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County of Albemarle
County Executive's Office

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

701 VDOT WAY

CHARLOTTESVILLE, VA 22911

PHILIP A. SHUCET
COMMISSIONER

JAMES L. BRYAN
RESIDENT ENGINEER

January 20, 2004

Mr. Robert W. Tucker
County Office Building
401 McIntire Road
Charlottesville, VA 22902

Blenheim Road (795) hard surfacing

Dear Bob,

At its January meeting, the Board of Supervisors asked me to defer issuing a permit that allows Murcielago LLC, at its own expense, to hard surface approximately three miles of Blenheim Road from Route 708 to Route 713 until the impacts could be evaluated more thoroughly. Attached is the fact sheet I distributed at the December meeting. Last week, along with county staff, I met with a group of the neighbors in order to get their views -- and later with the individual who wants to do the work and has offered to pay for the project.

The local neighbors' main concerns were increased travel and speed and the impact to the rural character of the area. County staff can address the issue of "altering the rural character" of the area better than I can; and I understand that the Board will also evaluate this issue in making its decision whether or not to support the hard surfacing.

From a safety and cost standpoint, hard surfacing this road is in the public's best interest. Compared to the gravel roadway, a hard surface on this roadway is safer for motorized and bicycle traffic because of stability, visibility and width. There are no public funds associated with its construction and the operational cost to maintain it is far less than that for the gravel road. More traffic on 795 (and less on US 20) may result as a result of hard-surfacing because it offers local residents more attractive travel options.

I recommend that we permit the applicant to hard surface this particular section of Blenheim Road. Please call me if you have any questions.

Yours truly,


James Bryan

JLB/smk
attachment

VDOT Fact Sheet

Proposed Improvements to Blenheim Road (*Route 795*)

Location

- From the Int. of Route 708 to the Int. Route 713 (approx. 3.7 miles)

Description

- Currently a gravel road;
- The road is not on the Secondary Six Year Improvement Plan or Albemarle County's Priority List for Secondary Road Improvements;
- The traffic volume for the road is approximately 50 AADT.

Developer

- The owner of Mt. Pleasant Farm and several of the adjacent properties is Murcielago, LLC;
- The on-site person is Tom Sullivan;
- The owners have retained Tom Gale of Roudabush & Gale to develop the line drawing plans for the improvements.

Proposal

- Propose to rebuild the section of Route 795 from the Int. of Route 708 to the Int. Route 713 (approx. 3.7 miles);
- The proposal includes providing the necessary ROW (50 feet) along their frontage and agreements negotiated with the other property owners for easements and/or ROW to construct the project.
- The proposal is to construct the road to current VDOT standards providing 18 feet paved riding surface with 2 feet of shoulder and 3 feet to the center of the ditchline one both sides of the pavement surface;
- The drainage facilities are also to be updated;
- The existing 14-ton single lane bridge will be maintained and not improved with this proposal.

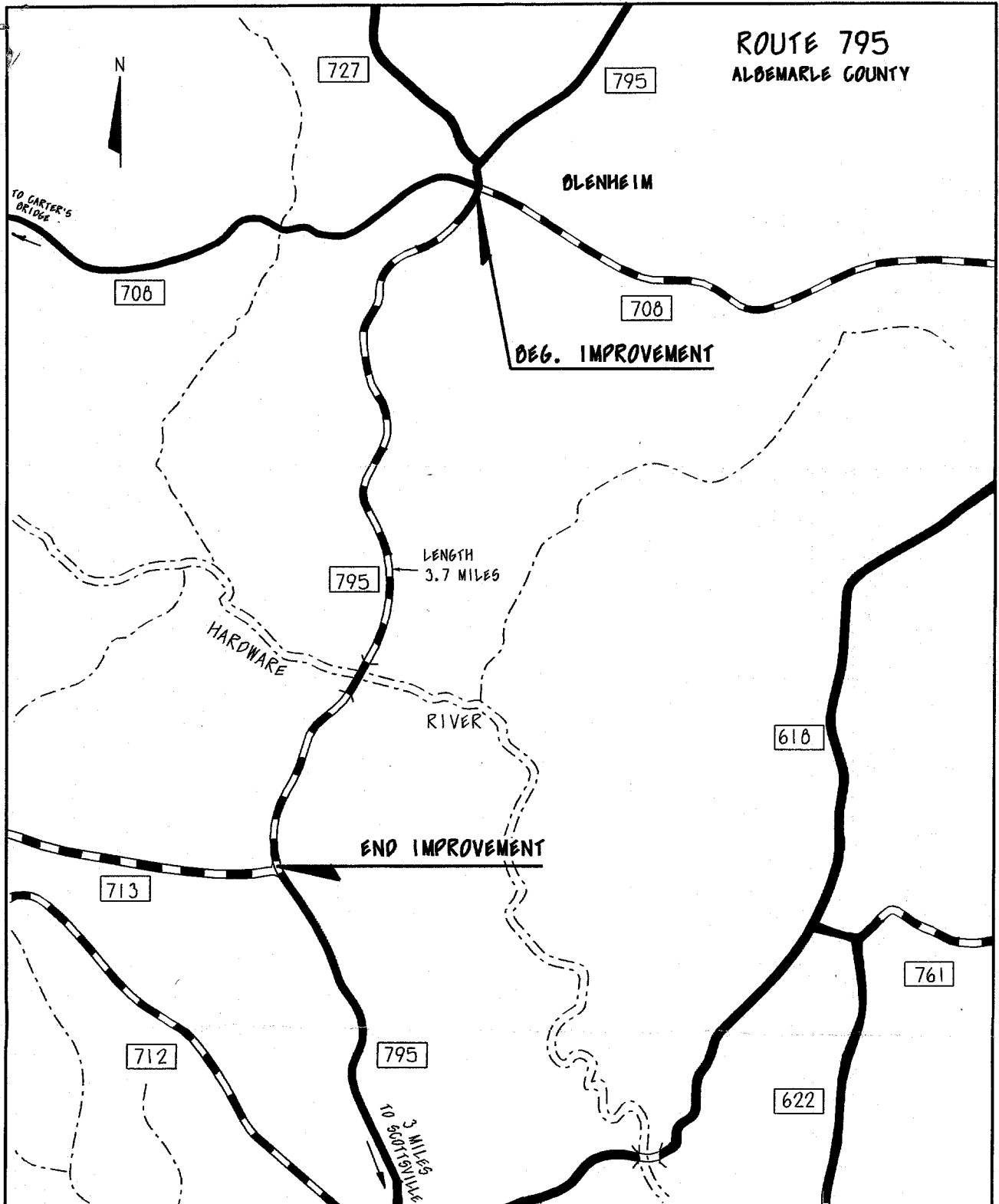
Timeline

- The owner is currently logging the property under his control;
- The owners are in the process of installing erosion control measures to stabilize disturbed areas to include silt fence, temporary seed and mulch, and additional stone on the roadway;
- The owners have opened the entrance to parcels #36 and #38 and are in communication with the individual properties along the roadway;
- The line drawing plans are under development and should be submitted for review this winter;
- The owner proposes to begin construction this spring and complete the work before the end of 2004.

Process

- County Staff has been advised of the proposal and will be included on the plan development and review process.
- The proposed improvements if approved will be built and inspected under permits issued through VDOT.

ROUTE 795
ALBEMARLE COUNTY



TYPICAL SECTION

- EXISTING SECTION
- PROPOSED SECTION
- ▨ ADDITIONAL CUT AREA

