



# PLAN OF DEVELOPMENT APPLICATION COUNTY OF GOOCHLAND, VIRGINIA

Environment & Land Development Office

P.O. Box 103

Goochland, VA 23063

Phone: (804) 556-5860

Web: [www.goochlandva.us](http://www.goochlandva.us)

FAX: (804) 556-5654

### First Submittal Requirements

The following forms must be filled out completely and submitted or the application may be considered incomplete and not accepted:

1. A Plan of Development Application with a response to every statement and question. The application must be signed by the property owner, legal representative, or firm authorized to make this application.
2. **Eight (8)** sets of stamped plans – Plans must include four (4) coordinate points in the Virginia State Plane South coordinate system on every plan sheet. **Please provide an electronic submittal to [environmental@goochlandva.us](mailto:environmental@goochlandva.us)**
3. Applicable fee – see attached fee schedule
4. Signatory authority is required for an individual signing on behalf of a corporation or limited liability company. Signatory authority is usually set forth in an operating agreement or in a corporate resolution.

Office Use Only:

POD-

### Property Owner Information

Full legal name of Property Owner: Cognito Moto, LLC c/o Devin Henriques

Address: 2730 Maidens Loop  
Maidens, VA 23102

Telephone: 804.256.7882

Cell phone: 804.256.7882

E-mail: devin.henriques@cognitomoto.com

### Applicant Information (if not Property Owner)

Full legal name of Developer/Applicant: \_\_\_\_\_

Address: Same as Above

Telephone: \_\_\_\_\_

Cell phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Name of Engineer/Firm: Stig Owens @ Sekiv Solutions Telephone: 804.938.8864

Address: 14207 Pond Chase Place Cell phone: 804.938.8864

Midlothian, VA 23113

E-mail: sowens@sekivsolutions.com

### Property Information

Street Address: 2730 Maidens Loop

GPIN Number: 6766-07-9586

Acreage: 1.461 Zoning: B-1

Tax Map Number: 42-1-0-25-0

Disturbed Area: 0.98 ac.

Is this application filed for a project currently under Zoning review? Yes  No

If so, provide case #: \_\_\_\_\_

Project Description: \_\_\_\_\_

**APPLICANT INFORMATION**

- If your project involves any land disturbance activity which disturbs over 10,000 square feet, you must also submit the following items with your application:
  1. A completed **Land Disturbing Application**. (separate application)
  2. A check for **Land Disturbing Permit fee(s)** (separate application)
- The review process will not begin without the proper applications and initial fees paid in full.
- Plans must be drawn and stamped by a certified Engineer, land surveyor or architect.
- The application may require bonds for improvements. Final approval will not be given until all bonds and fees have been paid.
- Erosion bond will not be released until the site is adequately stabilized.
- Road bonds will not be released until paved (and accepted into VDOT state secondary system.)
- If you plan to install or connect to a utility system (whether the system is privately owned or County owned) you may need a separate permit from the County Utility Office. Please contact the Utility Department at 556-5835 for more information.
- After final approval, PDFs of approved plans are required.

**If you have any questions, please contact the Environmental & Land Development Office at 556-5860.**

**APPLICANT AGREEMENT & SIGNATURES**

- All information in this application is required, unless specifically waived by Goochland County staff. Additional submittal materials may be required.
- Applicants and/or property owners may be required to post bonds or sureties for any improvement shown on the plan including, landscaping, paving, road construction, and erosion and sediment control.

*I, the property owner, or representative of the above referenced firm submitting this application for review, hereby state that the information provided in this application, and all accompanying information, is accurate, true and correct to the best of my knowledge, and that the attached plans contain all information required by the checklist (if applicant, provide signatory authorization).*

X \_\_\_\_\_ Devin Henriques \_\_\_\_\_  
 Signature Date Print Signature

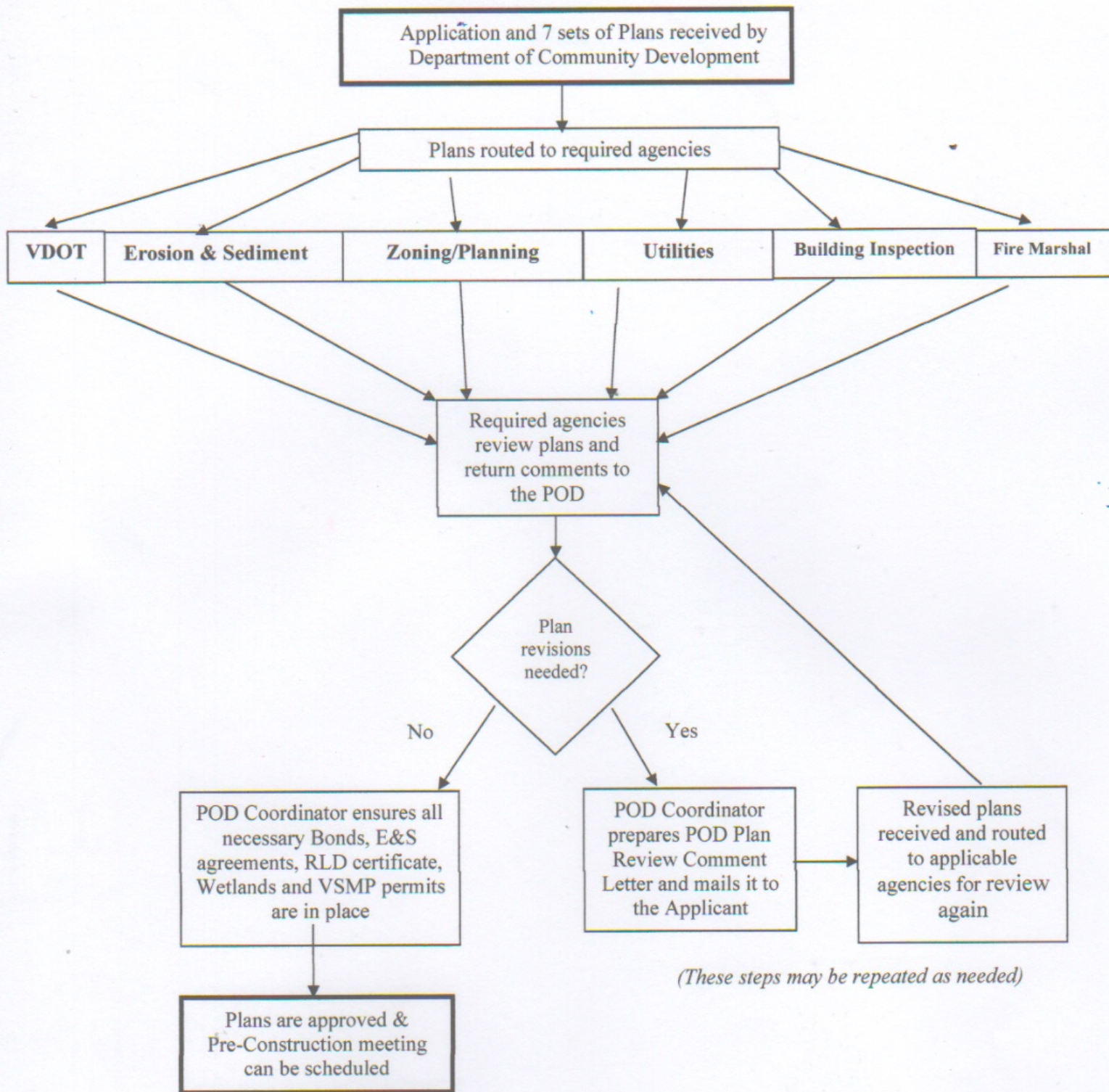
**Fee Schedule**

Residential.....	\$725.00 plus, \$25.00 per dwelling unit or lot
Commercial.....	\$725.00 plus, \$25.00 per acre <b>disturbed*</b>
Plan of Development one time	
12-month renewal.....	\$150.00
Plan of Development revision**.....	\$475.00

\* Each acre, or portion thereof  
 \*\*Within one year of original issuance or renewal

<b>Office use only</b>	Fee paid: \$
Application File Date:	Application Complete Date:

# POD Process Flowchart



# CHECKLIST FOR PLAN OF DEVELOPMENT/LAND DISTURBANCE PLANS

## Planning & Zoning

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- Zoning
- Proffers
- CUP Conditions
- Landscape and Lighting Plans
- Location of Signs
- Lighting details
- Setbacks
- Site Coverage Calculations
- Subdivision Plat (where applicable)
- Subdivision Conditions
- Road Standards
- Road Profiles
- Tree Protection Area
- Buffer Areas
- Overlay District requirements

## Fire

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- Waterline locations *Project to have a well*
- Hydrant locations & accessibility
- Fire Protection as per Subdivision Ordinance
- Access Roads & Cul-de-sac radius
- Fire Department apparatus accessibility, lane width, fire lane signage design and location
- Fire flow calculations

## Erosion & Sediment Control

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- E&S checklist - see attached
- E&S Quantities
- Responsible Land Disturber *TBD*
- Storm Drainage details
- BMP design details
- E&S notes

## Utility

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- Existing water & sewer lines & size *Project to have a well and septic tank and drainfield*
- Proposed water & sewer lines & size
- Thrust blocking details
- Hydrant locations
- Meters
- Water meter sizing sheet
- Water Modeling fee for new subdivisions

## Land Development

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- Vicinity Map
- North Arrow
- Scale
- General Notes
- Stop sign & Stop bar details
- Drawings sealed by design professional
- Detailed site drawings include buildings, locations, dimensions, location of property lines, setbacks, access from road, land slopes, wetlands, flood plain info, underground utilities, underground tanks, abandoned wells, historic properties, cemeteries, easements, etc.
- Parking Space calculations required & provided
- Handicap parking spaces, numbers, signage, slope, location, accessible route, etc.
- Flood Plain, FIRM map design issues indicated
- All utilities clearly indicated on site plan in relationship to structures, property lines, easements, etc.
- Curb & Gutter details
- Pavement details
- Owner Contact Info
- Applicant Contact Info
- Engineer Contact Info
- Tax Map #'s or GPINs
- Floor plans including loading areas
- Name of Development
- N/A Previous Approvals for the site
- N/A Location of construction trailer or other temporary structures

## Building

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- occupancy use group
- building dimensions
- building height
- building area in square feet
- number of stories
- clearly indicate distance of building exterior walls to property line
- N/A clearly indicate fire department connection
- N/A clearly indicate location of dedicated fire hydrant
- N/A provide locations of any hazardous material storage (i.e. propane tanks, diesel tanks, fertilizer, etc.)
- location of handicap accessible route from handicap parking space(s) to accessible entrance
- location, size, material and slope of all private sanitary and storm water drain piping

## GENERAL NOTES

1. All standards refer to those of the Virginia Department of Transportation (VDOT) and/or the County of Goochland, Virginia.
2. Dimensions and radii shown are to face of curb where applicable.
3. The contractor shall secure all necessary permits for this project from VDOT and/or the County of Goochland, Virginia.
4. The contractor shall be responsible for the verification of 95% compaction within the paved area, on subgrade, by an independent soils testing laboratory.
5. Any sign in excess of eight (8) square feet requires a permit which must be obtained from the Building Inspections Department. Temporary construction signs shall not be erected without owner's approval.
6. All parking spaces to be delineated by four (4) inch wide, white painted strips.
7. All drainage structures shall be built and installed in accordance with the Virginia Department of Transportation specifications. Drainage structures shall be cast in place or precast concrete, unless otherwise noted.
8. All construction and materials shall conform with the latest standards and specifications of the Virginia Department of Transportation, except where Goochland County standards are applicable.
9. Location of existing sewers, water and gas pipes, conduits and other structures across underneath, or otherwise along the line of proposed work are not necessarily shown on plans, and if shown are only approximately correct. The contractor shall be liable for all damage done to any structures or property through his negligence or carelessness. Contractor shall verify location and elevation of all underground utilities shown on plan in areas of construction prior to starting work. Contact Engineer immediately if location or elevation is different from that shown on plan or upon discovery of any utility not shown on plan. For assistance in locating existing utilities, call "Miss Utility" at 1-800-552-7001 - 48 hours prior to excavation.
10. The Department of Community Development must be notified:
  - 48 hours prior to the pre-construction conference
  - 24 hours prior to the commencement of land disturbing activity
  - 48 hours prior to the final inspection

## CHECKLIST FOR EROSION AND SEDIMENT CONTROL PLANS

- ✓ Minimum Standards – Minimum Standards must be listed and address.

### NARRATIVE

- ✓ Project description – Briefly describes the nature and purpose of the land-disturbing activity, and the area (acres) to be disturbed.
- ✓ Existing site conditions – A description of the existing topography, vegetation and drainage.
- ✓ Adjacent areas – A description of neighboring areas such as streams, lakes, residential areas, roads, etc., which might be affected by the land disturbance.
- ✓ Off-site areas – Describe any off-site land-disturbing activities that will occur (including borrow sites, waste or surplus areas, etc.) Will any other areas be disturbed?
- ✓ Soils - A brief description of the soils on the site giving such information as soil name, mapping unit, erodibility, permeability, depth, texture and soil structure.
- ✓ Critical areas – A description of areas on the site which have potentially serious erosion problems (e.g., steep slopes, channels, wet weather/underground springs, etc.).
- ✓ Erosion and sediment control measures – A description of the methods which will be used to control erosion and sedimentation on the site. (Controls should meet the specifications in Chapter 3.)
- ✓ Permanent stabilization – A brief description, including specifications, of how the site will be stabilized after construction is completed.
- ✓ Stormwater runoff considerations - Will the development site cause an increase in peak runoff rates? Will the increase in runoff cause flooding or channel degradation downstream? Describe the strategy to control stormwater runoff.
- ✓ Calculations – Detailed calculations for the design of temporary sediment basins, permanent stormwater detention basins, diversions, channels, etc. Include calculations for pre-and post-development runoff.

### SITE PLAN

- ✓ Vicinity map – A small map locating the site in relation to the surrounding area. Include any landmarks which might assist in locating the site.
- ✓ Indicate north – the direction of north in relation to the site.
- ✓ Limits of clearing and grading – Areas which are to be cleared and graded.
- ✓ Existing contours – The existing contours of the site.

- ✓ Final contours – Changes to the existing contours, including final drainage patterns.
- ✓ Existing vegetation – The existing tree lines, grassed areas, or unique vegetation.
- ✓ Soils – the boundaries of different soil types.
- ✓ Existing drainage patterns – The dividing lines and the direction of flow for the different drainage areas. Include the size (acreage) of each drainage area.
- ✓ Critical erosion areas – Areas with potentially serious erosion problems. (See Chapter 6 for criteria.)
- ✓ Site Development – Show all improvements such as buildings, parking lots. Access roads, utility construction, etc.
- ✓ Location of practices – The locations of erosion and sediment controls and stormwater management practices used on the site. Use the standard symbols and abbreviations in Chapter 3 of the VESCH.
- N/A Off-site areas – Identify any off-site land-disturbing activities (e.g., borrow sites, waste areas, etc.). Show location of erosion controls. (Is there sufficient information to assure adequate protection and stabilization?)
- ✓ Detail drawings – Any structural practices used that are not referenced to the E&S handbook or local handbooks should be explained and illustrated with detail drawings.
- ✓ Maintenance – A schedule of regular inspections and repair of erosion and sediment control structures should be set forth.

## EROSION CONTROL NOTES

1. Unless otherwise indicated, all vegetative and structural erosion and sediment control practices 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.
2. All erosion and sediment control measures are to be placed prior to or as the first step in clearing. If during construction, additional erosion control devices are found necessary, they shall be installed as directed by the Department of Community Development.
3. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
4. No disturbed area will be denuded for more than 30 calendar days.
5. All storm and sanitary sewer lines not in streets are to be mulched and seeded immediately after backfill. No more than five hundred (500) feet are to be open at one time.
6. Electric power, telephone, and gas supply trenches are to be compacted, seeded and mulched immediately after backfill.
7. All temporary earth berms, diversions, and silt dams are to be mulched and seeded for vegetative cover immediately after grading. Straw or hay mulch is required. The same applies to all soil stockpiles.
8. During construction, all storm sewer inlets will be protected by silt traps, maintained and modified as required by construction progress.
9. Any disturbed area not paved, sodded, or built upon by November 1st, is to be seeded on that date with oats, abruzzi, rye or equivalent and mulched with hay or straw mulch. Modify as applicable depending on proposed time of construction.
10. 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.
11. During dewatering operations, water will be pumped into an approved filtering device.
12. 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 Department of Community Development.