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September 16, 2016

Mr. Scott Clark
Senior Planner – Rural Areas
Albemarle Community Development Department
Charlottesville, VA

RE: SP-16-10 Cornerstone Community Church

Dear Mr. Clark:

During our Planning Commission meeting, regarding the Special Use Permit, associated with the additions at Cornerstone Church, there were a few additional conditions that were proposed. After meeting with you and working through some of these items, this letter serves as our formal response in an effort to work towards those conditions.

- We have reduced the depth of the spaces along the perimeter of the parking area, from 18' to 16'. This is in accordance with the County code, as the adjacent grassy area will allow for overhang of the car. As we reviewed there were no other feasible options to reduce the impervious surface. This, along with the adjustment of grading around the site, allowed us to decrease our additional impacts into the buffer from 0.33 acres to 0.29 acres
- Per our discussion, we are accepting of the condition that the bioretention areas will include large shade trees, taken from the County's "Large Deciduous Trees" section of the "Plant Canopy Calculations" document. As we discussed, the canopy required will be equal to not less than 50% of the bioretention's floor area.
- Lastly, as we've discussed, we do not see permeable pavement (pavers or otherwise), as feasible on this site for three reasons: 1) the church wishes to use the existing pavement and/or base stone where practical, 2) the slope of the surface is greater than 5% which does not conform to the required specification for permeable pavement and 3) the church does not have the ability to practically maintain permeable pavement. The reason the bioretention facilities were chosen, was to provide on-site stormwater treatment and stewardship of the surrounding area (off site credits could have been purchased). Additionally, the bioretention areas can be maintained much easier by the church.

If you have any questions, please feel free to contact me at 434-327-1688.

Sincerely,

Craig Kotarski, P.E.
Sr. Project Manager