CONCEPT PLAN

S.L. WILLIAMSON ASPHALT PLANT @ RED HILL QUARRY

SP-2019 00009

SITE DATA

OWNER: MARTIN MARIETTA MATERIALS, INC
P.O. BOX 8040
FORT WAYNE IN, 46898

ASPHALT PLANT OPERATOR: S.L. WILLIAMSON COMPANY, INC
1230 RIVER RD
CHARLOTTESVILLE, VA 22901

PLAN PREPARER: ROUDABUSH, GALE, & ASSOCIATES
914 MONTICELLO ROAD
CHARLOTTESVILLE, VA. 22902
(434)–977–0205

TAX MAP PARCEL No: 08800–00–00–01800

PARCEL AREA: 579.13 ACRES

SUP AREA: 4.4 ACRES (EXTENT OF SP WILL FOLLOW THE LIMITS OF THE THE EXISTING SL WILLIAMSON LEASE AREA ON TIMP 88–18)

ZONING: RURAL (RA)
FLOOD HAZARD OVERLAY (FH)
NATURAL RESOURCE EXTRACTION OVERLAY (NR)

EXISTING USE WITHIN SP AREA: ASPHALT PLANT

PROPOSED USE: WITHIN SP AREA: ASPHALT PLANT

MAXIMUM BUILDING HEIGHT: 75'

SETBACKS: 100' FROM PUBLIC RIGHT–OF–WAY OR ANY ADJOINING RESIDENTIAL DISTRICT
200' FROM ANY CONTIGUOUS PROPERTY WITH RESIDENTIAL LOTS LESS THAN OR EQUAL TO 1 ACRE OR OCCUPIED DWELLING

MAXIMUM LOT COVERAGE: 80% OF TOTAL SITE (3.52 ACRES)

ACTUAL LOT COVERAGE:

PARKING	1,515 SF (0.04 ACRES)
TRAVEL WAYS	112,886 SF (2.59 ACRES)
ASPHALT PLANT	8,796 SF (0.20 ACRES)
TOTAL AREA	123,197 SF (2.83 ACRES)

MAGISTERIAL DISTRICT: SAMUEL MILLER

STORMWATER MANAGEMENT: FOR WATER QUANTITY, THE PROJECT SITE/LIMITS OF DISTURBANCE IS LESS THAN 1% OF DRAINAGE AREA (9VAC25–870–66.B), THEREFORE STORMWATER MANAGEMENT WILL NOT BE REQUIRED FOR CHANNEL PROTECTION. IF ANY OUTFALL IS PROVIDED, IT WILL BE DISCHARGED WITHIN THE 100–YEAR FLOODPLAIN (9VAC25–870–66.D) FOR WATER QUALITY, OFF–SITE CREDITS WILL BE PURCHASED TO MEET REQUIREMENTS.

WATERSHED: NORTH FORK HARDWARE RIVER

TOPOGRAPHY: AERIAL TOPOGRAPHY FROM KUCERRA INTERNATIONAL DECEMBER, 2017

DATUM: HORIZONTAL NAD 83

CRITICAL SLOPES: CRITICAL SLOPES ARE LOCATED WITHIN THE SP AREA.

FLOODPLAIN: A PORTION OF THE SP AREA IS LOCATED WITHIN FLOODPLAIN LIMITS AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51003C0405D. EFFECTIVE DATE: FEBRUARY 4. 2005.

A LETTER OF MAP REVISION (LOMR) IS BEING SOUGHT THROUGH FEMA CONCURRENT TO THE SP APPLICATION. THE REVISED LIMITS OF THE FLOODPLAIN ARE SHOWN ON THE PROPOSED LAYOUT PLAN. THE ASPHALT PLANT WILL BE LOCATED OUTSIDE OF THE FLOODPLAIN AFTER THE LOMR IS APPROVED.

PARKING REQUIRED: ONE (1) SPACE PER EMPLOYEE
3–4 EMPLOYEES = 4 SPACES REQUIRED

PARKING PROVIDED: 4 SPACES PROVIDED

LANDSCAPING: SCREENING TO BE PROVIDED BY EXISTING TREES ALONG THE WESTERN PROPERTY LINE OF TMP 88–18. THE STRIP OF EXISTING TREES VARIES FROM 20'–40' IN WIDTH TO THE WESTERN PROPERTY LINE IN THE VICINITY OF THE ASPHALT PLANT.

LIGHTING: IF SITE LIGHTING IS PROPOSED FOR THE ASPHALT PLANT SITE, THE LIGHTING WILL COMPLY WITH Z.O. CHAPTER 18–4.17, OUTDOOR LIGHTING.

NO EVIDENCE OF A BURIAL SITE WAS FOUND WITHIN THE SP/PROJECT AREA.

THE STREAM BUFFER SHOWN HEREON IS BASED UPON THE APPROXIMATE LOCATION OF THE CENTERLINE OF THE EXISTING CREEK LOCATED VIA A HANDHELD GPS DEVICE. THE STREAM BUFFER SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.

A PRELIMINARY JURISDICTIONAL DETERMINATION FOR THE CREEK HAS BEEN OBTAINED FROM THE CORPS OF ENGINEERS DATED MAY 9, 2019. NAO–2019–00515. THE PRELIMINARY JURISDICTIONAL DETERMINATION IS BASED UPON THE GPS LOCATION OF THE CREEK.

TMP 88–18 IS NOT LOCATED WITHIN THE AGRICULTURAL–FORESTAL DISTRICT.

TMP 88–18 IS NOT LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER SUPPLY RESERVOIR.

VICINITY MAP

SCALE: 1"=2000 FEET

SHEET INDEX

SHEET 1 ---------- COVER SHEET
SHEET 2 ---------- ZONING EXHIBIT
SHEET 3 ---------- EXISTING CONDITIONS
SHEET 4 ---------- PROPOSED LAYOUT PLAN
SHEET 5 ---------- BUILDING SITE PLAN
SHEET 5 ---------- PROPOSED GRADING PLAN
SHEET 6 ---------- STREAM BUFFER MITIGATION PLAN

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
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MAILING
435 MERCHANT WALK SQ., SUITE 300-159
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
01	12-17-19	PER COUNTY COMMENT			
02	06-01-20	PER COUNTY COMMENT			
03	03-03-21	PER LOMR 20-03-1246P			

DESIGNED BY:	AG
DRAWN BY:	AG
CHECKED BY:	JT

CONCEPT PLAN
S.L. WILLIAMSON ASPHALT PLANT
TAX MAP 88 PARCEL 18
SAMUEL MILLER MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA
COVER SHEET

DATE:	08-19-2019
SCALE:	AS SHOWN
JOB:	19.0032
FILE:	8719

SHEET: 1 OF 7

Q:\RGA\TMPROJ\8719 Red Hill Quarry\ENGINEERING\DWG\SUP\Red Hill Site SUP Plan.dwg

LEGEND

- CRITICAL SLOPES (OVER 25%)*
- WPO STREAM BUFFER
- MOUNTAIN PROTECTION AREA
- NATURAL RESOURCE EXTRACTION AREA
- SL WILLIAMSONON LEASE AREA
- EXTENT OF PROPOSED SP
- 100–YEAR FLOODPLAIN (FIRM PANEL # 51003C0405D)
- 100–YEAR FLOODPLAIN (LOMR 20–03–1246P)

* CRITICAL SLOPE AREAS SHOWN HEREON ARE FROM THE ALBEMARLE COUNTY OFFICE OF GEOGRAPHIC DATA SERVICES STEEP SLOPES OVERLAY GIS LAYER

MARTIN MARIETTA & SL WILLIAMSON PARCELS

TMP 88–9B 7.28 ACRES
Martin Marietta Real Estate Investments, Inc.
ZONING – RA, FLOOD HAZARD OVERLAY
USE – VACANT

Φ TMP 88–11 0.16 ACRES
Martin Marietta Materials, Inc.
ZONING – RA
USE – VACANT

TMP 88–13 5.00 ACRES
Martin–Marietta Corp. Construction A
ZONING – RA, FLOOD HAZARD OVERLAY
USE – VACANT

TMP 88–13B 35.05 ACRES
Martin Marietta Materials, Inc.
ZONING – RA, FLOOD HAZARD OVERLAY
USE – VACANT

TMP 88–18 579.13 ACRES
Martin Marietta Materials, Inc.
ZONING – RA, FLOOD HAZARD OVERLAY,
NATURAL RESOURCES EXTRACTION OVERLAY
USE – INDUSTRIAL LIGHT MANUFACTURE

TMP 88–18A 0.00 ACRES
Martin Marietta Materials, Inc.
ZONING – RA, NATURAL RESOURCE EXTRACTION OVERLAY
USE – INDUSTRIAL LIGHT MANUFACTURE

TMP 100–24A 4 ACRES
S. L. Williamson Company, Inc.
ZONING – RA, FLOOD HAZARD OVERLAY,
NATURAL RESOURCES EXTRACTION OVERLAY
USE – MISC. FARM BUILDINGS

ADJACENT OWNERS

9A= TMP 88–9A
MICHAEL & MARSHA TAYLOR

10= TMP 88–10
RED HILL CHURCH

12= TMP 88–12
DONALD LYCETTE OR DEBRA SWINGHOLM

12A= TMP 88–12A
ELIZABETH WETMORE ENGLISH

** TMP 88–13A*
AMERICAN TELEPHONE & TELEGRAPH OF VA

17A= TMP 88–17A
TERRENCE & JANET MOORE–COLL

DISTANCE FROM PLANT TO OCCUPIED DWELLING

±575 TO RED HILL CHURCH (TMP 88–10)
±1120 TO DWELLING (TMP 100–24)
±1550 TO DWELLING (TMP 88–15A)
±1600 TO DWELLING (TMP 88–9A)

SCALE 1"=500'
500 0 500 1000
SCALE IN FEET

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CONCEPT PLAN
S.L. WILLIAMSON ASPHALT PLANT
TAX MAP 88 PARCEL 18
SAMUEL MILLER MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE , VIRGINIA
ZONING EXHIBIT

DATE:	08-19-2019
SCALE:	1" = 500'
JOB:	19.0032
FILE:	8719

SHEET: 2 OF 7

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LEGEND

- CRITICAL SLOPES (OVER 25%)*
- WPO STREAM BUFFER
- EXISTING TRAVEL WAYS
- 100–YEAR FLOODPLAIN (FIRM PANEL # 51003C0405D)
- 100–YEAR FLOODPLAIN (LOMR 20–03–1246P)
- EXTENT OF PROPOSED SP

* CRITICAL SLOPE AREAS SHOWN ON THE S.L. WILLIAMSON LEASE AREA ARE GENERATED FROM A SLOPE ANALYSIS OF THE TOPOGRAPHIC INFORMATION. THE CRITICAL SLOPE AREAS DO NOT INCLUDE THE SIDE SLOPES OF STOCKPILES, SETTLING BASINS OR OTHER MANMADE FEATURES GENERATED FROM THE NORMAL BUSINESS OPERATIONS OF A QUARRY.

SCALE 1"=50'

50 0 50 100

SCALE IN FEET

SP LIMITS/S.L. WILLIAMSON LEASE AREA

100' STREAM BUFFER

50' STREAM BUFFER

100 YR. FLOODPLAIN

CRITICAL SLOPES AREA CREATED THRU OVERBURDEN PLACEMENT

EX. QUARRY

EX. STOCKPILE

EX. RET. WALL

EX. SETTLING BASIN

EX. SL WILLIAMSON ASPHALT PLANT LOCATION

TMP 88–18 MARTIN MARIETTA MATERIALS INC

TMP 88–13 MARTIN–MARIETTA CORP. CONSTRUCTION

100 YR. FLOODPLAIN (LOMR)

RED HILL ROAD

RT. 708

TMP 100–2 CROWN ORCHARD COMPANY

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CONCEPT PLAN
S.L. WILLIAMSON ASPHALT PLANT

TAX MAP 88 PARCEL 18

SAMUEL MILLER MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE , VIRGINIA

EXISTING CONDITIONS

DATE:	08-19-2019
SCALE:	1' = 50'
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SHEET: 3 OF 7

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1. Six – 10' x 14' Cold Feed System
2. 30" x 55' Aggregate Access Conveyor
3. 4' x 10' Aggregate Vibrating Screen – Single Deck
4. 30" x 70' Aggregate Scale Conveyor
5. Model 300 – 8'7" x 44' Ultradrum
6. Model CFS–151, 74,092 CFM Baghouse
7. From Baghouse to Drum: One 14" Diameter Dust Return Auger
8. 12' x 40' Stationary Operator's Control Center & MCC
9. One – 8' x 14' Recycle Bin – Series III
10. 4' x 10' Stationary Recycle Deister Vibrating Screen – Single Deck
11. 24" x 70' Stationary Recycle Scale Conveyor
12. Two – 200 Ton Deluxe Stationary Silos
13. 300 TPH x 83' Stationary Deluxe Slat Conveyor with Cleanout & Reject
14. One – 300 TPH 2–Way Top of Silo Transfer
15. HYCGO–200 Hy–Way Hot Oil Heater
16. Two – 30,000 Gallon Vertical AC Tanks
17. Four Employee Parking Spaces (9'x18')
18. Settling Basin

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CONCEPT PLAN
S.L. WILLIAMSON ASPHALT PLANT
TAX MAP 88 PARCEL 18
SAMUEL MILLER MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

PROPOSED LAYOUT PLAN

DATE:	08-19-2019
SCALE:	1' = 50'
JOB:	19.0032
FILE:	8719

SHEET: 4 OF 7

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LEGEND

- CRITICAL SLOPES (OVER 25%)
- WPO STREAM BUFFER
- EXISTING & PROPOSED TRAVEL WAYS
- BUILDING SITE (ZO 18.4.2.1)
- 100-YEAR FLOODPLAIN (FIRM PANEL # 51003C0405D)
- 100-YEAR FLOODPLAIN (LOMR 20-03-1246P)
- EXTENT OF PROPOSED SP

* CRITICAL SLOPE AREAS SHOWN HEREON IN THE S.L. WILLIAMSON LEASE AREA ARE GENERATED FROM A SLOPE ANALYSIS OF THE AERIAL TOPOGRAPHIC INFORMATION. THE EXTENT OF THE CRITICAL SLOPE AREAS INCLUDE THE SIDE SLOPES OF STOCKPILES, SETTLING BASINS, OVERBURDEN PLACEMENT OR OTHER MANMADE FEATURES GENERATED FROM THE NORMAL BUSINESS OPERATIONS OF A QUARRY.

NOTE:
100' SETBACK BASED UPON ASSUMED 50' PRESCRIPTIVE ROW FOR RED HILL ROAD

SCALE 1"=50'
50 0 50 100
SCALE IN FEET

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S.L. WILLIAMSON ASPHALT PLANT
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SAMUEL MILLER MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA

BUILDING SITE PLAN

DATE:	08-19-2019
SCALE:	1" = 50'
JOB:	19.0032
FILE:	8719

SHEET: 5 OF 7

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LEGEND

- CRITICAL SLOPES (OVER 25%)
- WPO STREAM BUFFER
- EXISTING AND PROPOSED TRAVEL WAYS
- 100–YEAR FLOODPLAIN (FIRM PANEL # 51003C0405D)
- 100–YEAR FLOODPLAIN (LOMR 20–03–1246P)
- EXTENT OF PROPOSED SP

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NOTE:
100' SETBACK BASED UPON ASSUMED 50' PRESCRIPTIVE ROW FOR RED HILL ROAD

SCALE 1"=50'
50 0 50 100
SCALE IN FEET

TMP 88–13B MARTIN MARIETTA MATERIALS INC

TMP 88–13 MARTIN–MARIETTA CORP CONSTRUCTION

TMP 88–10 RED HILL CHURCH

TMP 88–18 MARTIN MARIETTA MATERIALS INC

TMP 100–2 CROWN ORCHARD COMPANY

EX. QUARRY

EX. STOCKPILE TO BE REMOVED

PROP. SETTLING BASIN

CRITICAL SLOPES AREA CREATED THRU OVERBURDEN PLACEMENT

EX. RET. WALL TO BE EXTENDED FOR ADDITIONAL COLD FEED BINS

PROP. SL WILLIAMSON ASPHALT PLANT LOCATION

SP LIMITS/S.L. WILLIAMSON LEASE AREA

50' STREAM BUFFER

100' STREAM BUFFER

100' SETBACK*

100 YR. FLOODPLAIN (LOMR)

RED HILL DEPOT ROAD

RED HILL ROAD

RT. 708

CREEK

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TAX MAP 88 PARCEL 18
SAMUEL MILLER MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE , VIRGINIA

PROPOSED GRADING PLAN

DATE:	08-19-2019
SCALE:	1" = 50'
JOB:	19.0032
FILE:	8719

SHEET: 6 OF 7

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LEGEND

- CRITICAL SLOPES (OVER 25%)
- WPO STREAM BUFFER
- EXISTING AND PROPOSED TRAVEL WAYS
- 50' STREAM BUFFER IMPACT AREA
- MITIGATION PLANTING AREA
- 100-YEAR FLOODPLAIN (FIRM PANEL # 51003C0405D)
- 100-YEAR FLOODPLAIN (LOMR 20-03-1246P)
- EXTENT OF PROPOSED SP

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NOTE:
100' SETBACK BASED UPON ASSUMED 50' PRESCRIPTIVE ROW FOR RED HILL ROAD

SCALE 1"=50'
50 0 50 100
SCALE IN FEET

STREAM BUFFER MITIGATION

NOTE:
THE INWARD 50' OF THE STREAM BUFFER WILL BE RESTORED AND MITIGATED AS SHOWN HEREON.

THE MITIGATION PLANTINGS WILL BE PROVIDED FOR THE IMPACTS TO THE LANDWARD 50' OF THE STREAM BUFFER.

MITIGATION AREAS OUTLINED HEREON WILL BE RESTORED BY REMOVING ALL UNSUITABLE MATERIALS, PROVIDING SOIL AMENDMENTS WHERE TOPSOIL HAS BEEN REMOVED PRIOR TO THE INSTALLATION OF THE MITIGATION PLANTINGS.
MITIGATION IMPACT AREAS

STREAM BUFFER MITIGATION REPLANTING
IMPACT AREA 1 33,905

MITIGATION AREA REQUIRED = 67,810 SF

MITIGATION AREA PROVIDED = 36,325 SF (0.83 AC)

MIXED VEGETATION MITIGATION AREAS
REQUIRED: 700 CONTAINER-GROWN SEEDLINGS PER ACRE

MITIGATION AREA A 20,592 SF (0.47 AC)
PLANTING REQUIRED: 331

MITIGATION AREA B 4,774 SF (0.11 AC)
PLANTING REQUIRED: 77

MITIGATION AREA C 10,956 SF (0.25 AC)
PLANTING REQUIRED: 176

584 TOTAL PLANTS REQUIRED (584 PLANTS PROVIDED)

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CONCEPT PLAN
S.L. WILLIAMSON ASPHALT PLANT
TAX MAP 88 PARCEL 18
SAMUEL MILLER MAGISTERIAL DISTRICT, COUNTY OF ALBEMARLE, VIRGINIA
STREAM BUFFER MITIGATION PLAN

DATE:	08-19-2019
SCALE:	1" = 50'
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SHEET: 7 OF 7

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