

February 4, 2021

Mr. William Park
Bluestone Land, LLC
1821 Avon St. Ext.
Suite 200
Charlottesville, VA 22902

Re: Two41 Central Stormwater Management

Mr. Park,

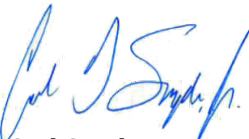
This letter is in regard to the stormwater management component of the subject development. I understand that the community may have concerns regarding stormwater management (both quantity and quality), especially in an area that has experienced previous flooding issues over the years. The current stormwater regulations, as required by the State of Virginia, are very stringent compared to years prior. This will provide for rigorous stormwater management Best Management Practices (BMP's), especially on a site that was developed long before there were any stormwater management requirements for detention at all.

With regard to quantity control, all offsite storm water (upstream of the development) will be passed through your site in a storm sewer piping system to the outfall under the railroad. Today, runoff from the aforementioned areas drain through open channels through your site. Putting them into a storm system will move surface discharge further away from existing neighborhoods. Additionally, I envision an underground detention system in your development to control the post-development stormwater energy back to a level that is less than the pre-development stormwater energy in order to meet the current regulations.

There are currently no water quality BMP's on the site today, as water quality requirements did not exist when the site was originally developed. In addition to the underground detention system mentioned, you will be required to install BMP's that reduce phosphorous from the stormwater runoff back to levels prescribed by current stormwater regulations.

All BMP's will be included as part of the site-wide Stormwater Management Plan. We will make every effort to not only ensure that the BMP's selected adequately meet the quantity and quality requirements, but are appropriately integrated in the site in a manner that is aesthetically pleasing.

Sincerely,
Valley Engineering



Carl Snyder, Jr., P.E.
Director of Civil Engineering