HALIFAX HOUSE

INITIAL SITE PLAN

SAMUEL MILLER MAGISTERIAL DISTRICT



1. Owner/Developer:
   Ivy Road RE LLC
   800 E Canal Street
   STE 1900
   Richmond, Virginia 23219

2. Engineer:
   Woolley Engineering
   210 5th Street NE
   Charlottesville, Virginia 22902
   434.973.0045

3. Parcel Information:
   TMP 59-15A1, n/f Ivy Road RE LLC (1 acre)
   Property Address: 3447 Ivy Road, Charlottesville, Virginia 22903
   Magisterial District: Samuel Miller
   Current Use: Commercial
   Deed Book 5123 Pg. 91
   Watershed: Ivy Creek (Water Supply Protection Area)

4. Zoning Information:
   Existing Zoning: C1 (Commercial)
   There are areas of Steep Slopes on the project site that are defined within the Albemarle County Code as Critical Slopes.
   The site is located within the Entrance Corridor and Scenic Byway Overlays
   Special Exceptions for this plan include: grading within the buffer for drainfield, allowable number of parking spaces, travelway width, travelway suface material, parking lot surface material.

5. Minimum Yard Requirements:
   A. Front - Minimum:
      i.) Ten (10) feet from the right-of-way
      ii.) Off-street parking or loading spaces shall be ten (10) feet from any public street right-of-way
   B. Front - Maximum:
      i.) Maximum setback does not apply to any structure existing on June 3, 2015
   C. Side and Rear - Minimum:
      i.) No portion of any structure, excluding signs, shall be located closer than fifty (50) feet to any rural areas or residential district boundary and no off-street parking or loading space shall be located closer than thirty (20) feet to any rural areas or residential district boundary.
      ii.) No construction activity including grading or clearing of vegetation shall occur closer than twenty (20) feet to any residential or rural areas district. Screening shall be provided as required.
   D. Side and Rear - Maximum:
      i.) None

6. Planned Land Use:
   Additional parking for office space
   Maximum proposed site impervious surface: 0.29 ac.

7. Maximum Building Height (by Code): 65 feet

8. Adjacent Properties:
   TMP 59-15, n/f Jerry D or Lili Stowe Beninate
   Deed Book 1654, p 396; RA
   Current Use: Single Family Residence

   TMP 59-15A, n/f Ivy Road RE LLC
   Deed Book 5123, p 91; C1, RA
   Current Use: Retail Store/Office Space

   US Route 250 - Ivy Road
   80' Width Right of Way

9. Datum and Benchmark Reference
   A. Virginia Landcraft, LLC, P.O. Box 148, North Garden, Virginia, 22959; Boundary, physical and topographic dated June 14, 2021.

10. General Construction Notes:
    A. The abbreviation V.D.O.T. made hereafter refers to the Virginia Department of Transportation. The term County refers to the County of Albemarle, Virginia.

    B. 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.

    C. All materials and construction methods shall conform to current specifications and standards of VDOT unless otherwise noted.

    D. Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and shall be installed prior to any clearing, grading or other construction.

    E. All slopes and disturbed areas are to be fertilized, seeded and mulched.

    F. The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.

    G. 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.

    H. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.

    I. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.

    J. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

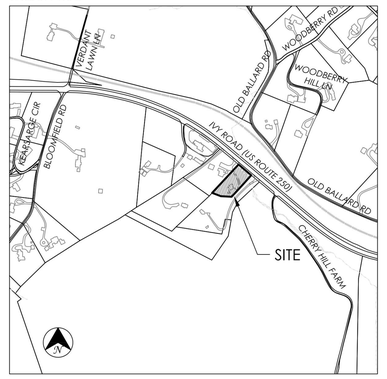
11. General Water and Sewer Conditions
    1. Work shall be subject to inspection by Albemarle County Service Authority (ACSA) inspectors. The Contractor will be responsible for notifying the proper ACSA officials at the start of the work.
    2. The Albemarle County Service Authority shall have access 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 the pipe, over the centerline of the 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 deadend 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 nolead 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 the 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. Prior to backflow prevention device testing and the establishment of water service, all backflow prevention device installations shall meet the ACSA Backflow Requirements as detailed in Section 8 of the most recent revision of the ACSA Rules and Regulations.
    17. A deed of easement and easement plat for the utility easements, approved by the ACSA, shall be recorded prior to any water and/or sewer service being established.

12. Stormwater Management
    A. Stormwater Quality:
       The total amount of Phosphorus removal required for this site is 0.30 lb./yr. The 12 digit HUC for the site is: 020802040202. The Owner intends to purchase nutrient credits from a nutrient credit bank to achieve water quality requirements under 9VAC25-870-65.
    B. Stormwater Quantity:
       The point of analysis for this project was chosen as the point where all runoff from the site converges just before crossing under Ivy Road (Route 250) via an existing box culvert. The entire watershed drainage area at this point, as defined by USGS Streamstats, is 19,793,664 sf. The project site contributes 43,431 sf of drainage area to the point of analysis, or 0.22% of the entire contributing drainage area.

       This site is outside of the limits of analysis for Flood and Channel Protection requirements due to the site contributing drainage area being less than 1% of the total contributing drainage area at the point of analysis. This project qualifies to meet 9VAC25-870-66 B.4.a. for Flood Protection and 9VAC25-870-66 C.3.a. for Channel Protection.

13. Parking
    A. Existing Parking
       i.) 5 regular spaces
       ii.) 0 HC accessible spaces
    B. Proposed Additional Parking
       i.) 12 additional regular spaces
       ii.) 1 additional HC accessible space
    C. Total Proposed Parking
       i.) 17 regular spaces
       ii.) 1 HC accessible spaces

VICINITY MAP



SCALE: 1" = 500'

SIGNATURE PANEL

Albemarle Co. Dept. of Community Development - Planning Division	Date
Albemarle Co. Dept. of Community Development - Engineering Division	Date
Albemarle Co. Dept. of Community Development - Zoning Division	Date
Albemarle County Division of Fire and Rescue	Date
Albemarle County Building Inspections	Date
Albemarle County Service Authority	Date

SHEET INDEX

C1.0	Cover
C2.0	Existing Conditions Exhibit
C3.0	Critical Slope Exhibit & Demolition Plan
C4.0	Site Layout Plan
C4.1	Site Grading Plan
C5.0	Site Utility Plan
L1.0	Landscape Plan

Filled Box Indicates Drawing Included in Set

WOOLLEY ENGINEERING
Consulting Civil Engineers
210 5th Street NE
Charlottesville - Virginia 22902
(434) 973-0045
www.Woolley-Eng.com

Owner:
Ivy Road RE LLC
800 E Canal Street
Ste 1900
Richmond, Virginia
23219

INITIAL SITE PLAN

HALIFAX HOUSE
Initial Site Plan
COUNTY OF ALBEMARLE, VIRGINIA

COVER SHEET

Job Number:
21040

COMMONWEALTH OF VIRGINIA
ERIC W. WOOLLEY
LIC. NO. 37088
PROFESSIONAL ENGINEER

Date:
January 14, 2022

Revision:

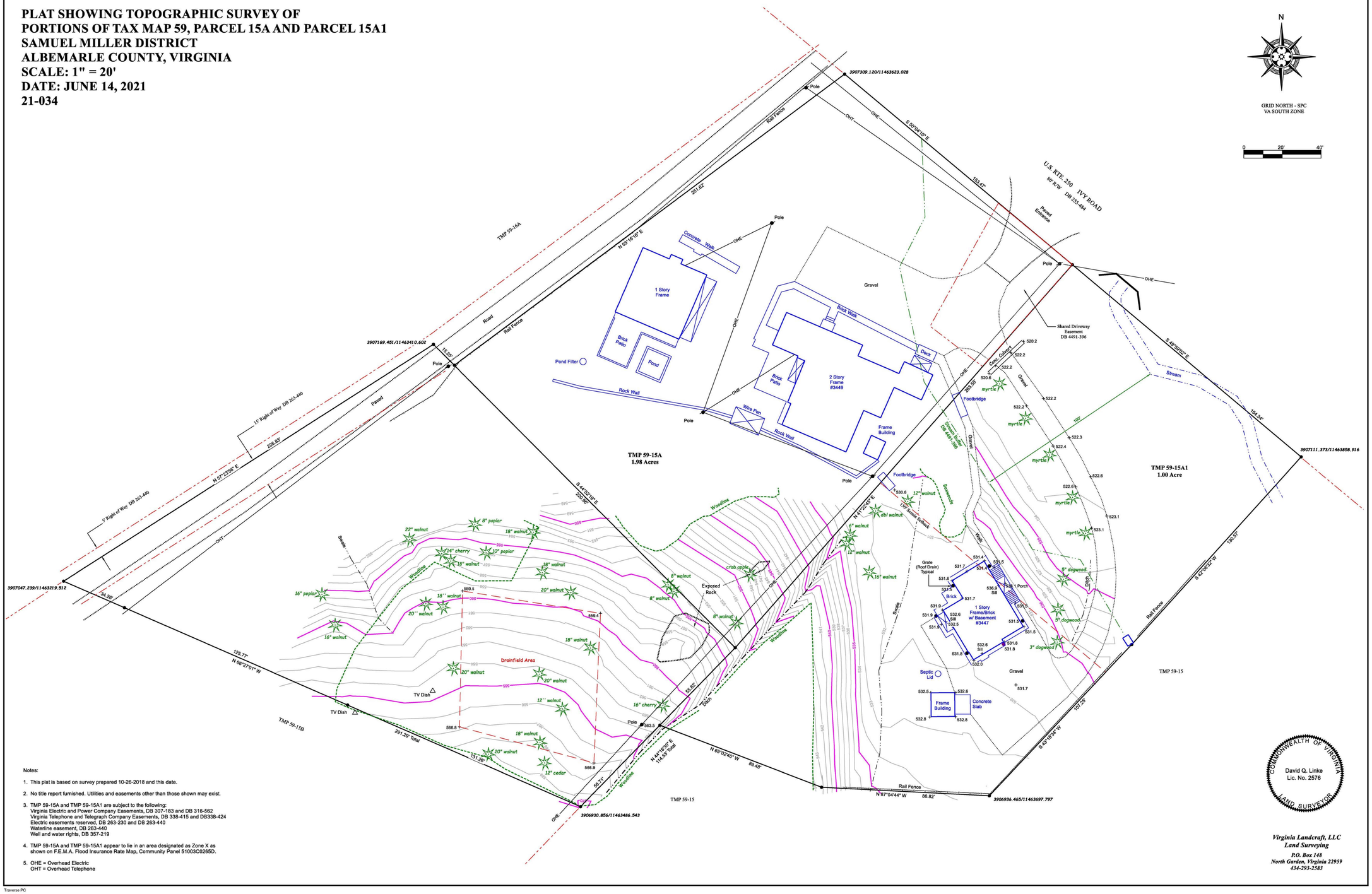
Scale:
As Noted

Sheet No.:

C1.0

copyright © 2022 by Woolley Engineering

PLAT SHOWING TOPOGRAPHIC SURVEY OF
PORTIONS OF TAX MAP 59, PARCEL 15A AND PARCEL 15A1
SAMUEL MILLER DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 20'
DATE: JUNE 14, 2021
21-034



Notes:

1. This plat is based on survey prepared 10-26-2018 and this date.
2. No title report furnished. Utilities and easements other than those shown may exist.
3. TMP 59-15A and TMP 59-15A1 are subject to the following:
   Virginia Electric and Power Company Easements, DB 307-183 and DB 316-562
   Virginia Telephone and Telegraph Company Easements, DB 338-415 and DB338-424
   Electric easements reserved, DB 263-230 and DB 263-440
   Waterline easement, DB 263-440
   Well and water rights, DB 357-219
4. TMP 59-15A and TMP 59-15A1 appear to lie in an area designated as Zone X as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel 51003C0265D.
5. OHE = Overhead Electric
   OHT = Overhead Telephone

COMMONWEALTH OF VIRGINIA
David Q. Linke
Lic. No. 2576
LAND SURVEYOR

Virginia Landcraft, LLC
Land Surveying
P.O. Box 148
North Garden, Virginia 22959
434-293-2583

Traverse PC

WOOLLEY ENGINEERING
Consulting Civil Engineers
210 5th Street NE
Charlottesville - Virginia 22902
(434) 973-0045
www.Woolley-Eng.com

Owner:
Ivy Road RE LLC
800 E Canal Street
Ste 1900
Richmond, Virginia
23219

INITIAL SITE PLAN

HALIFAX HOUSE
Initial Site Plan
COUNTY OF ALBEMARLE, VIRGINIA

EXISTING CONDITIONS EXHIBIT

Job Number: 21040

Date: January 14, 2022

Revision:

Scale: 1" = 20'

Sheet No.:

C2.0

2 of 7

copyright © 2022 by Woolley Engineering



WOOLLEY ENGINEERING
Consulting Civil Engineers
210 5th Street NE
Charlottesville - Virginia 22902
(434) 973-0045
www.Woolley-Eng.com

Owner:
Ivy Road RE LLC
800 E Canal Street
Ste 1900
Richmond, Virginia
23219

INITIAL SITE PLAN

HALIFAX HOUSE

Initial Site Plan

COUNTY OF ALBEMARLE, VIRGINIA

SITE DEMOLITION PLAN

Job Number:
21040

COMMONWEALTH OF VIRGINIA
ERIC W. WOOLLEY
LIC. NO. 37088
PROFESSIONAL ENGINEER

Date:
January 14, 2022

Revision:

Scale:
1" = 10'

Sheet No.:

C3.0

copyright © 2022 by Woolley Engineering

NLS LIGHTING

CLASSIC MINI

ARCHITECTURAL LIGHTING

The Classic LED Post Top Lantern blends traditional design with modern LED and optical technology. The Classic is able to provide illumination at (70) seventy percent energy savings compared to previous technology. The Classic LED is also virtually maintenance free with the LEDs lasting up to 483,000 hours and beyond.

The Classic is Dark Sky Friendly and features a full cutoff optical reflector system. Micro Optics—recessed within the fixture's surface and can distribute light up to five times the mounting height, creating powerful uniformity. The Classic LED provides uniform illumination with up to four to five mounting heights. The optical system is completely concealed inside the fixture top eliminating glare. The Classic is available in 3000, 4000 and 5000 Kelvin and is available from 18-71 watts. The Classic LED Series is the perfect luminaire for traditional American neighborhoods.



The standard Classic LED comes with flat glass lens in the top of the fixture with open sides. Opal, Frosted, and Clear side lenses can be ordered as options.

MICRO OPTIC SYSTEM

Our new cell-enclosed, Micro Optic silicone modules produce high clarity and outstanding performance.

LED WATTAGE CHART

	16L
350 milliamps	18w
530 milliamps	28w
700 milliamps	38w
1050 milliamps	50w

Project Name: Type:

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Color	Mounting	Options
Classic Mini (CLA-M)	Type 2 (T2)	16 (16L)	350 (35)	3000K (30K)	120-277 (UNV)	Bronze (BRZ)	Post Top Over 2-3/8 OD (T2R)	Marine Grade Finish (MGF)
	Type 3 (T3)		530 (53)	4000K (40K)		White (WHT)	Post Top Over 3.00 (T3R)	Photocell (PC) *Universal Voltage 120-277
	Type 4 (T4)		700 (7)	5000K (50K)		Silver (SVR)	Arm Mount (AM) *For use with Decorative Arms	Photocell + Receptacle (PCR)
	Type 5 (T5)		1050 (1)			Hunter Green (HGN)	Pendant Mount (Comes with 1/2" Coupling)	Receptacle + Shortening Cap (TPIN)
						Black (BLK)	1 (PM1) 2 (PM2) 3 (PM3) 4 (PM4) 5 (PM5)	NEMA 7 Pin Receptacle + Shortening Cap (7PIN)
						Graphite (GPH)		Surge Protector (10K)
						Grey (GRY)		House Side Shield (HSS)
						Custom (CS)		Opal Side Lens (OSL)
								Clear Side Lens (CSL)
								Frosted Side Lens (FSL)
								Terminal Block (TB) *Tooless Entry (TE)

NOTE: 10' MOUNTING HEIGHT

152

SITE LIGHTING CUTSHEET
N.T.S.



Model: **SPJ-720**
Finish: Matte Bronze

Solid Brass & Copper Bollards

Forever Bright

SPECIFICATION FEATURES

Finish: Our naturally-etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Electrical: Available in 12V or 120V

Labels: ETL Standard Wet Label
C-ETL

Higher Lumen Packages Available
Consult Customer Service

DESCRIPTION

Model#: SPJ-720
Material: Solid Brass
Electrical: 12V or 120V
Engine: FB-TAB-5W
Lumens: 300
Color Temp: 2700k
Mounting: Direct Burial or Anchor Mount
LED: Nichia



Model: DM-6
Deck Mount Option

Wet Listed

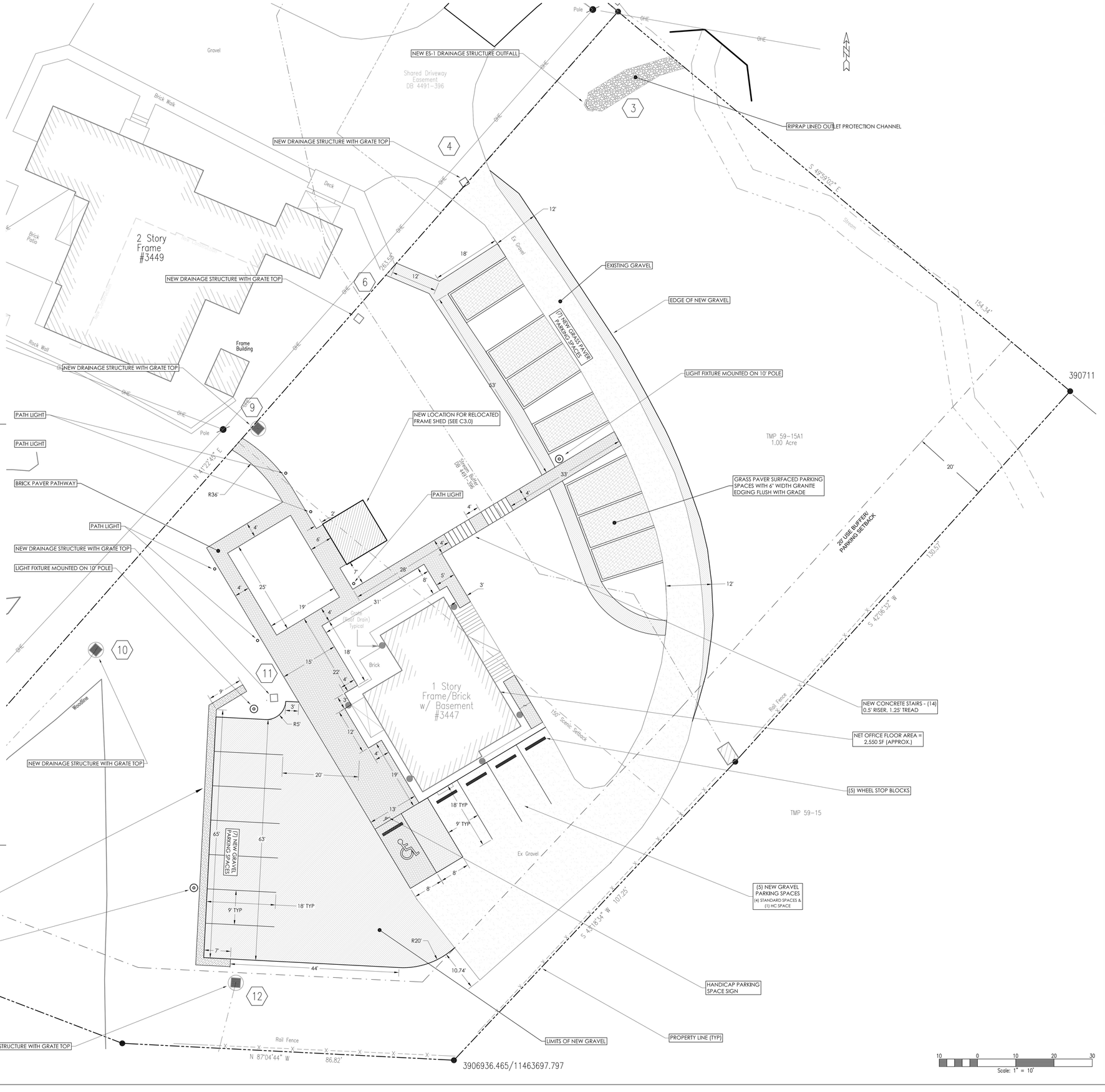
ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ-720	MBR	6W	300	2700K	12V

V = Verde, M = Moss, AG = Aged Brass, MBR = Matte Bronze, RC = Raw Copper, GM = Gun Metal, B = Black, R = Rusty, PVDP = PVD Polished, PVDS = PVD Satin, 4000K, 5000K, 120V

www.spjlighting.com

PATH LIGHT CUTSHEET
N.T.S.



WOOLLEY ENGINEERING
Consulting Civil Engineers
210 5th Street NE
Charlottesville - Virginia 22902
(434) 973-0045
www.Woolley-Eng.com

Owner:
Ivy Road RE LLC
800 E Canal Street
Ste 1900
Richmond, Virginia
23219

INITIAL SITE PLAN

HALIFAX HOUSE
Initial Site Plan
COUNTY OF ALBEMARLE, VIRGINIA

SITE LAYOUT PLAN

Job Number: 21040

COMMONWEALTH OF VIRGINIA
ERIC W. WOOLLEY
LIC. NO. 37088
PROFESSIONAL ENGINEER

Date: January 14, 2022

Revision:

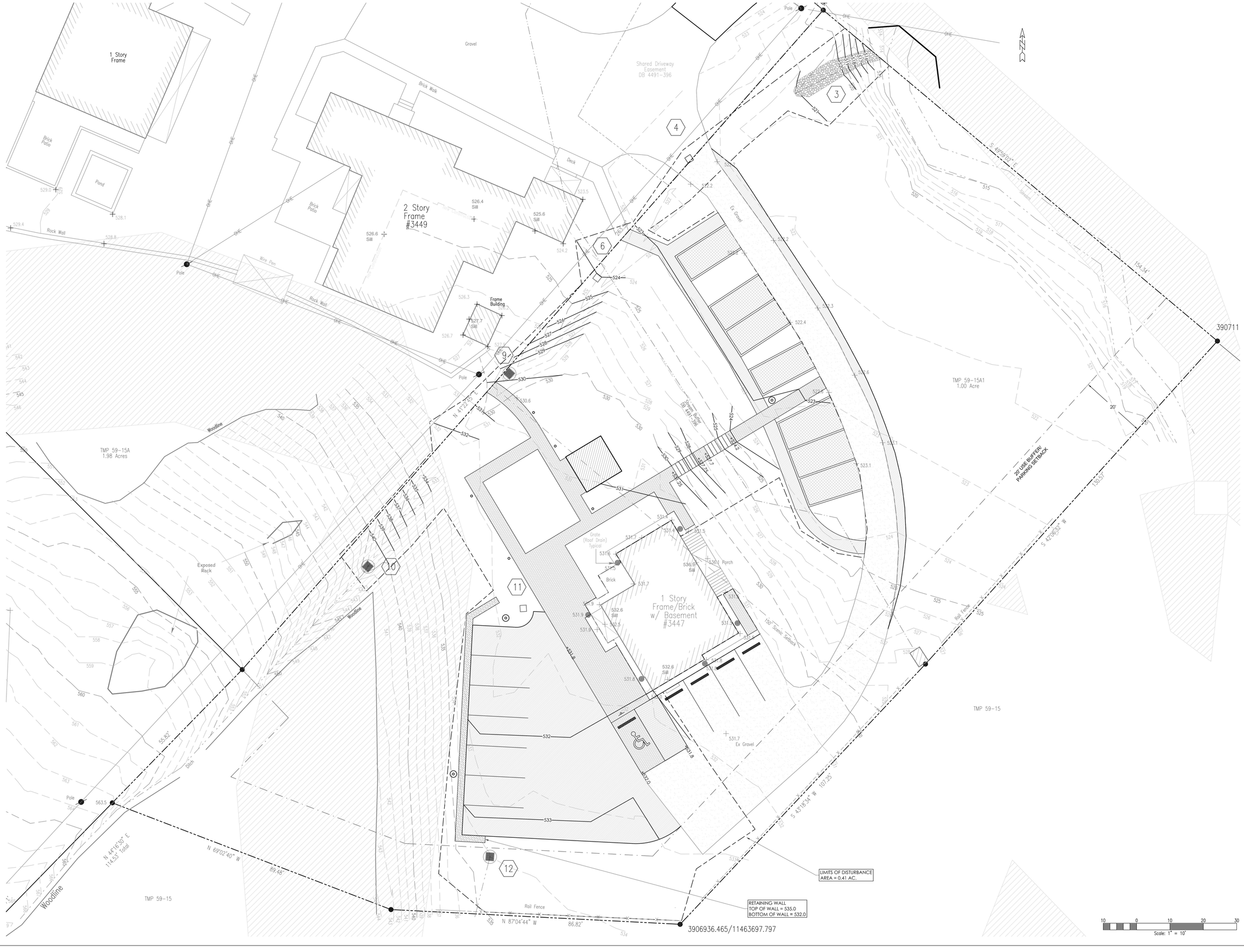
Scale: 1" = 10'

Sheet No.:

C4.0

4 of 7

copyright © 2022 by Woolley Engineering



WOOLLEY ENGINEERING
Consulting Civil Engineers
210 5th Street NE
Charlottesville - Virginia 22902
(434) 973-0045
www.Woolley-Eng.com

Owner:
Ivy Road RE LLC
800 E Canal Street
Ste 1900
Richmond, Virginia
23219

INITIAL SITE PLAN

HALIFAX HOUSE

Initial Site Plan

COUNTY OF ALBEMARLE, VIRGINIA

SITE GRADING PLAN

Job Number:
21040

COMMONWEALTH OF VIRGINIA
ERIC W. WOOLLEY
LIC. NO. 37088
PROFESSIONAL ENGINEER

Date:
January 14, 2022

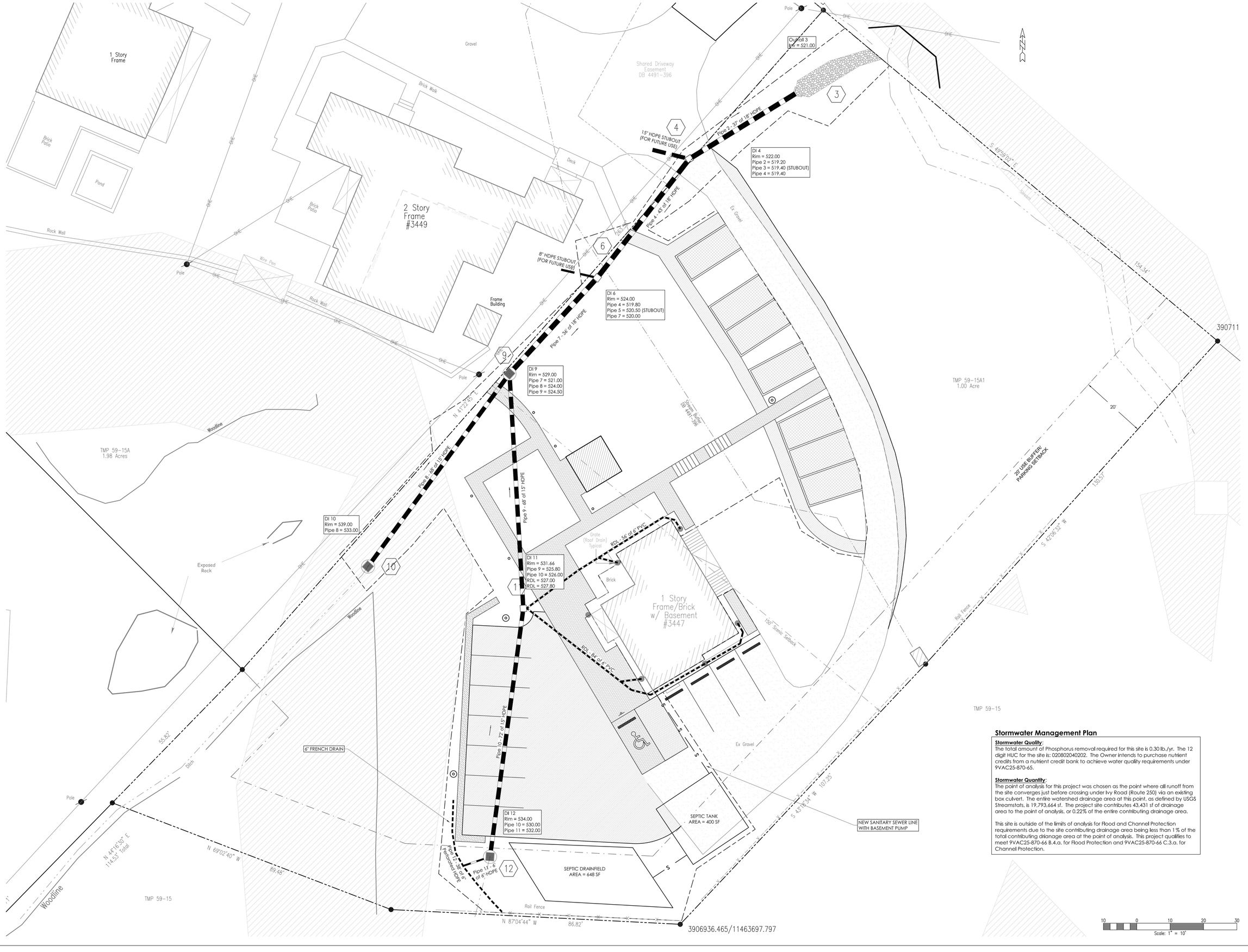
Revision:

Scale:
1" = 10'

Sheet No.:

C4.1

copyright © 2022 by Woolley Engineering



Stormwater Management Plan

Stormwater Quality:
The total amount of Phosphorus removal required for this site is 0.30 lb./yr. The 12 digit HUC for the site is: 020802040202. The Owner intends to purchase nutrient credits from a nutrient credit bank to achieve water quality requirements under 9VAC25-870-65.

Stormwater Quantity:
The point of analysis for this project was chosen as the point where all runoff from the site converges just before crossing under Ivy Road (Route 250) via an existing box culvert. The entire watershed drainage area at this point, as defined by USGS Streamstats, is 19,793,664 sf. The project site contributes 43,431 sf of drainage area to the point of analysis, or 0.22% of the entire contributing drainage area.

This site is outside of the limits of analysis for Flood and Channel Protection requirements due to the site contributing drainage area being less than 1% of the total contributing drainage area at the point of analysis. This project qualifies to meet 9VAC25-870-66 B.4.a. for Flood Protection and 9VAC25-870-66 C.3.a. for Channel Protection.

WOOLLEY ENGINEERING
Consulting Civil Engineers
210 5th Street NE
Charlottesville - Virginia 22902
(434) 973-0045
www.Woolley-Eng.com

Owner:
Ivy Road RE LLC
800 E Canal Street
Ste 1900
Richmond, Virginia
23219

INITIAL SITE PLAN

HALIFAX HOUSE
Initial Site Plan
COUNTY OF ALBEMARLE, VIRGINIA

SITE UTILITIES PLAN

Job Number:
21040

COMMONWEALTH OF VIRGINIA
ERIC W. WOOLLEY
LIC. NO. 37088
PROFESSIONAL ENGINEER

Date:
January 14, 2022

Revision:

Scale:
1" = 10'

Sheet No.:
C5.0

copyright © 2022 by Woolley Engineering

LANDSCAPE CALCULATIONS AND NOTES

1. STREET TREES
   REQUIRED STREET TREES = 155 SF / 35' = 4 TREES
   PROVIDED STREET TREES = 4 TREES

2. PARKING AREA TREES
   INTERIOR TREES REQUIRED = 19 / 10 = 2
   INTERIOR TREES PROVIDED = 2

3. PARKING AREA LANDSCAPING:
   AREA REQUIRED = 9,071 SF PAVEMENT X 5% = 454
   AREA PROVIDED = 454 SF

4. CANOPY REQUIRED = 43,560 SF SITE AREA X 10% = 4,356 SF
   CANOPY PROVIDED = 13,857 SF = 32%

5. STREAM BUFFER MITIGATION CALCULATION
   UNITS REQUIRED = 6
   CANOPY TREES REQUIRED = 6
   CANOPY TREES PROVIDED = 6
   UNDERSTORY TREES REQUIRED = 12
   UNDERSTORY TREES PROVIDED = 12
   SMALL SHRUBS REQUIRED = 33
   PIEDMONT MEADOW SUBSTITUTED FOR SMALL SHRUBS = 0.22 ACRES

6. ALL SITE PLANTING 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. ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR A PROPERTY OWNERS' ASSOCIATION AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.

7. IN THE EVENT OF A PLANT QUANTITY DISCREPANCY BETWEEN THE SCHEDULE AND THE PLANS, THE CONTRACTOR SHALL FOLLOW THE PLANS.

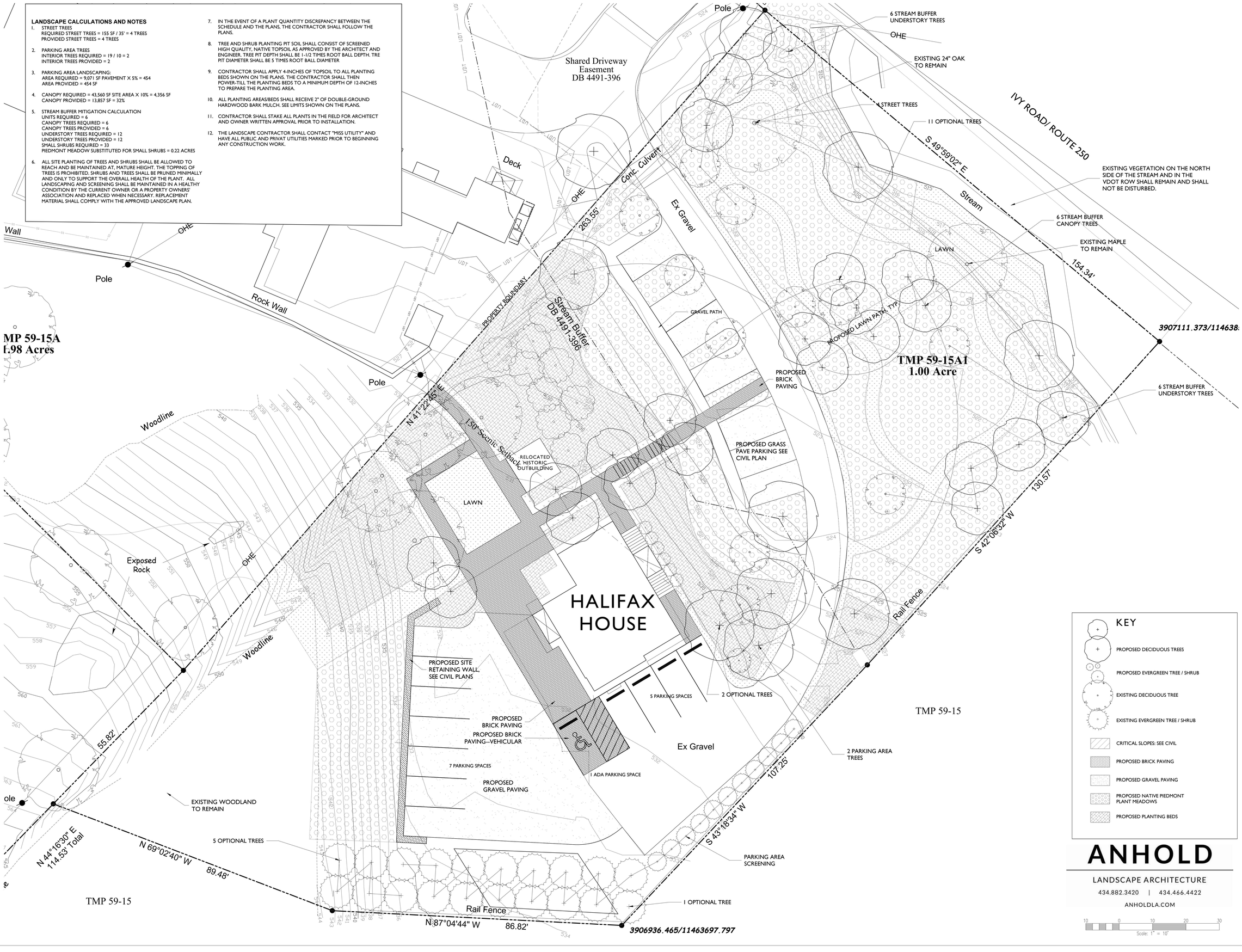
8. TREE AND SHRUB PLANTING PIT SOIL SHALL CONSIST OF SCREENED HIGH QUALITY, NATIVE TOPSOIL AS APPROVED BY THE ARCHITECT AND ENGINEER. TREE PIT DEPTH SHALL BE 1-1/2 TIMES ROOT BALL DEPTH. TRE PIT DIAMETER SHALL BE 5 TIMES ROOT BALL DIAMETER

9. CONTRACTOR SHALL APPLY 4-INCHES OF TOPSOIL TO ALL PLANTING BEDS SHOWN ON THE PLANS. THE CONTRACTOR SHALL THEN POWER-TILL THE PLANTING BEDS TO A MINIMUM DEPTH OF 12-INCHES TO PREPARE THE PLANTING AREA.

10. ALL PLANTING AREAS/BEDS SHALL RECEIVE 2" OF DOUBLE-GROUND HARDWOOD BARK MULCH. SEE LIMITS SHOWN ON THE PLANS.

11. CONTRACTOR SHALL STAKE ALL PLANTS IN THE FIELD FOR ARCHITECT AND OWNER WRITTEN APPROVAL PRIOR TO INSTALLATION.

12. THE LANDSCAPE CONTRACTOR SHALL CONTACT "MISS UTILITY" AND HAVE ALL PUBLIC AND PRIVAT UTILITIES MARKED PRIOR TO BEGINNING ANY CONSTRUCTION WORK.



KEY

- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREE / SHRUB
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE / SHRUB
- CRITICAL SLOPES: SEE CIVIL
- PROPOSED BRICK PAVING
- PROPOSED GRAVEL PAVING
- PROPOSED NATIVE PIEDMONT PLANT MEADOWS
- PROPOSED PLANTING BEDS

ANHOLD
LANDSCAPE ARCHITECTURE
434.882.3420 | 434.466.4422
ANHOLDLA.COM

Scale: 1" = 10'

WOOLLEY ENGINEERING
Consulting Civil Engineers
210 5th Street NE
Charlottesville • Virginia 22902
(434) 973•0045
www.Woolley-Eng.com

Owner:
Ivy Road RE LLC
800 E Canal Street
Ste 1900
Richmond, Virginia
23219

INITIAL SITE PLAN

HALIFAX HOUSE

Initial Site Plan

COUNTY OF ALBEMARLE, VIRGINIA

LANDSCAPE PLAN

Job Number: 21040

Date: January 14, 2022

Revision:

Scale: 1" = 10'

Sheet No.:

L1.0