



COUNTY OF ALBEMARLE
Department of Community Development
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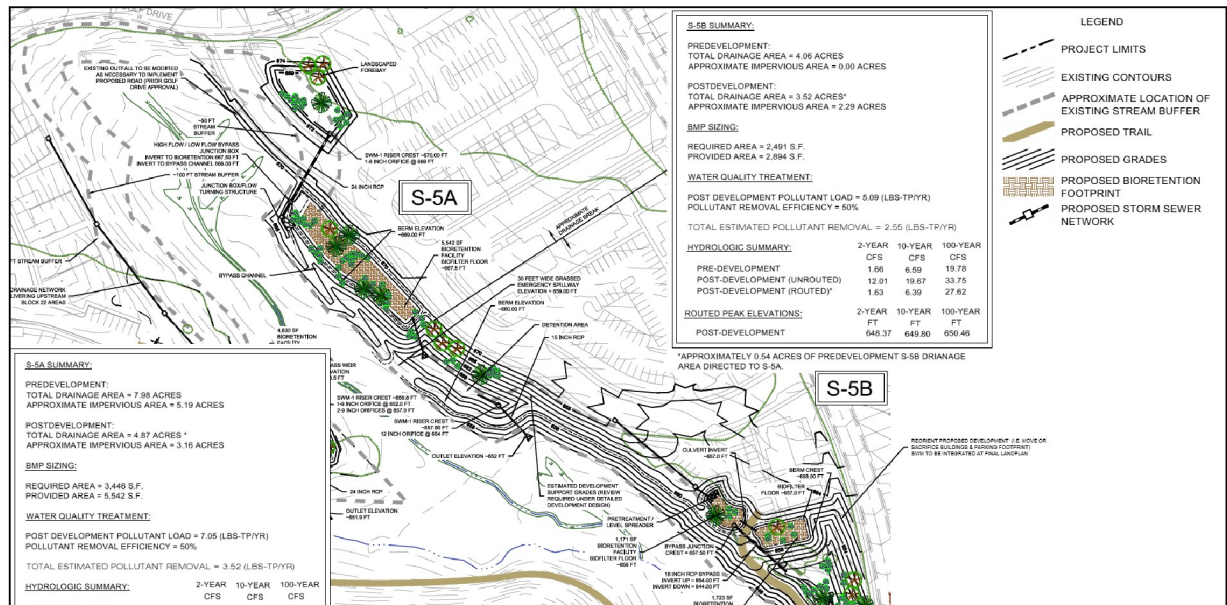
Fax (434) 972-4126

Project: Old Trail Village Blocks 5, 20 & 21 –Initial Site Plan
Plan preparer: Justin Shimp, Shimp Engineering, 201 E. Main St.
Suite M, Charlottesville, VA 22902 [justin@shimp-engineering.com]
Owner or rep.: March Mountain Properties LLC [1005 Heathercroft Circle, Suite 100]
Dave Brockman, dave@oldtrailvillage.com
Plan received date: 7 Jun 2016
Date of comments: 7 Jul 2016
Reviewer: John Anderson (*for Engineering*)
Project Coordinator: Johnathan Newberry

SDP2016-00033

1. Conceptual SWM design is inconsistent with Old Trail Village Stormwater Master Plan accepted as a development-wide SWM compliance document, 25-Apr 2016. Conceptual SWM presented with Initial Site Plan appears to propose higher impervious areas relative to DA routed to SWM facilities than shown on Fig. 18, SWM facilities S-5A, S-5B (Fig. 18, OTV SW MP), and proposes underground detention for post-developed runoff with release *without* water quality treatment for certain areas of the development, inconsistent with Apr 2016 SW Master Plan. Initial Site Plan takes slight measure of Master Plan concepts or expectations. Engineering and Planning shared concerns with Applicant during and following a pre-Application meeting on 25-Apr 2016. See email, Megan Yaniglos to Justin Shimp, bullet #4 (Tue 4/26/2016 9:42 AM). Ref. image below. Ref. Old Trail Village Stormwater Master Plan. Contact reviewer to discuss.
2. Evaluate stream buffer impacts against Old Trail Village Stormwater Master Plan. Allowable stream buffer impacts require an approved Mitigation Plan prior to Final Site Plan approval.
3. Provide VSMP Application. SWM, ESC, and Mitigation Plan approval and Modification of VPDES VAR100043 are required prior to Final Site Plan Approval. SWM Plan must provide compliance tracking information consistent with Accepted Old Trail Village SW Master Plan.
4. C3 –Coordinate waiver request for preserved slope impacts along Golf Drive, with Planning.
5. C3 –Revise label from *Golf Course Access Road* to *Golf Drive*.
6. Provide street labels (names) for existing streets (all plan sheets).
7. Reference VDOT review comments (28-Jun 2016) which request detail to confirm public streets (if any) and to evaluate design against VDOT geometric and sight line standards, especially for section connecting Old Trail Drive (opposite Upland Drive) with Golf Drive. Provide plan and profile travelway design data *equivalent to* that which appears on ROAD Plans. Ref. Ch. 18-Sec. 32 for site travelway standards.
8. Recommend provide pavement design, show curb ramps, and provide traffic control signs. Also, please ref. VDOT review comments, especially items 2, 3, and 7.
9. C5 –A storm drain line is shown connecting an inlet with underground detention; please show detention outfall.
10. C5 –Additional inlets and 3 storm lines may connect with this underground detention system, but it is unclear whether they do or not. Please clarify.
11. C6 –Large sections of parking have no walks, and would require residents or clubhouse patrons to cross planted strips or use travelways without convenience or safety of sidewalks. Recommend additional walks to provide protection against weather and traffic.

12. C5, C6 – Min. walkway width for walks immediately adjacent to curbs is 6'. Ref. ACDSM.
13. C6 –Provide HC ramp from HC parking spaces to walk near SW corner of clubhouse.
14. C6 –Provide CG-12 on either side of entrance on Old Trail Drive opposite Glen Valley Drive.
15. C6 –Revise 2.5' R to 3' R. (3.0' R is Min. design radius)
16. C6 -3.5' wide planting strip along Old Trail Drive appears inadequate. Defer to Planning on need to revise.
17. C6, C9 –Additional storm inlets required. Provide adequate storm runoff collection, conveyance, and treatment.



Please call if any questions : 434.872-4501 –x3069 –[new Tel. #](#)

File: SDP201600033-Old Trail Village blocks 5, 20 & 21 ISP_070716