

ENGINEERING NARRATIVE

Project: Proposed Homesite Relocation – Ragged Mountain Farm Rural Preservation Development

Parcel: Lot A-19, TMP 74-5B8

County: Albemarle County

REQUEST

Approval of a Special Exception pursuant to Albemarle County Zoning Ordinance §§18-4.2.1.b and 18-4.2.5 is requested to permit relocation of the approved homesite on Lot A-19 within the Ragged Mountain Farm Rural Preservation Development.

The request does not alter the approved residential use of the parcel. Rather, it seeks to establish a homesite that responds to the unusual physical characteristics of the property while addressing the public health, safety, and welfare considerations associated with disturbance of critical slopes.

Of particular relevance is §4.2.5(a)(3)(a), which provides for consideration of whether strict application of §4.2 would not forward the purposes of the chapter or otherwise serve the public health, safety, or welfare.

RGA respectfully requests that the County Engineer evaluate the actual conditions at the proposed homesite and the critical slopes immediately surrounding and downslope of that area in making the determination required under §4.2.5(a)(3).

SITE CONDITIONS AND CONSTRAINTS

Lot A-19 consists of approximately 84.8 acres and was created as part of the approved Ragged Mountain Farm Rural Preservation Development. The parcel is characterized by steep mountainous terrain, narrow ridgelines, extensive forest cover, exposed rock outcrops, shallow bedrock, and substantial areas of County-designated critical slopes.

The property is not served by public sewer and must accommodate both primary and reserve drainfield areas. Detailed site evaluations have identified limited areas capable of supporting the proposed five-bedroom septic system. The location of suitable soils, together with Virginia Department of Health requirements, substantially limits flexibility in locating the residence.

Shallow bedrock and significant rock outcrops further constrain the development area. Collectively, these conditions substantially limit the locations where the residence and required onsite sewage disposal facilities can reasonably be accommodated.

The proposed homesite is located near the ridgeline and topographic high point of the parcel within the same general mountainous and forested portion of the property contemplated for

residential development through the Rural Preservation Development. The proposed location responds to the existing terrain, rock conditions, access requirements, and available septic soils and is only approximately 180 feet from the approved building area.

EXISTING HOMESITE DISTURBANCE

The Board has taken two previous actions in support of this overall endeavor. In September, 2024, as an easement holder, the Board approved a shared driveway within the Preservation Tract. Pursuant to SUB202400034, the Board also approved a variation for the shared driveway. At considerable added cost to the owner, the decision to use the shared driveway (in cooperation with the adjacent Lot B20) substantially reduces potential environmental impacts, particularly by avoiding any disturbance of stream buffer areas.

During logging operations conducted prior to the current Special Exception request, clearing and related disturbance occurred within County-designated critical slopes in the immediate vicinity of the proposed homesite. Approximately **28,070 square feet of County-designated critical slopes associated with the homesite area** were cleared or otherwise disturbed.

The County subsequently issued a Stop Work Order during the summer of 2025, and the homesite area has remained substantially dormant since that time.

Because this area has now experienced more than a year of exposure to natural precipitation and runoff, its existing condition provides useful site-specific information regarding the actual response of these particular slopes to disturbance.

For purposes of this request, RGA is specifically asking the County Engineer to evaluate the disturbance associated with the proposed homesite and the immediately surrounding and downslope critical slopes. Disturbance associated with the shared driveway is not being relied upon as evidence supporting this determination and is not the focus of the accompanying exhibit or this narrative.

The purpose of identifying the prior homesite disturbance is not to suggest that previous disturbance independently authorizes or justifies additional disturbance. Rather, the existing condition allows the County Engineer to directly observe the soil and rock conditions, drainage patterns, slope configuration, and evidence of erosion or sediment movement that has occurred at the proposed homesite following an extended period without active construction.

SECTION 4.2.5(a)(3) CONSIDERATIONS

Section 4.2.5(a)(3) directs the County Engineer, when a request involves disturbance of critical slopes, to determine whether the applicable public health, safety, and welfare factors can be addressed such that the disturbance will not pose a threat to public drinking water supplies and

that soil erosion, sedimentation, water pollution, and septic disposal issues will be satisfactorily mitigated.

The existing homesite disturbance provides an unusual opportunity for this determination to be informed by actual field conditions rather than solely by generalized assumptions regarding disturbance of slopes exceeding 25 percent.

The County Engineer can directly evaluate the affected area for evidence of erosion, sediment transport, drainage concentration, instability, and other conditions relevant to §4.2.5(a)(3). Those observations can then be considered together with the engineered erosion and sediment control measures, stabilization requirements, and regulatory oversight that would apply to permitted residential construction.

Future development of the homesite would be subject to applicable erosion and sediment control requirements. Construction plans would incorporate measures to control runoff, intercept sediment, stabilize disturbed soils, and minimize sediment transport during construction, followed by permanent stabilization upon completion of grading.

If the County Engineer determines from the site-specific conditions that the applicable erosion, sedimentation, water-quality, septic disposal, and other public health, safety, and welfare concerns can be satisfactorily mitigated, then strict prohibition of critical-slope disturbance at the proposed homesite would not provide a corresponding public health, safety, or welfare benefit or materially further the purposes underlying §4.2.

REQUEST FOR COUNTY ENGINEER DETERMINATION

RGA respectfully requests that the County Engineer conduct a field evaluation focused on:

- the proposed homesite and approximately 28,070 square feet of County-designated critical slopes previously disturbed in association with that area;
- the immediately surrounding and downslope areas;
- existing soil and rock conditions;
- drainage patterns and evidence of erosion or sediment transport;
- potential water-quality and septic disposal considerations; and
- the ability of engineered erosion and sediment control and stabilization measures to satisfactorily mitigate impacts associated with the proposed residential construction.

The accompanying exhibit has been prepared specifically to identify the proposed homesite disturbance and the critical slopes relevant to this determination. It is not intended to evaluate or rely upon disturbance associated with the shared driveway.

CONCLUSION

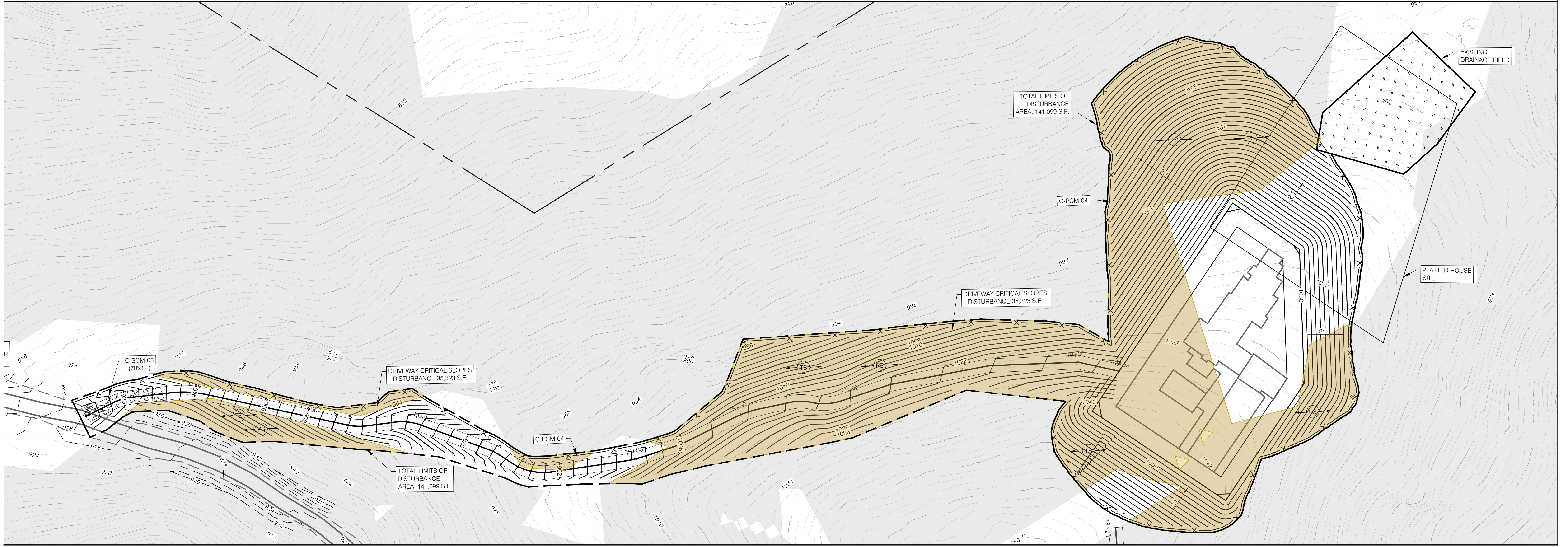
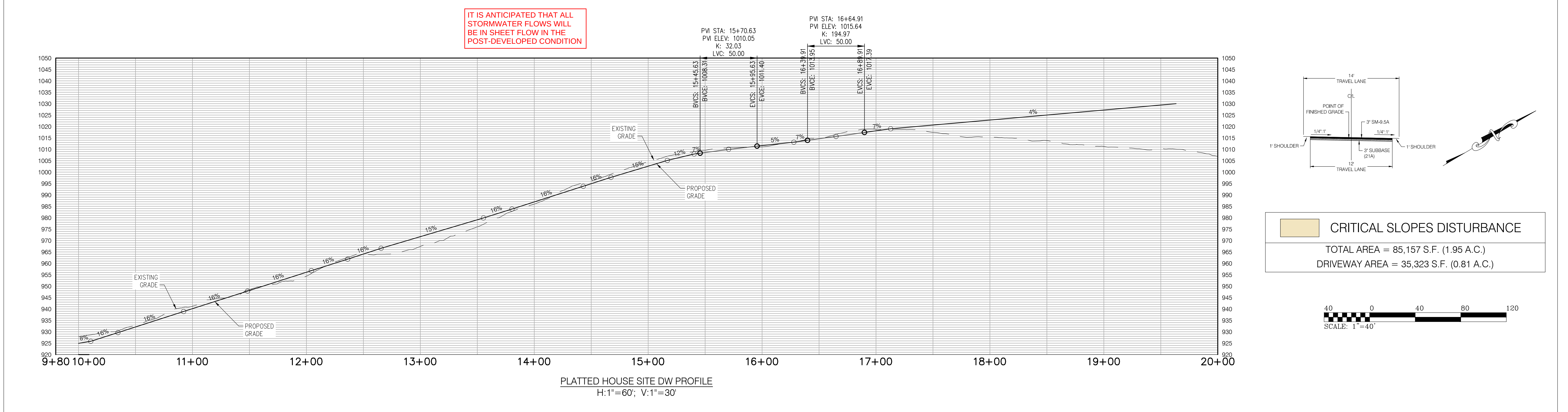
Lot A-19 presents unusual physical constraints, including mountainous terrain, extensive critical slopes, shallow bedrock, exposed rock outcrops, and limited suitable septic soils. These conditions substantially restrict the areas capable of accommodating the proposed residence and required onsite sewage disposal facilities.

At the same time, approximately 28,070 square feet of County-designated critical slopes associated with the proposed homesite have already experienced clearing and disturbance and have remained substantially dormant since the summer of 2025. Their present condition provides the County Engineer with direct, site-specific evidence regarding how these particular slopes have responded to disturbance and natural precipitation.

RGA therefore respectfully requests that the County Engineer evaluate the homesite and immediately surrounding slopes in the field and determine whether the soil erosion, sedimentation, water pollution, septic disposal, and other public health, safety, and welfare factors identified by §4.2.5(a)(3) can be satisfactorily addressed through the proposed design, engineered controls, stabilization measures, and applicable regulatory requirements.

In our professional opinion, it is readily apparent from the observed conditions at the homesite, that the soil erosion, sedimentation, water pollution, septic disposal, and other public health, safety, and welfare factors identified by §4.2.5(a)(3) can be satisfactorily addressed through the proposed design, engineered controls, stabilization measures, and applicable regulatory requirements. Therefore strict application of the prohibition against disturbance of critical slopes at the proposed homesite would not materially further the purposes of §4.2 or otherwise serve the public health, safety, or welfare.

For these reasons, RGA respectfully requests favorable consideration of the Special Exception pursuant to §§18-4.2.1.b and 18-4.2.5.

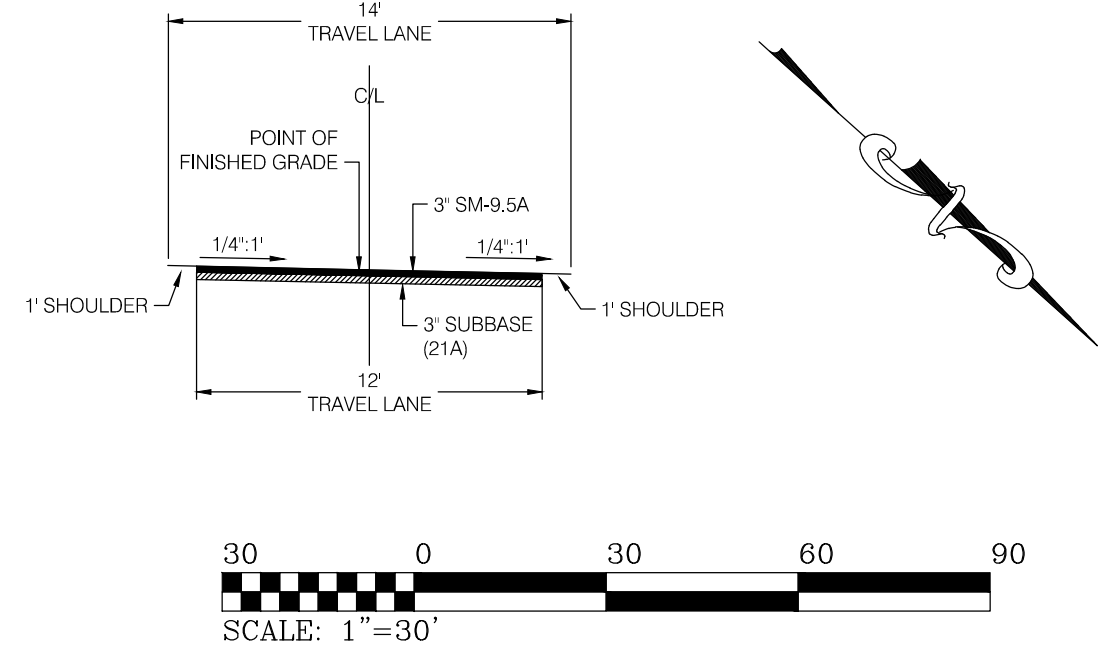
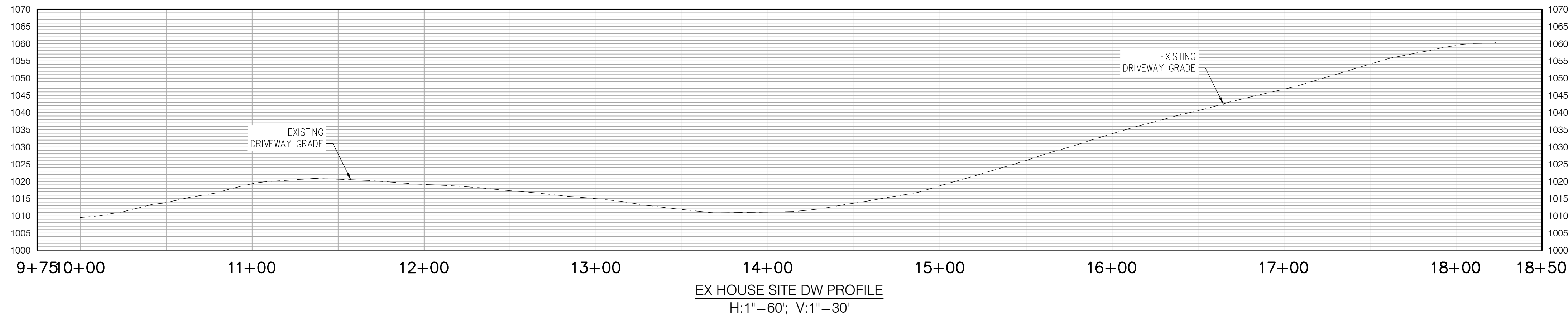


RAGGED MOUNTAIN

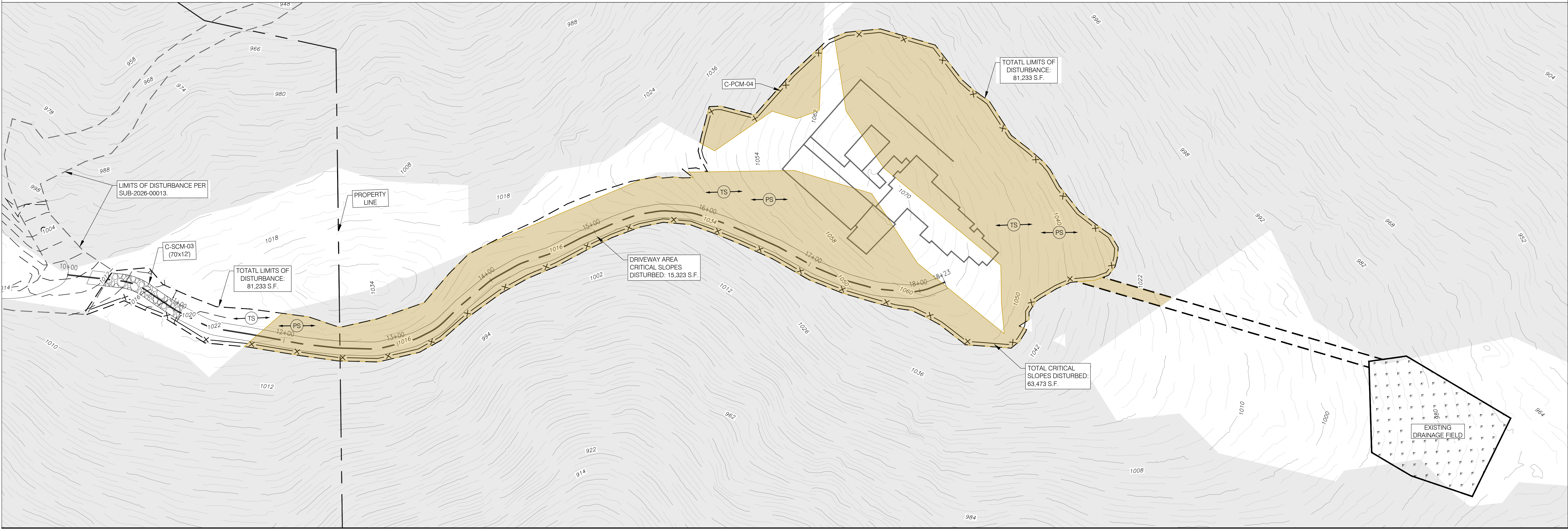
SPECIAL EXCEPTION | EXHIBIT A | DATE 8 JUNE 2026

C:\RGA\PROJECTS\2026\4.4.22_Ragged_Mountain\Farm2_Engineering\3_VMP\01_Sheet\VMP_House_Site\3_EROSION & SEDIMENT CONTROL_Plan.dwg, 1/6/2026, 1:44:47 PM

IT IS ANTICIPATED THAT ALL
STORMWATER FLOWS WILL
BE IN SHEET FLOW IN THE
POST-DEVELOPED CONDITION

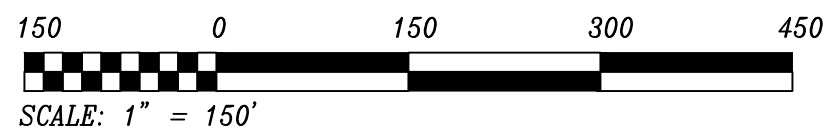
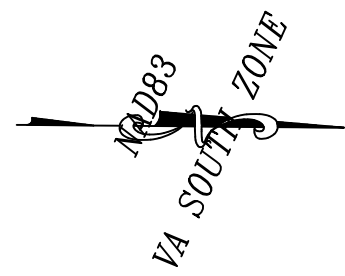


	CRITICAL SLOPES DISTURBANCE
TOTAL AREA = 63,473 S.F. (1.45 A.C.)	
DRIVEWAY AREA = 15,323 S.F. (0.35 A.C.)	



RAGGED MOUNTAIN

SPECIAL EXCEPTION | EXHIBIT B | DATE 8 JUNE 2026



- LIMITS OF DISTURBANCE
- [Hatched Box] COUNTY CRITICAL SLOPES ZONING OVERLAY
- [Solid Box] 28,070 SF COUNTY CRITICAL SLOPES DISTURBED ASSOCIATED WITH HOUSE SITE DISTURBANCE

NOTE: THE CRITICAL SLOPE DISTURBANCE FOR THE DRIVEWAY LOCATION WAS NOT INCLUDED IN THE TOTAL DISTURBANCE FOR THE HOUSE SITE.

REVISIONS			
NO.	DATE	DESCRIPTION	NO.

DESIGNED BY: DEG
DRAWN BY: DEG
CHECKED BY: DEG

HOUSE SITE CRITICAL SLOPE EXHIBIT FOR
RAGGED MOUNTAIN FARM LOT A19
TAX MAP PARCEL 74-5D9
SAMUEL MILLER MAG DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

DATE:	09-18-2026
SCALE:	1" = 150'
JOB:	24.4422
FILE:	0-RGA.PROJ

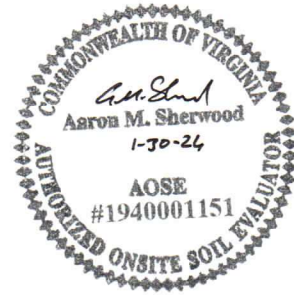
V1
SHEET: OF 1

**ROUDABUSH, GALE & ASSOC., INC.**
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ONSITE SEWAGE DISPOSAL FEASIBILITY MEMO

Date: 1-30-26

TO: Dustin Greene, (Purple Cherry Architects)
Carmine Cafiero (Purple Cherry Architects)
Bailey Gent (*Roudabush, Gale & Associates*)

FROM: Aaron M. Sherwood, AOSE - ATEK Environmental & Soil Testing, L.L.C.

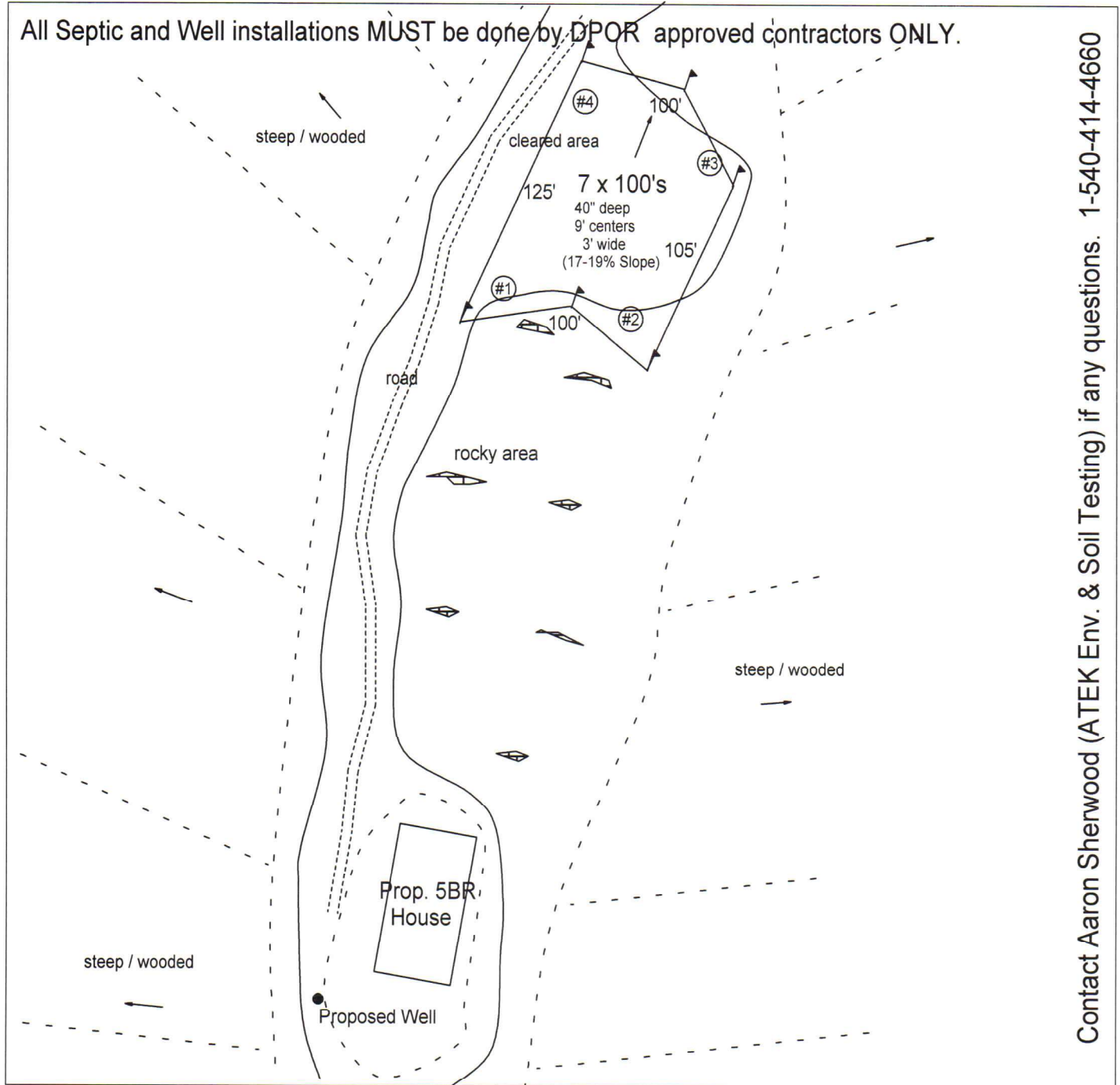
Re: Site and Soil evaluation for Ragged Mountain Farm – TMP 74-5B8.

This memo is in regard to soil evaluations performed on the above referenced property on 4-22-24. Auger Borings were dug in the lower cleared area on the ridge top to assess the possibility of a proposed new onsite septic system. Soil test holes showed acceptable depths of suitable Chester soils series sandy residual saprolite soils to support installation of a conventional 5 Bedroom drainfield under the current VDH Sewage Handling & Disposal Regulations. The attached sketch shows the approximate location on the property for the conventional septic. The septic was located in this area due to excessive slopes on the sides of the ridge and also visible exposed bedrock above the septic area.

The septic area corners have been flagged and are ready for survey for either a long term Certification Letter or a Construction Permit. When ready to proceed, contact ATEK with a surveyed plat of the septic area and the needed VDH application fees. Please feel free to contact me with any additional questions regarding this evaluation. Thank you.

ATEK Environmental & Soil Testing Schematic Drawing - Sewage Disposal System / Site Sketch

All Septic and Well installations MUST be done by DPOR approved contractors ONLY.



Not to Scale

Designer: Aaron M. Sherwood (AOSE)

Contact Aaron Sherwood (ATEK Env. & Soil Testing) if any questions. 1-540-414-4660