



OLD TRAIL VILLAGE REZONING

ZMA 2015-00001

AMENDED APPLICATION PLAN

GENERAL NOTES

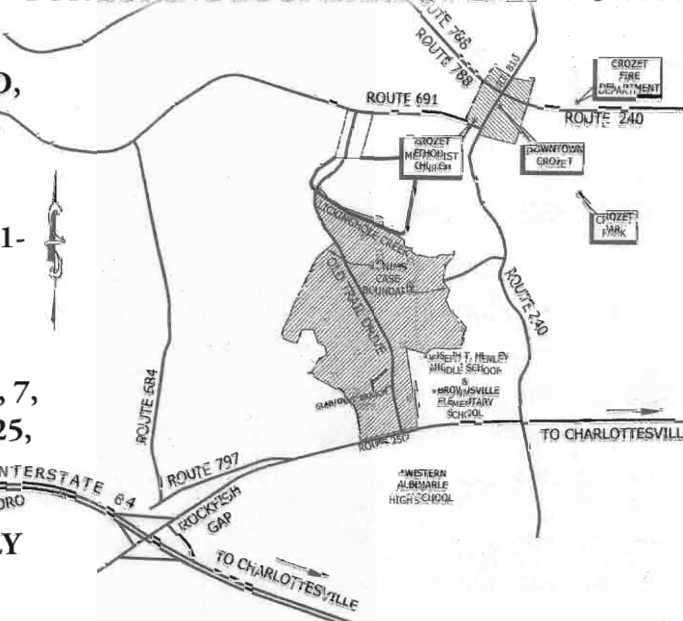
- OWNER/DEVELOPER: MARCH MOUNTAIN PROPERTIES, LLC
1005 Heathercroft Circle Suite #400
Crozet, VA 22932
Contact: Dave Brockman
- ENGINEER: TIMMONS GROUP (Original rezoning)
800 E. JEFFERSON STREET
CHARLOTTESVILLE, VA 22902
TEL: (434) 566-1328
E-MAIL: Scott.Collins@timmons.com
CONTACT: MR. SCOTT COLLINS
- ROUDABUSH, GALE & ASSOCIATES (Current engineer)
914 MONTICELLO ROAD
CHARLOTTESVILLE, VA 22902
434.977.0205
Bledbetter@roudabush.com
CONTACT: MR. BILL LEDBETTER
- THERE IS NO HISTORICAL STRUCTURE LOCATED ON THIS SIDE WITHIN THE LIMITS OF THE REZONING.
- THIS APPLICATION PLAN/REZONING HAS PRELIMINARY APPROVAL FROM THE ALBEMARLE COUNTY ARCHITECTURAL REVIEW BOARD (ARB).

WHITE HALL DISTRICT ALBEMARLE COUNTY, VIRGINIA

ORIGINAL REZONING BOUNDARY - SEE SHEET 2
FOR ZONING BOUNDARY OF ZMA 2015-00001

ZMA 2015-00001 ZONING BOUNDARY INCLUDES THE FOLLOWING UNDEVELOPED, UNSOLD PARCELS: 55E-01-A1 (TO EXCLUDE THE PORTION THAT LIES OUTSIDE THE ZONING BOUNDARY FOR ZMA 2004-024), 55E-01-A3, 55E-01-A4, 55E-01-A5, AND 55E-01-3A-1.

THESE TAX MAP PARCELS INCLUDE THE FOLLOWING BLOCKS: PORTION OF 3, 5, 6, 7, 10, 12 PHASE 3, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, PORTION OF 27, 30, PORTION OF 31 (EXCLUDE 31A), 32, 33, 34, AND THE UNSOLD LOTS IN BLOCK 35, SPECIFICALLY BLOCK 35B.



ADJACENT OWNERS

- PROHLING & ROBERTSON INC
ATTN: DAVIN PHILLIPS
TAX MAP #0550-00-00-109AE
- 6135 Rockfish Gap LLC
C/O John Schoeb
TAX MAP #0550-00-00-109B0
- Jeffries II LLC
TAX MAP #0550-00-00-00100
- Yancey, Richard A JR.
E D B Yancey & Ray II LLC
TAX MAP #0550-00-00-01600
- Yancey, Richard A JR.
E D B Yancey & Ray II LLC
TAX MAP #0550-00-00-016A0
- Yancey, Richard A JR.
E D B Yancey & Ray II LLC
TAX MAP #0550-00-00-01600
- WCB Third Enterprise LLC
TAX MAP #0550-00-00-001700
- DANERON, MARGARET V & JAMES DOUGLAS
5995 ROCKFISH GAP TPKE
CROZET VA 22932
TAX MAP #0550-00-00-001900
- HILLSBORO BAPTIST CEMETERY
6356 HILLSBORO LANE
CROZET VA 22932
TAX MAP #0550-00-00-010600
- BRADLEY, DAVID D OR HELENE
2655 MERWETHER VILLS DRIVE
CHARLOTTESVILLE VA 22901
TAX MAP #0550-00-00-0106A0
- COUNTY OF ALBEMARLE SCHOOL BOARD
WESTERN ALBEMARLE HIGH SCHOOL
401 MCINTIRE ROAD
CHARLOTTESVILLE VA 22901
TAX MAP #0550-00-00-001700
- COUNTY OF ALBEMARLE SCHOOL BOARD
HENLEY & BROWNSVILLE ELEM SCHOOL
401 MCINTIRE ROAD
CHARLOTTESVILLE VA 22901
TAX MAP #0550-00-00-0017A0
- Crozet Meadows LP
TAX MAP #0550-00-00-01400
- Clark, John W or Tiffany S
872 Catlin Drive
Crozet VA 22932
TAX MAP #0550-00-00-01400
- SHEEHY, COLETTE
873 CATLIN DRIVE
CROZET VA 22932
TAX MAP #0550-00-00-014ND
- Elko, Judith & Kevin C Carter
869 CATLIN DRIVE CROZET VA 22932
TAX MAP #0550-00-00-014ND
- ROSENBLUM, CAROLYN J & JOHN W ROSENBLUM TRS OF
CAROLYN J ROSENBLUM REV TR
854 CROZET AVE CROZET VA 22932
TAX MAP #0550-00-00-014D1
- Williams, Catherine Meyer
Trustee of the Catherine M Williams Trust
TAX MAP #0550-00-00-014D0
- MOYER, JOANNE L G FAMILY TRUST;
Richard W Moyer Est Trustees
TAX MAP #1500-00-00-01300
- KIRKLEY, BRUCE W OR BONNIE M
TAX MAP #0550-00-00-01300
- KIRKLEY, W J R & BRUCE W KIRKLEY
6804 ROCKFISH GAP TPKE
TAX MAP #0550-00-00-013A0
- PATTERSON, JOHN P OR THERESA H
6800 ROCKFISH GAP TURNPIKE
CROZET VA 22932
TAX MAP #0550-00-00-013A1
- PATTERSON, JOHN M
6802 ROCKFISH GAP TURNPIKE
CROZET VA 22932
TAX MAP #0550-00-00-013A0

NOTES: ADJACENT PROPERTY LABELED 1 THROUGH 4 ARE PRIMARILY COMMERCIAL USES.
ADJACENT PROPERTY LABELED 5 THROUGH 8, 10, 13 THROUGH 23 ARE PRIMARILY RESIDENTIAL USES.
ADJACENT PROPERTY LABELED 11 AND 12 ARE COUNTY SCHOOL USES.
ADJACENT PROPERTY LABELED 9 AND THE PROPERTY ADJACENT TO THE REZONING TO THE WEST ARE USED AS A CEMETERY AND GOLF COURSE, RESPECTIVELY.

REVISIONS

DATE	SHEET NUMBERS	DATE	SHEET NUMBERS
7/1/2015	ALL	11/2/2015	ALL
8/5/2015	ALL		
8/9/2015	ALL		
8/23/2015	ALL		
8/26/2015	ALL		
9/8/2015	1, 4 & 5		
9/12/2015	2, 4 & 5		
9/1/2015	ALL		

SHEET INDEX

TITLE	SHEET
COVER SHEET	1
APPLICATION PLAN (SCALE 1" = 200')	2
STORMWATER MANAGEMENT & STREAM CONSERVATION PLAN SHOWING EXISTING FLOOD PLAIN, WETLANDS, STREAMS, AND PROPOSED STREAM BUFFERS, STORM WATER PONDS, AND BIO-FILTERS (CONCEPTUAL LOT LAYOUT)	3
TRANSPORTATION PLAN SHOWING ENLARGED ROADWAY CROSS SECTIONS FOR EACH TYPE OF ROAD, ROADWAY GRID AND CLASSIFICATION CHART, AND TRANSPORTATION IMPROVEMENTS	4
OPEN SPACE PLAN SHOWING OPEN SPACES, GREENWAY, PEDESTRIAN PATHS, POCKET PARKS, NATURAL AND DEVELOPED RECREATIONAL AREAS (CONCEPTUAL LOT LAYOUT)	5
LIMITS OF ZONING	INTENTIONALLY OMITTED
CONCEPTUAL GRADING PLAN (CONCEPTUAL LOT LAYOUT)	7
EXISTING TOPOGRAPHY SHOWING EXISTING GRADING AND AREAS OF CRITICAL SLOPE (CONCEPTUAL LOT LAYOUT)	8
UTILITY PLAN SHOWING WATER AND SANITARY WASTEWATER PIPING SYSTEM (CONCEPTUAL LOT LAYOUT)	9

VICINITY MAP

SCALE: 1" = 2,000'

OLD TRAIL VILLAGE MINIMUM SETBACKS

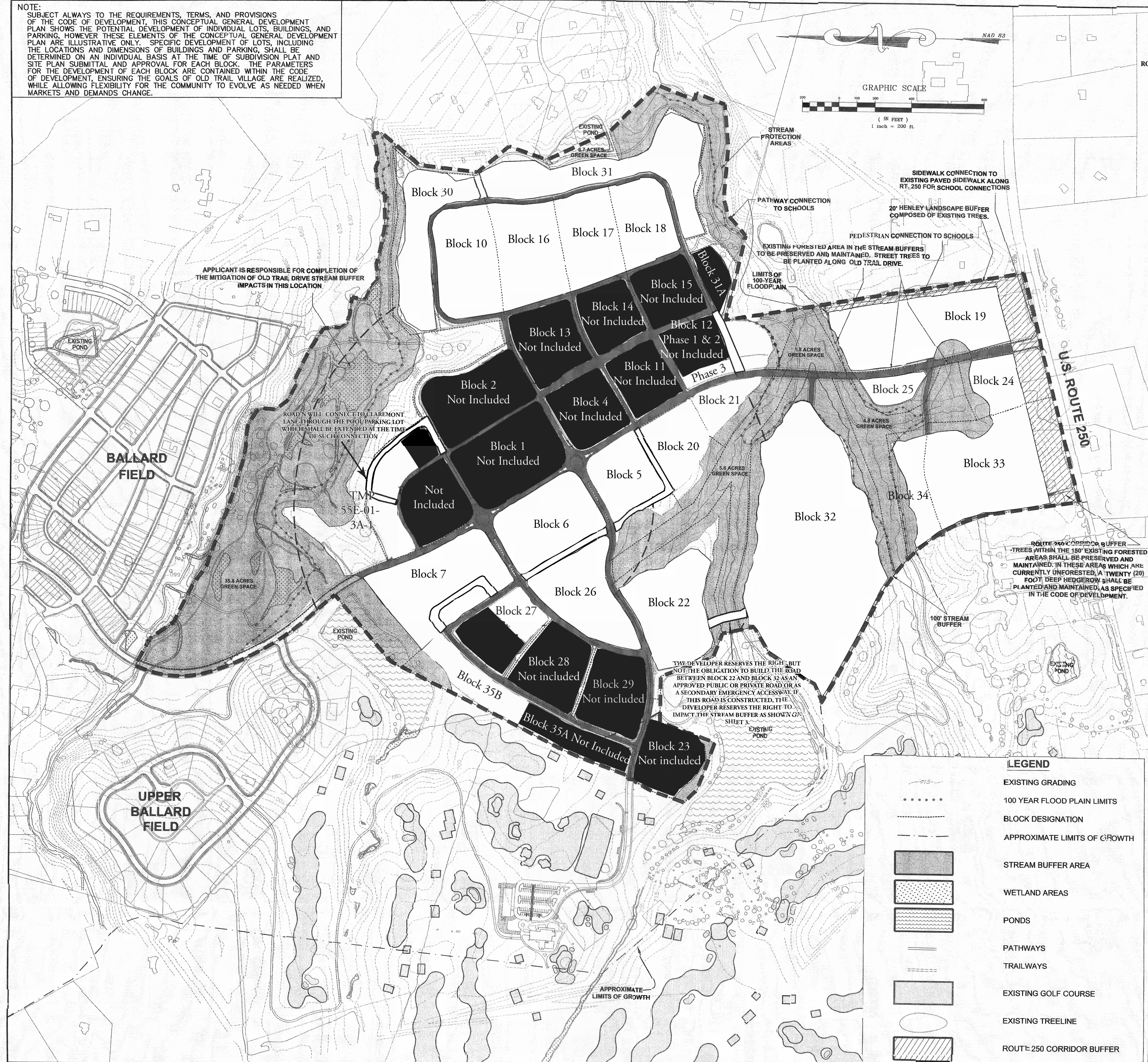
INTENTIONALLY OMITTED
SEE TABLE TABLE 7 OF THE
CODE OF DEVELOPMENT

DENSITY AND FLOOR AREA RANGE

INTENTIONALLY
OMITTED

MARCH MOUNTAIN PROPERTIES

NOTE: SUBJECT ALWAYS TO THE REQUIREMENTS, TERMS, AND PROVISIONS OF THE CODE OF DEVELOPMENT, THIS CONCEPTUAL GENERAL DEVELOPMENT PLAN SHOWS THE POTENTIAL DEVELOPMENT OF INDIVIDUAL LOTS, BUILDINGS, AND PARKING, HOWEVER THESE ELEMENTS OF THE CONCEPTUAL GENERAL DEVELOPMENT PLAN ARE ILLUSTRATIVE ONLY. SPECIFIC DEVELOPMENT OF LOTS, INCLUDING LOCATIONS AND DIMENSIONS OF BUILDINGS AND PARKING, SHALL BE DETERMINED ON AN INDIVIDUAL BASIS AT THE TIME OF SUBDIVISION PLAT AND SITE PLAN SUBMITTAL AND APPROVAL FOR EACH BLOCK. THE PARAMETERS FOR THE DEVELOPMENT OF EACH BLOCK ARE CONTAINED WITHIN THE CODE OF DEVELOPMENT, ENSURING THE GOALS OF OLD TRAIL VILLAGE ARE REALIZED, WHILE ALLOWING FLEXIBILITY FOR THE COMMUNITY TO EVOLVE AS NEEDED WHEN MARKETS AND DEMANDS CHANGE.



SEAL FROM ZMA 2004-014
ZMA 2013-00001 REVISIONS BY
ROUDABUSH, GALE & ASSOCIATES
4/12/05
PROFESSIONAL ENGINEER

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA

**THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE**

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TEL 434.295.5624 FAX 434.295.8337 www.tlmmms.com

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Site Development | Residential | Infrastructure | Technology

LAST REVISED 11/2/2015; NOTES REVISED. ROADS REVISED, BLOCK 19
CONNECTION TO SCHOOLS REVISED AS PEDESTRIAN ONLY

REVISION DESCRIPTION
RESUBMITTAL
RESUBMITTAL
RESUBMITTAL
REVISIONS PER PLANNING COMMISSION CONDITIONS
REVISIONS PER COMMENTS FROM ALBUQUERQUE COUNTY

DATE	7/15/05
	8/5/05
	8/9/05
	8/26/05
	9/12/05
DATE	06/24/05
DRAWN BY	J. DALY
DESIGNED BY	S. COLLINS
CHECKED BY	S. COLLINS
SCALE	1"=200'

PLANNING

ORIGINAL REZONING BY TIMMONS GROUP
ZMA 2015-00001 REVISIONS BY
ROUDABUSH, GALE & ASSOCIATES

OLD TRAIL VILLAGE REZONING

WHITEHALL DISTRICT * ALBEMARLE COUNTY, VIRGINIA

CONCEPT APPLICATION PLAN

JOB NO.
60358

SHEET NO.
2 OF 9

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R: 400 - Residential\66358.dwg OLD=TRIAL REZON\G-JUNE 2005\66358-Application plan-NEW.dwg, Layout Name: OLD TRAIL Sep 12, 2005 - 3:34pm

LEGEND

- DRAINAGE AREAS FOR STORMWATER DETENTION BASINS
- DRAINAGE AREAS FOR BIO-FILTER FACILITIES
- STORMWATER DETENTION BASINS
- CONSERVATION / PRESERVATION AREAS
- ADDITIONAL IMPACTS ON STREAM BUFFER AREAS
- EXISTING IMPACTED STREAM BUFFER AREAS
- STORMWATER LINE AND DIRECTION OF FLOW
- EXISTING TREELINE
- TREES IMPACTED BY GRADING
- DRAINAGE AREA TO DETENTION BASIN
- DRAINAGE AREA TO DETENTION BIO-FILTER AREA

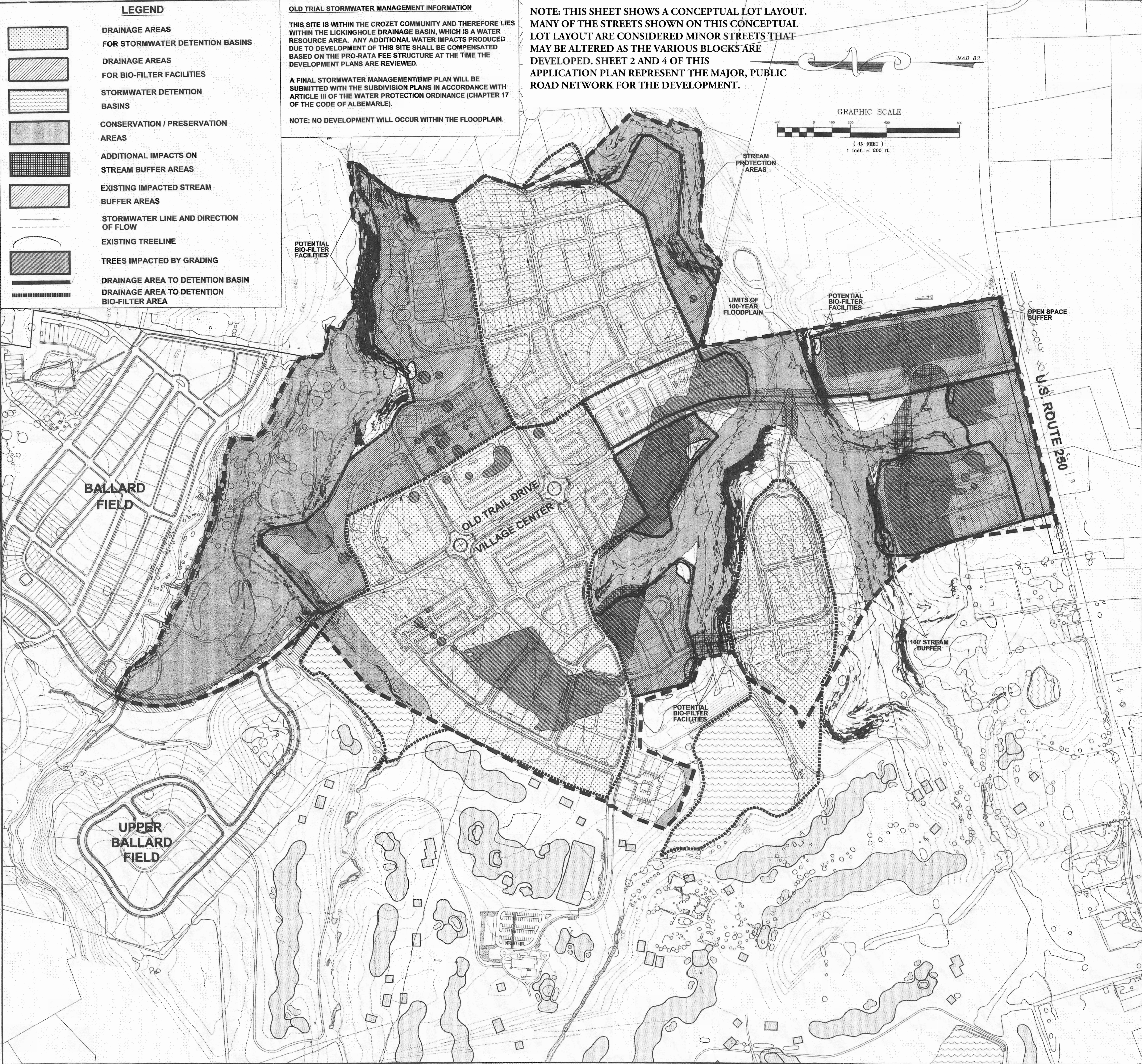
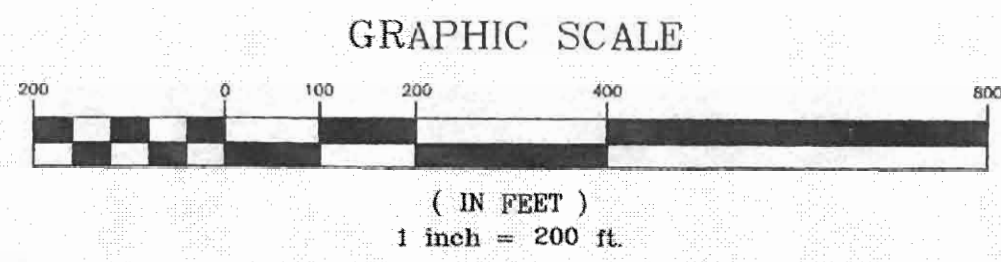
OLD TRAIL STORMWATER MANAGEMENT INFORMATION

THIS SITE IS WITHIN THE CROZET COMMUNITY AND THEREFORE LIES WITHIN THE LICKINGHOLE DRAINAGE BASIN, WHICH IS A WATER RESOURCE AREA. ANY ADDITIONAL WATER IMPACTS PRODUCED DUE TO DEVELOPMENT OF THIS SITE SHALL BE COMPENSATED BASED ON THE PRO-RATA FEE STRUCTURE AT THE TIME THE DEVELOPMENT PLANS ARE REVIEWED.

A FINAL STORMWATER MANAGEMENT/BMP PLAN WILL BE SUBMITTED WITH THE SUBDIVISION PLANS IN ACCORDANCE WITH ARTICLE III OF THE WATER PROTECTION ORDINANCE (CHAPTER 17 OF THE CODE OF ALBEMARLE).

NOTE: NO DEVELOPMENT WILL OCCUR WITHIN THE FLOODPLAIN.

NOTE: THIS SHEET SHOWS A CONCEPTUAL LOT LAYOUT. MANY OF THE STREETS SHOWN ON THIS CONCEPTUAL LOT LAYOUT ARE CONSIDERED MINOR STREETS THAT MAY BE ALTERED AS THE VARIOUS BLOCKS ARE DEVELOPED. SHEET 2 AND 4 OF THIS APPLICATION PLAN REPRESENT THE MAJOR, PUBLIC ROAD NETWORK FOR THE DEVELOPMENT.



ORIGINAL REZONING BY TIMMONS GROUP
ZMA 2015-00001 REVISIONS BY
ROUDABUSH, GALE & ASSOCIATES

OLD TRAIL VILLAGE REZONING
WHITEHALL DISTRICT • ALBEMARLE COUNTY, VIRGINIA

STORMWATER MANAGEMENT AND STREAM CONSERVATION PLAN

YOUR VISION ACHIEVED THROUGH OURS.

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA

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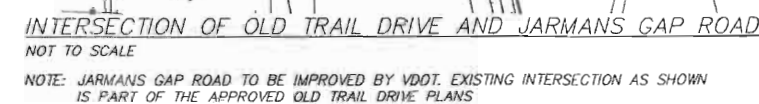
Site Development | **Residential** | **Infrastructure** | **Technology**

DATE	REVISION DESCRIPTION
7/15/05	RESUBMITTAL
8/9/05	RESUBMITTAL
8/28/05	REVISIONS PER CONDITIONS OF THE PLANNING COMMISSION
9/17/2015	ADDED NOTE CONCERNING CONCEPTUAL LOT LAYOUT

06/24/05
DRAWN BY
V. DISH
DESIGNED BY
S. COLLINS
CHECKED BY
S. COLLINS
SCALE
1" = 200'

308 NO.
66358
SHEET NO.
3 of 9

PLEASE NOTE: THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF TIMMONS GROUP AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF TIMMONS GROUP. (CONCEPTUAL LOT LAYOUT)

[illegible]

1. THE STREET FRONTAGE WILL BE PROVIDED SUBSTANTIALLY EQUAL FRONTAL FRONTAGE ON ONE SIDE OR BOTH SIDES OF THE HIGHWAY AS INDICATED HEREIN IN ACCORDANCE WITH THE STREET FRONTAGE CRITERIA AVAILABLE.

2. ONLY STREET FRONTAGE WILL BE PROVIDED ON A BLOCK BY BLOCK BASIS. COMMERCIAL CORNERS WILL PROVIDE AT LEAST ONE CORNER SPACE ON THE NORTH AND SOUTH SIDES AND COMMERCIAL BLOCKS WILL PROVIDE STREET FRONTAGE CORNERS BETWEEN THE BLOCKS AT THE STREET CORNER LINE.

3. IN ADDITION, FRONTAGE WILL BE PROVIDED THROUGH BLOCKS TO OLD ROAD HEADS BY MEANS OF PARKING AREAS AT ROAD BENDS AND BEHIND BUILDING FRONTS AND LANDSCAPING.

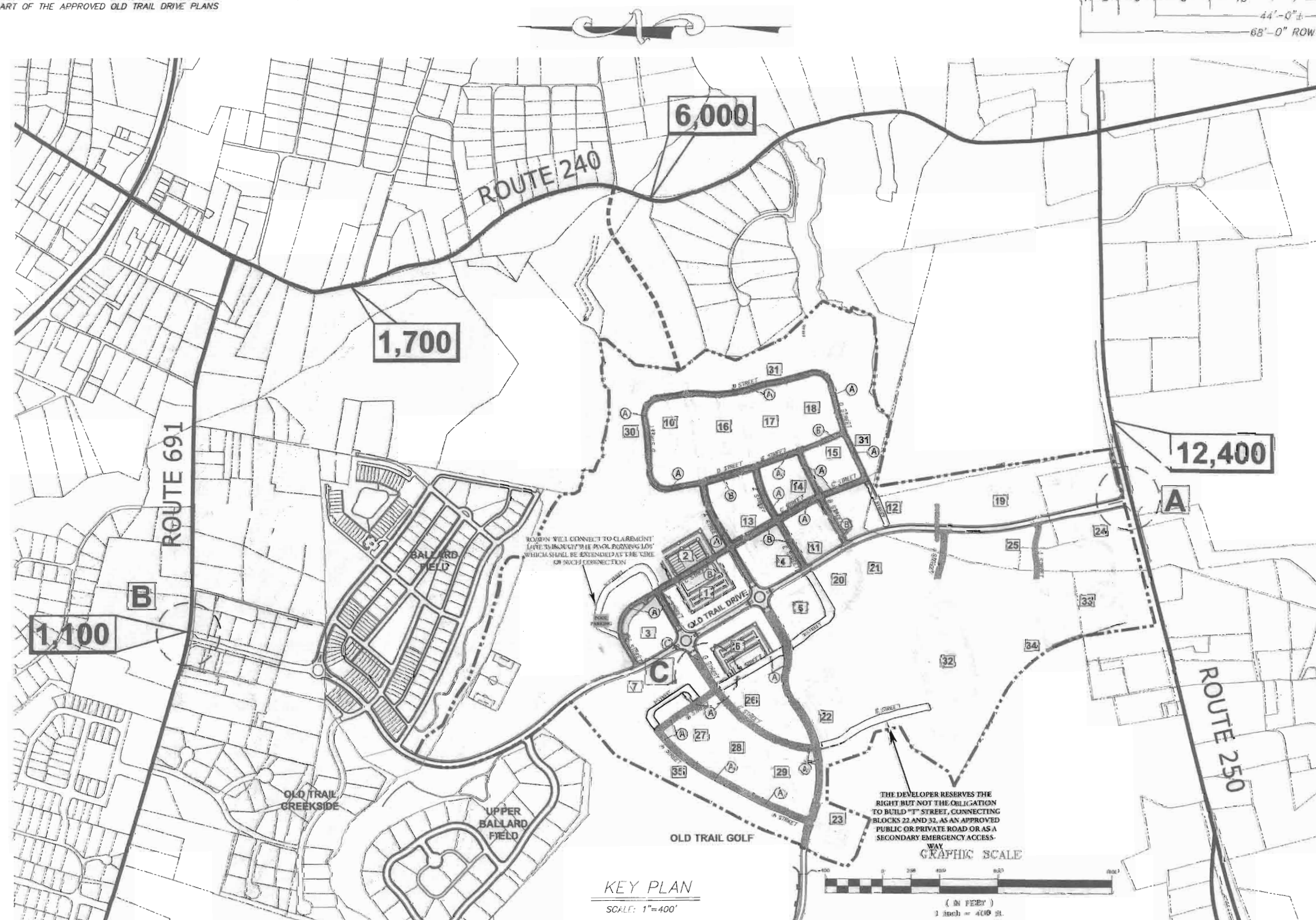
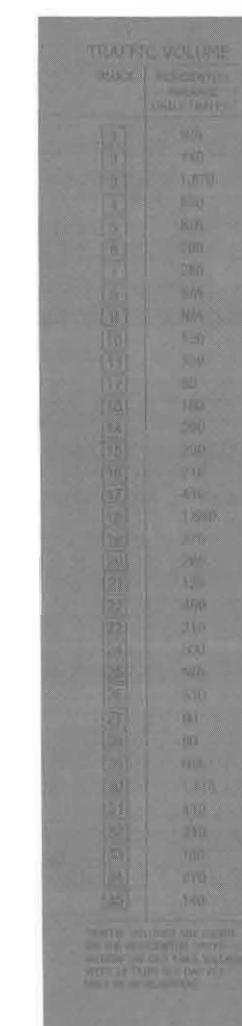
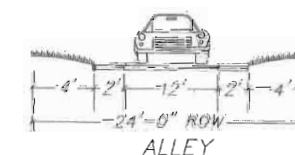
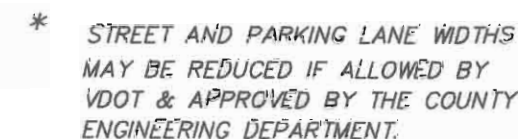
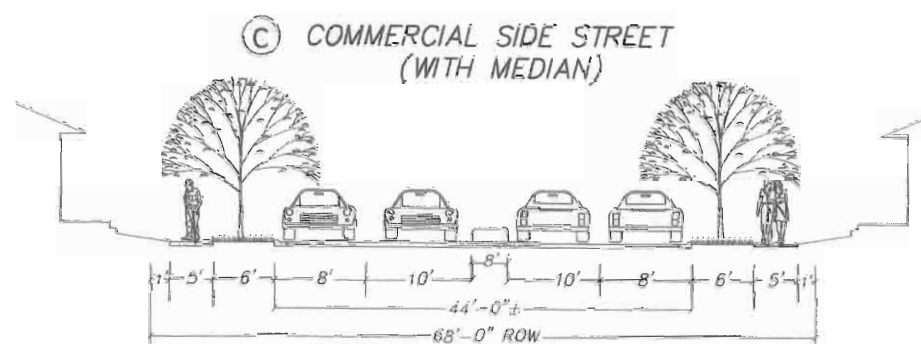
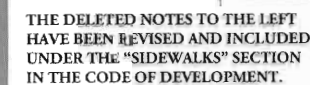
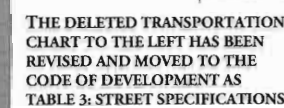
4. A PARKING-ADJACENT WILL BE PROVIDED AT EACH PLAN, COMMERCIAL PLAN BLOCK TO ASSIST THE ACCESSIBILITY AND AFFORDABILITY OF CITY STREET AND SUB-STREET PARKING.

5. THE STREET FRONTAGE LOCATIONS PROVIDED IN THE TRANSPORTATION PLAN CORNER LINE SHALL BE BASED ON THE GENERAL DEVELOPMENT PLAN AND COMMERCIAL AND WILL BE PROVIDED ALONG THE PLAN, COMMERCIAL PLAN, OTHER IN ACCORDANCE WITH LOCAL AND COUNTY STANDARDS.

6. SUB-DEVELOPMENT OF THE STREET AND PARKING LINES PROVIDED IN THE TRANSPORTATION PLAN, AND ALIGNED BY THE STREET SECTIONS ARE CONSTRUCTION AND WILL BE PROVIDED ALONG THE PLAN, SUBDEVELOPMENT PLAN IN ACCORDANCE WITH LOCAL AND COUNTY STANDARDS.

7. TO ACCOMMODATE PUBLIC TRAVEL, BICYCLE RACKS WILL BE PROVIDED AS DESCRIBED BELOW:

- A. 7'-STREET ADJACENT TO BLOCK 1, 2, 3, 4, 5 AND BLOCK 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762,



SEAL FROM ZMA 2004-024
ZMA 2015-00001 REVISIONS BY
ROUD BRUSH, GALE & ASSOCIAT

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA
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Site Development	Residential	Infrastructure	Technology
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NOTATION	NAME OF THE PARTY	NUMBER OF VOTES	PERCENTAGE OF VOTES	PERCENTAGE OF SEATS
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LAST REVISED 11/2/2015; Water and Mirror road network distinguished

	10/12/US	10/12/US	REVISIONS PER COMMENTS FROM ALPHEMARLE COUNTY	PER QUANTITY COMMENTS.
1	0.	0.		
2	400	400	REZONING - JUNE 2005/66732 - TRANSPORTATION DIV2. LAYOUT NAME: ROAD SECTIONS	Sep 12, 2005 -- 2:17pm

ORIGINAL REZONING BY TIMMONS GROUP
ZMA 2015-00001 REVISIONS BY
GROUDABUSH, GALE & ASSOCIATES

OLD TRAIL VILLAGE REZONING
WHITEHALL DISTRICT • ALEXANDER COUNTY, VIRGINIA
ROUDAN, JILL, GALE & ASSOCIATES

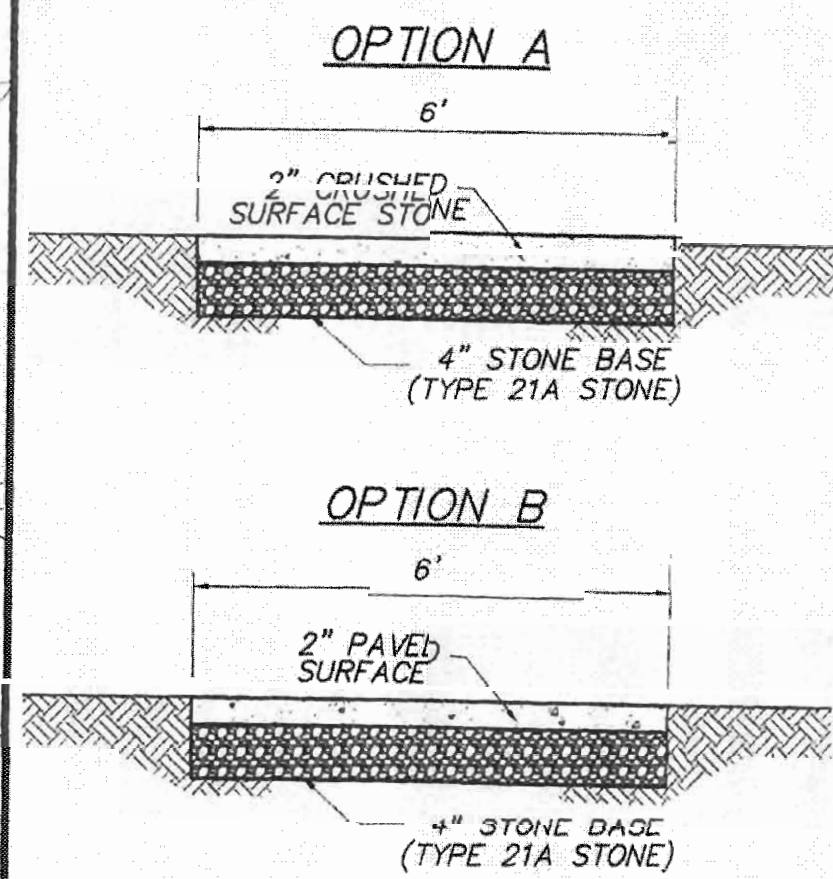
TRANSPORTATION PLAN

66358

4 of 9

NOTE: THIS SHEET SHOWS A CONCEPTUAL LOT LAYOUT. MANY OF THE STREETS SHOWN ON THIS CONCEPTUAL LOT LAYOUT ARE CONSIDERED MINOR STREETS THAT MAY BE ALTERED AS THE VARIOUS BLOCKS ARE DEVELOPED. SHEET 2 AND 4 OF THIS APPLICATION PLAN REPRESENT THE MAJOR, PUBLIC ROAD NETWORK FOR THE DEVELOPMENT.

DETAIL FOR TRAILWAY DESIGN OUTSIDE OF PARK AREA



TRAILWAY DETAILS
NO SCALE

- NOTE:
1. ADD DRAINAGE PIPES ALONG TRAILWAY AS REQUIRED TO ENSURE POSITIVE DRAINAGE FLOW & TO PREVENT FLOWING BEHIND THE TRAILWAY.
 2. DEVELOPER SHALL COORDINATE WITH ALBEMARLE COUNTY PARKS & RECREATION DIVISION ON STANDARDS FOR THE TRAILWAYS.
 3. DEVELOPER SHALL COORDINATE WITH ALBEMARLE COUNTY PARKS & RECREATION DIVISION ON STANDARDS FOR THE TRAILWAYS.
 4. THERE WILL BE SELECTIVE CLEANSING ALLOWED WITHIN THE STREAM BUFFERS FOR THE TRAILWAYS WITHIN OLD TRAIL.
 5. OLD TRAIL TRAILWAYS SHALL BE CONSTRUCTED PRIMARILY AS OPTION A THROUGHOUT THE DEVELOPMENT. THE DEVELOPER HAS THE ABILITY TO CHOOSE OPTIONS FOR THE TRAILWAY, BASED ON USAGE OF THE TRAILWAY AT THAT LOCATION.

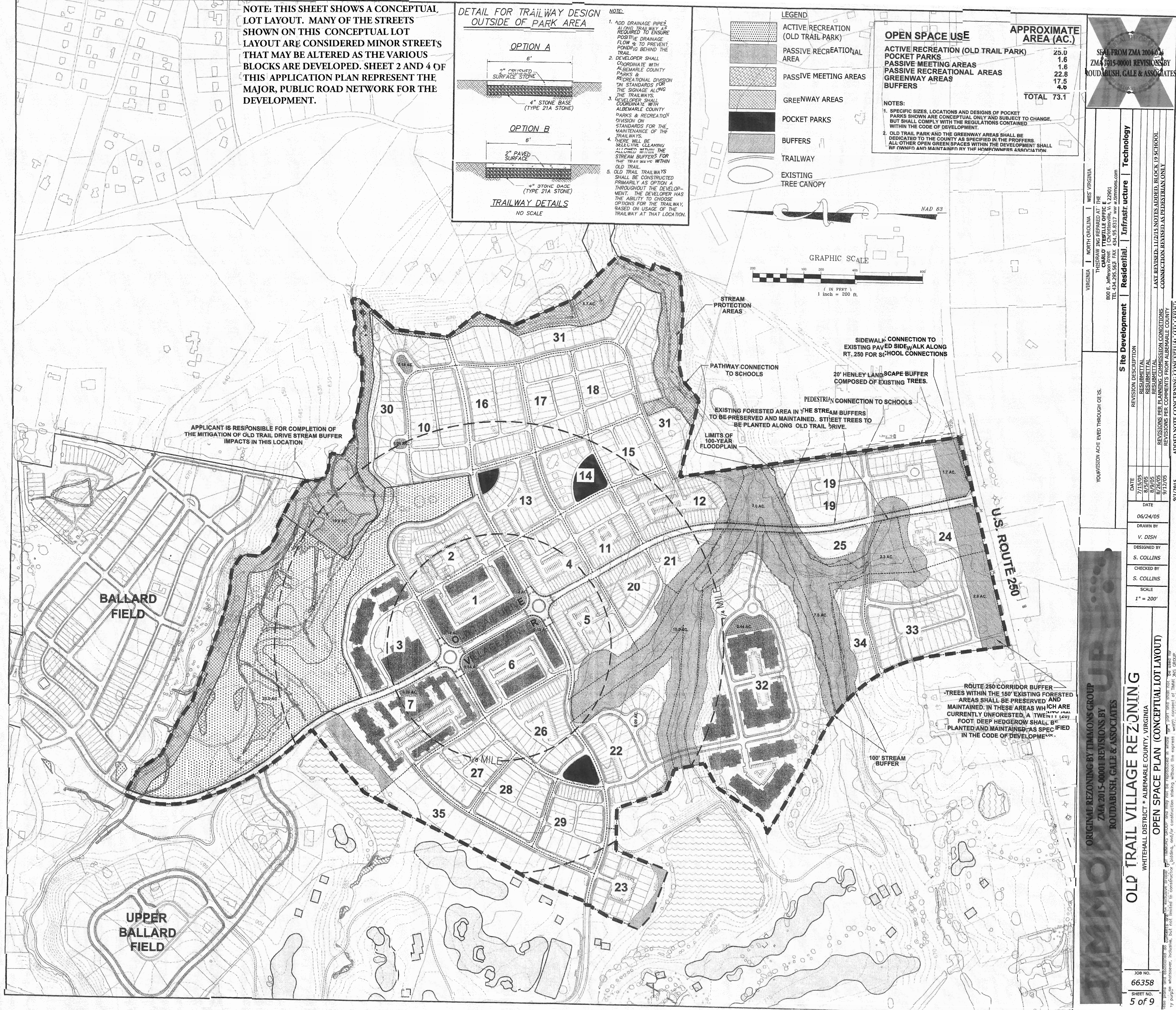
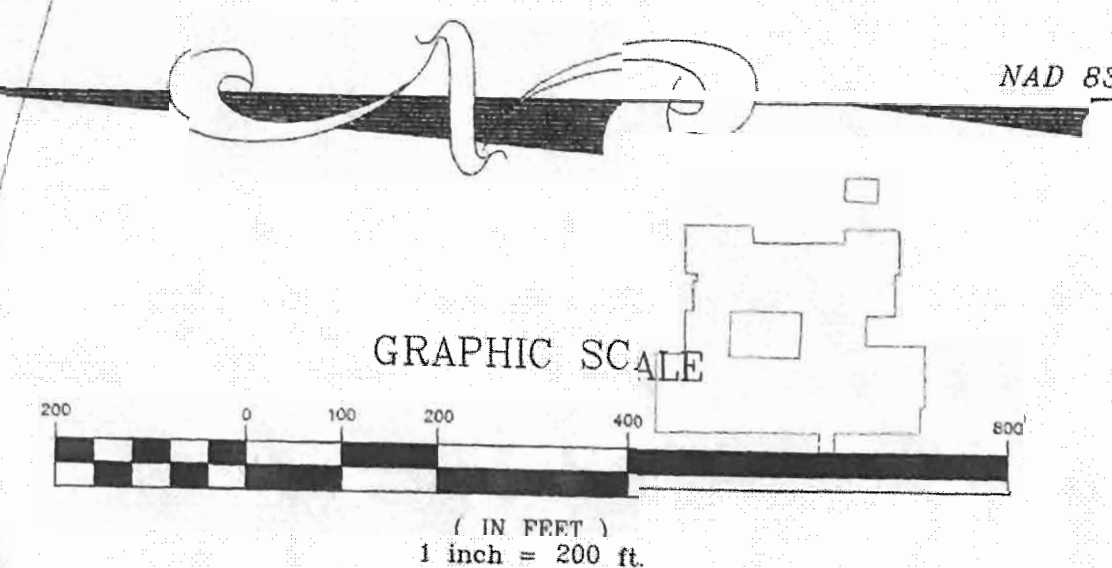
- LEGEND
- ACTIVE RECREATION (OLD TRAIL PARK)
 - PASSIVE RECREATIONAL AREA
 - PASSIVE MEETING AREAS
 - GREENWAY AREAS
 - POCKET PARKS
 - BUFFERS
 - TRAILWAY
 - EXISTING TREE CANOPY

OPEN SPACE USE

OPEN SPACE USE	APPROXIMATE AREA (AC.)
ACTIVE RECREATION (OLD TRAIL PARK)	25.0
POCKET PARKS	1.6
PASSIVE MEETING AREAS	1.6
PASSIVE RECREATIONAL AREAS	22.8
GREENWAY AREAS	17.5
BUFFERS	4.6
TOTAL	73.1

NOTES:

1. SPECIFIC SIZES, LOCATIONS AND DESIGNS OF POCKET PARKS SHOWN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE, BUT SHALL COMPLY WITH THE REGULATIONS CONTAINED WITHIN THE CODE OF DEVELOPMENT.
2. OLD TRAIL PARK AND THE GREENWAY AREAS SHALL BE DEDICATED TO THE COUNTY AS SPECIFIED IN THE PROFFERS. ALL OTHER OPEN GREEN SPACES WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



ORIGINAL REZONING BY TIMMONS GROUP
ZMA 2015-0001 REVISIONS BY
ROUDABUSH, GALE & ASSOCIATES

OLD TRAIL VILLAGE REZONING
WHITEHALL DISTRICT * ALBEMARLE COUNTY, VIRGINIA

OPEN SPACE PLAN (CONCEPTUAL LOT LAYOUT)

Site Development

Residential

Infrastructure

Technology

REVISION DESCRIPTION

DATE

DRAWN BY

DESIGNED BY

CHECKED BY

SCALE

1" = 200'

ADDED NOTE CONCERNING CONCEPTUAL LOT LAYOUT

9/1/2015

REVISIONS PER PLANNING COMMISSION CONDITIONS

REVISIONS PER COMMENTS FROM ALBEMARLE COUNTY

CONNECTION REMAINED AS PEDESTRIAN ONLY

LAST REVISED 11/21/15 NOTES ADDED BLOCK 19 SCHOOL

REVISIONS PER COMMENTS FROM ALBEMARLE COUNTY

CONNECTION REMAINED AS PEDESTRIAN ONLY

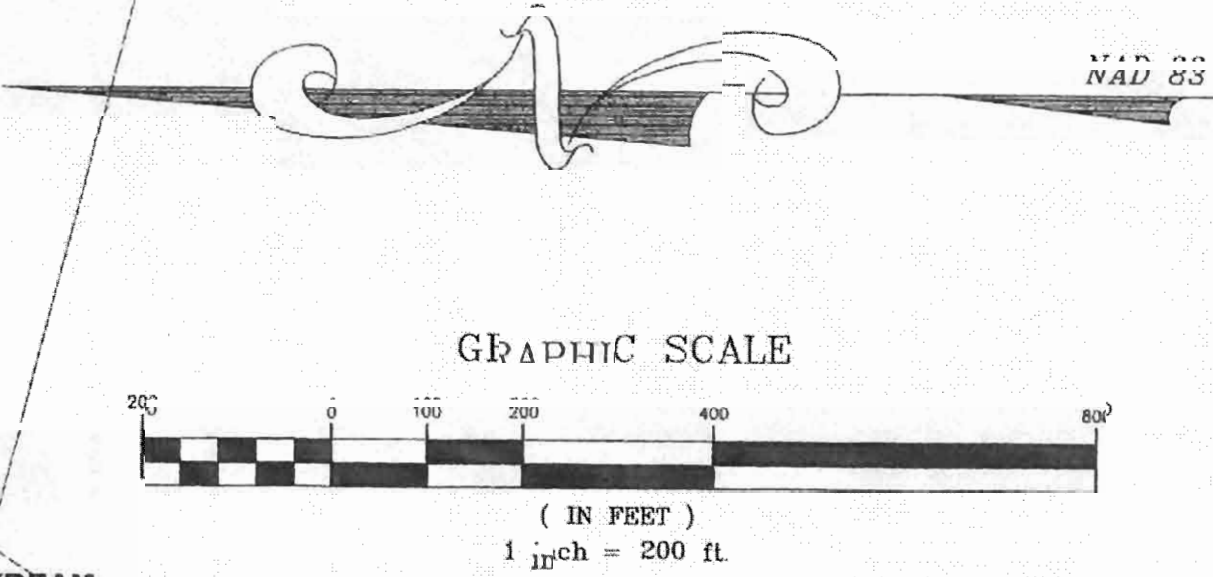
ADDED NOTE CONCERNING CONCEPTUAL LOT LAYOUT

9/1/2015

66358

5 of 9

NOTE: THIS SHEET SHOWS A CONCEPTUAL LOT LAYOUT. MANY OF THE STREETS SHOWN ON THIS CONCEPTUAL LOT LAYOUT ARE CONSIDERED MINOR STREETS THAT MAY BE ALTERED AS THE VARIOUS BLOCKS ARE DEVELOPED. SHEET 2 AND 4 OF THIS APPLICATION PLAN REPRESENT THE MAJOR, PUBLIC ROAD NETWORK FOR THE DEVELOPMENT.



LEGEND

- EXISTING GRADING
- PROPOSED GRADING
- 100 YEAR FLOOD PLAIN LIMITS
- 100' BUFFER ZONE
- WETLAND AREAS
- PONDS
- PATHWAYS
- TRAILWAYS
- EXISTING GOLF COURSE
- EXISTING IMPACTED STREAM BUFFER AREAS
- ADDITIONAL IMPACTS ON STREAM BUFFER

ORIGINAL REZONING BY TIMMONS GROUP
ZMA 2015-00001 REVISIONS BY
ROUDABUSH, GALE & ASSOCIATES

OLD TRAIL VILLAGE REZONING
WHITEHALL DISTRICT • ALBEMARLE COUNTY, VIRGINIA
CONCEPTUAL GRADING PLAN (CONCEPTUAL LOT LAYOUT)

JOB NO.
66358
SHEET NO.
7 of 9

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
RESUBMITTAL
RESUBMITTAL
RESUBMITTAL
REVISIONS PER COMMISSION'S PLANNING COMMISSION
ADDED NOTE CONCERNING CONCEPTUAL LOT LAYOUT
9/17/2015

DATE
7/15/05
8/3/05
9/9/05
9/17/2015

DRAWN BY
J. DALY

DESIGNED BY
S. COLLINS

CHECKED BY
S. COLLINS

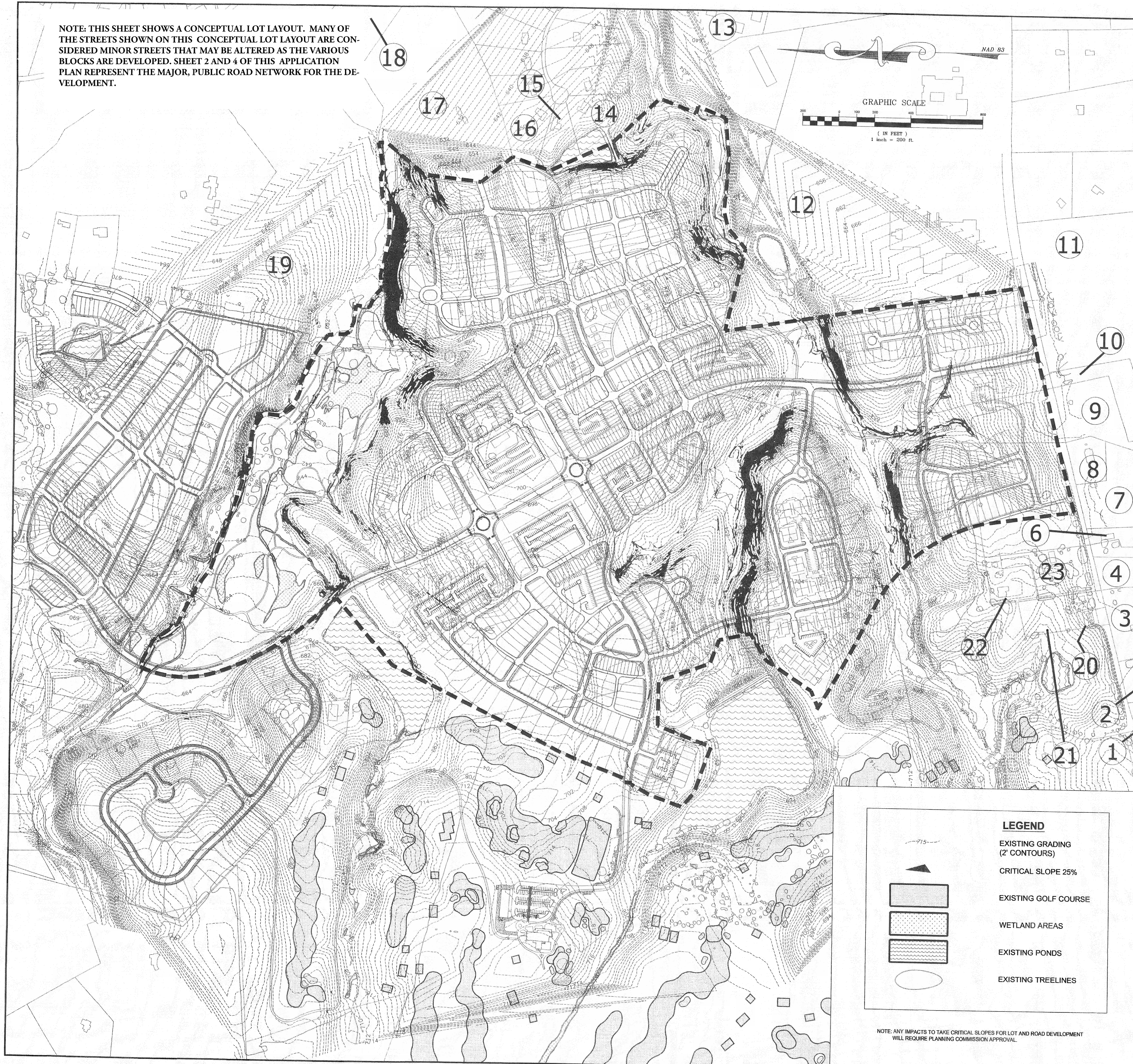
SCALE
1"=200'

REGIONAL | NORTH CAROLINA | WEST VIRGINIA
THIRTEEN OFFICES AT THE
CHARLOTTEVILLE OFFICE
800 E. Jefferson Street, Charlotteville, N.C. 22601
TEL 434.295.5624 FAX 434.295.5537 www.timmons.com

Site Development | Residential | Infrastructure | Technology

LAST REVISED: 11/2/15 NOTES ADDED
ADDED NOTE CONCERNING CONCEPTUAL LOT LAYOUT
9/17/2015
REZONING-JUN E 2005 66358-Grading Plan.dwg, Layout Name: OLD TRAIL, Aug 28, 2005 - 12:45pm

NOTE: THIS SHEET SHOWS A CONCEPTUAL LOT LAYOUT. MANY OF THE STREETS SHOWN ON THIS CONCEPTUAL LOT LAYOUT ARE CONSIDERED MINOR STREETS THAT MAY BE ALTERED AS THE VARIOUS BLOCKS ARE DEVELOPED. SHEET 2 AND 4 OF THIS APPLICATION PLAN REPRESENT THE MAJOR, PUBLIC ROAD NETWORK FOR THE DEVELOPMENT.



LEGEND

EXISTING GRADING
(2' CONTOURS)

CRITICAL SLOPE 25%

EXISTING GOLF COURSE

WETLAND AREAS

EXISTING PONDS

EXISTING TREELINES

NOTE: ANY IMPACTS TO TAKE CRITICAL SLOPES FOR LOT AND ROAD DEVELOPMENT WILL REQUIRE PLANNING COMMISSION APPROVAL.

ORIGINAL REZONING BY TIMMONS GROUP
ZMA 2015-00001 REVISIONS BY
ROUDA BUSH, GALE & ASSOCIATES

OLD TRAIL VILLAGE REZONING
WHITEHALL DISTRICT • ALBERMARLE COUNTY, VIRGINIA
EXISTING TOPOGRAPHY (CONCEPTUAL LOT LAYOUT)

JOB NO.
66358
SHEET NO.
8 of 9

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
RESUBMITTAL
REVISIONS PER PLANNING COMMISSION CONDITIONS
ADDED NOTE CONCERNING CONCEPTUAL LOT LAYOUT

DATE
7/15/05
8/26/05
9/1/2015

06/24/05
DRAWN BY
J. DALY
DESIGNED BY
S. COLLINS
CHECKED BY
S. COLLINS
SCALE
1"=200'

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA
THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
800 E. Jefferson Street | Charlottesville, VA 22901
TEL 434-253-3324 FAX 434-253-8317 www.timmons.com

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REVISIONS PER PLANNING COMMISSION CONDITIONS
ADDED NOTE CONCERNING CONCEPTUAL LOT LAYOUT
LAST REVISED: 11/21/15 NOTES ADDED

REVISIONS PER PLANNING COMMISSION CONDITIONS
ADDED NOTE CONCERNING CONCEPTUAL LOT LAYOUT
LAST REVISED: 11/21/15 NOTES ADDED

SEAL FROM ZMA 2004-02
ZMA 2015-00001 REVISIONS BY
ROUDA BUSH, GALE & ASSOCIATES

Prof. R. 400 - Residential, 66358.dwg (OLD - TRIAL REZONING - JUNE 2005) 66358-Existing Topography.dwg, Layout Name: existing Sep 06, 2005 - 2:28pm

