

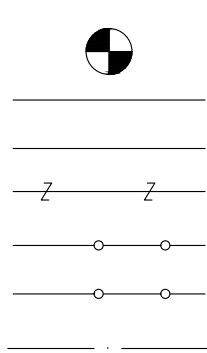
VSMP PLAN

528 CLARKS TRACT

TAX MAP 81, PARCEL 11A3
ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING



NEW



DESCRIPTION

BOUNDARIES

BENCHMARK
SITE PROPERTY LINE
ADJACENT PROPERTY LINE
VACATED PROPERTY LINE
BUILDING SETBACK
PARKING SETBACK
ACCESS EASEMENT

SITE TEXT

NOTES
PARKING COUNT
DIMENSION

GROUND

GRADING EASEMENT
INDEX CONTOUR
INTERVAL CONTOUR
SPOT ELEVATION
TOP OF CURB ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
RETAINING WALL
STAIRS

BUILDING

BUILDING
ROAD-EDGE OF PAVEMENT
ROAD- CENTERLINE
CG-2 STANDARD 6" CURB
CG-6 STANDARD 6" CURB AND GUTTER
CG-12 STANDARD ACCESS RAMP
SIDEWALK
BIKE PARKING

CROSSWALK

HANDICAP ACCESSIBLE AISLE
HANDICAP PARKING

MATERIAL

CONCRETE/PAVEMENT-SIDEWALK
RIP-RAP
ASPHALT
GRASS
EC-3 MATTING
EC-2 MATTING
WETLAND
TREELINE
FENCE
STREAM

UTILITY

UTILITY EASEMENT
UTILITY POLE
LIGHT POLE
OVERHEAD UTILITY
MANHOLE
SANITARY & SEWER
STORM SEWER
ROOF DRAIN
DRAIN INLET
DRAINAGE EASEMENT
SWM FOREST/
OPEN SPACE EASEMENT
SANITARY SEWER
SANITARY EASEMENT
WATER
WATER LINE
WATER METER
WATER VALVE AND BOX
FIRE HYDRANT
WATER EASEMENT
GAS
GAS LINE

OWNER

DeGeorge, Katharine & Jeremy Kent
528 Clarks Tract
Keswick VA, 22947

PLAN PREPARATION

Shimp Engineering, P.C.
912 East High Street
Charlottesville, VA 22903
(434) 227-5140

ZONING

RA

MAGISTERIAL DISTRICT

Rivanna

SOURCE OF TITLE

INST #2022-5825

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary & topographic survey provided by:
Firesight Survey, P.C. February 24, 2025

BENCHMARK

Datum for topography is NAVD 88

FLOODZONE

According to FEMA Flood Insurance Rate Map, effective date February 4, 2005.(Community Panel 510003C 0325D) this property is located with "Zone X" (unshaded). Area of minimal hazard.

RESERVOIR WATERSHED

This site is within the Upper Rivanna River Watershed.
This site is not within a watershed of a public water supply.

EXISTING USE

Single Family Residential

PROPOSED USE

Single Family Residential

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 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.

VICINITY MAP



Google Maps

SHEET INDEX

- C1 COVER
C2 EX. CONDITIONS
C3 SITE LAYOUT



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CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM



VSMP PLAN FOR

528 CLARKS TRACT

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
11.12.2025

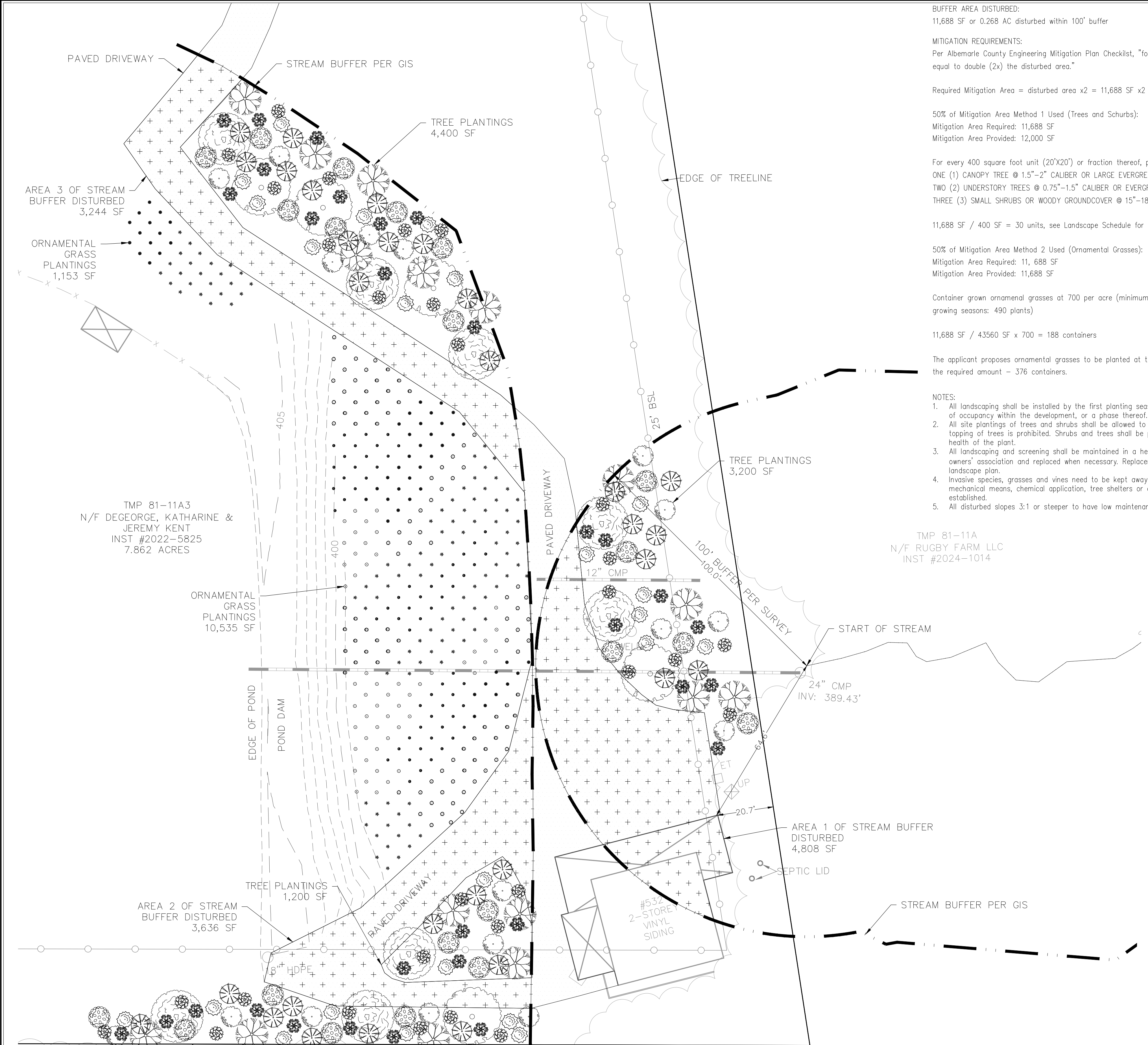
REVISION:
1) 04.07.2026
2) 04.14.2026
3) 04.23.2026

FILE NO.

24.124

COVER

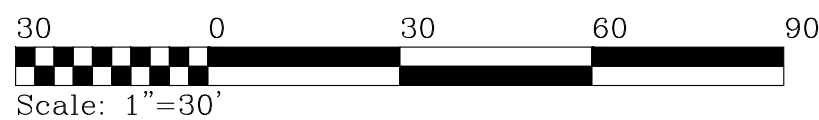
C1



NOTES:
Area of stream buffer disturbance is shown based on the impacts associated with the 523 Clarks Tract structure.

LEGEND:

Buffer Area Disturbed



BUFFER AREA DISTURBED:
11,688 SF or 0.268 AC disturbed within 100' buffer

MITIGATION REQUIREMENTS:
Per Albemarle County Engineering Mitigation Plan Checklist, "for plantings, mitigation area is equal to double (2x) the disturbed area."

Required Mitigation Area = disturbed area x2 = 11,688 SF x2 = 23,376 SF or 0.537 AC

50% of Mitigation Area Method 1 Used (Trees and Shrubs):
Mitigation Area Required: 11,688 SF
Mitigation Area Provided: 12,000 SF

For every 400 square foot unit (20'X20') or fraction thereof, plant:
ONE (1) CANOPY TREE @ 1.5"-2" CALIBER OR LARGE EVERGREEN @ 6'
TWO (2) UNDERSTORY TREES @ 0.75"-1.5" CALIBER OR EVERGREEN @ 4'
THREE (3) SMALL SHRUBS OR WOODY GROUNDCOVER @ 15"-18"

11,688 SF / 400 SF = 30 units, see Landscape Schedule for provided.

50% of Mitigation Area Method 2 Used (Ornamental Grasses):
Mitigation Area Required: 11, 688 SF
Mitigation Area Provided: 11,688 SF

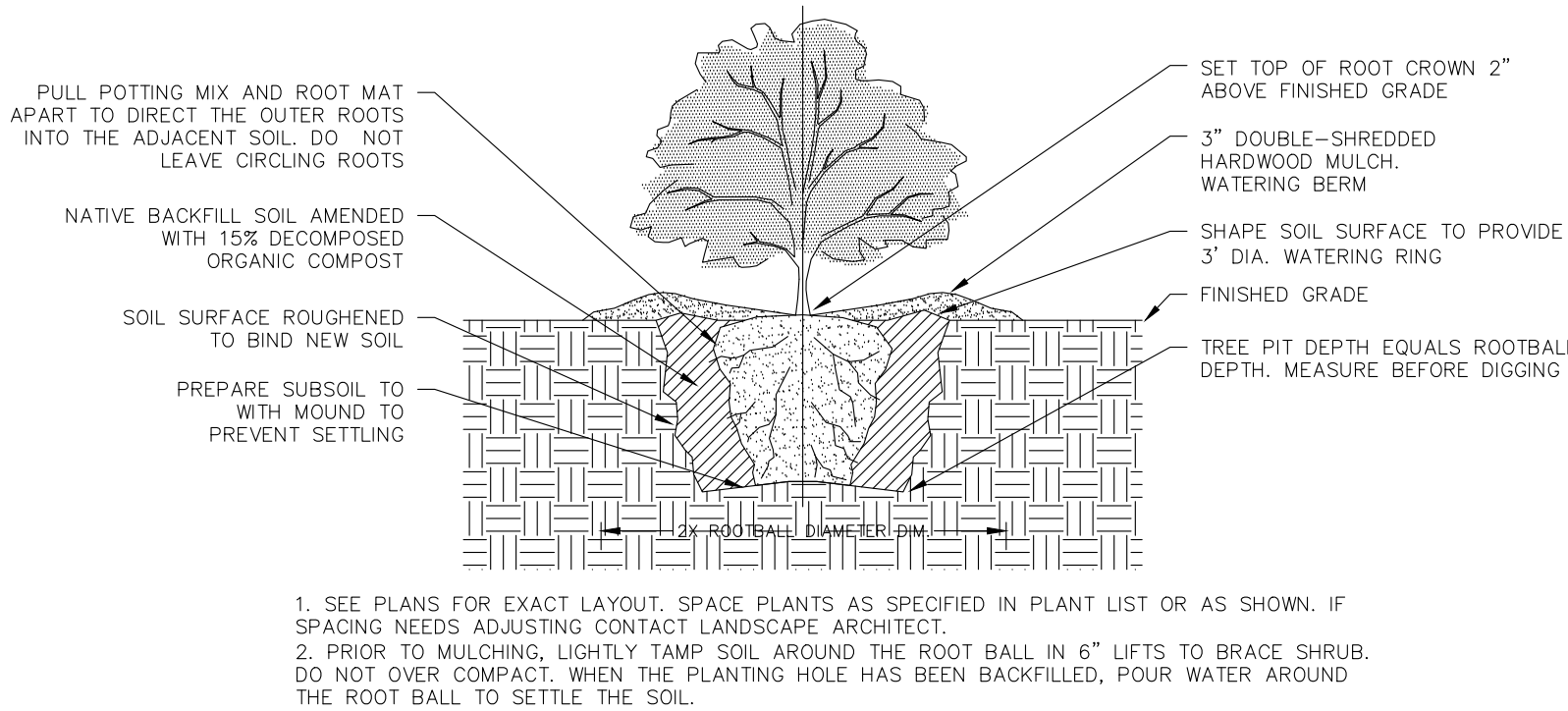
Container grown ornamental grasses at 700 per acre (minimum survival required after two growing seasons: 490 plants)

11,688 SF / 43560 SF x 700 = 188 containers

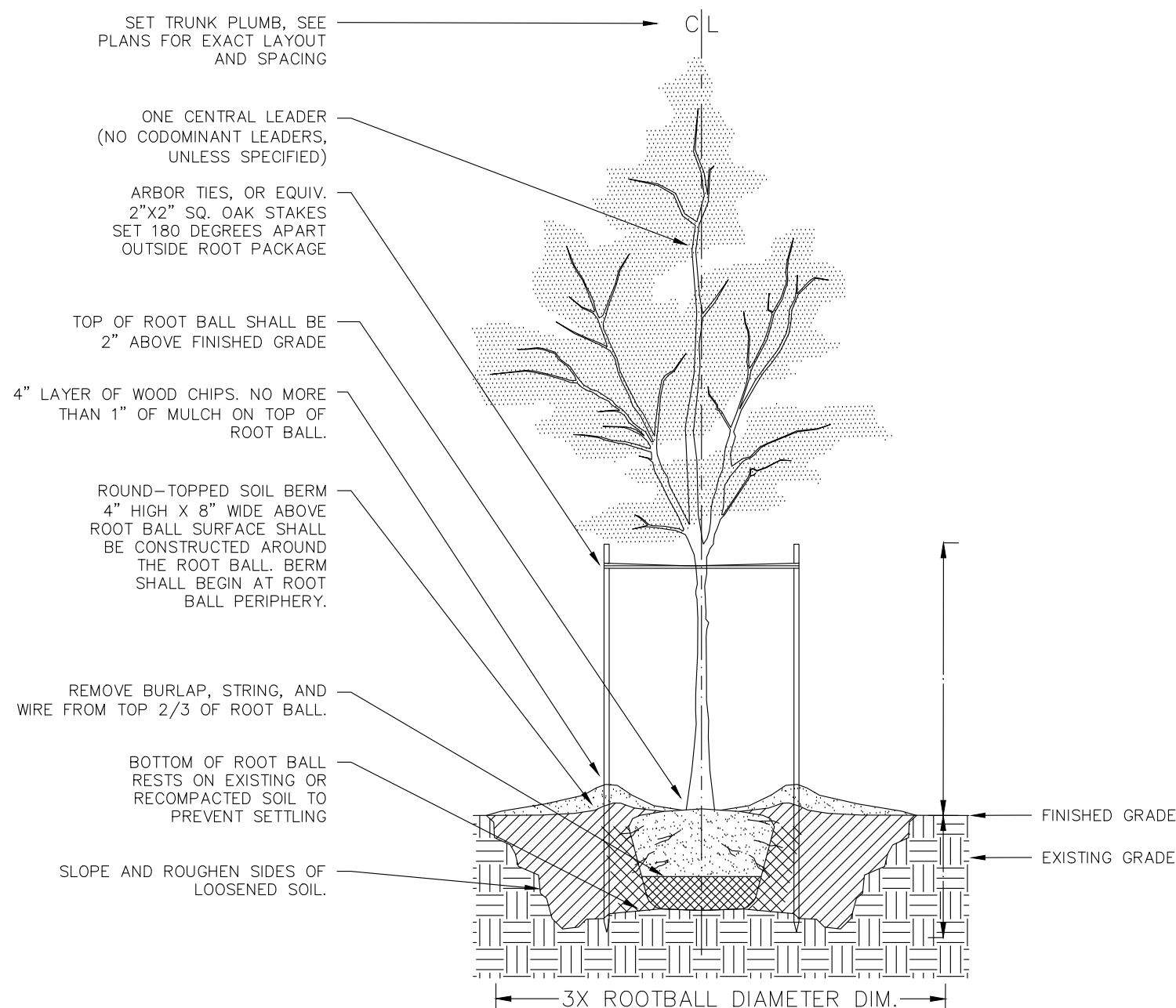
The applicant proposes ornamental grasses to be planted at the rate of two times (2x) of the required amount - 376 containers.

- NOTES:**
1. All landscaping shall be installed by the first planting season following the issuance of the first certificate of occupancy within the development, or a phase thereof.
 2. All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
 3. All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
 4. Invasive species, grasses and vines need to be kept away from new plantings by mulch, geo-textiles, mechanical means, chemical application, tree shelters or other means as necessary until the plantings are established.
 5. All disturbed slopes 3:1 or steeper to have low maintenance ground cover.

TMP 81-11A
N/F RUGBY FARM LLC
INST #2024-1014



1 SHRUB PLANTING - SECTION
C3 Not To Scale



2 TREE PLANTING DETAIL
C3 Not To Scale

LANDSCAPE SCHEDULE								
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF	
	Large Deciduous Tree	Betula nigra	River Birch	1.5" Cal.	5	397	1985	
	Large Deciduous Tree	Acer rubrum "Armstrong"	Red Maple Armstrong	1.5" Cal.	17	44	748	
	Large Deciduous Tree	Quercus alba	White Oak	1.5" Cal.	8	243	1944	
	Small Deciduous Tree	magnolia liliiflora	Magnolia	0.75" Cal.	23	28	644	
	Small Deciduous Tree	Cornus Mas	Corneliancherr y Dogwood	0.75" Cal.	21	50	1050	
	Small Deciduous Tree	Cercis canadensis	Eastern Redbud	0.75" Cal.	16	124	1984	
	Evergreen Shrub	Rhododendron prinophyllum	Roseshell Azalea	15" Ht.	29	20	580	
	Deciduous Shrub	Viburnum x juddii	Judd Viburnum	15" Ht.	30	38	1140	
	Deciduous Shrub	Hydrangea quercifolia	Oakleaf Hydrangea	15" Ht.	31	16	496	
	Ornamental Grass	Schizachyrium scoparium	Little Bluestem	NA	110	NA		
	Ornamental Grass	Sorghastrum nutans	Indiangrass	NA	58	NA		
	Ornamental Grass	Muhlenbergia capillaris	Muhly Grass	NA	52	NA		
	Ornamental Grass	Pycnanthemum muticum	Mountain mint	NA	64	NA		
	Ornamental Grass - Flowering	Symphytichum oblongifolium	Aromatic Atser	NA	40	NA		
	Ornamental Grass - Flowering	Echinacea purpurea	Purple Coneflower	NA	52	NA		



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528 CLARKS
TRACT**

**ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
11.12.2025**

**REVISION:
1) 04.07.2026
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MITIGATION PLAN

C3

**Pre-application Narrative
528 Clarks Tract Special Exception**

December 12, 2025

Tax Map Parcel No.	Owner	Acreage	Zoning	Comprehensive Plan
08100-00-00-011A3	Katharine DeGeorge Jeremy Kent	7.86	R-A	Rural Area

On behalf of Katharine DeGeorge and Jeremy Kent, the owners of property designed on the County of Albemarle, Virginia (the “County”) tax maps as parcel 08100-00-00-011A3 and having an address of 528 Clarks Tract (the “Property”), we request a mandatory pre-application meeting to assess a special exception request per Section 4.2.1(b) of the Albemarle County Zoning Ordinance. An aerial of the Property is shown below.



The owners purchased the Property on May 12, 2022. The Property was fully developed, which including the following: (1) primary house, (2) pool house, and (3) garage house. The prior owner built the pool house and garage house without submitting building permits, and without County inspection and approval. Because of this, the garage house was constructed within an existing stream buffer, encroaching 945 square feet into such area per the enclosed landscaping plan.

The current owners purchased the Property without knowing that the prior owner constructed such outbuildings without County inspection and approval. In 2024, the County became aware of the lack of inspection and approval, and therefore subsequently sent several zoning and building violation letters to the current owners.

This special exception request is a proposal by the current owners to come into compliance with the County's zoning and building regulations.

While the current owners explored the options to (1) move the existing building, and (2) pipe the existing stream, we believe the best option for the current owners, the County, and the environment writ large, is to mitigate the stream buffer encroachment by planting various landscaping in the surrounding area per the enclosed landscaping plan.

The proposed landscaping includes planting six (6) large deciduous trees, twelve (12) small deciduous trees, and eighteen (18) deciduous shrubs, for a total canopy square footage of 2,055.