

January 24, 2003

Ms. Yadira Amarante
Department of Community Development
Albemarle County Office Building
401 McIntire Road
Charlottesville, Virginia 22902

RE: SDP 02- 128
Faulconer Construction Company Preliminary Site Plan

Dear Ms. Amarante:

The purpose of this letter is to re-iterate the School Division's concerns regarding a preliminary site plan submitted to the County by Faulconer Construction Company. The current submittal, like the earlier submittal in July 2001, is for construction of an office, shop, and storage buildings on a site near Murray Elementary School. The School Division remains interested in how this project may impact Murray Elementary School, which adjoins the site.

Listed below are specific issues that are of concern to the School Division, along with an associated recommendation for action or request for information. The intent of this request is to initiate a productive discussion and resolve any potential problems if a Site Plan is ultimately approved.

· 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.*

· 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.*

· 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.*

· 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.*

· 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.*

· 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 run-off can be captured and treated prior to release into the nearby streams.*

I understand that the major difference between the original submittal in July 2001 and the current plan is two-fold: 1) the site organization is changed so that there is less disturbance to stream buffets, which we appreciate; and 2) the letter from Faulconer stating that there will be no explosives. We maintain our interest in hazardous material and their proper storage since the actual enforcement of such a statement is very difficult.

I look forward to hearing from you and learning more about this project. Please feel free to contact me at 296-5877, if you have questions.

Sincerely,

Mr. Michael Struiksmā
Assistant Superintendent
Support Services

Cc: Mr. Robert Tucker, Jr., County Executive
Mr. Jack Sanford, Faulconer Construction Company
Mr. Wayne Cilimberg, Director of Planning and Community Development
Ms. Sally Thomas, Supervisor, Samuel Miller District
Mr. Will Rieley, Planning Commission
Dr. Kevin Castner, Superintendent
Ms. Diantha McKeel, Albemarle County School Board
Mr. David Rogers, Principal, Murray Elementary School
Mr. Al Reaser, Director of Building Services