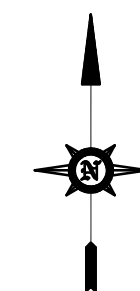


SPECIAL USE PERMIT PLANS FOR WEST GLEN SUBDIVISION

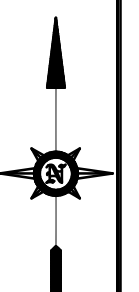
SCALE: 1"=1000'



-

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

SCALE: 1"=400'



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

COMMONWEALTH OF VIRGINIA

MICHAEL F. MYERS

Lic. No. 33028

PROFESSIONAL ENGINEER

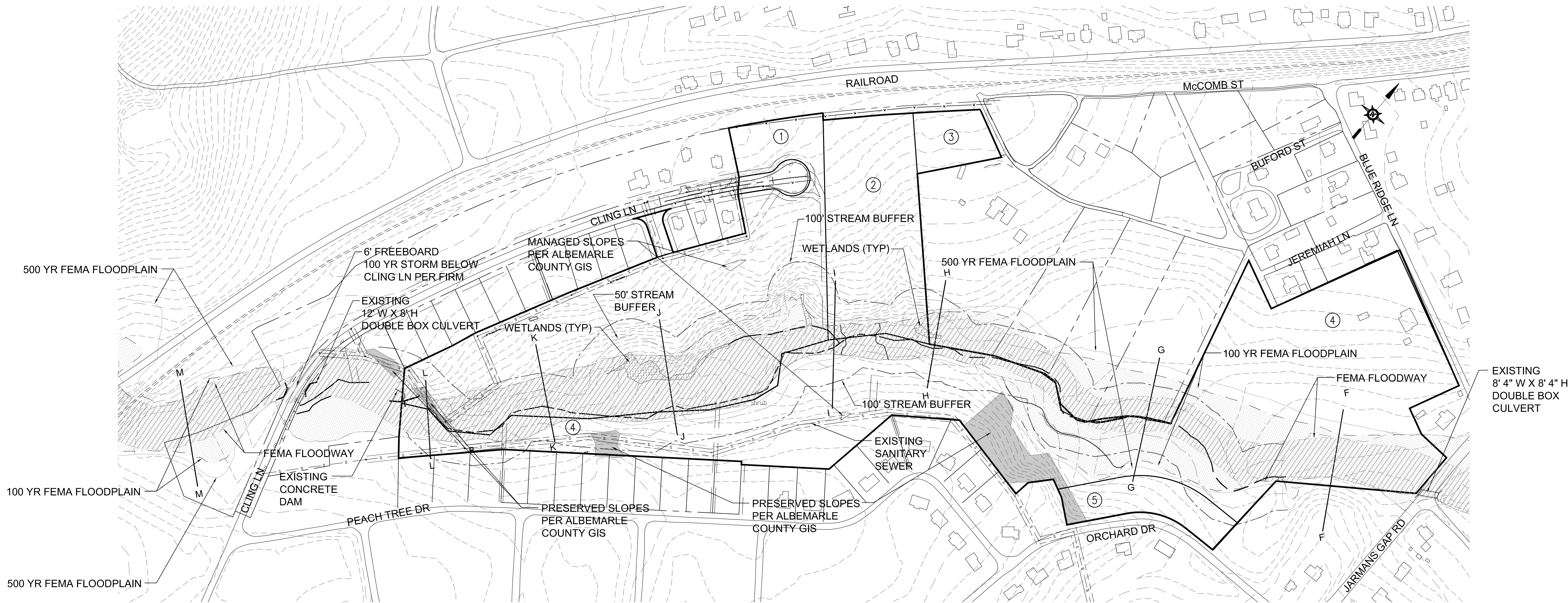
SPECIAL USE PERMIT PLANS FOR
WEST GLEN SUBDIVISION
WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

OM. PROJECT NO:15.0020

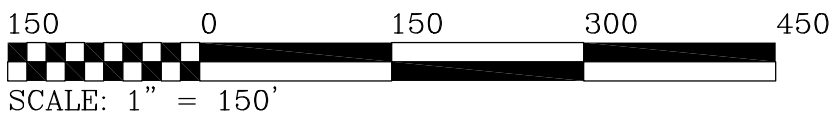
INDEX TITLE:

SP1

SHEET NO: 1 of 11



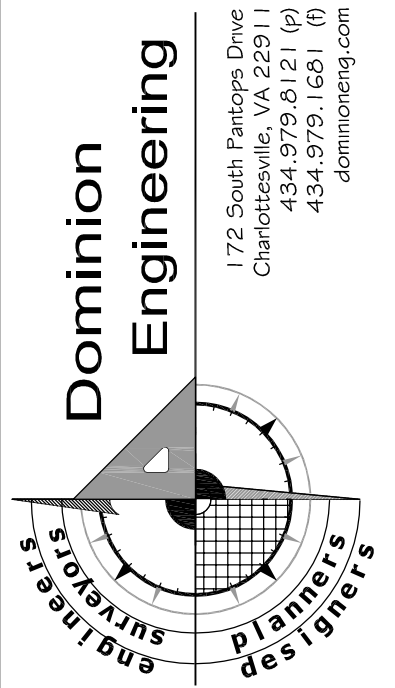
- NOTES:
1. APPLICANT IS PROPOSING TO DEVELOP PARCELS 1, 2, 3, AND 5.
 2. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD SURVEY SUPPLEMENTED BY ALBEMARLE COUNTY GIS.



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.



REVISIONS		REVISIONS		REVISIONS	
NO.	DESCRIPTION	DATE	NO.	DATE	NO.
1	COMMENTS ADDRESSED	04/04/16			
2	COMMENTS ADDRESSED	06/03/16			
FILE NAME: 15.0020-WESTGLEN-SUP.dwg		SCALE: 1" = 150'		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: EXISTING CONDITIONS SITE OVERVIEW

DOM. PROJECT NO:15.0020

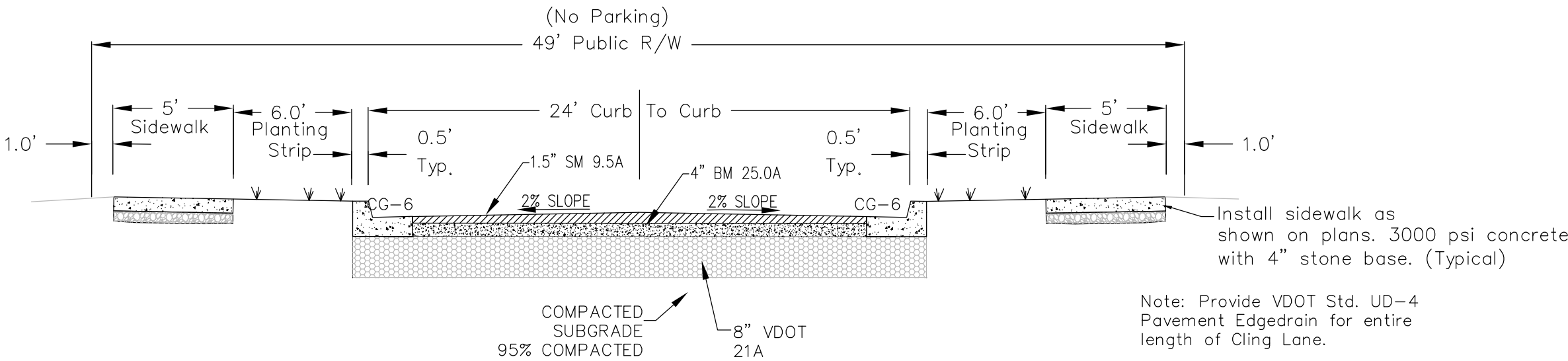
INDEX TITLE:

SP2

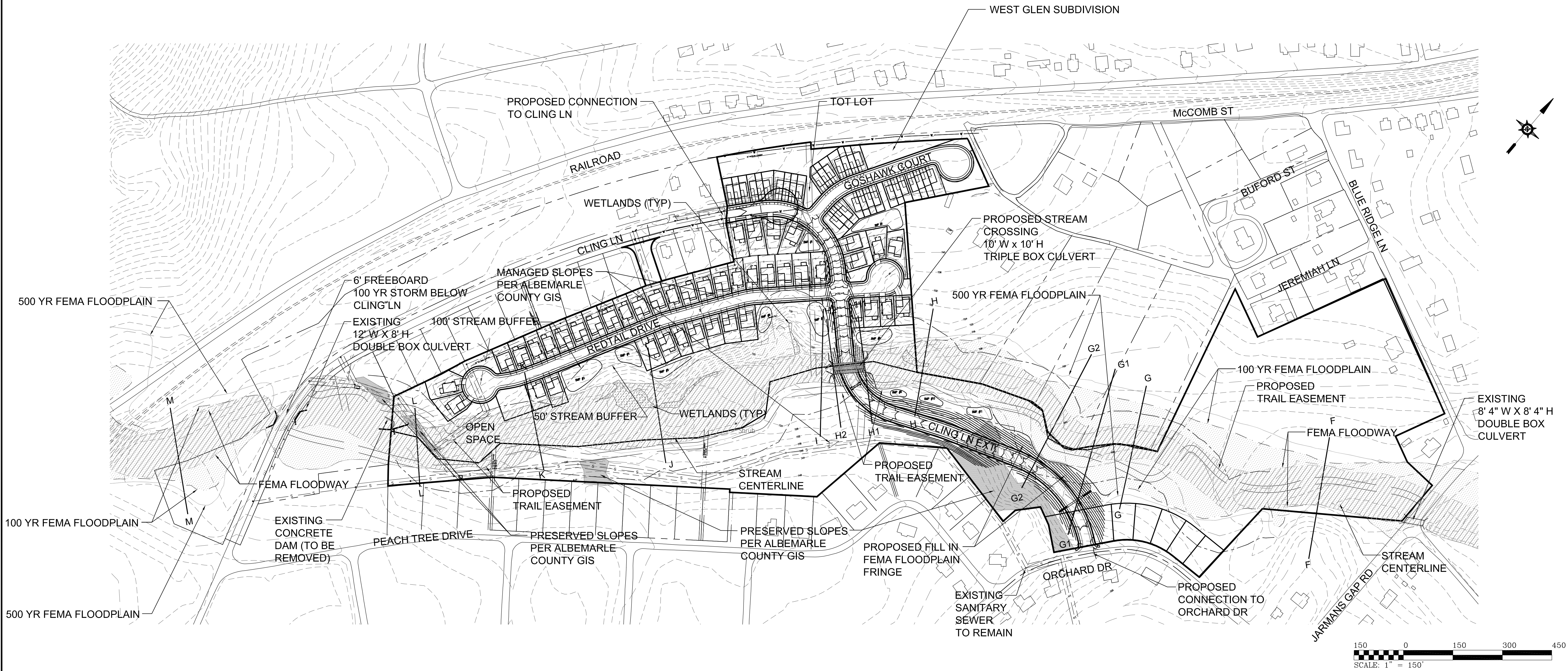
SHEET NO: 2 of 11

DATE: 01/19/2016

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.
⑤ TMP 55C-03-A1	1.34 Ac.
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

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

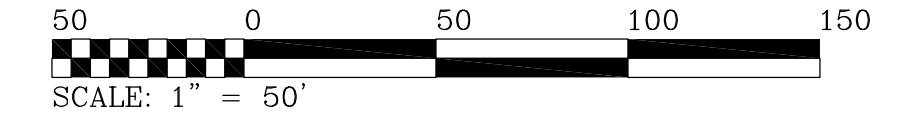
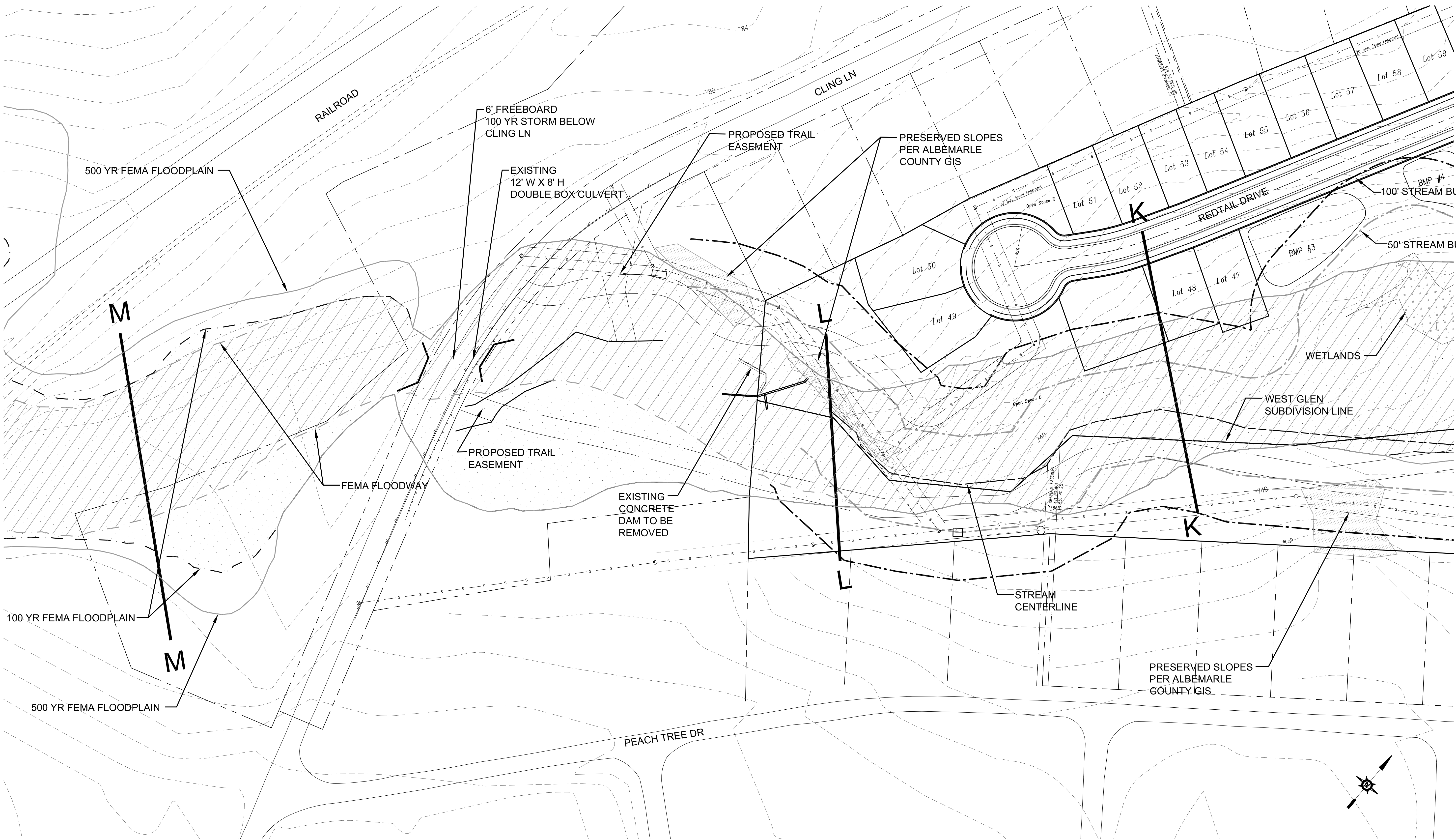
Dominion Engineering
172 South Patterson Drive
Chambersburg, PA 17222
717.399.1661
dominioneng.com

PLANNERS & DESIGNERS

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

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

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

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COMMONWEALTH OF VIRGINIA

MICHAEL F. MYERS
Lic. No. 33028

PROFESSIONAL ENGINEER

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

FILE NAME: 15.0020-WESTGLEN-SUP.dwg

SCALE: 1" = 50'

DESIGNED BY: MP

DRAWN BY: DGC

CHECKED BY: MP

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

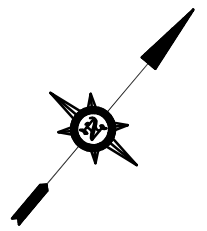
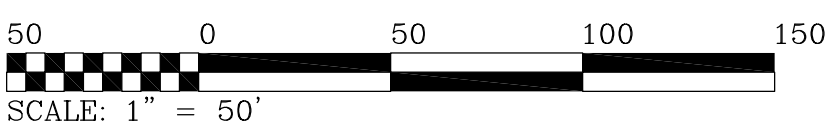
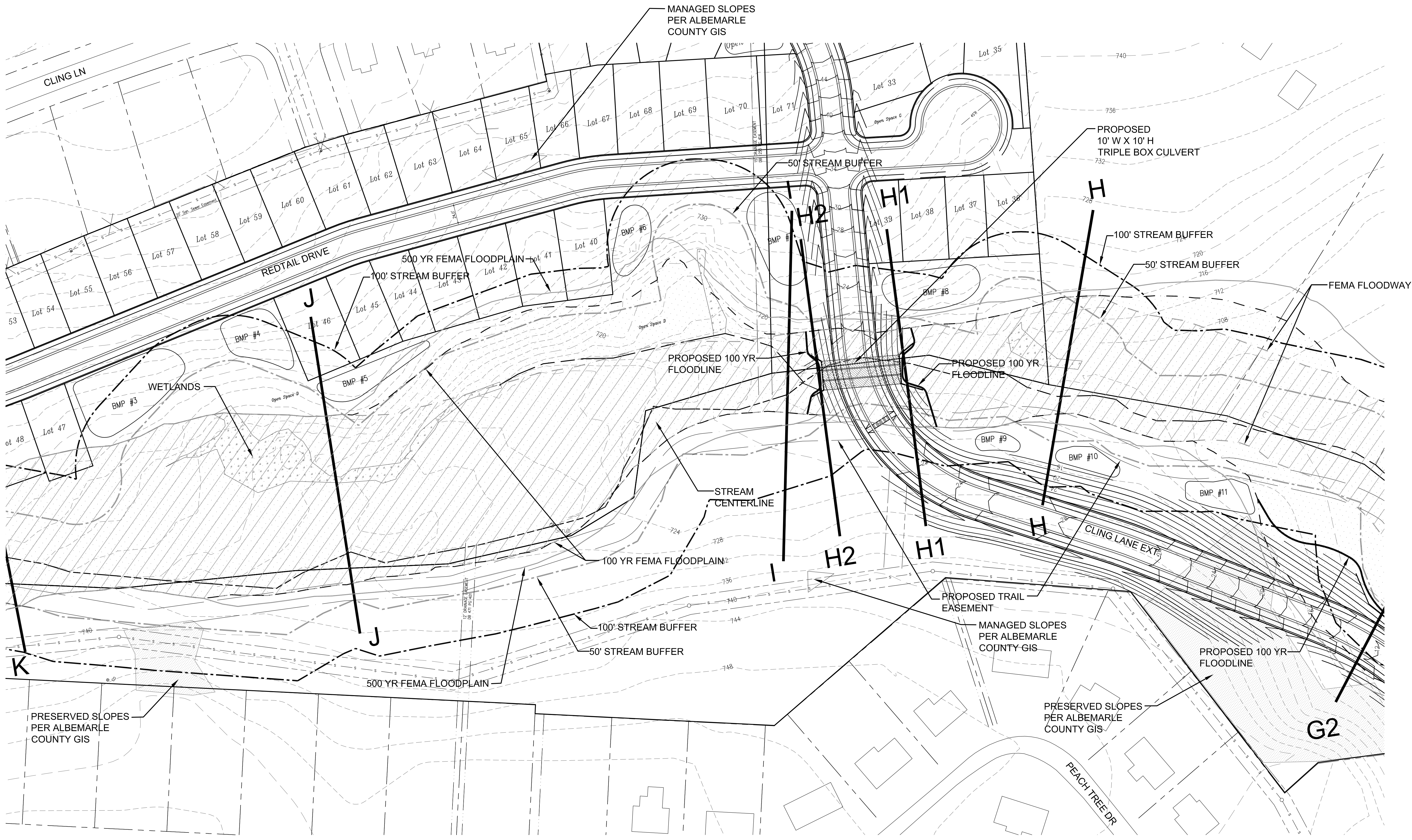
SHEET TITLE: FLOODPLAIN PLAN

DOM. PROJECT NO: 15.0020

INDEX TITLE: SP5

SHEET NO: 5 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

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434.979.1160 (f)
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COMMONWEALTH OF VIRGINIA

MICHAEL F. MYERS
Lic. No. 33028

REVISIONS

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

FILE NAME:
15.0020-WESTGLEN-SUP.dwg

SCALE: 1" = 50'

DESIGNED BY: MFV

DRAWN BY: DEG

CHECKED BY: MFV

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

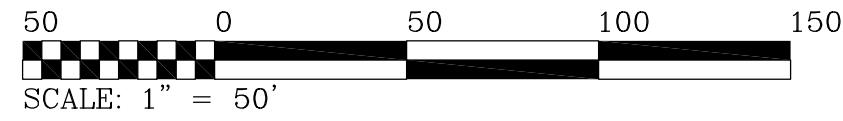
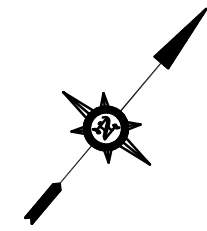
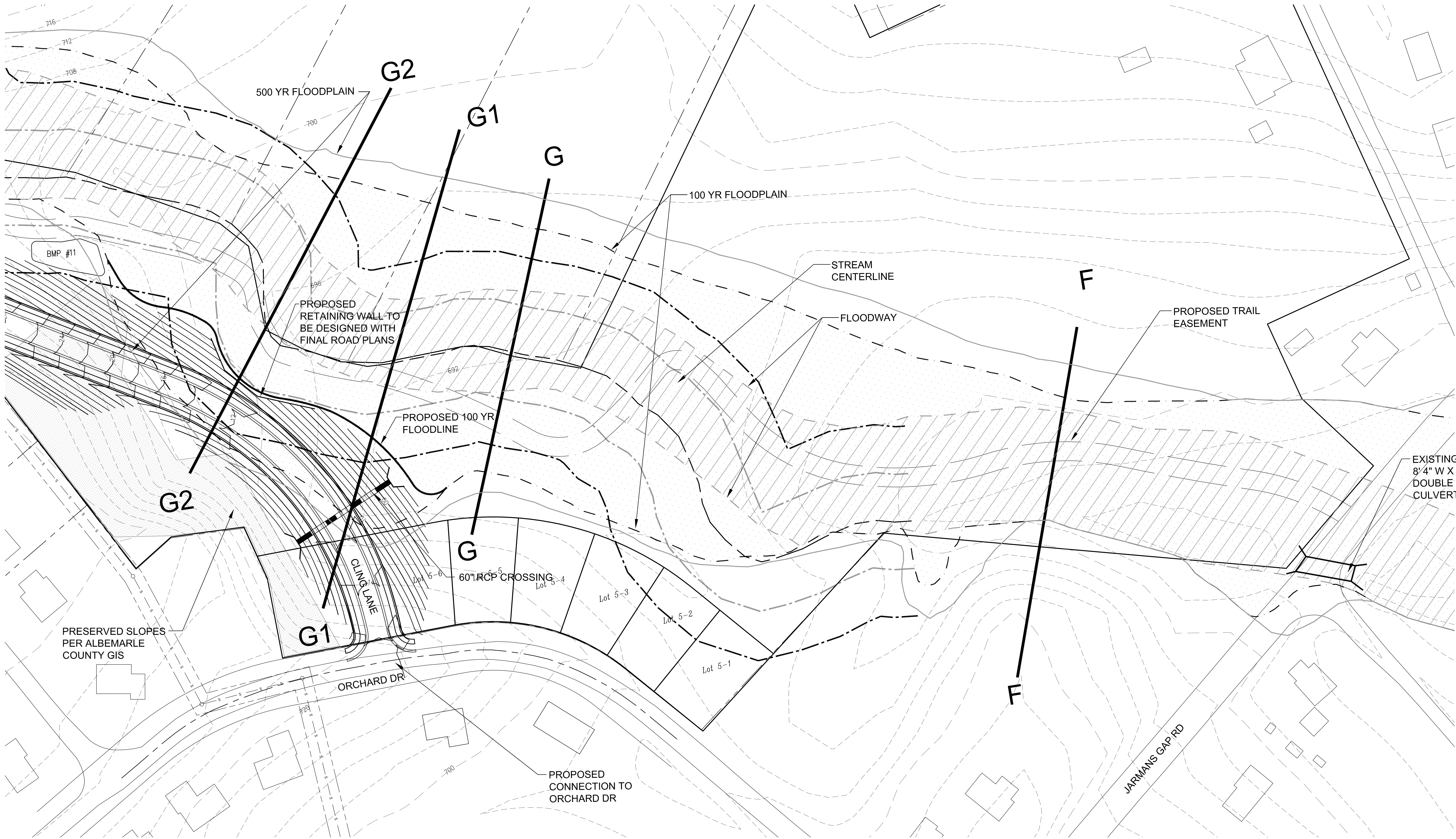
SHEET TITLE:
FLOODPLAIN PLAN

DOM. PROJECT NO: 15.0020

INDEX TITLE:
SP6

SHEET NO: 6 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

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

DOM. PROJECT NO:15.0020

INDEX TITLE:

SP7

SHEET NO: 7 of 11

DATE: 01/19/2016

SHEET TITLE:
FLOODPLAIN PLAN

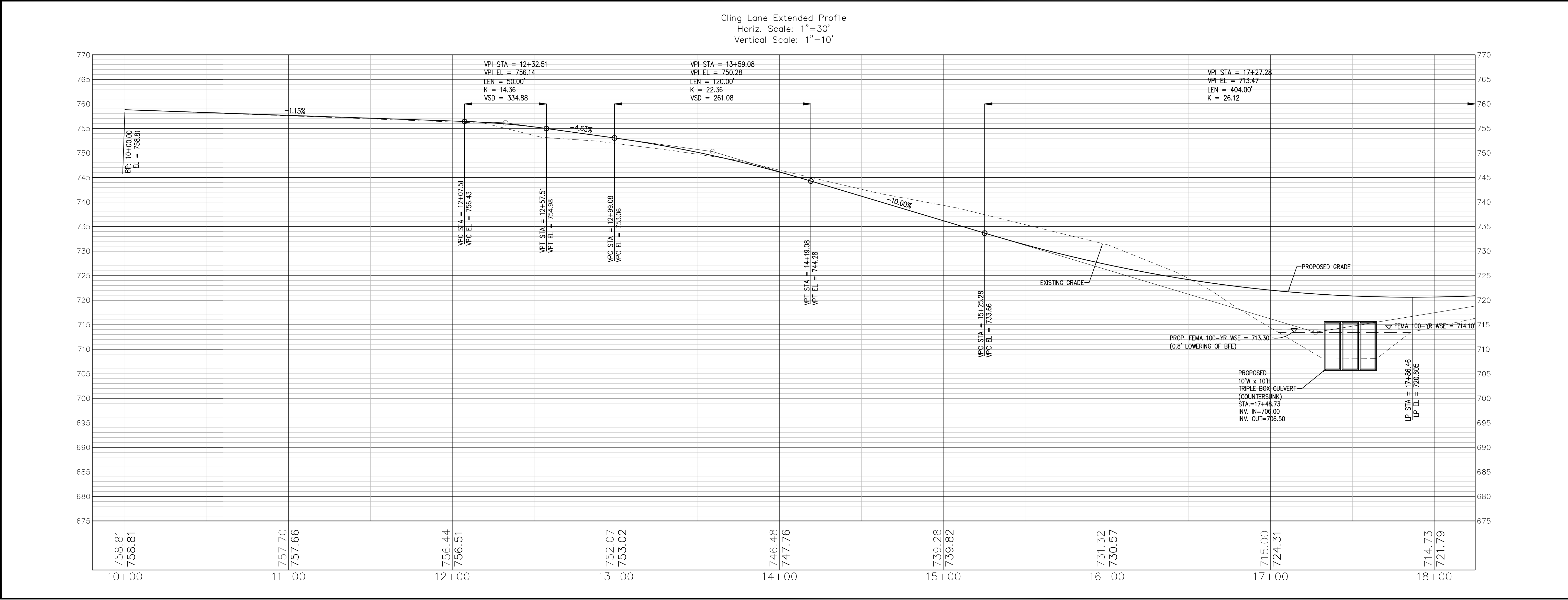
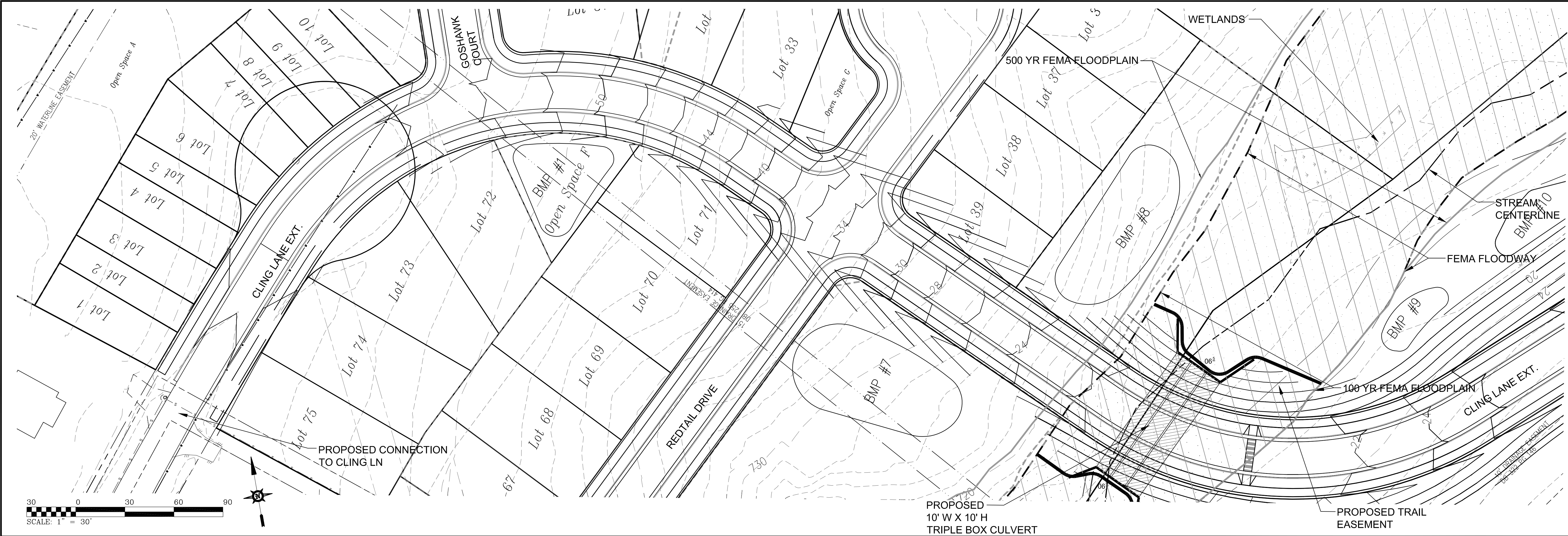
REVISIONS		REVISIONS	
NO.	DESCRIPTION	DATE	DATE
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2	COMMENTS ADDRESSED	06/03/16	

FILE NAME: 15.0020-WESTGLEN-SUP.dwg	SCALE: 1" = 50'	DESIGNED BY: MPM	DRAWN BY: DEG	CHECKED BY: MPM
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Dominion Engineering

172 South Pentagon Drive
Charlottesville, VA 22911
434.979.1661
domineng.com



DOMINION ENGINEERING

172 South Farnham Drive
Charlottesville, VA 22911
434.979.8121 (p)
434.979.8122 (f)
dominioneering.com

engineers

planners

designers

COMMONWEALTH OF VIRGINIA

MICHAEL F. MYERS
Lic. No. 33028

PROFESSIONAL ENGINEER

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

FILE NAME:
15.0002- WEST GLEN - SRP

SCALE: 1" = 30'

DESIGNED BY: DEG

DRAWN BY: DEG

CHECKED BY: MFM

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

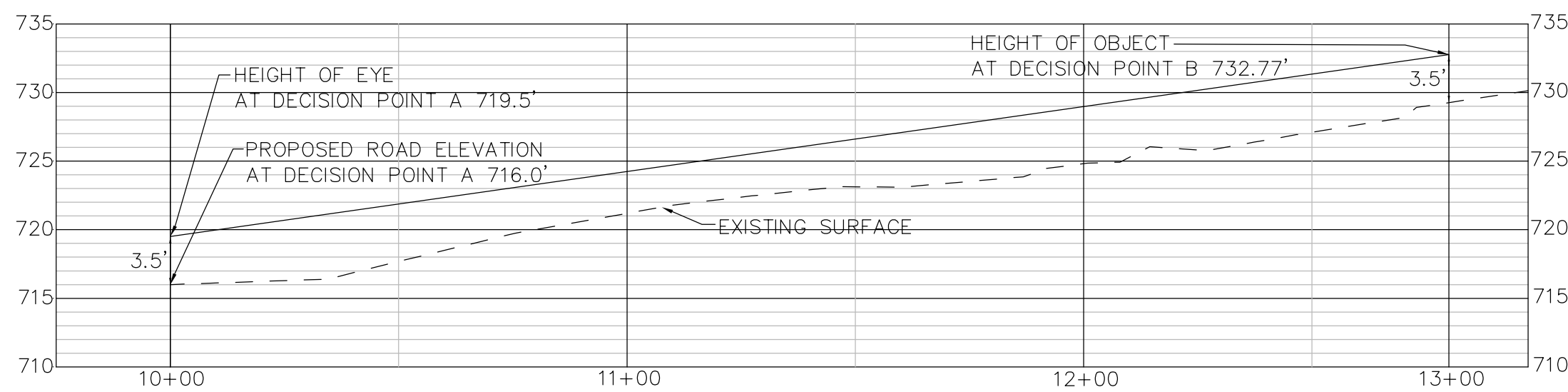
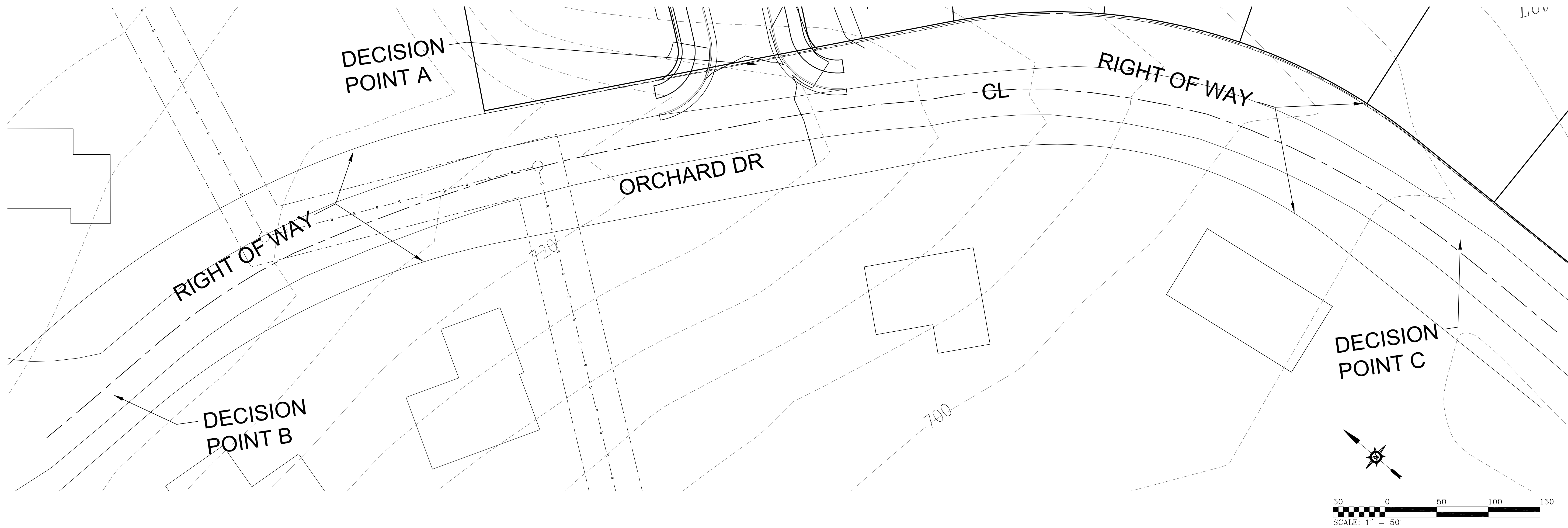
SHEET TITLE:
ROAD PROFILE - CLING LANE EXTENSION 10+00 TO 18+00

DOM. PROJECT NO: 15.0002

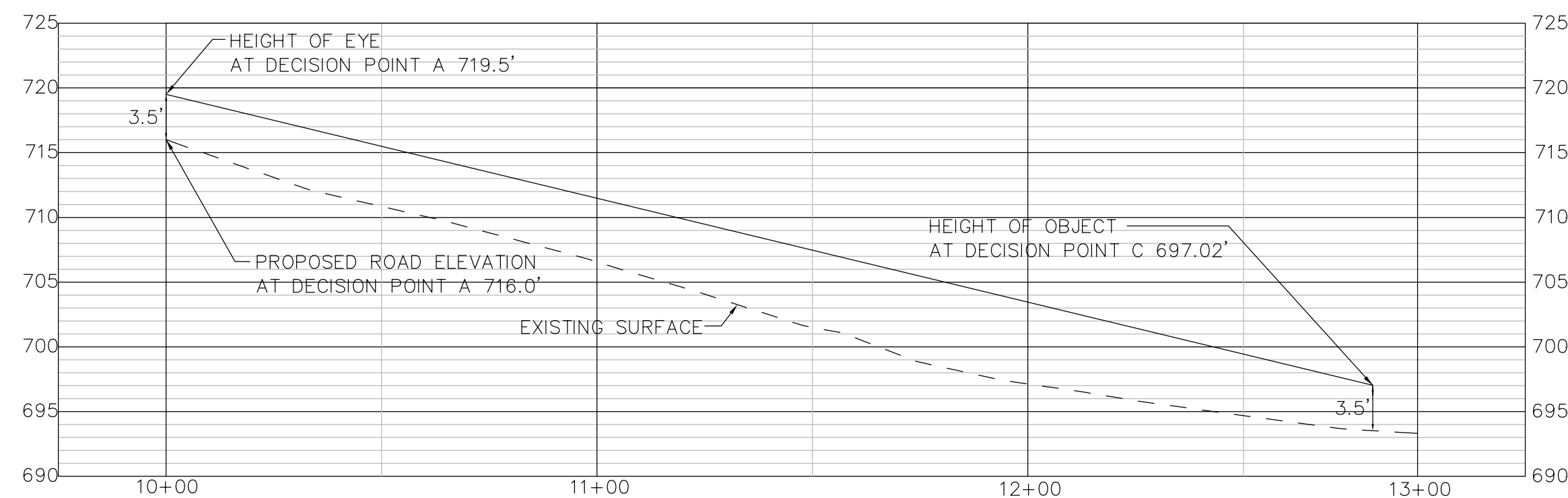
INDEX TITLE:
SP8

SHEET NO: 8 of 11

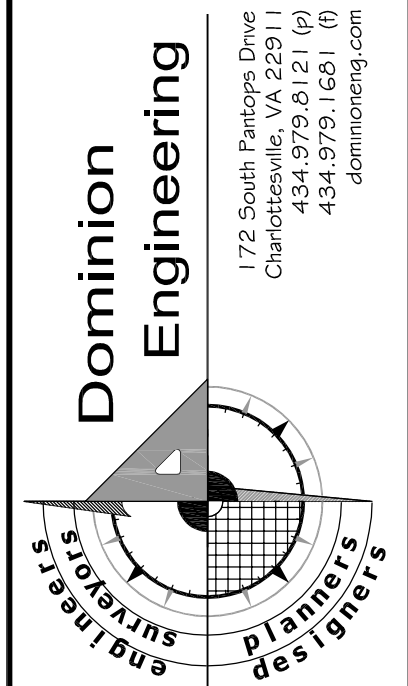
DATE: 01/19/16



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"

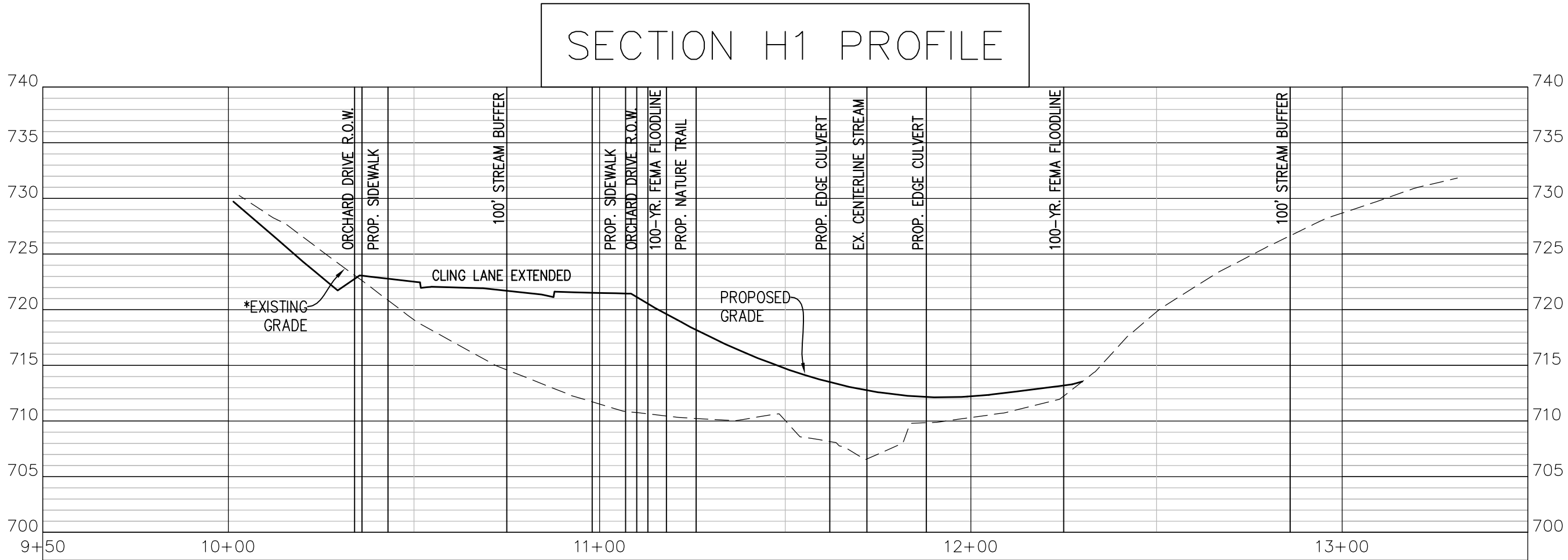
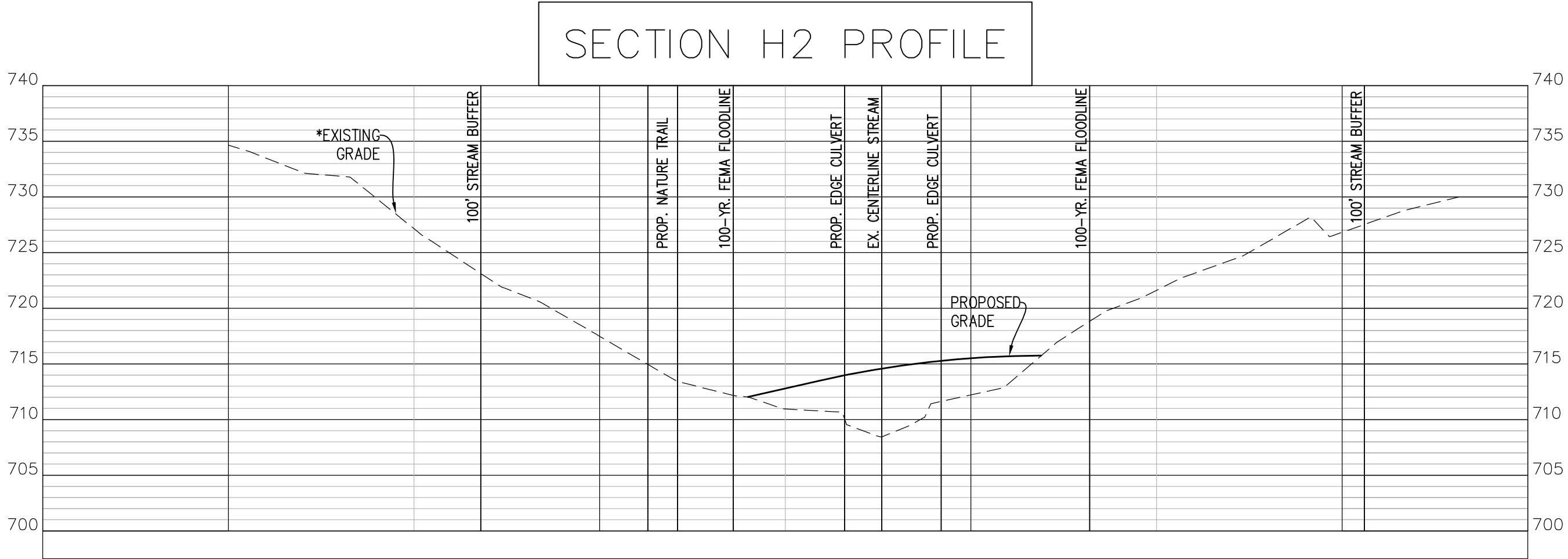


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NO.	DESCRIPTION	DATE	NO.	DATE	NO.
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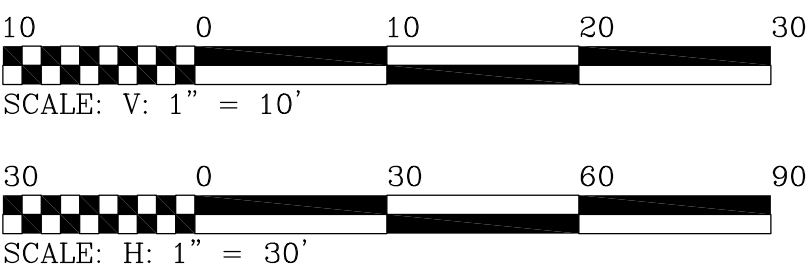
SPECIAL USE PERMIT PLANS FOR
WEST GLEN SUBDIVISION
WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA
SHEET TITLE: SIGHT DISTANCE PLAN AND PROFILE ORCHARD DR

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	751.36	0.022201	10.43	266.45	122.08
	K	POWELLS CR	6120	100-YEAR	1410	733	740.24	741.16	0.021135	10.08	290.16	140.62
	J	POWELLS CR	5735	100-YEAR	1430	723	730.03	730.03	0.020602	5.72	329.5	180.49
	I - NO RISE	POWELLS CR	5190	100-YEAR	1450	708.5	715.72	715.72	0.023728	11.16	241.45	94.34
	H2 - NO RISE	POWELLS CR	5151	100-YEAR	1450	708.5	714.10	713.84	0.019996	5.55	224.13	88.93
	H1 - NO RISE	POWELLS CR	5056	100-YEAR	1450	706.5	712.35	712.25	0.018598	8.45	233.42	131.32
JARMANS GAP X-ING	H - NO RISE	POWELLS CR	4885	100-YEAR	1450	701.2	708.61	708.61	0.023429	11	257.71	111.72
	G2	POWELLS CR	4455	100-YEAR	1450	692	697.74	697.74	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	0.01961	8.55	401.68	241.33
	F	POWELLS CR	3550	100-YEAR	1510	670.5	678.44	678.44	0.022811	10.74	263.25	117.4
	POWELLS CR	3334	100-YEAR	1520	665.2	675.22	675.3	675.24	0.0011713	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									
	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	751.36	0.022201	10.43	266.45	122.08
	K	POWELLS CR	6120	100-YEAR	1410	733	740.24	741.16	0.021135	10.08	290.16	140.62
	J	POWELLS CR	5735	100-YEAR	1430	723	730.03	730.03	0.020602	5.72	329.5	180.49
	I - NO RISE	POWELLS CR	5190	100-YEAR	1450	708.5	715.72	715.72	0.023728	11.16	241.45	94.34
	H2 - NO RISE	POWELLS CR	5151	100-YEAR	1450	706	713.30	709.91	0.002916	4.49	346.36	74.9
	PRCP BOX CULVERT	POWELLS CR	5103	Culvert								
JARMANS GAP X-ING	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	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	0.01961	8.55	401.68	241.33
	F	POWELLS CR	3550	100-YEAR	1510	670.5	678.44	678.44	0.022811	10.74	263.25	117.4
	POWELLS CR	3334	100-YEAR	1510	665.2	675.22	675.3	675.24	0.0011713	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									
	POWELLS CR	3218	100-YEAR	1520	663.1	668.75	668.75	671.58	0.04099	13.49	112.71	20.07



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



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suburbs

plains

designers

COMMONWEALTH OF VIRGINIA

MICHAEL F. MYERS

Lic. No. 33028

PROFESSIONAL ENGINEER

REVISIONS

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

DESIGNED BY: **MPM**

CHECKED BY: **MPM**

DRAWN BY: **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

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