

November 10, 2020

Frank Pohl
County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902

**RE: SD2020-52 Regents School of Charlottesville
Request for Central Sewerage System Sec. 16-102**

Dear Mr. Pohl,

In conjunction with the review of SDP2020-52, a final site development plan for the Regents School of Charlottesville, we, on behalf of Regents School of Charlottesville and Trinity Presbyterian Church (collectively, the “applicants”) request permission to construct a central sewerage system on TMP 07600-00-00-01700 (the “Regents property”) and TMP 07600-00-00-017C0 (the “Trinity property”). SDP2020-52 proposes the construction of a private school on TMP 07600-00-00-01700; it is proposed for the school sewer system to connect to a private pump station located on the adjacent Trinity Church property, TMP 07600-00-00-01700. The school site will feature private sewer laterals from the proposed buildings that will connect to a private gravity main that will ultimately connect to an existing pump station on the Trinity Presbyterian Church property. The existing pump station will be replaced to accommodate 13 total connections, 11 connections from Regents and two connections from Trinity.

Location:

The central sewerage system will be located on TMP 07600-00-00-01700 and TMP 07600-00-00-017C0. These properties are located on the south side of Reservoir Road and are just north of the Route 29/Interstate 64 interchange. The central sewerage system on TMP 07600-00-00-01700 would be located centrally on the property, just to the rear of the proposed building improvements and would connect to the pump station located on TMP 07600-00-00-017C0 which is located near coordinates 38.024249, -78.535096.

Connection Numbers:

There will be 11 connections on the Regents property and two connections on the church property, for a total of 13 connections.

Statement of Proposal and Description:

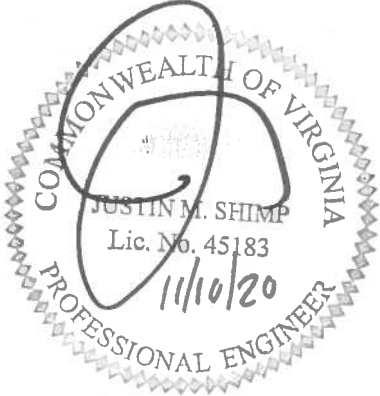
The central sewerage system proposed consists of a system of sewer laterals from each structure on the Regents property, which would connect to a private gravity main that would drain into an existing private pump station on the adjacent Trinity property. A sewer easement between the properties will be included with the easement plats to be submitted to the County. The existing pump station on the Trinity property will be replaced with a larger pump station to manage Regent School’s projected flows and Trinity’s existing and projected flows. The new pump station would tie into an existing 3” sanitary sewer force main, which connects to public sewer on Fontaine Avenue.

A central sewer request is being pursued as no public sewer currently exists in Reservoir Road and there is not a public sewer utility located on a neighboring property. Additionally, it is practical for this site to be served by a pump station given the topography of the site and the relationship of the site to the nearest public sewer; the public utility provider would not want to maintain the pump station serving this site.

The private connections needed to serve Regents School would make use of the existing pump station, with the necessary improvements to serve both the school and the church. As the parcels are of commercial/institutional use, maintenance of the central sewer system would fall on the business owners of the properties. A central sewer request would serve these parcels without placing additional burden on the Albemarle County Service Authority and its constituents with the maintenance and operation of these facilities.

Regards,

Justin Shimp, P.E.
Shimp Engineering, P.C.



ATTACHMENTS:

Central Sewer Request Plan