



May 21, 2025

Community Development Department
401 McIntire Road, North Wing
Charlottesville, Virginia 22902

SE Request Letter
CZWWPS 1
Site No.: TMP 59-23H

Reviewer,

This letter describes the proposed changes of Crozet Wastewater Pump Station 1 for which a Special Exception is being requested. The existing generator, concrete generator pad, and fuel tank will be removed. New concrete pads will be installed for a new generator and a new fuel tank in the same approximate location. The concrete generator pad will increase in size to 21.5' L X 5' W. A new concrete fuel tank pad will be added to the site with dimensions of 10.1' L X 6.3' W.

Although the site is served by public water, the proposed fuel storage tank is above ground and therefore subject to the requirements of Section 5.1.20(b). This section requires a 100-foot setback from adjacent parcels. However, the site is zoned "Commercial (C1)," and the proposed tank is located more than 50 feet from the nearest adjacent parcel zoned "Rural Areas (RA)." The tank also meets the minimum setback requirements for structures. Given these conditions, a Special Exception is requested under Section 33.5 to modify the 100-foot setback requirement, as the proposed configuration maintains public safety.

Respectfully,

Matthew Pillow, PE
Project Engineer, Civil Department
Wiley Wilson

12/26/2013 6:33 AM

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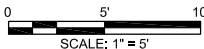
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SITE PLAN - POWER DEMOLITION

SCALE: 1" = 5'-0"

NOT TO SCALE

IF THIS DRAWING IS REDUCED,
GRAPHIC SCALE MUST BE USED.



GENERAL NOTES

1. PRESERVE AND MAINTAIN EXISTING GROUNDING SYSTEM FOR REUSE.

KEY NOTES - DEMOLITION

1. DEMOLISH GENERATOR AND ASSOCIATED CIRCUITRY BETWEEN GENERATOR AND EXISTING ATS.
2. DEMOLISH ABOVE GROUND FUEL STORAGE TANK AND FUEL LINE. REMOVE AND DISPOSE OF FUEL PRIOR TO DEMOLITION AND REMOVAL OF TANK.
3. DEMOLISH AND REMOVE CONCRETE GENERATOR EQUIPMENT PAD.
4. DEMOLISH EXISTING LIGHTNING PROTECTION SYSTEM IN ITS ENTIRETY. LIGHTING PROTECTION SYSTEM IS COMPRISED OF AIR TERMINALS, ROOF CONDUCTORS, DOWN CONDUCTORS, GROUND RODS, AND BONDING CONNECTIONS.



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DRAWINGS

RIVANNA WATER AND SEWER
AUTHORITY
CROZET WWPS IMPROVEMENTS

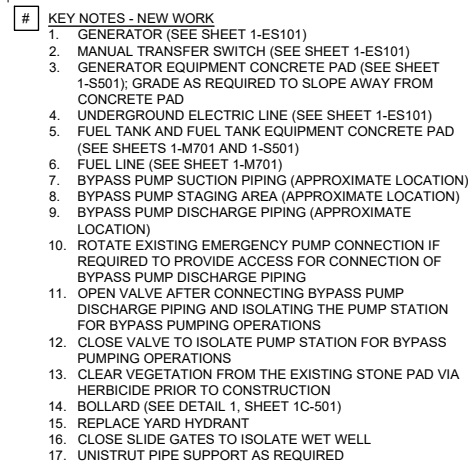
CHARLOTTESVILLE, VA

MRK	DATE	REVISION DESCRIPTION
3	12/18/2024	POST-BID MODIFICATION
2	10/21/2024	ADDENDUM 2
1	10/10/2024	ADDENDUM 1
COMM NO: 230142		
DATE: 10/31/2024		
DRAWN: ACV		DESIGN: GSF
CHECK: RCC		
SHEET TITLE		
ELECTRICAL SITE PLAN - DEMOLITION		
SHT. NO. 1-EDS101		REV. NO. 0

RIVANNA WATER AND SEWER
AUTHORITY

CROZET WWPS IMPROVEMENTS

COMM NO: 230142	
DATE: 10/31/2024	
DRAWN: SKS	DESIGN: MCP
CHECK: MCM	
SHEET TITLE	
WWPS #1 SITE AND BYPASS PUMPING PLAN	
SHT. NO. 1-C101	REV. NO. 0



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GRAPHIC SCALE MUST BE USED

0 5' 10'

SCALE: 1" = 5'

NOT TO SCALE