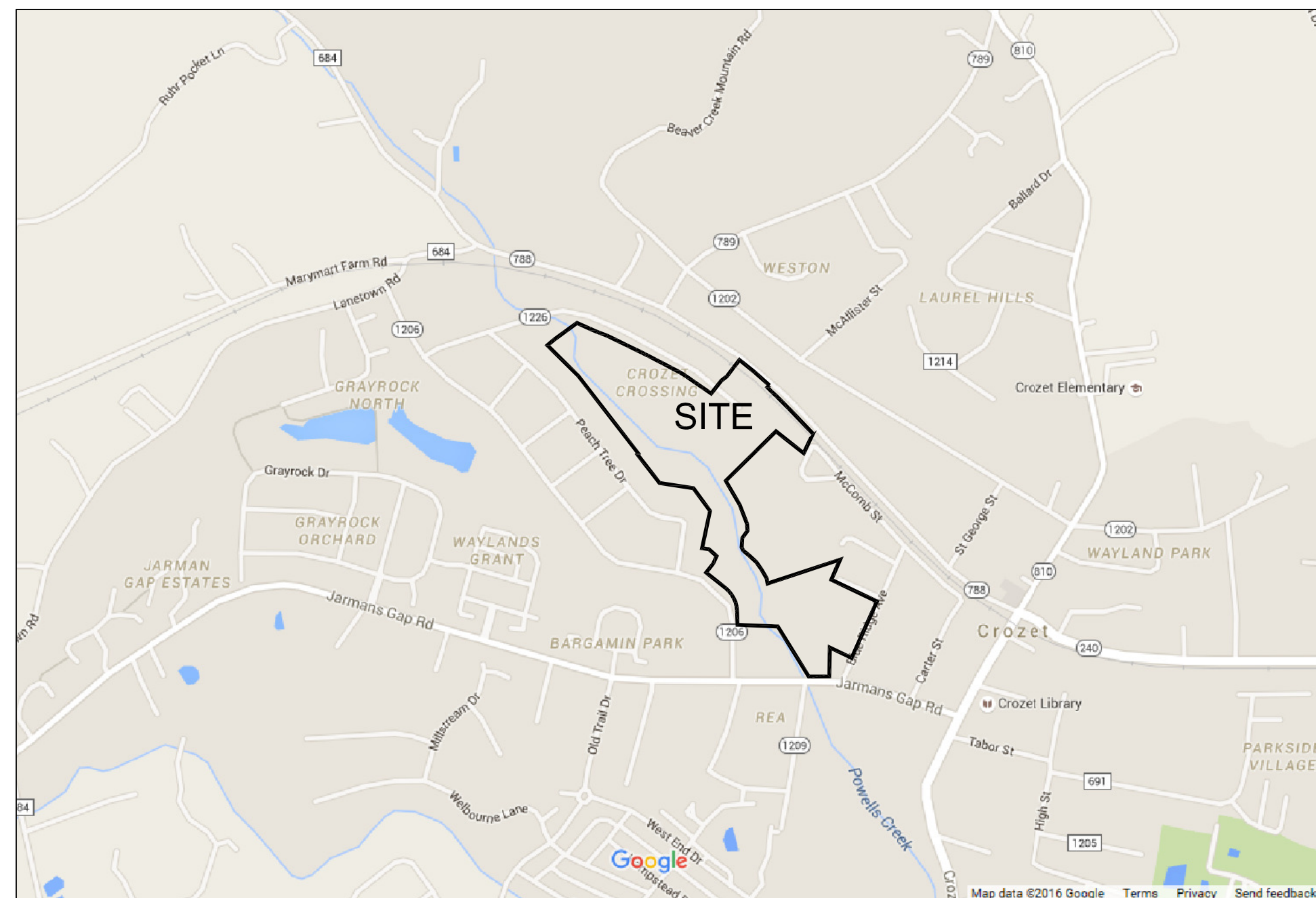


SPECIAL USE PERMIT PLANS FOR WEST GLEN SUBDIVISION

TMP 55C-03-A, 56A1-01-25, 56A1-01-26A, 55C-03-A1, & 56-115 WHITE HALL DISTRICT, ALBEMARLE COUNTY, VA

REGIONAL CONTEXT/VICINITY MAP

SCALE: 1"=1000'

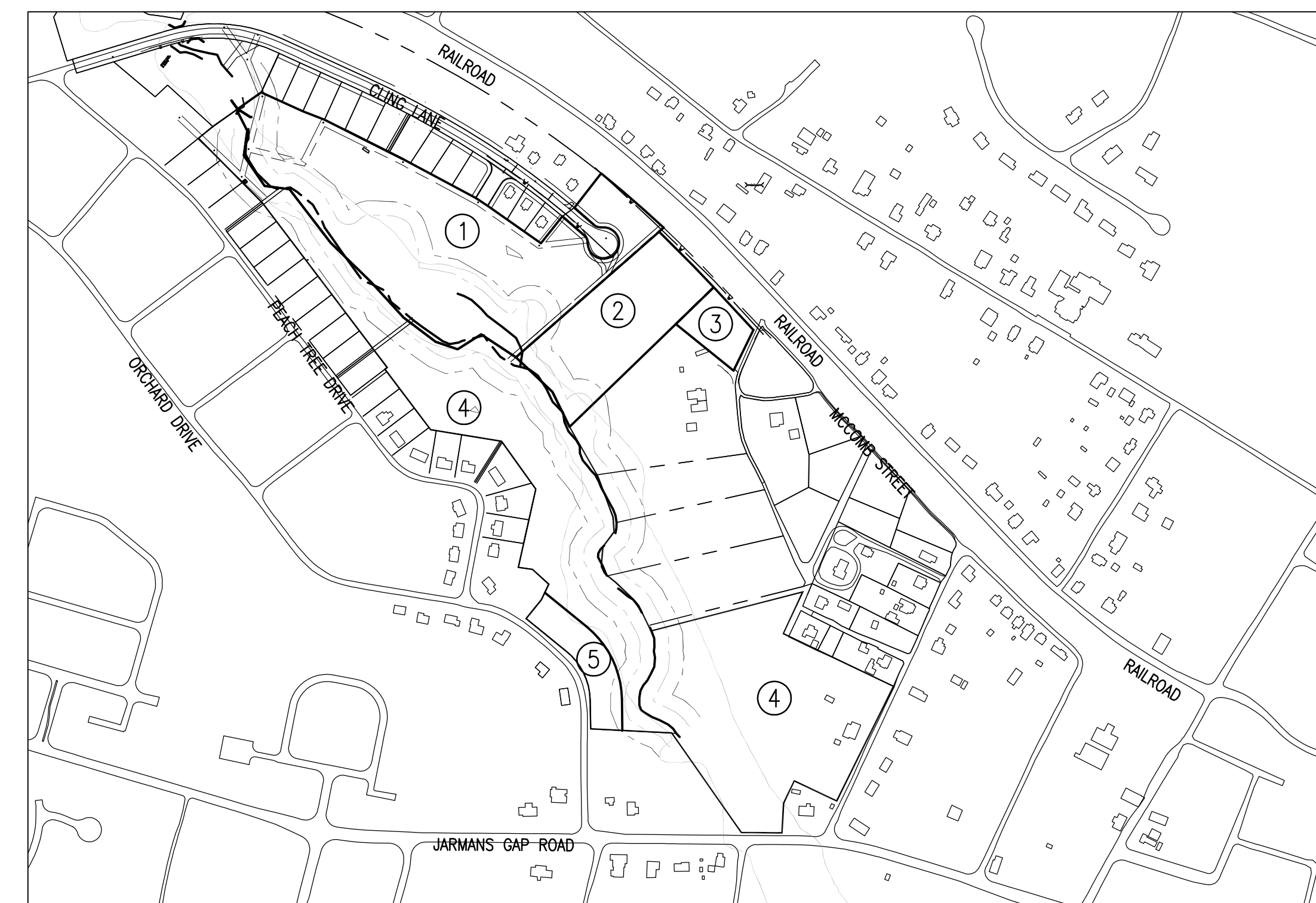


SHEET INDEX

- SP1 COVER SHEET
- SP2 EXISTING CONDITIONS SITE OVERVIEW
- SP3 PROPOSED CONDITIONS SITE OVERVIEW
- SP4 SITE PLAN
- SP5 FLOODPLAIN PLAN
- SP6 FLOODPLAIN PLAN
- SP7 FLOODPLAIN PLAN
- SP8 ROAD PROFILE - CLING LANE EXTENSION 10+00 TO 18+00
- SP9 ROAD PROFILE - CLING LANE EXTENSION 18+00 TO 27+11.59
- SP10 SIGHT DISTANCE PLAN AND PROFILE ORCHARD DR
- SP11 FLOODPLAIN SUMMARY AND PROPOSED CULVERT CROSS SECTIONS

PARCEL MAP

SCALE: 1"=400'



- ① TMP 55C-03-A
- ② TMP 56A1-01-25
- ③ TMP 56A1-01-26A
- ④ TMP 56-115
- ⑤ TMP 55C-03-A1

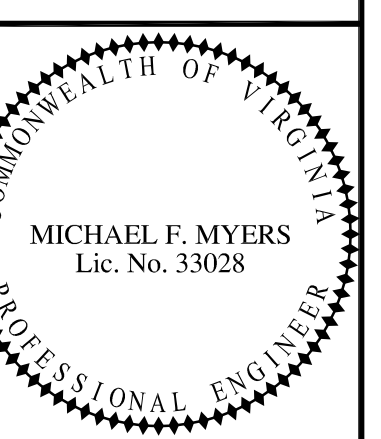
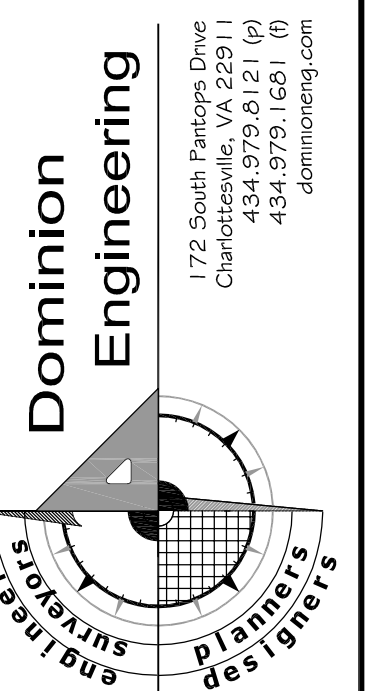
OWNER/DEVELOPER

OWNER:

Crozet Development Solutions, LLC
1215 E Market St, Suite B
Charlottesville, VA 22902

DEVELOPER:

Southern Development Group
170 South Pantops Dr.
Charlottesville, VA 22902



REVISIONS		DATE	DATE	CHECKED BY:
NO.	DESCRIPTION	NO.		
1	COMMENTS ADDRESSED	04/04/16		MEP
2	COMMENTS ADDRESSED	06/03/16		MEP

SPECIAL USE PERMIT PLANS FOR
 WEST GLEN SUBDIVISION
 WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA
 SHEET TITLE: COVER SHEET

DOM. PROJECT NO: 15.0020

INDEX TITLE:
SP1

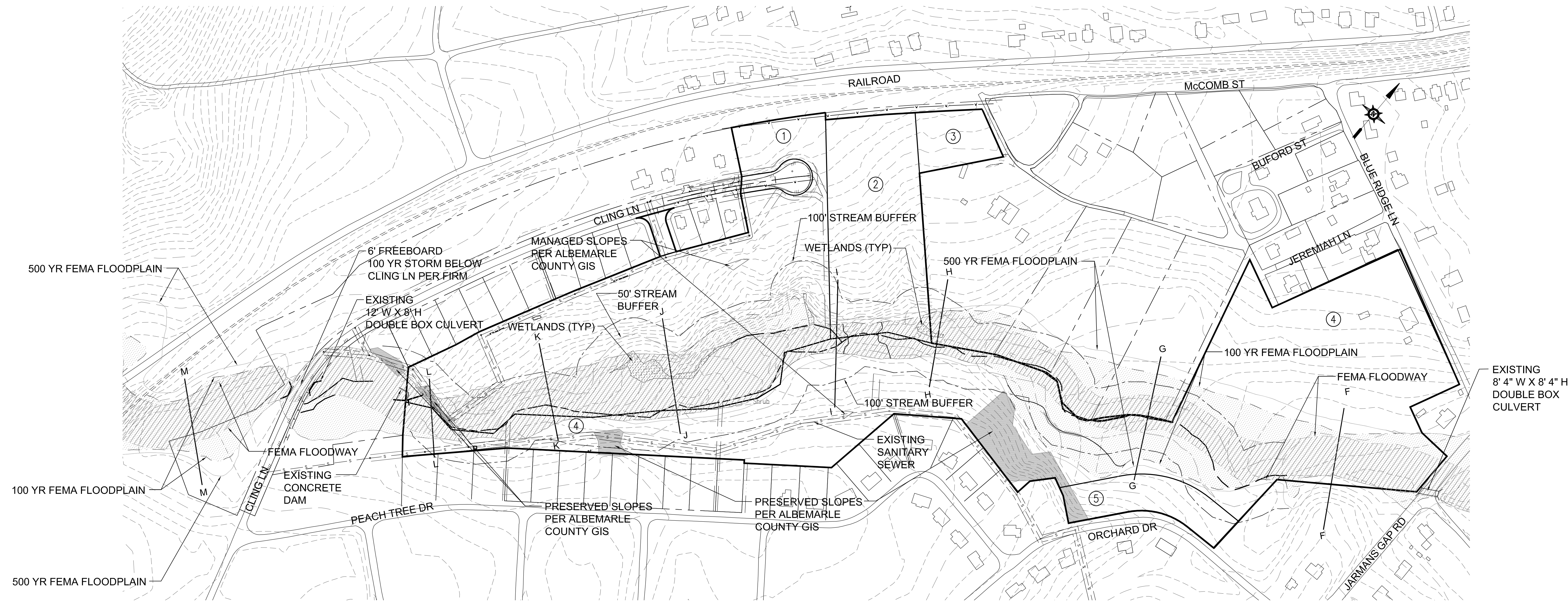
SHEET NO: 1 of 11

DATE: 01/19/2016

REVISIONS		REVISIONS	
NO.	DATE	DESCRIPTION	DATE
1	04/04/16	COMMENTS ADDRESSED	04/04/16
2	06/03/16	COMMENTS ADDRESSED	06/03/16

FILE NAME: 15.0020-WESTGLEN-SUP.dwg
 SCALE: 1" = 150'
 DESIGNED BY: MPM
 DRAWN BY: MPM
 CHECKED BY: MPM

SPECIAL USE PERMIT PLANS FOR
 WEST GLEN SUBDIVISION
 WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA
 SHEET TITLE: EXISTING CONDITIONS SITE OVERVIEW



- NOTES:
1. APPLICANT IS PROPOSING TO DEVELOP PARCELS 1, 2, 3, AND 5.
 2. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD SURVEY SUPPLEMENTED BY ALBEMARLE COUNTY GIS.

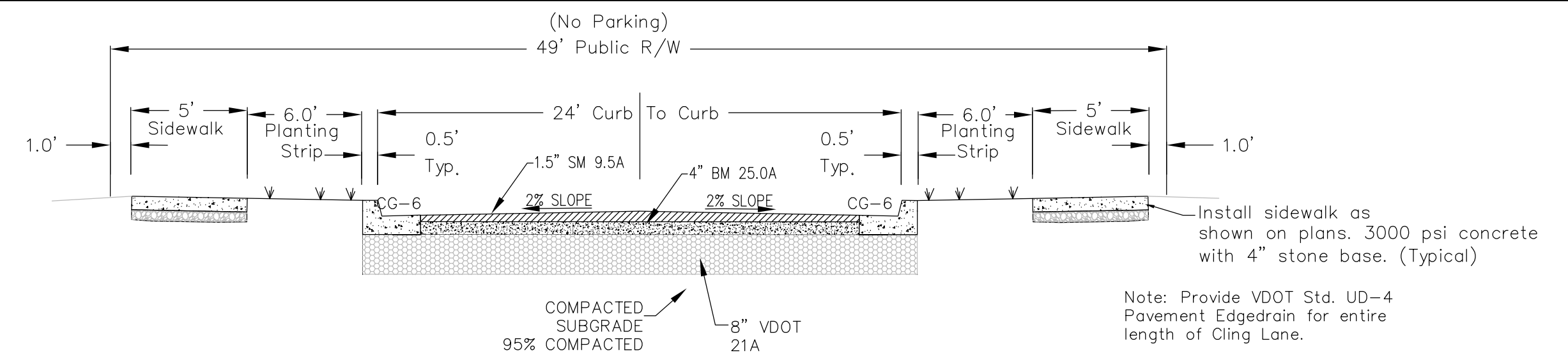


KEY	
—	OVERALL BOUNDARY (5 PARCELS)
—	INTERIOR PROPERTY LINES
- - -	DEPARTING PROPERTY LINES
▨	100-YR FEMA FLOODPLAIN (1% CHANCE STORM)
▩	500-YR FEMA FLOODPLAIN (0.2% CHANCE STORM)
▧	FEMA FLOODWAY
—	50' STREAM BUFFER LINE
—	100' STREAM BUFFER LINE
▨	WETLANDS
▩	PRESERVED SLOPES

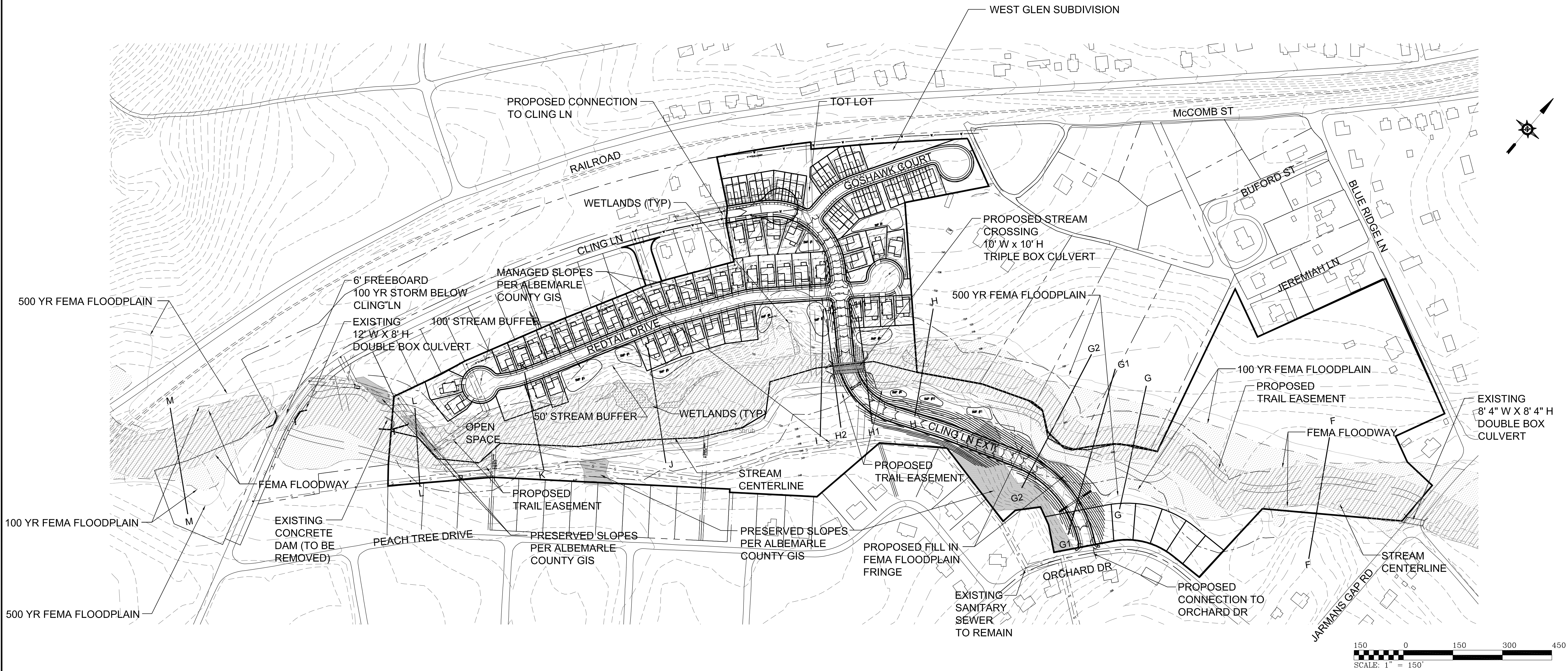
OVERALL PROJECT AREA TABULATION

PARCEL	AREA
① TMP 55C-03-A	12.81 Ac.
② TMP 56A1-01-25	4.43 Ac.
③ TMP 56A1-01-26A	0.89 Ac.
④ TMP 56-115	21.30 Ac.
⑤ TMP 55C-03-A1	1.34 Ac.
TOTAL AREA:	40.77 Ac.

ADT CLING LANE EXTENDED
 44 SFD x 10 TPD + 31 TOWNHOUSES x 7 TPD + 27 EX. SFD x 10 TPD= 927 VPD
 SFD: SINGLE FAMILY DWELLING
 TPD: TRIPS PER DAY
 VPD: VEHICLES PER DAY



1 TYPICAL ROAD SECTION - ONSITE STREET FOR < 2,000 VPD
 SP3 NOT TO SCALE



WEST GLEN SUBDIVISION SITE AREA:

R-6 CLUSTER DEVELOPMENT

SITE AREA = 19.47 Ac ①+②+③+⑤
 PROPOSED RIGHT OF WAY = 3.16 Ac
 PROPOSED OPEN SPACE = 8.04 Ac (41.3% > 25% Min - OK)
 PROPOSED OPEN SPACE IN FLOODPLAIN = 4.61 Ac (< 80% OF TOTAL OPEN SPACE - OK)

MAXIMUM DENSITY: 6 DU/Ac = 6 x 19.47 = 116 UNITS
 PROPOSED DENSITY: ±81 UNITS / 19.47 Ac = ± 4 DU/Ac

OVERALL PROJECT AREA TABULATION

PARCEL	AREA
① TMP 55C-03-A	12.81 Ac.
② TMP 56A1-01-25	4.43 Ac.
③ TMP 56A1-01-26A	0.89 Ac.
④ TMP 56-115	21.30 Ac.
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TOTAL AREA:	40.77 Ac.

KEY

	OVERALL BOUNDARY (5 PARCELS)
	INTERIOR PROPERTY LINES
	DEPARTING PROPERTY LINES
	100-YR FEMA FLOODPLAIN (1% CHANCE STORM)
	500-YR FEMA FLOODPLAIN (0.2% CHANCE STORM)
	FEMA FLOODWAY
	50' STREAM BUFFER LINE
	100' STREAM BUFFER LINE
	WETLANDS
	PRESERVED SLOPES

Dominion Engineering
 172 South Pantego Drive
 Charlottesville, VA 22902
 434.979.8121 (P)
 434.979.1661 (F)
 dominioneng.com

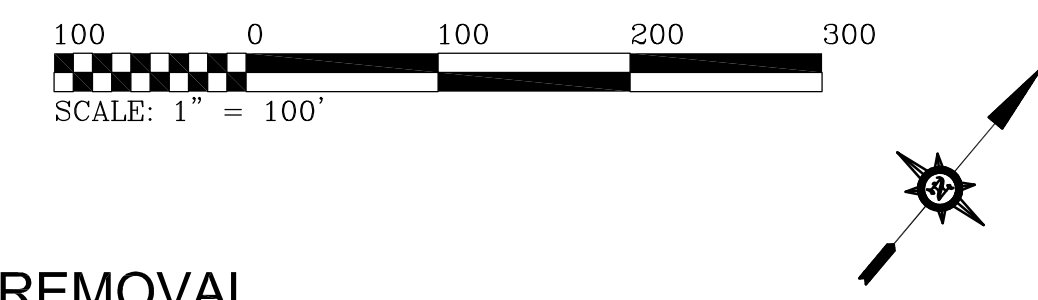
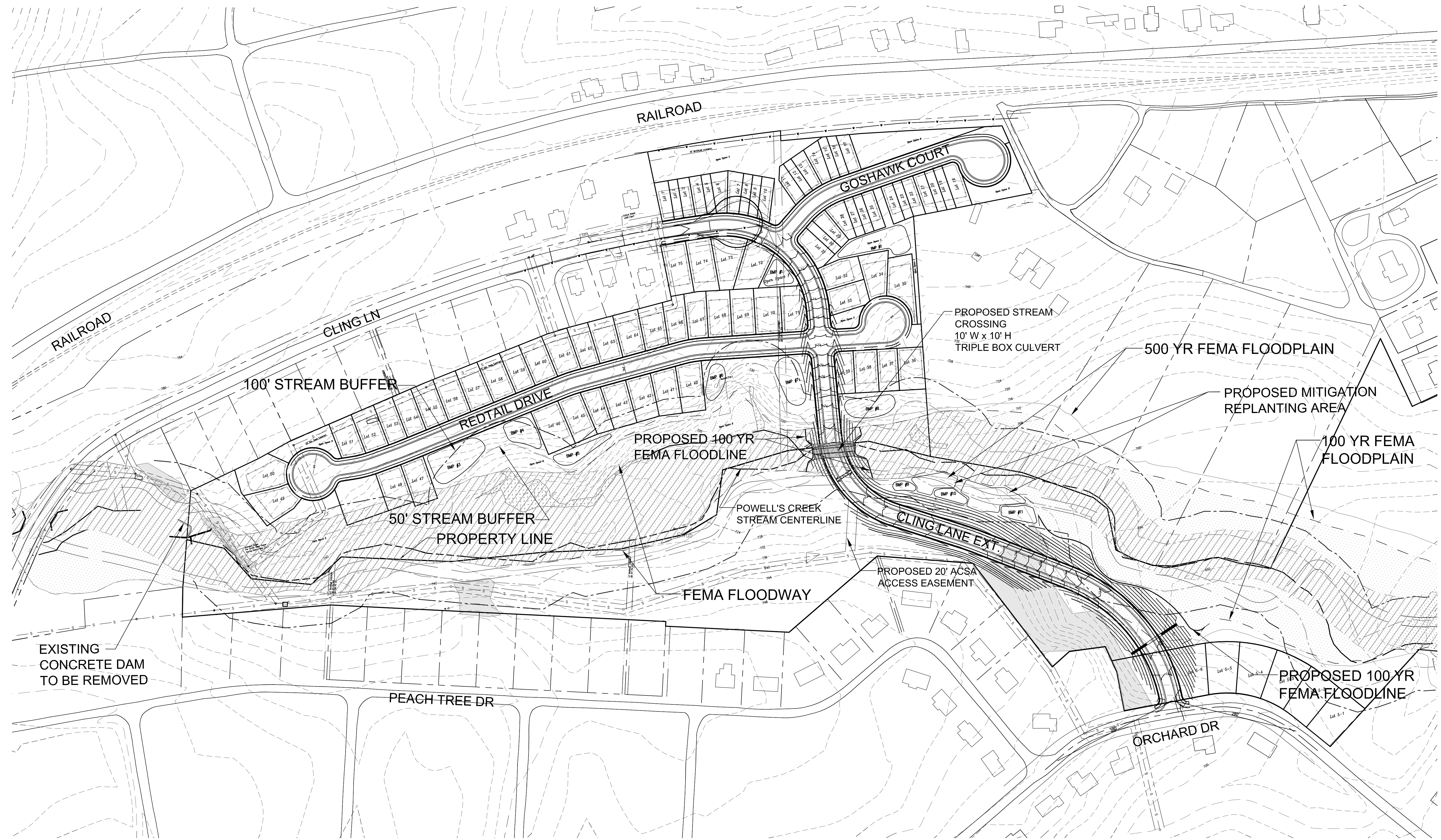
COMMONWEALTH OF VIRGINIA
 MICHAEL F. MYERS
 Lic. No. 33028
 PROFESSIONAL ENGINEER

NO.	REVISIONS DESCRIPTION	DATE	DESIGNED BY:	DRAWN BY:	CHECKED BY:
1	COMMENTS ADDRESSED	04/04/16	MPM	MPM	MPM
2	COMMENTS ADDRESSED	06/03/16			

FILE NAME: 15.0020-WESTGLEN-SUP.dwg
 SCALE: 1" = 150'

SPECIAL USE PERMIT PLANS FOR
 WEST GLEN SUBDIVISION
 WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA
 SHEET TITLE: PROPOSED CONDITIONS SITE OVERVIEW

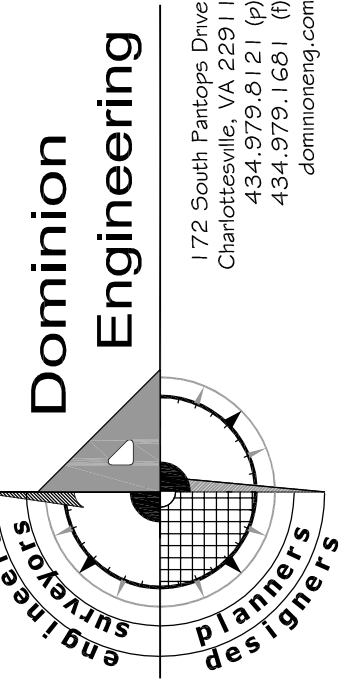
DOM. PROJECT NO: 15.0020
 INDEX TITLE:
SP3
 SHEET NO: 3 of 11
 DATE: 01/19/2016



PROPOSED MITIGATION SUMMARY

1. REMOVAL OF DAM
2. STREAMBANK RESTORATION AT DAM REMOVAL
3. PROPOSED MITIGATION PLANTING
4. 15% AFFORDABLE DWELLING UNITS (ADU)

KEY	
	OVERALL BOUNDARY (5 PARCELS)
	INTERIOR PROPERTY LINES
	DEPARTING PROPERTY LINES
	100-YR FEMA FLOODPLAIN (1% CHANCE STORM)
	500-YR FEMA FLOODPLAIN (0.2% CHANCE STORM)
	FEMA FLOODWAY
	50' STREAM BUFFER LINE
	100' STREAM BUFFER LINE
	WETLANDS
	PRESERVED SLOPES



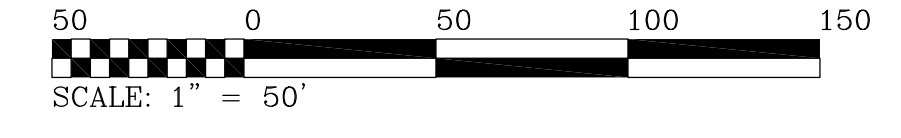
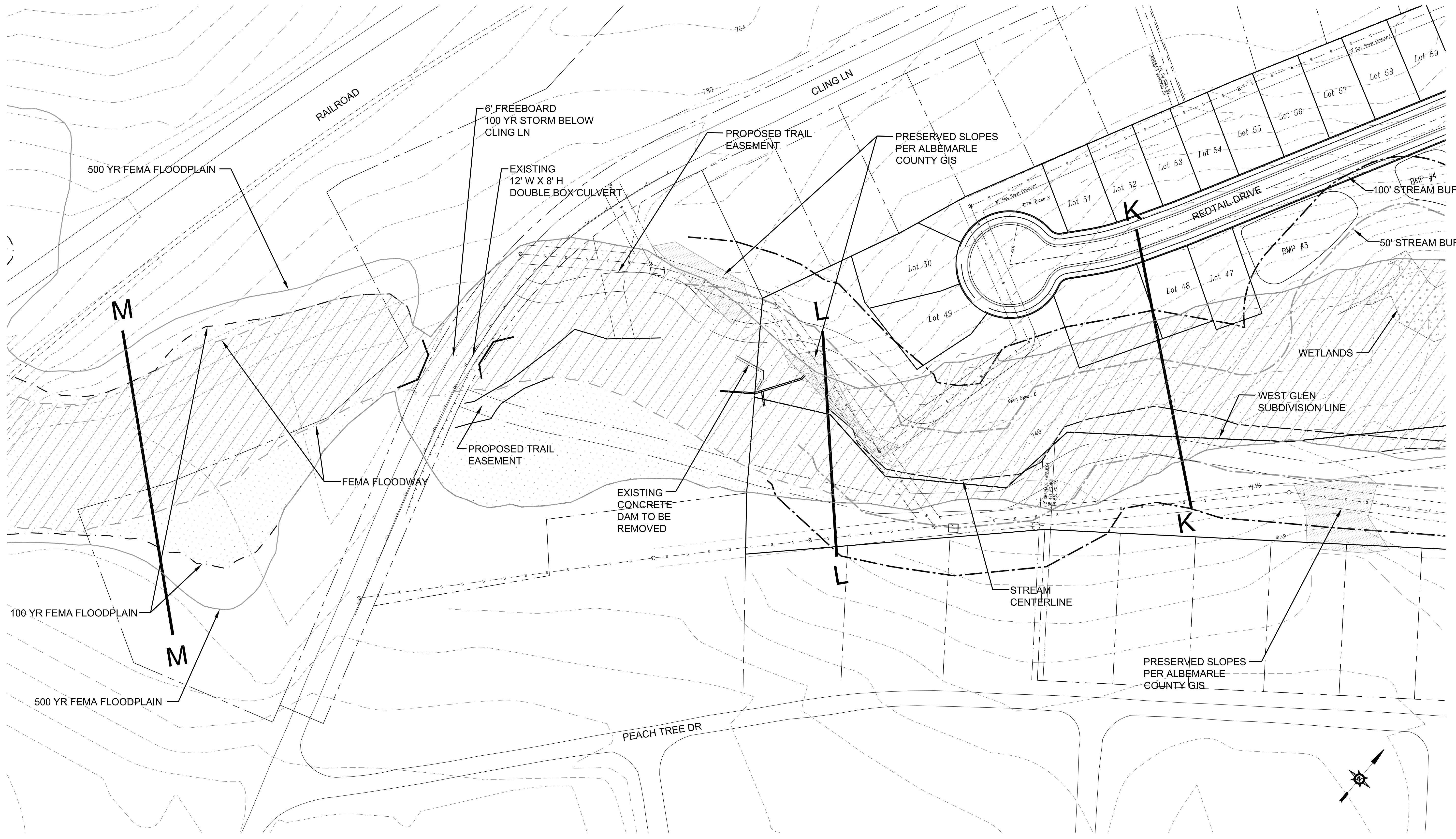
COMMONWEALTH OF VIRGINIA
 PROFESSIONAL ENGINEER
 MICHAEL F. MYERS
 Lic. No. 33028

REVISIONS		DATE	DESCRIPTION	DESIGNED BY:	DRAWN BY:	CHECKED BY:
NO.	DATE	DESCRIPTION	COMMENTS ADDRESSED	MPM	MPM	MPM
1	04/04/16					
2	06/03/16					

FILE NAME: 15.0020-WESTGLEN-SUP.dwg
 SCALE: 1" = 100'

SPECIAL USE PERMIT PLANS FOR
 WEST GLEN SUBDIVISION
 RIVANNA DISTRICT, ALBEMARLE COUNTY, VIRGINIA
 SHEET TITLE: SITE PLAN OVERVIEW

DOM. PROJECT NO: 15.0020
 INDEX TITLE:
SP4
 SHEET NO: 4 of 11
 DATE: 01/19/2016

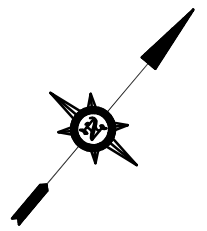
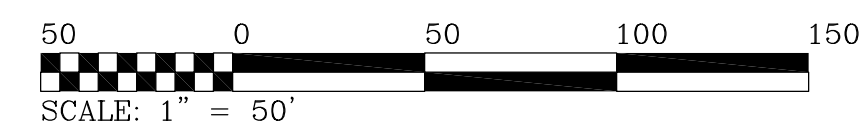
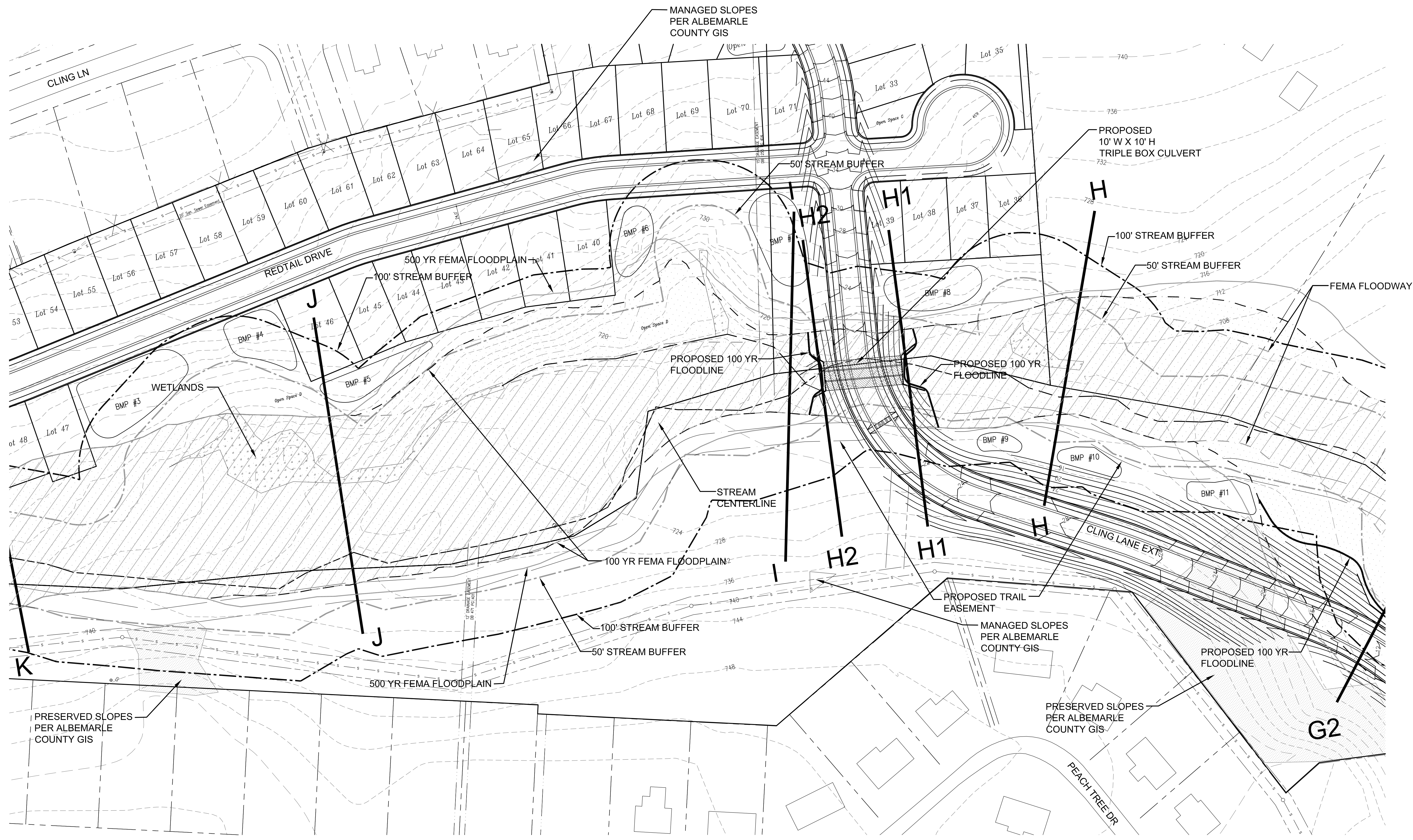


KEY	
	OVERALL BOUNDARY (5 PARCELS)
	INTERIOR PROPERTY LINES
	DEPARTING PROPERTY LINES
	100-YR FEMA FLOODPLAIN (1% CHANCE STORM)
	500-YR FEMA FLOODPLAIN (0.2% CHANCE STORM)
	FEMA FLOODWAY
	50' STREAM BUFFER LINE
	100' STREAM BUFFER LINE
	WETLANDS
	PRESERVED SLOPES

REVISIONS		DATE	DESCRIPTION	CHECKED BY:
NO.	DESCRIPTION	DATE		
1	COMMENTS ADDRESSED	04/04/16		MPM
2	COMMENTS ADDRESSED	06/03/16		MPM

REVISIONS		DATE	DESCRIPTION	CHECKED BY:
NO.	DESCRIPTION	DATE		
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2	COMMENTS ADDRESSED	06/03/16		MPM

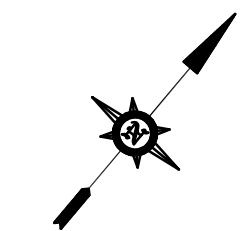
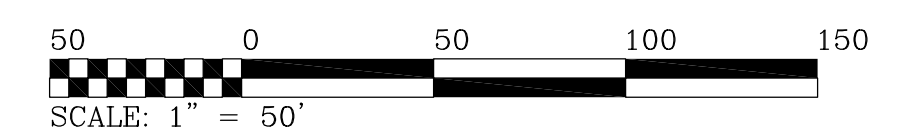
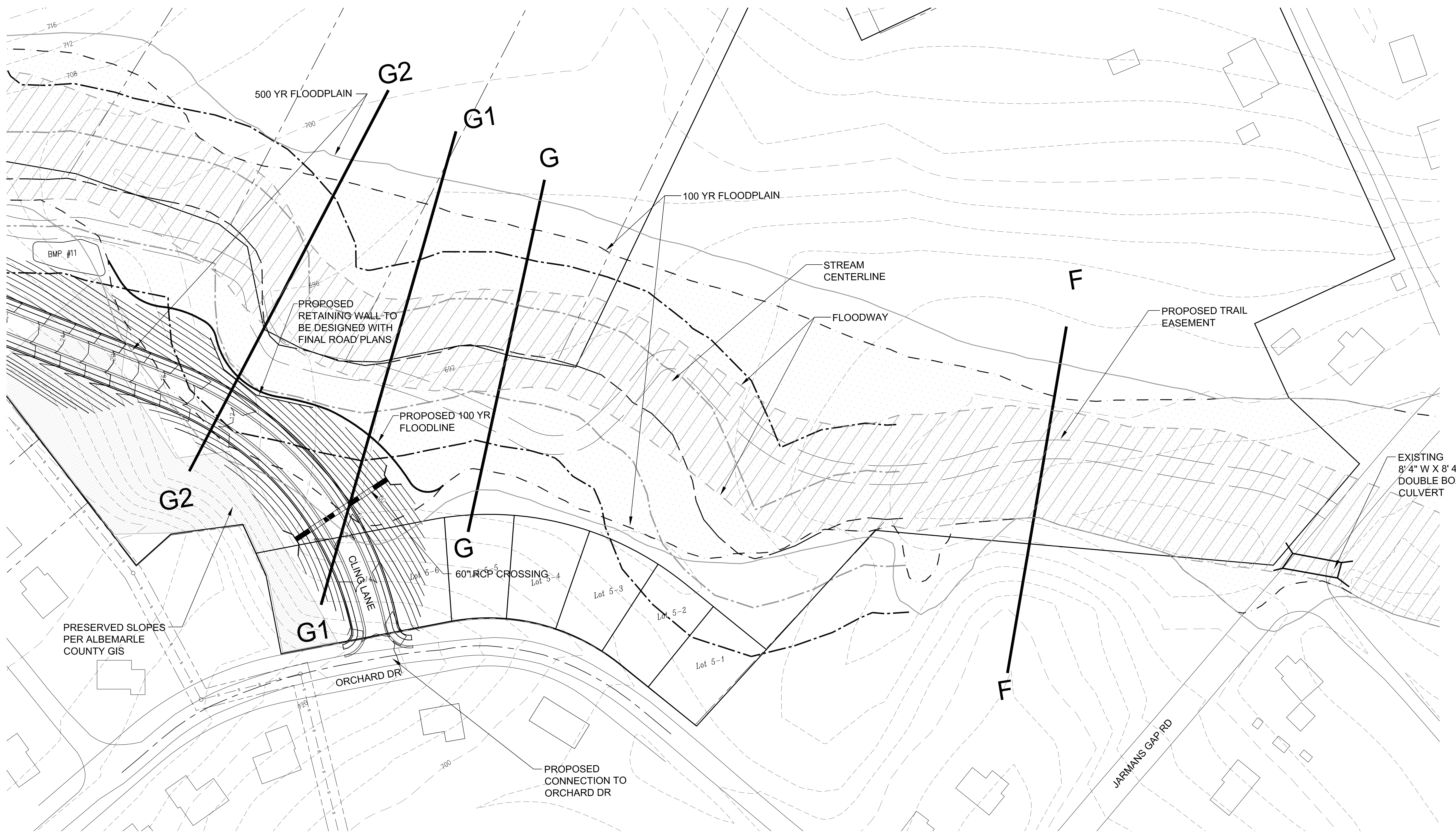
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 CHECKED BY: MPM



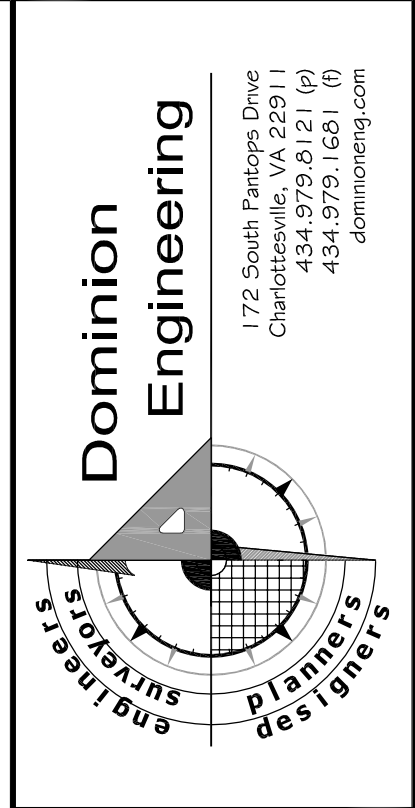
KEY	
	OVERALL BOUNDARY (5 PARCELS)
	INTERIOR PROPERTY LINES
	DEPARTING PROPERTY LINES
	100-YR FEMA FLOODPLAIN (1% CHANCE STORM)
	500-YR FEMA FLOODPLAIN (0.2% CHANCE STORM)
	FEMA FLOODWAY
	50' STREAM BUFFER LINE
	100' STREAM BUFFER LINE
	WETLANDS
	PRESERVED SLOPES

REVISIONS		DATE	DESCRIPTION	DESIGNED BY:	DRAWN BY:	CHECKED BY:
NO.	DATE	NO.	DESCRIPTION	DATE	NO.	NO.
1	04/04/16		COMMENTS ADDRESSED	MFV	MFV	MFV
2	06/03/16		COMMENTS ADDRESSED			

SPECIAL USE PERMIT PLANS FOR
 WEST GLEN SUBDIVISION
 WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA
 SHEET TITLE: FLOODPLAIN PLAN



KEY	
	OVERALL BOUNDARY (5 PARCELS)
	INTERIOR PROPERTY LINES
	DEPARTING PROPERTY LINES
	100-YR FEMA FLOODPLAIN (1% CHANCE STORM)
	500-YR FEMA FLOODPLAIN (0.2% CHANCE STORM)
	FEMA FLOODWAY
	50' STREAM BUFFER LINE
	100' STREAM BUFFER LINE
	WETLANDS
	PRESERVED SLOPES

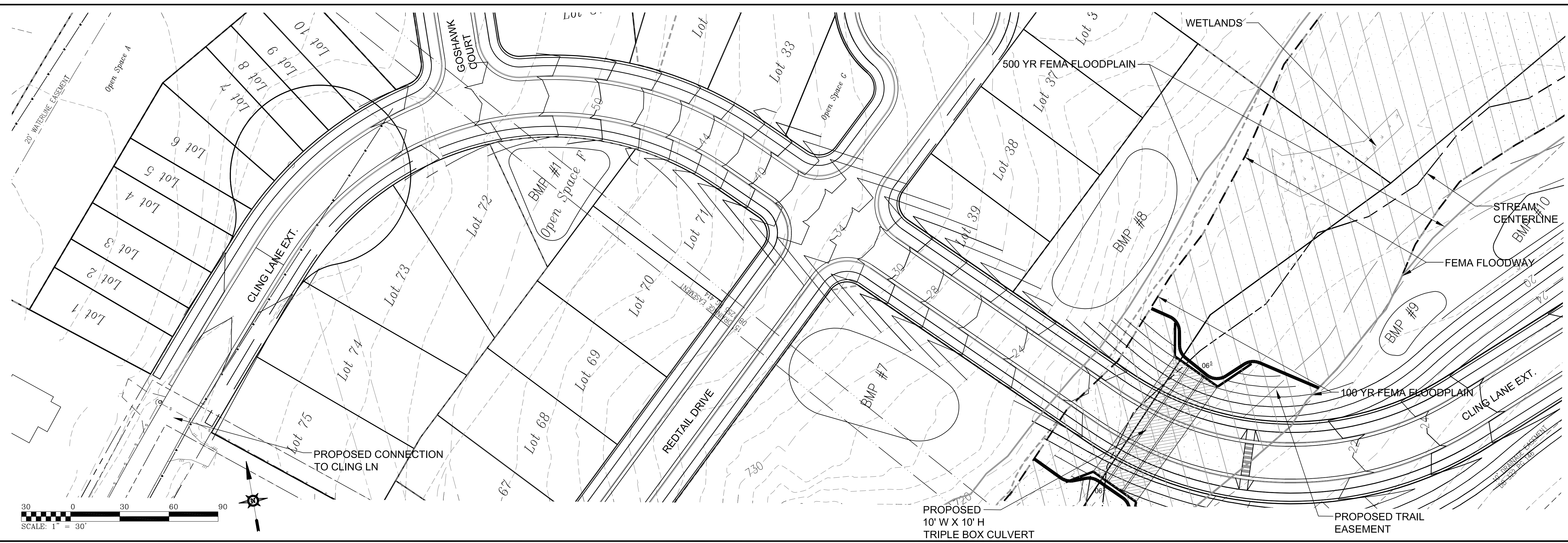


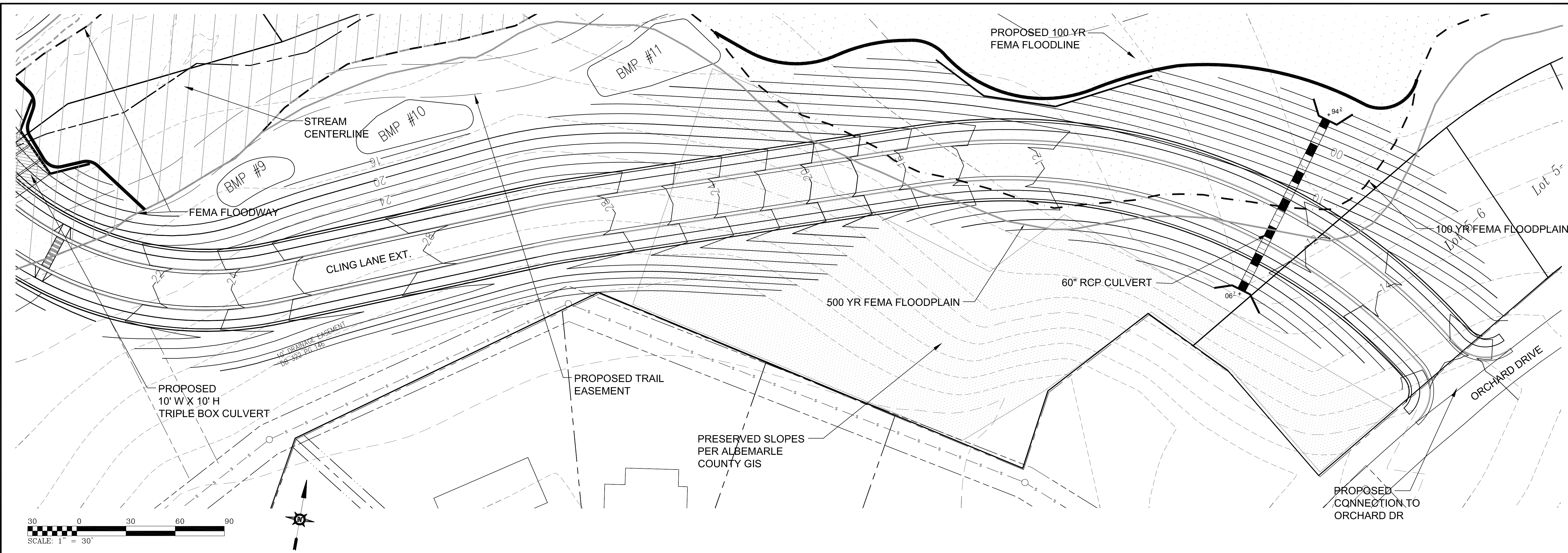
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1	COMMENTS ADDRESSED	04/04/16			MPM
2	COMMENTS ADDRESSED	06/03/16			MPM

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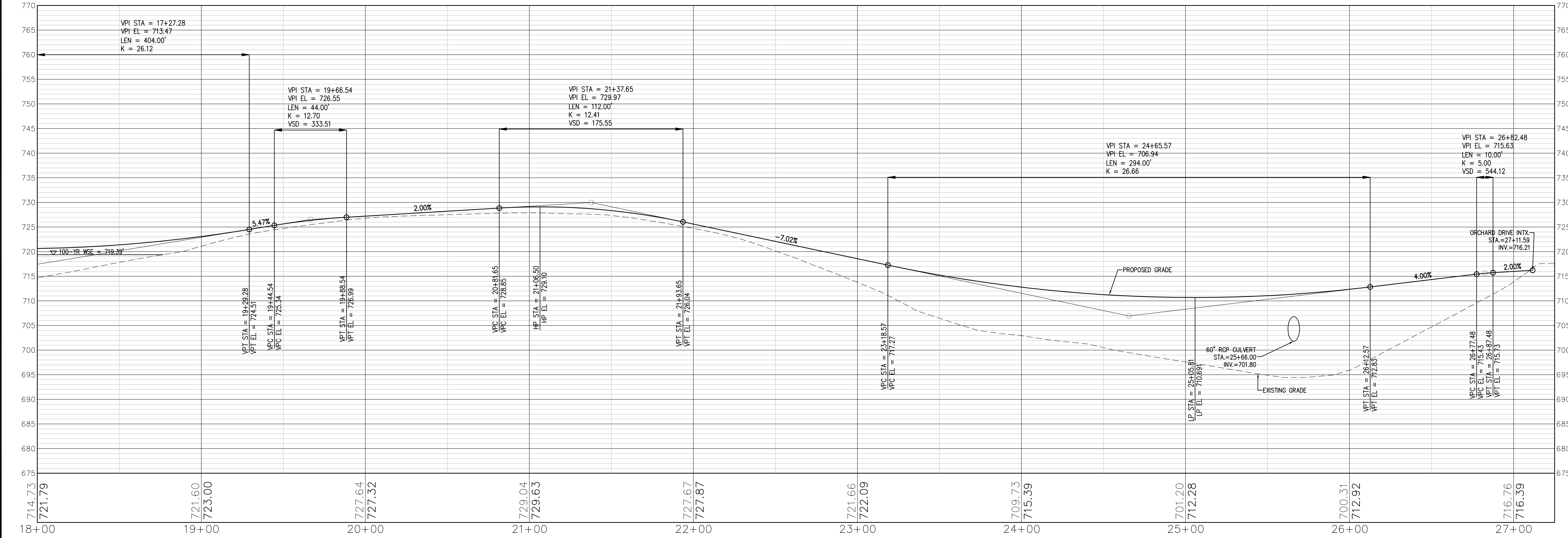
SPECIAL USE PERMIT PLANS FOR
 WEST GLEN SUBDIVISION
 WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA
 SHEET TITLE: FLOODPLAIN PLAN

DOM. PROJECT NO: 15.0020
 INDEX TITLE: SP7
 SHEET NO: 7 of 11
 DATE: 01/19/2016





Cling Lane Extended Profile
 Horiz. Scale: 1"=30'
 Vertical Scale: 1"=10'



Dominion Engineering
 172 South Parkside Drive
 Charlottesville, VA 22904
 434.979.1651 (F)
 dominioneng.com

COMMONWEALTH OF VIRGINIA
 PROFESSIONAL ENGINEER
 MICHAEL F. MYERS
 Lic. No. 33028

NO.	DATE	DESCRIPTION	REVISIONS
1	04/04/16	COMMENTS ADDRESSED	
2	06/03/16	COMMENTS ADDRESSED	

DESIGNED BY: DEG
 DRAWN BY: DEG
 CHECKED BY: MFM

SCALE: 1" = 30'
 FILE NAME: 15.0000 - SP9 - 2016 - 08 - 16

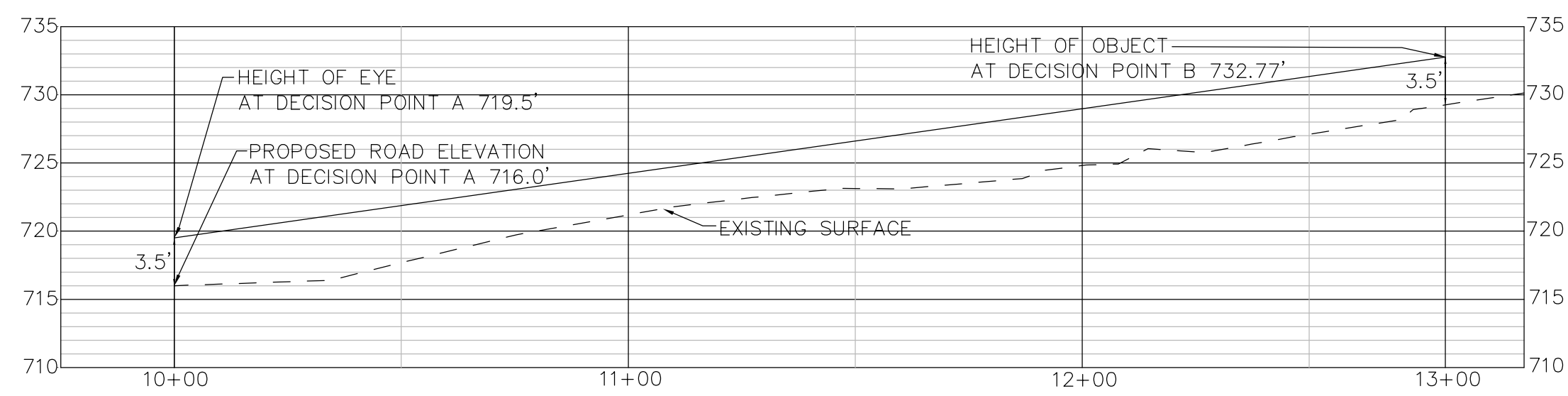
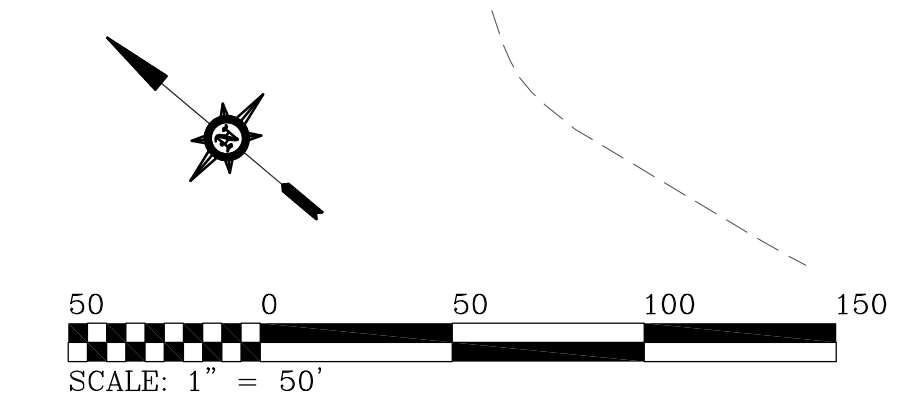
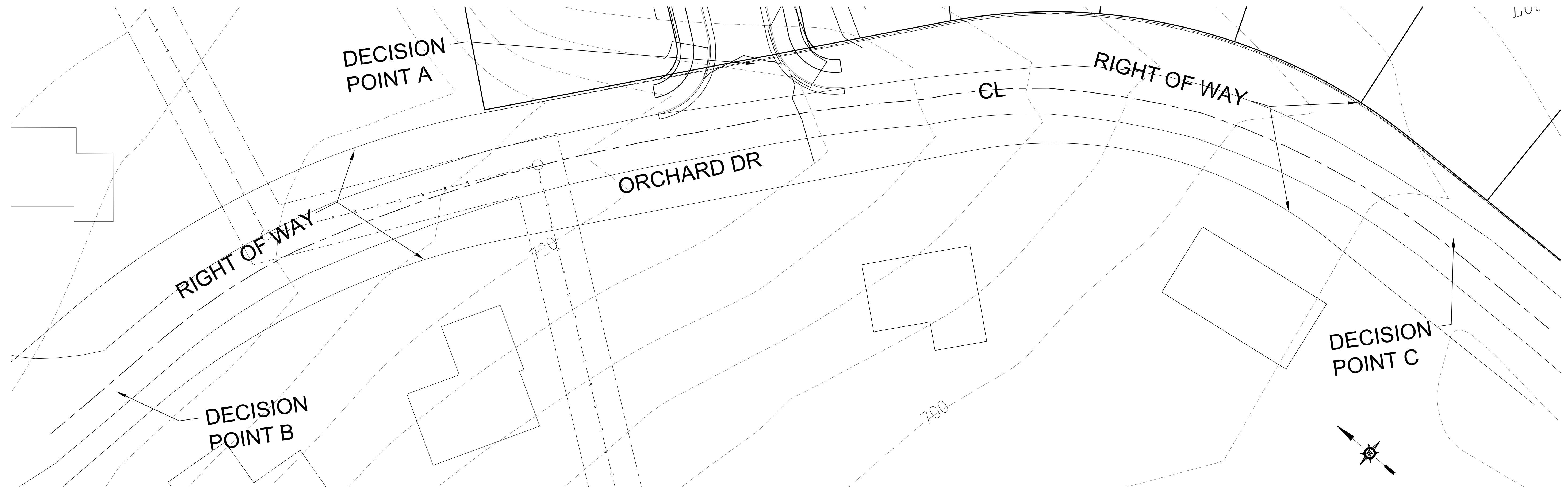
SPECIAL USE PERMIT FOR
WEST GLEN SUBDIVISION
 WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

ROAD PROFILE - CLING LANE EXTENSION 18+00 TO 27+11.59

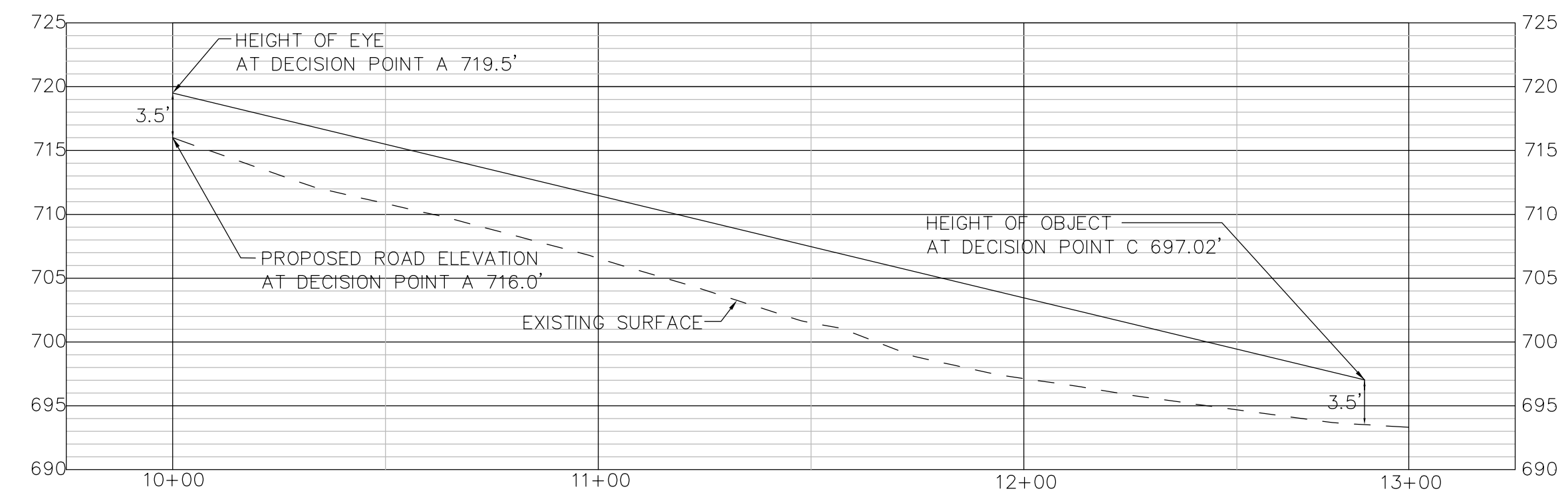
DOM. PROJECT NO: 15.0020

INDEX TITLE:
SP9

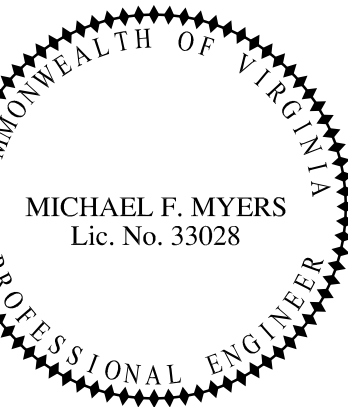
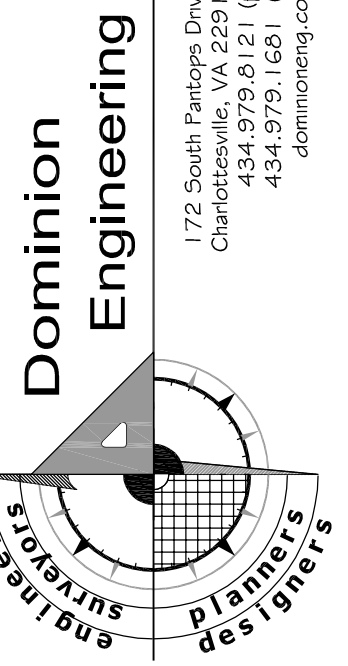
SHEET NO: 9 of 11
 DATE: 01/19/16



1
SP9 RIGHT VIEW SITE DISTANCE 280'
Horiz. Scale: 1"=30"
Vert. Scale: 1"=10"



1
SP9 LEFT VIEW SITE DISTANCE 280'
Horiz. Scale: 1"=30"
Vert. Scale: 1"=10"



REVISIONS		REVISIONS		REVISIONS	
NO.	DESCRIPTION	DATE	DATE	DATE	DATE
1	COMMENTS ADDRESSED	04/04/16			
2	COMMENTS ADDRESSED	06/03/16			

FILE NAME: 15.0020 - WESTGLEN - SUP.dwg
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DESIGNED BY: MPM
DRAWN BY: DEG
CHECKED BY: MPM

SPECIAL USE PERMIT PLANS FOR
WEST GLEN SUBDIVISION
WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA
SHEET TITLE: SIGHT DISTANCE PLAN AND PROFILE ORCHARD DR

DOM. PROJECT NO: 15.0020

INDEX TITLE:

SP10

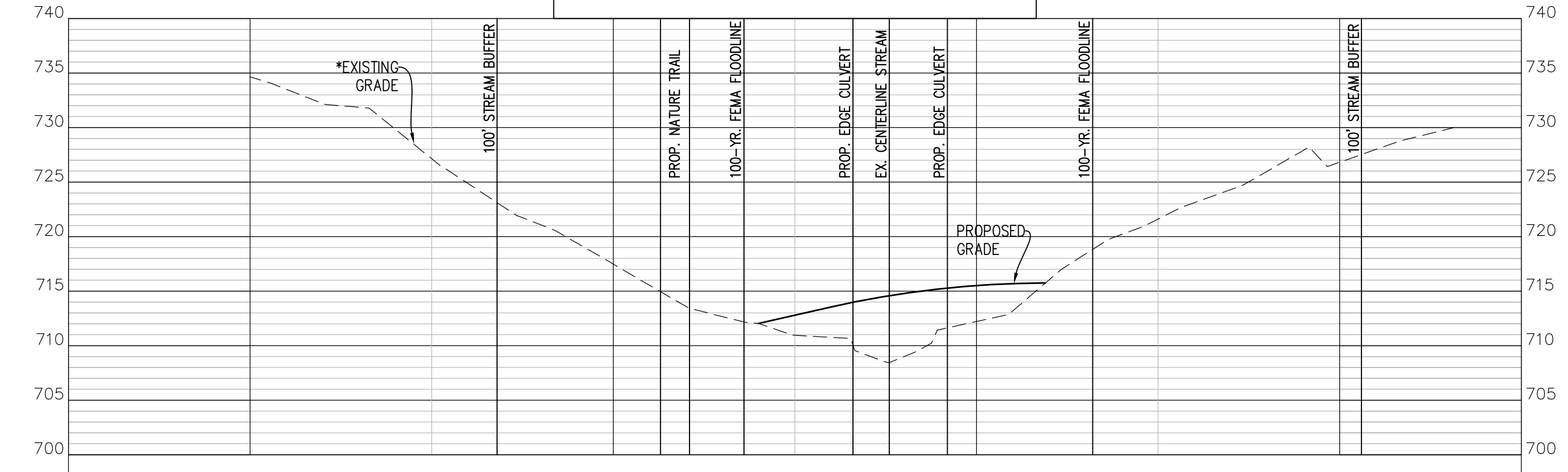
SHEET NO: 10 of 11

DATE: 01/19/2016

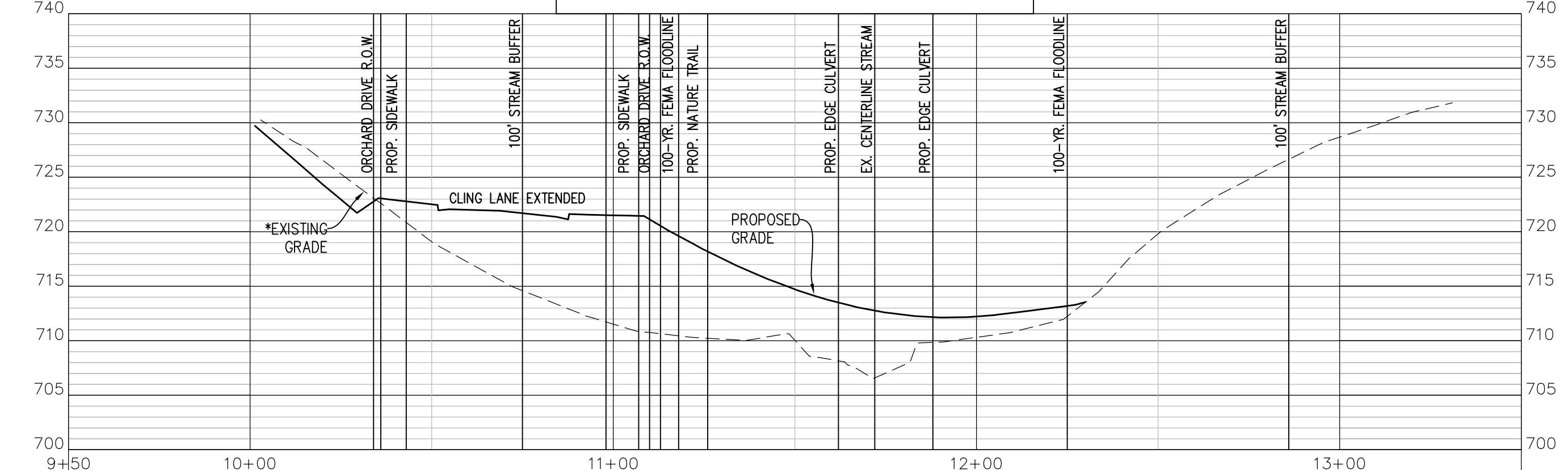
EXISTING CONDITIONS												
Descriptor	Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)
EX. CLING LANEX-ING	POWELLS CR	6995	100-YEAR	1390	757	765.35	762.02	765.84	0.004395	5.87	274.11	151.59
	POWELLS CR	6960		Culvert								
	POWELLS CR	6925	100-YEAR	1390	756.1	761.17	760.7	762.57	0.022656	5.89	160.46	306.69
	POWELLS CR	6875	100-YEAR	1390	754.6	760.45	760.45	760.94	0.024296	8.76	397.51	299.45
L	POWELLS CR	6490	100-YEAR	1400	743	750.34	750.34	751.36	0.022201	10.43	266.45	122.08
K	POWELLS CR	6120	100-YEAR	1410	733	740.24	740.24	741.16	0.021135	10.08	290.16	140.62
J	POWELLS CR	5735	100-YEAR	1430	723	730.03	730.03	730.82	0.020602	5.72	329.5	180.49
I - NO RISE	POWELLS CR	5190	100-YEAR	1450	708.5	715.72	715.72	716.94	0.023728	11.16	241.45	94.34
H2 - NO RISE	POWELLS CR	5151	100-YEAR	1450	708.5	714.10	713.84	715.23	0.019996	5.55	224.13	88.93
H1 - NO RISE	POWELLS CR	5056	100-YEAR	1450	706.5	712.35	712.25	713.36	0.018598	8.45	233.42	131.32
H - NO RISE	POWELLS CR	4885	100-YEAR	1450	701.2	708.61	708.61	709.79	0.023429	11	257.71	111.72
G2	POWELLS CR	4455	100-YEAR	1450	692	697.74	697.74	698.27	0.026722	5.14	394.05	293.97
G1	POWELLS CR	4326	100-YEAR	1450	689.2	695.24		695.5	0.013752	6.84	522.87	334.64
G	POWELLS CR	4210	100-YEAR	1480	686.7	693.09	692.87	693.59	0.01961	8.55	401.68	241.33
F	POWELLS CR	3550	100-YEAR	1510	670.5	678.44	678.44	679.57	0.022811	10.74	263.35	117.4
	POWELLS CR	3334	100-YEAR	1520	665.2	675.22		675.3	0.001713	3.73	867.29	265.22
	POWELLS CR	3307	100-YEAR	1520	664.4	675.10	670	675.24	0.001276	3.47	686.66	262.69
	POWELLS CR	3260		Culvert								
JARMANS GAP X-ING	POWELLS CR	3218	100-YEAR	1520	663.1	668.75	668.75	671.58	0.04099	13.49	112.71	20.07
	POWELLS CR	3186	100-YEAR	1520	661.5	668.52	668.52	669.61	0.023188	10.79	244.22	109.02

PROPOSED CONDITIONS												
Descriptor	Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)
EX. CLING LANE X-ING	POWELLS CR	6995	100-YEAR	1390	757	765.35	762.02	765.84	0.004395	5.87	274.11	151.59
	POWELLS CR	6960		Culvert								
	POWELLS CR	6925	100-YEAR	1390	756.1	761.17	760.7	762.57	0.022656	5.89	160.46	306.69
	POWELLS CR	6875	100-YEAR	1390	754.6	760.45	760.45	760.94	0.024296	8.76	397.51	299.45
L	POWELLS CR	6490	100-YEAR	1400	743	750.34	750.34	751.36	0.022201	10.43	266.45	122.08
K	POWELLS CR	6120	100-YEAR	1410	733	740.24	740.24	741.16	0.021135	10.08	290.16	140.62
J	POWELLS CR	5735	100-YEAR	1430	723	730.03	730.03	730.82	0.020602	5.72	329.5	180.49
I - NO RISE	POWELLS CR	5190	100-YEAR	1450	708.5	715.72	715.72	716.94	0.023728	11.16	241.45	94.34
H2 - NO RISE	POWELLS CR	5151	100-YEAR	1450	706	713.30	709.91	713.61	0.002916	4.49	346.36	74.9
PRCP BOX CULVERT	POWELLS CR	5103		Culvert								
H1 - NO RISE	POWELLS CR	5056	100-YEAR	1450	706.5	711.59		712.2	0.009041	6.71	289.14	98.6
H - NO RISE	POWELLS CR	4885	100-YEAR	1460	701.2	708.61	708.61	709.79	0.023429	11	257.71	111.72
G2	POWELLS CR	4455	100-YEAR	1460	692	698.23		698.68	0.018719	8.18	394.47	223.25
G1	POWELLS CR	4326	100-YEAR	1460	689.2	695.46		696.03	0.022386	8.99	372.6	229.55
G	POWELLS CR	4210	100-YEAR	1480	686.7	693.09	692.87	693.59	0.01961	8.55	401.68	241.33
F	POWELLS CR	3550	100-YEAR	1510	670.5	678.44	678.44	679.57	0.022811	10.74	263.35	117.4
	POWELLS CR	3334	100-YEAR	1520	665.2	675.22		675.3	0.001713	3.73	867.29	265.22
	POWELLS CR	3307	100-YEAR	1520	664.4	675.10	670	675.24	0.001276	3.47	686.66	262.69
	POWELLS CR	3260		Culvert								
JARMANS GAP X-ING	POWELLS CR	3218	100-YEAR	1520	663.1	668.75	668.75	671.58	0.04099	13.49	112.71	20.07

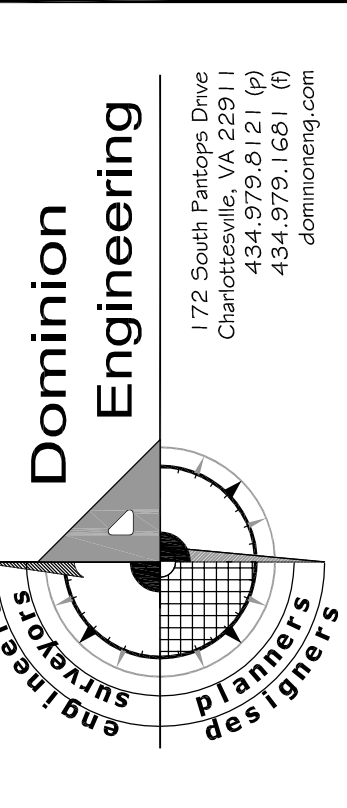
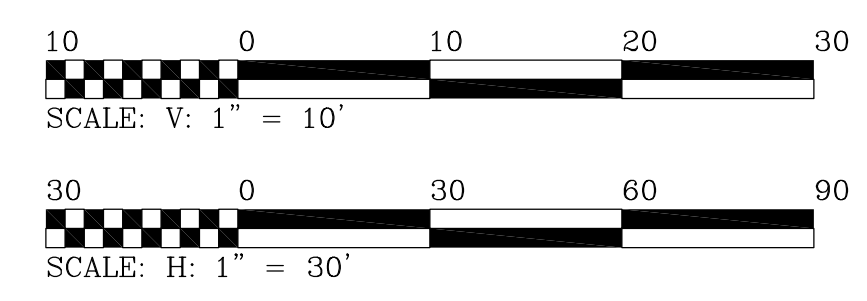
SECTION H2 PROFILE



SECTION H1 PROFILE



*EXISTING GRADE BASED ON FIELD RUN TOPOGRAPHY, MARCH 2016.



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REVISIONS		NO.	DATE	DESCRIPTION	CHECKED BY:
1	04/04/16				MPM
2	06/08/16				MPM

REVISIONS		NO.	DATE	DESCRIPTION	DESIGNED BY:
1	04/04/16				MPM
2	06/08/16				MPM

FILE NAME: 15.0020-WESTGLEN-SUP.dwg
SCALE: AS SHOWN
DRAWN BY: MPM
CHECKED BY: MPM
DEC

SPECIAL USE PERMIT PLANS FOR
WEST GLEN SUBDIVISION
RIVANNA DISTRICT, ALBEMARLE COUNTY, VIRGINIA
SHEET TITLE: FLOODPLAIN SECTION PROFILES
DOM. PROJECT NO: 15.0020
INDEX TITLE: SP11
SHEET NO: 11 OF 11
DATE: 01/19/2016