MUTCD #	DESCRIPTION	REMARKS
R2-1	"SPEED LIMIT 25 MPH" SIGN	24"X30"
R2-5P	UNLESS OTHERWISE POSTED PLAQUE	24"X18"
R8-3a	"NO PARKING"	24"X30"

NOTE:
ALL SIGNS SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE MUCTD AND THE VIRGNIA SUPPLEMENT TO THE MUCTD

Exhibit Prepared By
Timmons Group
03/16/2021

EXHIBIT A

SUB201800164 APPROVED 06/21/2019

SCALE: 1"=30'

SUBDIVISION OF LOT 64 INTO TWO LOTS FRONTING BISHOPGATE EXTENDED.

6' PLANTING STRIP AND 5' SIDEWALK TO BE CONSTRUCTED ON NORTH SIDE OF BISHOPGATE EXTENDED ONLY.

MATCHLINE SHEET 6

MATCHLINE SHEET 6

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
& SERVING VIRGINIA SINCE 1968
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS
COUNTY COMMENTS
December 21, 2018
ACSA/COUNTY COMMENTS
March 4, 2019
March 18, 2019
March 25, 2019
COUNTY COMMENTS
May 23, 2019

CONTOURS
2 FOOT

DATE
September 10, 2018

SCALE
1" = 30'

COMMONWEALTH OF VIRGINIA
Jimmy L. Taggart
Lic. No. 22841
07-09-19
PROFESSIONAL ENGINEER

ROAD & UTILITY PLAN
OLD TRAIL VILLAGE
BLOCK 32
ALBEMARLE COUNTY, VIRGINIA
SITE LAYOUT PLAN

FILE NUMBER
8053

SHEET
05 OF 37

Exhibit Prepared By
Timmons Group
03/16/2021

EXHIBIT B

#SUB201900137 APPROVED 08/21/2020

N:3907877.582
E:11421667.925

N:3907835.789
E:11421483.895

MATCHLINE SHEETS 4 AND 6

TMP 055E0-01-22-000A0
OPEN SPACE 22-1
MARCH MOUNTAIN PROPERTIES, LLC
DB 5108 PG 304-308Q

LAKE

PARCEL X
654SF
0.015AC

LOT 71
6927SF
0.159AC

LOT 72
6384SF
0.147AC

LOT 73
6670SF
0.153AC

LOT 74
6440SF
0.148AC

LOT 75
6518SF
0.150AC

LOT 76
6815SF
0.156AC

LOT 77
7423SF
0.170AC

LOT 78
6848SF
0.157AC

LOT 79
5937SF
0.136AC

LOT 80
5918SF
0.135AC

LOT 81
4306SF
0.099AC

LOT 82
4305SF
0.099AC

LOT 70
11197SF
0.257AC

LOT 69
6570SF
0.151AC

LOT 68
7560SF
0.174AC

LOT 67
9605SF
0.221AC

LOT 66
13991SF
0.321AC

LOT 64
33079SF
0.760AC

N:3907384.514
E:11421097.314

N 17°42'41" W 130.75'

CL STE 20

N 65°06'03" W 242.85'

A=6.48'(TIE)
S 34°54'16" E 19.63'

SDE VAR

39.37'(TIE)
A=2.00'(TIE)

SSE-X 20

N 72°34'36" E 216.45'

S 01°01'52" W 108.92'

SDE VAR

N 16°12'33" E 133.99'

A=136.18'(TIE)

POCKET PARK B

CL WLE 20

N 00°00'00" W 232.86'

CL STE VAR

PDE VAR

A=64.29'(TIE)

A=1.19'(TIE)

A=8.27'(TIE)

N 82°52'47" W 27.51'

123.78'

SDE VAR

BISHOPGATE LANE
51' PUBLIC RIGHT-OF-WAY
DB 5208 PG 382-373

S 27°54'31" W 25.64'

CHANCERY LANE
39' PRIVATE RIGHT-OF-WAY

S 00°58'04" W 246.51'

SSE-X VAR

TTE-X VAR

SSE-X 20

LOT 63
10446SF
0.240AC

LOT 62
7569SF
0.174AC

LOT 61
6952SF
0.160AC

LOT 60
7054SF
0.162AC

LOT 59
7369SF
0.169AC

LOT 58
7825SF
0.180AC

LOT 57
10882SF
0.250AC

LOT 7
8450SF
0.194AC

LOT 6
4992SF
0.115AC

LOT 5
4992SF
0.115AC

LOT 4
4992SF
0.115AC

LOT 3
4992SF
0.115AC

LOT 2
4992SF
0.115AC

LOT 1
5704SF
0.131AC

LOT 15
4912SF
0.113AC

LOT 14
4657SF
0.107AC

LOT 13
4657SF
0.107AC

LOT 12
4658SF
0.107AC

LOT 11
4657SF
0.107AC

LOT 10
4657SF
0.107AC

LOT 9
4658SF
0.107AC

LOT 8
6171SF
0.142AC

CHARNWOOD STREET
49' PUBLIC RIGHT-OF-WAY
DB 5208 PG 382-373

TTE-X VAR

SSE-X 20

BL PDE 20

5.96'(TIE)

S 01°01'52" W 13.12'

N 89°58'02" E 28.16'

BISHOPGATE LANE
51' PUBLIC RIGHT-OF-WAY

LOT 22
5656SF
0.130AC

LOT 21
4725SF
0.108AC

LOT 20
4725SF
0.108AC

LOT 19
4725SF
0.108AC

LOT 18
4725SF
0.108AC

LOT 17
4725SF
0.108AC

LOT 16
5939SF
0.136AC

STEDHAM PLACE
23' PRIVATE RIGHT-OF-WAY
DB 5208 PG 382-373

TTE-X VAR

SSE-X 20

STE-X VAR

SDE-X VAR

PDE-X

LOT 28
5850SF
0.134AC

LOT 27
5145SF
0.118AC

LOT 26
4305SF
0.099AC

LOT 25
5355SF
0.123AC

LOT 24
4200SF
0.096AC

LOT 23
6918SF
0.159AC

SDE-X VAR

RAYNOR PLACE
49' PUBLIC RIGHT-OF-WAY
DB 5208 PG 382-373

TTE-X VAR

LOT 56
7489SF
0.172AC

LOT 640
0.14

TMP 05500-00-00-103F0
GOLF COURSE
MARCH MOUNTAIN PROPERTIES, LLC
DB 4954 PG 19-19F
DB 4456 PG 602-609
DB 3628 PG 308-320

IFC

IF

VIRGINIA STATE PLANE GRID
NORTH NAD 83 SOUTH ZONE

0' 50' 100' 150'

DB 5386 P 201

*TEMPORARY TURN AROUND EASEMENTS (TTE-X) ARE HEREBY VACATED PER THIS PLAT.
*PORTIONS OF EXISTING PHASE 1 ACSA SANITARY SEWER EASEMENTS THAT FALL INSIDE PROPOSED PHASE 2 PUBLIC RIGHT-FO-WAYS ARE HEREBY VACATED PER THIS PLAT.
*SDE-VAR AND STE-20 EASEMENTS ARE HEREBY DEDICATED TO THE COUNTY FOR PUBLIC USE.

COMMONWEALTH OF VIRGINIA
NICHOLAS M. HUTCHINSON
No. 3464
08-31-2020
LAND SURVEYOR

SUBDIVISION PLAT
BLOCK 32 PHASE 2
OLD TRAIL VILLAGE

WHITE HALL MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

SEPTEMBER 09, 2019
REVISED: DECEMBER 18, 2019
REVISED: FEBRUARY 14, 2020
REVISED: MAY 08, 2020
REVISED: JULY 24, 2020
SCALE: N/A
FILE: 8053

SHEET 7 OF 8

EASEMENTS

PLAT PREPARED BY: N HUTCHINSON

ROUDABUSH, GALE & ASSOCIATES, INC.
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