



Block 3D  
ALL MINOR SITE PLAN AMENDMENT CHANGES OCCUR WITHIN THIS OUTLINED AREA.

- SITE PLAN NOTES:**
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE MEASURED TO FACE OF CURB.
  - LOCATION, SIZE AND APPROVAL OF SIGNAGE LOCATIONS REQUIRES A SEPARATE PERMIT.
  - ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON SHEET 15 OF THESE PLANS.
  - THERE WILL BE NO DECKS OR STRUCTURES PERMITTED WITHIN ANY PUBLIC UTILITY EASEMENT.
  - 12' - 17' VARIABLE FRONT SETBACK TO ACCOMMODATE STOOPS, OVERHANGS, PORCHES, EAVES & SOFTS. THE MAIN UNIT AND LIVABLE SPACE SHALL BE LOCATED OUTSIDE THE 5' FRONT SETBACK VARIATION. THE FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 4' ABOVE THE FRONTAGE SIDEWALK GRADES.
  - 2' FRONT LANDSCAPING STRIP TO ACCOMMODATE PLANTINGS, WATER METERS AND PEDESTRIAN ACCESS ONLY.
  - ALL UNITS ALONG ASHLAR AVENUE DEPICT A REAR DECK OR OVERHANG W/ 2 DRIVEWAYS SPACES PER UNIT. ALL STRUCTURES, INCLUDING DECKS AND OVERHANGS SHALL REMAIN CLEAR(OUTSIDE) FROM ALL PUBLIC EASEMENTS.
  - A VARIATION REQUEST HAS BEEN SUBMITTED WITH THIS MINOR SITE PLAN AMENDMENT TO ALLOW ARCHITECTURAL FEATURES SUCH AS FRONT PORCHES, STOOPS, AND OVERHANGS/EAVES TO BE ABLE TO ENCROACH 1' OVER THE 12' BUILD-TO-LINE THAT IS SPECIFIED IN TABLE 6A ON PAGE 36 OF THE OLD TRAIL VILLAGE CODE OF DEVELOPMENT.

ALL INFORMATION SHOWN OUTSIDE THE DISTURBANCE AREA WAS DESIGNED USING APPROVED COLLINS ENGINEERING PLANS FOR BLOCK 1 & BLOCK 3; WATER QUALITY, THE EXISTING STORM SEWER & MS-19 WAS PREVIOUSLY DESIGNED IN ANTICIPATION OF THIS DEVELOPMENT

COMMONWEALTH OF VIRGINIA  
 Christopher C. Mulligan  
 Lic. No. 031672  
 PROFESSIONAL ENGINEER

SCALE 1" = 30'

30 15 0 30 60  
 SCALE IN FEET

OLD TRAIL-8063/BLOCKS 1&3/BLOCK 1&3C/BLOCK 3C-BASE.DWG

**ROUDABUSH, GALE & ASSOCIATES, INC.**  
 ENGINEERS, SURVEYORS AND LAND PLANNERS  
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REVISIONS

DATE  
June 9, 2015

Scale  
1" = 30'

**OLD TRAIL VILLAGE  
BLOCK 1B & BLOCK 3C**  
 SITE PLAN  
 ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER  
8053

SHEET  
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