



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

Phone (434) 296-5832

Fax (434) 972-4126

October 23, 2015

Valerie Long
321 East Main St Suite 400
Charlottesville VA 22902

RE: SP201500003 North Pointe Middle Entrance Amendment

Dear Ms. Long,

The Albemarle County Planning Commission, at its meeting on October 6, 2015, by a vote of 5:2 recommended approval of the above-noted petition to the Board of Supervisors.

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

1. Prior to final road plan approval, the applicant shall obtain from the Federal Emergency Management Agency (FEMA) a conditional letter of map revision (CLOMR, or CLOMA), and prior to road acceptance the applicant shall obtain from FEMA a letter of map revision (LOMR or LOMA). In addition, the applicant shall copy the County Engineer on all correspondence with FEMA.
2. (Intentionally deleted)
3. (Intentionally deleted)
4. (Intentionally deleted)
5. The culvert under Northside Drive shall be in general accord with the attached drawing titled "North Pointe SP Crossing of Flat Branch" prepared by Townes Site Engineering with a revision date of July 20, 2015, page 2 of 3. To be in general accord with the plan, development shall reflect the general size, arrangement, and location of the culverts. Modifications to the plan, which do not conflict with the elements above may be approved subject to the review and approval of the County Engineer;
6. (Intentionally deleted)
7. (Intentionally deleted)
8. (Intentionally deleted)
9. (Intentionally deleted)

10. Design Planner approval of a landscape plan. Prior to obtaining approval of the road plans and erosion and sediment control plans for Northside Drive, the applicant shall obtain approval of a landscape plan. The landscape plan shall include a complete planting schedule keyed to the plan and shall provide the following:
 - a. Existing tree line and proposed tree line to remain, the limits of clearing and grading, and tree protection;
 - b. Provide an informal planting of mixed tree and shrub species and sizes to compensate for removed vegetation, and low-growing plants to stabilize slopes in the areas of proposed grading and tree removal;
 - c. Provide large shade trees on the north and south side of Northside Drive, along the sidewalk and space reserved for the sidewalk, two and one-half (2½) inches caliper minimum at planting, forty (40) feet on center, for a minimum distance of four hundred (400) feet from the existing edge of pavement of Route 29 North, and
11. Design details of the retaining walls, including column cap design, pier design, stone finish, and similar design details shall be shown on the road plans and are subject to review and approval of the Design Planner; and
12. If the use, structure, or activity for which this special use permit is issued is not commenced by [insert date that is 5 years after the date the BOS approves the SP], the permit shall be deemed abandoned and the authority granted there under shall thereupon terminate.

Within 30 days of the date of this letter, please do one of the following:

- (1) Resubmit in response to Planning Commission recommendations**
- (2) Request indefinite deferral**
- (3) Request that your Board of Supervisors public hearing date be set**
- (4) Withdraw your application**

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,

Claudette Grant
Senior Planner
Planning Division

Cc: CWH Properties Limited Partnership
P O Box 5526
Charlottesville Va 22905