

WEATHER HILL DEVELOPMENT

January 24, 2006

Glenn Brooks
Senior Engineer
County of Albemarle
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, VA 22902

**RE: ZMA-5-05 – LIBERTY HALL
REQUEST FOR CRITICAL SLOPES WAIVER**

Please consider this critical slopes waiver request to allow minimal impacts to critical slopes located within the development of Liberty Hall Neighborhood Model District.

The following are the critical slope calculations for the site:

Total site area	8.01 acres	
Total area of critical slopes on site	0.24 acre	(3.0% of total site area)
Total area of critical slopes impacted <u>on site</u>	0.07 acre	(29.2% of total critical slopes on-site; 0.9% of total site area)
Total area of critical slopes impacted <u>off site</u>	.06 acre	

These minimal impacts proposed are necessary to provide a road network with blocks and open spaces that comply with the Neighborhood Model.

The following explanation addresses the five issues described in Section 4.2 of the Albemarle County Code regarding potential effects of impacting critical slopes.

1. Rapid and/ or large-scale movement of soil and rock
Critical slope impacts at Liberty Hall will require minor grading to achieve the County's goals for this area. Of the total 8.01 acres within this plan area, only 0.07 acre of critical slope impacts are proposed on site, corresponding to under 1% of the total project area. By general industry standards, this level of impact is not considered large-scale.
2. Excessive Stormwater runoff
Stormwater drainage facilities shall be implemented throughout Liberty Hall to conduct runoff in a manner acceptable to the County Engineer. Over 20% of the site will remain as green space, thereby minimizing Stormwater runoff.
3. Siltation of natural and man-made bodies of water.
Open spaces will be planted to reduce erosion and minimize siltation. Additional erosion control measures shall be implemented during construction.

Mr. Brooks
January 20, 2006
Page 2 of 2

4. Loss of aesthetic resource

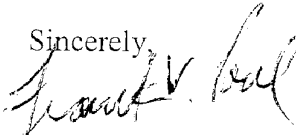
Significant emphasis has been placed on maintaining and enhancing the natural aesthetic quality within the plan area. The minor critical slope impacts proposed will enable the applicant to provide a development that is aesthetically pleasing at every location.

5. In the event of septic system failure, a greater travel distance of septic effluent.
Liberty Hall will be served by a public sewer system, therefore septic system failures are not a concern.

Based on the calculations and explanation provided above, the minimal critical slope impacts requested will in no way constitute potential dangers to the public health, safety and/or welfare. We are confident that the impacts proposed will enable the connectivity, walkability and general quality of development promoted by the Neighborhood Model.

Please do not hesitate to contact me if you have any questions or require any additional information. Thank you for your consideration.

Sincerely,



Frank V. Pohl, P.E.
Weather Hill Development