

SITE DATA

OWNER / DEVELOPER:	MARCH MOUNTAIN PROPERTIES LLC 1005 HEATHERCROFT CIRCLE, SUITE 100 CROZET VA, 22932	CONTACT: DAVE BROCKMAN OLD TRAIL VILLAGE CELL: (702)-985-9088 dave@oldtrailvillage.com																																																																														
PLAN PREPARER:	ROUDABUSH, GALE, & ASSOCIATES 914 MONTICELLO ROAD CHARLOTTESVILLE, VA. 22902 (434)-977-0205																																																																															
TAX MAP PARCEL No:	A PORTION OF 055E0-01-00-000A1																																																																															
ZONING:	NEIGHBORHOOD MODEL DISTRICT IN ACCORDANCE WITH PROFFERS OF ZMA-04-024 APPROVED ON SEPTEMBER 14, 2005																																																																															
USE:	9 SINGLE FAMILY DETACHED UNITS 16 SINGLE FAMILY ATTACHED UNITS																																																																															
BUILDING HEIGHT:	NOT TO EXCEED 2.5 STORIES FOR SINGLE FAMILY USE FOR BLOCK 27, A VARIATION REQUEST HAS BEEN SUBMITTED TO INCREASE THE MAXIMUM BUILDING HEIGHT OF THE ATTACHED SINGLE FAMILY UNITS.																																																																															
SETBACKS:	SINGLE FAMILY USE: FRONT SIDE REAR 10' 7.5' 15'																																																																															
	FOR BLOCK 27, A VARIATION REQUEST HAS BEEN SUBMITTED TO REDUCE THE SIDE SETBACKS FROM 7.5' TO 5', TO REDUCE THE FRONT SETBACKS FROM 10' TO 5', AND TO REDUCE THE REAR SETBACKS FROM 15' TO 5'. ADDITIONALLY, FOR BLOCK 27, A VARIATION REQUEST HAS BEEN SUBMITTED TO ALLOW BUILDING OVERHANGS AND EAVES TO ENCROACH A MAXIMUM DISTANCE OF 1' OVER THE SETBACK LINES.																																																																															
AREA SUMMARIES:	LOTS 1.713 Ac. OPEN SPACE 0.143 Ac. PUBLIC R-O-W 1.025 Ac. PRIVATE R-O-W 0.243 Ac. TOTAL AREA 3.124 Ac.																																																																															
LOT AREAS:	MINIMUM LOT SIZE FOR SINGLE FAMILY IS 4,000 S.F. FOR BLOCK 27, A VARIATION REQUEST HAS BEEN SUBMITTED TO DECREASE THE MINIMUM LOT SIZE FOR THE ATTACHED SINGLE FAMILY UNITS. MAXIMUM LOT COVERAGE FOR SINGLE FAMILY IS 60% <table><tr><th>LOT</th><th>SQUARE FOOTAGE</th><th>LOT COVERAGE</th></tr><tr><td>1</td><td>5335.3</td><td>39%</td></tr><tr><td>2</td><td>5392.9</td><td>54%</td></tr><tr><td>3</td><td>4565.0</td><td>47%</td></tr><tr><td>4</td><td>5537.2</td><td>53%</td></tr><tr><td>5</td><td>4683.4</td><td>45%</td></tr><tr><td>6</td><td>5841.8</td><td>50%</td></tr><tr><td>7</td><td>5017.4</td><td>47%</td></tr><tr><td>8</td><td>5067.0</td><td>58%</td></tr><tr><td>9</td><td>4237.6</td><td>49%</td></tr><tr><td>10</td><td>2564.1</td><td>39%</td></tr><tr><td>11</td><td>1540.0</td><td>60%</td></tr><tr><td>12</td><td>1540.0</td><td>60%</td></tr><tr><td>13</td><td>2030.0</td><td>49%</td></tr><tr><td>14</td><td>1890.0</td><td>49%</td></tr><tr><td>15</td><td>1540.0</td><td>60%</td></tr><tr><td>16</td><td>1540.0</td><td>60%</td></tr><tr><td>17</td><td>1856.5</td><td>50%</td></tr><tr><td>18</td><td>2534.5</td><td>40%</td></tr><tr><td>19</td><td>1542.3</td><td>60%</td></tr><tr><td>20</td><td>1542.3</td><td>60%</td></tr><tr><td>21</td><td>2033.1</td><td>49%</td></tr><tr><td>22</td><td>1892.9</td><td>49%</td></tr><tr><td>23</td><td>1542.3</td><td>60%</td></tr><tr><td>24</td><td>1542.3</td><td>60%</td></tr><tr><td>25</td><td>1825.3</td><td>51%</td></tr></table>	LOT	SQUARE FOOTAGE	LOT COVERAGE	1	5335.3	39%	2	5392.9	54%	3	4565.0	47%	4	5537.2	53%	5	4683.4	45%	6	5841.8	50%	7	5017.4	47%	8	5067.0	58%	9	4237.6	49%	10	2564.1	39%	11	1540.0	60%	12	1540.0	60%	13	2030.0	49%	14	1890.0	49%	15	1540.0	60%	16	1540.0	60%	17	1856.5	50%	18	2534.5	40%	19	1542.3	60%	20	1542.3	60%	21	2033.1	49%	22	1892.9	49%	23	1542.3	60%	24	1542.3	60%	25	1825.3	51%	
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GROSS RESIDENTIAL DENSITY:	8.0 DWELLING UNITS PER ACRE																																																																															
PROPOSED IMPERVIOUS AREA:	92,253 S.F.																																																																															
PROPOSED TURF AREA:	43,828 S.F.																																																																															
PARKING REQUIRED:	2 SPACES FOR EVERY SINGLE FAMILY DETACHED & ATTACHED DWELLING = 2 x 25 = 50 SPACES ONE (1) GUEST SPACE PER FOUR (4) UNITS SHALL BE PROVIDED = 0.25 x 25 = 6.25 SPACES TOTAL SPACES REQUIRED = 50 + 7 = 57 SPACES																																																																															
PARKING PROVIDED:	50 SURFACE SPACES + 18 GARAGE SPACES = 68 SPACES PROVIDED																																																																															
MAGISTERIAL DISTRICT:	WHITE HALL MAGISTERIAL DISTRICT																																																																															
DRAINAGE DISTRICT:	LICKINGHOLE CREEK																																																																															
WATERSHED:	LICKINGHOLE CREEK																																																																															
TOPOGRAPHY:	LOUISA AERIAL SURVEYS, AUGUST 2012																																																																															
DATUM:	VERTICAL - NAVD 88, HORIZONTAL - NAD 83																																																																															
CRITICAL SLOPES:	NO CRITICAL SLOPES EXIST WITHIN THE PROJECT LIMITS.																																																																															
FLOODPLAIN:	THIS PROJECT IS NOT LOCATED WITHIN FLOODPLAIN LIMITS AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510006 0237 D. EFFECTIVE DATE: FEBRUARY 4, 2005.																																																																															
EROSION CONTROL & SWM:	PHASE I EROSION CONTROL PROVIDED BY THE EXISTING SEDIMENT BASIN ADJACENT TO OLD TRAIL DRIVE (CONSTRUCTED THROUGH WPO201400004). PHASE II EROSION CONTROL PROVIDED BY THE EXISTING SWM BIO-RETENTION POND (UPPER BALLARD POND). [WPO201400004]																																																																															
LANDSCAPING:	SEE LANDSCAPING PLAN FOR PLANTINGS, SCHEDULE AND SPECIFICATIONS, NOTES AND DETAILS.																																																																															
LIGHTING:	1. ALL PROPOSED LIGHTING WILL NOT EXCEED 3,000 LUMENS. 2. SPILLOVER LIGHTING ONTO PUBLIC ROADS AND RESIDENTIAL PROPERTY SHALL NOT EXCEED ONE-HALF FOOT CANDLE. 3. ALL OUTDOOR LIGHTING SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS.																																																																															
	NO EVIDENCE OF A BURIAL SITE WAS FOUND ON THIS PORTION OF PARCEL A1.																																																																															
	THE STREAM BUFFER(S) SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.																																																																															
	THIS SITE IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.																																																																															
	THIS SITE IS NOT LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER SUPPLY RESERVOIR.																																																																															

OLD TRAIL VILLAGE
BLOCK 27
FINAL SITE PLAN



VICINITY MAP
SCALE: 1"=1000 FEET

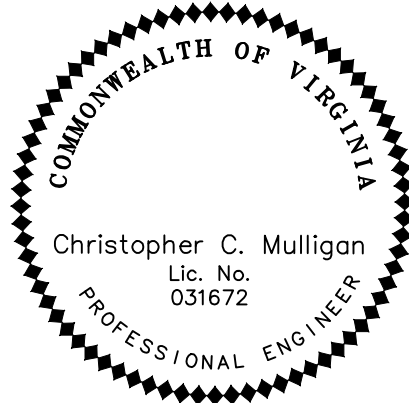
GENERAL CONSTRUCTION NOTES

- PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENT OF THE PERMIT SHALL GOVERN. VDOT MUST BE CONTACTED AT LEAST 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED. CBR's SHALL BE SUBMITTED TO VDOT FOR REVIEW & APPROVAL.
- EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
- ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED, AND MULCHED.
- THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL: VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
- PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
- TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- UNLESS OTHERWISE NOTED, ALL CONCRETE PIPES SHALL BE REINFORCED CONCRETE PIPE-CLASS III.
- ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR CONSTRUCTION INDUSTRY (29 CFR PART 1926).
- VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

LEGEND	
EXISTING INTERMEDIATE CONTOUR	
EXISTING INDEX CONTOUR	
PROPOSED CONTOUR	
EXISTING EDGE OF PAVEMENT	
PROPOSED EDGE OF PAVEMENT	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
TRANSITION FROM CG-6 ROLL-TOP	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
PROPERTY LINE	
EASEMENT LINE	
CENTERLINE	
LIMITS OF CLEARING AND/OR GRADING	
EXISTING SPOT ELEVATION	+12.0
PROPOSED SPOT ELEVATION	+12.0
EXISTING TREE DRIP LINE	
EXISTING TREE	EX. 15' OAK
PROPOSED TREE	FP
EXISTING WATERLINE W/ TEE	
PROPOSED WATERLINE W/ TEE	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED WATER VALVE	
EXISTING WATER METER	
PROPOSED WATER METER	
EXISTING REDUCER	
PROPOSED REDUCER	
HANDICAP RAMP (CG-12)	
CP-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
PARKING INDICATOR	
INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
BENCHMARK	
CRITICAL SLOPE	
SLOPES TO BE SEEDED, MULCHED & TACKED	
VEHICLES PER DAY COUNT	1,234 VPD
PROPOSED STREET NAME SIGN	
EXISTING SIGN	
PROPOSED SIGN	
SANITARY MANHOLE IDENTIFIER	
STORM DRAIN STRUCTURE IDENTIFIER	

SHEET INDEX

- SHEET 1 ----- COVER SHEET
- SHEET 2 ----- SOILS, DEMOLITION & EX. CONDITIONS PLAN
- SHEET 3 ----- LAYOUT PLAN
- SHEET 4 ----- UTILITY PLAN
- SHEET 5 ----- UTILITY PLAN
- SHEET 6 ----- GRADING PLAN
- SHEET 7 ----- DRAINAGE AREA MAP
- SHEET 8 ----- ROAD PROFILES
- SHEET 9 ----- STORM SEWER PROFILES
- SHEET 10 ----- SANITARY SEWER PROFILES
- SHEET 11 ----- TYPICAL SECTIONS, NOTES & DETAILS
- SHEET 12 ----- CONSTRUCTION NOTES & DETAILS
- SHEET 13 ----- LANDSCAPING PLAN
- SHEET 14 ----- HYDRAULIC COMPUTATIONS



APPROVALS		DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT		
PLANNING / ZONNING		
ENGINEERING		
INSPECTIONS		
ARCHITECTUAL REVIEW BOARD		
FIRE RESCUE		
ALBEMARLE COUNTY SERVICE AUTHORITY		
VA. DEPARTMENT OF TRANSPORTATION		

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

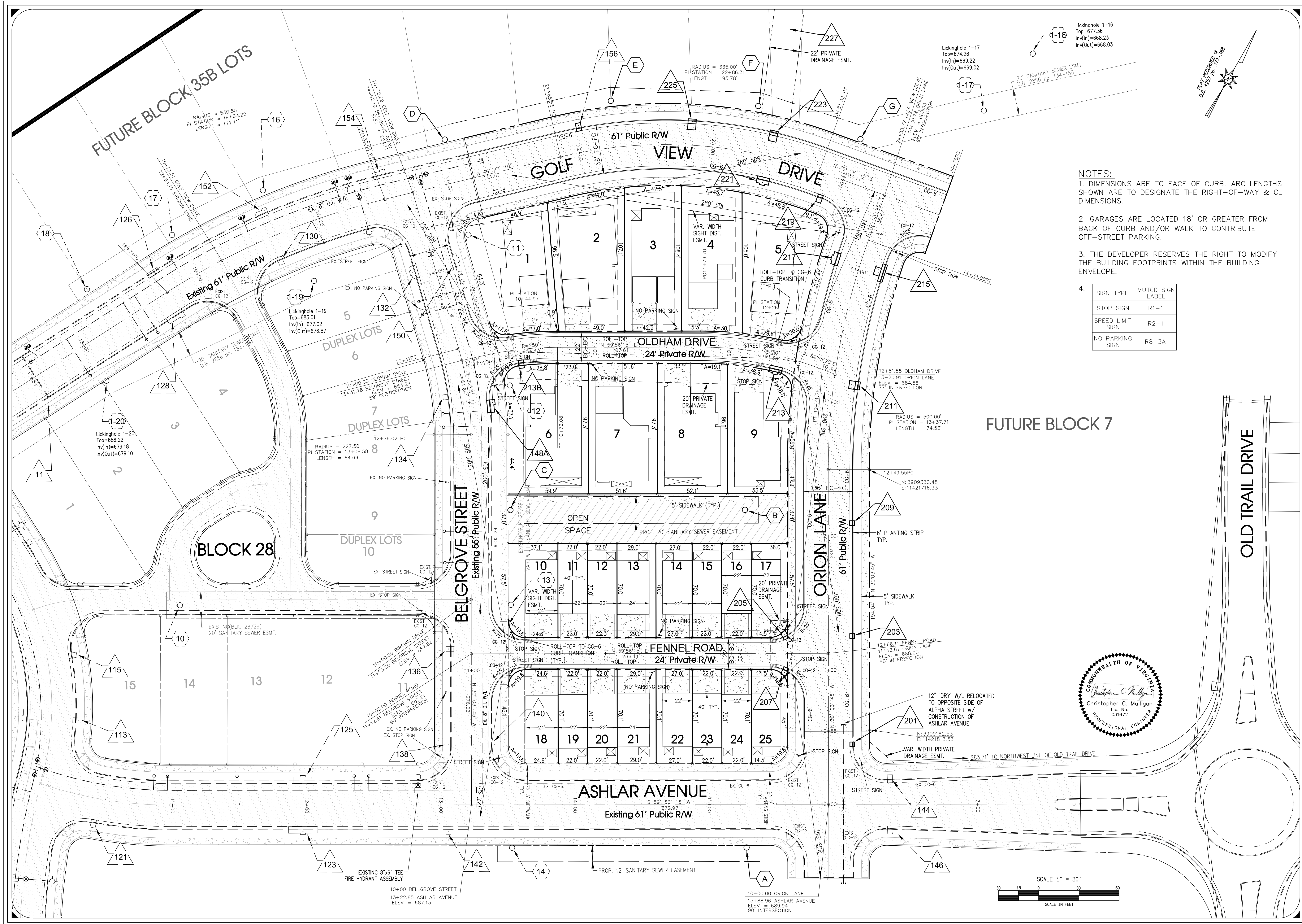
REVISIONS

DATE
July 1, 2015

OLD TRAIL BLOCK 27
COVER SHEET
ALBEMARLE COUNTY, VIRGINIA

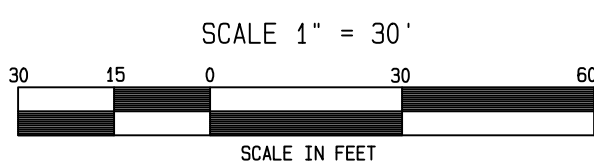
FILE NUMBER
8053

SHEET
1 / 14



- NOTES:
1. DIMENSIONS ARE TO FACE OF CURB. ARC LENGTHS SHOWN ARE TO DESIGNATE THE RIGHT-OF-WAY & CL DIMENSIONS.
 2. GARAGES ARE LOCATED 18' OR GREATER FROM BACK OF CURB AND/OR WALK TO CONTRIBUTE OFF-STREET PARKING.
 3. THE DEVELOPER RESERVES THE RIGHT TO MODIFY THE BUILDING FOOTPRINTS WITHIN THE BUILDING ENVELOPE.
 - 4.

SIGN TYPE	MUTCD SIGN LABEL
STOP SIGN	R1-1
SPEED LIMIT SIGN	R2-1
NO PARKING SIGN	R8-3A



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A PROFESSIONAL CORPORATION
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914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 804-977-0205 - FAX 804-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

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DATE
July 1, 2015

SCALE
1" = 30'

CONTOUR INTERVAL
2 FEET

OLD TRAIL BLOCK 27
LAYOUT PLAN
ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
8053

SHEET
3 / 14