



County of Albemarle
Department of Community Development

Memorandum

To: Rebecca Ragsdale, Senior Planner
From: Glenn Brooks, County Engineer
Date: 3 Aug 2007
Rev. 1: 26 Sep 2007
Subject: Blue Ridge Cohousing (ZMA200700012)

The rezoning plan and proffers have been reviewed. The following comments are offered for your use;

1. The street section on page 29 specifies a 2:1 ditch slope, which is too steep. This section without dimensions, and the stated proffer to widen and resurface the road may be enough. Otherwise VDOT standards should be referenced.

Rev. 1: The ditch slope has been corrected. The section and dimensions are still in the plan, but it should be clear that they may be changed with final construction plans. If the traffic will be over 400vpd, including through traffic, more widening may be necessary.

2. It is not clear that the 8' trail/bike-path can be built within the right-of-way. VDOT permitting for private maintenance would likely be required. Topography may not permit the section as shown on page 29.

Rev. 1: I understand this is a private easement and more easement can be dedicated. An easement should be provided for drainage release, as well as any necessary additional width for the sidewalk.

3. Proffer 4 states BMP's will provide rate, volume and quality control. The perimeter swale alone would not provide this, and more information is needed regarding how this is to be accomplished.

Rev. 1: This proffer has been removed. The concept appears to be rain barrels and the perimeter swale. The conceptual grading does not allow for the perimeter swale. It does not appear feasible as shown on the plans. In any case, the applicant should be aware that the requirements of the Water Protection Ordinance will need to be met. It is not clear how the detention and water quality requirements will be met with the current plan.

4. A conceptual grading plan is recommended. It is not clear how grading will be minimized.

Rev. 1: The conceptual grading appears incomplete. It does not appear that grading for the perimeter work and erosion control measures can be accomplished outside of the buffer. From the pictures in the application, it also appears that houses may be built on slabs, which requires more grading for site preparation than is currently indicated.

5. *Rev. 1:* Regarding the request for a waiver of the curbing requirement on all travelways and parking areas: There is one parking area which may sheet flow to a perimeter water quality swale. The requirement for curbing could be waived on this edge of the parking row at the southeast corner of the site. Waiving the rest of the curbing on the site is not required to accommodate stormwater management or BMP facility design, and so cannot be waived by the County Engineer

(18-4.12.15g). This is more an issue of neighborhood model design form as desired in the development areas.

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