

April 10, 2026

J.T. Newberry
Senior Planner II
Albemarle County Community Development
401 McIntire Road
Charlottesville, VA 22902

RE: ACSA 2026-00001 - Iglesia del Dios Pentecostal Fuente de Salvación: Request expansion of ACSA Jurisdictional Area to connect to public water and sanitary sewer for Rural Areas (RA) TMP 47-1 - Amended per Review Comments

Dear J.T,

On behalf of Iglesia del Dios Pentecostal Fuente de Salvación, we respectfully request approval to minimally expand the Albemarle County Service Authority (ACSA) Jurisdictional Area limits to connect the proposed church facility on TMP 47-1 to the existing public water and sanitary sewer systems. Public water and sewer infrastructure is readily accessible and in close proximity to the site, making connection technically feasible without requiring major system expansion or service disruption. Alternatively, the church would utilize an existing or new private well(s) for domestic water and would design and install a private septic drain field system for sanitary sewer. There is an existing residence on TMP 47-1 that is served by an existing private well and septic drain field. This residence will remain on the parcel as rental unit. It will continue to utilize the well and septic system for domestic water and sanitary sewer disposal. A copy of the original, 1984, well and septic permit from the Department of Health is included as an attachment.

Justification and Public Benefit

- 1. Protection of Public Health and Environmental Quality**
Connection to public water and sewer ensures compliance with established treatment, testing, and monitoring standards. This significantly reduces the risk of groundwater contamination, septic failure, and long-term environmental degradation in the area. Installation of a private septic drainfield would require additional land disturbance and perhaps clearing of wooded areas.
- 2. Long-Term Infrastructure Reliability**
Public systems provide consistent service capacity, redundancy, and professional maintenance that private well and septic systems cannot guarantee over time. This reduces the likelihood of system failure, emergency repairs, and future remediation.
- 3. Reduced Risk to Adjacent Properties**
Septic drainfields can pose risks to neighboring parcels through leachate migration or system malfunction. Public sewer connections eliminate these risks and support overall neighborhood stability.
- 4. Consistency with Planning and Land Use Goals**
Granting this connection supports responsible land use for an institutional facility

that serves the broader community, without undermining the intent of the service district boundaries.

5. **Long-Term Stewardship and Reduced Public Liability**

Approval of a public utility connection reduces the likelihood of future system failure requiring regulatory enforcement or public intervention, protecting both environmental resources and neighboring properties.

6. **Community Benefit and Emergency Use**

The facility may serve as a gathering point during emergencies, outreach efforts, or community events. Public water and sewer enhance the site's ability to safely serve these functions when needed.

Viability and cost comparison of on-site private water/septic utilities (04/10/2026)

The church hired Aqua Nova Engineering to provide a preliminary concept design and cost estimate for on-site water and sewer management systems. The report is attached as an addendum to this request. In summary, on-site water and sewer management systems are technically viable for this project. The existing well would need to be converted to a Public Water System with the Health Department, and 6,400 square foot conventional drainfield would need to be constructed adjacent to Proffit Road.

The Aqua Nova report includes an engineer's opinion of estimated cost for design and permitting, and installation of the on-site water and sewer management systems. Aqua Nova estimates \$84,000 for the sewer system and \$6,000 to convert the existing well to a Public Water System, for a total of \$90,000.

A preliminary concept design for extension of public water and sewer under Proffit Road to the church parcel has been submitted and reviewed by County and ACSA to demonstrate the viability of connection public utilities. An engineer's opinion of estimated cost for design and permitting, and construction of the infrastructure associated with connection to public water and sewer was created with the assistance of a trusted site contractor and data on the ACSA website. The total estimated cost for connection to public water and sewer is \$88,060.

Conclusion

For the reasons stated above, we believe that expansion of the ACSA Jurisdictional Area and connection to public water and sewer is the most prudent, sustainable, and community-beneficial option for this project. We respectfully request the Board's approval to proceed with public utility connections in place of a private well and septic drainfield.

We appreciate the Board's consideration and are available to provide any additional technical information or documentation as requested. Please call should you have any questions or comments.

Sincerely yours,



Alan Franklin, PE

Waterstreet Studio, LLC

Attachments: Aqua Nova Report, Cost Estimates, Site Plan Concept



Aqua Nova Engineering, PLC

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Engineering Solutions for Potable Water • Wastewater • Rainwater

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09 April 2026

Pastores Carlos y Magaly Burgos
Iglesia Pentecostal Fuente de Salvacion
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Charlottesville, VA 22902
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Email: Magalyruballos06@gmail.com

Iglesia Church – Onsite Water and Sewer System Concept design

Mr. Burgos:

Aqua Nova Engineering, PLC. (Aqua Nova) is pleased to provide a summary of the concept design for on-site water and sewer management systems at the Iglesia Church (Iglesia). We have developed water demand estimates and sewage flows onsite water and sewer and determined that this onsite approach appears feasible. If the onsite approach is selected for the project, Aqua Nova will provide a proposal for engineering and permitting of these systems, as a separate document.

Water and Sewage Flows

Based email from Iglesia director and staff, Aqua Nova noted the following activities and developed corresponding water demands and sewage generation rates. [Please review the attendance information](#) to help Aqua Nova confirm the design criteria.

Below are the estimated daily maximum water demands and sewage flows by activity.

- Church Attendance & Activities:
 - Sunday: 200 people. Water demand is 2,000 gal. Sewage is 1,500 gal.
 - Tuesday: 50 people. Water demand is 500 gal. Sewage is 375 gal.
 - Saturday: 150 people. Water demand 1,500 gal. Sewage is 1,125 gal.
- Sunday School – 70 children + 2 staff. Water demand 350 gal. Sewage is 324 gal.
- Babysitting (Sunday only): 30 children. Water demand 150 gal. Sewage is 120 gal
- Cleaning/Maintenance: once per week. Water /Sewage 120 gal.

Desing Criteria for Water System

For the Water System design, the Peak Daily flow is the critical number. Sunday has the peak water demand estimated at 2,620 gal/day. This value will be used to design the water system along with information on the plumbing fixtures in the building.

Desing Criteria for Sewage System

The Sewage System can be designed to handle the peak day flows or flow equalized over one week to reduce the size of the drainfield. Peak day and weekly average flows are listed below.

- PEAK Flow is on Sunday and is 1,864 gal/day
- WEEKLY Average flow is 486 gal/day

Water System Concept Design

The Iglesia facilities will require a Public Water System (PWS) to provide water because of the number of persons served. The existing well for the residence appears to have adequate capacity to serve the new buildings along with the residence. If this well can be re-permitted to serve a PWS, the water system can be designed based on that well. Aqua Nova has successfully done this on some other projects, however the well location and construction must be evaluated by the Virginia Department of Health, Office of Drinking water. The evaluation process would be part of the preliminary engineering and permitting process.

The water system would likely consist of the following components to serve both the existing residence and the new building.

- Well pump, upgraded for higher flow and pressure
- Sediment Filtration System
- Disinfection System, if necessary
- Bladder Tanks for storage of peak short term demand.
- Distribution piping to buildings and existing residence.

Sewage System Concept Design

Aqua Nova proposed to design a conventional onsite sewage system (COSS) to serve the new building. The existing residence would continue to be served by the existing residential sewage system.

This new COSS has a septic tank for primary treatment. Filtered septic effluent is dosed to gravity drainfield. Because the daily maximum flow is much higher than the weekly average, flow equalization will be used to average out the flow over seven days. The Flow Equalization tank will have pumps in it to pump a maximum volume each day to the drainfield. In general, the Flow Eq. tank will reach maximum volume on Sunday and be empty by Friday.

The main components of the sewage system are listed below

- Septic tank 3000 gallon, with septic tank effluent filter. Flows by gravity to Eq. Tank
- Equalization Tank, 2500 gallon- has effluent pumps in it
- Effluent Pumps, duplex , with pump controller- pumps to drainfield D-Box
- Design Flow to the drainfield is 530 gallons per day
- Distribution Box (D-box), adjustable gravity outlets - distributes septic effluent to drainfield laterals
- Drainfield, subsurface with gravelless trench technology – disperses effluent into soils.

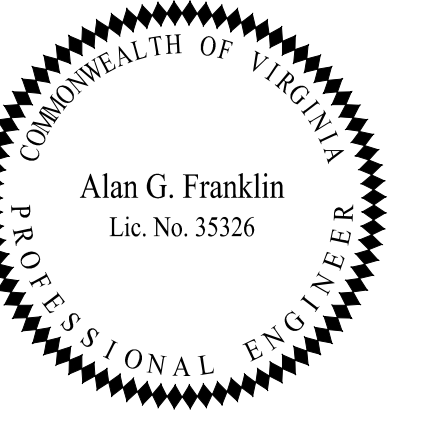
Sewage System Layout

The new septic tank and Equalization/pump tank will be located near the church building. The effluent pump controller would be near the Eq. Tank and requires a 30 amp power supply from the church building. The effluent pumped line to the drainfield would be routed as necessary to minimize significant drops and or rises.

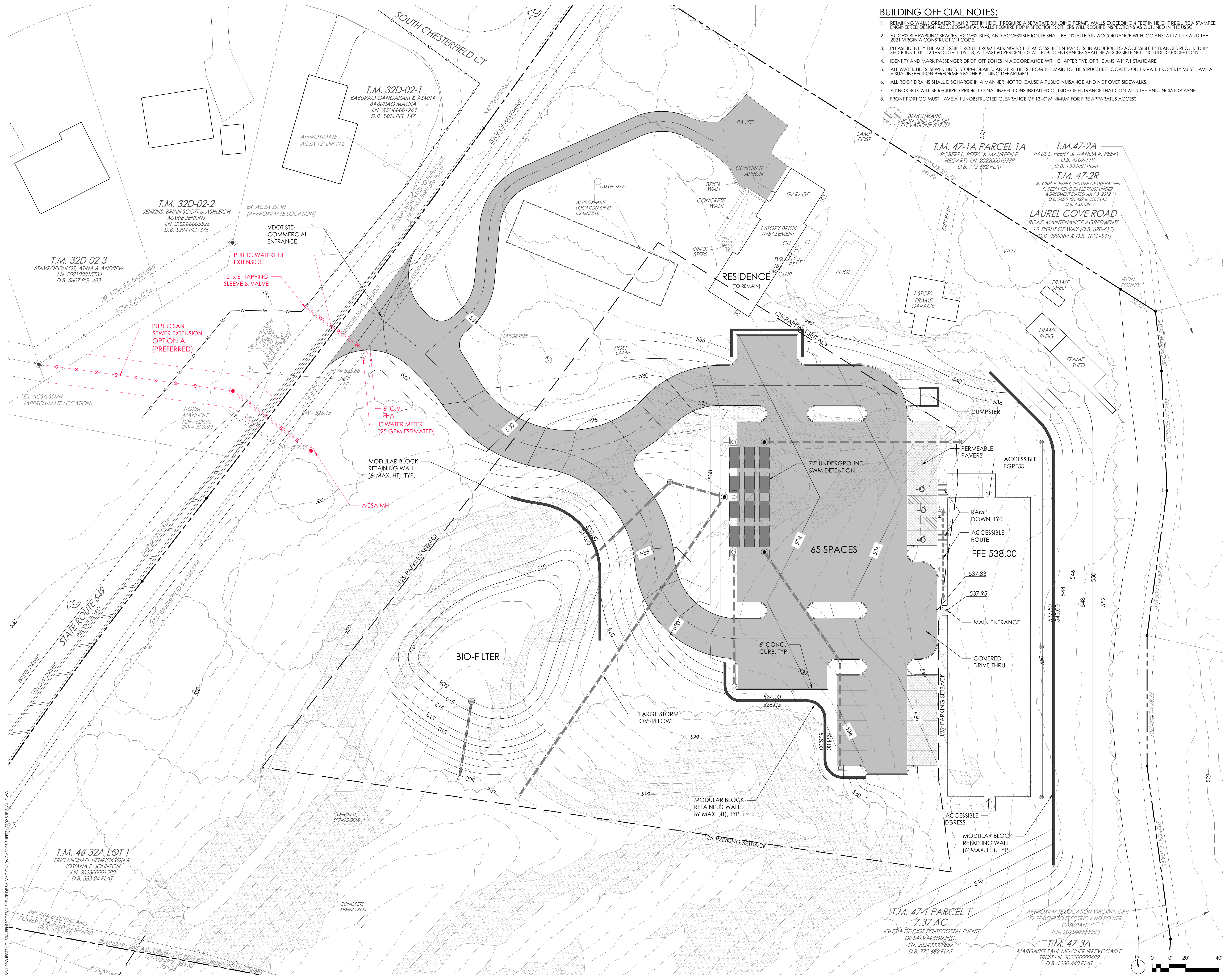
Aqua Nova evaluated soils in the areas along Proffitt Road. Suitable soils for drainfield were located southwest of the proposed driveway, sufficient for the primary drainfield and reserve drainfield area. These areas are shown on Figure 1/Sheet 1. The specific design of the drainfield will be developed in the Final Engineering stage if the COSS approach is selected.

BUILDING OFFICIAL NOTES:

1. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN. ALL SEGMENTAL WALLS REQUIRE R.O.F. INSPECTIONS; OTHERS WILL REQUIRE INSPECTIONS AS OUTLINED IN THE USEC.
2. ACCESSIBLE PARKING SPACES, ACCESS ISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANS I.117-1.17 AND THE 2021 VIRGINIA CONSTRUCTION CODE.
3. PLEASE IDENTIFY THE ACCESSIBLE ROUTE FROM PARKING TO THE ACCESSIBLE ENTRANCES. IN ADDITION TO ACCESSIBLE ENTRANCES REQUIRED BY SECTIONS 1105.1.2 THROUGH 1105.1.8, AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE NOT INCLUDING EXCEPTIONS.
4. IDENTIFY AND MARK PASSENGER DROP OFF ZONES IN ACCORDANCE WITH CHAPTER FIVE OF THE ANS I.117.1 STANDARD.
5. ALL WATER LINES, SEWER LINES, STORM DRAINS, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE LOCATED ON PRIVATE PROPERTY MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.
6. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
7. A KNOX BOX WILL BE REQUIRED PRIOR TO FINAL INSPECTIONS INSTALLED OUTSIDE OF ENTRANCE THAT CONTAINS THE ANNUNCIATOR PANEL.
8. FRONT PORTICO MUST HAVE AN UNOBSTRUCTED CLEARANCE OF 13'-6" MINIMUM FOR FIRE APPARATUS ACCESS.



professional seal
A. FRANKLIN
project manager
project team



**IGLESIA DE DIO
PENTECOSTAL
FUENTE DE
SALVACION**
project name
IGLESIA DE DIOS PENTECOSTAL
FUENTE DE SALVACION INC
client
2465 SOUTH HAVEN LANE
CHARLOTTESVILLE, VA 22903
project address

project number
CRITICAL SLOPE WAIVER
project phase
JANUARY 13, 2026
issue date

2. 03/24/2026: Revise Entrance Location
1. 03/19/2026: Add Public Utility Options
revisions

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waterstreetstudio

Public Water & Sewer Connection Engineer's Estimated Cost				
<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>
6" DIP Water Main	50	LF	\$100.00	\$5,000.00
Fire Hydrant Assbly	1	EA	\$2,500.00	\$2,500.00
6" Gate Valve w/Box	1	EA	\$1,000.00	\$1,000.00
1" Water Service Lateral	1	EA	\$1000.00	\$1,000.00
Jack and Bore 6" Waterline under Proffit Road	40	LF	\$350.00	\$14,000.00
8" Bore and connect to Ex. SSMH	1	EA	\$1,500.00	\$1,500.00
8" DIP Sewer Main	170	LF	\$120.00	\$20,400.00
Jack and Bore 8" San. Sewer under Proffit Road	40	LF	\$400.00	\$16,000.00
48" DIA Manhole	2	EA	\$3,500.00	\$7,000.00
Manhole Frame & Cover	2	EA	\$400.00	\$800.00
6" Sewer Lateral Stub	8	LF	\$50.00	\$400.00
Sub-Total Public Water & Sewer Construction Cost =				\$69,600.00
10% Contigency =				\$6,960.00
Total Public Water & Sewer Construction Cost =				\$76,560.00
<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>
ACSA 1" water meter installation & connection fee	1	EA	\$1,500.00	\$1,500.00
ACSA/RWSA Connection Charge (1" meter = 2.5 ERC)	2.5	ERC	\$1,000.00	\$2,500.00
Engineering Design & Plan Review Fees	1	EA	\$7500.00	\$7,500.00
Total Public Water & Sewer Design & Connection Fees =				\$11,500.00
Total Estimated Public Water & Sewer Connection Expense =				\$88,060.00

Engineer's Opinion of Probable Cost - Wastewater Management System

Project Name:	Iglesia Church- Proffitt Road	
Scenario:	Conventional Onsite Sewage System	
Updated:	April 9, 2026	Reviewed: 4/9/2026
By:	D. Maciolek	By: David Maciolek

Table 1: Installed Cost Opinion by Subsystem

COMPONENTS AND INSTALLATION			Line Cost	Notes
Materials and Components		Cost	Markup	
Septic Tank/ Eq. Tank & Pumps	\$17,400	15%	\$20,010	See tab "Components & Materials"
Dispersal System - limited components	\$900	15%	\$1,035	See tab "Components & Materials"
Installation Costs		Days	\$/day	
Septic and Eq. Tank + Pumps				
Equipment	3	\$900	\$2,700	Excav., Backhoe & Trencher @ \$1,600/wk ea.
Tank and pump station install	3	\$1,920	\$5,760	Foreman (\$120/hr) + 2 laborers (\$+60/hr ea.)
Electrical Work for Pump Station	1	\$1,840	\$1,840	Electrician (\$150/hr) + 1 assistant (\$80/hr)
Collection Systems SUBTOTAL			\$10,300	
Disposal System				
D-Box and header trench	1	\$1,760	\$1,760	Foreman (\$80/hr) + 2 laborers (\$50/hr ea.)
Effluent Transport Piping	\$12	200 LF	\$2,400	
Gravelless Trenches- New Drainfield	\$40	600 LF	\$24,000	Trenches: 12@ 60' long
Disposal SUBTOTAL			\$28,160	
Total Installed Cost by Sub-system				
Septic and Eq. Tank + Pumps			\$30,310	
	Contingency	10%	\$3,100	
	Contractor Overhead and Profit	15%	\$4,600	
Septic Tank, Eq. Tank and Pumps - Construction COST OPINION			\$39,000	Rounded up to nearest \$1,000
Disposal System Construction Subtotal			\$29,195	Component cost + installation cost
	Contingency	10%	\$3,000	
	Contractor Overhead and Profit	15%	\$4,400	
Disposal System Construction COST OPINION			\$37,000	Rounded up to nearest \$1,000
OVERALL INSTALLED			\$76,000	

Engineer's Opinion of Probable Cost - Wastewater Management System

Project Name:	Iglesia Church- Proffitt Road		
Scenario:	Conventional Onsite Sewage System		
Updated:	April 9, 2026	Reviewed:	4/9/2026
By:	D. Maciolek	By:	David Maciolek

Table 2: Engineering Services and Fees and Overall Cost Opinion

ENGINEERING SERVICES	Line Cost (a)	Notes
Design , Construction Documents and Permitting	\$5,500	Calculations, drawings, permit work
Construction Oversight - Estimated Maximum	\$1,500	Onsite and remote Oversight assist.
Start-up and completion letter	\$600	Onsite startup and letter to VDH
SUBTOTAL	\$7,600	
Permit Fees, VDH	\$400	Per VDH, Effective July 1, 2019
TOTAL Cost Opinion- Construction plus Engineering Services \$	84,000	Round up to nearest 100.

Engineer's Opinion of Probable Cost - Wastewater Management System

Project Name:	Iglesia Church- Proffitt Road
Scenario:	Conventional Onsite Sewage System
Updated:	9-Apr-2026
Reviewed:	5/21/2025
By:	D. Maciolek

Table 3: Components and Materials - Opinion of Cost

Area	Item	Description	Item Cost	Item Cost	Units needed	Line Cost
Primary Treatment and Flow Eq.						
	Primary Tank Effluent Filter	Polylok PL 625 and fitler switch	Polylok	\$600	ea.	1 \$600
	Primary settling tank	Two 1,500 gallon Tanks	precast, coated Shipping incl.	\$3,500	ea.	2 \$7,000
	Septic Effluent Filter Alarm			\$200	ea.	1 \$200
	Flow Equalization Tank	2500 gallon Tank	precast, coated Shipping incl.	\$8,000	ea.	1 \$8,000
	Riser extensions and Lids	24" diam. risers and Lids	EZ-Snap + modifications	\$400	ea.	4 \$1,600
	Duplex Effluent Pump System	Two 1/2 HP pumps		\$1,400	ea.	1 \$1,400
	Duplex Effluent pump Controller	120VAC		\$850	ea.	2 \$1,700
SUBTOTAL						\$17,400
Dispersal System						
	Transfer pipe	1.5" - 2" HDPE		\$2	LF	200 \$400
	Distribution Box	Concrete box with 8 outlets		\$500	ea.	1 \$500
	Gravity laterals in EZ-Flow system	1.5" pipe New DF and Retrofit DFs		\$0	LF	640 \$0
Dispersal System Subtotal						\$900
OVERALL TOTAL Materials and Components						\$18,300