

APPLICATION PLAN FOR CENTRAL SEWERAGE SYSTEM REQUEST
CSW-2025-00002 & SDP 202300067
OLD DOMINION VILLAGE
TMP 05600-00-00-067B0 & TMP 05600-00-00-074A0
WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

PARCEL DATA FOR TMP 05600-00-00-067B0

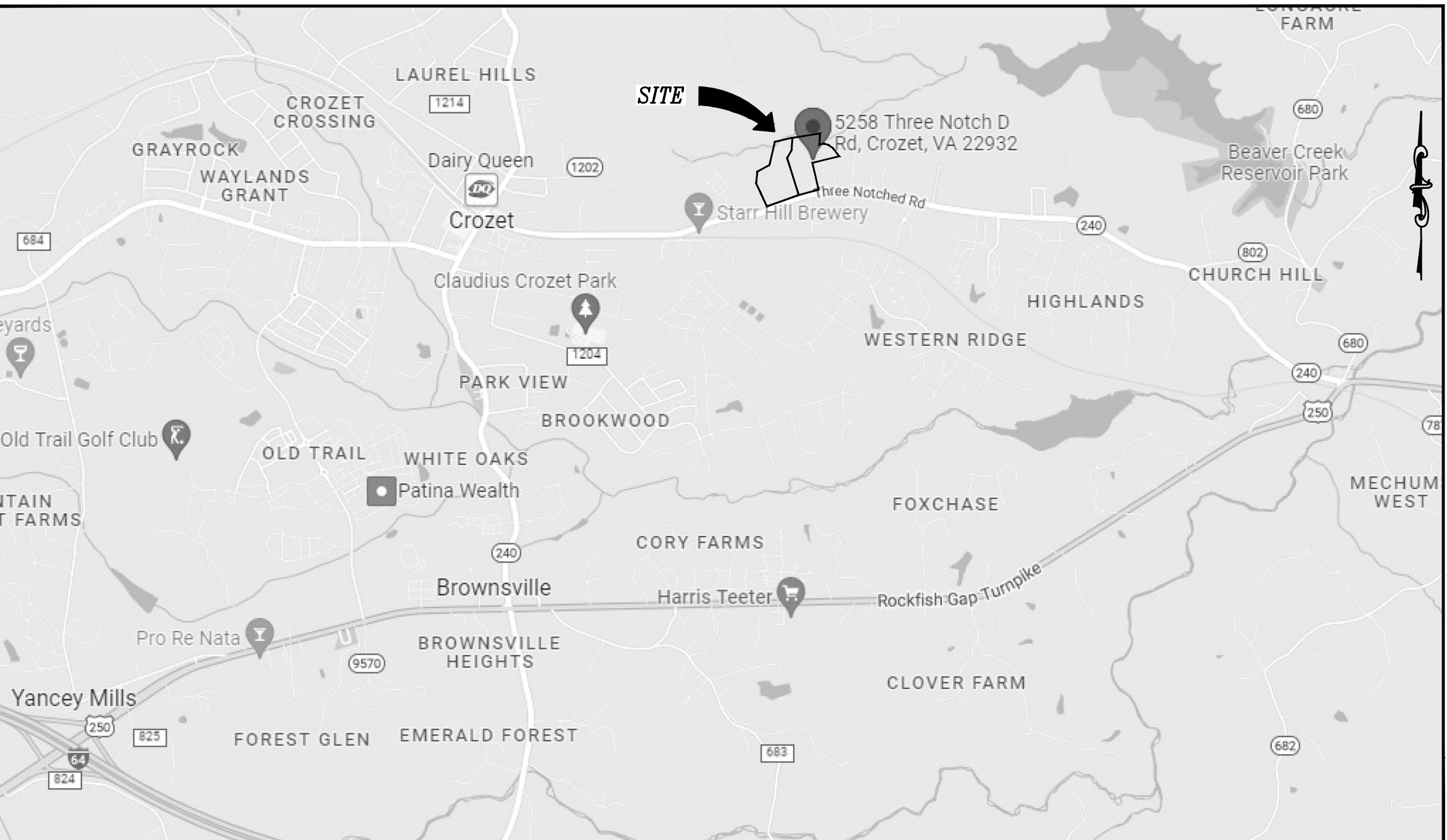
LEGAL REFERENCE: TMP 05600-00-00-067B0
MAGISTERIAL DISTRICT: WHITE HALL
OWNER: MARTIN SCHULMAN
5220 HAVENWOOD LANE
SCHUYLER, VA 22969
SITE PLAN NUMBER: NONE
PRELIMINARY SUBDIVISION: SUB202300003
SPECAIL USE PERMIT: SP 1989: VETERINARY HOSPITAL WITH INDOOR KENNELS.
ZONING MAP AMENDMENT: ZMA 2020-00005
CURRENT ZONING DISTRICT: NMD - NEIGHBORHOOD MODEL
CURRENT USE: OLD DOMINION ANIMAL HOSPITAL CROZET
RECORDED DEEDS: DB 690-599, DB 794-381, DB 1028-358, DB 1086-583,
DB 3626-623, DB 4341-677
PARCEL ADDRESS: 1263 PARKVIEW DRIVE
PARCEL AREA: 9.306 ACRES
SOURCE OF BOUNDARY: BOUNDARY SURVEY PERFORMED BY MERIDIAN CIVIL-SURVEY, PLLC.
SOURCE OF TOPOGRAPHY: AERIAL SURVEY PERFORMED BY MCKENZIE SNYDER, INC. ON MARCH 14, 2021.
FLOODPLAIN: PORTION OF PARCEL IS IN ZONE A AS SHOWN ON FEMA MAP NO. 51003C0, EFFECTIVE DATE
FEBRUARY 4, 2005, AND MAP REVISION DATED FEBRUARY 6, 2017.

PARCEL DATA FOR TMP 05600-00-00-074A0

LEGAL REFERENCE: TMP 05600-00-00-074A0
MAGISTERIAL DISTRICT: WHITE HALL
OWNER: EMERALD LAND, LLC
325 BARRACKS HILLS
CHARLOTTESVILLE, VA 22901
SITE PLAN NUMBER: NONE
PRELIMINARY SUBDIVISION: SUB202300003
SPECAIL USE PERMIT: NONE
ZONING MAP AMENDMENT: ZMA 2020-00005
CURRENT ZONING DISTRICT: NMD - NEIGHBORHOOD MODEL
CURRENT USE: RESIDENTIAL
RECORDED DEEDS: INST #202300001569
PARCEL ADDRESS: 5258 THREE NOTCH'D ROAD
PARCEL AREA: 14.331 ACRES
SOURCE OF BOUNDARY: BOUNDARY SURVEY PERFORMED BY MERIDIAN PLANNING GROUP, LLC.
SOURCE OF TOPOGRAPHY: AERIAL SURVEY PERFORMED BY MCKENZIE SNYDER, INC. ON MARCH 14, 2021.
FLOODPLAIN: PORTION OF PARCEL IS IN ZONE A AS SHOWN ON FEMA MAP NO. 51003C0, EFFECTIVE DATE
FEBRUARY 4, 2005, AND MAP REVISION DATED FEBRUARY 6, 2017.

SITE DATA

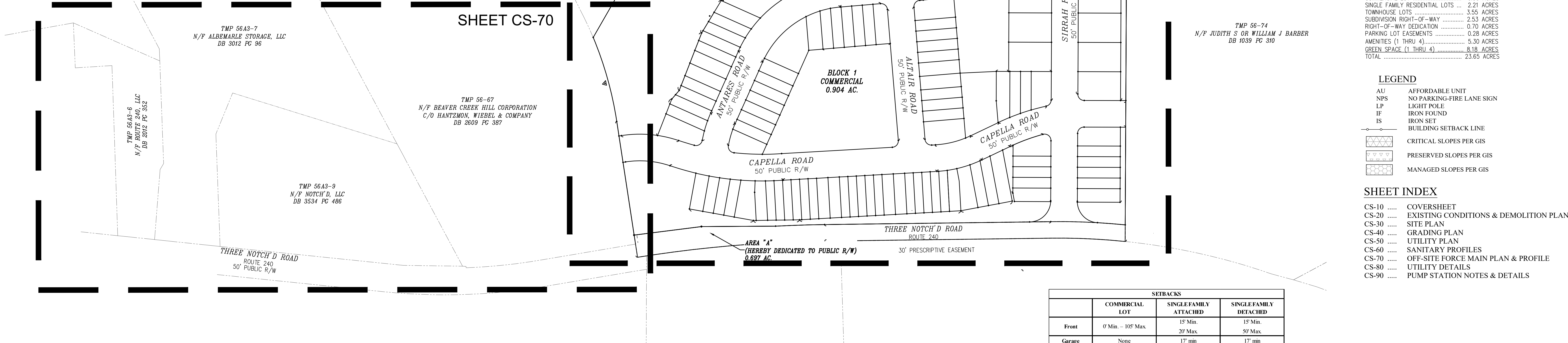
PROPOSED SINGLE FAMILY: 16 LOTS
PROPOSED TOWNHOUSE: 94 LOTS
PROPOSED PARKING: SINGLE FAMILY LOTS: DRIVEWAY AND GARAGE.
TOWNHOUSE LOTS: DRIVEWAY AND GARAGE
TOWNHOUSE GUESTS: 1 SPACE PER 4 TOWNHOUSES
PARKING SPACES REQUIRED: 94 / 4 = 23.5 SPACES
PARKING SPACES PROVIDED: 24 SPACES
WATER & SEWER SERVICE: PUBLIC WATER AND PRIVATE SEWER
AFFORDABLE UNITS: REQUIRED: 22
PROVIDED: 22 (LOTS 32 to 53)



VICINITY MAP
Scale: 1"=2000'

SHEETS CS-30, CS-40, CS-50

SHEET CS-70



PARCEL AREA SUMMARY:
TMP 56-67B 9.31 ACRES
TMP 56-74A 14.34 ACRES
TOTAL 23.65 ACRES

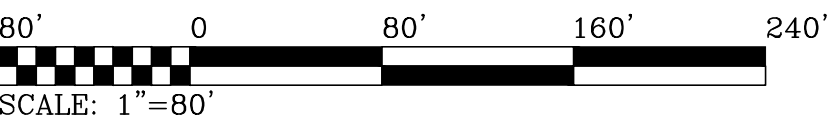
DEVELOPMENT AREA SUMMARY:
COMMERCIAL LOT 0.90 ACRES
SINGLE FAMILY RESIDENTIAL LOTS 2.21 ACRES
TOWNHOUSE LOTS 3.55 ACRES
SUBDIVISION RIGHT-OF-WAY 2.53 ACRES
RIGHT-OF-WAY DEDICATION 0.70 ACRES
PARKING LOT EASEMENTS 0.28 ACRES
AMENITIES (1 THRU 4) 5.30 ACRES
GREEN SPACE (1 THRU 4) 8.18 ACRES
TOTAL 23.65 ACRES

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

SHEET INDEX

CS-10	COVERSHEET
CS-20	EXISTING CONDITIONS & DEMOLITION PLAN
CS-30	SITE PLAN
CS-40	GRADING PLAN
CS-50	UTILITY PLAN
CS-60	SANITARY PROFILES
CS-70	OFF-SITE FORCE MAIN PLAN & PROFILE
CS-80	UTILITY DETAILS
CS-90	PUMP STATION NOTES & DETAILS

SETBACKS			
	COMMERCIAL LOT	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
Front	0' Min. - 105' Max.	15' Min. 20' Max.	15' Min. 50' Max.
Garage	None	17' min.	17' min.
Side	0' Min.-30' Max.	5' Min. (No Max.)	5' Min. (No Max.)
Rear	0' Min - 25' Max	(No Max.)	(No Max.)
Min Lot Area	None	None	None



20150

DATE: 12/9/2024

SCALE: AS SHOWN

DRAWN BY: BM

DESIGNED BY: TM

CHECKED BY:

SEAL

REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA

THOMAS RAY MILLER

LC. NO. 50682

02/24/17

PROFESSIONAL

PROJECT TITLE:

APPLICATION PLAN OF
CENTRAL SEWERAGE SYSTEM FOR
OLD DOMINION VILLAGE

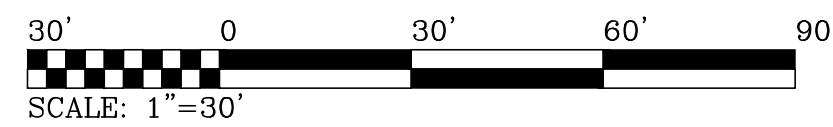
SHEET NO.

CS-10

SHEET 1 of 9

SHEET TITLE:

COVER SHEET



- NOTES:
1. PEDESTRIAN PATH SHALL BE CLASS B, TYPE 2, 5' WIDE STONE DUST, 10% MAXIMUM LONGITUDINAL GRADE, 2% MAXIMUM CROSS-GRADE.
 2. THE ACTUAL ALIGNMENT OF THE PEDESTRIAN PATH WILL BE DETERMINED PRIOR TO CONSTRUCTION AS AGREED TO BY THE OWNER, DIRECTOR OF PARKS, AND COUNTY ENGINEER (OR THEIR DESIGNEES). THE PEDESTRIAN PATH SHALL CONSTRUCTED, INSPECTED, AND ACCEPTED, PRIOR TO OWNER'S DEDICATION OF GREENWAY AREA AS DESCRIBED ABOVE.

LEGEND

- AU AFFORDABLE UNIT
NPS NO PARKING-FIRE LANE SIGN
LP LIGHT POLE
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PRESERVED SLOPES PER GIS
MANAGED SLOPES PER GIS

GREEN SPACE #1
HEREBY DEDICATED TO ALBERMARLE COUNTY
5.885 AC.

AMENITY 4
RECREATION AREA
(TOT LOT 2)
0.177 AC.

BLOCK 1
COMMERCIAL
0.904 AC.

AMENITY 1
RECREATION AREA
(TOT LOT 3)
0.688 AC.

AREA "A"
HEREBY DEDICATED TO PUBLIC R/W)
0.697 AC.

ZEN SPACE 3
BIORETENTION BASIN
0.540 AC.

AMENITY 3
RECREATION AREA
(TOT LOT 1)
0.478 AC.

JOB NO.:	20150
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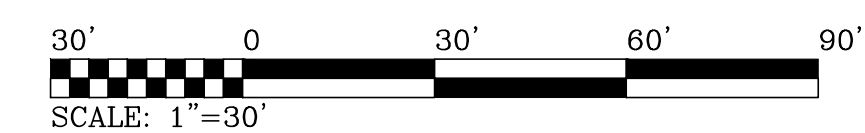
NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	02/24/25

PROJECT TITLE:
APPLICATION PLAN OF
CENTRAL SEWERAGE SYSTEM FOR
OLD DOMINION VILLAGE

SHEET TITLE:
SITE PLAN

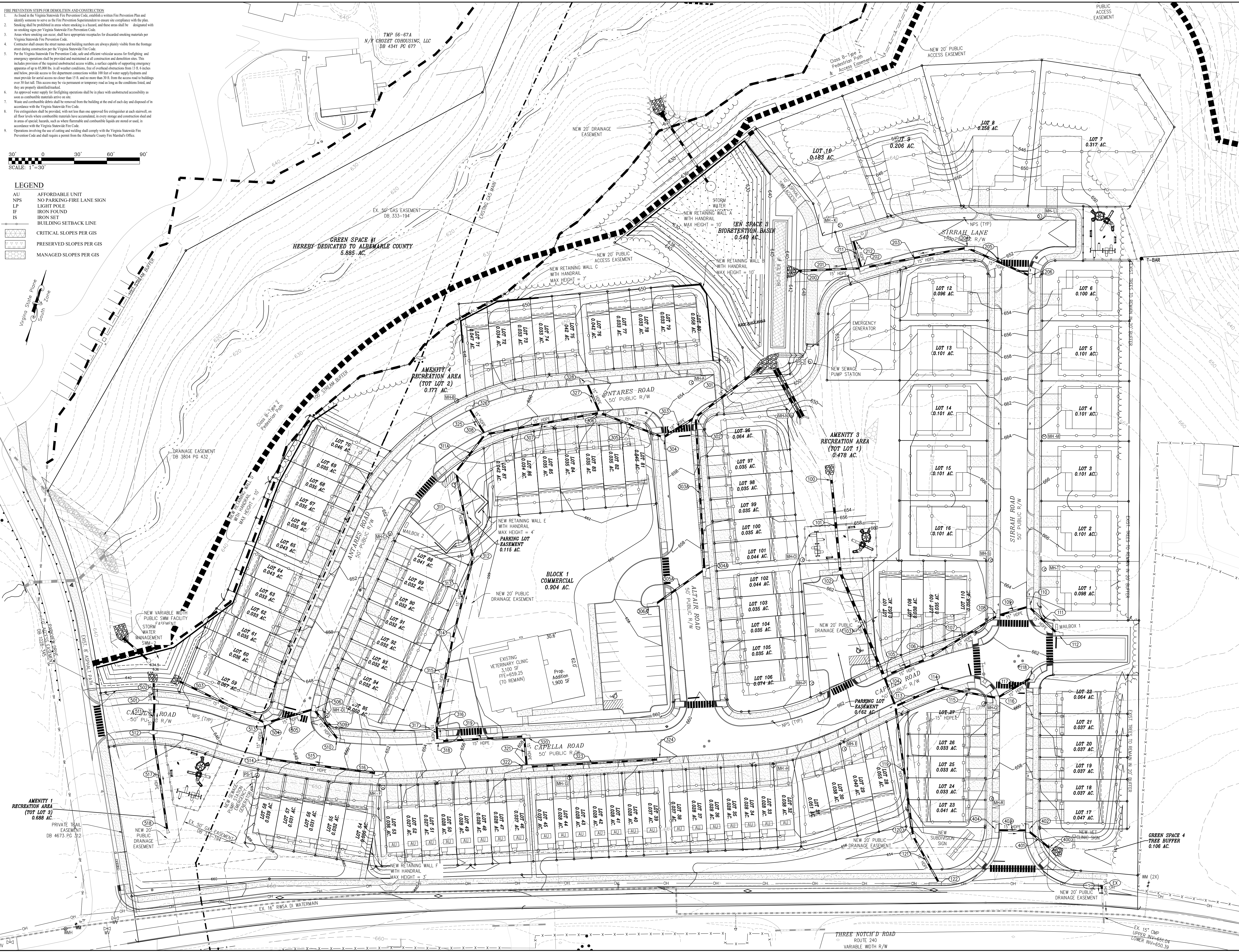
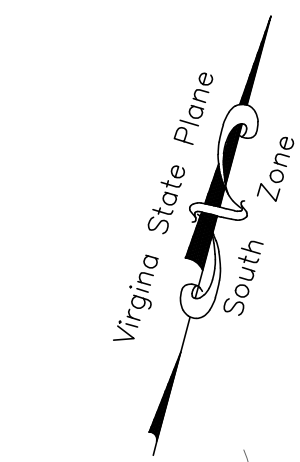
FIRE PREVENTION STEPS FOR DEMOLITION AND CONSTRUCTION

- As found in the Virginia Statewide Fire Prevention Code, establish a written Fire Prevention Plan and identify someone to serve as the Fire Prevention Superintendent to ensure site compliance with the plan. Smoking shall be prohibited in areas where smoking is a hazard, and these areas shall be designated with no smoking signs per Virginia Statewide Fire Prevention Code.
- Areas where smoking can occur, shall have appropriate receptacles for discarded smoking materials per Virginia Statewide Fire Prevention Code.
- Contractor shall ensure the street names and building numbers are always plainly visible from the frontage street during construction per the Virginia Statewide Fire Code.
- For the Virginia Statewide Fire Prevention Code, safe and efficient vehicular access for firefighting and emergency operations shall be provided and maintained at all construction and demolition sites. This includes provision of the required unobstructed access widths, a surface capable of supporting emergency apparatus of up to 85,000 lbs. in all weather conditions, fire of overhead obstructions from 13 ft. 6 inches and below, provide access to fire department connections within 100 feet of water supply hydrants and must provide for aerial access no closer than 15 ft. and no more than 30 ft. from the access road to buildings over 30 feet tall. This access may be via permanent or temporary road as long as the conditions listed, and they are properly identified/marked.
- As approved water supply for firefighting operations shall be in place with unobstructed accessibility as soon as combustible materials arrive on site.
- Waste and combustible debris shall be removed from the building at the end of each day and disposed of in accordance with the Virginia Statewide Fire Code.
- Fire extinguishers shall be provided, with not less than one approved fire extinguisher at each street level, on all floor levels where combustible materials have accumulated, in every storage and construction shed and in areas of special hazards, such as where flammable and combustible liquids are stored or used, in accordance with the Virginia Statewide Fire Code.
- Operations involving the use of cutting and welding shall comply with the Virginia Statewide Fire Prevention Code and shall require a permit from the Albemarle County Fire Marshal's Office.



LEGEND

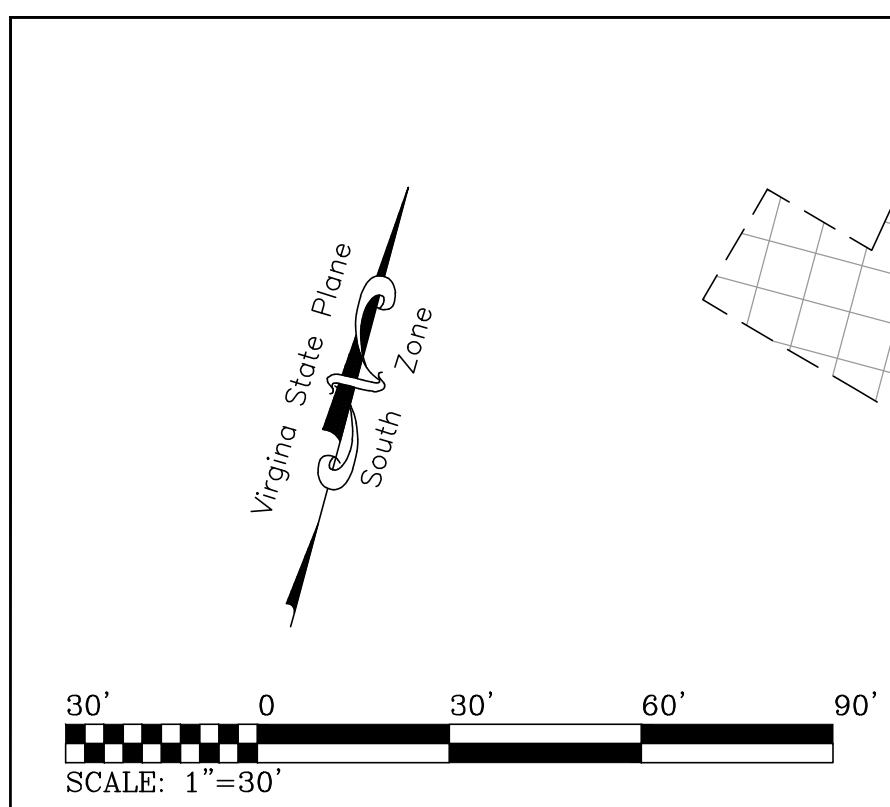
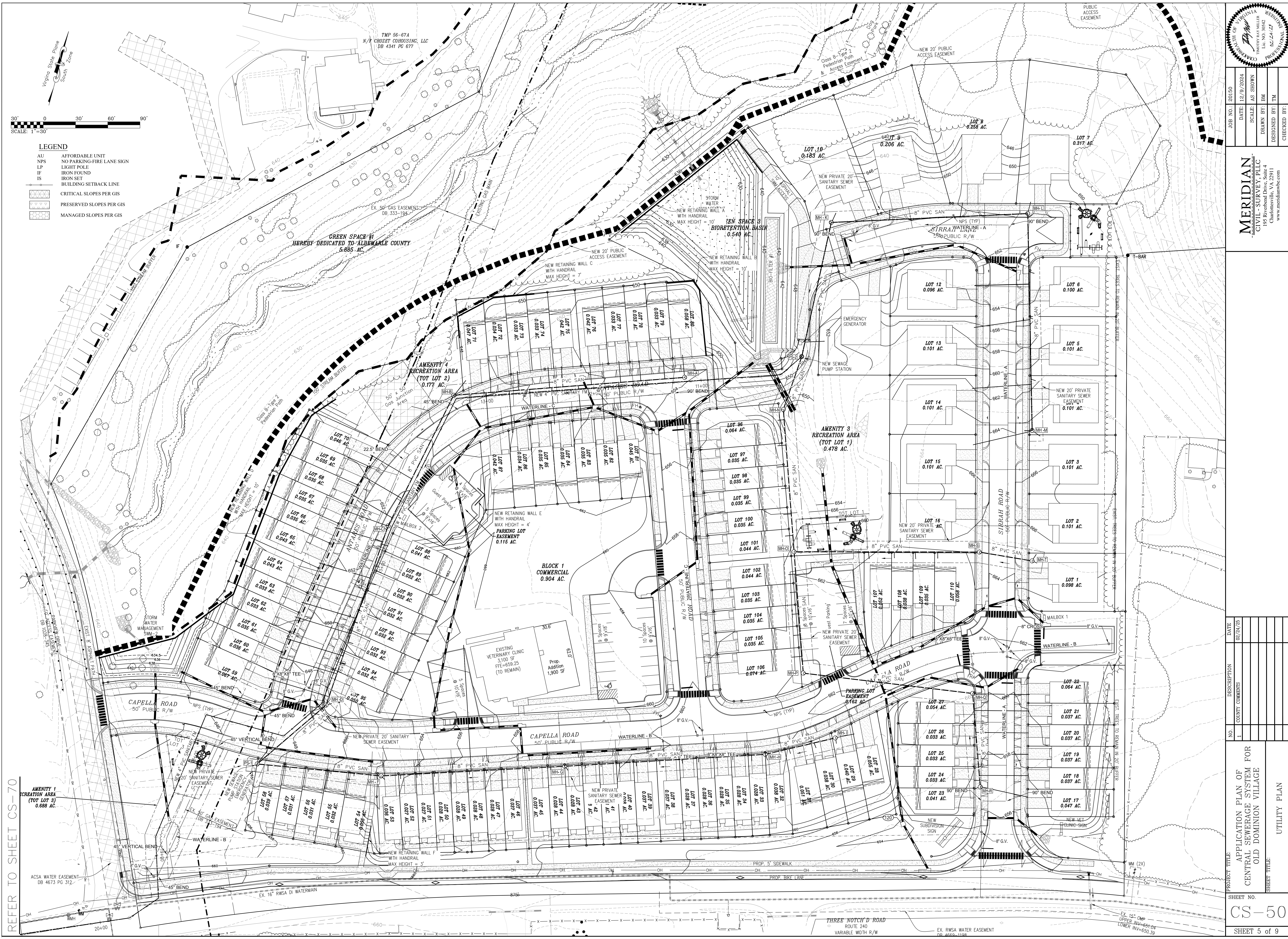
- AU AFFORDABLE UNIT
- NPS NO PARKING-FIRE LANE SIGN
- LP LIGHT POLE
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- IS IRON SET
- BUILDING SETBACK LINE
- CRITICAL SLOPES PER GIS
- PRESERVED SLOPES PER GIS
- MANAGED SLOPES PER GIS



JOB NO.:	20150
DATE:	12/9/2024
SCALE:	AS SHOWN
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PROJECT TITLE:	DESCRIPTION	DATE
APPLICATION PLAN OF CENTRAL SEWERAGE SYSTEM FOR OLD DOMINION VILLAGE	COUNTY COMMENTS	02/24/25
SHEET TITLE:		
SHEET NO.		
CS-40		
SHEET 4 of 9		



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

REFER TO SHEET CS-70

COMMONWEALTH OF VIRGINIA

REGISTERED PROFESSIONAL ENGINEER

DATE: 02/24/25

PROJECT: CS-50

DATE: 12/9/2024

SCALE: AS SHOWN

DRAWN BY: BM

DESIGNED BY: TM

CHECKED BY:

DATE: 02/24/25

PROJECT: CS-50

PROJECT TITLE: APPLICATION PLAN OF CENTRAL SEWERAGE SYSTEM FOR OLD DOMINION VILLAGE

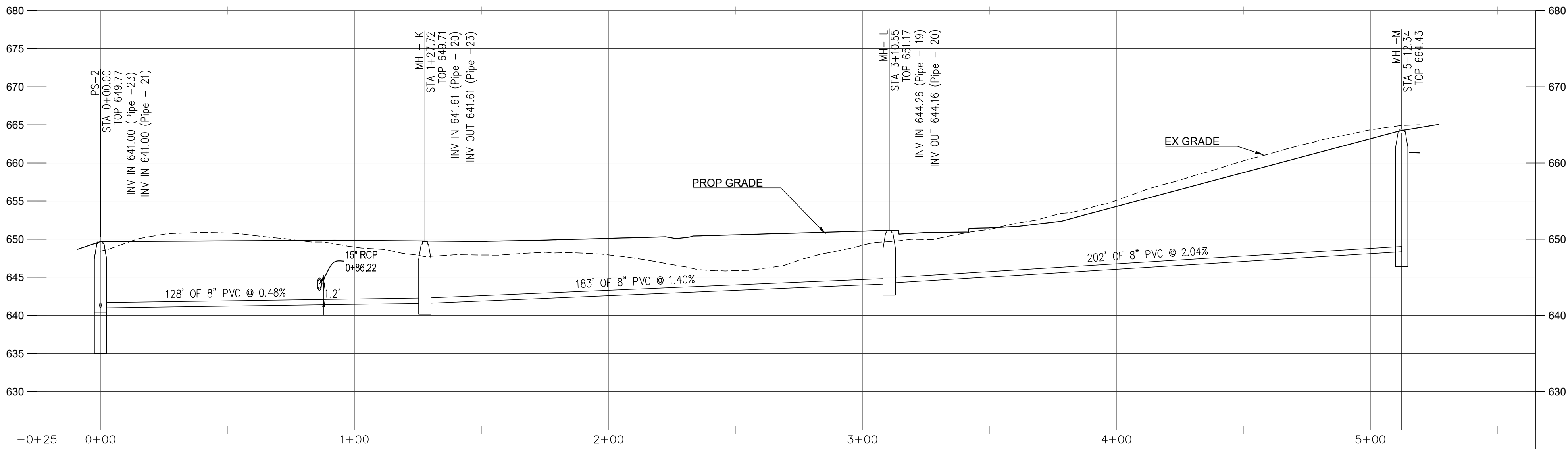
SHEET TITLE: UTILITY PLAN

SHEET NO. CS-50

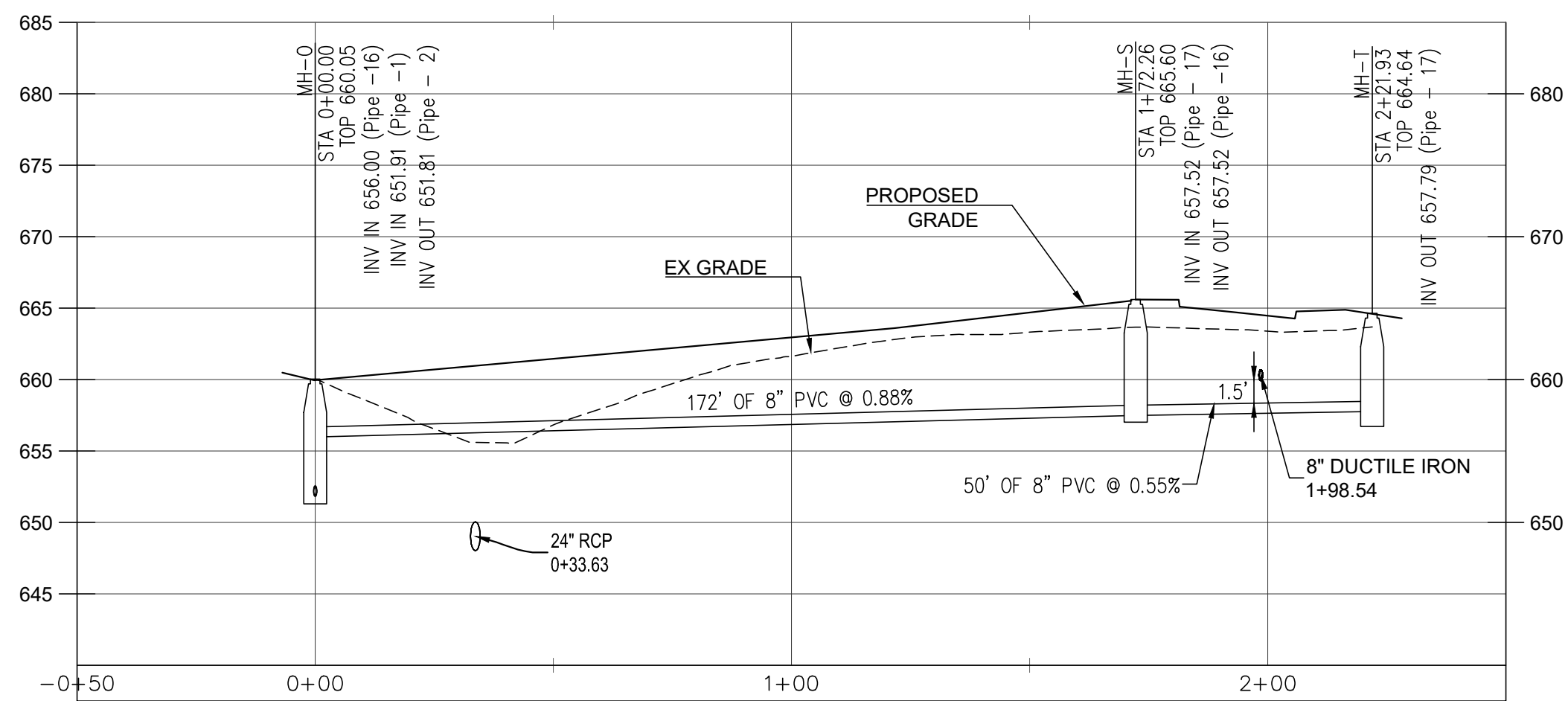
SHEET 5 of 9

- NOTES
1. MINIMUM SEPARATION BETWEEN SANITARY AND WATER MAINS SHALL BE 18".
2. MINIMUM SEPARATION BETWEEN SANITARY AND STORM SHALL BE 12".
3. 95% COMPACTION REQUIRED IN ALL FILL AREAS.

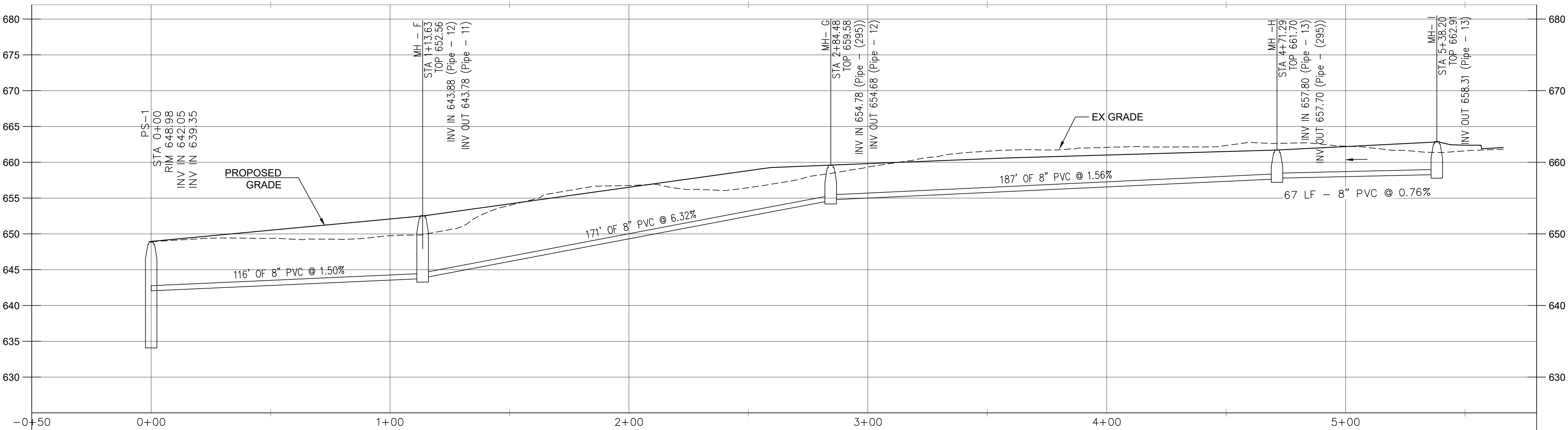
Profile View of SAN M-P2



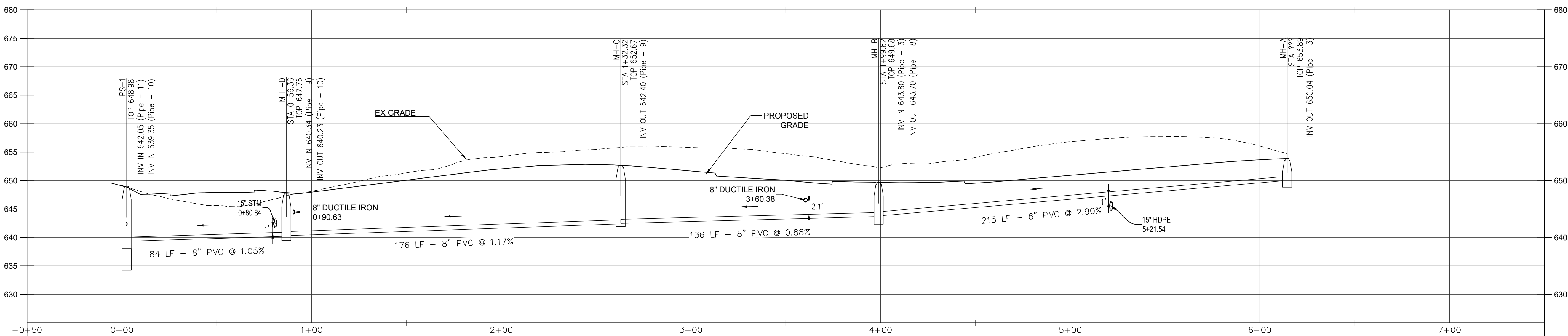
Profile View of STR T-O



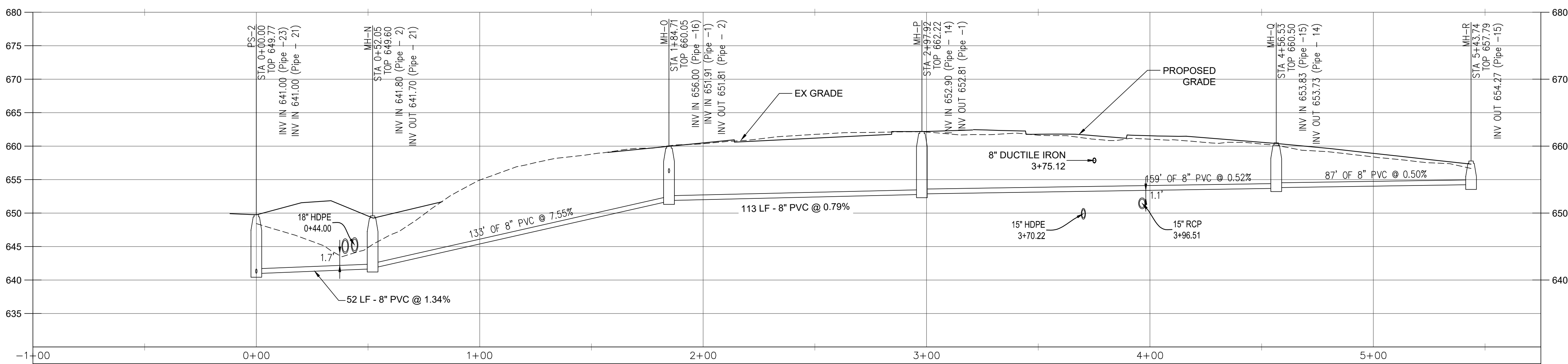
Profile View of PS-1 TO I



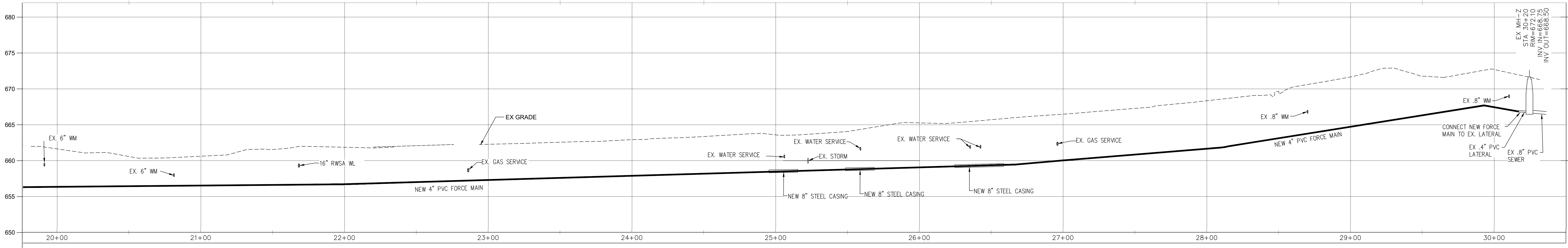
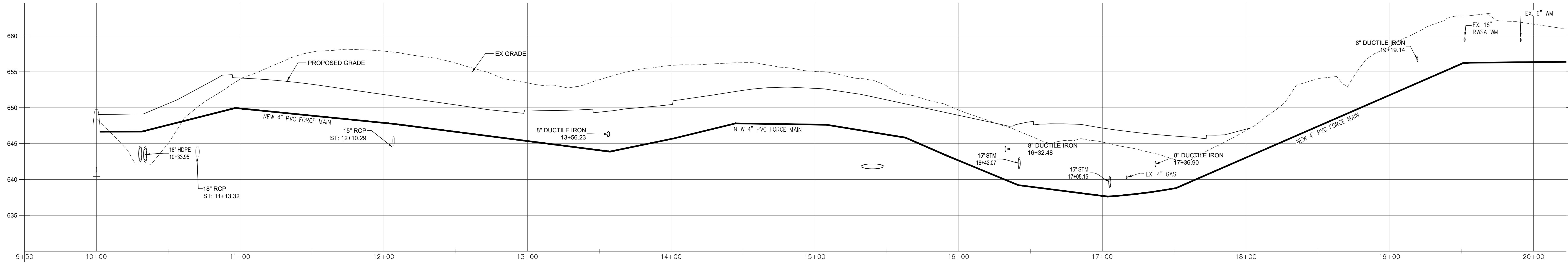
Profile View of STR A-PS-1



Profile View of SAN R-P2

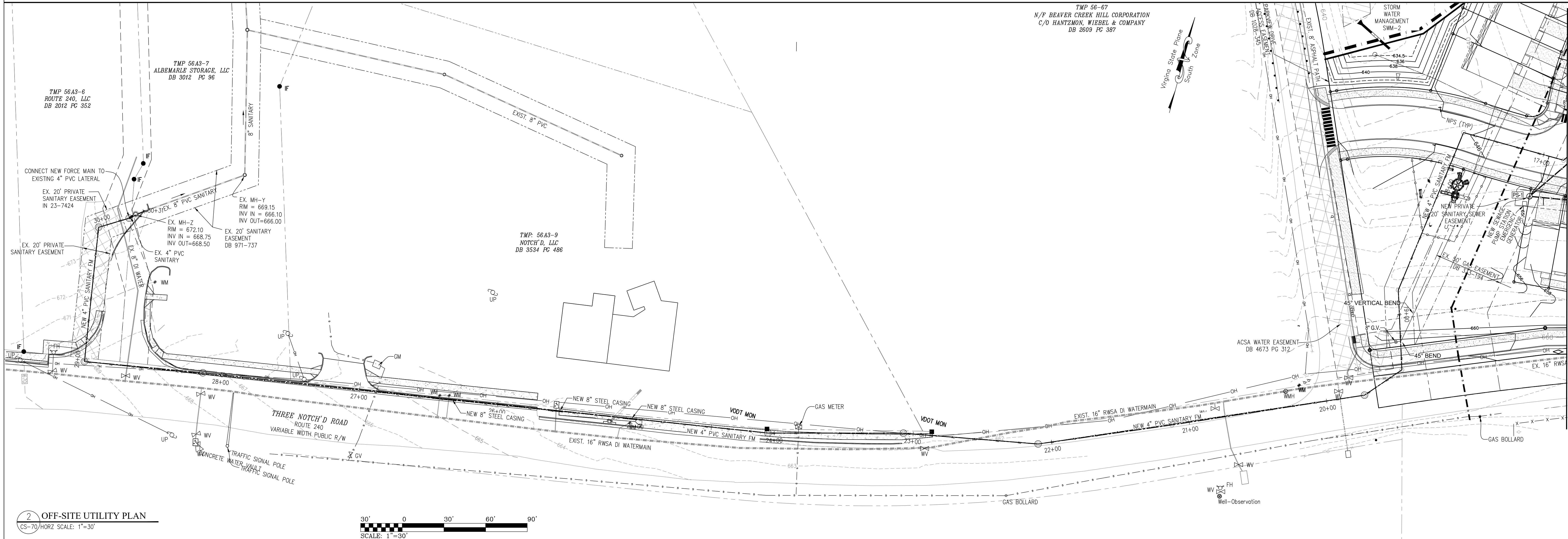


JOB NO.: 20150	DATE: 12/9/2024
SCALE: AS SHOWN	DRAWN BY: BM
DESIGNED BY: TM	CHECKED BY:
PROJECT TITLE: APPLICATION PLAN OF CENTRAL SEWERAGE SYSTEM FOR OLD DOMINION VILLAGE	
SHEET TITLE: SANITARY PROFILES	
SHEET NO. CS-60	
SHEET 6 of 9	

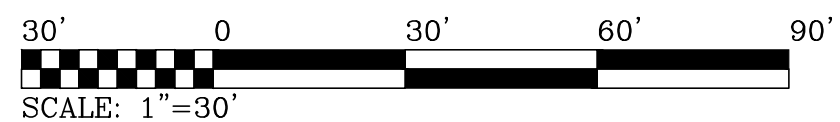


- NOTES
1. MINIMUM SEPARATION BETWEEN SANITARY AND WATER MAINS SHALL BE 18".
 2. MINIMUM SEPARATION BETWEEN SANITARY AND STORM SHALL BE 12".
 3. 95% COMPACTION REQUIRED IN ALL FILL AREAS.
 4. DEPTH OF EXISTING UTILITIES AT CROSSINGS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO INSTALLING FORCE MAIN.

1 SANITARY FORCEMAIN PROFILE
CS-70/HORZ SCALE: 1"=30'
VERT SCALE: 1"=10'



2 OFF-SITE UTILITY PLAN
CS-70/HORZ SCALE: 1"=30'

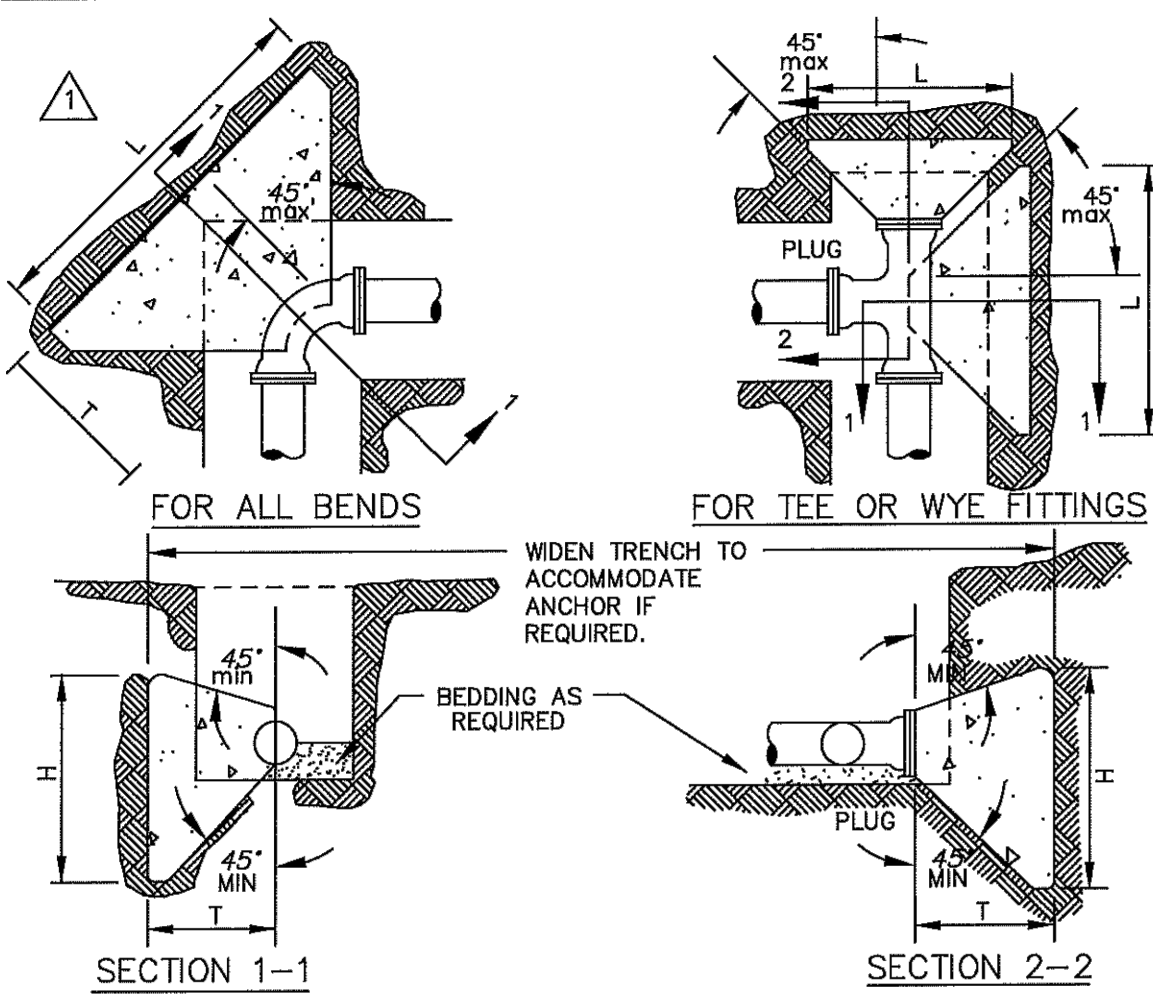


COMMONWEALTH OF VIRGINIA
DIVISION OF HIGHWAYS
LIC. NO. 3842
02/24/25
PROFESSIONAL

JOB NO.: 20150
DATE: 12/9/2024
SCALE: AS SHOWN
DRAWN BY: BM
DESIGNED BY: TM
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PROJECT TITLE:		DATE	
APPLICATION PLAN OF CENTRAL SEWERAGE SYSTEM FOR OLD DOMINION VILLAGE		02/24/25	
SHEET TITLE:		DESCRIPTION	
OFF-SITE FORCE MAIN PLAN & FORCE MAIN PROFILE		COUNTY COMMENTS	
SHEET NO.		NO.	
CS-70		1	
SHEET 7 of 9			

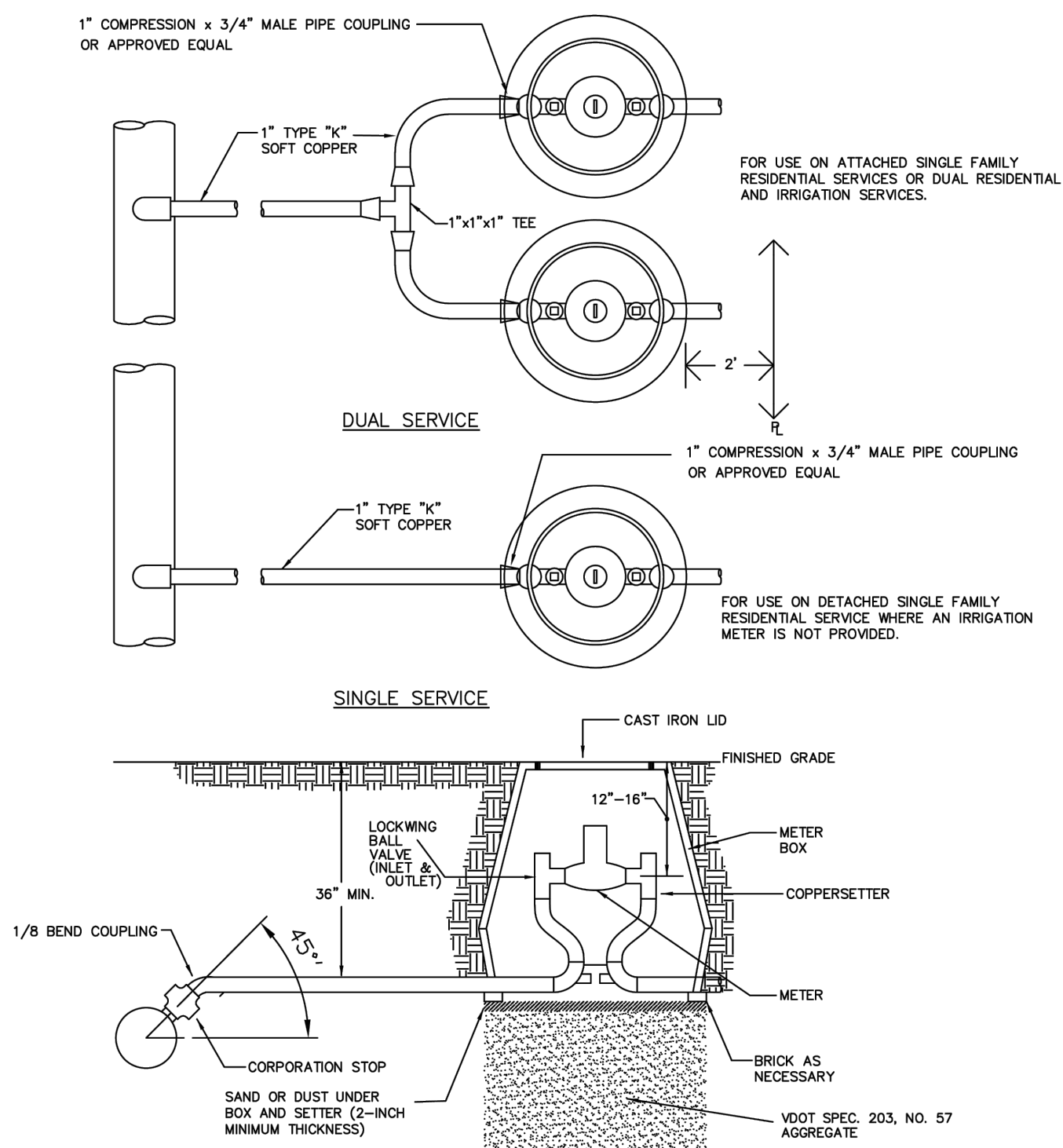


PIPE SIZE	DEGREE OF BEND	BEND DIMENSIONS (FEET)			VOL. CONCRETE (CU. YD.)	TEE AND PLUGS (FEET)			VOL. CONCRETE (CU. YD.)
		L	H	T		L	H	T	
4" & 6"	90	2.50	2.50	3.01	0.24				
	45	2.00	2.25	2.60	0.15				
	22 1/2	1.50	2.00	2.52	0.10				
	11 1/4	1.50	2.00	2.50	0.10	2.00	2.25	2.50	0.15
8"	90	3.66	3.16	3.21	0.48				
	45	2.66	2.66	2.77	0.26				
	22 1/2	1.66	2.16	2.69	0.13	3.16	2.91	2.66	0.32
	11 1/4	1.66	2.16	2.67	0.13				
10" & 12"	90	4.83	3.83	3.42	0.83				
	45	3.33	3.58	2.85	0.43				
	22 1/2	2.33	2.58	2.86	0.24	3.83	4.00	2.83	0.52
	11 1/4	1.83	2.33	2.84	0.18				

1. THRUST BLOCKS ARE REQUIRED WHENEVER THE PIPELINE: CHANGES DIRECTION, CHANGES SIZE, DEAD ENDS AND AT VALVES.
2. USE 2500 P.S.I. CONCRETE.
3. NO CONCRETE SHALL BE POURED ON ANY PART OF THE JOINT.
4. THE CONSULTING ENGINEER SHALL BE RESPONSIBLE TO VERIFY THE TYPE & SIZE OF ALL THRUST BLOCKS.

CONCRETE THRUST BLOCKS

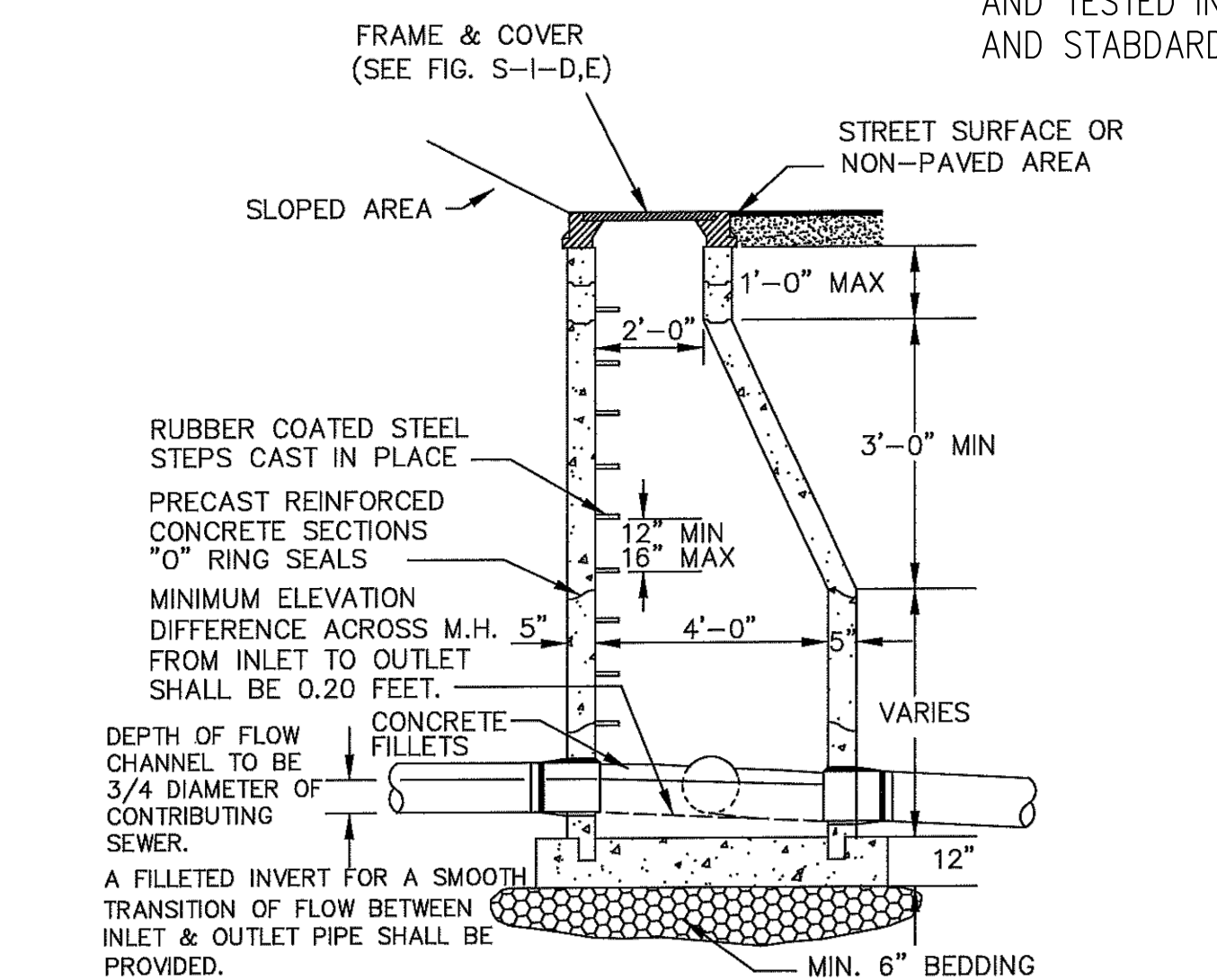
NTS
FIG. W-3



TYPICAL SERVICE LATERAL INSTALLATION (3/4" & 1" METERS)

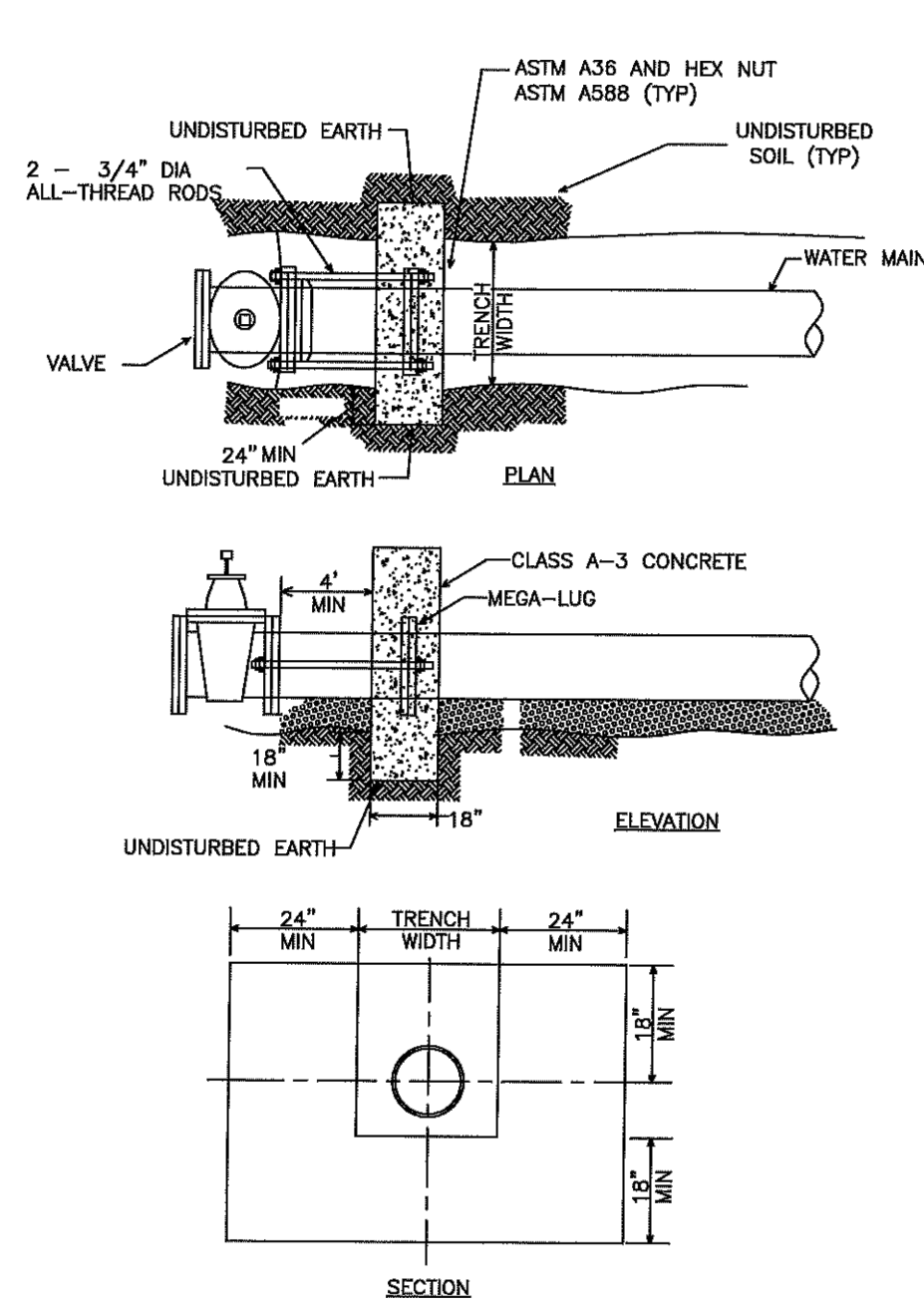
NTS
FIG. W-6A

NOTE: ALL GRAVITY SYSTEM COMPONENTS MUST BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH CURRENT ACSA SPECIFICATIONS AND STANDARDS.



TYPICAL MANHOLE SECTION SHOWING BRANCH TIE-IN

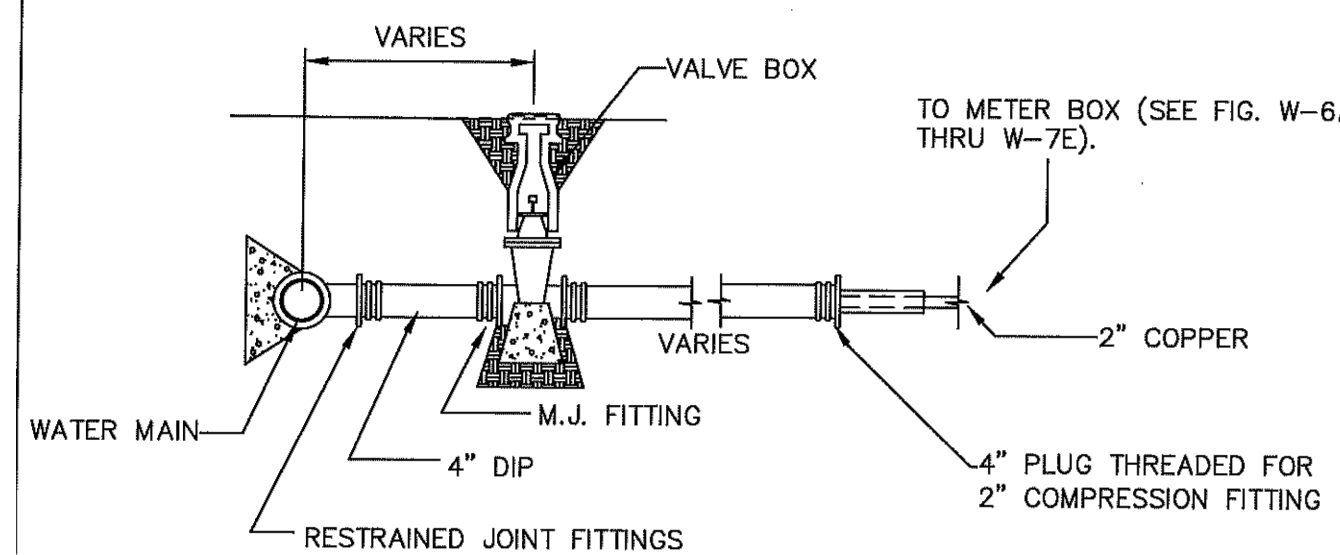
NTS
FIG. S-1-A



CROSS ANCHOR RESTRAINTS FOR VALVES

NTS
FIG. W-3C

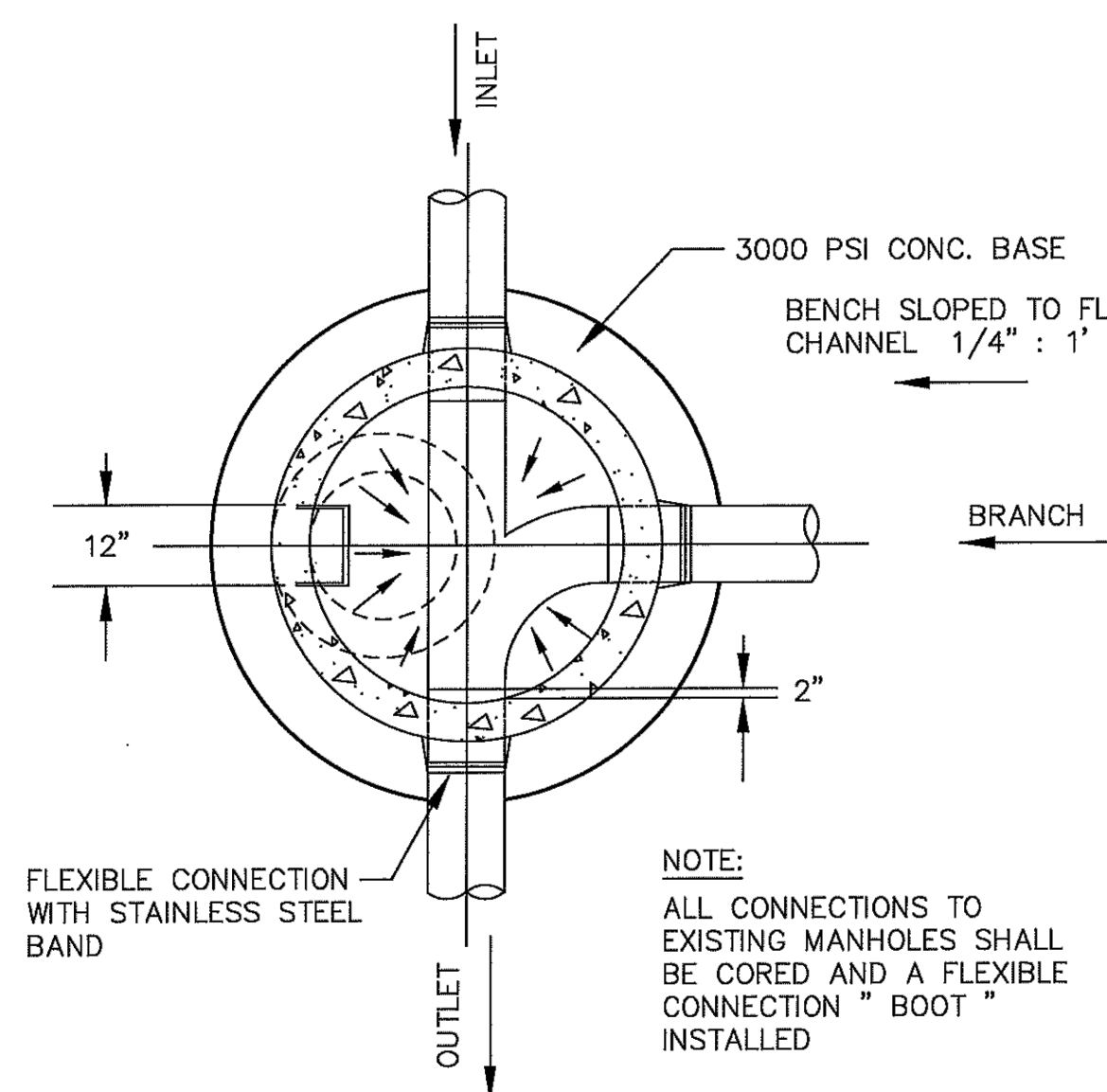
1. ALL RODS AND FASTENERS SHALL BE GIVEN TWO COATS OF ASPHALTIC PAINT AFTER ASSEMBLY.
2. CONTRACTOR SHALL ENSURE THAT THE COLLAR BEARS AGAINST UNDISTURBED SOIL FOR THE MINIMUM DIMENSION SHOWN.
3. DIMENSIONS SHOWN BEYOND THE TRENCH WIDTH ARE ABSOLUTE MINIMUM. IF THE TRENCH WIDTH IS LARGER DURING CONSTRUCTION, THE COLLAR DIMENSIONS SHALL INCREASE ACCORDINGLY.



1. GATE VALVE WILL BE 4" UNLESS OTHERWISE SPECIFIED BY THE ACSA.
2. SERVICE LINE TO CONNECT AT MAIN WITH 1/2" DIA. TEE.
3. REFER TO FIG. W-3 FOR THRUST BLOCK DETAILS ON TEE.
4. REFER TO FIG. W-5 FOR THRUST BLOCK DETAILS AND DEPTH OF COVER ON GATE VALVE.
5. NO CONCRETE SHOULD BE POURED ON ANY PART OF THE RESTRAINED JOINT. USE PLASTIC SHEETING AS PROTECTION FOR BOLTS.
6. USE 2500 P.S.I. CONCRETE.

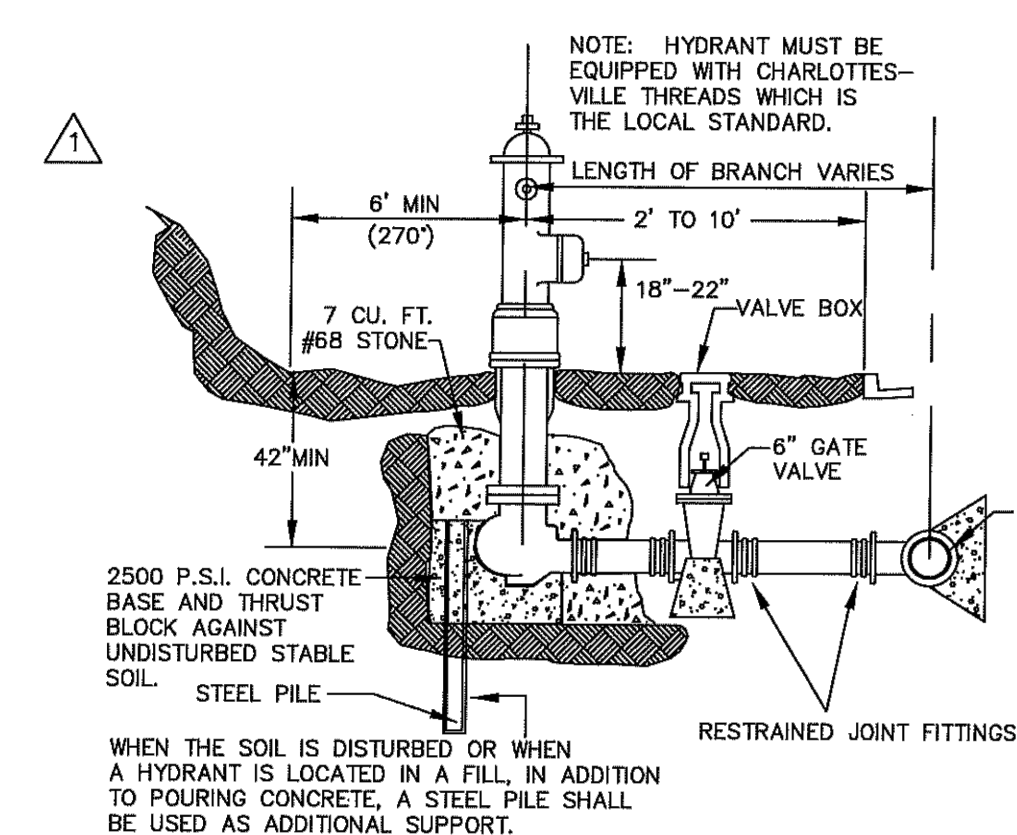
LARGE METER SERVICE LINE

NTS
FIG. W-6C



TYPICAL MANHOLE PLAN SHOWING BRANCH TIE-IN

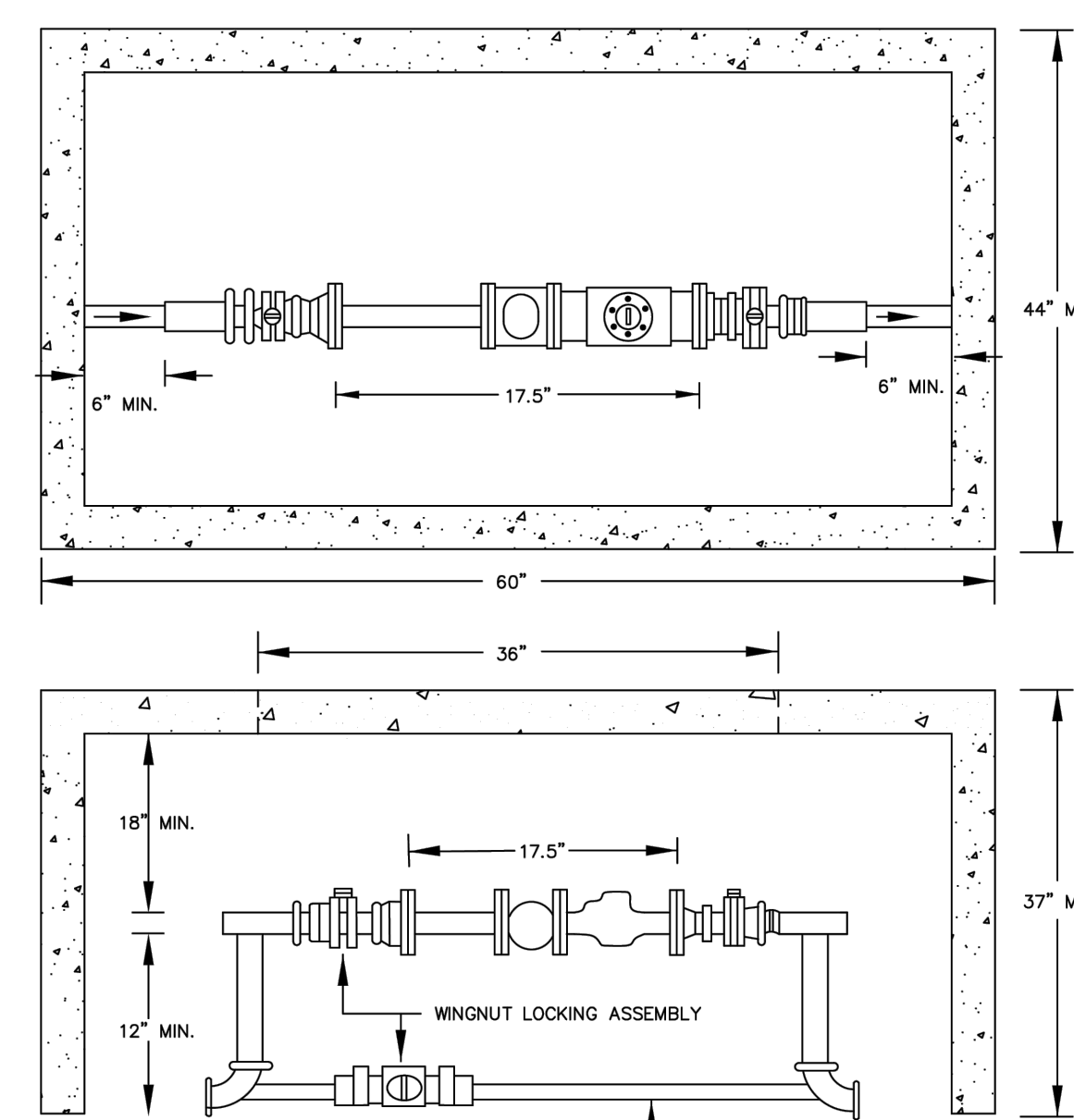
NTS
FIG. S-1-B



TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

NTS
FIG. W-4

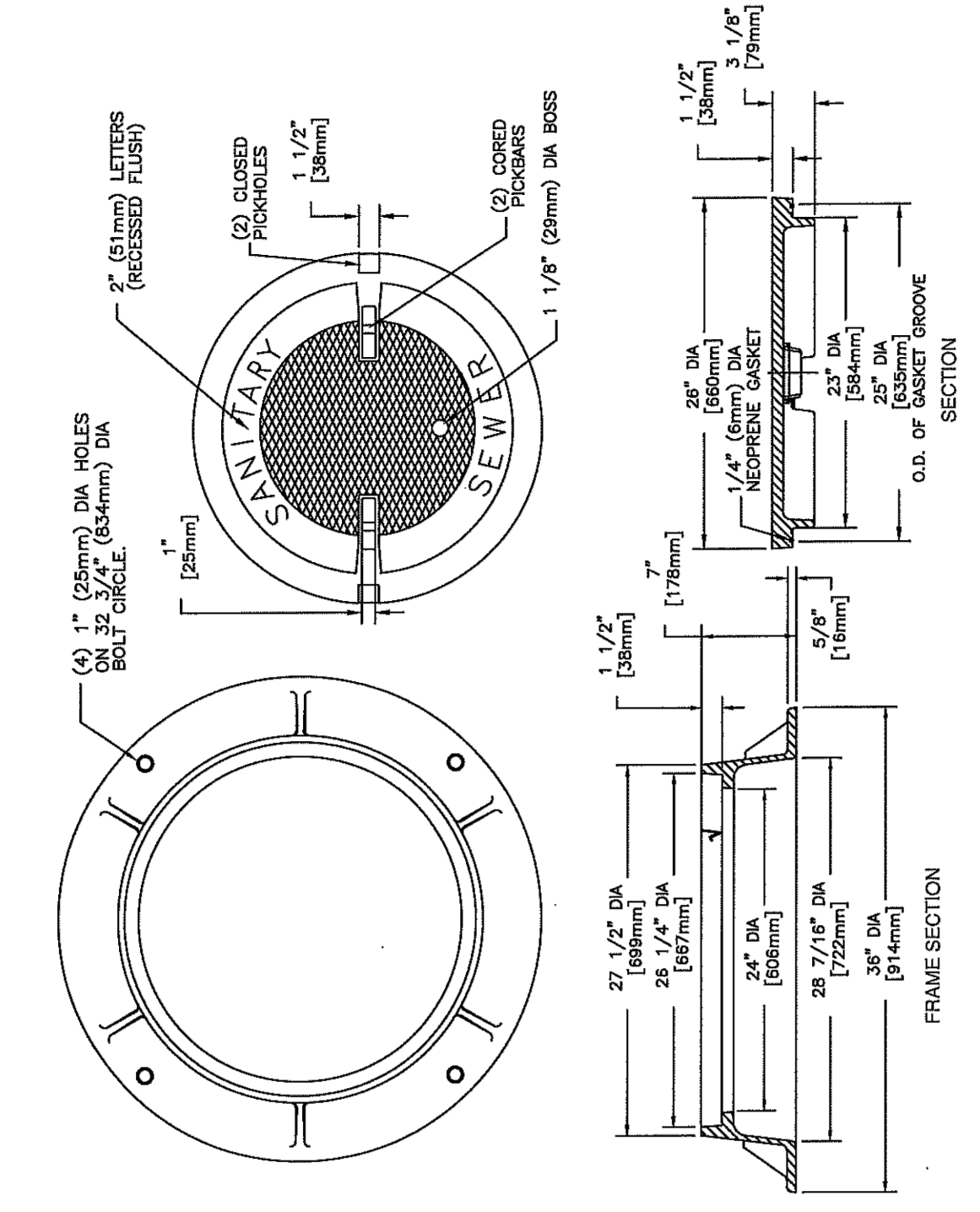
1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 3 1/2" MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES).
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. THE GATE VALVE IS ALLOWED IN SHOULDER OR BEHIND THE DITCH. IT IS NOT ALLOWED IN THE DITCH.
5. FIRE HYDRANTS SHALL BE INSTALLED AT LOCATIONS WHERE WEEP HOLES ARE ABOVE THE PREVAILING GROUNDWATER ELEVATION. IF REQUIRED TO BE IN WET AREAS, THE WEEP HOLES SHALL BE PLUGGED AND THE HYDRANT SHALL BE PUMPED DRY.



TYPICAL METER VAULT (1 1/2" METER)

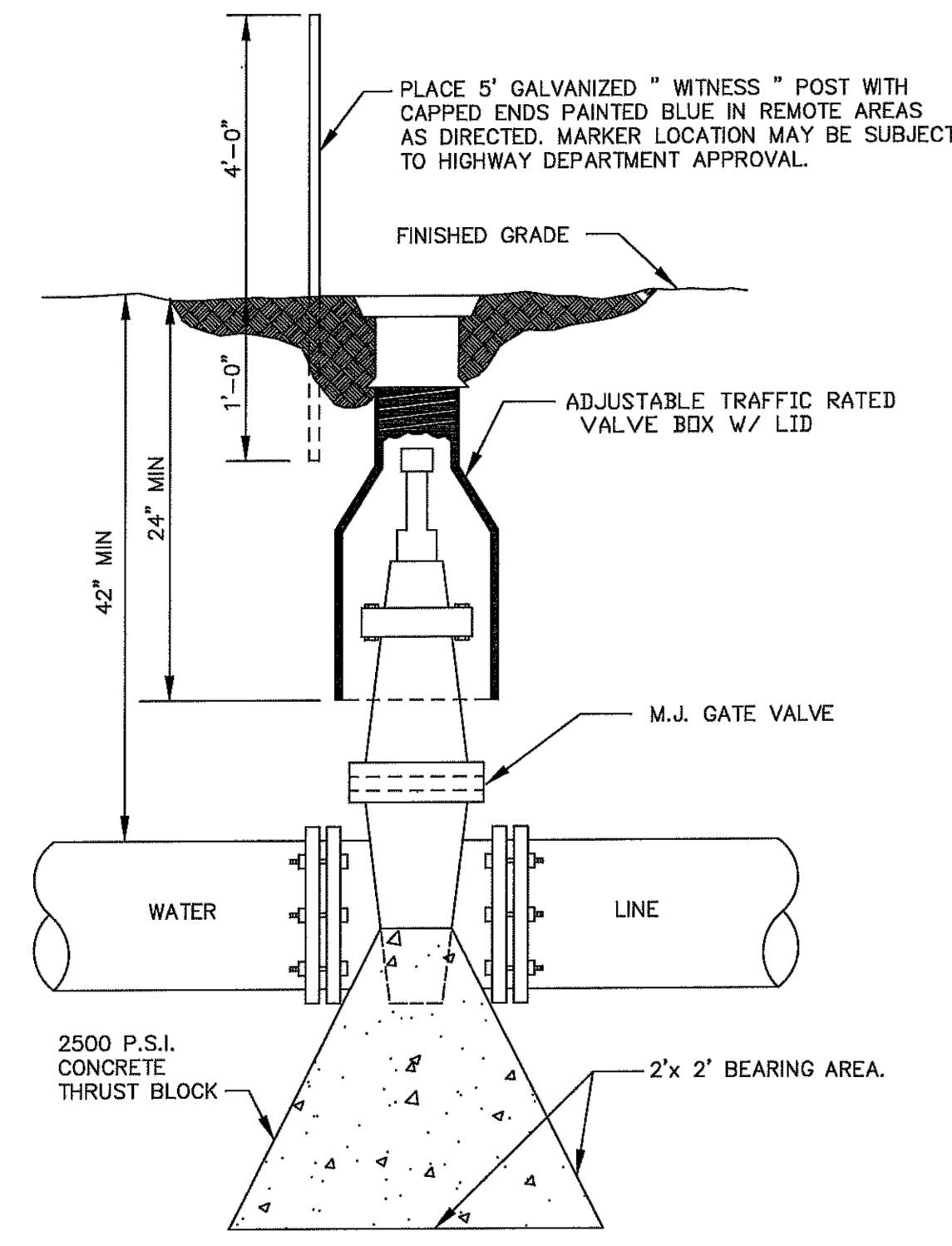
NTS
FIG. W-7B

1. PROVIDE A 6" THICK GRAVEL BED BENEATH THE METER VAULT.
2. MINIMUM WALL THICKNESS FOR PRECAST OR POUR-IN-PLACE VAULTS SHALL BE 4".
3. THE OUTSIDE OF THE VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATER PROOFING COMPOUND.



TYPICAL MANHOLE FRAME & COVER

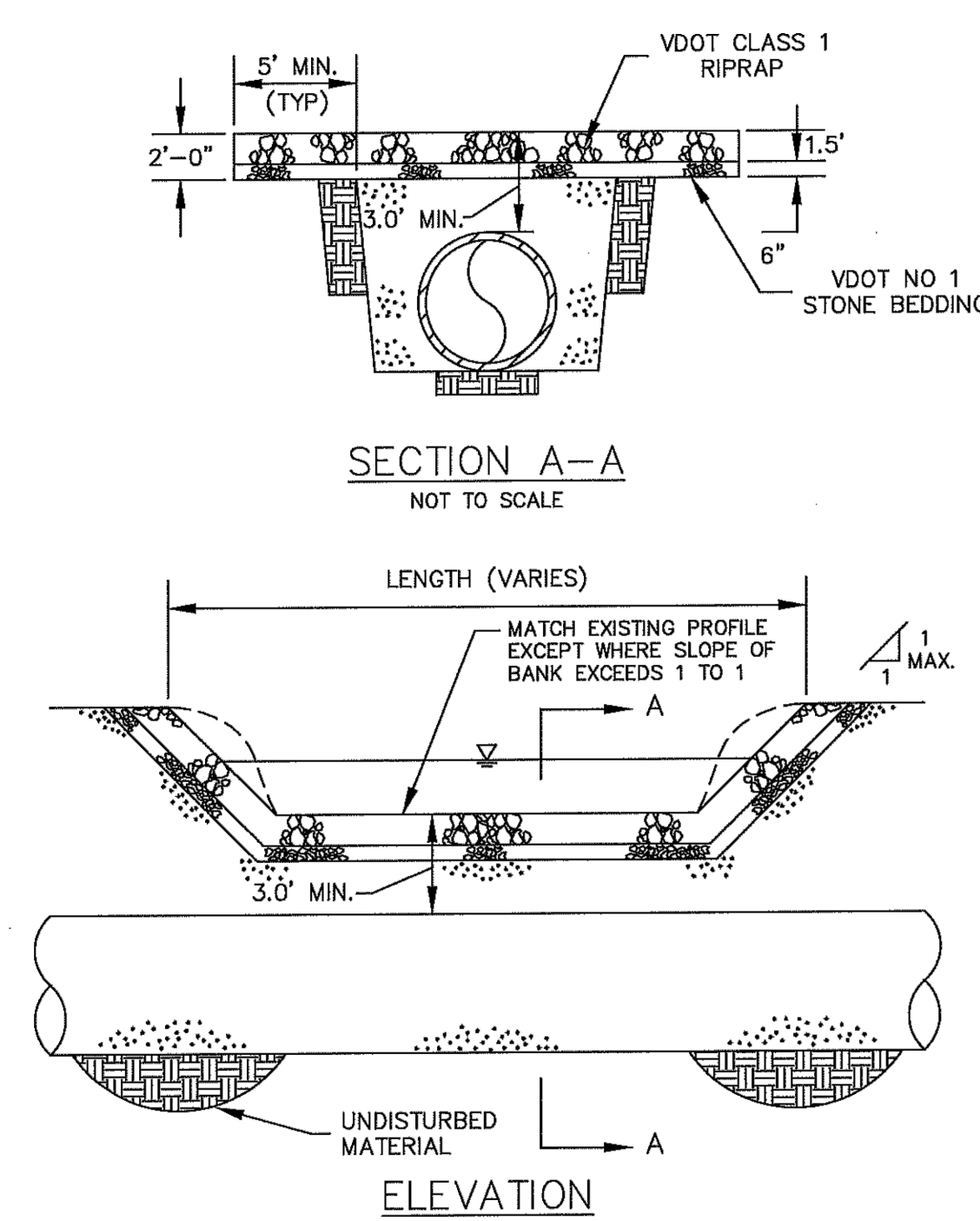
NTS
FIG. S-1-D



TYPICAL GATE VALVE

NTS
FIG. W-5

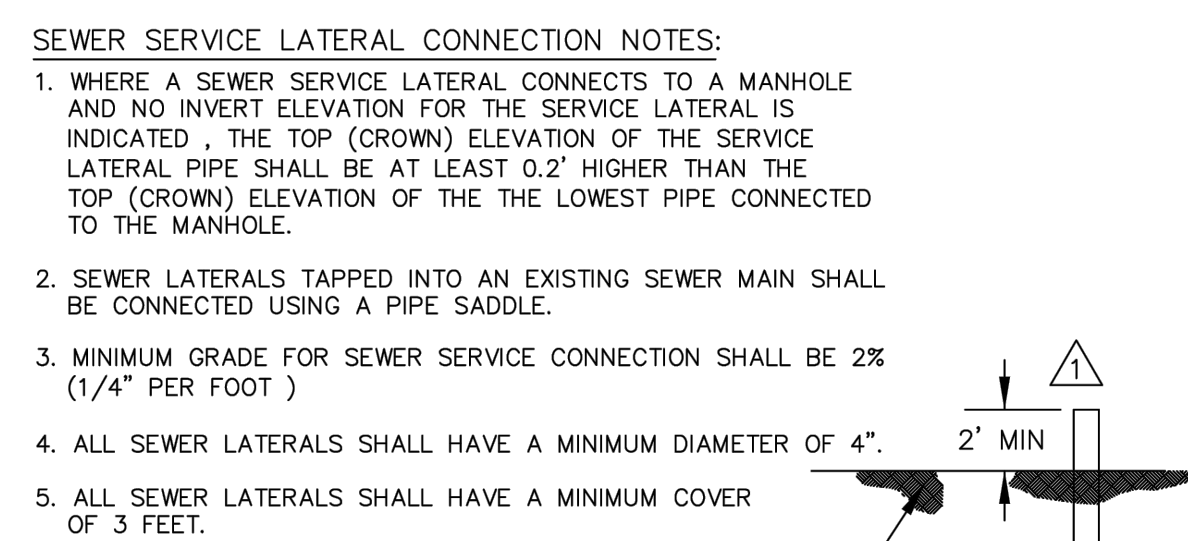
NOTE: IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.



WATER TYPICAL STREAM CROSSING

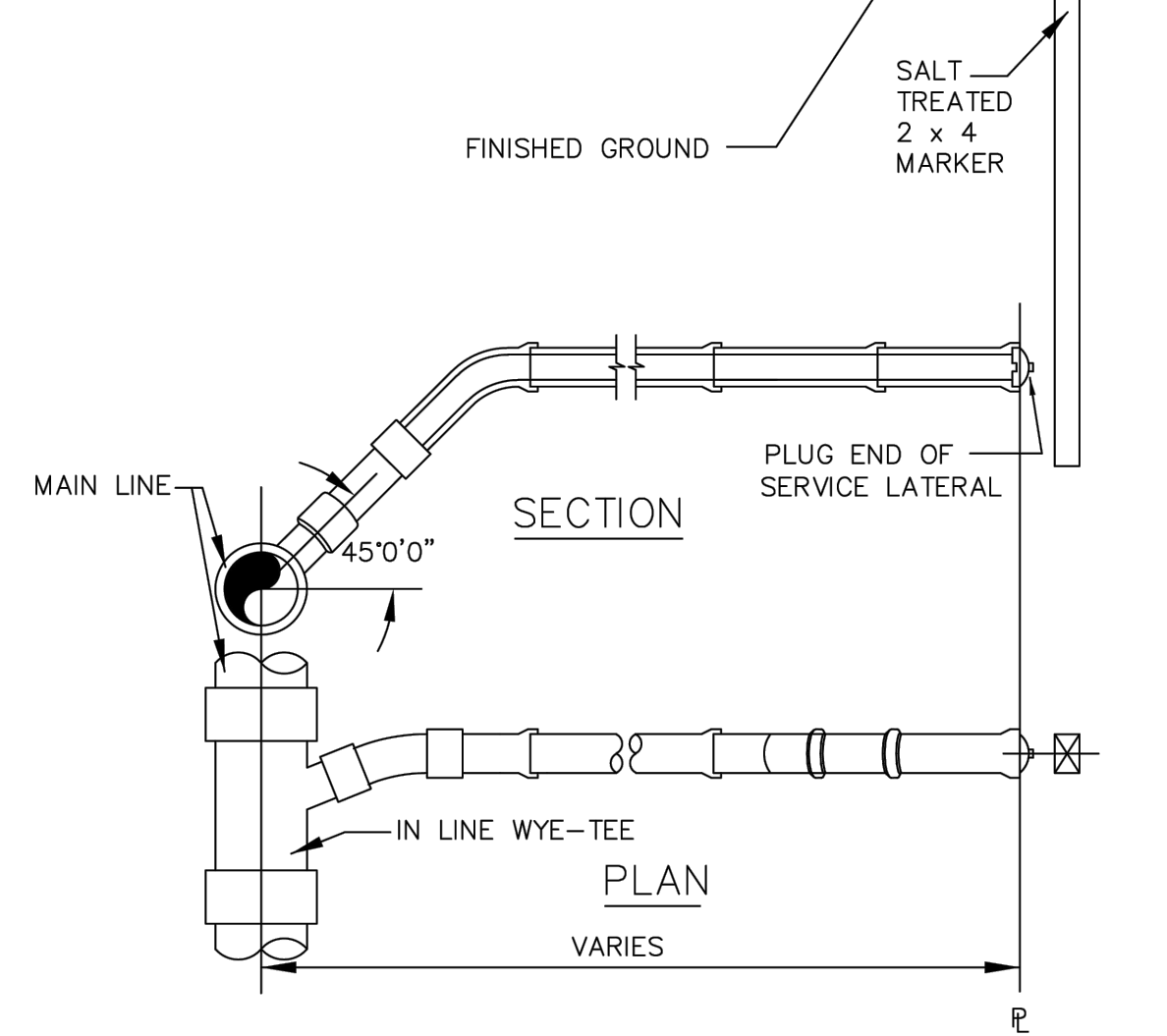
NTS
FIG. W-12

NOTE: WHEN BEDROCK IS ENCOUNTERED AND COVER EQUALS OR EXCEEDS 3', THE TRENCH SHALL BE BACKFILLED WITH COMPACTED 21A STONE AND TOPPED WITH 18" OF VDOT CLASS 1 RIPRAP.

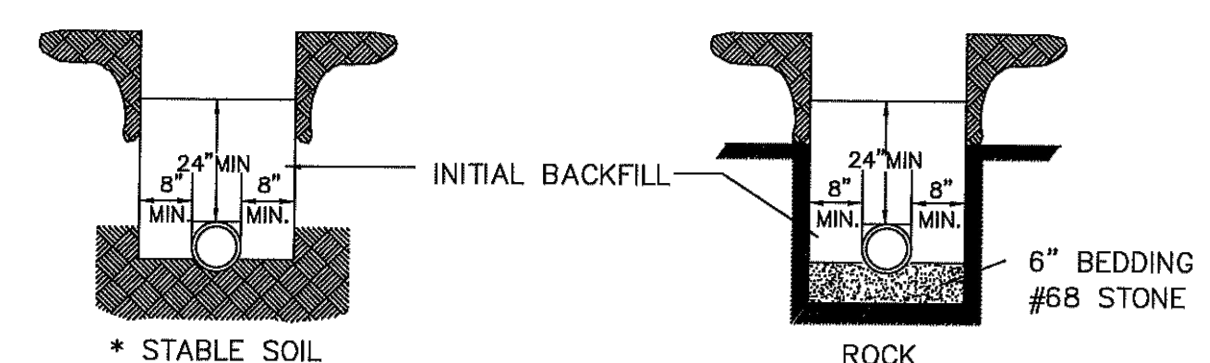


SEWER SERVICE LATERAL CONNECTION

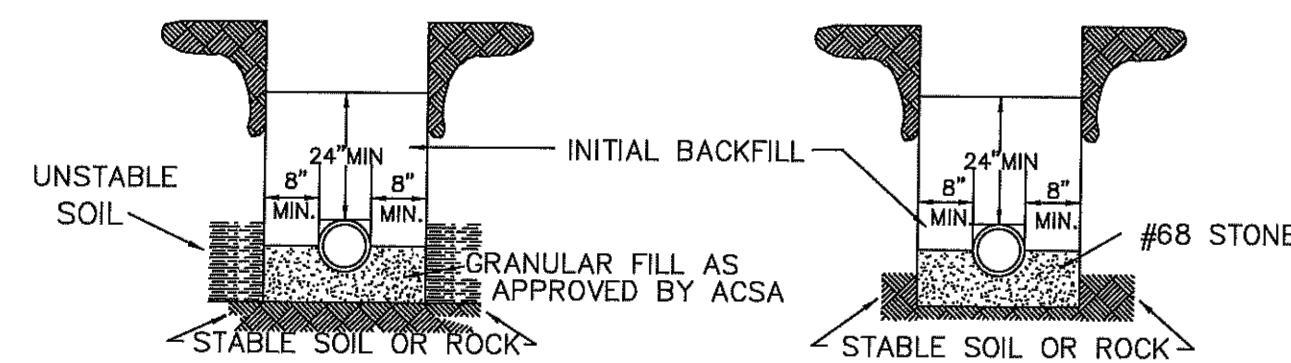
NTS
FIG. S-2



GOOD FOUNDATION MATERIAL ROCKY FOUNDATION MATERIAL



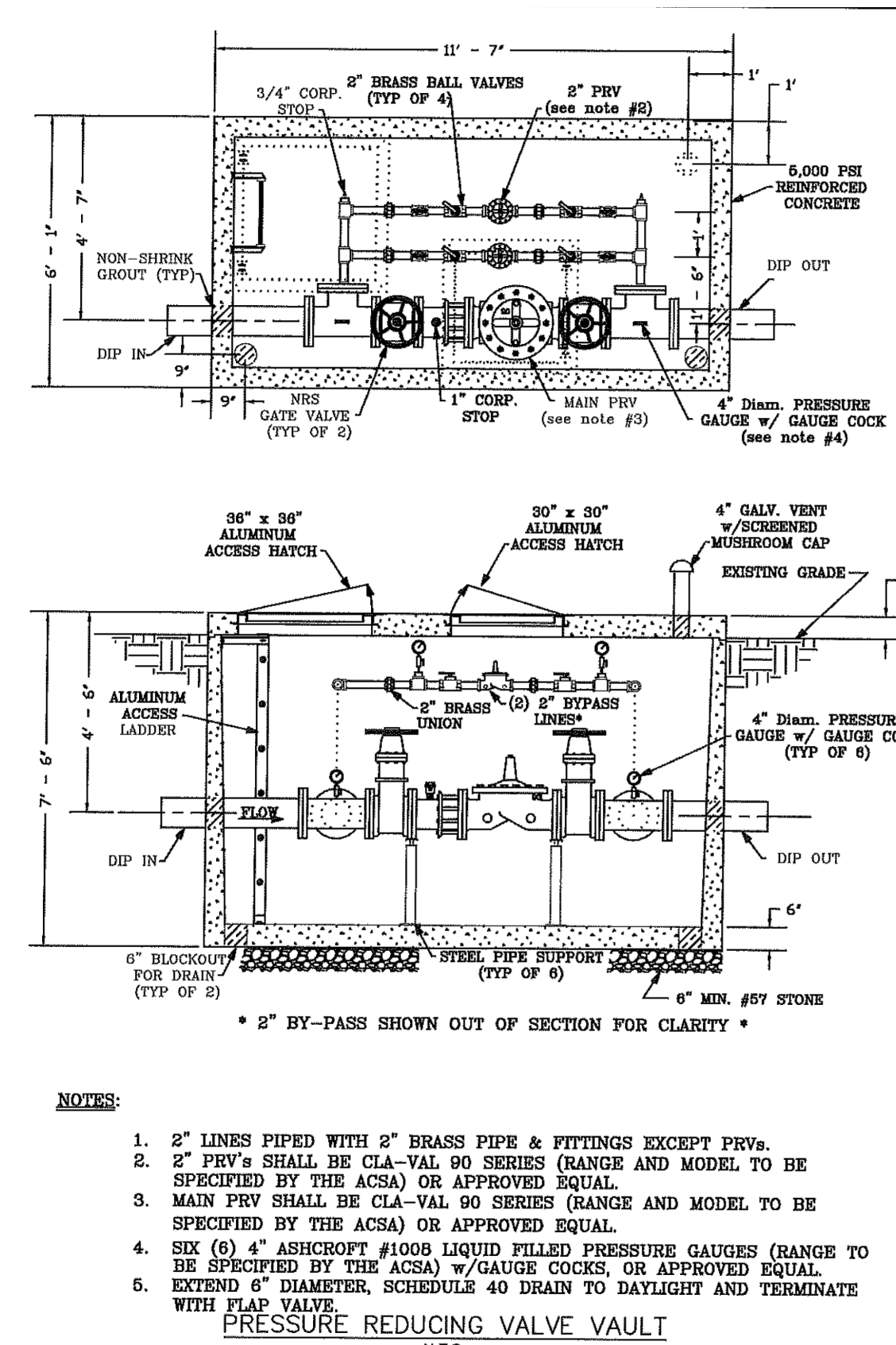
FOUNDATION IN POOR SOIL UNDER-CUT CONDITION



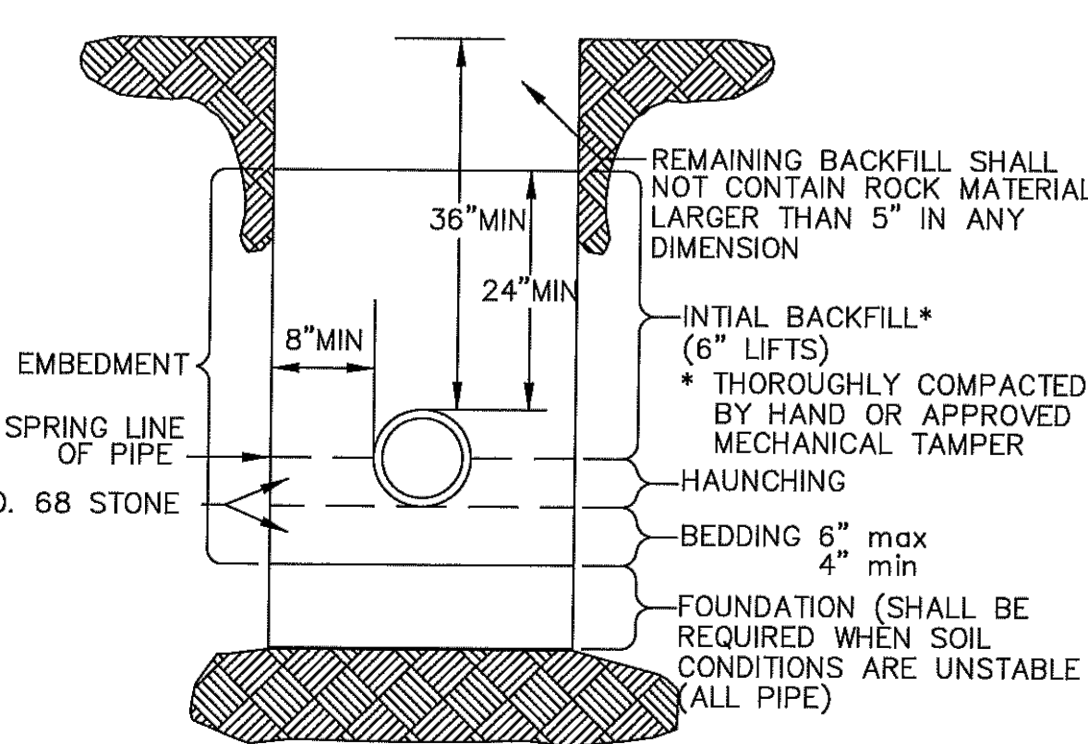
1. NO ROCKS SHALL BE ALLOWED WITHIN 24" OF THE WATER LINES.
2. NO ROCKS LARGER THAN 6" IN ANY DIMENSION SHALL BE ALLOWED ABOVE THE INITIAL BACKFILL.
3. THE INITIAL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS.
4. NO ORGANIC OR FROZEN MATERIAL OR DEBRIS SHALL BE ALLOWED IN THE TRENCH.
5. BELL HOLES SHALL BE DUG OUT IN ALL CASES.

DUCTILE IRON WATER PIPE INSTALLATION & BEDDING

NTS
FIG. W-2



1. 2" LINES PIPED WITH 2" BRASS PIPE & FITTINGS EXCEPT PROVIDED.
2. 2" PIPES SHALL BE CLASS 90 SERIES (RANGE AND MODEL TO BE SPECIFIED BY THE ACSA) OR APPROVED EQUAL.
3. MAIN TRY SHALL BE CLASS 90 SERIES (RANGE AND MODEL TO BE SPECIFIED BY THE ACSA) OR APPROVED EQUAL.
4. SIX (6) 4" ABSORPT #1000 LIQUID FILLED PRESSURE GAUGES (RANGE TO BE SPECIFIED BY THE ACSA) W/ GAUGE COCKS OR APPROVED EQUAL.
5. EXTEND 6" DIAMETER, SCHEDULE 40 DRAIN TO DAYLIGHT AND TERMINATE WITH FLAP VALVE.



TYPICAL SEWER PIPE INSTALLATION IN TRENCH

NTS
FIG. S-3

1. OPEN CUTS IN PAVED AREAS WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL BE BACKFILLED ENTIRELY WITH NO. 21A STONE.
2. FOR DUCTILE IRON PIPE THE BOTTOM OF THE TRENCH SHALL BE SCRAPED AND COMPACTED, AND ALL STONES REMOVED OR A 4" BEDDING OF NO. 68 STONE SHALL BE PROVIDED.
3. WHERE ROCK IS ENCOUNTERED PIPE SHALL BE INSTALLED ON A MINIMUM 6" BEDDING OF NO. 68 STONE.

