

Stream Crossing and Master Plan Road Network

Pros and Cons List

Proposed stream crossing and connection to Orchard Drive	
Pros	Cons
1. Orchard Drive can safely handle the additional traffic volume generated by this development.	1. The proposed stream crossing requires a road network in an area not consistent with the recommendations of the Master Plan.
2. Fewer existing residences will likely be impacted by a connection to Orchard Drive than the alternative connection shown in the Master Plan.	2. Stream crossings create environmental impacts to the stream and floodplain, though a mitigation plan is required to address the impacts.

Crozet Master Plan road network	
Pros	Cons
1. Road location would be consistent with the recommended road network from the Crozet Master Plan.	1. Construction of this road network requires additional off-site right-of-way, which is not available at this time.
2. Construction of roads in the locations shown on the Crozet Master Plan would avoid construction of a new stream crossing and the associated environmental impacts.	2. The off-site right-of-way, along with Blue Ridge Avenue, would need substantial improvements to safely accommodate the additional traffic volume generated by this development. Such improvements are currently not included on the County's Capital Improvements Program (CIP) and Capital Needs Assessment (CNA).
	3. A higher number of existing residences would be impacted along these roads than would be impacted along the proposed route connecting to Orchard Drive.