IVY PROPER
INITIAL SITE PLAN

COUNTY OF ALBEMARLE

OCTOBER 2, 2020

SITE DATA:

TAX MAP PARCEL AND OWNER INFO: PARCEL(S) 58A2-14 AND 58A2-20
LENVIC LLC
2506 BRANDERMILL PL
CHARLOTTESVILLE, VA 22911

TOTAL PARCEL AREA: 0.87 ACRES (PARCELS 58A2-14 AND 58A2-20 COMBINED)

LIMITS OF DISTURBANCE: 0.61 ACRES

ZONING: C-1 (COMMERCIAL); ENTRANCE CORRIDOR OVERLAY DISTRICT

MAGISTERIAL DISTRICT: SAMUEL MILLER

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY:
BASED ON FIELD SURVEY BY TIMMONS GROUP DATED 1/11/19.

VERTICAL DATUM REFERENCE: NAVD 88

UTILITIES: PRIVATE WELL AND SEPTIC ON SITE.
SEPTIC SYSTEM APPROVED BY VDH FOR UP TO 875 GPD.

DRAINAGE DISTRICT: IVY CREEK - LITTLE IVY CREEK

ZONING SITE REQUIREMENTS:

USE
CURRENT: VACANT
PROPOSED: 6,500 SF GENERAL OFFICE

PROPOSED OPEN SPACE: 0.29 ACRES (34% OF SITE)

SETBACKS
PRIMARY STREET FRONTAGE (IVY ROAD): 10' MINIMUM
SIDE AND REAR: NONE

BUILDING HEIGHT
MAXIMUM ALLOWABLE BUILDING HEIGHT: 65 FT (COMMERCIAL DISTRICT)

PARKING
REQUIRED PARKING:

GENERAL OFFICE: 1 SPACE PER 200 SQUARE FEET OF GFA
1 SPACE X (6,500 SF X 0.8) / 200 SF = 26 SPACES
PARKING FOR ADJACENT PARCEL (4282 IVY ROAD): 7 SPACES

TOTAL PARKING REQUIRED: 33 SPACES

PARKING PROVIDED: 35 SPACES

IMPERVIOUS AREA
EXISTING IMPERVIOUS AREA: 0.19 ACRES
PROPOSED IMPERVIOUS AREA: 0.48 ACRES

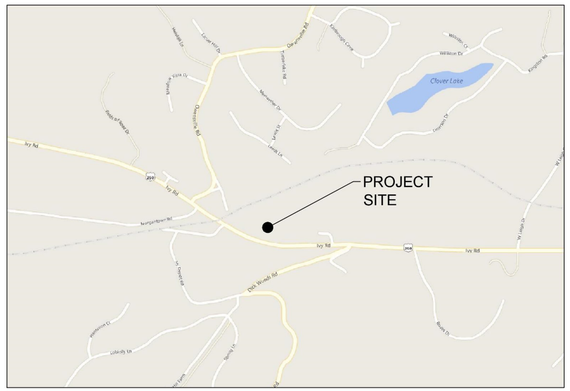
NOTES:
1. LANDSCAPING SHALL BE PROVIDED PURSUANT TO SECTION 32.7.9 OF THE COUNTY ZONING ORDINANCE AND THE ARB DESIGN GUIDELINES. PROPOSED PAVED PARKING AND VEHICULAR CIRCULATION AREAS ARE 0.31 ACRES.
2. SITE LIGHTING SHALL BE PROVIDED PURSUANT TO SECTION 4.17 OF THE COUNTY ZONING ORDINANCE AND THE ARB DESIGN GUIDELINES.

UTILITY DEMANDS

ESTIMATED WATER USAGE: 875 GALLONS PER DAY

VEHICLE TRIP GENERATION

LAND USE: GENERAL OFFICE
ITE CODE: 710
6,500 SF
ADT (WEEKDAY): 9.74 TRIPS PER 1000 SF -> 64 AVERAGE DAILY TRIPS



VICINITY MAP
SCALE 1":1000'

OWNER:
LENVIC LLC
2506 BRANDERMILL PL
CHARLOTTESVILLE, VA 22911

DEVELOPER:
BUILDING MANAGEMENT CO.
400 LOCUST AVE, SUITE 3
CHARLOTTESVILLE, VA 22902
CONTACT: REID MURPHY
PHONE: 434-977-6406

ENGINEER OF RECORD:
TIMMONS GROUP
608 PRESTON AVENUE, SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: CLINT SHIFFLETT, P.E.
TELEPHONE: 434-327-1690

Sheet List Table

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C7.0	STORMWATER PROFILES

TOTAL: 9 SHEETS

SITE PLAN LEGEND

EXISTING		PROPOSED	
	PROPERTY LINE	W	WATER
	POST/BOLLARD	G	GAS
	SIGN		STORM
	CONCRETE WHEEL STOP	SAN	SANITARY
	SATELLITE DISH	UGT	COMM DUCT BANK
	TRAFFIC CONTROL BOX	UGP	ELECTRIC DUCT BANK
	UNKNOWN MANHOLE		CATCH BASIN
	STORM SEWER	1	STORM MANHOLE
	STORM SEWER MANHOLE	E	SANITARY MANHOLE
	CATCH BASIN		SANITARY CLEAN OUT
	CATCH BASIN WITH DOME GRATE		FIRE HYDRANT
	TRENCH DRAIN		FDC
SAN	SANITARY SEWER		METER
	SANITARY SEWER MANHOLE		SETBACK - AT/FP STANDOFF
W	WATER LINE		WATER VALVE
	WATER MANHOLE		GAS VALVE
	WATER VALVE		BOLLARD
	WATER LINE MARKER		STREET SIGN
	FIRE HYDRANT		GAS METER
	MONITORING WELL		LIMITS OF DISTURBANCE
G	GAS LINE		GUARDRAIL
	GAS METER	X	FENCE
	GAS VENT	XXX	MAJOR CONTOUR
	GAS MARKER	XXX	MINOR CONTOUR
UGT	COMMUNICATIONS/TELEPHONE LINE		SITE LIGHT
	TELEPHONE/COMMUNICATIONS MANHOLE		PARKING SPACE COUNT
	TELEPHONE PEDESTAL		
	COMMUNICATIONS VAULT		
UGP	ELECTRIC LINE		
	ELECTRIC MANHOLE		
	ELECTRIC PULLBOX		
	ELECTRIC METER		
	UTILITY POLE		
	DECIDUOUS TREE		
	GUARDRAIL		
X	FENCE		
XXX	MAJOR CONTOUR		
XXX	MINOR CONTOUR		
	SOIL BORING		
	SURVEY CONTROL MONUMENT		
	SURVEY CONTROL POINT		

GRADING

TC = TOP OF CURB
BC = BOTTOM OF CURB
EP = EDGE OF PAVEMENT
EC = EDGE OF CONCRETE
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
N/A = NOT APPLICABLE TO THIS PROJECT

COMMONWEALTH OF VIRGINIA
CLINT W. SHIFFLETT
Lic. No. 54380
10-02-2020
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE 10-02-2020
DRAWN BY A. FONTAINE
DESIGNED BY C. SHIFFLETT
CHECKED BY C. SHIFFLETT
SCALE

TIMMONS GROUP

IVY PROPER - INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA
COVER

JOB NO. 42932
SHEET NO. C0.0

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LEGEND

ROADS

- STORM PIPE & STRUCTURE NO.
- DROP INLET & STRUCTURE NO.
- CURB
- CURB & GUTTER
- BENCH MARK
- CLEARING LIMITS
- EXISTING CONTOUR (200)
- PROPOSED CONTOUR (200)
- EXISTING SPOT ELEVATION (+ 240.5)
- PROPOSED SPOT ELEVATION (TC 240.5)
- PARKING COUNT (1)

SEWER

- EXISTING SANITARY SEWER

WATER

- EXISTING WATER LINE

GRADING

TC = TOP OF CURB
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JUNE 27, 2019

ACSA GENERAL WATER & SEWER CONDITIONS

1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
2. THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION FOR THE FLIGHT OF UNMANNED AERIAL VEHICLES FOR THE PURPOSE OF IMAGERY COLLECTION.
3. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.
4. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
5. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
7. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE AND A HALF (3.5) FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.
8. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
9. VALVES ON DEAD END LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
10. TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874 WHICH AMENDS THE SAFE DRINKING WATER ACT).
12. THE SEWER LATERAL BEYOND THE CONNECTION AT THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB-OUT SHALL UNDERGO THE ACSA LOW-PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. VISUAL INSPECTION OF THE SEWER LATERAL STUB-OUT SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
13. THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
14. THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE IS PRIVATE. VISUAL INSPECTION AND TESTING OF THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
15. ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.
16. ALL WATER AND SEWER FACILITIES TO BE DEDICATED TO PUBLIC USE AND THE EASEMENTS FOR THOSE FACILITIES AND SHALL BE IDENTIFIED BY A STATEMENT THAT THE FACILITIES ARE TO BE DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY.

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL

1. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
7. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
11. ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA. EARTH FILL SHALL BE INERT MATERIALS ONLY, FREE OF ROOTS, STUMPS, WOOD, RUBBISH, AND OTHER DEBRIS.
12. BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.28.
13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00AM TO 9:00PM.
15. BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, OR ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND STRUCTURES/IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
16. THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE ALL EROSION CONTROL MEASURES REQUIRED BY THIS PLAN REGARDLESS OF THE SALE OF ANY LOT, UNIT, BUILDING OR OTHER PORTION OF THE PROPERTY.
17. TEMPORARY STABILIZATION SHALL BE TEMPORARY SEEDING AND MULCHING. SEEDING IS TO BE AT 75 LBS/ACRE, AND IN THE MONTHS OF SEPTEMBER TO FEBRUARY TO CONSIST A 50/50 MIX OF ANNUAL RYEGRASS AND CEREAL WINTER RYE, OR IN MARCH AND APRIL TO CONSIST OF ANNUAL RYE, OR MAY THROUGH AUGUST TO CONSIST OF GERMAN MILLET. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
18. PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90LBS/1000SF, INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000LBS/ACRE AND CONSIST OF A 10-20-10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0-5% PERENNIAL RYEGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
19. MAINTENANCE: ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES SHALL BE REPAIRED IMMEDIATELY. SILT TRAPS SHALL BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS SHALL BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH COLLECT SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
21. THIS PLAN SHALL BE VOID IF THE OWNER DOES NOT OBTAIN A PERMIT WTIHIN 1 YEAR OF THE DATE OF APPROVAL. (WATER PROTECTION ORDINANCE SECTION 17-204G.)
22. PERMANENT VEGETATION SHALL BE INSTALLED ON ALL DENUDED AREAS WITHIN NINE (9) MONTHS AFTER THE DATE THE LAND DISTURBING ACTIVITY COMMENCED. (WATER PROTECTION ORDINANCE SECTION 17-207B)

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO THE BEGINNING CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
3. LAND USE PERMITS (LUP-A) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).
4. VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
6. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER'S REPRESENTATIVE, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
7. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS.
8. ALL STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE WITHIN THE RIGHT OF WAY SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.
9. IF PRE-CAST UNITS ARE TO BE USED, VDOT SHALL BE NOTIFIED AND THE MANUFACTURER SHALL SUBMIT DRAWING DETAILS FOR REVIEW. CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
10. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
11. ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS.
12. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
13. 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 PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001. THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY REQUIRED BY THE DEVELOPMENT.
14. CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS FOR GAS, POWER, TELEPHONE AND CABLE TV SERVICE TRUNK LINES. (N/A)
15. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
16. VDOT & ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY.
17. VDOT SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER'S REPRESENTATIVE FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
18. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
19. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
20. THE OWNER'S REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
21. A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE. (N/A)
22. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
23. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
24. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT OF WAY. (N/A)
25. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD. (N/A)
26. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.
27. WHERE A TYPE "B" NOSE IS SPECIFIED ON AN INLET IN CONJUNCTION WITH ROLL FACE CURB AND GUTTER OR CG-7, THERE SHALL BE A 20' TRANSITION ON EACH SIDE OF THE INLET. (N/A)
28. CONTRACTOR SHALL PROVIDE A SEQUENCE OF CONSTRUCTION/MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES CONTAINED IN THE 2011 EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL FOR REVIEW BY THE ENGINEER, OWNER'S REPRESENTATIVE, AND VDOT PRIOR TO STARTING WORK THAT IMPACTS TRAFFIC ON STATE ROADS.
29. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE 2006 UNIFORM STATEWIDE BUILDING CODE, 2006 VIRGINIA CONSTRUCTION CODE, AND ICC/ANSI A117.1-03.
30. THE CLEAR ZONE IS TO BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.
31. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
32. ALL EXCAVATED AREAS WITHIN THE CLEAR ZONE THAT HAVE A DEPTH GREATER THAN 6" SHALL HAVE A 6:1 STONE WEDGE PLACED AT THE END OF THE DAY
33. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
34. 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. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AND ACCESSIBLE BUILDING ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE TO THE PARKING FACILITY. WHERE BUILDINGS HAVE MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES.
35. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.

ALBEMARLE COUNTY ENGINEERING 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.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND MUST 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).
10. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
11. ALL WATER LINES, SEWER LINES AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

BLASTING NOTES

1. BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT.

ALBEMARLE COUNTY STORMWATER MANAGEMENT NOTES

1. ALL DAMS AND CONSTRUCTED FILL TO BE WITHIN 95% OF MAXIMUM DRY DENSITY AND 2% OF OPTIMUM MOISTURE CONTENT. ALL FILL MATERIAL TO BE APPROVED BY A GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS TO BE PRESENT DURING CONSTRUCTION OF DAMS.
2. PIPE AND RISER JOINTS ARE TO BE WATERTIGHT WITHIN STORMWATER MANAGEMENT FACILITIES.
3. FOR TEMPORARY SEDIMENT TRAPS OR BASINS WHICH ARE TO BE CONVERTED TO PERMANENT STORMWATER MANAGEMENT FACILITIES; CONVERSION IS NOT TO TAKE PLACE UNTIL THE SITE IS STABILIZED, AND PERMISSION HAS BEEN OBTAINED FROM THE COUNTY EROSION CONTROL INSPECTOR.

COMMONWEALTH OF VIRGINIA
CLINT W. SHIFFLETT
Lic. No. 54380
10-02-2020
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION	DATE

DATE: 10-02-2020
DRAWN BY: A. FONTAINE
DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE: N/A

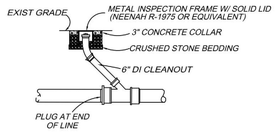
TIMMONS GROUP

IVY PROPER - INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA
NOTES AND DETAILS

JOB NO. 42932
SHEET NO. C1.0

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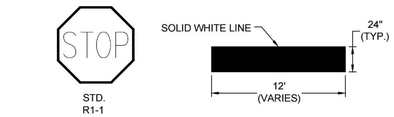
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CLEANOUT DETAIL
No Scale

SIGNAGE NOTES:

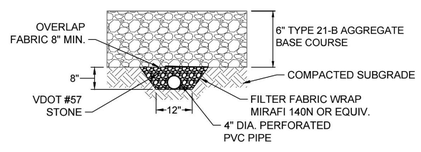
1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
   A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
   D. THE 2000 INTERNATIONAL FIRE CODE.
2. SIGN LOCATIONS ARE APPROXIMATE AND ARE TO BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1 ABOVE.
3. ALL SIGNS AND PAVEMENT MARKINGS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS TO BE FURNISHED AND INSTALLED WITH STANDARD U POST GALVANIZED BY THE CONTRACTOR.



NOTE: STOP SIGNS TO BE 30" WITH HIGH INTENSITY SHEETING

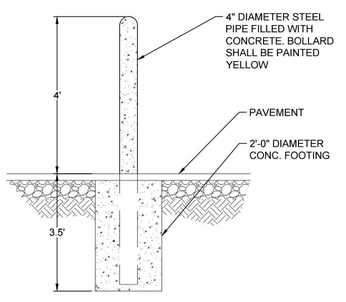
STOP BAR DETAIL
NO SCALE

STRIPING AND SIGNAGE DETAIL
No Scale

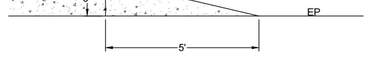


DENOTES GRAVEL SECTION ON PLANS

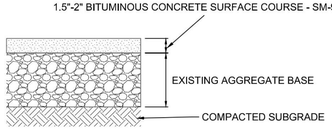
GRAVEL SECTION
No Scale



BOLLARD DETAIL
No Scale

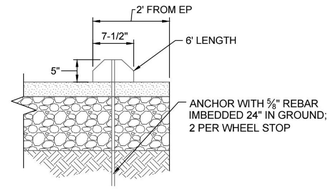


CURB TRANSITION DETAIL
No Scale

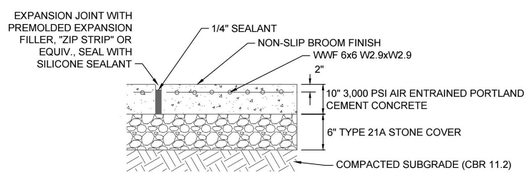


MILL AND OVERLAY SEQUENCE:
REMOVE EXISTING ASPHALT . COMPACT AND ROLL TEST EXISTING BASE COURSE. THEN PLACE NEW ASPHALT SURFACE.

MILL AND OVERLAY PAVEMENT SECTION
No Scale

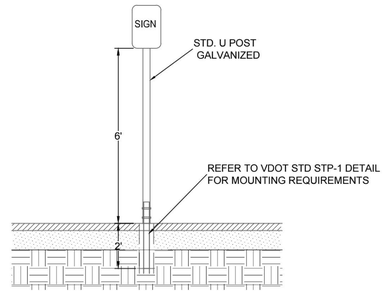


PRECAST CONCRETE WHEEL STOP
No Scale

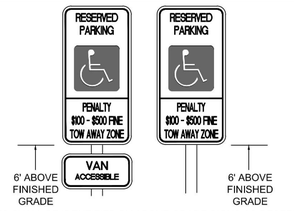


DENOTES CONCRETE SERVICE AREA PAVEMENT ON PLANS

HEAVY DUTY CONCRETE SECTION
No Scale



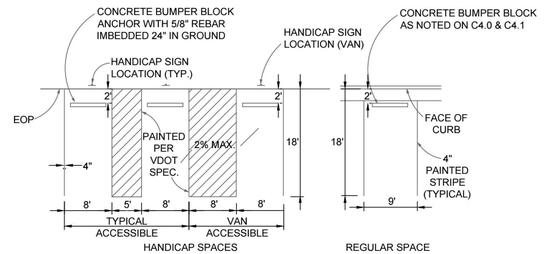
SIGN AND POST DETAIL
No Scale



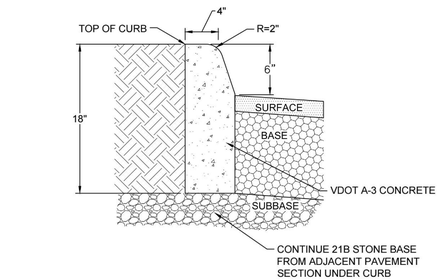
SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST 1-1/2" O PAINTED BLACK SET IN MIN. 2' OF CONCRETE.

VA. SIGN FOR THE DISABLED ON 0.80 GAUGE ALUMINUM. COLORS: GREEN BORDER & LEGEND, BLUE SYMBOL FOR ACCESSIBILITY, WHITE BACKGROUND.

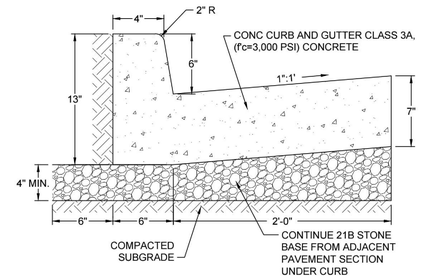
PARKING SIGNS FOR THE DISABLED
No Scale



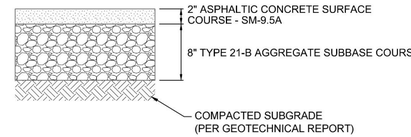
TYPICAL PARKING SPACE DETAILS
No Scale



VDOT STANDARD CG-2 CURB
No Scale

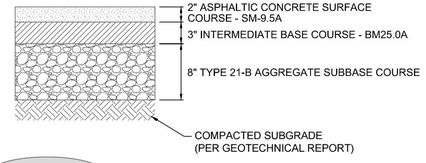


VDOT STANDARD CG-6 CURB & GUTTER
No Scale



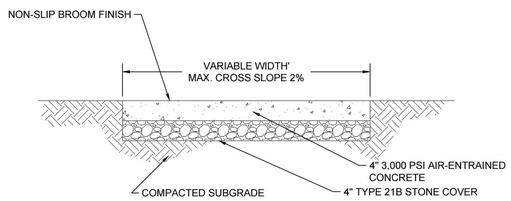
DENOTES LIGHT DUTY ASPHALT PAVEMENT ON PLANS

LIGHT DUTY ASPHALT PAVEMENT SECTION
No Scale



DENOTES HEAVY DUTY ASPHALT PAVEMENT ON PLANS

HEAVY DUTY ASPHALT PAVEMENT SECTION
No Scale



NOTE: SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STANDARDS.

DENOTES CONCRETE SIDEWALK PAVEMENT ON PLANS

CONCRETE SIDEWALK PAVEMENT SECTION
No Scale

CLINT W. SHIFFLETT
Lic. No. 54380
10-02-2020
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION

DATE

DATE: 10-02-2020
DRAWN BY: A. FONTAINE
DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE: N/A

TIMMONS GROUP

IVY PROPER - INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA
NOTES AND DETAILS

JOB NO. 42932
SHEET NO. C1.1

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24" HDPE
INV=537.13

24" HDPE
INV=535.88

C & O RAILROAD
BUCKINGHAM BRANCH
80' WIDTH R-O-W

R=2080.58'
L=178.04'
T=89.07'
Δ =4°54'11"
CB=N75°08'50"E
C=177.99'

EXTENTS OF
500-YEAR
FLOODPLAIN

N77°35'55"E 167.78' (TOTAL)

138.74'

29.04'

CRITICAL SLOPES, TYP.

TMP 58A2-21
ROGER L. GIBSON AND
STEPHENSON L. GIBSON
D.B. 1597, PG. 226
D.B. 231, PG.585
D.B. 130, PG.109

1.5' CONC. BLOCK
BRIDGE ABUTMENT

13'-2" BRIDGE
HEIGHT SIGN

ADOPT A
HIGHWAY SIGN

N55°10'22"W 76.03'

TMP 58A2-14
LENVIC, LLC
D.B. 3801, PG. 750
D.B.470, PG.01
D.B. 469, PG. 009
0.11 ACRES

S32°29'15"W 101.78'

VACATE
PROPERTY LINE

OVERHEAD POWER LINE TO BE
RELOCATED. COORDINATE NEW
LOCATION WITH DOMINION

REMOVE
BOARD FENCE

REMOVE
WOOD SHED

S 7°02'26"W 85.19'

S 23°06'16"W 146.59'

SAWCUT

REMOVE
BOARD FENCE

REMOVE
GRAVEL

TMP 58A2-20
LENVIC, LLC
D.B. 3801, PG. 750
D.B.470, PG.01
D.B. 469, PG. 009
0.76 ACRES

BENCHMARK
TOP OF SPIKE
ELEV=526.24'

R=1179.40'
L=20.89'
T=10.45'
Δ =1°00'53"
CB=N55°40'48"W
C=20.89'

IVY ROAD
STATE ROUTE 250
80' WIDTH R-O-W

R=1179.40'
L=195.83'
T=98.14'
Δ =9°30'54"
CB=N50°55'27"W
C=195.61'

RELOCATE
"IVY" SIGN

SINGLE WHITE LINE

DOUBLE YELLOW LINE

SAWCUT

TMP 58A2-20A
JOSEPH W. RICHMOND, JR
TRUSTEE
D.B. 4992, PG. 686
D.B. 821, PG.218
D.B. 268, PG.151

2 STORY
FRAME

SD INLET/W GRATE
TOP=515.15
INV. IN=513.45' 4" PVC
*CONNECTION UNKNOWN
INV. OUT=511.60' 24" CMP

EXTENTS OF
100-YEAR
FLOODPLAIN

24" CMP

24" CMP W/BROKEN
HEADWALL
INV. 511.02'

NAD 83

SCALE 1"=20'
0 20' 40'

CLINT W. SHIFFLETT
Lic. No. 54380
10-02-2020
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE: 1" = 20'

TIMMONS GROUP

IVY PROPER - INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

EXISTING CONDITIONS & DEMOLITION PLAN

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SHEET NO. C2.0

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CHECKED BY	C. SHIFFLETT
SCALE	1" = 20'

TIMMONS GROUP

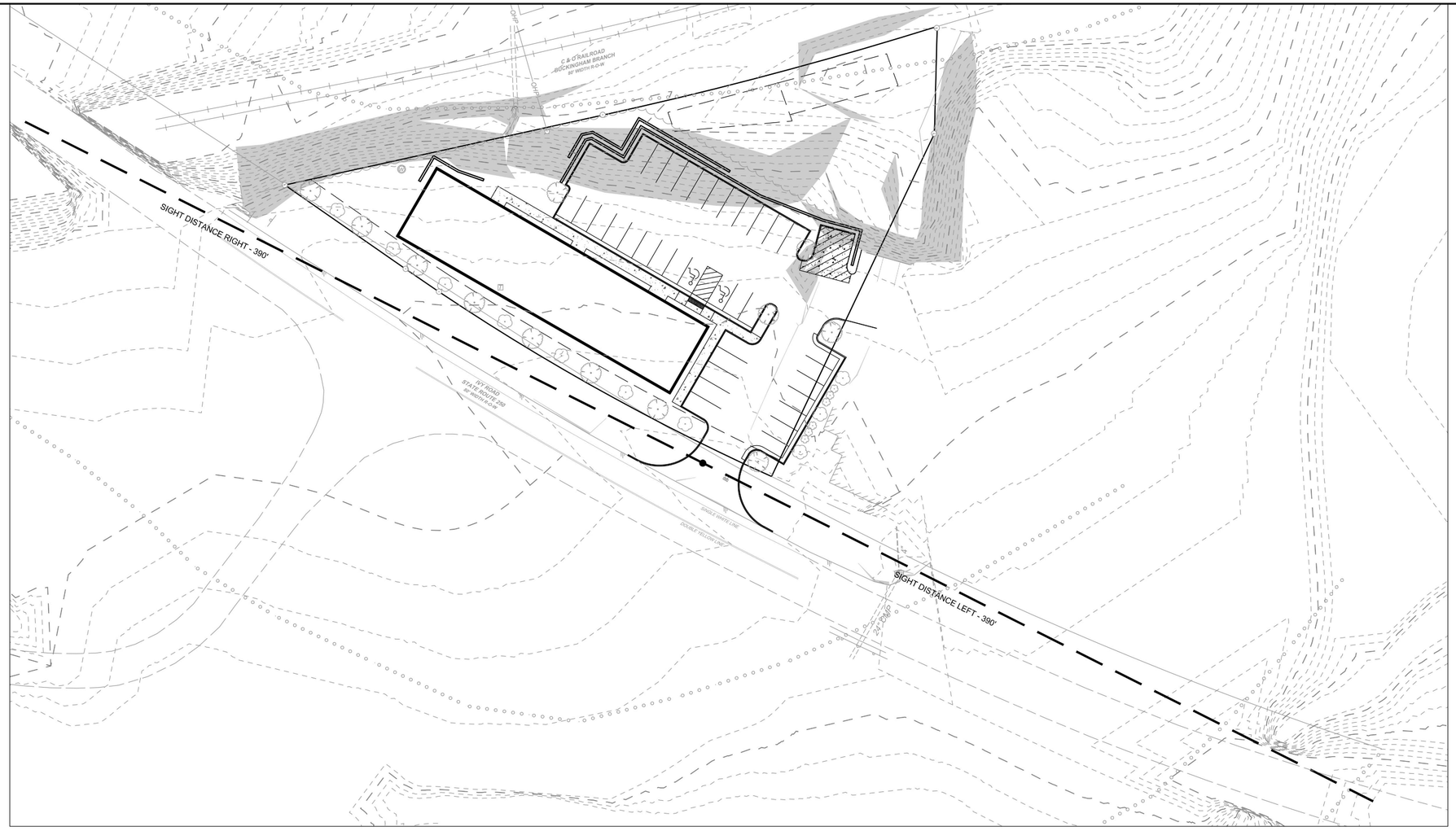
IVY PROPER - INITIAL SITE PLAN

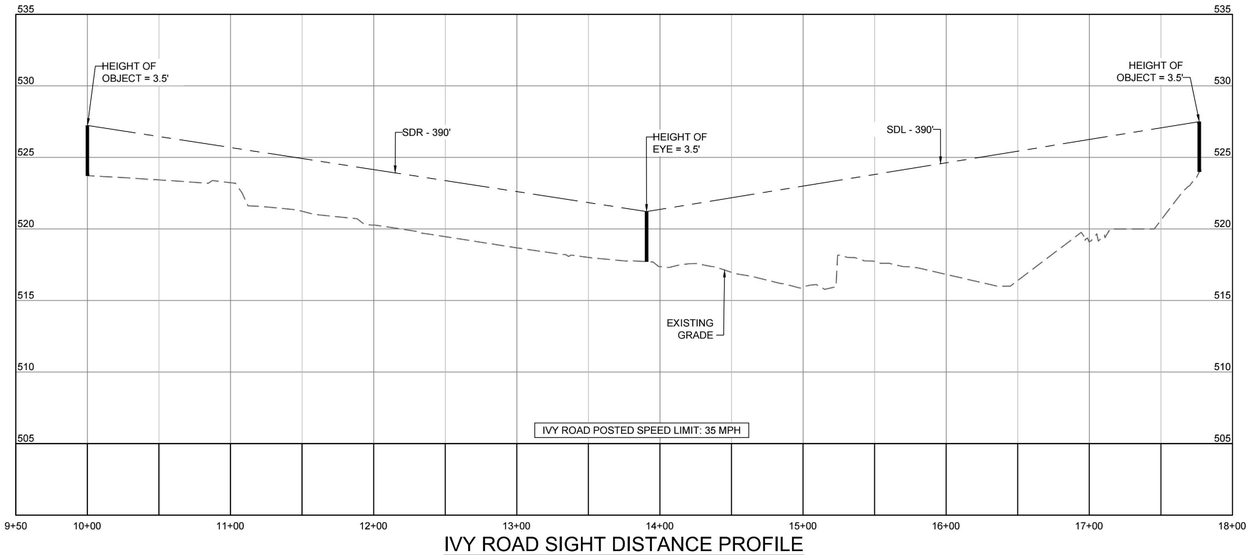
ALBEMARLE COUNTY, VIRGINIA

SUP CONCEPT PLAN

JOB NO.	42932
SHEET NO.	C4.0

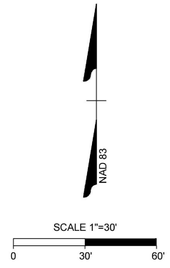
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IVY ROAD SIGHT DISTANCE PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



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10-02-2020
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REVISION DESCRIPTION	DATE

DATE
10-02-2020
DRAWN BY
A. FONTAINE
DESIGNED BY
C. SHIFFLETT
CHECKED BY
C. SHIFFLETT
SCALE
1" = 30'

TIMMONS GROUP

IVY PROPER - INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA
SIGHT DISTANCE PROFILE

JOB NO.
42932
SHEET NO.
C4.1

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CHECKED BY: C. SHIFFLETT
SCALE: 1" = 20'

TIMMONS GROUP

IVY PROPER - INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

GRADING PLAN

JOB NO. 42932

SHEET NO. C5.0

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PRELIMINARY WATER QUANTITY ANALYSIS POINT 1

DRAINAGE AREA ANALYSIS (PRE-DEVELOPMENT)

PRE-DEVELOPED ONSITE AREA
AREA = 0.65 ACRES
0.43 ACRES (FORRESTED)
0.03 ACRES (MANAGED TURF)
0.19 ACRES (IMPERVIOUS)
Tc = 9.7 MIN

	Q (CFS)	V (AC-FT)
1 YEAR	0.83	0.037
10 YEAR	2.80	

PRE-DEVELOPED OFFSITE AREA
AREA = 4.17 ACRES
1.52 ACRES (FORRESTED)
1.50 ACRES (MANAGED TURF)
1.14 ACRES (IMPERVIOUS)
Tc = 6 MIN

	Q (CFS)	V (AC-FT)
1 YEAR	4.57	0.236
10 YEAR	15.94	

PRE-DEVELOPED COMBINED AT ANALYSIS POINT 1

	Q (CFS)	V (AC-FT)
1 YEAR	5.31	0.273
10 YEAR	18.52	

DRAINAGE AREA ANALYSIS (POST-DEVELOPMENT)

POST-DEVELOPED ONSITE AREA, DETAINED
AREA = 0.53 ACRES
0.00 ACRES (FORRESTED)
0.08 ACRES (MANAGED TURF)
0.45 ACRES (IMPERVIOUS)
Tc = 6 MIN

	Q (CFS)	V (AC-FT)
1 YEAR	1.90	0.090
10 YEAR	3.82	

POST-DEVELOPED OFFSITE AREA, DETAINED
AREA = 3.50 ACRES
1.37 ACRES (FORRESTED)
1.39 ACRES (MANAGED TURF)
0.74 ACRES (IMPERVIOUS)
Tc = 9.7 MIN

	Q (CFS)	V (AC-FT)
1 YEAR	3.02	0.162
10 YEAR	11.98	

FLOW THROUGH PIPE STORAGE
FLOWS ROUTED THROUGH DETENTION SYSTEM.

	Q (CFS)
1 YEAR	3.54
10 YEAR	14.68

POST-DEVELOPED ONSITE AREA, UNDETAINED
AREA = 0.12 ACRES
0.00 ACRES (FORRESTED)
0.09 ACRES (MANAGED TURF)
0.03 ACRES (IMPERVIOUS)
Tc = 6 MIN

	Q (CFS)	V (AC-FT)
1 YEAR	0.14	0.006
10 YEAR	0.50	

POST-DEVELOPED OFFSITE AREA, UNDETAINED
AREA = 0.67 ACRES
0.15 ACRES (FORRESTED)
0.22 ACRES (MANAGED TURF)
0.30 ACRES (IMPERVIOUS)
Tc = 6 MIN

	Q (CFS)	V (AC-FT)
1 YEAR	1.25	0.055
10 YEAR	3.49	

POST-DEVELOPED COMBINED FLOW AT ANALYSIS POINT 1

	Q (CFS)
1 YEAR	4.47
10 YEAR	18.50

CHANNEL PROTECTION (ENERGY BALANCE):

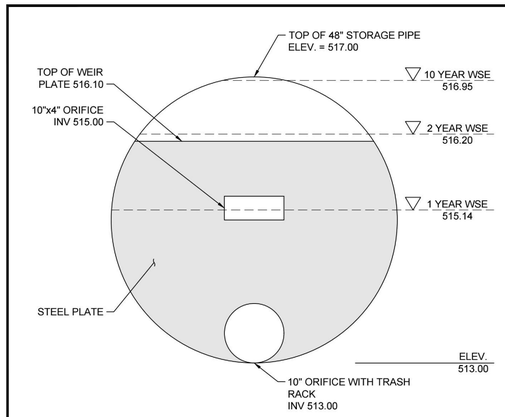
$$Q_{DEVELOPED} \leq 0.80 * (Q_{PRE\text{-}DEVELOPED\ ON\text{-}SITE} * RV_{PRE\text{-}DEVELOPED\ ON\text{-}SITE}) / RV_{DEVELOPED\ ON\text{-}SITE} + Q_{PRE\text{-}DEVELOPED\ OFF\text{-}SITE}$$

OK 4.47 CFS ≤ 0.80 * (0.83 CFS * 0.037 AC-FT) / (0.090 AC-FT + 0.006 AC-FT) + 4.57 CFS = 4.83 CFS

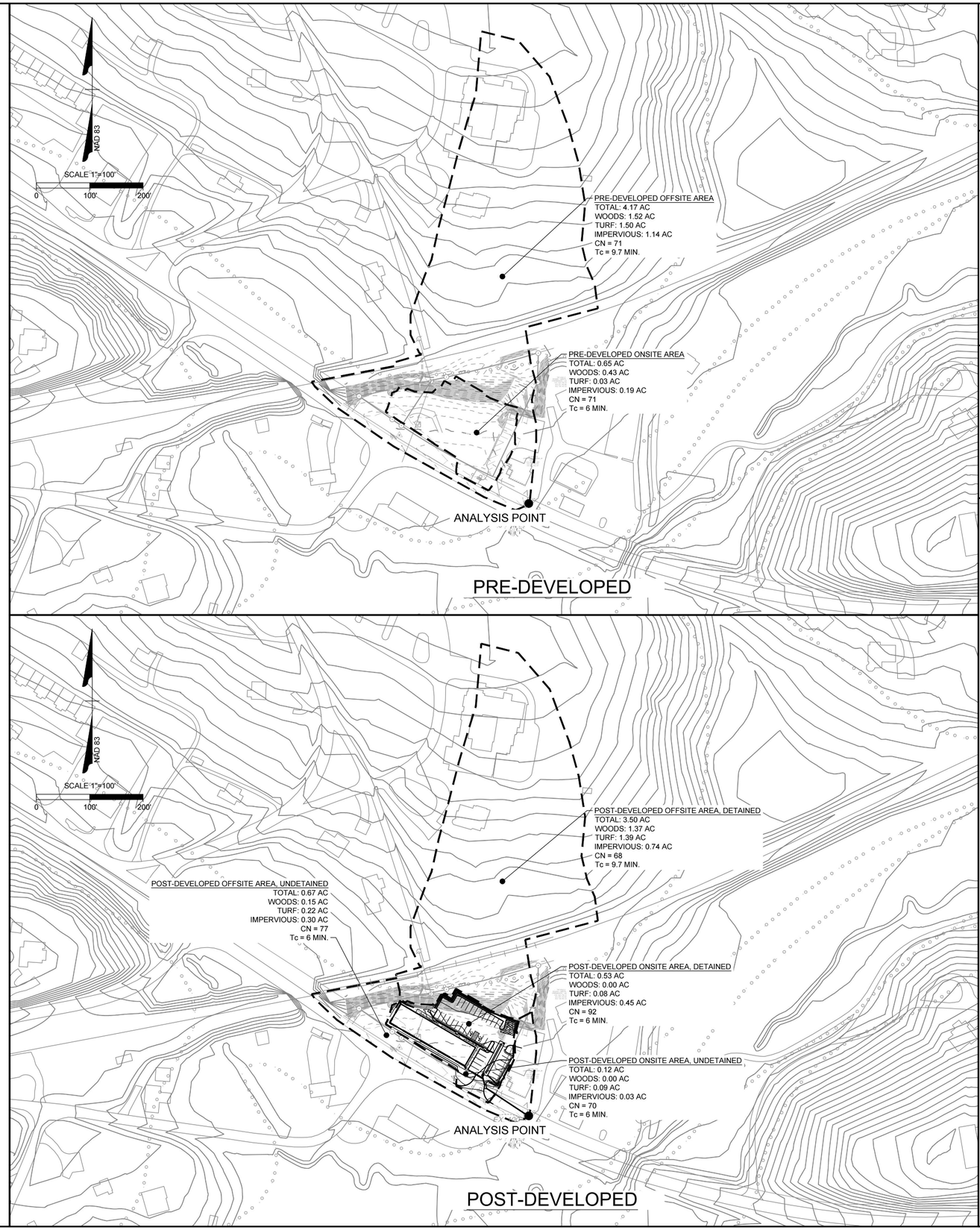
FLOOD PROTECTION:

POST-DEVELOPED Q_{10} ≤ PRE-DEVELOPED Q_{10}

OK 18.50 CFS ≤ 18.52 CFS



SWM WEIR PLATE SECTION DETAIL



CLINT W. SHIFFLETT
Lic. No. 54380
10-02-2020
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION	DATE

DATE: 10-02-2020
DRAWN BY: A. FONTAINE
DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE: 1"=30'

TIMMONS GROUP

IVY PROPER - INITIAL SITE PLAN

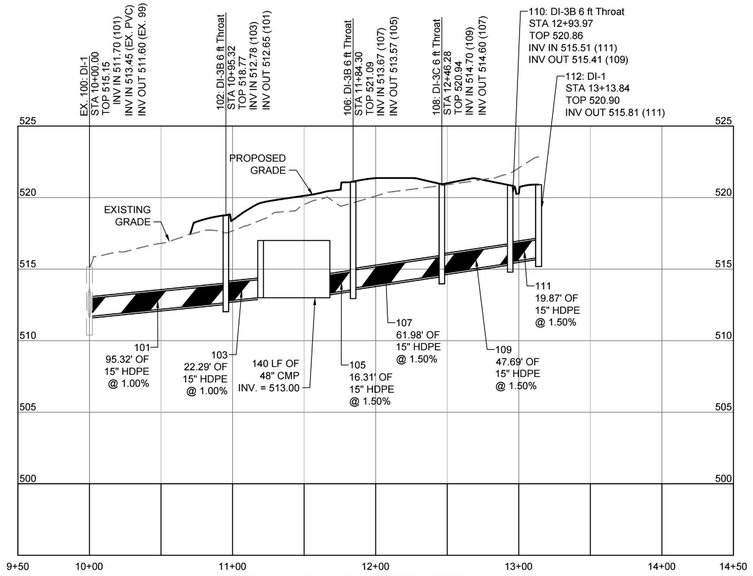
ALBEMARLE COUNTY, VIRGINIA

CONCEPTUAL SWM PLAN

JOB NO. 42932
SHEET NO. C6.0

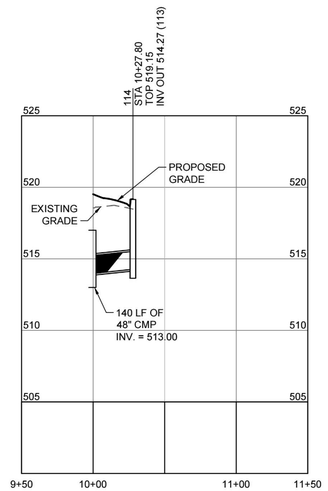
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STR 112 - STR 100 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STR 114 - SWM A PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

5
0
0 50
PROFILE SCALE

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REVISION DESCRIPTION

DATE

DATE
10-02-2020
DRAWN BY
A. FONTAINE
DESIGNED BY
C. SHIFFLETT
CHECKED BY
C. SHIFFLETT
SCALE
1" = 20'

IVY PROPER - INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA
STORMWATER PROFILES

JOB NO.
42932
SHEET NO.
C7.0

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