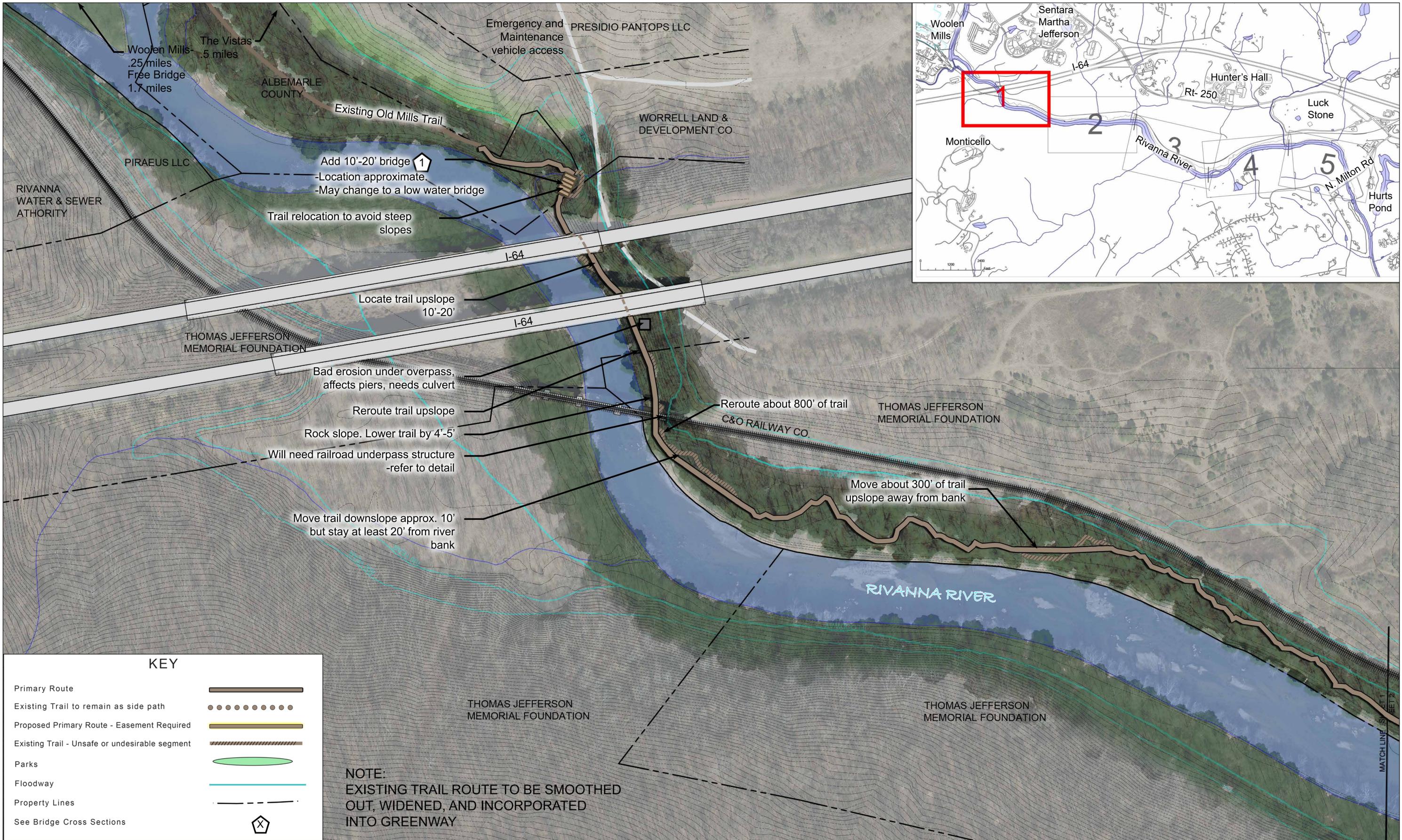


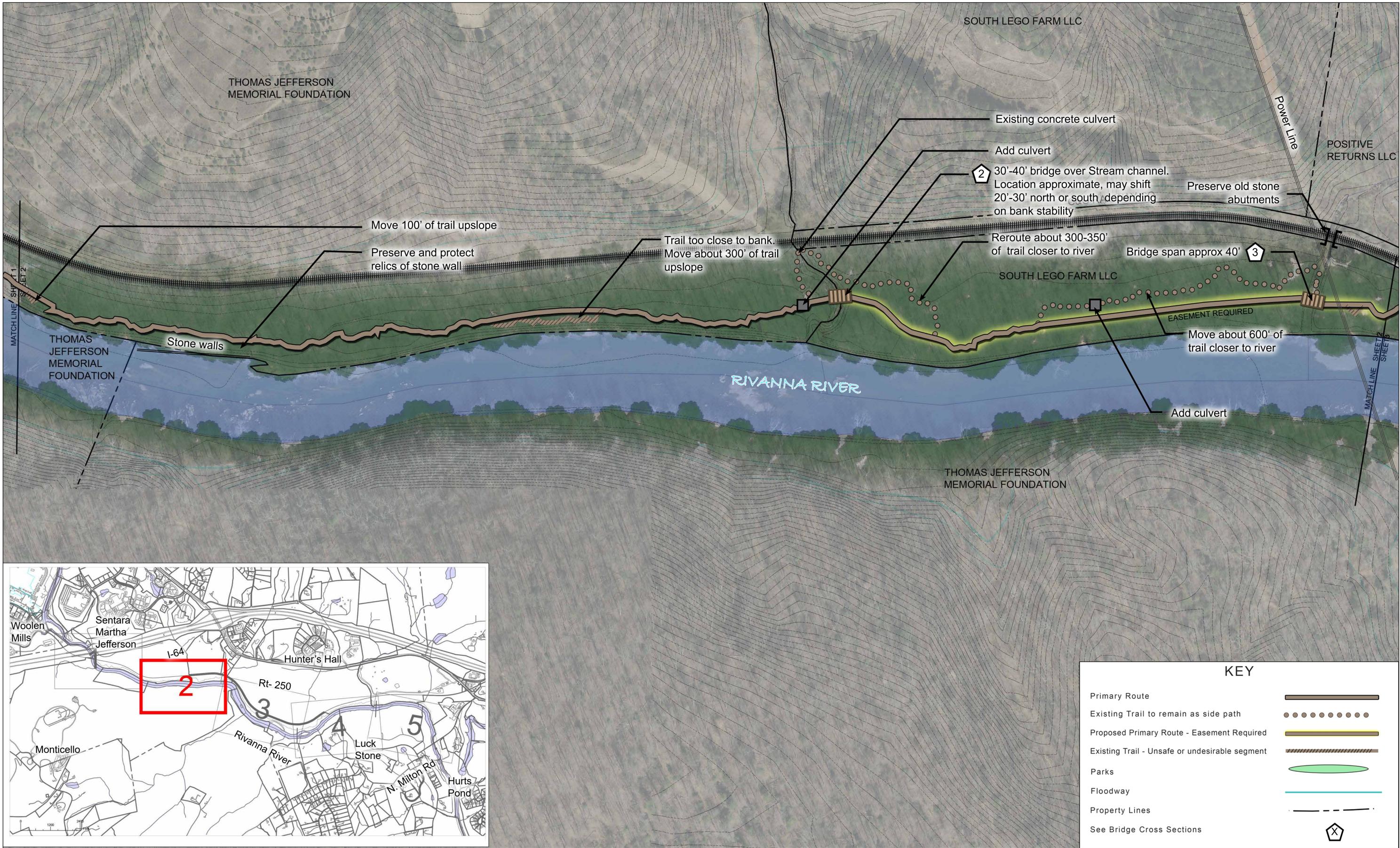


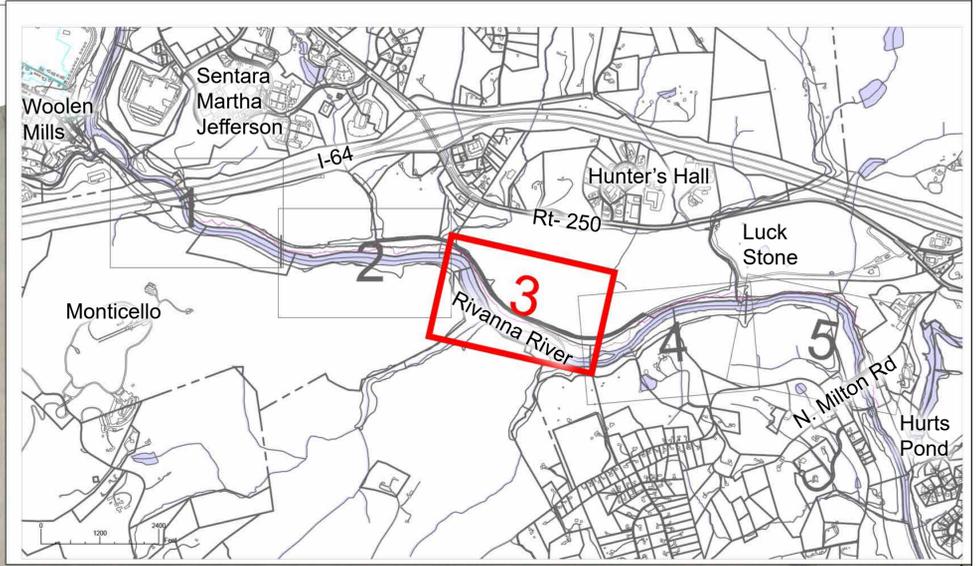
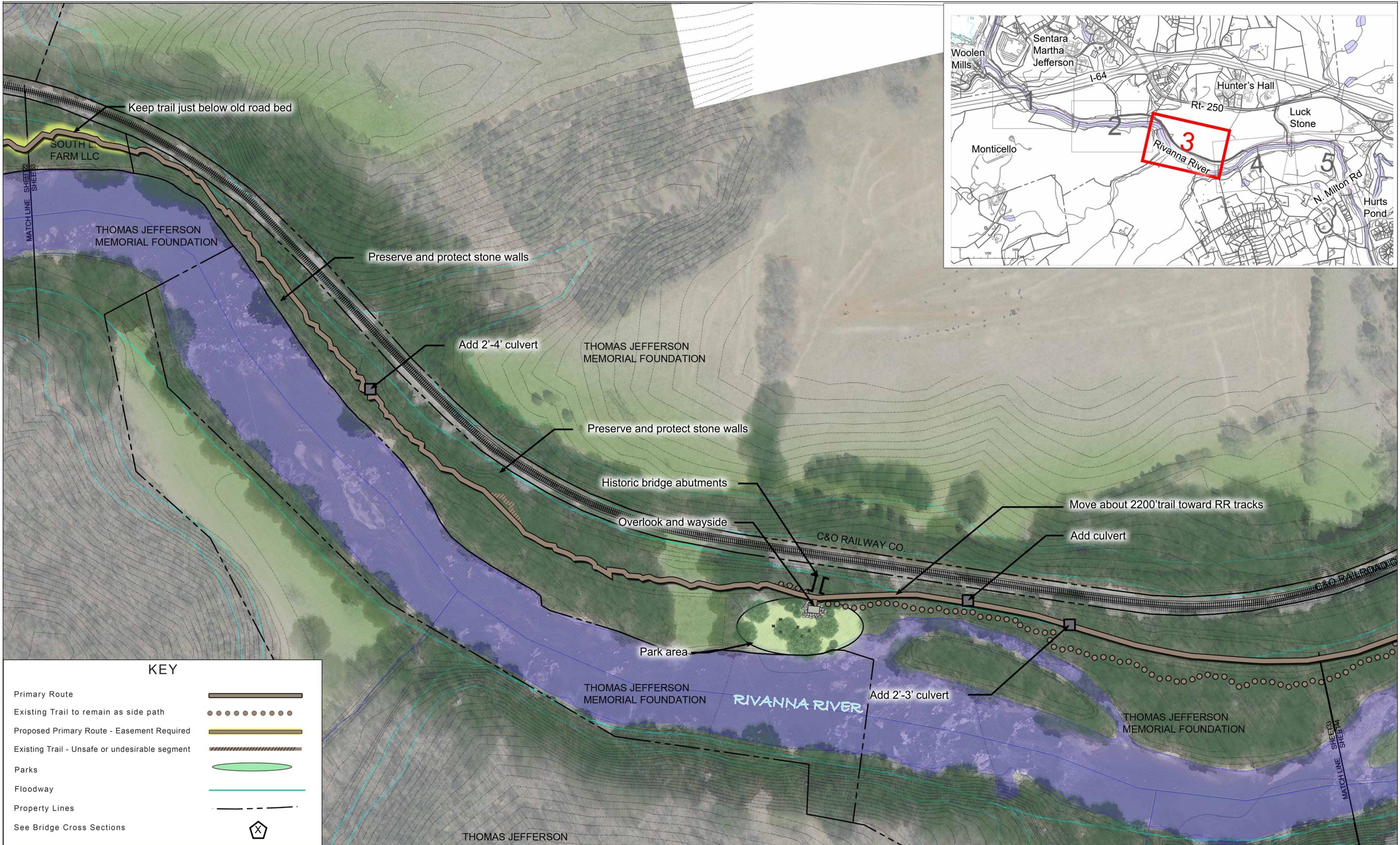
OLD MILLS TRAIL FEASIBILITY

Proposed Improvements

*Albemarle County, Virginia
June, 2020*

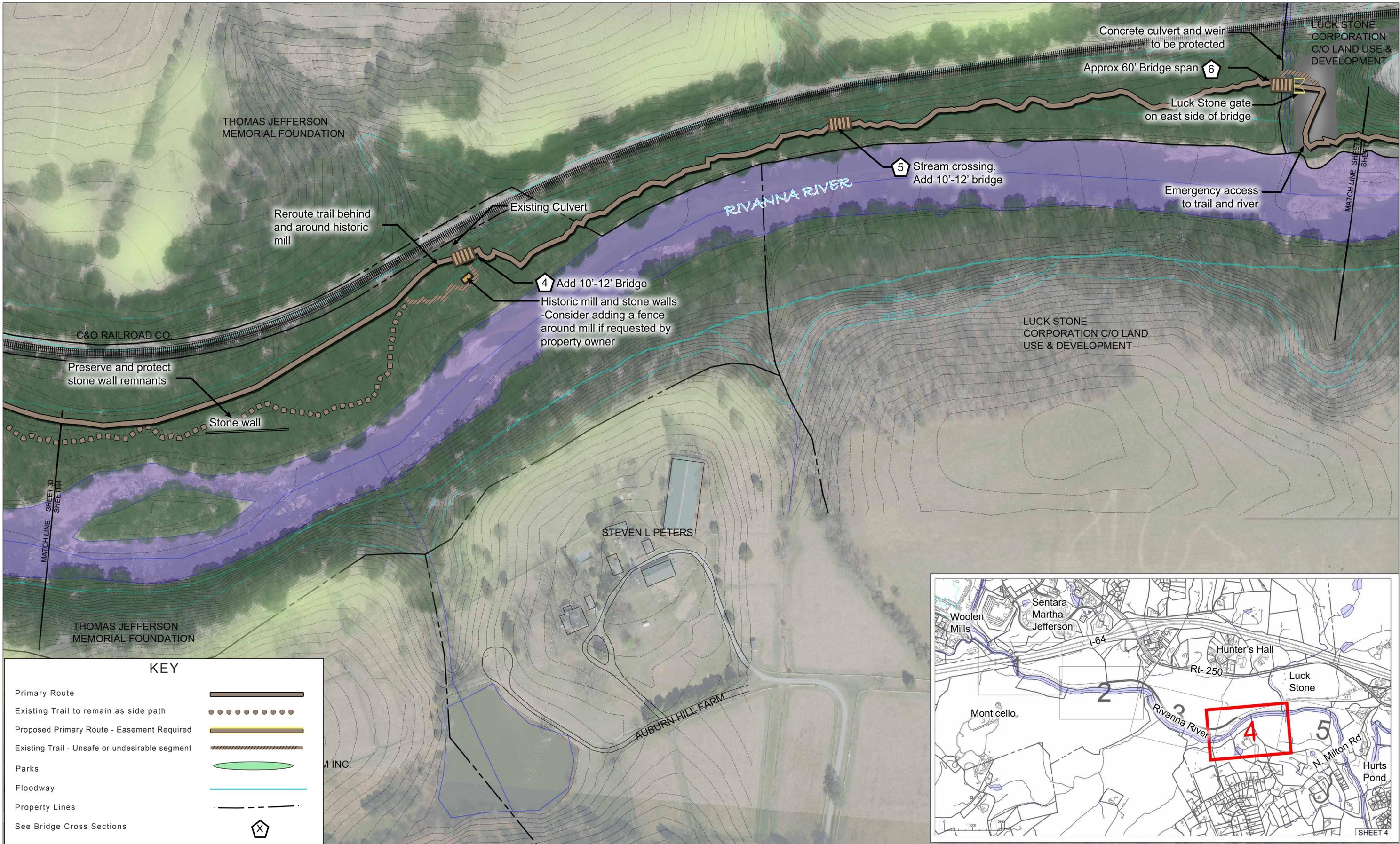


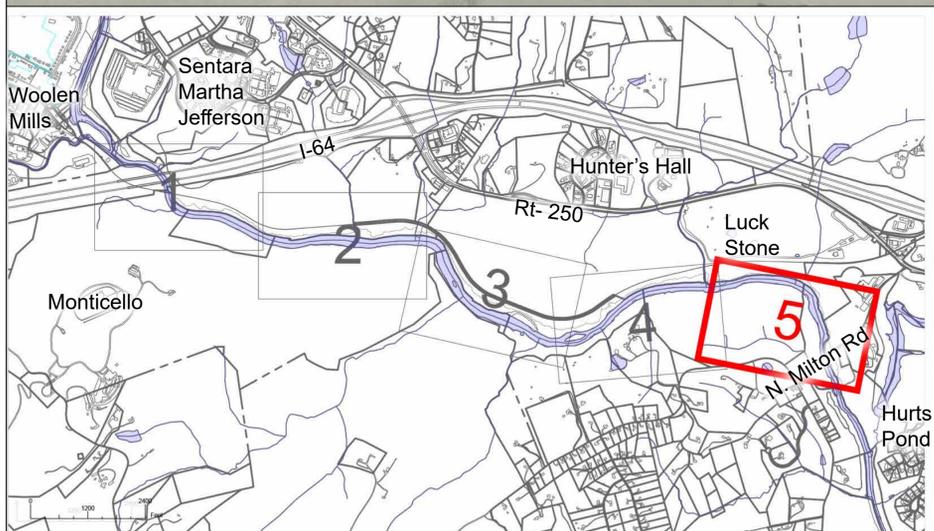
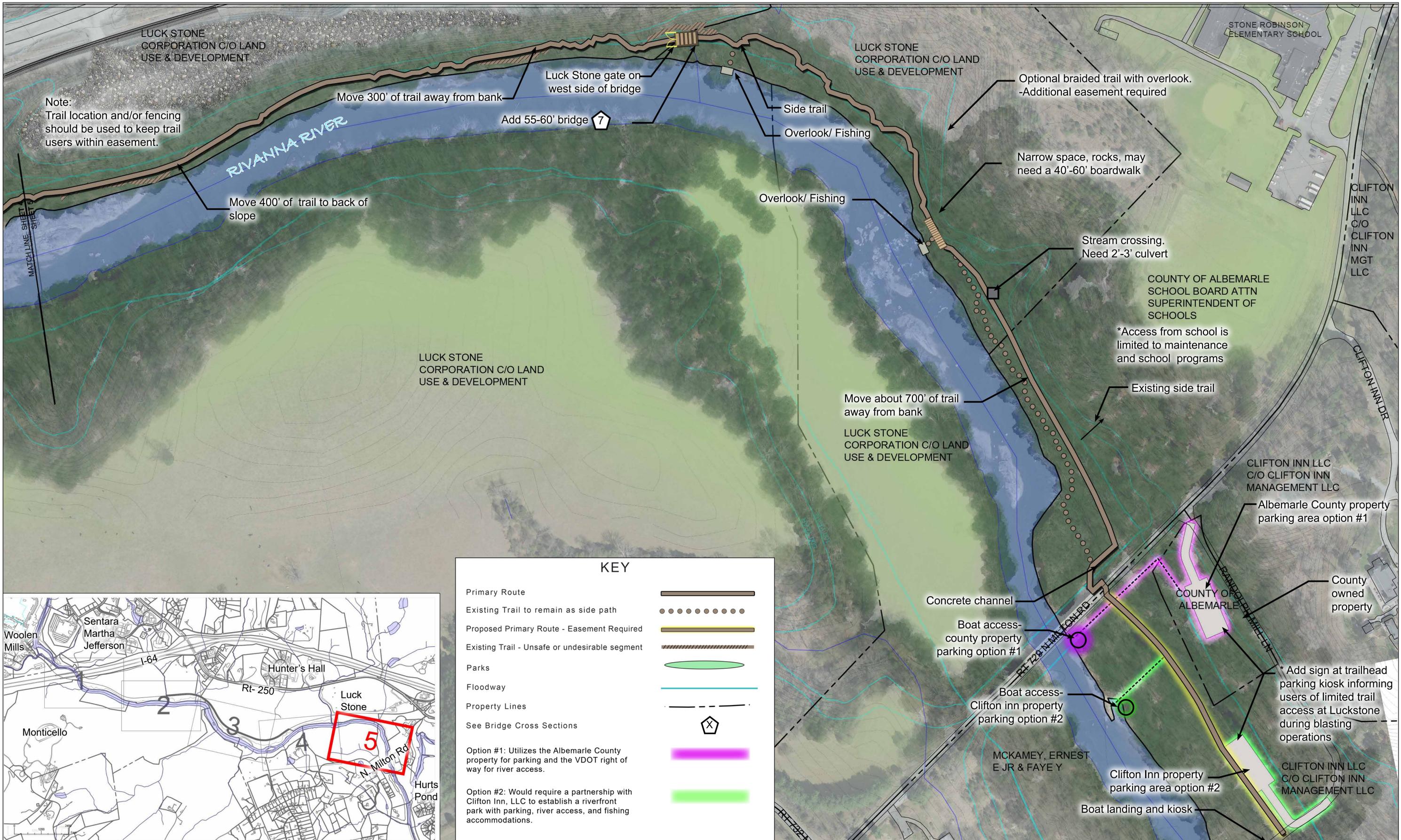




KEY

Primary Route	
Existing Trail to remain as side path	
Proposed Primary Route - Easement Required	
Existing Trail - Unsafe or undesirable segment	
Parks	
Floodway	
Property Lines	
See Bridge Cross Sections	





KEY

Primary Route	
Existing Trail to remain as side path	
Proposed Primary Route - Easement Required	
Existing Trail - Unsafe or undesirable segment	
Parks	
Floodway	
Property Lines	
See Bridge Cross Sections	
Option #1: Utilizes the Albemarle County property for parking and the VDOT right of way for river access.	
Option #2: Would require a partnership with Clifton Inn, LLC to establish a riverfront park with parking, river access, and fishing accommodations.	

PROPOSED IMPROVEMENTS



Example of crushed stone path



Example of small canoe/kayak boat launch



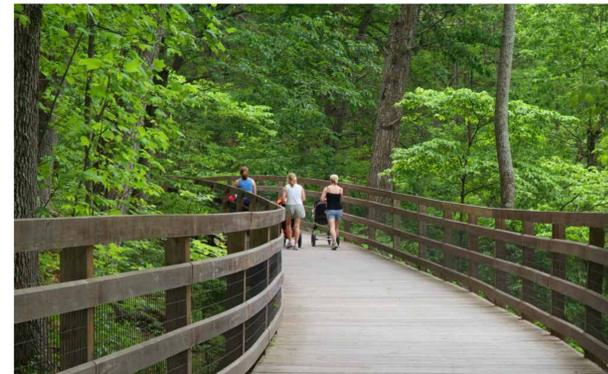
Example of culvert



Example of water access location



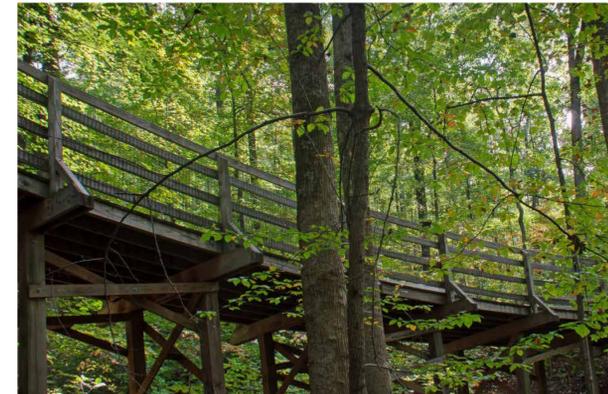
Example of 10-20' narrow pedestrian bridge



Example of elevated pedestrian boardwalk

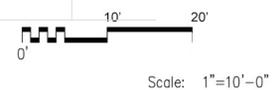
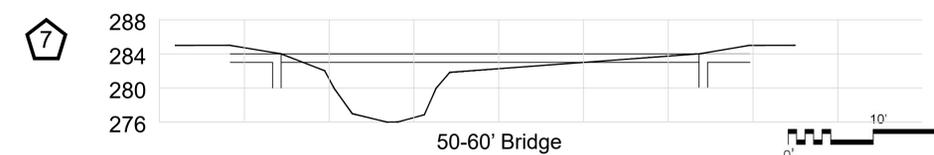
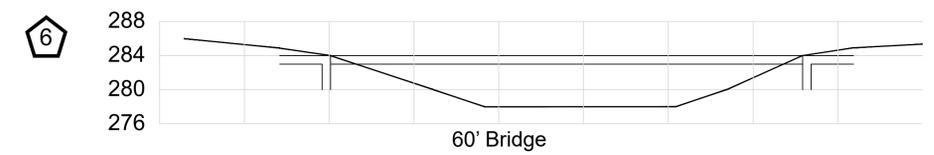
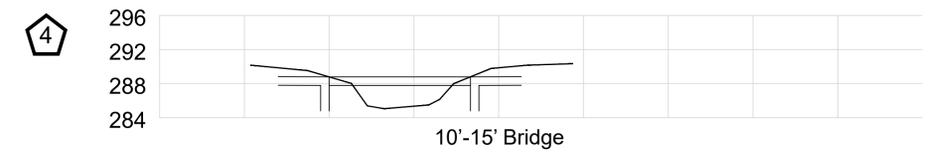
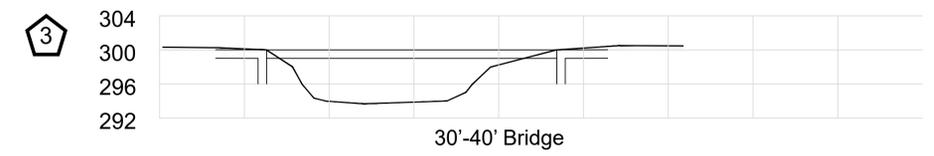
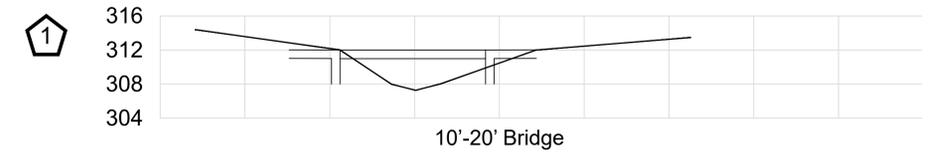


Example of 30-60' pedestrian bridge



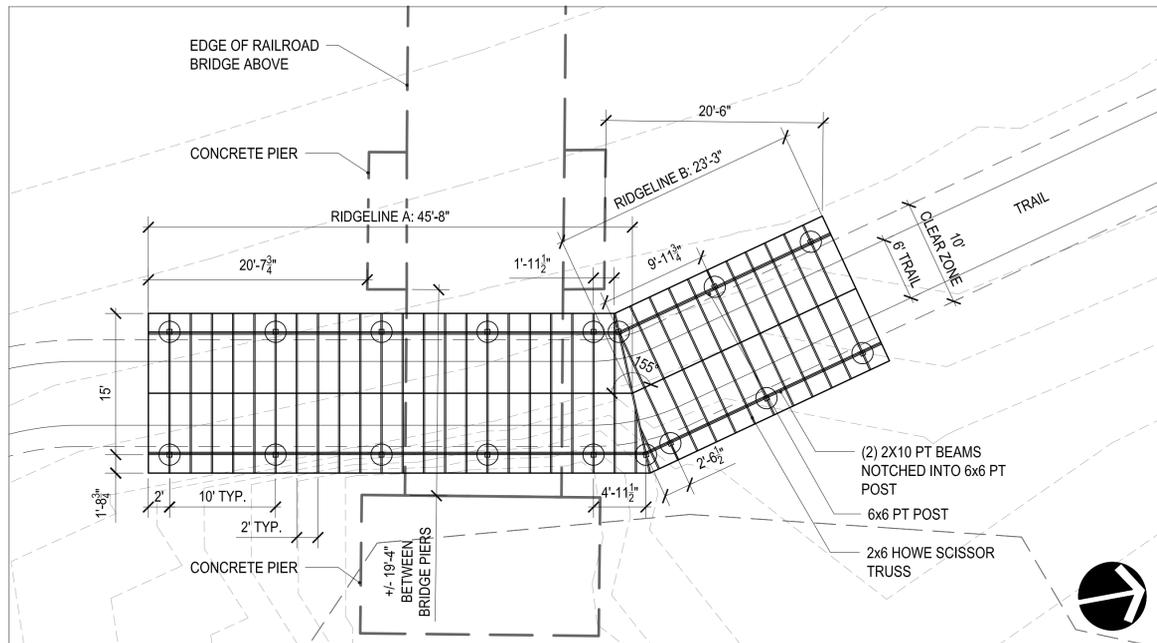
Example of elevated pedestrian boardwalk

BRIDGE SECTIONS

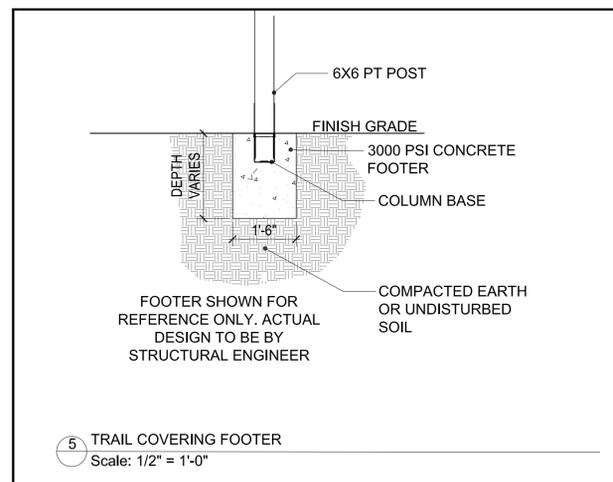


NOTES.

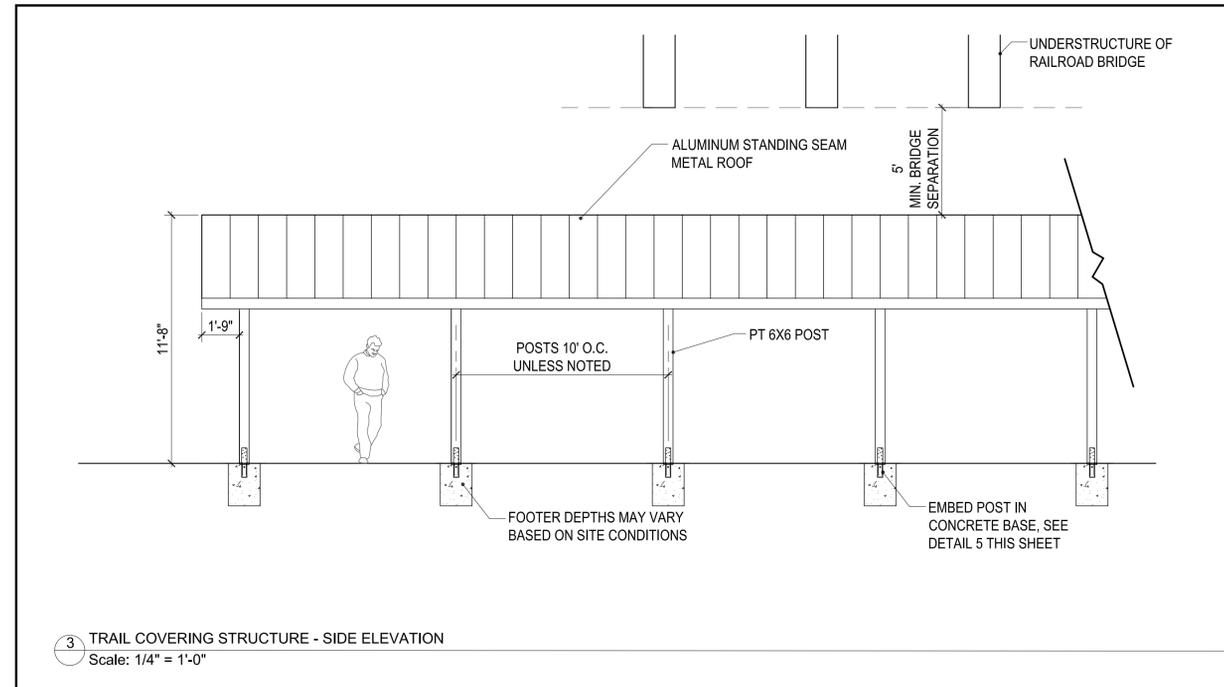
1. DRAWING AND DETAILS ARE FOR REFERENCE ONLY AND HAVE NOT BEEN REVIEWED OR APPROVED FOR STRUCTURAL STABILITY. CONTRACTOR MUST PROVIDE SHOP DRAWINGS SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF VIRGINIA FOR OWNER AND LANDSCAPE ARCHITECT REVIEW. NO PART OF THIS STRUCTURE SHALL BE CONSTRUCTED UNTIL SHOP DRAWINGS ARE SUBMITTED AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT.
2. CONTRACTOR AND STRUCTURAL ENGINEER ARE RESPONSIBLE FOR VERIFYING SOIL CONDITIONS AND BEARING CAPACITIES FOR SHELTER AND SHELTER FOOTINGS. STRUCTURAL ENGINEER SHALL PREPARE APPROPRIATE FOOTING DESIGN BASED ON EXISTING OR IMPROVED SOIL CONDITIONS.
3. STANDING SEAM METAL ROOF TO HAVE MIN. 0.032 IN. THICK METAL ROOF PANELS W/ MIN. 1-7/8" SEAM HT. ROOF PANELS MUST BE RATED CLASS IV UL 2218 IMPACT RESISTANT. COLOR TO BE SELECTED BY OWNER FROM FULL RANGE OF MFR. COLORS.
4. ALL HARDWARE IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
5. OPTION EXISTS TO USE MICROLLAM BEAMS IN PLACE OF PT WOOD BEAMS.
6. PLYWOOD SHALL BE APA RATED SHEATHING EXTERIOR (C-C EXTERIOR UNDER PS 1).
7. TIES AND STRAPS SHALL BE MANUFACTURED BY USP, SIMPSON STRONG TIE, OR EQUAL.
8. STRUCTURAL ENGINEER MAY IMPROVE UPON THESE SPECIFICATIONS AND ITEMS SHOWN IN DETAILS BUT SHALL NOT USE MATERIALS OR METHODS OF LESSER QUALITY.



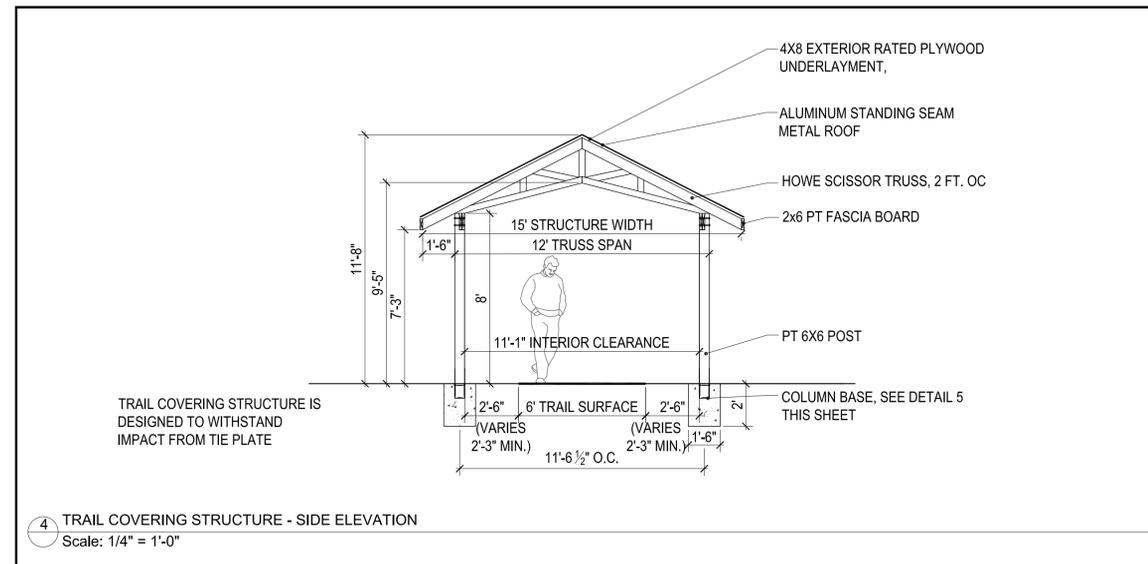
2 TRAIL COVERING STRUCTURE AT SOUTH RAILROAD CROSSING
Scale: 1/8" = 1'-0"



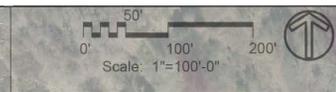
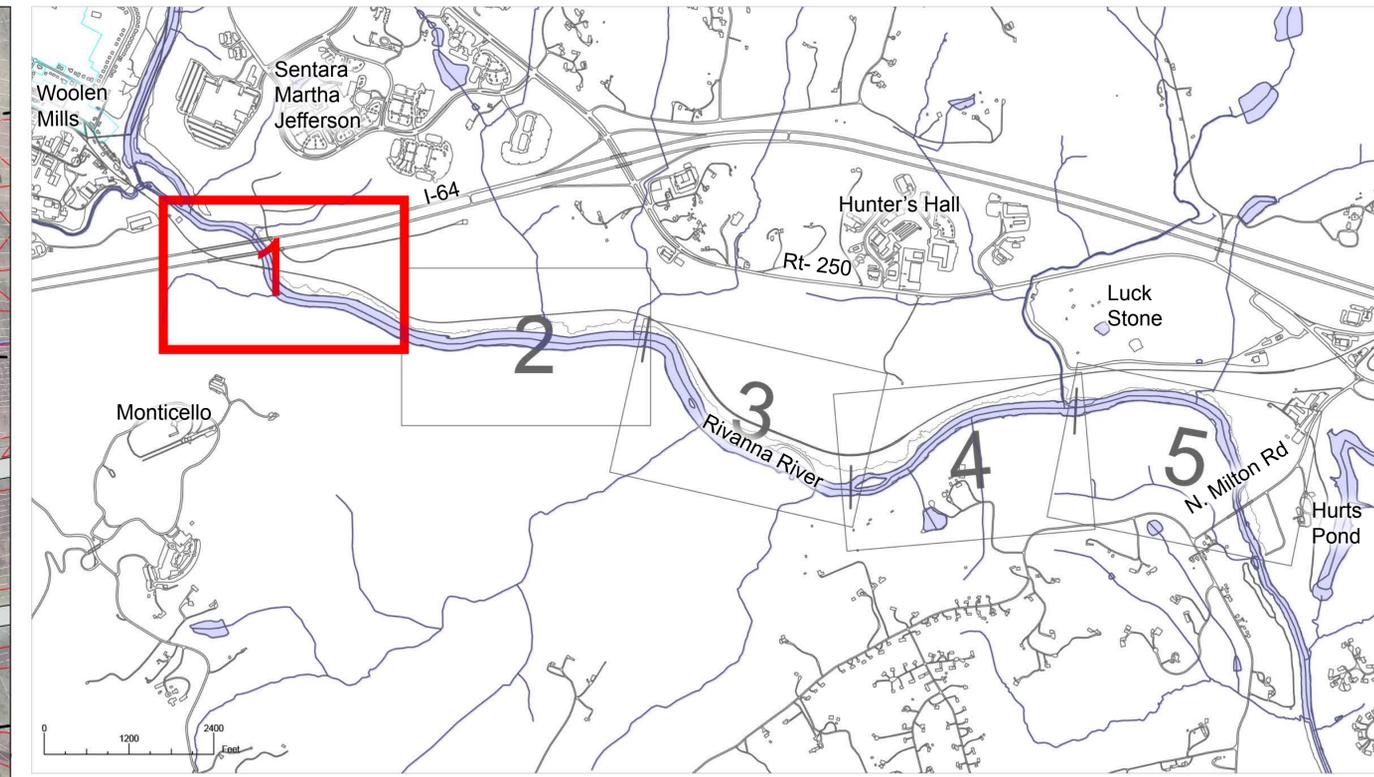
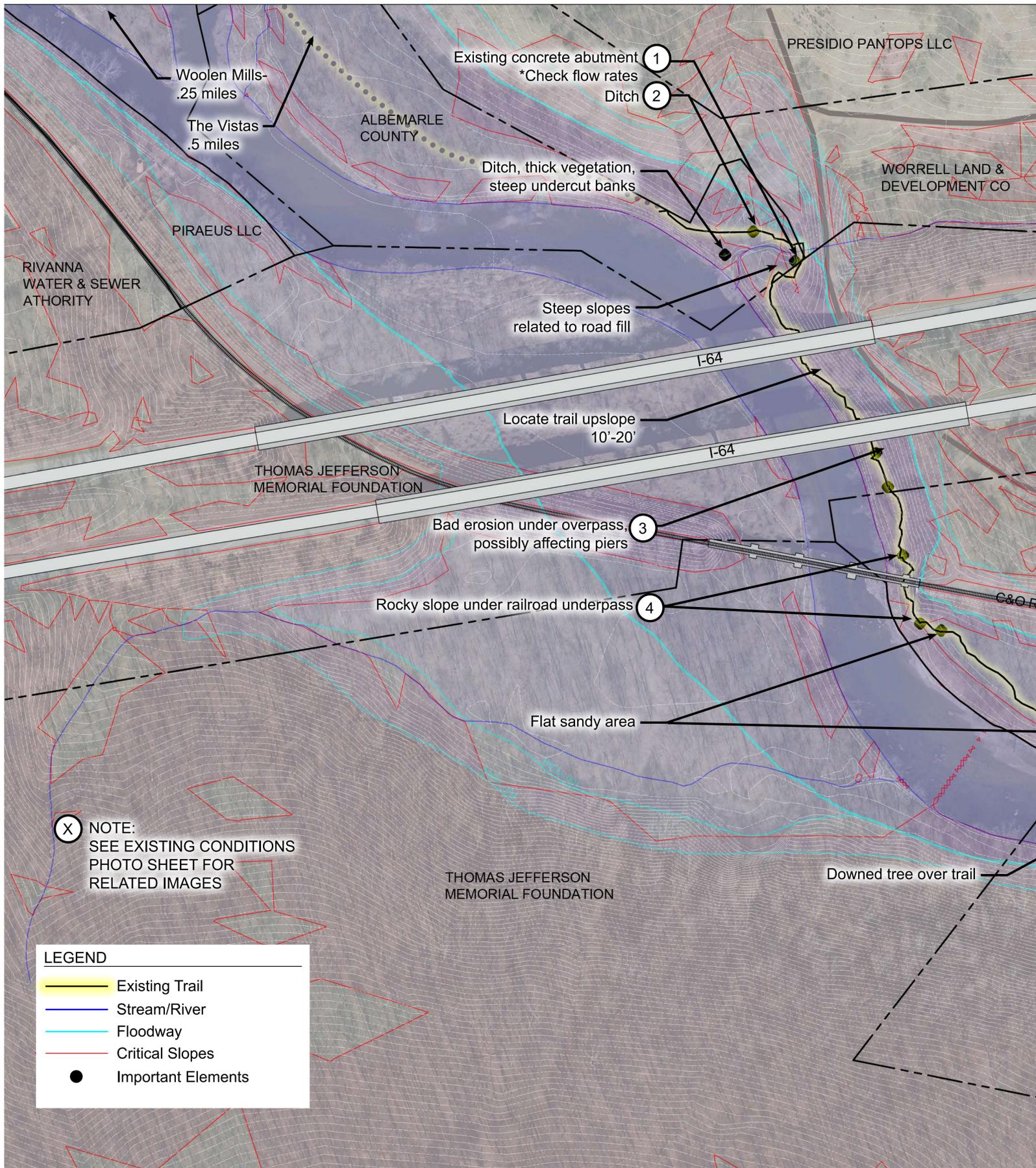
5 TRAIL COVERING FOOTER
Scale: 1/2" = 1'-0"



3 TRAIL COVERING STRUCTURE - SIDE ELEVATION
Scale: 1/4" = 1'-0"



4 TRAIL COVERING STRUCTURE - SIDE ELEVATION
Scale: 1/4" = 1'-0"

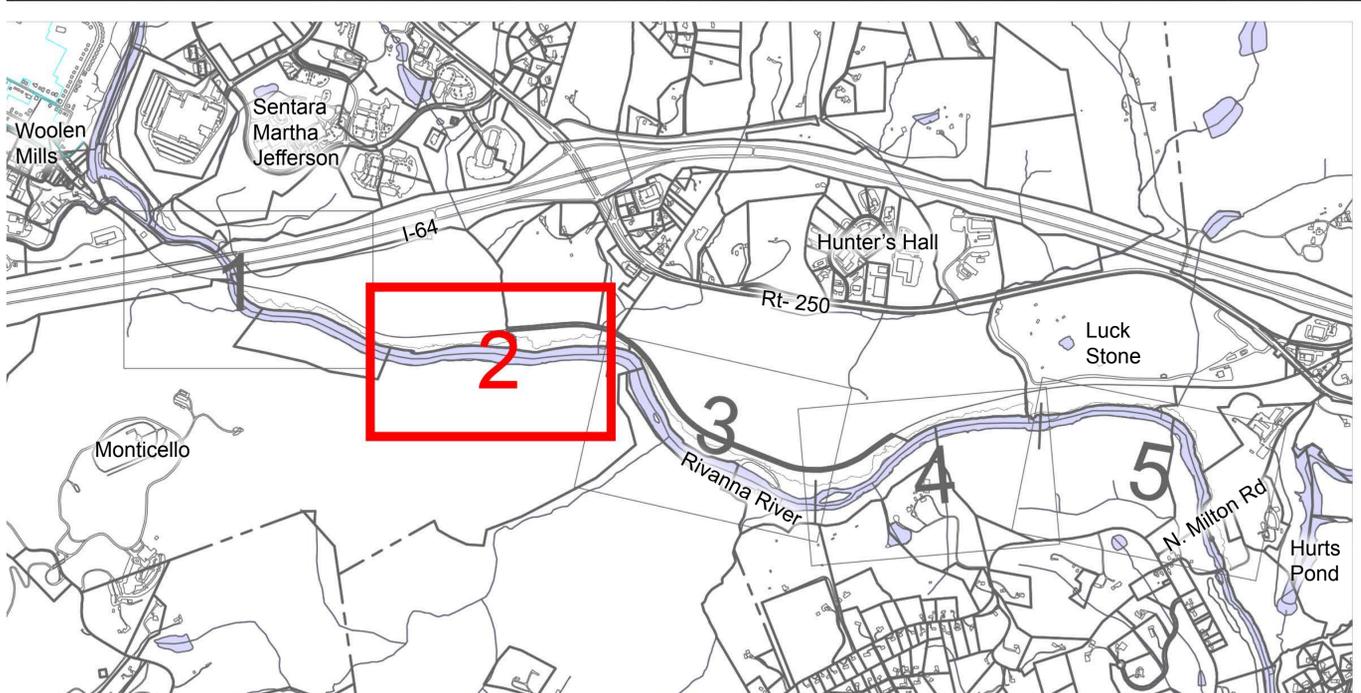
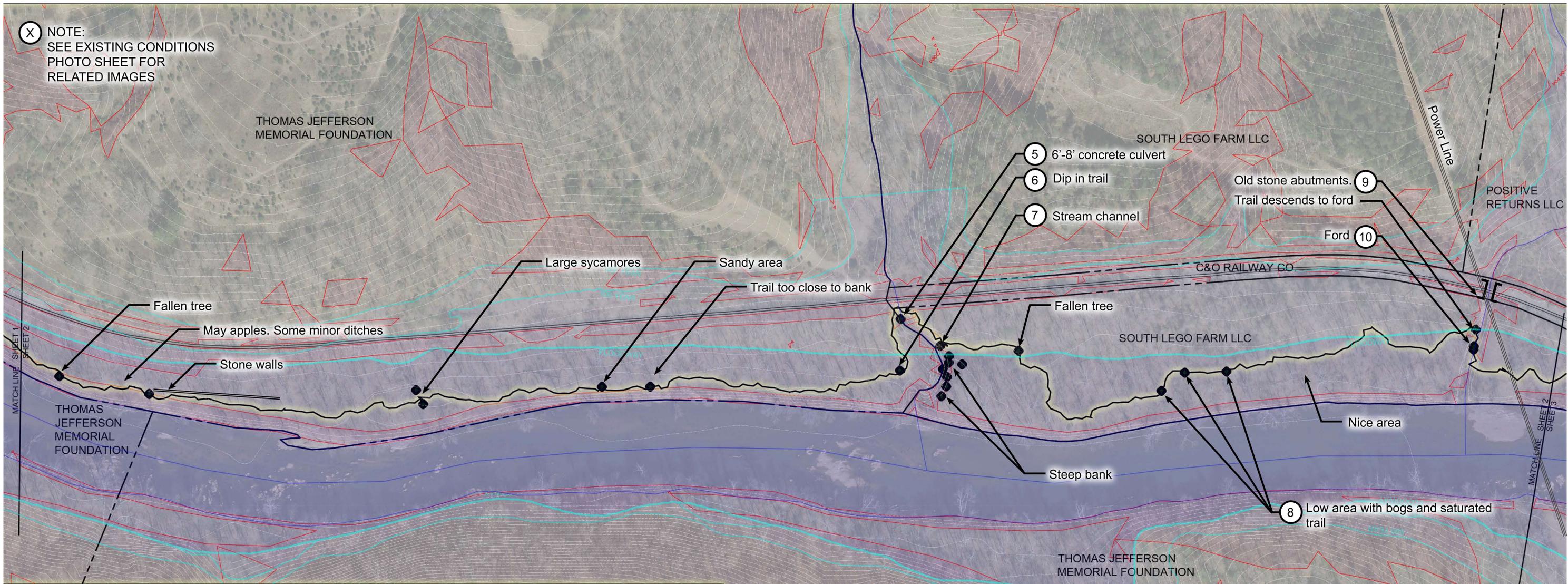


(X) NOTE:
SEE EXISTING CONDITIONS
PHOTO SHEET FOR
RELATED IMAGES

LEGEND	
	Existing Trail
	Stream/River
	Floodway
	Critical Slopes
	Important Elements

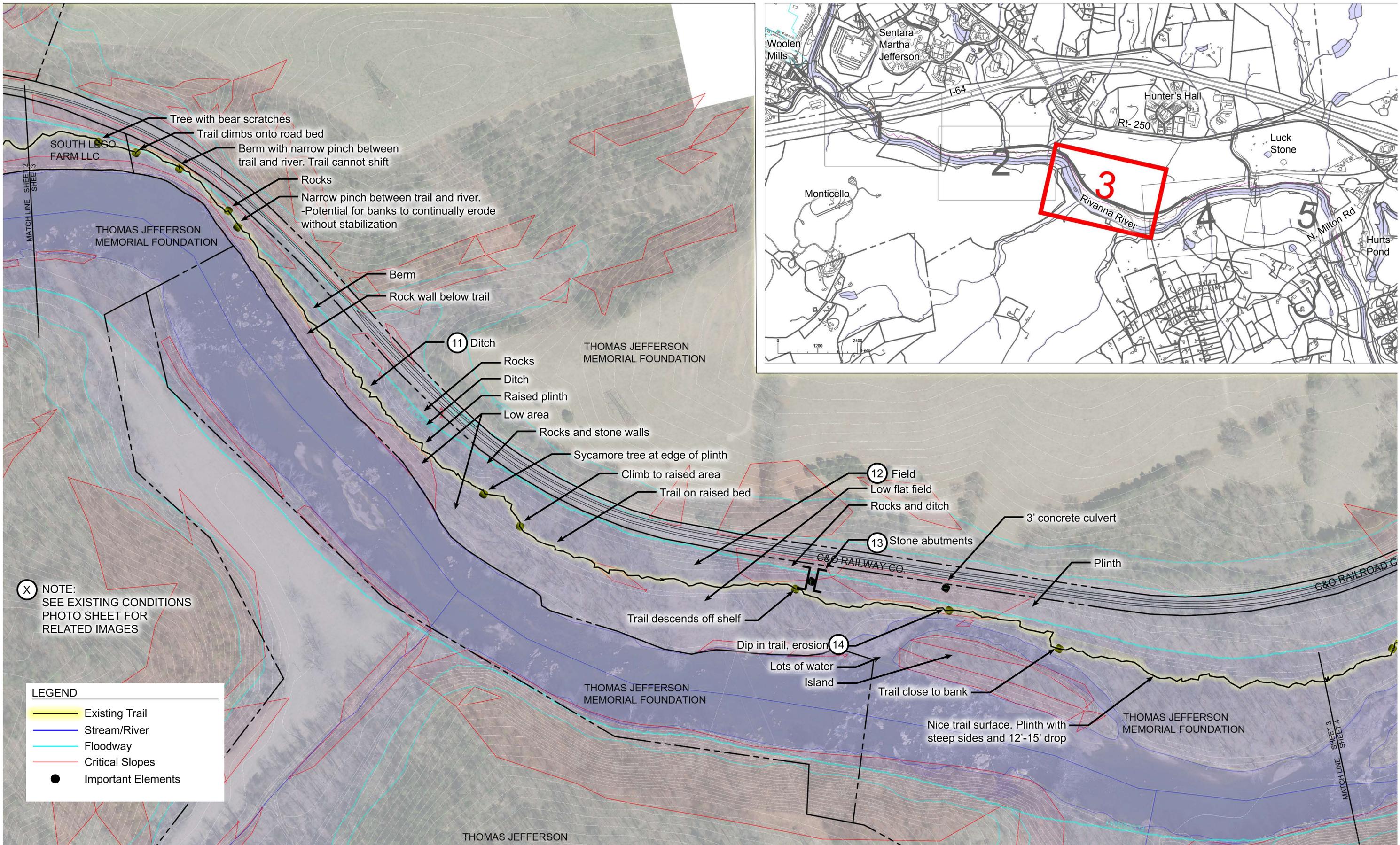
MATCH LINE SHEET 1 SHEET 2

(X) NOTE:
SEE EXISTING CONDITIONS
PHOTO SHEET FOR
RELATED IMAGES



LEGEND

- Existing Trail
- Stream/River
- Floodway
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- Important Elements



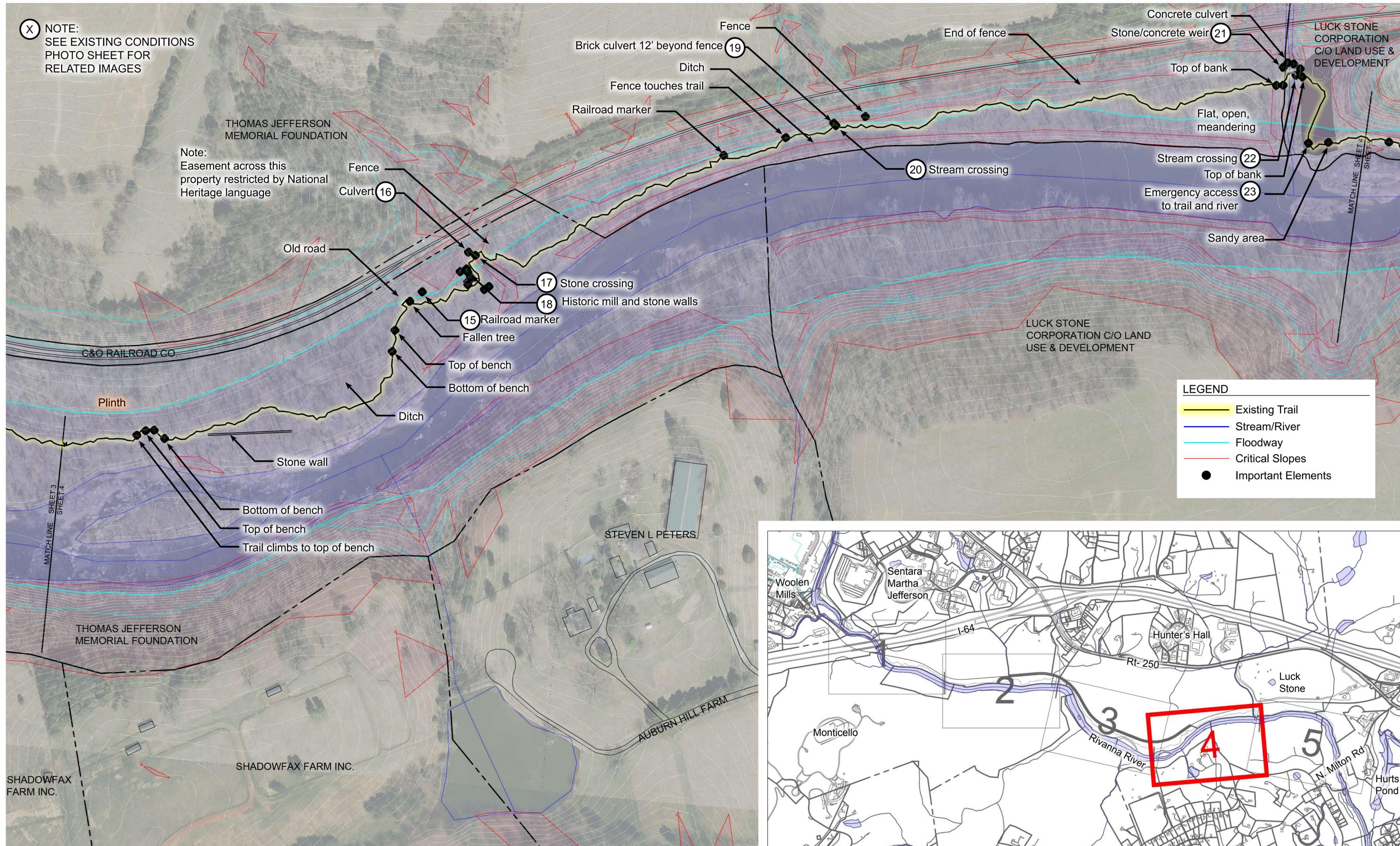
(X) NOTE:
SEE EXISTING CONDITIONS
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LEGEND

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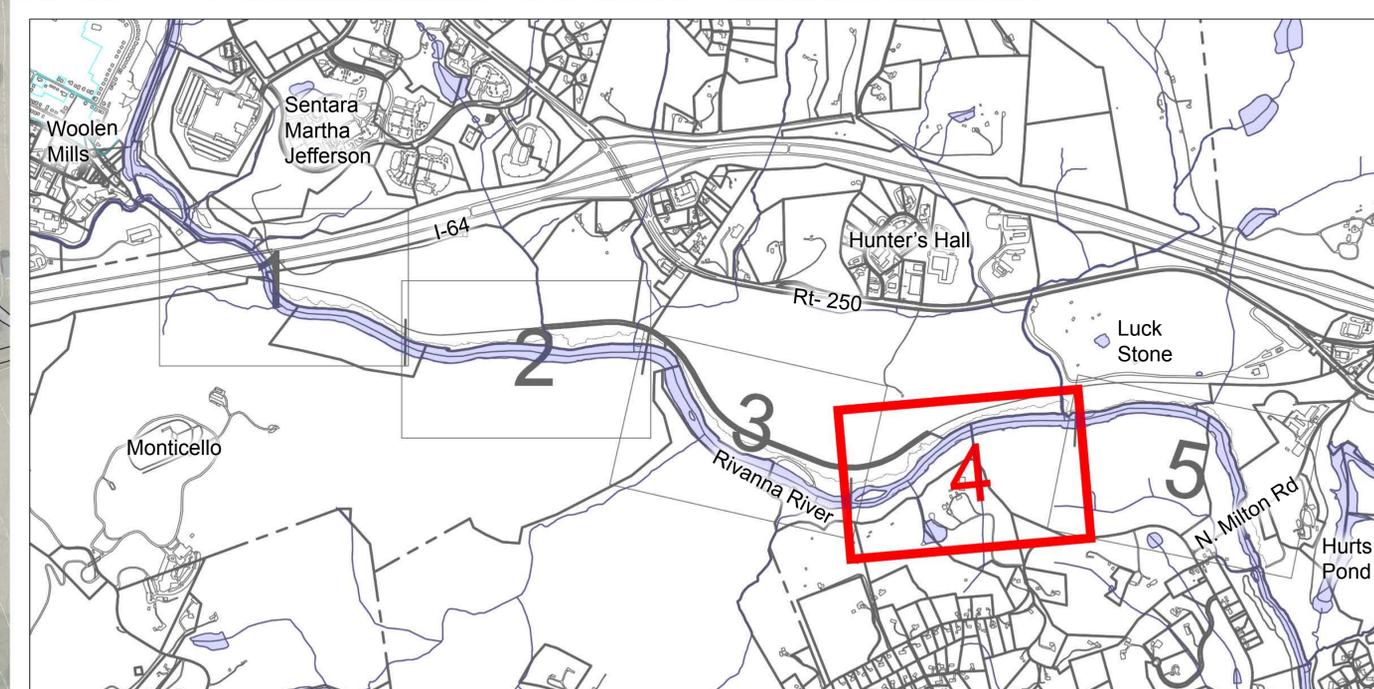
(X) NOTE:
SEE EXISTING CONDITIONS
PHOTO SHEET FOR
RELATED IMAGES

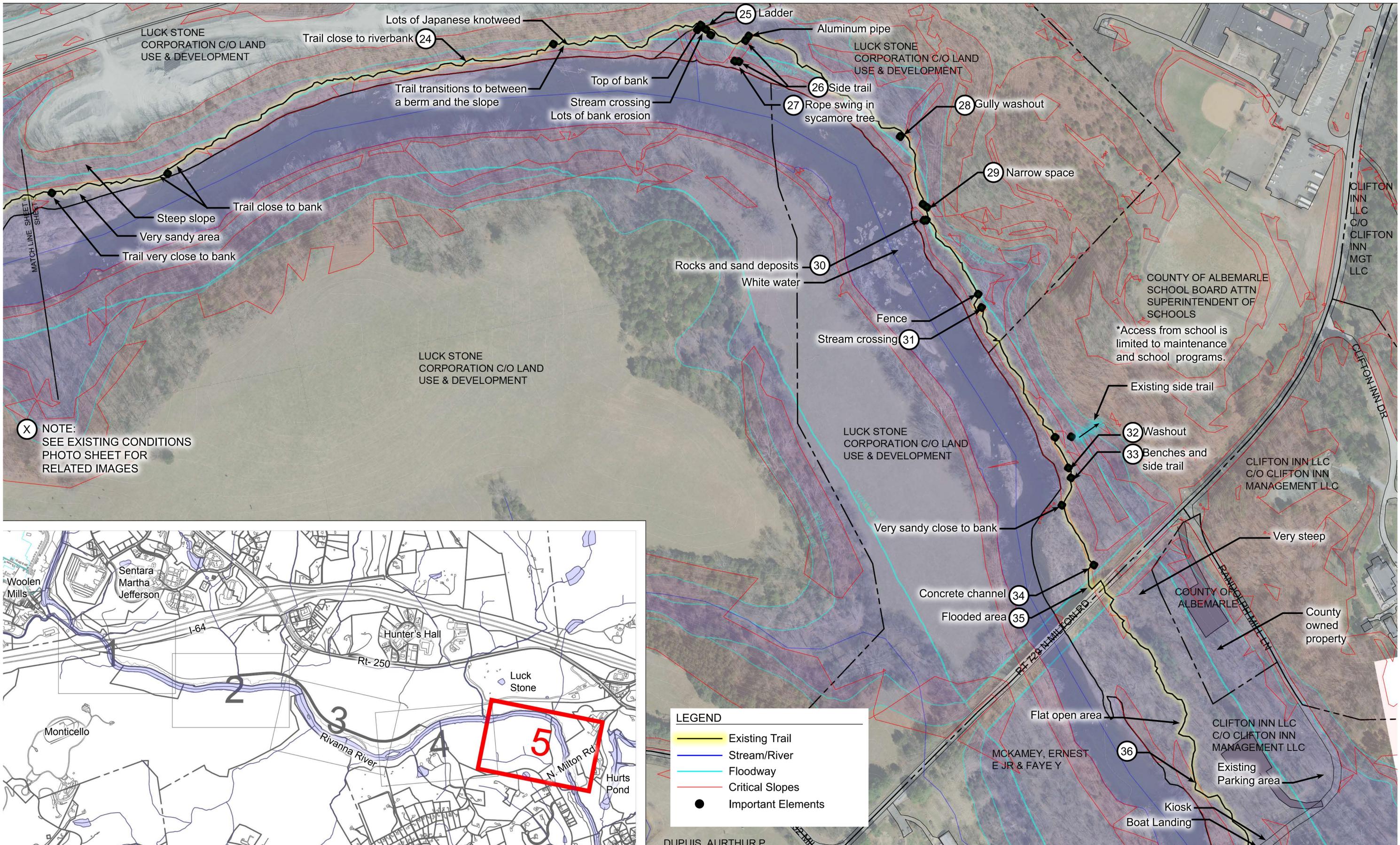
Note:
Easement across this
property restricted by National
Heritage language



LEGEND

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(X) NOTE:
SEE EXISTING CONDITIONS
PHOTO SHEET FOR
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Old Mills Trail Extension
Albemarle County, VA

Estimate of Probable Cost (Concept-level)

10/21/2019

Prepared by: Land Planning & Design Associates, Inc.

Total Trail Length: 19,950 LF (3.78 miles)

ITEM	COMMENTS	QTY.	UNIT	UNIT PRICE	TOTAL	
Sitework & Mobilization						
Mobilization & Permits		1	LS	\$75,000.00	\$ 75,000.00	7.5% of project cost
Testing & Inspections		1	LS	\$10,000.00	\$ 10,000.00	
Clearing and Grubbing		3.75	AC	\$5,000.00	\$ 18,750.00	
Earthwork	Excavation and grading	12,000	CY	\$25.00	\$ 300,000.00	
Rock Excavation			CY	\$30.00	\$ -	
Erosion & Sediment Control	Silt fence, etc.	1	LS	\$100,000.00	\$ 100,000.00	19,950 LF silt fence (\$5/LF)
Stormwater Mitigation	VDOT/DEQ/Federal review and bioretention, etc.	1	LS		\$ -	
				Sub total	\$ 503,750.00	
Hardscape						
#10 Crushed Stone Surface (6 ft wide trail)	2 in. depth of No. 10 stone	1,110	TON	\$80.00	\$ 88,800.00	740 cu. yds of stone
Base Material (6 ft. wide)	6 in. depth VDOT 21-A base material	3,330	TON	\$60.00	\$ 199,800.00	2220 cu. yds of stone
Bridges (easy const. access)	includes bridge materials and abutments	80	LF	\$750.00	\$ 60,000.00	
Bridges (difficult const. access)	includes bridge materials and abutments	180	LF	\$900.00	\$ 162,000.00	20% mark up for access
RR Underpass Shelter		1	EA	\$30,000.00	\$ 30,000.00	970 sf at \$30/sf
Handrail			LF	\$40.00	\$ -	
24" Culvert		30	LF	\$150.00	\$ 4,500.00	
Culvert Extension			LF	\$300.00	\$ -	
Rip Rap at Culverts			TON	\$40.00	\$ -	
Boardwalk		80	LF	\$600.00	\$ 48,000.00	
Boat Landing		1	LS	\$50,000.00	\$ 50,000.00	
Overlook Area		2	LS	\$10,000.00	\$ 20,000.00	Milton and mid-way
Kiosk		1	LS	\$2,500.00	\$ 2,500.00	
				Sub total	\$ 665,600.00	
Furnishings						
MUTCD Pedestrian Signage	Pedestrian crosswalk signs, warning, etc.		EA	\$400.00	\$ -	
				Sub total	\$ -	
Landscape						
Permanent Seed Mix	Seed disturbed earth	90,000	SF	\$0.25	\$ 22,500.00	seed, soil admendments and fine grading
				Sub total	\$ 22,500.00	
				Subtotal	\$ 1,191,850.00	
				15% Contingency	\$ 178,777.50	
				TOTAL	\$ 1,370,627.50	