Received
OCT 26 2015
County of Albemarle
Board of Supervisor's Office

Ms. Ella W. Jordan, Clerk
Albemarle County Board of Supervisors
401 McIntire Rd, 4th Floor
Charlottesville Va 22902, 434-296-5843

RE: Chapter 16 – Approval Request for a private central sanitary sewerage system
Owner: Sheeflee, LLC TMP 56 – 67A

Dear Ms. Jordan:

As required in Chapter 16 – 102, this is to notify the Board of Supervisors that Sheeflee LLC proposes to establish a central sewerage system which is composed of a pump station and forced main. The purpose of this system is not to treat sewerage but rather to convey the sewerage to the Albemarle County Service Authority public sewerage (gravity) system. Please place this item on the next Board of Supervisors meeting agenda.

This notice is to include the following information:

1. Location – Emerson Commons formerly Blue Ridge Co-Housing – tax map parcel 56 – 67A, 1317 Parkview Drive, White Hall District, Crozet Growth Area, (see attached exhibit)
2. Number of Connections – 26 units + clubhouse which is a total of 27 connections.
3. Description: Pump station with dual pumps and emergency generator as back up. This will pump the sewerage to a public manhole at a higher elevation. The reason needed: The existing ACSA public sewerage system elevation is not low enough in this area to use a gravity flow system; therefore, this pump station will lift the sewerage as needed. Other alternatives such as septic fields or alternative engineered septic system were ruled out by the site engineering firm, Gay and Neel, as not feasible for the following reasons:
   - this 6.1 acre parcel has insufficient area for such a system serving 27 connections; and,
   - the property is located in the Growth Area within the jurisdictional area to be served by public sewer.
4. 4 copies of the sewerage system plans stamped with revision date 10/20/2015 are attached.

As additional information, the following items are attached:

a. Certificate to Construct (CTC) signed by DEQ as required by state
b. Letter from ACSA dated October 8, 2015 explaining why the ACSA has advised that the pump station will not be accepted into the public system.
c. 10/29/2015 email from Alex Morrison (ACSA), working at request of Albemarle Engineering, confirming that the private pump station meets the needs of the County and ACSA and earlier comments satisfied.
d. Pump Station electrical plan and Zoeller pump data submitted to Mr. Morrison
e. Condo Association document – pages that pertain to the maintenance of the pump station

The Chapter 16 approval by the board has been cited as a requirement for approval of the site development plan. This is to request the Board approve the private central sewerage system so the site development plan can be approved.

If any additional information is needed, please call me at 540-250-3261. I appreciate your assistance.

Sincerely,

Peter Lazar
Sheeflee, LLC (owner of Emerson Commons)

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