

April 4, 2016

Rachel Falkenstein
Senior Planner
Albemarle County Planning Department
401 McIntire Road
Charlottesville, VA 22902

**RE: ZMA201500006 – SHADWELL HEIGHTS
CRITICAL SLOPES WAIVER REQUEST**

Dear Rachel;

This is a Critical Slope Waiver Request for the Shadwell Heights subdivision.

- a. The critical slopes that will be disturbed are in grassed areas. Most were created when the existing gravel road was constructed.
- b. The plans show the disturbance will be limited to a small portion of the road construction.
- c. The Parent parcel has a total area of 28.05 acres. (The residue after proposed the boundary lines adjustments will be 21.75 acres.)
- d. The approximate area of critical slopes on the parent parcel is 8.4 acres, which equates to 30% of the total area of the parent parcel.
- e. The approximate area of critical slopes to be disturbed is 0.2 Acres, which equates to 2.3% of the total area of critical slopes.

Section 4.2.5(A)(1)

- i. Rapid and/or large-scale movement of soil and rock: **The proposed road grading will be linear in nature, which results in a small-scale movement of soil and rock from one part of the road to another. There will be no large-scale movement of soil and rock to or from the site.**
- ii. Excessive stormwater run-off: **The total drainage area above the critical slope to be disturbed is 2.8 acres of primarily grassed area. The stormwater run-off from this small drainage area will be minimal.**
- iii. Siltation of natural and man-made bodies of water: **Adequate erosion control measures will be provided in order to ensure that siltation does not enter Clifton Lake. These erosion control measure will be required as part of the road plan approval process.**
- iv. Loss of aesthetic resources: **The proposed road construction is basically widening the existing gravel road so there will be no effect on the aesthetic resources.**
- v. In the event of septic system failure, a greater travel distance of septic effluent (collectively referred to as the “public health, safety and welfare factors”) that might otherwise result from the disturbance of critical slopes: **The critical slope that will be disturbed by the road construction will have not be detrimental to the public health, safety and welfare since the area to be disturbed is so minimal, there will not be any public access to the area during the construction, and the erosion control measures installed prior to construction would result in a greater travel distance in the event of septic system failure.**

Please let me know if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Miller". The signature is fluid and cursive, with the first name "Timothy" and last name "Miller" clearly distinguishable.

Timothy Miller, P.E., L.S.
Principal