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May 1, 2026

RE: Rivanna Water and Sewer Authority
Airport Road Pump Station and Storage
Tank Improvements SDP 202100056
Special Exception 4.10.3.1.c
SEH No. 189740 14.00

Department of Community Development
County of Albemarle
401 McIntire Rd
Charlottesville, VA, 22902

The Rivanna Water and Sewer Authority (RWSA) is proposing to install ground storage tanks at Airport Road Pump Station (ARPS) located at 4384 Berkmar Rd Albemarle County, VA. For this project, the RWSA proposes a major site plan amendment to the site plan SDP #202100056, project title Rivanna Water and Sewer Authority Airport Road Pump Station which will require a special exception for setbacks related to the water tanks as outlined below.

Two pre-application meetings were held with Albemarle County staff in attendance. The initial pre-application meeting (PREAPP-2025-00118) was held on 12/15/2025 between RWSA and the County. The second meeting (PREAPP-2026-00021) was held 3/5/2026 with the addition of SEH as the project consultant. Notes from the 3/5/2026 meeting are enclosed as part of this packet as Enclosure A.

Background

The RWSA owns and operates the Airport Rd Pump Station which receives drinking water from the South Rivanna Water Treatment Plant (SRWTP) and distributes it to the Northern service area of Albemarle County. The original pump station was constructed to allow for upgrade of pumping capacity and installation of two ground storage tanks to accommodate future drinking water demands. Recent commercial development plans for the northern service have accelerated the need for these improvements and it is anticipated that tanks are needed to be online by Q4 2027 to continue to supply adequate level of service to the customers in the northern service area.

Proposed Improvements

Ground Storage Tanks

Two one million gallon ground storage tanks will be installed behind the existing pump station along the southeastern side of the site. The tanks are approximately 75' in diameter and have an approximately 40' side wall height with a domed top. 24" yard piping will be installed to connect the tanks to the water supply line from SRWTP and the suction side of the pump station. In addition a flow control valve vault will be installed on the supply line from SRWTP to control flow into the tank. The site is designed to accommodate two tanks, however, installation of the second tank may come after installation of the first tank depending on anticipated demand at the time of construction.

The site itself has limited space for construction of the tanks. Per section 4.10.3.1.b of the Albemarle County code Tanks are required to have a setback equal to the height of the tank. In order to provide

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adequate access around the tank for maintenance and maintain stormwater level spreader for discharge and required tank height for proper hydraulic operation of the system it was not possible to maintain the required setback for the north tank. Per section 4.10.3.1.c the Board of Supervisors may modify or waive this requirement if it is determined that the public health, safety or welfare would be equally or better served by the modification or waiver. This project will ensure residents of the northern service area have uninterrupted access to safe, reliable drinking water as the area continues to develop and require additional water supply. Access to clean drinking water is necessary to protect the public health and welfare and provides justification for this application for special exception.

Concluding Remarks

Included with this letter are the A. meeting minutes from pre-application meeting and B. site plan sheet from Major SDP Amendment Plans for the project showing where the location of the tanks and where the setback would fall outside of the property lines based on section 4.10.3.1.b of the Albemarle County code. Concurrent with this application we are applying for Major site plan amendment to SDP #202100056. If you have any questions or require any additional information, please contact me at 434.989.7945 or by email at nnickerson@sehinc.com.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.



Nate Nickerson PE (VA, NC, WI, MN, FL, CA, NJ, NY, VT, MA, UT)
Senior Project Manager

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- A. Pre Application Notes
- B. Site Plan

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