OLD IVY RESIDENCES

PRESERVED SLOPES
ZONING MAP AMENDMENT
ZMA 2021-00009

JULY 19, 2021
AMENDED: NOVEMBER 15TH, 2021
AMENDED: FEBRUARY 7TH, 2021

PREPARED BY:

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

608 PRESTON AVENUE, SUITE 200
CHARLOTTESVILLE, VA 22903
BRYAN CICHOCKI, PE

Introduction

A zoning map amendment is being requested per Section 30.7.6 of the Albemarle County Zoning Ordinance, to convert an area of preserved slopes to managed slopes within the Old Ivy Residences proposed development. The slopes that are being requested for reclassifcation, while 25% or greater in slope, are misclassified as preserved slopes and better described as managed slopes, as they are manufactured, which is made evident from previous documented site plans. Furthermore, the overall development plan is to reduce the area of these steep slopes, laying back the slopes, further reducing concerns of erosion and downhill degradation of waterways.

While these slopes are being requested to be changed to managed slopes, there is a recognition of the County's goal, related to steep slopes, to reduce "rapid and/or large-scale movement of soil and rock, excessive stormwater run-off, siltation of natural and man-made bodies of water, loss of aesthetic resource … all of which constitute potential dangers to the public health, safety and/or welfare." With that in mind, this application will discuss the following related to the conversion of these slopes to managed slopes:

- Explore the existing conditions and designation of this area as preserved slopes versus managed slopes.
- Protection and enhancement of adjacent and downstream land.
- Mitigation efforts to eliminate effects of slope impacts

Existing Conditions

The property containing the currently designated preserved slopes within the development (parcels 06000-00-00-024C3, 06000-00-0024C4* and 06000-00-00-024C1*) is located off Old Ivy Road and the 250/29 bypass within Albemarle County. The subject portion of the property is adjacent to parcels 06000-00-00-024C and 06000-00-00-05100 (which are under the same ownership) to the east and the 250/29 bypass to the west, as shown below:

*Note: TMP 60-24C4 was "created" by virtue of certificate of take (C-798017) at D.B. 1761, PG. 614. The certificate of take was then invalidated by the order found at D.B. 5330, PG. 110 and ownership reverted to the Now Filthy Beast, LLC. The invalidation of the certificate of take had the legal effect of eliminating the boundary between parcels 24C4 and 24C1, such that now they are once again combined into a single 5-acre parcel 24C1. Thus, the steep slopes being requested to be amended are within parcel 24C1 despite being shown in parcel 24C4 on the County GIS. Further, the surveyed location of the lot line (certificate of take) between lots 24C4 and 24C1 was found to be in a different location than Albemarle County GIS shows which also places preserved slopes on parcel 24C1. As such, reference to parcel 24C1 has been retained in this request.

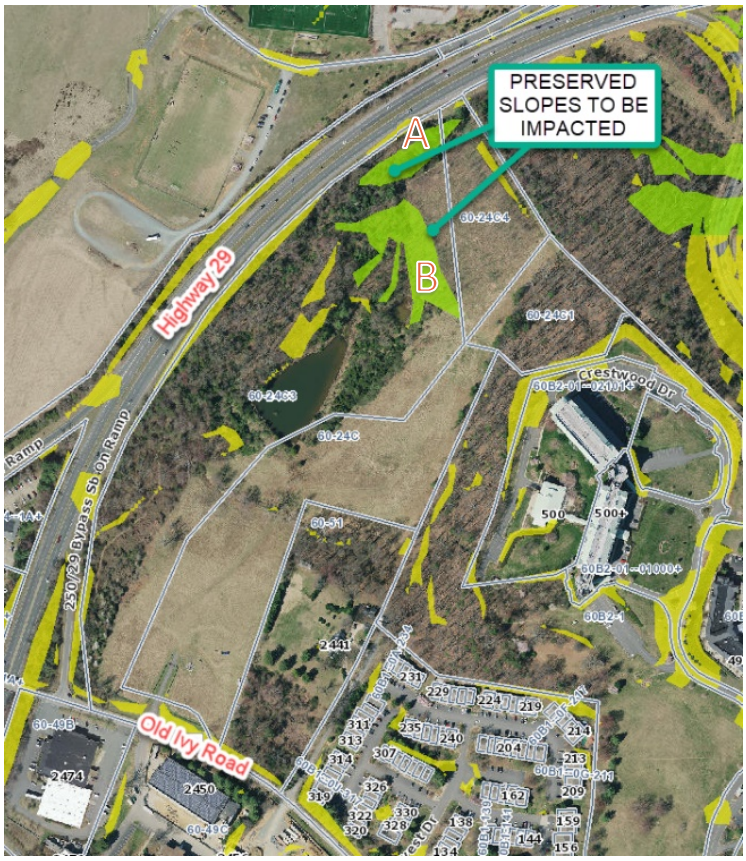


Figure 1: *Slopes to be converted to Managed Slopes*

Per Albemarle County GIS, there are designated preserved slopes on this parcel, comprising an area of approximately 1.55 acres (outlined in green above). Per Section 30.7.3, the origin of preserved slopes is defined as natural features protected by county action from land disturbing activities. However, both of the preserved slope areas identified on-site appear to be the result of human activities. Historical imagery shows that slope "A" (adjacent to the 250/29) was a result of activity on the site in the early 1990's. Slope "B" was a result of waste fill generated from the North Grounds Connector Road project in the mid 2000's (see **Figure 2** & **Appendix A** for further details). Under normal conditions outlined in Section 30.7.3a, this would likely lead to the classification of these steep slopes as managed slopes; however, they are currently classified as preserved slopes. We believe that the history of these slopes is an important factor in the consideration of this zoning map amendment to reclassify the slopes as managed.

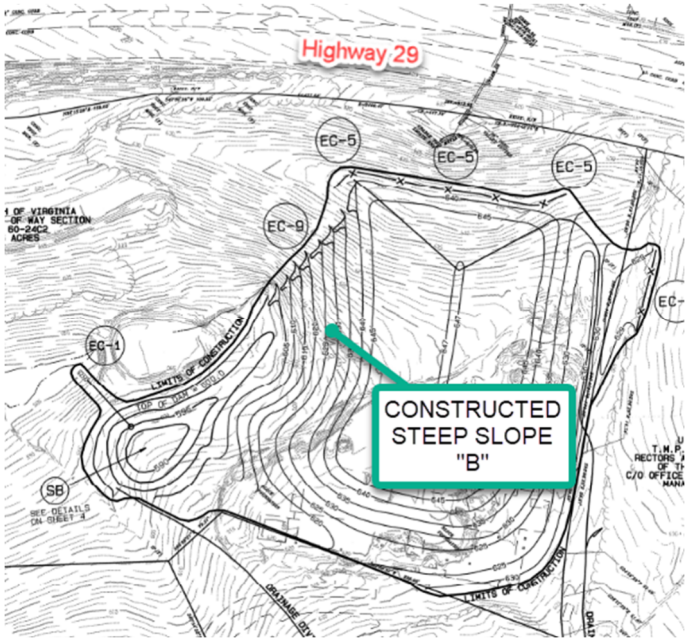


Figure 2: *Excerpt from North Grounds Connector Road Project*

Protection of Adjacent and Downstream Land

Protection of adjacent and downstream land is an important consideration for any development, but particularly one that has both intermittent and perennial streams located within it. As noted below, development has been located to limit removal of forested areas, while protecting the natural area of the Rivanna Trail. Additionally, the impacts to the slopes will reduce the steepness of these areas, as well as the overall runoff across these slopes, reducing risks of erosion and/or slope failure.

Proposed with the Old Ivy Residences rezoning application is a new residential development on the subject property. The proposed development has been laid out to limit disturbance to the steep slopes, while maximizing the conservation of forested areas, particularly adjacent to the existing Rivanna Trail, as much as possible (see **Figure 3**). Specifically, the development layout focuses on utilizing space already impacted by the existing farmland to minimize the disturbance to the surrounding forested areas, as well as some of the managed slopes which are identified in these areas. By impacting a portion of the currently designed preserved slopes, the neighborhood layout can better preserve existing natural forest, which provides an invaluable amenity to the neighborhood, prevents additional environmental concerns associated with deforestation (erosion, stormwater quality, habitat, etc.), and provides a greater degree of conservation. Given the history of the slopes on-site, Greystar and the design team agree that these forested areas hold a higher environmental value on the site than the previously disturbed, man-made slopes.

Moreover, the impact to these slopes will result in a reduction to the stormwater that drains across this area, as the slopes will be reduced (the grade proposed is to cut these areas down in elevation), while

also capturing runoff in a stormwater conveyance (pipe) system, reducing overland flow and the total amount of runoff that these steep slope areas currently are subject to from a stormwater volume perspective. This change will result in a reduction to the potential of erosion over the remaining slopes, since those areas will see a limited amount of drainage over top of them.

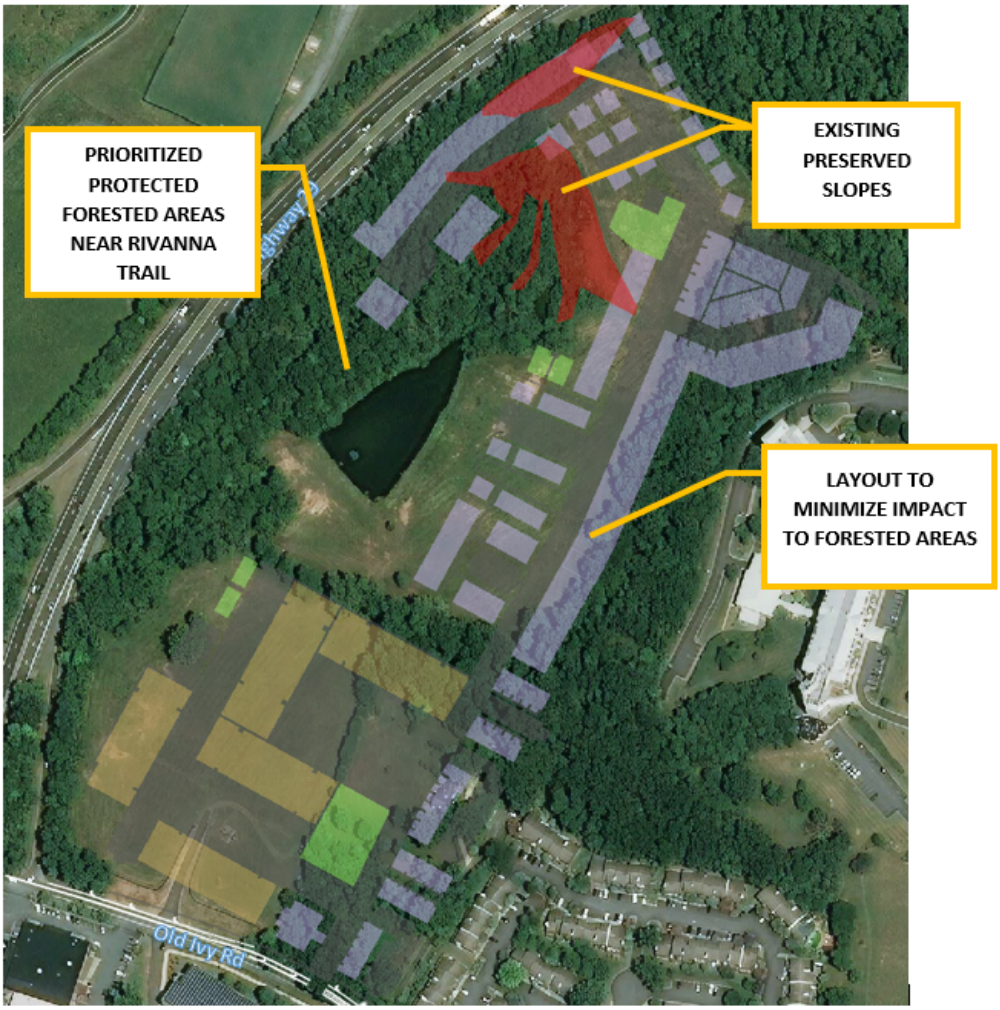


Figure 3: *Residential Layout to Minimize Impacted Forested Area*

The proposed impacts to the existing preserved slopes are as shown in **Figure 4** below and included in **Appendix A**:



Figure 4: *Areas of Preserved Slope Disturbance On-site*

Mitigation Efforts

In order to protect downstream land, adequate erosion control measures reviewed and approved by Albemarle County will be implemented during construction to mitigate runoff while preserved slope disturbance takes place. More specifically, downstream measures, such as wired-backed silt fence and sediment traps/basins will be required. Each of these measures will be placed in a way to ensure protection of the downstream lands, including the pond and beyond.

Furthermore, the overall project is proposing to desilt and improve the existing pond to enhance the ecological benefits for the local habitat, improve the environmental impacts by adding vegetation and aquatic benching, while providing volume to meet stormwater quantity requirements.

Summary of Justification for Rezoning

While the steep slopes overlay district strives to protect preserved slopes within the County, it also affords relief through the zoning map amendment process when certain slopes are outside the criteria of those considered preserved slopes. Given that these preserved slopes were previously disturbed and generated by construction and waste fill, it stands to reason that they should be considered managed slopes. Additionally, even with this designation, the proposed impacts will further enhance the downstream waterways. While the proposed impacts do reduce the steep slopes within Albemarle

County, they ultimately enhance and improve downstream receiving waters, providing a betterment for the County, environment, and future population that resides at the Old Ivy Residences.

As further justification for reclassifying these slopes, a critical analysis of each section of the zoning ordinance regarding the classification of slopes and how they relate to the slopes in this request is included below:

Managed slopes. The characteristics of managed slopes are the following:

(i) the contiguous area of steep slopes is limited or fragmented;
The two areas of steep slopes are not contiguous and are separated from each other. There are no other steeps slopes in close proximity.

(ii) the slopes are not associated with or abutting a water feature, including, but not limited to, a river, stream, reservoir or pond;
While there is a man-made pond nearby on the property, these slopes are not located in close proximity where they would be considered associated with this water feature.

(iii) the slopes are not natural but, instead, are manufactured;
As described in further detail in this narrative, these slopes are manufactured.

(iv) the slopes were significantly disturbed prior to June 1, 2012;
Slope "A", as shown on historical imagery, was a result of activity on the site in the early 1990s. Slope "B" was a result of waste fill generated from the North Grounds Connector Road project (now known as Leonard Sandridge Road) in the mid-2000s as shown in Figure 2 & Appendix A. Additionally, these slopes appear to have been created prior to the adoption of the Water Protection Ordinance in 1998.

(v) the slopes are located within previously approved single-family residential lots; or
The slopes are not located within previously approved single-family residential lots.

(vi) the slopes are shown to be disturbed, or allowed to be disturbed, by a prior county action.
While the slopes have not been shown to be disturbed in a prior County action, since UVA is not subject to County requirement, the North Ground Connector Road project (now known as Leonard Sandridge Road) did not have to go through County approvals, however, there is a plan that shows the creation of Slope "B" with that project. We have not found prior approval for the creation of Slope "A", however it is clear in the historical imagery that these slopes were man-made in the 1990s. Additionally, these slopes appear to have been created prior to the adoption of the Water Protection Ordinance in 1998.

Preserved slopes. The characteristics of preserved slopes are the following:

(i) the slopes are a contiguous area of 10,000 square feet or more or a close grouping of slopes, any or all of which may be less than 10,000 square feet but whose aggregate area is 10,000 square feet or more;
Both areas of slopes are contiguous of 10,000 square feet or more.

(ii) the slopes are part of a system of slopes associated with or abutting a water feature including, but not limited to, a river, stream, reservoir or pond;
While there is a man-made pond nearby on the property, these slopes are not located in close proximity where they would be considered associated with this water feature.

(iii) the slopes are part of a hillside system;
The slopes are not a part of a hillside system, but rather are located near a major roadway system.

(iv) the slopes are identified as a resource designated for preservation in the comprehensive plan;
The slopes are identified as preserved within the master plan, however, these slopes are manufactured and therefore, should not be considered a resource.

(v) the slopes are identified as a resource in the comprehensive plan;
The slopes are identified as preserved within the master plan, however, these slopes are manufactured and therefore, should not be considered a resource.

(vi) the slopes are of significant value to the entrance corridor overlay district; or
The ARB staff planner, Margaret Maliszewski, has not identified these slopes as significant value to the entrance corridor overlay district. Nor do we have any reason to believe that these man-made slopes add value to the entrance corridor.

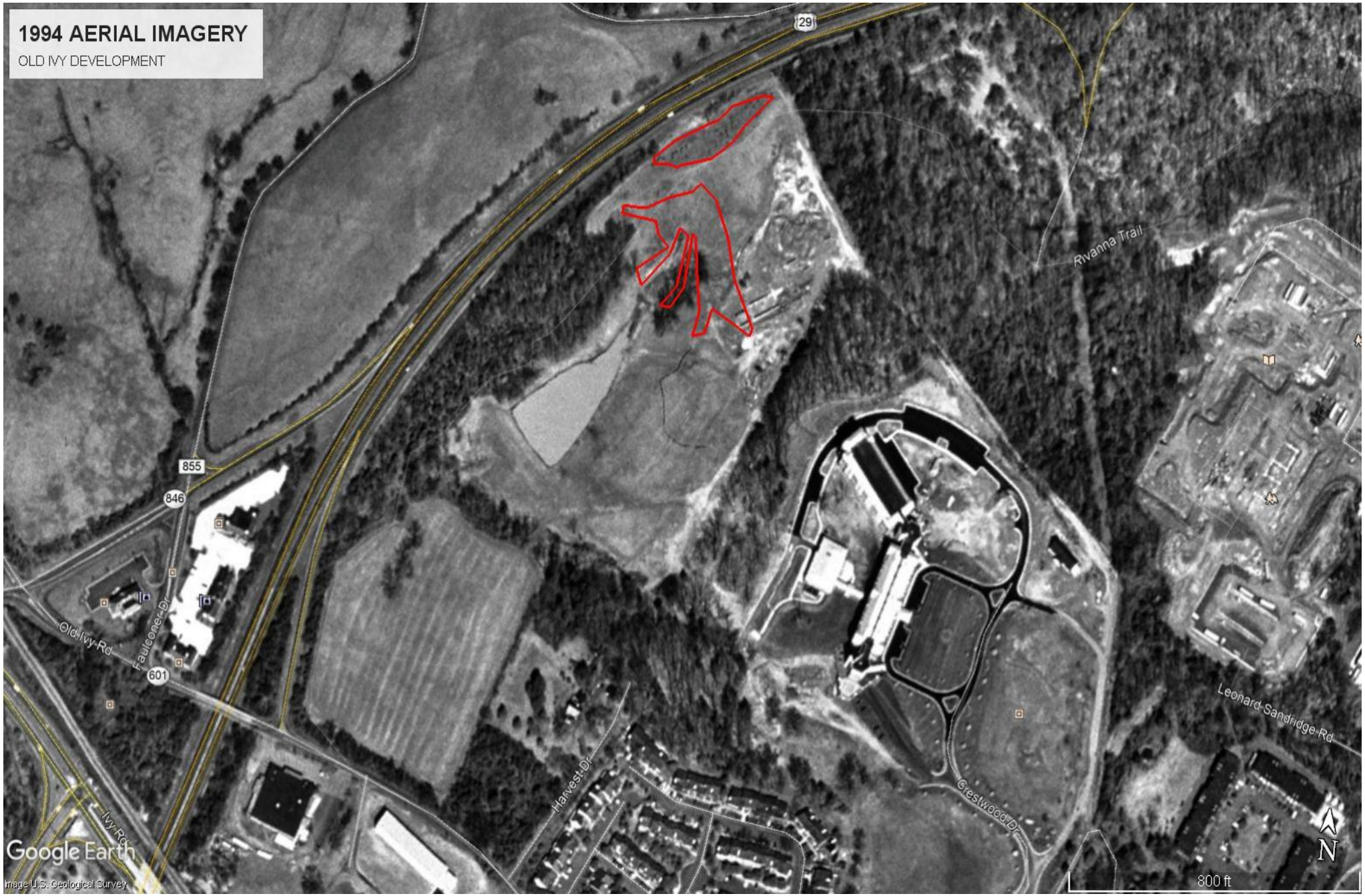
(vii) the slopes have been preserved by a prior county action, including, but not limited to, the placement of an easement on the slopes or the acceptance of a proffer or the imposition of a condition, restricting land disturbing activity on the slopes.
The slopes have been identified as preserved within the master plan, however, these slopes are manufactured, a result of construction and waste fill.

Appendix A

OLD IVY HISTORICAL IMAGERY

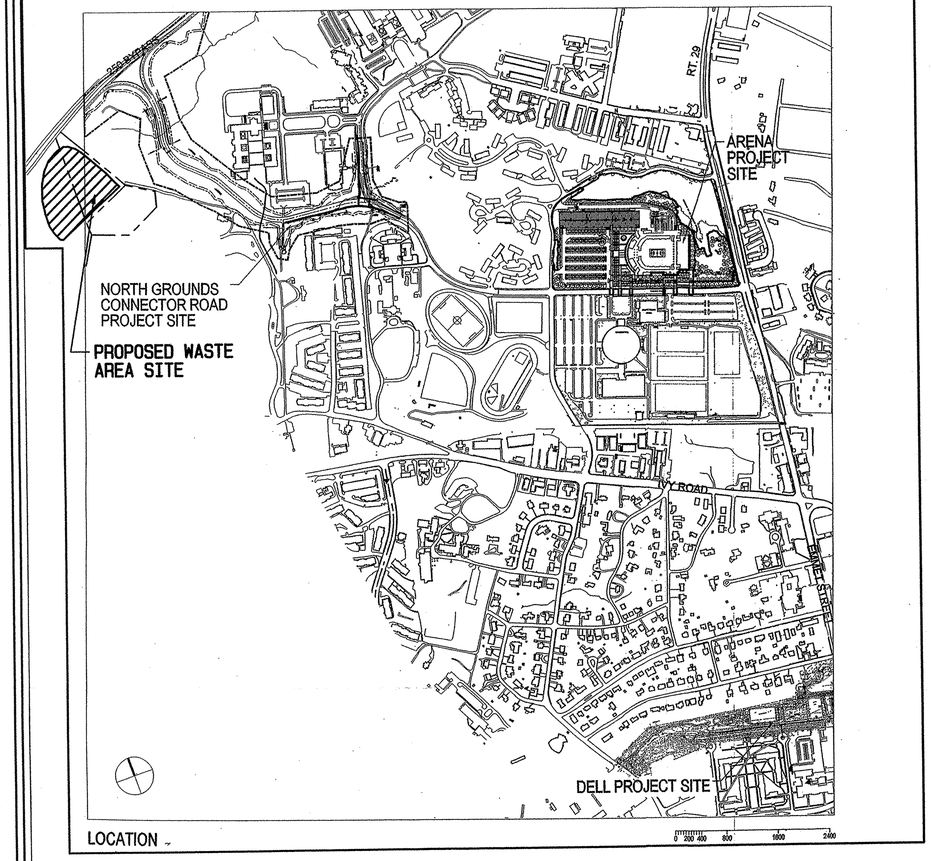
NORTH GROUNDS CONNECTOR ROAD PROJECT WASTE FILL PLANS

OLD IVY SITE PLAN

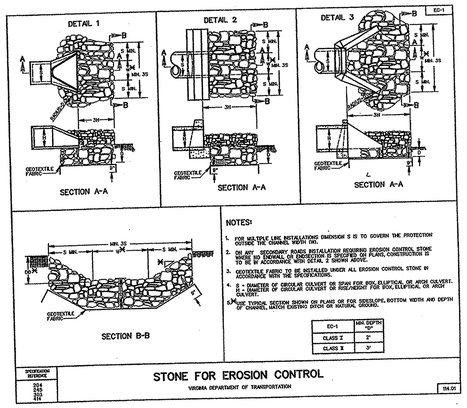

1994 AERIAL IMAGERY
OLD IVY DEVELOPMENT
29
855
846
601
Rivanna Trail
Old Ivy Rd
Faulconer Dr
Harvest Dr
Crestwood Dr
Leonard Sandridge Rd
Ivy Rd
Google Earth
Image U.S. Geological Survey
N
800 ft

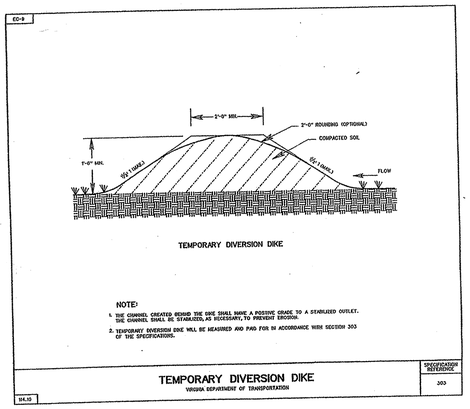

60-24A
60-24C4
60-24C1
60-24C3
60-24C
60-51
60B2-01--02101+
Crestwood Dr
60B2-1A
500
500+
60B2-01--01000+
60B2-1
60B2-A
491
120
100
110
90
505+
503+
76C-03--1A+
501+
76C-05--1A+
500
2497
2441
60-49
2496
60-49B
2474
601
2450
60-49C
231
229
224
219
214
235
240
204
213
311
313
314
307
326
319
322
320
330
328
138
162
209
159
144
469
144
146
142
140
465
134
132
130
128
60-45
60-45A
60-45A1
250/29 Bypass Sb On Ramp
Sb At Rt 601 Off-Ramp

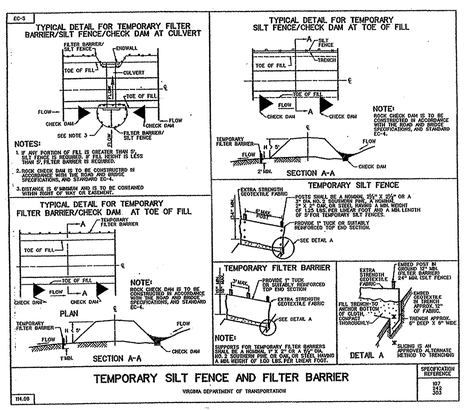
NOTE: THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY!



VICINITY MAP







Diversion Dikes, Rock check Dams and/or Temporary Slope Drains will be provided as required to direct and maintain flow to the north side of the pool and to prevent erosion of channels leading to the basin

DCR Minimum Standards

MS-1 Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within 7 days to denuded areas that may not be at final grade but will remain dormant for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left dormant for more then one year.

MS-2 During construction of the project, soil stockpiles and borrow areas shall be stabilized or protected with sediment trappings measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as borrow areas and soil intentionally transported from the project site.

MS-3 A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that is uniform, mature enough to survive and will inhibit erosion.

MS-4 Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in land-disturbing activity and shall be made functional before upslope land disturbance takes place.

MS-17 Where construction vehicle access routes intersect paved or public roads, provisions shall be made to minimize the transported onto a paved or public road surface, the road surface shall be cleaned thoroughly at the end of each day. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual development lots as well as to larger land disturbing activities.

MS-18 All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, unless otherwise authorized by the local program. Trapped sediment and disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation

Erosion and Sediment Control General Notes:

E-1 The temporary erosion and siltation control items shown on the E&S Control Plan are intended to provide a general plan for controlling erosion and siltation within the project limits. The E&S Control Plan is based on field conditions at the time of plan development and an assumed sequence of construction. The contractor, in conjunction with Project Engineer and/or Environmental Monitor, shall adjust the location, quantity and type of erosion and siltation control items required based on the actual field conditions encountered at the time of construction and the selected sequence of construction.

E-6 Silt removal and sediment clean-out from erosion and siltation control items shall be performed in accordance with following:

Temporary Sediment Basins and Sediment Traps – When the "wet" storage volume (permanent pool) has been reduced by 50%.

Dewatering Basins – When the excavated volume has been reduced by 50%

All other Erosion and Siltation Control items – When the capacity, height or depth has been reduced by 50%.

HIKING TRAIL NOTE:
Currently an existing hiking trail (not shown on the plan) runs through the proposed waste area. A satisfactory detour will need to be approved and proper signage will need to be installed after construction. All hiking trail arrangements shall be coordinated with Dick Lawrence.

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT "MISS UTILITY OF VIRGINIA" (1-800-552-7001) AT LEAST 48 HOURS PRIOR TO BEGINNING WORK IN ORDER TO DETERMINE THE EXTENT AND LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT LIMITS. UTILITY COMPANIES WILL BE NOTIFIED THROUGH "MISS UTILITY" PRIOR TO ANY EXCAVATION OR GROUND PENETRATION.
2. ALL CONSTRUCTION METHODS AND MEASURES ARE TO BE IN ACCORDANCE WITH V.D.O.T. ROAD AND BRIDGE SPECIFICATIONS DATED 2002, THE ROAD AND BRIDGE STANDARDS DATED FEB. 1, 2001, AND THE VIRGINIA WORK AREA PROTECTION MANUAL DATED JAN., 2003.
3. GRADING OF ALL SLOPES SHALL BE KEPT TO A 2: 1 MAXIMUM.

SURVEY INFORMATION NOTE:

THIS PLAN IS BASED ON TOPOGRAPHIC AND SURVEY INFORMATION SUPPLIED TO FAULCONER CONSTRUCTION COMPANY BY PARSONS, BRINKERHOFF, QUADE AND DOUGLAS, INC. IT IS OUR UNDERSTANDING FROM FAULCONER CONSTRUCTION COMPANY THAT WE ARE AUTHORIZED TO USE IT FOR THE PURPOSE OF CREATING A WASTE AREA PLAN.

Disposal Areas Note
Based on Memorandum of Agreement with
Virginia Department of Environmental Quality
And Current Solid Waste Regulations

Materials that cannot be disposed of in a disposal area:

- Antifreeze
- Asphalt (liquid)
- Building forms
- Concrete with exposed rebars
- Curing compound
- Fuel
- Hazardous materials
- Limbs
- Lubricants
- Metal
- Metal pipe
- Oil
- Paint
- Stumps
- Tree trunks
- Wood or metal from building demolition

Materials that may be disposed of in an approved disposal area:

- Asphalt (solid)
- Brick
- Cinder block
- Concrete (without exposed rebars)
- Dirt
- Rock

Disposal areas located on VDOT rights-of-way must be covered with 2-feet of clean material, placed on a maximum 2:1 slope, and seeded with the seed mix recommended on the Roadside Development Sheet or with a recommendation from the Transportation Roadside Development Manager. If the area is predominately wet or has plants that appear to be wetland species – have the District Environmental Section look at it before placement of materials.

Disposal areas located on private property must be covered with 2-feet of clean material placed on a maximum 3:1 slope and seeded with the seed mix recommended on the Roadside Development Sheet or with a recommendation from the Transportation Roadside Development Manager. If the area is predominately wet or has plants that appear to be wetland species avoid placement of material.

Stumps should not be buried either on or off state rights of way. However, if they are buried solid and vegetative waste regulations must be followed. These include:

- Notification of all adjoining property owners 14-days prior to opening the vegetative waste disposal site.
- Survey of site before material is buried and record in local courthouse.
- Survey at time of closure showing location of all materials buried, recording with property information in local courthouse.
- Notification of all adjoining property owners within 48-hours of closure.
- Installation of groundwater and methane gas monitoring wells.
- Monitoring materials collected in wells and reporting annually to Virginia Department of Environmental Quality on findings.
- Providing corrective measures should pollutants be detected in wells.

Stumps and tree trunks (non-merchantable timber) may be ground into mulch, stockpiled, and beneficially used. If stockpiled, the pile must be reduced by 75% within 12-months. Ground chips may be given away for use as mulch or fuel. Ground chips may be used to stabilize bare areas, however, they should not be piled more than 2-inches in depth if used for this purpose.

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SHEET 4 - SEDIMENT BASIN DETAILS AND NOTES

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ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERING, SURVEYING AND LAND PLANNING
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS
APRIL 14, 2005
VDOT & DCR COMMENTS

DATE
Jan. 6, 2005

SCALE
AS SHOWN

CONTOUR INTERVAL
2 FEET

PLAN FOR PROPOSED WASTE AREA
IN CONJUNCTION WITH THE
NORTH GROUNDS
CONNECTOR ROAD PROJECT
COVER SHEET
ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
8221

SHEET
1 / 4

COMMONWEALTH OF VIRGINIA
V.D.O.T. RIGHT OF WAY SECTION
T.M.P. 60-24C2
15.76 ACRES

U.VA.
T.M.P. 76A-0J1
RECTORS AND VISITORS
OF THE U.VA.
C/O OFFICE OF SPACE AND
MANAGEMENT

T.M.P. 60-24C
UNIVERSITY VILLAGE
OWNERS ASSOCIATION

T.M.P. 60-24C1
COLONNADE ASSOCIATES
LIMITED PARTNERSHIP

DRAINAGE DIVIDE

DRAINAGE DIVIDE

Magnetic

SCALE 1" = 60'
60 30 0 60 120
SCALE IN FEET

Q:\BILL\TMPROJ\NORTH GROUNDS\EROSIONCONTROL.PRO

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DATE
Jan. 6, 2005

SCALE
1" = 60' HORZ

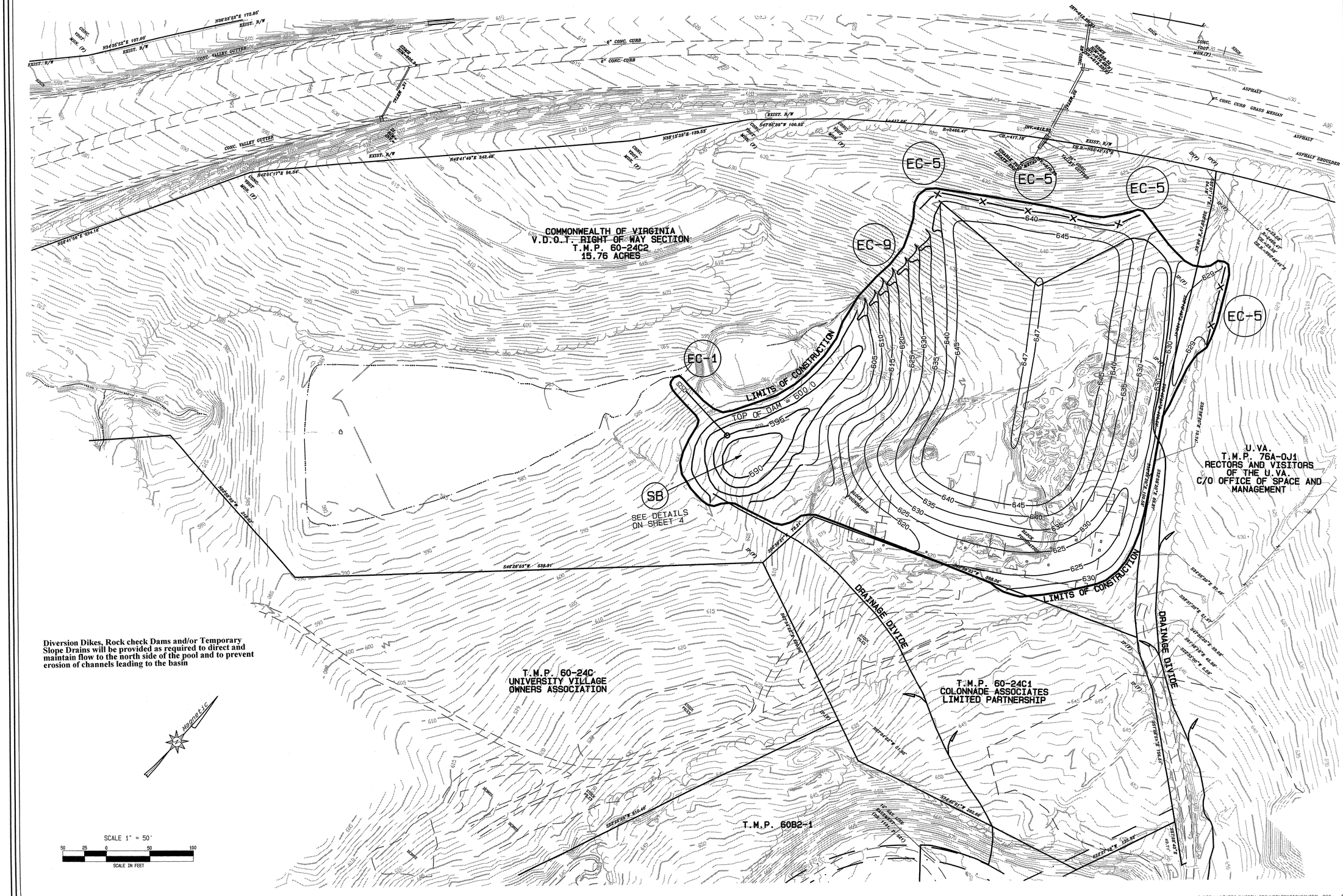
CONTOUR INTERVAL
2 FEET

PLAN FOR PROPOSED WASTE AREA IN CONJUNCTION WITH THE NORTH GROUNDS CONNECTOR ROAD PROJECT EXISTING SITE CONDITIONS

ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
8221

SHEET
2 / 3



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ENGINEERING, SURVEYING AND LAND PLANNING
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914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

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APRIL 14, 2005
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COMMENTS

DATE
Jan. 6, 2005

SCALE
1" = 50' HORZ

CONTOUR INTERVAL
2 FEET

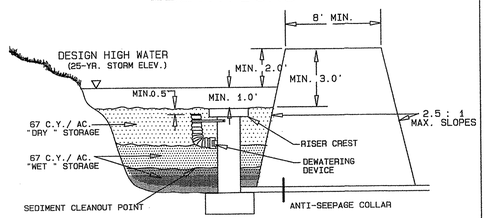
PLAN FOR PROPOSED WASTE AREA IN CONJUNCTION WITH THE NORTH GROUNDS CONNECTOR ROAD PROJECT
PROPSED WASTE AREA GRADING AND EROSION CONTROL MEASURES
ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
8221

SHEET
3 / 4

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SEDIMENT BASIN SCHEMATIC ELEVATIONS

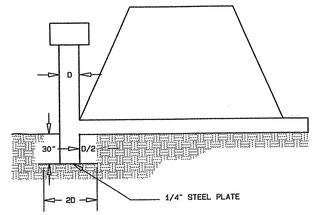


DESIGN ELEVATIONS WITHOUT EMERGENCY SPILLWAY
(RISER PASSES 25-YR. EVENT)

SOURCE: VA. DSWC

PLATE. 3.14-2

RISER PIPE BASE CONDITIONS FOR EMBANKMENTS



SOURCE: VA. DSWC

PLATE. 3.14-14

SOURCE: USDA-SCS

ANTI- VORTEX DEVICE DESIGN

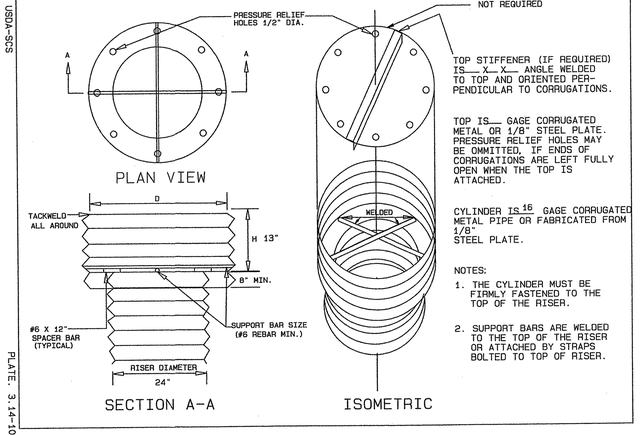
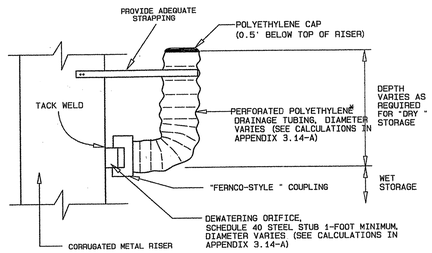


PLATE. 3.14-10

SEDIMENT BASIN DATA

TOP OF RISER = 597.0
INV. OUT (RISER) = 590.0
65' - 18" CMP @ 3.08%
INV. OUT (PIPE OUTFALL) = 588.0
CLEANOUT ELEV. = 592.5
APPROXIMATE BOTTOM OF BASIN = 590.0
TOP OF DAM = 600.0
DEWATERING ORIFICE INV. = 594.25
DEWATERING ORIFICE DIA. = 4"
FLEXIBLE TUBING DIA. = 6"
INSTALL 6' x 6' ANTI-SEEPAGE COLLAR
4' FROM RISER

RECOMMENDED DEWATERING SYSTEM FOR SEDIMENT BASINS



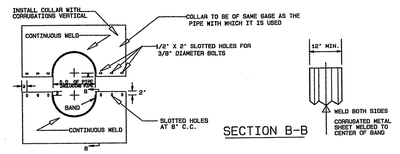
NOTE: WITH CONCRETE RISER, USE PVC SCHEDULE 40 STUB FOR DEWATERING ORIFICE

DRAINAGE TUBING SHALL COMPLY WITH ASTM F667 AND AASHTO M294

SOURCE: VA. DSWC

PLATE. 3.14-15

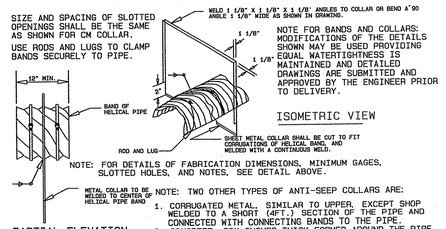
DETAILS OF CORRUGATED METAL ANTI-SEEP COLLAR



ELEVATION OF UNASSEMBLED COLLAR

NOTES FOR COLLARS:
1. ALL MATERIALS TO BE IN ACCORDANCE WITH CONSTRUCTION AND CONSTRUCTION MATERIAL SPECIFICATIONS.
2. WHEN SPECIFIED ON THE PLANS, COATING OF COLLARS SHALL BE IN ACCORDANCE WITH CONSTRUCTION AND CONSTRUCTION MATERIAL SPECIFICATIONS.
3. UNASSEMBLED COLLARS SHALL BE MARKED BY PAINTING OR TAGGING TO IDENTIFY MATCHING PAIRS.
4. THE LAP BETWEEN THE TWO HALF SECTIONS AND BETWEEN THE PIPE AND CONNECTING BAND SHALL BE CAULKED WITH ASPHALT MASTIC AT TIME OF INSTALLATION.
5. EACH COLLAR SHALL BE FURNISHED WITH TWO 1/2" DIAMETER RODS WITH STANDARD TANK LUGS FOR CONNECTING COLLARS TO PIPE.

DETAIL OF HELICAL PIPE ANTI-SEEP COLLAR



NOTE FOR BANDS AND COLLARS: MODIFICATIONS OF THE DETAILS SHOWN MAY BE USED PROVIDING EQUAL WATERTIGHTNESS IS MAINTAINED AND DETAILED DRAWINGS ARE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO DELIVERY.

NOTE: FOR DETAILS OF FABRICATION DIMENSIONS, MINIMUM GAGES, SLOTTED HOLES, AND NOTES, SEE DETAIL ABOVE.

NOTE: TWO OTHER TYPES OF ANTI-SEEP COLLARS ARE:
1. CORRUGATED METAL, SIMILAR TO UPPER, EXCEPT SHOP WELDED TO A SHORT (4FT.) SECTION OF THE PIPE AND CONNECTED WITH CONNECTING BANDS TO THE PIPE.
2. CONCRETE, SIX INCHES THICK FORMED AROUND THE PIPE WITH #3 REBAR SPACED 15" HORIZONTALLY AND VERTICALLY.

PARTIAL ELEVATION

REF: ENGR. FIELD MANUAL

SOURCE: USDA-SCS

PLATE. 3.14-13

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERING, SURVEYING AND LAND PLANNING
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS
APRIL 14, 2005
VDOT & DCR COMMENTS

DATE
Jan. 6, 2005

SCALE
AS SHOWN

CONTOUR INTERVAL
2 FEET

PLAN FOR PROPOSED WASTE AREA
IN CONJUNCTION WITH THE
NORTH GROUNDS
CONNECTOR ROAD PROJECT
SEDIMENT BASIN DETAILS AND NOTES
ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
8221

SHEET
4 / 4

Q:\BILLL\TMPROJ\NORTH GROUNDS\EROSIONCONTROL.PRO

PROPERTY BOUNDARY

US ROUTE 29/ROUTE 250 BYPASS

SCALE 1"=80'

0 80' 160'

EXISTING IMPACTED PRESERVED SLOPE (TYP.)

EXISTING MANAGED SLOPE (TYP.)

EXISTING PRESERVED SLOPE (TYP.)

VARIABLE WIDTH (14.77') UNRECORDED LICENSE AGREEMENT, APRIL 2, 2019

30" CMP INV.=611.01'

30" RCP INV.=610.09'

30' RIGHT-OF-WAY (ASSUMED) **[9-783]** D.B. 150, PG. 418 ("IVY TERRACE", MADISON PARK)

EX. 50' NON-EXCLUSIVE INGRESS-EGRESS EASEMENT **[10-776, 26-776]** D.B. 1583, PG. 324 D.B. 1458, PG. 161 D.B. 1458, PG. 157 D.B. 1458, PG. 154 D.B. 1058, PG. 601

EX. 20' SEWER EASEMENT **[26-776]** D.B. 1583, PG. 324

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

OLD IVY GREYSTAR APPLICATION PLAN

DATE	REVISION DESCRIPTION
11/05/21	REVISED PER COUNTY COMMENTS

DATE 11/05/2021
DRAWN BY M. DENHARD
DESIGNED BY M. DENHARD
CHECKED BY B. CICHOCKI
SCALE AS SHOWN

TIMMONS GROUP

OLD IVY RESIDENCES
ALBEMARLE COUNTY
PRESERVED SLOPE IMPACTS

JOB NO. 47125
SHEET NO. EXH-1

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S:\103\47125-Old_Ivy_GreystarDWG\Sheet\Exhibit\47125-STEEP SLOPES EXHIBIT.dwg | Plotted on 11/4/2021 3:26 PM | by Matt Denhard