

Shimp Engineering, P.C.
Justin Shimp, Project Representative
912 E High St. Charlottesville, VA 22902
justin@shimp-engineering.com
(434) 227-5140

RE: 900 River Road Site Plan

Dear Neighbor,

The purpose of this letter is to inform you about a proposed by-right development project in the Locust Grove Neighborhood.

On behalf of Seven Development, we, Shimp Engineering, have submitted a site development plan to the City of Charlottesville for a by-right development proposal at 900 River Road. This is a 3.7-acre property that is located adjacent to AutoZone, across the street from Tractor Supply; this property is also identified as City tax map parcel 490243000 and we have located the property on the context map that is included with this letter.

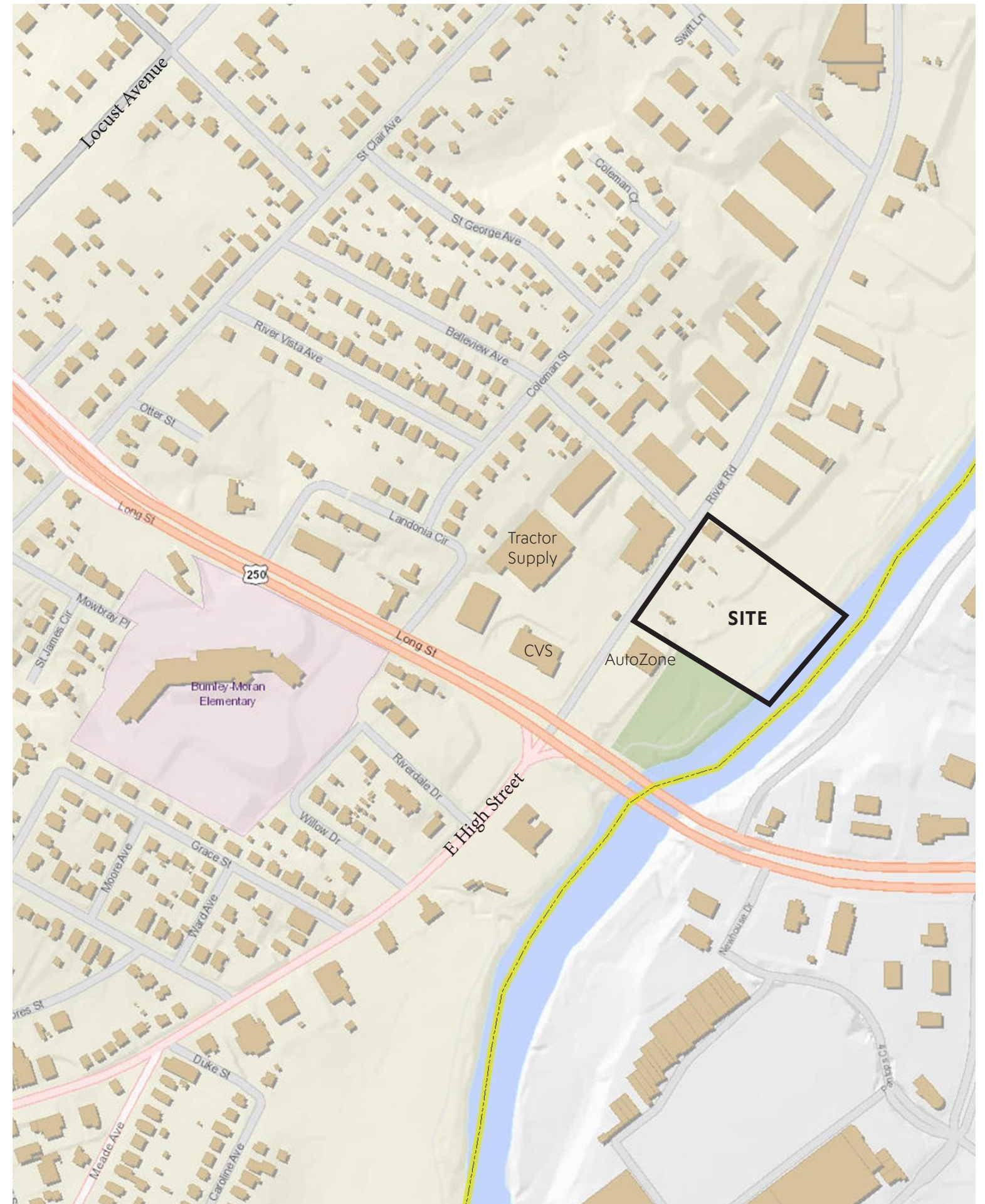
Seven Development intends to construct a four story mixed-use building on this property with 77 residential apartments and approximately 2,000 SF of office space. The property is currently zoned Industrial Corridor. The preliminary site plan for this project, currently under review by the City, does not require nor request any modifications to the regulations of that zoning district in order to develop this property.

On the reverse side of this letter, we've included an exhibit of the proposed site plan that shows the building footprint, parking, sidewalk improvements, and proposed tree plantings. This exhibit does not include site details such as grading, stormwater infrastructure, and utilities; this more detailed information was provided with the full sheet set submitted to the City of Charlottesville for review. If you would like to view the full sheet set of our engineering drawings, please contact me directly and I will coordinate with you on the best way for you to view the plan. You can contact me by phone or email using the contact information provided at the top left corner of this letter or you can use the pre-postage paid envelope addressed to our office to write to me and request to view the plans. If you'd like to come by our office at 912 E. High St. I can arrange an appointment time with you for any non-holiday Monday - Thursday 9 a.m. - 5 p.m.

If you have any comments or questions about the plan generally, I'll look forward to hearing from you. Please use my contact information provided above or the pre-postage paid envelope included in this packet to contact me or a team member for additional information or copies of the current site plan under review.

Sincerely,

Justin Shimp, P.E.
Project Representative



900 River Road Site Plan

TMP 49-241
PENNBRook PROPERTIES LLC
DB 1054 PG 149
ZONE: IC
USE: AUTOMOBILE SERVICE STATION
5.031 AC

RIVER ROAD
(V/W PUBLIC R/W)

PROPOSED 4-STORY BUILDING
OVER PARKING
BUILDING FFE 342.6
24,833 SF
PARKING ELEVATION 332.1±

Existing Rivanna River Trail

RIVANNA RIVER

TMP 49-244
KIMCO L C
DB 2017 PG 254
ZONE: CENTRAL CITY CORRIDOR
USE: COMMERCIAL
1.14 AC

TMP 49-244.1
CITY OF CHARLOTTESVILLE
DB 2013 PG 5570
ZONE: CENTRAL CITY CORRIDOR
USE: PUBLIC
2.35 AC



1:40