



COUNTY OF ALBEMARLE
Dept. of Planning & Community Development
401 McIntire Road
Charlottesville, Virginia 22901-4596
(804) 296-5823

April 8, 1991

Verulam Farm Limited Partnership
1 Village Greene, Suite 100
Charlottesville, VA 22901

RE: SP-90-119 and SP-90-120 The Rocks
Tax Map 74, Parcels 18, 18A, 18B and 23

Dear Sir:

The Albemarle County Board of Supervisors, at its meeting on April 3, 1991, approved the above-noted requests subject to the following conditions:

SP-90-119:

1. Not more than four dwellings/lots shall be allowed in the preservation tract and shall be located as shown on the preliminary plat. Lots shall be no less than 2.0 acres and no greater than 4.3 acres in size. All dwellings/lots must qualify as "Family Divisions". Approval of SP-90-119 does not guarantee approval of "Family Division";
2. A minimum of ten trees per acre shall be provided on the development lots in accordance with Section 32.7.9.5 of the Zoning Ordinance for the purpose of providing screening from the public roads, i.e., I-64 and Route 637. Trees shall be installed within two planting seasons of the date of the issuance of a certificate of occupancy for the dwelling on the lots;
3. Clearing shall be limited to the minimum amount necessary for the construction of access roads and dwellings;
4. New dwellings shall be of earth tones.

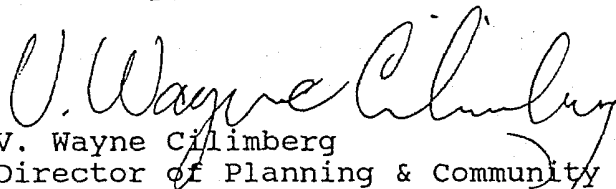
Verulam Farm Limited Partnership
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SP-90-120:

1. The bridge shall not be constructed until the following approvals have been obtained:
 - a. Department of Engineering issuance of an erosion control permit;
 - b. Department of Engineering approval of bridge design;
 - c. Department of Engineering approval of hydrogeologic and hydraulic calculations to ensure compliance with Section 30.3 of the Zoning Ordinance;
 - d. Virginia Department of Transportation approval of bridge and road plans.

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

Sincerely,


V. Wayne Cilimberg
Director of Planning & Community Development

VWC/jcw

cc: Pete Bradshaw
Amelia Patterson
Richard Moring



COUNTY OF ALBEMARLE
Dept. of Planning & Community Development
401 McIntire Road
Charlottesville, Virginia 22901-4596
(804) 296-5823

August 14, 1991

Verulam Farm Limited Partnership
1 Village Green, Suite 100
Charlottesville, VA 22901

RE: SP-91-36 Verulam Farm Limited Ptrn
Tax Map 74, Parcels 18, 18A, 18B, and 23

Dear Sir:

The Albemarle County Board of Supervisors, at its meeting on August 7, 1991, unanimously approved the above-noted request to amend SP-90-119 and SP-90-120 to allow private roads instead of public roads. Please note that this approval is subject to the following conditions:

1. Not more than four dwellings/lots shall be allowed in the preservation tract and shall be located as shown on the preliminary plat. Lots shall be no less than 2.0 acres and no greater than 4.3 acres in size. All dwellings/lots must qualify as "Family Divisions". Approval of SP-90-119 does not guarantee approval of "Family Division";
2. A minimum of ten trees per acre shall be provided on the development lots in accordance with Section 32.7.9.5 of the Zoning Ordinance for the purpose of providing screening from the public roads, i.e., I-64 and Route 637. Trees shall be installed within two planting seasons of the date of the issuance of a certificate of occupancy for the dwelling on the lots;

3. Clearing shall be limited to the minimum amount necessary for the construction of access roads and dwellings;
4. New dwellings shall be of earth tones.
5. The bridge shall not be constructed until the following approvals have been obtained:
 - a. Department of Engineering issuance of an erosion control permit;
 - b. Department of Engineering approval of bridge design;
 - c. Department of Engineering approval of hydrogeologic and hydraulic calculations to ensure compliance with Section 30.3 of the Zoning Ordinance;
6. Department of Engineering approval of private road plans and drainage calculations. Private road shall be designed to Virginia Department of Transportation mountainous standards.

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/jcw

cc: Amelia Patterson
Jo Higgins