



County of Albemarle
Community Development Department - Planning

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November 7, 2023

Valeria Long, Esquire
Williams Mullen
323 2nd Street SE Suite 900
Charlottesville, 22902

RE: ARB-2023-86: Old Ivy Residences Initial Site Plan (TMP: 06000-00-00-024C0, 06000-00-00-024C1, 06000-00-00-024C3, 06000-00-00-024C4, and 06000-00-00-05100)

Dear Ms. Long,

At its meeting on Monday, November 6, 2023, the Albemarle County Architectural Review Board unanimously voted to forward the following recommendations on the above-noted Initial Site Development Plan to the agent for the Site Review Committee:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
 - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB:
None.
- Regarding recommendations on the plan as it relates to the guidelines:
 - Provide site sections and perspectives as a separate submittal to determine the level of ongoing ARB review that is needed.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
 1. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
- Regarding future submittals:

A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:

 1. Provide architectural designs and a landscape plan with future submittals. Demonstrate how architectural design elements that are characteristic of the corridor and larger regional context will be integrated into the development, how building shapes, scale, and materials will be used to provide continuity and compatibility throughout the development, and how landscaping, architectural details, and/or design features will create a sense of unity and cohesiveness throughout the development and along the corridor.
 2. If the single-family detached units will be on individual parcels, note that they are being shown on the plan for information only and add a line that defines the area associated with the single-family detached units.
 3. Revise retaining walls visible from the EC to not exceed 6 feet in height.
 4. Provide site sections and perspectives to clarify which areas of the development will be visible from the EC.
 5. Provide a landscape plan and site sections showing how the landscaping within the development will promote visual order and continuity along the corridor.
 6. Revise the site plan to show how refuse areas will be screened from the EC.

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7. Locate mechanical equipment to eliminate visibility from the EC and, on the site and architectural plans, show all equipment locations with complete details on proposed screening.
8. Include the standard mechanical equipment note on the site plan and architectural drawings: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
9. Provide a landscape plan with future submittals.
 - a. Include trees and plantings that can provide a dense, planted buffer between the EC and proposed structures.
 - b. Show compliance with the landscaping guidelines.
 - c. Include a plant list that aligns with the county's approved plant list.
 - d. Include the standard planting note on the site plan: "All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant."
10. Revise the plan to include tree protection fencing details and locations on the grading, landscaping, and erosion and sediment control plans.
11. Consider using less severe grading and more blended landforms onsite and along property boundaries.

You may submit your application for continued ARB review at your earliest convenience. Application forms, checklists and schedules are available on-line at <https://www.albemarle.org/government/community-development/apply-for/planning-site-development/architectural-review-board-arb>. Please be certain that your ARB submittal addresses all checklist items and the above-noted comments. If you have any questions concerning any of the above, please feel free to contact me.

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Sincerely,

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