



COUNTY OF ALBEMARLE

Department of Planning & Community Development
401 McIntire Road, Room 218
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July 24, 2001

Dr. Frank Morgan
Albemarle County Public Schools
County of Albemarle Office Building
401 McIntire Road
Charlottesville, VA 22902

Charles Ward
Office of the School Board
County of Albemarle Office Building
401 McIntire Road
Charlottesville, VA 22902

Re: SDP 01-037 Faulconer Construction Company Preliminary Site Plan

Dear Dr. Morgan and Mr. Ward:

Thank you both for your letters, Dr. Morgan's dated July 19, 2001 and Mr. Ward's dated July 20, 2001, regarding the above-mentioned project. As you know, the project applicant has requested that review by the County be suspended as they redesign the site to resolve stream buffer issues brought to light at the Site Review Committee Meeting on May 17, 2001.

Both of your letters addressed similar issues. Using Dr. Morgan's letter as a guide, I have addressed each comment separately. For clarity's sake, I have included those original comments in ***bold italics*** and my responses appear in normal print. All code references are in brackets and refer to those sections of the County of Albemarle Zoning Ordinance.

• ***Traffic - General:***

It appears that considerable large vehicle traffic would be generated by this project. Please consider minimizing the travel on the secondary roads and having Faulconer traffic take the most direct path to Route 250, in order to minimize potential conflicts with school traffic.

As you know, this is a by-right development proposal. The Zoning Ordinance limits our review to safe and convenient access, circulation, parking and pedestrian ways proposed on-site only

[§32.7.2 and 32.7.3]. However, discussions are ongoing regarding the possibility of asking the applicant to volunteer such restrictions. The Board of Supervisors can consider requesting VDOT to limit through-truck traffic on Morgantown Road beyond that section necessary to provide access to Dettor Road. This would require access via Tilman Road and a short section of Morgantown Road. It should be noted, however, that this route includes intersections at Route 250 and Tilman and Morgantown and Tilman which are substandard as to sight distance requirements.

- ***Traffic - School Buses:***

Oversized construction vehicles may conflict with school bus travel. Please respect the busy morning and afternoon hours of drop off and pickup by limiting movement of major equipment to "off-times" of day to reduce potential conflicts.

Again, discussions are ongoing regarding the possibility of asking the applicant to volunteer such restrictions.

- ***Associated Ancillary Uses:***

There has been a lot of speculation as to the exact use of this site. Please provide a Certified Engineer's Report as soon as reasonable to answer the speculation of uses rather than waiting until the final Site Plan submittal.

We are not authorized to require a Certified Engineer's Report at the Preliminary Site Plan review stage. Such a report would be required as part of the final site plan submittal, [§4.14.8].

- ***Storage of Potentially Contaminating Materials:***

The shop use will likely produce containers of petroleum products and other vehicular fluids that require careful storage. Please provide for public review the method of storage of these materials, so that the public can rest assured that the ground water would be protected in this area.

Following is the Applicant's statement regarding this issue.

"Faulconer does not have fuel tanks on the property (above or below ground). Faulconer utilizes hydraulic fluid, engine oil, and transmission fluids at the yard for its equipment. This material is stored in special double wall, above ground, portable steel containment tanks as approved by the Department of Environmental Quality (DEQ). In addition, Faulconer stores inside its building small quantities on anti-freeze in steel barrels, several 1-gallon cans of paint, a few quart cans of mineral spirits/turpentine (such as purchased at Lowe's), grease gun tube lubricants, and several gallons of gasoline. Highly flammable materials are stored in steel containers placed inside of a fireproof cabinet."

The statement was excerpted from a letter dated June 7, 2001 in response to similar questions I posed to the Applicant on June 5, 2001. I have attached a copy of that letter for your information. Department of Engineering review and approval of any subsequent Site Plan and Certified Engineer's Report submittal will address groundwater issues.

• ***Storage of Potentially Dangerous Materials:***

Site contractors usually have explosives and other dangerous material associated with their work. Please provide the proposed method of storage as it relates to protecting the neighborhood and the school.

Following is the Applicant's statement regarding this issue.

"Faulconer utilizes blasting materials in some of its work. Typically such materials are delivered directly to the work site by a supplier and also stored at the site until the work is completed.

For over 15 years Faulconer has stored small quantities of blasting materials on its current yard property in containers specifically designed for that purpose to be utilized on incidental projects. Both the State and Albemarle County Fire Marshall regulate our storage of such materials."

Department of Engineering and Fire/Rescue Division review and approval of any subsequent Site Plan and Certified Engineer's Report submittal will address storage of potentially dangerous materials.

• ***Storage of Vehicles:***

The large equipment stored on grass areas allows for the leaching of their leakage onto the ground and water supply. Please consider storing equipment on paved areas so that the runoff can be captured and treated prior to release into the nearby streams.

As stated earlier, staff does not know what the re-designed site will contain. It may very well contain paved areas for equipment storage, however, all stormwater/runoff issues will be addressed by the Department of Engineering when a revised site plan is submitted for our review.

Please feel free to contact me at 296-5823 if you have questions.

Sincerely,



Yadira Q. Amarante
Planner

Attachment

CC Mr. Robert Tucker, County Executive
Ms. Sally Thomas, Chairman, Albemarle County Board of Supervisors
Mr. Will Rieley, Commissioner, Albemarle County Planning Commission
Dr. Kevin Castner, Superintendent

✓ Mr. David Rogers, Principal, Murray Elementary School
Mr. Jack Sanford, Faulconer Construction Company
Mr. Al Reaser, Director of Building Services