

1 CS.1 ILLUSTRATIVE SITE PLAN



2 CS.1 PARKING ENTRY PERSPECTIVE



3 CS.1 IVY CORRIDOR PERSPECTIVE

BMC

IVY PROPER

ADDRESS

PROJECT TEAM	
OWNER	BMC
	CONTACT: ROBBY NOLL
	PHONE: 434.977.6400
	EMAIL: ROBBY@TBMCOM.COM
ARCHITECT	DESIGN DEVELOP LLC
	CONTACT: ROBERT (BOB) PINEO, R.A.
	PHONE: 434.806.8365
	EMAIL: BOB@DESIGNDEVELOPLLC.COM
GENERAL CONTRACTOR	N/A
	CONTACT: N/A
	PHONE: N/A
	EMAIL: N/A

DRAWING LIST	
CS.1	COVER SHEET
CS.2	GENERAL NOTES
A0.1	CODE SUMMARY + LIFE SAFETY PLAN

PROGRESS PLOT
NOT FOR BIDDING OR CONSTRUCTION

DESIGN DEVELOP
418 EAST MAIN STREET
CHARLOTTESVILLE, VA

CONTACT: BOB PINEO
TEL:434-806-8365
(E):bob@designdevelopllc.com

PRICING SET
March 19, 2021

BMC
Ivy Proper
ALBEMARLE COUNTY, VIRGINIA

CS.1 COVER SHEET

ISSUE DATE:
March 19, 2021

CS.1

IVY PROPER

FINAL SITE PLAN

INITIAL SITE PLAN SDP202000065

FINAL SITE PLAN SDP202100001

ALBEMARLE COUNTY, VIRGINIA

DECEMBER 30, 2020

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TOTAL: 13 SHEETS

SITE DATA:

TAX MAP PARCEL AND OWNER INFO: PARCEL(S) 058A2-00-00-01400 AND 058A2-00-00-02000
LENVIC LLC
2506 BRANDERMILL PL
CHARLOTTESVILLE, VA 22911

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

LIMITS OF DISTURBANCE: 0.79 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.

DRAINAGE DISTRICT: IVY CREEK WATER SUPPLY WATERSHED
LITTLE IVY CREEK APPROX. 300' AWAY FROM SITE

ZONING SITE REQUIREMENTS:

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

SETBACKS
FRONT: 10' MINIMUM FROM PUBLIC STREET RIGHT-OF-WAY (IVY ROAD)
30' MAXIMUM FROM PUBLIC STREET RIGHT-OF-WAY (IVY ROAD)
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: 0.26 ACRES
PROPOSED IMPERVIOUS AREA: 0.54 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

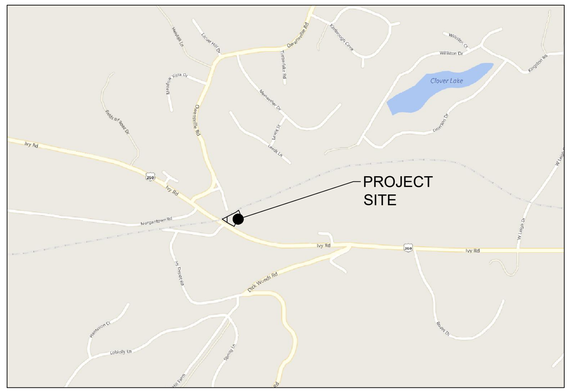
ESTIMATED WATER USAGE: 348 GALLONS PER DAY

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

SIGNATURE PANEL:

	APPROVAL	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT		
PLANNING & ZONING		
ENGINEERING		
INSPECTIONS		
DEPARTMENT OF FIRE AND RESCUE		
ALBEMARLE COUNTY SERVICE AUTHORITY		
VIRGINIA DEPARTMENT OF TRANSPORTATION		



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

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		SANITARY MANHOLE
	CATCH BASIN	E	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

CLINT W. SHIFFLETT
Lic. No. 54380
03-18-2021
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
COUNTY COMMENTS	2021-03-16

DATE: 12-30-2020
DRAWN BY: A. FONTAINE
DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE:

TIMMONS GROUP

IVY PROPER - FINAL 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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TW = TOP OF WALL
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BS = BOTTOM OF STAIRS
N/A = NOT APPLICABLE TO THIS PROJECT

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 2015 UNIFORM STATEWIDE BUILDING CODE, 2015 VIRGINIA CONSTRUCTION CODE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, 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
03-18-2021
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION	DATE
COUNTY COMMENTS	2021-03-16

DATE: 12-30-2020
DRAWN BY: A. FONTAINE
DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE: N/A

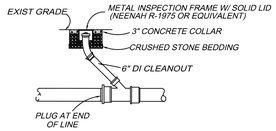
TIMMONS GROUP

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

JOB NO. 42932
SHEET NO. C1.0

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CLEANOUT DETAIL
No Scale

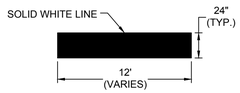
SIGNAGE NOTES:

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.

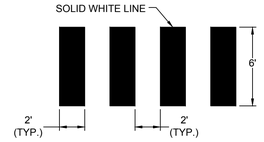


STD. R1-1

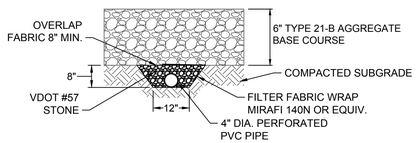
NOTE: STOP SIGNS TO BE 30" WITH HIGH INTENSITY SHEETING



STOP BAR DETAIL
NO SCALE

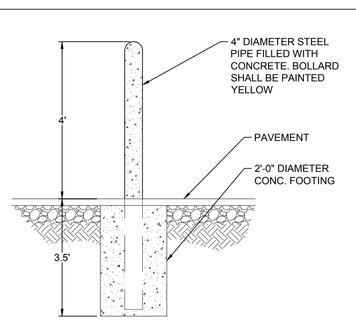


STRIPING AND SIGNAGE DETAIL
No Scale

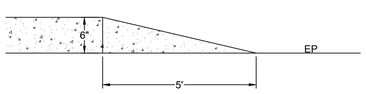


DENOTES GRAVEL SECTION ON PLANS

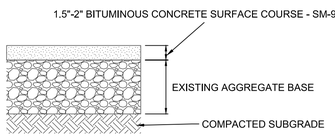
GRAVEL SECTION
No Scale



BOLLARD DETAIL
No Scale

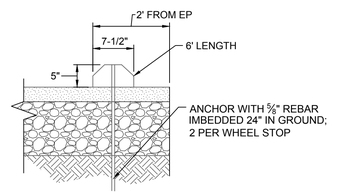


CURB TRANSITION DETAIL
No Scale

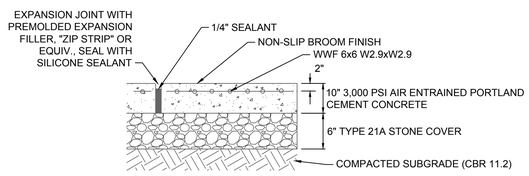


MILL AND OVERLAY SEQUENCE:
REMOVE EXISTING ASPHALT . COMPACT AND ROLL TEST EXISTING BASE COURSE. THEN PLACE NEW ASPHALT SURFACE.

MILL AND OVERLAY PAVEMENT SECTION
No Scale

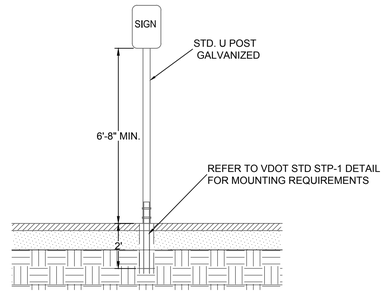


PRECAST CONCRETE WHEEL STOP
No Scale

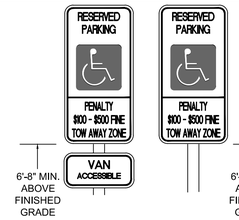


DENOTES CONCRETE SERVICE AREA PAVEMENT ON PLANS

HEAVY DUTY CONCRETE SECTION
No Scale



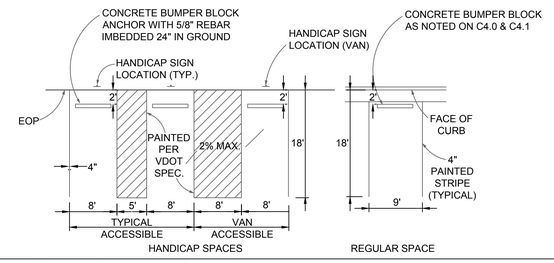
SIGN AND POST DETAIL
No Scale



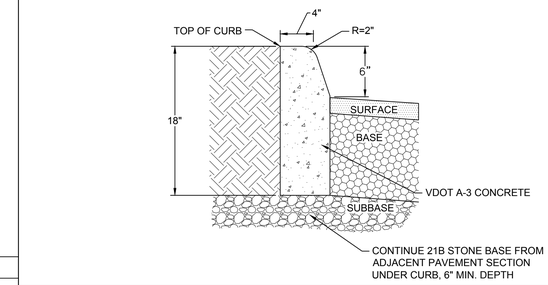
SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST 1-1/2"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

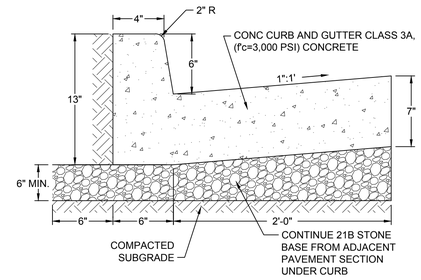
PARKING SIGNS FOR THE DISABLED
No Scale



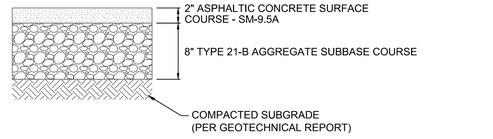
TYPICAL PARKING SPACE DETAILS
No Scale



VDOT STANDARD CG-2 CURB
No Scale

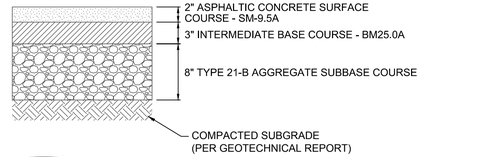


VDOT STANDARD CG-6 CURB & GUTTER
No Scale



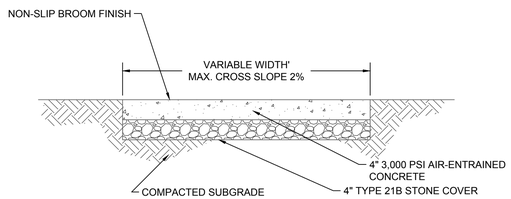
DENOTES LIGHT DUTY ASPHALT PAVEMENT ON PLANS

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
03-18-2021
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION	DATE
COUNTY COMMENTS	2021-03-16

DATE: 12-30-2020
DRAWN BY: A. FONTAINE
DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE: N/A

TIMMONS GROUP

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

JOB NO. 42932
SHEET NO. C1.1

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NOTE: SIX FOOT CMU WALL CLAD WITH HARDIE PANEL VERTICAL SIDING IN ARCTIC WHITE TO MATCH PANEL SIDING ON EXTERIOR OF THE BUILDING.

NOTE: HORIZONTAL, COMPOSITE BOARD DOORS TO BE PAINTED NIGHTFALL TO MATCHNICHIHA VINTAGEWOOD BARK AND INSTALLED ON STEEL POST HINGES.

IVY PROPER
ALBEMARLE COUNTY, VA

PROPOSED DUMPSTER ENCLOSURE
32

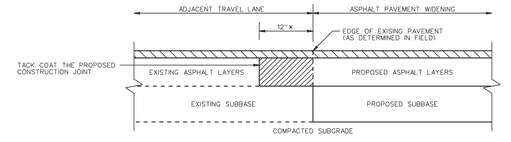
ARB SUBMISSION
NOVEMBER 23, 2020

DUMPSTER ENCLOSURE

No Scale

2016 ROAD & BRIDGE STANDARDS

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)

x 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 ADDRESSED 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 COURSE, UNLESS WAIVED BY THE ENGINEER.
5. THE ENGINEER MAY REQUIRE THE MILLING DEPTH OF THE EXISTING PAVEMENT TO BE ADJUSTED TO ACHIEVE AN ACCEPTABLE PAVEMENT CROSS-SLOPE AND EFFECTIVE SURFACE DRAINAGE.
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	SPECIFICATION REFERENCE
SHEET 1 OF 1	REVISION DATE	VIRGINIA DEPARTMENT OF TRANSPORTATION	315
303.02			

2016 ROAD & BRIDGE STANDARDS

MILL & OVERLAY DETAIL

No Scale

CLINT W. SHIFFLETT
Lic. No. 54380
03-18-2021
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION	DATE
COUNTY COMMENTS	2021-03-16

DATE
12-30-2020

DRAWN BY
A. FONTAINE

DESIGNED BY
C. SHIFFLETT

CHECKED BY
C. SHIFFLETT

SCALE
N/A

TIMMONS GROUP

IVY PROPER - FINAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

NOTES AND DETAILS

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SHEET NO.
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LEGEND:

- CLEAR AND GRUB
- REMOVE ASPHALT
- REMOVE GRAVEL
- SAW CUT

APPROXIMATE LOCATION OF EXISTING WELL TO BE ABANDONED

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

CRITICAL SLOPES, TYP.

N77°35'55"E 167.78' (TOTAL)

138.74'

29.04'

S 12°26'10"W 86.19'

TMP 58A2-21
SR&DR LLC
D.B. 1597, PG. 226
D.B. 231, PG.585
D.B. 130, PG.109
ZONING: C1 COMMERCIAL
PRESENT USE: SERVICE REPAIR GARAGE

1.8' CONC. BLOCK BRIDGE ABUTMENT

13'-2" BRIDGE HEIGHT SIGN

ADOPT A HIGHWAY SIGN

APPROXIMATE EXISTING TREE LINE (DECIDUOUS)

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

VACATE PROPERTY LINE

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

BRICK ENTRANCE

REMOVE

RELOCATE UTILITY POLE & TELECOM PEDESTAL

CLEAR & GRUB

REMOVE BOARD FENCE

WOOD SHED

SAWCUT

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

REMOVE GRAVEL

REMOVE BOARD FENCE

SINGLE WHITE LINE

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

BENCHMARK
TOP OF SPIKE
ELEV=519.70'

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

IVY DEPOT ROAD

REMOVE ASPHALT

CONSTRUCTION & LANDSCAPE EASEMENT

RELOCATE "IVY" SIGN

TMP 58A2-20A
RICHMOND, JOSEPH W JR TRUST
D.B. 4992, PG. 686
D.B. 821, PG.218
D.B. 268, PG.151
ZONING: C1 COMMERCIAL
USE: OFFICE BLDG.

2 STORY FRAME

R=1179.40'
L=195.83'
T=98.14'
Δ =9°30'49"
CB=N60°56'29"W
C=195.61'

CONTINUOUS ASPHALT ENTRANCE

DOUBLE YELLOW LINE

SAWCUT

APPROX. EDGE OF PAVEMENT

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

24" CMP

EXTENTS OF 100-YEAR FLOODPLAIN

24" CMP W/BROKEN HEADWALL
INV. 511.07'

NAD 83

SCALE 1"=20'
0 20' 40'

CLINT W. SHIFFLETT
Lic. No. 54380
03-18-2021
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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COUNTY COMMENTS	2021-03-16

DATE: 12-30-2020
DRAWN BY: A. FONTAINE
DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE: 1" = 20'

TIMMONS GROUP

IVY PROPER - FINAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 42932
SHEET NO. C2.0

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LEGEND:

- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- ASPHALT TO BE MILLED & OVERLAID
- PEA GRAVEL WALK

24" HDPE
INV=537.13

BUCKINGHAM BRANCH RAILROAD

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

24" HDPE
INV=535.88

APPROXIMATE LOCATION OF
PRIMARY DRAIN FIELD

EXTENTS OF
500-YEAR
FLOODPLAIN

APPROXIMATE LOCATION
OF RESERVE DRAIN FIELD

(3) BOLLARDS

RETAINING WALLS
MAX. HEIGHT = 6'

RETAINING WALL
MAX. HEIGHT = 2.5'

PROPOSED UTILITY POLE

1.8' CONC. BLOCK
BRIDGE ABUTMENT

13'-2" BRIDGE
HEIGHT SIGN

ADOPT A
HIGHWAY SIGN

APPROXIMATE
LOCATION OF
PROPOSED WELL

DUMPSTER
PAD AND
ENCLOSURE

CONCRETE
WHEELSTOP,
TYP.

PROPOSED BUILDING
FFE = 522.50
HEIGHT: 26'-6"

(2) ADA HANDICAP
PARKING SIGN (TYP.)

RELOCATED UTILITY
POLE & TELECOM
PEDESTAL

4' CONCRETE WALK

10' BUILDING
SETBACK

SINGLE WHITE LINE

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

IVY DEPOT ROAD

ASPHALT MILL
& OVERLAY

STOP SIGN

5' CURB
TRANSITION

CG-11
COMMERCIAL
ENTRANCE

CONTINUOUS
ASPHALT
ENTRANCE

APPROX. EDGE OF
PAVEMENT

DOUBLE YELLOW LINE

TIE TO EXISTING PAVEMENT

"NO PARKING
FIRE LANE" SIGN

SHARED ACCESS AND PARKING AGREEMENT
SHALL BE SUBMITTED AND APPROVED PRIOR
TO FINAL SITE PLAN APPROVAL.

TMP 58A2-20A
RICHMOND, JOSEPH W JR
TRUST
D.B. 4992, PG. 686
D.B. 821, PG.218
D.B. 268, PG.151
ZONING: C1 COMMERCIAL
USE: OFFICE BLDG.

2 STORY
FRAME

CONSTRUCTION
& LANDSCAPE
EASEMENT

5' CURB
TRANSITION

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

APPROX. 210' TO
CENTER OF 180' WIDE
ASPHALT ENTRANCE

24" CMP

EXTENTS OF
100-YEAR
FLOODPLAIN

24" CMP W/BROKEN
HEADWALL
INV. 511.07'

TMP 58A2-21
SR&DR LLC
D.B. 1597, PG. 226
D.B. 231, PG.585
D.B. 130, PG.109
ZONING: C1 COMMERCIAL
PRESENT USE: SERVICE
REPAIR GARAGE

NOTE:
KNOX BOX LOCATION TO BE COORDINATED
WITH FIRE MARSHALL'S OFFICE

NAD 83

SCALE 1"=20'
0 20' 40'

COMMONWEALTH OF VIRGINIA
CLINT W. SHIFFLETT
Lic. No. 54380
03-18-2021
PROFESSIONAL ENGINEER

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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
COUNTY COMMENTS	2021-03-16

DATE 12-30-2020
DRAWN BY A. FONTAINE
DESIGNED BY C. SHIFFLETT
CHECKED BY C. SHIFFLETT
SCALE 1" = 20'

TIMMONS GROUP

IVY PROPER - FINAL SITE PLAN

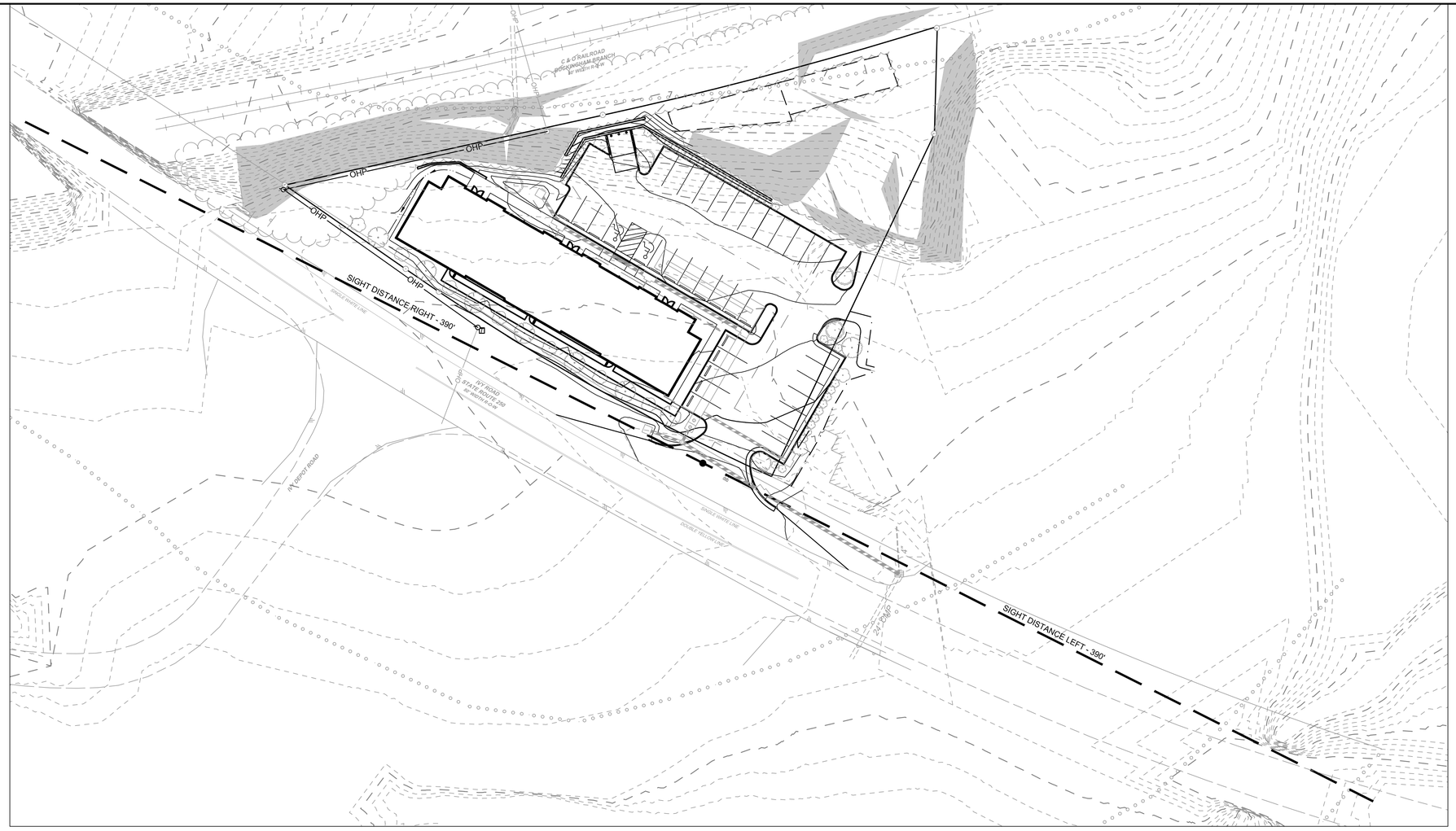
ALBEMARLE COUNTY, VIRGINIA

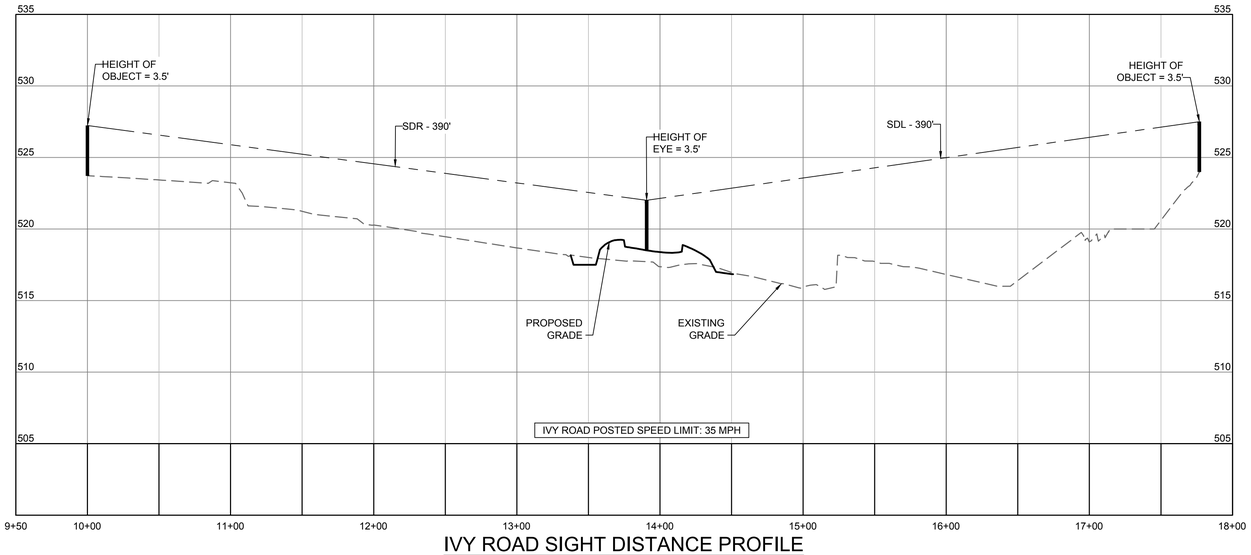
LAYOUT PLAN

JOB NO. 42932
SHEET NO. C4.0

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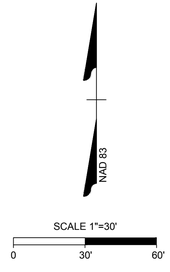
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IVY ROAD SIGHT DISTANCE PROFILE

HORIZ SCALE: 1"=30'
VERT SCALE: 1"=3



COMMONWEALTH OF VIRGINIA
CLINT W. SHIFFLETT
Lic. No. 54380
03-18-2021
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION	DATE
COUNTY COMMENTS	2021-03-16

DATE
12-30-2020
DRAWN BY
A. FONTAINE
DESIGNED BY
C. SHIFFLETT
CHECKED BY
C. SHIFFLETT
SCALE
1" = 30'

TIMMONS GROUP

IVY PROPER - FINAL SITE PLAN

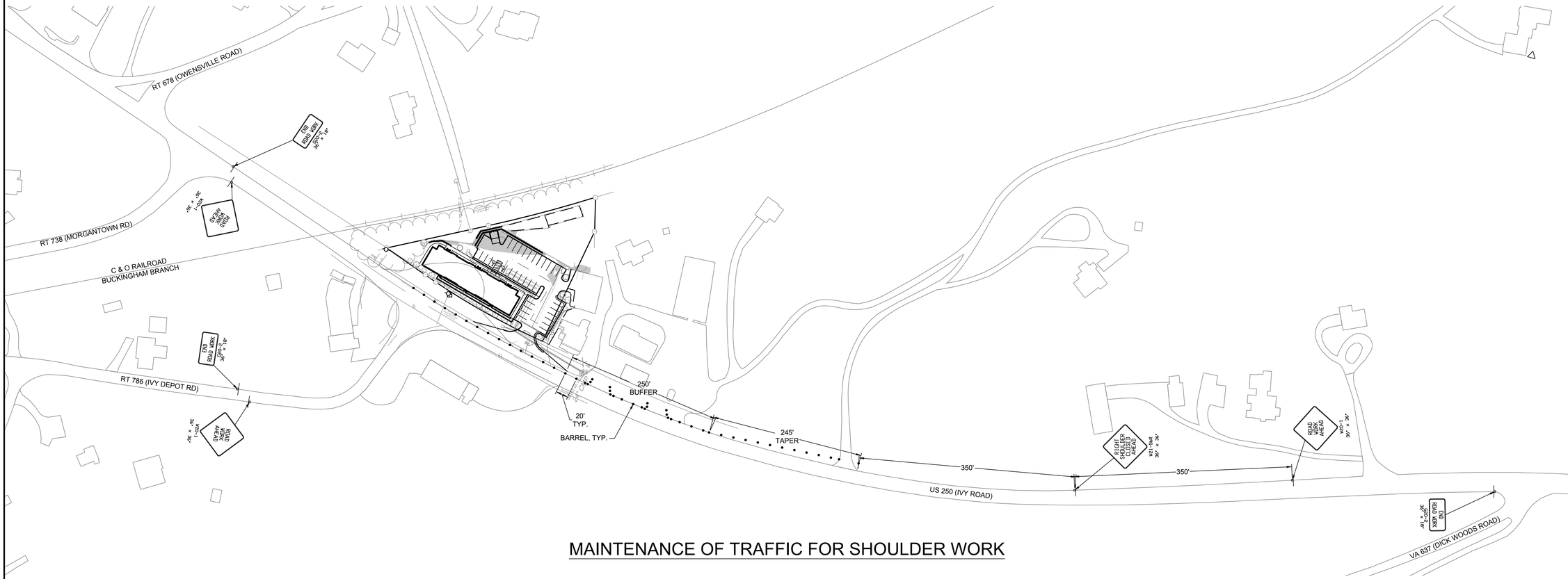
ALBEMARLE COUNTY, VIRGINIA

SIGHT DISTANCE PROFILE

JOB NO.
42932
SHEET NO.
C4.1

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MAINTENANCE OF TRAFFIC FOR SHOULDER WORK

NAD 83

SCALE 1"=80'

0 80' 160'

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Lic. No. 54380
03-18-2021
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REVISION DESCRIPTION	DATE
COUNTY COMMENTS	2021-03-16

DATE
12-30-2020

DRAWN BY
A. FONTAINE

DESIGNED BY
C. SHIFFLETT

CHECKED BY
C. SHIFFLETT

SCALE
1" = 80'

TIMMONS GROUP

IVY PROPER - FINAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

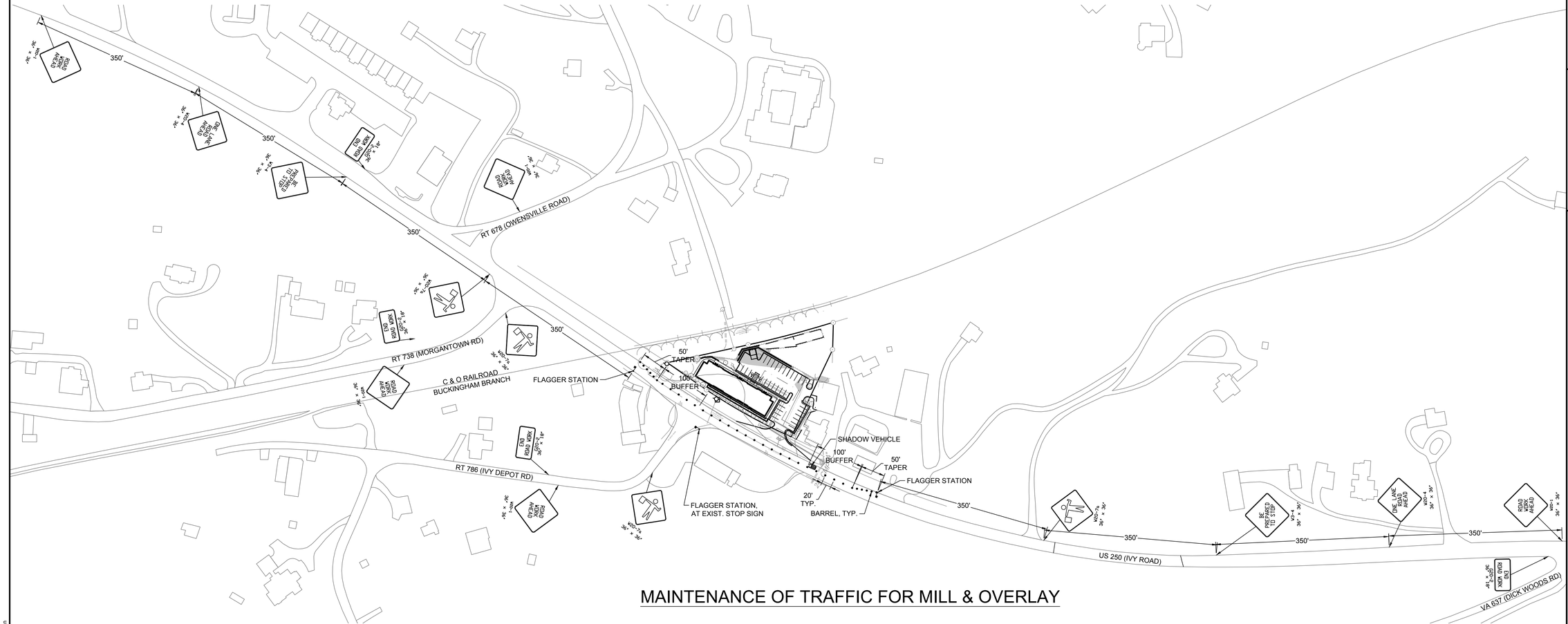
MAINTENANCE OF TRAFFIC PLAN

JOB NO.
42932

SHEET NO.
C4.2

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MAINTENANCE OF TRAFFIC FOR MILL & OVERLAY

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REVISION	DESCRIPTION	DATE
	COUNTY COMMENTS	2021-03-16

DATE: 12-30-2020
DRAWN BY: A. FONTAINE
DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE: 1" = 100'

IVY PROPER - FINAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA
MAINTENANCE OF TRAFFIC PLAN

JOB NO. 42932
SHEET NO. C4.3

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03-18-2021
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DATE
12-30-2020

DRAWN BY
A. FONTAINE

DESIGNED BY
C. SHIFFLETT

CHECKED BY
C. SHIFFLETT

SCALE
1" = 20'

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IVY PROPER - FINAL SITE PLAN

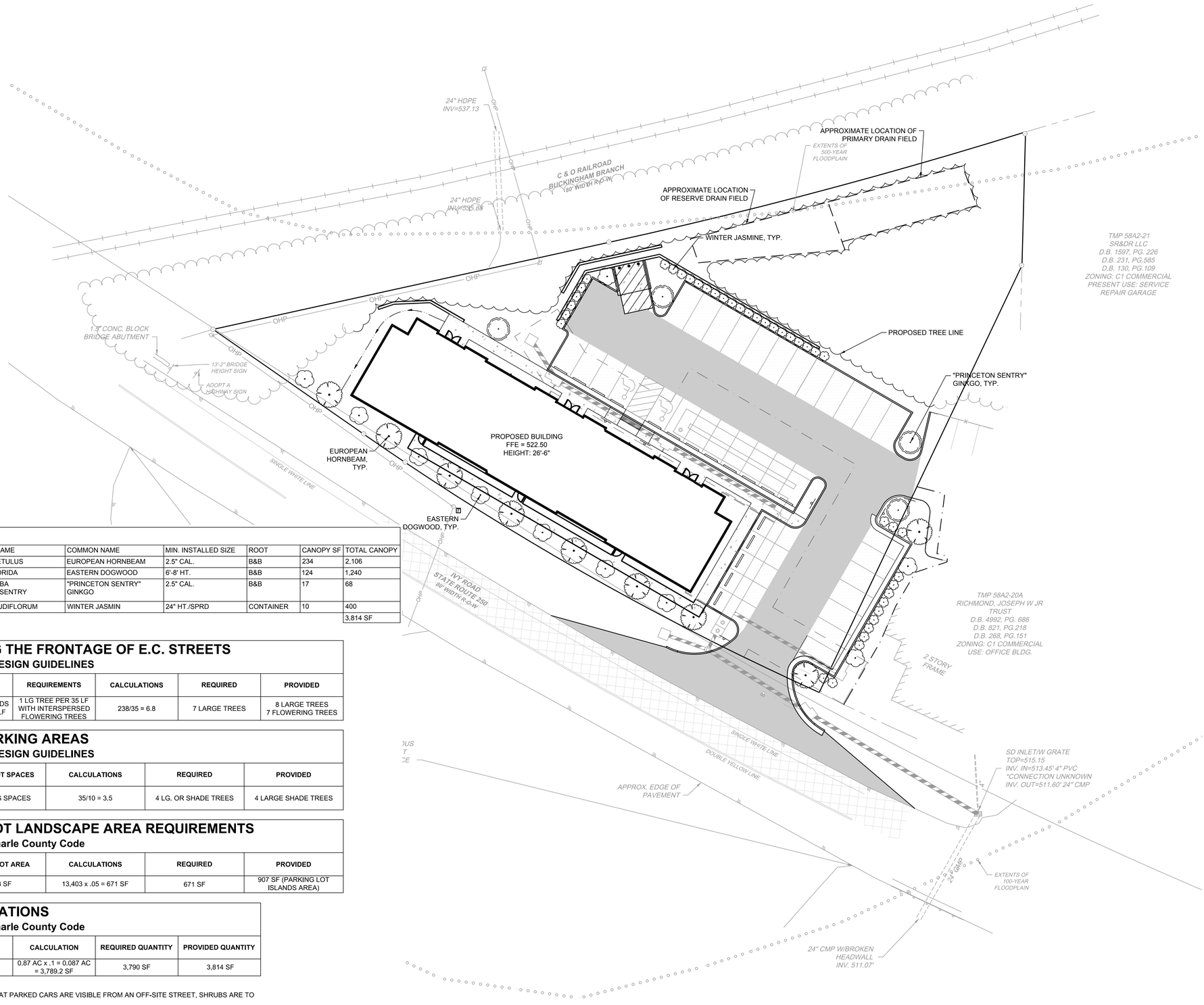
ALBEMARLE COUNTY, VIRGINIA

GRADING PLAN

JOB NO.
42932

SHEET NO.
C5.0

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PLANT SCHEDULE

TYPE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY SF	TOTAL CANOPY
SHADE TREES	9	CARPINUS BETULUS	EUROPEAN HORNBEAM	2.5" CAL.	B&B	234	2,106
FLOWERING TREES	10	CORNIUS FLORIDA	EASTERN DOGWOOD	6'-8' HT.	B&B	124	1,240
FLOWERING TREES	4	GINKGO BILOBA "PRINCETON SENTRY	"PRINCETON SENTRY" GINKGO	2.5" CAL.	B&B	17	68
SHRUBS	40	JASMINUM NUDIFLORUM	WINTER JASMIN	24" HT./SPRD	CONTAINER	10	400
							3,814 SF

LANDSCAPING ALONG THE FRONTAGE OF E.C. STREETS

*** per Albemarle County ARB DESIGN GUIDELINES**

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
IVY ROAD	292 LF - 54 LF (WOODS TO REMAIN) = 238 LF	1 LG TREE PER 35 LF WITH INTERSPERSED FLOWERING TREES	238/35 = 6.8	7 LARGE TREES	8 LARGE TREES 7 FLOWERING TREES

LANDSCAPING OF PARKING AREAS

*** per Albemarle County ARB DESIGN GUIDELINES**

REQUIREMENT	PARKING LOT SPACES	CALCULATIONS	REQUIRED	PROVIDED
1 LG. SHADE TREE PER 10 PARKING SPACES	35 PARKING SPACES	35/10 = 3.5	4 LG. OR SHADE TREES	4 LARGE SHADE TREES

INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS

*** per Sec. 32.7.9.6 of the Albemarle County Code**

REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
5% GROSS PARKING AREA	13,403 SF	13,403 x .05 = 671 SF	671 SF	907 SF (PARKING LOT ISLANDS AREA)

TREE COVER CALCULATIONS

*** per Sec. 32.7.9.8 of the Albemarle County Code**

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
0.87 AC (GROSS SITE AREA)	10% COVER	0.87 AC x .1 = 0.087 AC = 3,789.2 SF	3,790 SF	3,814 SF

NOTE:
-WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET, SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12".
-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.

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COMMONWEALTH OF VIRGINIA
CLINT W. SHIFFLETT
Lic. No. 54380
03-18-2021
PROFESSIONAL ENGINEER

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REVISION	DESCRIPTION	DATE
1	COUNTY COMMENTS	2021-03-16

DATE: 12-30-2020
DRAWN BY: A. FONTAINE
DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE: 1" = 20'

IVY PROPER - FINAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

LANDSCAPE PLAN

JOB NO. 42932
SHEET NO. L1.0

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Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
⊙	1	SH	SINGLE	AST2-R4-1-5G1400-40-18-BK-UNV-HS (18' MH)
⊙	7	B	SINGLE	ELFB-3.5'-TS-SIG2-40-BK-UNV (3.5' MH)
⊙	1	S	SINGLE	AST2-R4-1-5G1400-40-18'-BK-UNV (18' MH)
⊙	12	D	SINGLE	LEDWALL-A-BK (8' MH)

POLES TO BE SELUX #AT64-16'-BK (FACTORING IN 2' BASE)

24" HDPE
INV=537.13

24" HDPE
INV=535.88

C & O RAILROAD
BUCKINGHAM BRANCH
100' R.O.W.

APPROXIMATE LOCATION OF
PRIMARY DRAIN FIELD

EXTENTS OF
500-YEAR
FLOODPLAIN

APPROXIMATE LOCATION
OF RESERVE DRAIN FIELD

TMP 58A2-21
SR&DR LLC
D.B. 1597, PG. 226
D.B. 231, PG.585
D.B. 130, PG.109
ZONING: C1 COMMERCIAL
PRESENT USE: SERVICE
REPAIR GARAGE

1.8' CONC. BLOCK
BRIDGE ABUTMENT

13'-2" BRIDGE
HEIGHT SIGN

ADOPT A
HIGHWAY SIGN

PROPOSED BUILDING
FFE = 522.50
HEIGHT: 26'-6"

SINGLE WHITE LINE

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

IVY DEPOT ROAD

TMP 58A2-20A
RICHMOND, JOSEPH W JR
TRUST
D.B. 4992, PG. 686
D.B. 821, PG.218
D.B. 268, PG.151
ZONING: C1 COMMERCIAL
USE: OFFICE BLDG.

2 STORY
FRAME

CONTINUOUS
ASPHALT
ENTRANCE

SINGLE WHITE LINE

DOUBLE YELLOW LINE

APPROX. EDGE OF
PAVEMENT

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

24" CMP

EXTENTS OF
100-YEAR
FLOODPLAIN

24" CMP W/BROKEN
HEADWALL
INV. 511.07'

NAD 83

SCALE 1"=20'
0 20' 40'

S:\103\42932-Ivy_Proper\DWG\Sheet\CDs\ L1 LIGHTING.dwg | Plotted on 3/18/2021 11:34 AM | by Kevin Flynn

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03-18-2021
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REVISION DESCRIPTION	DATE
COUNTY COMMENTS	2021-03-16

DATE
12-30-2020
DRAWN BY
A. FONTAINE
DESIGNED BY
C. SHIFFLETT
CHECKED BY
C. SHIFFLETT
SCALE
1" = 20'

TIMMONS GROUP

IVY PROPER - FINAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA
PHOTOMETRIC PLAN

JOB NO.
42932
SHEET NO.
E1.0

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Model	Watts	Delivered lumens	LED lumens	CRI	Color °T	Voltage
LEDWALL-A	29 W	2100 lm	2260 lm	90	3000 K	120 V - 277 V

Specifications

Cylindrical housing made of extruded aluminum

Fixture canopy made of die-cast aluminum

LED module mounted on an aluminum heat sink to maximize heat dissipation and extend product life

Cylinder comes with 3 optical options:
- Bright aluminum reflector that provides a 45° beam spread
- Frosted glass lens to allow a wider beam spread
- Die-cast aluminum cap to allow a down light only version

Compatible with TRIAC, ELV and 0-10 V dimmers

The LED board is sealed with a clear tempered glass lens to ensure weatherproof operation

Baked powder paint coat for a highly durable finish

Integrated dimmable driver

JA8 certified

ENERGY STAR certified

ADA compliant

Suitable for wet locations

Refer to website for dimmer compatibility

Ideal operating temperature: -20° to 40° C

5-year warranty

Finish

- BK Black
- SG Silver grey
- WH White

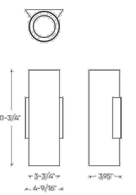
Order example

LEDWALL-A-BK
LEDWALL-A LED cylinder in a black finish

Note
Other Color *T and Finishes available, but may require MOQ's and longer lead times. Please contact your DALS representative for more information.



LEDWALL-A



Date: _____ Customer: _____

Project: IVY PROPER

Type: B Qty: _____

selux

ELO Bollard

TYPE B-ELFB-3.5'-TS-S1G2-40-BK-UNV



Order Code: EFLB · 3.5' · TS · S1G · 40 · BK · UNV · _____

EFLB	Series	**EFLB** (ELO Bollard Top Bollard)	ELDB (ELO Domed Top Bollard				
3.5'	Height	1.5 1.5' (consult factory)	2 2' (consult factory)	2.5 2.5'	3 3'	**3.5** 3.5'	4 4'
TS	Optic	T1 Forward	**TS** Symmetric	TA Asymmetric			
S1G	Light Engine	S1G1 Silver Reflector, 26W, Single Stack	**S1G2** Silver Reflector, 50W, Double Stack	G1G1 Gold Reflector, 26W, Single Stack	G1G2 Gold Reflector, 50W, Double Stack		*Based on TS optics
40	CCT	22 2200K (consult factory)	27 2700K	30 3000K	**40** 4000K		*For other CCT please consult factory
BK	Finish	WH White	**BK** Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color
UNV	Voltage	**UNV** 120-277	120* 120V	240* 240V	277* 277V	347[1] 347V	480[1] 480V
UNV	Options	DM[2] Dimming (0-10V)	HL30[2,3] Hi-Lo Switching 100-50%	HL50[2,3] Hi-Lo Switching 100-50%	HS 1800 House Shield	EM Emergency Battery Pack (consult factory)	*Specify for HL option [1]Equipped with step down transformer provided with 50/60 unit and 50/60 light engines. Not available with HL30 or HL50. [2]DM or HL only. Can not be combined [3]120, 240V, 277V Only *See page 5 for details

REC[4] 15A GFCI Receptacle with weather-proof cover

RECP[4] GFCI Receptacle with push&slide in-use cover

REC3[4] USB & Duplex Receptacle with weather-proof cover

REC4[4] USB & Duplex Receptacle with weatherproof padlockable in-use cover

Product Modifications
Please list modification requirements for review by factory:

Approvals
Date:

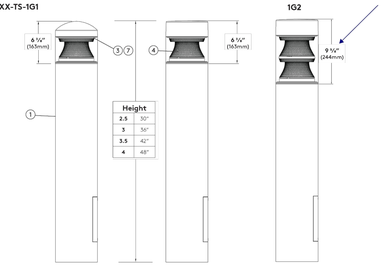
NRTL VKTA 5 LIFETIME IP66 IK07 IP65 RoHS

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ELO Bollard

selux

ELXB-XX-TS-1G1 **1G2**



Specifications

1. Fixture Housing - Die cast low-copper and low-iron aluminum fixture body provide corrosion resistance in marine environments.

2. Gasketing - (not shown) Continuous gaskets provide weather-proofing, dust, and insect control between castings.

3. LED Array - High Flux LEDs mounted to metal core PCB and attached to external heatsink for maximum thermal performance and life. CCT tolerance within a 3 step bin and provided with a minimum CRI of 80. LED light engine has a reported lumen maintenance of 93% at 50,000 hours. L70 calculated greater than 100,000 hours.

4. LED Optics - Symmetric or Asymmetric distributions created by conical textured reflector and patterned acrylic reveal with alternate LED PCB layouts. Forward, Symmetric, and Asymmetric distribution type available. An indirect lighting effect spreads brightness and improves visual appearance.

5. Surge Protector - (not shown) Designed to protect luminaire from electrical surge (20kA).

6. Hi-Lo Switching Option - Controlled switching between 100% and 30% or 100% and 50% power. See wiring diagrams for additional details.

7. Diffuser - Clear, UV stabilized, polycarbonate with minimum wall thickness of 0.125" (3mm).

8. LED driver - LEDs are driven by ROHS compliant constant current programmable LED driver. Driver includes 0-10V dimming to 10% and meets the requirements of IP66. Driver located inside e-block tube within clear outer cylinder.

Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultraviolet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Bronze (BZ), Semi-Matte Black (BL), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Inula Bollard LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED array when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

Listings and Ratings: Tested to INRTL Wet Location and IESNA LM-79-08 standards. LED tested to LM-80 standards.

Luminaire tested to IK07 standard, IDA Approved and Lighting Facts Certified.

Luminaire and LED tested at 25°C (77°F) ambient temperature.

LED LIFE - LED light engine provides a reported lumen maintenance of 93% at 50,000 hours. L70 calculated greater than 100,000 hours. NRTL Listed (i.e. UL, CSA)

Visit selux.us for our LED End of Life recycling policy.

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Date: _____ Customer: _____

Project: IVY PROPER

Type: SH Qty: _____

selux

Astro 1 & 2



Order Code: AST2 · R4 · 1 · 5G1400 · 40 · 18 · BK · UNV · HS

Pole Order Code: AT64 · 16 · BK · _____ · T30
Series · Height · Finish · Options

AST2	Series	AST1 Astro 1	**AST2** Astro 2							
R4	Optics	R1 Type I	R2 Type II	R3 Type III	R3W (Wide) Type III	**R4** Type IV	R5R (Round) Type V	R5S (Square) Type V	R5Q (Rectangular) Type V	
1	Mounting	**1** Single	1A Single Arm Mount	2 Double Arm Mount	W Wall Mount					
5G1400	Light Engine	5G350 32W/3444lm	5G530 49W/5407lm	5G700 64W/6535lm	5G1050 91W/8740lm	**5G1400** 124W/11250lm				*Based on fill distribution at 3000K CCT
40	CCT	27 2700K	30[1] 3000K	**40** 4000K						*2700K and 3000K IDA approved *For other CCT please consult factory
18	Power Cord Length	8 8'	10 10'	12 12'	14 14'	16 16'	18 18'	XX XX'	**20'** 20'	*For 1 mounting use the pole height +2'. For 1A or 2 mounting use the pole height +4'
BK	Finish	WH White	**BK** Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP* Specify Premium Color			*Custom colors are available. Please consult factory
UNV	Voltage	**UNV** 120-277V	120 120V	240 240V	277 277V	347[1,3] 347V	480[1,3] 480V			*Not available with HL4x option [1] Step down transformer provided with 50/60 and 50/60 light engines.
HS	Options	DM[4] Dimming (0-10V)	HL30[5,6] Hi-Lo Switching Low Output 30%	HL50[5,6] Hi-Lo Switching Low Output 50%	ROR[4] Rotate Optics Right (90°)	ROL[4] Rotate Optics Left (90°)	**HS*** House Side Shield (180°)	TLR Twist NEMA socket	TLRP Twist Lock Photocell	*AST1 only *120V, 240V, 277V only *HL or DM only. Cannot be combined. *Only available with 120/230/240/277V. Consult factory for 208/347/480V *See page 8 for full details of GFCI (Ground Fault Circuit Interruption) protected branch circuits. REC3 and REC4 require external GFCI protected branch circuits. *Type I, II, III, and IV only

REC[4] 15A GFCI protected duplex receptacle. With weather-proof cover.

REC3[4] 120V 15A duplex receptacle with USB charge points. With lockable weather-proof cover.

REC4[4] 120V 15A duplex receptacle with USB charge points. With lockable weather-proof cover.

MS[7] **Motion Sensor** (Meets Title 24 Requirements) See page 3 for order code

NRTL VKTA 5 LIFETIME IP66 RoHS UNION MADE ASTM & PCI FINISH MEA

Thomas Harris & Co., Inc.
8505 Bell Creek Road, Suite B
Mechanicsville, VA 23116

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In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

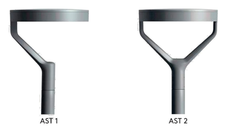
Date: _____ Customer: _____

Project: IVY PROPER

Type: S Qty: _____

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Astro 1 & 2



Order Code: AST2 · R4 · 1 · 5G1400 · 40 · 18 · BK · UNV · _____

Pole Order Code: AT64 · 16 · BK · _____ · T30
Series · Height · Finish · Options

AST2	Series	AST1 Astro 1	**AST2** Astro 2							
R4	Optics	R1 Type I	R2 Type II	R3 Type III	R3W (Wide) Type III	**R4** Type IV	R5R (Round) Type V	R5S (Square) Type V	R5Q (Rectangular) Type V	
1	Mounting	**1** Single	1A Single Arm Mount	2 Double Arm Mount	W Wall Mount					
5G1400	Light Engine	5G350 32W/3444lm	5G530 49W/5407lm	5G700 64W/6535lm	5G1050 91W/8740lm	**5G1400** 124W/11250lm				*Based on fill distribution at 3000K CCT
40	CCT	27 2700K	30[1] 3000K	**40** 4000K						*2700K and 3000K IDA approved *For other CCT please consult factory
18	Power Cord Length	8 8'	10 10'	12 12'	14 14'	16 16'	18 18'	XX XX'	**20'** 20'	*For 1 mounting use the pole height +2'. For 1A or 2 mounting use the pole height +4'
BK	Finish	WH White	**BK** Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP* Specify Premium Color			*Custom colors are available. Please consult factory
UNV	Voltage	**UNV** 120-277V	120 120V	240 240V	277 277V	347[1,3] 347V	480[1,3] 480V			*Not available with HL4x option [1] Step down transformer provided with 50/60 and 50/60 light engines.
	Options	DM[4] Dimming (0-10V)	HL30[5,6] Hi-Lo Switching Low Output 30%	HL50[5,6] Hi-Lo Switching Low Output 50%	ROR[4] Rotate Optics Right (90°)	ROL[4] Rotate Optics Left (90°)	**HS*** House Side Shield (180°)	TLR Twist NEMA socket	TLRP Twist Lock Photocell	*AST1 only *120V, 240V, 277V only *HL or DM only. Cannot be combined. *Only available with 120/230/240/277V. Consult factory for 208/347/480V *See page 8 for full details of GFCI (Ground Fault Circuit Interruption) protected branch circuits. REC3 and REC4 require external GFCI protected branch circuits. *Type I, II, III, and IV only

REC[4] 15A GFCI protected duplex receptacle. With weather-proof cover.

REC3[4] 120V 15A duplex receptacle with USB charge points. With lockable weather-proof cover.

REC4[4] 120V 15A duplex receptacle with USB charge points. With lockable weather-proof cover.

MS[7] **Motion Sensor** (Meets Title 24 Requirements) See page 3 for order code

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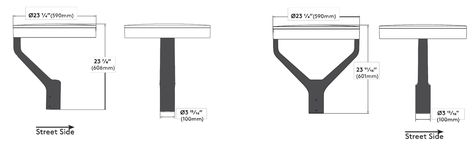
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Astro

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AST1/AST2-XX

AST 1 **AST 2**



Specifications

1. Luminaire Cover - Die-cast aluminum cover made from low-copper alloy, designed to ensure optimal thermal management for extra long life of LED light engine.

2. LED Array - (not shown) High flux LEDs mounted to PC boards and attached to aluminum heat sink for maximum LED performance and life. CCT tolerance ¼-step binning for 2700K, 3000K, and 4000K. CRI minimum 80. Complete light engine can be removed easily for future upgrade. LED light engine provides a reported lumen maintenance of 93% at 50,000 hours. L70 calculated greater than 100,000 hours.

3. LED Optics - Technical Optics (R1, R2, R3, R3W, R4, R5S, R5Q and R5R) use Selux signature light pattern acrylic lens holder to secure proprietary silicone optics. Internal micro house side shield available for distributions types I, II, III & IV. Clear glass lens seals optical area to IP66.

4. LED Driver - LEDs are driven by RoHS compliant constant current programmable LED driver. Driver includes 0-10V dimming to 10%, meets the requirements of IP66. Driver assembly located inside the head.

5. Pole Fitter - Self-leveling, die-cast low-copper aluminum alloy, fitter base secured to pole with six, stainless steel, Allen head set screws. Fitter for 3" (76mm) O.D. poles.

6. Surge Protection - (not shown) Designed to protect luminaire from electrical surge (20kA).

7. Power Cord - (not shown) Pre-installed at factory. Please specify power cord length in accordance to height of the pole. Add two (2) feet to power cord length for single mount and four (4) feet for double arm mount.

Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultraviolet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI. Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Trigo LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED array when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

Listings and Ratings: Luminaire and LED tested to IP66 and IESNA LM-79-08 standards. LED tested to LM-80 standards. Luminaire and LED tested at 25°C ambient temperature.

Luminaire suitable for ambient temperatures of 45°C. Minimum operating temperature of luminaire at -40°C (-40°F).

NRTL Listed (i.e. UL, CSA)

Visit selux.us for our LED End of Life recycling policy.

For Buy American compliance on poles, please consult the factory.

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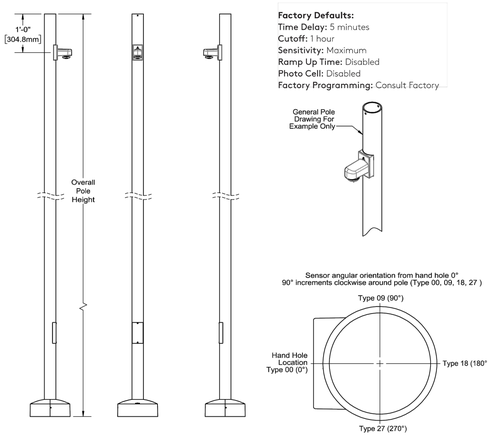
Astro

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Pole Motion Sensor

The Selux outdoor rated sensor incorporates Passive Infrared (PIR) Technology for motion sensing and also includes a built in photocell. Designed to mount a single gang faceplate on to a pole/column, the FSP-211 utilizes 100% Digital Passive Infrared (PIR) Technology that is tuned for walking size tasks while preventing false tripping from the environment.

Series	Optics	Hand Hole Orientation	Voltage
MS Motion Sensor	1 270° coverage - Single Sensor	**00** 00 Clockwise from handhole	**UNV** (120-277V)
		09 900 Clockwise from handhole	**347** (347V*)
		18 1800 Clockwise from handhole	**480** (480V*)
		27 1700 Clockwise from handhole	* Consult factory for 347V and 480V



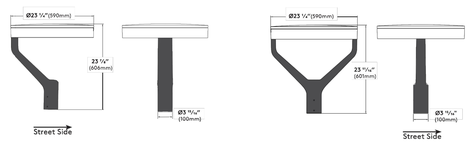
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CLINT W. SHIFFLETT
Lic. No. 54380
03-18-2021
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
COUNTY COMMENTS	2021-03-16
	DATE
	12-30-2020
	DRAWN BY
	A. FONTAINE
	DESIGNED BY
	C. SHIFFLETT
	CHECKED BY
	C. SHIFFLETT
	SCALE
	1" = 20'

TIMMONS GROUP

IVY PROPER - FINAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

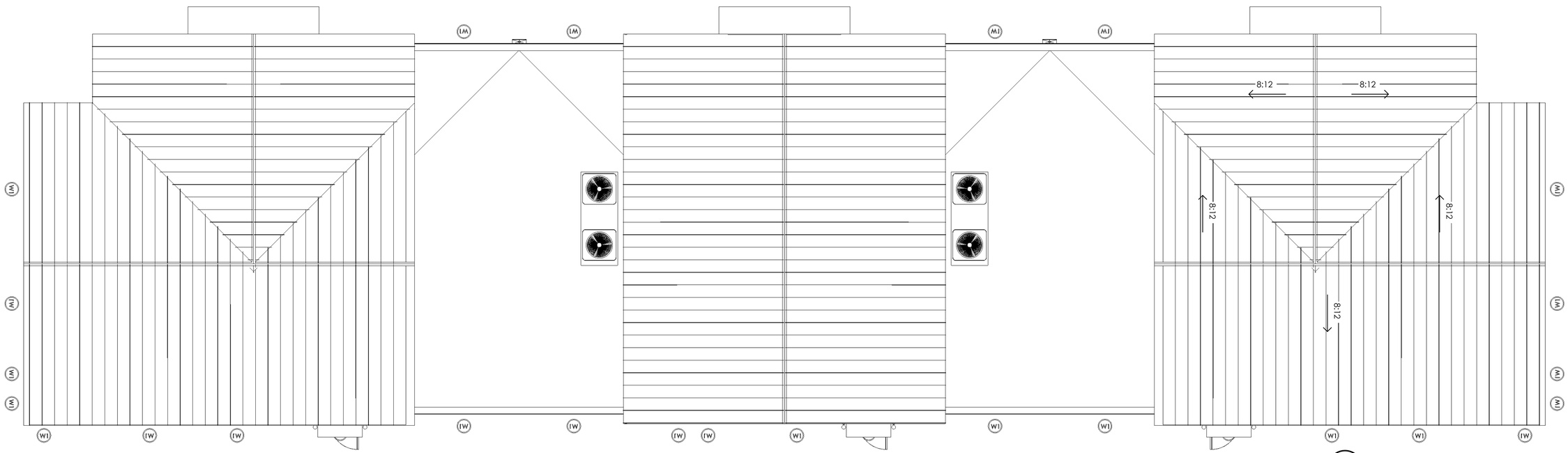
LIGHTING CUT SHEETS

JOB NO. 42932

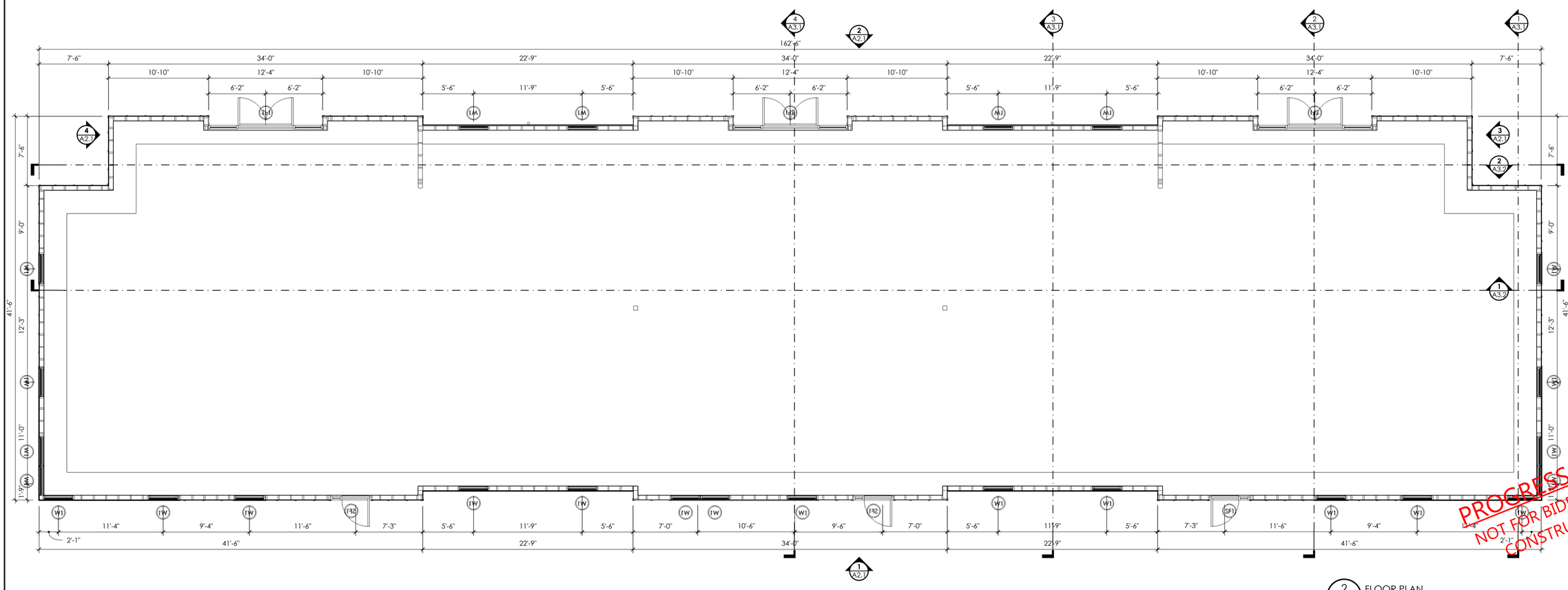
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1 A1.1 ROOF PLAN
3/16" = 1'-0"



2 A1.1 FLOOR PLAN
3/16" = 1'-0"

PROGRESS PLOT
NOT FOR BIDDING OR CONSTRUCTION

DESIGN DEVELOP
418 EAST MAIN STREET
CHARLOTTESVILLE, VA

CONTACT: BOB PINEO
TEL:434-806-8365
(E):bob@designdevelopllc.com

PRICING SET
March 19, 2021

BMC
Ivy Proper
ALBEMARLE COUNTY, VIRGINIA

A1.1 ROOF + FLOOR PLAN

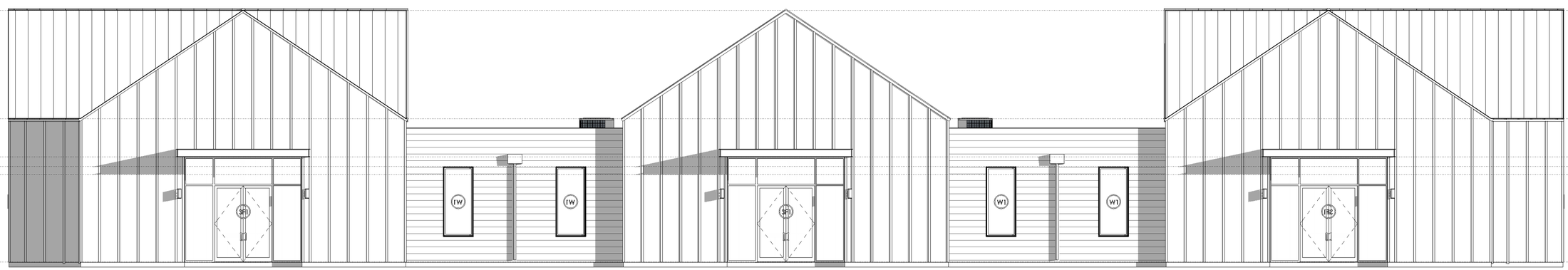
ISSUE DATE:
March 19, 2021

A1.1

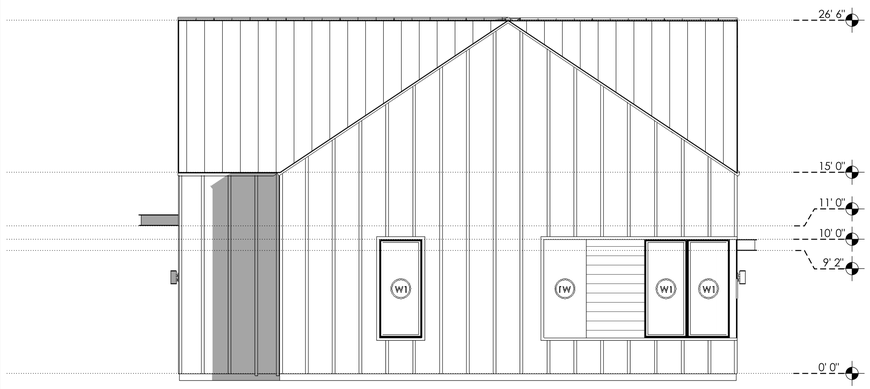
SHEET # 7 OF 13



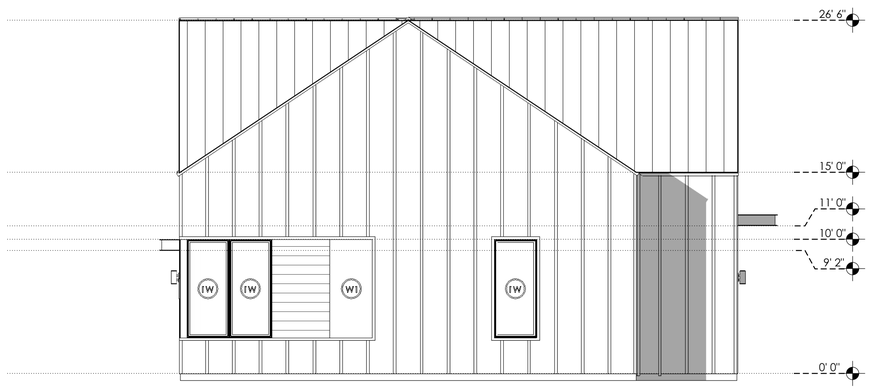
1 A2.1 SOUTH ELEVATION
3/16" = 1'-0"



2 A2.1 NORTH ELEVATION
3/16" = 1'-0"



4 A2.1 WEST ELEVATION
3/16" = 1'-0"



3 A2.1 EAST ELEVATION
3/16" = 1'-0"

KEY:

- SF1 12'-4" x 11'-0" STOREFRONT
- SF2 4'-4" x 9'-6" STOREFRONT
- W1 3'-2" x 7'-4" WINDOW

MATERIALS:

- A HARDIE PANEL - BOARD AND BATTEN SIDING; " ARCTIC WHITE"
- B STANDING SEAM ROOF; "MIDNIGHT BRONZE"
- C NICHIHA VINTAGEWOOD; "BARK"

DESIGN DEVELOP
418 EAST MAIN STREET
CHARLOTTESVILLE, VA

CONTACT: BOB PINEO
TEL:434-806-8365
(E):bob@designdevelopllc.com

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March 22, 2021

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A2.1 ELEVATIONS

ISSUE DATE:
March 22, 2021

A2.1



DOORS & HARDWARE NOTES:

1. FIELD VERIFY ALL CONSTRUCTED CONDITIONS, DIMENSIONS, SWINGS, JAMB THICKNESSES AND QUANTITIES PRIOR TO PLACING ORDER.
2. ALL WOOD DOORS TO BE CLEAR PRE-FINISHED BIRCH SOLID CORE FLUSH WOOD DOORS WITH NEW HOLLOW METAL FRAME, UNLESS NOTED OTHERWISE.
3. HARDWARE FOR RESIDENTIAL UNITS SHALL BE 4" SQUARE HINGES WITH SCHLAGE J SERIES SOLSTICE LEVER IN US26D FINISH, OR PROVIDE SIMILAR.
4. COORDINATE KEYING REQUIREMENTS WITH OWNER.
5. VERIFY LOCATIONS OF THRESHOLDS AND/OR TRANSITIONS WITH FLOOR FINISH SCHEDULE.
6. PROVIDE DOOR STOPS AT ALL DOORS WITHOUT A CLOSER.
7. PROVIDE KICK PLATES ON ALL DOORS WITH CLOSERS.
8. PROVIDE ALL HARDWARE NECESSARY TO PROVIDE A COMPLETE DOOR AND HARDWARE ASSEMBLY AT EACH DOOR.

WINDOW	DESCRIPTION
W1	3'-0" X 7'-0" **1-1/2 HOUR RATED** STEEL DOOR IN HOLLOW METAL FRAME WITH CLOSER

DOOR	DESCRIPTION
SF1	3'-0" X 7'-0" **1-1/2 HOUR RATED** STEEL DOOR IN HOLLOW METAL FRAME WITH CLOSER
SF2	3'-0" X 7'-0" **1-1/2 HOUR RATED** STEEL DOOR IN HOLLOW METAL FRAME WITH CLOSER

PROGRESS PLOT
NOT FOR BIDDING OR CONSTRUCTION

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March 19, 2021

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A6.1 WINDOW AND DOOR SCHEDULE

ISSUE DATE:
March 19, 2021

A6.1