Exhibit 1

COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596
Phone (434) 296-5832 **Fax (434) 972-4126**

May 28, 2019

Michael Matthews
1047 Woodlands Road
Charlottesville, VA 22901

RE: OFFICIAL DETERMINATION OF USE – Westminster Canterbury of the Blue Ridge Adult Daycare Center at TMP 07800-00-00-055A6 ("Westminster-Canterbury")

Mr. Matthews:

In response to your request for confirmation that the proposed adult daycare center is permitted by right as a subset of "senior service center" under ZMA199700003 and two unnumbered special use permits, I have consulted with the Zoning Administrator and the County Attorney. It is my official determination that the proposed adult daycare center is an approved by-right use for Westminster-Canterbury of the Blue Ridge on parcel 07800-00-00-055A6 as a subset of "senior service center."

Background

Establishment of Use

Westminster-Canterbury of the Blue Ridge was established through ZMA198700009, which approved a "retirement facility" on Tax Map Parcels 07800-00-00-055A0, 07800-00-00-055A5, and 07800-00-00-055A4. At the time, all three parcels were owned by Westminster-Canterbury of the Blue Ridge.

Parcel 07800-00-00-055A4 was later subdivided, and the parcel where the retirement facility is located was assigned parcel number 07800-00-00-055A6.

Under ZMA199700003 and two unnumbered special use permits, Westminster-Canterbury of the Blue Ridge rezoned 07800-00-00-055A0 and portions of 07800-00-00-055A5 and 07800-00-00-055A4 to allow "expansion of an established retirement community" at 07800-00-00-055A6.

The special use permit for the retirement community listed the following uses under "PROJECT DATA" on the ZMA199700003 Application Plan: cottages, homes for adults, health center beds, a community center expansion, independent living apartments, duplex cottages, single family villas, a fitness center, a catered living building, dementia households, and a senior service center, as well as office uses.

Condition 5 of the action letter for ZMA199700003 explicitly restricted "professional offices" to parcel 07800-00-00-055A5. The retirement community is not explicitly restricted to any parcels.

Parcel 07800-00-00-055A5 was later sold and subdivided, and the professional office use permitted by ZMA199700003 and clarified in ZMA199900009 was commenced on those parcels.

Senior Service Center

A "senior service center" was listed as an approved use as part of the established retirement community under the PROJECT DATA table on the approved Application Plan for ZMA199700003.

As recorded in the meeting minutes of the Planning Commission public hearing held on August 5, 1997, Mr. Henry Hennan, then-President and Chief Executive Office of the WCBR, noted that the retirement community was intended to "provide services to the entire community, e.g. **day care**, wellness programs, and meeting rooms for physicians and others." (Emphasis added.)

Additionally, the Staff Report to the Planning Commission for ZMA199700003 noted that the "large building in the center [of the application plan] would **house senior center activities for residents and the general community.**" (Emphasis added.)

Analysis

Approval of ZMA199700003 allowed the establishment of a senior service center, including a day care, for use by the residents of Westminster-Canterbury as well as the general community.

The senior service center was described as part of an expansion of the established retirement community. Professional office uses permitted by the same approval were explicitly restricted to parcel 07800-00-00-055A5. Under the rezoning, the retirement community was allowed to expand to parcels 07800-00-00-055A0, 07800-00-00-055A5, and 07800-00-00-055A4, but was not explicitly restricted to any parcels.

Conclusion

Through this analysis, it is my determination that an adult daycare for use by the residents of Westminster-Canterbury of the Blue Ridge as well as the general community is a permitted by-right use as part of the Westminster-Canterbury of the Blue Ridge retirement facility.

If you are aggrieved by this determination, you have a right to appeal it within thirty (30) days of this notice, in accordance with *Virginia Code* § 15.2-2311. If you do not file a timely appeal, this determination will be final and unappealable.

An appeal may be taken only by filing an appeal application with the Zoning Administrator and the Board of Zoning Appeals, in accordance with § 18-34.3 of the Zoning Ordinance, along with a fee of $258 plus the actual cost of advertising the appeal for public hearing.

Applications for Appeal of the Zoning Administrator's Determination are available at the Department of Community Development located at 401 McIntire Road, Charlottesville, Virginia 22902 or online at www.albemarle.org/cdapps. This form applies to the appeal of a decision of the zoning administrator or any other administrative officer pertaining to the Zoning Ordinance.

Regulations pertaining to the filing of an appeal to the Board of Zoning Appeals are located in Chapter 18, Section 34.3 of the Zoning Ordinance. They may be reviewed online at www.albemarle.org/countycodebza.

If you have any questions, please contact me.

Sincerely,

Leah H. Brumfield
Senior Planner, Designee of the Zoning Administrator

Attachments: ZMA199700003 Action Letter ZMA 1997-08-07.pdf
ZMA199700003 Plan – Approved Zoning Map Amendment 1997-04-27.pdf

Copy: Amelia McCulley, Zoning Administrator
Claudette Borgersen, Clerk of the Board of Supervisors

COUNTY OF ALBEMARLE
Dept. of Planning & Community Development
401 McIntire Road
Charlottesville, Virginia 22902-4596
(804) 296-5823

August 7, 1997

Michael Matthews
Brinkman Management & Develoment Corp
210 East High St
Charlotesville, VA 22902

RE: ZMA-97-03 Westminister Canterbury of the Blue Ridge

Dear Mr. Matthews:

The Albemarle County Planning Commission, at its meeting on August 5, 1997, unanimously recommended approval of the above-noted petition to the Board of Supervisors. Please note that this approval subject to the following conditions and modifications as provided by 8.5.4 (d) of the zoning ordinance:

1. Special use permit approval for the retirement community (as distinguished from professional offices) shall not expire but shall remain in effect so long as approval of ZMA-97-03 remains in effect. The Application Plan shall be considered as conceptual only in terms of site layout of features such as building footprint, building location and road alignment. Approval shall be for uses and limitations as specified in PROJECT DATA on the Application Plan. Setbacks from internal roads and other vehicular areas shall maintain sight distances as determined by the Department of Engineering and Public Works. Perimeter setbacks and yard requirements from abutting residentially zoned properties shall not be less than required for such abutting properties.

2. Special use permit approval for professional offices shall be valid for a period not to exceed five (5) years to commencement of construction. For the purpose of this condition, "commencement of construction" shall be construed to mean the commencement of construction of the office building(s). Gross floor area of the professional office building(s) shall not exceed 15,000 square feet. Professional office usage is restricted to Tax Map 78, parcel 55A as depicted in Attachment C of this report.

Minimum setbacks for building and parking from Rte. 250 and external residential areas shall comply with section 21.0 of the Zoning Ordinance.

3. The wooded area on the Application Plan shown for passive recreation usage shall be maintained in a natural state except for trail and related improvements as depicted generally on the Application Plan. This area shall not be subject to general building development.

4. Access easement shall be provided to Tax Map 78, parcel 55A5 (residue) and Tax Map 78, parcel 55A1 as depicted on Attachment C of this report. WCBR will not be required to participate in construction of any such access. At time of development of those properties, maintenance agreements as required by the private roads regulations of the subdivision ordinance shall negotiated by the owners of TM 78, Parcel 55A5 and TM 78, Parcel 55A51 and WCBR.

Please be advised that the Albemarle County Board of Supervisors will review this petition and receive public comment at their meeting on **August 13, 1997.** Any new or additional information regarding your application must be submitted to the Clerk of the Board of Supervisors at least seven days prior to your scheduled hearing date.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me.

Sincerely,

Ronald S. Keeler
Chief of Planning

RSK/jcf

cc: Ella Carey
Hank Hinnant
Amelia McCulley
Jack Kelsey

A:\ZMA9703.RPT

approval of the Rural Preservation Development approved in accord with this permit on the Preservation Tract.

Agenda Item No. 12. ZMA-97-3. Westminster Canterbury of the Blue Ridge (Sign #87). **PUBLIC HEARING** on a request to rezone ± 38.2 acs from R-10 [TM78,P55A, 7.651 acs] & R-1 & R-6 [TM78,Pcls55A4 (pt of)&55A5 (pt of)] to allow for expansion of estab retirement community [TM78,Pcls 55A6, 28.39 acs] & allow professional offices. Located on N side of Rt 250E extending from Rt 250 E to Ashcroft PRD. (Properties in Neighborhood 3 of Urban Area & recommended for Neighborhood & Urban Residential densities in Comp Plan.) Rivanna Dist. (Advertised in the Daily Progress on July 28 and August 4, 1997.)

Mr. Cilimberg summarized the staff's report, which is on file in the Clerk's office and a permanent part of the record. Staff opinion is that the proposed expansion of Westminster-Canterbury of the Blue Ridge generally satisfies the requirements as to findings by the Commission under Sections 8.5.4 and 19.5.2 together with the criteria for issuance of special use permit (31.2.4.1) of the Zoning Ordinance. Staff recommends approval subject to conditions.

Mr. Cilimberg said the Planning Commission, at its meeting on August 5, 1997, unanimously recommended approval of ZMA-97-03. This approval is subject to four conditions and modifications as provided by Section 8.5.4(d) of the Zoning Ordinance.

Mrs. Humphris opened the public hearing.

Mr. C. Henry Hennett, III, President and CEO of Westminster Canterbury of the Blue Ridge, and Mr. Mike Matthews, President of Brinkman Management and Development Corporation, were present.

Mr. Matthews said he appreciated the interaction with staff. The retirement center is full and has a waiting list, so there is a need to expand. The company has met with the Ashcroft and Glenarchy neighborhoods.

Mr. Hennett said Westminster Canterbury is an extension of Episocopal and Presbyterian churches in the area. The current facility is one half of the originally proposed size. Retirement communities are full, with people moving to the area because of its beauty. The company will hire people from the welfare rolls without impacting school systems and other commodities. Being cognizant of the visual impact on the community, the company chose natural colors when designing the facility. They have acquired acreage behind them so that the taller buildings will not be visible from the highway. There is a planned senior services building to offer adult and child day care center to the community in the future.

There being no one else present to speak, the Chairman closed the public hearing.

Mr. Marshall **moved, seconded** by Ms. Thomas, to approve ZMA-97-3 subject to the conditions and modifications as provided by §8.5.4(d) of the Zoning Ordinance, as recommended by the Planning Commission. Roll was called and the motion carried by the following recorded vote:

AYES: Mrs. Humphris, Mr. Marshall, Mr. Perkins, Mrs. Thomas and Mr. Bowerman.
NAYS: None.
ABSENT: Mr. Martin.

(The conditions are set out below:)

1. Special use permit approval for the retirement community (as distinguished from professional offices) shall not expire but shall remain in effect so long as approval of ZMA-97-03 remains in effect. The Application Plan shall be considered as conceptual only in terms of site layout of features such as building footprint, building location and road alignment. Approval shall be for uses and limitations as specified in PROJECT DATA on the Application Plan. Setbacks from internal roads and other vehicular areas shall maintain sight distances as determined by the Department of Engineering and Public Works. Perimeter setbacks

and yard requirements from abutting residentially zoned properties shall not be less than required for such abutting properties;

2. Special use permit approval for professional offices shall be valid for a period not to exceed five (5) years to commencement of construction. For the purpose of this condition, "commencement of construction" shall be construed to mean the commencement of construction of the office building(s). Gross floor area of the professional office building(s) shall not exceed 15,000 square feet. Professional office usage is restricted to Tax Map 78, parcel 55A as depicted in Attachment C of this report. Minimum setbacks for building and parking from Rt 250 and external residential areas shall comply with section 21.0 of the Zoning Ordinaance;

3. The wooded area on the Application Plan shown for passive recreation usage shall be maintained in a natural state except for trail and related improvements as depicted generally on the Application Plan. This area shall not be subject to general building develoment;

4. Access easement shall be provided to Tax Map 78, parcel 55A5 (residue) and Tax Map 78, parcel 55A1 as depicted on Attachment C of this report. WCBR will not be required to participate in construciton of any such access. At time of development of those properties, maintenance agreements as reequired by the private roads regulations of the subdivision ordinance shall be negotiated bby the owners of TM 78, Parcel 55A5 and TM 78, Parcel 55A51 and WCBR.

Agenda Item No. 13. **PUBLIC HEARING** on an Ordinance to amend and reordain Section 2.1-4, of Chapter 2.1, Agricultural & Forestal Districts, of the Albemarle County Code, in subsection (e) known as the "Keswick Agricultural and Forestal District" by the add of 4 parcels, totaling 190.872 acs. TM64,Pcls1011 & TM81,Pcls15B&15A6. Two pcls located on W side of Louisa Rd (Rt 22) & 2 pcls located at end of Clark's Tract Rd (Rt 648). Rivanna Dist. (Advertised in the Daily Progress July 28 and August 4, 1997.)

Mr. Cilimberg summarized the staff's report, which is on file in the Clerk's office and a permanent part of the record. Staff recommends approval. The Agricultural/Forestal District Advisory Committee, at its meeting on June 23, 1997, recommended approval of the addition as submitted.

Mr. Cilimberg said the Planning Commission, at its meeting on July 15, 1997, unanimously recommended approval of the request to add four parcels described as Tax Map 64, Parcels 10 and 11; Tax Map 81, Parcels 15A6 and 15B. Two parcels are located at the end of State Route 648 (Clark's Tract Road). Two parcel are located on the west side of Route 22. The proposed addition contains approximately 190.872 acres.

Mrs. Humphris opened the public hearing. There being no one present to speak, the public hearing was closed.

Mrs. Thomas asked if a letter of appreciation would be sent to people adding acreage to the district. Mr. Cilimberg said Ms. Mary Jo Scala works with them closely and lets them know the County appreciates their participation. Mrs. Thomas suggested staff send such letters.

Motion was offered by Mr. Perkins, **seconded** by Mrs. Thomas to adopt the ordinance as presented. Roll was called and the motion carried by the following recorded vote:

AYES: Mrs. Humphris, Mr. Marshall, Mr. Perkins, Mrs. Thomas and Mr. Bowerman.
NAYS: None.
ABSENT: Mr. Martin.

(The Ordinance is set out below:)



PROJECT DATA

1. PROJECT NAME: WESTMINSTER CANTERBURY OF THE BLUE RIDGE
2. OWNER: WESTMINSTER CANTERBURY OF THE BLUE RIDGE
3. ADDRESS: c/o MR. C. HENRY HINNANT, III
   250 PANTOPS MOUNTAIN ROAD
   CHARLOTTESVILLE, VA 22901
4. TAX MAP 78, PARCELS 55(A)6, 55A, X AND Y
5. BOUNDARY PERFORMED BY R. AUBREY HUFFMAN & ASSOCIATES LTD.
6. TOPOGRAPHY OBTAINED FROM ALBEMARLE COUNTY SERVICE AUTHORITY G.I.S. INFORMATION.
   TOPOGRAPHY IS BASED ON U.S.C. & G.S. (NGVD 1929)
7. MAGISTERIAL DISTRICT: RIVANNA
8. ZONING: PRD, PLANNED RESIDENTIAL DEVELOPMENT;
   ENTRANCE CORRIDOR OVERLAY DISTRICT.
9. PRESENT USE: RESIDENTIAL/ELDER CARE
10. PROPOSED REZONING OF PARCELS 55A, X, AND Y
11. THE SITE IS NOT WITHIN A DRINKING WATER RESERVOIR WATERSHED.
12. THIS PROPERTY IS NOT LOCATED WITHIN A DEFINED 100 YEAR FLOOD ZONE.
13. THIS PROJECT IS SERVED WITH PUBLIC WATER AND SEWER.
14. MINIMUM SETBACKS: BUILDING AND PARKING
    FRONT, SIDE, REAR — EQUIVALENT TO SETBACKS ON ADJACENT TRACTS PER ZONING (VARIES)
15. PARKING CALCULATIONS:

TYPE	CURRENT UNITS	ADDITIONAL UNITS	TOTAL UNITS	SPACES PER UNIT	TOTAL UNITS
COTTAGES	40	–	40	2	80
HOME FOR ADULTS	81	–	81	1.25	101.25
HEALTH CENTER BEDS	34	32	66	.25	16.5
STAFF (MAX. SHIFT)	63	5	68	1	68
TOTAL SPACES REQUIRED					266 SPACES
TOTAL SPACES EXISTING					275 SPACES
ADDITIONAL SPACES PROVIDED					19 SPACES
NEW TOTAL					294 SPACES

16. I, II, III AND IV = SCHEDULED PHASING. THIS WILL VARY ACCORDING TO NEED AND DEMAND – THIS IS FOR INFORMATIONAL PURPOSE ONLY AND WILL CHANGE. BUILDINGS, BUILDING LOCATION AND PARKING ARE SCHEMATIC ONLY.

PROPOSED ADDITIONAL PARKING

TYPE	SPACES PER UNIT	PARKING SPACES
COMMUNITY CENTER EXPANSION (20,000) (3 STAFF)	1 SPACE/STAFF	3
INDEPENDENT LIVING APARTMENTS (125 UNITS)	1 PER UNIT	125
DUPLEX COTTAGES (17 UNITS)	2 PER UNIT	34
SINGLE FAMILY VILLAS (10 UNITS)	2 PER UNIT	20
FITNESS CENTER (2,000 S.F.) (1 STAFF)	1 PER STAFF	1
CATERED LIVING BUILDING (3 UNITS–42 BEDS)	1 SPACE/3 BEDS	14
DEMENTIA HOUSEHOLDS (2 UNITS–24 BEDS)	1 SPACE/3 BEDS	8
SENIOR SERVICE CENTER (THREE FLOORS) (10 STAFF)	1 SPACE/STAFF	10

OFFICE – SQ. FOOTAGE AND PARKING NOT DETERMINED–WILL MATCH OFFICE AND PARKING TO SPACE AVAILABLE

TOTAL SPACES REQUIRED 215 SPACES
TOTAL SPACES PROVIDED 236 SPACES

1"=2000'

REVISIONS

DATE
APRIL 21, 1997

SCALE
1"=100'

WESTMINSTER CANTERBURY
ALBEMARLE COUNTY, VIRGINIA

MASTER PLAN REZONING DOCUMENT

JOB NUMBER
97-004-00

DWG. NAME
9700401.DWG

GLOECKNER ENGINEERING/SURVEYING INC.
ENGINEERS – SURVEYORS – PLANNERS
2246 IVY ROAD, SUITE 11
Charlottesville, VA 22903
Tel. 804-971-1591
Fax. 804-293-7612

SHEET
1 OF 1

ZMA-97-3
received 4-21-97

Exhibit 2

County of Albemarle
COMMUNITY DEVELOPMENT

LEA BRUMFIELD
Senior Planner II, Zoning
lbrumfield@albemarle.org
tel: 434-296-5832 ext. 3023

August 19, 2022

Valerie Long
Williams Mullen
vlong@williamsmullen.com

cc: Gary Selmeczi, Westminster Canterbury of the Blue Ridge
Michael Matthews, Matthews Development Company

RE: Request for Official Letter of Determination — Westminster Canterbury of the Blue Ridge (TMP 78- 55A6)

Ms. Long:

In response to your request for a determination regarding a proposal to add new buildings on its property located at 250 Pantops Mountain Road and identified as tax map parcel 78- 55A6 (the "Property"), I have consulted with the Zoning Administrator and the County Attorney. You requested confirmation of the following:

1. The location of the proposed new buildings and their uses as shown on Attachment 6 are permitted by right.

2. Because approved condition # 1 of ZMA 1997- 003 (and condition # 1 of ZMA 1999- 09) states that "The Application Plan shall be considered as conceptual only in terms of site layout of features such as building footprint, building location and road alignment," and the Application Plan states that " Building, building location and parking are schematic only," the Application Plan does not regulate the location of buildings within the Property or the uses in specific buildings, provided that any proposed use is listed on the Application Plan, such that future additional buildings can be constructed by -right on the Property in locations desired by the Owner, provided the proposed use is listed on the Application Plan. This determination is subject to condition # 3 of ZMA 1997- 003 (and condition # 3 of ZMA 1999- 09), which prohibits the location of any buildings within the wooded area shown on the Application Plan for passive recreation usage, and specifically requires that area to be maintained in a natural state except for trail and related improvements as depicted generally on the Application Plan, and that the area shall not be subject to general building development"

3. The limitations on the approved Application Plan do not regulate or limit the number of residential units or health care beds permitted on the Property, such regulations only apply to parking.

My findings are outlined below.

Location of proposed new buildings and uses

Condition 1 of the ZMA 1999-09 approval describes the approved uses as “Approval shall be for uses and limitation as specified in PROJECT DATA on the ZMA 97-03 Application Plan.”

The approved Application Plan, as provided with the application for this Letter of Determination, lists the following uses under “PROJECT DATA”: cottages, home for adults, health center, community center, independent living apartments, duplex cottages, single family villas, fitness center, catered living, dementia households, senior service center, and office.

As shown on the Updated Master Plan prepared by Kahler Slater, dated March 8, 2022, the uses proposed include residential cottages, apartments, health care, assisted living, an adult daycare and associated public uses, and amenities for use by the residents of the facility.

As described in the 2019 Letter of Determination, the proposed adult daycare and associated public uses, described on the Updated Master Plan as "new public use," is permitted under the approved community center use described in the 1997 Application Plan. The other uses listed on the Updated Master Plan are directly listed on the 1997 Application Plan, and as a result, all of the uses shown on the Updated Master Plan are permitted at the Property.

Additionally, per the same Condition 1 of ZMA 1999-09, "The Application Plan shall be considered as conceptual only in terms of site layout of features such as building footprint, building location, and road alignment." Per this condition, the layout and building locations shown on the Application Plan are conceptual only, and there is no restriction on the building layout or footprints of buildings, excepting the square footage limitations on professional office uses in Condition 2 of the ZMA approval, and the restriction on building within a preserved wooded area as described in Condition 3 of the ZMA approval.

As the Updated Master Plan, dated March 8, 2022, does not show any buildings encroaching on the preserved wooded area shown on the 1997 Application Plan, does not show professional office uses exceeding the 90,000 square feet limitation, and shows only uses listed under PROJECT DATA on the 1997 Application Plan, or equivalent uses to the uses listed under PROJECT DATA on the 1997 Application Plan, the proposed new buildings and their uses as shown on Attachment 6 are permitted by right.

Accordingly, this confirms that the 1997 Application Plan does not regulate the location of buildings within the Property or the uses in specific buildings, provided that any proposed use is listed on the Application Plan. Both building footprint and location of future buildings may be constructed in locations as desired by the Owner, provided the proposed uses are listed on the Application Plan and do not encroach upon the wooded area shown on the 1997 Application Plan as reserved for passive recreation use.

Parking Requirements per Unit Type and Use

The approval conditions of ZMA 1999-09 include the language "Approval shall be for uses and limitations as specified in PROJECT DATA on the ZMA 97-03 Application Plan." The uses listed are: cottages, home for adults, health center, community center, independent living apartments, duplex cottages, single family villas, fitness center, catered living, dementia households, senior service center, and office. These listed uses are the only permitted uses on the Property.

The number of conceptual residential units shown on the approved 1997 Application Plan is less than the number of residential units approved on the consolidated/as-built site plan SDP 2017-15, prepared by WW Associates and dated 2-23-17.

Therefore, the parking calculations listed under PROJECT DATA as shown on the approved 1997 Application Plan do not regulate or limit the number of residential units or health care beds permitted on the Property; however, it does regulate the minimum number of parking spaces ("SPACES PER UNIT") for the approved uses.

Conclusion

The three requests in the applicant's Request for a Letter of Determination are confirmed as follows:

1. The location of the proposed new buildings and their uses as shown on Attachment 6, Update Master Plan dated March 8, 2022 prepared by Kahler Slater as provided by the applicant, are confirmed to be permitted by-right.
2. Future additional buildings may be constructed by-right on the Property in locations desired by the Owner, provided the proposed use is listed on the approved 1997 Application Plan, and such buildings do not encroach upon the wooded area shown on the 1997 Application Plan for passive recreational use.
3. The parking calculations shown on the approved 1997 Application Plan do not regulate or limit the number of residential units or health care beds permitted on the Property. The parking calculations only provide the minimum spaces per unit required for the approved uses. However, other limitations do apply as stated in the approved proffers for ZMA 1999-09.

You may have a right to appeal this determination within thirty (30) days of this notice, in accordance with Virginia Code § 15.2-2311. This determination will be final and unappealable if not appealed within 30 days.

An appeal may be taken only by filing an appeal application with the Zoning Administrator and the Board of Zoning Appeals, in accordance with § 18-34.3 of the Zoning Ordinance, along with a fee of $295.36 plus the actual cost of advertising the appeal for public hearing.

Applications for Appeal of the Zoning Administrator's Determination are available at the Department of Community Development located at 401 McIntire Road, Charlottesville, Virginia 22902 or online at https://www.albemarle.org/government/community-development/apply-for/letter-of-determination-or-zoning-compliance. This form applies to the appeal of a decision of the zoning administrator or any other administrative officer pertaining to the Zoning Ordinance.

Regulations pertaining to the filing of an appeal to the Board of Zoning Appeals are located in Chapter 18, Section 34.3 of the Zoning Ordinance. They may be reviewed online at https://www.albemarle.org/government/community-development/advisory-boards/board-of-zoning-appeals.

If you have any questions, please contact me.

Sincerely,



Lea H. Brumfield
Senior Planner II, Designee of the Zoning Administrator

Albemarle County
401 McIntire Road, Charlottesville, VA 22902
lbrumfield@albemarle.org

Copy: Bart Svoboda, Zoning Administrator; Francis MacCall, Deputy Zoning Administrator; Andy Herrick, Deputy County Attorney

Exhibit 3

ILLUSTRATIVE PLAN



Date:	Sheet Number:
August 10, 2026	1

Project Name:
Westminster Canterbury of the Blue Ridge

PERKINS EASTMAN

CONCEPTUAL SITE MASSING

SOUTHEAST AERIAL



Date:	Sheet Number:
August 10, 2026	2

Project Name:
Westminster Canterbury of the Blue Ridge

PERKINS EASTMAN

CONCEPTUAL SITE MASSING

SOUTHWEST AERIAL



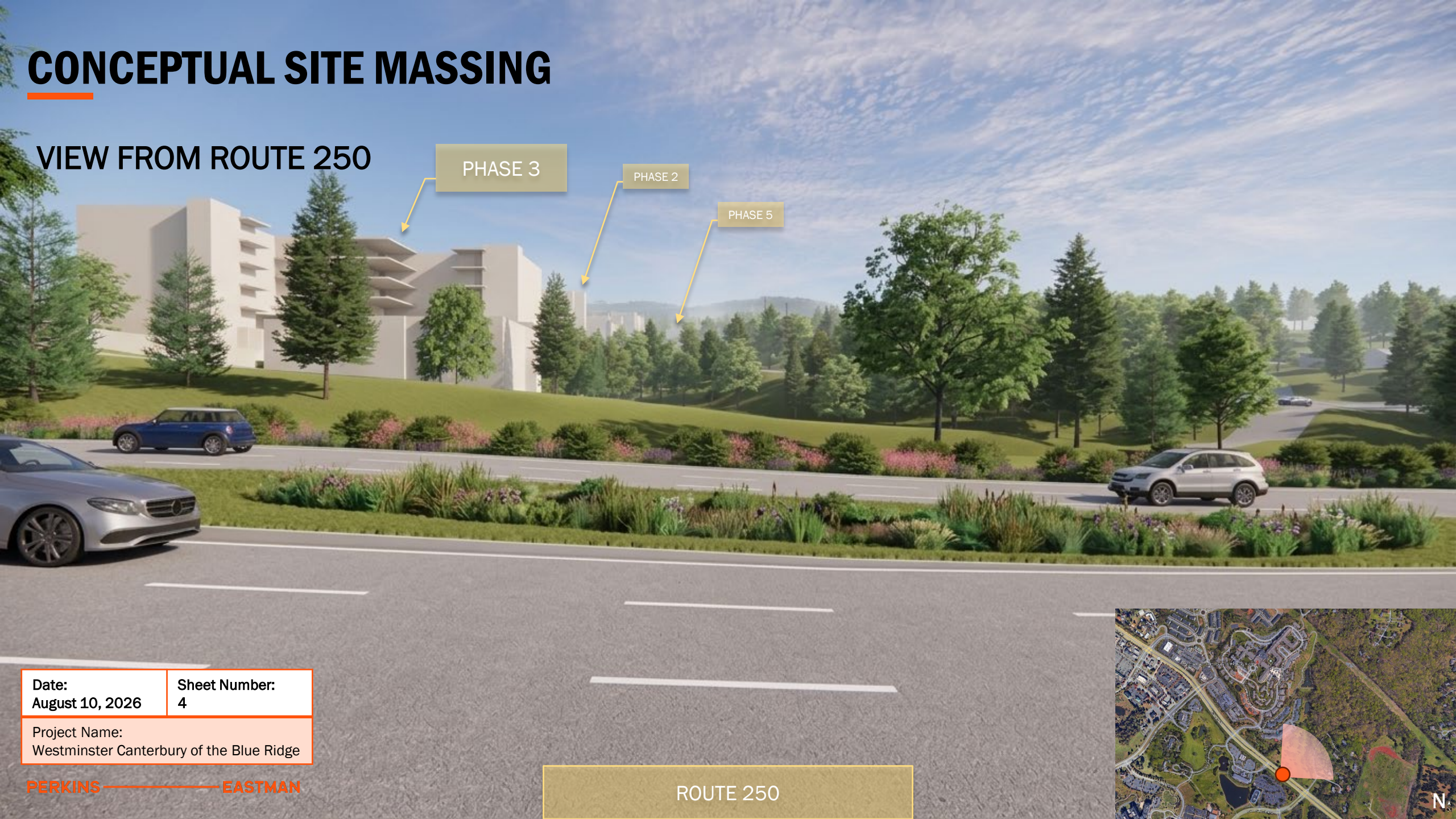
Date:	Sheet Number:
August 10, 2026	3

Project Name:
Westminster Canterbury of the Blue Ridge

PERKINS EASTMAN

CONCEPTUAL SITE MASSING

VIEW FROM ROUTE 250



Date:	Sheet Number:
August 10, 2026	4

Project Name:
Westminster Canterbury of the Blue Ridge

PERKINS EASTMAN

CONCEPTUAL SITE MASSING

VIEW FROM PETER JEFFERSON PLACE



Date:	Sheet Number:
August 10, 2026	5

Project Name:
Westminster Canterbury of the Blue Ridge

PERKINS EASTMAN

CONCEPTUAL SITE MASSING

VIEW FROM EXISTING WCBR CAMPUS

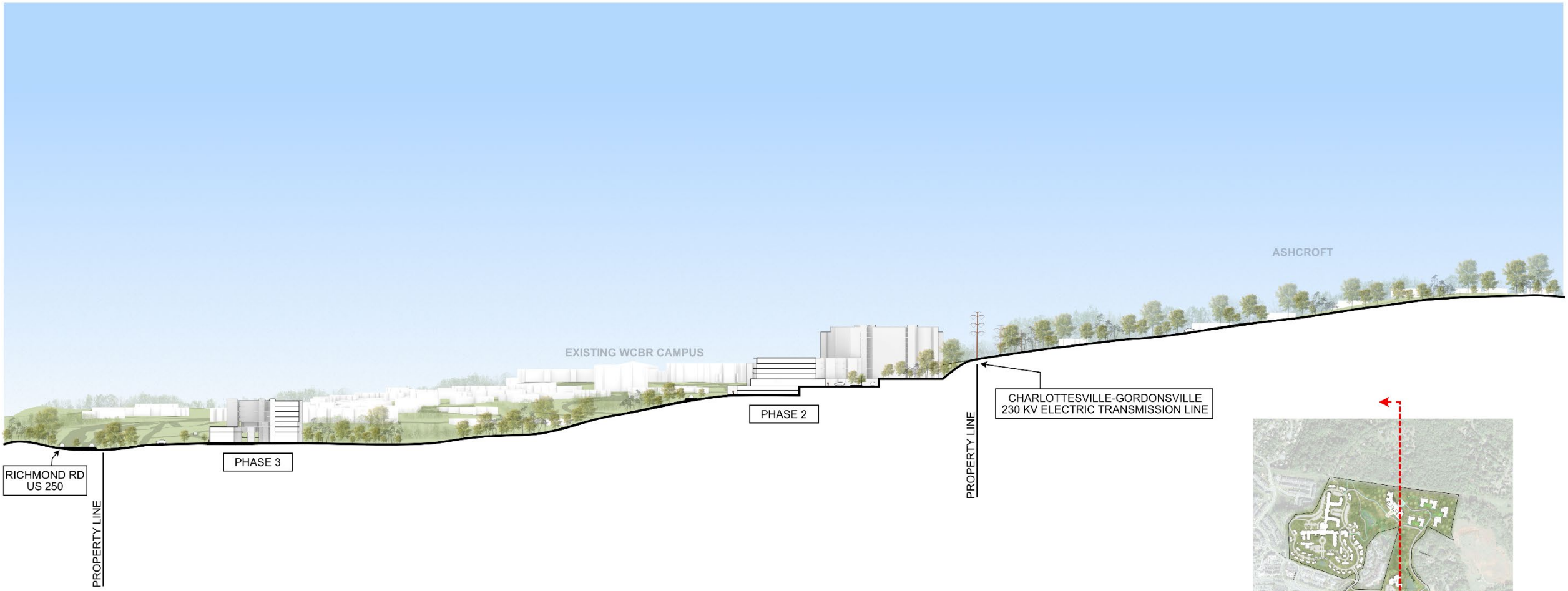


Date:	Sheet Number:
August 10, 2026	6

Project Name:
Westminster Canterbury of the Blue Ridge

PERKINS EASTMAN

CONCEPTUAL SITE SECTION 1

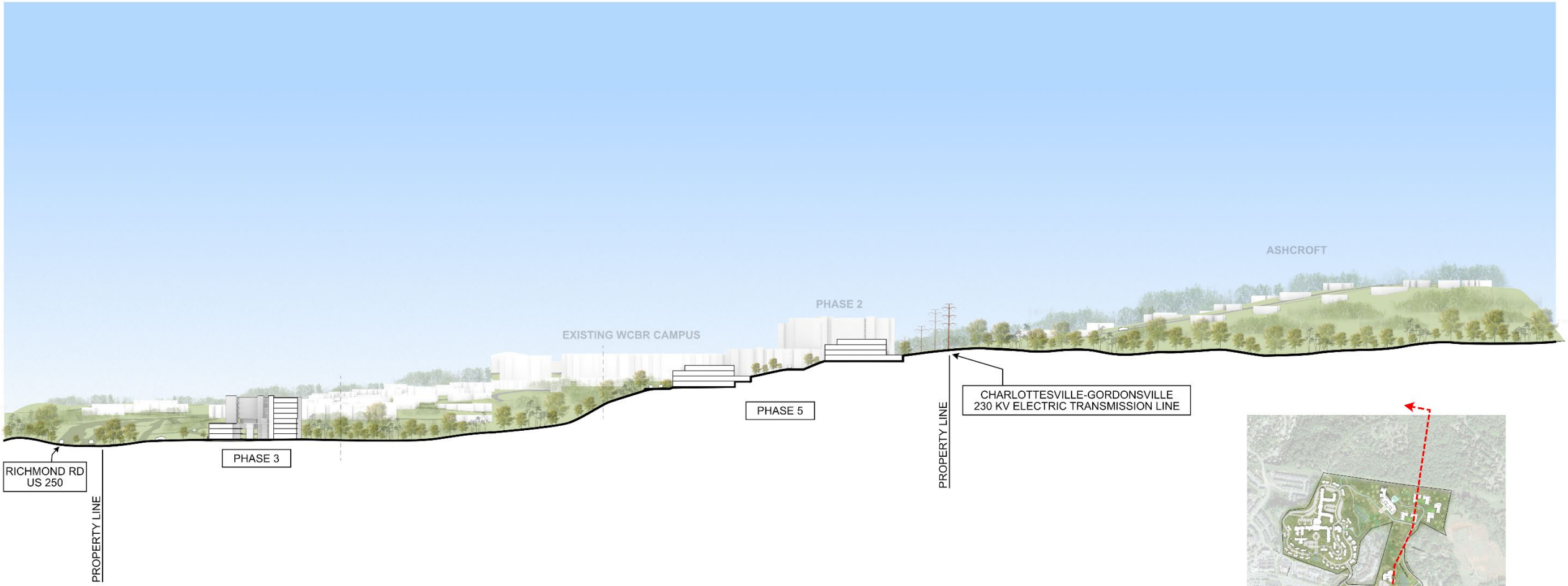


Date:	Sheet Number:
August 10, 2026	7

Project Name:
Westminster Canterbury of the Blue Ridge

PERKINS EASTMAN

CONCEPTUAL SITE SECTION 2



Date:	Sheet Number:
August 10, 2026	8

Project Name:
Westminster Canterbury of the Blue Ridge

PERKINS EASTMAN

Westminster-Canterbury of the Blue Ridge ("WCBR")

Community Design Guidelines Consistency Analysis

The following table identifies the Community Design Guidelines ("CDG") in Appendix C of AC44 that the WCBR rezoning proposal affirmatively supports, based on the submitted application materials.

CDG Section and Guideline	CDG Language	Application Consistency Analysis
Land Use, Intent and Consideration 1	"Throughout the Development Areas, provide a mix of land uses and a variety of housing types, and maintain a hard edge between the Development Areas and the Rural Area." "Direct the majority of the county's new residential (housing) and non-residential (office, retail, commercial, industrial) growth will occur in the Development Areas." (Appendix C, CDG-1, PDF p. 44)	The Property is in the Development Area, and the proposal expands an established Continuing Care Retirement Facility onto adjoining parcels. The program includes independent living care, assisted living care, health care functions, wellness, dining, community, and professional office uses within the Development Area rather than in the Rural Area.
Land Use, Consideration 2	"Create a mixture of residential and non-residential uses to advance the goals of convenient access to work, services, and entertainment. Single-use proposed projects will be evaluated on the adjacent types of uses and whether the use contributes to an overall mix of uses in the area." (Appendix C, CDG-1, PDF p. 44)	The proposal contributes to the mixed-use Pantops context by combining independent living care, assisted living care, health care, dementia care, memory care, wellness, dining, community, administrative, and professional office uses on the WCBR campus. Nearby uses include residential neighborhoods, Martha Jefferson Hospital, medical offices, the Social Security Administration building, and commercial, retail, and office uses along Route 250.
Land Use, Consideration 3	"Evaluate projects proposing one housing type only based on the nearby and adjacent housing unit types and whether the type contributes to an overall mix of housing types in the area. Build a full range of housing choices and housing types throughout the Development Areas." (Appendix C, CDG-2, PDF pp. 44 to 45)	The proposal supports housing choice by expanding a Continuing Care Retirement Facility with independent living care, assisted living care, health care, and dementia care. These options supplement nearby Pantops residential communities, including Fontana, Ashcroft, Glenorchy, and the Pavilions at Pantops, and serve residents seeking aging-in-place options within the Development Area.
Land Use, Consideration 6	"Maximize the overall density in new developments, while conserving critical environmental resources, such as steep slopes, stream buffers, and wildlife corridors." (Appendix C, CDG-2, PDF pp. 44 to 45)	The proposal concentrates new residential care functions within a compact campus framework. The requested height for the Block 2 independent living care building, up to 12 stories, helps preserve at least 20% of the Property as green space and amenity area, retain most forested and steep slope areas, and avoid spreading development across a broader footprint.
Land Use, Consideration 8	"Emphasize the reuse of existing sites in the Development Areas, especially	The rezoning reinvests in an existing continuing care retirement community and expands that

CDG Section and Guideline	CDG Language	Application Consistency Analysis
	outdated uses with large parking lots or existing uses with a relatively low residential density/commercial intensity relative to the Future Land Use Map." (Appendix C, CDG-2, PDF pp. 44 to 45)	established use onto adjoining parcels within the Pantops Development Area. The proposal renovates the existing campus, redevelops health care areas, and adds independent living care and administrative spaces.
Transportation, Intent and Consideration 1	"Deliver safe, comfortable, accessible multimodal transportation options through a connected transportation network." "Develop a safe and comfortable pedestrian network, including sidewalks on both sides of streets, crosswalks as needed for safe access, walking paths and trails, and connections to nearby or on-site recreation, commercial areas, schools, and other destinations." (Appendix C, CDG-2, PDF p. 45)	The proposal supports a connected transportation network through a connector road, a private travelway with emergency access, pedestrian trails, and the realignment of Glenorchy Drive with five-foot sidewalks along internal roads. The Application Plan links residential, care, wellness, dining, and green space and amenity destinations within one campus framework.
Transportation, Consideration 6	"Provide safe and convenient multimodal transportation connections and infrastructure for all levels of users based on recommendations in the County's Multimodal Transportation Plan's Modal Emphasis maps and applicable Small Area Plans." (Appendix C, CDG-3, PDF p. 45)	The Pantops Master Plan depicts a planned road connection through the Property. The Application Plan addresses that connection with a connector road, the Glenorchy Drive realignment, and a private travelway with emergency access, allowing vehicles to circulate between blocks without using Route 250.
Transportation, Consideration 8	"Connect streets within and between developments so pedestrians can easily bike or walk to many destinations, traffic has alternative routes, and car trips are reduced in number and length." (Appendix C, CDG-3, PDF p. 45)	The proposal improves street connectivity by adding a connector road, a private travelway, and the Glenorchy Drive realignment. These improvements connect the expansion areas to the existing campus and the surrounding Pantops street network.
Transportation, Consideration 9	"Connect new neighborhoods to existing neighborhoods, Activity Centers, and parks and open space. If road connections are found to be infeasible, provide bike and pedestrian connections per the County's Multimodal Transportation Plan." (Appendix C, CDG-3, PDF p. 45)	The proposal integrates expansion parcels with the existing WCBR campus through a connector road, the Glenorchy Drive realignment, a private travelway, five-foot sidewalks, trails, and a green space and amenity area framework that connects to the adjacent Pantops street network.
Transportation, Consideration 11	"Along existing and future transit routes, provide transit stops with high-quality and ADA-compliant pedestrian	VDOT has identified a park-and-ride lot on the Property at the western corner of Glenorchy Drive and Route 250, but this location is not appropriate

CDG Section and Guideline	CDG Language	Application Consistency Analysis
	infrastructure and shelters in coordination with transit providers." (Appendix C, CDG-3, PDF p. 45)	for that use. The Block 3 health care building and associated connector road occupy this area. A surface parking lot would be incompatible with the residential care and institutional character of the campus and would introduce commuter traffic into a continuing care community that does not generate peak-hour commuter trips. The Applicant is willing to coordinate with VDOT and the County to identify an alternative location.
Transportation, Consideration 12	"Link transportation solutions in the Development Areas to land use policies and new development to expand opportunities to walk, bike, or take public transit." (Appendix C, CDG-3, PDF p. 45)	The proposal pairs new residential care development with transportation improvements, including a connector road, private travelway, sidewalks, and trails that link green space, amenity areas, and campus destinations.
Site Design, Intent	"Provide spaces that are human scaled and enjoyable to use. Balance development with the protection and restoration of the natural environment. Design elements supporting the recommendations of AC44's Environmental Stewardship Chapter." (Appendix C, CDG-5, PDF p. 48)	The proposal creates integrated care environments within a cohesive campus setting. The Application Plan identifies green space and amenity areas connected by trails and pedestrian paths, with additional amenities to be designed at site plan. The illustrative renderings show building massing stepping into the hillside to maintain a human-scaled relationship with the landscape.
Site Design, Consideration 5	"Respect natural terrain, especially slopes greater than 25% and slopes along waterways during development." (Appendix C, CDG-6, PDF pp. 48 to 49)	The site's topography, particularly the steeper terrain at the northern end, has shaped the grading approach and building placement. Buildings are designed to work into the slopes so that the natural grade reduces their perceived height and massing. As shown in the site sections, the campus rises from Route 250 to the existing campus plateau, with each block responding to its position in the terrain rather than requiring uniform regrading.
Site Design, Consideration 6	"Smooth out regraded slopes, as abrupt or steep grades are difficult to vegetate and maintain." (Appendix C, CDG-6, PDF pp. 48 to 49)	The conceptual grading plan includes retaining walls in select locations as part of a strategy that limits overall disturbance and works with the existing terrain rather than regrading it. Final wall design, height, and location will be refined through the site plan process in coordination with County engineering staff.
Site Design, Consideration 7	"Preserve and enhance on-site historic, scenic, and cultural resources, including through adaptive reuse, as feasible and appropriate." (Appendix C, CDG-6, PDF pp. 48 to 49)	No known historic resources are located on the Property. The illustrative renderings and site sections demonstrate that the campus design preserves the wooded hillside character visible from the Route 250 corridor and places the tallest buildings behind substantial vegetative screening.

CDG Section and Guideline	CDG Language	Application Consistency Analysis
		The Property's Route 250 frontage lies within the Entrance Corridor Overlay District, and building massing, elevations, sections, landscaping, and final design will be coordinated with County staff and the Architectural Review Board through Entrance Corridor review, thus preserving and enhancing the scenic resource.
Parks, Recreation, and Open Space, Intent and Consideration 2	"Provide equitable and expanding access to public parks, trails, natural areas, and open space. Design elements that support the recommendations in AC44's Parks, Recreation, & Open Space Chapter and the County's Climate Action Plan are strongly encouraged." "Balance providing recreation opportunities with conservation and/or restoration of habitat cores, wildlife corridors, and other significant natural areas and environmental features identified in the Biodiversity Action Plan." (Appendix C, CDG-6, PDF p. 49)	The Application Plan provides a minimum of 20% green space and amenity areas. Additional green space and amenities will be programmed within the Blocks at the site plan stage. A network of trails connects the green space and amenity areas with the care facility.
Parks, Recreation, and Open Space, Consideration 3	"Foster a well-developed open space system including public access to parks, trails, and open spaces so residents and workers can walk and bike to a public park, experience preserved natural areas, and enjoy public gathering places." (Appendix C, CDG-6, PDF p. 49)	The Application Plan organizes the expanded campus around green space and amenity areas and trails connecting campus destinations. The redevelopment program also includes renovation of the existing entry area into a great lawn, which supports a usable campus green space and amenity area framework for residents, staff, and visitors.
Parks, Recreation, and Open Space, Consideration 4	"Protect natural, historic, cultural, and environmental resources." (Appendix C, CDG-6, PDF p. 49)	The application materials identify and address environmental resources including preserved steep slopes, managed steep slopes, and the existing stormwater management pond. The proposal also recognizes viewshed sensitivity due to the Property's proximity to Monticello and will work to address visual compatibility through Entrance Corridor review and later design refinement.
Reference, Best Practices, Site Design 1	"Redevelop and reuse existing infrastructure where feasible." (Appendix C, CDG-7, PDF p. 50)	The proposal expands and modernizes an established WCBR campus and uses existing Development Area infrastructure, including existing water, sewer, internal roads, and an existing stormwater management pond. The application adds targeted improvements, including a connector road and Glenorchy Drive realignment,

CDG Section and Guideline	CDG Language	Application Consistency Analysis
		rather than treating the project as a greenfield development.
Reference, Best Practices, Parks, Recreation Amenities, and Open Space 2	"Use areas in steep slopes, floodplain, and stream buffers as common or public open space, instead of having these environmental features on individual lots." (Appendix C, CDG-8, PDF pp. 50 to 51)	The Application Plan incorporates steep slope areas, green space and amenity areas, and existing stormwater features into the overall green space and amenity area framework for the campus. The grading sheet also identifies managed steep slopes, preserved steep slopes, and slope disturbance areas, enabling these features to be reviewed as project-wide resources rather than individual lots.

Exhibit 5

TIMMONS GROUP

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Suite 300
Richmond, VA 23225

www.timmons.com
P 804.200.6500
E info@timmons.com

July 28, 2026

Mr. Peter Kube
U.S. Army Corps of Engineers
Norfolk District - Main Office
803 Front Street
Norfolk, VA 23510

Re: Preliminary Jurisdictional Determination Request Package
WCBR (Approx. 70.5 acres)
Albemarle County, Virginia

Applicant: Tyler Kendall
c/o Westminster Canterbury of the Blue Ridge
250 Pantops Mountain Road
Charlottesville, VA 22911

Dear USACE Regulatory Review Team,

Please find enclosed the Jurisdictional Wetlands and Waters Delineation Package. On behalf of Westminster Canterbury of the Blue Ridge, Timmons Group is submitting this package to you in order to obtain a preliminary jurisdictional determination for the delineation performed at the WCBR site (Site). Timmons Group environmental scientists conducted a field delineation on July 20, 2026, to identify jurisdictional wetlands and/or waters within the project study limits.

PROJECT DESCRIPTION

The Site is located directly northeast of Richmond Road (US 250) in Albemarle County, Virginia (Figure 1: Vicinity Map). The Site can be accessed from Glenorchy Drive off US 250.

The project limits encompass approximately 70.5 acres and consist primarily of mixed pine-deciduous forest, maintained fields, and multifamily residential developments. The Site is bound by mixed pine-deciduous forest, single family residential developments, and maintained fields to the northeast and southeast, mixed pine-deciduous forest and multifamily residential developments to the northwest, and US 250 to the southwest (Figure 2: Hydrologic Unit Code Map and Figure 3: Environmental Inventory Map).

SUPPLEMENTAL INFORMATION REVIEW

Timmons Group performed a review of supplemental resources associated with the Site. These resources include the following:

- U.S. Geological Survey (USGS) Topographic Map, Charlottesville East SW & Charlottesville East SE, 2022
- U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI)
- Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS)
- The U.S. Army Corps of Engineers (USACE) Antecedent Precipitation Tool (Version 3.0)
- Available aerial photography and Albemarle County GIS Data

The USGS Charlottesville East SW & Charlottesville East SE Quadrangle map shows elevations of approximately 540-660 feet above mean sea level (MSL) in the northeastern portion of the Site and

approximately 440-540 feet above MSL in the southwestern portion. As shown on the USGS Map, surface waters onsite drain south to Hickmans Branch. The project is located within the Rivanna watershed (HUC 02080204) in the Northern Piedmont physiographic province. The NWI map depicts riverine (R5UBH and R4SBC) features within the project area.

The NRCS Soil Survey indicates that the Site is underlain primarily by the soils displayed in the table in Figure 3. There were no hydric soil series identified onsite.

Per the Palmer Drought Severity Index, the Site visit was conducted within the dry season during a period of "Extreme Drought". The USACE Antecedent Precipitation Tool (Version 3.0) shows the Site within "Drier than Normal" conditions during the time of investigation, with a precipitation normalcy index of 6 (Appendix A).

WETLAND DELINEATION METHODS

The Site was delineated based upon the methodology outlined in the 1987 U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual, the Regional Supplement to the USACE Wetland Delineation Manual: Eastern Mountains and Piedmont Region and subsequently issued USACE regulatory guidance regarding the identification of jurisdictional stream channels through the recognition of field indicators of an ordinary high water mark within drainage features. The wetland boundary was flagged with consecutively numbered pink and black ribbon at approximately 50-foot intervals. Field data stations were established within close proximity to the flagged wetland boundary in order to document upland and wetland conditions along the jurisdictional boundary. Field data stations were labeled and marked with blue flagging in the field. Field data sheets are included in Appendix B. Features identified in the field were located using sub-meter GPS equipment. Photographs were taken at field data stations to depict site conditions along the delineation boundary and are available in Appendix B.

FINDINGS

A summary of the jurisdictional areas identified onsite is provided below in Table 1 – Jurisdictional Areas Summary:

Table 1 – Jurisdictional Areas Summary

Resource Type	Confirmation				
	PFO	PEM	PUB	R4	R6
Total	98 sf 0.002 ac	1,968 sf 0.05 ac	36,072 sf 0.83 ac	1,083 lf 3,531 sf	138 lf 420 sf
PFO = Palustrine Forested Wetland; PEM = Palustrine Emergent Wetland; PUB = Palustrine Unconsolidated Bottom; R4 = Intermittent Stream; R6 = Ephemeral Stream; ac = acre; sf = square feet; lf = linear feet					

Wetland delineation mapping was produced showing the location and size of jurisdictional areas identified onsite and is included as Figure 4: Wetlands and Waters Delineation Map.

Primary hydrology indicators observed within jurisdictional areas included Surface Water (A1), High Water Table (A2), Saturation (A3), Iron Deposits (B5), and Oxidized Rhizospheres on Living Roots (C3). Secondary hydrology indicators consisted of Drainage Patterns (B10), Geomorphic Position (D2), and FAC-Neutral Test (D5).

The soils observed within jurisdictional areas onsite exhibited low chroma matrix colors and concentrations characteristic of reducing anaerobic conditions associated with the formation of hydric soils. Soils within jurisdictional areas onsite typically met the Depleted Matrix (F3) hydric soils indicator. A summary of the attached field data stations characterizing the Site is included below in Table 2 – Field Data Station Summary. Dominant wetland vegetation is listed below in Table 3 – Dominant Wetland Vegetation. Refer to Appendix B for more information.

Table 2 – Field Data Station Summary

FDS	Hydrophytic Vegetation	Hydric Soils	Hydrology	Classification
59U1-1	Yes	No	No	Non-Wetland
59W1-1	Yes	Yes	Yes	PEM Wetland
63U1-1	Yes	No	Yes	Non-Wetland
63U1-2	No	No	No	Non-Wetland
63U1-3	No	No	No	Non-Wetland
70W1-1	Yes	Yes	Yes	PEM Wetland

Table 3 – Dominant Wetland Vegetation

Common Name	Scientific Name	Wetland Indicator
Tree Stratum		
N/A	N/A	N/A
Sapling/Shrub Stratum		
Chinese Privet	*Ligustrum sinense*	FACU
Wine Raspberry	*Rubus phoenicolasius*	FACU
Herbaceous Stratum		
Japanese Stilt Grass	*Microstegium vimineum*	FAC
Leafy Bulrush	*Scirpus polyphyllus*	OBL
Shallow Sedge	*Carex lurida*	OBL
Woody Vine Stratum		
Japanese Honeysuckle	*Lonicera japonica*	FACU

CLOSING REMARKS

We respectfully request written confirmation detailing the verified location of onsite wetlands and waters within the WCBR site as presented in the provided mapping. Please contact Madison Norris at 804.200.6482 or Madison.Norris@timmons.com if you would like to schedule a site visit or require any further documentation regarding the confirmation. Thank you in advance for your review of this package.

Sincerely,
Timmons Group



Kota Meltzer
Environmental Technician



Madison Norris, WPIT
Environmental Scientist II

Enclosure

FIGURES

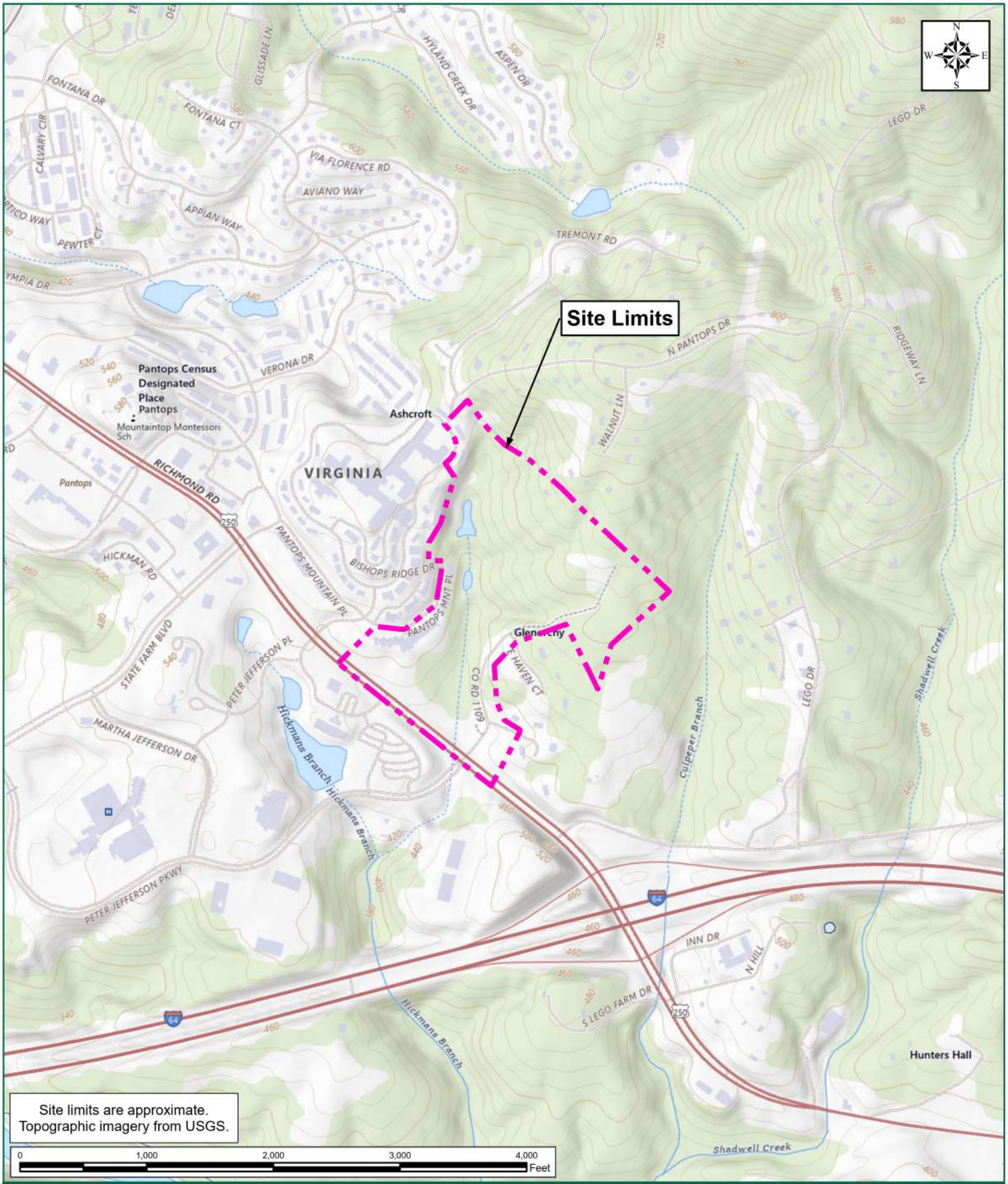
Figure 1	Vicinity Map
Figure 2	Hydrologic Unit Code Map
Figure 3	Environmental Inventory Map
Figure 4	Wetlands and Waters Delineation Map

APPENDICES

Appendix A	USACE Antecedent Precipitation Tool Data
Appendix B	Field Data Sheets and Photographs
Appendix C	USACE Request Forms

FIGURES

Path: Y:\804\77761.003-WCBR\GIS\WCBR\WCBR.aprx \\ VASouth - VICINITY MAP



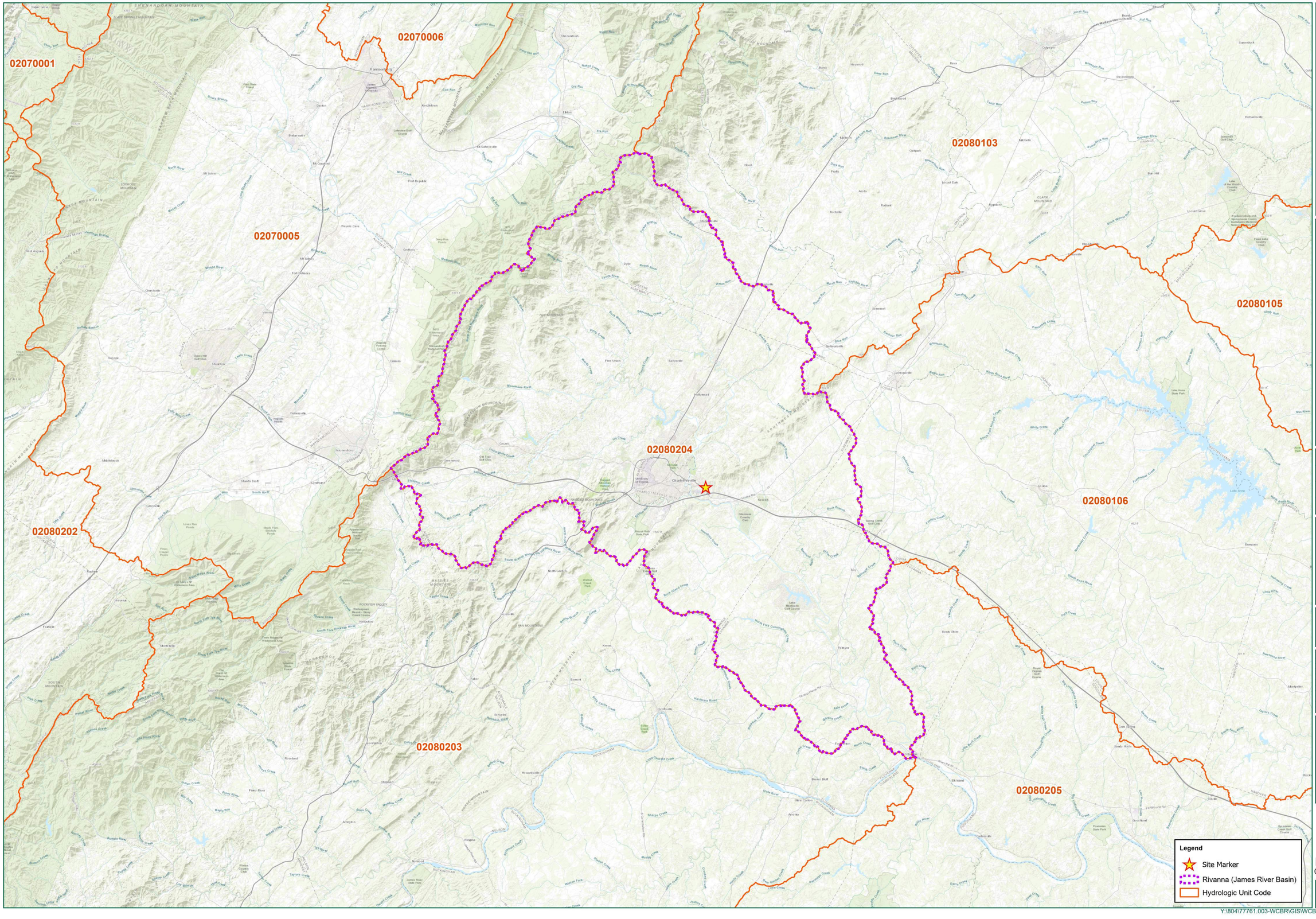
WCBR
ALBEMARLE COUNTY, VIRGINIA
FIGURE 1: VICINITY MAP

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP JOB NUMBER:*77761.003*
PROJECT STUDY LIMITS:*70.5 ACRES*
LATITUDE:*38.0274508*
LONGITUDE:*-78.4338125*

U.S.G.S. QUADRANGLE(S):*CHARLOTTESVILLE EAST SW & CHARLOTTESVILLE EAST SE*
DATE(S):*2022*
WATERSHED(S):*RIVANNA (JAMES RIVER BASIN)*
HYDROLOGIC UNIT CODE(S):*02080204*

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www.timmons.com

PROJECT NAME & LOCATION

WCBR

ALBEMARLE COUNTY,
VIRGINIA

DATE	07/09/26
PROJECT NUMBER	77761.003
PROJECT NAME	WCBR
DESIGNED BY / DRAWN BY	B. HARDY

NOTES:
Site marker is approximate.
HUC from USGS.
Topographic basemap from Esri Online.

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REVISIONS

#	MM/DD/YY	DESCRIPTION

DRAWING DESCRIPTION

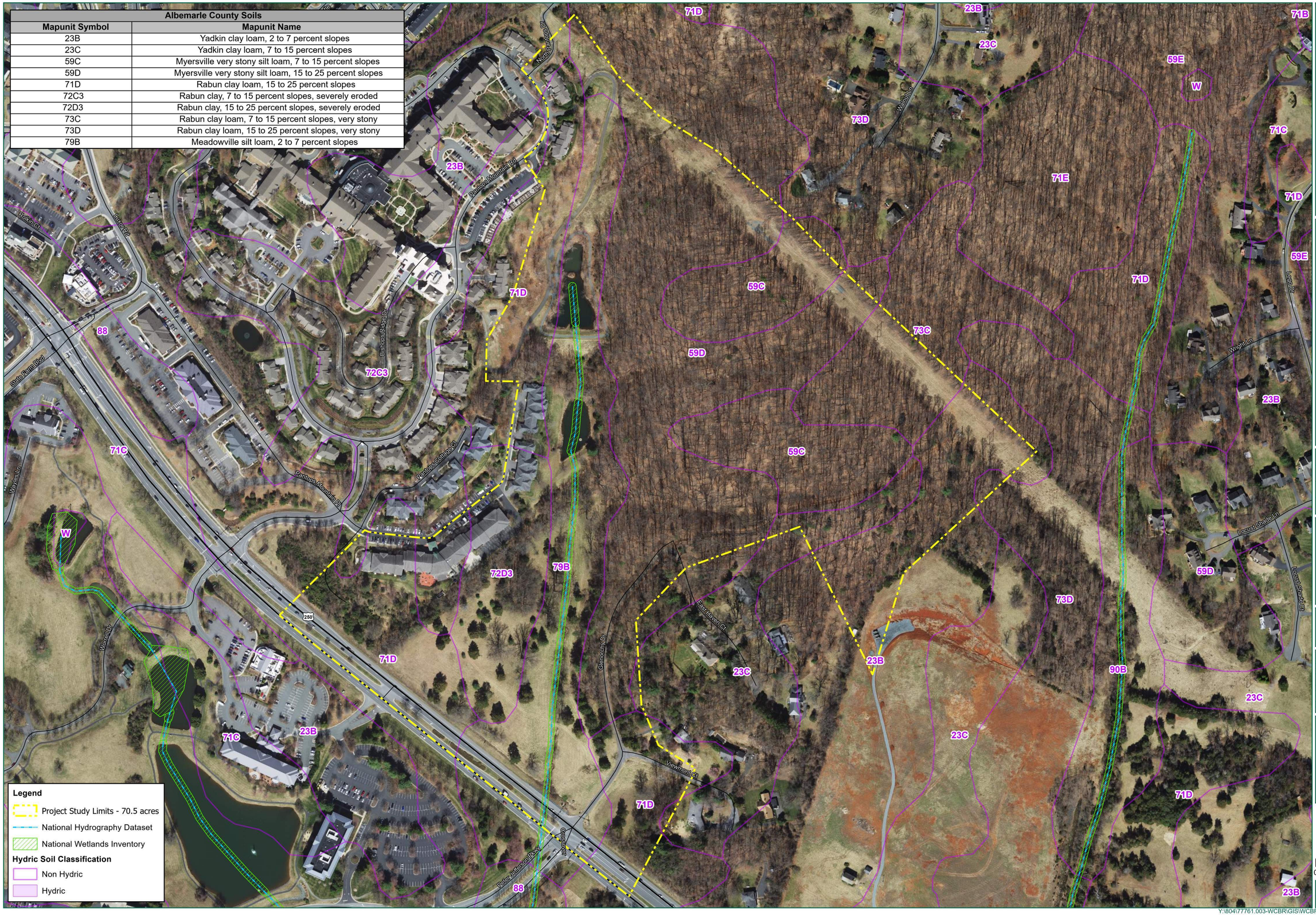
FIGURE 2:
HYDROLOGIC
UNIT CODE MAP

PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H:1" = 3 Miles	1

Y:\804\77761.003-WCBR\GIS\WCBR\WCBR.aprx \\ VASouth - HUC

Albemarle County Soils	
Mapunit Symbol	**Mapunit Name**
23B	Yadkin clay loam, 2 to 7 percent slopes
23C	Yadkin clay loam, 7 to 15 percent slopes
59C	Myersville very stony silt loam, 7 to 15 percent slopes
59D	Myersville very stony silt loam, 15 to 25 percent slopes
71D	Rabun clay loam, 15 to 25 percent slopes
72C3	Rabun clay, 7 to 15 percent slopes, severely eroded
72D3	Rabun clay, 15 to 25 percent slopes, severely eroded
73C	Rabun clay loam, 7 to 15 percent slopes, very stony
73D	Rabun clay loam, 15 to 25 percent slopes, very stony
79B	Meadowville silt loam, 2 to 7 percent slopes



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PROJECT NAME & LOCATION

WCBR

ALBEMARLE COUNTY, VIRGINIA

DATE	07/09/26
PROJECT NUMBER	77761.003
PROJECT NAME	WCBR
DESIGNED BY / DRAWN BY	B. HARDY

NOTES:
Project Limits are approximate.
NWI from US Fish and Wildlife Service.
Soils data from SSURGO.
National Hydrography Dataset from USGS.
Aerial imagery from VGIN.

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REVISIONS

#	MM/DD/YY	DESCRIPTION

DRAWING DESCRIPTION

FIGURE 3: ENVIRONMENTAL INVENTORY MAP

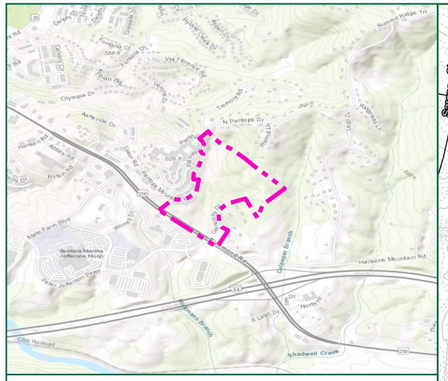
SCALE (FEET)

0 150 300

PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H:1 " = 150 '	1

Y:\804\77761.003-WCBR\GIS\WCBR\WCBR.aprx \\ FIGURE 3 - EIM



Resource Identification	Confirmation								Resource Description Notes*
	PFO (sq ft)	PSS (sq ft)	PEM (sq ft)	PUB (sq ft)	R3 (lf)	R4 (lf)	R6 (lf)	Stream (sq ft)	
A			1,056						NT/V
B				4,373					NT/NV
C				14,745					NT/NV
D				16,954					NT/NV
E	98								NT/V
F			288						NT/V
G			180						NT/V
H			345						NT/V
I			99						NT/V
J						1,083		3,531	NT/NV
K							138	420	NT/NV
Total	**98**	**0**	**1,968**	**36,072**	**0**	**1,083**	**138**	**3,951**	
Total Wetland Area =			**38,138 sq ft**			**0.88 ac**			
Total Stream Area =			**3,951 sq ft**			**0.09 ac**			
Total Stream Length =			**1,221 lf**						

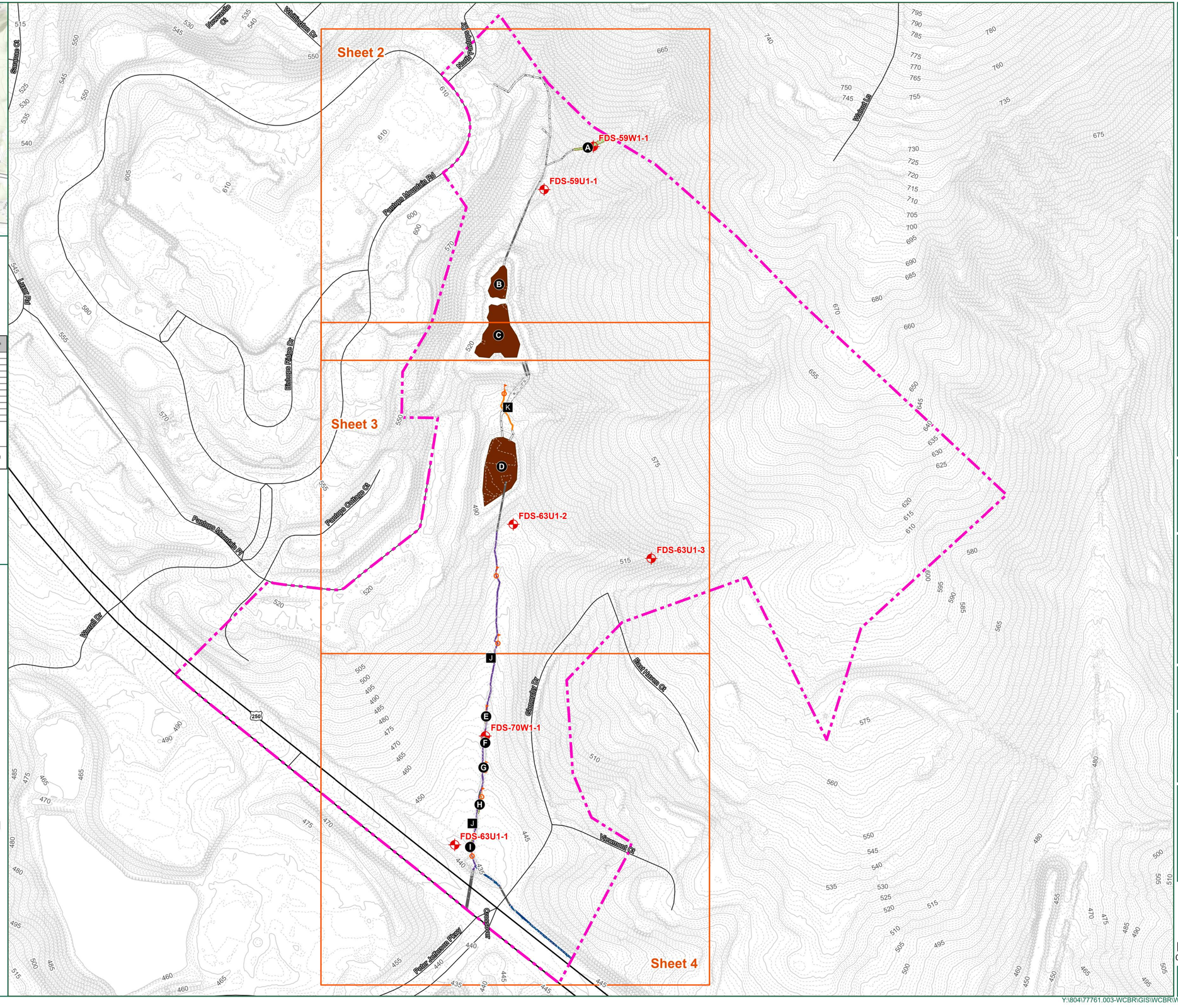
* T=Tidal; NT=Non-tidal; V=Vegetated; NV=Non-Vegetated; PFO=Palustrine Forested Wetland; PSS=Palustrine Scrub-Shrub Wetland; PEM=Palustrine Emergent Wetland; PUB=Palustrine Unconsolidated Bottom; R3=Perennial Streams; R4=Intermittent Streams; R6=Ephemeral Streams; sq ft=Square feet; lf=Linear Feet; ac=Acres

Legend

- Project Study Limits - 70.5 acres
- Stream Identifier
- Wetland Identifier
- Field Data Station
- Flag
- Culvert
- Concrete-Lined Ditch
- R4 (Intermittent Stream)
- R6 (Ephemeral Stream)
- Palustrine Emergent (PEM) Wetland
- Palustrine Forested (PFO) Wetland
- Palustrine Unconsolidated Bottom (PUB) Wetland
- RipRap

Topographic Contours

- Major - 5 ft
- Minor - 1 ft



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PROJECT NAME & LOCATION

WCBR
ALBEMARLE COUNTY, VIRGINIA

DATE	07/27/2026
PROJECT NUMBER	77761.003
PROJECT NAME	WCBR
DESIGNED BY / DRAWN BY	A. MEHFOUD

1. Wetlands and waters within the project study limits have been located using submeter, Bluetooth GPS antennas by Timmons Group.
2. Wetlands and waters have not been confirmed by the U.S. Army Corps of Engineers until stamped.
3. Project limits are approximate.
4. Topography based on USGS LiDAR.
5. Cowardin Stream Classifications are based on NC DWQ Stream Identification Guidance version 4.11.

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REVISIONS

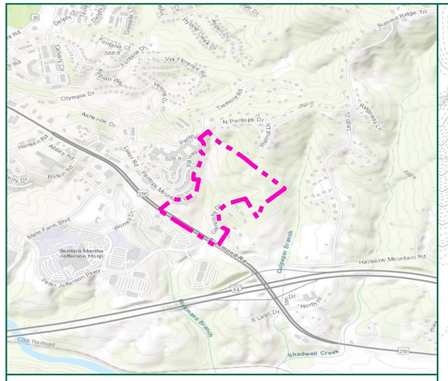
#	MM/DD/YY	DESCRIPTION

DRAWING DESCRIPTION:
FIGURE 4:
WETLANDS AND WATERS DELINEATION MAP

SCALE (FEET)
0 150 300
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H:1 " = 150 '	Page 1 of 4

Y:\804\77761.003-WCBR\GIS\WCBR\WCBR.aprx \\ FIGURE 4 - WTDM



Resource Identification	Confirmation								Resource Description Notes*
	PFO (sq ft)	PSS (sq ft)	PEM (sq ft)	PUB (sq ft)	R3 (lf)	R4 (lf)	R6 (lf)	Stream (sq ft)	
A			1,056						NT/V
B				4,373					NT/NV
C				14,745					NT/NV
D				16,954					NT/NV
E	98								NT/V
F			288						NT/V
G			180						NT/V
H			345						NT/V
I			99						NT/V
J						1,083		3,531	NT/NV
K							138	420	NT/NV
Total	**98**	**0**	**1,968**	**36,072**	**0**	**1,083**	**138**	**3,951**	
Total Wetland Area =			**38,138 sq ft**		**0.88 ac**				
Total Stream Area =			**3,951 sq ft**		**0.09 ac**				
Total Stream Length =			**1,221 lf**						

* T=Tidal; NT=Non-tidal; V=Vegetated; NV=Non-Vegetated; PFO=Palustrine Forested Wetland; PSS=Palustrine Scrub-Shrub Wetland; PEM=Palustrine Emergent Wetland; PUB=Palustrine Unconsolidated Bottom; R3=Perennial Streams; R4=Intermittent Streams; R6=Ephemeral Streams; sq ft=Square feet; lf=Linear Feet; ac=Acres

Legend

- Project Study Limits - 70.5 acres
- Stream Identifier
- Wetland Identifier
- Field Data Station
- Flag
- Culvert
- Concrete-Lined Ditch
- R4 (Intermittent Stream)
- R6 (Ephemeral Stream)
- Palustrine Emergent (PEM) Wetland
- Palustrine Forested (PFO) Wetland
- Palustrine Unconsolidated Bottom (PUB) Wetland
- RipRap

Topographic Contours

- Major - 5 ft
- Minor - 1 ft

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PROJECT NAME & LOCATION

WCBR
ALBEMARLE COUNTY, VIRGINIA

DATE: 07/27/2026
PROJECT NUMBER: 77761.003
PROJECT NAME: WCBR
DESIGNED BY / DRAWN BY: A. MEHFOUD

1. Wetlands and waters within the project study limits have been located using submeter, Bluetooth GPS antennas by Timmons Group.
2. Wetlands and waters have not been confirmed by the U.S. Army Corps of Engineers until stamped.
3. Project limits are approximate.
4. Topography based on USGS LiDAR.
5. Cowardin Stream Classifications are based on NC DWQ Stream Identification Guidance version 4.11.

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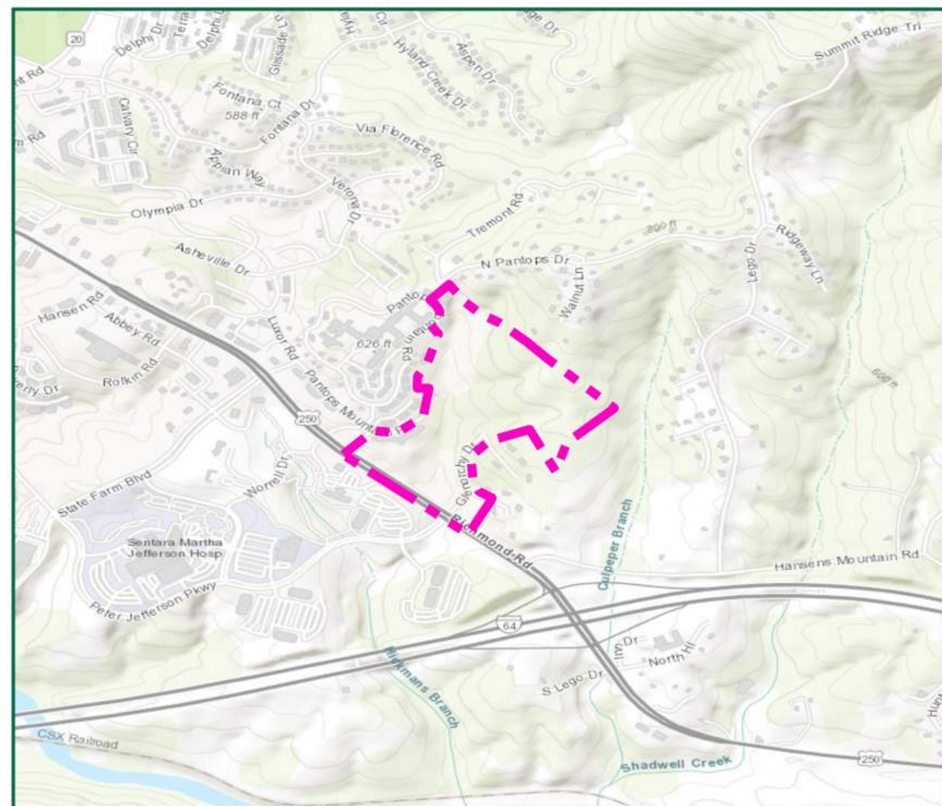
DRAWING DESCRIPTION

FIGURE 4:
WETLANDS AND WATERS DELINEATION MAP

SCALE (FEET)
0 50 100
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H:1 " = 50 '	Page 2 of 4

Y:\804\77761.003-WCBR\GIS\WCBR\WCBR.aprx \\ FIGURE 4 - WTDM



Resource Identification	Confirmation PFO (sq ft)	PSS (sq ft)	PEM (sq ft)	PUB (sq ft)	R3 (lf)	R4 (lf)	R6 (lf)	Stream (sq ft)	Resource Description Notes*
A			1,056						NT/V
B				4,373					NT/NV
C				14,745					NT/NV
D				16,954					NT/NV
E	98								NT/V
F			288						NT/V
G			180						NT/V
H			345						NT/V
I			99						NT/V
J						1,083		3,531	NT/NV
K							138	420	NT/NV
Total	**98**	**0**	**1,968**	**36,072**	**0**	**1,083**	**138**	**3,951**	
Total Wetland Area =			**38,138 sq ft**	**0.88 ac**					
Total Stream Area =			**3,951 sq ft**	**0.09 ac**					
Total Stream Length =			**1,221 lf**						

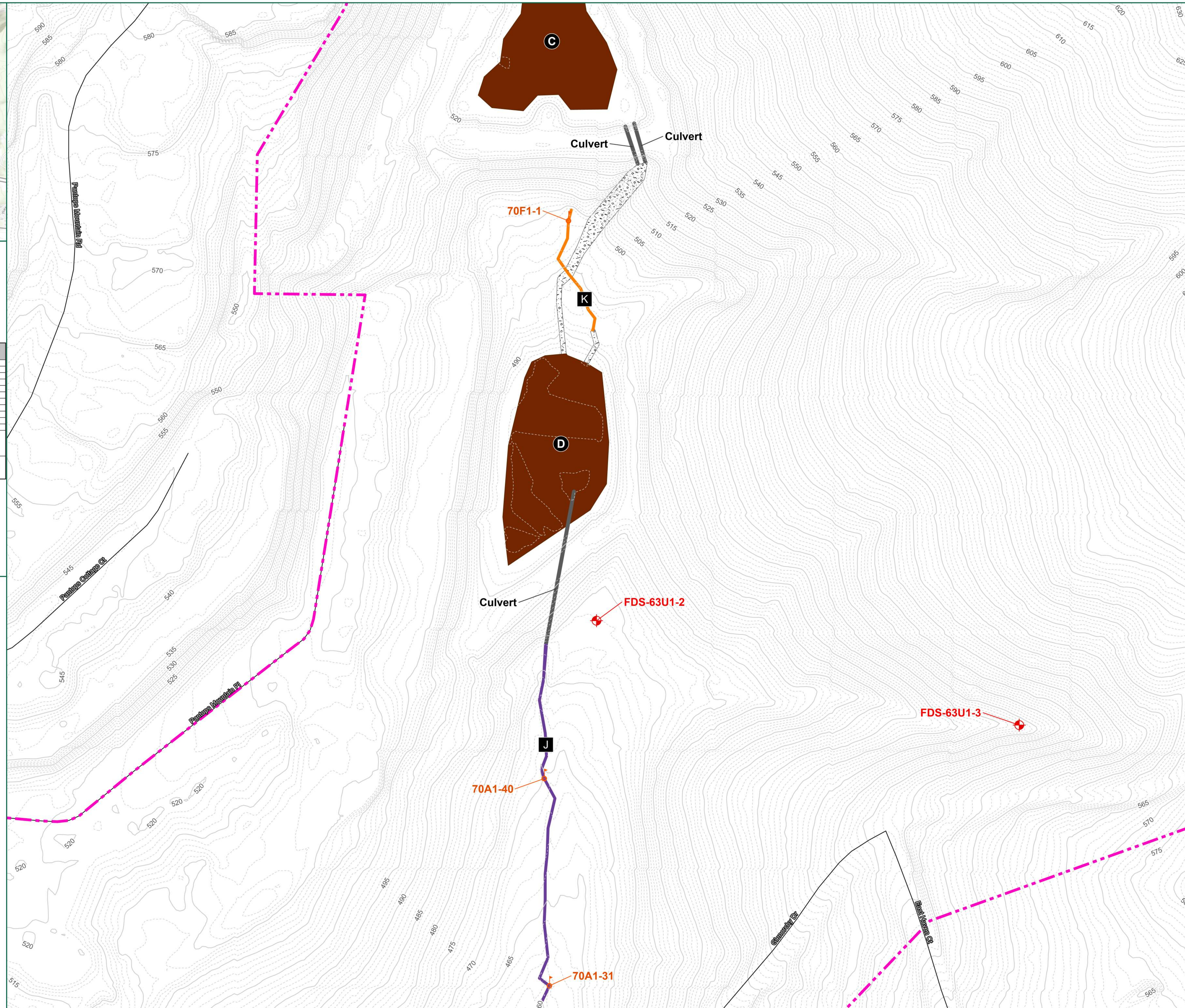
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Legend

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- Major - 5 ft
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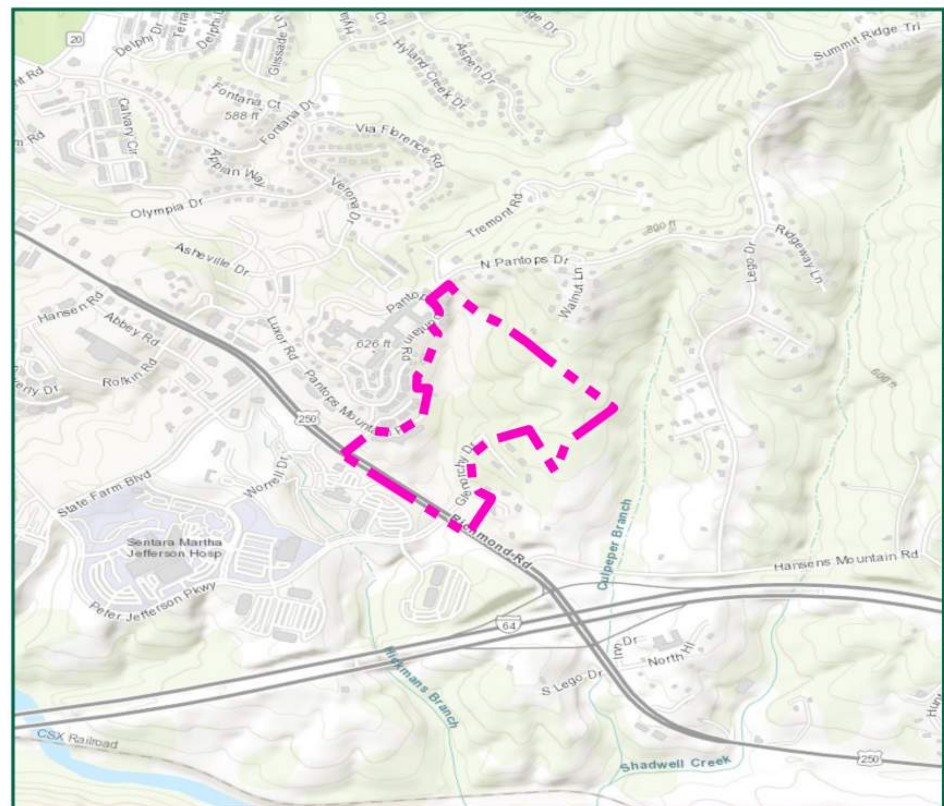
FIGURE 4: WETLANDS AND WATERS DELINEATION MAP

SCALE (FEET)

0 50 100

PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE H:1 " = 50 '



Resource Identification	Confirmation								Resource Description Notes*
	PFO (sq ft)	PSS (sq ft)	PEM (sq ft)	PUB (sq ft)	R3 (lf)	R4 (lf)	R6 (lf)	Stream (sq ft)	
A			1,056						NT/V
B				4,373					NT/NV
C				14,745					NT/NV
D				16,954					NT/NV
E	98								NT/V
F			288						NT/V
G			180						NT/V
H			345						NT/V
I			99						NT/V
J						1,083		3,531	NT/NV
K							138	420	NT/NV
Total	**98**	**0**	**1,968**	**36,072**	**0**	**1,083**	**138**	**3,951**	
Total Wetland Area =			**38,138 sq ft**	**0.88 ac**					
Total Stream Area =			**3,951 sq ft**	**0.09 ac**					
Total Stream Length =			**1,221 lf**						

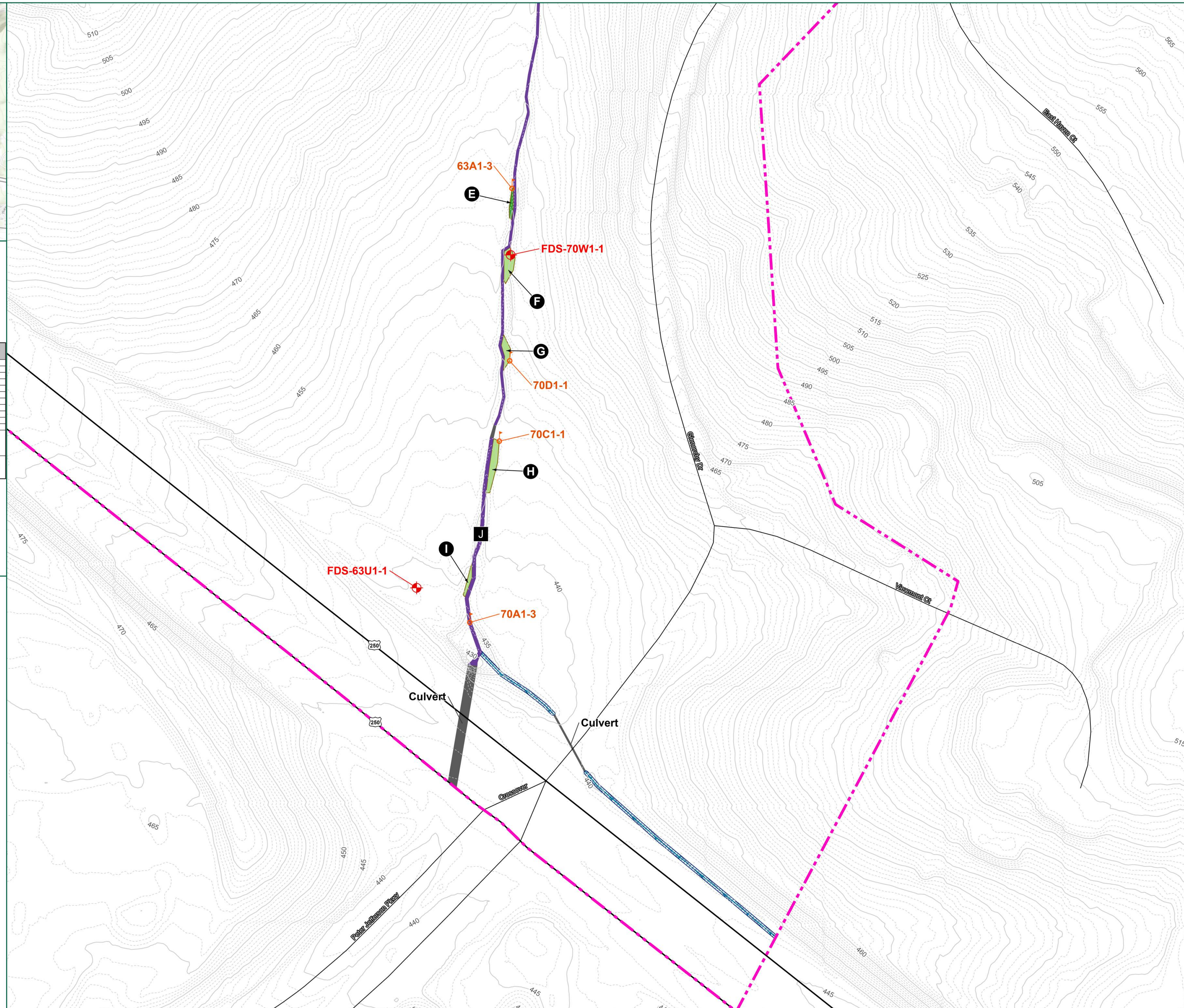
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REVISIONS

#	MM/DD/YY	DESCRIPTION

DRAWING DESCRIPTION

FIGURE 4: WETLANDS AND WATERS DELINEATION MAP

SCALE (FEET) 0 50 100

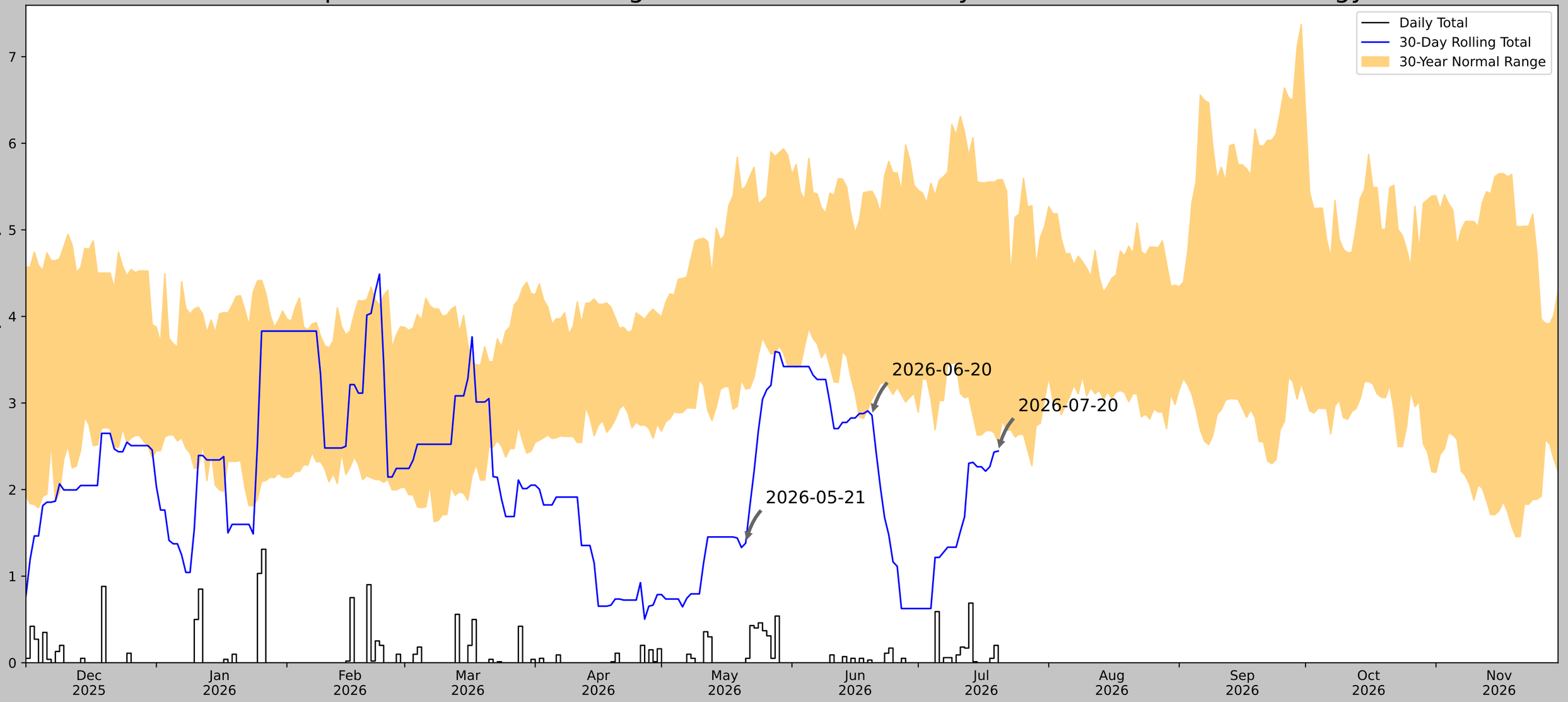
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE H:1 " = 50 '

SHEET NUMBER Page 4 of 4

APPENDIX A
USACE ANTECEDENT PRECIPITATION TOOL DATA

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	38.02745, -78.43381
Observation Date	2026-07-20
Elevation (ft)	516.518
Drought Index (PDSI)	Extreme drought (2026-06)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2026-07-20	2.542913	5.579528	2.444882	Dry	1	3	3
2026-06-20	3.046457	5.446457	2.858268	Dry	1	2	2
2026-05-21	3.161024	5.498032	1.38189	Dry	1	1	1
Result							Drier than Normal - 6

Figures and tables made by the Antecedent Precipitation Tool Version 3.0

US Army Corps of Engineers.
ERDC

Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
CHARLOTTESVILLE 2W	38.0328, -78.5225	866.142	4.841	349.624	3.871	11275	85
CHARLOTTESVILLE 0.9 NNW	38.0504, -78.489	594.16	2.191	271.982	1.582	0	5
CHARLOTTESVILLE 0.5 NNE	38.044, -78.4833	478.018	2.269	388.124	1.902	1	0
MONTICELLO	38.0114, -78.4497	754.921	4.229	111.221	2.373	73	0
CHARLOTTESVILLE 2 SSE	37.9975, -78.4656	1176.837	3.942	310.695	2.999	4	0

APPENDIX B
FIELD DATA SHEETS AND PHOTOGRAPHS

WETLAND DETERMINATION DATA FORM - Eastern Mountains and Piedmont

Project/Site: WCBR | City/County: Albemarle County | Sampling Date: 7/20/2026

Applicant/Owner: Westminster Canterbury of the Blue Ridge | State: VA | Sampling Point: FDS-59U1-1

Investigator(s): M. Norris | Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): Footslope | Local relief (concave, convex, none): Concave | Slope (%): 2%

Subregion (LRR or MLRA): LRR S, MLRA 148 | Lat: 38.030161 | Long: -78.434093 | Datum: NAD83

Soil Map Unit Name: Meadowville silt loam | NWI Classification: None

Are climatic/hydrologic conditions of the site typical for this time of the year? Yes ___ No X (If no, explain in remarks)

Are Vegetatior ___ , Soil ___ , or Hydrology ___ significantly disturbed? Are "normal circumstances" present? Yes X No ___

Are Vegetatior ___ , Soil ___ , or Hydrology ___ naturally problematic? (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic vegetation present?	Yes	X	No	
Hydric soil present?	Yes		No	X
Indicators of wetland hydrology present?	Yes		No	X

Is the Sampled Area within a Wetland? Yes ___ No X

Remarks:

USACE Antecedent Precipitation Tool indicates the site was within Drier than Normal Conditions during the dry season with a precipitation normalcy index of 6. The Palmer Drought Severity Index indicates the area is under Extreme Drought conditions. This data was taken adjacent to a riprap-lined drainageway draining water to a stormwater pond downslope.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches): N/A
Water table present?	Yes		No	X	Depth (inches): N/A
Saturation present? (includes capillary fringe)	Yes		No	X	Depth (inches): N/A

Wetland Hydrology Present? Yes ___ No X

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: FDS-59U1-1

Tree stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1 *Platanus occidentalis*	40	Y	FACW
2 *Quercus montana*	35	Y	UPL
3 *Juglans nigra*	15	N	FACU
4			
5			
6			
7			
8			
	90	= Total Cover	
50% of total cover: 45%	20% of total cover: 18%		

Sapling/Shrub stratum (Plot size: 15 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1 *Asimina triloba*	12	Y	FAC
2 *Quercus montana*	10	Y	UPL
3 *Juniperus virginiana*	8	Y	FACU
4 *Platanus occidentalis*	7	N	FACW
5 *Cornus florida*	3	N	FACU
6			
7			
8			
9			
10			
	40	= Total Cover	
50% of total cover: 20%	20% of total cover: 8%		

Herb stratum (Plot size: 5 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1 *Microstegium vimineum*	75	Y	FAC
2 *Teucrium canadense*	25	Y	FACW
3 *Artemisia vulgaris*	15	N	UPL
4			
5			
6			
7			
8			
9			
10			
11			
12			
	115	= Total Cover	
50% of total cover: 58%	20% of total cover: 23%		

Woody vine stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1 *N/A*			
2			
3			
4			
5			
6			
	0	= Total Cover	
50% of total cover: 0%	20% of total cover: 0%		

Dominance Test Worksheet:

Number of Dominant Species that are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across all Strata: 7 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 57% (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	72	x 2 =	144
FAC species	87	x 3 =	261
FACU species	26	x 4 =	104
UPL species	60	x 5 =	300
Column totals	245 (A)		809
Prevalence Index = B/A =			3.30 (B)

Hydrophytic Vegetation Indicators:

- ___ 1 – Rapid Test for Hydrophytic Vegetation
- X 2 – Dominance Test is >50%
- ___ 3 – Prevalence Index is ≤3.0[1]
- ___ 4 – Morphogical Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation[1] (explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and all woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks (If observed, list morphological adaptations below):

SOIL Sampling Point: FDS-59U1-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-8	10YR 5/6	68%					Silty Clay Loam	
	2.5Y 6/8	15%						Co-matrix
	5YR 4/6	10%						Co-matrix
	7.5YR 6/8	7%						Co-matrix
8+								Auger Refusal

[1]Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. [2]Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 136, 122)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (explain in remarks)

[3]Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Auger refusal occurred at 8 inches due to underlying riprap. Water is still able to percolate through.



Photograph 1. FDS-59U1-1; Representative Vegetation (07/20/2026, M. Norris)



Photograph 2. FDS-59U1-1; Representative Soils (07/20/2026, M. Norris)

WETLAND DETERMINATION DATA FORM - Eastern Mountains and Piedmont

Project/Site: WCBR | City/County: Albemarle County | Sampling Date: 7/20/2026

Applicant/Owner: Westminster Canterbury of the Blue Ridge | State: VA | Sampling Point: FDS-59W1-1

Investigator(s): M. Norris | Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): Drainageway | Local relief (concave, convex, none): Concave | Slope (%): 15%

Subregion (LRR or MLRA): LRR S, MLRA 148 | Lat: 38.030532 | Long: -78.433555 | Datum: NAD83

Soil Map Unit Name: Myersville very stony silt loam | NWI Classification: None

Are climatic/hydrologic conditions of the site typical for this time of the year? Yes ___ No X (If no, explain in remarks)

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "normal circumstances" present? Yes X No ___

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic vegetation present?	Yes	X	No		
Hydric soil present?	Yes	X	No		
Indicators of wetland hydrology present?	Yes	X	No		

Is the Sampled Area within a Wetland? Yes X No ___

Remarks:

USACE Antecedent Precipitation Tool indicates the site was within Drier than Normal Conditions during the dry season with a precipitation normalcy index of 6. The Palmer Drought Severity Index indicates the area is under Extreme Drought conditions. This data was taken in a maintained powerline easement.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
X	Surface Water (A1)	___	True Aquatic Plants (B14)	___	Surface Soil Cracks (B6)
___	High Water Table (A2)	___	Hydrogen Sulfide Odor (C1)	___	Sparsely Vegetated Concave Surface (B8)
___	Saturation (A3)	___	Oxidized Rhizospheres on Living Roots (C3)	X	Drainage Patterns (B10)
___	Water Marks (B1)	___	Presence of Reduced Iron (C4)	___	Moss Trim Lines (B16)
___	Sediment Deposits (B2)	___	Recent Iron Reduction in Tilled Soils (C6)	___	Dry-Season Water Table (C2)
___	Drift Deposits (B3)	___	Thin Muck Surface (C7)	___	Crayfish Burrows (C8)
___	Algal Mat or Crust (B4)	___	Other (Explain in Remarks)	___	Saturation Visible on Aerial Imagery (C9)
X	Iron Deposits (B5)			___	Stunted or Stressed Plants (D1)
___	Inundation Visible on Aerial Imagery (B7)			___	Geomorphic Position (D2)
___	Water-Stained Leaves (B9)			___	Shallow Aquitard (D3)
___	Aquatic Fauna (B13)			___	Microtopographic Relief (D4)
				X	FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes	X	No	___	Depth (inches):	1
Water table present?	Yes	___	No	X	Depth (inches):	N/A
Saturation present? (includes capillary fringe)	Yes	X	No	___	Depth (inches):	0

Wetland Hydrology Present? Yes X No ___

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: FDS-59W1-1

	Absolute % Cover	Dominant Species?	Indicator Status
Tree stratum (Plot size: 30 feet)			
1 *N/A*			
2			
3			
4			
5			
6			
7			
8			
	0 = Total Cover		
50% of total cover: 0%	20% of total cover: 0%		
Sapling/Shrub stratum (Plot size: 15 feet)			
1 *N/A*			
2			
3			
4			
5			
6			
7			
8			
9			
10			
	0 = Total Cover		
50% of total cover: 0%	20% of total cover: 0%		
Herb stratum (Plot size: 5 feet)			
1 *Scirpus polyphyllus*	40	Y	OBL
2 *Microstegium vimineum*	35	Y	FAC
3 *Boehmeria cylindrica*	20	N	FACW
4 *Carex lurida*	18	N	OBL
5 *Juncus effusus*	10	N	FACW
6 *Mimulus ringens*	8	N	OBL
7			
8			
9			
10			
11			
12			
	131 = Total Cover		
50% of total cover: 66%	20% of total cover: 26%		
Woody vine stratum (Plot size: 30 feet)			
1 *N/A*			
2			
3			
4			
5			
6			
	0 = Total Cover		
50% of total cover: 0%	20% of total cover: 0%		

Dominance Test Worksheet:

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	66	x 1 =	66
FACW species	30	x 2 =	60
FAC species	35	x 3 =	105
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column totals	131 (A)		231

Prevalence Index = B/A = 1.76 (B)

Hydrophytic Vegetation Indicators:

- ___ 1 – Rapid Test for Hydrophytic Vegetation
- X 2 – Dominance Test is >50%
- X 3 – Prevalence Index is ≤3.0[1]
- ___ 4 – Morphogical Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation[1] (explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and all woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks (If observed, list morphological adaptations below):

SOIL Sampling Point: FDS-59W1-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 4/1	93%	7.5YR 5/6	7%	C	M	Silty Clay Loam	
5+								Auger Refusal

[1]Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. [2]Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 136, 122)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (explain in remarks)

[3]Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Auger refusal occurred at 5 inches due to underlying rock. Water is still able to percolate through.



Photograph 1. FDS-59W1-1; Hydrophytic Vegetation (07/20/2026, M. Norris)



Photograph 2. FDS-59W1-1; Hydric Soils (07/20/2026, M. Norris)

WETLAND DETERMINATION DATA FORM - Eastern Mountains and Piedmont

Project/Site: WCBR | City/County: Albemarle County | Sampling Date: 7/20/2026

Applicant/Owner: Westminster Canterbury of the Blue Ridge | State: VA | Sampling Point: FDS-63U1-1

Investigator(s): A. Whitlock | Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): Swale | Local relief (concave, convex, none): Concave | Slope (%): 1-2%

Subregion (LRR or MLRA): LRR S, MLRA 148 | Lat: 38.024506 | Long: -78.435073 | Datum: NAD83

Soil Map Unit Name: Meadowville silt loam | NWI Classification: None

Are climatic/hydrologic conditions of the site typical for this time of the year? Yes ___ No X (If no, explain in remarks)

Are Vegetatior ___ , Soil ___ , or Hydrology ___ significantly disturbed? Are "normal circumstances" present? Yes X No ___

Are Vegetatior ___ , Soil ___ , or Hydrology ___ naturally problematic? (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic vegetation present?	Yes	X	No	
Hydric soil present?	Yes		No	X
Indicators of wetland hydrology present?	Yes	X	No	

Is the Sampled Area within a Wetland? Yes ___ No X

Remarks:

USACE Antecedent Precipitation Tool indicates the site was within Drier than Normal Conditions during the dry season with a precipitation normalcy index of 6. The Palmer Drought Severity Index indicates the area is under Extreme Drought conditions. This data was taken in a swale that drains into a roadside ditch.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

	Surface Water (A1)	
	High Water Table (A2)	
	Saturation (A3)	
	Water Marks (B1)	
	Sediment Deposits (B2)	
	Drift Deposits (B3)	
	Algal Mat or Crust (B4)	
	Iron Deposits (B5)	
	Inundation Visible on Aerial Imagery (B7)	
	Water-Stained Leaves (B9)	
	Aquatic Fauna (B13)	
	True Aquatic Plants (B14)	
	Hydrogen Sulfide Odor (C1)	
X	Oxidized Rhizospheres on Living Roots (C3)	
	Presence of Reduced Iron (C4)	
	Recent Iron Reduction in Tilled Soils (C6)	
	Thin Muck Surface (C7)	
	Other (Explain in Remarks)	

Secondary Indicators (minimum of two required)

	Surface Soil Cracks (B6)
	Sparsely Vegetated Concave Surface (B8)
	Drainage Patterns (B10)
	Moss Trim Lines (B16)
	Dry-Season Water Table (C2)
	Crayfish Burrows (C8)
	Saturation Visible on Aerial Imagery (C9)
	Stunted or Stressed Plants (D1)
X	Geomorphic Position (D2)
	Shallow Aquitard (D3)
	Microtopographic Relief (D4)
	FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches): N/A
Water table present?	Yes		No	X	Depth (inches): N/A
Saturation present? (includes capillary fringe)	Yes		No	X	Depth (inches): N/A

Wetland Hydrology Present? Yes X No ___

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: FDS-63U1-1

Tree stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1 *Cornus florida*	20	Y	FACU
2			
3			
4			
5			
6			
7			
8			
	20 = Total Cover		
50% of total cover: 10%	20% of total cover: 4%		
Sapling/Shrub stratum (Plot size: 15 feet)			
1 *N/A*			
2			
3			
4			
5			
6			
7			
8			
9			
10			
	0 = Total Cover		
50% of total cover: 0%	20% of total cover: 0%		
Herb stratum (Plot size: 5 feet)			
1 *Carex vulpinoidea*	90	Y	OBL
2 *Schedonorus arundinacea*	15	N	FACU
3 *Dichanthelium clandestinum*	10	N	FAC
4 *Solanum carolinense*	10	N	FACU
5 *Toxicodendron radicans*	10	N	FAC
6 *Agrostis gigantea*	5	N	FACW
7 *Apocynum cannabinum*	5	N	FACU
8 *Carya cordiformis*	5	N	FACU
9 *Lonicera japonica*	5	N	FACU
10 *Holcus lanatus*	4	N	FAC
11			
12			
	159 = Total Cover		
50% of total cover: 80%	20% of total cover: 32%		
Woody vine stratum (Plot size: 30 feet)			
1 *Toxicodendron radicans*	10	Y	FAC
2			
3			
4			
5			
6			
	10 = Total Cover		
50% of total cover: 5%	20% of total cover: 2%		

Dominance Test Worksheet:

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 67% (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	90	x 1 =	90
FACW species	5	x 2 =	10
FAC species	34	x 3 =	102
FACU species	60	x 4 =	240
UPL species	0	x 5 =	0
Column totals	189 (A)		442

Prevalence Index = B/A = 2.34 (B)

Hydrophytic Vegetation Indicators:

- ___ 1 – Rapid Test for Hydrophytic Vegetation
- X 2 – Dominance Test is >50%
- ___ 3 – Prevalence Index is ≤3.0[1]
- ___ 4 – Morphogical Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation[1] (explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and all woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks (If observed, list morphological adaptations below):

SOIL Sampling Point: FDS-63U1-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]		
0-12	10YR 5/3	88%	7.5YR 4/6	10%	C	PL/M	Silty Clay Loam	
			2.5Y 2.5/1	2%	C	M		Manganese Concentrations
12-24	10YR 4/3	90%	7.5YR 4/6	5%	C	M	Silty Clay Loam	
			2.5Y 2.5/1	3%	C	M		Manganese Concentrations
	2.5Y 4/4	2%						Co-matrix

[1]Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. [2]Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 136, 122)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (explain in remarks)

[3]Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

PHOTOGRAPHS Sampling Point: FDS-63U1-1



Photograph 1. FDS-63U1-1; Representative Vegetation (07/20/2026, A. Whitlock)



Photograph 2. FDS-63U1-1; Representative Soils (07/20/2026, A. Whitlock)

WETLAND DETERMINATION DATA FORM - Eastern Mountains and Piedmont

Project/Site: WCBR | City/County: Albemarle County | Sampling Date: 7/20/2026

Applicant/Owner: Westminster Canterbury of the Blue Ridge | State: VA | Sampling Point: FDS-63U1-2

Investigator(s): A. Whitlock | Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): Toeslope | Local relief (concave, convex, none): Concave | Slope (%): 1-2%

Subregion (LRR or MLRA): LRR S, MLRA 148 | Lat: 38.027273 | Long: -78.434431 | Datum: NAD83

Soil Map Unit Name: Meadowville silt loam | NWI Classification: None

Are climatic/hydrologic conditions of the site typical for this time of the year? Yes ___ No X (If no, explain in remarks)

Are Vegetatior ___ , Soil ___ , or Hydrology ___ significantly disturbed? Are "normal circumstances" present? Yes X No ___

Are Vegetatior ___ , Soil ___ , or Hydrology ___ naturally problematic? (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic vegetation present?	Yes ___	No X
Hydric soil present?	Yes ___	No X
Indicators of wetland hydrology present?	Yes ___	No X

Is the Sampled Area within a Wetland? Yes ___ No X

Remarks:

USACE Antecedent Precipitation Tool indicates the site was within Drier than Normal Conditions during the dry season with a precipitation normalcy index of 6. The Palmer Drought Severity Index indicates the area is under Extreme Drought conditions. This data was taken adjacent to a maintained yard upslope of a culvert and downslope of a stormwater pond.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes ___	No X	Depth (inches):	N/A
Water table present?	Yes ___	No X	Depth (inches):	N/A
Saturation present? (includes capillary fringe)	Yes ___	No X	Depth (inches):	N/A

Wetland Hydrology Present? Yes ___ No X

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: FDS-63U1-2

Tree stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1 *Acer negundo*	45	Y	FAC
2 *Celtis occidentalis*	40	Y	FACU
3 *Juglans nigra*	25	N	FACU
4 *Juniperus virginiana*	15	N	FACU
5 *Asimina triloba*	10	N	FAC
6			
7			
8			
	135	= Total Cover	
50% of total cover: 68%	20% of total cover: 27%		

Sapling/Shrub stratum (Plot size: 15 feet)			
1 *Asimina triloba*	45	Y	FAC
2 *Elaeagnus umbellata**	20	Y	UPL
3 *Acer negundo*	15	N	FAC
4 *Ilex opaca*	10	N	FACU
5 *Celtis occidentalis*	5	N	FACU
6			
7			
8			
9			
10			
	95	= Total Cover	
50% of total cover: 48%	20% of total cover: 19%		

Herb stratum (Plot size: 5 feet)			
1 *Alliaria petiolata*	10	Y	FACU
2 *Asimina triloba*	10	Y	FAC
3 *Celastrus orbiculatus*	10	Y	FACU
4 *Cinna arundinacea*	10	Y	FACW
5 *Lonicera japonica*	10	Y	FACU
6 *Parthenocissus quinquefolia*	5	N	FACU
7			
8			
9			
10			
11			
12			
	55	= Total Cover	
50% of total cover: 28%	20% of total cover: 11%		

Woody vine stratum (Plot size: 30 feet)
1 *N/A*
2
3
4
5
6
0 = Total Cover
50% of total cover: 0% 20% of total cover: 0%

Dominance Test Worksheet:

Number of Dominant Species that are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across all Strata: 9 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 44% (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	125	x 3 =	375
FACU species	130	x 4 =	520
UPL species	20	x 5 =	100
Column totals	285 (A)		1015
Prevalence Index = B/A =			3.56 (B)

Hydrophytic Vegetation Indicators:

___ 1 – Rapid Test for Hydrophytic Vegetation

___ 2 – Dominance Test is >50%

___ 3 – Prevalence Index is ≤3.0[1]

___ 4 – Morphogical Adaptations[1] (provide supporting data in Remarks or on a separate sheet)

___ Problematic hydrophytic vegetation[1] (explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and all woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks (If observed, list morphological adaptations below):

*According to the Digital Atlas of the Virginia Flora, this species is known to occur in mesic to dry forests, woodlands, old fields, fencerows, and roadsides. It is therefore assumed to be UPL.

SOIL Sampling Point: FDS-63U1-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]		
0-15	7.5YR 4/6	100%					Sandy Loam	
15+								Auger Refusal

[1]Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. [2]Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 136, 122)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (explain in remarks)

[3]Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Auger refusal occurred at 15 inches due to rock. Water is still able to percolate through.



Photograph 1. FDS-63U1-2; Representative Vegetation (07/20/2026, A. Whitlock)



Photograph 2. FDS-63U1-2; Representative Soils (07/20/2026, A. Whitlock)

WETLAND DETERMINATION DATA FORM - Eastern Mountains and Piedmont

Project/Site: WCBR | City/County: Albemarle County | Sampling Date: 7/20/2026

Applicant/Owner: Westminster Canterbury of the Blue Ridge | State: VA | Sampling Point: FDS-63U1-3

Investigator(s): A. Whitlock | Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): Swale | Local relief (concave, convex, none): Concave | Slope (%): 3%

Subregion (LRR or MLRA): LRR S, MLRA 148 | Lat: 38.026978 | Long: -78.432926 | Datum: NAD83

Soil Map Unit Name: Myersville very stony silt loam | NWI Classification: None

Are climatic/hydrologic conditions of the site typical for this time of the year? Yes ___ No X (If no, explain in remarks)

Are Vegetatior ___ , Soil ___ , or Hydrology ___ significantly disturbed? Are "normal circumstances" present? Yes X No ___

Are Vegetatior ___ , Soil ___ , or Hydrology ___ naturally problematic? (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic vegetation present?	Yes ___	No X
Hydric soil present?	Yes ___	No X
Indicators of wetland hydrology present?	Yes ___	No X

Is the Sampled Area within a Wetland? Yes ___ No X

Remarks:

USACE Antecedent Precipitation Tool indicates the site was within Drier than Normal Conditions during the dry season with a precipitation normalcy index of 6. The Palmer Drought Severity Index indicates the area is under Extreme Drought conditions. This data was taken in an upland drainage with some rock and cobbles found throughout the area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes ___	No X	Depth (inches):	N/A
Water table present?	Yes ___	No X	Depth (inches):	N/A
Saturation present? (includes capillary fringe)	Yes ___	No X	Depth (inches):	N/A

Wetland Hydrology Present? Yes ___ No X

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

The present drainage patterns are weakly developed.

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: FDS-63U1-3

Tree stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1 *Carya tomentosa*	35	Y	UPL
2 *Quercus rubra*	35	Y	FACU
3			
4			
5			
6			
7			
8			
	70	= Total Cover	
50% of total cover: 35%	20% of total cover: 14%		

Sapling/Shrub stratum (Plot size: 15 feet)			
1 *Rubus phoenicolasius*	30	Y	FACU
2 *Acer rubrum*	20	Y	FAC
3 *Cercis canadensis*	20	Y	FACU
4 *Asimina triloba*	15	N	FAC
5 *Elaeagnus umbellata**	10	N	UPL
6 *Juglans nigra*	5	N	FACU
7			
8			
9			
10			
	100	= Total Cover	
50% of total cover: 50%	20% of total cover: 20%		

Herb stratum (Plot size: 5 feet)			
1 *Microstegium vimineum*	25	Y	FAC
2 *Rubus phoenicolasius*	10	Y	FACU
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
	35	= Total Cover	
50% of total cover: 18%	20% of total cover: 7%		

Woody vine stratum (Plot size: 30 feet)			
1 *N/A*			
2			
3			
4			
5			
6			
	0	= Total Cover	
50% of total cover: 0%	20% of total cover: 0%		

Dominance Test Worksheet:

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 7 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 29% (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	60	x 3 =	180
FACU species	100	x 4 =	400
UPL species	45	x 5 =	225
Column totals	205 (A)		805
Prevalence Index = B/A =			3.93 (B)

Hydrophytic Vegetation Indicators:

___ 1 – Rapid Test for Hydrophytic Vegetation

___ 2 – Dominance Test is >50%

___ 3 – Prevalence Index is ≤3.0[1]

___ 4 – Morphogical Adaptations[1] (provide supporting data in Remarks or on a separate sheet)

___ Problematic hydrophytic vegetation[1] (explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and all woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks (If observed, list morphological adaptations below):

*According to the Digital Atlas of the Virginia Flora, this species is known to occur in mesic to dry forests, woodlands, old fields, fencerows, and roadsides. It is therefore assumed to be UPL.

SOIL Sampling Point: FDS-63U1-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-8	10YR 3/6	100%					Sandy Loam	
8+								Auger Refusal

[1]Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. [2]Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 136, 122)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (explain in remarks)

[3]Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Auger refusal occurred at 8 inches due to rock. Water is able to percolate through.

PHOTOGRAPHS Sampling Point: FDS-63U1-3



Photograph 1. FDS-63U1-3; Representative Vegetation (07/20/2026, A. Whitlock)



Photograph 2. FDS-63U1-3; Representative Soils (07/20/2026, A. Whitlock)

WETLAND DETERMINATION DATA FORM - Eastern Mountains and Piedmont

Project/Site: WCBR | City/County: Albemarle County | Sampling Date: 7/20/2026

Applicant/Owner: Westminster Canterbury of the Blue Ridge | State: VA | Sampling Point: FDS-70W1-1

Investigator(s): K. Meltzer & J. McEvoy | Section, Township, Range: N/A

Landform (hillslope, terrace, etc.): Floodplain | Local relief (concave, convex, none): Convex | Slope (%): 1%

Subregion (LRR or MLRA): LRR S, MLRA 148 | Lat: 38.025444 | Long: -78.434737 | Datum: NAD83

Soil Map Unit Name: Meadowville silt loam | NWI Classification: None

Are climatic/hydrologic conditions of the site typical for this time of the year? Yes ___ No X (If no, explain in remarks)

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "normal circumstances" present? Yes X No ___

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic vegetation present?	Yes	X	No	
Hydric soil present?	Yes	X	No	
Indicators of wetland hydrology present?	Yes	X	No	

Is the Sampled Area within a Wetland? Yes X No ___

Remarks:

USACE Antecedent Precipitation Tool indicates the site was within Drier than Normal Conditions during the dry season with a precipitation normalcy index of 6. The Palmer Drought Severity Index indicates the area is under Extreme Drought conditions. This data was taken in a fringe wetland along a stream.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

	Surface Water (A1)		True Aquatic Plants (B14)
X	High Water Table (A2)		Hydrogen Sulfide Odor (C1)
X	Saturation (A3)		Oxidized Rhizospheres on Living Roots (C3)
	Water Marks (B1)		Presence of Reduced Iron (C4)
	Sediment Deposits (B2)		Recent Iron Reduction in Tilled Soils (C6)
	Drift Deposits (B3)		Thin Muck Surface (C7)
	Algal Mat or Crust (B4)		Other (Explain in Remarks)
	Iron Deposits (B5)		
	Inundation Visible on Aerial Imagery (B7)		
	Water-Stained Leaves (B9)		
	Aquatic Fauna (B13)		

Secondary Indicators (minimum of two required)

	Surface Soil Cracks (B6)
	Sparsely Vegetated Concave Surface (B8)
	Drainage Patterns (B10)
	Moss Trim Lines (B16)
	Dry-Season Water Table (C2)
	Crayfish Burrows (C8)
	Saturation Visible on Aerial Imagery (C9)
	Stunted or Stressed Plants (D1)
	Geomorphic Position (D2)
	Shallow Aquitard (D3)
	Microtopographic Relief (D4)
	FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches): N/A
Water table present?	Yes	X	No		Depth (inches): 8
Saturation present? (includes capillary fringe)	Yes	X	No		Depth (inches): 8

Wetland Hydrology Present? Yes X No ___

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: FDS-70W1-1

Tree stratum (Plot size: 30 feet)	Absolute % Cover	Dominant Species?	Indicator Status
1 *N/A*			
2			
3			
4			
5			
6			
7			
8			
	0 = Total Cover		
50% of total cover: 0%	20% of total cover: 0%		
Sapling/Shrub stratum (Plot size: 15 feet)			
1 *Ligustrum sinense*	30	Y	FACU
2 *Rubus phoenicolasius*	15	Y	FACU
3			
4			
5			
6			
7			
8			
9			
10			
	45 = Total Cover		
50% of total cover: 23%	20% of total cover: 9%		
Herb stratum (Plot size: 5 feet)			
1 *Carex lurida*	20	Y	OBL
2 *Microstegium vimineum*	20	Y	FAC
3 *Boehmeria cylindrica*	15	N	FACW
4 *Scirpus atrovirens*	12	N	OBL
5 *Ligustrum sinense*	7	N	FACU
6 *Parthenocissus quinquefolia*	5	N	FACU
7			
8			
9			
10			
11			
12			
	79 = Total Cover		
50% of total cover: 40%	20% of total cover: 16%		
Woody vine stratum (Plot size: 30 feet)			
1 *Lonicera japonica*	15	Y	FACU
2			
3			
4			
5			
6			
	15 = Total Cover		
50% of total cover: 8%	20% of total cover: 3%		

Dominance Test Worksheet:

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 5 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 40% (A/B)

Prevalence Index Worksheet:

Total % Cover of:		Multiply by:	
OBL species	32	x 1 =	32
FACW species	15	x 2 =	30
FAC species	20	x 3 =	60
FACU species	72	x 4 =	288
UPL species	0	x 5 =	0
Column totals	139 (A)		410
Prevalence Index = B/A =			2.95 (B)

Hydrophytic Vegetation Indicators:

- ___ 1 – Rapid Test for Hydrophytic Vegetation
- ___ 2 – Dominance Test is >50%
- X 3 – Prevalence Index is ≤3.0[1]
- ___ 4 – Morphogical Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation[1] (explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and all woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks (If observed, list morphological adaptations below):

SOIL Sampling Point: FDS-70W1-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]		
0-5	7.5YR 4/4	95%	10YR 5/1	5%	D	M	Silty Clay Loam	
5-14	2.5Y 4/1	95%	5YR 5/6	5%	C	M	Loam	
14-24	2.5Y 4/2	96%	5YR 4/6	4%	C	M	Loam	

[1]Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. [2]Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 136, 122)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (explain in remarks)

[3]Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

PHOTOGRAPHS Sampling Point: FDS-70W1-1



Photograph 1. FDS-70W1-1; Hydrophytic Vegetation (07/20/2026, K. Meltzer)



Photograph 2. FDS-70W1-1; Hydric Soils (07/20/2026, K. Meltzer)

APPENDIX C
USACE REQUEST FORMS

U.S. Army Corps of Engineers (USACE)

AUTHORIZATION TO ACT AS AN AGENT

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act, the proponent agency is CECW-COR.

Form Approved - OMB No. 0710-0003 Expires XX-XX-XXXX

The Agency Disclosure Notice (ADN)

The Public reporting burden for this collection of information, 0710-003, is estimated to average 5 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

Purpose: This form is used by members of the public to authorize an agent (for example - a private consultant) to act on their behalf in all matters relating to all dealings with the USACE regarding the project. This includes taking all necessary actions for the application, processing, issuance, and/or acceptance of a Clean Water Act and/or Rivers and Rivers Act delineations, determinations, and/or permits.

This form is a component in the Corps Regulatory Request System (RRS), which is an online permitting application portal for the Regulatory Program.

ITEMS 1 THRU 3 - FOR USACE USE ONLY

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED

ITEMS 4 THRU 14 - COMPLETD BY THE PROPERTY OWNER

4. PROJECT NAME WCBR	5. PROJECT LOCATION Albemarle County, VA
6. APPLICANT NAME (*first, middle, last*) Tyler Kendall	7. AGENT NAME Madison Norris
Company (*if applicable*): Westminster Canterbury of the Blue Ridge	Company: Timmons Group
E-mail Address: Tyler.Kendall@wc-br.org	E-mail Address: Madison.Norris@timmons.com
8. APPLICANT ADDRESS (*if applicable*)	9. AGENT ADDRESS (*if applicable*)
Address 250 Pantops Mountain Road	Address 7053 Celebration Park Avenue, Suite 300
City: Charlottesville / State: VA	City: Richmond / State: Virginia

10. APPLICANT PHONE NUMBERS. w/AREA CODE			11. AGENT PHONE NUMBERS. w/AREA CODE		
a. Residence	b. Business (434) 972-3151	c. Fax	a. Residence	b. Business (804) 200-6482	c. Fax

12. APPLICANT/AGENT CERTIFICATION

By signing below, I hereby authorize the agent listed above, to act on my behalf in all matters relating to all dealings with the USACE regarding the project and properties listed above, including taking all necessary actions for the application, processing, issuance, and/or acceptance of a Clean Water Act and/or Rivers and Rivers Act delineations, determinations, and/or permits. Any and all acts carried out by my agent on my behalf as it relates to this project and property shall have the same effect as acts of my own.

I agree to review all information submitted to the USACE on my behalf by my agent and certify that any information submitted on my behalf is true and correct.

13. SIGNATURE OF APPLICANT	14. DATE

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both.

U.S. Army Corps of Engineers (USACE)

RIGHT OF ENTRY

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act, the proponent agency is CECW-COR.

Form Approved -
OMB No. 0710-0003
Expires XX-XX-XXXX

The Agency Disclosure Notice (ADN)

The Public reporting burden for this collection of information, 0710-003, is estimated to average 5 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

Purpose: This form is used by members of the public to authorize the USACE to enter their property for site investigations relating to USACE project reviews. These reviews include onsite investigations needed to support application review, processing, and issuance of a Clean Water Act and/or Rivers and Rivers Act delineations, determinations, and/or permits.

This form is a component in the Corps Regulatory Request System (RRS), which is an online permitting application portal for the Regulatory Program.

ITEMS 1 THRU 3 - FOR USACE USE ONLY

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED

ITEMS 4 THRU 12 - COMPLETD BY THE PROPERTY OWNER

4. PROPERTY OWNER NAME (*first, middle, last*)	5. PROPERTY OWNER ADDRESS: 1130 East High Street, Unit P	
Company: Charlottesville Area Builders Inc	City: Charlottesville	State: Virginia
E-mail Address:	Zip: 22902	Country: USA

6. PROPERTY OWNER PHONE NUMBERS. w/AREA CODE

a. Residence	b. Business	c. Fax

LOCATION AND LEGAL DESCRIPTION OF PROPERTY

7. PROJECT STREET ADDRESS (*if applicable*)

8. LOCATION OF PROPERTY (*in decimal degrees*)

Address	City:	State:	Zip:	Latitude: ◦N	Longitude: ◦W
	Charlottesville	VA	22911	38.025370	-78.433850

9. TAX PARCEL ID(s)

078B0-00-0A-00800

10. PROPERTY OWNER CERTIFICATION

By signing below, I authorize representatives of the USACE to enter upon the property described above for the purpose of conducting on-site investigations, if necessary, and issuing a jurisdictional determination pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. I, the undersigned, am a duly authorized owner of record of the property identified herein.

11. SIGNATURE OF PROPERTY OWNER	12. DATE

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both.

U.S. Army Corps of Engineers (USACE)

RIGHT OF ENTRY

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act, the proponent agency is CECW-COR.

Form Approved -
OMB No. 0710-0003
Expires XX-XX-XXXX

The Agency Disclosure Notice (ADN)

The Public reporting burden for this collection of information, 0710-003, is estimated to average 5 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

Purpose: This form is used by members of the public to authorize the USACE to enter their property for site investigations relating to USACE project reviews. These reviews include onsite investigations needed to support application review, processing, and issuance of a Clean Water Act and/or Rivers and Rivers Act delineations, determinations, and/or permits.

This form is a component in the Corps Regulatory Request System (RRS), which is an online permitting application portal for the Regulatory Program.

ITEMS 1 THRU 3 - FOR USACE USE ONLY

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED

ITEMS 4 THRU 12 - COMPLETD BY THE PROPERTY OWNER

4. PROPERTY OWNER NAME (*first, middle, last*)	5. PROPERTY OWNER ADDRESS:	
Azin Lotfi	915 East High Street	
Company: IVQ Charlottesville Propco LLC c/o Invesque Inc	City: Charlottesville	State: Virginia
E-mail Address:	Zip: 22911	Country: USA

6. PROPERTY OWNER PHONE NUMBERS. w/AREA CODE

a. Residence	b. Business	c. Fax

LOCATION AND LEGAL DESCRIPTION OF PROPERTY

7. PROJECT STREET ADDRESS (*if applicable*)

8. LOCATION OF PROPERTY (*in decimal degrees*)

Address	City:	State:	Zip:	Latitude: ◦N	Longitude: ◦W
1550 Pantops Mountain Place	Charlottesville	VA	22911	38.026501	-78.436248

9. TAX PARCEL ID(s)

07800-00-00-055A1

10. PROPERTY OWNER CERTIFICATION

By signing below, I authorize representatives of the USACE to enter upon the property described above for the purpose of conducting on-site investigations, if necessary, and issuing a jurisdictional determination pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. I, the undersigned, am a duly authorized owner of record of the property identified herein.

11. SIGNATURE OF PROPERTY OWNER	12. DATE

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both.

U.S. Army Corps of Engineers (USACE)

RIGHT OF ENTRY

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act, the proponent agency is CECW-COR.

Form Approved -
OMB No. 0710-0003
Expires XX-XX-XXXX

The Agency Disclosure Notice (ADN)

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Purpose: This form is used by members of the public to authorize the USACE to enter their property for site investigations relating to USACE project reviews. These reviews include onsite investigations needed to support application review, processing, and issuance of a Clean Water Act and/or Rivers and Rivers Act delineations, determinations, and/or permits.

This form is a component in the Corps Regulatory Request System (RRS), which is an online permitting application portal for the Regulatory Program.

ITEMS 1 THRU 3 - FOR USACE USE ONLY

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED

ITEMS 4 THRU 12 - COMPLETD BY THE PROPERTY OWNER

4. PROPERTY OWNER NAME (*first, middle, last*)	5. PROPERTY OWNER ADDRESS:	
Jessica G. Reynolds	101 East Haven Court	
Company:	City: Charlottesville	State: Virginia
E-mail Address:	Zip: 22911	Country: USA

6. PROPERTY OWNER PHONE NUMBERS. w/AREA CODE

a. Residence	b. Business	c. Fax

LOCATION AND LEGAL DESCRIPTION OF PROPERTY

7. PROJECT STREET ADDRESS (*if applicable*)

8. LOCATION OF PROPERTY (*in decimal degrees*)

Address	City:	State:	Zip:	Latitude: ◦N	Longitude: ◦W
101 East Haven Court	Charlottesville	VA	22911	38.026359	-78.432545

9. TAX PARCEL ID(s)

078B0-00-0A-01400

10. PROPERTY OWNER CERTIFICATION

By signing below, I authorize representatives of the USACE to enter upon the property described above for the purpose of conducting on-site investigations, if necessary, and issuing a jurisdictional determination pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. I, the undersigned, am a duly authorized owner of record of the property identified herein.

11. SIGNATURE OF PROPERTY OWNER	12. DATE

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both.

U.S. Army Corps of Engineers (USACE)

RIGHT OF ENTRY

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act, the proponent agency is CECW-COR.

Form Approved -
OMB No. 0710-0003
Expires XX-XX-XXXX

The Agency Disclosure Notice (ADN)

The Public reporting burden for this collection of information, 0710-003, is estimated to average 5 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

Purpose: This form is used by members of the public to authorize the USACE to enter their property for site investigations relating to USACE project reviews. These reviews include onsite investigations needed to support application review, processing, and issuance of a Clean Water Act and/or Rivers and Rivers Act delineations, determinations, and/or permits.

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ITEMS 1 THRU 3 - FOR USACE USE ONLY

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED

ITEMS 4 THRU 12 - COMPLETD BY THE PROPERTY OWNER

4. PROPERTY OWNER NAME (*first, middle, last*)	5. PROPERTY OWNER ADDRESS:	
Lee Beth & Walter Ronald Crigler	546 Glebe Lane	
Company:	City: Madison	State: Virginia
E-mail Address:	Zip: 22727	Country: USA

6. PROPERTY OWNER PHONE NUMBERS. w/AREA CODE

a. Residence	b. Business	c. Fax

LOCATION AND LEGAL DESCRIPTION OF PROPERTY

7. PROJECT STREET ADDRESS (*if applicable*)				8. LOCATION OF PROPERTY (*in decimal degrees*)	
Address	City:	State:	Zip:	Latitude: ◦N	Longitude: ◦W
	Charlottesville	VA	22911	38.026185	-78.433692

9. TAX PARCEL ID(s)

078B0-00-0A-00900

10. PROPERTY OWNER CERTIFICATION

By signing below, I authorize representatives of the USACE to enter upon the property described above for the purpose of conducting on-site investigations, if necessary, and issuing a jurisdictional determination pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. I, the undersigned, am a duly authorized owner of record of the property identified herein.

11. SIGNATURE OF PROPERTY OWNER	12. DATE

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U.S. Army Corps of Engineers (USACE)

RIGHT OF ENTRY

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OMB No. 0710-0003
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ITEMS 1 THRU 3 - FOR USACE USE ONLY

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED

ITEMS 4 THRU 12 - COMPLETD BY THE PROPERTY OWNER

4. PROPERTY OWNER NAME (*first, middle, last*)	5. PROPERTY OWNER ADDRESS:	
Lennie E. Parker & Robert S. Parker	1574 Pantops Mountain Place	
Company:	City: Charlottesville	State: Virginia
E-mail Address:	Zip: 22911	Country: USA

6. PROPERTY OWNER PHONE NUMBERS. w/AREA CODE

a. Residence	b. Business	c. Fax

LOCATION AND LEGAL DESCRIPTION OF PROPERTY

7. PROJECT STREET ADDRESS (*if applicable*)

8. LOCATION OF PROPERTY (*in decimal degrees*)

Address	City:	State:	Zip:	Latitude: ◦N	Longitude: ◦W
1574 Pantops Mountain Place	Charlottesville	VA	22911	38.027698	-78.435109

9. TAX PARCEL ID(s)

07800-00-00-41500

10. PROPERTY OWNER CERTIFICATION

By signing below, I authorize representatives of the USACE to enter upon the property described above for the purpose of conducting on-site investigations, if necessary, and issuing a jurisdictional determination pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. I, the undersigned, am a duly authorized owner of record of the property identified herein.

11. SIGNATURE OF PROPERTY OWNER	12. DATE

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U.S. Army Corps of Engineers (USACE)

RIGHT OF ENTRY

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Expires XX-XX-XXXX

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ITEMS 1 THRU 3 - FOR USACE USE ONLY

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED

ITEMS 4 THRU 12 - COMPLETD BY THE PROPERTY OWNER

4. PROPERTY OWNER NAME (*first, middle, last*)	5. PROPERTY OWNER ADDRESS:	
Lydia Laadan Oaks Dodson & Darren Lance Dodson	101 Viewmont Court	
Company:	City: Charlottesville	State: Virginia
E-mail Address:	Zip: 22911	Country: USA

6. PROPERTY OWNER PHONE NUMBERS. w/AREA CODE

a. Residence	b. Business	c. Fax

LOCATION AND LEGAL DESCRIPTION OF PROPERTY

7. PROJECT STREET ADDRESS (*if applicable*)

8. LOCATION OF PROPERTY (*in decimal degrees*)

Address	City:	State:	Zip:	Latitude: ◦N	Longitude: ◦W
101 Viewmont Court	Charlottesville	VA	22911	38.024886	-78.433611

9. TAX PARCEL ID(s)

078B0-00-0A-00700

10. PROPERTY OWNER CERTIFICATION

By signing below, I authorize representatives of the USACE to enter upon the property described above for the purpose of conducting on-site investigations, if necessary, and issuing a jurisdictional determination pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. I, the undersigned, am a duly authorized owner of record of the property identified herein.

11. SIGNATURE OF PROPERTY OWNER	12. DATE

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U.S. Army Corps of Engineers (USACE)

RIGHT OF ENTRY

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Form Approved - OMB No. 0710-0003 Expires XX-XX-XXXX

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ITEMS 1 THRU 3 - FOR USACE USE ONLY

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED

ITEMS 4 THRU 12 - COMPLETD BY THE PROPERTY OWNER

4. PROPERTY OWNER NAME (*first, middle, last*)	5. PROPERTY OWNER ADDRESS: P.O. Box 2064	
Company: Pantops Place Limited Partnership c/o Commonwealth Senior Living	City: Charlottesville	State: Virginia
E-mail Address:	Zip: 22902	Country: USA

6. PROPERTY OWNER PHONE NUMBERS. w/AREA CODE		
a. Residence	b. Business	c. Fax

LOCATION AND LEGAL DESCRIPTION OF PROPERTY

7. PROJECT STREET ADDRESS (*if applicable*)				8. LOCATION OF PROPERTY (*in decimal degrees*)	
Address	City:	State:	Zip:	Latitude: ◦N	Longitude: ◦W
	Charlottesville	VA	22911	38.027563	-78.434381

9. TAX PARCEL ID(s)

07800-00-00-055A5

10. PROPERTY OWNER CERTIFICATION

By signing below, I authorize representatives of the USACE to enter upon the property described above for the purpose of conducting on-site investigations, if necessary, and issuing a jurisdictional determination pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. I, the undersigned, am a duly authorized owner of record of the property identified herein.

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U.S. Army Corps of Engineers (USACE)

RIGHT OF ENTRY

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Form Approved -
OMB No. 0710-0003
Expires XX-XX-XXXX

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ITEMS 1 THRU 3 - FOR USACE USE ONLY

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED

ITEMS 4 THRU 12 - COMPLETD BY THE PROPERTY OWNER

4. PROPERTY OWNER NAME (*first, middle, last*)	5. PROPERTY OWNER ADDRESS: 250 Pantops Mountain Road	
Company: WCBR Land Holdings LLC	City: Charlottesville	State: Virginia
E-mail Address:	Zip: 22911	Country: USA

6. PROPERTY OWNER PHONE NUMBERS. w/AREA CODE

a. Residence	b. Business	c. Fax

LOCATION AND LEGAL DESCRIPTION OF PROPERTY

7. PROJECT STREET ADDRESS (*if applicable*)

8. LOCATION OF PROPERTY (*in decimal degrees*)

Address	City:	State:	Zip:	Latitude: ◦N	Longitude: ◦W
	Charlottesville	VA	22911	38.0274508	-78.4338125

9. TAX PARCEL ID(s)

078B0-00-00-00100, 078B0-00-0A-00100, 078B0-00-0A-01500, 078B0-00-0A-01600, 078B0-00-0A-01700, 078B0-00-0B-001A0, 078B0-00-0B-00400, 078B0-00-0B-00500, 078B0-00-0B-005A0, 078B0-00-0B-00600, 078B0-00-0B-00700, 078B0-00-0B-00800, 078B0-00-0B-00900, 078B0-00-0C-00100, 078B0-00-0C-00200, 078B0-00-0C-00300

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U.S. Army Corps of Engineers (USACE)

RIGHT OF ENTRY

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Form Approved - OMB No. 0710-0003 Expires XX-XX-XXXX

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ITEMS 1 THRU 3 - FOR USACE USE ONLY

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED

ITEMS 4 THRU 12 - COMPLETD BY THE PROPERTY OWNER

4. PROPERTY OWNER NAME (*first, middle, last*)	5. PROPERTY OWNER ADDRESS:	
Anna Buchanan	250 Pantops Mountain Road	
Company: Westminister Canterbury of the Blue Ridge	City: Charlottesville	State: Virginia
E-mail Address:	Zip: 22911	Country: USA

6. PROPERTY OWNER PHONE NUMBERS. w/AREA CODE

a. Residence	b. Business	c. Fax

LOCATION AND LEGAL DESCRIPTION OF PROPERTY

7. PROJECT STREET ADDRESS (*if applicable*)

8. LOCATION OF PROPERTY (*in decimal degrees*)

Address	City:	State:	Zip:	Latitude: ◦N	Longitude: ◦W
	Charlottesville	VA	22911	38.026723	-78.438469

9. TAX PARCEL ID(s)

07800-00-00-055A6, 07800-00-00-055A7

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