ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2020-73: 2415 Ivy Road Final Site Plan Review**
Review Type	Final Site Development Plan Review
Parcel Identification	060000000025A0
Location	2415 Ivy Road near the intersection of Canterbury Road (Figure 1)
Zoned	Commercial (C1)/Entrance Corridor (EC)/Airport Impact Area (AIA)/Steep Slopes - Managed
Owner/Applicant	JPA Tower Investors, LLC/Clark Gathright
Magisterial District	Samuel Miller
Proposal	To renovate 10,000 sf of the street-facing end of the existing commercial building for retail use.
Context	2415 Ivy Road is part of a small group of buildings (including 2405, 2409 and 2411) originally constructed as a John Deere dealership. This portion of Ivy Road is a mixture of commercial and residential uses. A golf course is to the southwest. The commercial buildings in the vicinity are one and two stories tall.
Visibility	The south, east and west sides of the building are clearly visible from the EC (Ivy Road). The building is 68’ from the right-of-way and 82’ from the curb.
ARB Meeting Date	August 3, 2020
Staff Contact	Khris Taggart

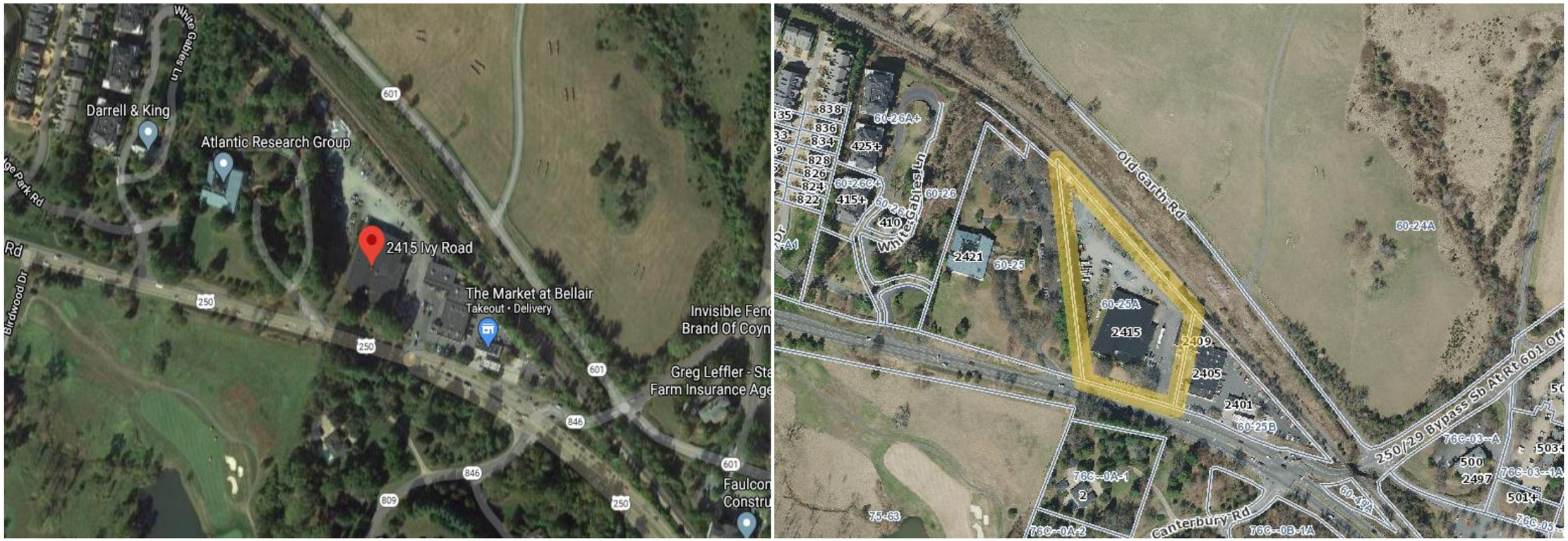


Figure 1: Google image (left) showing property along the Entrance Corridor and County GIS map (right) highlighting subject property

PROJECT HISTORY

The existing buildings on the site were built in 1950, prior to the creation of the Entrance Corridor (EC) overlay district, as a John Deere dealership. The ARB has reviewed a number of sign applications for this property since 1990 and approved the initial site plan and provided comments on the building permit plan on January 21, 2020 and May 11, 2020, respectively.

REF	GUIDELINE	ACTIONS 1/21/20 & 5/11/2020	ISSUE 8/3/2020	RECOMMENDATION 8/3/2020
	Structure design			
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	Provide color samples for the metal canopy and the metal parapet cap. Revise the wall section to clearly delineate the material utilized in each portion of the wall. Revise the design to reflect the original materials and industrial character of the building.	The color to be used for the metal canopy and parapet cap has been identified as dark bronze, which is coordinated with the other building colors and is expected to have an appropriate appearance. The wall sections have been revised to clearly delineate the material used in each portion of the wall. The design has been revised to better reflect the industrial character of the building. The red brick veneer of the existing building will now remain unpainted. The new pilasters for the storefront will be constructed of brick veneer to match existing. The fabric awnings of the previous design have been revised to steel canopies for consistency	None.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to			

	accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.		across the façade (Fig. 2 and 3). The applicant notes that the new canopy is similar to the original canopy on the adjacent building (Fig 4). New glass garage-style doors are proposed for the side elevations (Fig. 5 and 6). The revised design adds a painted wall screen above the canopy on the front elevation. The screen turns the corner and extends a short distance on both side elevations. The light tan color proposed for the wood screen provides a link to other lighter-colored buildings in the immediate vicinity, and it is coordinated with the proposed rooftop equipment screens. On the east elevation, the wood screen is also added around the existing window in the bay closest to the street (Fig. 5). The design of the west elevation has been revised to replace the existing clerestory windows with modern clerestory windows using the same dark bronze storefront system used on the façade (Fig. 6). The material and color proposed is in character with the industrial nature of the building.	
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.			
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area's historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.			
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.			
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.			
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.			
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.			
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.			
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.			
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. *Window glass in the Entrance Corridors should meet the following criteria: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.*	Revise the plan to include the standard window glass note and ensure that the proposed windows meet this requirement.	The plan has been revised to include a note regarding the VLT and the VLR. However, as written, the note could be interpreted to mean that the glass is to have a dark bronze tint. Also, the glass for the garage style doors is noted as satin etched glass, which is not entirely transparent.	Revise the window glass note to clarify that the window glass will be clear, un-tinted. Consider clear glass for the garage doors.
	Accessory structures and equipment			
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	Revise the mechanical equipment exhibits to be to scale, utilize all of the same measurements, show the anticipated maximum height of the	The mechanical equipment exhibits have been revised to scale, some equipment locations have been provided, views from the east and west along the EC are included, the mechanical equipment visibility note has	Revise the screening device to a length that accommodates all

18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.	HVAC units, have the line of sight from the farthest edge of the right-of-way, and provide views from the west and east along the EC. Ensure that the reduced depth of the new parapet extension on the east side of the building will completely screen the proposed HVAC units from the EC. Include in the plan whether the existing rooftop mechanical unit near the south end of the building will remain. If it is to remain, revise the Roof Plan and Line of Sight of Mechanical Equipment exhibit to show the unit and ensure that it will no longer be visible from the EC. Provide the mechanical equipment visibility note. Confirm that the dumpster location is workable. If it will be visible from the EC include details for the dumpster enclosure in the site plan and identify screen type, material, manufacture, and color. Show the locations of the proposed gas meter and water utility box, and ensure that they are not visible from the EC.	been provided, and an additional note states that any additional equipment will be screened. However, the anticipated maximum heights of the new HVAC units have not been identified. So, it is unclear whether or not the 5' screen will completely hide the mechanical equipment. Also, the applicant has noted that additional/alternate equipment locations may be necessary, though the wood screen will be provided for all units. The current elevations show two rooftop screens whose locations and lengths show no particular relationship to building form or divisions. It may be possible to establish roof screen lengths and locations that support the building design while screening all possible equipment locations. A note has been provided stating that the existing rooftop mechanical unit is to be removed. The dumpster location has been moved to the rear property line near the northeast corner of the building. The dumpster is to be enclosed by a board on board fence with landscaping surrounding it (Burkwood Viburnum (7) and Nellie R Stevens Holly (2)). The visibility of this dumpster is appropriately screened. An area reserved for mechanical equipment is shown along the north elevation of the building; however, it is unclear if this area is for additional mechanical equipment or the proposed location for the gas meter and water utility box.	proposed mechanical equipment. Revise the rooftop equipment screen lengths and locations to support the building design while screening all possible equipment locations. Clarify/show the locations of the proposed gas meter and water utility box, and ensure that they are not visible from the EC.
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.			
21	The following note should be added to the site plan and the architectural plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."			
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	None.	This is an existing development. Very little of the natural drainage pattern remains. The impacts to drainage are limited to the southwest corner of the site, and along the west side of the building, where accessways are proposed. No detention ponds are proposed and only one new surface runoff structure is shown at the front of the building in the proposed parking area. Negative visual impacts are not expected.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.			
	Lighting			
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	Revise the Canopy Photometric Plan sheets to show the right-of-way line. Ensure that spillover from the luminaires does not exceed 0.5 footcandles at the road right-of-way. Revise the photometric plan to consider any shielding by the face of the canopy. See recommendation 9 above. Revise the Canopy Photometric Plan using a Light Loss Factor of 1.0 and note this on the plan.	The lighting plan has been revised to show property lines. No light exceeds 0.5 fc at the property lines. The highest illumination value is 15.7 fc, which is well below the EC standard of 20 fc. The lighting proposed under the canopy has been revised to fixtures that have significantly lower illumination values than those previously proposed. The lighting plan does not specify the color temperature of the lighting proposed.	Revise the lighting plan to specify fixtures with a warm white light. Revise the lighting plan to specify the color of the wall mounted fixtures under the canopy and the gooseneck sign fixtures. Revise the site plan to include manufacturer's specifications for all
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.			
24	Light levels exceeding 30 footcandles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.			
25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.			

26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.	Revise the Canopy Photometric Plan to specify a warm white light, which would be between 2,700 to 3,000K. Revise the Canopy Photometric Plan to include the standard lighting note.	The proposal indicates that the color of the proposed free-standing pole mounted fixtures is to be dark bronze. However, the color of the wall-mounted fixtures under the canopy and the gooseneck sign fixtures has not been identified. The lighting plan has been revised to use a Light Loss Factor of 1.0 and it has been noted on the plan. The standard lighting note has been provided. The gooseneck sign fixtures are not full cutoff. To meet ordinance requirements, fixtures that are not full cutoff must emit less than 3,000 lumens.	proposed fixtures. Show that fixtures that emit 3,000 lumens or more are full cutoff styles.
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.			
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.			
29	The following note should be included on the lighting plan: "Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle."			
30-31	***Guidelines for the Use of Decorative Landscape Lighting***	None.	No decorative lighting has been proposed.	None.
	Landscaping			
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	Revise the plan to provide the required ornamental trees. Revise the plan to show utility easements and ensure that there are no conflicts between the utilities and the proposed landscaping. Revise the large street trees to a species with a narrower spread to minimize utility conflicts. (See comment #35)	The landscape plan has been revised to show the required ornamental trees. The easement widths are still not shown on the site plan so conflict between utilities and the landscaping cannot be fully accessed. The large street trees originally proposed as Willow Oaks have been revised to Allee Elm which have a narrower spread that will minimize potential utility conflicts. The 3' high decorative stone wall originally proposed appears to have been removed from the proposal in favor of screening shrubs. However, notes remain on the Cover Sheet and the Grading and Drainage Plan that mention a proposed stone wall adjacent to Ivy Rd. Along this portion of this Entrance Corridor, low stone walls are typical. Thus, the decorative stone wall originally proposed would help to further integrate this development into the existing streetscape.	Revise the plan to show utility easements and ensure that there are no conflicts between the utilities and the proposed landscaping. Revise the plans to provide consistent reference to the stone wall. Consider revising the proposal to include the stone wall along the frontage. Provide a wall detail and a material sample if the wall is proposed.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.			
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.			
33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a	Provide two additional large shade trees, 2½" caliper at planting, spaced 40 feet on center, along the west side of the accessway.	The two additional large shade trees have not been provided. A potential future travelway is shown on the site plan; however, there appears to be sufficient planting area to accommodate the two trees.	Provide two additional large shade trees, 2½" caliper at planting, spaced

	plant species common to the area. Such trees should be located at least every 40 feet on center.			40 feet on center, along the west side of the accessway.
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	(See comment #35)	A combination of American Sweet Gum, Nellie Stevens Holly, Little Gem Magnolia, and Yoshino Cherry trees are proposed along the sidewalk adjacent to the south and west sides of the building. This landscaping is appropriate and helps to break up the length of the building when viewed from the corridor. The plant schedule provides plant height instead of caliper for the cherry trees.	Revise the landscape schedule to indicate the caliper at planting for the cherry trees.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; "drive thru" windows; service areas; and signs. Shrubs should measure at least 24 inches in height.			
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	Provide the standard perimeter and interior parking lot landscaping in all parking areas where improvements (other than paint striping) are proposed. Provide a wall detail and a material sample for the stone wall proposed between the EC and the front parking area. Matching the character of other retaining walls in the area would be appropriate. Remove the decorative stone wall from the Existing Conditions & Demolition Plan.	Perimeter parking trees have been provided. However, the spacing exceeds 40' on center along the western perimeter. See comment #7.	Revise the landscape plan to reduce the spacing of the western perimeter parking trees to 40' on center.
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes (Appendix D)*.	None.	The proposed plant species are appropriate.	None.
38	Plant health: The following note should be added to the landscape plan: "All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant."	None.	The note is provided on the site plan.	None.
	Development pattern and site grading			
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	None.	This is an existing development and very little natural landscape remains on the site. With the exception of the managed steep slopes on the west side of the parcel, which will not be impacted by the proposed layout, the site is very flat. There are three large existing deciduous trees between the EC and the building, one of which is to remain. There are also existing evergreen trees and shrubs along the front of the building (Figure 2). The existing building is parallel to Ivy Road. A potential vehicle connection is proposed to the west. There is an existing paved walkway along Ivy Road that will remain.	None.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site.			

	b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.6.n of the *Albemarle County Zoning Ordinance* apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.		No retaining walls are proposed.	
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded landforms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten-foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.			
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	Show tree protection fencing for preserved trees in both the grading and landscape plans. Provide a conservation checklist in the site plan. Ensure that no grading is proposed within the dripline of any tree designated as preserved.	Tree protection fencing for preserved trees is shown on both the grading and landscape plans. A conservation checklist has been provided in the site plan. Existing trees previously shown to remain along the west side of the building are now proposed to be removed.	None.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.			
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.			
	Signs	Submit a comprehensive sign plan for review with the next site/architectural submittal. Note that ARB approval of a comprehensive sign plan is required for multi-tenant buildings with the final site plan.	A Comprehensive Sign Plan has not been submitted but what has been illustrated in the architectural drawings could possibly meet the EC Guidelines.	A comprehensive sign plan is required for multi-tenant buildings. Approval of a comprehensive sign plan is required prior to final ARB approval of this application. Revise the site plan to include manufacturer's specifications for the gooseneck fixtures. Show that they emit less than 3,000 lumens or revise them to fixtures that are full cutoff.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Proposed architectural design, materials and colors.
2. Visibility of proposed and existing rooftop mechanical equipment.
3. Proposed landscaping and stone wall along frontage.

Staff recommends approval with the following revisions:

1. Revise the window glass note to clarify that the window glass will be clear, un-tinted.
2. Consider clear glass for the garage doors.
3. Revise the screening device to a length that accommodates all proposed mechanical equipment. Revise the rooftop equipment screen lengths and locations to support the building design while screening all possible equipment locations.
4. Show the locations of the proposed gas meter and water utility box, and ensure that they are not visible from the EC.
5. Revise the lighting plan to specify fixtures with a warm white light.
6. Revise the lighting plan to specify the color of the wall mounted fixtures under the canopy and the gooseneck sign fixtures.
7. Revise the site plan to include manufacturer's specifications for all proposed fixtures. Show that fixtures that emit 3,000 lumens or more are full cutoff styles.
8. Revise the plan to show utility easements and ensure that there are no conflicts between the utilities and the proposed landscaping.
9. Revise the plans to provide consistent reference to the stone wall. Consider revising the proposal to include the stone wall along the frontage. Provide a wall detail and a material sample if the wall is proposed.
10. Provide two additional large shade trees, 2½" caliper at planting, spaced 40 feet on center, along the west side of the accessway.
11. Revise the landscape schedule to indicate the caliper at planting for the cherry trees.
12. Revise the landscape plan to reduce the spacing of the western perimeter parking trees to 40' on center.
13. A comprehensive sign plan is required for multi-tenant buildings. Approval of a comprehensive sign plan is required prior to final ARB approval of this application.
14. Revise the site plan to include manufacturer's specifications for the gooseneck fixtures. Show that they emit less than 3,000 lumens or revise them to fixtures that are full cutoff.

ATTACHMENTS

Applicant's submittal items:

1. 2415 Ivy Road Site Plan
2. 2415 Ivy Road Architectural Drawings
3. 2415 Ivy Road Architectural Drawings – Color
4. 2415 Ivy Road East Elevation

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
Site Plan		
1	Cover Sheet	6/08/2020
2	Existing Conditions & Demolition Plan	6/08/2020
3	Layout and Utility Plan	6/08/2020
4	Grading & Drainage Plan	6/08/2020
5	Landscape Plan	6/08/2020
6	Notes & Details	6/08/2020
7	Notes & Details	6/08/2020
8	Utility & Drainage Profiles	6/08/2020
9	Drainage Map & Calculations	6/08/2020
10	Lighting Plan	6/08/2020
Architectural Drawings		
A-1.0	Floor Plan	6/08/2020
A-1.1	Roof Plan	6/08/2020
A-1.2	Elevations	7/20/2020
A-1.3	Elevations	6/08/2020
A-1.4	Details	6/08/2020
A-1.5	Details & Wall Section	6/08/2020
A-1.6	Wall Section	6/08/2020
Architectural Drawings Color		
1	Cover Sheet – Description & Compatibility	6/08/2020
2	Vicinity Map & Site Plan	6/08/2020
3	Rendered Elevations (Front & East)	6/08/2020
4	Existing Building Photos	6/08/2020
5	Photos of Building to East	6/08/2020
6	View from East	6/08/2020
7	View from West	6/08/2020
8	Photos of Brick Proposed	6/08/2020
9	Photos of Wall Screen Color, Mortar, Storefront & Paint	6/08/2020
10	Original Precast Window Opening Detail (that is to remain on the East side openings)	6/08/2020
11	Example of Garage Door Style	6/08/2020
2415 Ivy Road East Elevation		6/08/2020

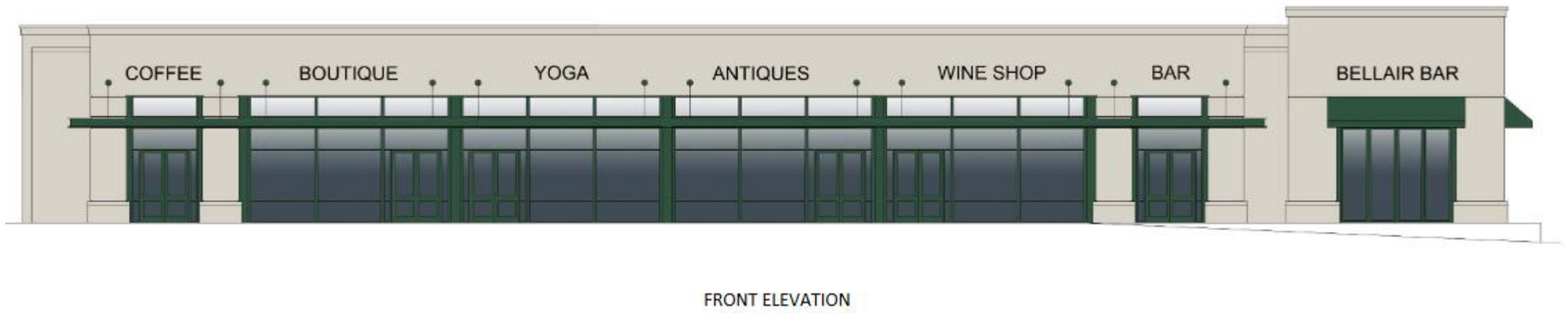


Figure 2: Original Proposed South Elevation. February 27, 2020



Figure 3: Current Proposed South Elevation. June 08, 2020.

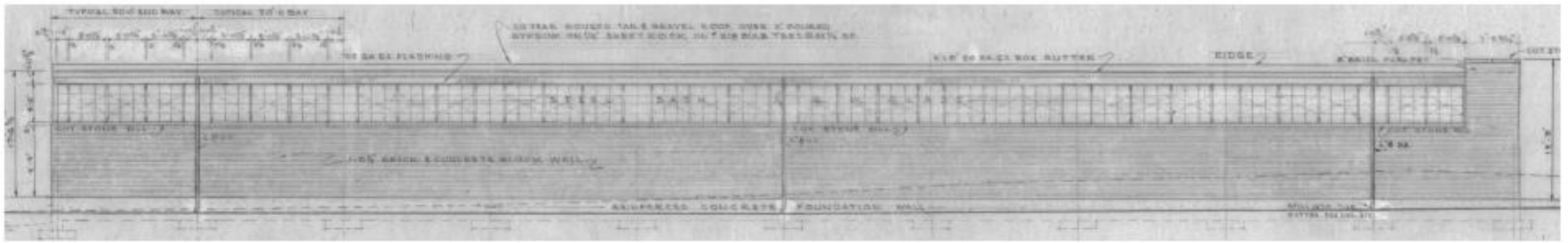




Figure 4: Original canopy on the adjacent building to the east.

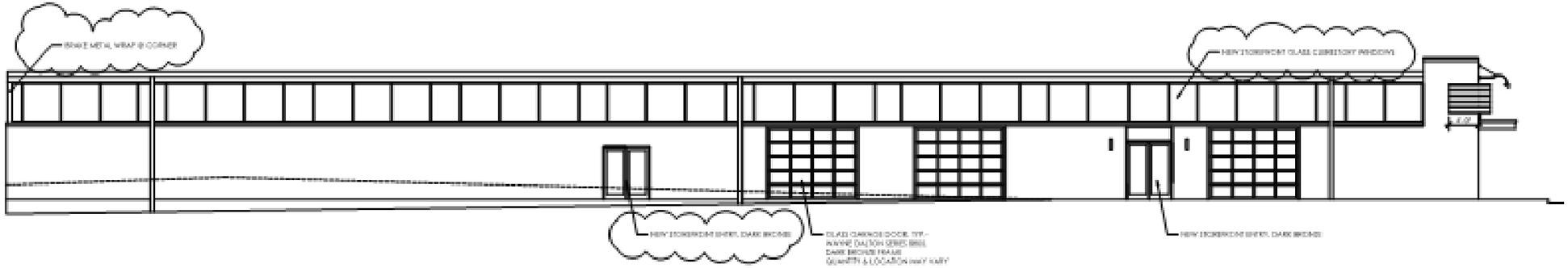


Figure 5: (Top) The east side of the building. The back portion that is to remain unchanged. (Bottom) Current Proposed East Elevation. June 08, 2020.



ORIGINAL WEST ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"

Figure 6: Original West Elevation (Above) and Current Proposed West Elevation. July 20, 2020.

2415 IVY ROAD COMMERCIAL REDEVELOPMENT PLAN

FINAL ARB PLAN

SAMUEL MILLER MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GENERAL NOTES

DEVELOPER: JPA TOWER INVESTORS LLC
PO BOX 5509
CHARLOTTESVILLE, VA 22905

DEVELOPER: HUNTER E CRAIG COMPANY
1900 ARLINGTON BOULEVARD
CHARLOTTESVILLE, VA 22903
(434) 974-4500

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

TAX MAP NO.: 06000-00-00-025A0 COB17/568

TOTAL PROJECT AREA: 3.89 ACRES TOTAL
NOTE: A BLA IS BEING PROPOSED WITH THIS SITE PLAN TO RELOCATE THE PROPERTY LINE THAT CURRENTLY PASSES THROUGH ONE OF THE EXISTING BUILDINGS. THE NEW PROPERTY LINE WILL BE LOCATED JUST TO THE WEST OF THE BELL-AIR MARKET BUILDING, AS SHOWN ON THIS PLAN. THE PROPOSED BLA WILL ADD AN ADDITIONAL 0.91 ACRES FROM TMP 60-25B TO THE PROPERTY (TMP 60-25A), WHEN COMPLETE. NO IMPROVEMENTS ARE PROPOSED WITHIN THIS 0.91 ACRES . THE PROPERTY LINE ADJUSTMENT (AS REQUESTED BY STAFF) IS THE ONLY MODIFICATION ASSOCIATED WITH THIS AREA.

NEW TOTAL PROJECT AREA (AFTER BLA): 4.80 ACRES

ZONING: C-1 COMMERCIAL ZONING. THE PROPERTY IS ALSO SUBJECT TO THE AIRPORT IMPACT AREA (AIA), ENTRANCE CORRIDOR (ARB), AND STEEP SLOPES OVERLAY DISTRICTS AS DESCRIBED IN SECTION 30 OF THE ZONING ORDINANCE. THIS PARCEL IS ALSO SUBJECT TO THE ACTION OF A SPECIAL USE PERMIT GRANTED IN 2004 WITH SP2004-00021 FOR A BALLET SCHOOL.

TOPO & SURVEY: SURVEY PROVIDED BY ROGER W. RAY & ASSOCIATES IN AUGUST 2019. TOPOGRAPHY IS FIELD SURVEY PERFORMED BY ROGER W. RAY & ASSOCIATES. TOPO FIELD VERIFIED BY COLLINS ENGINEERING IN SEPTEMBER, 2019.

DATUM: NAD83, NAVD 88

EXISTING CONDITIONS: RELATIVELY FLAT DEVELOPED SITE WITH (2) EXISTING COMMERCIAL BUILDING, PARKING, AND OUTSIDE GRAVEL STORAGE AREA. THE COMMERCIAL BUILDING PROPOSED TO BE RENOVATED FOR A CHANGE IN USE IS 28,960 SF AND THE EXISTING COMMERCIAL BUILDING THAT SHALL REMAIN (WITH NO IMPROVEMENTS OF CHANGES TO THE CURRENT USE) IS 17,425 SF.

PROPOSED: THE EXISTING COMMERCIAL RETAIL BUILDING WILL BE RENOVATED FOR THE FOLLOWING USES:
- 2,500 SF RESTAURANT
- 5,000 SF COMMERCIAL RETAIL
- 18,180 SF COMMERCIAL OFFICE/COMMERCIAL RETAIL
- 3,280 SF MANUFACTURING/PROCESSING/ASSEMBLY/FABRICATION
- TOTAL SQUARE FOOTAGE: 28,960 SF

EXISTING BUILDING TO REMAIN WITH CURRENT USES:
- 2,465 SF MEDICAL OFFICE
- 6,800 SF BALLET SCHOOL
- 8,160 SF COMMERCIAL OFFICE
- TOTAL SQUARE FOOTAGE: 17,425 SF

WATER SUPPLY PROTECTION AREA: N/A

WATERSHED / WATER RESOURCE AREA: RIVANNA RIVER DRAINAGE BASIN

ALLOWABLE DENSITY: N/A

PROPOSED DENSITY: N/A

GREENWAY DEDICATION: N/A - EXISTING PAVED PATHWAY ON THE PROPERTY TO REMAIN

BUILDING HEIGHTS: EXISTING (1) STORY BUILDING TO REMAIN. MAXIMUM BUILDING HEIGHTS SHALL NOT EXCEED 65 FEET.
NOTE: HEIGHT OF BUILDING OVER 40 FEET OR 3 STORIES SHALL PROVIDE A STEPBACK PER SECTION 4.20.
EXISTING BUILDING HEIGHT = 18'

SETBACKS:
FRONT SETBACK: 10' BLDG. MINIMUM FROM R/W OR EXTERIOR EDGE OF SIDEWALK IF SIDEWALK IS OUTSIDE R/W.
30' BLDG. MAXIMUM FROM R/W OR EXTERIOR EDGE OF SIDEWALK IF SIDEWALK IS OUTSIDE R/W.
10' MINIMUM FOR OFF-STREET PARKING OR LOADING SPACES FROM ANY PUBLIC STREET R/W.

SIDE & REAR SETBACK:
MINIMUM: IF THE ABUTTING LOT IS ZONED RESIDENTIAL, RURAL AREAS, OR THE MONTICELLO HISTORIC DISTRICT: (I) NO PORTION OF ANY STRUCTURE, EXCLUDING SIGNS, SHALL BE LOCATED CLOSER THAN 50 FEET FROM THE DISTRICT BOUNDARY; AND (II) NO OFF-STREET PARKING OR LOADING SPACE SHALL BE LOCATED CLOSER THAN 20 FEET TO THE DISTRICT BOUNDARY.
IF THE ABUTTING LOT IS ZONED COMMERCIAL OR INDUSTRIAL, ANY PRIMARY STRUCTURE SHALL BE CONSTRUCTED AND SEPARATED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING CODE.
MAXIMUM: NONE
STEPBACKS: FRONT - FOR EACH STORY THAT BEGINS ABOVE 40 FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE 15 FEET.
SIDE & REAR: NONE

PRIVATE TRAVELWAYS: CURB & GUTTER TRAVEL WAYS

UTILITIES (WATER AND SEWER): COUNTY PUBLIC WATER AND SANITARY SEWER

AGRICULTURAL/ FORESTAL DISTRICT: NONE

EXISTING VEGETATION: TREES ALONG THE WESTERN PROPERTY LINE AND (3) LARGE TREES ALONG THE SOUTHERN BOUNDARY. ADDITIONAL LANDSCAPING AND VEGETATION ALONG THE NORTHERN PROPERTY LINE.

LIGHTING: SEE LIGHTING PLAN SHEET 10 FOR CHANGES TO THE BUILDING AND PARKING LOT LIGHTING. ALL PROPOSED LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 32.7.8 & SECTION 4.17 OF THE ZONING ORDINANCE.

LANDSCAPING: A LANDSCAPING PLAN IS PROVIDED WITH THE FINAL SITE PLAN IN ACCORDANCE WITH ALBEMARLE COUNTY ORDINANCE SECTION 32.7.9, SEE SHEET 5. STREET TREES SHALL ALSO BE INCLUDED WITH THE LANDSCAPING DESIGN TO INCORPORATE STREET TREES EVERY 40' ALONG THE ROADWAYS.

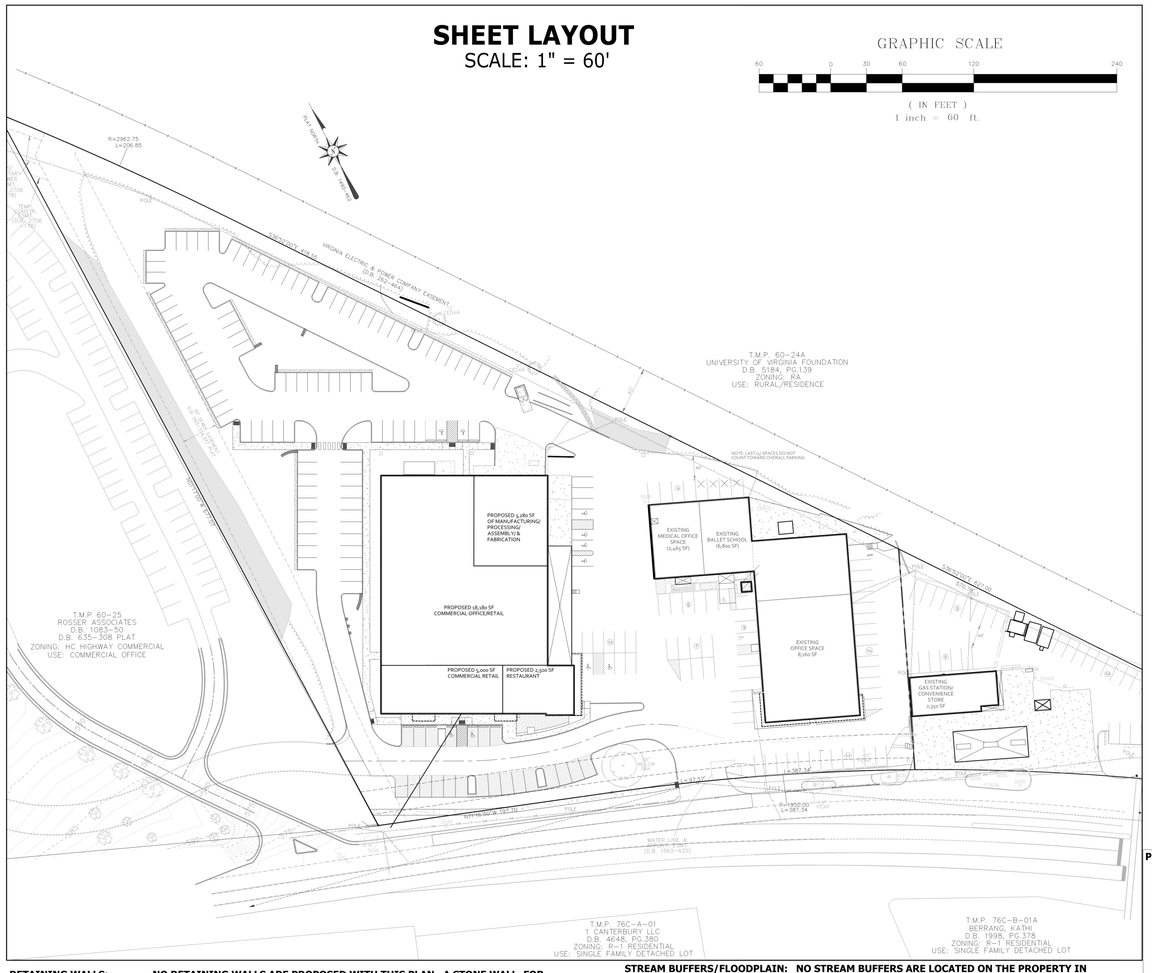
TRASH RECEPTACLES: A PROPOSED TRASH DUMPSTER IS PROPOSED ON-SITE FOR TRASH SERVICE FOR THE BUILDING.

PHASING: THIS SITE SHALL BE DEVELOPED IN ONE PHASE.

PARKING REQUIRED: RESTAURANT: 2,500 SF x 13 SPACES/1000 SF = 33 SPACES
RETAIL: 5,000 SF x 80% x 1 SPACE/100 SF = 40 SPACES
COMMERCIAL OFFICE/RETAIL: 28,805 SF x 80% x 1 SPACE/200 SF = 115 SPACES
BALLET SCHOOL: 8 PARKING SPACES
MANUFACTURING/PROCESSING/ASSEMBLY/FABRICATION:
1 SPACE/EMPLOYEE ON THE LARGEST SHIFT (7 EMPLOYEES) = 7 SPACES
1 SPACE/500 SF OPEN TO PUBLIC (500 SF) = 1 SPACE (2 SPACES MIN. FOR CUSTOMER PARKING)
GAS STATION/RETAIL (TMP60-25B): 2,350 SF x 80% x 1 SPACE/100 SF = 19 SPACES
TOTAL PARKING REQUIRED: 224 SPACES REQUIRED

PARKING PROVIDED: TOTAL PARKING SPACES PROVIDED = 224 SPACES (96 EXISTING PARKING SPACES AND 128 PROPOSED PARKING SPACES - 22 PAVERS, 99 NEW ASPHALT, 7 NEW STRIPED ON EX ASPHALT)
NOTE: THERE WILL BE A PARKING EASEMENT ON THE TMP60-25B PARCEL FOR THE EXISTING 15 PARKING SPACES BEHIND THE RETAIL STORE.

SHEET LAYOUT
SCALE: 1" = 60'



RETAINING WALLS: NO RETAINING WALLS ARE PROPOSED WITH THIS PLAN. A STONE WALL, FOR SCREENING PURPOSES ONLY, IS PROPOSED ALONG IVY ROAD ADJACENT TO THE PROPOSED PARKING LOT.

RECREATION: N/A

CRITICAL SLOPES: MANAGED STEEP SLOPES ARE EXISTING ON SITE AS SHOWN ON THE PLAN. NO IMPACTS TO MANAGED SLOPES ARE CURRENTLY PROPOSED WITH THE DEVELOPMENT.

BURIAL SITES: NO CEMETERIES WERE FOUND DURING FIELD INVESTIGATION OF THE SITE.

LAND AREA: (TMP-6025A WITH PROPOSED BLA ADJUSTMENT) - TOTAL ACREAGE (4.80 ACRES)

EXISTING BUILDINGS:	46,385 SF - 1.06 AC. (22.2%)
PROPOSED PAVED PARKING AND TRAVELWAYS:	48,753 SF - 1.12 AC. (23.3%)
SIDEWALKS:	5,013 SF - 0.12 ACRES (2.5%)
EXISTING PARKING AREA/GRAVEL STORAGE:	46,450 SF - 1.06 ACRES (22.1%)
OPEN AREA / LANDSCAPING AREA	62,487 SF - 1.43 ACRES (29.9%)

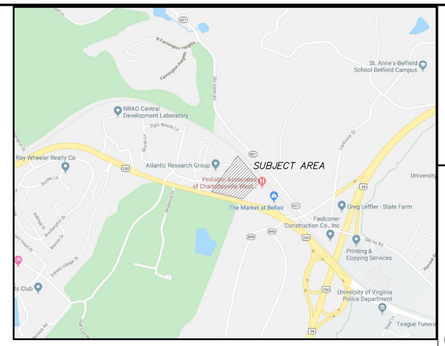
IMPERVIOUS AREAS: 146,601 SF (3.37 AC) TOTAL

PAVED PARKING AND CIRCULATION AREA: 100,216 SF

STREAM BUFFERS/FLOODPLAIN: NO STREAM BUFFERS ARE LOCATED ON THE PROPERTY IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE. THE PROPERTY ALSO DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR FLOODPLAIN, PER FEMA MAP NUMBER 51003C0267D ADOPTED FEBRUARY 4, 2005. NO IMPACTS ARE PROPOSED FOR ANY STREAM BUFFERS OR 100 YEAR FLOODPLAIN LIMITS WITH THE REDEVELOPMENT OF THE PROPERTY. THE PROPERTY IS NOT LOCATED WITHIN A STATE DAM INUNDATION ZONE OR FEDERAL DAM INUNDATION ZONE.

STORMWATER MANAGEMENT: 2.52 ACRES DISTURBED. THE SITE DECREASES IMPERVIOUS AREA WITHIN THE DISTURBED ACREAGE. THE POST-DEVELOPMENT TP LOAD REDUCTION FOR THE SITE IS 0.74 LB/YEAR. STORMWATER MANAGEMENT FOR THE PROPOSED IMPROVEMENTS ON THE SITE AND WATER QUANTITY REDUCTION SHALL BE ACCOMMODATED WITH ONSITE FACILITIES. THESE FACILITIES, SHALL INCLUDE PERVIOUS PAVERS AND LANDSCAPED GRASS DRY RETENTION AREAS. ADDITIONAL WATER QUALITY NUTRIENT CREDITS MAY BE UTILIZED TO ACHIEVE THE NECESSARY REMOVAL RATES FOR THE DEVELOPMENT. A FINAL WPO AND VSMP PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL, PRIOR TO LAND DISTURBING OPERATIONS AND PRIOR TO FINAL SITE PLAN APPROVAL.

NOTE: ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.



VICINITY MAP
SCALE: 1" = 1000'

LEGEND
ROADS
- EXISTING CULVERT
- DROP INLET & STRUCTURE NO.
- CURB
- CURB & GUTTER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVER (IMPERVIOUS)
- BENCH MARK
- VDOT STANDARD STOP SIGN
- EXISTING CONTOUR

SHEET INDEX

	SHEET
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GRADING & DRAINAGE PLAN	4
LANDSCAPING PLAN	5
NOTES & DETAILS	6
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UTILITY & DRAINAGE PROFILES	8
DRAINAGE MAP & CALCULATIONS	9
LIGHTING PLAN	10
TOTAL SHEETS	10

NOTES:
CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.

THE CONTRACTOR MUST LOCATE ALL SURFACE AND SUB-SURFACE UTILITIES PRIOR TO ANY WORK ONSITE.

ANY SIDEWALK AND/OR CURB DAMAGE IDENTIFIED IN THE SITE VICINITY DUE TO PROJECT CONSTRUCTION ACTIVITIES AS DETERMINED BY THE VDOT INSPECTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. SIDEWALK WILL BE REPLACED AT THE DIRECTION OF THE VDOT INSPECTOR. ANY EXISTING SIDEWALK THAT IS CURRENTLY DAMAGED AND IN NEED OF REPAIR OR NOT IN COMPLIANCE WITH CURRENT STANDARDS SHOULD BE REPLACED AS PART OF THIS PROJECT AS WELL. IN ADDITION, ANY EXISTING CG-12S ALONG THE PERIMETER OF THE SITE SHOULD BE UPGRADED TO MEET CURRENT STANDARD IF NEEDED.

ALL SIGNING AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.

ADDITIONAL NOTES:
1. ALL GRASS AND LANDSCAPING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED.
2. THE STREETS IN THE DEVELOPMENT SHALL BE PRIVATE TRAVELWAY AND TRAVELWAYS AND WILL NOT MEET THE STANDARDS FOR ACCEPTANCE INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR THE COUNTY OF ALBEMARLE.
3. THE PROPOSED DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER AND SEWER.

PROPOSED TRIP GENERATIONS: (ITE TRIP GENERATION, 10TH EDITION)
2,500 SF RESTAURANT = 280 VPD (25 VPH AM & 25 VPH PM)
5,000 SF COMMERCIAL RETAIL = 534 VPD (19 VPH AM & 46 VPH PM)
18,180 SF COMMERCIAL OFFICE/RETAIL = 177 VPD (21 VPH AM & 21 VPH PM)
3,280 SF MANUFACTURING/PROCESSING/ASSEMBLY/FABRICATION = 13 VPD (2 VPH AM & 3 VPH PM)
2,465 SF MEDICAL OFFICE = 86 VPD
6,800 SF BALLET SCHOOL = 26 VPD (4 VPH AM & 6 VPH PM)
2,350 GAS STATION (6 PUMPS): 1,467 VPD (96 VPH AM & 116 VPH PM)
TOTAL PROPOSED TRIPS/DAY: 2,570 VPD

EXISTING TRIP GENERATIONS: (ITE TRIP GENERATION, 10TH EDITION)
28,960 SF COMMERCIAL RETAIL/HARDWARE = 265 VPD (32 VPH AM & 78 VPH PM)
2,465 SF MEDICAL OFFICE = 86 VPD
6,800 SF BALLET SCHOOL = 26 VPD (4 VPH AM & 6 VPH PM)
2,350 GAS STATION (6 PUMPS): 1,467 VPD (96 VPH AM & 116 VPH PM)
TOTAL EXISTING TRIPS/DAY: 1,844 VPD

TOTAL INCREASE IN TRIPS/DAY: 726 VPD

APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNER/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE RESCUE	
ALBEMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
06/02/20

REVISIONS

DATE	REVISION DESCRIPTION
6/08/20	FINAL ARB SUBMITTAL TO COUNTY - 1ST SUBMISSION

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

PROJECT: 2415 IVY ROAD COMMERCIAL REDEVELOPMENT - FINAL ARB PLAN
SHEET TITLE: COVER SHEET
JOB NO.: 192171
SCALE: 1"=60'
SHEET NO.: 1

LEGEND:

AP AIR PUMP
B BOLLARD
CO CLEANOUT
DI DROP INLET
FC FILLER CAP
FH FIRE HYDRANT
GM GAS METER
LP LIGHT POLE
MH MANHOLE
MW MONITORING WELL
P POLE
PT PROPANE TANK
S SIGN
TB TELEPHONE BOX
UL UTILITY LID
WM WATER METER
WV WATER VALVE
YH YARD HYDRANT

OVERHEAD UTILITY LINE
FENCE
GUARDRAIL
CONCRETE
GRAVEL
PAVEMENT
MANAGED SLOPES

MATCHLINE - SEE THIS SHEET

FLAT NORTH
D.B. 1490-462

R=2962.75
L=206.85

CSX TRANSPORTATION, INC.
CENTER OF TRACKS

VIRGINIA ELECTRIC & POWER COMPANY EASEMENT
(D.B. 262-464)

S36°52'00"E 418.55

EXISTING RWSA 12" VCP SANITARY SEWER LINE

20' SANITARY SEWER ESMT (D.B. 2706 -178)

TEMP. CONSTR. ESMT (D.B. 2706 -178)

AREA OF EXISTING GRAVEL AND PAVEMENT TO BE REMOVED

EXISTING FENCE ENCLOSURE AREA TO BE REMOVED

INV.IN= 562.98
6" PIPE
INV.IN= 556.39
DI TOP= 565.42

T.M. 60-25A
PAR. LOT A
3.89 ACRES

EXISTING LIGHTPOLE AND OVERHEAD POWER TO BE REMOVED

EXISTING STORM TO BE DEMOLISHED

EXISTING GRAVEL AREA TO BE REMOVED FOR PROPOSED LANDSCAPING

6" PIPE
INV.IN= 556.55

EXISTING STORM DEMOLISHED AND REPLACED

15" CMP

INV.IN= 558.9

INV.IN= 557.45

12" CMP

EXISTING STORM TO BE DEMOLISHED

RIP RAP

4" TREE

EXISTING GRAVEL AREA TO BE REMOVED FOR PROPOSED LANDSCAPING

9" WILLOW

15" TRIPLE ASH

EXISTING MANAGED SLOPES TO REMAIN

T.M.P. 60-25
ROSSER ASSOCIATES
D.B. 1083-50
D.B. 635-308 PLAT
ZONING: (HC) HIGHWAY COMMERCIAL
USE: COMMERCIAL OFFICE

1 STORY BRICK (28,960 SF)

EXISTING GATE TO BE REMOVED

EXISTING MANAGED SLOPES TO REMAIN

EXISTING PROPERTY LINE TO BE RELOCATED WITH A BLA

NOTE: LAST (4) SPACES DO NOT COUNT TOWARD OVERALL PARKING

PROPOSED BLA - 0.91 ACRES TO BE SUBRACTED FROM TMP 60-25B AND ADDED TO 60-25A

T.M. 60-24A
UNIVERSITY OF VIRGINIA FOUNDATION
D.B. 5184, PG.139
ZONING: RA
USE: RURAL/RESIDENCE

1 STORY STUCCO & BLOCK (5,250 SF)

1 STORY BRICK (12,175 SF)

T.M. 60-25B
LOT B
1.71 ACRES

S17°21'15"W 291.53

NEW BOUNDARY LINE FOR PROPERTY

1 STORY BRICK, BLOCK & FRAME

EXISTING LANDSCAPING ADJACENT TO BUILDING TO BE REMOVED

MAGNOLIAS

EXISTING GAS METER TO BE RELOCATED

EXISTING FDC

WATER UTILITY BOX

BUSHES

EXISTING 4" SANITARY SEWER LATERAL TO BE REPLACED WITH NEW 6" PVC SEWER LATERAL

MAGNOLIA

EXISTING TREES TO BE REMOVED

21" WILLOW OAK

EXISTING CONC. RAMP TO BE REMOVED

15" WILLOW OAK

EXISTING ASPHALT PATH TO BE RELOCATED

EXISTING PAVEMENT TO BE REMOVED

EXISTING (6) PARKING SPACES TO BE REMOVED

EXISTING TREE TO REMAIN

N71°16'00"W 197.70

L=387.34

R=1950.00
L=387.34

EXISTING 4" DI FIRE LINE TO BUILDING

EXISTING WATER LATERAL & METER TO BE REPLACED

U.S. ROUTE 250 (IVY ROAD)
SHOWN AS 80' WIDE ON PLAT IN D.B. 296-432

BENCHMARK:
TOP OF DROP INLET
ELEVATION = 555.23

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

MATCHLINE - SEE THIS SHEET

N32°56'48.6"E 385.07

FORMERLY STATE ROUTE 754 (60' R/W)

N69°07'00"W 128.09

NOTE: LAST (2) SPACES DO NOT COUNT TOWARD THE OVERALL PARKING

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
06/02/20

REVISIONS

DATE	REVISION DESCRIPTION
6/08/20	FINAL ARB SUBMITTAL TO COUNTY - 1ST SUBMISSION

COLLINS ENGINEERING

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

PROJECT: 2415 IVY ROAD COMMERCIAL REDEVELOPMENT - FINAL ARB PLAN

SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 192171

SCALE 1"=30'

SHEET NO. 2

SITE PLAN NOTES:
1. SEE SHEET 2 FOR BOUNDARY DIMENSIONS, METES AND BOUNDS, AND SURVEY INFORMATION.
2. TRASH SHALL BE STORED & COLLECTED IN DUMPSTER CONTAINERS.
3. CONTRACTOR SHALL VERIFY ALL ROAD, STORM & UTILITY CONNECTIONS VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. ALL BUILDINGS ARE EXISTING STRUCTURES WITH SLAB ON GRADE FOUNDATIONS.
5. A MINIMUM 20' DRIVE LANE (CLEAR OF PARKED CARS) SHALL BE MAINTAINED AROUND THE COMMERCIAL BUILDING.
6. CONTRACTOR SHALL RELOCATE OVERHEAD UTILITIES AND/OR LIGHT POLES AS NECESSARY. CONTRACTOR TO WORK WITH UTILITY COMPANY FOR THE DESIRED LOCATIONS.
7. CONTRACTOR SHALL REPLACE THE PORTION OF THE EXISTING ASPHALT TRAIL LOCATED ALONG THE FRONT PORTION OF THE SITE AS SHOWN ON THIS SHEET.
8. INDIVIDUAL SIGNS WILL REQUIRE SIGN APPLICATIONS AND SIGN DESIGNS WILL BE REQUIRED TO MEET STANDARD SIGN GUIDELINES REGARDING SIZE, SCALE AND PROPORTION RELATIVE TO THE SIGN BAND AND THE OVERALL BUILDING.
9. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
10. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT HAVE A SURFACE SLOPE GREATER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE.

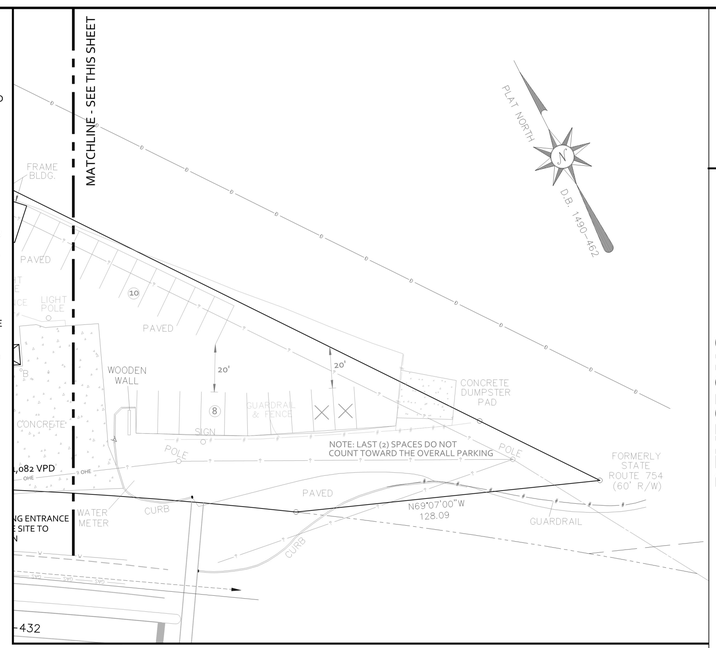
UTILITY NOTES:
1. A MINIMUM OF 1' OF VERTICAL SEPARATION FROM STORM SEWER & WATER AND SEWER LINES MUST BE PROVIDED.
2. A MINIMUM 3.5' OF COVER MUST BE MAINTAINED OVER W/L AND S/L.
3. A MINIMUM OF 1.5' OF VERTICAL SEPARATION FROM WATER AND SEWER LINES MUST BE PROVIDED.
4. ALL PROPOSED WATER METERS SHALL BE ENCOMPASSED WITHIN AN ACSA EASEMENT & SHALL BE DEDICATED FOR PUBLIC USE.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING ELEVATIONS OF ROADWAY, CURB & GUTTER PRIOR TO CONSTRUCTING THE EXTENSION OF THE STORM SEWER, SANITARY SEWER, WATER LINE AND PAVED ACCESSES. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES SO THAT THE ELEVATIONS OF THE TIE-IN CONNECTIONS CAN BE ADJUSTED ACCORDINGLY.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL TEST-DIG AT THE LOCATION OF THE EXISTING UTILITIES TO CONFIRM DEPTHS AND TO ENSURE THE PROPOSED SEWER, STORM AND WATER UP GRADES CAN BE ACHIEVED.
7. A KNOX BOX SHALL BE PROVIDED ON ALL BUILDINGS FOR EMERGENCY ACCESS. CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE TO DETERMINE THE LOCATION.
8. ALL CONNECTIONS TO RWSA MANHOLES SHALL BE WATERTIGHT AND MADE WITH A FLEXIBLE RUBBER BOOT.
9. ALL CORING METHODS, THE CORING CONTRACTOR AND ALL MATERIALS FOR CONSTRUCTION SHALL BE APPROVED BY RWSA IN WRITING PRIOR TO CONSTRUCTION.
10. RWSA ENGINEERING STAFF SHALL BE PRESENT FOR ALL CORES INTO THE MANHOLES. CONTACT RWSA ENGINEERING A MINIMUM OF 3 BUSINESS DAYS IN ADVANCE TO SCHEDULE A CORE OF A MANHOLE.
11. BYPASS PUMPING MAY BE REQUIRED AT THE SOLE DISCRETION OF RWSA STAFF.
12. GROUTING OF THE MANHOLE BENCH OR INTERIOR MAY BE REQUIRED, AT THE SOLE DISCRETION OF RWSA STAFF, FOR A SMOOTH TRANSITION OF FLOW.
13. EXISTING MANHOLES SHALL BE BACKFILLED TO ORIGINAL GRADE TO THE SATISFACTION OF RWSA.
14. ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.
15. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLILC NUISANCE AND NOT OVER SIDEWALKS.

NEEDED FIRE FLOW CALCULATION:

NFF=(C)(O)[1+(X+P)] = 3,063 x 1.25 x [1+(0.06+0)] = 4,058 GPM x 0.50 (SPRINKLERS) = 2,029 GPM NFF

C = 18F(A)^0.5 = 18*1.0*28,960^0.5 = 3,063
CONSTRUCTION TYPE - CLASS II MASONRY CONSTRUCTION
A=1 FLOOR X 28,960 SF= 28,960 SF
O = OCCUPANCY FACTOR = 1.25OR C-5 RAPID BURNING
X=0.06 FOR 70' AWAY BUILDING EXPOSURE OVER 1-100 FEET
P=0 FOR UNPROTECTED OPEN COMMUNICATIONS
50% REDUCTION IN NFF FOR AUTOMATIC SPRINKLERS

NOTE: MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOFTOP OF THE EXISTING BUILDING. VISIBILITY OF ALL MECHANICAL EQUIPMENT SHALL BE ELIMINATED FROM THE ENTRANCE CORRIDOR WITH THE USE OF PARAPET WALLS. SEE ARCHITECTURAL PLANS.



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
06/02/20

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

PROJECT: 2415 IVY ROAD COMMERCIAL REDEVELOPMENT - FINAL ARB PLAN

SHEET TITLE: LAYOUT & UTILITY PLAN

JOB NO. 192171

SCALE 1"=30'

SHEET NO. 3

Pre-Development Impervious Areas- Water Quality (Defined by the Limits of Disturbance)

Existing Parking	59,773 sf
Sidewalk	1,457 sf
Public Road	5,208 sf
	66,438 sf

Post-Development Impervious Areas- Water Quality (Defined by the Limits of Disturbance)

Proposed Parking & Circulation	53,464 sf
Proposed Loading Area	1,719 sf
Sidewalk	5,385 sf
Public Road	5,208 sf
	65,776 sf

Overall Net Increase in Impervious Area -662 sf
(Within the Proposed Limits of Disturbance)

NOTES:
1. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
2. ALL WATER LINE, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.
3. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT HAVE A SURFACE SLOPE GREATER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE.

PROPOSED TREE PROTECTION FENCING
EXISTING RWSA 12" VCP SANITARY SEWER LINE
PROPOSED LANDSCAPED GRASS DRY RETENTION BASIN
2' WIDE CURB CUT WITH RIPRAP
TIE PROPOSED DRAINAGE INTO EX. 15" CMP STORM AT EX. DROP INLET
PROPOSED DRAINAGE EASEMENT
TIE PROPOSED DRAINAGE INTO EX. 12" CMP STORM AT EX. DROP INLET
PROPOSED 3,280 SF OF MANUFACTURING/ PROCESSING/ ASSEMBLY/ & FABRICATION
PROPOSED 18,180 SF COMMERCIAL OFFICE/RETAIL
PROPOSED 5,000 SF COMMERCIAL RETAIL
PROPOSED 2,500 SF RESTAURANT
PROPOSED 2' CURB CUT
CONTRACTOR SHALL TAKE CARE WITH THE GRADING ABOVE THE EXISTING 12" CLAY SEWER MAIN. THE RWSA SEWER LINE SHALL BE PROTECTED DURING GRADING ACTIVITIES AND MINIMUM COVER REQUIREMENTS SHALL BE MET. ADDITIONAL PERMANENT PROTECTIVE MEASURES MAY BE REQUIRED, SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE OR CONCRETE ENCASEMENT.
TREE PROTECTION FENCING
PROPOSED STORM BOX
PROPOSED 3' HIGH DECORATIVE WALL FOR SCREENING
PROPOSED 2' CURB CUT
PROPOSED BRICK PERVIOUS PAVERS
PROPOSED 2' CURB CUT
TIE PROPOSED DRAINAGE INTO EXISTING DI
NOTE: LAST (4) SPACES DO NOT COUNT TOWARD OVERALL PARKING

T.M. 60-24A
UNIVERSITY OF VIRGINIA FOUNDATION
D.B. 5184, PG.139
ZONING: RA
USE: RURAL/RESIDENCE

T.M. 60-25A
LOT A
1.71 ACRES

T.M.P. 60-25
ROSSER ASSOCIATES
D.B. 1083-50
D.B. 635-308 PLAT
ZONING: (HC) HIGHWAY COMMERCIAL
USE: COMMERCIAL OFFICE

T.M. 60-25B
LOT B
1.71 ACRES

EXISTING MEDICAL OFFICE SPACE (2,465 SF)
1 STORY STUCCO & BLOCK (5,250 SF)
EXISTING BALLET SCHOOL (6,800 SF)
1 STORY BRICK (12,175 SF)
EXISTING OFFICE SPACE 8,160 SF
EXISTING GAS STATION/ CONVENIENCE STORE 2,350 SF
1 STORY BRICK, BLOCK & FRAME
1 STORY BRICK (28,960 SF)

CSX TRANSPORTATION, INC.
CENTER OF TRACKS
VIRGINIA ELECTRIC & POWER COMPANY EASEMENT (D.B. 262-464)
20' SANITARY SEWER ESMT. (D.B. 2706-178)
TEMP. CONSTR. ESMT. (D.B. 2706-178)
EASEMENT FOR BUILDING ENCROACHMENT (D.B. 3919-165)
U.S. ROUTE 250 (IVY ROAD) SHOWN AS 80' WIDE ON PLAT IN D.B. 296-432

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
06/02/20

REVISIONS

DATE	REVISION DESCRIPTION
6/08/20	FINAL ARB SUBMITTAL TO COUNTY - 1ST SUBMISSION

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

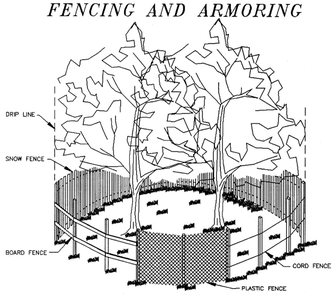
PROJECT: 2415 IVY ROAD COMMERCIAL REDEVELOPMENT - FINAL ARB PLAN
SHEET TITLE: GRADING AND DRAINAGE PLAN
JOB NO. 192171
SCALE 1"=30'
SHEET NO. 4

Conservation Plan Notes:

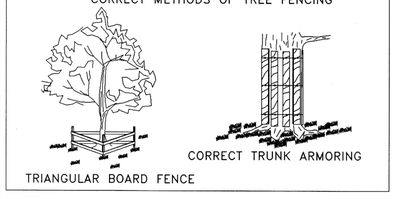
1. ALL TREES TO BE PRESERVED AND PROTECTED SHALL BE MARKED WITH PAINT OR RIBBON AT A HEIGHT CLEARLY VISIBLE TO EQUIPMENT OPERATORS. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL THE TREE MARKING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.
2. HEAVY EQUIPMENT, VEHICULAR TRAFFIC, AND THE STORAGE OF CONSTRUCTION MATERIALS AND SOIL SHALL NOT BE PERMITTED WITHIN THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
3. TEMPORARY EROSION CONTROL MEASURED AND/OR PERMANENT STORMWATER MANAGEMENT FACILITIES LOCATIONS SHALL BE COORDINATED SUCH THAT THEY SHALL NOT ADVERSELY AFFECT TREES TO BE PRESERVED AND PROTECTED.
4. FIRES SHALL NOT BE PERMITTED WITHIN 100 FEET OF THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
5. TOXIC MATERIALS SHALL NOT BE STORED WITHIN 100 FEET OF THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
6. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL THE TREE PROTECTIVE FENCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.
7. WHEN TRENCHING FOR ANY KIND OF UNDERGROUND WATER, SEWER, ELECTRICAL, CABLE, TELEPHONE, OR OTHER UTILITY SERVICE IS NECESSARY WITHIN THE LIMITS OF TREE PROTECTION OR BEYOND THE LIMITS OF CLEARING, THE SEPARATION FROM THE TRUNKS OF TREES SHALL BE MAXIMIZED TO THE FURTHEST EXTENT POSSIBLE. TUNNELING SHALL BE REQUIRED WHEN DEEMED, BY THE COUNTY ENGINEER, THAT TRENCHING WILL SIGNIFICANTLY DAMAGE FEEDER ROOTS OF TREES TO BE PRESERVED AND PROTECTED.
8. ANY DAMAGE TO THE CROWN, TRUNK, OR ROOT SYSTEM OF ANY TREE TO BE PRESERVED AND PROTECTED SHALL BE REPAIRED IMMEDIATELY, IN ACCORDANCE WITH THE PRACTICES IN THE EROSION AND SEDIMENT CONTROL HANDBOOK. CARE FOR SERIOUS INJURIES SHALL BE PRESCRIBED BY A PROFESSIONAL FORESTER OR TREE SPECIALIST.
9. SOILS WHICH HAVE BEEN COMPACTED, OVER THE ROOT ZONES OF TREES TO BE PRESERVED AND PROTECTED, SHALL BE AERATED BY PUNCHING HOLES WITH AN IRON BAR EVERY 18" OVER THE ROOT ZONE. THE BAR SHALL BE DRIVEN 12" DEEP AND MOVED BACK AND FORTH IN EACH HOLE UNTIL SOIL IS LOOSENED.
10. TREE PROTECTIVE MEASURES SHALL BE THE LAST OF THE TEMPORARY EROSION CONTROL PLAN MEASURES REMOVED DURING THE FINAL CLEAN-UP.

1992 3.38

FENCING AND ARMORING



CORRECT METHODS OF TREE FENCING



CORRECT TRUNK ARMORING

TRIANGULAR BOARD FENCE

Source: Va. DSWC Plate 3.38-2

County of Albemarle
Conservation Plan Checklist – To be placed on Landscape Plans
(Handbook, pp III-284-111-297 for complete specifications)

1. **The following items shall be shown on the plan:**
   - ☑ Trees to be saved;
   - ☑ Limits of clearing (outside dripline of trees to be saved);
   - ☑ Location and type of protective fencing;
   - ☑ Grade changes requiring tree wells or walls;
   - ☑ Proposed trenching or tunneling beyond the limits of clearing.
2. **Marking:**
   - ☑ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
   - ☑ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
3. **Pre-Construction Conference:**
   - ☑ Tree preservation and protection measures shall be reviewed with the contractor on site.
4. **Equipment Operation and Storage:**
   - ☑ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
5. **Soil Erosion and Stormwater Detention Devices:**
   - ☑ Such devices shall not adversely affect trees to be saved.
6. **Fires:**
   - ☑ Fires are not permitted within 100 feet of the dripline of trees to be saved.
7. **Toxic Materials:**
   - ☑ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
8. **Protective Fencing:**
   - ☑ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
   - ☑ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
9. **Tree Wells:**
   - ☑ When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.
10. **Tree Wells:**
    - ☑ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval.
11. **Trenching and Tunneling:**
    - ☑ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
12. **Cleanup:**
    - ☑ Protective fencing shall be the last items removed during the final cleanup.
13. **Damaged Trees:**
    - ☑ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

5/11/2020
OWNER SIGNATURE (DATE)

CONTRACT PURCHASER SIGNATURE (DATE)

5/1/06 Page 1 of 1

NOTES:
1. ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
2. ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
3. THE LANDSCAPING PLANTS AND TREES ADJACENT TO THE SIGHT DISTANCE TRIANGLE WILL NEED TO BE MAINTAINED IN THE AREA BETWEEN 2' AND 7' ABOVE GROUND AS CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.

LANDSCAPING CALCULATIONS:

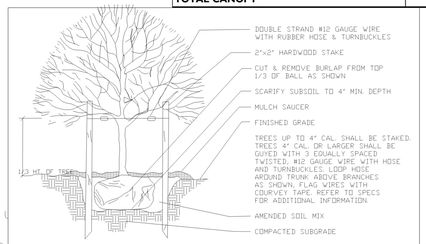
TOTAL PROJECT AREA (4.8 AC):	209,088 SF
CANOPY REQUIRED (10%):	20,909 SF
PROPOSED TREE CANOPY:	31,991 SF

STREET TREES:
TOTAL LINEAR FOOTAGE OF ROADWAY WITH NEW BUILDING: 275 LF
TOTAL STREET TREES REQUIRED (1 TREE PER 40') = 7 TREES
TOTAL STREET TREES PROVIDED = 7 TREES + (1) EX. TREE

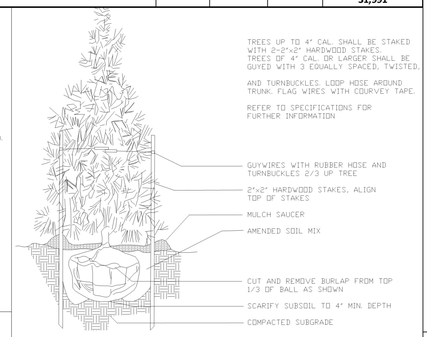
INTERIOR PARKING CALCULATIONS:
TOTAL NEW PARKING AREAS AND TRAVELWAYS = 43,015 SF
TOTAL INTERIOR LANDSCAPING REQUIRED (5%) = 2,150 SF
TOTAL INTERIOR LANDSCAPING PROVIDED = 3,738 SF

LANDSCAPING PLANT SCHEDULE

SYM	BOTANICAL	COMMON NAME	SIZE	CANOPY (sf)	QUANTITY	COVERAGE (sf)
TREES						
UPA	ULMUS PARVIFOLIA	ALLEE ELM	2 1/2" cal.	366	7	2,562
PA	PLATANUS ACERIFLORA	LONDON PLANETREE	3 1/2" cal.	422	5	2,110
AS	ROTUNDILOBA LIQUIDAMBAR STYRACIFLUCIFLUA	AMERICAN SWEETGUM	2 1/2" cal.	238	10	2,380
UNDERSTORY TREES						
PY	PRUNUS YEDOENSIS	YOSHINO CHERRY	6'-7' ht.	99	22	2,178
EVERGREEN TREES						
MG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6'-8' HT.	54	15	810
IN	ILEX x 'NELLIE R STEVENS'	NELLIE R STEVENS HOLLY	6'-8' HT.	44	16	704
SHRUBS						
AB	ABELIA GRANDIFLORA	GLOSSY ABELIA	24" ht. min	14	62	868
IV	ITEA VIRGINIA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24" ht. min	64	46	2,944
IG	ILEX GLABRA	INKBERRY HOLLY	24" ht. min	23	62	1,426
VB	VIBURNUM BURKWOODII	BURKWOOD VIBURNUM	30" ht. min	22	62	1,364
EXISTING VEGETATION						
	Existing trees onsite					14,645
TOTAL CANOPY						**31,991**



Tree Planting and Staking Detail
Not To Scale



Evergreen Tree Planting Detail
Not To Scale

NOTE: LAST (4) SPACES DO NOT COUNT TOWARD OVERALL PARKING

NOTE: VISIBILITY OF ALL MECHANICAL EQUIPMENT SHALL BE ELIMINATED FROM THE ENTRANCE CORRIDOR.

PROPOSED TREE PROTECTION FENCING
EXISTING TREE LIMITS
EXISTING RWSA 12" VCP SANITARY SEWER LINE
PROPOSED 3,280 SF OF MANUFACTURING/ PROCESSING/ ASSEMBLY/ & FABRICATION
PROPOSED 18,180 SF COMMERCIAL OFFICE/RETAIL
PROPOSED 5,000 SF COMMERCIAL RETAIL
PROPOSED 2,500 SF RESTAURANT
SANITARY SEWER LATERAL
EXISTING MEDICAL OFFICE SPACE (2,465 SF)
EXISTING BALLET SCHOOL (6,800 SF)
EXISTING OFFICE SPACE 8,160 SF
T.M. 60-25B LOT B 1.71 ACRES
EXISTING GAS STATION/ CONVENIENCE STORE 2,350 SF
TREE PROTECTION FENCING
CSX TRANSPORTATION, INC. CENTER OF TRACKS
VIRGINIA ELECTRIC & POWER COMPANY EASEMENT (D.B. 262-464)
U.S. ROUTE 250 (IVY ROAD) SHOWN AS 80' WIDE ON PLAT IN D.B. 296-432
BENCHMARK: TOP OF DROP INLET ELEVATION = 555.23

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS

DATE	REVISION DESCRIPTION
6/08/20	FINAL ARB SUBMITTAL TO COUNTY - 1ST SUBMISSION

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
06/02/20

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

PROJECT: 2415 IVY ROAD COMMERCIAL REDEVELOPMENT - FINAL ARB PLAN
SHEET TITLE: LANDSCAPING PLAN
JOB NO. 192171
SCALE 1"=30'
SHEET NO. 6

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

i. INSTALLATION OF ANY ENCLOSED DRAINAGE SYSTEM BEFORE IT IS COVERED.

ii. INSTALLATION OF ANY ENCLOSED UTILITY PLACEMENTS WITHIN THE RIGHT-OF-WAY BEFORE BEING COVERED.

iii. CONSTRUCTION OF THE CUTS AND FILLS, INCLUDING FIELD DENSITY TESTS, BEFORE PLACEMENT OF ROADBED BASE MATERIALS.

iv. A FINAL PAVEMENT DESIGN, BASED ON ACTUAL SOIL CHARACTERISTICS AND CERTIFIED TESTS, SHALL BE COMPLETED AND APPROVED BEFORE THE PAVEMENT STRUCTURE IS PLACED.

v. 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.

vi. CONSTRUCTION OF PAVEMENT, INCLUDING DEPTH AND DENSITY, UPON COMPLETION AS PART OF THE FINAL INSPECTION.

vii. 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.

viii. 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.

GENERAL CONSTRUCTION NOTES FOR STREETS

1. 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.
2. 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.
3. 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.
4. 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.
5. WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG-9(A, B OR C).
6. WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE-1.
7. COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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

1. 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.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
3. 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.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED, AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
6. 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.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. UNLESS OTHERWISE NOTED, ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE-CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

ROAD NOTES

GRADING

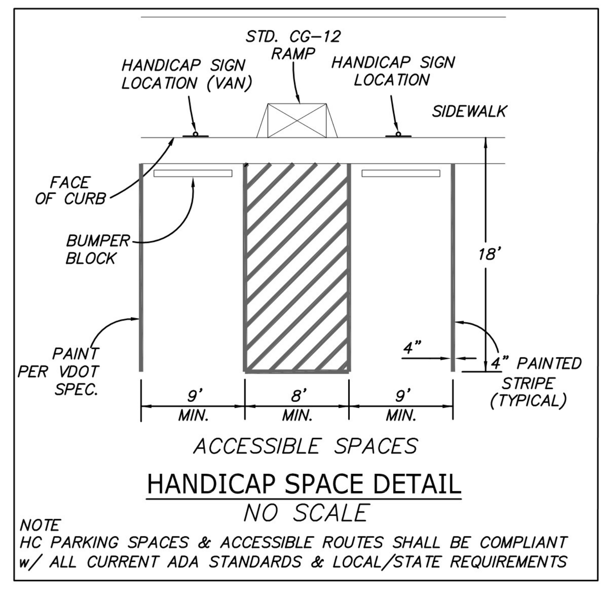
1. THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS OF THIS PROJECT.
2. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE ENTIRE ROAD RIGHT OF WAY WIDTH AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER.
3. 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.
4. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

DRAINAGE

1. ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT.
2. STANDARD UNDERDRAINS (CD-1 OR CD-2 OR UD-4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
3. 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.
4. 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.

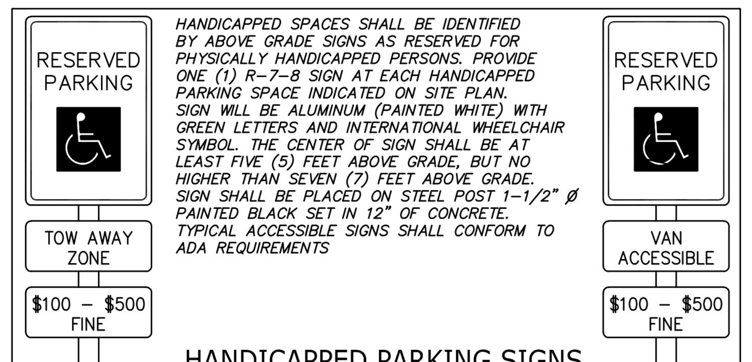
PAVEMENT

1. 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.
2. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
3. 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.
4. 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.
5. THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
6. BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
7. PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC-250 @ 0.3 GAL./SQ. YD.).
8. BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
9. 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.



HANDICAP SPACE DETAIL
NO SCALE

NOTE
HC PARKING SPACES & ACCESSIBLE ROUTES SHALL BE COMPLIANT w/ ALL CURRENT ADA STANDARDS & LOCAL/STATE REQUIREMENTS

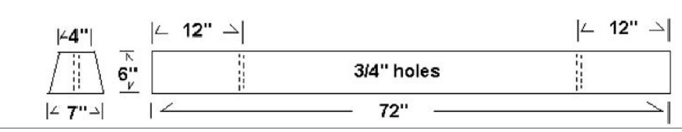


HANDICAPPED SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY HANDICAPPED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH HANDICAPPED PARKING SPACE INDICATED ON SITE PLAN. SIGN WILL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. THE CENTER OF SIGN SHALL BE AT LEAST FIVE (5) FEET ABOVE GRADE, BUT NO HIGHER THAN SEVEN (7) FEET ABOVE GRADE. SIGN SHALL BE PLACED ON STEEL POST 1-1/2" Ø PAINTED BLACK SET IN 12" OF CONCRETE. TYPICAL ACCESSIBLE SIGNS SHALL CONFORM TO ADA REQUIREMENTS

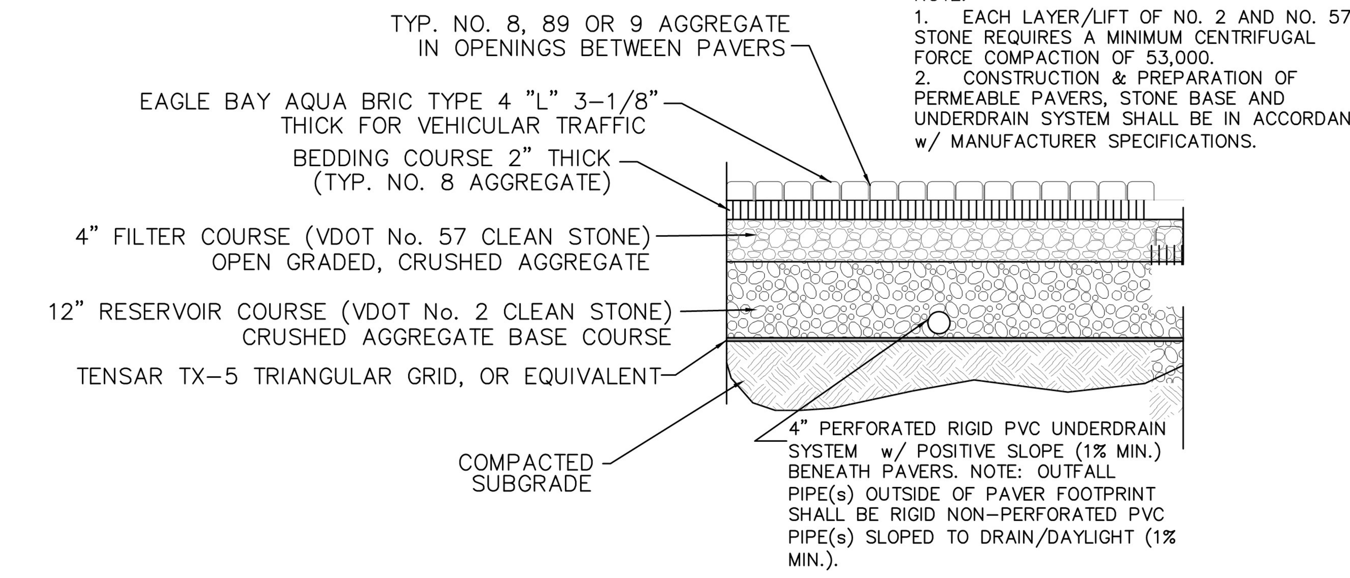
HANDICAPPED PARKING SIGNS
NO SCALE

Concrete Bumper Block

- Concrete: 4,000 P.S.I., Vibrated
- Reinforcing: 2 #4 Rebars, 1.5" from bottom"
- 72" long, 5" high, 4" wide top, 7&guot wide bottom
- *(Not drawn to scale)*



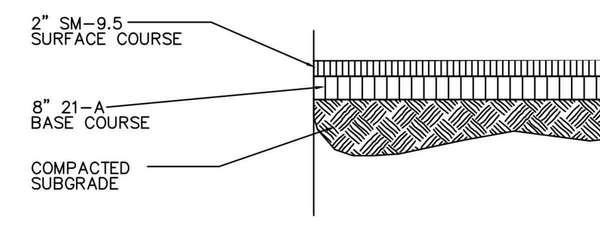
NOTE:
1. EACH LAYER/LIFT OF NO. 2 AND NO. 57 STONE REQUIRES A MINIMUM CENTRIFUGAL FORCE COMPACTION OF 53,000.
2. CONSTRUCTION & PREPARATION OF PERMEABLE PAVERS, STONE BASE AND UNDERDRAIN SYSTEM SHALL BE IN ACCORDANCE w/ MANUFACTURER SPECIFICATIONS.



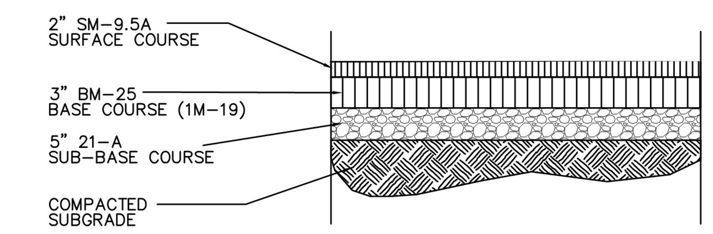
PERMEABLE PAVERS PAVEMENT DESIGN

NO SCALE

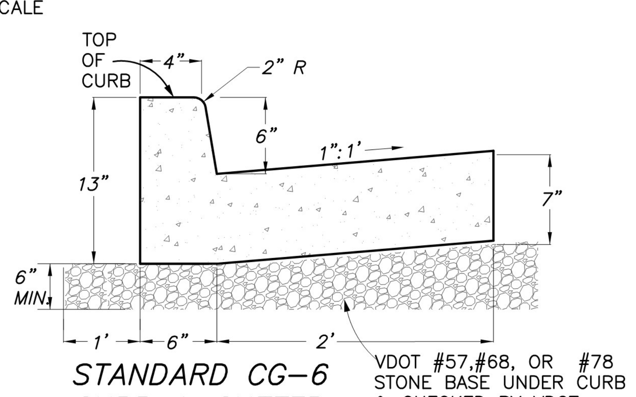
NOTES:
1. BECAUSE THE SOIL UNDERNEATH THE PROPOSED LOCATION OF THE PAVERS IS FROM PREVIOUS CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONDUCT A GEOTECHNICAL INVESTIGATION OF THE SOIL UNDERNEATH THE PROPOSED PAVERS AFTER FINAL GRADE HAS BEEN ACHIEVED TO DETERMINE THE INFILTRATION AND CBR RATINGS. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH THESE RESULTS PRIOR TO ORDERING AND INSTALLATION OF THE STONE BASE FOR THE PERMEABLE PAVERS TO ENSURE AN ADEQUATE DESIGN.
2. ALL OPEN GRADED STONE LAYERS SHALL BE CLEAN & DOUBLE WASHED IN ACCORDANCE WITH DCR REGULATIONS. "CLEAN" STONE IS SCREENED TO SIZE AND THE BULK OF THE FINES/DUST IS REMOVED, BUT THERE IS STILL DUST ON THE STONE. "WASHED" STONE IS WASHED THROUGH THE SCREENING PROCESS AND/OR MANUALLY WASHED.
3. WHERE UNDERDRAIN CLEANOUTS ARE PROPOSED WITHIN PAVED AREAS & ARE SUBJECT TO VEHICULAR TRAFFIC, CLEANOUTS SHALL BE ENCASED IN Ø18" CONCRETE FOR THE UPPER 24". THE CLEANOUT FRAME & LID SHALL BE CONSTRUCTED OF CAST IRON, OR A SIMILAR MATERIAL THAT IS STRUCTURALLY FORTIFIED.



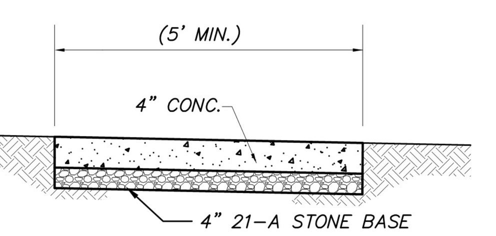
ASPHALT PAVING - LIGHT DUTY PARKING SPACES
NO SCALE



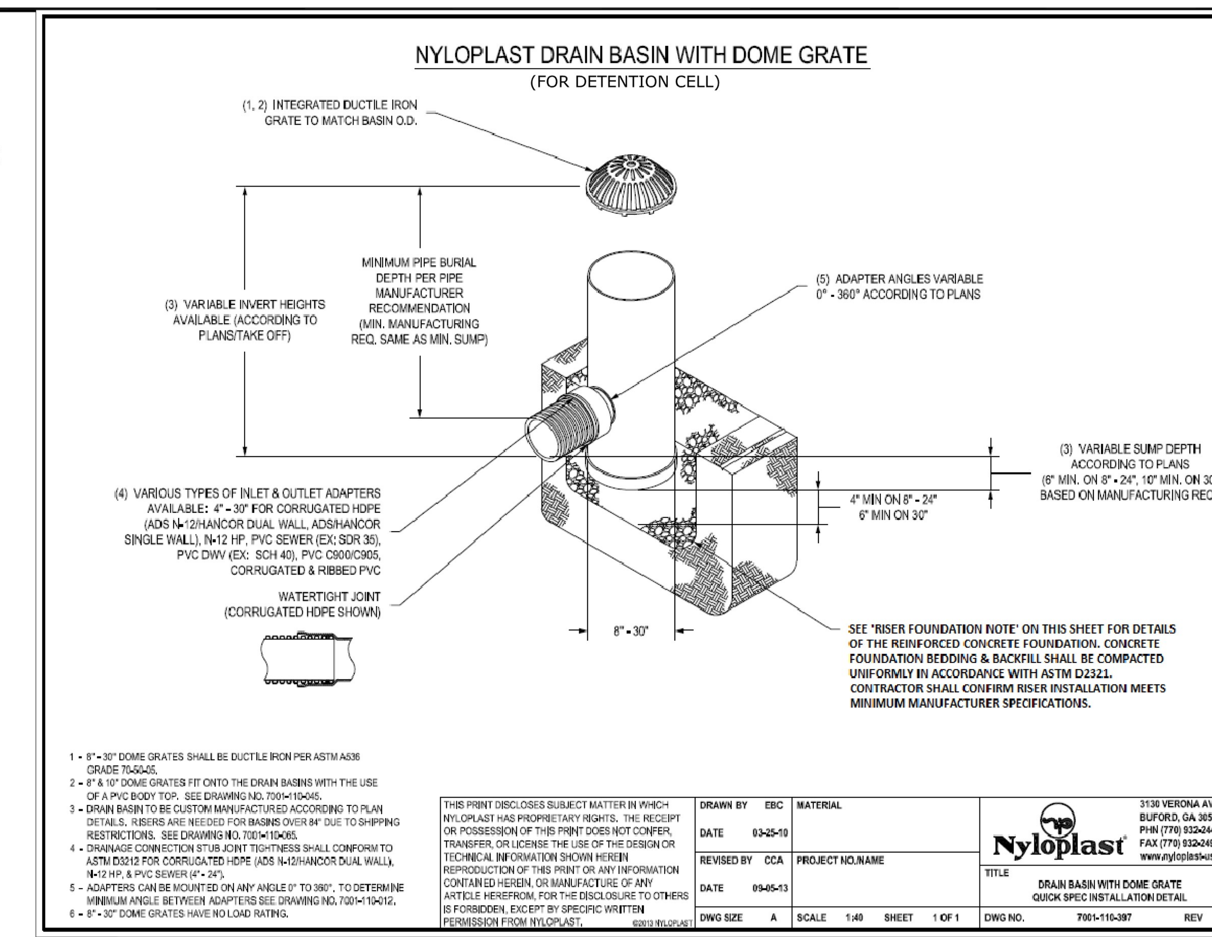
ASPHALT PAVING - HEAVY DUTY DRIVE AISLES
NO SCALE

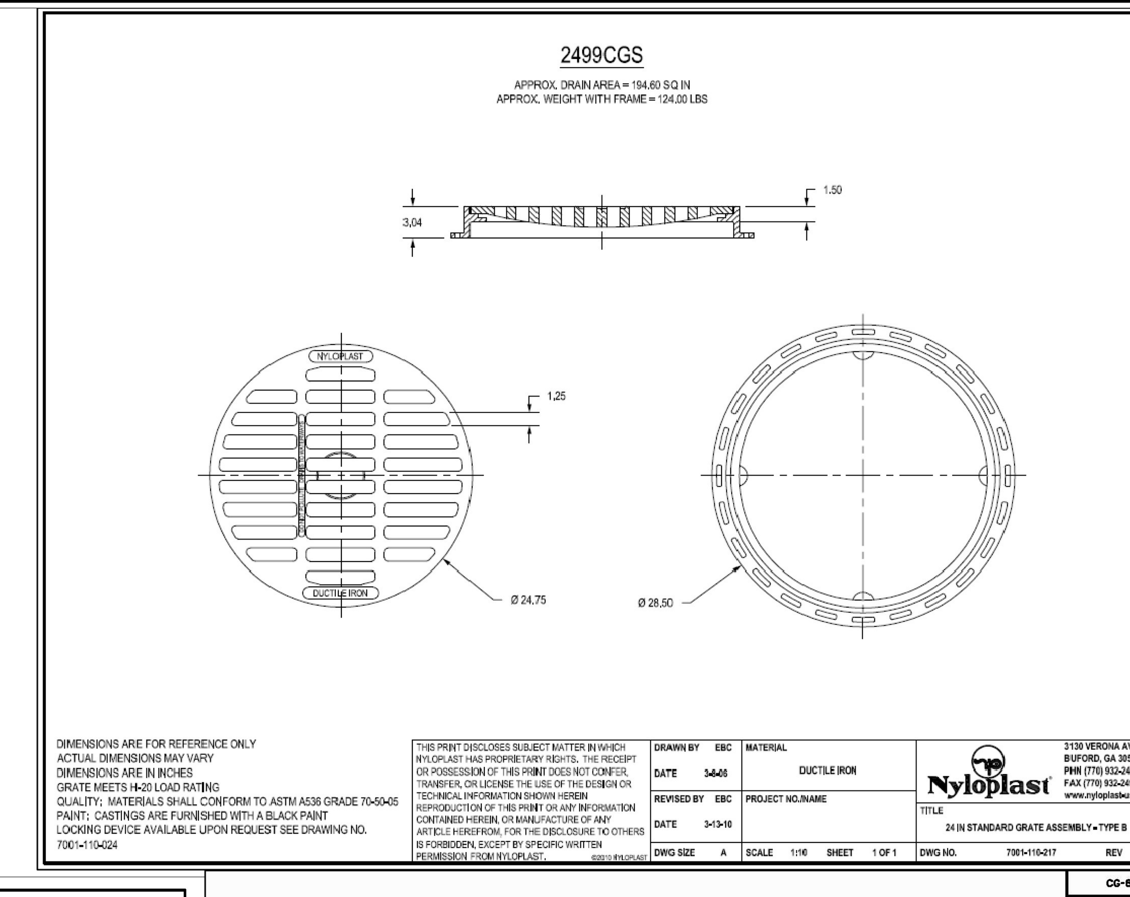


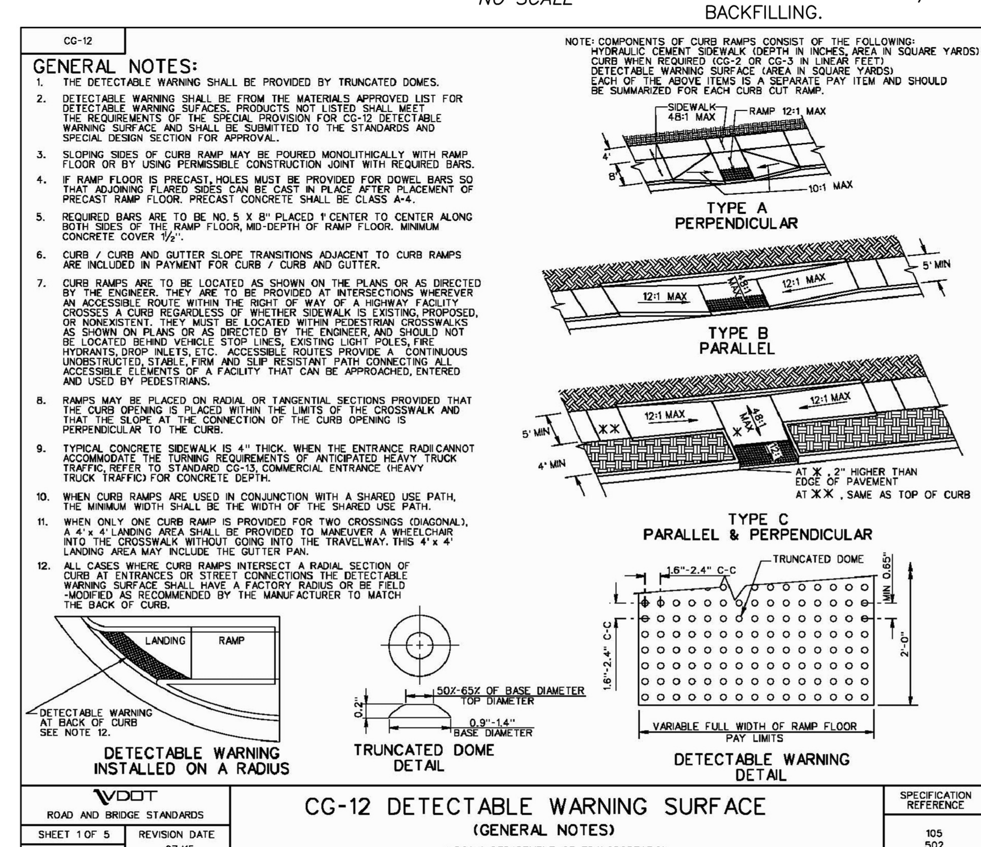
STANDARD CG-6 CURB & GUTTER
NO SCALE



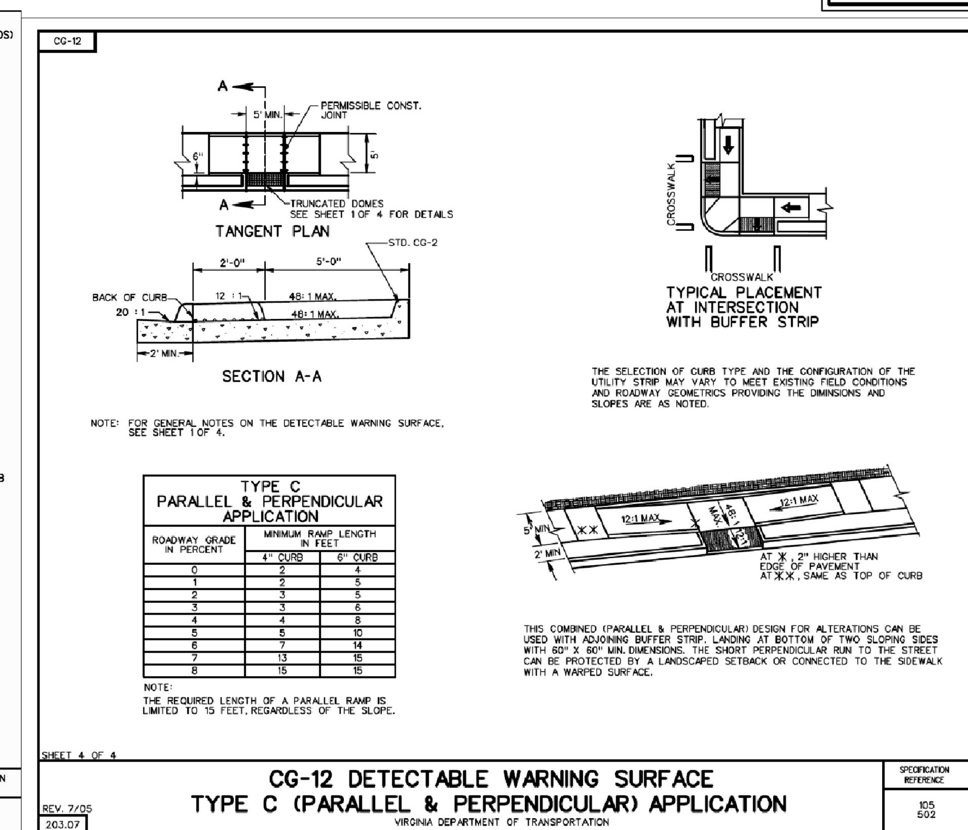
CONCRETE SIDEWALK
NO SCALE



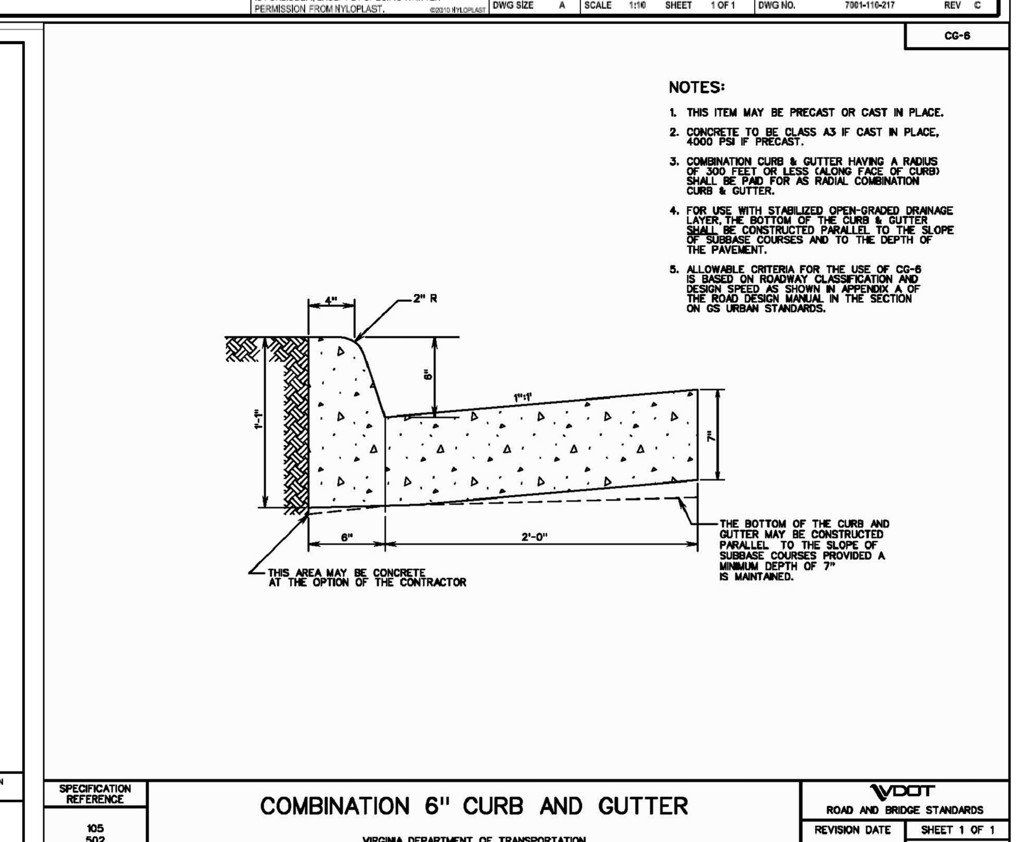




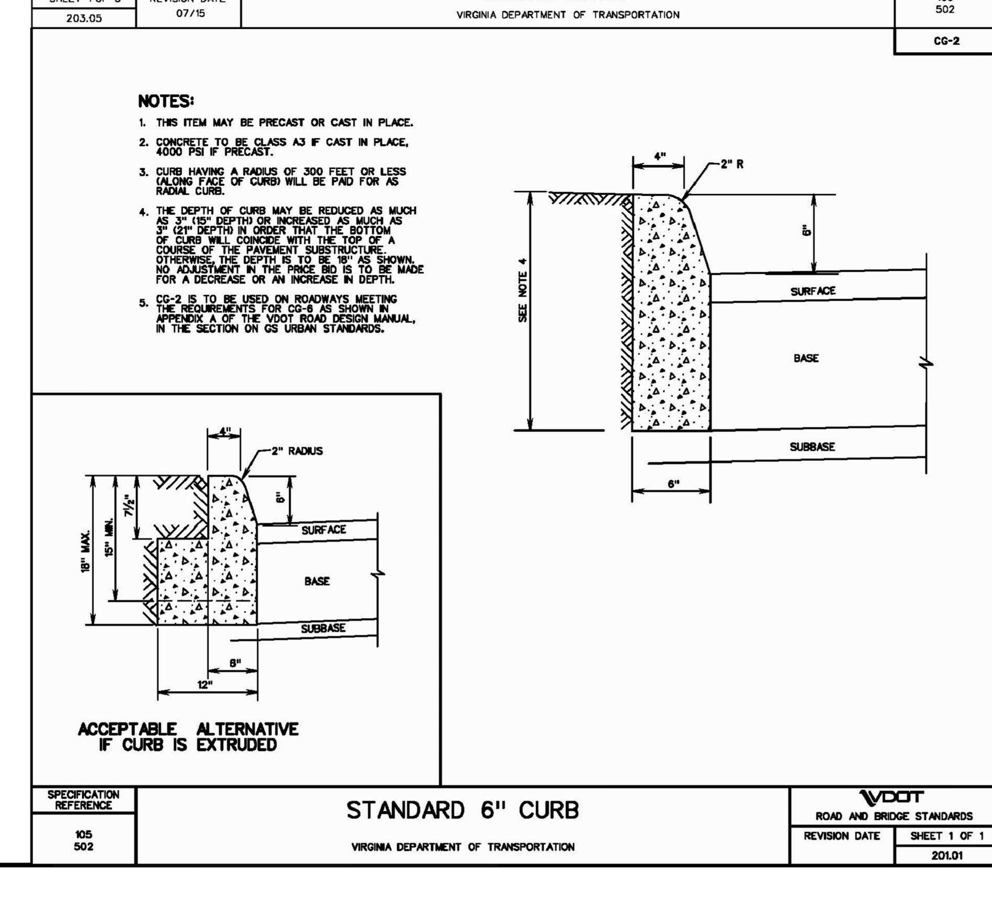
CG-12 DETECTABLE WARNING SURFACE
(GENERAL NOTES)
VIRGINIA DEPARTMENT OF TRANSPORTATION



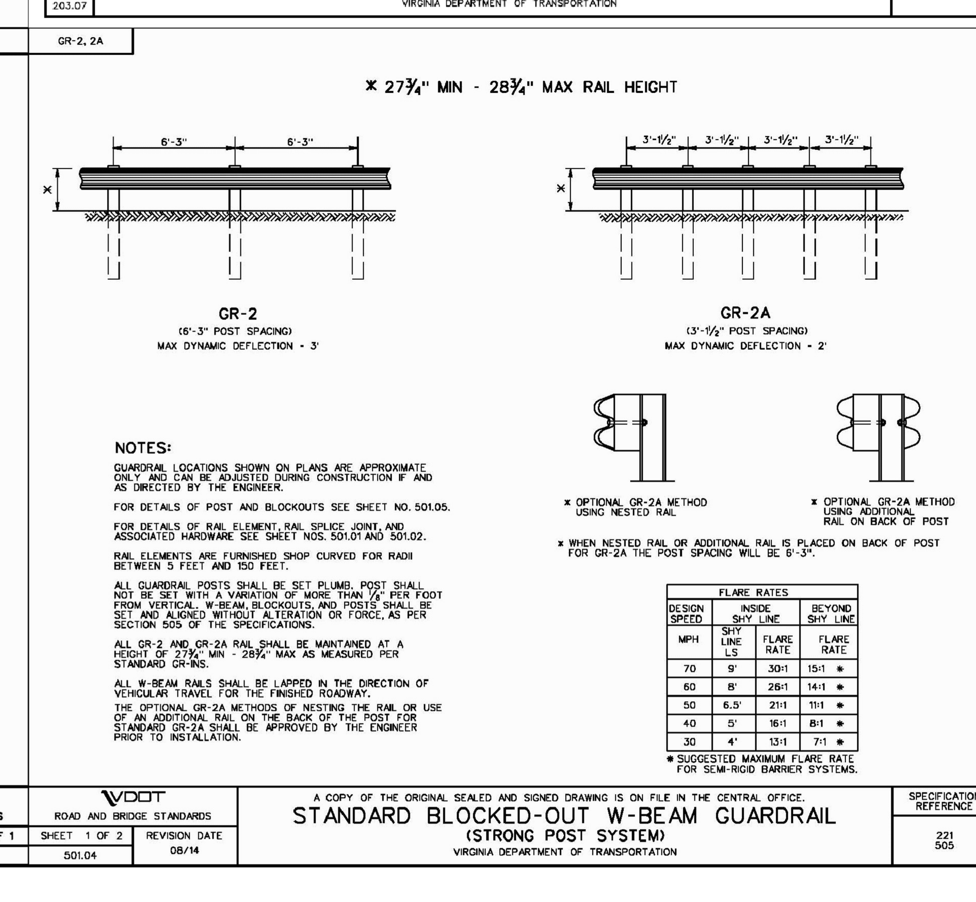
CG-12 DETECTABLE WARNING SURFACE
TYPE C (PARALLEL & PERPENDICULAR) APPLICATION
VIRGINIA DEPARTMENT OF TRANSPORTATION



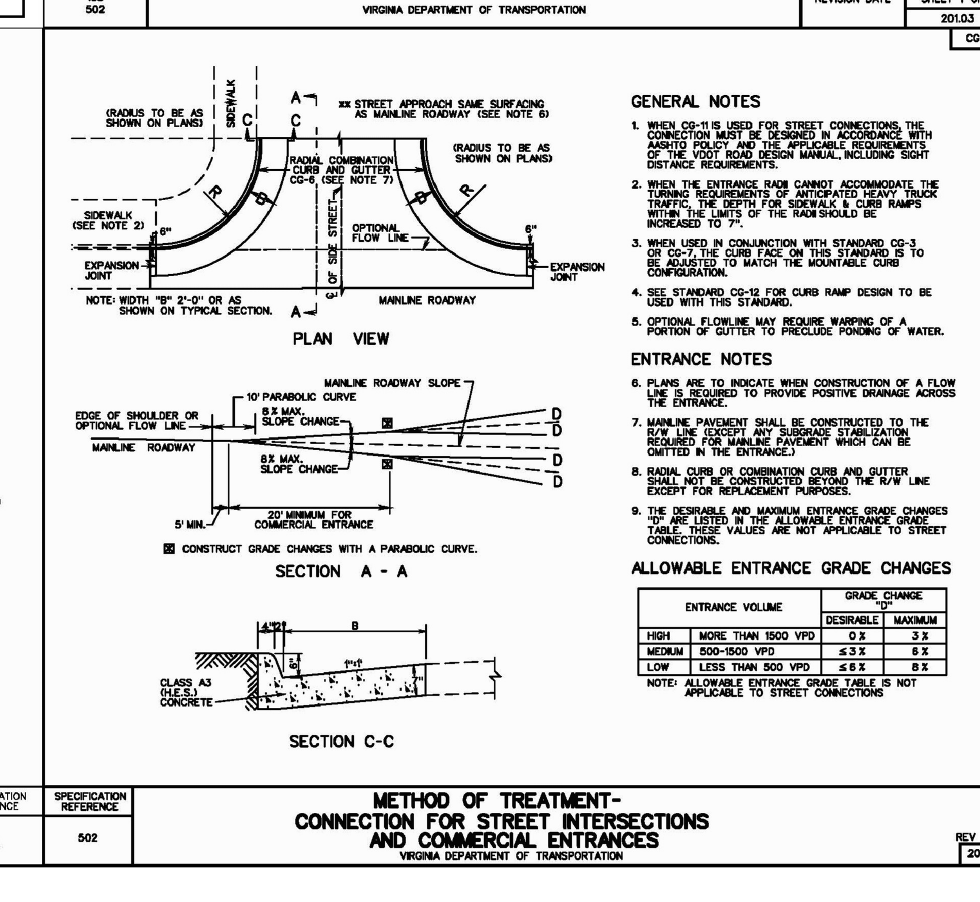
COMBINATION 6" CURB AND GUTTER
VIRGINIA DEPARTMENT OF TRANSPORTATION



STANDARD 6" CURB
VIRGINIA DEPARTMENT OF TRANSPORTATION



A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE.
STANDARD BLOCKED-OUT W-BEAM GUARDRAIL
(STRONG POST SYSTEM)
VIRGINIA DEPARTMENT OF TRANSPORTATION



METHOD OF TREATMENT-
CONNECTION FOR STREET INTERSECTIONS AND COMMERCIAL ENTRANCES
VIRGINIA DEPARTMENT OF TRANSPORTATION



REVISIONS

DATE	REVISION DESCRIPTION
6/08/20	FINAL ARB SUBMITTAL TO COUNTY - 1ST SUBMISSION

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

PROJECT
2415 IVY ROAD COMMERCIAL REDEVELOPMENT - FINAL ARB PLAN

SHEET TITLE
NOTES & DETAILS

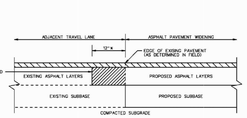
JOB NO.
192171

SCALE
N/A

SHEET NO.
6

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WP-2



CONSTRUCTION JOINT DETAIL

▨ REMOVE EXISTING ASPHALT LAYERS TO EXISTING SUBBASE AND REPLACE WITH PROPOSED ASPHALT WIDENING LAYERS

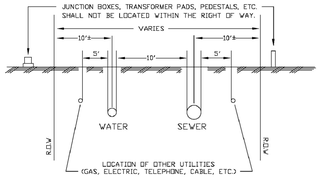
▭ PROPOSED MINIMUM 1½ INCH THICK ASPHALT SURFACE COURSE (SEE NOTE 5)

* MINIMUM 12 INCHES OR GREATER AS NECESSARY TO ABUT THE FULL THICKNESS OF EXISTING ASPHALT LAYERS AS DETERMINED BY CORES (SEE NOTE 3)

NOTES:

1. ASPHALT PAVEMENT WIDENING SHALL HAVE A PAVEMENT DESIGN IN ACCORDANCE WITH CURRENT VDOT PROCEDURES AND BE APPROVED BY THE ENGINEER.
2. THE PAVEMENT DESIGN FOR ASPHALT PAVEMENT WIDENING SHALL MEET OR EXCEED THE DEPTHS AND TYPES OF THE LAYERS OF EXISTING PAVEMENT. SUBSURFACE DRAINAGE OF THE EXISTING AND PROPOSED PAVEMENT SHALL BE MAINTAINED IN THE PAVEMENT DESIGN.
3. A MINIMUM OF THREE CORES SHALL BE TAKEN ALONG THE CENTER OF THE ADJACENT TRAVEL LANE TO DETERMINE THE TYPE AND THICKNESS OF EXISTING PAVEMENT LAYERS. THESE CORES SHALL BE SPACED NO MORE THAN 500 FEET APART.
4. THE ADJACENT TRAVEL LANE SHALL BE MILLED A MINIMUM DEPTH OF 1½, INCHES AND REPLACED WITH AN ASPHALT SURFACE COURSE TO MATCH THE PROPOSED PAVEMENT WIDENING SURFACE ELEVATION, UNLESS WAIVED BY THE ENGINEER.
5. NO EXPENSE WILL BE ALLOWED FOR MILLING DEPTH OF THE EXISTING PAVEMENT TO BE ADJUSTED TO ACHIEVE AN ACCEPTABLE PAVEMENT CROSS-SLOPE AS DETERMINED BY THE ENGINEER.
6. EXISTING PAVEMENT MARKINGS AND MARKERS WITHIN THE PROJECT LIMITS SHALL BE RESTORED SUBJECT TO THE APPROVAL OF THE ENGINEER.
7. FINAL TRANSVERSE PAVEMENT TIE-IN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 315 OF THE SPECIFICATIONS EXCEPT THAT ALL JOINTS AT TIE-IN LOCATIONS SHALL BE TESTED USING A 10 FOOT STRAIGHTEDGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 315 OF THE SPECIFICATIONS.

VDOT ROAD AND BRIDGE STANDARDS	ASPHALT PAVEMENT WIDENING FOR WIDENING SUBJECT TO TRAFFIC VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
SHEET 1 OF 1 REVISION DATE 303.02		315



EASEMENT WIDTHS: WATER OR SEWER ONLY - 20' MINIMUM
WATER & SEWER ——— 30' MINIMUM

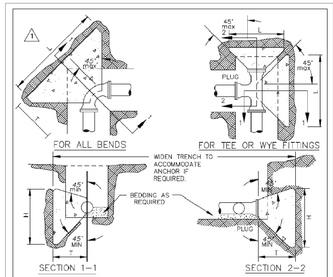
* SEE PART 3, PARAGRAPH D; SEPARATION OF WATER & SEWER SYSTEMS.

UTILITIES CROSSING A WATER OR SEWER EASEMENT SHOULD BE AT 90° TO THE RIGHT OF WAY.

UTILITY LOCATIONS & EASEMENT WIDTHS

NTS
FIG. W-1

TD-1



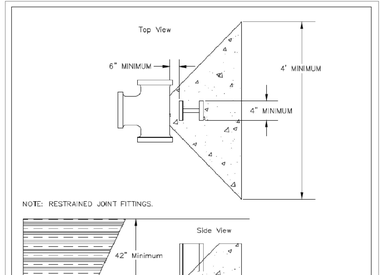
PIPE SIZE	DEGREE OF BEND	BEND DIMENSIONS (FEET) L	H	T	VOL. CU.YD.	TEE AND PLUGS (FEET) L	H	T	VOL. CU.YD.
4" & 6"	90	2.50	2.50	3.01	0.24	2.00	2.25	2.50	0.15
	45	2.00	2.25	2.66	0.15				
	22 1/2	1.50	2.00	2.52	0.10				
	11 1/4	1.50	2.00	2.56	0.10				
8"	90	3.66	3.16	3.21	0.48	3.16	2.91	2.66	0.32
	45	2.66	2.66	2.77	0.26				
	22 1/2	1.66	2.16	2.99	0.12				
	11 1/4	1.66	2.16	2.67	0.13				
10" & 12"	90	4.83	3.83	3.42	0.83	3.83	4.00	2.83	0.52
	45	3.33	3.58	2.95	0.43				
	22 1/2	2.33	2.58	2.69	0.24				
	11 1/4	1.83	2.33	2.84	0.18				

1. THRUST BLOCKS ARE REQUIRED WHENEVER THE PIPELINE : CHANGES DIRECTION, CHANGES SIZE, DEAD ENDS AND AT VALVES.
2. USE 2500 P.S.I. CONCRETE.
3. NO CONCRETE SHALL BE POURED ON ANY PART OF THE JOINT.
4. THE CONSULTING ENGINEER SHALL BE RESPONSIBLE TO THE VERIFY THE TYPE & SIZE OF ALL THRUST BLOCKS.

CONCRETE THRUST BLOCKS

NTS
FIG. W-3

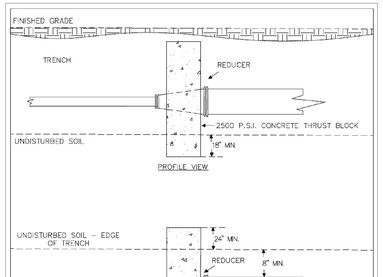
TD-3



TYPICAL THRUST BLOCK IN FILL AREA

NTS
FIG. W-3B

TD-5



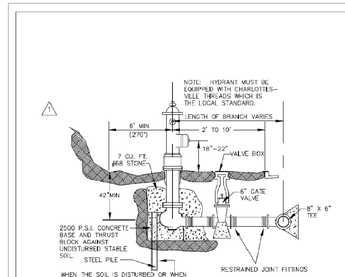
NOTES:

- NOT TO SCALE
- NO CONCRETE SHALL BE POURED ON ANY PART OF THE MECHANICAL JOINT. USE PLASTIC SHEETING AS PROTECTION FOR BOLTS.
- 3' MINIMUM HORIZONTAL PENETRATION INTO UNDISTURBED SOIL ON BOTH SIDES OF TRENCH, OR AS APPROVED BY THE ACSA.
- 3' MINIMUM VERTICAL PENETRATION INTO UNDISTURBED SOIL, OR AS APPROVED BY THE ACSA.
- CERTIFICATION OF 95% COMPACTION REQUIRED IN TRENCH.
- THE CONSULTING ENGINEER SHALL BE RESPONSIBLE TO VERIFY THE TYPE AND SIZE OF ALL THRUST BLOCKS.

TYPICAL REDUCER THRUST BLOCK

NTS
FIG. W-3D

TD-7



NOTE :

1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 2-1/2" MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES)
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. THE GATE VALVE IS ALLOWED IN SHOULDER OR BEHIND THE DITCH. IT IS NOT ALLOWED IN THE DITCH.
5. FIRE HYDRANTS SHALL BE INSTALLED AT LOCATIONS WHERE WEEP HOLES ARE ABOVE THE PREVAILING GROUNDWATER ELEVATION. IF REQUIRED TO BE IN WET AREAS, THE WEEP HOLES SHALL BE PLUGGED AND THE HYDRANT SHALL BE PUMPED DRY.

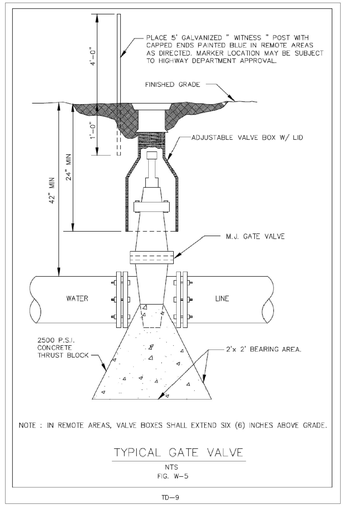
TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.
FIG. W-4

TD-8

Rivanna Water & Sewer Authority (RWSA)
General Water & Sanitary Sewer Notes

1. All materials and methods of construction shall comply with the latest version of the General Water and Sewer Construction Specifications as adopted by the Albemarle County Service Authority on January 15, 1998, except as modified below.
2. All construction materials and methods of construction must be approved by RWSA prior to the start of work. A preconstruction conference with RWSA is required prior to the start of work.
3. The contractor shall be responsible for notifying Miss Utility (1-800-552-7001).
4. RWSA Engineer (Victoria Fort at (434) 977-2970 ext. 205) shall be notified three business days prior to the start of construction.
5. All work is subject to inspection by RWSA staff. No tie-ins to the existing system shall be made without coordination with and the presence of RWSA staff. No work shall be conducted on RWSA facilities on weekends or RWSA holidays without special written permission from RWSA.
6. For sanitary sewer line construction: RWSA may require bypass pumping for tie-ins to the existing system. All doghouse manholes must be pressure tested before a connection is made to the system.
7. The location of existing utilities as shown on the plans is from data available at the time of design and is not necessarily complete or accurate. The Contractor shall be responsible for the verification of the location, size and depth of all existing utilities, both surface and subsurface. The Contractor shall immediately notify the Engineer of any discrepancies between the plans and field conditions. The Contractor shall use due diligence to protect all utilities and structures from damage at or near the work, whether shown on the plans or not. Damage to any existing utilities shall be repaired by the Contractor to the original condition at no additional cost to the Owner.
8. Erosion and sediment control facilities shall not be permitted in the RWSA easement without special written permission from RWSA. No grading or filling shall be permitted in the RWSA easement unless permitted otherwise by RWSA in writing.
9. No blasting shall be permitted within 100 feet of RWSA facilities without written permission and RWSA approval of the blasting plan. Ground monitoring during blasting and a pre-blast survey may be required. For blasting within 100 feet of any operative RWSA sewer lines, bypass pumping and/or pre- and post-CCTV may be required. RWSA may also require certification from a licensed professional engineer stating that the proposed blasting will not damage any RWSA facilities. Damage to any utilities due to blasting shall be repaired by the Contractor to the original condition at no additional cost to the Owner.
10. The contractor shall observe minimum separation requirements for utility crossings. When a crossing is made under an existing facility, adequate structural support shall be provided for the existing pipe. The area of the crossing shall be backfilled with compacted 57 stone to the spring line of the existing pipe.
11. New water main installations shall be tested, chlorinated, flushed and water samples approved prior to making any permanent connection to the public water system. Approved methods of filling and flushing new water mains will be required to prevent any contamination of the public water system.
12. All easements for new RWSA facilities shall be recorded prior to placing the new facilities into service.
13. No permanent structural facilities will be permitted in the RWSA easement. This includes building overhangs, retaining walls, footers for any structure, drainage structures, etc.
14. Trees are not permitted in the RWSA easement.

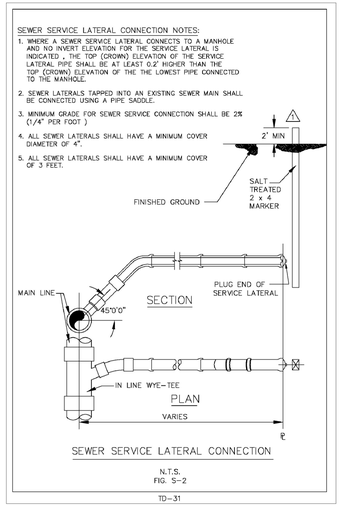


NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

TYPICAL GATE VALVE

NTS
FIG. S-5

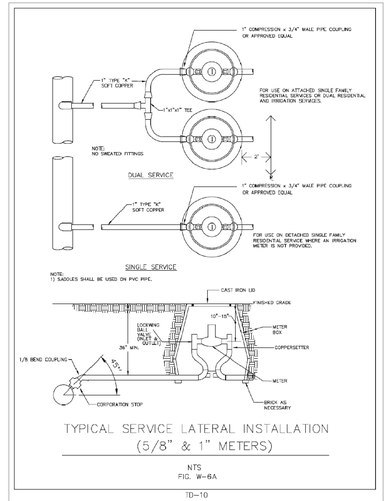
TD-9



SEWER SERVICE LATERAL CONNECTION

N.T.S.
FIG. S-2

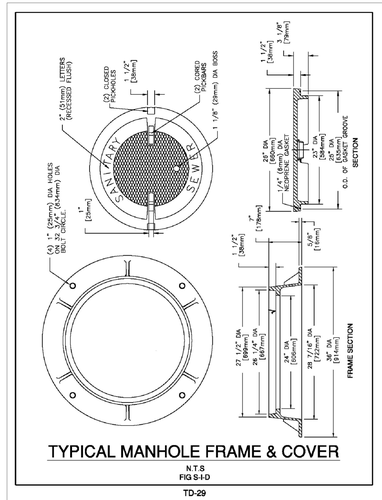
TD-31



TYPICAL SERVICE LATERAL INSTALLATION (5/8" & 1" METERS)

NTS
FIG. W-6A

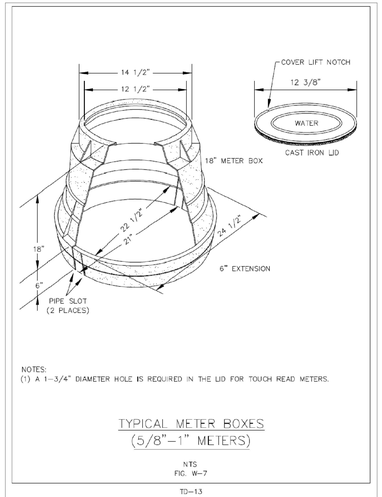
TD-10



TYPICAL MANHOLE FRAME & COVER

N.T.S
FIG.S-I-D

TD-29

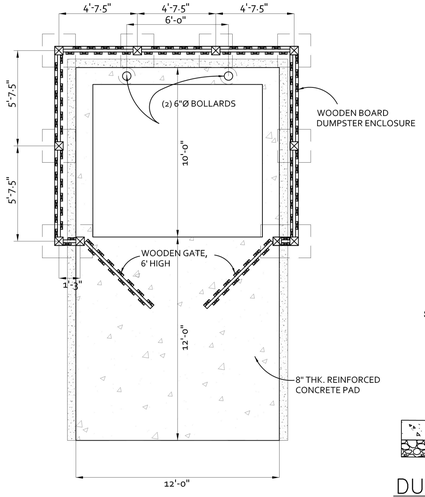


NOTES:
(1) A 1-3/4" DIAMETER HOLE IS REQUIRED IN THE LID FOR TOUCH READ METERS.

TYPICAL METER BOXES (5/8"-1" METERS)

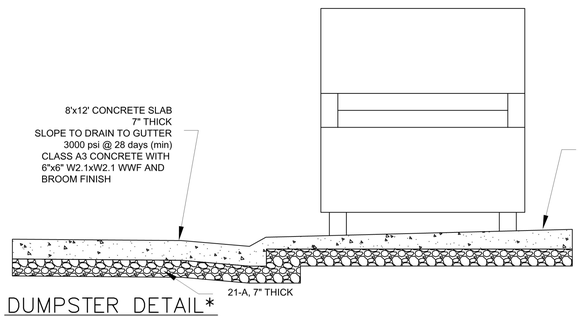
NTS
FIG. W-7

TD-13



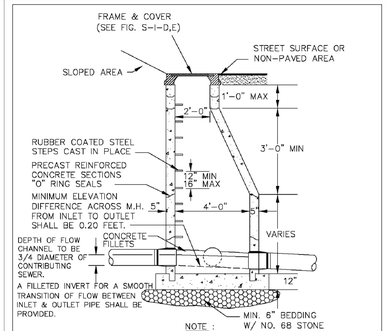
CONCRETE DUMPSTER PAD w/ BOARD ON BOARD DUMPSTER SCREEN

NO SCALE



DUMPSTER DETAIL*

NO SCALE



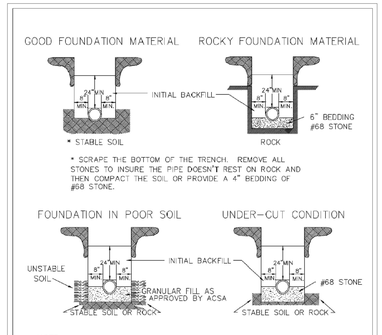
NOTE :

1. BEDDING THICKNESS REQUIREMENT SHOWN IS MINIMUM AND SHALL BE SPECIFICALLY DETERMINED BY THE CONSULTANT FOR THE SOIL CONDITIONS.
2. THE CONSULTANT WILL DETERMINE WHETHER MANHOLES SHALL HAVE EXTENDED OR NON-EXTENDED BASES.
3. ALL JOINTS, LIFT HOLES, INLETS, OUTLETS TO BE SEALED & GROUTED INSIDE AND OUT.

TYPICAL MANHOLE SECTION SHOWING BRANCH TIE-IN

N.T.S
FIG. S-I-A

TD-25



NOTE :

1. NO ROCKS SHALL BE ALLOWED WITHIN 24" OF THE WATER LINES.
2. NO ROCKS LARGER THAN 6" IN ANY DIMENSION SHALL BE ALLOWED ABOVE THE INITIAL BACKFILL.
3. THE INITIAL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS.
4. NO ORGANIC OR FROZEN MATERIAL OR DEBRIS SHALL BE ALLOWED IN THE TRENCH.
5. BELL HOLES SHALL BE DUG OUT IN ALL CASES.

DUCTILE IRON WATER PIPE INSTALLATION & BEDDING

NTS
FIG. W-2

TD-2

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
06/02/20

REVISIONS

DATE	REVISION DESCRIPTION
6/08/20	FINAL ARB SUBMITTAL TO COUNTY - 1ST SUBMISSION

COLLINS ENGINEERING

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

PROJECT
2415 IVY ROAD COMMERCIAL REDEVELOPMENT - FINAL ARB PLAN

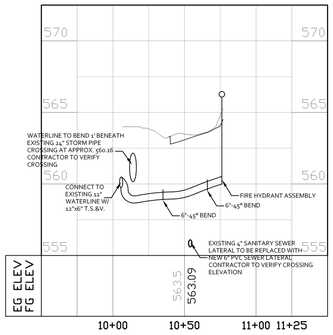
SHEET TITLE
NOTES & DETAILS

JOB NO.
192171

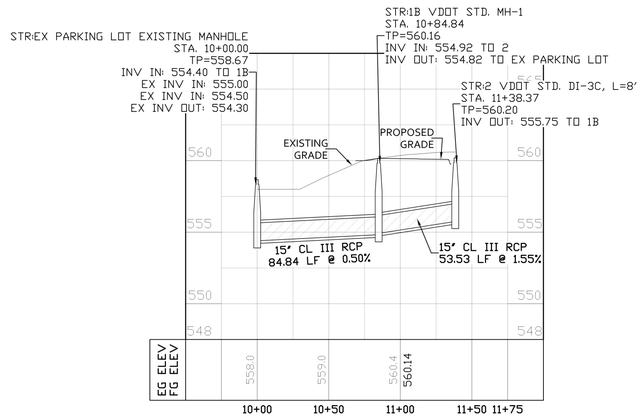
SCALE
N/A

SHEET NO.
7

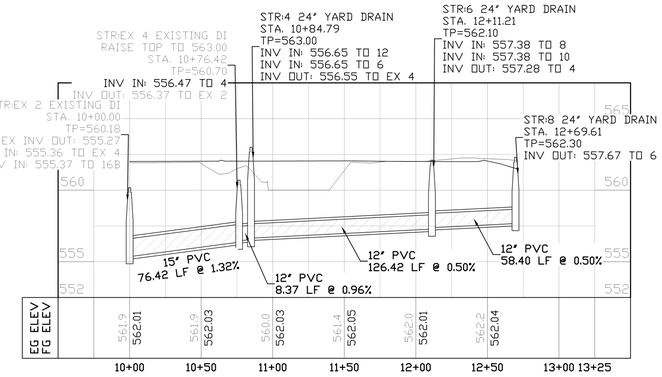
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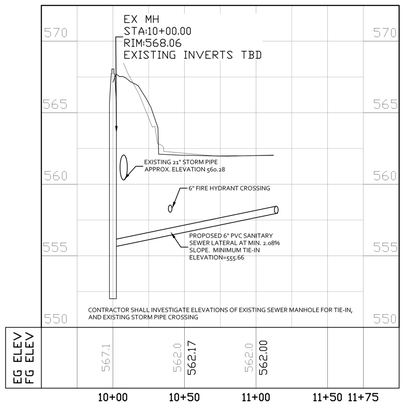
FIRE HYDRANT



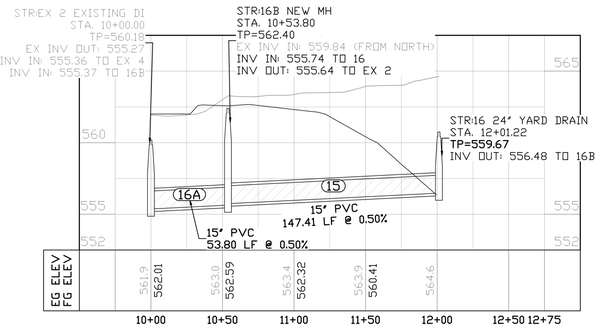
STR 2 - EX



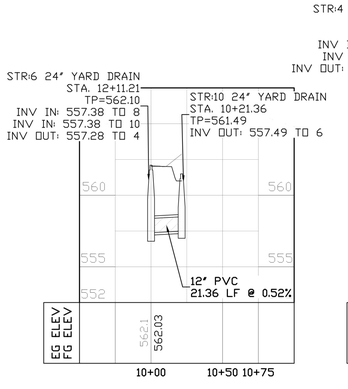
STR 8 - EX 2



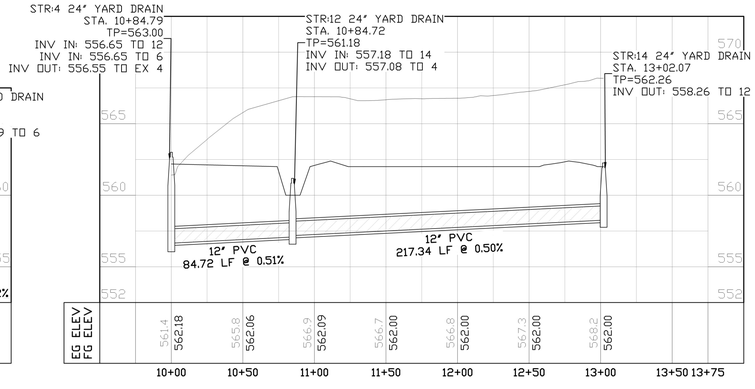
SANITARY LATERAL



STR 16 - EX 2



STR 10 - STR 6



STR 14 - STR 4

VERTICAL SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

HORIZONTAL SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:
1. ALL STORM PIPE SHALL BE CLASS III RCP UNLESS NOTED OTHERWISE. A MINIMUM OF 2' COVER OVER STORM PIPES MUST BE PROVIDED.
2. ALL ROADWAY EMBANKMENT MATERIAL SHALL CONSIST PREDOMINANTLY OF SOIL AND BE PLACED IN SUCCESSIVE UNIFORM LAYERS NOT MORE THAN 8 INCHES IN THICKNESS BEFORE COMPACTION OVER THE ENTIRE ROADBED AREA IN ACCORDANCE WITH VDOT 2007 ROAD AND BRIDGE SPECIFICATION 303.04.
3. ALL FILL MUST MEET 95% COMPACTION.
4. MINIMUM 3' OF COVER MUST BE MAINTAINED OVER SANITARY SEWER.
5. MINIMUM 3' OF COVER MUST BE MAINTAINED OVER W/L
6. MINIMUM 1' OF VERTICAL SEPARATION FROM STORM SEWER & W/L AND 1.5' OF SEPARATION BETWEEN W/L & SANITARY SEWER MUST BE PROVIDED.
7. VDOT STD. IS-1 INLET SHAPING REQUIRED ON ALL STORM STRUCTURES.
8. VDOT STD SL-1 SAFETY SLAB REQUIRED WHERE DROP GREATER THAN 12" (NO SL-1 ON SANITARY MHS).
9. THE DUCTILE IRON WATERLINES SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT IF NEEDED BASED ON SOIL CONDITIONS, WHICH WILL BE TESTED AND INSPECTED DURING THE CONSTRUCTION PROCESS.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
06/02/20

REVISIONS

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6/08/20	FINAL ARB SUBMITTAL TO COUNTY - 1ST SUBMISSION

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

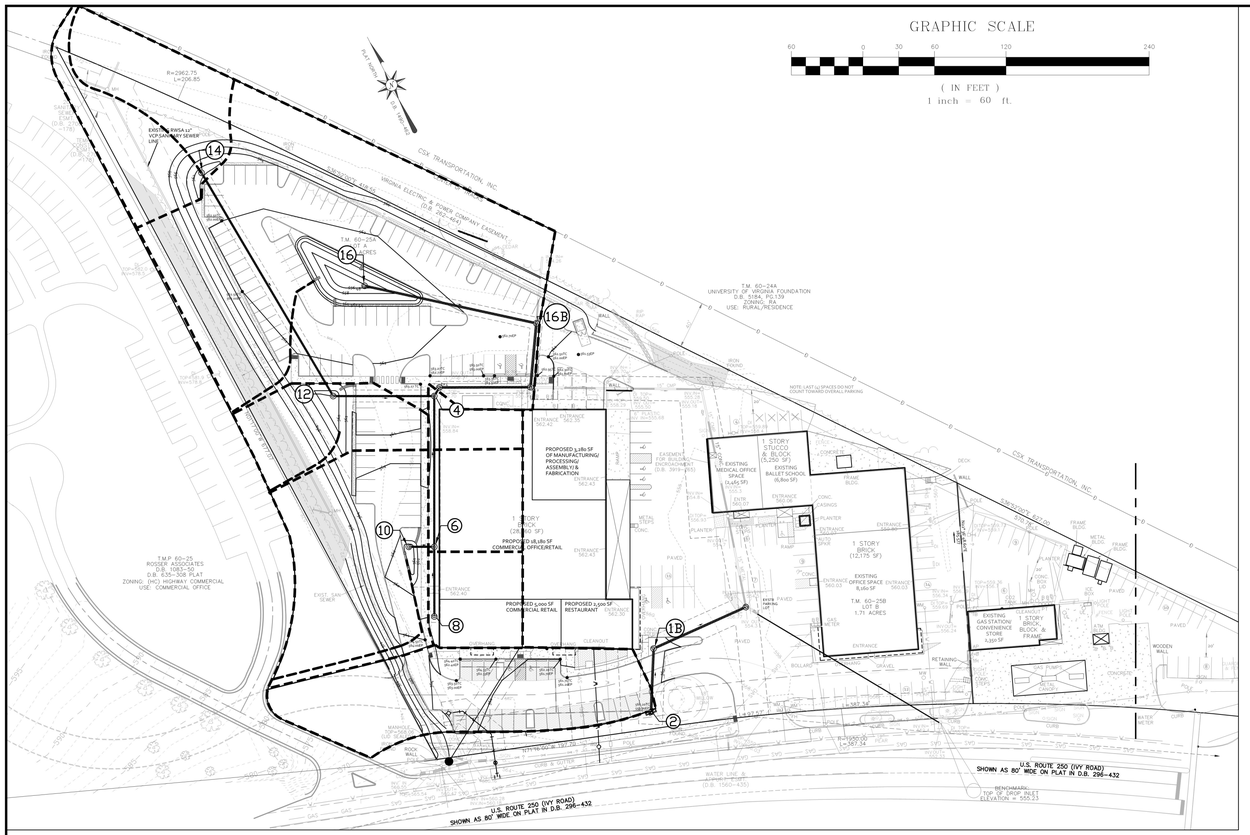
PROJECT
2415 IVY ROAD COMMERCIAL REDEVELOPMENT - FINAL ARB PLAN

SHEET TITLE
UTILITY AND DRAINAGE PROFILES

JOB NO.
192171

SCALE
1"=50'

SHEET NO.
8



DESIGN YEAR = 10

	STORM SEWER NETWORK												HYDRAULIC GRADE1		
POINT	DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	BRANCHES			RUNOFF QUANTITIES		INTENSITY	SLOPE	SIZE	PIPE MATERIAL	PIPE SHAPE	NUMBER OF PIPES	H.W. ELEVATION	HGL/EGL STARTING WATER SURFACE ELEVATION	CONCENTRATED PIPE FLOW IN DIRECTION	SYSTEMATIC SEALING
						CUMUL.	INCREM.	PAST		INCHES						BY FLOW	USING
2	1B				555.75	554.92	53.53	C	15	RCP3		1	560.60		63	Y
1B	EX				554.82	554.40	84.84	C	15	RCP3		1	560.16		55	Y
8	6				557.67	557.38	58.40	C	12	PVC		1	562.30		0	Y
6	4	10			557.28	556.65	126.42	C	12	PVC		1	562.10		31	Y
4	EX4	12			556.55	556.47	8.37	C	12	PVC		1	563.00		59	Y
EX4	EX2				556.37	555.36	76.42	C	15	PVC		1	560.70		0	Y
10	6				557.49	557.38	21.36	C	12	PVC		1	561.49		90	Y
14	12				558.26	557.18	217.34	C	12	PVC		1	562.26		59	Y
12	4				557.08	556.65	84.72	C	12	PVC		1	561.18		59	Y
16	16B				556.58	555.87	142.57	C	15	PVC		1	560.58		83	Y
16B	EX2				555.77	555.50	53.80	C	15	PVC		1	562.40		90	Y

Design Storm Year = 10

POINT	DOWNSTREAM STRUCTURE	RUNOFF COEFFICIENT		RUNOFF TIME			RAIN INTENSITY	RUNOFF Q	INCREMENT QUANTITIES		LENGTH	PIPE SLOPE	PIPE SIZE	PIPE SHAPE	PIPE MATERIAL	PIPE FLOW
		INCR.	CUMUL.	INCR.	CUMUL.		TIME	RAIN	CUMUL.	INCREM.						
		C	C	MIN.	MIN.		MIN.	IN/HR	CFS	CFS	FEET	FT/FT	INCHES			MIN.
2		0.46	0.69	0.32	0.32	5.00	6.67	2.1								
	1B								555.75	554.92	53.53	0.0155	15	8.0	5.5	9.7
1B		0.00	0.30	0.00	0.32	5.16	6.61	2.1								
	EX								554.82	554.40	84.84	0.0050	15	4.5	3.6	23.5
8		0.15	0.83	0.12	0.12	5.00	6.67	0.8								
	6								557.67	557.38	58.40	0.0050	12	2.7	3.0	19.4
6		0.16	0.83	0.13	0.49	9.60	5.45	2.7								
	4								557.28	556.65	126.42	0.0050	12	2.7	4.0	32.0
4		0.07	0.80	0.06	0.77	15.28	4.51	3.5								
	EX4								556.55	556.47	8.37	0.0096	12	3.8	5.4	1.5
EX4		0.00	0.30	0.00	0.77	15.31	4.50	3.5								
	EX2								556.37	555.36	76.42	0.0132	15	8.0	6.3	12.2
10		0.48	0.49	0.24	0.24	9.50	5.47	1.3								
	6								557.49	557.38	21.36	0.0051	12	2.8	3.4	6.2
14		0.39	0.30	0.12	0.12	13.50	4.76	0.6								
	12								558.26	557.18	217.34	0.0050	12	2.7	2.7	80.8
12		0.21	0.50	0.11	0.22	14.85	4.57	1.0								
	4								557.08	556.65	84.72	0.0051	12	2.7	3.2	26.2
16		1.41	0.58	0.82	0.82	7.50	5.94	4.9								
	16B								556.58	555.87	142.57	0.0050	15	4.9	4.6	31.1
16B		0.00	0.30	0.00	0.82	8.02	5.81	4.9								
	EX2								555.77	555.50	53.80	0.0050	15	5.0	4.6	11.7

PIPE DESIGN

n = 0.013 for RCP n = 0.01 for HDPE

Pipe		Hydrology								Pipe							
Starting Structure	Ending Structure	A, Drainage area (acres)	C, rational coeff.	CA increment	CA sum accumulated	Tc, time of conc. (min)	I, rainfall intesity	Q, flow incr. (cfs)	Qt, total flow	Invert in (ft)	Invert out (ft)	L, throat length (ft)	n, manning's coeff.	S, slope	D, Diameter (in)	Full Flow Capacity (cfs)	V, Velocity (fps)	Flow Time (min)
Pipe run: 2-EX																		
2	1B	0.46	0.69	0.317	0.317	5.00	6.67	2.12	2.12	555.75	554.92	53.5	0.01	0.0155	15	8.04	5.53	0.16
1B	EX	0.00	0.30	0.000	0.317	5.16	6.61	0.00	2.12	554.82	554.40	84.8	0.01	0.0050	15	4.55	3.61	0.39
Pipe run: 8-EX2																		
8	6	0.15	0.83	0.125	0.125	5.00	6.67	0.83	0.83	557.67	557.38	58.4	0.01	0.0050	12	2.72	3.00	0.32
6	4	0.16	0.83	0.133	0.493	9.60	5.45	0.72	2.69	557.28	556.65	126.4	0.01	0.0050	12	2.72	3.95	0.53
4	EX4	0.07	0.80	0.056	0.771	15.28	4.51	0.25	3.47	556.55	556.47	8.4	0.01	0.0096	12	3.77	5.45	0.03
EX4	EX2	0.00	0.30	0.000	0.771	15.31	4.50	0.00	3.47	556.37	555.36	76.4	0.01	0.0132	15	8.05	6.26	0.20
Pipe run: 10-6																		
10	6	0.48	0.49	0.235	0.235	9.50	5.47	1.29	1.29	557.49	557.38	21.4	0.01	0.0051	12	2.77	3.43	0.10
Pipe run: 14-4																		
14	12	0.39	0.30	0.117	0.117	13.50	4.76	0.56	0.56	558.26	557.18	217.3	0.01	0.0050	12	2.72	2.69	1.35
12	4	0.21	0.50	0.105	0.222	14.85	4.57	0.48	1.01	557.08	556.65	84.7	0.01	0.0051	12	2.75	3.23	0.44
Pipe run: 16-EX2																		
16	16B	1.41	0.58	0.818	0.818	7.50	5.94	4.86	4.86	556.58	555.87	142.6	0.01	0.0050	15	4.94	4.59	0.52
16B	EX2	0.00	0.30	0.000	0.818	8.02	5.81	0.00	4.86	555.77	555.50	53.8	0.01	0.0050	15	4.96	4.60	0.19

INLETS IN SUMP, DESIGN (CURB SPREAD AND INLET SPREAD AND DEPTH)

Intensity 4.00 (Intensity is 4 in/hr for spread, and 6.5 in/hr for capacity and depth)
Mannings Coefficient, n is 0.013

Inlet			Hydrology						Curb and Gutter						Inlet		
Plan Label	VDOT DI type	L, throat length (ft)	A, Drainage area (acres)	C, rational coeff.	CA	Qi, flow incr. (cfs)	Qb, carry-over (cfs)	Qt, total flow	S, gutter longitudinal slope (ft/ft) *	Sx, lane cross slope (ft/ft)	W, gutter width (ft)	Sw, gutter cross-slope (ft/ft)	SwSx	T, spread at curb (ft)	d, flow depth (ft)	d / h (height of opening, 5.5")	T, spread at inlet (ft)
		left	0.46	0.69	0.317	1.27	0.00	1.27	0.0010	0.0200	2.0	0.0830	4.1500	11.23			
		right															
2	DI-3C	8.0	combined flow					1.3							0.17	0.367	8.41

* gutter longitudinal slope of 0.001 should be used in a sump condition
- grate inlets (DI-7) in open pavement areas will not have a curb spread, but will have inlet spread and depth
- for inlets draining to stormwater management facilities, the 6.5in/hr check storm will suffice for the 10yr conveyance to the facilities

INLETS IN SUMP, DESIGN (CURB SPREAD AND INLET SPREAD AND DEPTH)

Intensity 6.50 (Intensity is 4 in/hr for spread, and 6.5 in/hr for capacity and depth)
Mannings Coefficient, n is 0.013

Inlet			Hydrology						Curb and Gutter						Inlet		
Plan Label	VDOT DI type	L, throat length (ft)	A, Drainage area (acres)	C, rational coeff.	CA	Qi, flow incr. (cfs)	Qb, carry-over (cfs)	Qt, total flow	S, gutter longitudinal slope (ft/ft) *	Sx, lane cross slope (ft/ft)	W, gutter width (ft)	Sw, gutter cross-slope (ft/ft)	SwSx	T, spread at curb (ft)	d, flow depth (ft)	d / h (height of opening, 5.5")	T, spread at inlet (ft)
		left	0.46	0.69	0.317	2.06	0.00	2.06	0.0010	0.0500	2.0	0.0830	1.6600	7.60			
		right															
2	DI-3C	8.0	combined flow					2.1							0.23	0.507	4.65

* gutter longitudinal slope of 0.001 should be used in a sump condition
- grate inlets (DI-7) in open pavement areas will not have a curb spread, but will have inlet spread and depth
- for inlets draining to stormwater management facilities, the 6.5in/hr check storm will suffice for the 10yr conveyance to the facilities

Design Year: 10 Project: Ivy Road Job #: 192171 Prepared by: KKW

	556.50	53.80	15	4.86	0.005	0.26	4.0	0.1										
16B									4.9	4.0	19.2	0.2	0.09	90	0.17022	0.32	NA	0.16	0.42	556.92	562.40
	556.92	142.57	15	4.86	0.005	0.69	4.0	0.1										
16													0.00	83	0	0.06	NA	0.03	0.72	557.63	560.58
	557.47	84.72	12	1.01	0.001	0.06	1.3	0.0										
12									0.6	0.7	0.4	0.0	0.00	59	0.00367	0.01	NA	0.01	0.06	557.54	561.18
	557.98	217.34	12	0.56	0.000	0.05	0.7	0.0										
14													0.00	59	0	0.00	NA	0.00	0.05	558.03	562.26
	558.18	21.36	12	1.29	0.001	0.02	1.6	0.0										
10													0.00	90	0	0.01	NA	0.01	0.03	558.21	561.49
	556.36	76.42	15	3.47	0.002	0.19	2.8	0.0										
EX4									3.5	4.4	15.4	0.3	0.11	0	0	0.14	NA	0.07	0.26	556.62	560.70
	557.27	8.37	12	3.47	0.008	0.07	4.4	0.1										
4									2.7	3.4	9.18	0.2	0.06	59	0.08532	0.22	NA	0.11	0.20	557.47	563.00
	557.47	126.42	12	2.69	0.005	0.61	3.4	0.0										
6									1.3	3.4	4.42	0.2	0.06	31	0.05124	0.16	NA	0.08	0.69	558.17	562.10
	558.18	58.40	12	0.83	0.000	0.03	1.1	0.0										
8													0.00	0	0	0.00	NA	0.00	0.03	558.21	562.30
	555.40	84.84	15	2.12	0.001	0.09	1.7	0.0										
1B									2.1	1.7	3.65	0.0	0.02	55	0.02169	0.05	N/A	0.02	0.12	555.52	560.16
	555.92	53.53	15	2.12	0.001	0.06	1.7	0.0										
2													0.00	63	0	0.01	NA	0.01	0.06	555.98	560.60

REVISIONS

DATE	REVISION DESCRIPTION
6/08/20	FINAL ARB SUBMITTAL TO COUNTY - 1ST SUBMISSION

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

PROJECT: 2415 IVY ROAD COMMERCIAL REDEVELOPMENT - FINAL ARB PLAN

SHEET TITLE: DRAINAGE MAP AND CALCULATIONS

JOB NO. 192171

SCALE 1"=60'

SHEET NO. 9

Luminaire Legend & Schedule

Symbol	Qty	Label	Arrangement	LLF	Description
	7	SLV	SINGLE	1.000	SLV # 40-3-PMA-DM-8-BRZ
	13	CL	SINGLE	1.000	
	18	RA	SINGLE	1.000	

1.0 footcandles

0.5 footcandles

NOTE:
1. EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINARIES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE-HALF FOOTCANDLE.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTE: LAST (4) SPACES DO NOT COUNT TOWARD OVERALL PARKIN

PROPOSED 3,280 SF OF MANUFACTURING/ PROCESSING/ ASSEMBLY/ & FABRICATION

PROPOSED 18,180 SF COMMERCIAL OFFICE/RETAIL

PROPOSED 5,000 SF COMMERCIAL RETAIL

PROPOSED 2,500 SF RESTAURANT

EXISTING MEDICAL OFFICE SPACE (2,465 SF)

EXISTING BALLET SCHOOL (6,800 SF)

EXISTING OFFICE SPACE 8,160 SF

EXISTING GAS STATION/ CONVENIENCE STORE 2,350 SF

EXISTING RWSA 24" VCP SANITARY SEWER LINE

20' SANITARY SEWER EASEMENT (D.B. 2706 -178)

TEMP. CONSTR. EASMT. (D.B. 2706 -178)

VIRGINIA ELECTRIC & POWER COMPANY EASEMENT (D.B. 262-464)

WATER LINE & HYDRANT FROM (D.B. 1560-435)

R=2962.75 L=206.85

PLAT NORTH

D.B. 1490-462

S38°52'00"E 418.55

N70°78'00"W 197.70

S70°78'00"E 627.00

R=1950.00 L=387.34

L=387.34'

20'

Type No.
Catalog No.
Job Name

SiteLyter Series
Direct Pole-Mounted Luminaire Vertical Lamp

APPLICATIONS
- Parking Lots, Roadways, Walkways, Commercial Malls, Tennis Courts, Auto Lots and other outdoor environments.

CONSTRUCTION
- Pressed heavy gauge aluminum housing.
- Extruded anodized door frame.
- Tempered and gasketed glass lens.
- Hinged back door.

OPTICS
- Field installable optical tray.
- Choice of IES Type I, II, III, IV, or R.
- Vertical lamp orientation.
- All lenses above 3000K must be BUG type

ELECTRICAL
- High power factor ballast.
- Tray-mounted ballast with integral heat sink.
- Wire pulse rated porcelain socket.
- All metal halide fixtures are pulse start.

MOUNTING
- Direct mortise mount.
- 4" arm with direct surface mount.
- Post top for 3" or 4" round or 4" or 8" square pole (optional).
- Adjustable arm adapters for square poles (optional).
- Available with tenon mounting.

WARRANTY/LISTINGS
- UL 1598 listed for wet locations.
- Published one year limited warranty.



Ordering Guide Example: SLW49SF8AEM4-9

SL	V	48	3	PMA	DM	—	9
Series	Lamp Orientation	Wattage	Distribution	Socket	Mounting	Options	Voltage
SL=SiteLyter	V=Vertical Lamp*	32=32W (CFL) 40=40W (CFL) 42=42W (QUITE)* 48=48W (ESTE)* 78=78W (MVT)* 2L=250 (ESTE) 4S=400 (ESTE)	2=Type II* 3=Type III* 4=Type IV 5=Type V R=Type R LS=High Pressure Sodium	PMA=Pulse Start	DM=Direct Mount	E=EM B=Battery Backup EM=Emergency Battery Backup	1=120V 2=208V 3=240V 4=277V 5=347V 9=120-277V

* Vertical (lamp) mount fixtures provided with Top Glass Lens standard
** Requires mogul base (ordered separately)
*** 32W & 42W PLMW/4S only available in 120V and 277V/347V/480V

ELCO Lighting
2168 Woodruff Road, P.O. Box 129
Lorain, NJ 07083
800-334-2212
www.elcolite.com

ExceLine is a Philips group brand

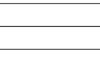
Product information is subject to change without notice

PHILIPS

11/10

SiteLyter Series
Direct Pole-Mounted Luminaire Vertical Lamp

TYPE III DISTRIBUTION



SLV325PMA



SLV405LX

FOOTCANDLE CORRECTION
Multiply the following factors times the footcandle values for changes in mounting height.

To Change from 20'						
Next Highr.	20'	22'	25'	30'	35'	40'
Factor	2.3	1.4	1.0	.74	.55	

LAMP AND WATT CONVERSIONS

Lamp	320W PMA	350W PMA	400W PMA	450W PMA	250W MPB	400W MPB	750W MPB
Multiplier	.88	1.02	1.22	1.35	.71	1.39	2.75

TYPE IV DISTRIBUTION

SLV404MA



SLV404LX

FOOTCANDLE CORRECTION
Multiply the following factors times the footcandle values for changes in mounting height.

To Change from 30'						
Next Highr.	30'	32'	35'	40'	45'	
Factor	2.3	1.4	1.0	.74	.55	

LAMP AND WATT CONVERSIONS

Lamp	320W PMA	350W PMA	400W PMA	450W PMA	250W MPB	400W MPB	750W MPB
Multiplier	.88	1.02	1.22	1.35	.71	1.39	2.75

ELCO Lighting
2168 Woodruff Road - P.O. Box 129
Lorain, NJ 07083
800-334-2212
www.elcolite.com

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PHILIPS

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ANGLE REFLECTOR
Aluminum Shade
with Glass and Guard Options

Catalog #:
Project:
Type:
Date:
Notes:



Electrical
- 120V input (277V available in wire and post option only)
- Pre-wired socket assembly allows the fixture to be connected directly into line wiring.
- Pre-wired and ready for install
- LED is dimmable with Incandescent/Triac dimmers

Mounting
- 1/2" or 3/4" IP for arms. Flush mount and post available only in 1/2"

Finishes
- Stable and mounting finish options
- Available in 29 standard and 4 specialty finishes with optional coastal coating to protect finish in coastal environments (add "-C" to the finish)
- Inner shade is painted gloss white
- Contact factory for custom finish options

Optional Accessories
- Glass, Cord Guard, Mini Cage or Wire Guard options available

Listing
UL listed for US and Canadian standards for wet locations

	A	B
RAE	8"	7"
RB23	10"	11"
RA12	12"	12-1/2"

Angle Reflector Order Matrix (Example: RA14LED12730-L)

Series	Lamp LED
RA14 (7")	10 (Socket Base, 120W max)
RB23 (10")	LED10730 (120-240V, 3000K, 10W)
RA12 (12")	LED10740 (120-240V, 4000K, 10W)
	LED10750 (120-240V, 5000K, 10W)
	LED20827 (277V, 2700K, 20W)
	LED20830 (120-240V, 3000K, 20W)
	LED20835 (277V, 3500K, 20W)
	LED20840 (120-240V, 4000K, 20W)
	LED20850 (120-240V, 5000K, 20W)
	LED30827 (277V, 2700K, 30W)
	LED30830 (120-240V, 3000K, 30W)
	LED30835 (277V, 3500K, 30W)
	LED30840 (120-240V, 4000K, 30W)
	LED30850 (120-240V, 5000K, 30W)

Finish	
ABL	Aspen Silver
BK	Black (Standard)
BLA	Black
BLB	Black Brass
BLK	Black Gloss
BLU	Blue
BRZ	Bronze
CC	Clear Coat
CHR	Chrome
DBL	Dark Blue
DBR	Dark Brown
DGR	Dark Green
GLD	Gold
GRA	Graphite
GRN	Green
HBL	Hunter Blue
HGR	Hunter Green
IVO	Ivory
NI	Nickel
PBL	Polished Brass
PCR	Polished Chrome
PNI	Polished Nickel
RED	Red
SIL	Silver
TAN	Tan
TGR	Textured Graphite
WHT	White
YEL	Yellow

Accessories	
(none)	No Accessories
-C	Coastal Coating
-FGG	Frost Glass Globe
-GGB	Clear Glass Globe (std. finish)
-GGBC	Clear Glass Globe (coastal finish)
-GGBG	Clear Glass Globe With Light
-MGBC	Frosted Glass Globe With Cage
-WG	Wire Guard

Mounting Type	
2	2" (IP)
3	3" (IP)
P	4" (Post)
W	4" (Wall)

Lamps must be specified, and are not included in shade price.
1. Will be used as standard unless otherwise noted.
2. Glass shade must be specified.
3. Lamps are not included.

RAE Standard Finishes

ABL	Aspen Silver	GR	Grey (Linen)	BRB	Beige (Linen)
BK	Black (Standard Texture)	WH	White (Matte)	SNM	Sand (Sand Matte)
BA	Bronze (Matte)	MBL	White (Linen)	SN	Sand
BLK	Black	PNA	Polished Nickel (Anodized)	GN	Green
BRB	Bronze (Linen)	PNC	Polished Nickel (Copper)	TGC	Textured Graphite
GRA	Graphite (Linen)	RD	Red	TGP	Textured Graphite

Specialty Finishes

BA	Bronze(Linen)

TNG	Tangerine
TTL	Tortoise Shell
WT	Wheat White
YEL	Yellow

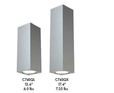
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LumiCube™

SERIES C74SQ
Decorative LED Cylinders
1004-2770 Lumens
Direct/Indirect Illumination



TWO LENGTHS AVAILABLE



C74SQL 12.4" 619lm
C74SQH 17.4" 1391lm

CALIBER PLUS
ARCHITECTURAL

Available mid-summer 2020

APPLICATION
A decorative square lighting fixture for wall and cable mount is ideal for applications that require an architectural decorative appearance with the high lumen output, long lamp life and energy saving benefits of LED technology.

FEATURES AND BENEFITS
- Architectural extruded aluminum cylinder housing with powder coat finish.
- Mounting options include Cable and Wall.
- IP65 rated optical section listed is available on lensed wall mount models.
- Separate mounting available for our remote driver platforms of IRD and CentralDrive™ systems.
- Emergency (EM) option available in remote driver models.
- Striking architectural accessories: Honeycomb Louver, Acrylic Cube.
- Wall wash option available for wall grazing or forward throw (Type 2) applications.
- Primary reflectors provide a variety of beam distributions and can be interchanged in the field if necessary.
- Custom colors available including wood-grain finishes.

TECHNICAL DATA
- Input: 120 to 277 VAC, 50-60Hz
- 0-10V dimming standard with reverse phase (120V) dimming.
- CRI: 70 (standard), 80 (optional)
- Expected lamp life is for 20,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 25°C. Lower ambient temperatures yield longer lamp life.

REMOTE DRIVER OPTIONS (PUBLISHED SEPARATELY)
IRD On-ceiling Remote Driver) features a housing with driver that is recessed in the ceiling and operates a single lighting fixture. Benefits include small 0.25" thick ceiling canopies, emergency (EM) options, and longer driver life due to reduced exposure to the heat of the LED engine. Both new construction and remodel style housings are available.

CentralDrive™ system features a remote panel that operates multiple lighting fixtures. This remote panel can be installed in an easy-to-access area such as a utility closet. Benefits are the same as our IRD system as well as easy driver replacement.

Lighting fixtures for these remote driver systems are published separately and can be found on our website. Please contact our sales team for more information on these options.

Intertek Energy Excellence Optional Wet Location

Wall Mount Only

PATHWAY LIGHTING
Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.5592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

LCW45.0

CALIBER PLUS
ARCHITECTURAL

HOW TO ORDER

Catalog #:
Example: C74SQ8W30SSWASSWD50SWG

Fixture Series	Style	Mounting	Upper Delivered Lumens	Color Temp	Upper Beam Distribution and Optional Accessories
Two Lengths Available C74SQL - 12.4" C74SQH - 17.4"	Blank = Up/Down U = Up Only D = Down Only	A* = Aviation Cable W = Wall Mount	10 = (1004-1010, 8W) 14 = (1410-1418, 11.4W) 20 = (1993-2000, 16.5W) 30 = (2713-2770, 22.8W) R = RX OB T = High Fidelity Human Centric Lighting Technology (CS≥0.7) not available in Lumen designation 30	40 = 4000K* 27 = 2700K** 30 = 3000K 35 = 3500K 40 = 4000K 50 = 5000K 27 = 2700K	N = 0° W = 45° W = 60° G = Wall Wash or Forward Throw Type 2* H = Honey Comb Louver A = Acrylic Cube

Upper Lens	Lower Delivered Lumens	Lower Beam Distribution and Optional Accessories	Dimming	Finish
Blank = No Lens LT = Frosted Glass Lens LP = Prismatic Glass Lens LF = Clear Tempered Glass Lens	10 = (1004-1010, 8W) 14 = (1410-1418, 11.4W) 20 = (1993-2000, 16.5W) 30 = (2713-2770, 22.8W)	N = 0° W = 45° W = 60° G = Wall Wash or Forward Throw Type 2* H = Honey Comb Louver A = Acrylic Cube	DG = 120V Forward/reverse phase or 0-10V (linear) DT = DIM 1% 0-10V (linear Dim-to-Off) DU = Elho 0-10V 1% (linear)	MW = Matte White SA = Satin Aluminum MA = Matte Aluminum MB = Matte Black BZ = Bronze CDD183 (See Last Page)

Options
WL = Wet Location/IP65, Wall Mount With Lens F = Fuse

*U = White canopy/ White cord
**U = White canopy/ Black cord
***U = Black canopy/ White cord
****U = Black canopy/ Black cord
*****U = Bronze canopy/ White cord
******U = Bronze canopy/ Black cord
*******U = Bronze canopy/ Bronze cord
********U = Bronze canopy/ Clear cord
*********U = Bronze canopy/ Clear cord

Available as wet location/IP65 if noted. Must specify lens and WL option.
* 6500K and 5700K not available in 90 CRI.
Wall wash options can be open or used with clear lens (LP)

Manufactured and tested to UL8139/8750 and CSA standards. Suitable for installation in accordance with the Canadian and National Electrical Code. Specifications subject to change without notice.

PATHWAY LIGHTING
Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.5592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

LCW45.0
PAGE 2

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
06/02/20

REVISIONS

DATE	REVISION DESCRIPTION
6/08/20	FINAL ARB SUBMITTAL TO COUNTY - 1ST SUBMISSION

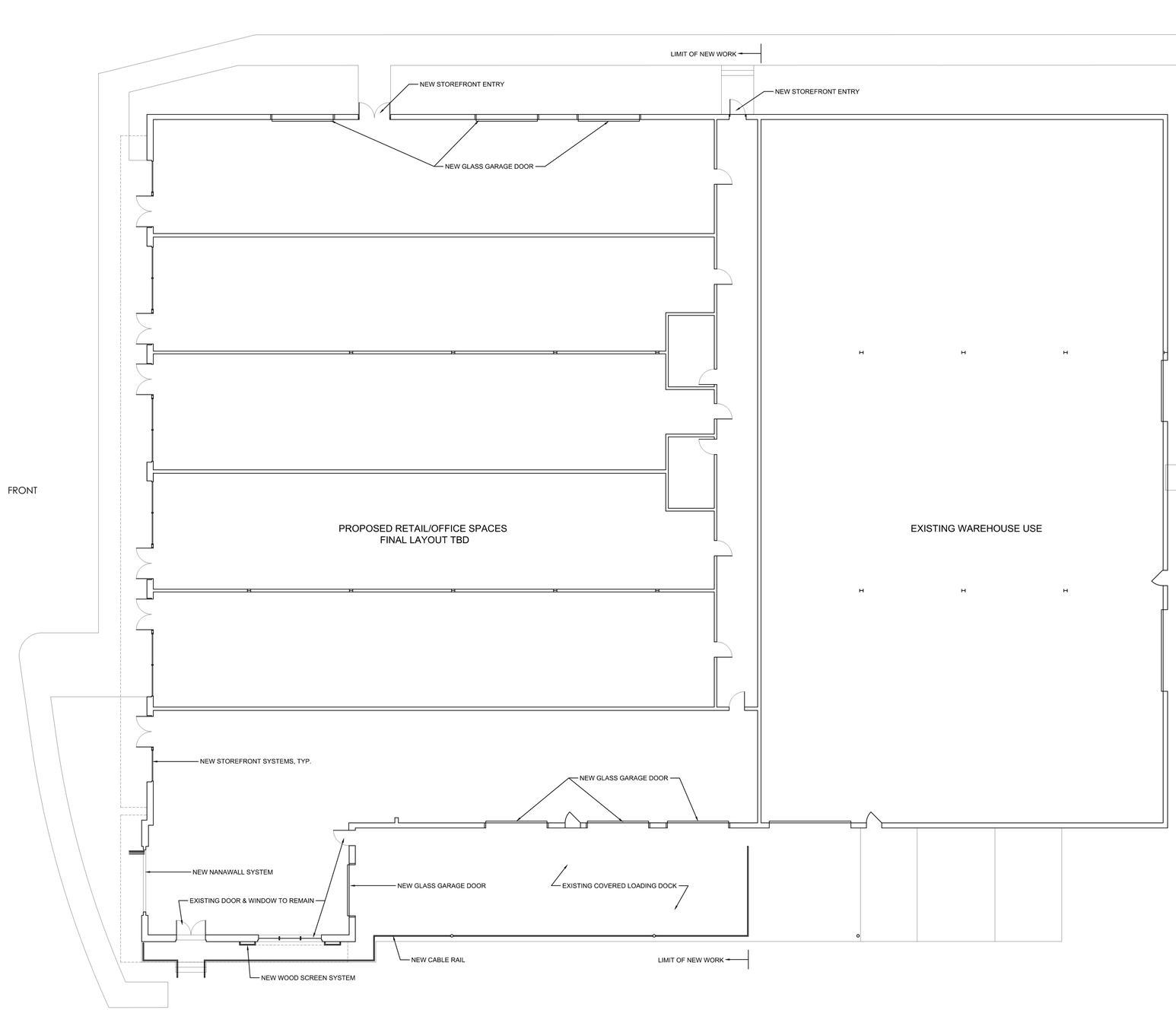
COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
2415 IVY ROAD COMMERCIAL REDEVELOPMENT - FINAL ARB

SHEET TITLE
LIGHTING PLAN

JOB NO. 192171
SCALE 1"=30'
SHEET NO. 10

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FLOOR PLAN

SCALE: $\frac{3}{32}$"=1'-0"

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100 10th St. NE Suite 200
CHARLOTTESVILLE, VIRGINIA 22902
434-987-0294 cgathright@dgarchs.com

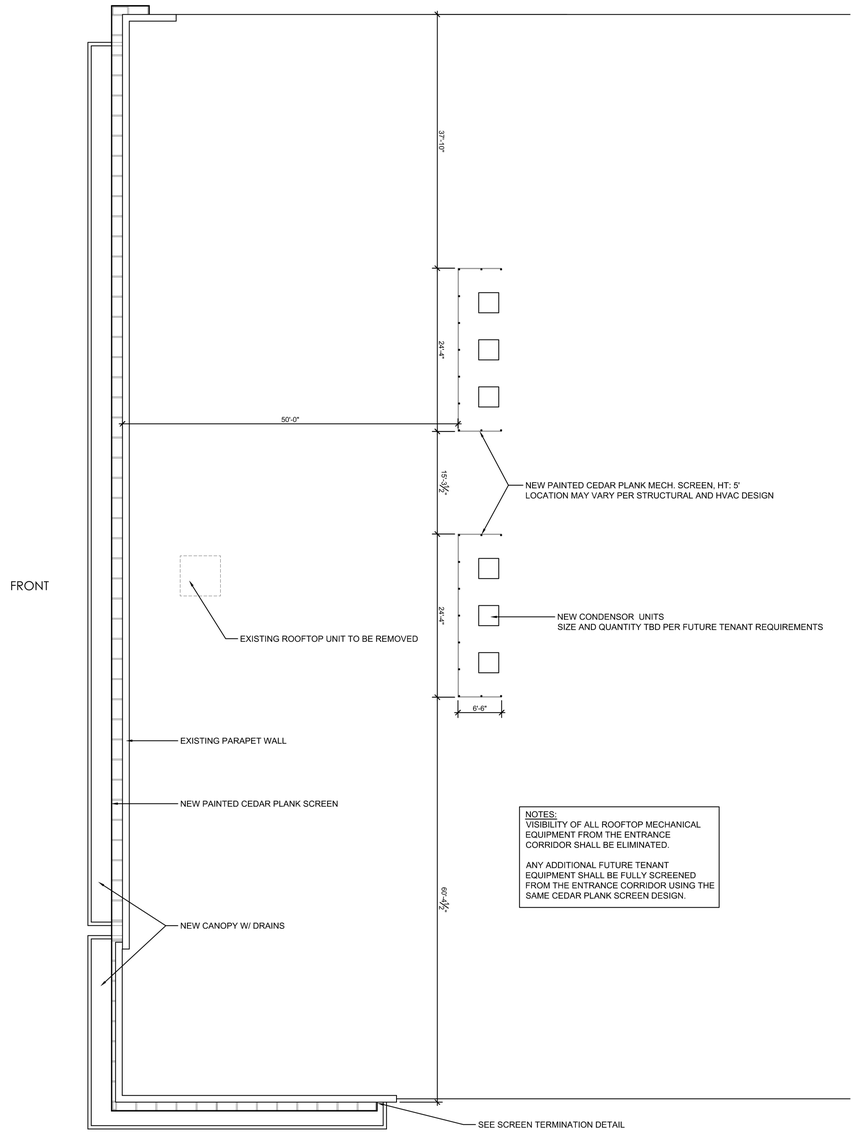
ARB-2020-19 2415 Ivy Road
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FLOOR PLAN

REVISIONS:
06-08-2020

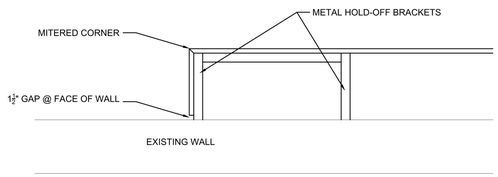
DATE:
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DRAWING NUMBER:
A-1.0
SHEET 1 OF 7



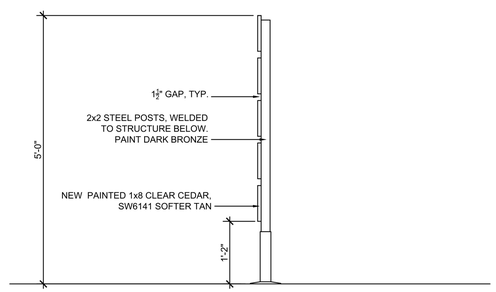
PARTIAL ROOF PLAN

SCALE: $\frac{3}{32}$"=1'-0"



SCREEN TERMINATION DETAIL (PLAN)

SCALE: $\frac{3}{4}$"=1'-0"



MECHANICAL SCREEN DETAIL

SCALE: $\frac{3}{4}$"=1'-0"

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ROOF PLAN

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06-08-2020

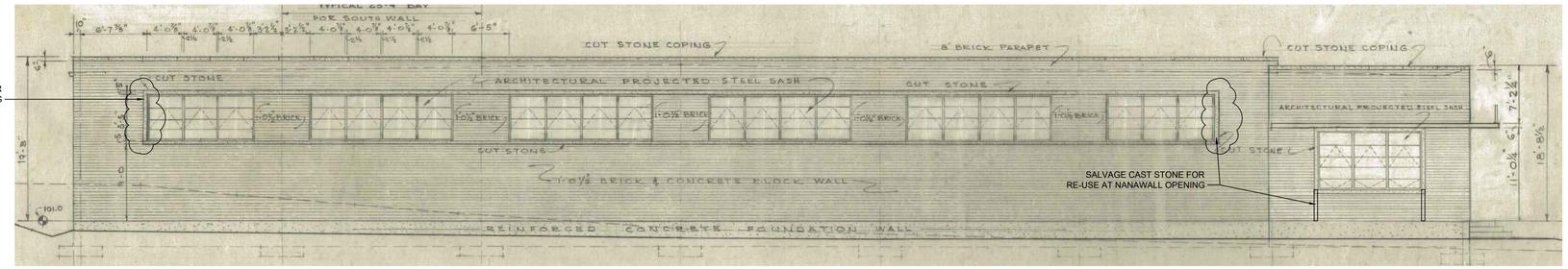
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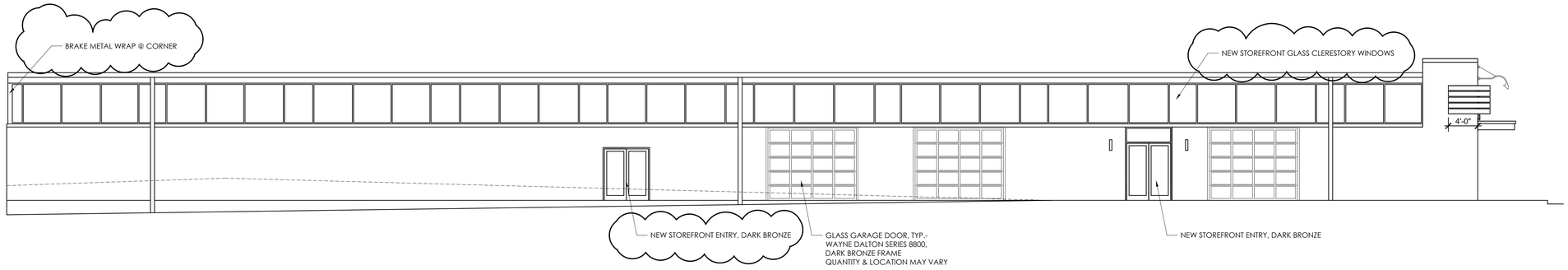
SOUTH ELEVATION

SCALE: $\frac{1}{8}$"=1'-0"



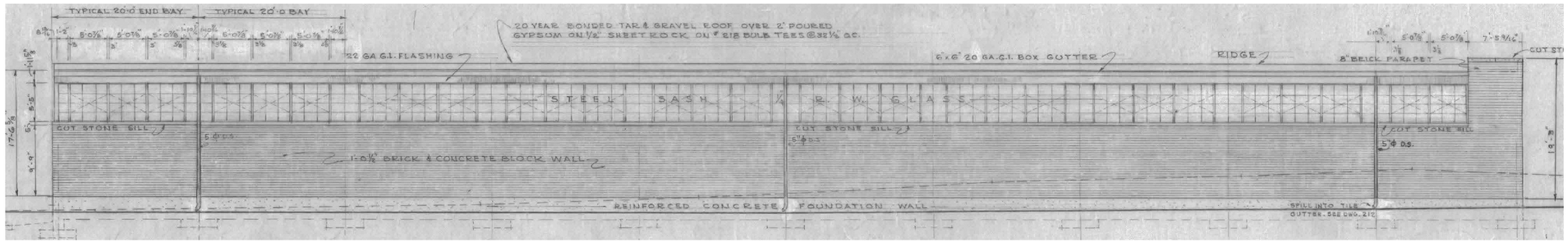
ORIGINAL SOUTH ELEVATION

SCALE: $\frac{1}{8}$"=1'-0"



WEST ELEVATION

SCALE: $\frac{1}{8}$"=1'-0"



ORIGINAL WEST ELEVATION

SCALE: $\frac{1}{8}$"=1'-0"

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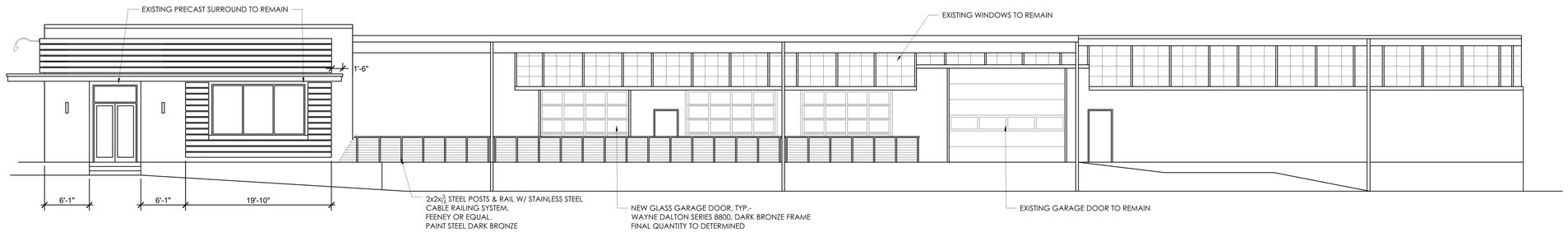
2415 Ivy Road
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ELEVATIONS

REVISIONS:
06-08-2020
07-20-2020

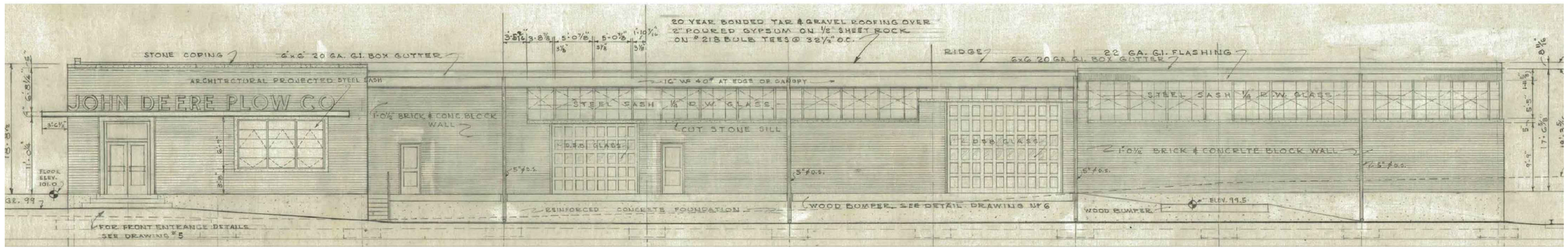
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A-1.2
SHEET 3 OF 8



EAST ELEVATION

SCALE: $\frac{1}{8}$"=1'-0"



ORIGINAL EAST ELEVATION

SCALE: $\frac{1}{8}$"=1'-0"

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ELEVATIONS

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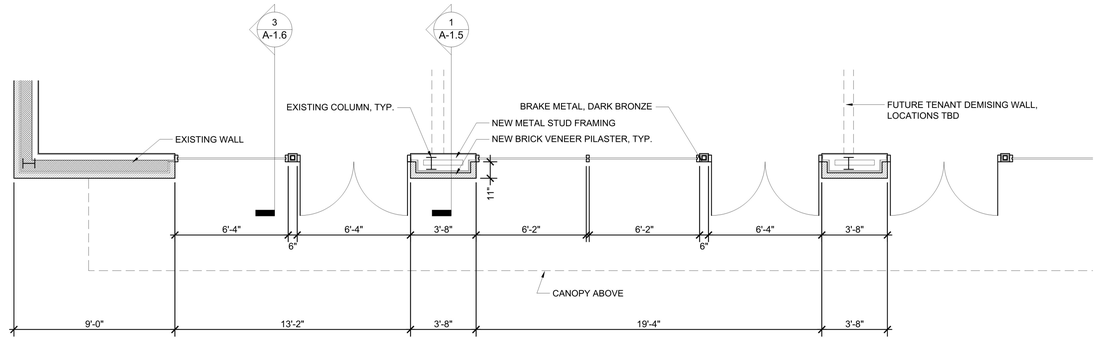
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SHEET 4 OF 7



SOUTH ELEVATION DETAIL

SCALE: $\frac{1}{4}$"=1'-0"



PLAN DETAIL

SCALE: $\frac{1}{4}$"=1'-0"

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DETAILS

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SHEET 5 OF 7



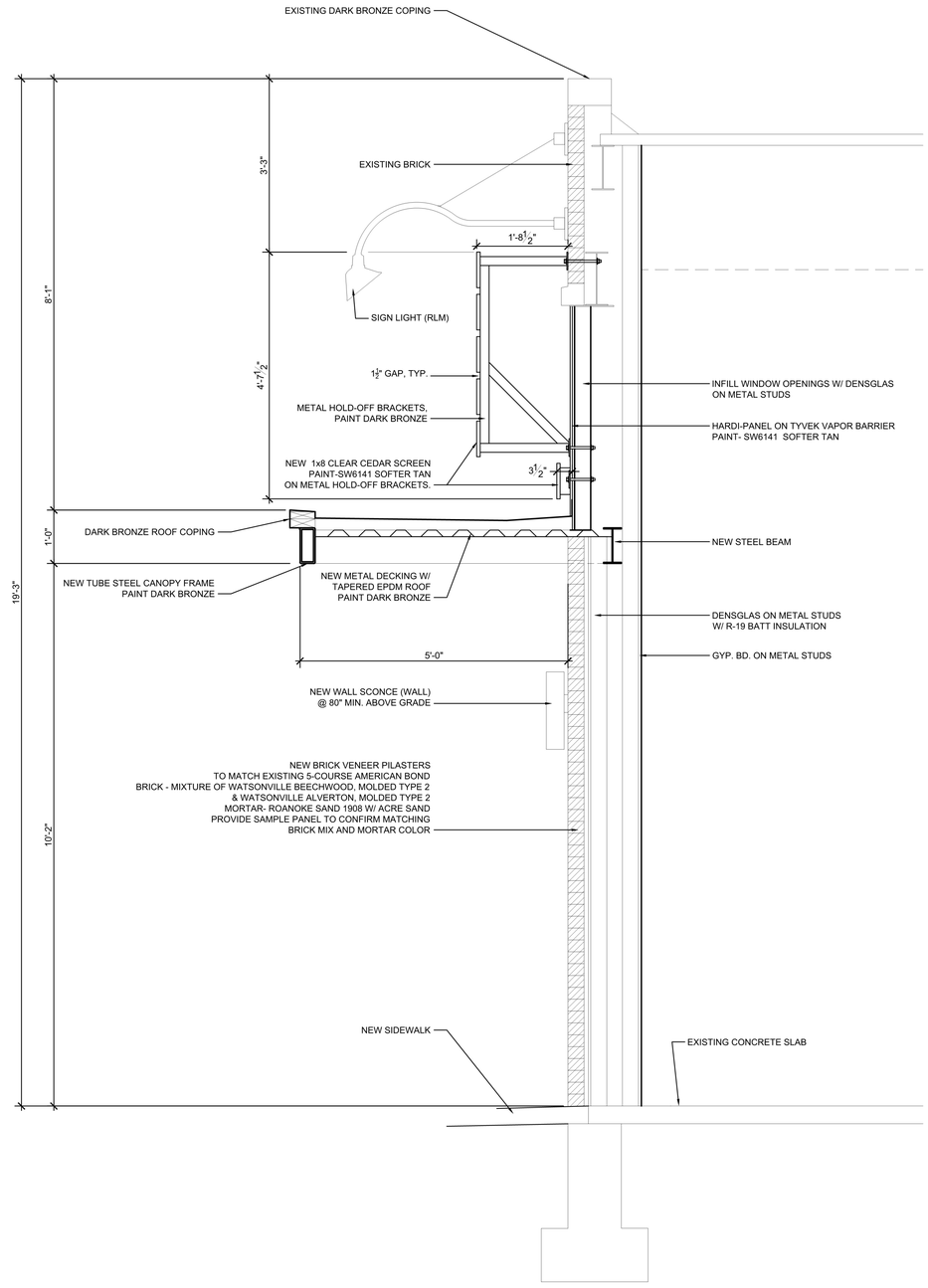
SOUTH ELEVATION DETAIL-EAST

SCALE: $\frac{1}{4}$"=1'-0"



EAST ELEVATION DETAIL

SCALE: $\frac{1}{4}$"=1'-0"



WALL SECTION 1

SCALE: $\frac{3}{4}$"=1'-0"

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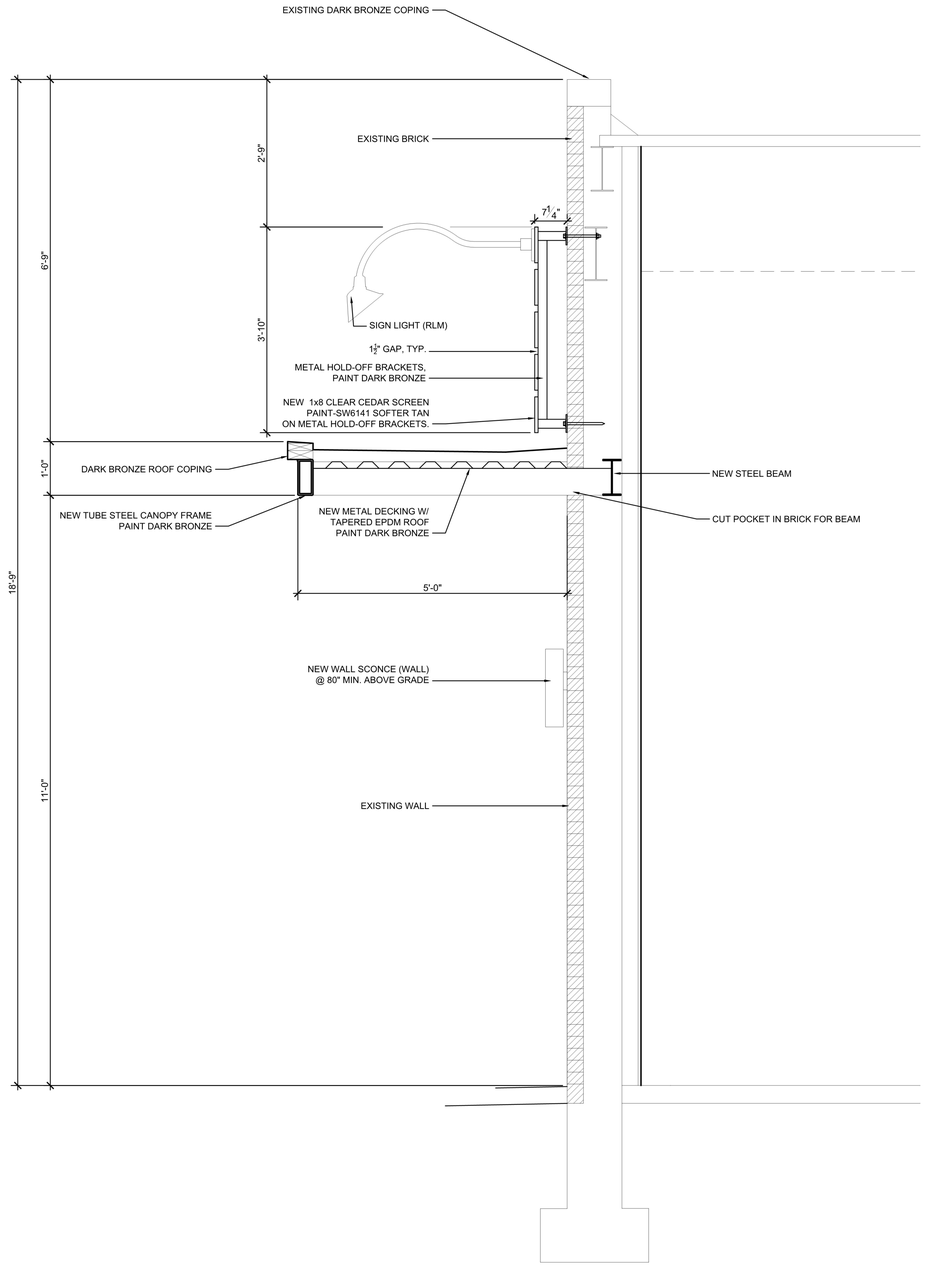
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DETAILS & WALL SECTION

REVISIONS:
06-08-2020

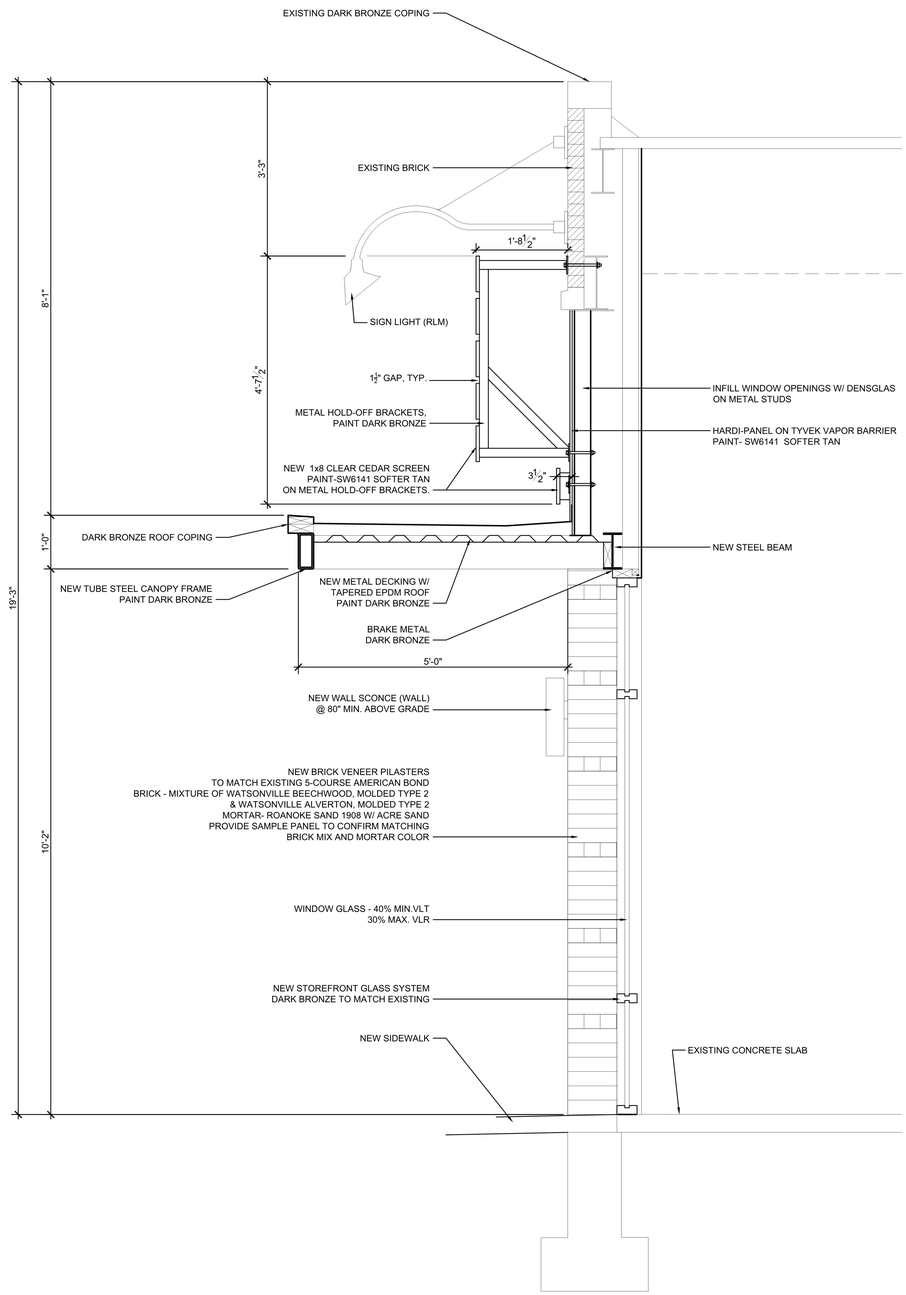
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SHEET 6 OF 7



WALL SECTION 2

SCALE: ¾"=1'-0"



WALL SECTION 3

SCALE: ¾"=1'-0"

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WALL SECTIONS

REVISIONS:
06-08-2020

DATE:
01-30-2020

DRAWING NUMBER:
A-1.6
SHEET 7 OF 7

ARB-2020-19: 2415 Ivy Rd.

Description:

2415 Ivy Rd. is a one-story 28,125 s.f. former John Deere dealership constructed in 1950. The building is of industrial style with most of the original brick veneer and clerestory windows still in place. Later improvements on the street side of the building concealed the original windows and added new windows with metal canopies. With the exception of the eastern portion, the canopies were recently removed for abatement of hazardous materials.

The proposed renovations will convert approximately 10,000 s.f. of the street-facing side of the building for retail and/or office use. The current plan shows six tenant spaces. However, the size and number of spaces may vary per tenant requirements, which may change the number of doors. The original front windows and brick veneer below will be removed to allow for new storefront windows and doors and new brick veneer pilasters to match the existing 5-course American bond coursing. A new metal canopy and painted wood wall screen will be added above the storefront system. The canopy is similar in style to the original canopy that was on the east end of the building and is still on the adjacent 2405 building, which was part of the original John Deere development.

New glass garage doors and steel cable rail system are proposed for the loading dock area on the east side. New glass garage doors and entries will also be added to the west side, although the final number and location may vary per tenant requirements. Site improvements include new parking spaces and travelway in front of the building and a new sidewalk along the road frontage. Street trees and screening shrubs will be planted between the road and parking area. Additional parking with accompanying landscaping will be added toward the rear of the west side of the building. The existing parking areas to the east and north side of the building will be re-configured for car parking and a stormwater BMP.

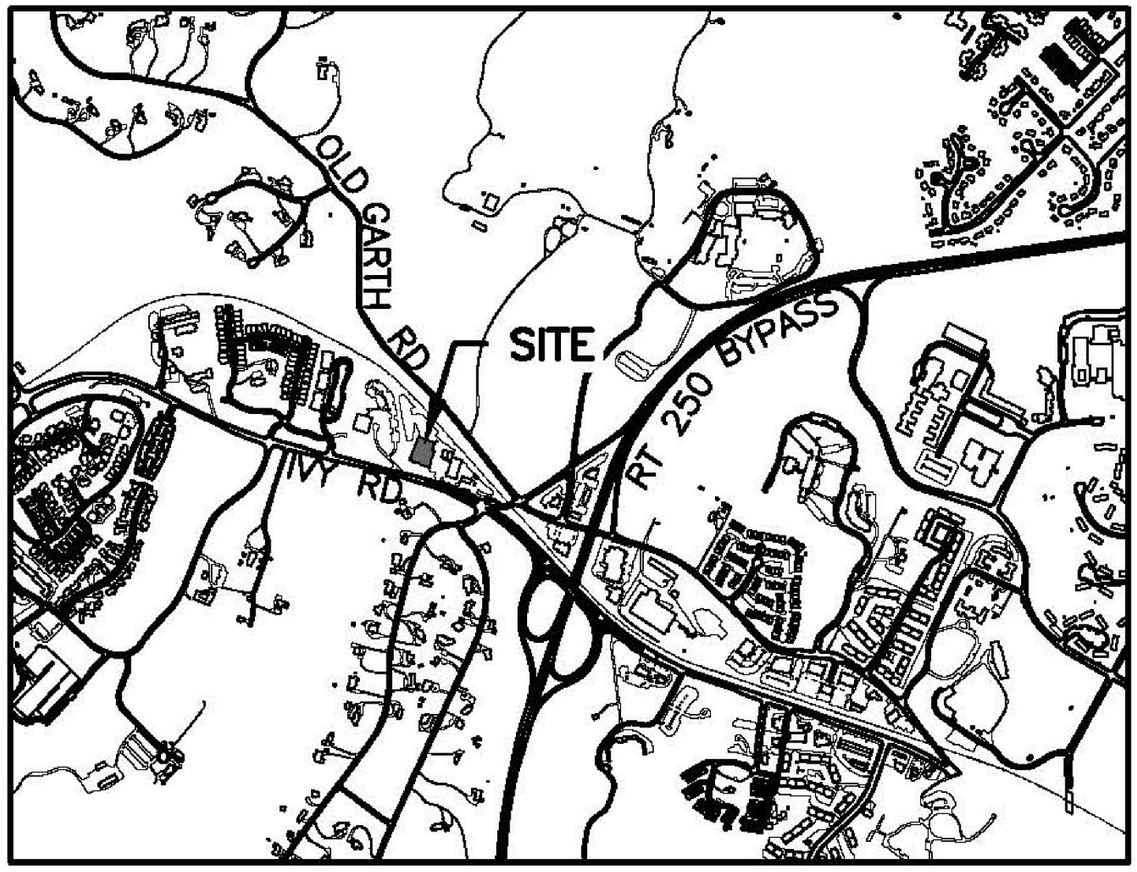
Compatibility with Surrounding Area and Entrance Corridor:

2415 Ivy Rd is part of small cluster of commercial buildings, most of which were part of the original John Deere dealership. 2405 Ivy Rd is the former John Deere “Dealers” building and is in the same brick veneer industrial style as 2415 and still has the original louvered canopy. The front façade is updated with new storefront glass. Connected to 2405 is 2409, which is a newer white stucco and painted block addition with blue entry canopies. Beyond 2405 on the same parcel is 2401, the Tiger Fuel convenience store with beige siding and white trim.

The proposed improvements to 2415 will essentially separate the building into two separate buildings, the front with a new storefront façade and the rear will maintain the original industrial warehouse style. Keeping the existing brick and bronze storefront theme continues the relationship with 2405 and the lightness of the new wood wall screen works to connect to the light beige colors of the convenience store (2401).

Beyond this small commercial cluster, development on the north side of Ivy Rd is set well back from the road and the south side is a golf course, so compatibility is essentially limited to within this commercial cluster.

The site plan and landscaping is included with this submittal.



VICINITY MAP

SCALE: 1"=2,000 FT.



FRONT ELEVATION



EAST ELEVATION



VIEW FROM RT. 250 EASTBOUND



VIEW FROM RT. 250 WESTBOUND



VIEW OF WEST SIDE SHOWING STEEP BANK THAT LIMITS VIEW FROM RT. 250



VIEW OF EAST SIDE ELEVATION



2405 AND 2409 IVY RD



LOUVERED CANOPY AND NEW STOREFRONT AT 2409 IVY RD



2405 2409 IVY RD – STUCCO FAÇADE & PAINTED CMU



2401 IVY RD – BEIGE SIDING W/ WHITE TRIM



VIEW FROM EAST



VIEW FROM WEST

BRICK - MIXTURE OF WATSONVILLE BEECHWOOD, MOLDED TYPE 2 & WATSONVILLE ALVERTON, MOLDED TYPE 2



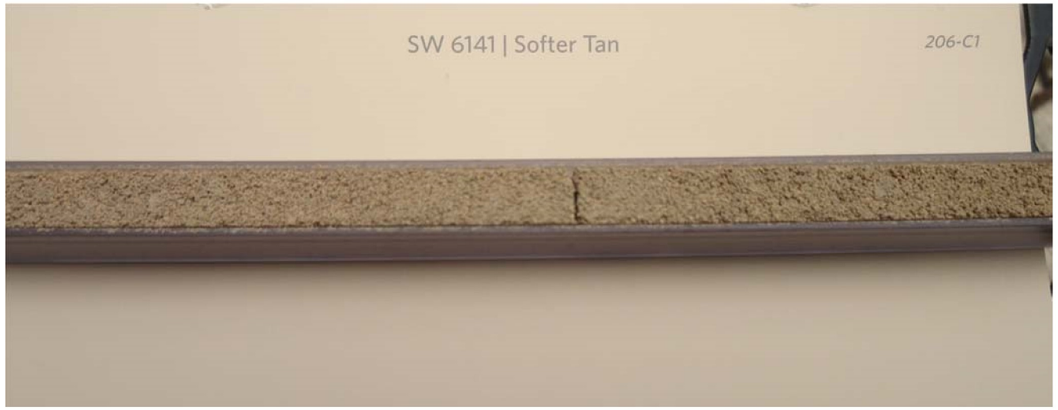
WATSONVILLE BEECHWOOD, MOLDED TYPE 2



WATSONVILLE ALVERTON, MOLDED TYPE 2

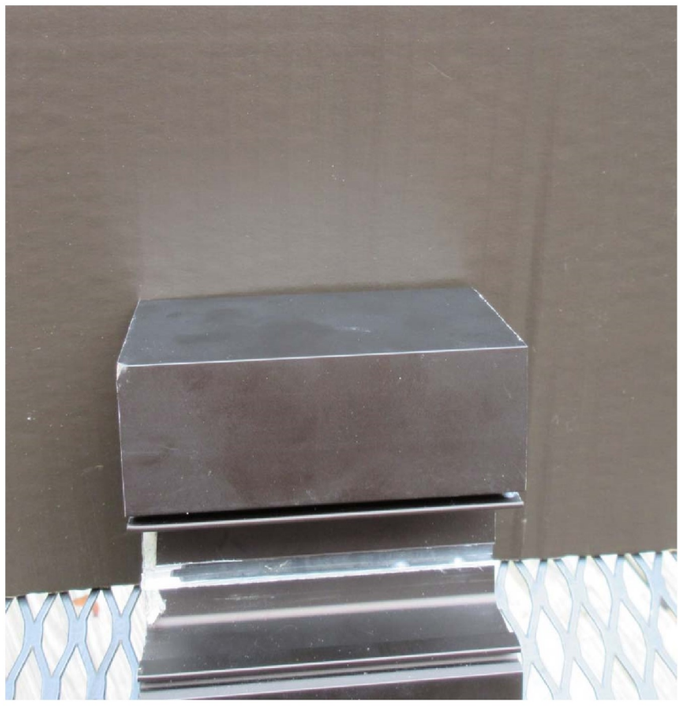


MORTAR- ROANOKE SAND 1908 W/ ACRE SAND

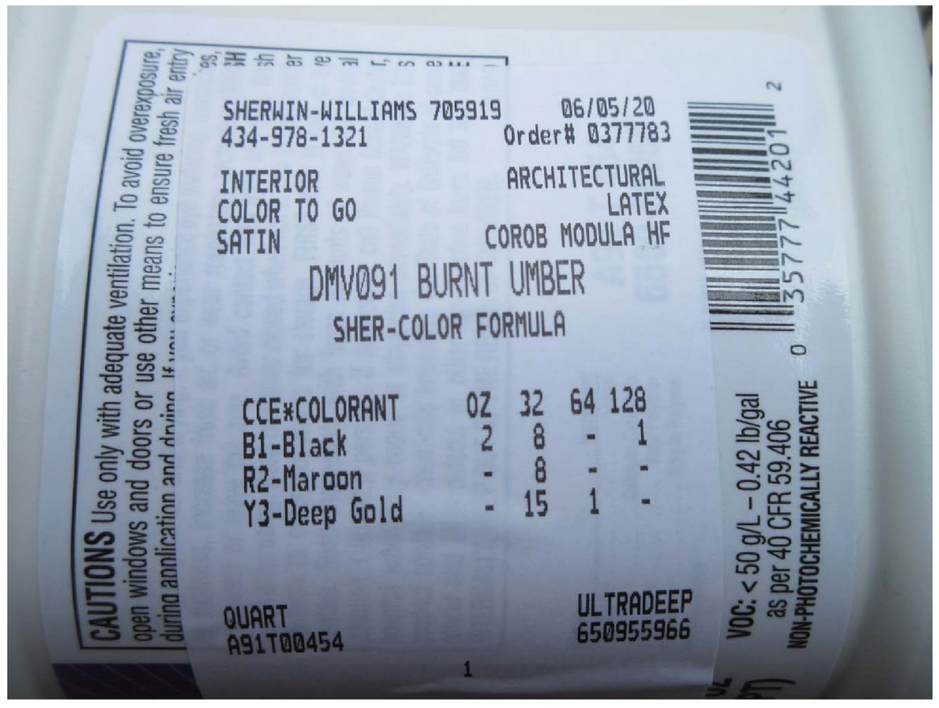




WALL SCREEN COLOR – SW6141 SOFTER TAN, A LIGHTER SHADE OF THE MORTAR COLOR



DARK BRONZE STOREFRONT & MATCHING PAINT FOR STEEL CANOPY



MATCHING PAINT FORMULA



ORIGINAL PRECAST WINDOW OPENING DETAIL TO REMAIN ON EAST-SIDE OPENINGS
(MADE PREVALENT LOCALLY BY STAINBACK & SCRIBNER ARCHITECTS)



EXAMPLE OF GARAGE DOOR STYLE

