



**Catlett – Calverton Sewer Project  
Project Management Team  
Golden Rule Builders, 3409 Catlett Road  
August 13, 2014**

*Welcome & Introductions --*

Sue Rowland welcomed everyone and asked everyone to introduce themselves (see sign in sheet).

*Follow up from July 9 meeting --*

Sue Rowland began by asking Don Del Rosso and Andrew Hopewell to give a brief history of the Service District boundaries. Mr. Del Rosso distributed maps of the 1967 Service District and the 2 Service Districts as they exist today (attached). Mr. Hopewell reviewed a handout outline of the history of changes to the Service District boundaries with revisions in 1975, 1977, 1987, 1992 and 2000 (attached). Mr. Hopewell and Mr. Del Rosso reviewed the Comprehensive Plan Land Use designations in the 2 villages. In answer to a question, Mr. Del Rosso reviewed the process for updating the Comprehensive Plan, which included establishing an advisory committee of citizens in the community to provide input to the staff and the Planning Commission. The process included many public meetings and public hearings by the Planning Commission and the Board of Supervisors. A question was asked by Mr. Padgett about the ability of the soil to handle the density of development called for in the Comp Plan. After some discussion it was agreed that the regulator staff at VDH will be asked to give a presentation on the rules for (Alternative On-site Septic Systems) AOSS systems in Virginia. There was also shared that in an upcoming meeting between the project consultants and county staff, estimates of where growth is most likely to occur within the Service Districts. (For this project, growth is defined as (1)infill/existing vacant lots, (2) increase of intensity such as adding a bedroom to an existing home, and (3) opening of businesses in existing vacant structures.)

Sue Rowland asked Eldon James to review the Preliminary Project Timeline Narrative. Eldon James distributed a 2-page handout (attached) and walked through the tasks to be accomplished in the coming months. At the end of the review of the short-term timeline activities, discussion ensued about the requirements of DEQ that must be completed prior to the County closing on the loan, and when DEQ would requiring the data needed to determine if the county would qualify for a zero interest rate. Upon review of the long-term timeline activities,

community members encouraged the staff to move as quickly as possible in providing the community with information about costs and to allow owners to begin signing user agreements and deeds of easement.

*Recent Project Progress --*

Sue Rowland gave an update on Status of the Catlett-Calverton Decentralized Sewer PPEA. She reviewed a conceptual sketch of the systems that assumes sewer lines don't cross the railroad lines but can cross the gas lines. This concept shows that the project can be built and operated within the cost parameter on keeping monthly costs below \$60. This concept includes 5 clusters, 2 in Catlett and 3 in Calverton. Each cluster would include a treatment facility and dispersal field serving the homes and businesses within that cluster. The county will work with NWC on the issues of railroad and gas line crossings, which may lead to reconfiguring the sizes of the clusters and the number of treatment facilities/dispersal sites.

Sue Rowland moved to a discussion of the community survey. She explained that she had a discussion with Walter Gills of DEQ to propose that we collect the needed income information as we get interested residents to execute User Agreements. In response to a question she said that the draft User Agreement and Deed of Easement will soon be given to the County Attorney for review. Once that is completed, the documents can be completed by prospective Catlett/Calverton users.

*Project Next Steps through October --*

The staff and consultants will be preparing for the presentation to the Board of Supervisors on September 11 in which the Board will be asked to authorize the staff to move forward with negotiating the Comprehensive Agreement; PMT is invited to attend.

If Board acts affirmatively, then while the negotiation of the Comprehensive Agreement occurs:

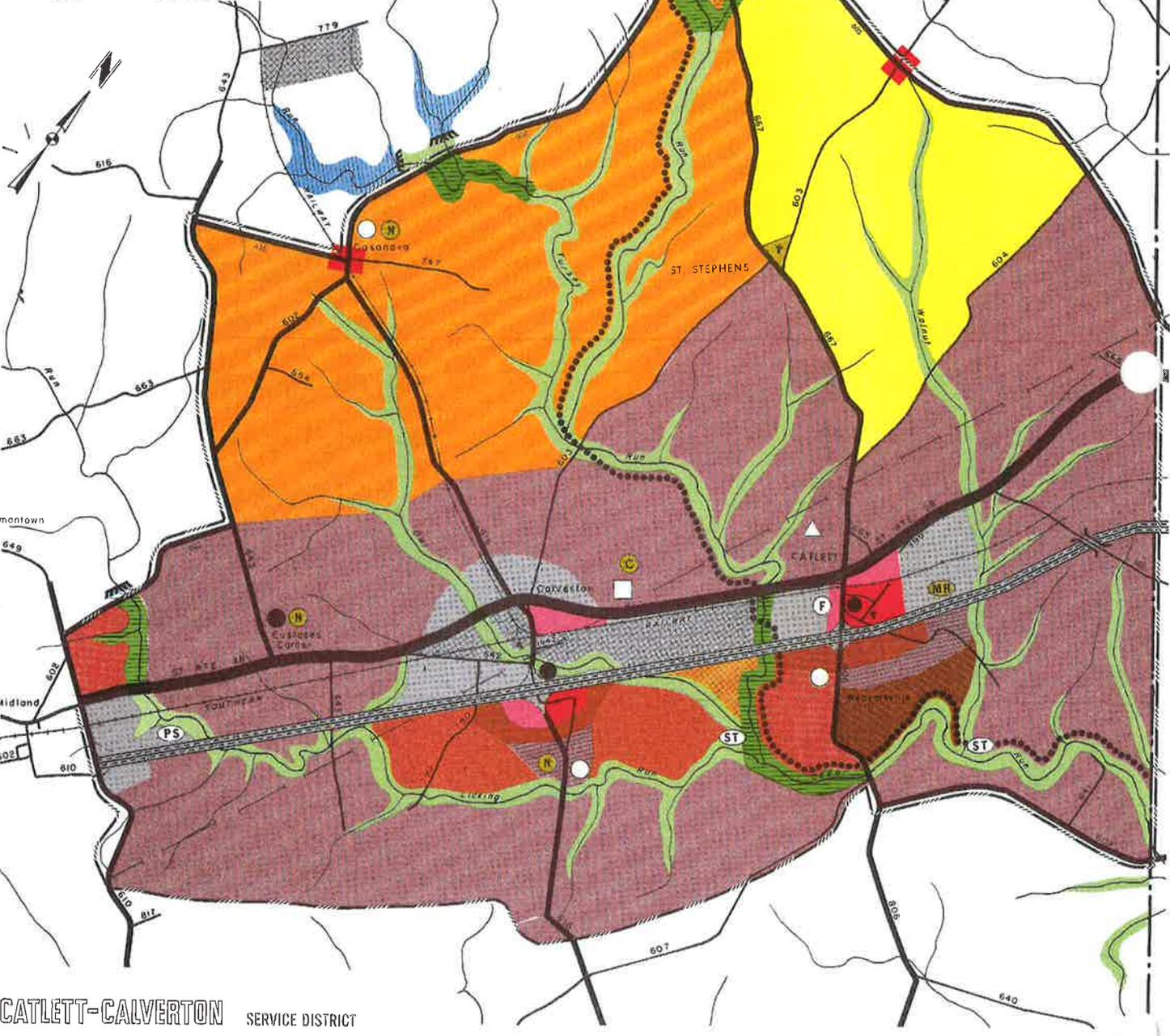
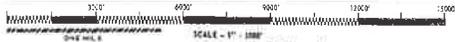
1. Staff will be working to identify and test potential dispersal sites
2. Staff will be developing rate structure scenarios; discussion will be PMT agenda items in September and October
3. Staff will begin community engagement to explain the project and costs; a communications plan will be presented at the September PMT meeting.

*Next PMT Meeting will be September 10, 2014:*

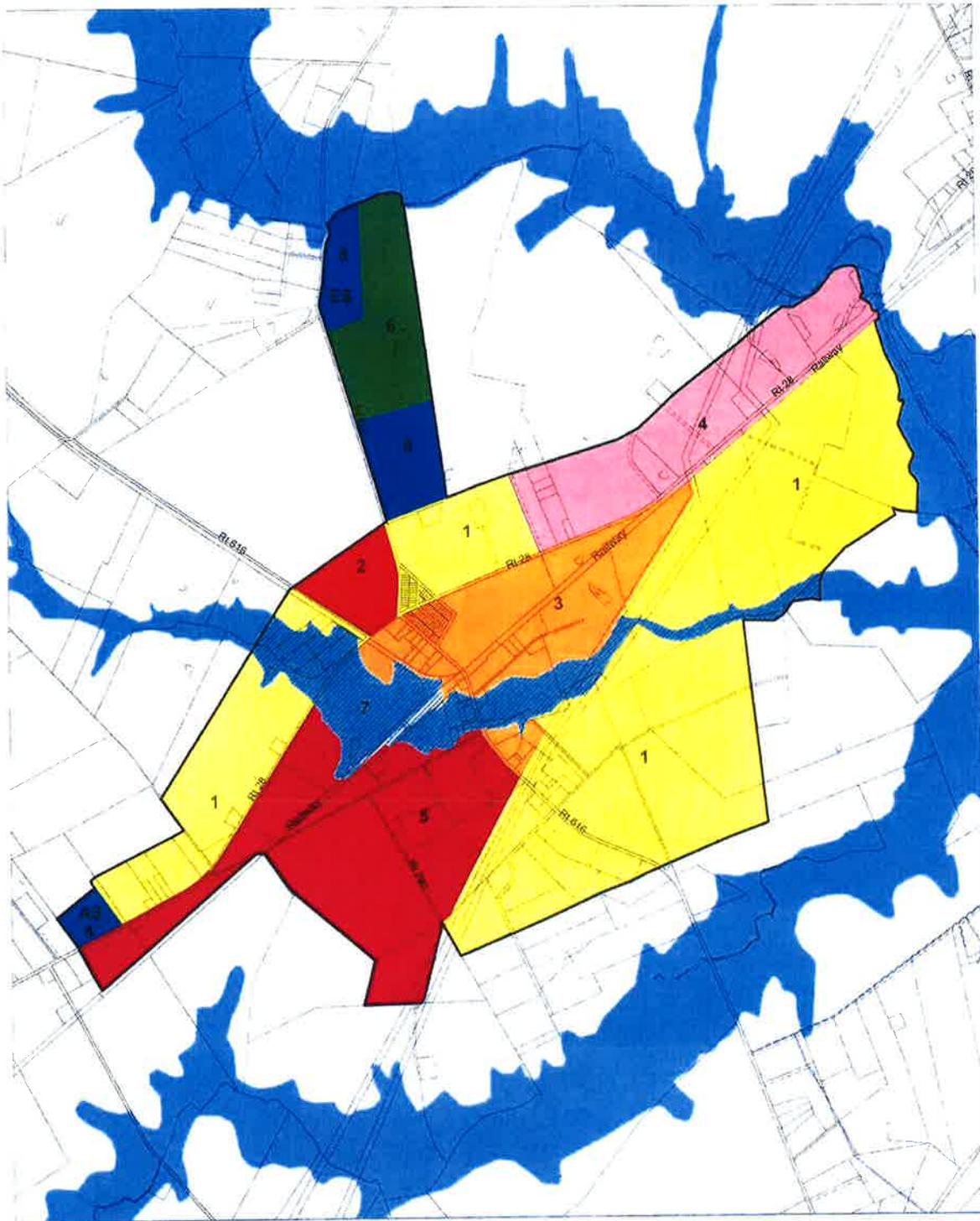
- AOSS Regulation presentation
- Discussion of costs and potential rates
- Presentation of the draft Communications Plan



| COMMERCIAL   |                |              | INDUSTRIAL       |                   | SCHOOLS            |                     | TRANSPORTATION  |                 | OTHER    |             |
|--------------|----------------|--------------|------------------|-------------------|--------------------|---------------------|-----------------|-----------------|----------|-------------|
| Highway      | Office         | Community    | Light            | Medium            | Elementary         | High                | Arterial Hwy    | Local Collector | Proposed | Public Park |
| Residential  | Medium Density | High Density | Light Industrial | Medium Industrial | Public High School | Private High School | Major Collector | Local Collector | Proposed | Public Park |
| Conservation | Agriculture    | Government   | Light Industrial | Medium Industrial | Public High School | Private High School | Major Collector | Local Collector | Proposed | Public Park |
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CATLETT-CALVERTON SERVICE DISTRICT



**LAND USE LEGEND**

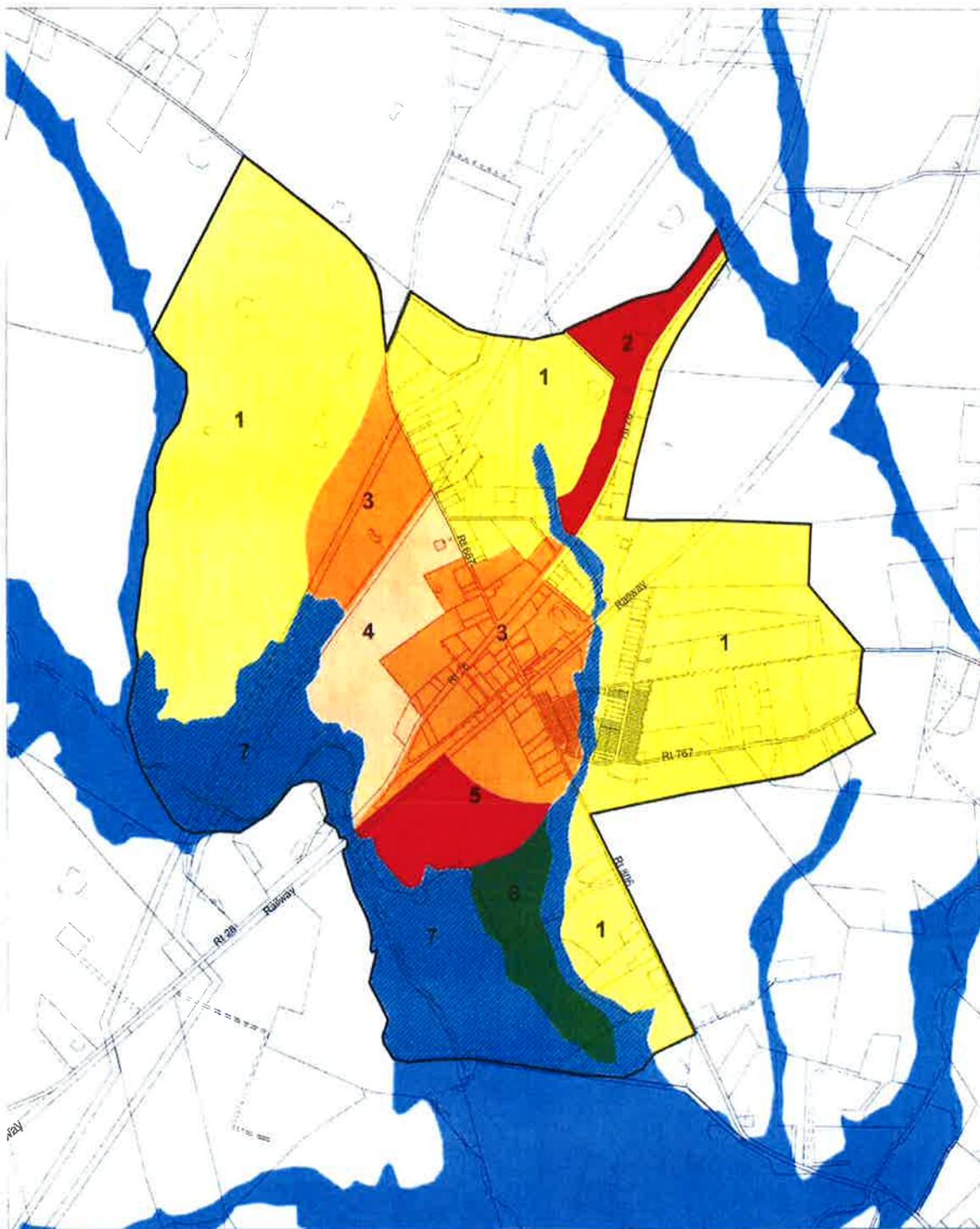
- 1 Low Density Residential:  
1-3 Units Per Acre
- 2 Commercial
- 3 Mixed Use (Commercial & Residential)
- 4 Office & High Tech
- 5 Industrial
- 6 Park / Open Space
- 7 Park / Open Space / Floodplain
- 8 School
- FEMA Floodplain
- Service District Boundary

**Calverton Village  
Service District**



Fauquier County  
GIS Office

Date: 01/10/05  
Scale : 1 Inch = 1500 Feet.



**LAND USE LEGEND**

- 1 Low Density Residential:  
1-3 Units Per Acre
- 2 Commercial Highway
- 3 Mixed Use (Commercial & Residential)
- 4 Office
- 5 Industrial
- 6 Park / Open Space
- 7 Park / Open Space / Floodplain
- FEMA Floodplain
- Service District Boundary

**Catlett Village  
Service District**



Fauquier County  
GIS Office

Date: 01/10/05  
Scale : 1 Inch = 1200 Feet.



## The Catlett-Calverton Service District

### 1967 Plan:

- 52.9 square miles
- Included Catlett, Calverton, Casanova & Auburn
- Rapid rail service (late 1970's) and Monticello Freeway anticipated
- Existing population – 1,753;
  - 1980-85 projected population – 6,500;
  - 2000 projected population – 20,000+
- Initially, multiple interim plants with one ultimate plant at the confluence of Walnut Branch
- Two major employment centers (500 acres) between Catlett and Calverton
- Community retail at Catlett (50 acres) and Calverton (30 acres), neighborhood convenience centers at Casanova, Auburn & 605/603, and 70 acres of Highway commercial
- Residential density intended to be concentrated around settlements/villages at densities of:
  - 10-20 DU/acre – multi-family
  - 2.2-2.5 DU/acre – urban single family
  - 1.6-0.9 DU/acre – suburban single family (plus a mobile home park at 8-10 DU/acre)
- Some new schools and parks/trails also called for

### 1975 Revision:

- Monticello Freeway eliminated

### 1977 Plan:

- Area reduced down to 1,195 acres
- Only included separated Catlett and Calverton areas
- Projected holding capacity of the service district – 6,950 residents
- Public sewer expected in 3-5 years
- Industrial development (140 acres) spread between two areas
- General commercial (45 acres) and neighborhood commercial (15 acres) as well as Town centers (110 acres) in both areas (acreages combined for the two areas)
- Residential densities ranging from 1.6 DU/acre up to 3.0 DU/acre

### 1987 Plan:

- Separated into two districts – Calverton (615.17 acres proposed to expand to 1,160 acres w/ sewer), and Catlett (702.68 acres proposed to expand to 837 acres w/ sewer)
- Projected growth with sewer – Calverton 1,602 to 3,117 DU's, Catlett 1,382 to 2,724 DU's
- Sewer not expected before 1997
- Industrial land (398 acres) spread between two areas

- Neighborhood commercial (209 acres) spread over both areas, highway commercial (29 acres) in Catlett
- Residential densities ranging from 1-13 DU/acre.

#### 1992 Plan:

- Calverton proposed to expand to 281 acres by 2000, and ultimately to 1,082 acres; Catlett proposed to expand to 446 acres by 2000, and to 805 acres ultimately
- Additional ultimate DU potential – Calverton 3,370 DU's, Catlett 1,339 DU's
- Introduction of phasing: 1992-2000; 2000-2010; & 2010+
  - Calverton slated for interim public sewer before 2000
  - Catlett sewage pumped to Remington Plant
- Industrial land (391 acres) spread between the two areas
- Neighborhood commercial (90 acres) spread over both areas, highway commercial (25 acres) in Catlett
- Residential densities ranging from 1-20 DU/acre.

#### Current Plan (+- 2000):

- Calverton identified at 1,038 acres; Catlett identified at 769 acres
- 2020 DU forecast: Calverton 145 DU's; Catlett 312 DU's
- Catlett served by public water
- Industrial land (273.1 acres) spread between the two areas (primarily Calverton)
- Highway commercial (15.2 acres) in Catlett, unspecified commercial (32 acres) in Calverton
- Mixed use (71.1 acres) added to Catlett and Mixed use/Commercial (112 acres) added to Calverton
- Office (111 acres) added to Catlett
- Solely residential densities ranging from 1-3 DU's/acre.

### **Preliminary Project Timeline – short term, getting to Notice To Proceed (NTP)**

1. PPEA – Unsolicited Conceptual Proposal received, reviewed and Board of Supervisor's authorization to proceed to Detailed Submission Phase was granted on May 8, 2014.
2. Detailed Phase Submission received June 27.
3. County Review, Additional Information Requested July 16.
4. Response (Addendum) submitted July 25.
5. Review underway, anticipated requesting some additional clarifications by August 8.
6. Assuming clarifications are acceptable staff requests Board of Supervisors authorization to negotiate the Comprehensive Agreement at the September 11 Board meeting.
7. Comprehensive Agreement Negotiation – September 12 to November 3.
8. 10-Day Public Notice Period - November 3 to November 13.
9. Board of Supervisors holds a Public Hearing at the November 13 Board meeting to take input on the proposed Comprehensive Agreement.
10. 30-Day period to modify proposed Comprehensive Agreement based on public comments - November 13 to December 13.
11. Board of Supervisors authorization to execute the Comprehensive Agreement December/January. The regular December Board meeting is December 11, 28 days after the Public Hearing; the next regular meeting is January 8. Agreement execution and Notice To Proceed will occur on or before January 8, 2015.

### **Preliminary Project Timeline – long-term, designing, building and starting-up the system**

In order to facilitate timely design and construction, County will conduct preliminary tasks simultaneous with the negotiation of the Comprehensive Agreement.

After the Board authorizes negotiation of the Comprehensive Agreement the County will begin multiple key preliminary tasks:

- A. Identify, test and secure sites for treatment plants and dispersal fields.
- B. Develop the customer rate structure.
- C. Engage the community to explain the project and costs.
- D. Customer identification: User Agreements and Deeds of Easement.

- A. County will identify and test sites by November 13 (Public Hearing). Between November 13 and January 8 County will negotiate and secure the necessary easements/acquisitions for the sites.
- B. In August, County will begin developing rate structure scenarios. This will be a critical agenda item at the September 10 and October 8 PMT meetings with PMT input being used to develop the final recommendation to the Board of Supervisors on November 13.
- C. After September 11 Board authorization to negotiate the Comprehensive Agreement, County will begin community communications including all strategies identified at the July PMT meeting to explain the project and its associated costs.
- D. After November 13 Public Hearing, County will begin obtaining conditional User Agreements and the Deeds of Easement (with the understanding that if the Board votes to stop the project at the end of the post Public Hearing 30-day period the resident will have no financial obligation). The goal will be to secure as many User Agreements and Deeds as possible by January 8.

Once the NTP is issued to Northwest Cascade, Inc. (NWC):

- 1. Design will begin within 1 week provided at least 1 treatment plant and dispersal field site has been secured.
- 2. Design of the first cluster and issuance of all permits (state and local) will be received within 4 months of NTP.
- 3. Construction of the first cluster will begin within 1 week of the issuance of all necessary permits.
- 4. NWC has proposed to design, construct and start-up all clusters within 24 to 36 months of NTP; therefore project completion will occur between January 2017 and January 2018.