

January 19, 2017

Rachel Falkenstein
Senior Planner
Albemarle County Planning Department
401 McIntire Road
Charlottesville, VA 22902

**RE: ZMA 201500006 SHADWELL ESTATES
TMP 07900-00-00-023F0
PRIVATE STREET AUTHORIZATION REQUEST**

Dear Rachel;

This is a Private Street Authorization Request for the Shadwell Heights subdivision.

The Zoning Sec 14-232 allows for approval of a private street under the following circumstances:

1. To alleviate significant degradation to the environment.
 - ii. The private streets will alleviate a clearly demonstrable likelihood of significant degradation to the environment of the property or any land adjacent thereto resulting from the construction of a public street in the same alignment.
 - iii. No alternative public street alignment is available which would alleviate significant degradation of the environment.
 - iv. No more lots are proposed on the private streets than could be created on a public street due to right-of-way dedication,
 - v. The proposed private streets demonstrably promote sensitivity toward the natural characteristics of the land and encourages the subdivision of land in a manner that is consistent and harmonious with surrounding development.

Attached are plan and profile sheets for the proposed alignment of public streets that would meet VDOT requirements for this subdivision. To meet VDOT requirements the public street must stub out to the property line of the adjacent parcel to allow inter-connectivity. The plan and profile sheets shows Clifton Lane as a public road with the same alignment and right-of-way as proposed for the private road request. In addition, they show the alignment of a public Connector Road from the cul-de-sac at the end of Clifton Lane to the property line of the adjacent parcel.

The total volume of grading for construction of Clifton Lane and the Connector Road is 31,900 CY. The total volume of grading for construction of Clifton Lane as a private road is 7,316 CY. The public street would require 432% more grading than that of the proposed private street.

Consequently, the following circumstance apply to this private road request

- The private road will alleviate a clearly demonstrable likelihood of significant degradation to the environment.
- There are not alternative public street alignments that would meet VDOT requirements and reduce the volume of grading.
- The right-of-way dedication for the private street is the same as the right-of-way dedication for a public street, therefore, no additional lots are proposed on the private street.
- The total volume of grading for the public street is more than 30% greater than that of the private street.
- The proposed private street will significantly reduce the loss of tree cover and indigenous vegetation, which reduces the impacts of erosion and sedimentation, storm water runoff and surface water pollution.

Please let me know if you need additional information.

Sincerely,

Timothy Miller, P.E., L.S.
Principal