



May 21, 2025

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

SE Request Letter
CZWWPS 2
Site No.: TMP 58A2-24C

Reviewer,

This request letter for revisions to the existing site describes the proposed changes for the Crozet Wastewater Pump Station 2 site. 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 be increasing in size to 25.2' L X 6.3' W to support both the generator and manual transfer switch. A concrete fuel tank pad will be added to the site with dimensions of 13' L X 6.1' W.

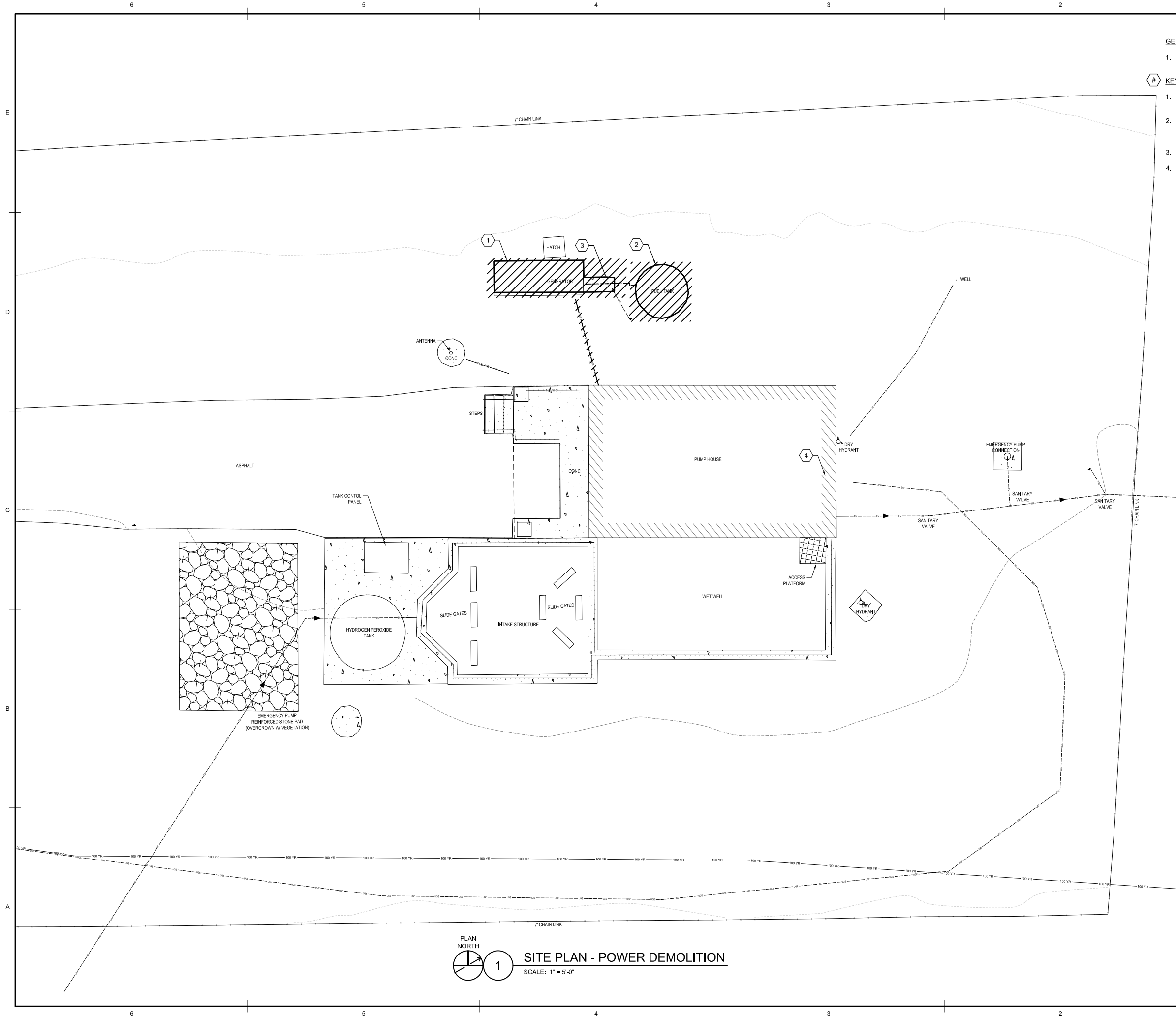
Although the site is served by public water, the proposed fuel storage tank is above ground and therefore subject to the requirements of Section 5.1.20(b). This section requires a 100-foot setback from adjacent parcels. However, the site is zoned "Commercial (C1)," and the proposed tank is located more 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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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. LIGHTNING PROTECTION SYSTEM IS COMPRISED OF AIR TERMINALS, ROOF CONDUCTORS, DOWN CONDUCTORS, GROUND RODS, AND BONDING CONNECTIONS.



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CONFORMED
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

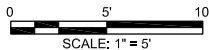
ELECTRICAL SITE PLAN -
DEMOLITION

SHT. NO.
2-EDS101

REV. NO.
0

NOT TO SCALE

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



1

SITE PLAN - POWER DEMOLITION

SCALE: 1" = 5'-0"

