SP 2025-00006 SPECIAL USE PERMIT APPLICATION FOR FILL IN THE FLOODPLAIN
FOR

WOOLEN MILLS LIGHT INDUSTRIAL PARK

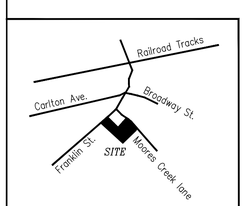
TAX MAP 77, PARCELS 40B2
SCOTTSVILLE DISTRICT, ALBEMARLE COUNTY, VIRGINIA

SITE DATA

SITE PLAN NUMBER:	SDP201600076, SDP201800065
ZMA NUMBER:	ZMA201800017
WPO PLAN NUMBER:	WPO201600072
LEGAL REFERENCE:	TM 77, PARCEL 40B2
RECORDED PLATS & DEEDS:	DB 5210-304, DB 4796-325, DB 4673-132, DB 4790-637, DB 4935-90, DB 4797-416, DB 676-326, DB 4893-401, DB 4797-428, DB 4796-325, DB 4452-283, DB 4111-180, DB 3088-272, DB 2797-29, DB 2797-623, DB 1751-156, DB 900-440, DB 274-70 DB 5198-30, DB 5198-45, DB 5177-1, DB 5515-392, DB 5515-408, DB 5515-414.
OWNER/APPLICANT:	ELEMENTAL ECOTECH, INC. 809 BOLLING AVE, UNIT C CHARLOTTESVILLE, VA 22902
MAGISTERIAL DISTRICT:	SCOTTSVILLE
ZONING DISTRICT:	LI - LIGHT INDUSTRY, FLOOD HAZARD, STEEP SLOPES (MANAGED AND PRESERVED)
PROPOSED USE:	FILL IN FLOODPLAIN
PARCEL AREA:	7.081 ACRES
EXCLUDED AREA	AREA X, 0.446 ACRES, AS SHOWN ON SHEET SP3 IS NOT SUBJECT TO SP 2025-00006 OR ANY CONDITION OF APPROVAL ASSOCIATED WITH SP 2025-00006.
PARCEL ADDRESS:	NOT ASSIGNED
SOURCE OF BOUNDARY:	PLAT RECORDED IN DB 4893, PG 401
SOURCE OF TOPOGRAPHY:	TOPOGRAPHIC SURVEY PERFORMED BY DRAPER ADEN, DATED FEBRUARY 20, 2015 TOPOGRAPHY WAS VISUALLY VERIFIED BY TIMOTHY MILLER ON JUNE 30, 2024. THERE IS A TEMPORARY STOCKPILE ON A PORTION OF THE PROPERTY.
FLOODPLAIN:	PORTION OF PARCEL IS IN ZONE X AS SHOWN ON FEMA MAP NO. 51003C0289D, EFFECTIVE DATE FEBRUARY 4, 2005, AND MAP REVISION DATED FEBRUARY 6, 2017. 100-YEAR FLOOD ELEVATION IS 324.00.
PUBLIC WATER SUPPLY:	THIS PARCEL IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY RESERVOIR WATERSHED.
BUILDING SETBACK:	FRONT MINIMUM: 10' FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY. FRONT MAXIMUM: NONE SIDE AND REAR MINIMUM: PRIMARY STRUCTURE SHALL BE CONSTRUCTED AND SEPARATED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING CODE. SIDE AND REAR MAXIMUM: NONE IF THE ABUTTING LOT IS ZONED RESIDENTIAL, RURAL AREAS, OR THE MONTICELLO HISTORIC DISTRICT: (i) NO PORTION OF ANY STRUCTURE, EXCLUDING SIGNS, SHALL BE LOCATED CLOSER THAN 50 FEE FROM THE DISTRICT BOUNDARY; AND (ii) NO PORTION OF ANY OFF-STREET PARKING SPACE SHALL BE LOCATED CLOSER THAN 30 FEET FROM THE DISTRICT BOUNDARY.
BUILDING STEPBACK:	FRONT: FOR EACH STORY THAT THAT BEGINS ABOVE 40' IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE 15'. SIDE AND REAR: NONE
BUILDING HEIGHTS:	MAXIMUM STRUCTURE HEIGHT: 65' THE MINIMUM STEPBACK REQUIREMENTS FOR ANY STORY THAT BEGIN ABOVE FORTY (40) FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, IN HEIGHT SHALL BE AS PROVIDED IN SECTION 4.20.
PARKING SETBACK:	FRONT MINIMUM (OFF-STREET PARKING AND LOADING SPACES): 10' FROM ANY PUBLIC STREET RIGHT-OF-WAY.

SHEET INDEX

SP-1 ..... COVERSHEET
SP-2 ..... EXISTING CONDITIONS PLAN
SP-3 ..... CONCEPT PLAN
SP-4 ..... DETAILS
SP-5 ..... STORM WATER QUALITY CALCULATIONS

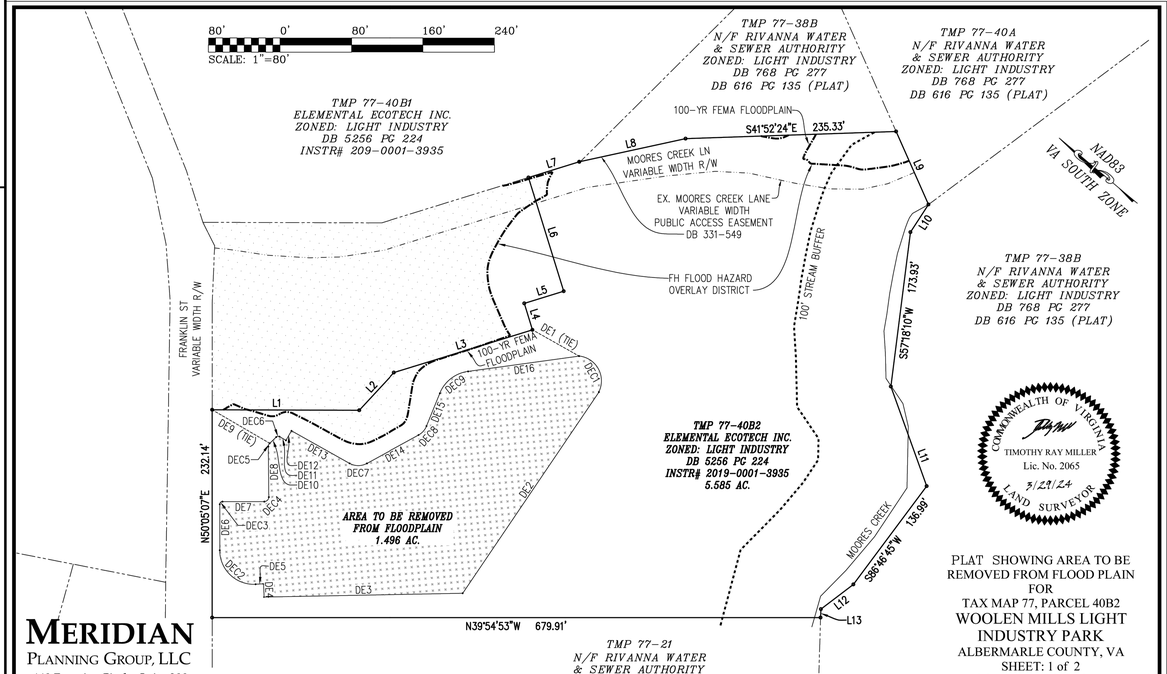


2 VICINITY MAP
SP-1 SCALE: 1"= 2000'

LEGEND

DB	DEED BOOK
PG	PAGE
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
FFE	FINISHED FLOOR ELEVATION
UFE	UPPER FINISHED FLOOR ELEVATION
BSL	BUILDING SETBACK LINE
PSL	PARKING SETBACK LINE
PP	POWER POLE
SCC	STORMWATER CONVEYANCE CHANNEL
WP	WALL PACK
NPS	FIRE LANE NO PARKING SIGN
--- ULD---	ULTIMATE LIMITS OF DISTURBANCE
--- TP ----	TREE PROTECTION FENCING
--- FHOD---	FLOOD HAZARD OVERLAY DISTRICT

PRESERVED SLOPES PER GIS
MANAGED SLOPES PER GIS
AREA TO BE REMOVED FROM FLOODPLAIN
PROPOSED SWM FOREST AND OPEN SPACE EASEMENT
AREA TO BE DEDICATED TO ALBEMARLE COUNTY



MERIDIAN
PLANNING GROUP, LLC
440 Premier Circle, Suite 200
Charlottesville, VA 22901
(P) 434.882.0121

PLAT SHOWING AREA TO BE REMOVED FROM FLOOD PLAIN
FOR
TAX MAP 77, PARCEL 40B2
WOOLEN MILLS LIGHT INDUSTRY PARK
ALBERMARLE COUNTY, VA
SHEET: 1 of 2
FILE: WOOLEN MILLS-CLOMR-F.DWG
DATE: MARCH 18, 2024
REV: MARCH 29, 2024

BOUNDARY LINE TABLE

Line	Direction	Length
L1	S 39°44'54" E	164.28'
L2	S 87°03'25" E	57.44'
L3	S 57°03'54" E	162.00'
L4	N 32°56'06" E	31.00'
L5	S 57°03'54" E	46.00'
L6	N 32°56'08" E	132.99'
L7	S 57°04'18" E	59.27'
L8	S 52°12'04" E	121.52'
L9	S 26°11'08" W	89.22'
L10	S 83°11'08" W	36.90'
L11	S 30°17'50" W	118.27'
L12	N 77°07'11" W	45.67'
L13	S 52°11'03" W	9.42'

PORTION TO BE REMOVED FROM THE FLOODPLAIN LINE TABLE

Line	Direction	Length
DE1 (TIE)	S 10°29'43" E	59.74'
DE2	N 84°10'21" E	271.45'
DE3	S 41°00'46" E	222.18'
DE4	S 47°04'36" W	14.82'
DE5	S 42°55'24" E	8.82'
DE6	S 50°05'08" W	51.37'
DE7	N 39°54'52" W	46.77'
DE8	S 49°30'57" W	56.48'
DE9 (TIE)	S 09°42'13" E	74.31'
DE10	N 83°35'59" W	10.15'
DE11	N 09°53'08" W	8.34'
DE12	S 80°06'52" W	12.33'
DE13	N 10°38'35" W	74.35'
DE14	N 68°34'23" W	66.19'
DE15	S 72°16'55" W	39.50'
DE16	N 47°47'12" W	125.13'

PORTION TO BE REMOVED FROM THE FLOODPLAIN CURVE TABLE

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
DEC1	53.89'	27.93'	110°34'04"	40.30'	45.91'	N 21°15'57" E
DEC2	61.69'	38.00'	93°00'32"	40.05'	55.13'	S 03°34'52" W
DEC3	4.71'	3.00'	90°00'00"	3.00'	4.24'	N 84°54'52" W
DEC4	7.90'	5.00'	90°34'11"	5.05'	7.11'	N 85°11'58" W
DEC5	4.09'	5.00'	46°53'04"	2.17'	3.98'	S 72°57'29" W
DEC6	3.86'	3.00'	73°42'51"	2.25'	3.60'	N 46°44'33" W
DEC7	20.22'	20.00'	57°55'48"	11.07'	19.37'	N 39°36'29" W
DEC8	13.66'	20.00'	39°08'42"	7.11'	13.40'	N 88°08'44" W
DEC9	41.84'	40.00'	59°55'53"	23.06'	39.96'	N 77°45'08" W

1 PLAT FOR FDP 202400001 FEMA CLOMR-F
SP-1 SCALE: 1" = 80'

PLAT SHOWING AREA TO BE REMOVED FROM FLOOD PLAIN
FOR
TAX MAP 77, PARCEL 40B2
WOOLEN MILLS LIGHT INDUSTRY PARK
ALBERMARLE COUNTY, VA
SHEET: 2 of 2
FILE: WOOLEN MILLS-CLOMR-F.DWG
DATE: MARCH 18, 2024
REV: MARCH 29, 2024

COMMONWEALTH OF VIRGINIA
TIMOTHY RAY MILLER
Lic. No. 2065
3/29/24
LAND SURVEYOR

COMMONWEALTH OF VIRGINIA
TIMOTHY RAY MILLER
Lic. NO. 30542
11/19/25
PROFESSIONAL ENGINEER

JOB NO.:	
DATE:	08/18/25
SCALE:	AS SHOWN
DRAWN BY:	TRM
DESIGNED BY:	
CHECKED BY:	

MERIDIAN
CIVIL - SURVEY, PLLC
195 Riverbend Drive, Suite 4
Charlottesville, Va 22911
www.meridianwbe.com

NO.	DESCRIPTION	DATE
1	ADDED EXCLUDED AREA X	11/19/25

PROJECT TITLE: SPECIAL USE PERMIT APPLICATION PLAN FOR WOOLEN MILLS INDUSTRIAL PARK

SHEET TITLE: COVERSHEET

SHEET NO.
SP-1
SHEET 1 of 4

FORD'S ROAD
(Private)

FRANKLIN STREET
(PUBLIC R/W)

MOORES CREEK LANE
VARIABLE WIDTH
PUBLIC ACCESS EASEMENT
DB 331-549

MOORES CREEK LANE
VARIABLE WIDTH
PUBLIC ACCESS EASEMENT
DB 331-540

STORM WATER
MANAGEMENT BASIN
SWM-1

2-STORY
7,400 SF/FL
FFE=328.50
UFE=328.50
FFE=328.50
LFE=328.50

100-YR FEMA FLOODPLAIN

EDGE OF FLOODWAY

100' Stream Buffer

8" CHAIN LINK FENCE

TMP 77-40B2
ELEMENTAL ECOTECH INC.
ZONED: LIGHT INDUSTRY
DB 5256 PG 224
INSTR# 2019-0001-3935
7.081 AC.

EX. 30' RWSA SANITARY
SEWER EASEMENT
DB 1091-340

EX. 20' DRAINAGE EASEMENT
DB 526-576 (CITY)
DB 1051-235

EX. 20' DRAINAGE
EASEMENT
DB 3594-664

MCR-MH-02

MO-MH-03
Rim=322.64
Inv. Out=310.75

MO-MH-04
Top=317.10
Inv. In=310.90
Inv. Out =310.80

MO-MH-05
Rim=319.25
36" Inv. In=308.79
36" Inv. In=308.79
36" Inv. Out=308.69

VA State Grid North

30' 0 30' 60' 90'
SCALE: 1"=30'

LEGEND

DB	DEED BOOK
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--- FHOD---	FLOOD HAZARD OVERLAY DISTRICT

PRESERVED SLOPES PER GIS

MANAGED SLOPES PER GIS

AREA TO BE REMOVED FROM FLOODPLAIN

VARIABLE WIDTH FOREST AND OPEN SPACE EASEMENT

AREA TO BE DEDICATED TO ALBEMARLE COUNTY

COMMONWEALTH OF VIRGINIA
TIMOTHY RAY MILLER
Lic. NO. 30542
11/19/25
PROFESSIONAL ENGINEER

JOB NO.:	
DATE:	08/18/25
SCALE:	AS SHOWN
DRAWN BY:	TRM
DESIGNED BY:	
CHECKED BY:	

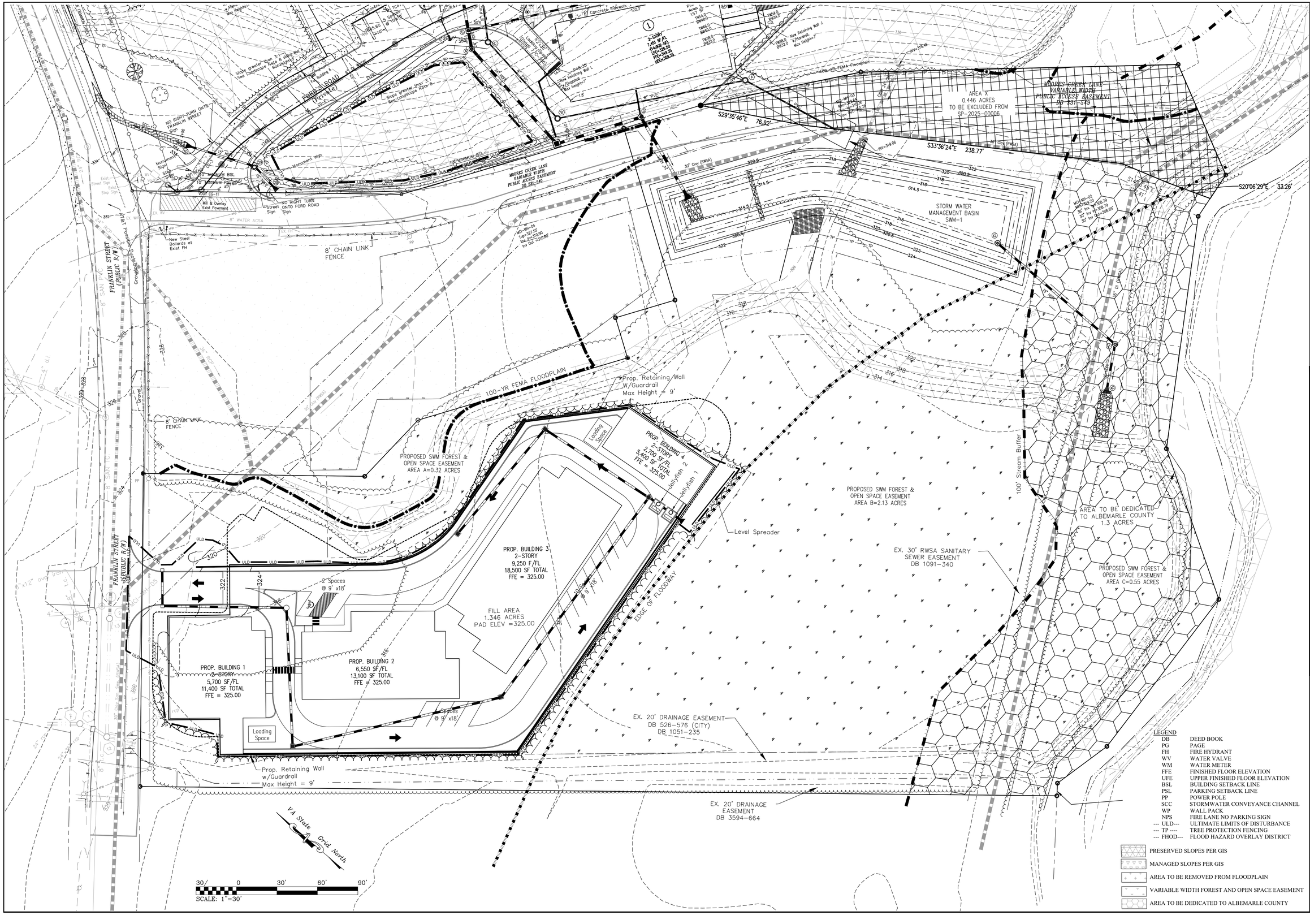
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NO.	DESCRIPTION	DATE
1	ADDED EXCLUDED AREA X	11/19/25

PROJECT TITLE:
SPECIAL USE PERMIT
APPLICATION PLAN FOR
WOOLEN MILLS INDUSTRIAL PARK

SHEET TITLE:
EXISTING CONDITIONS

SHEET NO.
SP-2



LEGEND

DB	DEED BOOK
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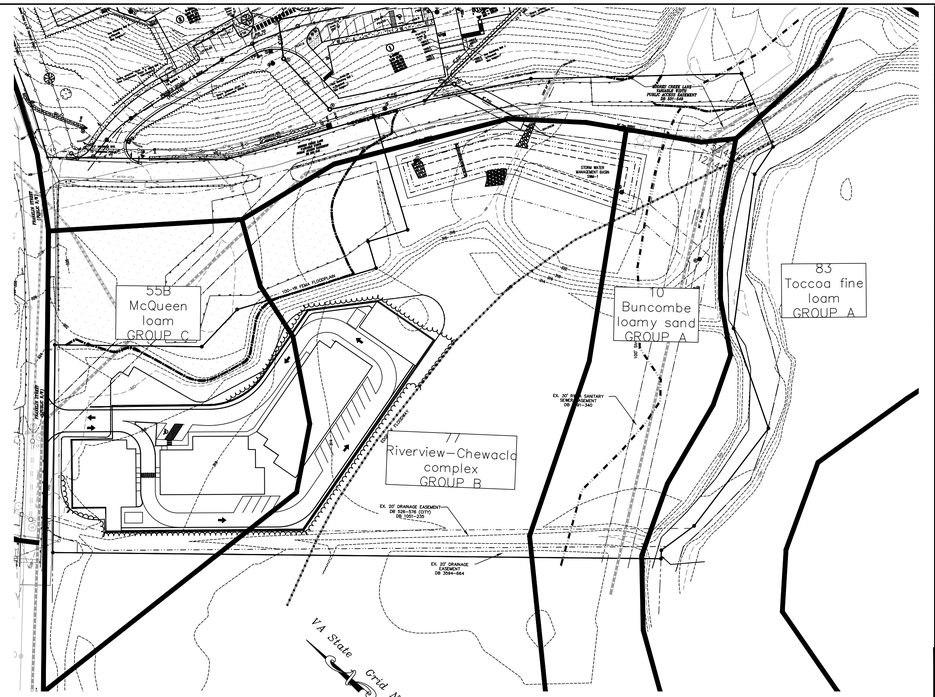
NO.	DESCRIPTION	DATE
1	ADDED EXCLUDED AREA X	11/19/25

PROJECT TITLE:
SPECIAL USE PERMIT
APPLICATION PLAN FOR
WOOLEN MILLS INDUSTRIAL PARK

SHEET TITLE:
CONCEPT PLAN

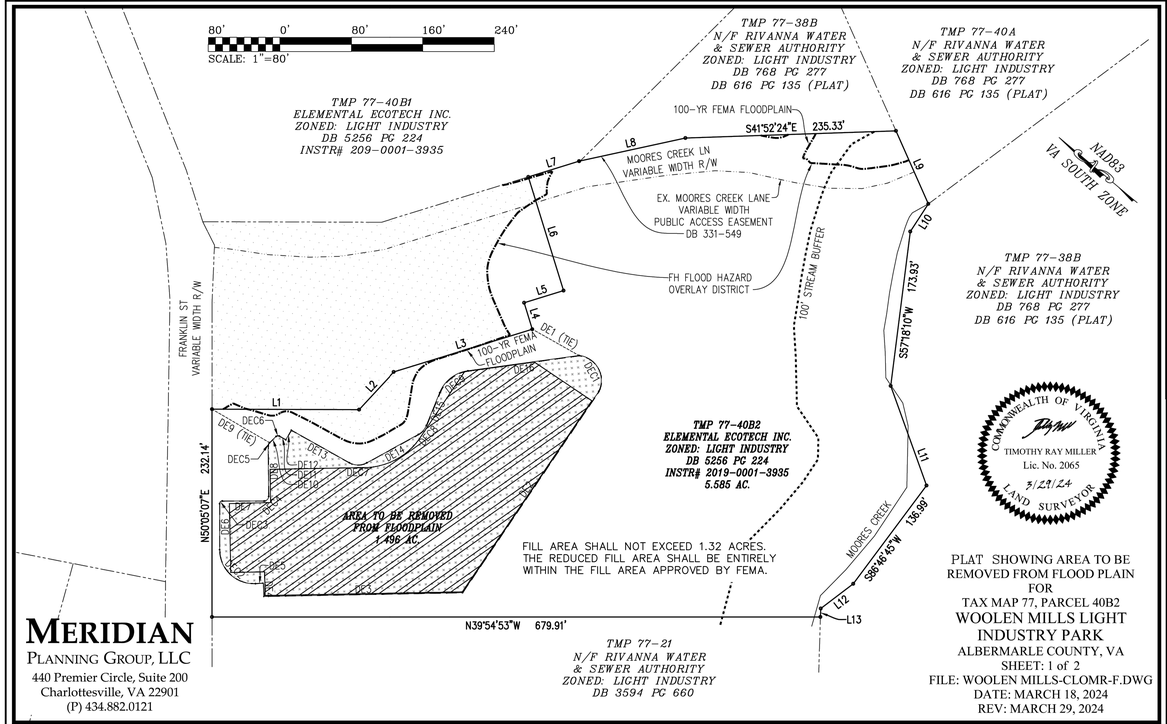
SHEET NO.
SP-3

SHEET 3 of 4



3 SP-4 SOILS MAP
SCALE: 1" = 80'

80' 0 80' 160' 240'
SCALE: 1"=80'



FILL AREA SHALL NOT EXCEED 1.32 ACRES. THE REDUCED FILL AREA SHALL BE ENTIRELY WITHIN THE FILL AREA APPROVED BY FEMA.

COMMONWEALTH OF VIRGINIA
TIMOTHY RAY MILLER
Lic. No. 2065
3/29/24
LAND SURVEYOR

PLAT SHOWING AREA TO BE REMOVED FROM FLOOD PLAIN FOR TAX MAP 77, PARCEL 40B2
WOOLEN MILLS LIGHT INDUSTRY PARK
ALBERMARLE COUNTY, VA
SHEET: 1 of 2
FILE: WOOLEN MILLS-CLOMR-F.DWG
DATE: MARCH 18, 2024
REV: MARCH 29, 2024

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4 SP-4 PROPOSED FILL AREA
SCALE: 1" = 80'

80' 0 80' 160' 240'
SCALE: 1"=80'

COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

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JOB NO.:	
DATE:	08/18/25
SCALE:	AS SHOWN
DRAWN BY:	TRM
DESIGNED BY:	
CHECKED BY:	

NO.	DESCRIPTION	DATE
1	ADDED EXCLUDED AREA X	11/19/25

PROJECT TITLE: SPECIAL USE PERMIT APPLICATION PLAN FOR WOOLEN MILLS INDUSTRIAL PARK

SHEET TITLE: DETAILS

SHEET NO.
SP-4

SHEET 4 of 4

Drainage Area A

Drainage Area A Land Cover (acres)

CLEAR BMP AREAS

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)					0.00	0.00
Impervious Cover (acres)		0.46	0.81		1.27	0.95
				Total	1.27	

Total Phosphorus Available for Removal in D.A. A (lb/yr)	2.75
Post Development Treatment Volume in D.A. A (ft^3)	4,380

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)
11. Filtering Practices (no RR)												
11.a.Filtering Practice #1 (Spec #12)	0			0	0	0	0	60	0.00	0.00	0.00	0.00
11.b. Filtering Practice #2 (Spec #12)	0		1.27	0	0	4,380	4,380	65	0.00	2.75	1.79	0.96

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	1.27	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.27	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3): 4,993

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	2.75	0.00	0.00	0.00	0.00	2.75
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.79	0.00	0.00	0.00	0.00	1.79
TP LOAD REMAINING (lb/yr)	0.97	0.00	0.00	0.00	0.00	0.97
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	8.85	0.00	0.00	0.00	0.00	8.85

Total Phosphorus

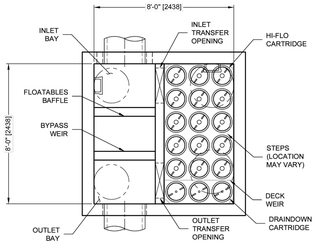
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	3.14
TP LOAD REDUCTION REQUIRED (lb/yr)	1.26
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.79
TP LOAD REMAINING (lb/yr):	1.35
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.53 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	22.44
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	8.85
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	13.59

TOTAL REMOVAL = 1.26 + 0.53 = 1.79 LBS/YR



1

PLAN VIEW
TOP SLAB NOT SHOWN

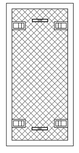
JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SIZE, TYPE AND QUANTITY. THE STANDARD PEAK DIVERSION VAULT STYLE WITH PRECAST TOP SLAB IS SHOWN. THE 8' x 8' [2438 x 2438] JELLYFISH PEAK TREATMENT CAPACITY IS 2.94 CFS [83.25 L/s]. MAXIMUM BYPASS CAPACITY IS DETERMINED BY CONTECH ENGINEERED SOLUTIONS. IF THE SITE CONDITIONS EXCEED THE TOTAL BYPASS CAPACITY OF THE SYSTEM, AN UPSTREAM DIVERSION STRUCTURE IS REQUIRED.

CARTRIDGE SIZE	54	40	27	15
FLOW RATE HIGH-FLO / DRAINDOWN (cfs [L/s])	0.178/0.089 [5.10/2.55]	0.133/0.065 [3.68/1.84]	0.089/0.045 [2.55/1.28]	0.049/0.025 [1.42/0.71]
MAXIMUM CARTRIDGE QUANTITY, HI-FLO / DRAINDOWN	15/3			
MAXIMUM TREATMENT	2.94 [83.25]	2.21 [62.58]	1.47 [41.63]	0.81 [22.94]
OUTLET INVERT TO STRUCTURE INVERT (A) (ft. [mm])	6.50 [1981]	5.33 [1625]	4.25 [1295]	3.25 [991]
FINISHED GRADE TO OUTLET INVERT (SHALLOW) (B)	DETERMINED BY CONTECH			
FINISHED GRADE TO OUTLET INVERT (STANDARD) (B) (ft. [mm])	5.67 [1727]	4.58 [1396]		



FRAME AND COVER
STANDARD TOP SLAB CONFIGURATION (DIAMETER VARIES)
NOT TO SCALE



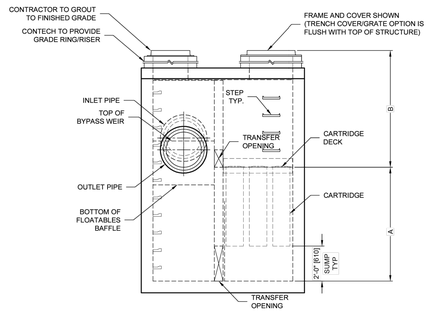
24" TRENCH COVER
SHALLOW TOP SLAB CONFIGURATION (LENGTH VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID						
WATER QUALITY FLOW RATE (cfs [L/s])						
PEAK FLOW RATE (cfs [L/s])						
RETURN PERIOD OF PEAK FLOW (yrs)						
NUMBER OF CARTRIDGES REQUIRED (HF / DD)						
CARTRIDGE SIZE (54, 40, 27, 15)						
RIM ELEVATION						
PIPE DATA:	INVERT	MAT'L	DIA	SLOPE %	HGL	
INLET PIPE 1						
INLET PIPE 2						
OUTLET PIPE						

SEE GENERAL NOTES 7-8 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

NOTES / SPECIAL REQUIREMENTS:



ELEVATION VIEW

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. ALTERNATE UNITS ARE IN MILLIMETERS [mm] UNLESS NOTED OTHERWISE.
4. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10' [3048], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
6. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
7. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
8. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
9. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. WHEN ACTIVATED PRIOR TO SITE STABILIZATION, CONTRACTOR TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ACCORDING TO THE PROVISIONS IN THE ACTIVATION CHECKLIST AND THE QUOTED SCOPE OF WORK. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (800) 338-1122.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,618; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0808
PEAK DIVERSION CONFIGURATION
STANDARD DETAIL

1 JELLYFISH DETAILS
SP-5 SCALE: NTS

STORM WATER QUALITY SUMMARY
1. THE VRRM NUTRIENT REMOVAL REQUIRED IS 1.26 LBS/YR.
2. SPECIAL USE PERMIT CONDITIONS SPECIFIES THAT TWICE THE VRRM NUTRIENT REMOVAL SHALL BE PROVIDED ON-SITE. 1.26 LBS/YR * 2 = 2.52 LBS/YR.
3. TOTAL NUTRIENT REMOVAL FROM EACH JELLYFISH IS 1.28 + 0.5 = 1.78 LBS/YR.
4. TOTAL ON-SITE NUTRIENT REMOVAL = 1.79 + 1.79 = 3.58 LBS/YR > 2.52 LBS/YR. (THIS EQUATES TO 2.8 TIMES THE VRRM REQUIRED NUTRIENT REMOVAL.)

Project Name: Woolen Mills Light Industrial
Date: 8/15/2025

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Information

Post-Development Project (Treatment Volume and Loads)

Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	1.21	1.60	0.19		3.00 *
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed		0.05	0.23		0.28
Impervious Cover (acres)		0.49	0.81		1.30
					4.58

** Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method*

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	1.26

COMMONWEALTH OF VIRGINIA
TIMOTHY RAY MILLER
Lic. NO. 30542
11/19/25
PROFESSIONAL ENGINEER

JOB NO.:
DATE: 08/18/25
SCALE: AS SHOWN
DRAWN BY: TRM
DESIGNED BY:
CHECKED BY:

MERIDIAN
CIVIL - SURVEY, PLLC
195 Riverbend Drive, Suite 4
Charlottesville, Va 22911
www.meridianwbe.com

NO.	DESCRIPTION	DATE
1	ADDED EXCLUDED AREA X	11/19/25

PROJECT TITLE: SPECIAL USE PERMIT APPLICATION PLAN FOR WOOLEN MILLS INDUSTRIAL PARK

SHEET TITLE: STORM WATER QUALITY DETAILS

SHEET NO.
SP-5
SHEET 5 of 5