



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

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March 29, 2019

Peter Russell
912 E. High St.
Charlottesville, VA 22902

RE: SP201800016 EcoVillage Charlottesville – Preserved Steep Slopes

Dear Mr. Russell,

The Albemarle County Planning Commission, at its meeting on March 19, 2019, by a vote of 6:0 recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is subject to the following conditions:

1. The limits of disturbance within the Preserved Steep Slopes Overlay District shall be limited to the sizes, locations, and extents of disturbance as proposed in the "Ecovillage: Special Use Permit Supplementary Exhibits" packet prepared by Shimp Engineering, P.C. and dated 2/4/2019.
2. The final site plan and landscaping plan for Ecovillage Charlottesville shall be in general accord with the "Habitat Planting Plan" and "Landscape Schedule" exhibits prepared by Shimp Engineering, P.C. and dated 2/4/2019 and subsequently revised 2/26/2019, inclusive of additional modifications, as noted in a. and b. below, and to the satisfaction of the Director of Planning.
 - a. The "Landscape Schedule" for the "Habitat Planting Plan" must be revised so that a certain portion (25% - 33%) of the tree plant materials and shrub plant materials are specified at a minimum caliper or minimum height that, at the time of planting, meets the minimum size requirements for landscaping materials as would be required within the Entrance Corridor.
 - b. The "Habitat Planting Plan" must be revised to be supplemented with additional numbers of evergreen shrubs and evergreen trees at strategic locations in the vicinity of the proposed parking area private facility in order to sufficiently provide screening for this proposed private facility within the preserved steep slopes overlay district. A certain portion (33% - 66%) of these vegetative screening materials in this vicinity shall be specified at a minimum caliper or minimum height that, at the time of planting, meets the minimum size requirements for landscaping materials as would be required within the Entrance Corridor.
3. Improvements related to stormwater, drainage, and grading shown on the final site plan and water protection ordinance plan for Ecovillage Charlottesville shall be in general accord with the same improvements and grading shown on the "Stormwater Improvements" exhibit and "Proposed Entrance Layout" exhibit for SP201800016, prepared by Shimp Engineering, P.C. and dated 2/4/2019 and

subsequently revised 2/27/2019, inclusive of additional modifications as noted in a. – c. below, and to the satisfaction of the County Engineer.

- a. All modified or newly constructed slopes to the east of the commercial entrance shall have a grade that does not exceed a 3:1 slope. Grading up to a 2:1 slope may be permitted for modified or newly constructed slopes to the west of the commercial entrance, if such grading is for the purpose of minimizing the limits of disturbance in order to prevent impacts to preserved steep slopes and to preserve existing vegetation and provided that such grading complies with the applicable Design Standards specified in Zoning Ordinance Section 30.7.5.
- b. Drainage improvements along Rio Road East will be designed to manage the 25-year storm event without flooding.
- c. Curb inlets will be provided on both sides of the new entrance to collect site runoff before it enters the Rio Road East right-of-way.
- d. The specific materials and practices for the proposed “off-site bank erosion control” will be approved by the County Engineer.
4. All stormwater treatment facilities and practices for ensuring water quality compliance will be provided on-site through the use of DEQ-approved BMPs found on the Virginia Stormwater BMP Clearinghouse Website, or through the preservation of onsite forest/open space, to the satisfaction of the County Engineer.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

A handwritten signature in black ink, reading "Timothy M. Padalino". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Tim Padalino, AICP
Senior Planner
Planning Division