



FROEHLING & ROBERTSON, INC.

Engineering Stability Since 1881

Attachment A

6181 Rockfish Gap Turnpike
Crozet, Virginia 22932-3330
T 434.823.5154 | F 434.823.4764

April 5, 2016

David Benish
Chief of Planning
County of Albemarle Community Development Department
401 McIntire Road
Charlottesville, Virginia 22902-4596

Dear Mr. Benish:

Froehling & Robertson, Inc. (F&R) respectfully requests that you consider our application for "Water Only" service for our new facility that will be located at 6183 Rockfish Gap Turnpike. F&R's current office at 6181 Rockfish Gap Turnpike (less than 100 feet from where we plan to construct our new facility) has been connected to County water since 1994, and our consumption has consistently been around 10,000 gallons per month. While our new office will be a bit larger than our current facility, we expect that our water usage will remain within historic norms.

We recognize that some may argue that our request is outside the current guidelines regarding growth in this portion of the Albemarle County Service Authority (ACSA) Jurisdictional Area, we feel that there are several extenuating circumstances that would make granting access appropriate.

Public Health and Safety – In an effort to keep water from stagnating in the underutilized section of the line that would service our new building, the ACSA periodically opens a fire hydrant and allows thousands of gallons of water to escape. We would argue that by allowing F&R to connect to this line and draw out 10,000 gallons per month, it would eliminate – or at a minimum significantly reduce – the water quality problems that the agency has heretofore been addressing by simply letting water run into the drainage system along Rockfish Gap Turnpike.

Economic Benefit to the County – Allowing F&R to connect to the County water system will have both long-term and short-term economic benefits for the County. In the short-term, F&R will pay roughly \$20,000 in connection and related fees. In the long-term, F&R will be paying for the 10,000 or so gallons of water that it uses each month. Furthermore, by being connected to the system, it will eliminate the losses associated with the periodic water releases regimen in terms of both the water wasted and the man-hours utilized to perform these actions.

Environmental Benefits – As noted above, thousands of gallons of water are regularly being released from a fire hydrant near the location of our new building. This action inevitably results in unnatural erosion of ditches and creeks. If this water were instead provided to F&R, it would be recirculated through a modern septic system, providing no disturbance to the surface.



Thank you for considering our request in this matter. We feel strongly that providing our company with County water access would produce a net benefit not only for F&R but also for the County, its residents, and the local environment.

Additionally, we believe that historic precedent has already been set for allowing Water Only connections to the County water line based on the fact that our current office has access to County water and water lines already exist in the area in which we are going to build. As a result, we would argue that providing this service to our new facility would not run contrary to the general principles of the County's Comprehensive Plan which seeks to discourage the extension of public water and sewer systems into Rural Areas.

I look forward to discussing this matter with you further. Please feel free to reach out to me at the phone number above or via e-mail at csimmons@fandr.com.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Clyde Simmons', followed by a small flourish.

Clyde Simmons, P.E.
Branch Manager



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February 9, 2016

County of Albemarle
Department of Community Development
401 McIntire Road
Charlottesville, Virginia 22902

Subject: Application to Amend the Service Authority Jurisdictional Area
Proposed F&R Office, 6183 Rockfish Gap Turnpike, Crozet, Virginia

Dear Board of Supervisors,

Froehling & Robertson, Inc. has operated in Albemarle County at 6181 Rockfish Gap Turnpike (T.M. 55-109A) since 1972. Fortunately, the size of our operations have increased steadily over the past 40+ years, and as a result we have outgrown our aged facility and are planning to construct a new office and lab on an adjacent parcel (T.M. 55-110).

In order to use this new site and continue to grow our business, we would ask that the County approve our request that public water service be supplied to our new property, T.M. 55-110 (application is attached). Please note, this parcel contains an existing structure, but it does not currently have access to County water.

Our current property (T.M. 55-109A) has public water service. This service is provided by an 8" AC water line, slated for replacement in the near future by the ACSA, that runs along the northern edge of Rt. 250 across from both our old and new properties. Furthermore, our engineer has confirmed with the ACSA that the line has sufficient capacity to suit our needs. The static pressure at the adjacent fire hydrant is 92 psi, so adequate pressure is available and would only require a pressure reducing valve for any water service connection. As a result, it would be a simple matter to extend water to the T.M. 55-110 parcel. It shall also be noted in conversations with the ACSA, that currently there is limited demand on this water main (which ends at the end of Hillsboro Lane), so increased demand on this dead end water main would be a benefit to the public water system.

Currently the subject parcel is 'Water Only to Existing Structures', so a 'Water Only' designation would be needed to serve the proposed facility.

Personally, I am a Crozet resident, and over 60 percent of my staff also resides in Albemarle County. The expansion that we are proposing will allow for the addition of up to 5 more professional staff. For all of the reasons spelled out above, we respectfully request the Board of Supervisors to change the classification of T.M. 55-110 parcel from 'Water Only to Existing Structures' to 'Water Only' so that our new facility can be served by public water.

Thank you for your consideration of this matter.

Respectfully Submitted,

Clyde A. Simmons, III, P.E.
Crozet Branch Manager

Corporate HQ: 3015 Dumbarton Road Richmond, Virginia 23228 T 804.264.2701 F 804.264.1202 www.fandr.com

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