

# COUNTY OF ALBEMARLE



**Planning Department**  
804/286-5823  
414 EAST MARKET STREET  
CHARLOTTESVILLE, VIRGINIA 22901

**ROBERT W. TUCKER, JR.**  
DIRECTOR OF PLANNING

January 25, 1978

**RONALD S. KEELER**  
ASSISTANT DIRECTOR OF PLANNING

**MARY JOY SCALA**  
SENIOR PLANNER

**CARLOS M. MONTENEGRO**  
PLANNER

Dr. Charles W. Hurt  
1290 Seminole Trail  
Charlottesville, Virginia

Re: BOARD OF SUPERVISORS ACTION  
Request for ZMA-77-24

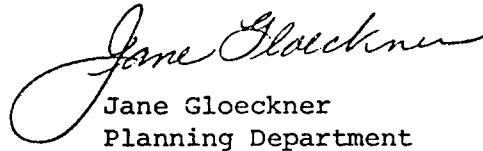
Dear Dr. Hurt:

This is to advise you that the Board of Supervisors at its meeting January 18, 1978, approved your request to rezone 92 acres from A-1 to A-1/RPN ( County Tax Map 79, Parcel 23, part thereof; and County Tax Map 79C, Parcel 1 ) subject to the following conditions:

1. Written Health Department approval;
2. Virginia Department of Highways and Transportation approval of entrance facilities;
3. Albemarle County Engineering Department approval of all internal roads and private drives with adequate turnaround space at the end of each;
4. Virginia Department of Highways and Transportation approval of internal state roads;
5. No dwelling units nor septic fields to be built on slopes in excess of 25%;
6. No dwelling units nor septic fields to be built within 50 feet of the lake water's edge at mean level to be determined by the Virginia Department of Health;
7. The applicant will have a certified engineer test the existing dam and certify that it is safe to the satisfaction of the County Engineer;
8. A maintenance agreement for the maintenance of all common areas, recreational facilities, private drives, and the dam to be approved by the County Attorney's Office and recorded;
9. Final subdivision approval will be subject to the County Engineer's Office approval of central water systems;
10. A grading permit will be required prior to subdivision approval;
11. All lots are to have access to common open space;
12. An approved secondary drainfield location must be provided for each lot;
13. That the Virginia Department of Highways and Transportation review the intersection of Route 250 East and Route 709 in order to determine whether signs or warning lights are necessary; if it is determined that controls are warranted, they shall be installed at the developer's expense;
14. County Engineering Department approval of right-of-way widths;

15. The number of lots in the development is limited to 39, with the reduction from the number of lots shown on plan presented to the Board of Supervisors meeting of January 18, 1978, to be made along Route 729 on the west side of the lake;
16. The developer is to install a road across the dam ( non-dedicated) to provide access to Route 729;
17. Setback from Route 729 shall be 100 feet from the centerline of the road.

Sincerely,

  
Jane Gloeckner  
Planning Department

ig/  
cc: file