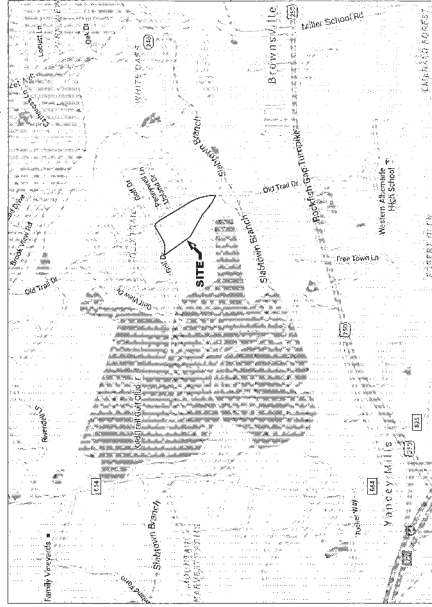


INITIAL SITE DEVELOPMENT PLAN FOR
OLD TRAIL BLOCKS 5, 20, & 21
TMP 055EO-01-00-000A1
WHITE HALL DISTRICT, ALBEMARLE COUNTY, VIRGINIA

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
201 E. MAIN ST. SUITE 200
ALBEMARLE, VA 23002
PHONE: (434) 207-1008
FAX: (434) 207-1009

VICINITY MAP SCALE: 1"=1,000'



LEGEND

EXIST	NEW	DESCRIPTION
10' TC	12' TC	TOP OF CURB ELEVATION
10' TC	12' TC	SPOT ELEVATION
10' TC	12' TC	TOP OF WALL ELEVATION
10' TC	12' TC	BOTTOM OF WALL ELEVATION
10' TC	12' TC	BENCHMARK
STORM SEWER		
SEWER		
WATER LINE		
GAS LINE		
OVERHEAD ELECTRIC WIRE		
UNDERGROUND ELECTRIC		
OVERHEAD TELEPHONE LINE		
UNDERGROUND TELEPHONE LINE		
RAIN INLET (D)		
STORM/SANITARY MANHOLE		
PLUG		
WATER VALVE & BOX		
FIRE HYDRANT		
WATER METER		
LIGHT POLE		
UTILITY POLE		
PROPERTY LINE		
ADJACENT PROPERTY LINE		
VACATED PROPERTY LINE		
BLINDING SETBACK		
PARKING SETBACK		
SANITARY EASEMENT		
GRADING EASEMENT		
DRAINAGE EASEMENT		
UTILITY EASEMENT		
WATER EASEMENT		
ACCESS EASEMENT		
STORM DRAINAGE EASEMENT		
TREE LINE		
FENCE		
STREAM		
INTERVAL CONTOUR		
INDEX CONTOUR		
STANDARD 8" CURB & GUTTER		
CONCRETE PAVEMENT / SIDEWALK		
GRASS		
ASPHALT		
EC-2 MATING		
EC-3 MATING		
WETLAND		
PARKING COUNT		
CROSSWALK		
HANDICAP ACCESSIBLE AISLE		
CO-12		
HANDICAP PARKING		

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

SHEET INDEX

- C1 - COVER SHEET
- C2 - PROFFERS
- C3 - EXISTING CONDITIONS & DEMO PLAN
- C4 - SITE OVERVIEW
- C5 - PRELIMINARY SITE PLAN AND UTILITIES
- C6 - PRELIMINARY SITE PLAN AND UTILITIES
- C7 - PRELIMINARY SITE PLAN AND UTILITIES
- C8 - PRELIMINARY GRADING PLAN
- C9 - PRELIMINARY GRADING PLAN
- C10 - PRELIMINARY GRADING PLAN

DATE

SIGNATURE BLOCK

CURRENT DEVELOPMENT PLANNER	
CURRENT DEVELOPMENT ENGINEER	
ALBEMARLE COUNTY SERVICE AUTHORITY	
FIRE OFFICIAL	
ARCHITECTURAL REVIEW BOARD	
BUILDING OFFICIAL	
VIRGINIA DEPARTMENT OF TRANSPORTATION	

OWNER / DEVELOPER

Owner: Marsh Mountain Properties, LLC
1005 Waterfront Circle, Suite 100
Falls Church, VA 22044
Developer: Marsh Mountain Properties, LLC
1433 Lake Court, Suite #201
Charlottesville, VA 22911

ZONING

NAD - Neighborhood Wood District
(For Portion of Parcel Subject to Site Plan)
Original Approved ZMA 2004-024
Amended ZMA 2004-025
Amended ZMA 2004-026

LEGAL REFERENCE

TMP 005EO-00-000A1 - 08 3802 PG 187
TMP 005EO-00-000A1 - 08 4206 PG 108 (Pkg)

BENCHMARK

USGS 100888

BOUNDARY & TOPO

Boundary survey information provided by:
814 Main Street, Charlottesville, VA 22902
(434) 971-0005
Topographic survey provided by:
Broadman, Co. & Associates, Inc.
1433 Lake Court, Suite #201
(434) 971-0005

Proposed development will be subdivided from
TMP 55E-01-01

A site report was not provided. All easements and
encroachments may not be shown on this plan.

BUILDING HEIGHT

Maximum: 4 stories or 80'

SETBACKS

Block 1: Front: Min=25', Side: Min=5', Rear: Min=5'
Block 2: Front: Min=25', Side: Min=5', Rear: Min=5'

EXISTING USE

Neighborhood

PROPOSED USE

Multi-family 5 townhouse units
100 - 1 Bedroom Apartment Units
7 - 2 Bedroom Apartment Units
11 - 3 Bedroom Apartment Units
100 Total Residential Units
100 Total Residential Units

GENERAL CONSTRUCTION NOTES

- PRIOR TO ANY CONSTRUCTION, THE OWNER SHALL OBTAIN A PERMIT FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) FOR THE ROADWAY. A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) FOR THE ROADWAY. A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) FOR THE ROADWAY.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
- EDITION AND SLATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EDITION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
- ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDING AND MULCHED.
- THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL) UNLESS OTHERWISE NOTED.
- PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPEN OF THE COUNTRY, ENGINEER OR DISPOSED, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
- ALL SYNTACTIC CONTROL SOILS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR URBAN TRAFFIC CONTROL.
- UNLESS OTHERWISE NOTED, ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
- ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH A STANDARD FOR THE CONSTRUCTION INDUSTRY (21 CFR PART 1926).
- TO WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS, WORK WITHIN THE RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS, WORK WITHIN THE RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS, WORK WITHIN THE RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS.

FLOOD ZONE

According to the FEMA Flood Insurance Rate Map, effective date January 4, 2005 (Community Panel 5103032270), this property does not lie within the Zone AE (100-year flood plain).

PARKING SCHEDULE

Proposed Lot: Required
Multi-family (1-unit)/Townhouses: 1.5 Spaces Per 1 Bedroom Unit
1.5 X 120 Units = 240 Spaces
2 X 120 Units = 240 Spaces = 240 Total Spaces Required
Total Number of Spaces Provided: 245 Spaces (includes 11 van handspace accessible)

WATER & SANITARY SERVICES

All water and sanitary sewer services are to be provided by the Albemarle County Electric Authority.

ELECTRIC / TELEPHONE / CABLE TV

In the event of service from the electric, telephone and cable TV, the existing underground lines are to be located and the location does not conflict with any other aspects of the proposed site plan.

LANDSCAPING CANOPY

Proposed landscaping will be shown with the final site plan submitted.

CRITICAL SLOPES

There are no critical slopes shown within this property. Disturbance of the slopes are shown per the approved Final Master Plan, See sheet C2.

WATERSHED

This site is located within the Chickahominy Creek Watershed.

LIGHTING

Proposed lighting and photometrics will be shown with the final site plan submitted.

LAND USE SCHEDULE

EXISTING	Area	%
Residential	1,000.00	0.00
Commercial	1,000.00	0.00
Industrial	1,000.00	0.00
Open Space	1,000.00	0.00
Water	1,000.00	0.00
Other	1,000.00	0.00
Total	5,000.00	100.00

SIGNS

All signs shall conform with the MUTCD Guidelines.

ITE TRIP GENERATION

See Table 1, ITE Trip Generation, 1995 Edition, Table 119.

ALBEMARLE COUNTY, VIRGINIA
OLD TRAIL BLOCKS 5, 20, & 21
INITIAL SITE DEVELOPMENT PLAN FOR

Scale: 1"=100'
Sheet No: C1 OF 10
File No: 10.020
Date: 05/25/16



SITE OVERVIEW

INITIAL SITE DEVELOPMENT PLAN FOR
OLD TRAIL BLOCKS 5 & 20
ALBEMARLE COUNTY, VIRGINIA

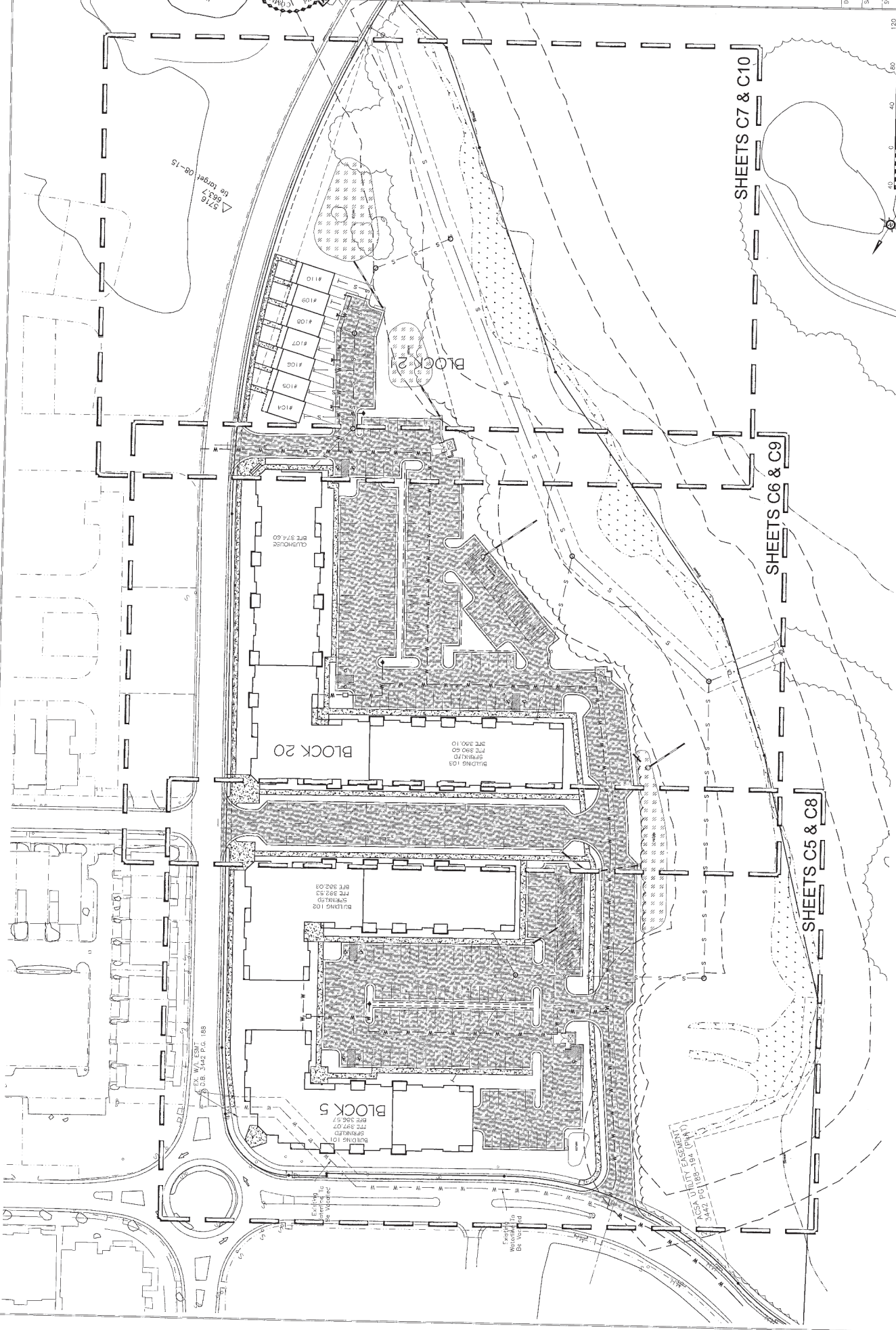
Date: 05/23/16
Scale: 1" = 40'
Sheet No.: C4 OF 10
File No.: 16.020



SHEETS C7 & C10

SHEETS C6 & C9

SHEETS C5 & C8



5716
See target 08-15

EX. W/L EXIST
D.B. 3442 P.G. 188

WCSA UTILITY EXCISEMENT
3442 PG 188-194 (W/UT)

Watermain to
Be Verified