Att 2 Narrative and Concept Plan

Comprehensive Plan Compliance Application

Applicant: Albemarle County Service Authority, c/o Alex Morrison

Project Name: ACSA - Avon Maintenance Facility

Location: TMP 09100-00-00-00100; 1737 Avon Street Extended, Charlottesville, VA

Project Description

The ACSA Avon Maintenance Facility will consist primarily of the following components: a site access road, maintenance building, vehicle storage yard, confined space entry training area, fenced training area, fuel station, and a vehicle wash area. Associated site infrastructure includes stormwater management, sanitary sewer and water main extensions, security fencing with two entrance gates, and retaining walls. The maintenance building will be two-stories, and include vehicle bays, vehicle maintenance workshop, a facility maintenance workshop, a breakroom, restrooms, a server room, office space and a conference room. The goal of the project is to provide a training area and a minor repair facility for ACSA vehicles, as well as redundancy for critical infrastructure that is currently housed at the Spotnap Rd. headquarters.

Transportation Impacts

The site access road will be accessed form Avon street Ext. and Founders place. The site will not be a significant traffic generator, as traffic to the site is expected to be limited to ACSA employees and contractors during normal operations. Primary access to the site will be from Founders Place; Avon will be used for limited access and to provide a second point of egress.

Community Engagement

ACSA will seek community input throughout the design process. Opportunities for community engagement include:

- Avon Community Advisory Council
- Adjacent property notification with supplemental project description pamphlet
- Targeted communications with Board members, county staff, and/or property owners as available

Role of ACSA and Project Need

ACSA plays a critical role in carrying out the purposes of the Comprehensive Plan. Public Water and Sewer is required in the growth area. The Board of Supervisors has mandated that the ACSA provide public water and sewer services in the growth area. In turn, the Board has forbidden the ACSA to provide these services in the rural areas of the County.

The Avon Street Maintenance Facility project allows the ACSA to carry out its essential public health and welfare functions, providing water and treated sewer mandated by the Board of Supervisors of Albemarle County at a reasonable cost to Albemarle County citizens in the growth area.

- In 1987, the ACSA had 7,220 water connections. Today, the ACSA has 21,009 water connections (serving 33,856 total units).

- In 1987, the ACSA had 157 miles of water lines and 77 miles of sewer lines. Today, the ACSA has 358 miles of water lines and 302 miles of sewer lines (as of July 1, 2020).

The current ACSA Spotnap Rd. maintenance facility has limited additional storage site capacity. Redundancy for ACSA operations has been identified as a critical need for continuity planning including:

- Second maintenance base of operations.
- Second server room.
    - Supports on site and remote operations.
- Conference Room
    - Classroom training location.
    - Design to support Incident Command System operations.
- Second fueling station and storage.
- Additional equipment storage.
- Additional material storage.

The proposed Avon facility location will meet these needs for redundancy of operations. In addition, the location is centralized in ACSA territory to provide access to Scottsville, Crozet and Southern side of Urban ring (central to the growth area) and quick access to Route 29 by the interstate (central to the growth area). The site will include a dedicated confined space training area, which can also be used for confined space training with Albemarle County Fire/Rescue. The site will also provide for replacement of the Crozet storage yard which is now owned by RWSA, on which the ACSA has a short-term lease that expires within 5 years of notification by RWSA.

As shown on the attached graphics, some site layout considerations include:

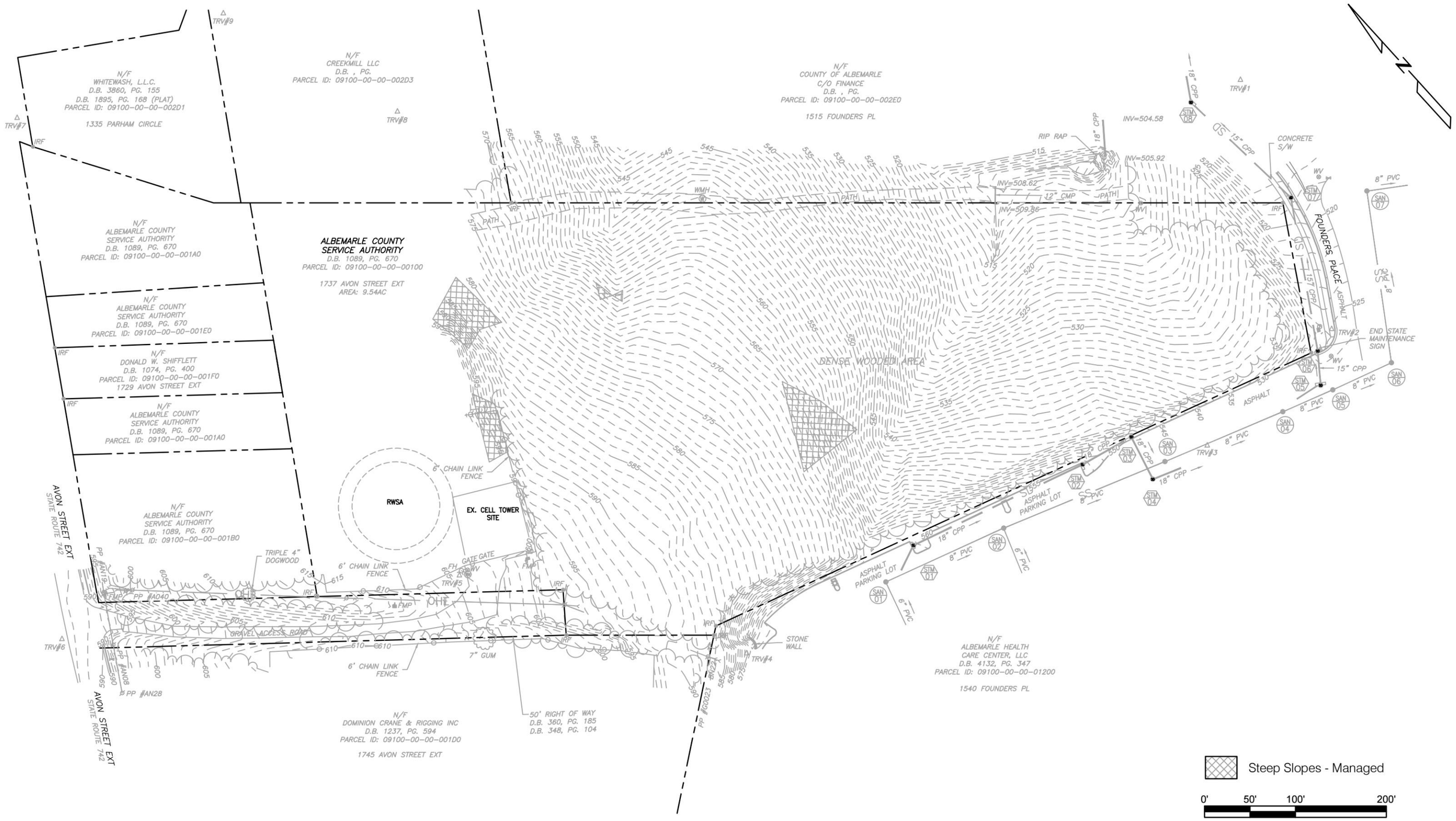
- Designed to accommodate second RWSA water storage tank.
- Designed to use site topography and vegetation to provide natural visual and sound screening to surrounding parcels.
- Designed with two entrances to allow circulation through the site and secondary emergency access.
- Includes a dedicated equipment operator training facility.
- The upgrades to the existing Avon Street Ext. entrance have been coordinated with the County sidewalk project and were the basis of the easement that the ACSA granted to the county.

The proposed Avon Street Maintenance Facility parcel development meets the purpose of Comprehensive Plan institutional designation, which includes primary uses such as: major facilities, ancillary facilities, and County agency owned property not yet developed.

The project achieves a by-right development of ACSA property for the intended purpose as outlined in the 1987 condemnation documents and court order approving the acquisition. Maintenance Yard purpose was stated in the condemnation documents as a long-term purpose of the acquisition of the site.

Site and Building Graphics

The enclosed graphics include the existing site, the schematic layout of the maintenance facility and associated parking and access road, schematic building floor plans, exterior elevations, and building sections.

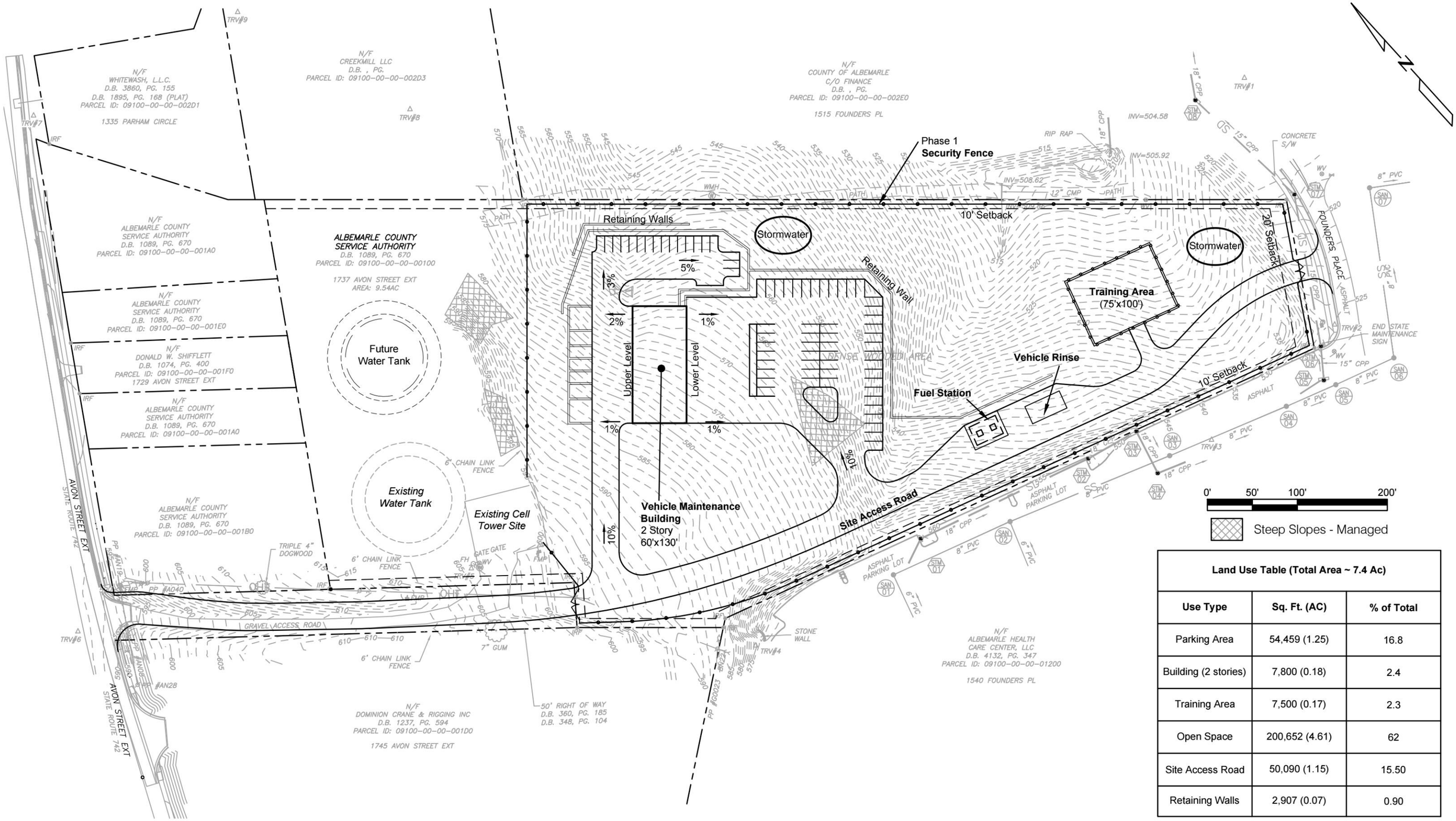


Existing Conditions

Application for Comprehensive Plan Compliance
Avon Street Extended County Maintenance Facility

Albemarle County Service Authority
Serving & Conserving

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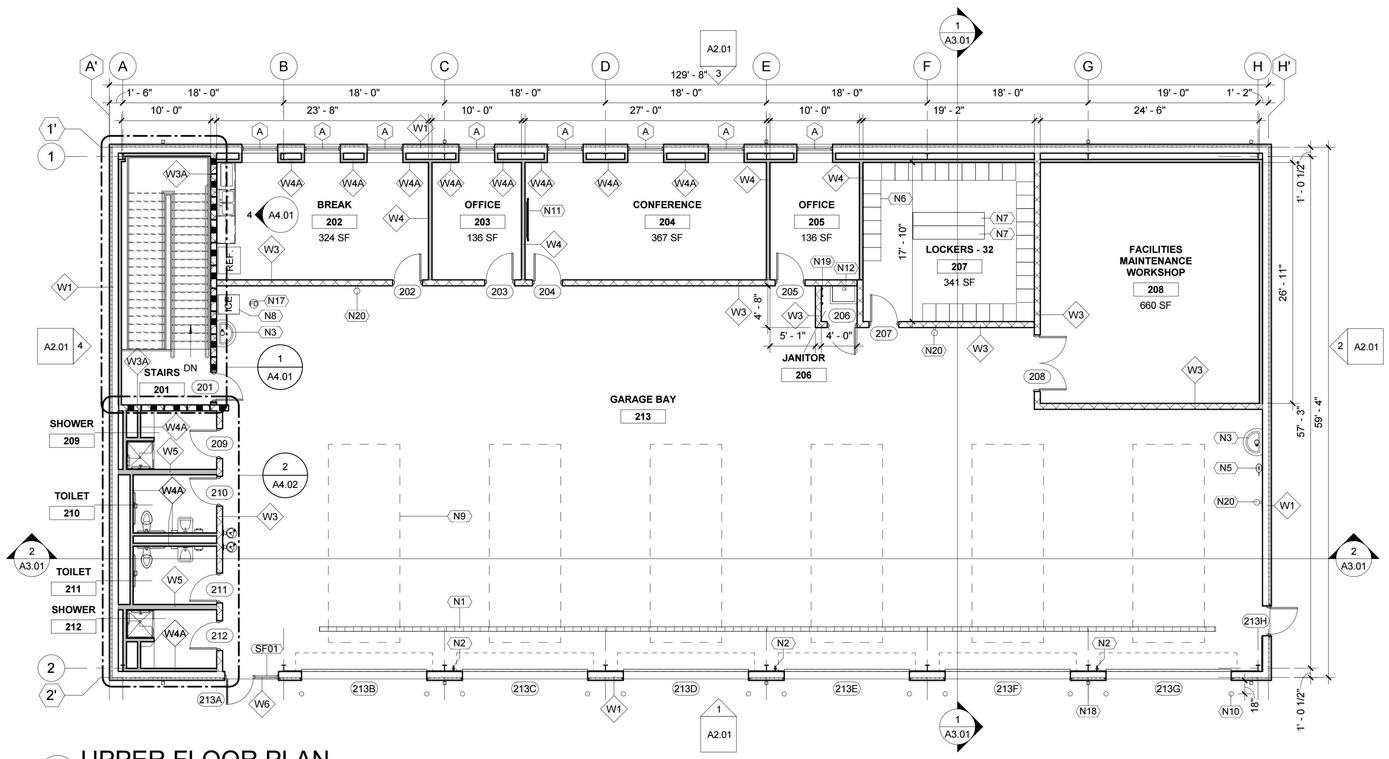
Land Use Table (Total Area ~ 7.4 Ac)		
Use Type	**Sq. Ft. (AC)**	**% of Total**
Parking Area	54,459 (1.25)	16.8
Building (2 stories)	7,800 (0.18)	2.4
Training Area	7,500 (0.17)	2.3
Open Space	200,652 (4.61)	62
Site Access Road	50,090 (1.15)	15.50
Retaining Walls	2,907 (0.07)	0.90

Albemarle County Service Authority
Serving & Conserving

Proposed Development

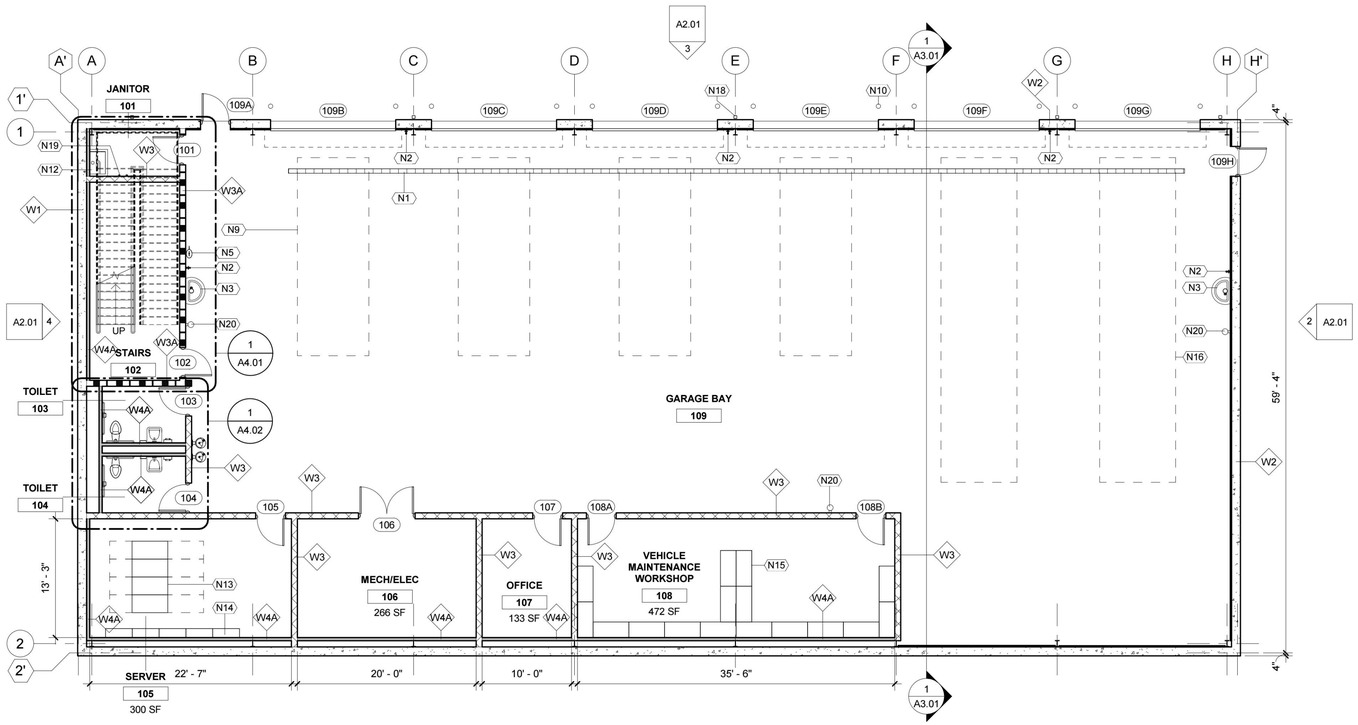
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Avon Street Extended County Maintenance Facility

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1 UPPER FLOOR PLAN

Scale: 1/8" = 1'-0"



2 LOWER FLOOR PLAN

Scale: 1/8" = 1'-0"

NEW WORK KEYED NOTES	
NOTE	DESCRIPTION
N1	TRENCH DRAIN WITH REINFORCED GRATE (SEE PLUMBING) SLOPE FLOOR TO DRAIN
N2	HOSE BIBB
N3	BRADLEY CORP WF2703 SINK
N5	EYE WASH SINK
N6	LOCKER 18"x24"x60", TYPICAL
N7	BENCH 18"x96"
N8	ICE MAKER (NIC), PROVIDE WATER CONNECTION (SEE PLUMBING)
N9	APPROXIMATE UTILITY TRUCK SIZE, TYPICAL
N10	6" STEEL BOLLARD, TYPICAL
N11	MONITOR (NIC), PROVIDE BLOCKING AS REQUIRED
N12	MOP SINK (MS)
N13	SERVER RACK, TYPICAL
N14	SHELVING 12"x36"x72", TYPICAL
N15	SHELVING 21"x48"x72", TYPICAL
N16	APPROXIMATE VACUUM TRUCK SIZE, TYPICAL
N17	FLOOR DRAIN (SEE PLUMBING)
N18	DOWNSPOUT, TYPICAL
N19	MOP RACK (MR)
N20	FIRE EXTINGUISHER & BRACKET (FE)

WALL LEGEND

	WALL SYMBOL	WALL DESCRIPTION	WALL DETAIL
W1		EXTERIOR WALL PRE-ENGINEERED METAL WALL PANELS W/ THERMAL BLOCKS ON 8" GIRTS AND BATT INSULATION WITH 8'-0" TALL FRP PANELS ON 5/8" MOISTURE RESISTANT GPDW	CRANE COMPOSITES MR GPDW/FRP PANEL INSTALLED BY CONTRACTOR 8" GIRT MIN. R-25 BATT INSULATION THERMAL BLOCKS @ EACH PANEL ATTACHMENT METAL PANELS 12"
W2		EXTERIOR WALL CONCRETE WALL (SEE STRUCTURAL) 8'-0" TALL FRP PANELS AND 5/8" MOISTURE RESISTANT GPDW ON 7/8" METAL FURRING CHANNELS @ 16" O.C.	CRANE COMPOSITES MR GPDW/FRP PANEL INSTALLED BY CONTRACTOR 7/8" METAL FURRING CHANNELS CONCRETE RETAINING WALL
W3		INTERIOR WALL W3 - 8" CMU WITH MASONRY REINFORCING UP TO 12' W3A - 1 HOUR RATED. EXTEND TO DECK, SEAL WITH FIRE RATED CAULK	8" CMU HORIZONTAL REINFORCING @ 16" O.C. 8"
W4		INTERIOR PARTITION 3 5/8" METAL STUDS AT 16" O.C. PROVIDE 5/8" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND TO 1'-0" ABOVE FINISH CEILING W4A - GPDW ON ROOM SIDE ONLY	3 5/8" METAL STUDS AT 16" O.C. 5/8" GPDW (PAINT) R-13 SOUND ATTENUATION BATTS 5/8" GPDW (PAINT) 4 7/8"
W5		INTERIOR PARTITION 6" METAL STUDS AT 16" O.C. PROVIDE 5/8" GPDW ON EACH SIDE AND SOUND ATTENUATION BATTS IN BETWEEN. WALLS TO EXTEND TO 1'-0" ABOVE FINISH CEILING	6" METAL STUDS AT 16" O.C. 5/8" GPDW (PAINT) R-19 SOUND ATTENUATION BATTS 5/8" GPDW (PAINT) 7 1/4"
W6		STOREFRONT	

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ALBEMARLE COUNTY SERVICE AUTHORITY

AVON SITE PHASE 2
MAINTENANCE FLEET GARAGE

1737 AVON STREET EXTENDED
CHARLOTTESVILLE, VA 22902

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

SCALE

1/8" = 1'-0"

8' 4' 0 8'

No.	Description	Date

REVISIONS

DRAWN BY	WL
APPROVED BY	DTH
CHECKED BY	WL
DATE	2020.09.18

TITLE

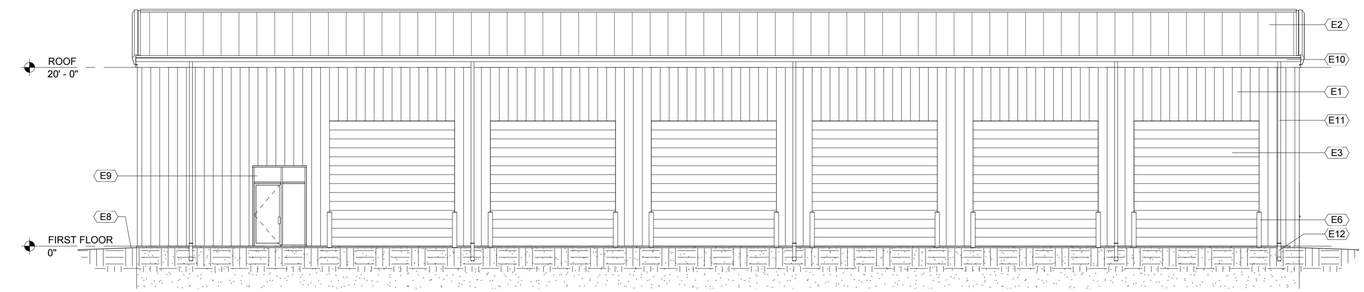
FLOOR PLANS

PROJECT NO. 50119301

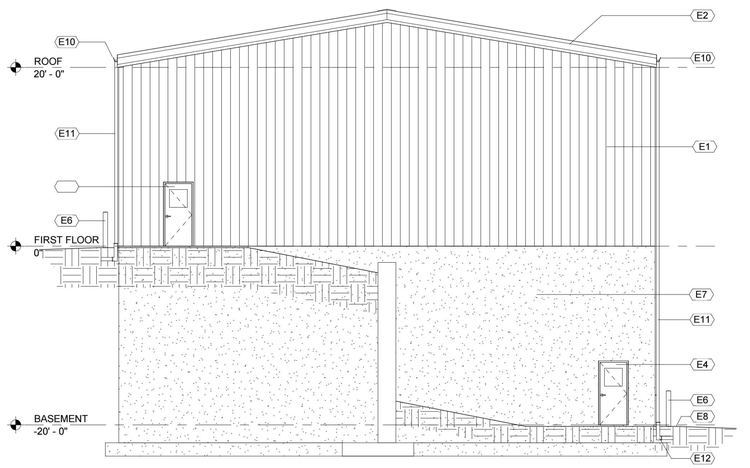
FIGURE 3

SHEET NO.

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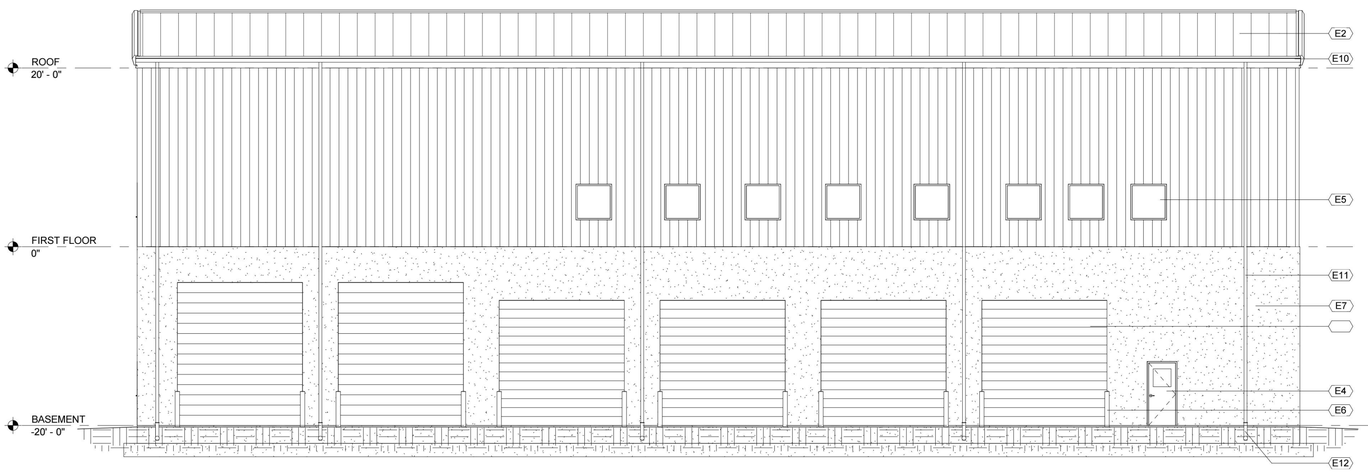


1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

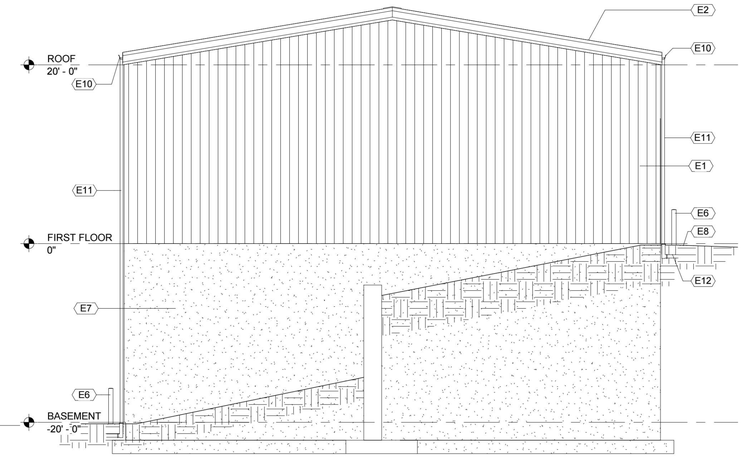


2 EAST ELEVATION
Scale: 1/8" = 1'-0"

ELEVATION KEYED NOTES	
NOTE	DESCRIPTION
E1	METAL WALL PANELS
E2	METAL ROOF PANELS
E3	OVERHEAD COILING DOOR, TYPICAL
E4	HOLLOW METALL DOOR & FRAME, TYPICAL
E5	ALUMINUM WINDOW, TYPICAL
E6	6" STEEL BOLLARD, TYPICAL
E7	CONCRETE WALL (SEE STRUCTURAL)
E8	APPROXIMATE FINISH GRADE
E9	ALUMINUM STOREFRONT
E10	GUTTER 6"x6" MINIMUM
E11	DOWNSPOUT 4" Ø MINIMUM
E12	DOWNSPOUT ADAPTOR



3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



4 WEST ELEVATION
Scale: 1/8" = 1'-0"

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ALBEMARLE COUNTY SERVICE AUTHORITY

AVON SITE PHASE 2 MAINTENANCE FLEET GARAGE

1737 AVON STREET EXTENDED
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SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

SCALE

1/8" = 1'-0"
8' 4' 0 8'

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APPROVED BY	Approver
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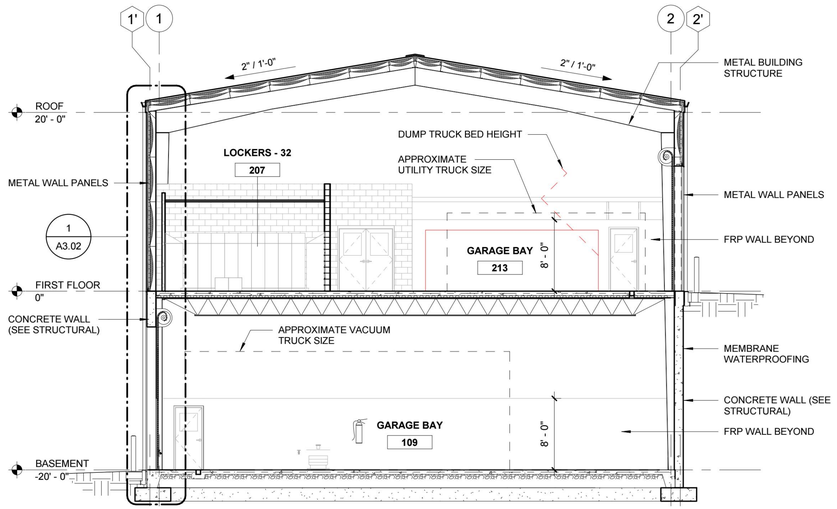
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EXTERIOR ELEVATIONS

PROJECT NO. 50119301

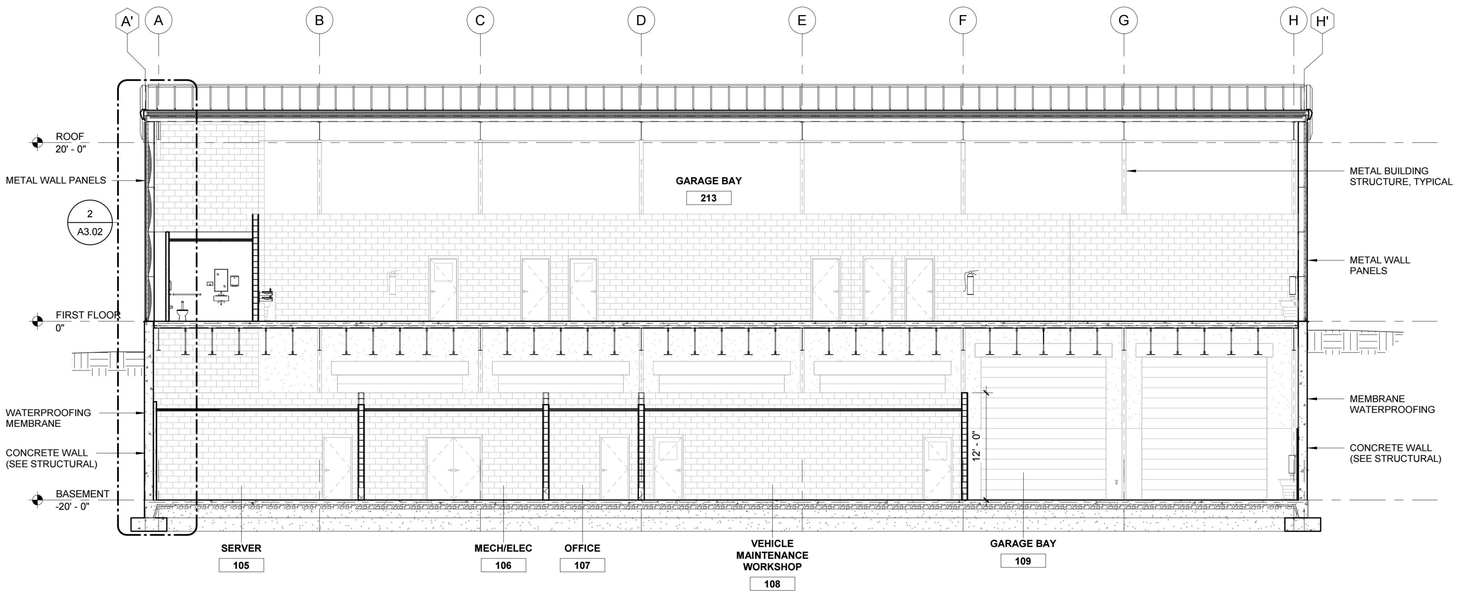
FIGURE 4

SHEET NO.



1 TRANSVERSE SECTION

Scale: 1/8" = 1'-0"



2 LONGITUDINAL BUILDING SECTION

Scale: 1/8" = 1'-0"

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8' 4' 0 8'

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TITLE

BUILDING SECTIONS

PROJECT NO. 50119301

FIGURE 5

SHEET NO.