



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
Charlottesville, VA 22902-4579
Telephone: 434-296-5832
WWW.ALBEMARLE.ORG

October 19, 2022

DELIVERED VIA EMAIL

TO: Mr. Samuel D. Craig, III
Highlands West, L.P.
338 Rio Rd W
Charlottesville, VA 22901

RE: Stream Determination
Parcel ID 056E0-00-00-00200
ZMA202000012 - White Gate Village (aka Montclair)

Dear Mr. Craig:

To clarify the nature of the waterway on this property due to a requested rezoning, the County retained Ecosystem Services, LLC to perform a Perennial Flow Determination on two stream reaches, Segments 2 and 3, on the referenced parcel (refer to attached report, dated 10/13/22). The determinations on both segments have been completed, and both segments were found to be intermittent. As the program administrator, I concur in this determination. As a result, the County GIS stream buffer mapping will be revised to reflect this new determination.

Because this parcel is located within a water supply protection area, regulated land disturbances occurring on this parcel must provide for stream buffers in accordance with County Code § 17-600 et seq.

Any person aggrieved by this determination may request that the program authority review this determination and may thereafter request judicial review of the program authority's final decision, as provided in County Code § 17-211. If no review is requested within thirty (30) days of this notice, this determination will be final and unappealable.

Sincerely,

Frank V. Pohl, PE, CFM
County Engineer

cc: Vito Cetta, AIA
Shimp Engineering
Kimberly Gale, President, Western Ridge HOA
US Army Corps of Engineers

Attached: Ecosystem Services, LLC - Perennial Flow Determination Report