

MERIDIAN

CIVIL - SURVEY, PLLC

195 Riverbend Drive, Suite 4
Charlottesville, VA 22911
www.meridianwbe.com

April 14, 2025

Syd Shoaf
Senior Planner II
Albemarle County

**RE: SDP 202300067 - OLD DOMINION VILLAGE
SPECIAL EXCEPTION REQUEST FOR GAS EASEMENT IN STREAM BUFFER**

Dear Syd:

This Special Exception Request is for approval to relocate a portion of the existing 50' Gas Easement to be within the 100' Stream Buffer.

1. [Section 8.5.5.3 \(a\)](#) of the Albemarle County Code:
 6. Minor changes to the design and location of stormwater management facilities, **minor land disturbance including disturbance within conservation areas**, and mitigation, **all subject to a recommendation for approval by the County Engineer**.
2. The Gas Company, after extensive review, has determined that the location of the existing 4" gas main is acceptable for this development. However, the age of the gas main and the difficulty of repairing it after the development is completed necessitate the ability to relocate a portion of the gas main in the future. The only feasible alignment for the relocation would be within the 100' stream buffer as shown on the application plan. Although the proposed width of the easement could be less than 50-feet, the Gas Company standards require a 50-foot wide easement for all gas mains. Please Note that a portion of the existing gas easement traverses across the 100' stream buffer.
3. In regards to Section 8.5.5.3 (c) we offer the following responses:
 - 1) is consistent with the goals and objectives of the comprehensive plan;
The relocated gas easement will provide a safer location for the new homes.
 - 2) does not increase the approved development density or intensity of development;
The relocated gas easement will not increase the approved development density or intensity of development.
 - 3) does not adversely affect the timing and phasing of development of any other development in the zoning district;
The relocated gas easement is within the limits of this development and has not affect any other developments.
 - 4) does not require a special use permit; and
The relocated gas easement does not require a special use permit.
 - 5) is in general accord with the purpose and intent of the approved application.
The relocated gas main will have no affect on the approved application plan.

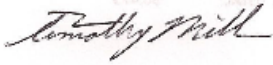
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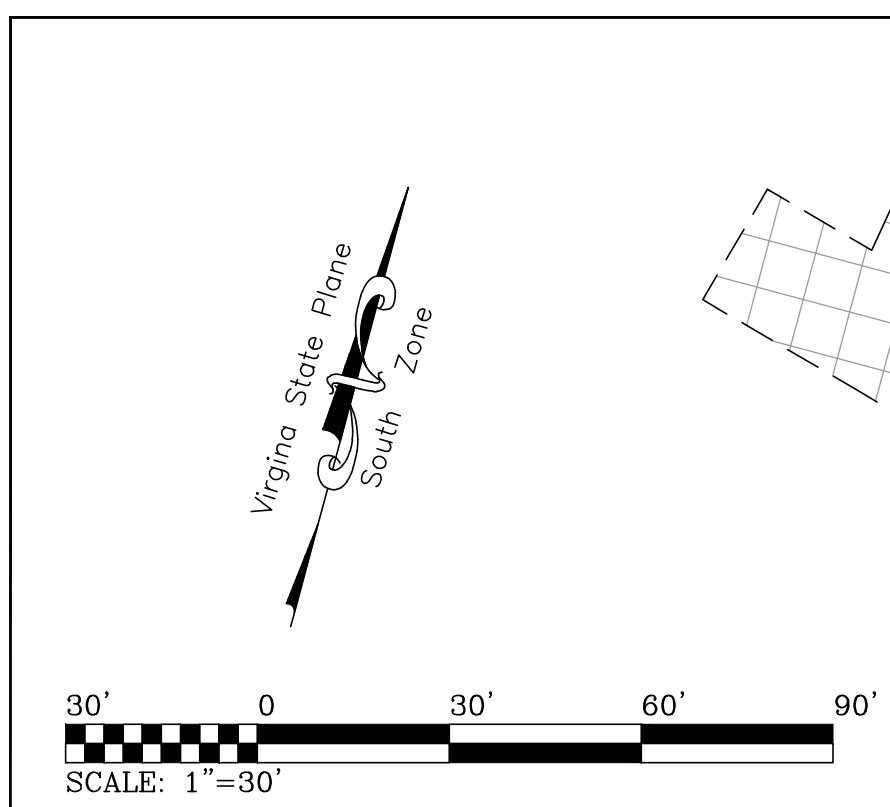
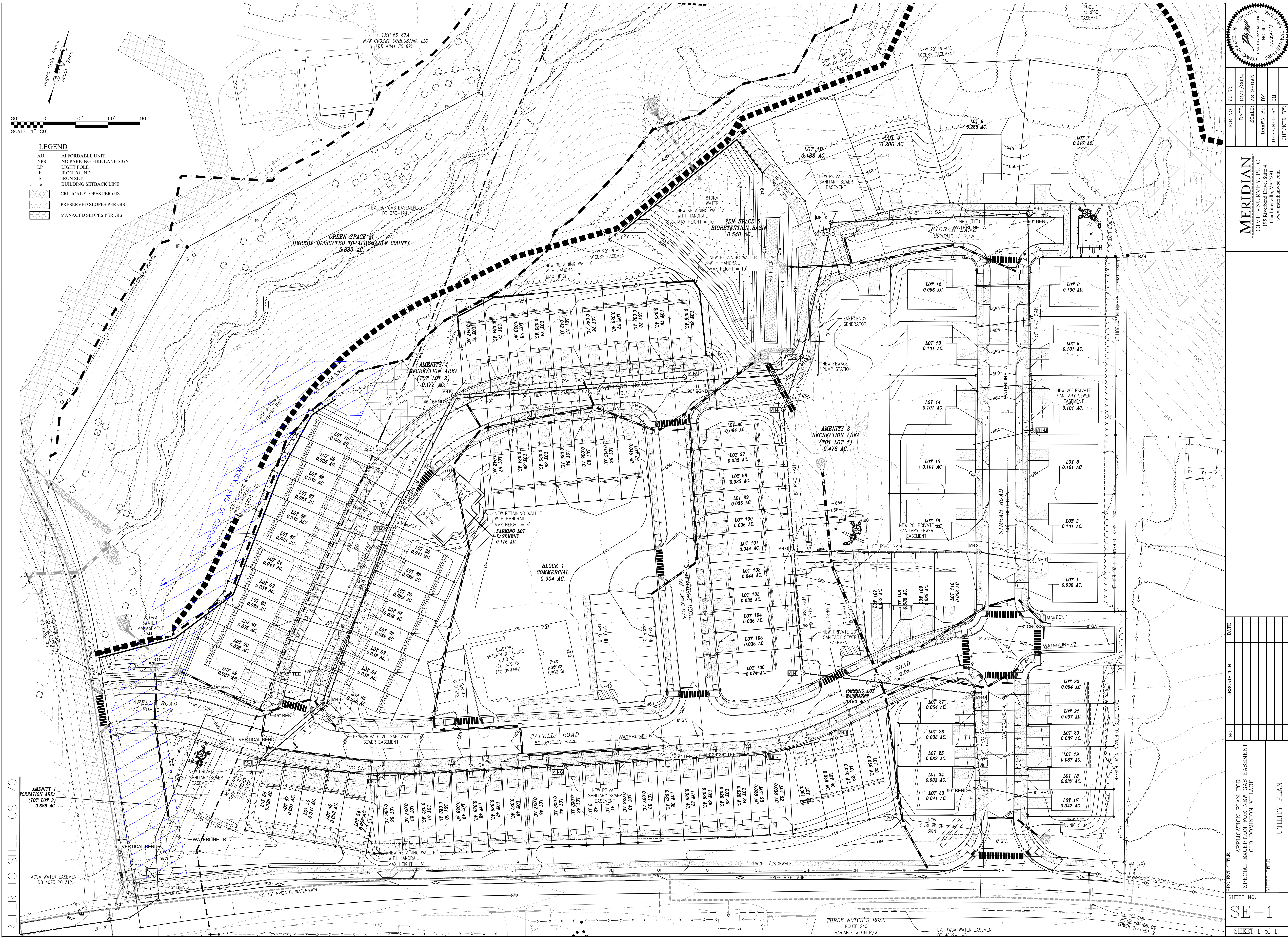
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If you have any questions, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, reading "Timothy Miller".

Timothy Miller, P.E., L.S.
Principal



- LEGEND**
- AU AFFORDABLE UNIT
 - NPS NO PARKING-FIRE LANE SIGN
 - LP LIGHT POLE
 - IF IRON FOUND
 - IS IRON SET
 - CRITICAL SLOPES PER GIS
 - PRESERVED SLOPES PER GIS
 - MANAGED SLOPES PER GIS

REFER TO SHEET CS-70

COMMONWEALTH OF VIRGINIA

REGISTERED PROFESSIONAL ENGINEER

12/19/2024

12/19/2024

12/19/2024

12/19/2024

DATE

SCALE

DRAWN BY

DESIGNED BY

CHECKED BY

12/19/2024

AS SHOWN

BM

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TM

PROJECT TITLE

SHEET TITLE

SHEET NO.

SHEET 1 of 1

APPLICATION PLAN FOR
SPECIAL EXCEPTION FOR NEW GAS EASEMENT
OLD DOMINION VILLAGE

UTILITY PLAN

DATE

DESCRIPTION

NO.

12/19/2024

12/19/2024

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