

TERRA CONCEPTS, PC
2046 ROCK QUARRY ROAD
LOUISA, VIRGINIA 23093

11 June 2015

Mrs. Ellie Ray
Albemarle County
401 McIntire Road
Charlottesville, Virginia 22902

RE: SDP2015-00024 Albrecht Place; Request for Waiver / Special Exception (21.7.c)

Dear Ellie:

As you are aware we have been working diligently seeking a solution for the stormwater outfall for this project. The subject property has imposed upon it a 20'-wide buffer along two of its four sides. Along one of these sides, immediately adjacent to, and just beyond the boundary limits, resides a very wide, riprap-armored trapezoidal drainage channel into which many upstream properties contribute runoff. Presently, roughly half of the subject site in its undeveloped state also contributes runoff to this channel. Once developed, the subject site needs to continue directing a portion of its managed runoff to this channel.

Over the past several years we have dealt with a total of three adjacent landowners seeking an easement for a short run of storm pipe that would cross this buffer and outfall into the channel. Only now do we feel that we have both an engineered solution as well as an easement agreement being finalized between the owner of the subject site and one of the adjacent landowners, but we still require a waiver from Albemarle County to make this solution viable.

What we are currently proposing on our site plan represents the most expensive solution, but it is also the least intrusive solution with regard to its impact on the 20' buffer. In fact, we have exhausted all other options in terms of infrastructure alignment such that what we are now proposing is our only viable alternative. We are only crossing a small corner of the buffer where it terminates adjacent to the 29th Place shopping center. The point of crossing is close to the edge of existing pavement behind the shopping center and at the end of where an existing chain-link fence resides. No noteworthy trees exist in this area. A shallow 2'-3'-wide ditch roughly 15' long will be dug across the corner of the buffer and a 15" diameter drainage pipe installed. The soil will be immediately replaced and the area restored to its prior vegetative state. We estimate that 80 square feet of buffer will be impacted.

I'm not sure what else can be said in terms of describing the request and what we have done to arrive at a solution that is acceptable to both an adjacent landowner and the County. I feel that our client is in a position of hardship at this juncture and with the only viable engineering solution being what we currently propose, we hope that this request will be deemed acceptable.

Please let me know if you have need for any further information or justification.

Sincerely,



Mark E. Keller, LLA

xc: Sue Albrecht, Alan Franklin

attachments: graphic exhibit

