

Albemarle County Engineering

Mitigation Plan checklist for plan reviewers

January 24, 2022 (Use the latest checklist from the Team Services engineering forms site)

A mitigation plan is a document required by [County Code Chapter 17, the Water Protection Ordinance](#) which illustrates stream buffer disturbance and the measures proposed to alleviate or compensate for it.

Reference key;

[Square Brackets] are County Code references, {Curved Brackets} are policy references, and (regular parenthesis) are explanatory. [Links](#) to reference documents are provided where possible.

Title information: (applicable to any type of plan)

- _____ Project title. Titles should be appropriate. It should be a mitigation plan, not a stormwater plan, or erosion control plan, etc.
- _____ Professional seal, with original signature and date for professionally prepared plans

Mitigation Plan (per the Water Protection Ordinance) [17-406]

Existing conditions plan view information: (applicable to any type of plan)

- _____ *existing* topography (as shown on other final plans in process if applicable)
- _____ WPO buffer limits; 100-ft from stream or wetland bank, 200-ft from reservoirs, or floodplain limit if greater [17-600]
- _____ floodplain limits, including 100-yr flood limits for any channel with a drainage area of 50+ acres [18-32.6.2d, 18-30.3]
- _____ all existing easements (access, drainage, sight, sanitary easements, etc.) with deed book references, locations and dimensions [18-32.6.2]
- _____ all critical slopes (typically shaded) [18-32.5.2]

Proposed plan view information: (applicable to final site plans, road and drainage plans)

- _____ *proposed* topography (as shown on other final plans in process if applicable)
- _____ all proposed permanent easements, dimensioned and labeled. On a mitigation plan these would typically be;
 - _____ conservation easements
 - _____ any permanent easements proposed on other final plans (such as sewer easements, which cannot have plantings).

Disturbances:

- _____ outlined and/or shaded areas of buffer disturbance, with acreages labeled, matching the disturbances shown on the erosion control plan and other final plans.
- _____ disturbances must be minimized as much as possible [17-406.A.2]

Mitigation:

- _____ outlined and/or shaded areas of mitigation, with acreage labeled
- _____ for plantings, mitigation area is equal to double (2x) the disturbed area
- _____ for channel restoration, 1-ft of restored channel for every 100-sf of disturbed buffer.
 - _____ stations at every 50-ft min. with existing and proposed cross-sections provided for restoration
- _____ planting plan for mitigation areas per [Riparian Buffers Guidance Manual by CBLAD](#)
 - _____ detail provided for typical spacing (i.e. 20-ft x 20-ft detail with placement).
 - _____ native plants used with species, size, planting condition condition specified

- Refer to the County's native plant database ([Native Plants in the Piedmont](#))
- _____ maintenance narrative and schedule on plan, including a completion date.
 - _____ areas restored or replanted for mitigation must be protected in easements or by maintenance agreements if they are not in a buffer. (This is a rarity, as all planting should be buffer restoration or reclamation. Noted exceptions are TJSWCD easement areas.)
 - _____ all concentrated discharges treated or extended to adequate channels to preserve buffers.
 - _____ if buffer areas are already forested, removing invasive vegetation and/or providing supplemental plantings (i.e. understory shrubs) is an alternate form of mitigation