



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
401 McIntire Road, North Wing  
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

July 7, 2016

Justin Shimp  
201 E. Main St., Ste. M  
Charlottesville, VA 22942  
[justin@shimp-engineering.com](mailto:justin@shimp-engineering.com)

**RE: SDP201600033 Old Trail Village Blocks 5, 20 and 21 – Initial Site Plan**

Dear Mr. Shimp:

The Site Review Committee has reviewed the development proposal referenced above. Initial comments from the following divisions of the Department of Community Development and other agencies, as applicable, are attached:

Albemarle County Planning Services (Planner)  
Albemarle County Engineering Services (Engineer) *(to be forwarded upon receipt)*  
Albemarle County Information Services (E911)  
Albemarle County Building Inspections  
Albemarle County Architectural Review Board *(to be forwarded upon receipt)*  
Albemarle County Department of Fire Rescue  
Virginia Department of Transportation

Comments reflect information available at the time the development proposal was reviewed, and should not be considered final. However, the Site Review Committee has attempted to identify all issues that will be required to be resolved prior to final approval of the site plan.

Please contact me at your earliest convenience if you have questions or require additional information.

Sincerely,

A handwritten signature in cursive script, reading "J.T. Newberry".

J.T. Newberry  
Senior Planner

CC: Denico Development Co.  
1430 Rolkin Court, Suite #301  
Charlottesville, VA 22911

Albemarle County Planning Services (Planner) – J.T. Newberry, [jnewberry@albemarle.org](mailto:jnewberry@albemarle.org)

1. [Comment] On Sheet C1, under Sheet Index, please change any reference to “preliminary” to “initial.”
2. Section 32.5.2(a) – Please add the following general information:
  - a. All of the applicable overlay zoning districts (on Sheet C1, under Zoning).
  - b. The names of the owners, tax map and parcel numbers and present uses of abutting parcels (Sheet C3).
3. Section 32.5.2(b) – Please add the following information regarding the proposed use:
  - a. On Sheet C1, under Proposed Use, please identify the uses per block or building.
  - b. On Sheet C1, please note the gross residential density.
  - c. The Application Plan labels the area within the stream buffer as a “passive recreation area.” Please note the square footage of the recreation area.
  - d. Please label the parking area to show 345 spaces. I only see 310 parking spaces shown.
4. Section 32.5.2(i) – Please show the right-of-way lines and widths.
5. Section 32.5.2(p) – As a site within the Entrance Corridor overlay district, please submit a landscape plan that complies with Section 32.7.9. I would like to confirm if/how much the required landscaping impacts parking and sight distance for turning movements prior to approval of the initial site plan.
6. Section 4.16 – Have you had any discussions with the Zoning Division about whether or not additional recreational area or equipment may be required?

Albemarle County Engineering Services (Engineer) – John Anderson, [janderson2@albemarle.org](mailto:janderson2@albemarle.org)

1. No comments were provided, but their approval will be required prior to final approval (JTN).

Albemarle County Information Services (E911) – Andy Slack, [aslack@albemarle.org](mailto:aslack@albemarle.org) – No objection

1. The applicant should show Upland Drive extending from the existing road to the extension between Block 5 and Block 20.
2. Please contact this office with a list of three (3) proposed road names for the connector access at the back of Blocks 5 and 20 that will connect Old Trail Drive to Golf Drive.

Albemarle County Building Inspections, Jay Schlothauer, [jschloth@albemarle.org](mailto:jschloth@albemarle.org) – No objection

Albemarle County Architectural Review Board – Margaret Maliszewski, [mmaliszewski@albemarle.org](mailto:mmaliszewski@albemarle.org)

2. No comments were provided, but their approval will be required prior to final approval (JTN).

Albemarle County Department of Fire Rescue – Robbie Gilmer, [rgilmer@albemarle.org](mailto:rgilmer@albemarle.org)

1. Install a hydrant at the intersection of Upland Drive and Old Trail Drive. This hydrant can be on any corner of the intersection.
2. Fire Flow test required before final approval.
3. Show the FDC locations on the site plan.
4. Add a note to the plans "Knox Box required on all buildings, please contact the Albemarle County Fire Marshal office for location."

Virginia Department of Transportation

1. Please see attached comments.



## COMMONWEALTH of VIRGINIA

### DEPARTMENT OF TRANSPORTATION

1601 Orange Road  
Culpeper, Virginia 22701

Charles A. Kilpatrick, P.E.  
Commissioner

June 28, 2016

County of Albemarle  
Department of Community Development  
401 McIntire Road  
Charlottesville, VA 22902  
Attn: J.T. Newberry

Re: Old Trail Village Blocks 5, 20, & 21 – Initial Site Plan  
SDP-2016-00033  
Review #1

Dear Mr. Newberry:

The Department of Transportation, Charlottesville Residency Transportation and Land Use Section, has reviewed the above referenced plan as submitted by Shimp Engineering, P.C., dated 23 May 2016, and offers the following comments:

1. Please include intersection sight distance triangles, including offset from edge of travel way, centerline offset, and sight line profiles. Will this project include landscaping? Please show landscaping with sight distance triangles as landscaping may obstruct sight distance lines.
2. It is assumed that the proposed travel ways are internal to the sight and not intended to be dedicated as public ROW. Please verify on plans.
3. Please show and label VDOT ROW, show route numbers, design speed, ADT.
4. Show intersection angle on Golf Drive.
5. The entrance radii should accommodate the largest vehicle that is intended to access the sight. Please provide the design vehicle and adjust entrance radii accordingly, if necessary.
6. Each intersection should have a landing that is at least 50 feet in length with a maximum grade of 2%. Please show entrance profiles.
7. Please show and label curb ramps and provide VDOT CG-12 detail. Curb ramps shall be in-line with the direction of pedestrian travel and should not be angled toward the center of the intersection. Please see attached sketch.
8. Provide turn lane warrant analyses.
9. Provide more detail regarding storm drainage in the vicinity of the entrances.

Please provide two copies of the revised plan along with a comment response letter. If further information is desired, please contact Justin Deel at 434-422-9894.

A VDOT Land Use Permit will be required prior to any work within the right-of-way. The owner/developer must contact the Charlottesville Residency Transportation and Land Use Section at (434) 422-9399 for information pertaining to this process.

Sincerely,

A handwritten signature in blue ink that reads "Adam J. Moore". The signature is fluid and cursive, with the first name "Adam" and last name "Moore" clearly distinguishable.

Adam J. Moore, P.E.  
Area Land Use Engineer  
Charlottesville Residency