



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

May 11, 2005

Ellie Carter
C/O Terra Partners, LLC
200 6th Street, NE
Charlottesville, VA 22902

RE: SDP 05-019: Ragged Mountain RPD Preliminary Subdivision Plat
(Request for multiple development tracts)

Dear Ms. Carter:

This letter is being written in response to your request (dated February 23, 2005) to allow two preservation tracts to be established in each of the two rural preservation developments that are proposed on Ragged Mountain Farm. Section 10.3.3.3(f) allows the Director of Current Development and Zoning to authorize more than one rural preservation tract in a particular case pursuant to the various purposes of rural preservation development as set forth in Section 10.3.3.2 of the Zoning Ordinance. The Department of Community Development's staff has reviewed this proposal and finds it to be generally consistent with the intent and design standards set forth for rural preservation developments in Section 10.3.3.2.

Due to the advantages that the proposed rural preservation developments have over the conventional design that would be allowed by-right, I find that the act limiting both sections of Ragged Mountain Farm to one preservation tract each would not forward the purposes of the Zoning Ordinance, or otherwise serve the public interest. Therefore, I hereby grant approval of your request with the conditions provided below.

Conditions of approval:

1. Structures (including all dwellings and outbuildings), septic fields, reserve drainfields and parking areas, on lots A-19, A-20, and B-20 shall be constructed only within the proposed building sites that are depicted on the plat.
2. Clearing and grading of land on the preservation tracts shall be subject to tree conservation plans submitted to the Department of Community Development for review prior to the issuance of any building permits on each tract. These tree conservation plans shall be independent of the required timbering plans and identify the limits of clearing and specific methods for protecting individual trees

and groups of trees to be saved near construction zones and building sites. The plans will be used in order to ensure that clearing for the safe construction of access roads, permitted structures and septic fields is minimized and trees surrounding those improvements are protected.

3. Building siding, trim and roofs shall be of dark or earth-toned colors and materials that blend with the surrounding natural environment. Highly reflective colors or surfaces (such as white, pastels or reflective metal) are prohibited.
4. Driveways shall be constructed of dark or earth-toned materials, deemed acceptable by the Department of Community Development, in order to blend with the surrounding natural environment.
5. Each building site shall be served by a single driveway constructed to the minimum cross-section deemed appropriate by the Department of Community Development. Such driveway shall be constructed to minimize length, grading and impact on critical slopes and trees; alternatively, the driveways may be surfaced with permeable material that is stabilized to prevent erosion and sediment runoff, and subject to engineering approval.
6. A maximum of one exterior light fixture per exterior door on each structure shall be permitted. All outdoor light fixtures shall be aimed downward and shall be full cutoff luminaires, as defined in Section 18-4.17.3 of the County Code, regardless of the intensity (lumens).

Please reference file # SUB 05-019 on all correspondence and contact me at your earliest convenience if you have any questions or require additional information.

Sincerely,

Amelia McCulley
Director of Current Development and Zoning

Copy: Alex Toomey
Tara Boyd
Stephen Waller
File SUB 05-019