

CREEKSIDE V - PRELIMINARY  
SUBDIVISION PLAT

WHITE HALL DISTRICT - ALBEMARLE COUNTY, VIRGINIA



REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	6/5/17

VICINITY MAP  
SCALE: 1" = 2000'

Sheet Number	Sheet Title
1	COVER & LAYOUT PLAN
2	OVERALL CREEKSIDE PLAN
3	EXISTING CONDITIONS
4	GRADING & UTILITY PLAN
5	NOTES & DETAILS
6	OPEN SPACE & TRAILWAY PLAN
7	STORMWATER MANAGEMENT PLAN
7	TOTAL NUMBER OF SHEETS

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

OLD TRAIL CREEKSIDE V - PRELIMINARY SUBDIVISION PLAT

COVER & LAYOUT PLAN

PROJECT	JOB NO.
172134	
SHEET TITLE	SCALE
	1"=60'
SHEET NO.	1

GENERAL NOTES

OWNER/APPLICANT: 05500-00-00-078A0  
OLD TRAIL CREEKSIDE V, LLC  
903 FAULKNER DRIVE  
CHARLOTTESVILLE, VA 22901

05500-00-00-078C0  
OLD TRAIL CREEKSIDE V, LLC  
903 FAULKNER DRIVE  
CHARLOTTESVILLE, VA 22902

05500-00-00-079A0 (PORTION OF)  
MILLER, ROBERT PAUL OR KAREN MARIE  
220 N ZAPATA HWY, SUITE 11  
LAREDO, TX 78043

ENGINEER: COLLINS ENGINEERING  
200 GARRETT ST, SUITE K  
CHARLOTTESVILLE, VA 22902  
(434)293-3719

TAX MAP NO.: 05500-00-00-078A0 (DB 4797 PG 54)  
05500-00-00-078C0 (DB 4797 PG 46)  
05500-00-00-079A0 (DB 1703 PG 623)

TOTAL PROJECT AREA: 05500-00-00-078A0 - 3.190 AC  
05500-00-00-078C0 - 4.108 AC  
05500-00-00-079A0 - 1.850 AC (PORTION)  
TOTAL - 9.148 AC

ZONING: R-1 RESIDENTIAL (BONUS LEVEL - CLUSTER DEVELOPMENT)

PROPOSED USE: 12 SINGLE FAMILY DETACHED UNITS

PROPOSED DENSITY: 0.97 UNITS/ACRE x 1.30 = 1.261 UNITS/AC

+5% BONUS DENSITY FOR STREET TREES  
+10% BONUS DENSITY FOR INTERIOR STREETS  
+15% BONUS DENSITY FOR DEDICATION OF OPEN SPACE TO ALBEMARLE COUNTY

9.148 ACRES (PHASE) + 76.54 ACRES (EXISTING CREEKSIDE) = 85.688 ACRES

85.688 ACRES x 0.97 UNITS/ACRE x 1.30 = 108.05 TOTAL CREEKSIDE UNITS

EXISTING CREEKSIDE = 96 UNITS  
PROPOSED CREEKSIDE PHASE V = 12 UNITS

OPEN SPACE: OPEN SPACE K (0.49 AC)  
OPEN SPACE L (0.31 AC)  
OPEN SPACE M (1.85 AC)

TOTAL PHASE V OPEN SPACE = 2.65 AC  
EXISTING CREEKSIDE OPEN SPACE = 21.09 AC  
TOTAL CREEKSIDE OPEN SPACE = 23.74 AC

TOTAL CREEKSIDE OPEN SPACE (23.74 AC) / TOTAL CREEKSIDE ACREAGE (85.688 AC) = 27.7% OPEN SPACE

THE OPEN SPACE WILL BE DEDICATED TO ALBEMARLE COUNTY.

BUILDING HEIGHTS: MAXIMUM BUILDING HEIGHTS SHALL NOT EXCEED 35 FEET

SETBACKS:

05500-00-00-078A0  
(18" MIN. FOR FRONT LOADED GARAGES)  
SIDE: 10' BUILDING SEPARATION  
REAR: 20' MIN

SUBDIVISION STREETS: CURB & GUTTER (PARKING ON ONE SIDE ONLY)

WATERSHED: LICKINGHOLE CREEK

AGRICULTURAL/ FORESTAL DISTRICT: NONE

TOPO & SURVEY: TOPOGRAPHY AND BOUNDARY INFORMATION CARDINAL SURVEYING AND DESIGN ALONG WITH COMMONWEALTH LAND SURVEYING. BOUNDARY AND TOPO WERE COMPLETED IN JULY, 2016. TOPO IS COMBINATION OF FIELD-RUN TOPO AND AERIAL TOPO. TOPO WAS FIELD-VERIFIED IN FEBRUARY 2017.

DATUM: NAD 83

EXISTING VEGETATION: PARTIALLY WOODED WITH EXISTING RESIDENCE STRUCTURES

LIGHTING: NO LIGHTING IS PROPOSED

PHASING: SITE TO BE DEVELOPED IN ONE PHASE.

RECREATION: NOT APPLICABLE/NOT REQUIRED

PARKING: 2 OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT. ADDITIONAL PARKING SPACES SHALL BE LOCATED ALONG THE ROADWAYS.

BUILDING SITES: PARCELS 1-12 MAY NOT BE FURTHER DIVIDED. ONLY (1) DWELLING UNIT PER LOT SHALL BE ALLOWED.

BURIAL SITES: NONE

STREAM BUFFERS/FLOODPLAIN: THIS SUBJECT PROPERTY IS LOCATED IN ZONE X. THERE IS NO 100-YEAR FLOODPLAIN LIMITS ON THE SUBJECT PARCELS. PER FEMA MAPS 51003002280 & 51003002290, FEBRUARY 4, 2005. STREAM BUFFER EXISTS ON TMP-55-79A.

OFFSITE DISTURBANCE: NO OFFSITE DISTURBANCE IS PROPOSED WITH THIS PLAN, EXCEPT FOR THE TIE-IN CONNECTION TO THE SANITARY SEWER WITHIN EXISTING UTILITY EASEMENT.

LANDSCAPING: STREET TREES ARE PROPOSED ALONG THE NEIGHBORHOOD STREETS IN ACCORDANCE WITH ALBEMARLE COUNTY LANDSCAPING REQUIREMENTS WITHIN SECTION 32.7.9 OF THE COUNTY CODE.

PROPOSED LAND AREAS: OPEN SPACE: 2.65 AC  
LOTS: 5.63 AC  
RIGHT-OF-WAY: 0.65 AC

IMPERVIOUS AREAS: PAVEMENT: 27,180 SF  
SIDEWALK/TRAILS: 16,147 SF  
BUILDINGS: 36,000 SF

BUILDING SITES: EACH PARCEL CONTAINS A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1. OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

GENERAL NOTES:

- ITE TRIP GENERATION; TRAFFIC IMPACT NUMBERS ARE BASED ON THE ITE TRIP GENERATION MANUAL, 8TH EDITION.  
CODES 230 WERE USED FOR THE DEVELOPMENT  
PROPOSED 23 DWELLING UNITS  
ADT RATE = 9.58 VPD PER DU = 115 ADT (57.5 ENTER/57.5 EXIT)  
AM PEAK RATE = 0.75 VPH PER DU = 9 VPH (6 ENTER/6 EXIT)  
PM PEAK RATE = 1.01 VPH PER DU = 12 VPH (8 ENTER/4 EXIT)
- ALL TRASH SHALL BE COLLECTED BY A DRIVING DUMPSTER SERVICE. EACH LOT SHALL HAVE AN INDIVIDUAL TRASH CONTAINER.
- NO ON STREET LIGHTING IS PROPOSED WITH THIS PLAN.
- THIS PROPERTY IS NOT LOCATED WITHIN A DAM INUNDATION ZONE.
- THERE ARE NO KNOWN CEMETERIES OR PLACES OF BURIALS ON THE PROPERTY.

NOTE: THERE ARE NO PRESERVED OR MANAGED STEEP SLOPES WITHIN THE PROJECT LIMITS.





REVISIONS

REVISION DESCRIPTION	DATE	INITIALS
INITIAL SUBMITTAL	6/5/17	

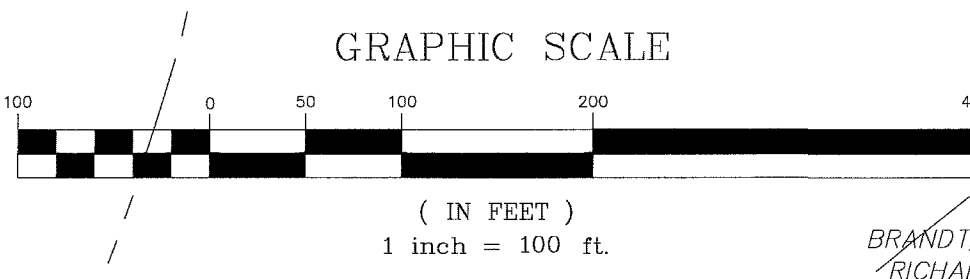
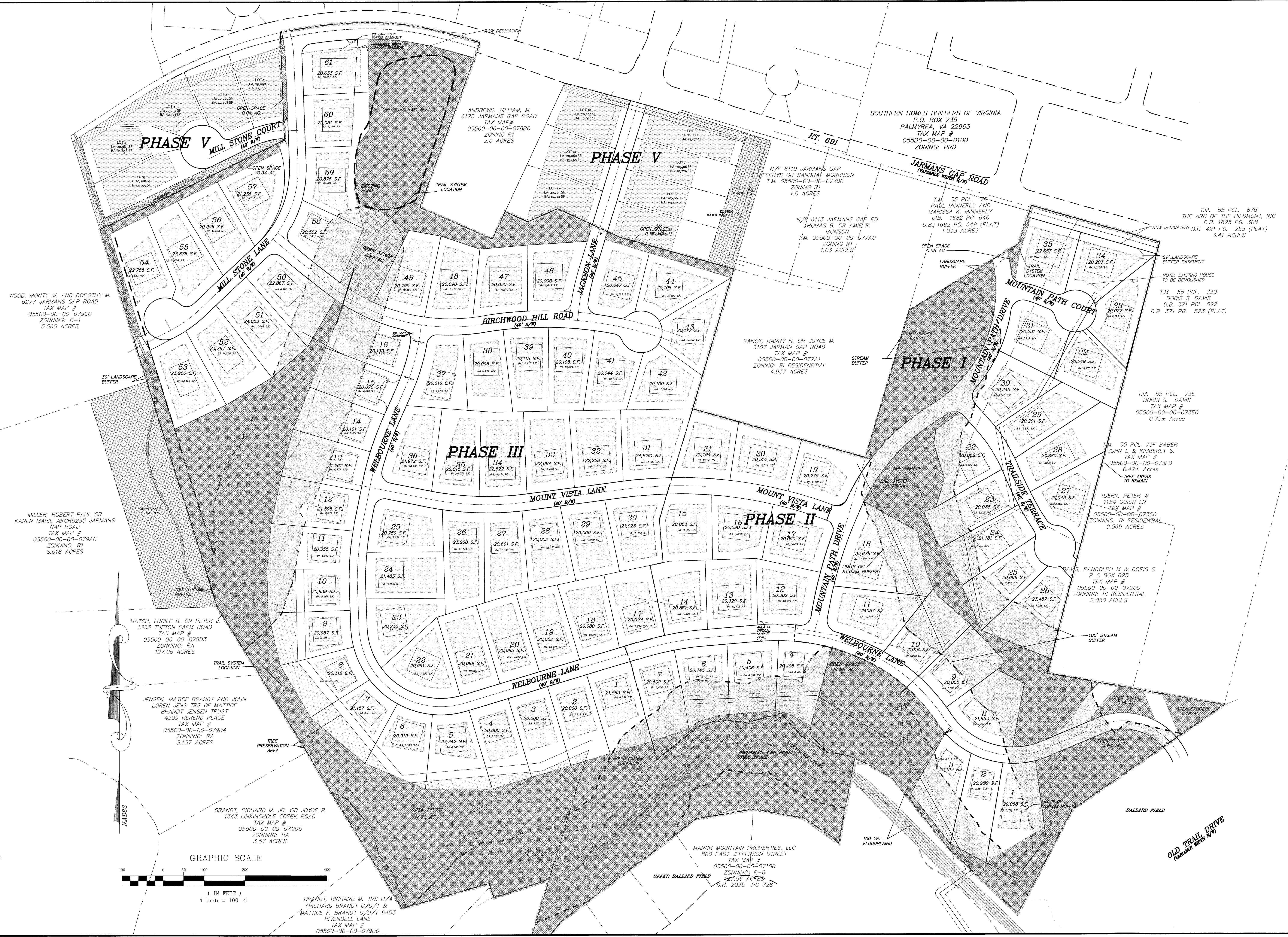
COLLINS ENGINEERING

200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

OLD TRAIL CREEKSIDE V - PRELIMINARY SUBDIVISION PLAT

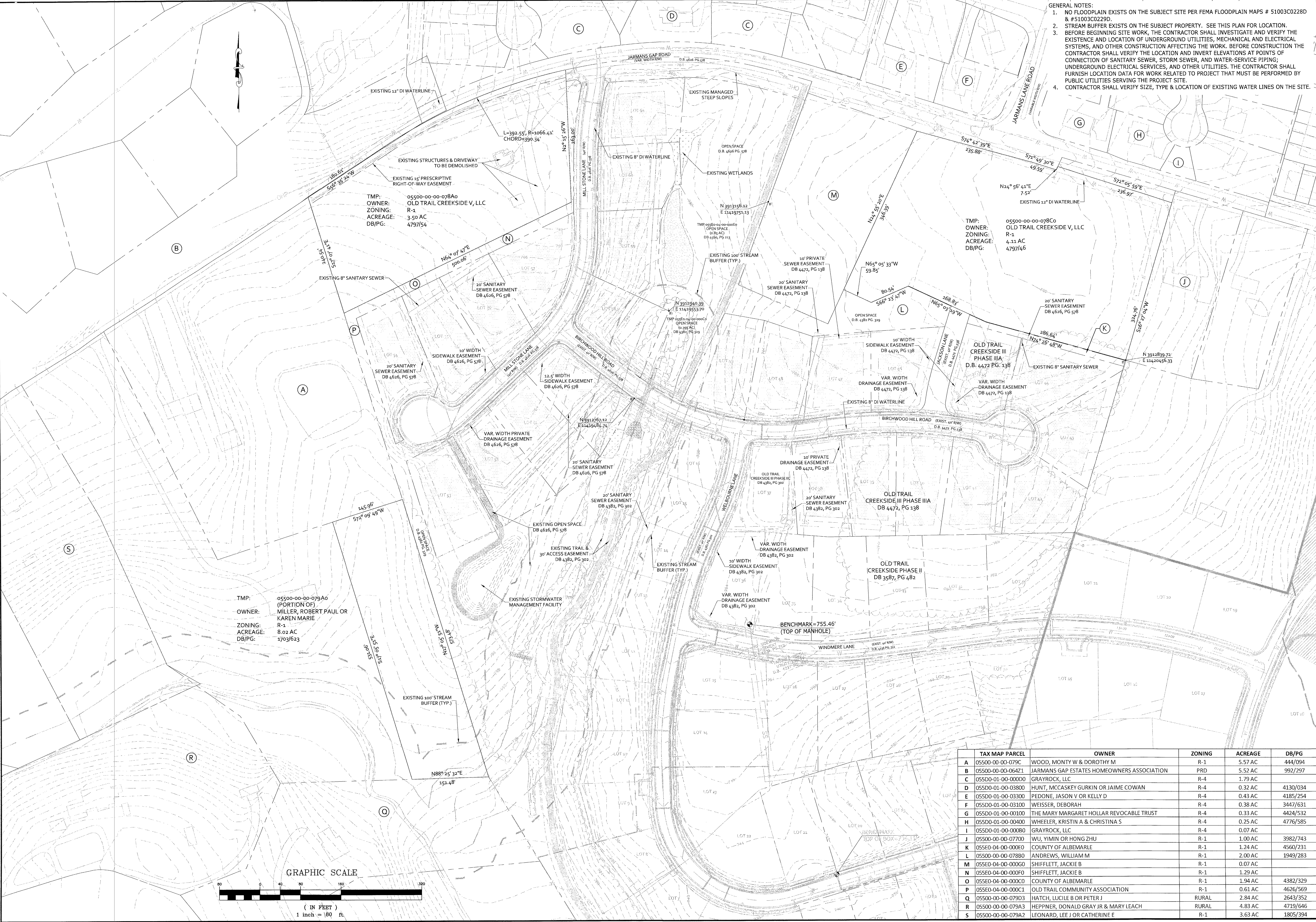
OVERALL CREEKSIDE PLAN

PROJECT	JOB NO.
OLD TRAIL CREEKSIDE V - PRELIMINARY SUBDIVISION PLAT	172134
SHEET TITLE	SCALE
OVERALL CREEKSIDE PLAN	1"=100'
	SHEET NO.
	2



BRANDT, RICHARD M. TRS. U/A  
RICHARD BRANDT U/D/T &  
MATTHEW F. BRANDT U/D/T 6403  
RIVENDALE LANE  
TAX MAP #  
05500-00-00-07900





- GENERAL NOTES:
1. NO FLOODPLAIN EXISTS ON THE SUBJECT SITE PER FEMA FLOODPLAIN MAPS # 51003C0228D & #51003C0229D.
  2. STREAM BUFFER EXISTS ON THE SUBJECT PROPERTY. SEE THIS PLAN FOR LOCATION.
  3. BEFORE BEGINNING SITE WORK, THE CONTRACTOR SHALL INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, MECHANICAL AND ELECTRICAL SYSTEMS, AND OTHER CONSTRUCTION AFFECTING THE WORK. BEFORE CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATIONS AT POINTS OF CONNECTION OF SANITARY SEWER, STORM SEWER, AND WATER-SERVICE PIPING; UNDERGROUND ELECTRICAL SERVICES, AND OTHER UTILITIES. THE CONTRACTOR SHALL FURNISH LOCATION DATA FOR WORK RELATED TO PROJECT THAT MUST BE PERFORMED BY PUBLIC UTILITIES SERVING THE PROJECT SITE.
  4. CONTRACTOR SHALL VERIFY SIZE, TYPE & LOCATION OF EXISTING WATER LINES ON THE SITE.

CE

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT

OLD TRAIL CREEKSIDE V - PRELIMINARY SUBDIVISION PLAT

SHEET NO. 3

SHEET TITLE

EXISTING CONDITIONS

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	6/5/17

SCOTT R. COLLINS

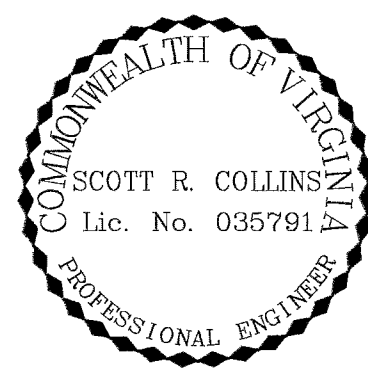
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA

Lic. No. 035791

TAX MAP PARCEL	OWNER	ZONING	ACREAGE	DB/PG
A 05500-00-00-079C	WOOD, MONTY W & DOROTHY M	R-1	5.57 AC	444/094
B 05500-00-00-06421	JARMANS GAP ESTATES HOMEOWNERS ASSOCIATION	PRD	5.52 AC	992/297
C 05500-01-00-00000	GRAYROCK, LLC	R-4	1.79 AC	
D 05500-01-00-03800	HUNT, MCCASKEY GURKIN OR JAIME COWAN	R-4	0.32 AC	4130/034
E 05500-01-00-03300	PEDONE, JASON V OR KELLY D	R-4	0.43 AC	4185/254
F 05500-01-00-03100	WEISSER, DEBORAH	R-4	0.38 AC	3447/631
G 05500-01-00-03100	THE MARY MARGARET HOLLAR REVOCABLE TRUST	R-4	0.33 AC	4424/532
H 05500-01-00-00400	WHEELER, KRISTIN A & CHRISTINA S	R-4	0.25 AC	4776/585
I 05500-01-00-00080	GRAYROCK, LLC	R-4	0.07 AC	
J 05500-00-00-07700	WU, YIMIN OR HONG ZHU	R-1	1.00 AC	3982/743
K 05500-04-00-00060	COUNTY OF ALBEMARLE	R-1	1.24 AC	4560/231
L 05500-00-00-07880	ANDREWS, WILLIAM M	R-1	2.00 AC	1949/283
M 05500-04-00-00060	SHIFFLETT, JACKIE B	R-1	0.07 AC	
N 05500-04-00-00060	SHIFFLETT, JACKIE B	R-1	1.29 AC	
O 05500-04-00-00060	COUNTY OF ALBEMARLE	R-1	1.94 AC	4382/329
P 05500-04-00-00060	OLD TRAIL COMMUNITY ASSOCIATION	R-1	0.61 AC	4626/569
Q 05500-00-00-079D3	HATCH, LUCILE B OR PETER J	RURAL	2.84 AC	2643/352
R 05500-00-00-079A3	HEPPNER, DONALD GRAY JR & MARY LEACH	RURAL	4.83 AC	4719/646
S 05500-00-00-079A2	LEONARD, LEE J OR CATHERINE E	R-1	3.63 AC	1805/394





REVISIONS

REVISION DESCRIPTION  
INITIAL SUBMITTAL

DATE  
6/5/17

**COLLINS ENGINEERING**

200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

GRADING & UTILITY PLAN

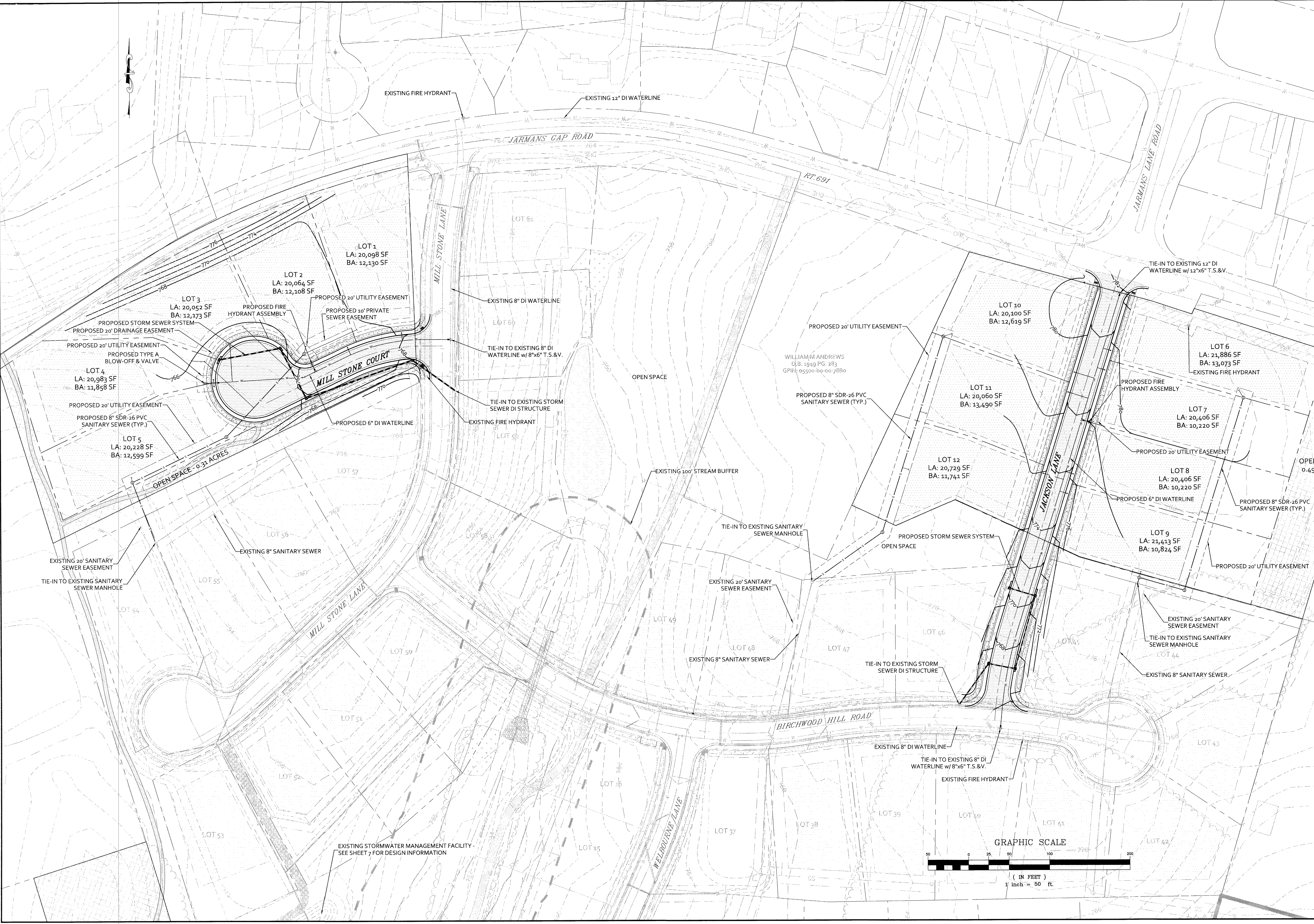
OLD TRAIL CREEKSIDE V - PRELIMINARY SUBDIVISION PLAT

PROJECT  
JOB NO.  
172134

SCALE  
1"=50'

SHEET NO.  
4

These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.





GENERAL CONSTRUCTION NOTES FOR STREETS

- CONSTRUCTION INSPECTION OF ALL PROPOSED ROADS WITHIN THE DEVELOPMENT WILL BE MADE BY THE COUNTY. THE CONTRACTOR MUST NOTIFY THE DEPARTMENT OF COMMUNITY DEVELOPMENT (296-5832) 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
- UPON COMPLETION OF FINE GRADING AND PREPARATION OF THE ROADBED SUBGRADE, THE CONTRACTOR SHALL HAVE CBR TESTS PERFORMED ON THE SUBGRADE SOIL. THREE (3) COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE COUNTY. IF A SUBGRADE SOIL CBR OF 10 OR GREATER IS NOT OBTAINABLE, A REVISED PAVEMENT DESIGN SHALL BE MADE BY THE DESIGN ENGINEER AND SUBMITTED WITH THE TEST RESULTS FOR APPROVAL. SURFACE DRAINAGE AND PIPE DISCHARGE MUST BE RETAINED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENTS PRIOR TO ACCEPTANCE BY THE COUNTY. ALL DRAINAGE OUTFALL EASEMENTS ARE TO BE EXTENDED TO A BOUNDARY LINE OR A NATURAL WATERCOURSE.
- GUARDRAIL LOCATIONS ARE APPROXIMATE. EXACT LENGTH, LOCATION AND APPROPRIATE END TREATMENTS WILL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION. ADDITIONAL GUARDRAIL MAY BE REQUIRED AT LOCATIONS NOT SHOWN WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY. WHEN GUARDRAIL IS REQUIRED, IT SHALL BE INSTALLED FOUR (4) FEET OFFSET FROM THE EDGE OF PAVEMENT TO THE FACE OF GUARDRAIL, AND ROADWAY SHOULDER WIDTHS SHALL BE INCREASED TO SEVEN (7) FEET.
- WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG-9(A, B OR C).
- WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE-1.
- COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
- ROAD PLAN APPROVAL FOR SUBDIVISIONS IS SUBJECT TO FINAL SUBDIVISION PLAT VALIDATION. SHOULD THE FINAL PLAT FOR THIS PROJECT EXPIRE PRIOR TO SIGNING AND RECORDATION, THEN APPROVAL OF THESE PLANS SHALL BE NULL AND VOID.
- ALL SIGNS OR OTHER REGULATORY DEVICES SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND THE ALBEMARLE COUNTY ROAD NAMING AND PROPERTY NUMBERING ORDINANCE AND MANUAL.
- TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS.
- THE SPEED LIMITS TO BE POSTED ON SPEED LIMIT SIGNS ARE 5 MPH BELOW THE DESIGN SPEED, OR AS DETERMINED BY VDOT FOR PUBLIC ROADS.
- VDOT STANDARD CD-1 OR CD-2 CROSS-DRAINS UNDER TO BE INSTALLED UNDER THE SUBBASE MATERIAL AT ALL CUT AND FILL TRANSITIONS AND GRADE SAG POINTS AS SHOWN ON THE ROAD PROFILES.
- A VIDEO CAMERA INSPECTION IS REQUIRED FOR ALL STORM SEWERS AND CULVERTS THAT ARE DEEMED INACCESSIBLE TO VDOT OR COUNTY INSPECTIONS. THE VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH VDOT'S VIDEO CAMERA INSPECTION PROCEDURE AND WITH A VDOT OR COUNTY INSPECTOR PRESENT.

ALBEMARLE COUNTY  
GENERAL CONSTRUCTION NOTES

- PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
- EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
- ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED, AND MULCHED.
- THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
- PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- UNLESS OTHERWISE NOTED, ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE-CLASS III.
- ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

ROAD NOTES

GRADING:

- THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS OF THIS PROJECT.
- WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE ENTIRE ROAD RIGHT-OF-WAY WIDTH AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER.
- ALL GROWTH OF TREES AND VEGETATION SHALL BE CLEARED AND GRUBBED FOR THE ENTIRE EASEMENT. OTHER TREES AND VEGETATION WHICH OBSTRUCT SIGHT DISTANCES AT ROAD INTERSECTIONS SHALL BE REMOVED.
- ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

DRAINAGE:

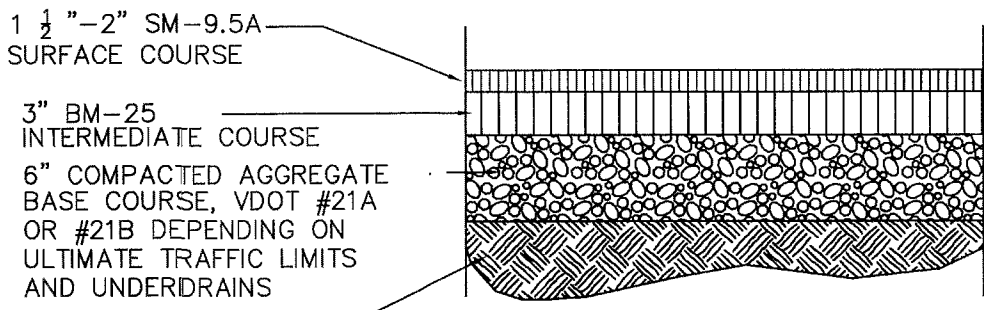
- ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT.
- STANDARD UNDERDRAINS (CD-1 OR CD-2 OR UD-4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
- ALL DRIVEWAY ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH AND HAVE A MINIMUM DIAMETER OF FIFTEEN (15) INCHES AND SHALL BE PLACED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTAION SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS.
- ALL DRAINAGE EASEMENT SHALL BE CLEARED AND GRADED TO THE SATISFACTION OF THE ENGINEER. DRAINAGE EASEMENTS SHALL EXTEND TO A POINT DEEMED AS NATURAL WATER COURSE.

PAVEMENT:

- AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
- SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
- TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS REQUIRED GRADATION FOR TYPE I, II, OR III PRIOR TO PLACING AGGREGATE BASE. THE REQUIREMENTS TO PUGMILL AGGREGATE BASE WILL BE WAIVED IN THE EVENT THAT THE SURFACE COURSE IS BEGINNING AT THE COMPLETION OF THE INSTALLATION OF THE AGGREGATE BASE. IN THE EVENT THAT THE SURFACE COURSE IS APPLIED PRIOR TO 60 DAYS, THE PUGMILL REQUIREMENT WILL APPLY.
- THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
- BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
- PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC-250 @ 0.3 GAL./SQ. YD.).
- BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- ENCROACHMENT: POSTS, WALLS, SIGNS, OR SIMILAR ORNAMENTAL STRUCTURES THAT DO NOT ENHANCE A ROADWAY'S CAPACITY OR TRAFFIC SAFETY, SHALL NOT BE PERMITTED WITHIN THE RIGHT OF WAY. ONLY THOSE STRUCTURES SPECIFICALLY AUTHORIZED BY PERMIT ISSUED BY VIRGINIA DEPARTMENT OF TRANSPORTATION MAY BE LOCATED WITHIN THE STREETS RIGHT OF WAY.

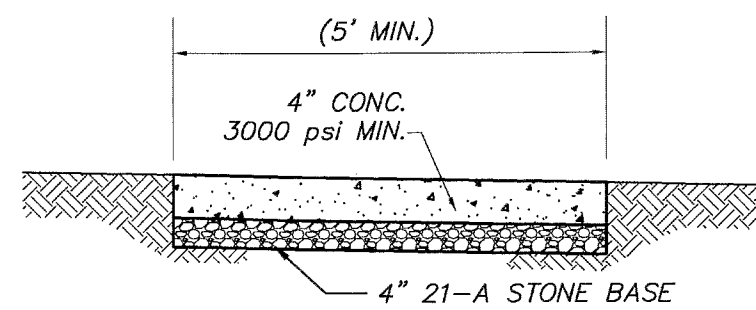
NOTE: MANDATORY INSPECTIONS AT THE FOLLOWING PHASES ARE REQUIRED FOR ROADS THAT ARE PROPOSED TO BE STATE MAINTAINED:

- INSTALLATION OF ANY ENCLOSED DRAINAGE SYSTEM BEFORE IT IS COVERED.
- INSTALLATION OF ANY ENCLOSED UTILITY PLACEMENTS WITHIN THE RIGHT-OF-WAY BEFORE BEING COVERED.
- CONSTRUCTION OF THE CUTS AND FILLS, INCLUDING FIELD DENSITY TESTS, BEFORE PLACEMENT OF ROADBED BASE MATERIALS.
- A FINAL PAVEMENT DESIGN, BASED ON ACTUAL SOIL CHARACTERISTICS AND CERTIFIED TESTS, SHALL BE COMPLETED AND APPROVED BEFORE THE PAVEMENT STRUCTURE IS PLACED.
- PLACEMENT OF BASE MATERIALS, INCLUDING STONE DEPTHS, CONSISTENT WITH THE APPROVED PAVEMENT DESIGN, PRIOR TO PLACEMENT OF THE PAVING COURSE OR COURSES, FOLLOWED BY FIELD DENSITY AND MOISTURE TESTS AND THE PLACEMENT OF A PAVING COURSE AS SOON AS POSSIBLE.
- CONSTRUCTION OF PAVEMENT, INCLUDING DEPTH AND DENSITY, UPON COMPLETION AS PART OF THE FINAL INSPECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING VDOT A MINIMUM OF ONE WEEK PRIOR TO EACH OF THE ABOVE PHASES OF CONSTRUCTION TO SCHEDULE AN INSPECTION.
- FAILURE OF THE CONTRACTOR TO SCHEDULE THESE INSPECTIONS WILL REQUIRE ADDITIONAL TESTING OF THE ROADS AT THE DISCRETION OF VDOT OR MAY LEAD TO THE ROADS NOT BEING ELIGIBLE FOR STATE MAINTENANCE.



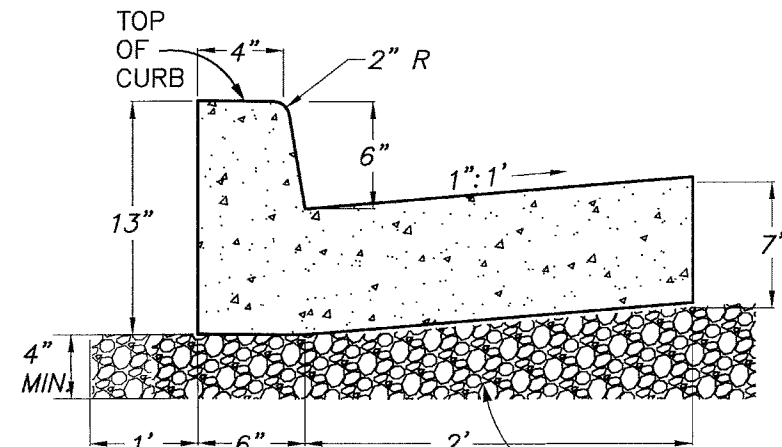
ASPHALT PAVING – ROADS

NO SCALE



CONCRETE SIDEWALK

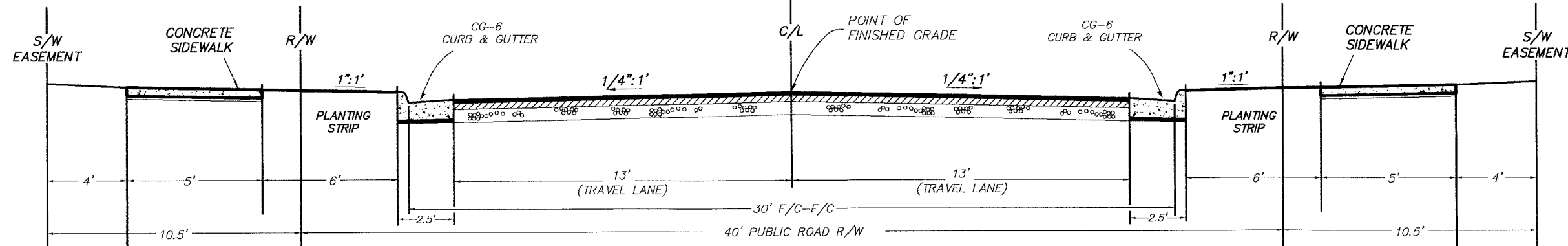
NO SCALE



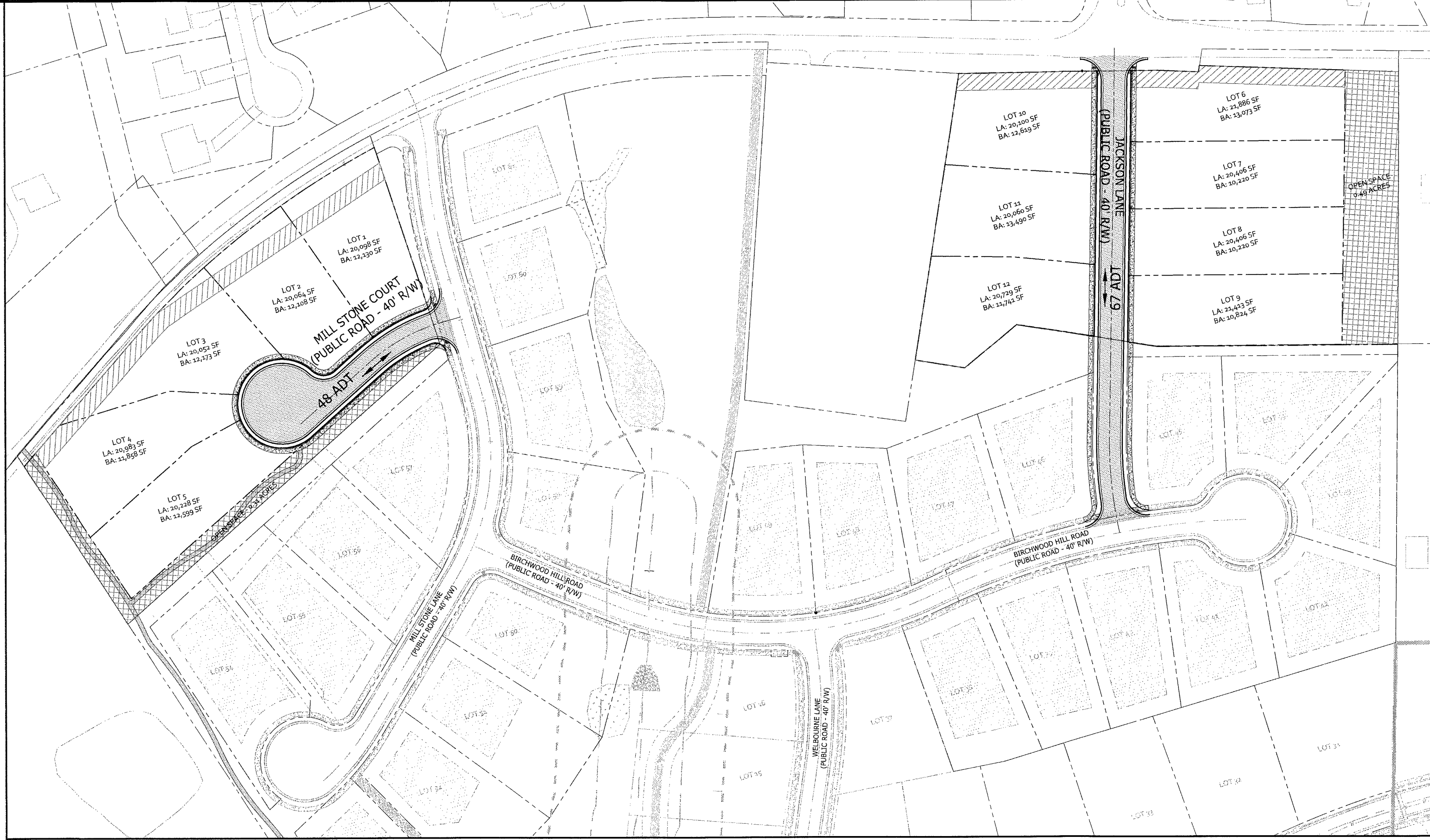
STANDARD CG-6 CURB & GUTTER

NO SCALE

VDOT #57, #68, OR #78 STONE BASE UNDER CURB & CHECKED BY VDOT PRIOR TO PAVING AND/OR BACKFILLING.



TYPICAL STREET SECTION – 55' PUBLIC ROAD  
(MILL STONE COURT & JACKSON LANE)  
25 MPH DESIGN SPEED  
NOT TO SCALE



TRIP GENERATION CALCULATIONS

TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL (8TH EDITION)  
12 SINGLE FAMILY ATTACHED UNITS (CODE 230)

ADT:	115 VPD	(57.5 ENTER/ 57.5 EXIT)
AM PEAK:	9 VPH	(2 ENTER/ 7 EXIT)
PM PEAK:	12 VPH	(8 ENTER/ 4 EXIT)

TRIP GENERATION

1"=100'

REVISIONS

REVISION DESCRIPTION	DATE
INITIAL SUBMITTAL	6/5/17

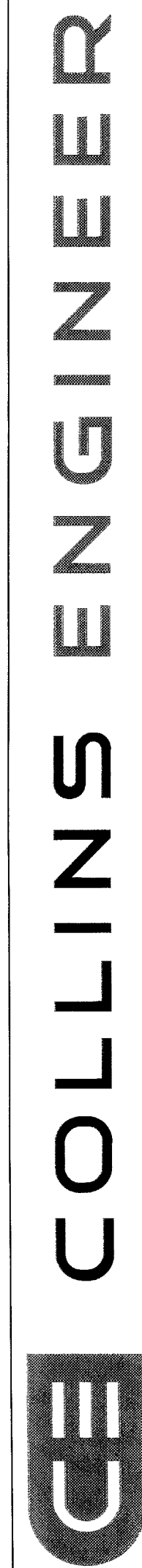
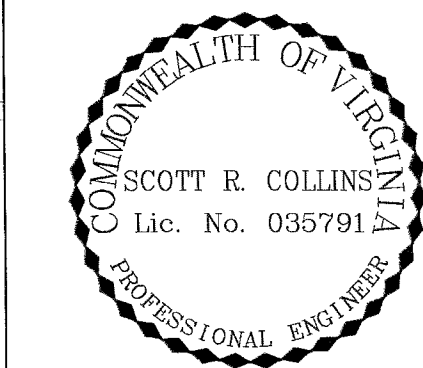
COLLINS ENGINEERING

200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

OLD TRAIL CREEKSIDE V - PRELIMINARY SUBDIVISION PLAT

NOTES & DETAILS

PROJECT  
JOB NO.  
172134  
SCALE  
AS SHOWN  
SHEET NO.  
5



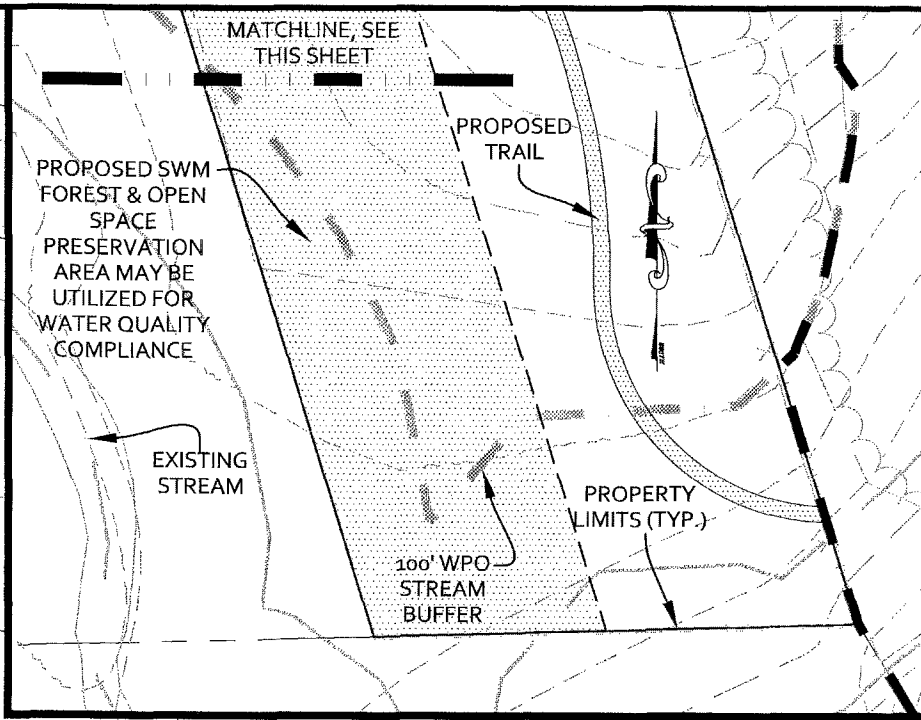
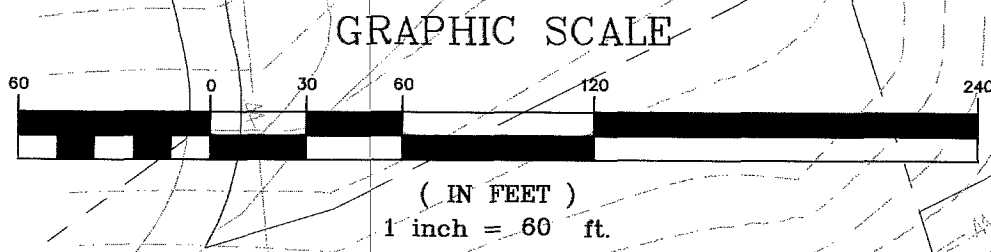
These plans and associated documents are the exclusive property of COLLINS ENGINEERING and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of COLLINS ENGINEERING.







- General Construction notes for Stormwater Management Plans.
1. All dams and constructed fill to be within 95% of maximum dry density and 2% of optimum moisture content. All fill material to be approved by a geotechnical engineer. A geotechnical engineer is to be present during construction of dams.
  2. Pipe and riser joints are to be watertight within stormwater management facilities.
  3. For temporary sediment traps or basins which are to be converted to permanent stormwater management facilities; conversion is not to take place until the site is stabilized, and permission has been obtained from the County erosion control inspector.



## REVISIONS

REVISION DESCRIPTION	INITIAL SUBMITTAL
DATE	6/5/17

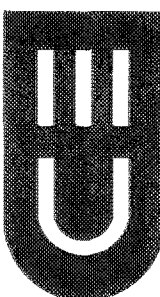
# COLLINS ENGINEERING

200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

## OLD TRAIL CREEKSIDE V - PRELIMINARY SUBDIVISION PLAT

### STORMWATER MANAGEMENT PLAN

PROJECT	JOB NO.
OLD TRAIL CREEKSIDE V - PRELIMINARY SUBDIVISION PLAT	172134
SHEET TITLE	SCALE
STORMWATER MANAGEMENT PLAN	1"=60'
	SHEET NO.
	7



ADDITIONAL RUNOFF (0.99 AC) ASSOCIATED WITH CREEKSIDE V IS PROPOSED TO BE DETAINED VIA THE APPROVED EXTENDED DETENTION BASIN UNDER WPO 2012-00062.

PART OF APPROVED D.A. #1A (DETAINED & APPROVED UNDER WPO 2012-00062)

APPROVED DRAINAGE DIVIDE SHOWN ON WPO 2012-00062

MILL STONE COURT

MILL STONE LANE

APPROVED D.A. #1B (DETAINED & APPROVED UNDER WPO 2012-00062) 10.94 AC, CN=63.2, TC=0.23115.

WILLIAM M ANDREWS D.B. 1960 PG. 283, GPIN: 055300-00-00-7889

APPROVED DRAINAGE DIVIDE SHOWN ON WPO 2012-00062

APPROVED D.A. #1A (DETAINED & APPROVED UNDER WPO 2012-00062) 9.62 AC, CN=72.5, TC=0.23115.

BIRCHWOOD HILL ROAD

JACKSON LANE

YIMIN OR HONG ZHANG D.B. 1980 PG. 769, GPIN: 055300-00-00-07700

PROPOSED SWM FOREST & OPEN SPACE PRESERVATION AREA MAY BE UTILIZED FOR WATER QUALITY COMPLIANCE

### Summary of Phosphorous Removal Compliance:

Total Phosphorous (TP) Load Reduction Required:	3.23 lbs/yr.
TP Load Removed Through Protected Forest & Open Space Easements	0.31 lbs/yr.
TP Load Removed Through Contribution to the Lickinghole Basin Fund	0.88 lbs/yr.
TP Load Removed Through Purchasing Nutrient Credits	2.04 lbs/yr.
	3.23 lbs/yr.

DEQ Virginia Runoff Reduction Method New Development Compliance Spreadsheet - Version 3.0

2011 BMP Standards and Specifications

2013 Draft BMP Standards and Specifications

Project Name: Old Trail Creekside V- Preliminary Subdivision Plat  
Date: 6/5/2017

CLEAR ALL

data input cells  
constant values  
calculation cells  
final results

BMP Design Specifications List: 2011 Stds & Specs

### Site Information

### Post-Development Project (Treatment Volume and Loads)

Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land		0.80			0.80
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed		6.53			6.53
Impervious Cover (acres)		1.82			1.82
					9.15

\* Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method

Constants	
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

### Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	3.23
------------------------------------	------

### STORMWATER MANAGEMENT NARRATIVE:

THE PROPOSED CREEKSIDE V DEVELOPMENT WILL COMPLY WITH PART IIB REQUIREMENTS. THE DEVELOPMENT DRAINS TO AN APPROVED EXTENDED DETENTION BASIN, AS SHOWN ON THE WPO 2012-00062 PLANS. THIS FACILITY WAS DESIGNED TO ACCEPT RUNOFF FROM BEYOND THE CREEKSIDE III, PHASE III LIMITS. THE APPROVED WPO 2012-00062 FACILITY PROVIDES BOTH WATER QUALITY AND QUANTITY TREATMENT, HOWEVER CREEKSIDE V WILL ONLY UTILIZE THE FACILITY FOR WATER QUANTITY COMPLIANCE. AT THE TIME OF THE FINAL SITE PLAN REVIEW, THE FACILITY WILL BE EVALUATED TO CONFIRM IT CAN ACCEPT THIS MINOR ADDITIONAL RUNOFF & MODIFICATIONS WILL BE MADE AS NECESSARY. WATER QUALITY COMPLIANCE FOR CREEKSIDE V WILL BE MET THROUGH THE USE OF 3 BEST MANAGEMENT PRACTICES. THE BEST MANAGEMENT PRACTICE OF DOWNSTREAM PRESERVED OPEN SPACES WILL BE IMPLEMENTED, AS CONCEPTUALLY SHOWN ON THIS SHEET. A PROPOSED PRESERVATION EASEMENT, WITH AREAS TO BE FINALIZED WITH THE VSMP PLAN, WILL BE RECORDED WITH THIS DEVELOPMENT'S SUBDIVISION PLAT AND ITS LANGUAGE WILL PROHIBIT FUTURE DEVELOPMENT AND LAND DISTURBANCES WITHIN THE EASEMENT(S). THIS PRACTICE IS THEN SUPPLEMENTED WITH THE BEST MANAGEMENT PRACTICE OF CONTRIBUTING TO THE LICKINGHOLE BASIN FUND FOR A PHOSPHOROUS REMOVAL EFFICIENCY OF 30%. THE REMAINING PHOSPHOROUS REMOVAL WILL BE MITIGATED THROUGH THE BEST MANAGEMENT PRACTICE OF PURCHASING NUTRIENT CREDITS. PLEASE SEE THE ATTACHED STORMWATER MANAGEMENT CONCEPTUAL CALCULATIONS PACKET FOR ADDITIONAL DETAILS.

MILLER, ROBERT PAUL/JOR KAREN D.B. 2703 PG. 093, GPIN: 055300-00-00-07944

APPROVED WPO 2012-00062 EXTENDED DETENTION BASIN PROVIDING BOTH WATER QUALITY & QUANTITY TREATMENT. NOTE, CREEKSIDE V SEEKS TO MEET WATER QUANTITY COMPLIANCE THROUGH THE USE OF THIS FACILITY. AT THE TIME OF THE FINAL SITE PLAN REVIEW, THE FACILITY WILL BE EVALUATED TO CONFIRM IT CAN ACCEPT THIS MINOR ADDITIONAL RUNOFF & MODIFICATIONS WILL BE MADE AS NECESSARY. FROM A WATER QUALITY STANDPOINT, CREEKSIDE V WILL BE IN COMPLIANCE THROUGH FOREST & OPEN SPACE PRESERVATIONS AREAS, A CONTRIBUTION TO THE LICKINGHOLE BASIN FUND & THROUGH THE PURCHASING OF NUTRIENT CREDITS FOR THE SCOURING BALANCE.

PROPOSED SWM FOREST & OPEN SPACE PRESERVATION AREA MAY BE UTILIZED FOR WATER QUALITY COMPLIANCE

MATCHLINE, SEE THIS SHEET