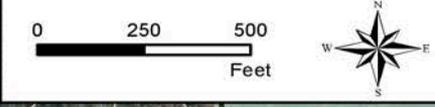
Sewer Service Project – Option B



Legend

- Private Pump Station Required
- Proposed Low Pressure Sanitary Sewer
- Proposed Gravity Sanitary Sewer
- Proposed Gravity Sanitary Sewer (By Others)
- Existing Sanitary Sewer
- Proposed Sanitary Manhole
- Proposed Sanitary Sewer Manhole (By Others)
- Existing Sanitary Sewer Manhole
- Existing Drainfields
- Existing Waterline
- Existing Hydrant
- NWI Wetlands
- Gochland Parcels

Sewer Service Project – Option C



Legend

- Private Pump Station Required
- Proposed Low Pressure Sanitary Sewer
- Proposed Gravity Sanitary Sewer (By Others)
- Existing Gravity Sanitary Sewer
- Proposed Sanitary Sewer Manhole (By Others)
- Existing Sanitary Sewer Manhole
- Existing Hydrant
- Existing Drainfields
- Existing Waterline
- NWI Wetlands
- Gochland Parcels

Huguenot Hills Public W&S Project

Sewer Service Project

- Recommendations:
 - Implement Option C: Pressure Sewer System
 - Lowest risk of encountering rock
 - Less property disturbance and restoration
 - Shorter construction duration
 - Install approximately 4,300 linear feet of 2"-3" pressure sewer along Rochelle Road and Ville Ponteaux Lane.
 - Locate the pressure sewer within existing public and private right-of-way.

Huguenot Hills Public W&S Project

Sewer Service Project

Q: How much will this cost property owners?

A: Costs for sewer connection to one house are as follows:

- New Sewer Customers = Current Connection Fee of \$6,600, plus costs for sewer lateral connection and electrical connection to grinder pump.
- Property owners can choose to finance connection fee with County for 10 years, interest free.
- County currently working on a standard financing agreement and will present at next community meeting.

Huguenot Hills Public W&S Project

Sewer Service Project (cont'd)

Q: How much will this cost property owners?

A: Costs for sewer connection to one house are as follows:

- County will incur cost of grinder pump units for existing residences and businesses who choose to connect as part of the project.
- Property owners are not required to connect as part of the project.

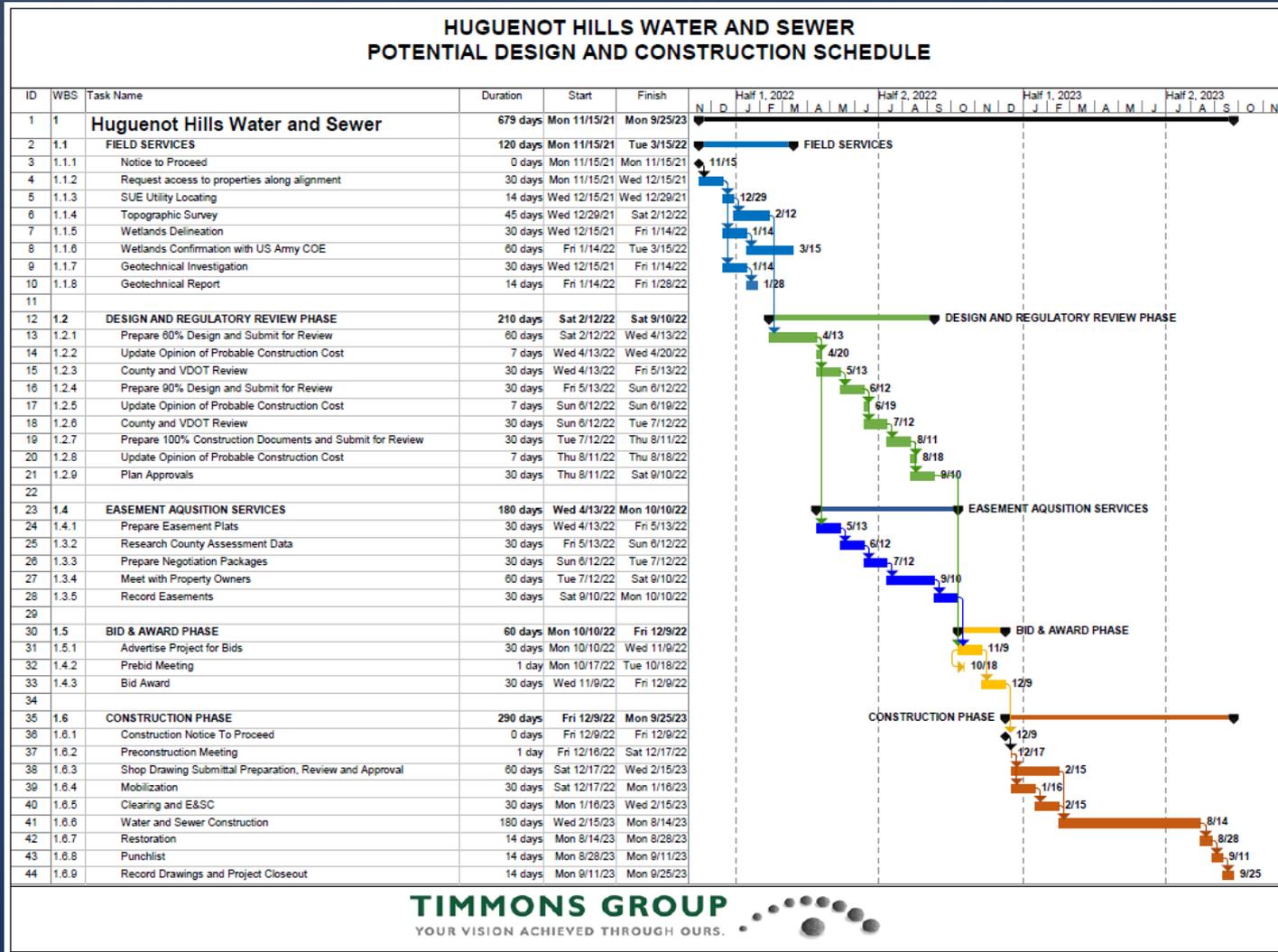
Huguenot Hills Public W&S Project

Next Steps & Expected Timeframes

- Engineering Design – Approx. 10 months
- Easement Acquisition – Approx. 6 months
- Construction Bid & Award – Approx. 4 months
- Construction – Approx. 10 months
- Final completion estimated around September 2023

Huguenot Hills Public W&S Project

Anticipated Timeline





QUESTIONS?