



**County of Albemarle
Department of Community Development**

Memorandum

To: David Benish, Community Development Planning and Zoning Review
From: Matt Wentland, Community Development Engineering Review
Date: April 1, 2021
Subject: Christian Aid Mission – Broomley Road Entrance (SE202000019) – Critical Slopes Impact Review

The critical slope waiver request has been reviewed. The applicant provided field-certified topographic data, which is more accurate than County GIS data. The engineering analysis of the request follows:

Description of critical slope area and proposed disturbance:

The critical slopes proposed to be impacted were created during the construction of Broomley Road, the construction of the railroad, the construction of an access road through the parcel for stormwater facilities, and some that are naturally occurring. The land cover is currently grass and scrub, with some woods. The applicant proposes critical slope impacts for a secondary access road to the existing improvements.

Proposed Entrance Location

Areas	Acres	
Total parcel	12 acres (522,720 sf)	
Project Limits of Disturbance	20,060 sf	3.8% of parcel area
Critical slopes disturbed in project	4,950 sf	24.7% of project area 0.9% of parcel area

Exemptions to critical slopes waivers for driveways, roads and utilities without reasonable alternative locations: The proposed disturbance is not exempt as defined in Section 4.2.6.

Compliance with Zoning Ordinance 18-4.2:

“movement of soil and rock”

The existing slope is stabilized. Proper slope grading, control of drainage, ESC measures, and vegetative stabilization will minimize movement of soil.

“excessive stormwater runoff”

The proposed engineered ditch and swale will control and direct stormwater and stormwater management will be required, so no excessive post-development runoff is expected.

“siltation”

The disturbed area is subject to the County’s Water Protection Ordinance and erosion and sediment control measures will be provided in a plan to be used throughout construction. Permanent stabilization and maintenance will ensure long term stability. The closest water body is approximately 600 ft from this project.

“loss of aesthetic resource”

This area has been previously cleared and graded during the construction of the Broomley Road Bridge and the construction of a ditch along Broomley Road.

“septic effluent”

There are no septic systems proposed with this project.

Based on the review above, there are no engineering concerns which prohibit the disturbance of the critical slopes as proposed with this entrance location.

file: SE202000019 Christian Aid Mission Critical Slope Waiver Review Letter rev1 04-01-21.doc