

SPECIAL USE PERMIT APPLICATION PLAN -
PLEASANT GREEN SUBDIVISION
SP 2019-002

WHITEHALL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GENERAL NOTES

OWNER: STANLEY MARTIN COMPANIES LLC
11710 PLAZA AMERICA DRIVE, SUITE 1100
RESTON, VIRGINIA 20190

DEVELOPER: STANLEY MARTIN HOMES
404 PEOPLE PLACE, SUITE 303
CHARLOTTESVILLE, VA 22911

ENGINEER: COLLINS ENGINEERING
200 GARRETT ST, SUITE K
CHARLOTTESVILLE, VA 22902
(434)293-3719

TAX MAP NO.: TMP 55C-3-A1 (0.700 AC) TMP 56A1-1-30A (0.500 AC)
TMP 56-115 - VUE REALTY PARTNERS LLC (21.854 AC)

TOTAL AREA: 1.200 ACRES (NOT INCLUDING TMP 56-115)

ZONING: R-6 RESIDENTIAL

PRESERVED/MANAGED SLOPES: PRESERVED SLOPES AND MANAGED SLOPES HAVE BEEN SHOWN AND
LABELED ON THE PLANS.

WATERSHED: LICKINGHOLE CREEK WATER SUPPLY WATERSHED

AGRICULTURAL/ FORESTAL DISTRICT: NONE

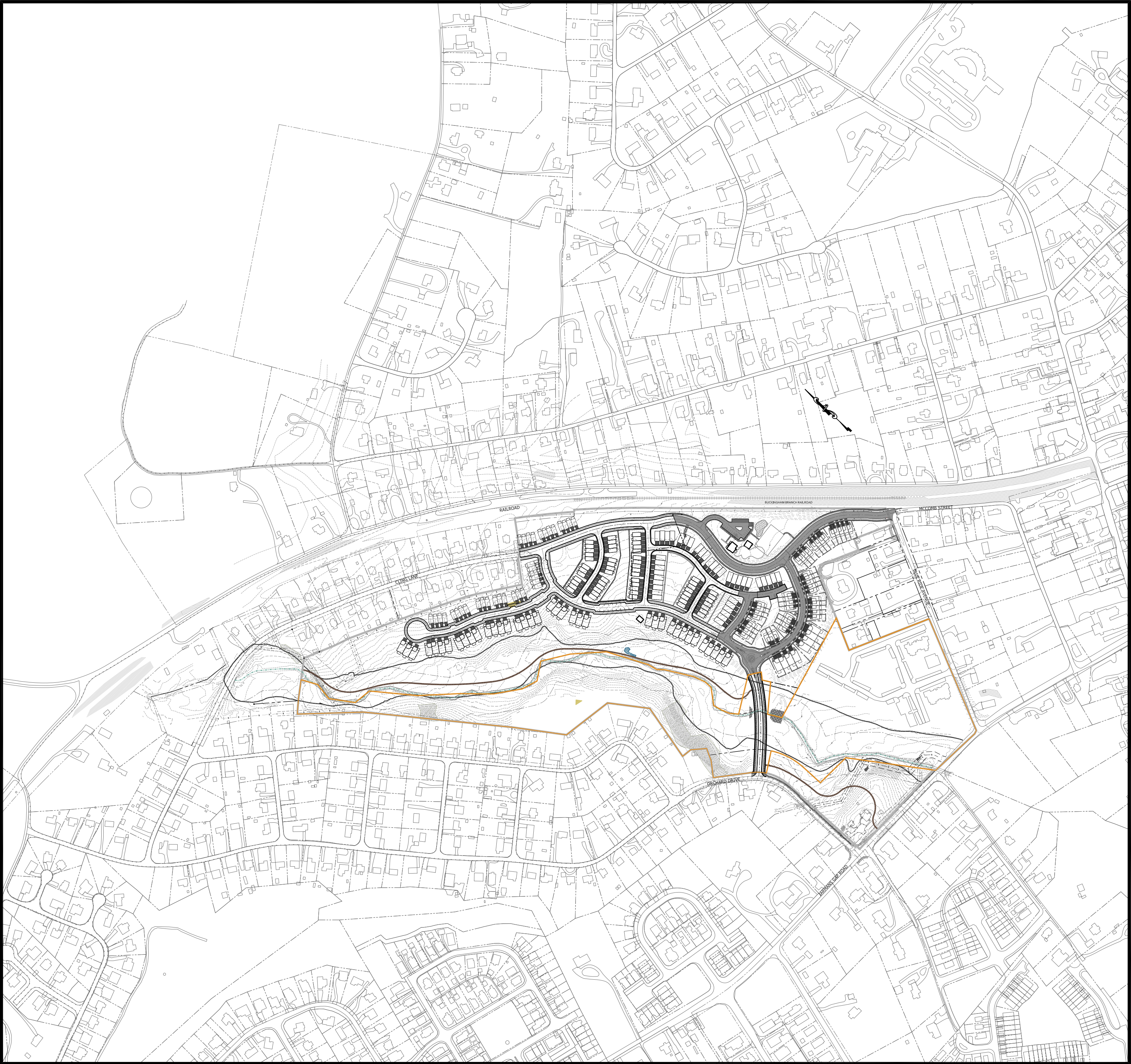
TOPO & SURVEY: THE BOUNDARY LINE, PARCEL INFORMATION AND TOPOGRAPHY WERE PROVIDED BY
ROUDABUSH, CALE AND ASSOCIATES IN JANUARY OF 2019. INFORMATION WAS
FIELD VERIFIED BY COLLINS ENGINEERING IN JANUARY OF 2019.

DATUM: NAD 83

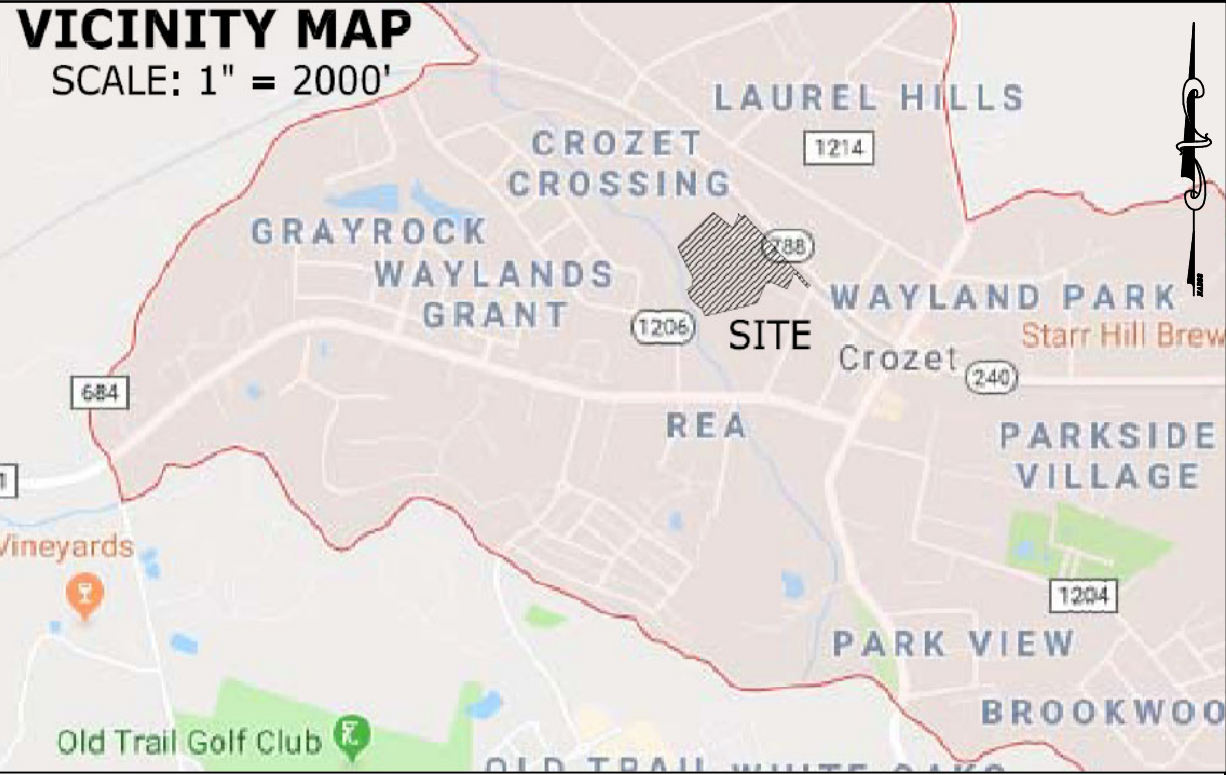
EXISTING VEGETATION: PARTIALLY WOODED

STREAM BUFFERS: THE 100' STREAM BUFFERS SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE
WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE

FLOODPLAIN: A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOODPLAIN ZONE AS SHOWN
ON FEMA MAP#51003C0229D, DATED FEBRUARY 4, 2005.



SHEET LAYOUT
SCALE: 1" = 200'



REVISIONS

DATE	REVISION DESCRIPTION
3/18/19	INITIAL SUBMITTAL
5/20/19	REVISED PER ALBEMARLE COUNTY COMMENTS
3/2/20	UPDATED PLAN FOR CURRENT CONDITIONS

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS SITE OVERVIEW
3	APPROVED CONDITIONS SITE OVERVIEW
4	PROPOSED CONDITIONS SITE OVERVIEW
5	ROAD PLAN & PROFILE - CONNECTOR ROAD
5	TOTAL NUMBER OF SHEETS

ROADS	
	EXISTING CULVERT
	CULVERT
	DROP INLET & STRUCTURE NO.
	CURB
	CURB & GUTTER
	PROPOSED PAVEMENT
	EC-3A DITCH
	DEPTH OF EC-3A DITCH
	EC-2 DITCH
	DEPTH OF EC-2 DITCH
LEGEND	
	EARTH DITCH
	DRIVEWAY CULVERT
	BENCH MARK
	CLEARING LIMITS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	VDOT STANDARD STOP SIGN
	PROPOSED SPOT ELEVATION

CE COLLINS ENGINEERING

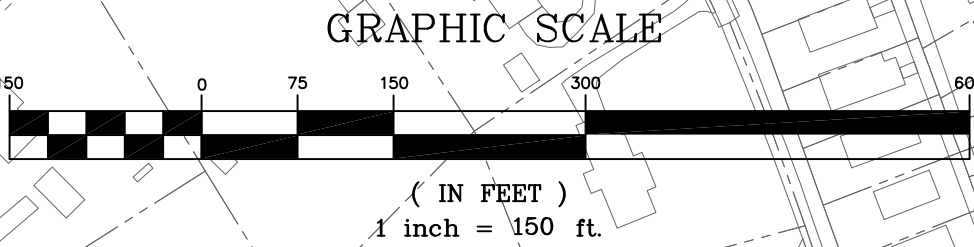
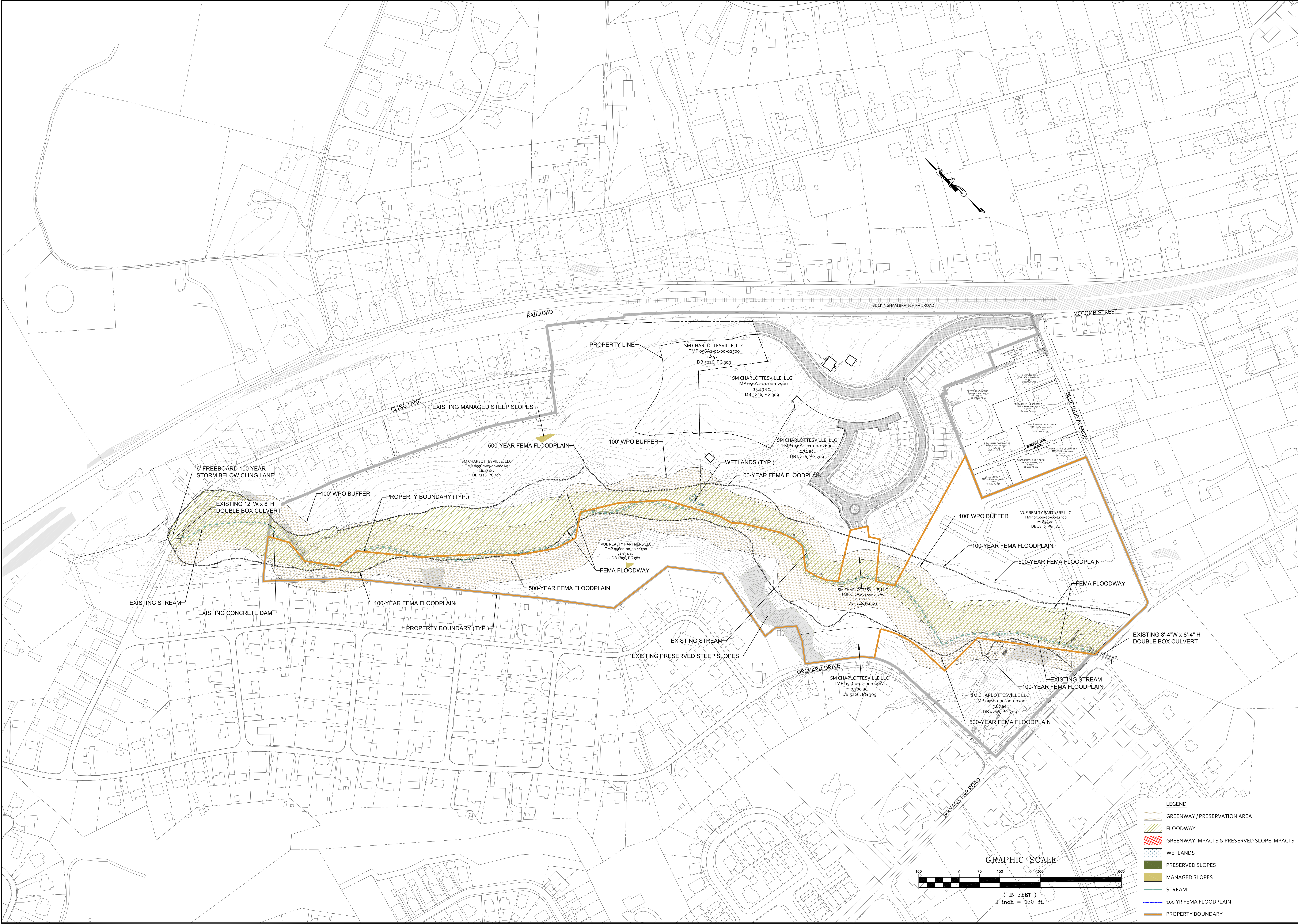
200 GARRETT STREET, SUITE K-CHARLOTTESVILLE, VA 22902 -434.293.3719

PROJECT SHEET PLEASANT GREEN SUBDIVISION - SPECIAL USE PERMIT PLAN

COVER SHEET

JOB NO.
112066
SCALE
1" = 200'
SHEET NO.
1

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- LEGEND
- GREENWAY / PRESERVATION AREA
 - FLOODWAY
 - GREENWAY IMPACTS & PRESERVED SLOPE IMPACTS
 - WETLANDS
 - PRESERVED SLOPES
 - MANAGED SLOPES
 - STREAM
 - 100 YR FEMA FLOODPLAIN
 - PROPERTY BOUNDARY



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PROJECT
PLEASANT GREEN SUBDIVISION - SPECIAL USE PERMIT PLAN

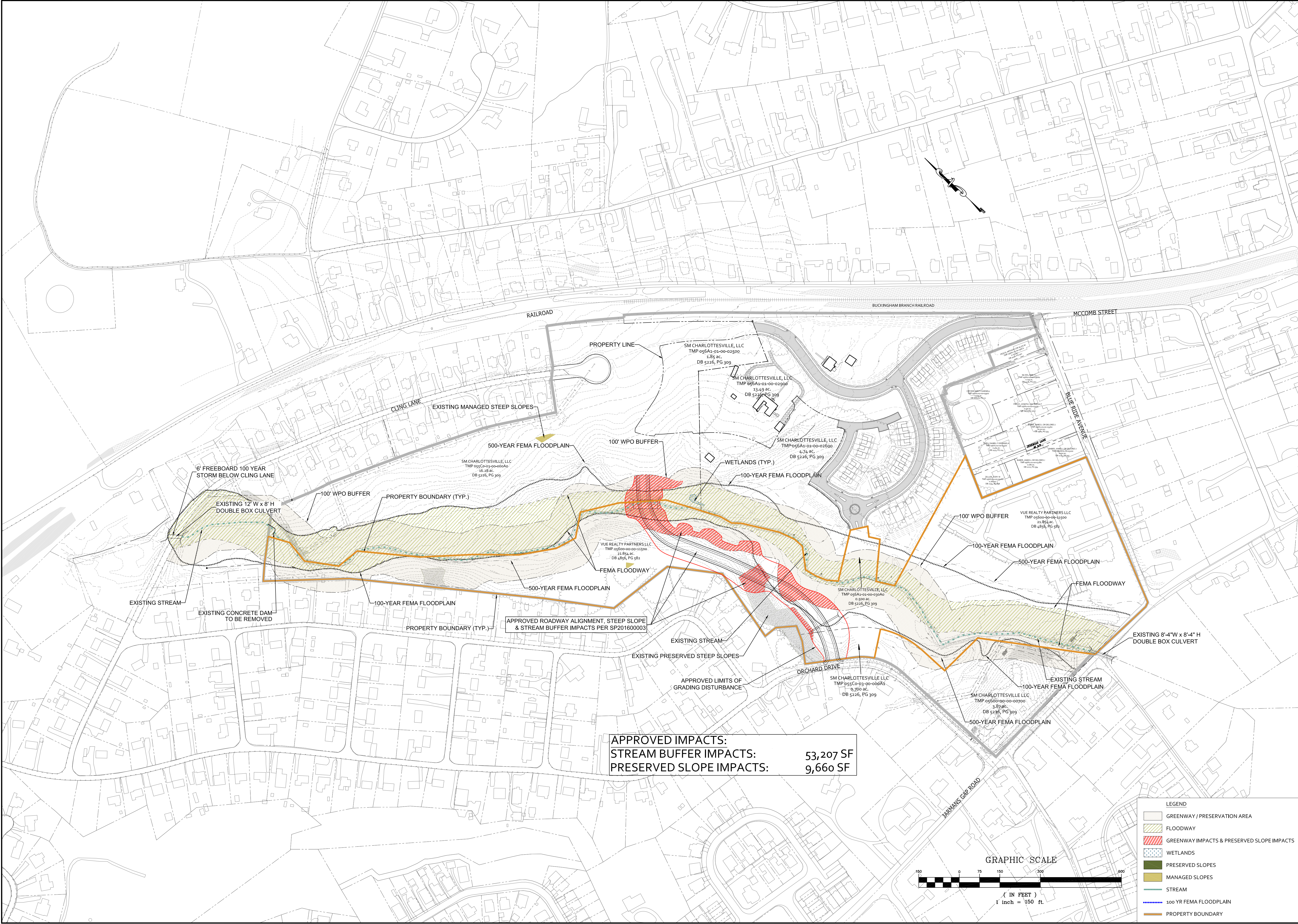
SHEET
EXISTING CONDITIONS

JOB NO.
112066

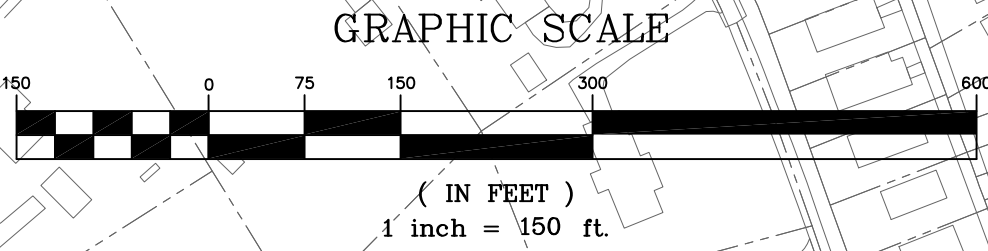
SCALE
1" = 150'

SHEET NO.
2

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APPROVED IMPACTS:
STREAM BUFFER IMPACTS: 53,207 SF
PRESERVED SLOPE IMPACTS: 9,660 SF



- LEGEND
- GREENWAY / PRESERVATION AREA
 - FLOODWAY
 - GREENWAY IMPACTS & PRESERVED SLOPE IMPACTS
 - WETLANDS
 - PRESERVED SLOPES
 - MANAGED SLOPES
 - STREAM
 - 100 YR FEMA FLOODPLAIN
 - PROPERTY BOUNDARY

CE

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PROJECT
PLEASANT GREEN SUBDIVISION - SPECIAL USE PERMIT PLAN

SHEET
APPROVED IMPACTS - PER SP201600003

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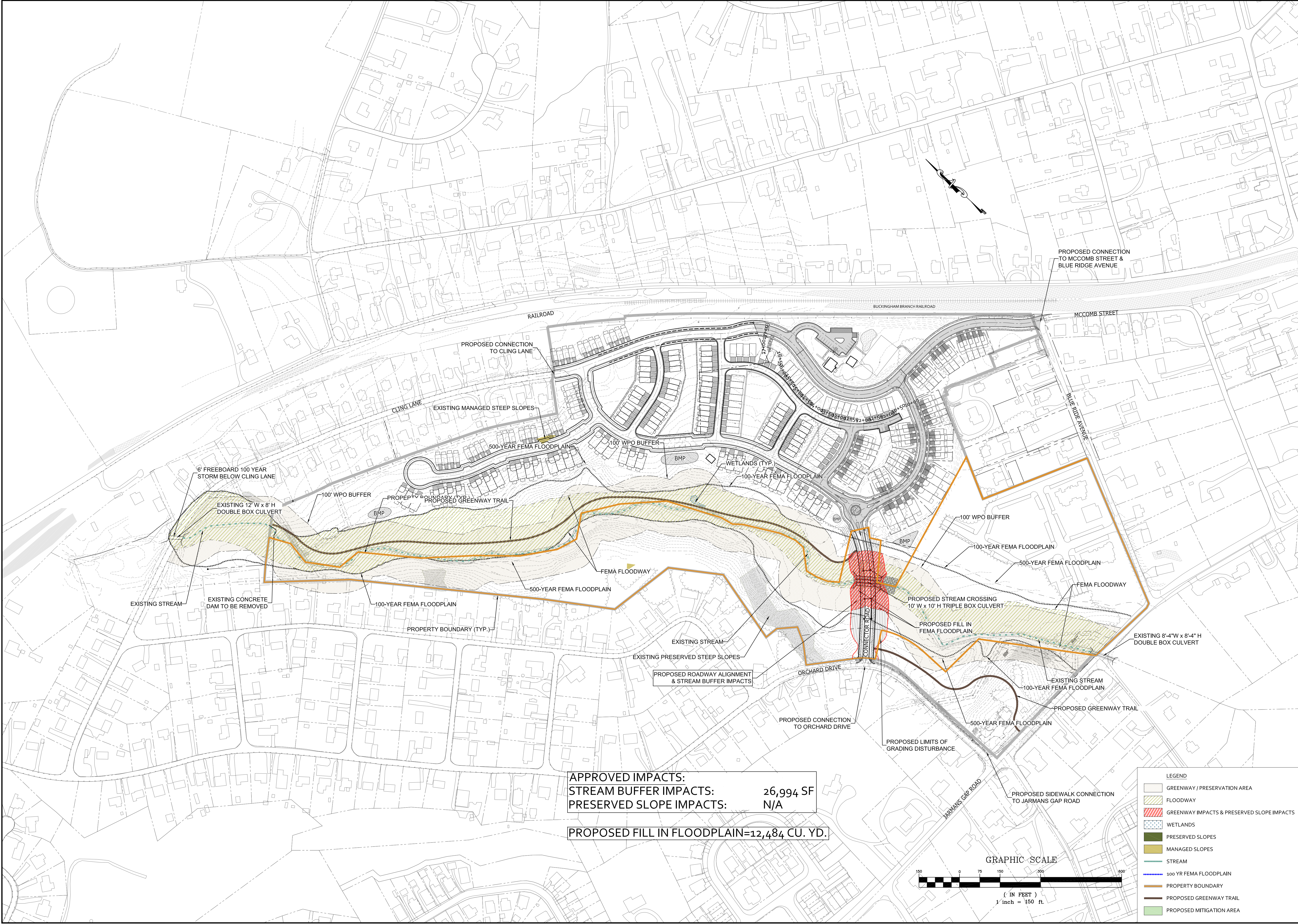
COMMONWEALTH OF VIRGINIA

SCOTT R. COLLINS

No. 35791

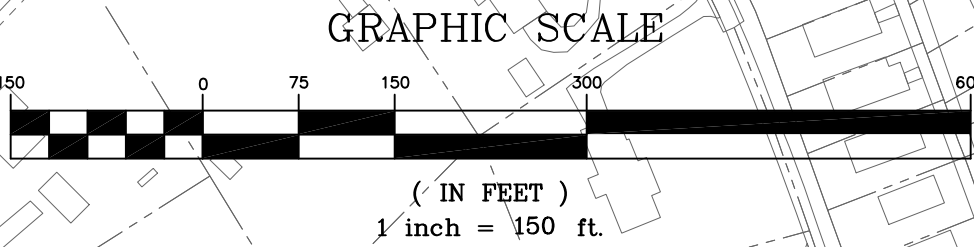
PROFESSIONAL ENGINEER

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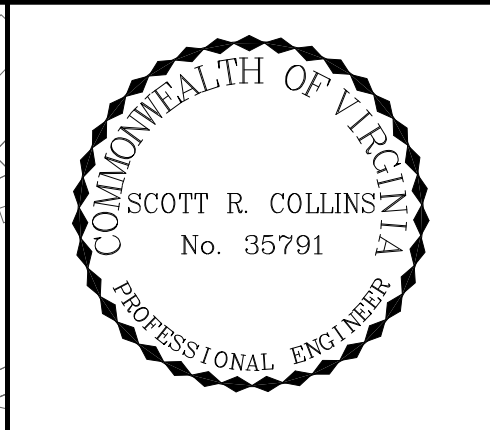


APPROVED IMPACTS:
STREAM BUFFER IMPACTS: 26,994 SF
PRESERVED SLOPE IMPACTS: N/A

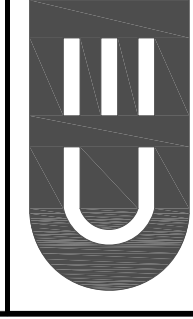
PROPOSED FILL IN FLOODPLAIN=12,484 CU. YD.



- LEGEND
- GREENWAY / PRESERVATION AREA
 - FLOODWAY
 - GREENWAY IMPACTS & PRESERVED SLOPE IMPACTS
 - WETLANDS
 - PRESERVED SLOPES
 - MANAGED SLOPES
 - STREAM
 - 100 YR FEMA FLOODPLAIN
 - PROPERTY BOUNDARY
 - PROPOSED GREENWAY TRAIL
 - PROPOSED MITIGATION AREA



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PROJECT

PLEASANT GREEN SUBDIVISION - SPECIAL USE PERMIT PLAN

SHEET

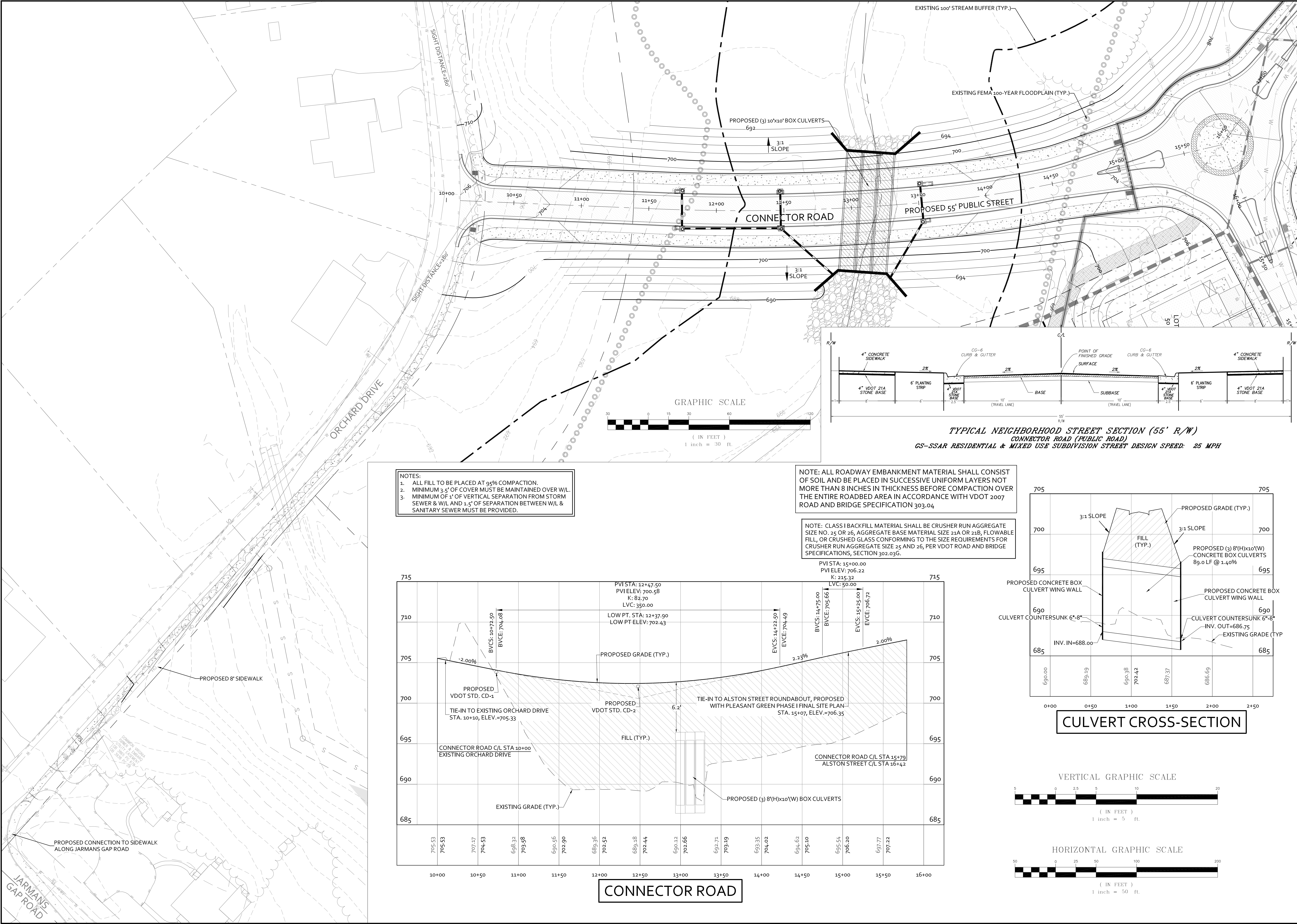
PROPOSED STREAM BUFFER IMPACTS

JOB NO.
112066

SCALE
1" = 150'

SHEET NO.
4

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COMMONWEALTH OF VIRGINIA

SCOTT R. COLLINS, P.E.

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PROJECT
PLEASANT GREEN SUBDIVISION - SPECIAL USE PERMIT PLAN

SHEET
ROAD PROFILE - CONNECTOR ROAD

JOB NO.
112066

SCALE
AS SHOWN

SHEET NO.
5

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