

SITE DATA

OWNER / DEVELOPER: MARCH MOUNTAIN PROPERTIES LLC
1005 HEATHERCROFT CIRCLE, SUITE 100
CROZET VA, 22932

PLAN PREPARER: ROUDABUSH, GALE, & ASSOCIATES
914 MONTICELLO ROAD
CHARLOTTESVILLE, VA, 22902
(434)-977-0205

CONTACT: DAVE BROCKMAN
OLD TRAIL VILLAGE
CELL: (702)-985-9088
dave@oldtrailvillage.com

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: 5 SINGLE FAMILY DETACHED UNITS
12 SINGLE FAMILY ATTACHED UNITS

BUILDING HEIGHT: NOT TO EXCEED 2.5 STORIES FOR SINGLE FAMILY USE
NOTE: A VARIATION TO ALLOW FOR THE BUILDING HEIGHT OF THE SINGLE
FAMILY ATTACHED UNITS TO EXCEED 2.5 STORIES HAS BEEN REQUESTED

SETBACKS: SINGLE FAMILY:
FRONT SIDE REAR
10' 7.5' 15'

A VARIATION TO ALLOW FOR 5' FRONT, REAR, AND SIDE YARD SETBACKS
HAS BEEN REQUESTED FOR THE SINGLE FAMILY DETACHED UNITS.

A VARIATION TO ALLOW FOR 0' SIDE YARD SETBACKS HAS BEEN REQUESTED
FOR THE SINGLE FAMILY ATTACHED UNITS.

A 10' SEPARATION IS REQUIRED BETWEEN DETACHED DWELLING UNITS BY THE
FIRE AND RESCUE DEPARTMENT.

AREA SUMMARIES:	LOTS	1.2 Ac.
	OPEN SPACE	0.03 Ac.
	PUBLIC R-O-W	0.0 Ac.
	PRIVATE R-O-W	0.16 Ac.
	TOTAL AREA	1.39 Ac.

LOT AREAS: MINIMUM LOT SIZE FOR SINGLE FAMILY IS 4,000 S.F.
AN EXCEPTION HAS BEEN REQUESTED FOR THE MINIMUM LOT SIZE

LOTS 8-12 ARE SINGLE FAMILY DETACHED UNITS
LOTS 13-24 ARE SINGLE FAMILY ATTACHED UNITS

LOT 8	5745 Sq. Feet
LOT 9	5267 Sq. Feet
LOT 10	5950 Sq. Feet
LOT 11	5186 Sq. Feet
LOT 12	6155 Sq. Feet
LOT 13	2056.0 Sq. Feet
LOT 14	1869.2 Sq. Feet
LOT 15	1878.9 Sq. Feet
LOT 16	1890.2 Sq. Feet
LOT 17	1902.1 Sq. Feet
LOT 18	2129.8 Sq. Feet
LOT 19	2153.3 Sq. Feet
LOT 20	1938.0 Sq. Feet
LOT 21	1943.2 Sq. Feet
LOT 22	1950.4 Sq. Feet
LOT 23	1958.2 Sq. Feet
LOT 24	2586.3 Sq. Feet

GROSS RESIDENTIAL DENSITY: 12.2 DWELLING UNITS PER ACRE

PROPOSED IMPERVIOUS AREA: 48,123.4 S.F. (INCLUDES PROPOSED LOTS 8-24, A PORTION
OF PRIVATE ALLEY 'A' & ROWCROSS STREET)

INDIVIDUAL LOT COVERAGE SHALL NOT EXCEED 60% OF THE LOT AREA.

PROPOSED TURF AREA: 22,336 S.F. (INCLUDES PLANTING STRIPS & YARDS FOR PROPOSED LOTS 8-24)

PARKING REQUIRED: 2 SPACES FOR EVERY SINGLE FAMILY DETACHED & ATTACHED DWELLING = 2 x 17 = 34 SPACES
ONE (1) GUEST SPACE PER FOUR (4) UNITS SHALL BE PROVIDED = 0.25 x 17 = 4.25 SPACES
TOTAL SPACES REQUIRED = 34 + 5 = 39 SPACES

PARKING PROVIDED: 34 SURFACE SPACES + 10 GARAGE SPACES = 44 SPACES PROVIDED
ADDITIONAL PARKING AVAILABLE ON ROWCROSS STREET (APPROX. 12 SPACES)

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.

LANDSCAPING: SEE LANDSCAPING PLAN FOR PLANTINGS, SCHEDULE AND SPECIFICATIONS, NOTES
AND DETAILS.

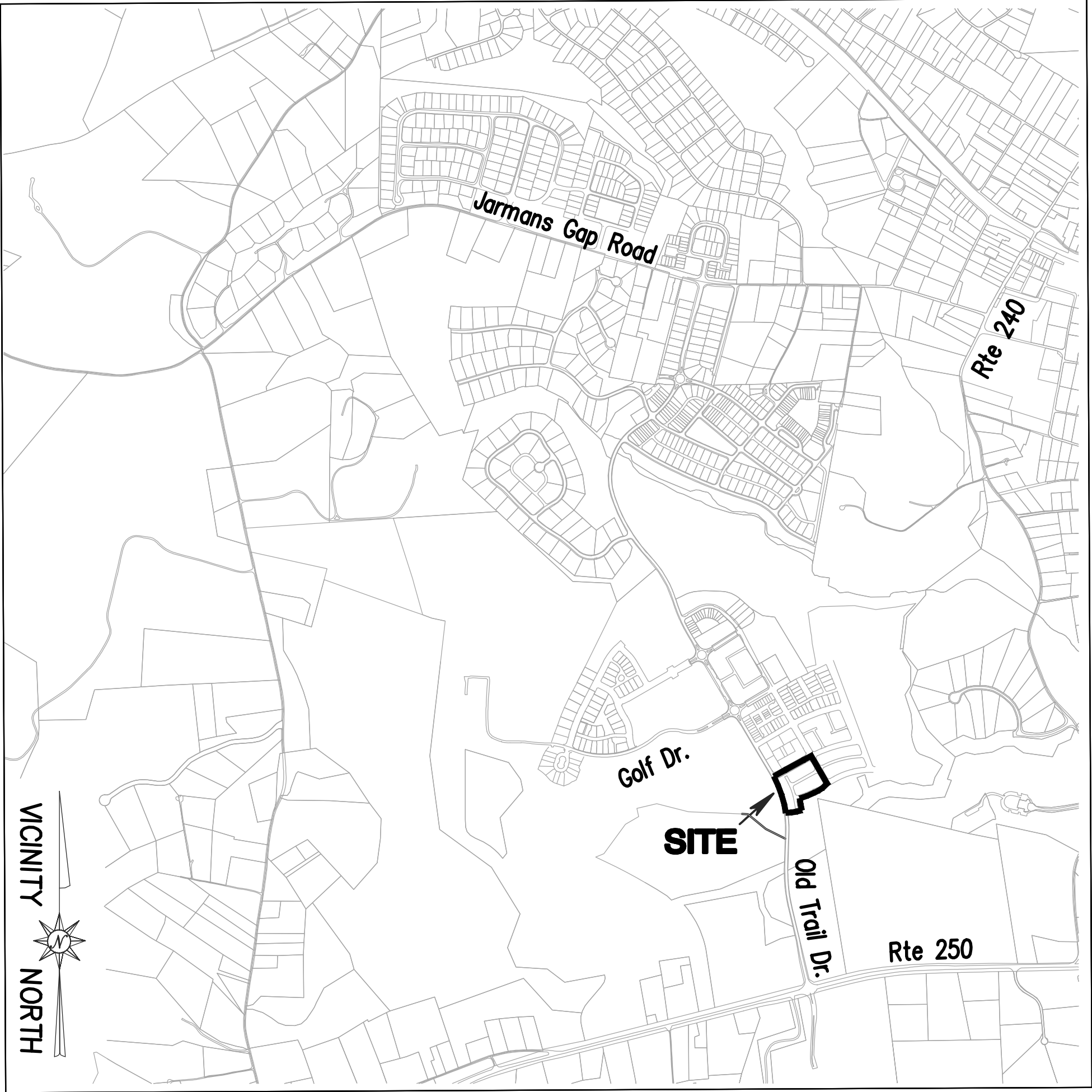
LIGHTING: 1. ALL PROPOSED LIGHTING WILL NOT EXCEED 3,000 LUMENS.
2. SPILLOVER LIGHTING ONTO PUBLIC ROADS AND RESIDENTIAL PROPERTY SHALL NOT EXCEED ONE-HALF
FOOT CANDLE.
3. ALL OUTDOOR LIGHTING SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING
RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT 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.

OLD TRAIL VILLAGE
BLOCK 12
PHASE 2 & PHASE 3
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. HPDE PIPES MAY BE INSTALLED IN LIEU OF CLASS III RCP, AND SHALL CONFORM TO AASHTO M294.
- 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.

GENERAL CONSTRUCTION NOTES FOR STREETS

- CONSTRUCTION INSPECTION OF ALL PROPOSED ROADS WITHIN THE DEVELOPMENT WILL BE MADE BY THE COUNTY. THE CONTRACTOR MUST NOTIFY THE DEPARTMENT OF COMMUNITY DEVELOPMENT (296-5932) 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
- UPON COMPLETION OF FINE GRADING AND PREPARATION OF THE ROADBED SUBGRADE, THE CONTRACTOR SHALL HAVE CBR TESTS PERFORMED ON THE SUBGRADE SOIL. THREE (3) COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE COUNTY IF A SUBGRADE SOIL CBR OF 10 OR GREATER IS NOT OBTAINABLE. A REVISED PAVEMENT DESIGN SHALL BE MADE BY THE DESIGN ENGINEER AND SUBMITTED WITH THE TEST RESULTS TO VDOT FOR APPROVAL.
- SURFACE DRAINAGE AND PIPE DISCHARGE MUST BE RETAINED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENTS PRIOR TO ACCEPTANCE BY THE COUNTY. ALL DRAINAGE OUTFALL EASEMENTS ARE TO BE EXTENDED TO A BOUNDARY LINE OR A NATURAL WATERCOURSE.
- GUARDRAIL LOCATIONS ARE APPROXIMATE. EXACT LENGTH, LOCATION, AND APPROPRIATE END TREATMENTS WILL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION. ADDITIONAL GUARDRAIL MAY BE REQUIRED AT LOCATIONS NOT SHOWN WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY. WHEN GUARDRAIL IS REQUIRED, IT SHALL BE INSTALLED FOUR (4) FEET OFFSET FROM THE EDGE OF PAVEMENT TO THE FACE OF GUARDRAIL, AND ROADWAY SHOULDER WIDTHS SHALL BE INCREASED TO SEVEN (7) FEET.
- WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG-9 (A, B, OR C).
- WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE-1.
- COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH, AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
- ROAD PLAN APPROVAL FOR SUBDIVISIONS IS SUBJECT TO FINAL SUBDIVISION PLAT VALIDATION. SHOULD THE FINAL PLAT FOR THIS PROJECT EXPIRE PRIOR TO SIGNING AND RECORDATION, THEN APPROVAL OF THESE PLANS SHALL BE NULL AND VOID.
- ALL SIGNS OR OTHER REGULATORY DEVICES SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND THE ALBEMARLE COUNTY ROAD NAMING AND PROPERTY NUMBERING ORDINANCE AND MANUAL.
- TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS.
- THE SPEED LIMITS TO BE POSTED ON SPEED LIMIT SIGNS ARE TO BE 5 MPH BELOW THE DESIGN SPEED, OR AS DETERMINED BY VDOT FOR PUBLIC ROADS.
- VDOT STANDARD CD-1 OR CD-2 CROSS-DRAINS ARE TO BE INSTALLED UNDER THE SUBBASE MATERIAL AT ALL CUT AND FILL TRANSITIONS AND GRADE SAG POINTS AS SHOWN ON THE ROAD PROFILES.
- A VIDEO CAMERA INSPECTION IS REQUIRED FOR ALL STORM SEWERS AND CULVERTS THAT ARE DEEMED INACCESSIBLE TO VDOT'S VIDEO CAMERA INSPECTIONS. THE VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH VDOT'S VIDEO CAMERA INSPECTION PROCEDURE AND WITH A VDOT OR COUNTY INSPECTOR PRESENT.
- INSPECTION & TESTING OF ALL ROADS DEDICATED FOR PUBLIC US SHALL BE COORDINATED WITH VDOT FOR ACCEPTANCE INTO THE STATE SYSTEM.

SHEET INDEX

- SHEET 1 ----- COVER SHEET
- SHEET 2 ----- DEVELOPMENT PHASING PLAN
- SHEET 3 ----- SOILS, DEMOLITION & EX. CONDITIONS PLAN
- SHEET 4 ----- SITE PLAN
- SHEET 5 ----- GRADING PLAN
- SHEET 6 ----- GRADING PLAN
- SHEET 7 ----- RETAINING WALL LAYOUT
- SHEET 8 ----- LANDSCAPING PLAN
- SHEET 9 ----- LANDSCAPING NOTES & DETAILS



APPROVALS		DATE
DEPARTMENT OF PLANNING / ZONING		
LOUISA COUNTY WATER AUTHORITY		
LOUISA COUNTY BUILDING OFFICIAL		
DEPARTMENT OF FIRE & EMERGENCY SERVICES		
THOMAS JEFFERSON SOIL & WATER CONSERVATION DISTRICT		
VA. DEPARTMENT OF HEALTH		
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

Oct. 24, 2014
County Comments

Feb. 4, 2015

April 14, 2015
County Comments

June 23, 2015
County Comments

July 30, 2015
County Comments

DATE
Aug. 15, 2014

O.T. BLOCK 12 - PHASE 2 & 3
COVER SHEET
ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
8053

SHEET
1 / 9

NOTES:

1. DIMENSIONS ARE TO FACE OF CURB. ARC LENGTHS SHOWN ARE TO DESIGNATE THE RIGHT-OF-WAY & CL DIMENSIONS.

2. GARAGES ARE LOCATED GREATER THAN 18' FROM BACK OF CURB AND/OR WALK TO CONTRIBUTE OFF-STREET PARKING.

3. THE DEVELOPER RESERVES THE RIGHT TO MODIFY THE BUILDING FOOTPRINTS FOR THE SINGLE FAMILY DETACHED LOTS.

4. ALL ROADS SHOWN ON THE PLAN FOR THIS BLOCK WILL BE PRIVATELY OWNED AND MAINTAINED. THEY INCLUDE THE PRIVATE PORTION OF ROWCROSS STREET AND A PORTION OF THE PRIVATE ALLEY.

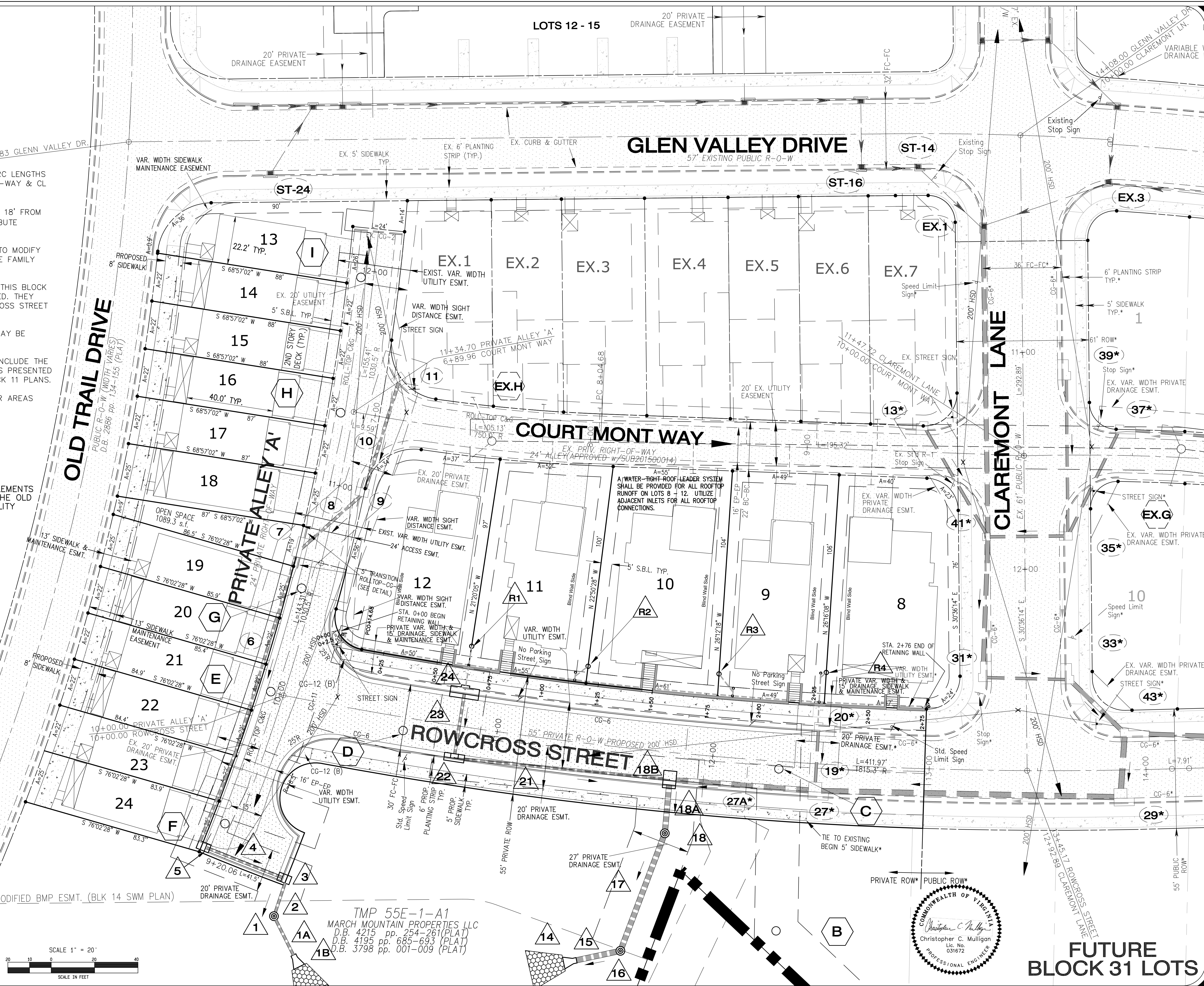
5. THE PRIVATE PORTION OF ROWCROSS STREET MAY BE AUTHORIZED BY THE COUNTY AGENT.

6. THE PROPOSED UNITS ON LOTS 8-24 INCLUDE THE SAME MATERIALS AND TYPICAL ELEVATIONS PRESENTED AND APPROVED WITH THE OLD TRAIL BLOCK 11 PLANS.

7. THERE ARE NO LOADING OR DUMPSTER AREAS PROPOSED ON THIS PLAN.

NOTE:

AN ASTERISK SYMBOL (*) DENOTES ELEMENTS THAT HAVE BEEN PROPOSED UNDER THE OLD TRAIL VILLAGE BLOCK 15 ROAD & UTILITY PLANS (SUB-201400080).



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SCALE
1" = 20'

O.T. BLOCK 12 - PHASE 2 & 3
SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
8053

SHEET
4 / 9