

Critical Slope Analysis

Review of the request by Engineering staff:

Description of critical slope areas and proposed disturbance:

This proposal includes 10 areas of critical slope disturbance ranging in area from 557 square feet to 10,429 square feet. All areas are believed to be manmade. The applicant proposes to grade and construct improvements (stairs, buildings, pavement) in these areas in accordance with approved SP201800001.

Areas	Acres	
Total site	168.58 acres approximately	
Critical slopes on site	5.40	~3.2% of site
Critical slopes disturbed	0.69	~12.8% of critical slopes

Exemptions to critical slopes waivers for driveways, roads and utilities without reasonable alternative locations: This disturbance is not exempt.

Compliance with County Code § 18-4.2:

“movement of soil and rock”

Proper slope construction, control of drainage, and vegetative stabilization will prevent any movement of soil.

“excessive stormwater runoff”

Stormwater runoff will be addressed during the VSMP permitting process and will meet State and County requirements.

“siltation”

Inspection and bonding by the County will ensure siltation control during construction. Proper stabilization and maintenance will ensure long term stability.

“loss of aesthetic resource”

The areas are only visible from within the development and will be stabilized with turf, landscaping, pavement or building. It is believed that the slopes were created during the development of the site.

“septic effluent”

This development is serviced by a central sewer system.

Based on the review above, there are no engineering concerns which prohibit the disturbance of the critical slopes as shown.

Review of the request by Planning staff:

The following are additional factors in County Code § 18-4.2.5(a)(3) to be considered for this application for a special exception:

- a. *Strict application of the requirements of section 4.2 would not forward the purposes of this chapter or otherwise serve the public health, safety or welfare;*
- b. *Alternatives proposed by the developer or subdivider would satisfy the intent and purposes of section 4.2 to at least an equivalent degree;*
- c. *Due to the property's unusual size, topography, shape, location or other unusual conditions, excluding the proprietary interest of the developer or subdivider, prohibiting the disturbance of critical slopes would effectively prohibit or unreasonably restrict the use of the property or would result in significant degradation of the property or adjacent properties; or*
- d. *Granting the modification or waiver would serve a public purpose of greater import than would be served by strict application of the regulations sought to be modified or waived.*

It is staff's opinion that the proposed disturbance of critical slopes would favorably satisfy factor (a) above because the proposed disturbance would not be a detriment to public health, safety or welfare. Additionally, the majority of the slopes being requested to be disturbed were approved with prior special use permits for Keswick Hall, and staff believes that these slopes were created by the construction of improvements on site and by the road/travelways.

Summary: Based on Engineering and Planning's review above, there are no concerns that would cause staff to object to the approval of the critical slope disturbance request.

RECOMMENDATION:

Staff recommends approval of the applicant's request to disturb critical slopes as requested and shown on the Critical Slopes Waiver Exhibit dated 6/25/18.