



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

November 4, 2016

Michael Myers, P.E. C.F.M. - Dominion Engineering
172 S Pantops Dr
Charlottesville, Va. 22911

RE: SP201600003 West Glen

Dear Mr Myers,

On September 14, 2016, the Board of Supervisors took action on your Special Use Permit request to Construction of stream crossing of Powell's Creek with box culvert and roadway in floodplain under Section 30.3 11 of the Zoning Ordinance on TMPs 055C00300000A0; 055C00300000A1, 056A1010002500, 056A10100026A0, 05600-000011500 in the Whitehall District. The Special Use Permit was approved by the Board's adoption of the attached resolution and conditions

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property as approved above may lawfully begin until all applicable approvals have been received and conditions have been met. This includes.

- **compliance with conditions of the SPECIAL USE PERMIT; and**
- **approval of a ZONING COMPLIANCE CLEARANCE.**

Before beginning uses as allowed by this special use permit or if you have questions regarding the above-noted action, please contact Rebecca Ragsdale at (434) 296-5832 ext. 3226

Sincerely,

A handwritten signature in black ink, appearing to read "David Benish", followed by a horizontal line.

David Benish
(Acting) Chief of Planning

Attachment

**RESOLUTION TO APPROVE
SP 2016-03 WEST GLEN**

WHEREAS, Crozet Development Solutions, LLC is the owner of Tax Map and Parcel Numbers 055C0-03-00-000A0, 056A1-01-00-02500, 056A1-01-00-026A0 05600-00-00-11500, and 055C0-03-00-000A1, collectively, the "Property", and

WHEREAS, a special use permit was approved by the Board for this property on July 1, 1991 (SP 1990-103 Orchard Acres) to allow fill in the floodplain for the construction of the existing stream crossing across Powell's Creek and the construction of Cling Lane, including a condition requiring that a second access to Orchard Drive be provided prior to further development of the property; and

WHEREAS, the Owner filed an application for a special use permit to allow fill in the floodplain to construct a second stream crossing over Powell's Creek in order to further develop the Property in accordance with the above-referenced SP 1990-103 condition, and the application is identified as Special Use Permit 2016-03 West Glen ("SP 2016-03"); and

WHEREAS, on June 21, 2016, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2016-03, and

WHEREAS, on September 14, 2016, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2016-03

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the transmittal summary and staff report prepared for SP 2016-03 and all of their attachments, the information presented at the public hearing, and the factors relevant to a special use permit in Albemarle County Code §§ 18-30.3 11 and 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2016-03, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of five to one, as recorded below, at a regular meeting held on September 14, 2016


Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr Dill	<u>Y</u>	_____
Ms. Mallek	_____	<u>N</u>
Ms. McKeel	<u>Y</u>	_____
Ms. Palmer	<u>Y</u>	_____
Mr Randolph	<u>Y</u>	_____
Mr Sheffield	<u>Y</u>	_____

SP-2016-03 WEST GLEN
Conditions

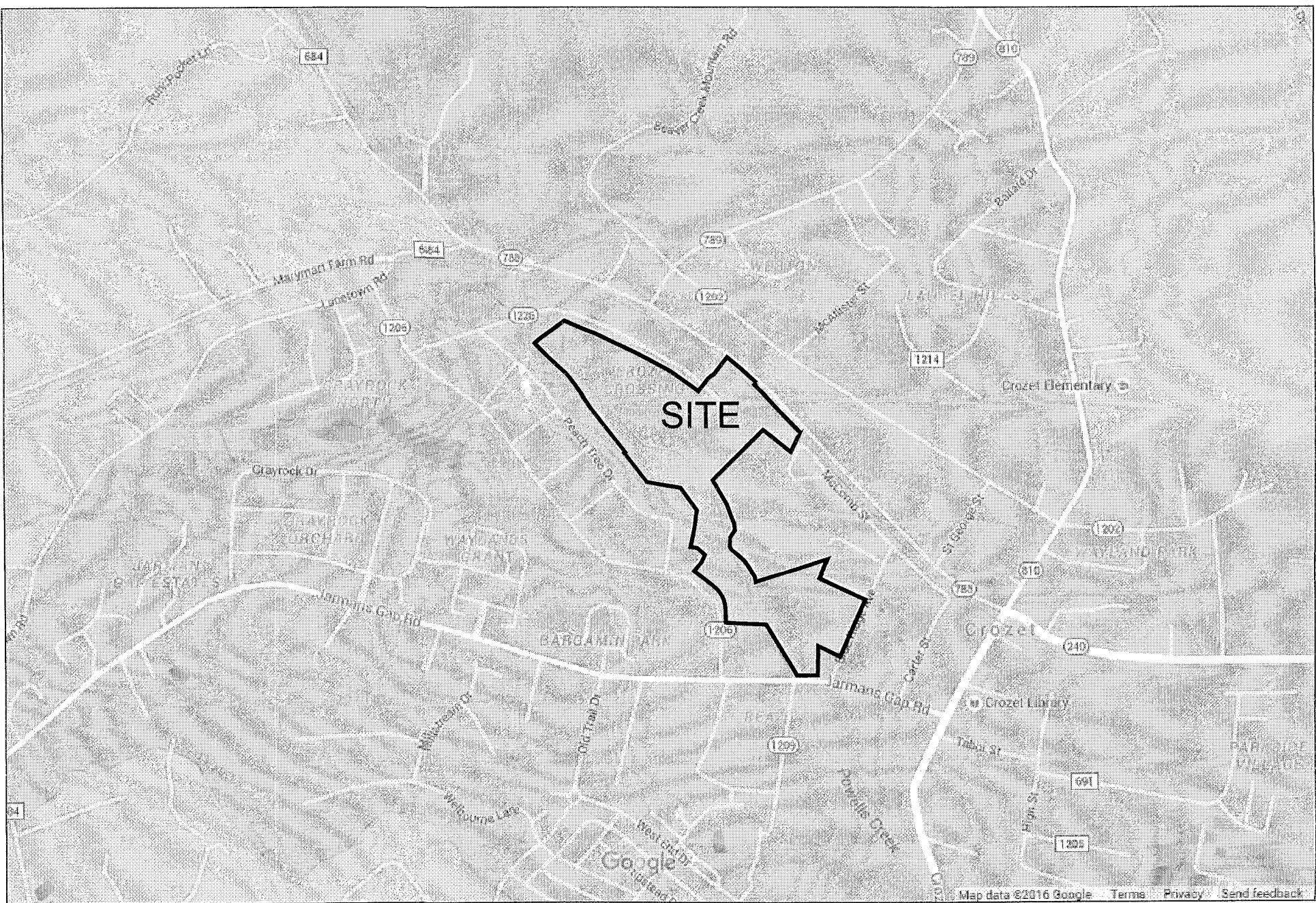
- 1 The culverts under Cling Lane Extended shall be in general accord with the attached drawing titled "Special Use Permit Plans for West Glen Subdivision" (the "Plan") prepared by Dominion Engineering with a revision date of June 3, 2016. To be in general accord with the Plan, development shall reflect the general size, arrangement, and location of the culverts, as well as maintaining no increase of the 100 year flood elevation outside of the West Glen Subdivision property. Modifications to the plan, which do not conflict with the elements above may be approved subject to the review and approval of the County Engineer.
- 2 Prior to final road plan approval or permitting of a land disturbance in the floodplain, the applicant shall obtain from the Federal Emergency Management Agency (FEMA) a conditional letter of map revision (CLOMR or CLOMA), and prior to road acceptance the applicant shall obtain from FEMA a letter of map revision (LOMR or LOMA). In addition, the applicant shall copy the County Engineer on all correspondence with FEMA. Construction and installation of the culverts shall be in compliance with approved road plans and the FEMA approved CLOMR or CLOMA.
- 3 Any residential lots and associated streets resulting from the subdivision of the Property, with the exception of the stream crossing and roadway identified on the attached plan as Cling Lane Extended, shall be located outside of the 100 foot stream buffer, Flood Hazard Overlay District and preserved slopes on the Property. Lots may be permitted to be located within the landward 10 feet of the 100 foot stream buffer only if the lots are adjacent to approved stormwater management facilities located within the landward 50 feet of the stream buffer. Approval of lots located within the stream buffer shall be subject to Subdivision Agent approval.
- 4 The net density of the Property shall not exceed 6 units per acre, in accordance with the Crozet Master Plan. Net density shall be calculated by subtracting the area within the Flood Hazard Overlay District, the 100 foot stream buffer, and areas of preserved slopes from the total acreage of the Property.
- 5 Prior to issuance of a grading permit to allow installation of the stream crossing or with submittal of the final subdivision plat, whichever comes first, the applicant shall submit an easement plat dedicating to the County the area identified for a greenway trail on the Plan.
- 6 If the construction of the stream crossing for which this Special Use Permit is issued is not commenced by September 14, 2021, the permit shall be deemed abandoned and the authority granted thereunder shall thereupon terminate.
- 7 Prior to approval of the first final Virginia Stormwater Management Program (VSMP) plans or the first final subdivision plat, whichever comes first, the applicant shall conduct a Phase II Environmental Site Assessment (ESA) in accordance with ASTM standards. The Phase II ESA shall include sampling and testing of accumulated sediment behind the dam that exists on the Property. The applicant shall be required to comply with all recommendations of the Phase II ESA prior to issuance of the first building permit on the Property. The applicant shall also be required to remove accumulated sediment from behind the dam prior to demolition of the dam and dispose of the sediment, either on site or off site, in accordance with the Phase II ESA recommendations.

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'

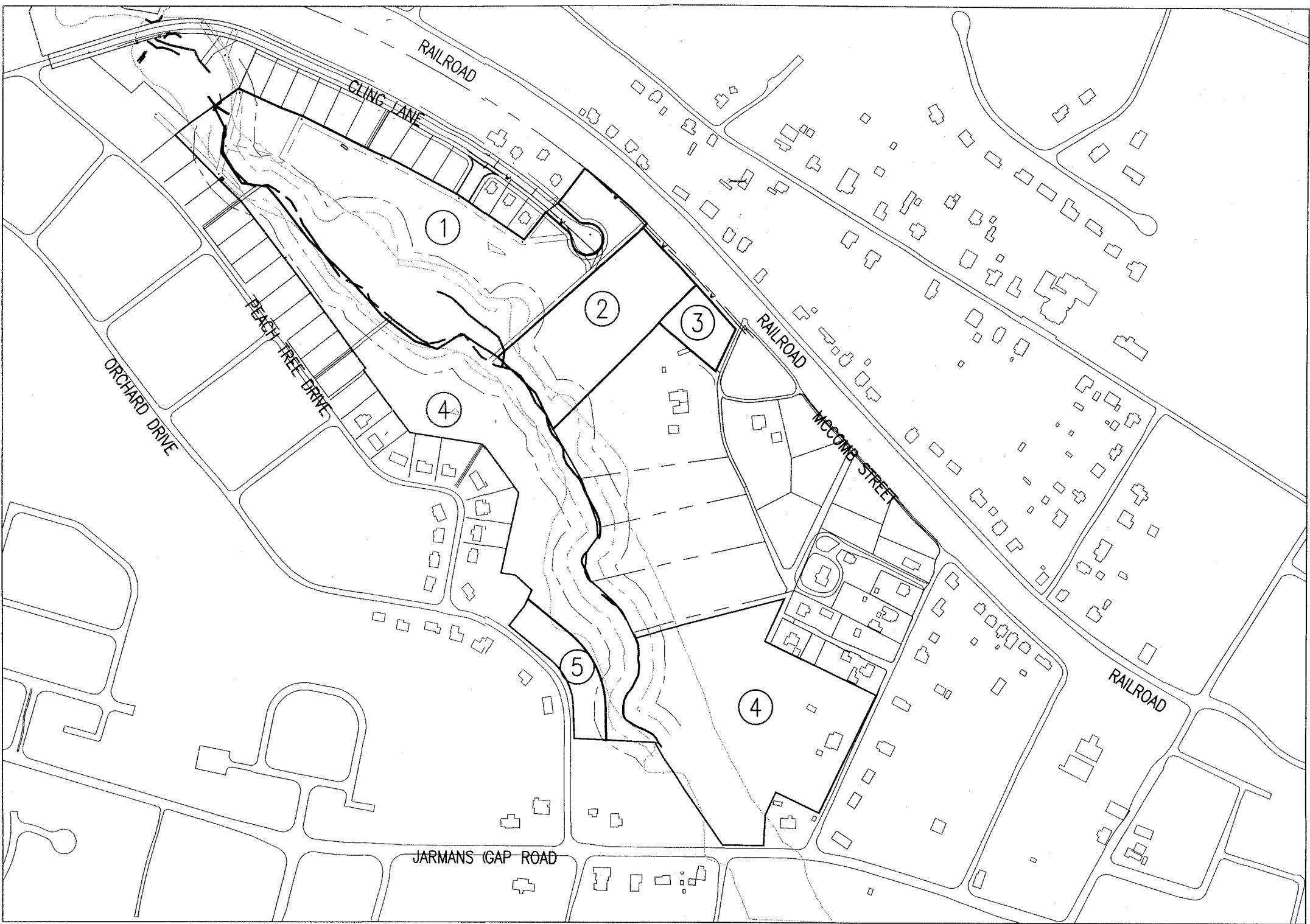


SHEET INDEX

- 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:

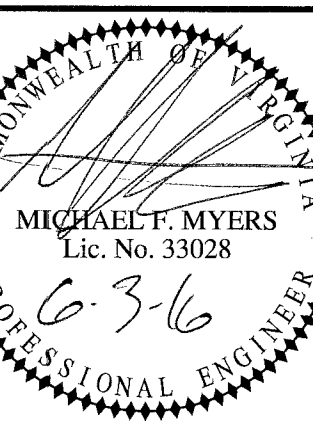
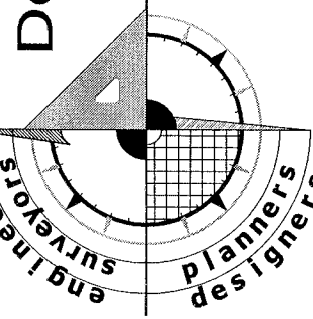
Crozet Development Solutions, LLC
1215 E Market St, Suite B
Charlottesville, VA 22902

DEVELOPER:

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

Special use permit
Submitted Type
Reviewed and Approved by the
Community Development Department
Date 9/14/16
File# SP201600003
Signature

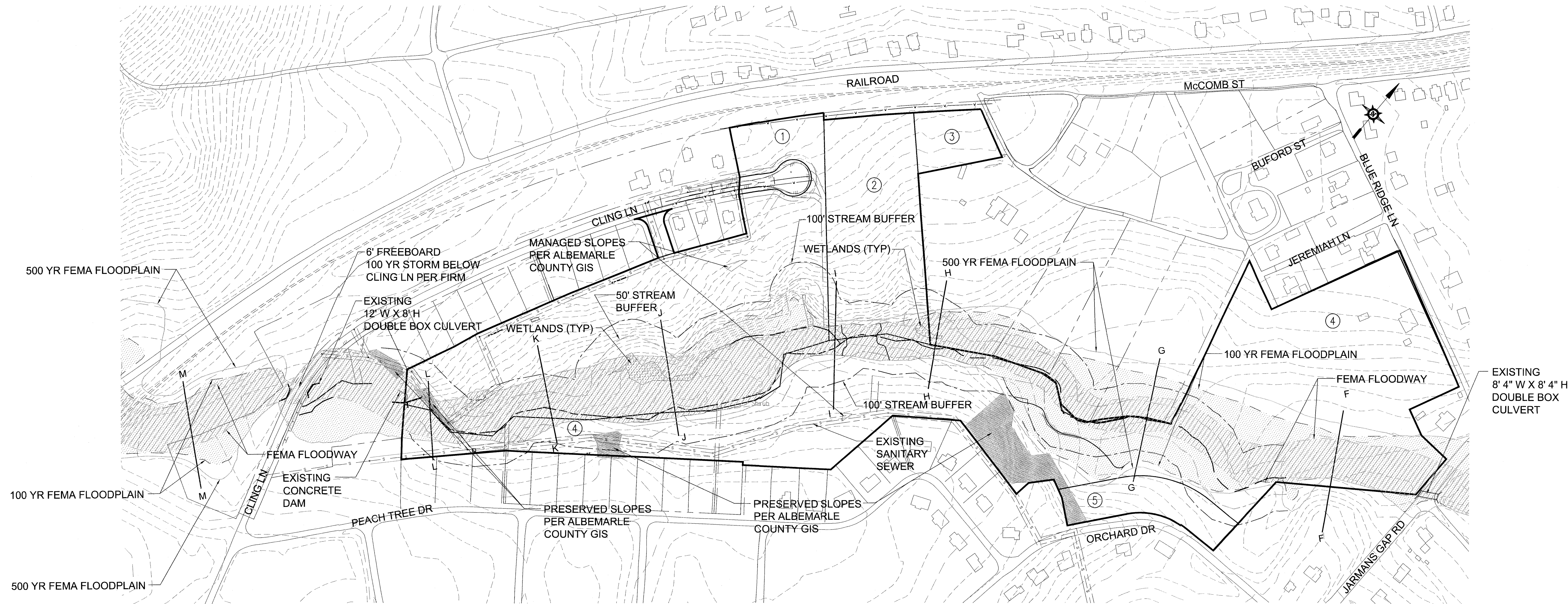
Dominion
Engineering



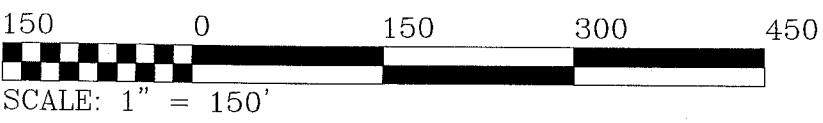
REVISIONS		REVISIONS	
NO.	DESCRIPTION	DATE	DATE
1	COMMENTS ADDRESSED	04/04/16	
2	COMMENTS ADDRESSED	06/05/16	

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



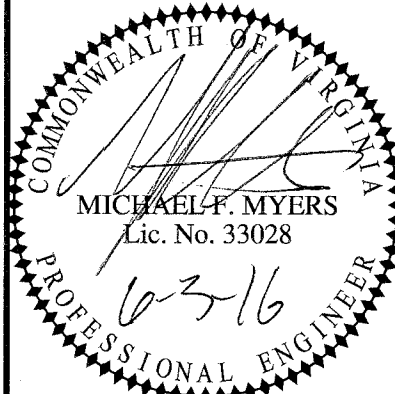
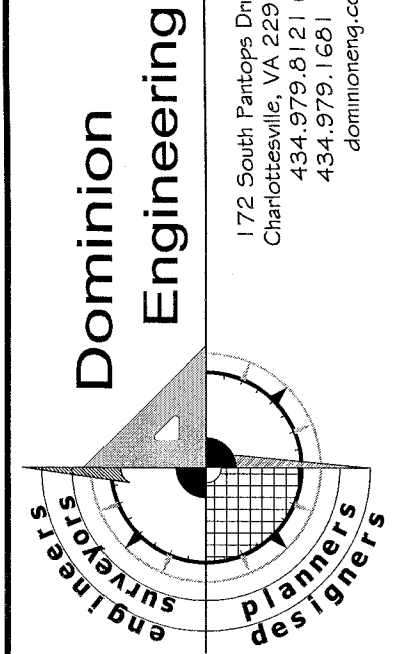
- NOTES:
1. APPLICANT IS PROPOSING TO DEVELOP PARCELS 1, 2, 3, AND 5.
 2. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD SURVEY SUPPLEMENTED BY ALBEMARLE COUNTY GIS.



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	DESCRIPTION
1	COMMENTS ADDRESSED	04/04/16	1	04/04/16	
2	COMMENTS ADDRESSED	06/03/16	2	06/03/16	
FILE NAME: 15.0020-WESTGLEN-SUP.dwg		SCALE: 1" = 150'		DESIGNED BY: MFM	
				DRAWN BY: DEG	
				CHECKED BY: MFM	

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

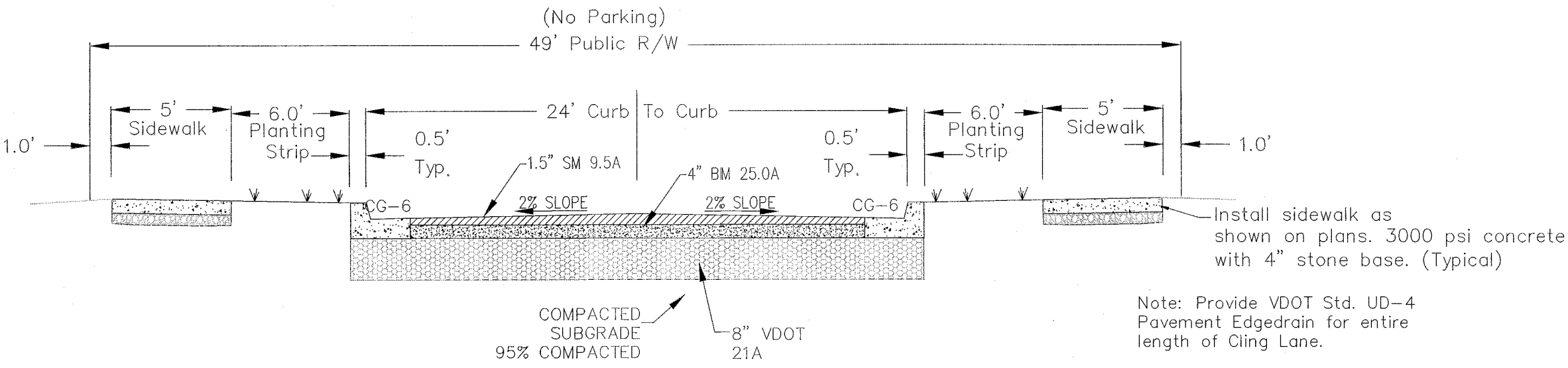
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INDEX TITLE:
SP2

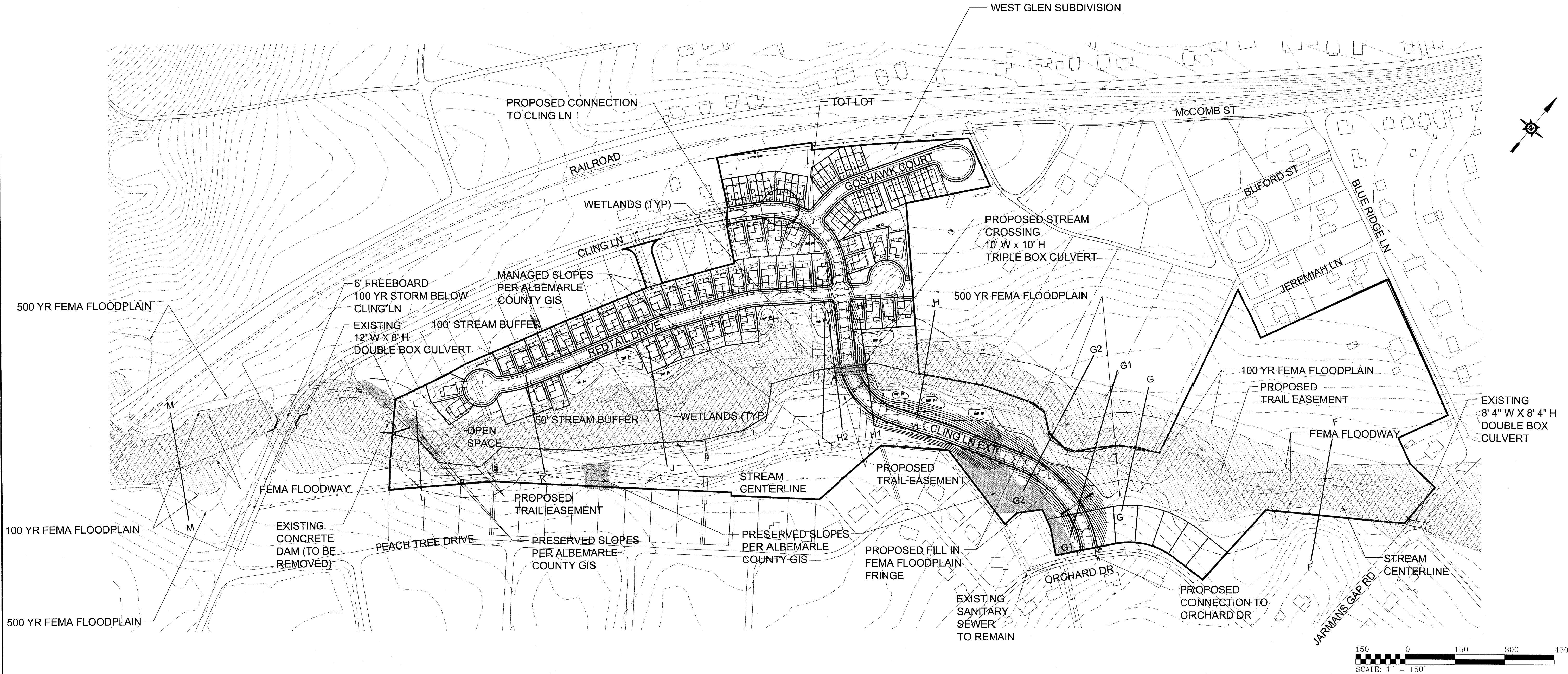
SHEET NO: 2 of 11

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
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---	WETLANDS
---	PRESERVED SLOPES

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

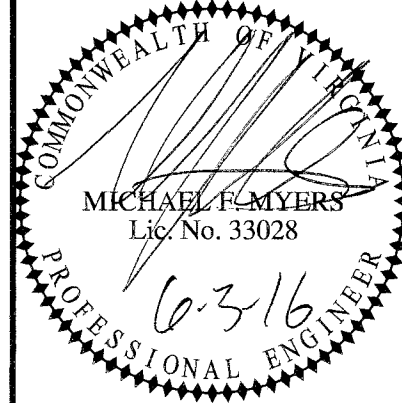
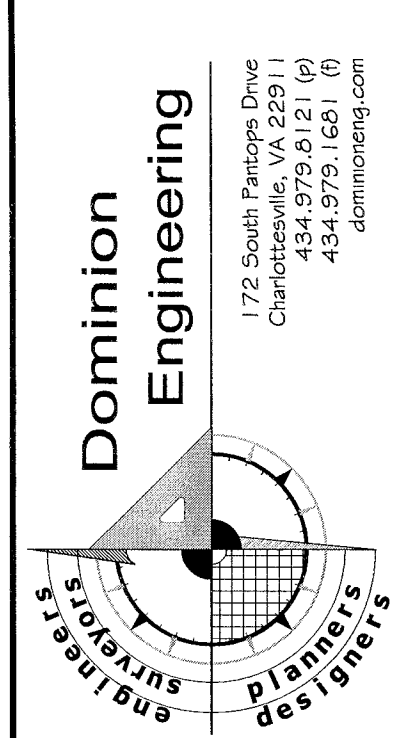
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INDEX TITLE:

SP3

SHEET NO: 3 of 11

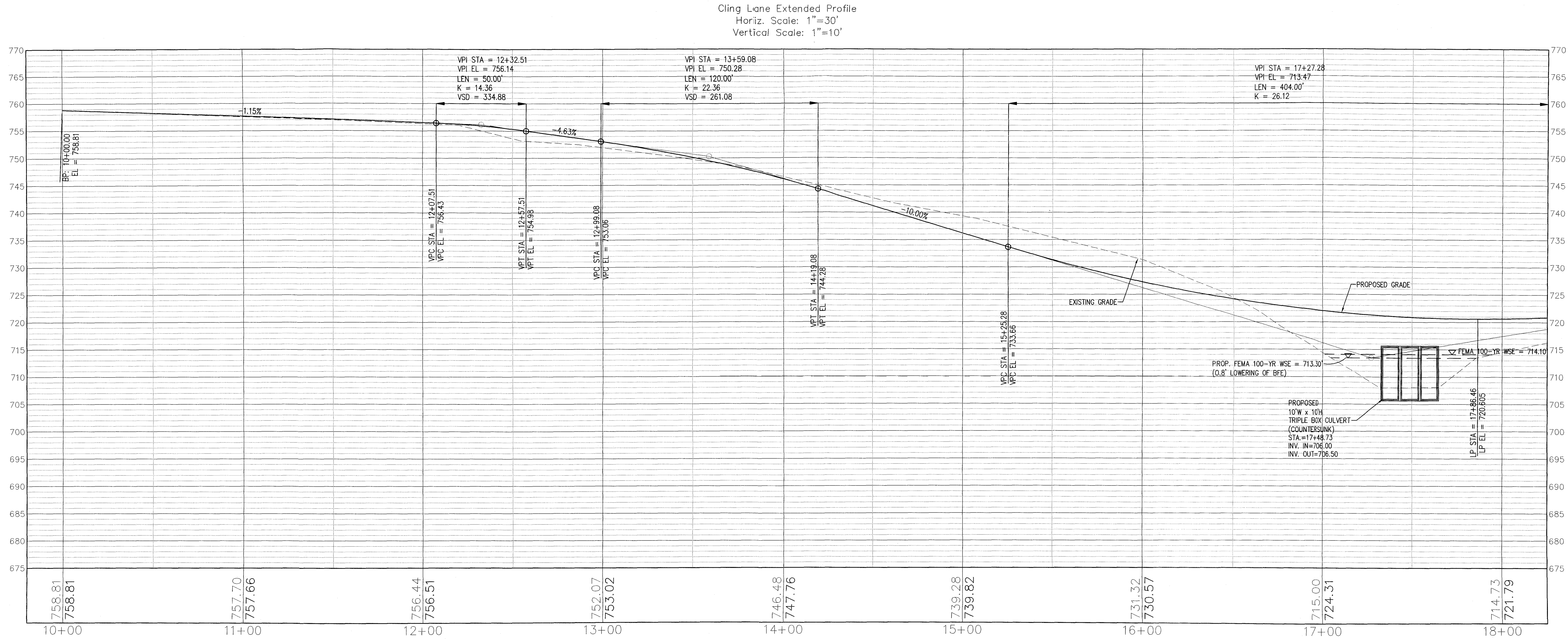
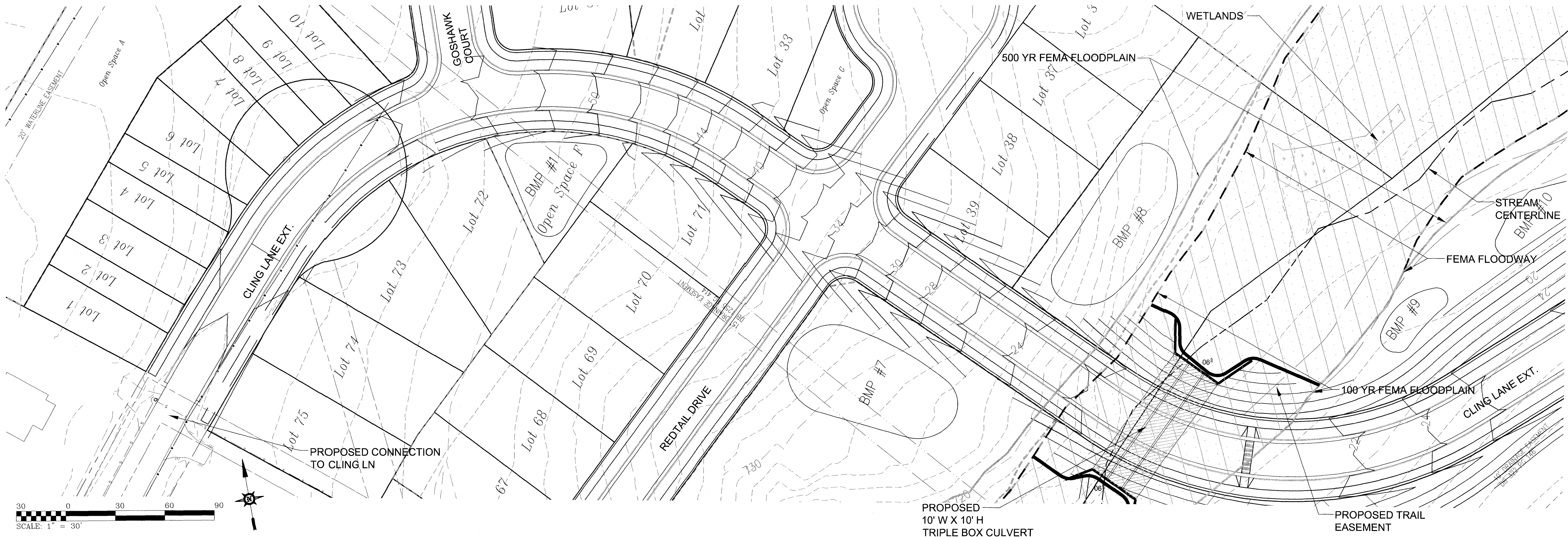
DATE: 01/19/2016



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

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

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



DOMINION ENGINEERING

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dominione.com

engineers

planners

designers

COMMONWEALTH OF VIRGINIA

MICHAEL F. MYERS

Lic. No. 33028

10-3-16

PROFESSIONAL ENGINEER

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

FILE NAME:	SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
15.0000-RESURF-SUP	1" = 30'			MPM

SPECIAL USE PERMIT FOR

WEST GLEN SUBDIVISION

WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

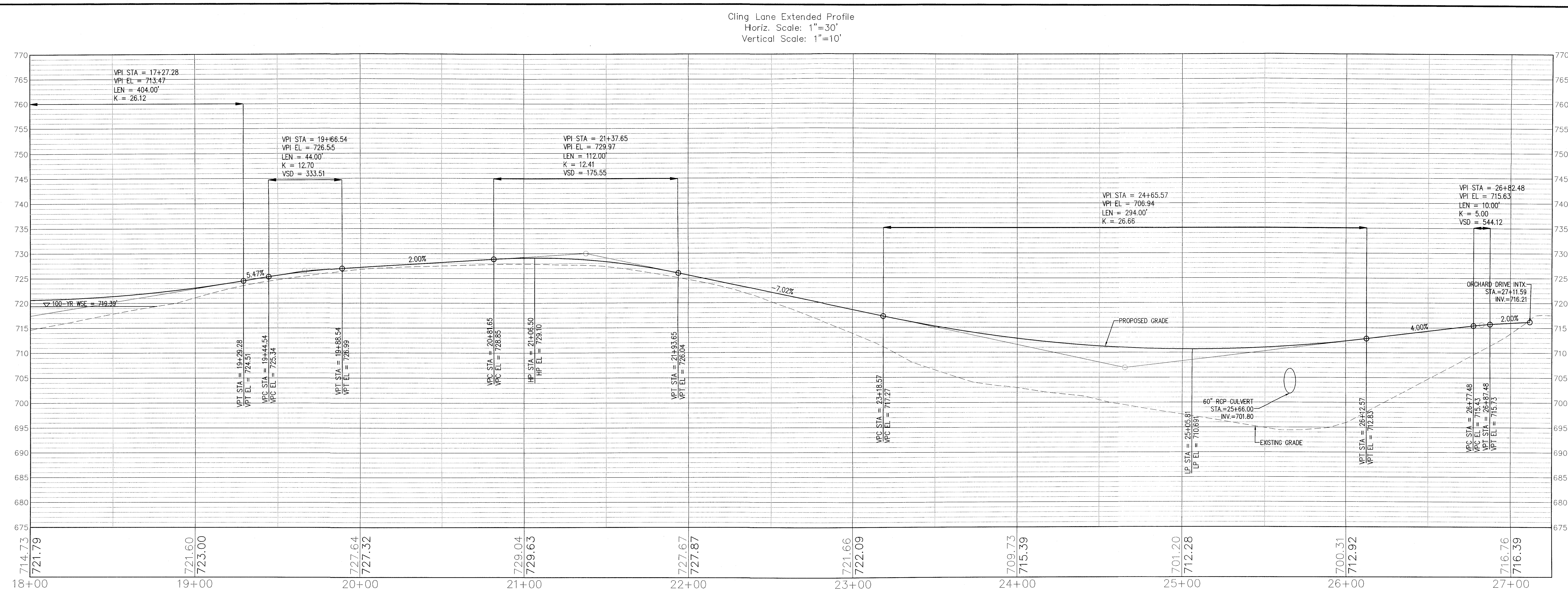
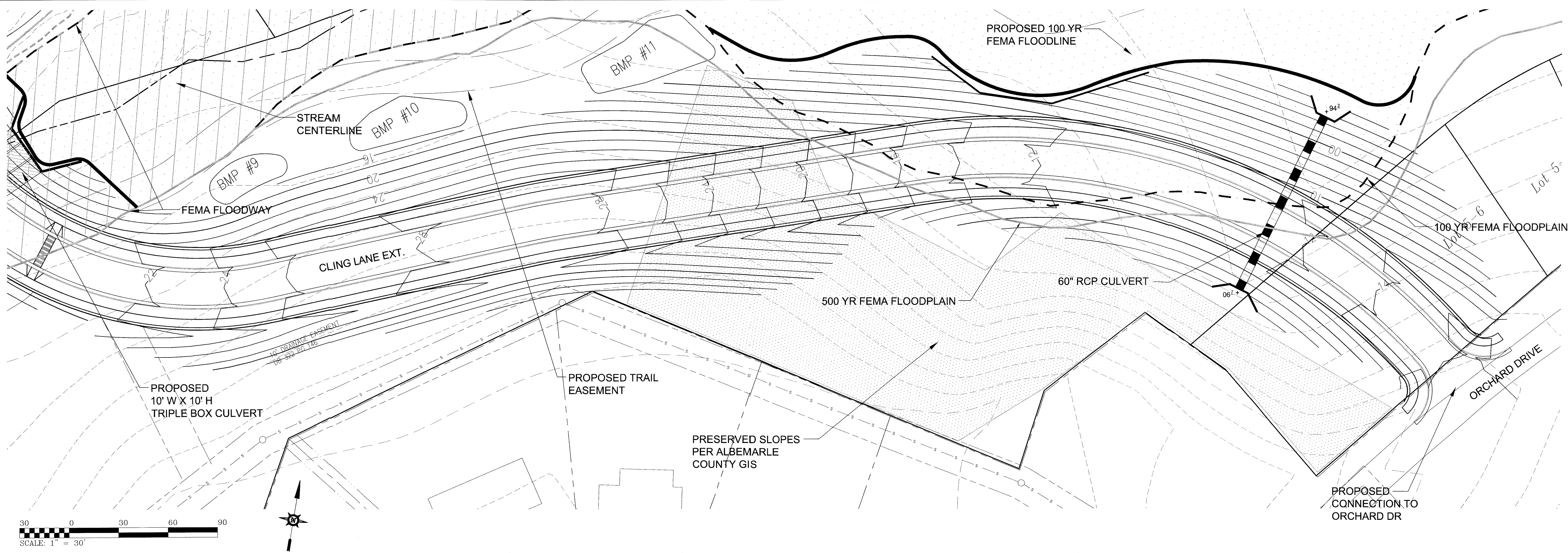
SHEET TITLE:
ROAD PROFILE - CLING LANE EXTENSION 10+00 TO 18+00

DOM. PROJECT NO: 15.0020

INDEX TITLE:
SP8

SHEET NO: 8 of 11

DATE: 01/19/16



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COMMONWEALTH OF VIRGINIA
MICHAEL F. MYERS
Lic. No. 33028
6-3-16
PROFESSIONAL ENGINEER

REVISIONS		REVISIONS	
NO.	DATE	DESCRIPTION	DATE
1	04/04/18	COMMENTS ADDRESSED	
2	06/03/16	COMMENTS ADDRESSED	

DESIGNED BY:	DWG	CHECKED BY:	MDM
DRAWN BY:	DWG	FILE NAME:	15.0000-SP9-CLING-LANE-EXTENSION-SP9

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

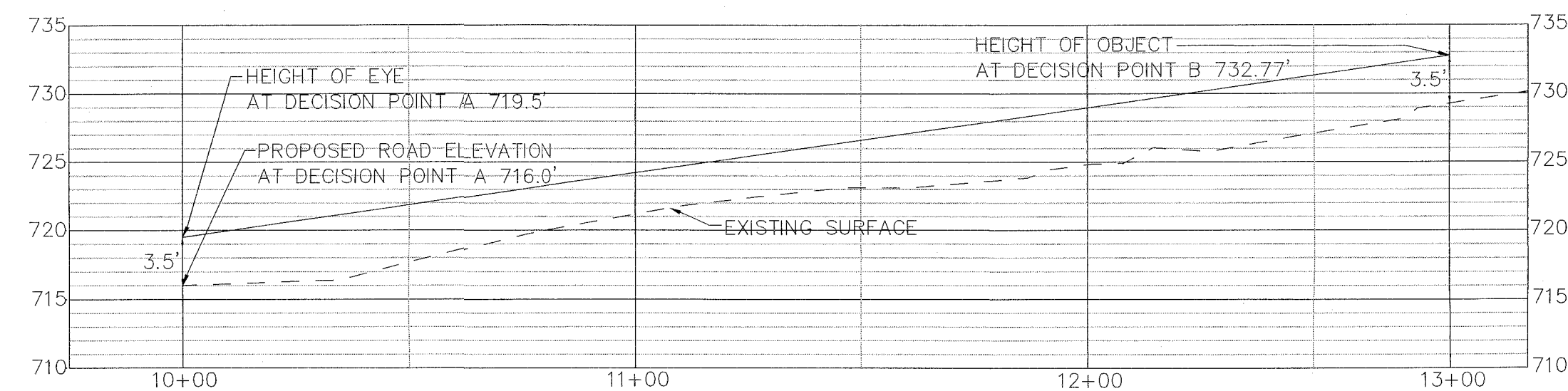
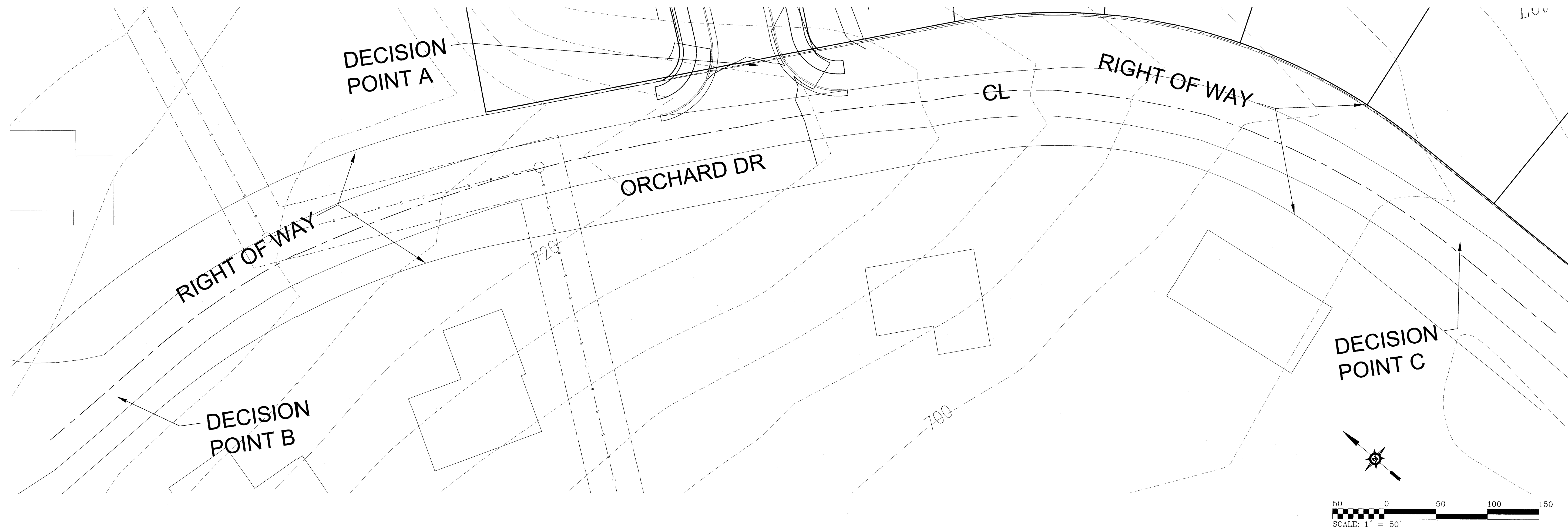
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ROAD PROFILE - CLING LANE EXTENSION 18+00 TO 27+11.59

DOM. PROJECT NO:15.0020

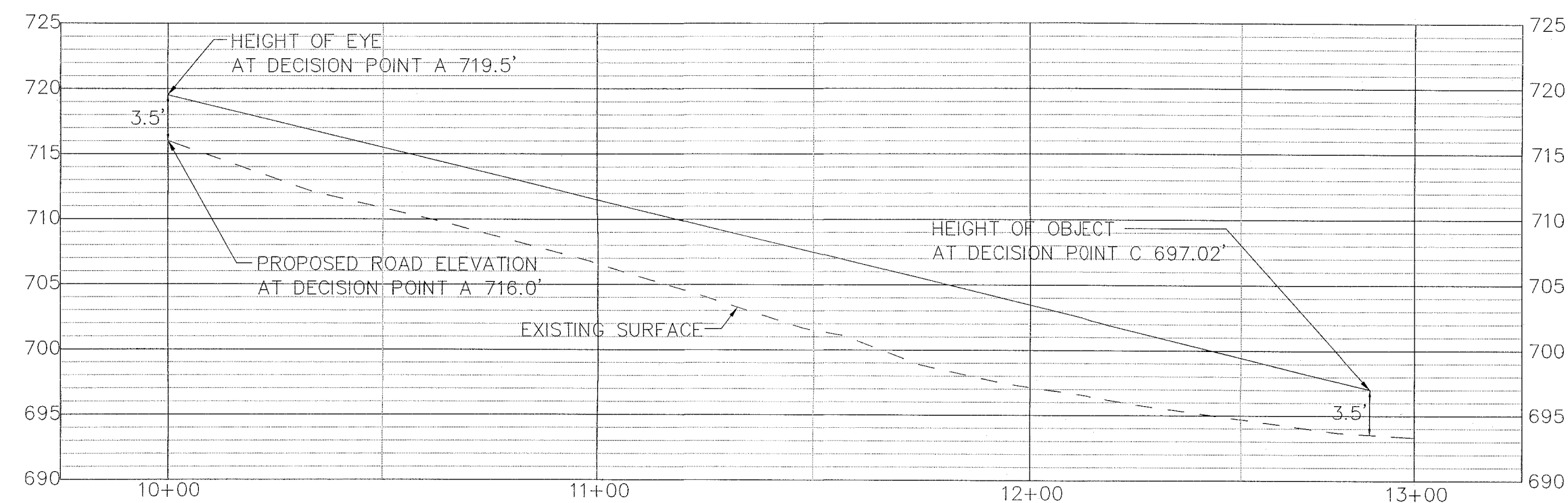
INDEX TITLE:
SP9

SHEET NO: 9 of 11

DATE: 01/19/18



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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MICHAEL F. MYERS
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6-3-16
PROFESSIONAL ENGINEER

REVISIONS		REVISIONS	
NO.	DESCRIPTION	DATE	NO.
1	COMMENTS ADDRESSED	04/04/16	1
2	COMMENTS ADDRESSED	06/09/16	2

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

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

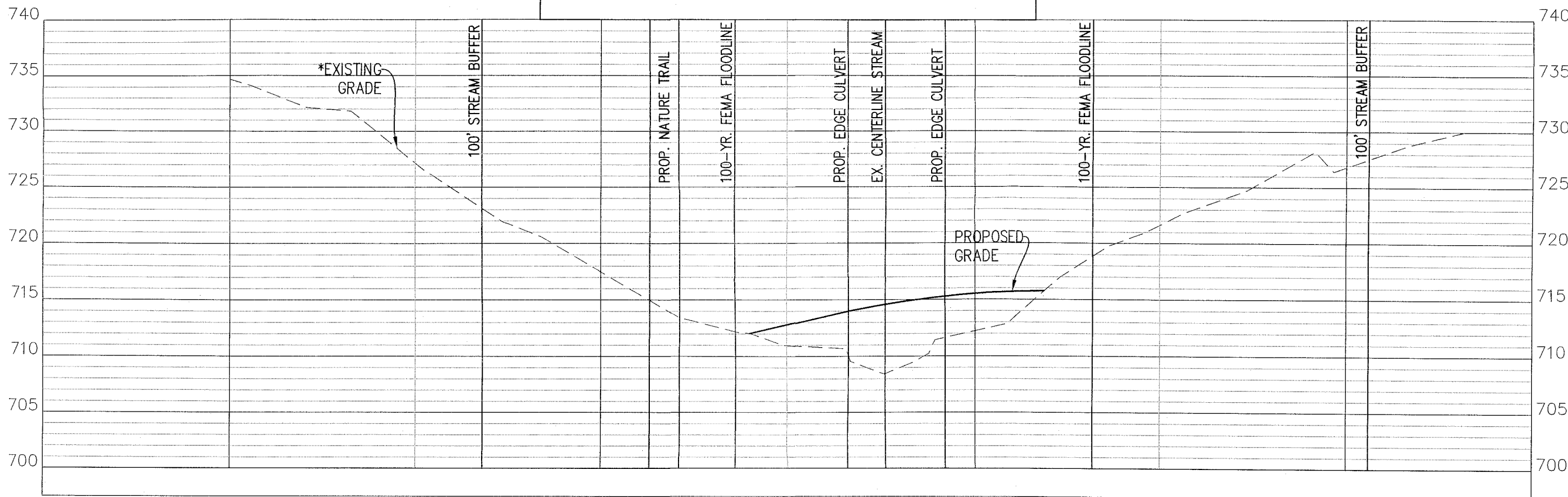
SHEET NO: 10 of 11

DATE: 01/19/2016

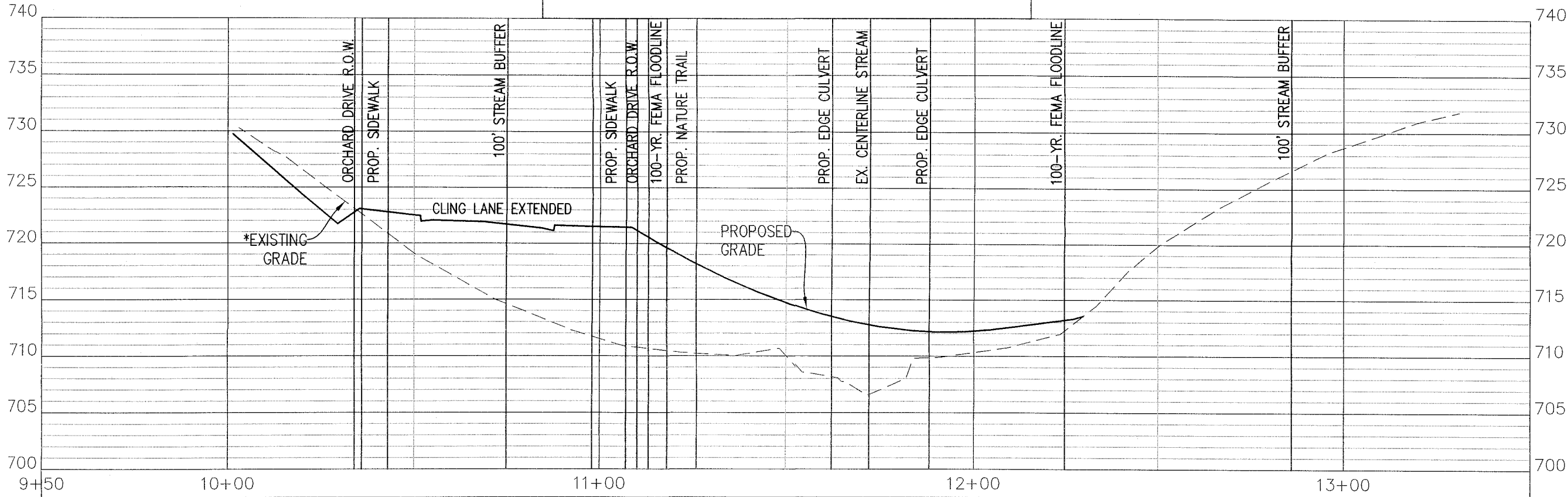
EXISTING CONDITIONS													
Descriptor	Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel (ft/s)	Flow Area (sq ft)	Top Width (ft)	
EX. CLING LANE X-ING	POWELLS CR	6995	100-YEAR	1390	757	765.35	762.02	765.84	0.004395	5.87	274.11	151.59	
	POWELLS CR	6960		Culvert									
	POWELLS CR	6925	100-YEAR	1390	756.1	761.17	760.7	762.57	0.022656	9.89	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	9.72	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	9.55	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	1460	701.2	708.61	708.61	709.79	0.023429	11	257.71	111.72	
G2	POWELLS CR	4455	100-YEAR	1460	692	697.74	697.74	698.27	0.026722	9.14	394.05	293.97	
G1	POWELLS CR	4326	100-YEAR	1460	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	686.86	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 (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	9.89	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
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	9.72	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
PROP 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	686.86	262.69
JARMANS GAP X-ING	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

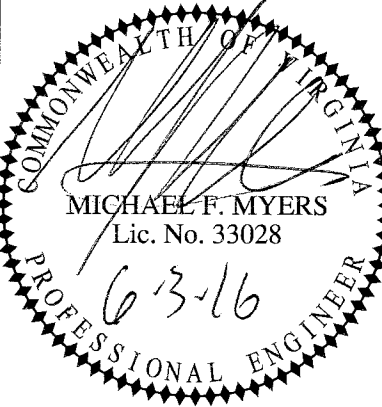
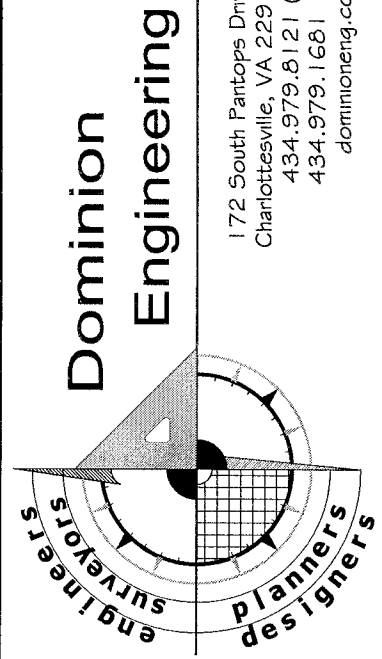
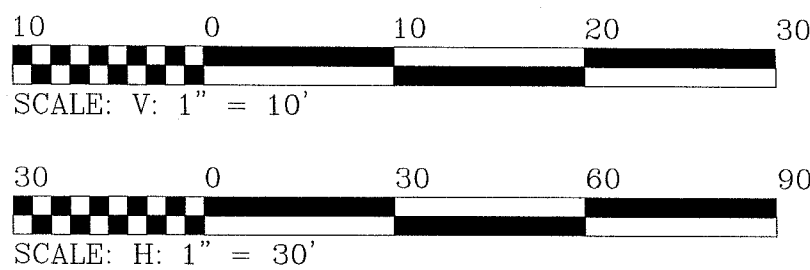
SECTION H2 PROFILE



SECTION H1 PROFILE



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



REVISIONS		REVISIONS	
NO.	DESCRIPTION	DATE	DATE
1	COMMENTS ADDRESSED	04/04/16	
2	COMMENTS ADDRESSED	06/09/16	

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