



P.O. Box 911 Charlottesville, VA 22902
"A World Class City"

November 12, 2019

Mr. Ryan Hambleton
Kotarides Developers
1128 Independence Blvd. #200
Virginia Beach, VA 23455

Mr. Hambleton:

The City of Charlottesville Parks and Recreation department understands that a rezoning application (ZMA 2019-00008) has been submitted for the rezoning of the property located at the intersection of Rio Road and John Warner Parkway (PIN 06100-00-00-167C0).

The Applicant is committing to the installation of enhanced landscape buffers, which may include grading within the 5.9 acre trail easement located at John Warner Parkway and Rio Road. The buffer will consist of natural undisturbed vegetation and the planting of a mix of deciduous and evergreen trees and shrubs locally native to Virginia. The plantings will be planted to a 30' depth within a 50' buffer as shown on the ZMA 2019-00008 Application Plan. Installation and maintenance will be the responsibility of the developer. The City has no objections to creation of the landscaping buffer or grading within the trail easement and shall grant to the developer the necessary easements for all such grading, planting, and continued maintenance of plantings within the trail easement prior to site plan approval.

The grading must avoid impact to the existing trail, and repairs to existing erosion within the easement shall be allowed as part of the development.

Sincerely,

A handwritten signature in black ink that reads "Todd Brown". The signature is written in a cursive, flowing style.

Todd Brown

Interim Director, Charlottesville Department of Parks and Recreation