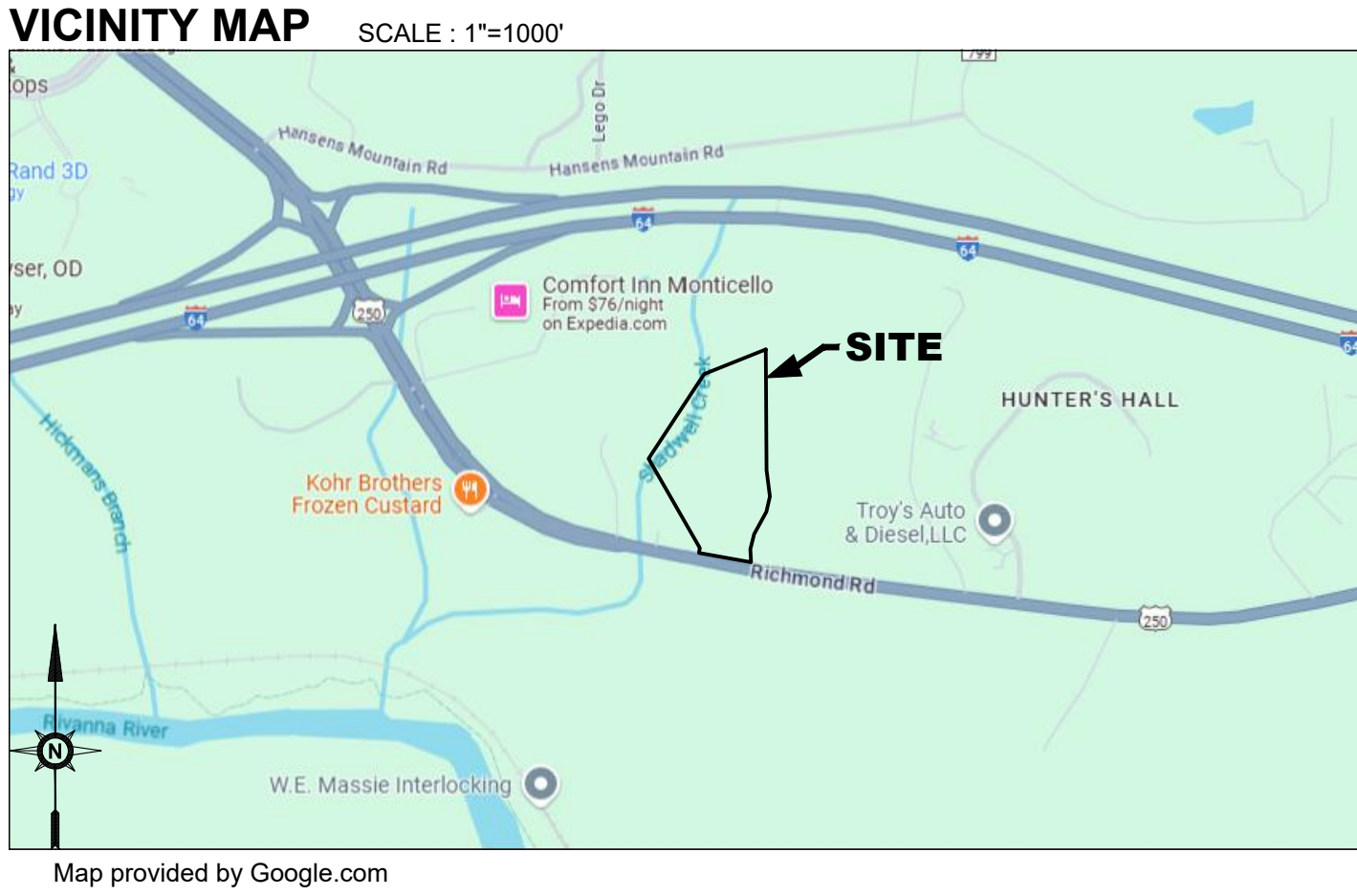




Map provided by Google.com

SHEET INDEX

- C1 COVER SHEET
- C2 EXISTING CONDITIONS
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- C4 STORM SEWER PROFILE
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- C10 PRE DEVELOPMENT DRAINAGE AREA MAP OVERVIEW
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- C12 PRE DEVELOPMENT DRAINAGE AREA 1 MAP TO SITE OUTFALL
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- C17 VRMM MAP
- C18 VRMM CALCULATIONS

APPROVALS

Current Development Planner	Date
Current Development Engineer	Date
Fire Official	Date
Building Official	Date
Albemarle County Service Authority	Date
Virginia Department of Transportation	Date
Architectural Review Board	Date

EXISTING USE

Vacant Lot

PROPOSED USE

Grading and filling the vacant lot.

GENERAL NOTES

- The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
- When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
- The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
- The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
- Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
- Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
- Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. The owner's approval of submittals will be general and will not relieve the contractor from the responsibility of adherence to the contract and for any error that may exist.
- All bare areas shall be scarified, limed, fertilized, seeded and mulched.
- All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
- Retaining walls require separate building permits.
- All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL PLANS

- The plan approving authority must be notified one week prior to the pre-construction conference, one week prior to the commencement of land disturbing activity, and one week prior to the final inspection.
- All erosion and sediment control measures will be constructed and maintained according to minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook and Virginia Regulations VR 625-02-00 Erosion and Sediment Control Regulations.
- All erosion and sediment control measures are to be placed prior to or as the first step in clearing.
- A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
- Prior to commencing land disturbing activities in areas other than indicated on these plans (including, but not limited to, off-site borrow or waste areas), the contractor shall submit a supplementary erosion control plan to the owner for review and approval by the plan approving authority.
- The contractor is responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by the plan approving authority.
- All disturbed areas are to drain to approved sediment control measures at all times during land disturbing activities and during site development until final stabilization is achieved.
- During dewatering operations, water will be pumped into an approved filtering device.
- The contractor shall inspect all erosion control measures periodically and after each runoff producing rainfall event. Any necessary repairs or cleanup to maintain the effectiveness of the erosion control devices shall be made immediately.
- All fill material to be taken from an approved, designated borrow area.
- All waste materials shall be taken to an approved waste area. Earth fill shall be inert materials only, free of roots, stumps, wood, rubbish, and other debris.
- Borrow or waste areas are to be reclaimed within 7 days of completion per Zoning Ordinance section 5.1.28.
- All inert materials shall be transported in compliance with section 13-301 of the Code of Albemarle.
- Borrow, fill or waste activity involving industrial-type power equipment shall be limited to the hours of 7:00am to 9:00pm.
- Borrow, fill or waste activity shall be conducted in a safe manner that maintains lateral support, or order to minimize any hazard to persons, physical damage to adjacent land and improvements, and damage to any public street because o slides, sinking, or collapse.
- The developer shall reserve the right to install, maintain, remove or convert to permanent stormwater management facilities where applicable all erosion control measures required by this plan regardless of the sale of any lot, unit, building or other portion of the property.
- Temporary stabilization shall be temporary seeding and mulching. Seeding is to be at 75 lbs/acre, and in the months of September to February to consist a 50/50 mix of Annual Ryegrass and Cereal Winter Rye, or in March and April to consist of Annual Rye, or May through August to consist of German Millet. Straw mulch is to be applied at 80lbs/100sf. Alternatives are subject to approved by the County erosion control inspector.
- Permanent stabilization shall be lime and fertilizer, permanent seeding, and mulch. Agricultural grade limestone shall be applied at 90lbs/1000sf, incorporated into the top 4-6 inches of soil. Fertilizer shall be applied at 1000lbs/acre and consist of a 10-20-10 nutrient mix. Permanent seeding shall be applied at 180lbs/acre and consist of 95% Kentucky 31 or Tall Fescue and 0-5% Perennial Ryegrass or Kentucky Bluegrass. Straw mulch is to be applied at 80lbs/100sf. Alternatives are subject to approved by the County erosion control inspector.
- Maintenance: All measures are to be inspected weekly and after each rainfall. Any damage or clogging to structural measures is to be repaired immediately. Silt traps are to be cleaned when 50% of the wet storage volume is filled with sediment. All seeded areas are to be reseeded when necessary to achieve a good stand of grass. Silt fence and diversion dykes which are collecting sediment to half their height must be cleaned and repaired immediately.
- All temporary erosion and sediment control measures are to be removed within 30 days of final site stabilization, when measures are no longer needed, subject to approval by the County erosion control inspector.
- This plan shall be void if the owner does not obtain a permit within 1 year of the date of approval. (Water Protection Ordinance section 17-204G.)
- Permanent vegetation shall be installed on all denuded areas within nine (9) months after the date the land disturbing activity commenced. (Water Protection Ordinance section 17-207B)

OWNER/DEVELOPER

TMP-78-48 Owner:
Richmond Road Moore LLC
224 14th Street NW
Charlottesville VA, 22903

TMP-48-49 Owner:
WP 2374 Richmond Road LLC
224 14th Street NW
Charlottesville VA, 22903

PLAN PREPARATION

Shimp Engineering, P.C.
912 East High Street
Charlottesville, VA 22902

434-227-5140

ZONING

Rural Area

MAGISTERIAL DISTRICT

Scottsville District

VOTING DISTRICT

Stone-Robinson Voting Precinct

SOURCE OF TITLE

DB 44320 P104

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary & topographic survey provided by: Foresight Survey PC on 11-22-2023

BENCHMARK

Datum for topography is NAVD 88

FLOODZONE

FEMA flood insurance rate map (community panel 51003C0295D), effective date 2/4/2005 shows this property has no portion of the property within the 100-year flood plain.

RESERVOIR WATERSHED

This site is within the Caroli Creek-Rivanna River Watershed. HUC12:020802040404

This site is not within a watershed of a public water supply.

CRITICAL SLOPES

There are no critical slopes within the project area per county GIS depicted on plan.

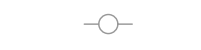
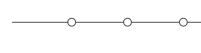
County of Albemarle Code of Ordinance Chapter 18 Sec. 5.1.28 -

Clean earth and inert waste fill activity notes

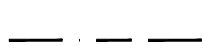
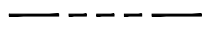
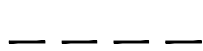
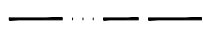
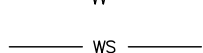
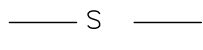
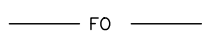
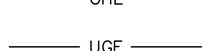
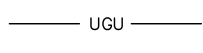
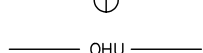
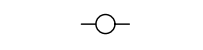
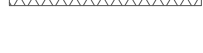
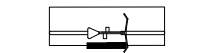
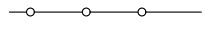
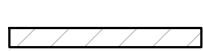
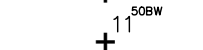
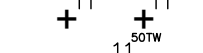
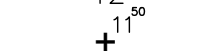
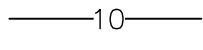
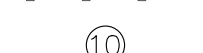
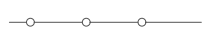
- Each clean earth fill activity or inert waste fill activity not established and operated in conjunction with a permitted use under section 30.4 of this chapter or established and operated in conjunction with an approved site plan or subdivision are subject to the following requirements:
 - Each active fill area shall be shaped and sloped so that no undrained pockets or stagnant pools of water are created to the maximum extent reasonably practicable as determined by the program authority. All undrained pockets and stagnant pools of water resulting from drainage shall be treated as required by the Virginia Department of Health to eliminate breeding places for mosquitoes and other insects. Slope may not exceed 3:1. The height of fill may not exceed eight feet above natural grade.
 - No fill area shall be located either within the flood hazard overlay district, except as authorized by section 30.3 of this chapter, or in any stream buffer area as defined by Chapter 17 of the Code of Albemarle or on any hydric soils as identified by the United States Department of Agriculture.
 - Each fill area shall be reclaimed within seven days of completion of the fill activity, or such later time authorized by the program authority for reclamation activities of a seasonal nature. Reclamation shall include, but not be limited to, restoring the area so that it approximates natural contours; shaping and sloping the area to satisfy the requirements of subsection (a)(1); and establishing a permanent vegetative ground cover.
 - Inert waste fill must be topped with clean earth fill to a minimum depth of two feet in order to allow for permanent stabilization and reclamation; and establishing a permanent vegetative ground cover; provided that the program authority may reduce the minimum depth of clean earth fill to one foot if the area is unlikely to be redeveloped.
 - The zoning administrator, or the program authority for those fill areas subject to subsection (b), may require the owner to submit a reasonable performance bond with surety, cash escrow, letter of credit, any combination thereof, or such other legal arrangement acceptable to the county attorney, to ensure that measures could be taken by the county or the program authority at the owner's expense should the owner fail, after notice is given to perform required reclamation work specified in the notice. The amount of the bond or other surety shall be based on unit pricing for new public or private sector construction in Albemarle County, Virginia, and a reasonable allowance for estimated administrative costs and inflation which shall not exceed 25 percent of the estimated cost to initiate and complete the reclamation of the borrow, fill or waste area, and to comply with all other terms and conditions of the plan or narrative required by subsection (b). If reclamation work is required to be taken by the county or the program authority upon the failure of the owner to do so, the county or the program authority may collect the reasonable cost of the work directly from the owner, to the extent that the cost exceeds the unexpended or unobligated amount of the surety. Within 60 days after the reclamation work is completed and inspected and approved by the county engineer, the bond or other surety, or any unexpended or unobligated portion thereof, shall be refunded to the owner.
 - Fill activity (except for access) must be set back a minimum of 150 feet from any entrance corridor street.
 - Fill activity (except for access) must be set back a minimum of 75 feet from all property lines in the Rural Areas (RA), Village Residential (VR), Monticello Historic District (MHD), and residential zoning districts, and from all public street rights of way. Access must be set back 50 feet from property lines and 100 feet from dwellings on adjacent property. No setback is required if adjoining lots are under the same ownership. The access to a fill activity is not subject to the setback from public street right of way.
 - Fill activity must be set back a minimum of 50 feet from all non-residential property lines. No setback is required if adjoining lots are under the same ownership.
 - Minimum lot size for fill activity is five acres. Multiple parcels under the same ownership and with the same zoning designation may be considered as a single lot for the purpose of achieving the minimum lot size.
 - No fill activity may occur within the drip line of any tree.
 - The maximum area for fill activity on any parcel in existence on September 16, 2020 is two acres. Determining area for fill activity includes all locations used, or designated to be used, for fill, vehicle storage and vehicle maintenance but does not include area used for exclusively for access.
 - Notwithstanding section 4.3 of this chapter, trees may be cut, provided a plan as required by subsection (b) is submitted. However, no tree of 36 inches or greater in diameter may be cut.
 - If a private street, shared driveway or access easement is used, the applicant must demonstrate that the access is adequate for the proposed activity and that the applicant has the right to use the access. In order for access to be deemed adequate, the owner must limit vehicles associated with the fill activity to not more than 56,000 pounds. In addition, the access must meet the standards of section 4.6.6 of this chapter and have a surface adequate to accommodate a vehicle weighing 56,000 pounds. The owner may increase the weight of vehicles associated with the fill activity to a maximum of 80,000 pounds, provided that the access meets the standards of section 4.6.6 of this chapter and has a surface adequate to accommodate a vehicle weighing 80,000 pounds.
 - No fill activity may occur until the Virginia Department of Transportation has approved the entrance onto the highway.
 - Except for properties zoned Rural Areas (RA), Village Residential (VR) or Monticello Historic District (MHD), tree canopy for area(s) disturbed by fill activity must be established and maintained in compliance with section 32.7.9.8 of this chapter.
- Any fill activity with an aggregate area greater than 2,500 square feet requires a plan or narrative, subject to the prior approval of the program authority, that satisfies the requirements of subsection (a) and the following provisions:
 - All materials shall be transported in compliance with section 13-301 of the Code of Albemarle. Before a transporting vehicle leaves the parcel or parcels on which the fill area is located, it shall be cleaned so that no materials outside of the vehicle's load-bed can be deposited on a public or private street.
 - The fill area and the access roads thereto shall be treated or maintained to prevent dust or debris from blowing or spreading onto adjacent properties or public streets.
 - Fill activity shall be limited to the hours of 7:00 a.m. to 7:00 p.m., except in cases of a public emergency as determined by the director of emergency services for the county.
 - Fill activity shall be conducted in a safe manner that maintains lateral support, in order to minimize any hazard to persons, physical damage to adjacent land and improvements, and damage to any public street because of slides, sinking, or collapse.
 - The placement of fill shall be completed within one year of its commencement, except for reclamation activities and any other activities associated with the final stabilization of the area. The program authority may extend the date of completion upon the written request of the applicant, demonstrating that factors beyond the control of the applicant prevented the completion within the one-year period. The program authority may then extend the permit for a period of time that, in its sole discretion, is determined adequate to complete the work.
 - In lieu of a plan or narrative, the program authority may accept a contractual agreement between the Virginia Department of Transportation and its contractor for a public road project; provided that the program authority determines that the agreement satisfies at least to an equivalent extent the requirements and intent of this section.
- Inert waste fill activity is not permitted in the Rural Areas (RA), Village Residential (VR) or Monticello Historic District (MHD) zoning districts without approval of a variation or exception as permitted in section 33.43 of this chapter.

LEGEND

EXISTING



NEW



DESCRIPTION

- BENCHMARK
- SITE PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- PARKING COUNT
- INDEX CONTOUR
- INTERVAL CONTOUR
- SPOT ELEVATION
- TOP OF CURB/BOTTOM OF CURB ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- STREAM
- STREAM BUFFER
- 100 YEAR FLOODPLAIN
- BUILDING
- RETAINING WALL
- RETAINING WALL HATCH
- RAILING
- STAIRS
- EDGE OF PAVEMENT
- ROAD CENTERLINE
- FRONT OF CURB
- BACK OF CURB
- CG-12 TRUNCATED DOME
- SIDEWALK
- BIKE PARKING
- HANDICAP ACCESSIBLE AISLE
- HANDICAP PARKING
- CROSSWALK
- CONCRETE
- ASPHALT
- RIPRAP
- EC-2 MATTING
- EC-3 MATTING
- WETLAND
- TREELINE
- FENCE
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- STORM STRUCTURE NOMENCLATURE
- STORM MANHOLE
- DROP INLET (CAST INPLACE/PRECAST)
- STORM SEWER PIPES
- ROOF DRAIN
- SANITARY STRUCTURE NOMENCLATURE
- SANITARY MANHOLE
- SANITARY SEWER MAIN
- SANITARY SEWER LATERAL
- WATER LINE
- WATER SERVICE LINE
- WATER METER (WM>1", WM<1")
- WATER METER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GAS LINE
- EASEMENTS
- CONSTRUCTION/GRADING
- ACCESS
- SIGHT DISTANCE
- UTILITY
- STORMWATER
- DRAINAGE
- SANITARY
- WATERLINE
- GASLINE



912 E. HIGH ST. 434.227.5140
CHARLOTTEVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM



DESIGNED BY
Stephanie Paul

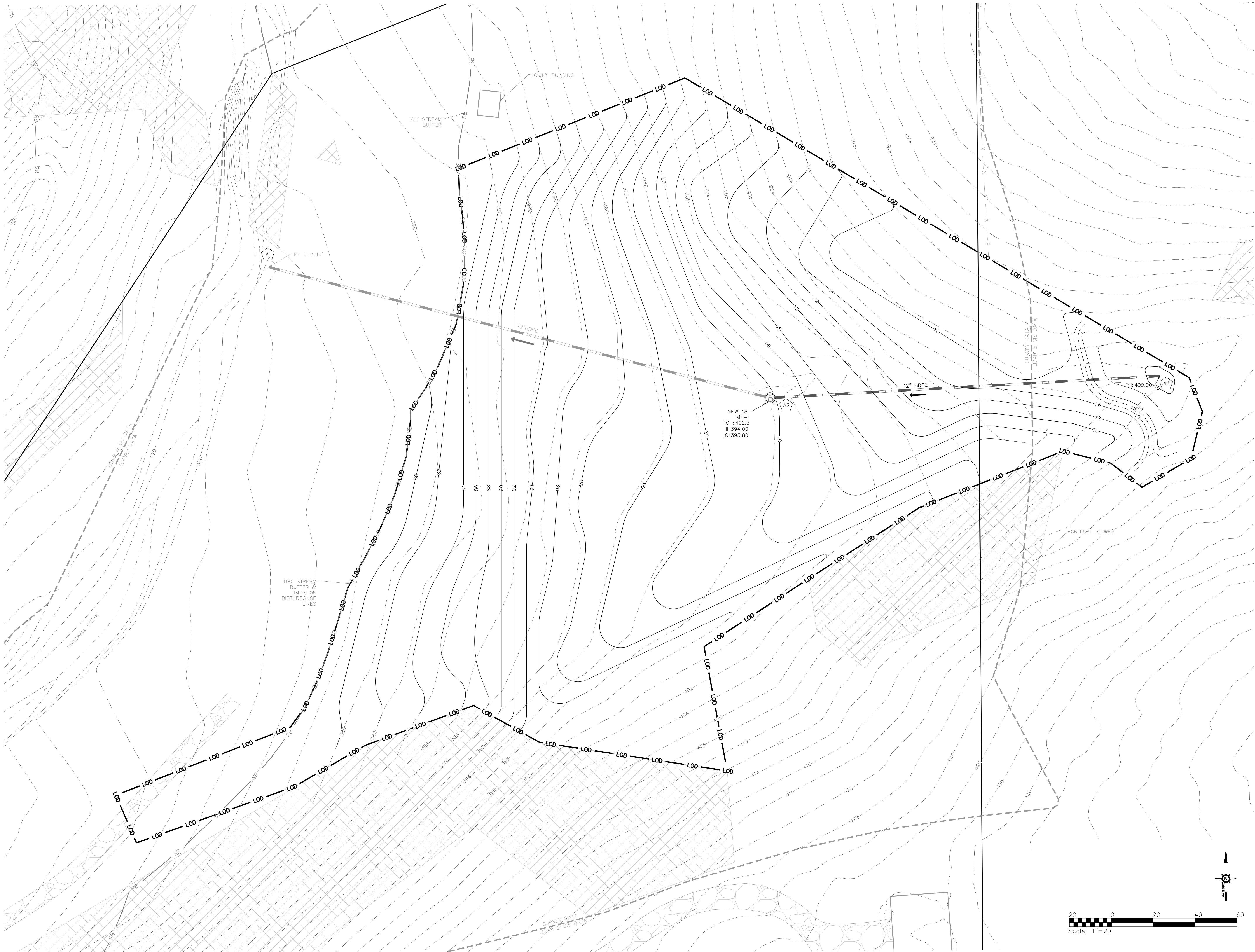
CHECKED BY
Justin Shimp, P.E.

VESMP PLAN
2238 RICHMOND ROAD

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2025.02.10
REVISION:
1) 2025.05.13 (ENGINEERING COMMENTS)
2) 2025.07.10 (COUNTY COMMENTS)

FILE NO.
24.121

**EXISTING
CONDITIONS**
C2



SHIMP

ENGINEERING

LAND PLANNING • PROJECT MANAGEMENT

912 E. HIGH ST.

CHARLOTTEVILLE VA, 22802

434.227.5140

JUSTIN@SHIMP-ENGINEERING.COM



DESIGNED BY
Stephanie Paul

CHECKED BY
Justin Shimp, P.E.

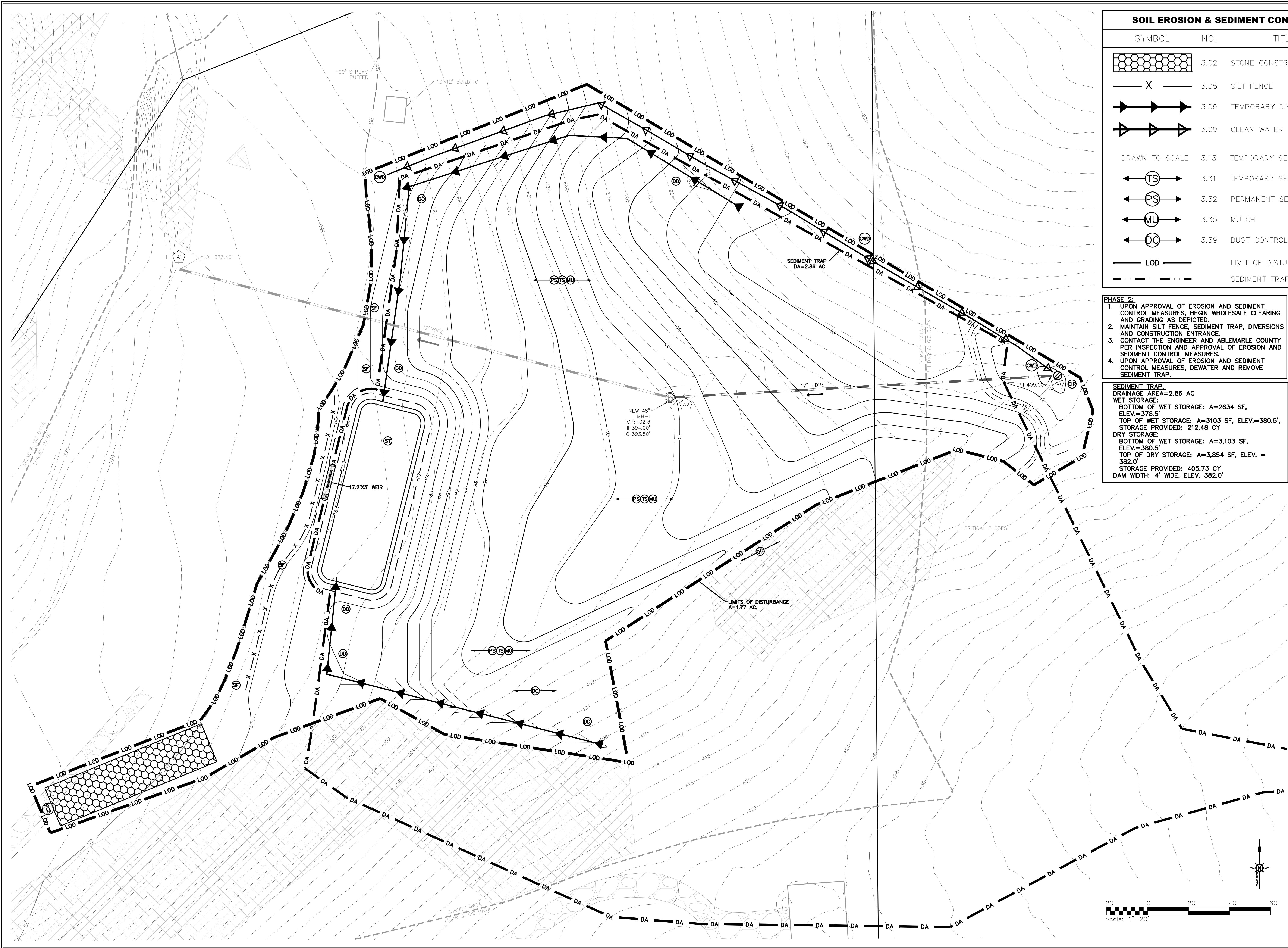
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FILE NO. **24.121**

GRADING & UTILITY PLAN

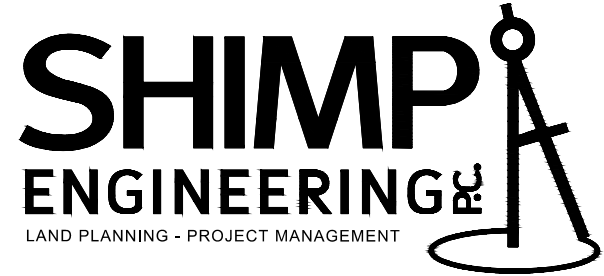
C3



SOIL EROSION & SEDIMENT CONTROL SYMBOLS			
SYMBOL	NO.	TITLE	KEY
	3.02	STONE CONSTRUCTION ENTRANCE	PCE
	3.05	SILT FENCE	SF
	3.09	TEMPORARY DIVERSION DIKE	DD
	3.09	CLEAN WATER DIVERSION	CWD
	3.13	TEMPORARY SEDIMENT TRAP	ST
	3.31	TEMPORARY SEEDING	TS
	3.32	PERMANENT SEEDING	PS
	3.35	MULCH	ML
	3.39	DUST CONTROL	DC
		LIMIT OF DISTURBACE	LOD
		SEDIMENT TRAP DRAINAGE AREA	

- PHASE 2:**
- UPON APPROVAL OF EROSION AND SEDIMENT CONTROL MEASURES, BEGIN WHOLESALE CLEARING AND GRADING AS DEPICTED.
 - MAINTAIN SILT FENCE, SEDIMENT TRAP, DIVERSIONS AND CONSTRUCTION ENTRANCE.
 - CONTACT THE ENGINEER AND ALEMARLE COUNTY PER INSPECTION AND APPROVAL OF EROSION AND SEDIMENT CONTROL MEASURES.
 - UPON APPROVAL OF EROSION AND SEDIMENT CONTROL MEASURES, DEWATER AND REMOVE SEDIMENT TRAP.

SEDIMENT TRAP:
DRAINAGE AREA=2.86 AC
WET STORAGE:
BOTTOM OF WET STORAGE: A=2634 SF,
ELEV.=378.5'
TOP OF WET STORAGE: A=3103 SF, ELEV.=380.5',
STORAGE PROVIDED: 212.48 CY
DRY STORAGE:
BOTTOM OF WET STORAGE: A=3,103 SF,
ELEV.=380.5'
TOP OF DRY STORAGE: A=3,854 SF, ELEV. =
382.0'
STORAGE PROVIDED: 405.73 CY
DAM WIDTH: 4' WIDE, ELEV. 382.0'



912 E. HIGH ST. 434.227.5140
CHARLOTTEVILLE VA, 22602 JUSTIN@SHIMP-ENGINEERING.COM



DESIGNED BY
Stephanie Paul

CHECKED BY
Justin Shimp, P.E.

VESMP PLAN
2238 RICHMOND ROAD

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2025.02.10
REVISION:
1) 2025.05.13 (ENGINEERING COMMENTS)
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**EROSION & SEDIMENT
CONTROL PLAN -
PHASE 2**

C7