

TO: Tarpley Gillespie, Planner
 FROM: Gary Whelan, Engineering Technician
 DATE: November 8, 2004
 RE: Site Plan Technical Review for: Fontana Phase 4C

(TM 78E-OA)

The below checked items apply to this site. ZMA-2004-018

1. This site plan is within the Authority's jurisdictional area for:
- A. Water and sewer
 B. Water only
 C. Water only to existing structure
 D. Limited service
2. An 8 inch water line is located onsite.
3. Fire flow from nearest public hydrant, located 100' distant from this site plan, is gpm \pm at 20 psi residual.
4. An 8 inch sewer line is located onsite.
5. An Industrial Waste Ordinance survey form must be completed.
6. No improvements or obstructions shall be placed within existing or future easements.
7. and plans are currently under review.
8. and plans have been received and approved.
9. No plans are required.
10. Final water and sewer plans are required for our review and approval prior to granting tentative approval.
11. Final site plan may/may not be signed.
12. RWSA approval for water and/or sewer connections.

Comments: Show water meter locations. Show sewer laterals.

The site plan does not show or incorrectly shows:

- | | |
|---|--|
| <input checked="" type="checkbox"/> meter locations | <input type="checkbox"/> waterline size |
| <input type="checkbox"/> waterline locations | <input type="checkbox"/> sewer line size |
| <input type="checkbox"/> sewer line locations | <input type="checkbox"/> expected wastewater flows |
| <input type="checkbox"/> easements | <input type="checkbox"/> expected water demands |

Attachment J

Tarpley Gillespie

From: Pete Gorham [pgorham@acsanet.com]
Sent: Thursday, November 18, 2004 12:37 PM
To: Tarpley Gillespie
Cc: Paul Shoop; Jeremy Lynn
Subject: RE: Respones to your recent letter concerning expansion of Fontana Site.

Tarpley,

The questions posed are related to the rezoning for Fontana Phase 4C, which calls for the creation of more lots on the roads designated as Via Florence and Brunello Court. A previous layout showed 9 larger lots and open space, which now are proposed to be divided into 24 smaller lots. I will break up my comments into the categories of sewer and water.

Water: There will be no impact to the existing water customers in Fontana from the additional lots proposed in Fontana Phase 4C. All of the lots will be served by the water system in Ashcroft subdivision. This system operates on a higher pressure band than the current upper regions of Fontana and will be kept separate from the Fontana system.

Sewer: There is enough capacity in the existing and proposed sewer lines to accommodate the increase in the number of lots.

If the rezoning is approved revised construction drawings will be required for the areas where the new lots are being created. Let us know if you have any questions. Thanks.

~Pete

-----Original Message-----

From: Tarpley Gillespie [mailto:tgillespie@albemarle.org]
Sent: Wednesday, November 17, 2004 10:22 AM
To: Pete Gorham
Subject: FW: Respones to your recent letter concerning expansion of Fontana Site.

Pete,

As you the person who can respond to the questions about water pressure and utilities? If not, could you point me in the right direction.

Thanks!

Tarpley Vest Gillespie, Senior Planner
County of Albemarle
Department of Community Development
434-296-5823 ext. 3386
FAX: 434-972-4012

From: JoenAnne5@aol.com [mailto:JoenAnne5@aol.com]
Sent: Wednesday, November 17, 2004 12:01 AM
To: members-owner@foai.org; TonyBonce@aol.com; tgillespie@albemarle.org
Subject: Respones to your recent letter concerning expansion of Fontana Site.

Dear Sir:

I am not sure what your letter is identifying as to where the additional homes will be. The map shows an area that to my knowledge, already is laid out and lots have been sold. I have heard that the area

straight ahead, when you come up Fontana Drive was the only area that was in question as to be subdivided. There is a street that is completely laid out, with sold signs on the lots off of Veronia Drive. This cannot be an area to be changed.

The letter also says that the developer intends to add 24 single homes. This is to be added in the 17 acre area. This is to be done by allowing the builder to go as far as placing 6 home per acre. I do not understand why the County would allow the Developer of Fontana to do this.

An important factor, I and most of the residents of Fontana, considered before moving was the amities, such as the Club House, swimming pool, Tennis Courts, etc. We were required to join the Home Owners Assoc. and pay an assessment. However, that was all right since we only had to share the facilities with 170 families. Granted the additional families would cause additional funds to come into the Association, however wasn't the facilities sizes for the 170 families and not whatever will be the new number of families? Should we look at increasing the size of the Club House and Pool and other amities before we allow Fontana to be resized?

A second consideration is the utilities. All of the utilities will be taxed a little further by increasing the number of families up on this hill. Let us address water first. All the homes up and around the club house have a booster pump in their basement or crawl space. This is to bring the water pressure up the requirement to obtain an occupancy permit from the County. All the homes that will be built near this area will have the same requirement. It is interesting to note that when I bought My house, lot 171, (Jessica & Greg Humphreys Home) was not lot 171 but a pumping station to boost the water pressure up on this hill. The meeting of the required water pressure and the maintenance of that facility is now the responsibility of each of the home owners. What will happen to the overall water pressure as more and more families are added to this water main? I was told by a County inspector when I first moved in that the water main size coming up the hill was marginal. If added homes are permitted, should there be an additional water lines and should there be a booster station added.

Will the gas line support the added home? I know on the real cold days of last winter, I noted a lower flame in my gas fire place.

What about the sewage line, will there be enough capacity?

In summary I believe the plan should not be approved without a great deal of evaluation. Also since this is a mandatory Home Owners Assoc., the present home owners should have a vote in what is proposed and approved, since it affects every one of us.

Joe Parrillo