

SHIMP ENGINEERING, P.C.

Design Focused Engineering

July 12, 2021

Revised August 9, 2021

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

RE: SDP2020-52 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 (the “applicant”) request permission to construct a central sewerage system on TMP 07600-00-00-01700 (the “Regents property. SDP2020-52 proposes the construction of a private school on TMP 07600-00-00-01700 with an on-site central sewerage system; the gravity main and pumping station are to be located on the Regents property, the force main will be located on both the Regents property and adjacent Trinity Church property, TMP 07600-00-00-01700, and a short portion of public gravity main with a new manhole will be installed along Fontaine Avenue; the force main located on the adjacent Trinity Church property will be within a private 15’ sanitary easement.

A previous request for a central sewerage system had been approved, which included both Regents School of Charlottesville and Trinity Church, rather than the current request which only includes Regents School of Charlottesville. The original central sewerage system had proposed a pump station to be located on the Trinity Church property and part of this route required a bore under the Trinity Church playground. Following the original central sewerage system request approval, geotechnical investigations were performed, and the discovery of rock necessitated a redesign of this sanitary system, as the ability to bore through the area with the presence of rock was potentially a financial exposure Regents School could not afford.

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 a proposed pump station on Regents School property. The proposed pump station will be designed to accommodate 13 total connections from Regents School structures. The private sewer lateral locations are subject to change, as the on-site plumbing has not been fully established and it is anticipated that not every structure on-site will have an internal bathroom.

The total number of connections accounts for sufficient connections for a portion of structures proposed in this site plan, SDP2020-52, and future school expansion, which is shown west of the athletic field.

Location:

The central sewerage system will be located on TMP 07600-00-00-01700. The property is 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 the Regents property, TMP 07600-00-00-01700.

Connection Numbers:

There will be 13 connections on the Regents property.

Statement of Proposal and Description:

The central sewerage system proposed consists of a system of sewer laterals from structures on the Regents property, which would connect to a private pump station on-site, that will move effluent through a 3" or 4" sanitary sewer force main to be located on the adjacent Trinity Church property, to Fontaine Avenue where it will connect to existing public services. A sewer easement between the properties will be included with the easement plats to be submitted to the County.

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 and pump station needed to serve Regents School would provide necessary sewer functions on-site. As the property is of commercial/institutional use, maintenance of the central sewer system would fall on the business owners of the properties. Communications with the Albemarle County Service Authority indicated that a pump station would not be accepted for single customer. A central sewer request would serve the Regents School property without placing additional burden on the Albemarle County Service Authority and its constituents with the maintenance and operation of these facilities.

Regards,

Justin Shimp



ATTACHMENTS:

Central Sewer Request Plan