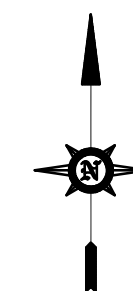


SPECIAL USE PERMIT PLANS FOR WEST GLEN SUBDIVISION

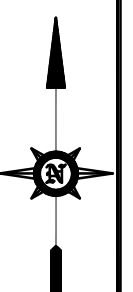
SCALE: 1"=1000'



-

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

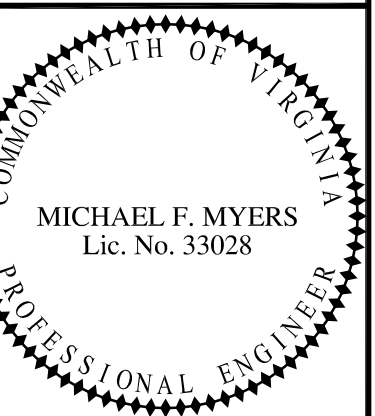
SCALE: 1"=400'



OWNER:

DEVELOPER:

Dominion Engineering
172 South Pantops Drive
Charlottesville, VA 22919
434.979.8121 (f)
434.979.1621 (c)
dominioneng.com



REVISED		REVISIONS	
No.	DESCRIPTION	DATE	NO.
1	COMMENTS ADDRESSED	04/04/18	
2	COMMENTS ADDRESSED	06/05/18	
FILE NAME: 15-0020-WESTGLEN-SUP.dwg		SCALE: As Shown	DESIGNED BY: MFM
		DRAWN BY: DEG	CHECKED BY: MFM

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

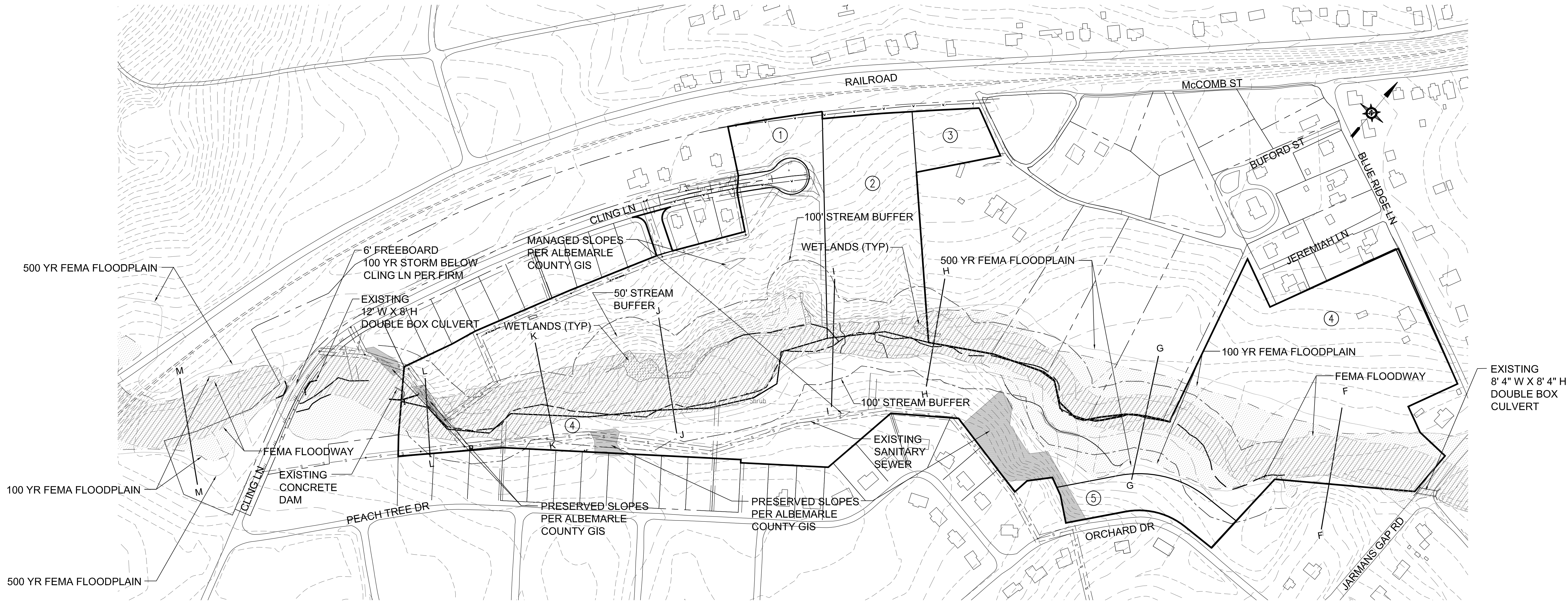
OM. PROJECT NO:15.0020

INDEX TITLE:

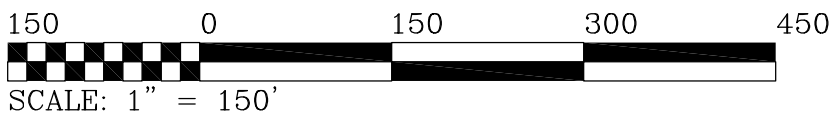
SP1

SHEET NO: 1 of 11

DATE: 01/19/2016



- 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.

Dominion Engineering

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submittals

planners

surveyors

COMMONWEALTH OF VIRGINIA

MICHAEL F. MYERS
Lic. No. 33028

PROFESSIONAL ENGINEER

REVISIONS		REVISIONS		DESIGNED BY:		DRAWN BY:		CHECKED BY:	
NO.	DESCRIPTION	DATE	NO.	DATE	MPM	DEB	MPM	DEB	MPM
1	COMMENTS ADDRESSED	04/04/16							
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:
EXISTING CONDITIONS SITE OVERVIEW

DOM. PROJECT NO:15.0020

INDEX TITLE:
SP2

SHEET NO: 2 of 11

DATE: 01/19/2016

(No Parking)
49' Public R/W

1.0' →

5' Sidewalk
6.0' Planting Strip
0.5' Typ.
24' Curb To Curb
0.5' Typ.
6.0' Planting Strip
5' Sidewalk
→ 1.0'

1.5' SM 9.5A
4" BM 25.0A
2% SLOPE
CG-6
CG-6

2% SLOPE

COMPACTED SUBGRADE 95% COMPACTED
8" VDOT 21A

Install sidewalk as shown on plans. 3000 psi concrete with 4" stone base. (Typical)

Note: Provide VDOT Std. UD-4 Pavement Edgeline for entire length of Curing Lane.

PROPOSED CONNECTION TO CLING LN

TOT LOT

McCOMB ST

RAILROAD

WETLANDS (TYP)

CLING LN

6' FREEBOARD
100 YR STORM BELOW
CLING LN

EXISTING
12' W X 8' H
DOUBLE BOX CULVERT

100' STREAM BUFFER

MANAGED SLOPES
PER ALBEMARLE
COUNTY GIS

RED TAIL DRIVE

50' STREAM BUFFER

WETLANDS (TYP)

OPEN SPACE

FEMA FLOODWAY

EXISTING
CONCRETE
DAM (TO BE
REMOVED)

PEACH TREE DRIVE

PROPOSED TRAIL EASEMENT

PRESERVED SLOPES
PER ALBEMARLE
COUNTY GIS

STREAM
CENTERLINE

PRESERVED SLOPES
PER ALBEMARLE
COUNTY GIS

PROPOSED TRAIL EASEMENT

PROPOSED FILL IN
FEMA FLOODPLAIN
FRINGE

EXISTING
SANITARY
SEWER
TO REMAIN

PROPOSED CONNECTION TO
ORCHARD DR

JARMAN'S GAP RD

ORCHARD DR

CLING LN EXT

PROPOSED STREAM
CROSSING
10' W X 10' H
TRIPLE BOX CULVERT

500 YR FEMA FLOODPLAIN

100 YR FEMA FLOODPLAIN

PROPOSED
TRAIL EASEMENT

FEMA FLOODWAY

EXISTING
8' 4" W X 8' 4" H
DOUBLE BOX
CULVERT

BLUE RIDGE LN

JEREMAH LN

BUFORD ST

GOSHAWK COURT

WEST GLEN SUBDIVISION

SCALE: 1" = 150'

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.

 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



engineers

planners

**Dominion
Engineering**

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COMMONWEALTH OF VIRGINIA

MICHAEL F. MYERS

Lic. No. 33028

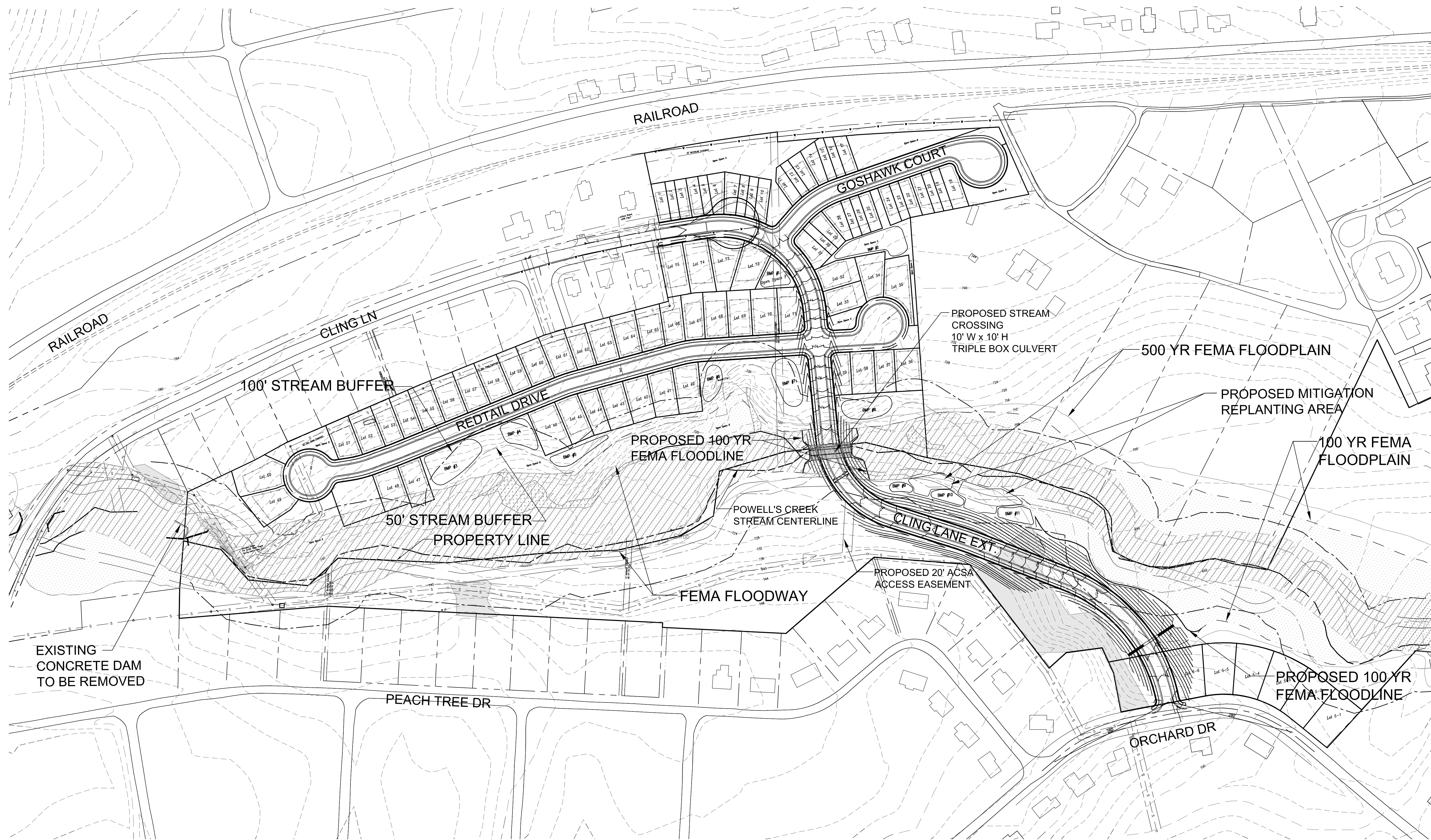
PROFESSIONAL ENGINEER

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

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

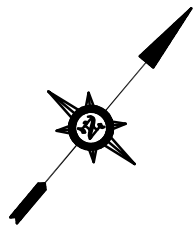
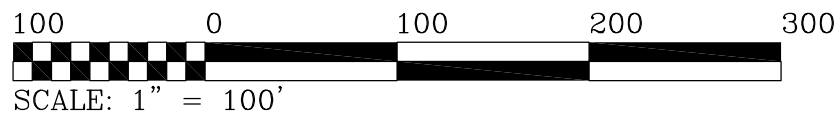
SPECIAL USE PERMIT PLANS FOR
WEST GLEN SUBDIVISION
WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

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

DOMINION
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COMMONWEALTH OF VIRGINIA

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PROFESSIONAL ENGINEER

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

FILE NAME: 15.0020 - WEST GLEN - SUP.dwg
SCALE: 1" = 100'
DESIGNED BY: MPF
DRAWN BY: DEC
CHECKED BY: MPF

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

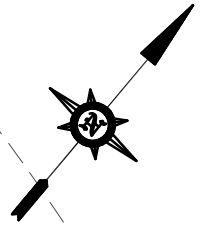
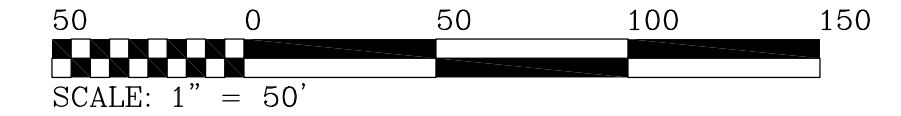
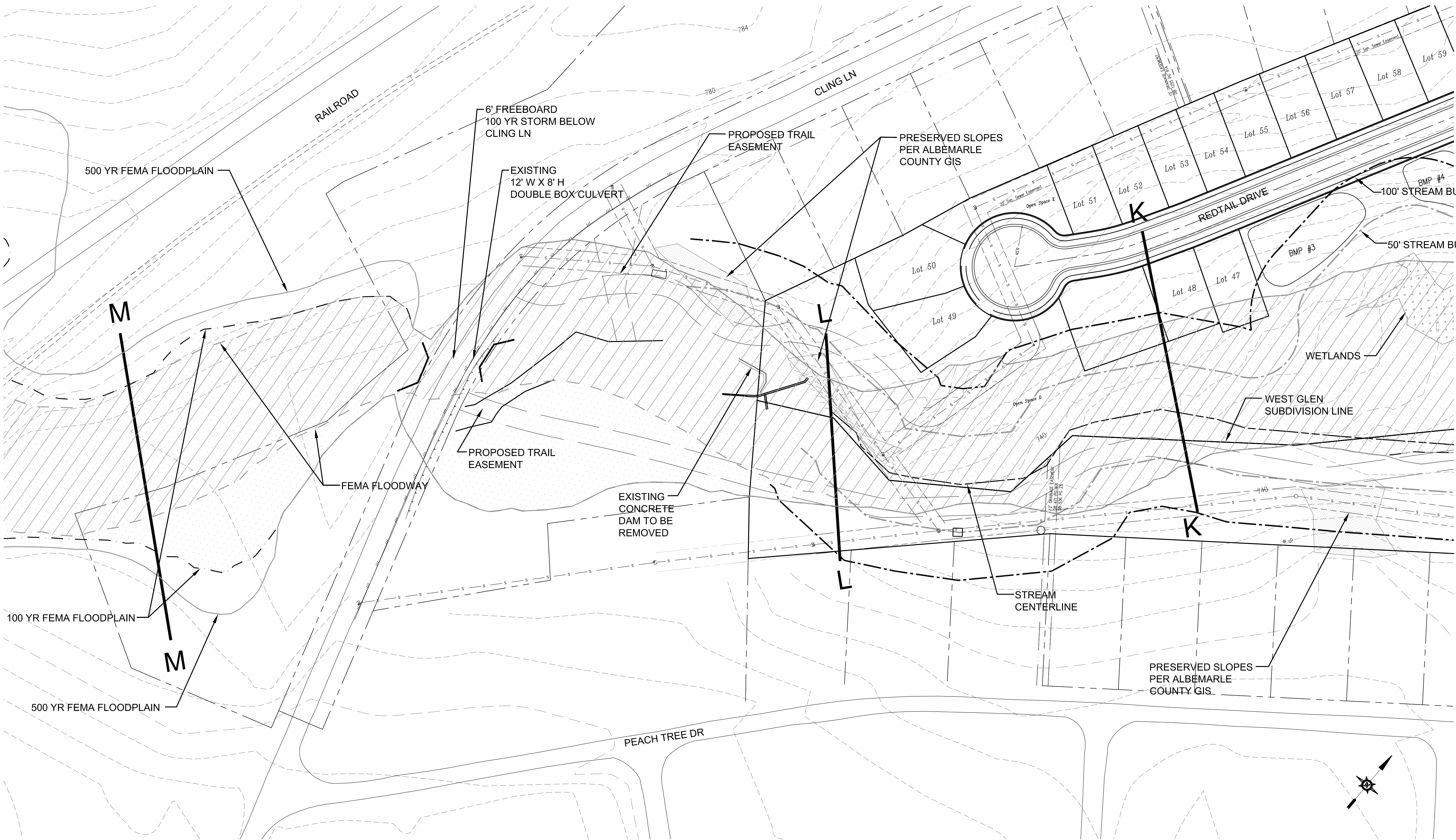
SHEET TITLE:
SITE PLAN OVERVIEW

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

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

FILE NAME: 15.0020-WESTGLEN-SUP.dwg

SCALE: 1" = 50'

DESIGNED BY: MPM

DRAWN BY: DGC

CHECKED BY: MPM

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

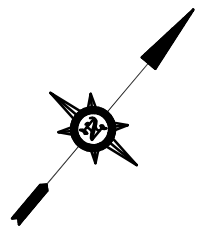
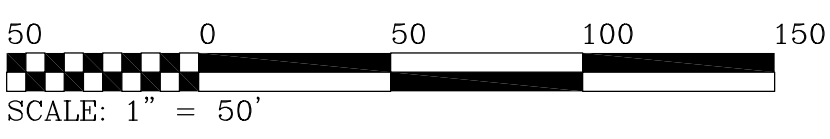
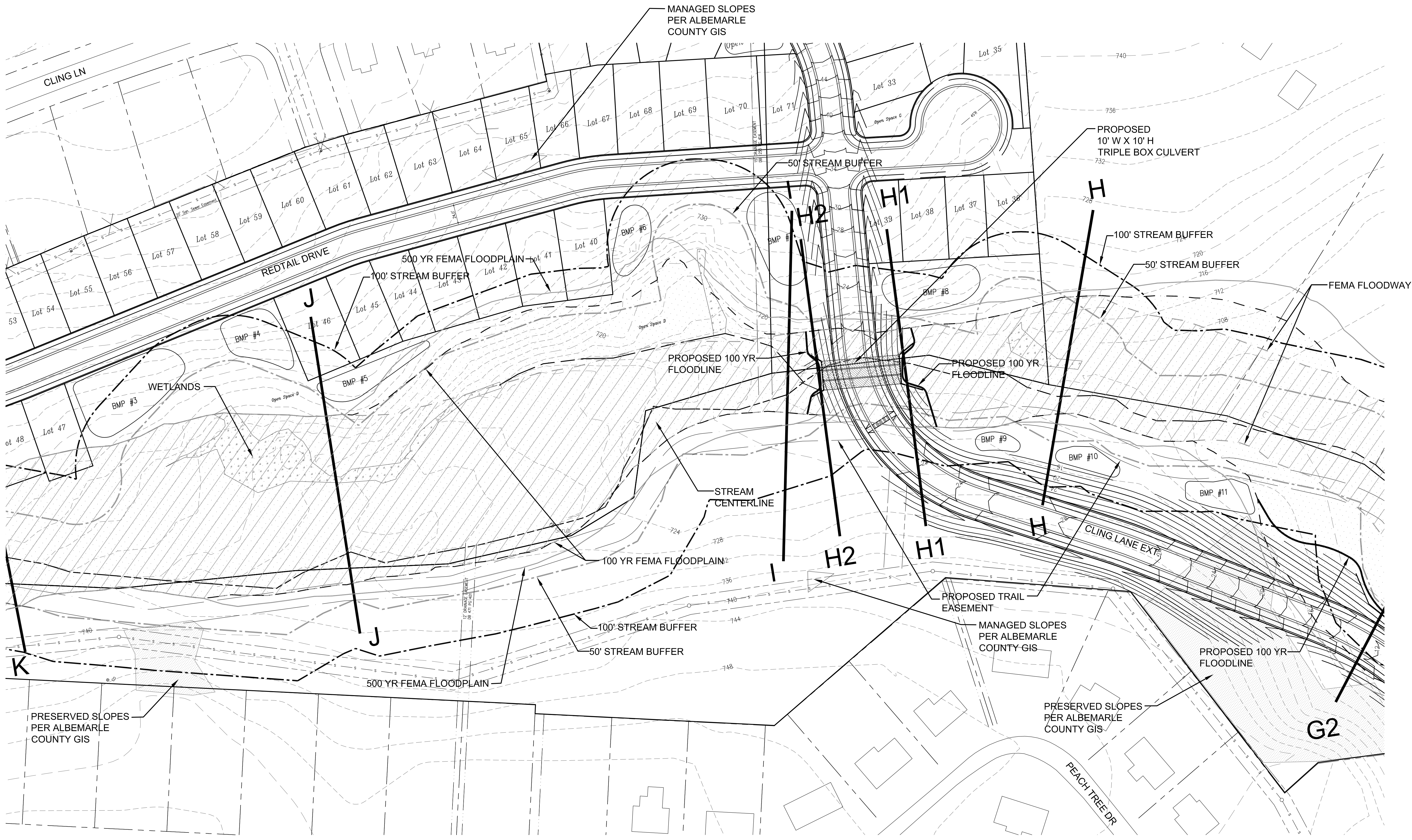
SHEET TITLE: FLOODPLAIN PLAN

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

DOMINION
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COMMONWEALTH OF VIRGINIA

MICHAEL F. MYERS

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REVISIONS		REVISIONS		FILE NAME: 15.0020-WESTGLEN-SUP.dwg	SCALE: 1" = 50'	DESIGNED BY: MEF	DRAWN BY: DEG	CHECKED BY: MEF
NO.	DESCRIPTION	DATE	NO.					
1	COMMENTS ADDRESSED	04/04/16	1					
2	COMMENTS ADDRESSED	06/03/16	2					

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

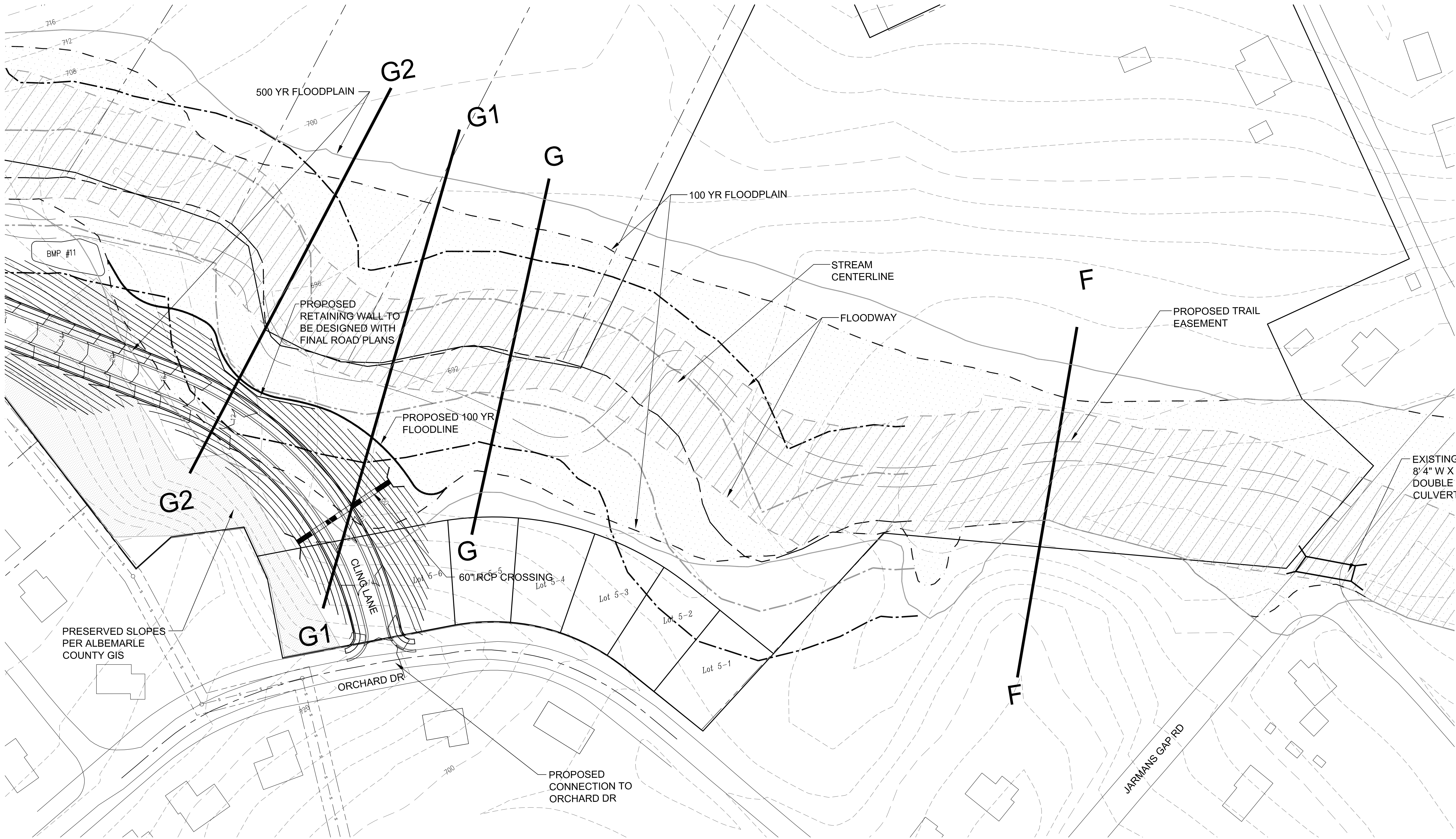
SHEET TITLE:
FLOODPLAIN PLAN

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

DOMINION

ENGINEERING

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COMMONWEALTH OF VIRGINIA

MICHAEL F. MYERS

Lic. No. 33028

PROFESSIONAL ENGINEER

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

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

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

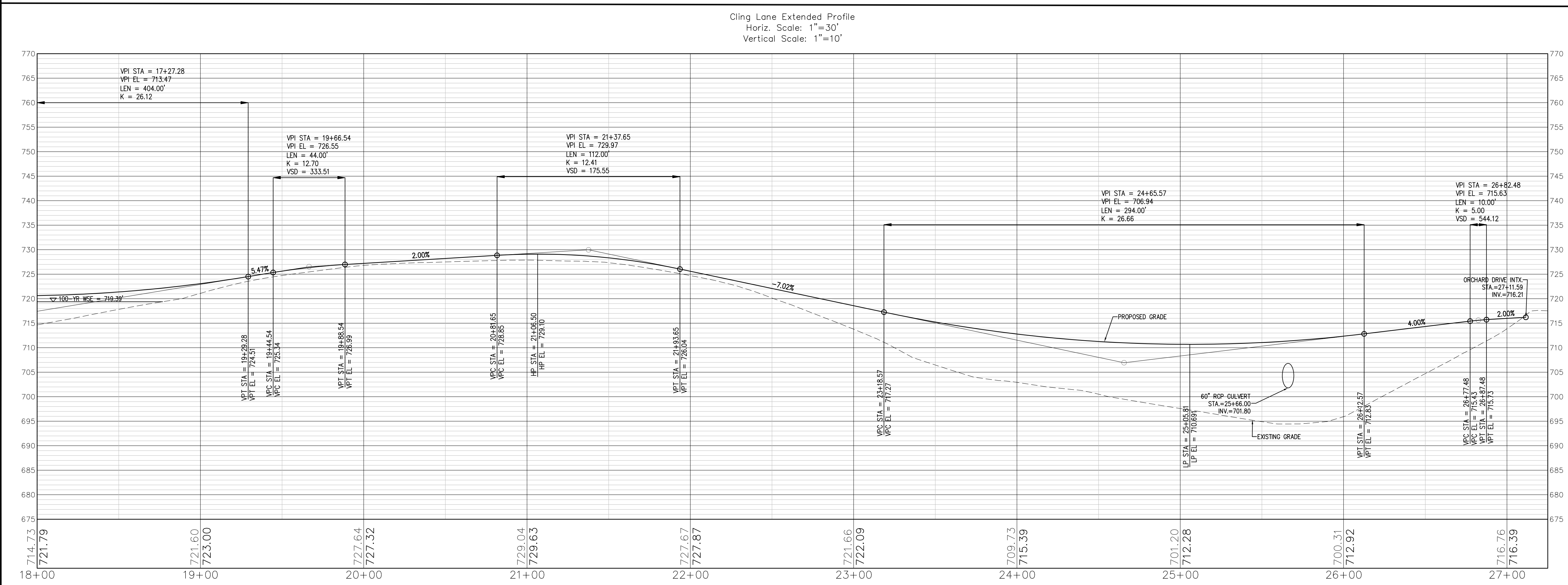
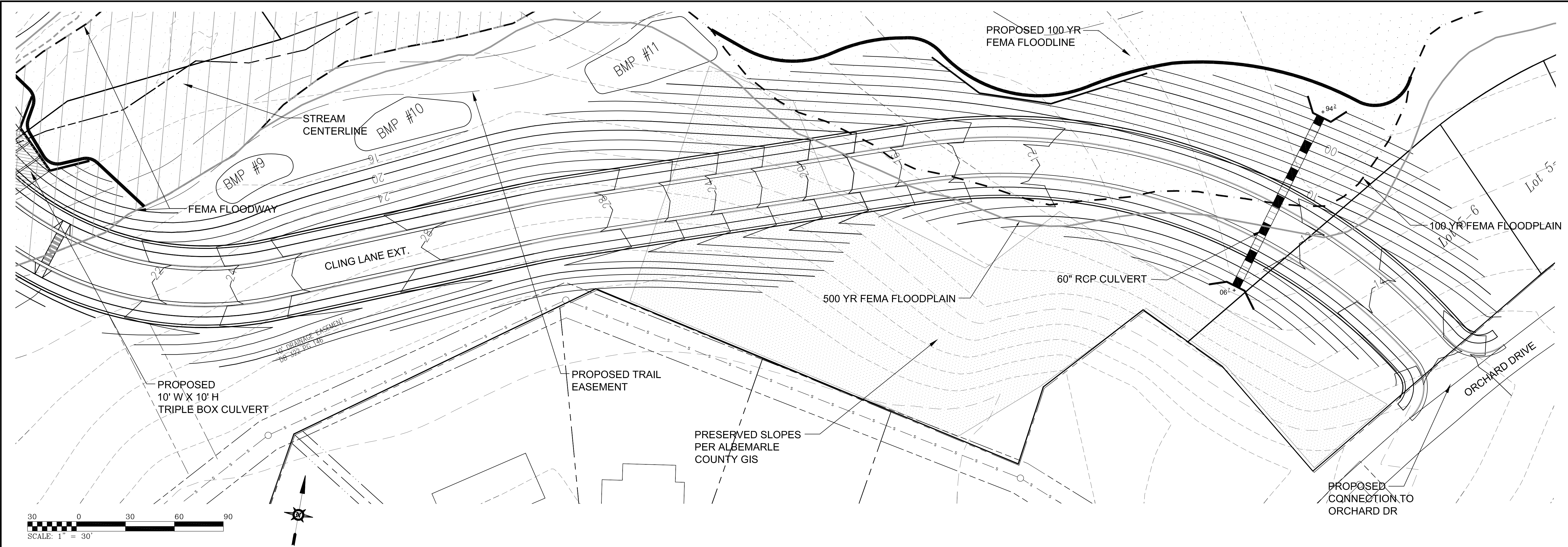
SHEET TITLE:
FLOODPLAIN PLAN

DOM. PROJECT NO: 15.0020

INDEX TITLE:
SP7

SHEET NO: 7 of 11

DATE: 01/19/2016



DOMINION ENGINEERING

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PLANNERS

engineers

COMMONWEALTH OF VIRGINIA

MICHAEL F. MYERS
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PROFESSIONAL ENGINEER

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

FILE NAME:
15-0000-SP9-2016-SP

SCALE: 1" = 30'

DESIGNED BY:
DEG

DRAWN BY:
DEG

CHECKED BY:
MPM

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

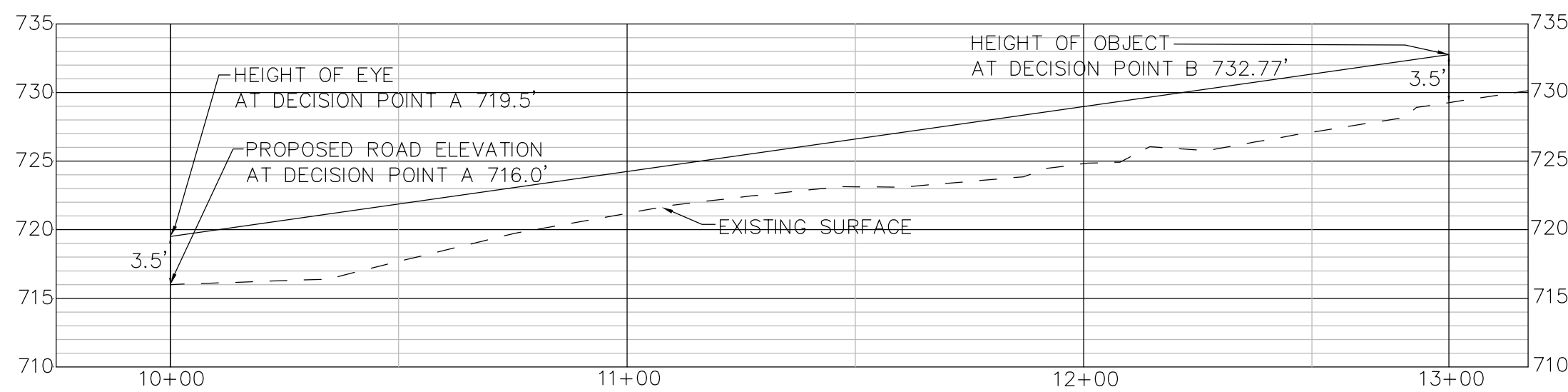
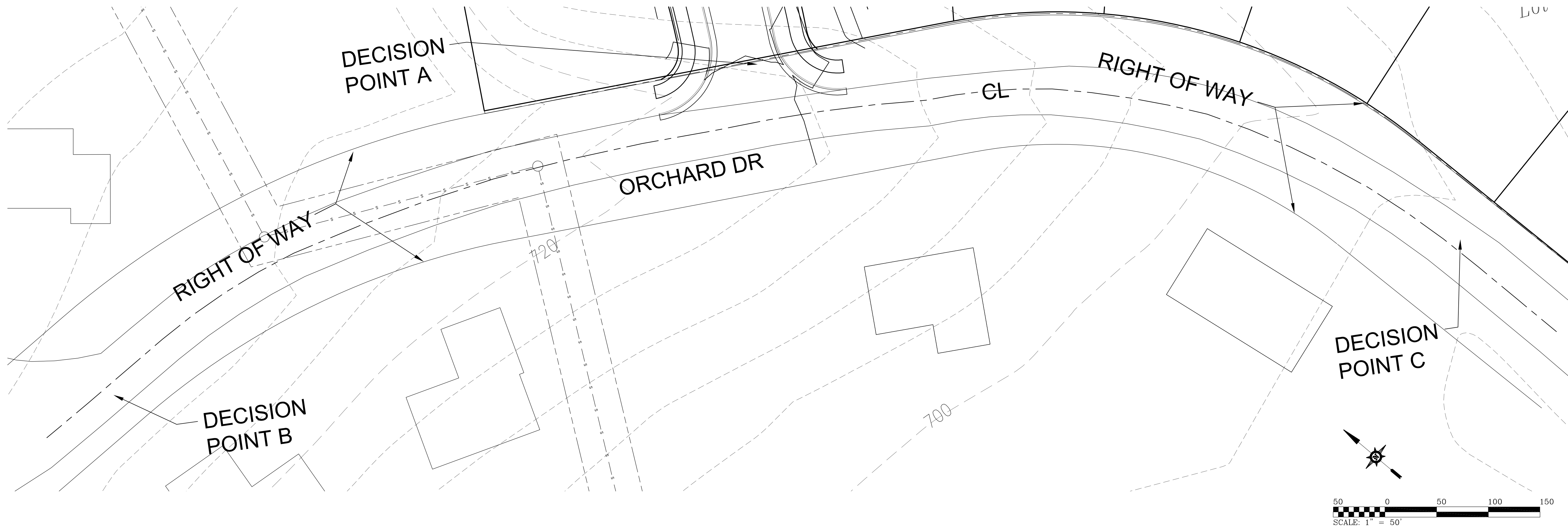
ROAD PROFILE - CLING LANE EXTENSION 18+00 TO 27+11.59

DOM. PROJECT NO:15,00020

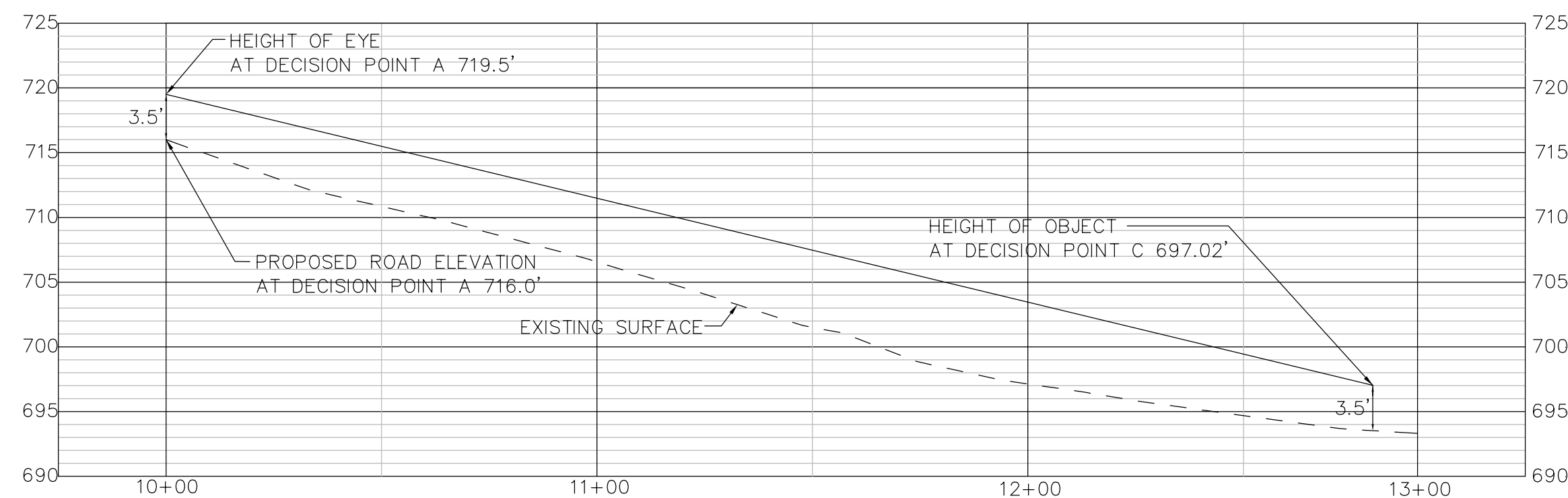
INDEX TITLE:
SP9

SHEET NO: 9 of 11

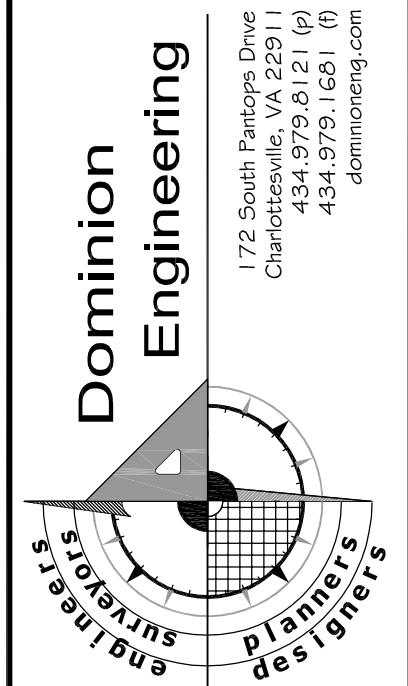
DATE: 01/19/16



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

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

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

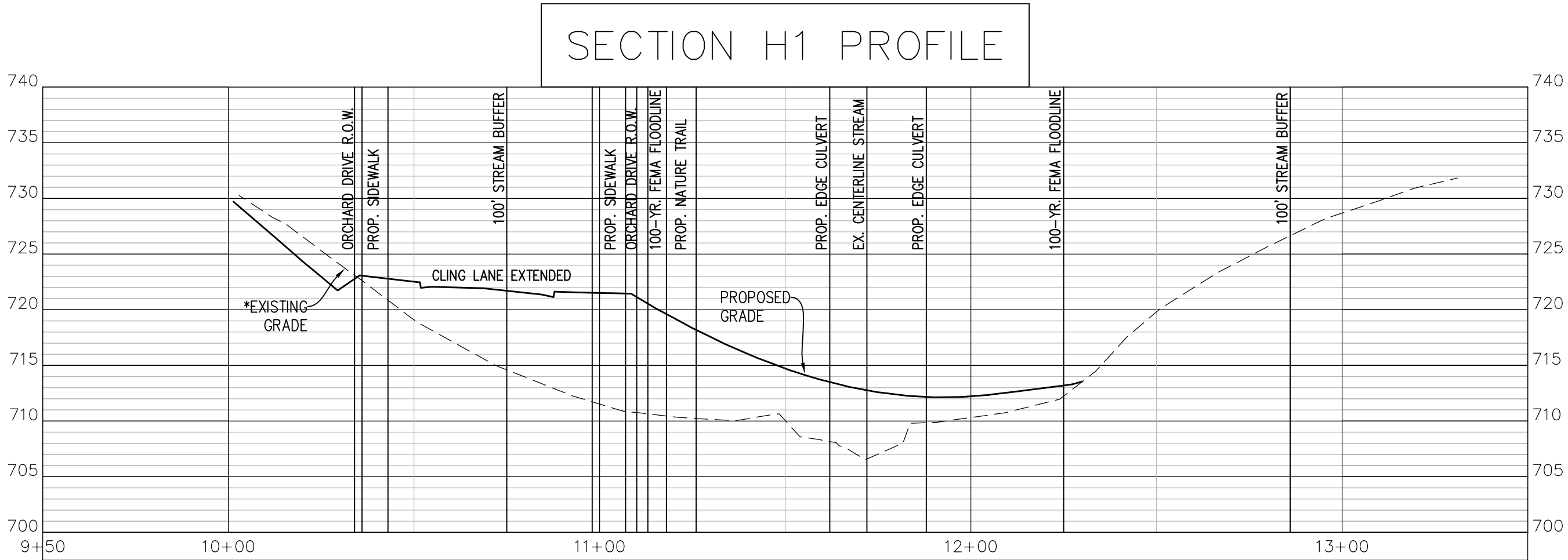
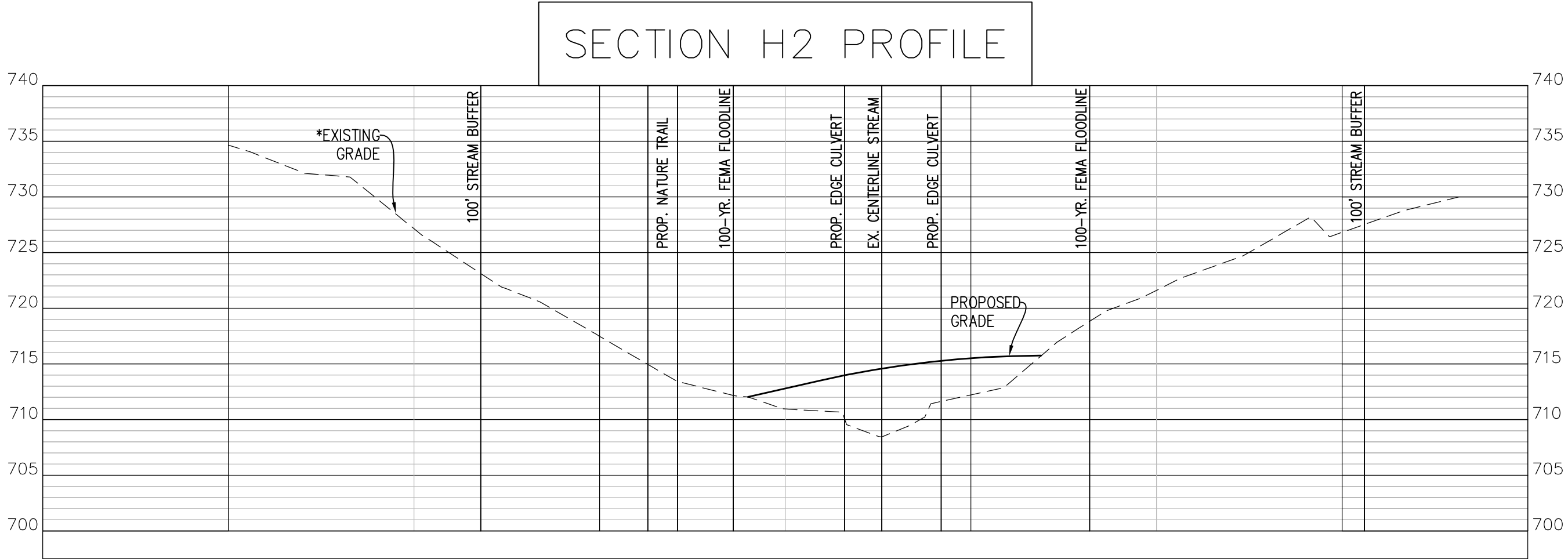
INDEX TITLE:

SP10

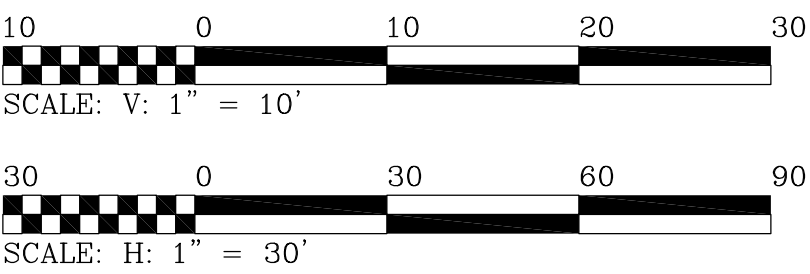
SHEET NO: 10 of 11

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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COMMONWEALTH OF VIRGINIA

MICHAEL F. MYERS
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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**

SHEET NO: **11 OF 11**

DATE: **01/19/2016**