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February 16, 2021

Chris Perez
Senior Planner
County of Albemarle

RE: Private Street Request Letter for Drillers Lane

Dear Chris;

This is a Private Street Request Letter for Drillers Lane. Drillers Lane was approved as a public street for SUB2017-197, which was a two-lot subdivision of TMP 03100-00-00-21A0. The plat has been recorded in DB 5175-566. A digital copy of the approved road plans have been submitted.

Drillers Lane was intended to provide public access to the adjacent parcels, TMP 03100-00-00-021B and TMP 03100-00-00-021C0, so that it would meet the VDOT requirement of a minimum of three users prior to acceptance into the public road system. It has recently been determined that DEQ will not allow wells to be installed on TMP 03100-00-00-021B0 and TMP 03100-00-00-021C0 so they must remain as vacant parcels. Consequently, the only parcels that will ever use Drillers Lane are TMP 03100-00-00-021A2 and TMP 03100-00-00-021A3 and VDOT will not accept it into the public road system.

Compliance with 14-232(A)2:
TMP 03100-00-00-021A2 and TMP 03100-00-00-021A3 are Zoned LI and the current uses on these parcels are by-right Light Industrial. Drillers Lane will only serve nonresidential and nonagricultural uses in compliance with this section.

Requirements of 14-234(C):
1.The private street will be adequate to carry the traffic volume which may be reasonably expected to be generated by the subdivision.

- ✓ **Drillers Lane has been designed and constructed for an ADT of 400 TPD. The expected daily traffic from the two parcels is expected to be 100 TPD. The street will be adequate to carry the traffic volume.**

2. The comprehensive plan does not provide for a public street in the approximate location of the proposed private street;

- ✓ **The comprehensive plan does not provide for a public street in this location.**

3. The fee of the private street will be owned by the owner of each lot abutting the right-of-way thereof or by an association composed of the owners of all lots in the subdivision, subject in either case to any easement for the benefit of all lots served by the street;

- ✓ **The fee of the Drillers Lane will be owned by an association of the Owners of TMP 03100-00-00-021A2 and TMP 03100-00-00-021A3.**

4. Except where required by the commission to serve a specific public purpose, the private street will not serve through traffic nor intersect the state highway system in more than one location; and

- ✓ **Drillers Lane will not serve through traffic and will have only one intersection with Route 660.**

5. If applicable, the private street has been approved in accordance with section 30.3, flood hazard overlay district, of the zoning ordinance and other applicable law.

- ✓ **This is not applicable.**

Please let me know if you need additional information.

Sincerely,



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