



December 2, 2016

Ms. Rachel Falkenstein, Senior Planner
Albemarle County Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

Regarding: SP 2015-00024 – The Field School of Charlottesville
Request for Central Sewerage System

Dear Rachel,

In conjunction with SP 2015-00024 (The Field School of Charlottesville), which would allow a private school on a 25-acre site on Barracks Road; the Applicant is also requesting permission to construct a central sewerage system for the school use. The central sewerage system would consist of a sewer lateral system, collecting waste from three buildings, along with a distribution box and drain field.

Without approval of a central sewer system, the Applicant would have a couple of alternatives: (1) create two or three separate drain fields (possibly one for the dining hall and one for the gym and academic building), each with its own distribution box, drainfield, construction permitting, and maintenance; or (2) limit the school infrastructure to two buildings, which will not require approval of a central sewerage system (a central sewerage system by definition is three (3) or more building connections).

In the case of alternative (1): the usage and capacity of the sewerage system would not change from that of a central sewerage system; the infrastructure/construction costs would be greater than that of a central system; the land disturbance necessary for the three individual systems would be greater than that of a central system; and the maintenance requirements and failure potential of the two or three individual systems would be greater than it would be for a central system.

In the case of alternative (2), the Applicant wishes to provide a campus setting, with three separate buildings (an academic building, a gymnasium, and a dining hall). Three separate buildings provide a unique opportunity for students to “transport” themselves (through the weather) from one setting to another (academics, athletics, lunch). This is an integral piece of the Field School approach to education. Without approval of a central sewerage system (which allows a third building connection to the proposed septic system), the dining hall could be located within the academic building or within the gymnasium. This would eliminate one building connection (and thus the need for a central sewerage system), but reducing the number of buildings would not affect the usage, capacity, or design of the proposed sewerage system.

Granting permission of a central sewerage system will allow The Field School to meet a significant goal for their school campus vision and will reduce environmental and aesthetic impacts of the school use. If you have any questions please do not hesitate to contact me at your earliest opportunity. Justin may be reached at: justin@shimp-engineering.com or by phone at 434-227-5140.

Best Regards,

Kelly Strickland
Shimp Engineering, P.C.
434.981.6029