County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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Final Plat review
Private Street Request

Project title:	Drillers Lane, Final Plat – Private Street Authorization Request
Project file number:	SUB202100045
Plan preparer:	Meridian Planning Group, Tim Miller [tmiller@meridianwbe.com]
	440 Premier Circle, Suite 200, Charlottesville, VA 22901
Owner or rep.:	4F LLC [N/A] 395 Reas Ford Road, Earlysville, VA 22936
Date Received:	29 Apr 2021 (Letter request received with Road Plan, 8 Mar 2021)
Date of comments:	30 Apr 2021
Plan Coordinator:	Mariah Gleason
Reviewer:	John Anderson

SUB202100045 – Private Street Authorization

By letter dated February 16, 2021, Applicant requests private street authorization. Engineering supports request for portion of Drillers Lane once designated, designed, and reviewed as meeting public street (VDOT) standards to now be designated a private street. Reason for request stated in Applicant letter:

> 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.

ROAD plan design was approved as SUB201700197; the road is constructed. Request before Engineering and Albemarle proposes no change in design to portion of Drillers Lane designated as public right-of-way on the approved road plan. That portion is shown on plat recorded at circuit court DB 5166 PG 651 (plat at p. 659). This administrative procedure is driven in whole by state environmental agency determination that it "[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."

Engineering is positioned to recommend Planning Agent approve *Private Street Authorization Request.* 14-234.C. - *Procedure to authorize private street and related matters*.

C. The agent and the commission may authorize one or more private streets in a subdivision if it finds that one or more of the circumstances described in sections 14-232 or 14-233 exist and it determines that (items 1.-5., below):

1. The private street will be adequate to carry the traffic volume reasonably expected to be generated by the subdivision. From SUB201700197, Road Plan approved 5/20/19:

Travelway /proposed private street serves two uses between Reas Ford Road and Drillers Lane, Sta. 20+60(±), with estimated 22 trips per day over this length. Using *VDOT Pavement Design Guide for Subdivisions and Secondary Streets in Virginia*, 2018 and ADT =**22**, depth required (D_r) and depth provided (D_p): D_p =14.9, D_r =1.14 (sheet RP-3, Road Plan, SUB201700197). Were ADT to increase 10-fold, pavement design would still be adequate (were ADT =220): D_p =14.9, D_r =9.16.
Design pavement section provides sufficient structural depth to carry the traffic volume reasonably expected to be generated by the subdivision (Lot 1, Lot 2). ($D_p \geq D_r$). Also, horizontal/vertical curve design meets VDOT public street geometric standards.

2. The comprehensive plan does not provide for a public street in the approximate location of the proposed private street.
   Engineering defers to Planning.
3. The fee of the private street will be owned by the owner of lots abutting the private access easement for the benefit of all lots served by the street. Engineering defers to Planning Division which has likely received a draft *Private Street Maintenance Agreement*; this document distributes maintenance expense for the private street among 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. The VA DEQ determination that environmental resource considerations prohibit wells on parcels once eligible for development appears to foreclose the possibility that Drillers Lane will ever serve through traffic.
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. Flood hazard overlay does not exist on either TMP 03100-00-00-021A2 or TMP 03100-00-00-021A3.

Regardless of whether the comprehensive plan calls for a public street, a public street cannot exist over any portion of Drillers Lane, a possibility foreclosed by state agency (DEQ) determination that wells will not be allowed on parcels 21B or 21C (so these parcels must remain vacant). Provided a road maintenance agreement acceptable to Planning Division is recorded in Albemarle County Circuit Court, Engineering recommends approval of this private street authorization request.

Thank you

J. Anderson 434.296-5832 -x3069