OLD IVY RESIDENCES

INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

DRAWING INDEX (60 SHEETS)

CIVIL

C-000	COVER SHEET
C-001	GENERAL NOTES
C-100	OVERALL EXISTING CONDITIONS MAP
C-101 - C-106	EXISTING CONDITIONS MAP
C-110	OVERALL DEMOLITION PLAN
C-111 - C-116	DEMOLITION PLAN
C-120	OVERALL SITE PLAN
C-121 - C-126	SITE LAYOUT PLAN
C-130	OVERALL UTILITY PLAN
C-131 - C-136	UTILITY PLAN
C-140	OVERALL GRADING PLAN
C-141 - C-146	GRADING PLAN
C-201 - C-205	ROAD PLAN AND PROFILE
C-210 - C-212	OFFSITE SANITARY SEWER
C-220 - C-223	WATER PROFILES
C-230 - C-234	SANITARY SEWER PROFILES
C-240 - C-245	STORM SEWER PROFILES

PROJECT ZONING DATA

TAX MAP/PARCEL ID AND OWNER:	06000-00-00-024C3 FATHER GOOSE LLC 06000-00-00-024C1 THE FILTHY BEAST, LLC 06000-00-00-024C4 THE FILTHY BEAST, LLC 06000-00-00-024C0 THE FILTHY BEAST, LLC 06000-00-00-5100 BEYER FAMILY INVESTMENT PARTNERSHIP L.P.
ALBEMARLE COUNTY ZONING CLASSIFICATION:	R15 - RESIDENTIAL
ALBEMARLE COUNTY MAGISTERIAL DISTRICT:	JACK JOUETT
LAND AND BOUNDARY SURVEY SOURCE:	TIMMONS GROUP, DECEMBER 2018
TOPOGRAPHY SOURCE:	KUCERA INTERNATIONAL, INC. FROM AERIAL MAPPING FLIGHT ON NOVEMBER 17, 2018
PROPOSED BUILDING MAXIMUM HEIGHT:	65' MAX.
FEMA FLOOD INSURANCE RATE MAP:	ZONE X; AREAS TO BE DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
MANAGED OVERLAY DISTRICTS:	AIRPORT IMPACT AREA, ENTRANCE CORRIDOR, MANAGED STEEP SLOPES
FRONT SETBACK:	5' MIN. 25' MAX.
SIDE SETBACK:	5' MIN.
REAR SETBACK:	20' MIN.
PARCEL ACREAGE:	35.37 AC
PROFFERS:	AS DESCRIBED IN ZMA 2021-0008 OLD IVY RESIDENCES PROFFER STATEMENT: 1. GENERAL CONFORMANCE WITH "REZONING CONCEPT PLAN FOR OLD IVY RESIDENCES" 2. RIVANNA TRAIL 3. CONTRIBUTION TO OFF-SITE TRANSPORTATION IMPROVEMENTS
ABUTTING PARCELS:	060B2-00-00-00100 UNIVERSITY VILLAGE OWNERS ASSOCIATION ZONE R-10 RESIDENTIAL CURRENT USE: RESIDENTIAL 060B1-00-0H HUNTINGTON VILLAGE "A" LIMITED PARTNERSHIP, ET AL ZONE R-10 RESIDENTIAL CURRENT USE: RESIDENTIAL 076A0-00-00-000J1 RECTORS & VISITORS OF THE UVA C/O OFFICE OF SPACE AND RE MGMT ZONE R-1 RESIDENTIAL CURRENT USE: UNIVERSITY
DOWNSTREAM RECEIVING WATERS:	MOREY CREEK

PUBLIC WATER AND SEWER SERVICE ARE PROVIDED BY ALBEMARLE COUNTY SERVICE AUTHORITY.

PROPERTY NOT WITHIN AN ALBEMARLE COUNTY AND / OR CITY OF CHARLOTTESVILLE WATER SUPPLY WATERSHED

PROPOSED USE

RESIDENTIAL	27.0 AC
OPEN SPACE	8.37 AC
TOTAL PROJECT ACREAGE	35.37 AC
SINGLE FAMILY RESIDENCES	61 UNITS
TOWNHOMES	128 UNITS
MULTI-FAMILY APARTMENTS	336 UNITS (564 BEDROOMS)
TOTAL DWELLING UNITS	525 UNITS
GROSS RESIDENTIAL DENSITY:	14.8 UNITS/ACRE
RECREATIONAL AREAS:	35,000 SF
MAXIMUM HEIGHT OF ALL STRUCTURES:	65'
PARKING SPACES REQUIRED:	781 SPACES
PARKING SPACES PROVIDED*:	819 SPACES
IMPERVIOUS COVER:	18.0 AC
GREEN SPACE:	17.4 AC / 49%
LANDSCAPE PLAN REQUIRED:	YES
TRAFFIC GENERATION:	4,326 ADT (PER TIA REVISED 11/7/22)

*REFER TO PARKING BREAKDOWN ON OVERALL SITE PLAN, SHEET C-100

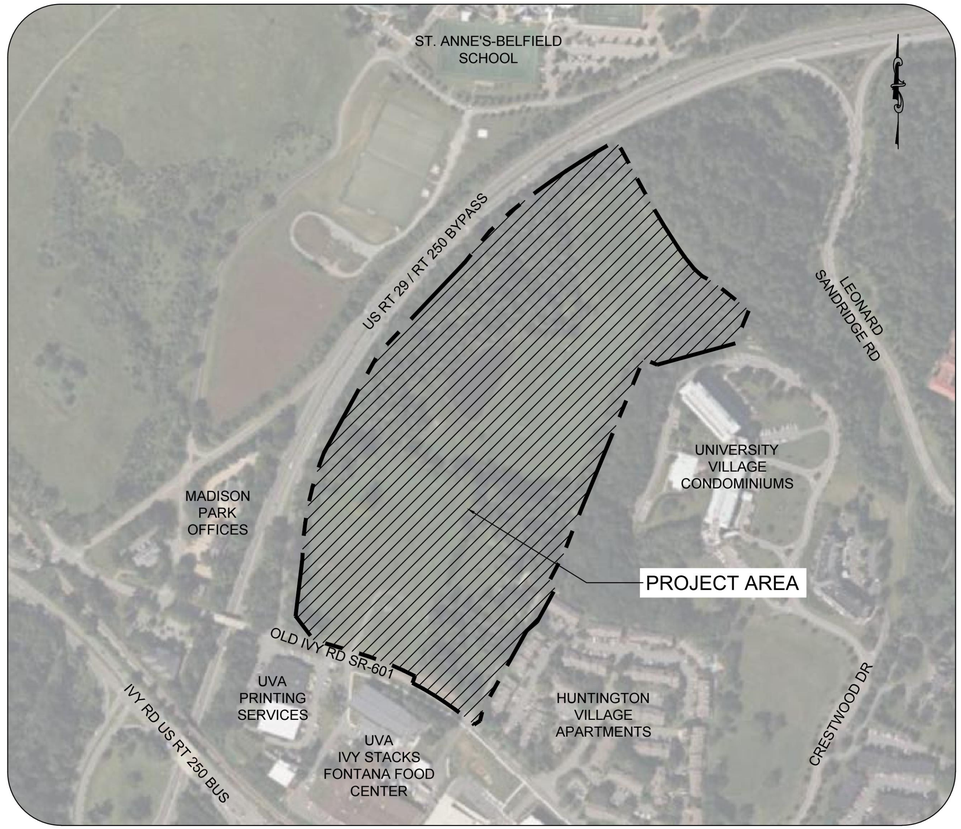
CONTACTS

OWNER:
GREYSTAR
LEADI COLE
DIRECTOR, DEVELOPMENT
3101 WILSON BLVD, SUITE 701
ARLINGTON, VA 22201
PH. (678) 292-0233

ENGINEER:
DEWBERRY ENGINEERS INC.
PATRICK HILL, PE
4805 LAKE BROOK DRIVE
SUITE 200
GLEN ALLEN, VIRGINIA 23060
PH. (804) 551-9341

VICINITY MAP

SCALE: 1" = 250'



SUBMITTAL		SET NUMBER
■ PRELIMINARY	☐ CONSTRUCTION	
☐ APPROVAL	☐ REVISION	
☐ BIDDING	☐ RECORD	

APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNING/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE RESCUE	
ALBEMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARTMENT OF TRANSPORATION	
HEALTH DEPARTMENT	

Dewberry
Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR
OLD IVY RESIDENCES
2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA
INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE
COVER

PROJECT NO. 50151935

C-000

SHEET NO. 1 OF 60

LEGEND

EXISTING	PROPOSED	
		MAJOR CONTOUR
		MINOR CONTOUR
		PROPERTY LINE
		EXISTING DITCH LINE
		EXISTING IPF-IRON PIPE FOUND
		EXISTING IRF-IRON ROD FOUND
		EXISTING IRS-IRON ROD SET (5/8"REBAR)
		EXISTING UTILITY POLE W/ GUY ANCHOR
		EXISTING GP-GUY POLE
		EXISTING EHH-ELECTRIC HANDHOLE
		EXISTING ELECTRIC METER
		EXISTING GEN.-GENERATOR
		EXISTING PED-TELEPHONE PEDESTAL
		EXISTING SS-SANITARY SEWER MANHOLE
		EXISTING YARD INLET
		EXISTING DS-DOWN SPOUT
		EXISTING SIGN
		EXISTING FHH-FIBER OPTIC HAND HOLE
		EXISTING WATER METER
		EXISTING WHH-WATER HANDHOLE
OHE		EXISTING OHE-OVERHEAD ELECTRIC
OHT		EXISTING OHT-OVERHEAD TELEPHONE
UGT	UGT	EXISTING UNDERGROUND TELEPHONE
UGE	UGE	EXISTING UNDERGROUND POWER
UGG	UGG	EXISTING UNDERGROUND GAS
FO		EXISTING UNDERGROUND FIBER OPTIC
UGU	UGU	EXISTING UNKNOWN UNDERGROUND UTILITY
UGW	UGW	EXISTING UNDERGROUND WATER
CTV	CTV	EXISTING CABLE TELEVISION
		EXISTING TREELINE
	320	PROPOSED INDEX CONTOUR
	338	PROPOSED MINOR CONTOUR
		PROPOSED STORM PIPE
		PROPOSED STORM INLET
		PROPOSED STORM MANHOLE
		PROPOSED TREELINE
		PROPOSED DITCH LINE
	SW 000.00	PROPOSED SIDEWALK ELEV.
	TC 000.00	PROPOSED TOP OF CURB ELEV.
	EP 000.00	PROPOSED EDGE OF PAVEMENT ELEV.
	G 000.00	PROPOSED GROUND ELEV.
	INV. 000.00	PROPOSED INVERT ELEV.
	FL 000.00	PROPOSED FLOW LINE ELEV.
UGE	UGE	PROPOSED UNDERGROUND ELECTRIC LINE
OHE		PROPOSED OVERHEAD ELECTRIC LINE
		PROPOSED ROAD CENTERLINE
	W	PROPOSED DOMESTIC WATERLINE
		PROPOSED GATE VALVE
	WM	PROPOSED WATER METER
		PROPOSED 45 DEGREE BEND
		PROPOSED TEE
	SS	PROPOSED SANITARY GRAVITY LINE
		PROPOSED SANITARY SEWER MANHOLE
		PROPOSED SANITARY SEWER CLEANOUT

ABBREVIATIONS

AC.= ACRE
APPROX. = APPROXIMATE
ABS = APPROX. LOCATION OF U/G UTILITY (ORIGIN/DESTINATION UNKNOWN)
BC = BACK OF CURB
BPP = BLACK PLASTIC PIPE
BW = BOTTOM OF WALL
C&G = CURB AND GUTTER
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
CLF = CHAIN LINK FENCE
DA = DRAINAGE AREA
DATR=DATA ACCORDING TO RECORD
DI = DUCTILE IRON
EOI = UTILITY END OF INVESTIGATION
EOP = EDGE OF PAVEMENT
EX = EXISTING
FF = FINISHED FLOOR
FFE = FINISHED FLOOR ELEVATION
FG = FINISH GRADE
FH = FIRE HYDRANT
FP = FLAG POLE
GP = GUY POLE
GW = GUY WIRE
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
LF = LINEAR FEET
LOD = LIMITS OF DISTURBANCE
LOW = LIMITS OF WORK
LP = LIGHT POLE
MH = MAN HOLE
MW = MONITORING WELL
N.T.S = NOT TO SCALE
O/H = OVERHEAD
PP = POWER POLE
PRN = PARCEL REFERENCE No.
PVC = POLYVINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
SD = STORM DRAIN
STM = STORM STRUCTURE
SWM = STORM WATER MANAGEMENT
SW = SIDEWALK
Tc = TIME OF CONCENTRATION
TC = TOP OF CURB
TCP = TERRACOTTA PIPE
TW = TOP OF WALL
TYP. = TYPICAL
WHH = WATER HAND HOLE
WM = WATER METER

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

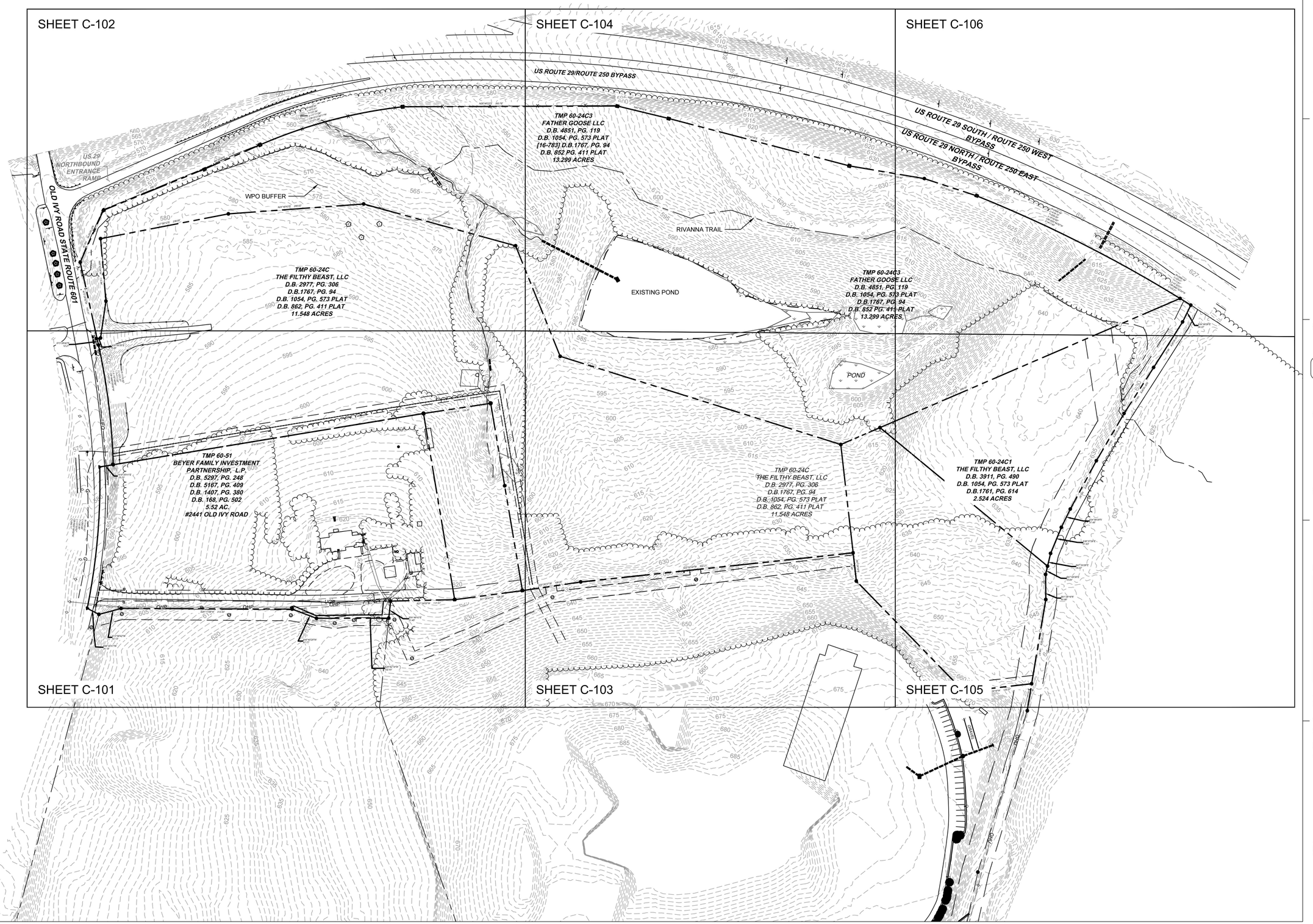
TITLE

GENERAL NOTES

PROJECT NO. 50151935

C-001

SHEET NO. 2 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 40' 80' 160'
SCALE: 1" = 80'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

OVERALL EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-100

SHEET NO. 3 OF 60

MATCHLINE - REFER TO SHEET C-102

D.B. 802, PG. 411 PLAT
11.548 ACRES

S73°28'42"E
12.27'

N20°55'35"E
6.45'

18" RCP
INV=565.17'

R=1170.92'
L=221.97'
T=111.02'
Δ=10°51'56"
CB=N83°05'00"W
C=221.04'

EX. 15' GAS EASEMENT
FOR THE CITY OF CHARLOTTESVILLE
[15-783, 22-776, 13-777] D.B. 1131, PG. 617

EX. 20' WATER EASEMENT
FOR THE ALBEMARLE
COUNTY SERVICE
AUTHORITY
[15-783, 22-776, 13-777] D.B.
1131, PG. 617

DISTURBED ROD
FOUND S 57°01'39"W
1.15' OF CORNER

IRON (F)

N19°35'41"E
25.23'

S19°35'41"W 576.39'

TREELINE
DRAWN FROM
AERIAL
IMAGERY

TMP 60-51
BEYER FAMILY INVESTMENT
PARTNERSHIP, L.P.
D.B. 5297, PG. 248
D.B. 5167, PG. 409
D.B. 1407, PG. 380
D.B. 168, PG. 502
5.52 AC.
#2441 OLD IVY ROAD

15'
PRESCRIPTIVE
PUBLIC
EASEMENT

STONE STEPS

BOULDER

N30°35'14"E
32.00'

N54°33'55"W
30.00'

30.00'
S54°33'55"E

32.00'
S30°35'14"W

36" C
INV.=

S81°20'43"W
39.10'

PIPE (F)

S20°21'26"W 124.46'

11' X 36' BLOCK
STABLE

STREAM
[10D-780] D.B. 1407, PG. 380

D.B. 173, PG. 489
D.B. 202, PG. 550

SPRING

S26°39'32"E
348.42'

IRON (F) @195.03'

8' X 8' WOOD
GAZEBO

2-LEVEL
BRICK
BUILDING

20' X 20' BLOCK
GARAGE

1-LEVEL BLOCK
BUILDING

MATCHLINE - REFER TO SHEET C-103

R=1145.92'
L=260.69'
T=130.96'
Δ=13°02'02"
CB=N83°35'59"W
C=260.11'

OLD IVY ROAD STATE ROUTE 601

EX. 20' ACCESS EASEMENT FOR TMP 60-24C
D.B. 1407, PG. 380
D.B. 202, PG. 549
[10-783, 14-776] D.B. 168, PG. 502
[9-780] D.B. 195, PG. 143
D.B. 202, PG. 550
D.B. 269, PG. 281
[10A-780] D.B. 1407, PG. 380

OVERHEAD UTILITIES &
GRAVEL DRIVE
[10B-780] D.B. 1407, PG. 380

GRAVEL DRIVE

ASPHALT

EX. 20' ACCESS EASEMENT
[10-783, 11-780, 14-776] D.B. 173, PG. 488
[10A-780] D.B. 1407, PG. 380

GRAVEL DRIVE

S27°39'05"W 117.51'

S21°26'47"W 125.29'

IRON (F)

S54°46'43"E
31.45'

S29°11'08"W 313.45'

IRON (F)

IRON (F)

1' STONE
WALL

IRON (F)

S49°40'29"W
47.77'

EX. 20' SEWER EASEMENT FOR
ALBEMARLE COUNTY SERVICE
AUTHORITY
[12-780] D.B. 728, PG. 134

1.3'
OVER LINE (ON SUBJECT)
[10C-780] D.B. 1407, PG. 380

2.2'
OVER LINE (ON SUBJECT)
[10C-780] D.B. 1407, PG. 380

IRON (F)

S28°52'19"W
132.45'

EX. 15' UNDERGROUND POWER EASEMENT FOR
VIRGINIA ELECTRIC AND POWER COMPANY
[14-780] D.B. 4753, PG.252

EX. 20' SEWER EASEMENT FOR ALBEMARLE
COUNTY SERVICE AUTHORITY
[13-780] D.B.1177, PG. 485

S13°56'42"W
42.13'

S56°35'41"W
24.18'

HARVEST DR
33'±TO

TMP 60B1-H
HUNTINGTON VILLAGE "A" LIMITED
PARTNERSHIP, ET AL
D.B. 733, PG. 32

TMP 60
UNIVERSITY
OWNERS ASS
D.B. 1867,

LEGEND

- WATER WELL
- SANITARY MANHOLE
- POWER POLE
- FENCE
- TREELINE

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

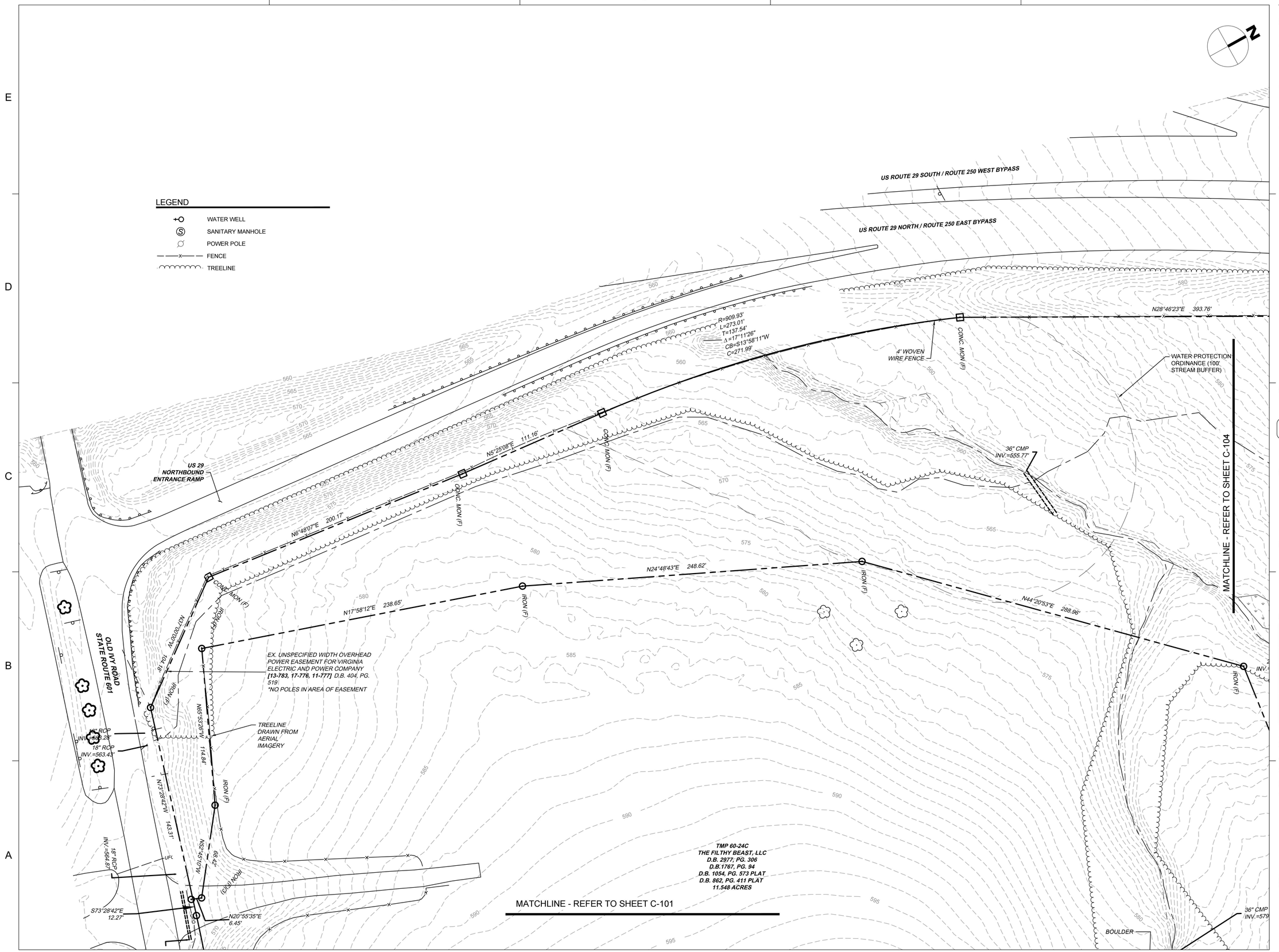
DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023
TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-101

SHEET NO. 4 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-102

SHEET NO. 5 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 40' 80' 160'
SCALE: 1" = 80'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-103

SHEET NO. 6 OF 60



LEGEND

- WATER WELL
- SANITARY MANHOLE
- POWER POLE
- FENCE
- TREELINE

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 40' 80' 160'
SCALE: 1" = 80'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

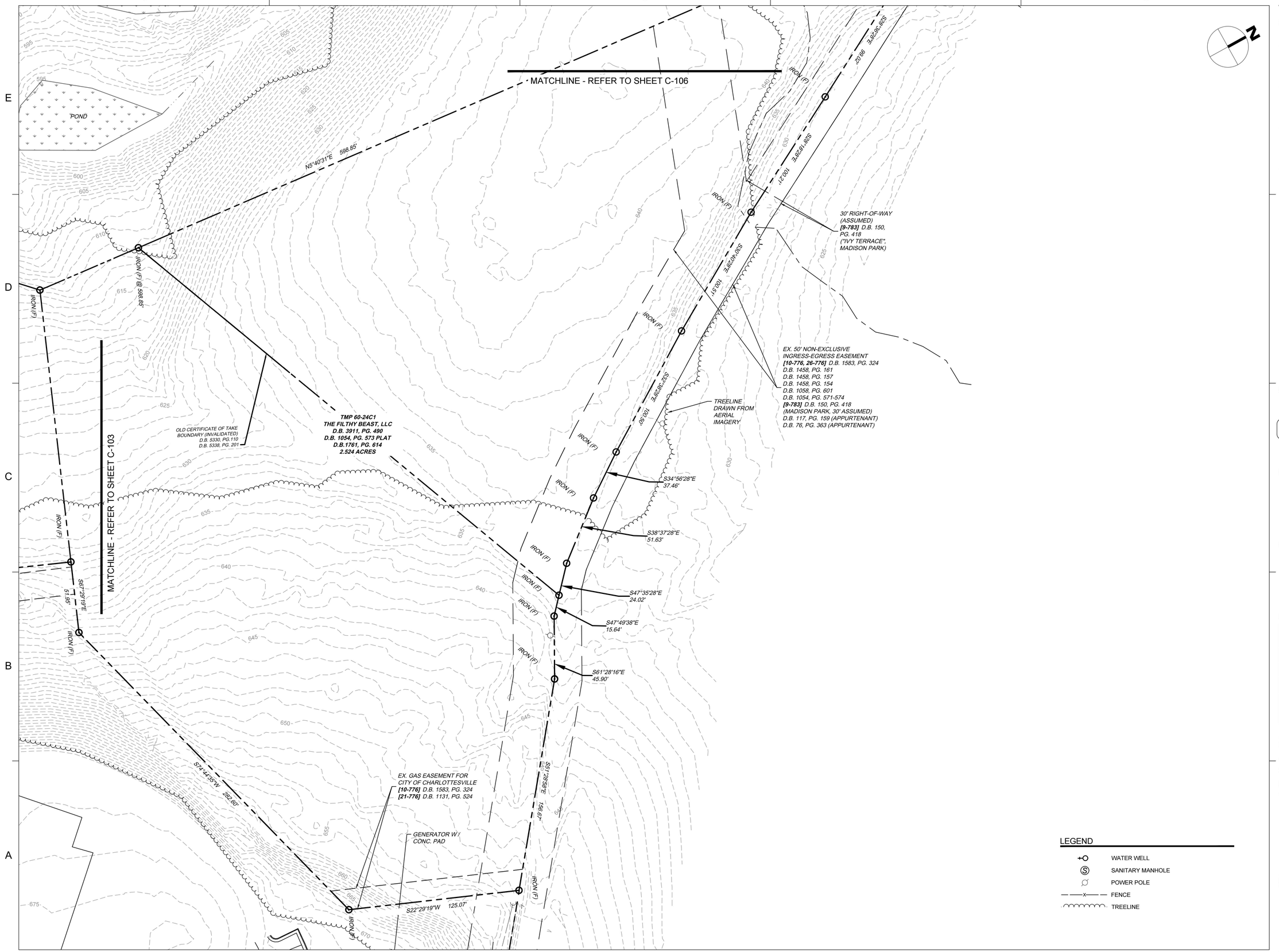
TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-104

SHEET NO. 7 OF 60



LEGEND

- WATER WELL
- SANITARY MANHOLE
- POWER POLE
- FENCE
- TREELINE

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 40' 80' 160'
SCALE: 1" = 80'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

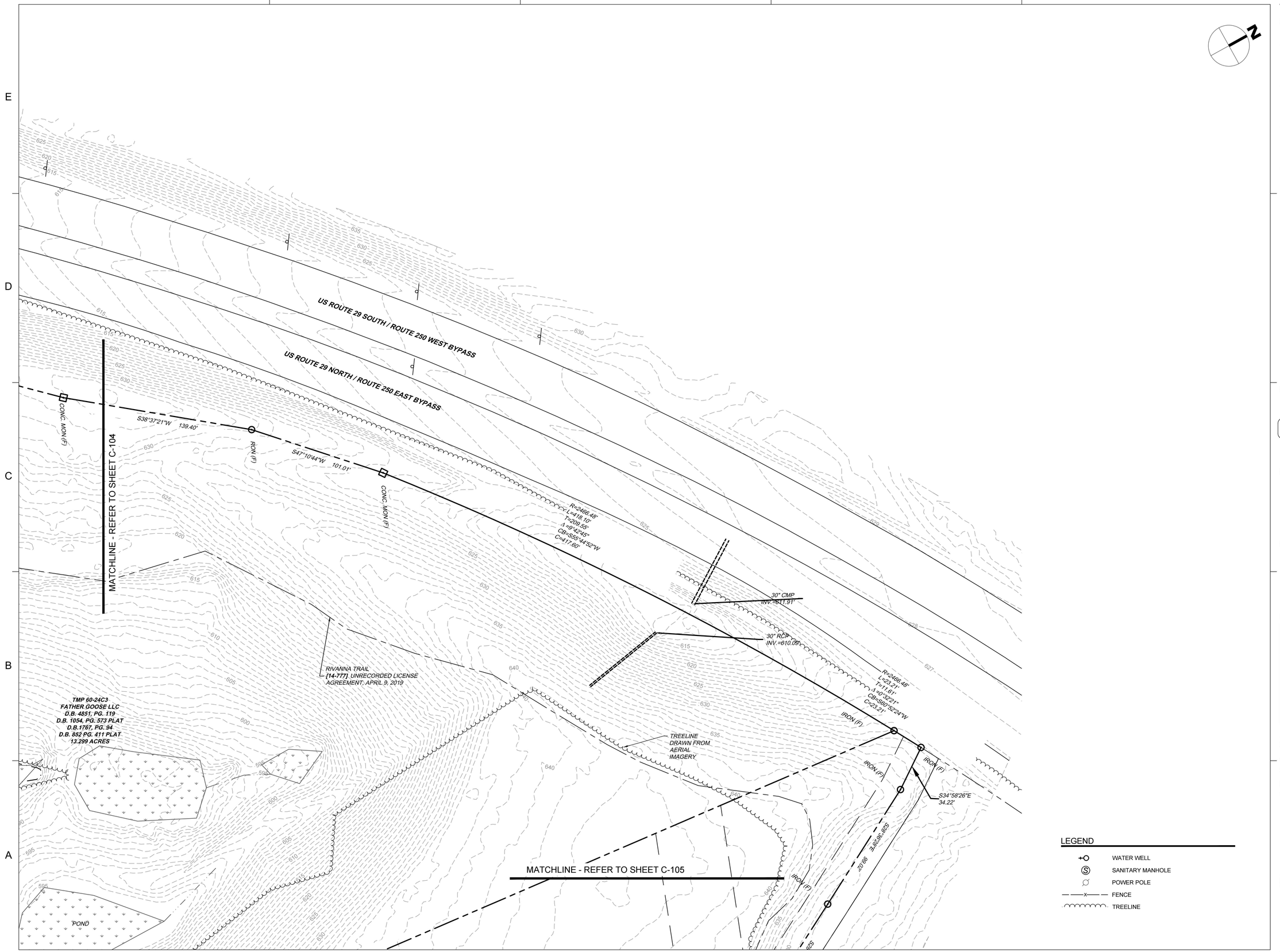
TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-105

SHEET NO. 8 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 40' 80' 160'
SCALE: 1" = 80'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

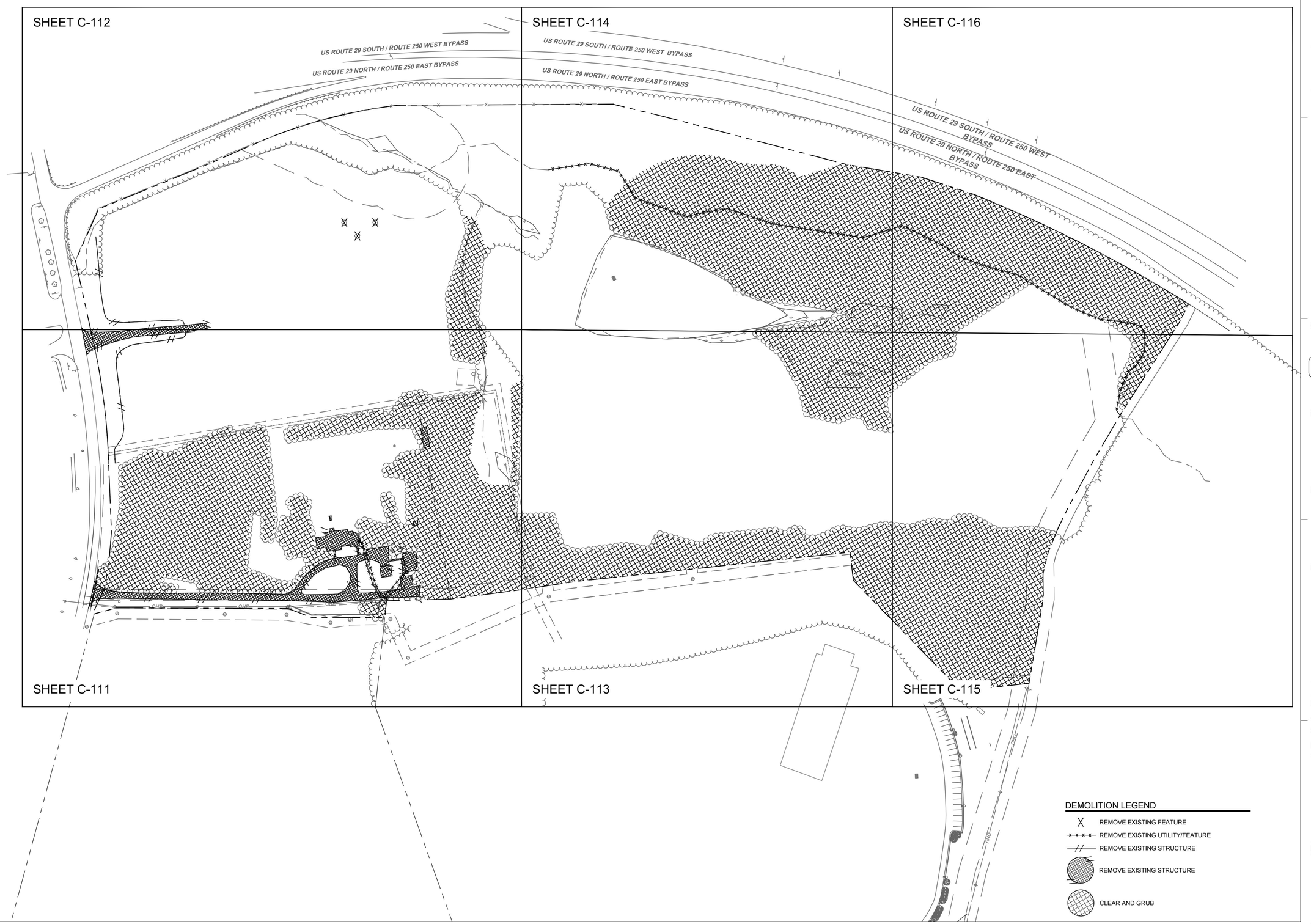
TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-106

SHEET NO. 9 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 40' 80' 160'
SCALE: 1" = 80'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

OVERALL DEMOLITION PLAN

PROJECT NO. 50151935

C-110

SHEET NO. 10 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-111

SHEET NO. 11 OF 60

1 2 3 4 5

E D C B A

DEMOLITION LEGEND

- REMOVE EXISTING FEATURE
- REMOVE EXISTING UTILITY/FEATURE
- REMOVE EXISTING STRUCTURE
- REMOVE EXISTING STRUCTURE
- CLEAR AND GRUB

N

US ROUTE 29 SOUTH / ROUTE 250 WEST BYPASS

US ROUTE 29 NORTH / ROUTE 250 EAST BYPASS

US 29 NORTHBOUND ENTRANCE RAMP

OLD IVY ROAD STATE ROUTE 601

WATER PROTECTION ORDINANCE (100' STREAM BUFFER)

REMOVE TREES

REMOVE FENCE

REMOVE DRIVEWAY

MATCHLINE - REFER TO SHEET C-111

MATCHLINE - REFER TO SHEET C-111

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-112

SHEET NO. 12 OF 60

1 2 3 4 5

E D C B A

MATCHLINE - REFER TO SHEET C-114

30' x 32' (960 SF) NON-EXCAVATION AREA (FROM RECORD)

EXISTING GAS AND WATER EASEMENTS TO BE RELOCATED, COORD. WITH UTILITY OWNERS

MATCHLINE - REFER TO SHEET C-111

TREELINE DRAWN FROM AERIAL IMAGERY

CLEAR AND GRUB

MATCHLINE - REFER TO SHEET C-115

TMP 60B2-1 UNIVERSITY VILLAGE OWNERS ASSOCIATION D.B. 1867, PG. 686

TMP 60B2-1 UNIVERSITY VILLAGE OWNERS ASSOCIATION D.B. 1867, PG. 686

N

DEMOLITION LEGEND

- X — REMOVE EXISTING FEATURE
- ✶✶✶✶ — REMOVE EXISTING UTILITY/FEATURE
- // — REMOVE EXISTING STRUCTURE
- REMOVE EXISTING STRUCTURE
- CLEAR AND GRUB

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-113

SHEET NO. 13 OF 60



DEMOLITION LEGEND

- REMOVE EXISTING FEATURE
- REMOVE EXISTING UTILITY/FEATURE
- REMOVE EXISTING STRUCTURE
- REMOVE EXISTING STRUCTURE
- CLEAR AND GRUB

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-114

SHEET NO. 14 OF 60



DEMOLITION LEGEND

- REMOVE EXISTING FEATURE
- REMOVE EXISTING UTILITY/FEATURE
- REMOVE EXISTING STRUCTURE
- REMOVE EXISTING STRUCTURE
- CLEAR AND GRUB

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-115

SHEET NO. 15 OF 60



DEMOLITION LEGEND

- X — REMOVE EXISTING FEATURE
- REMOVE EXISTING UTILITY/FEATURE
- REMOVE EXISTING STRUCTURE
- REMOVE EXISTING STRUCTURE
- CLEAR AND GRUB

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

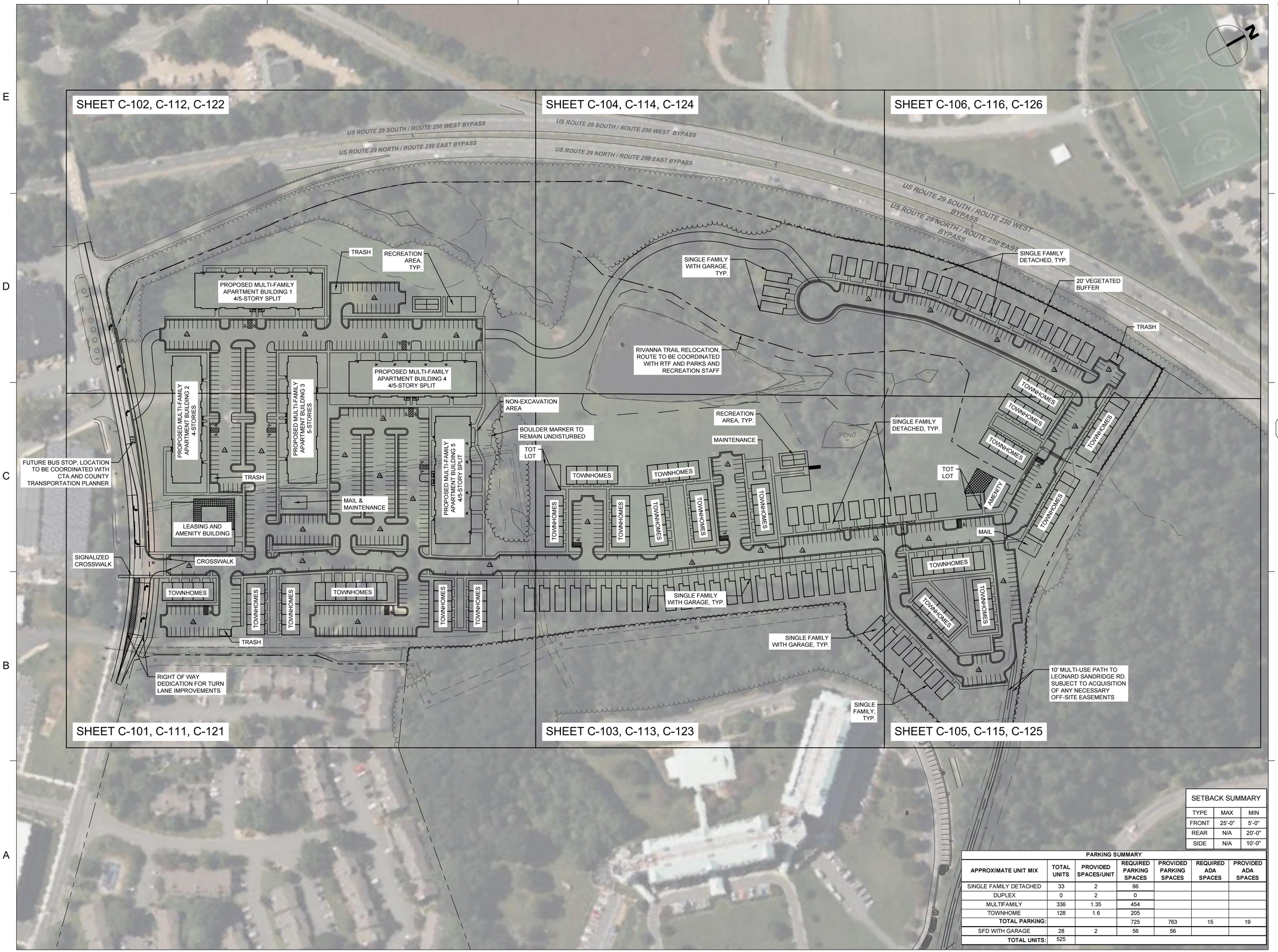
TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-116

SHEET NO. 16 OF 60



SETBACK SUMMARY		
TYPE	MAX	MIN
FRONT	25'-0"	5'-0"
REAR	N/A	20'-0"
SIDE	N/A	10'-0"

PARKING SUMMARY

APPROXIMATE UNIT MIX	TOTAL UNITS	PROVIDED SPACES/UNIT	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES	REQUIRED ADA SPACES	PROVIDED ADA SPACES
SINGLE FAMILY DETACHED	33	2	66			
DUPLEX	0	2	0			
MULTIFAMILY	336	1.35	454			
TOWNHOME	128	1.6	205			
TOTAL PARKING:			725	763	15	19
SFD WITH GARAGE	28	2	56	56		
TOTAL UNITS:	525					

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 40' 80' 160'
SCALE: 1" = 80'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

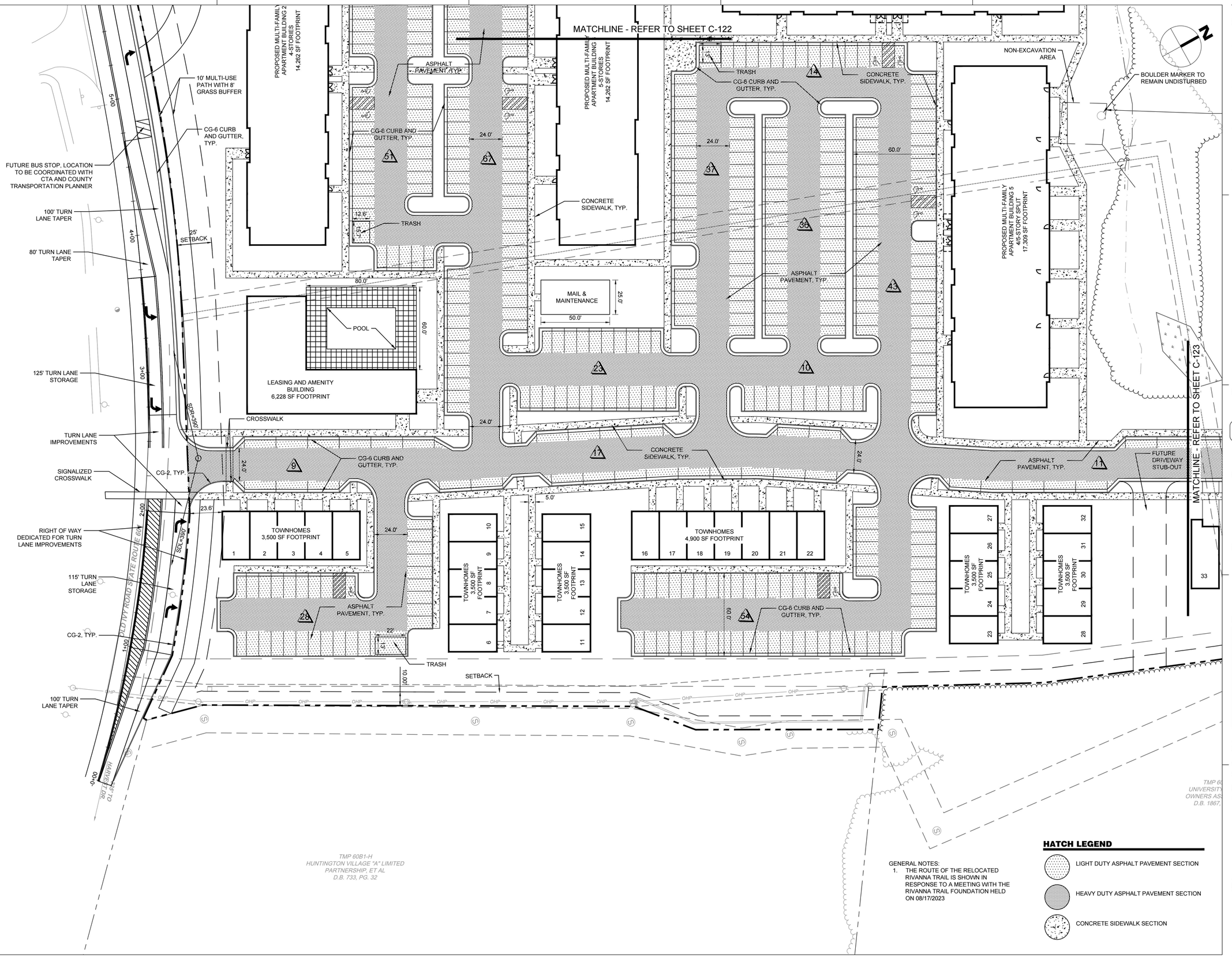
TITLE

OVERALL SITE PLAN

PROJECT NO. 50151935

C-120

SHEET NO. 17 OF 60



HATCH LEGEND

- LIGHT DUTY ASPHALT PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT SECTION
- CONCRETE SIDEWALK SECTION

GENERAL NOTES:

1. THE ROUTE OF THE RELOCATED RIVANNA TRAIL IS SHOWN IN RESPONSE TO A MEETING WITH THE RIVANNA TRAIL FOUNDATION HELD ON 08/17/2023

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-121

SHEET NO. 18 OF 60

GENERAL NOTES:
1. THE ROUTE OF THE RELOCATED RIVANNA TRAIL IS SHOWN IN RESPONSE TO A MEETING WITH THE RIVANNA TRAIL FOUNDATION HELD ON 08/17/2023

HATCH LEGEND

- LIGHT DUTY ASPHALT PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT SECTION
- CONCRETE SIDEWALK SECTION

US ROUTE 29 SOUTH / ROUTE 250 WEST BYPASS

US ROUTE 29 NORTH / ROUTE 250 EAST BYPASS

US 29 NORTHBOUND ENTRANCE RAMP

OLD IVY ROAD STATE ROUTE 601

7+83

7+00

6+00

CG-6 CURB AND GUTTER, TYP.

10.00' SETBACK

25.00' SETBACK

300' TURN LANE STORAGE

GRASSPAVE EMERGENCY ACCESS ROAD

24.0'

20.0'

PROPOSED MULTI-FAMILY APARTMENT BUILDING 1
4/5-STORY SPLIT
17,309 SF FOOTPRINT

TRASH
20'

24.0'

RECREATION AREA, TYP.

30.0'

55.0'

CG-6 CURB AND GUTTER, TYP.

CONCRETE SIDEWALK, TYP.

ASPHALT PAVEMENT, TYP.

60.0'

PROPOSED MULTI-FAMILY APARTMENT BUILDING 4
4/5-STORY SPLIT
17,309 SF FOOTPRINT

PROPOSED MULTI-FAMILY APARTMENT BUILDING 2
4-STORIES
14,262 SF FOOTPRINT

PROPOSED MULTI-FAMILY APARTMENT BUILDING 3
4/5-STORY SPLIT
17,309 SF FOOTPRINT

MATCHLINE - REFER TO SHEET C-121

MATCHLINE - REFER TO SHEET C-124

WATER PROTECTION ORDINANCE (100' STREAM BUFFER)

NON-EXCAVATION AREA

18.0'

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-122

SHEET NO. 19 OF 60



GENERAL NOTES:

1. THE ROUTE OF THE RELOCATED RIVANNA TRAIL IS SHOWN IN RESPONSE TO A MEETING WITH THE RIVANNA TRAIL FOUNDATION HELD ON 08/17/2023

HATCH LEGEND

- LIGHT DUTY ASPHALT PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT SECTION
- CONCRETE SIDEWALK SECTION

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

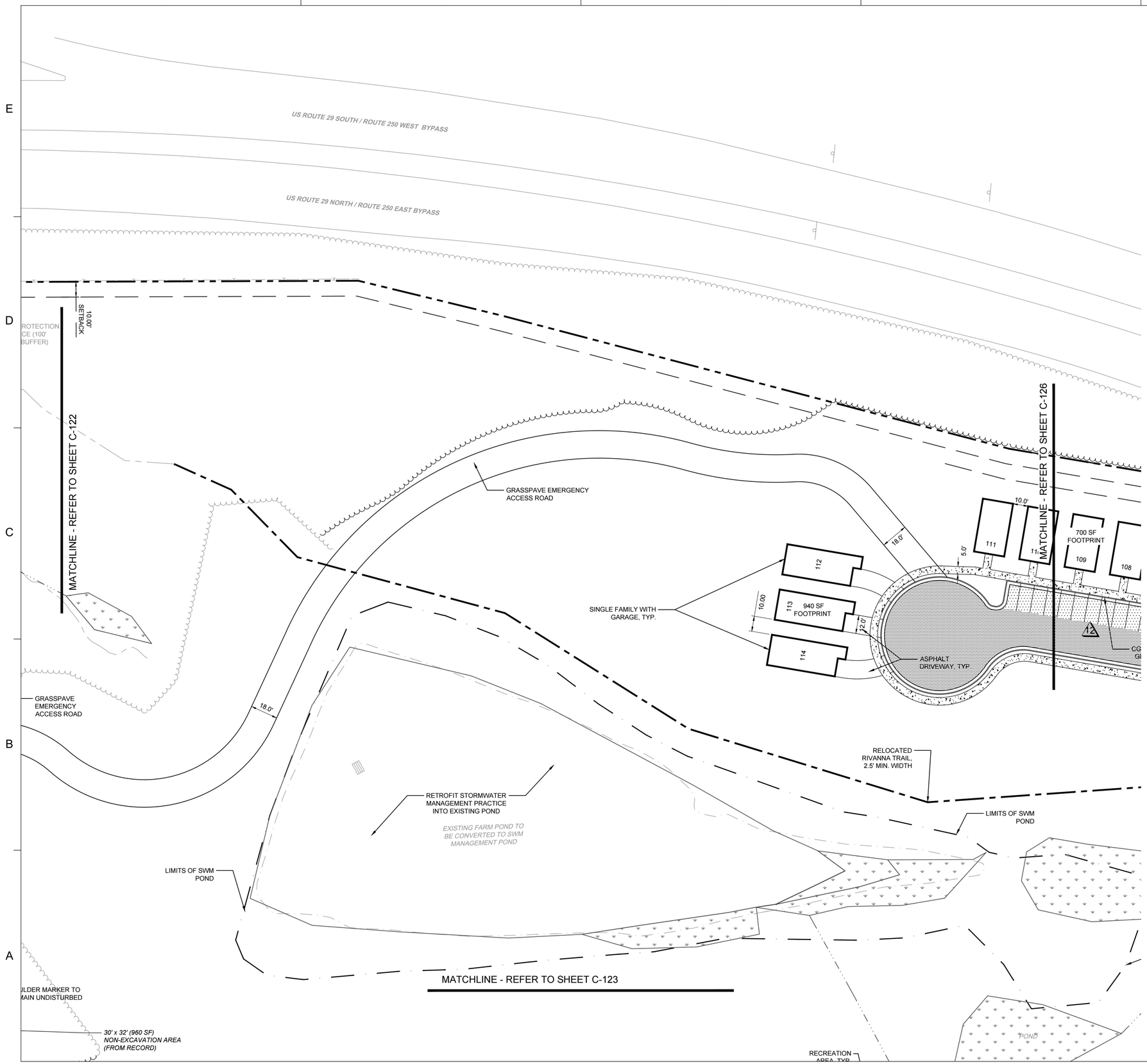
TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-123

SHEET NO. 20 OF 60



GENERAL NOTES:
1. THE ROUTE OF THE RELOCATED RIVANNA TRAIL IS SHOWN IN RESPONSE TO A MEETING WITH THE RIVANNA TRAIL FOUNDATION HELD ON 08/17/2023

HATCH LEGEND

- LIGHT DUTY ASPHALT PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT SECTION
- CONCRETE SIDEWALK SECTION

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-124

SHEET NO. 21 OF 60



GENERAL NOTES:
1. THE ROUTE OF THE RELOCATED RIVANNA TRAIL IS SHOWN IN RESPONSE TO A MEETING WITH THE RIVANNA TRAIL FOUNDATION HELD ON 08/17/2023

HATCH LEGEND

- LIGHT DUTY ASPHALT PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT SECTION
- CONCRETE SIDEWALK SECTION

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-125

SHEET NO. 22 OF 60



GENERAL NOTES:
1. THE ROUTE OF THE RELOCATED RIVANNA TRAIL IS SHOWN IN RESPONSE TO A MEETING WITH THE RIVANNA TRAIL FOUNDATION HELD ON 08/17/2023

HATCH LEGEND

- LIGHT DUTY ASPHALT PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT SECTION
- CONCRETE SIDEWALK SECTION

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

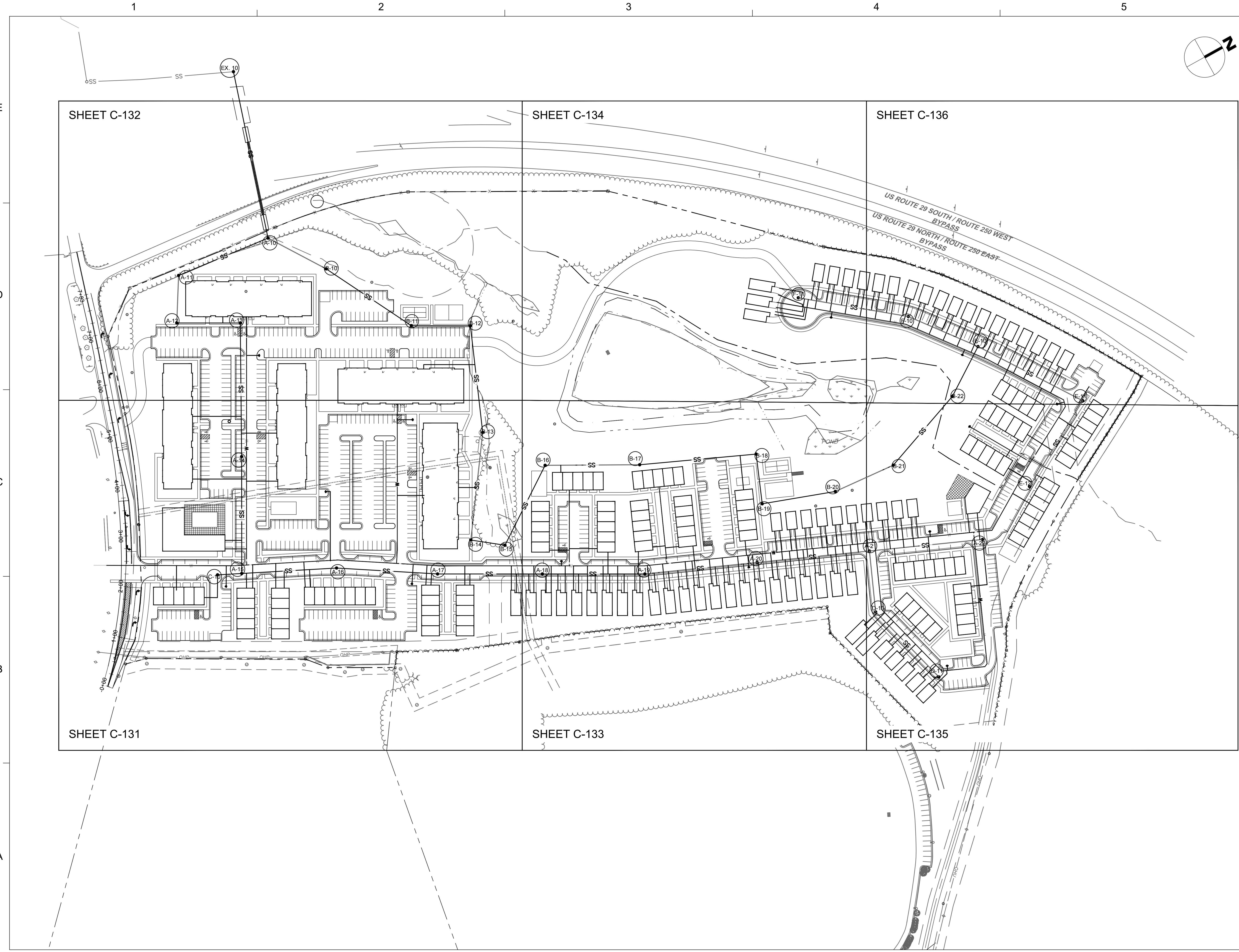
TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-126

SHEET NO. 23 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 40' 80' 160'
SCALE: 1" = 80'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

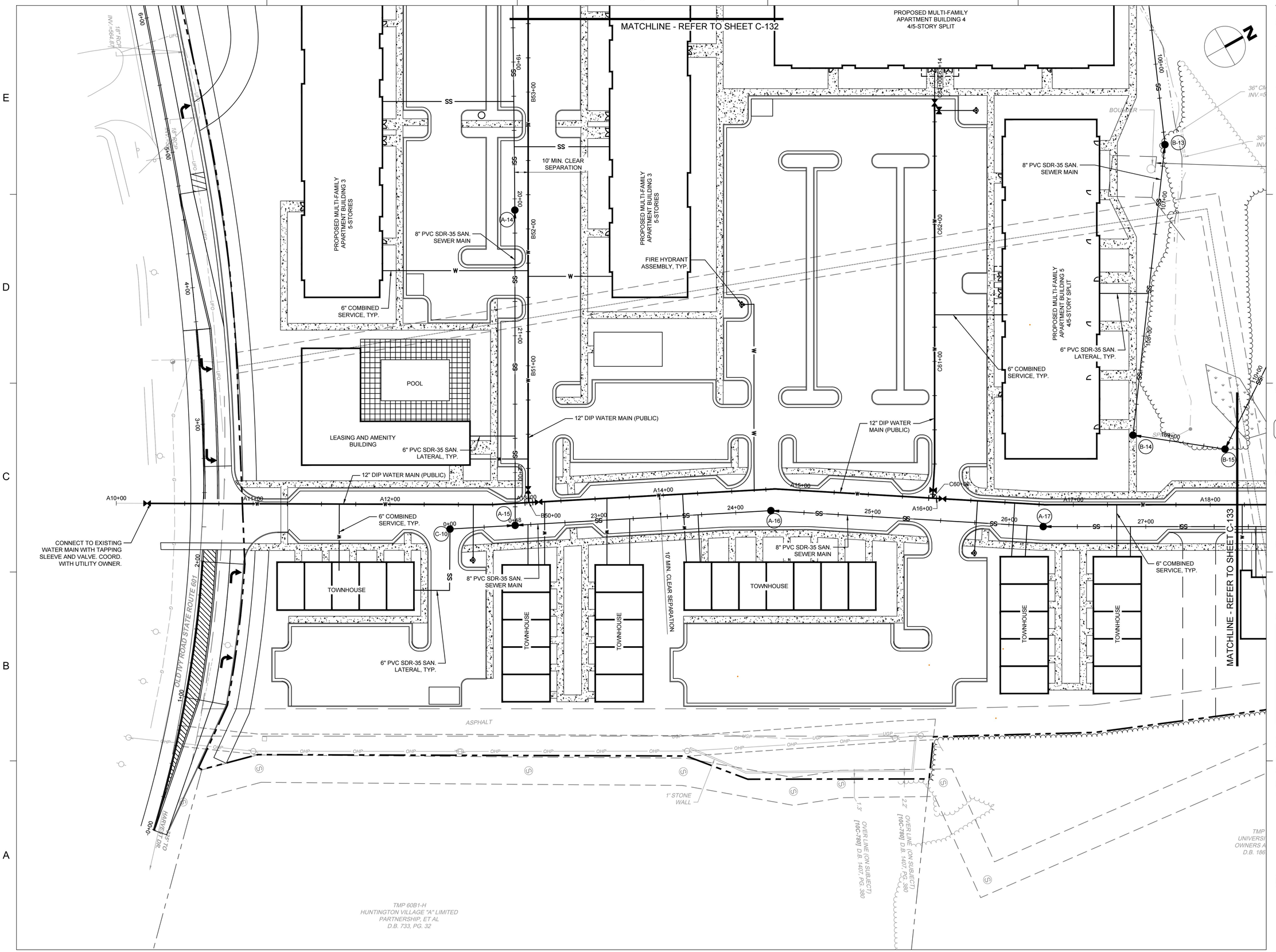
TITLE

OVERALL UTILITY PLAN

PROJECT NO. 50151935

C-130

SHEET NO. 24 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

UTILITY PLAN

PROJECT NO. 50151935

C-131

SHEET NO. 25 OF 60

1 2 3 4 5

E D C B A

EX. 10 10+00 CORE NEW CONNECTION TO EXISTING MANHOLE

EX. SAN MH INV.=539.82 (FROM GIS)

SMH TOP=550.54 INV=540.39

EX. SAN MH INV.=544.00 (FROM GIS)

25' UTILITY EASEMENT REQUIRED TO PUBLIC MANHOLE

BUILDING

MON. FD

11+00

10'x30' RECEIVING PIT

OFF-SITE SANITARY EXTENSION

DITCH

APPROXIMATE SOUTHBOUND LANE

APPROXIMATE NORTHBOUND LANE

US ROUTE 29 SOUTH / ROUTE 250 WEST BYPASS

US ROUTE 29 NORTH / ROUTE 250 EAST BYPASS

JACK AND BORE PIPE BENEATH HIGHWAY AND EXIT RAMP. COORDINATE WITH VDOT AND ACSA.

12+00

RAMP

WOVEN WIRE FENCE

4' WOVEN WIRE FENCE

10'x30' BORING PIT

WATER PROTECTION ORDINANCE (100' STREAM BUFFER)

MATCHLINE - REFER TO SHEET C-134

13+00

A-10

14+00

36" CMP INV.=555.77'

US 29 NORTHBOUND ENTRANCE RAMP

15+00

A-11

101+00

B-10

8" PVC SDR-35 SAN. SEWER MAIN

102+00

7+83

OLD IVY ROAD STATE ROUTE 601

7+00

18" RCP INV.=563.20

18" RCP INV.=563.43

PROPOSED MULTI-FAMILY APARTMENT BUILDING 1 4/5-STORY SPLIT

6" PVC SDR-35 SAN. LATERAL TYP.

6" COMBINED SERVICE, TYP.

16+00

16+90

A-12

17+00

A-13

103+00

B-11

104+00

B-12

12" DIP WATER MAIN (PUBLIC)

FIRE HYDRANT ASSEMBLY, TYP.

14+00

B

PROPOSED MULTI-FAMILY APARTMENT BUILDING 2 5-STORIES

8" PVC SDR-35 SAN. SEWER MAIN

10' MIN. CLEAR SEPARATION

PROPOSED MULTI-FAMILY APARTMENT BUILDING 3 5-STORIES

6" PVC SDR-35 SAN. LATERAL, TYP.

105+00

MATCHLINE - REFER TO SHEET C-131

PROPOSED MULTI-FAMILY APARTMENT BUILDING 4 4/5-STORY SPLIT

6+00

18" RCP INV.=564.

INV.

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

UTILITY PLAN

PROJECT NO. 50151935

C-132

SHEET NO. 26 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

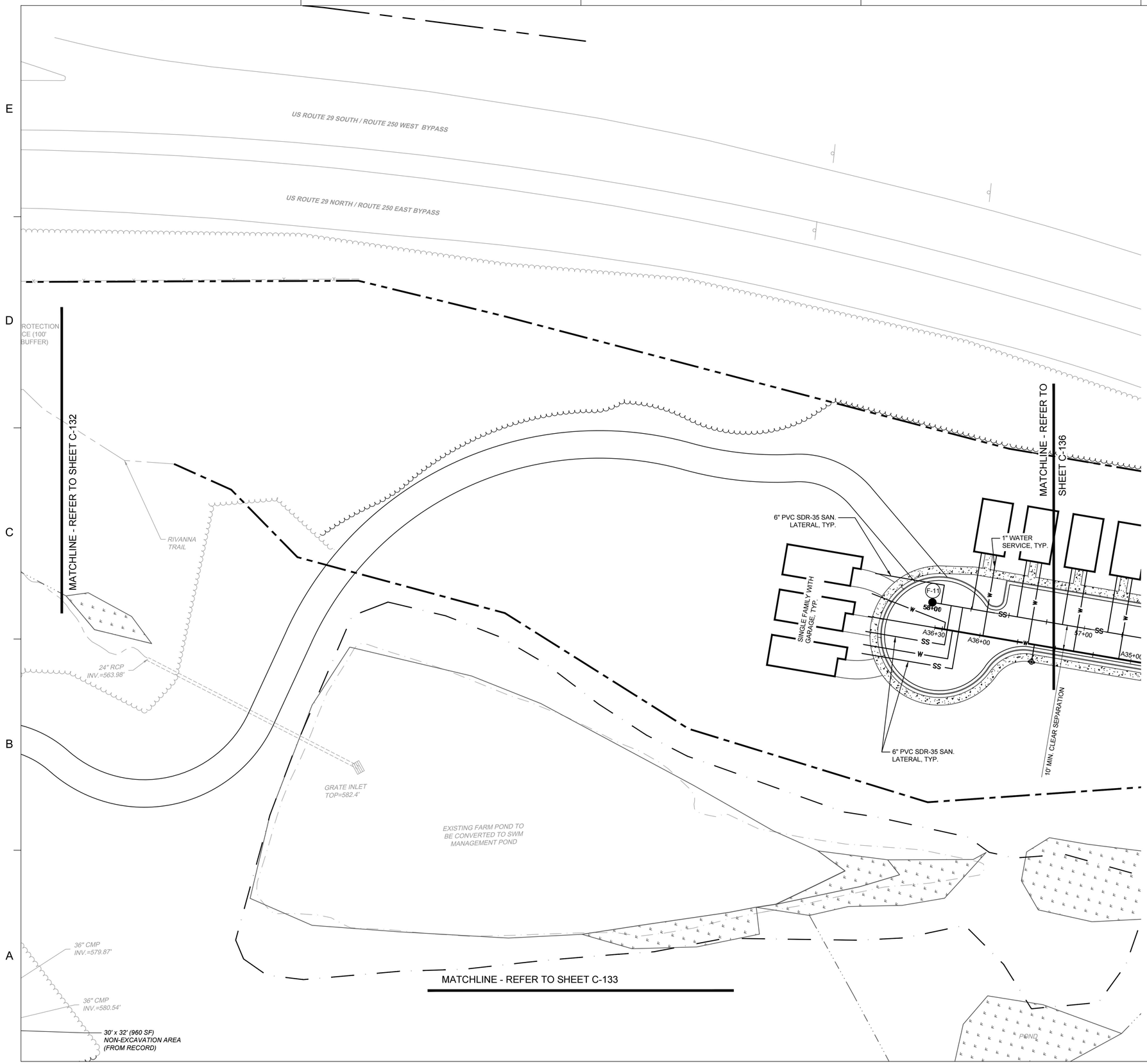
TITLE

UTILITY PLAN

PROJECT NO. 50151935

C-133

SHEET NO. 27 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

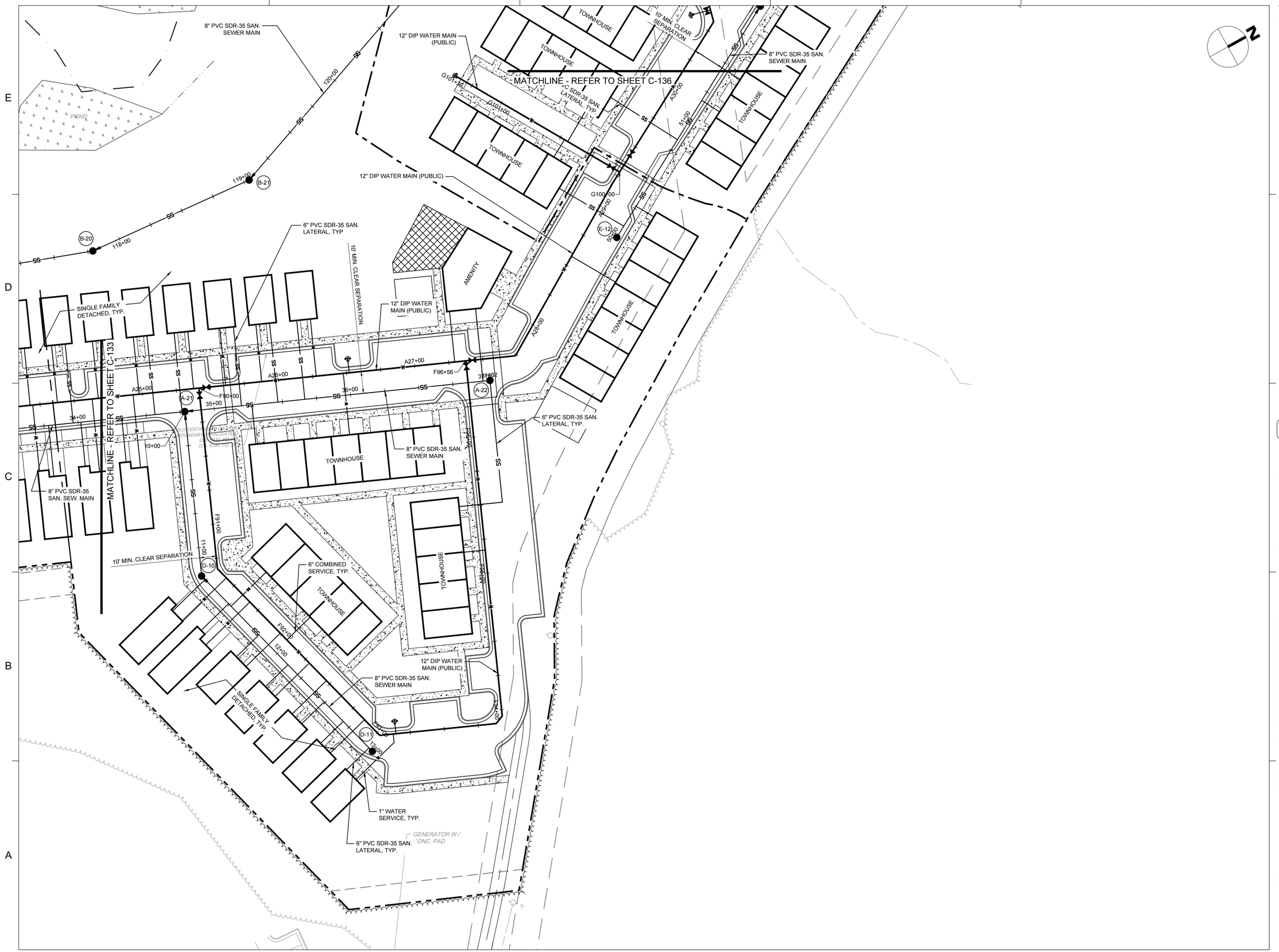
TITLE

UTILITY PLAN

PROJECT NO. 50151935

C-134

SHEET NO. 28 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

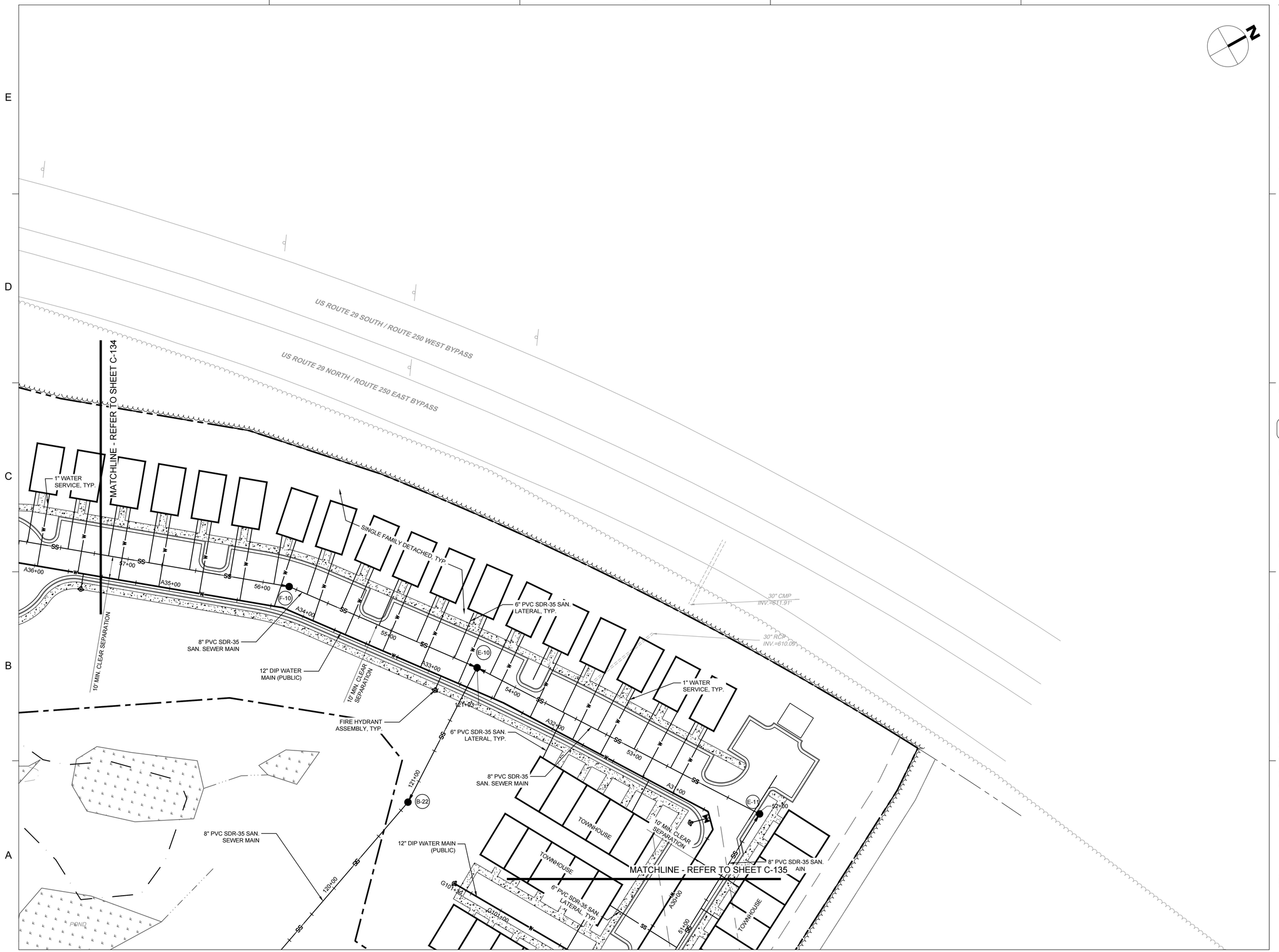
TITLE

UTILITY PLAN

PROJECT NO. 50151935

C-135

SHEET NO. 29 OF 60



N

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE
UTILITY PLAN

PROJECT NO. 50151935

C-136

SHEET NO. 30 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 40' 80' 160'
SCALE: 1" = 80'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

OVERALL GRADING PLAN

PROJECT NO. 50151935

C-140

SHEET NO. 31 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

GRADING PLAN

PROJECT NO. 50151935

C-141

SHEET NO. 32 OF 60

1 2 3 4 5

E D C B A

EX. SAN MH
INV. 399.62
(FROM GIS)

EX. SAN MH
INV. 444.00
(FROM GIS)

SS

US ROUTE 29 SOUTH / ROUTE 250 WEST BYPASS

US ROUTE 29 NORTH / ROUTE 250 EAST BYPASS

US 29
NORTHBOUND
ENTRANCE RAMP

WATER PROTECTION
ORDINANCE (100'
STREAM BUFFER)

MATCHLINE - REFER TO SHEET C-144

18" RCP

10" RCP

STATE ROUTE 601
OLD IVY ROAD

7+83

7+00

6+00

10' RETAINING
WALL

MANUFACTURED
TREATMENT DEVICE
(ADS BAYFILTER OR
SIMILAR)

FFE: 576.33

PROPOSED MULTI-FAMILY
APARTMENT BUILDING 1
4/5-STORY SPLIT
17,309 SF FOOTPRINT

MANUFACTURED
TREATMENT DEVICE
(ADS BAYFILTER OR
SIMILAR)

FFE: 587.00

UNDERGROUND
STORAGE

UNDERGROUND
STORAGE

FFE: 588.00

PROPOSED MULTI-FAMILY APARTMENT
BUILDING 4
4/5-STORY SPLIT
17,309 SF FOOTPRINT

FFE: 598.67

PROPOSED MULTI-FAMILY
APARTMENT BUILDING 2
4-STORIES
14,262 SF FOOTPRINT

FFE: 594.82

MATCHLINE - REFER TO SHEET C-141

37.0%

34.6%

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE
GRADING PLAN

PROJECT NO. 50151935

C-142

SHEET NO. 33 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE
GRADING PLAN

PROJECT NO. 50151935

C-143

SHEET NO. 34 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE
GRADING PLAN

PROJECT NO. 50151935

C-144

SHEET NO. 35 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

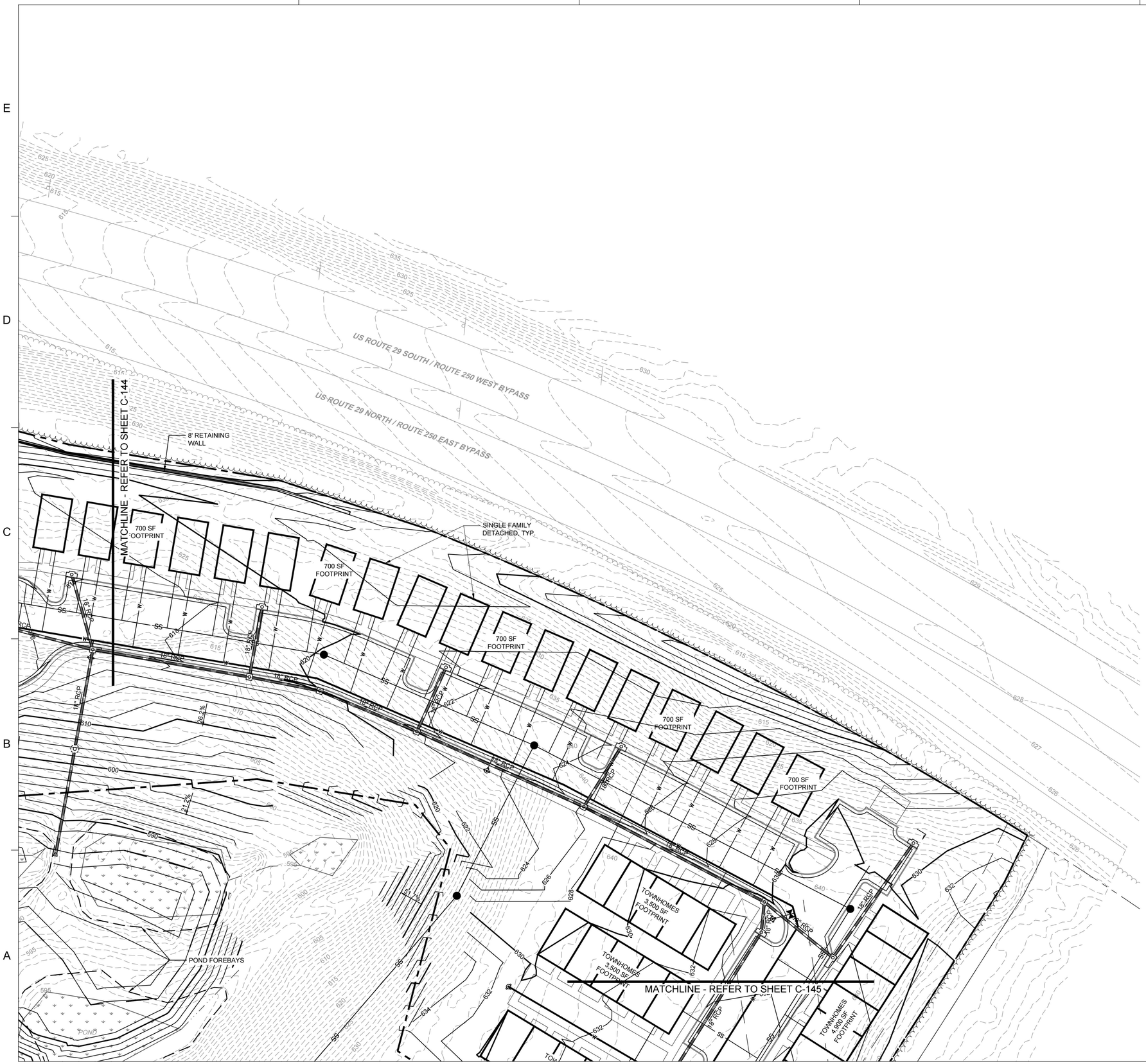
DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE
GRADING PLAN

PROJECT NO. 50151935

C-145

SHEET NO. 36 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

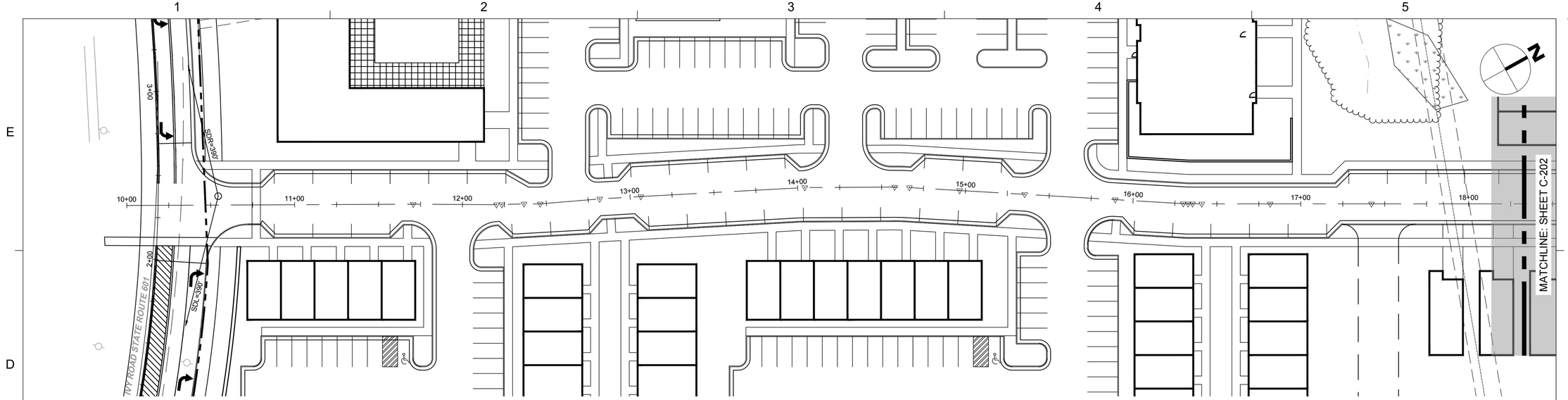
DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

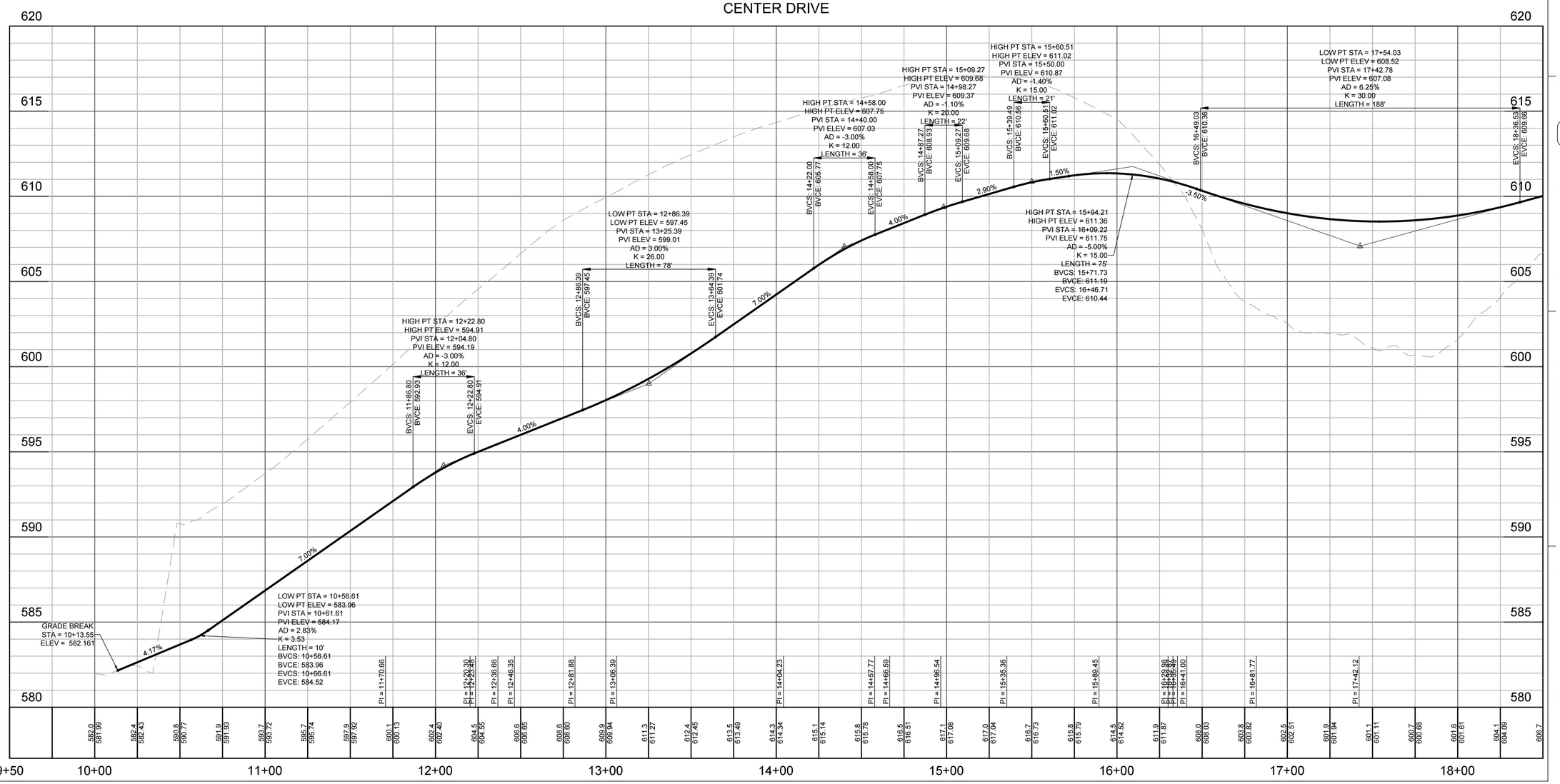
TITLE
GRADING PLAN

PROJECT NO. 50151935

C-146

SHEET NO. 37 OF 60





Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
HORIZONTAL SCALE: 1" = 30'

0' 1.5' 3' 6'
VERTICAL SCALE: 1" = 3'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

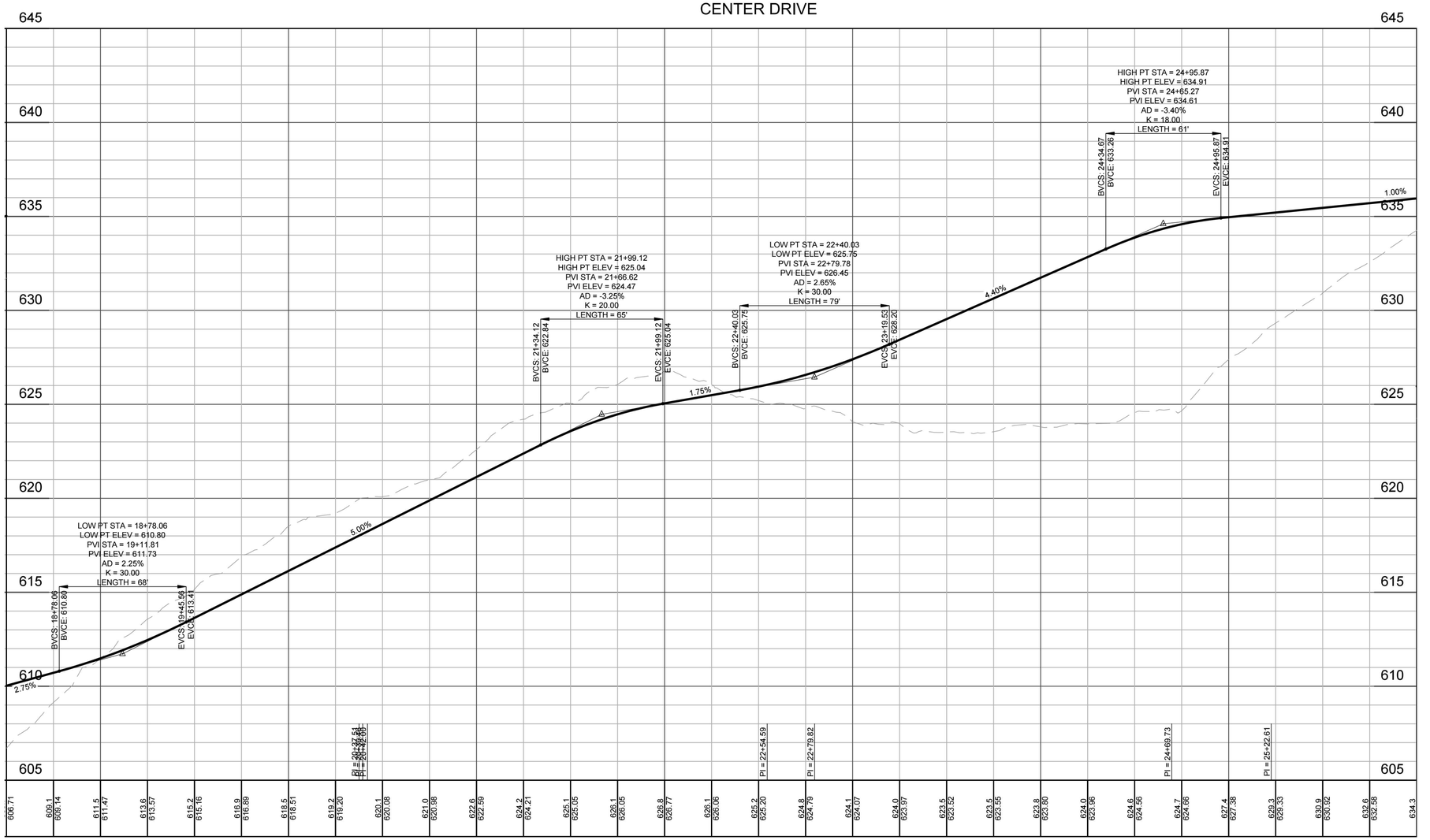
ROAD PLAN AND PROFILE

PROJECT NO. 50151935

C-201

SHEET NO. 38 OF 60





Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
HORIZONTAL SCALE: 1" = 30'

0' 1.5' 3' 6'
VERTICAL SCALE: 1" = 3'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

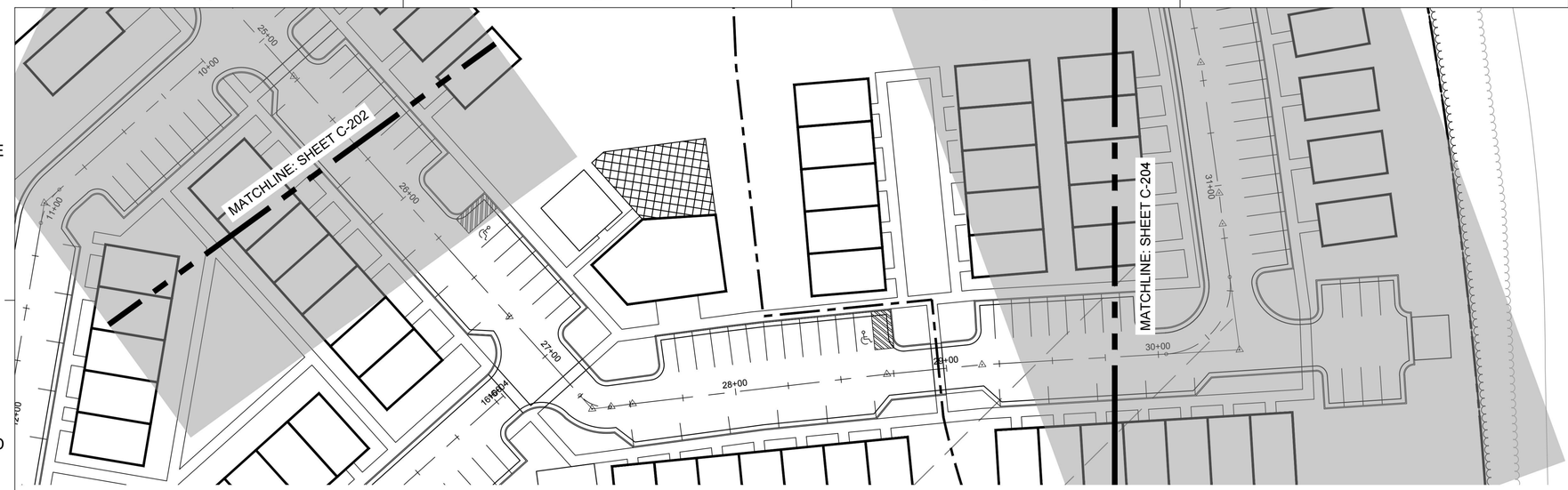
TITLE

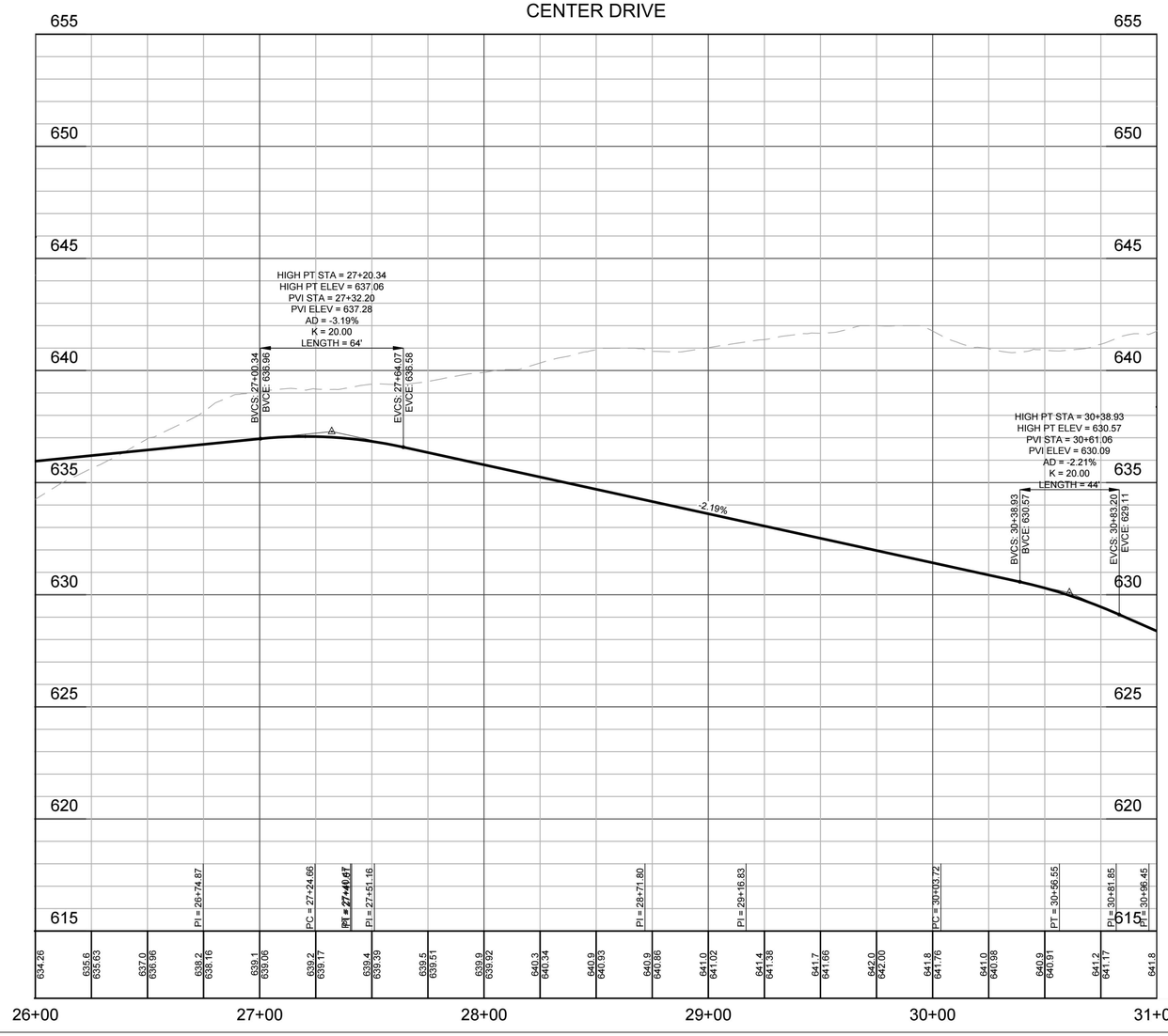
ROAD PLAN AND PROFILE

PROJECT NO. 50151935

C-202

SHEET NO. 39 OF 60





Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
HORIZONTAL SCALE: 1" = 30'

0' 1.5' 3' 6'
VERTICAL SCALE: 1" = 3'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

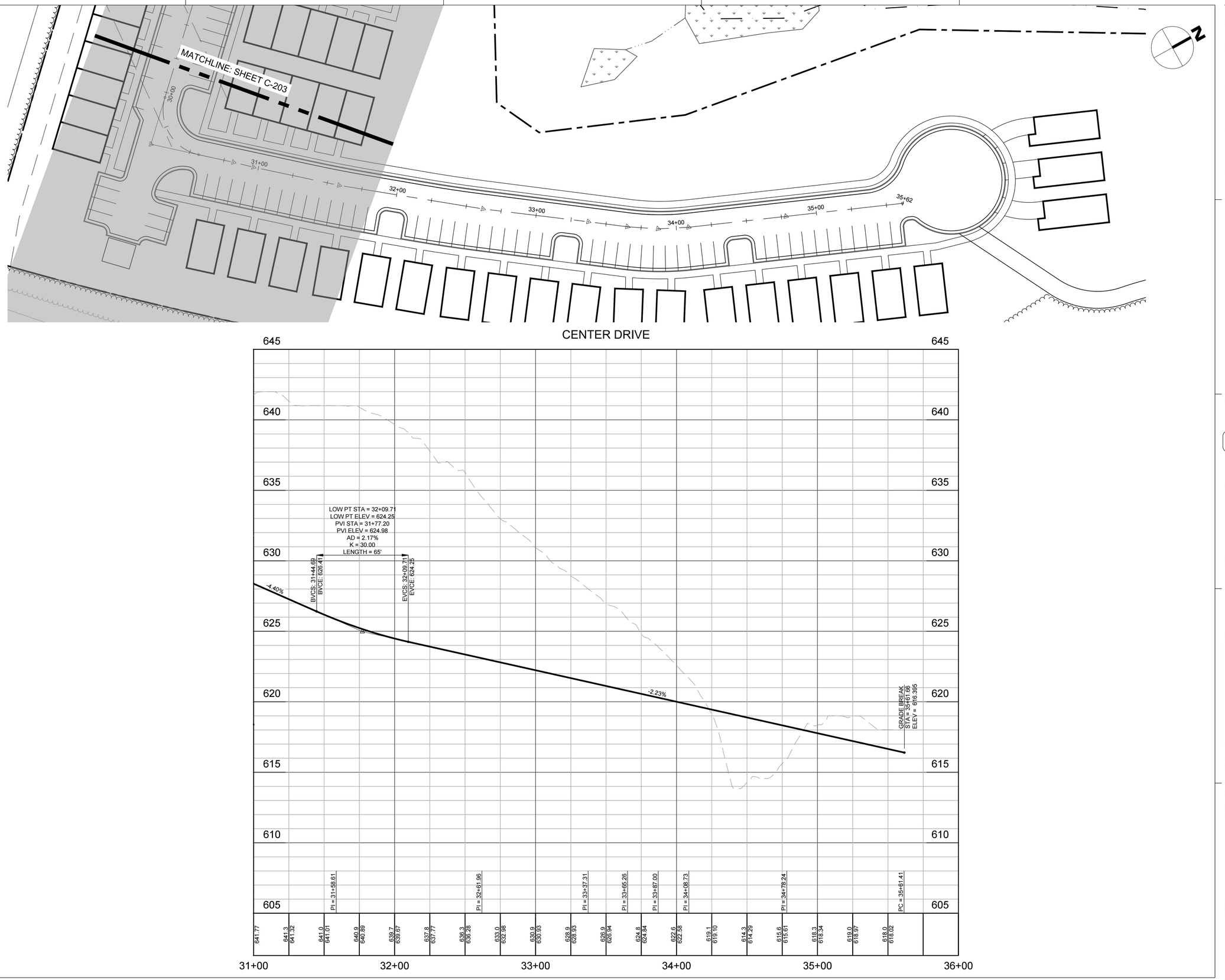
TITLE

ROAD PLAN AND PROFILE

PROJECT NO. 50151935

C-203

SHEET NO. 40 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
HORIZONTAL SCALE: 1" = 30'

0' 1.5' 3' 6'
VERTICAL SCALE: 1" = 3'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

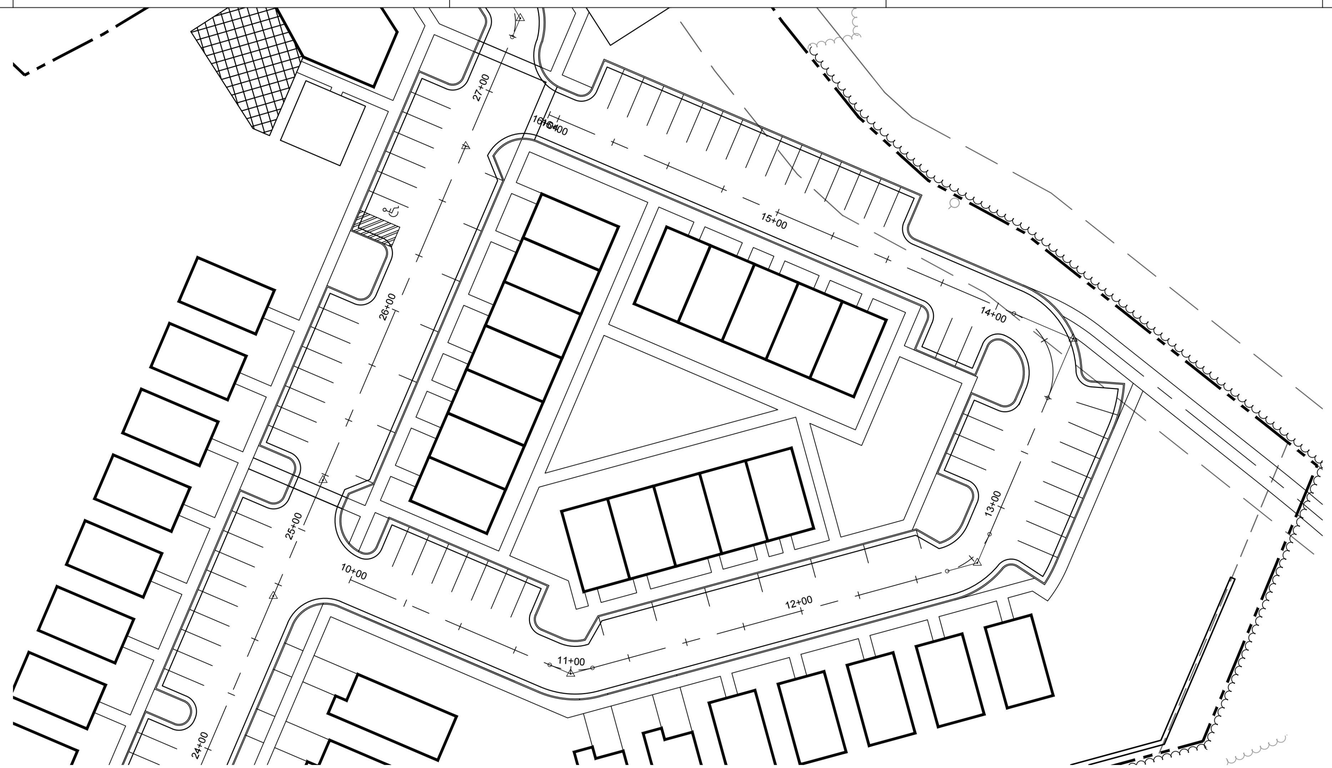
TITLE

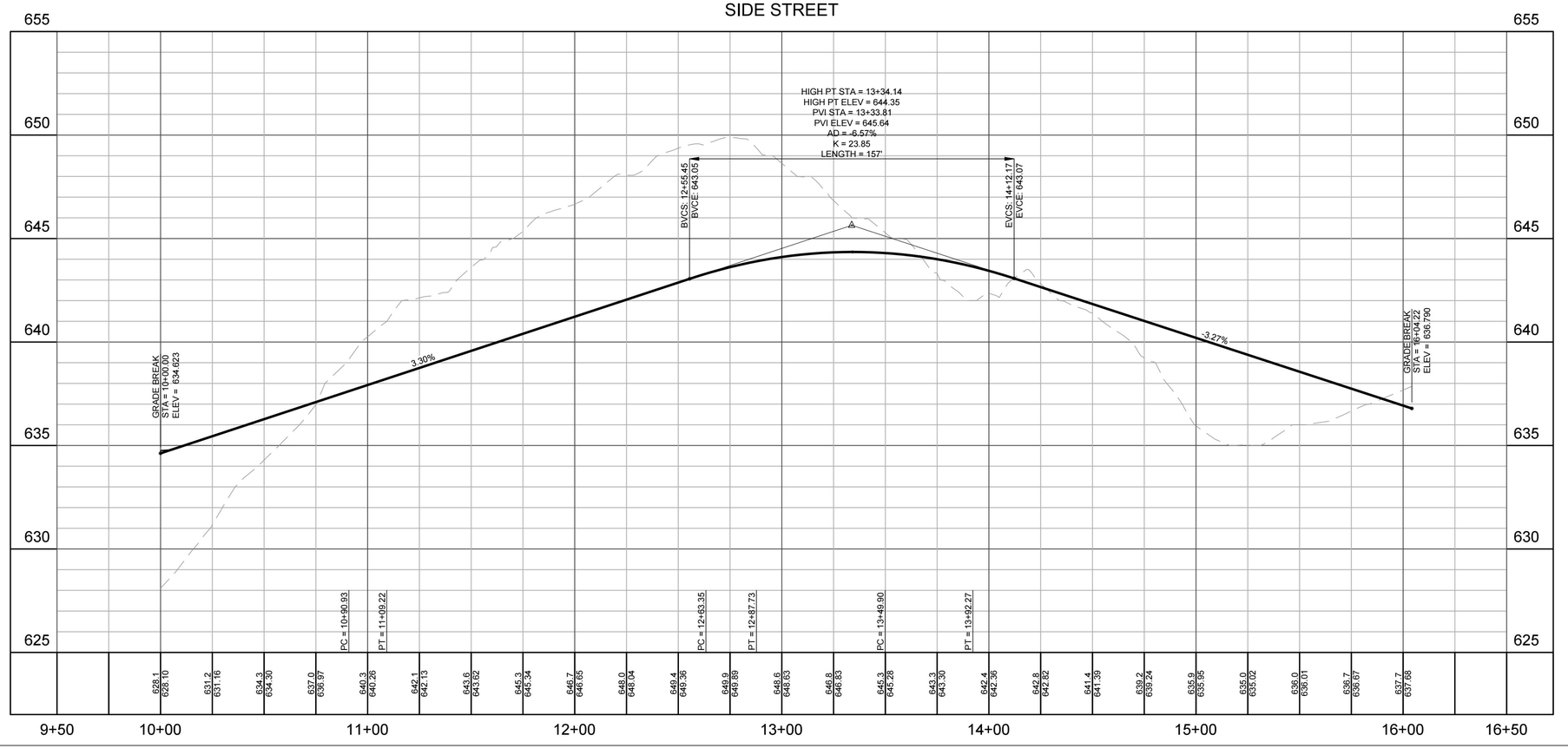
ROAD PLAN AND PROFILE

PROJECT NO. 50151935

C-204

SHEET NO. 41 OF 60





Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 15' 30' 60'
HORIZONTAL SCALE: 1" = 30'

0' 1.5' 3' 6'
VERTICAL SCALE: 1" = 3'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

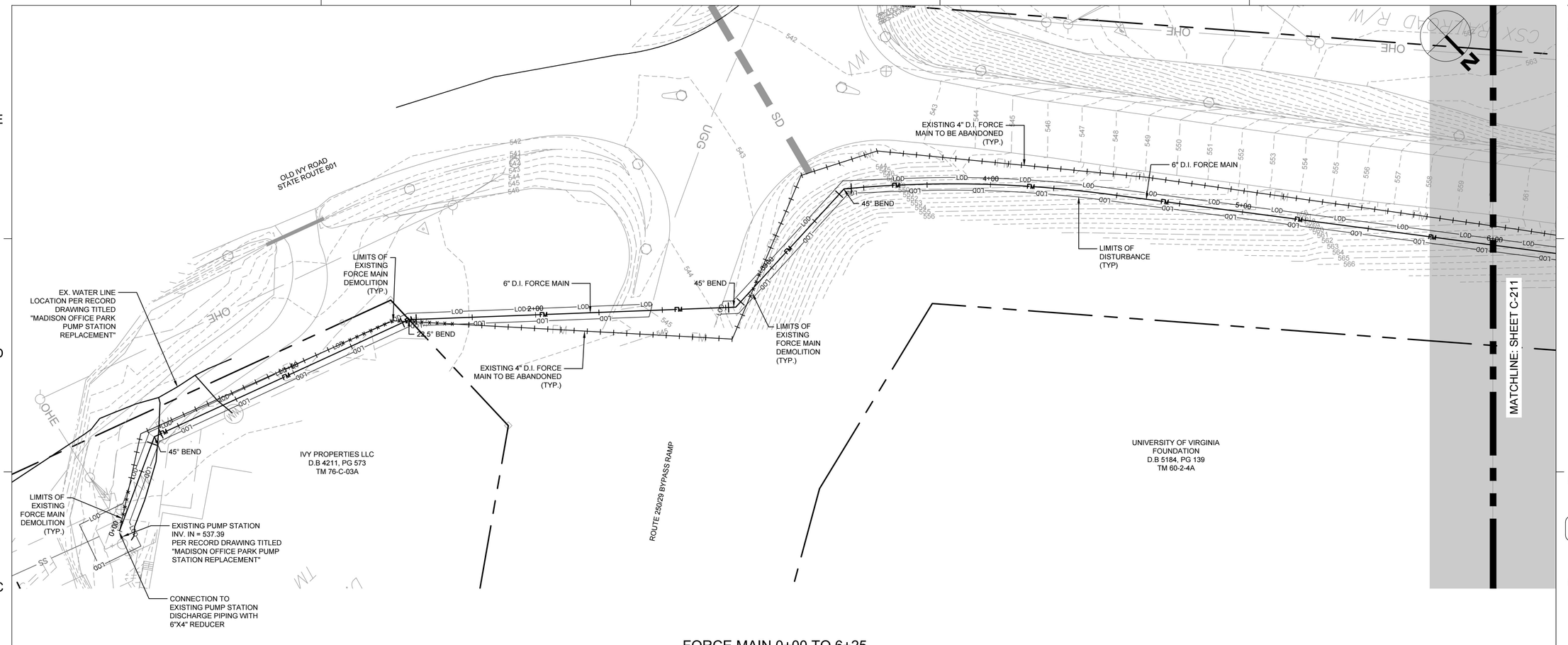
TITLE

ROAD PLAN AND PROFILE

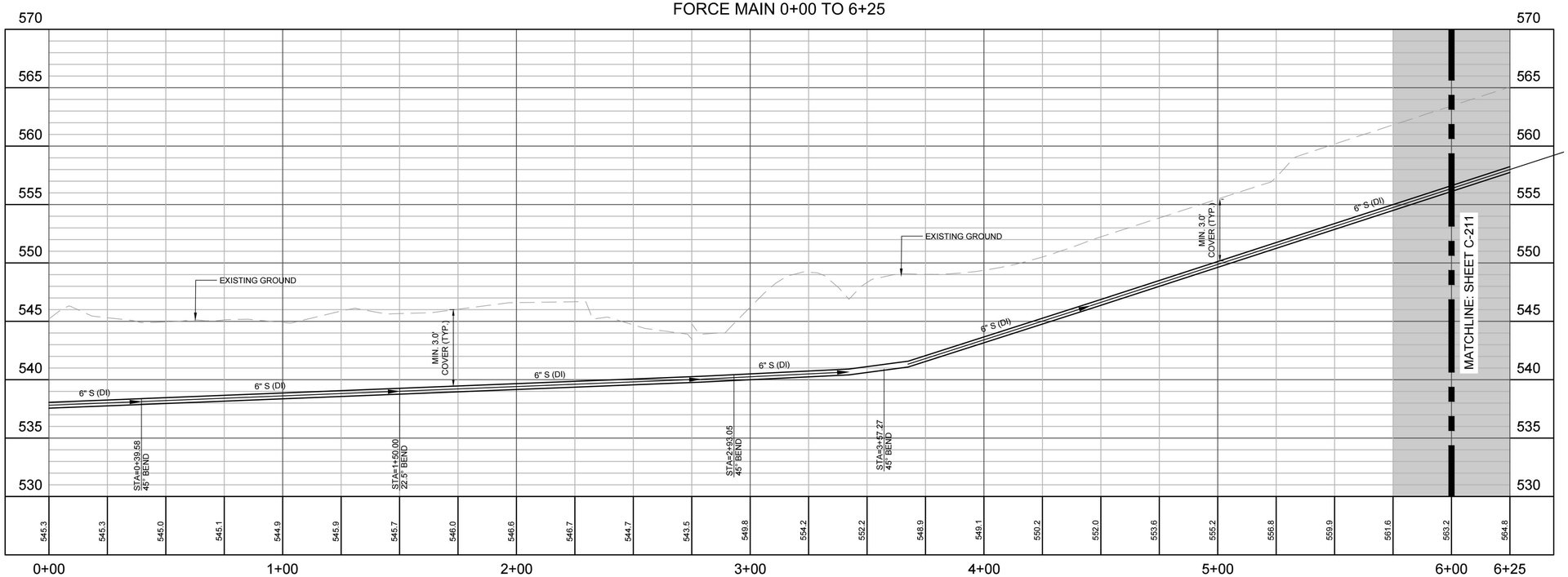
PROJECT NO. 50151935

C-205

SHEET NO. 42 OF 60



FORCE MAIN 0+00 TO 6+25



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE
PLAN 0' 10' 20' 40'
SCALE: 1" = 20'
PROFILE 0' 12.5' 25' 50'
HORIZONTAL SCALE: 1" = 25'
0' 2.5' 5' 10'
VERTICAL SCALE: 1" = 5'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

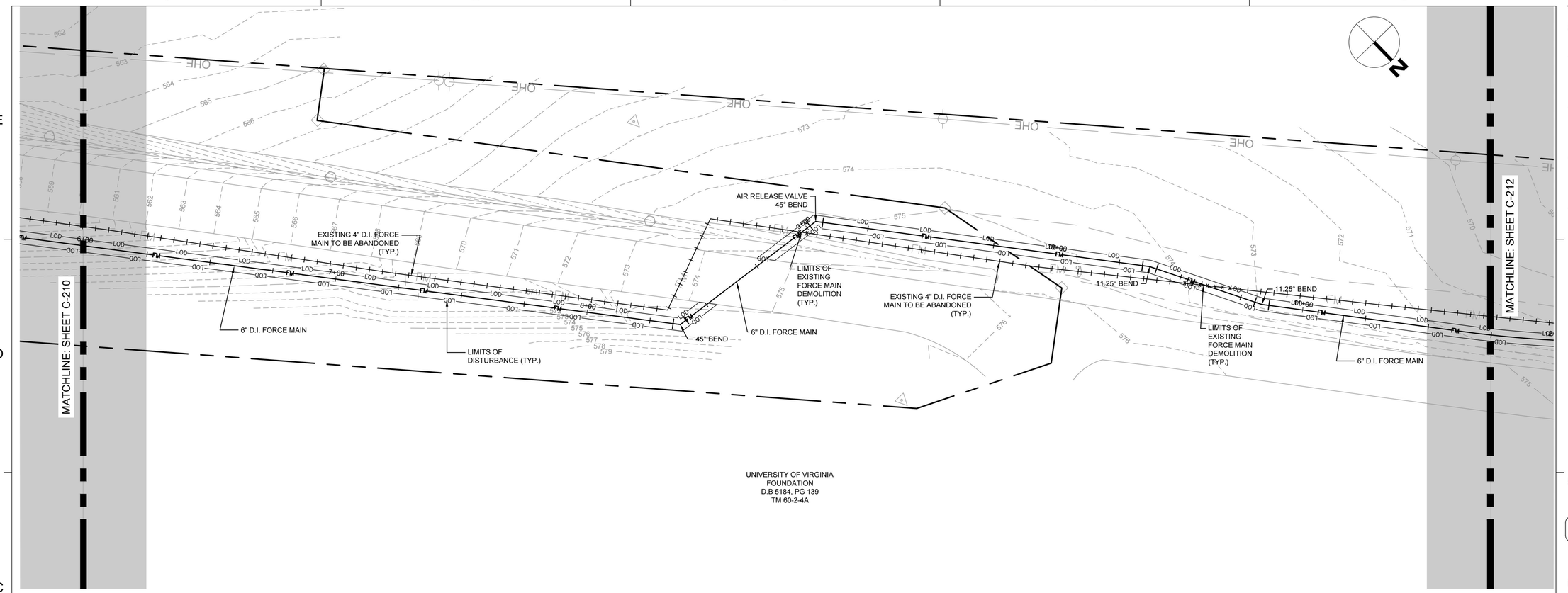
TITLE

OFFSITE SANITARY SEWER

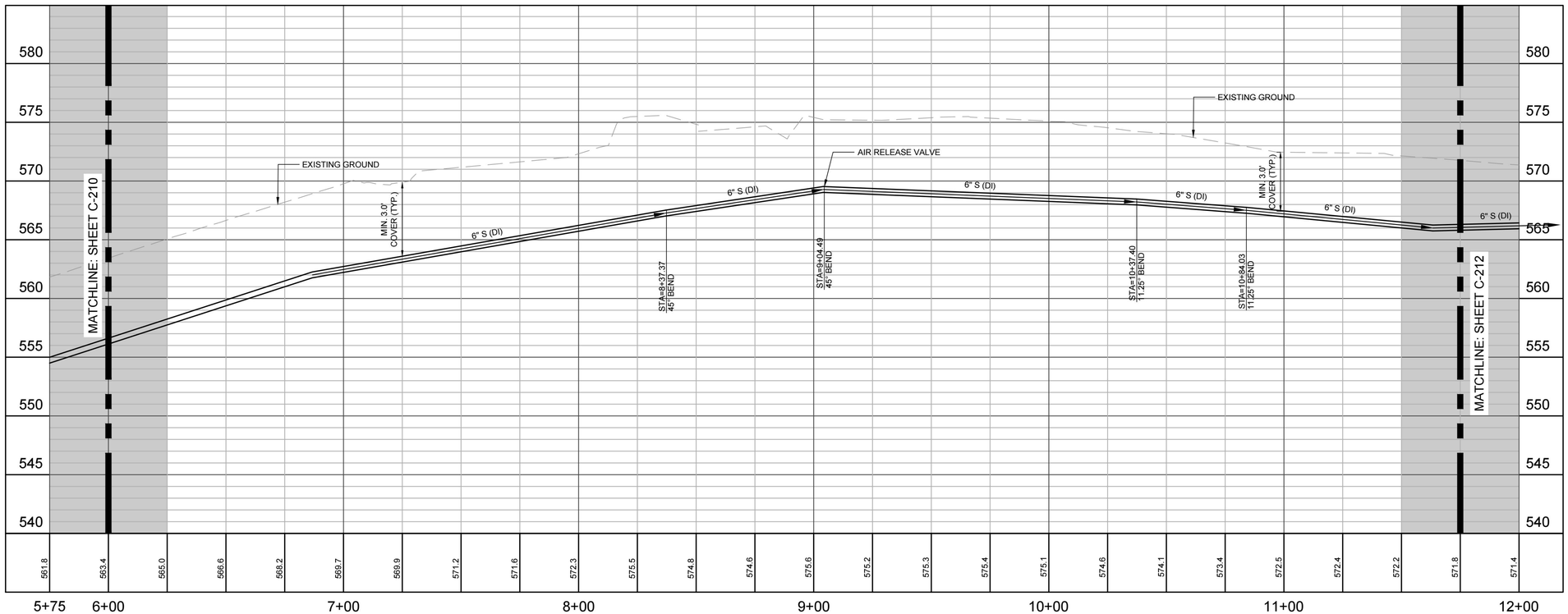
PROJECT NO. 50151935

C-210

SHEET NO. 43 OF 60



FORCE MAIN 5+75 TO 12+00



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE
PLAN 0' 10' 20' 40'
SCALE: 1" = 20'
PROFILE 0' 12.5' 25' 50'
HORIZONTAL SCALE: 1" = 25'
0' 2.5' 5' 10'
VERTICAL SCALE: 1" = 5'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

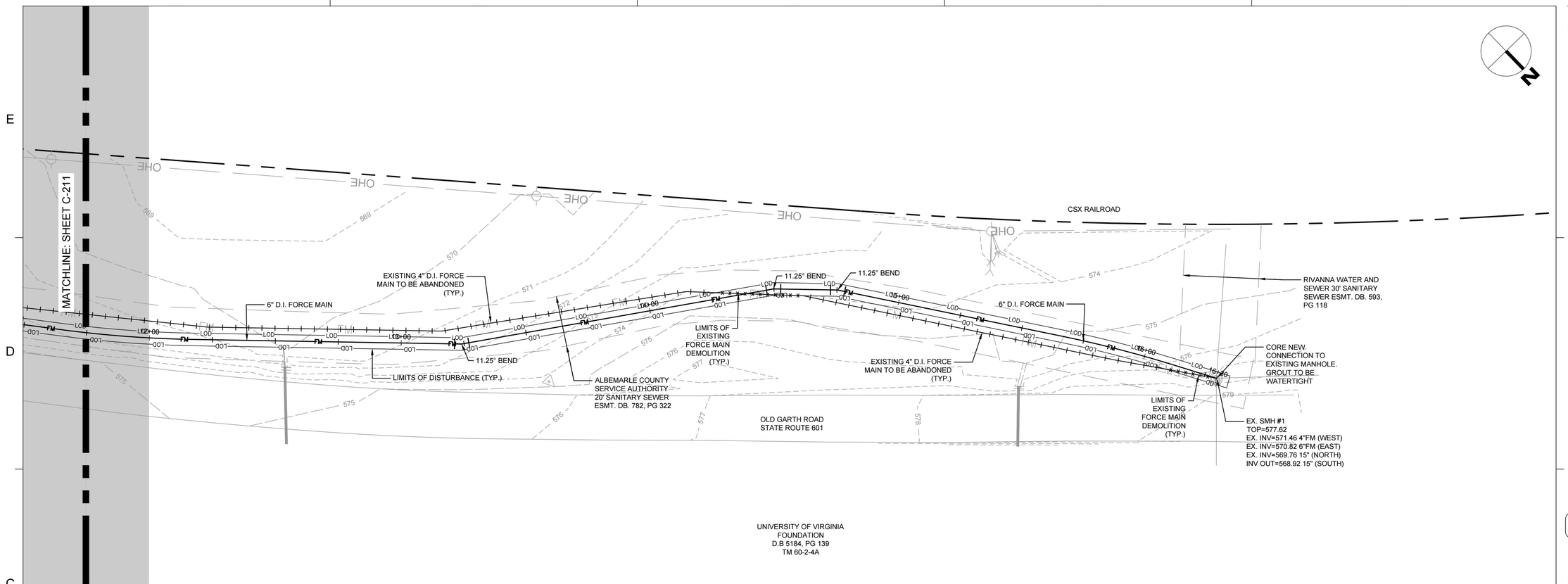
TITLE

OFFSITE SANITARY SEWER

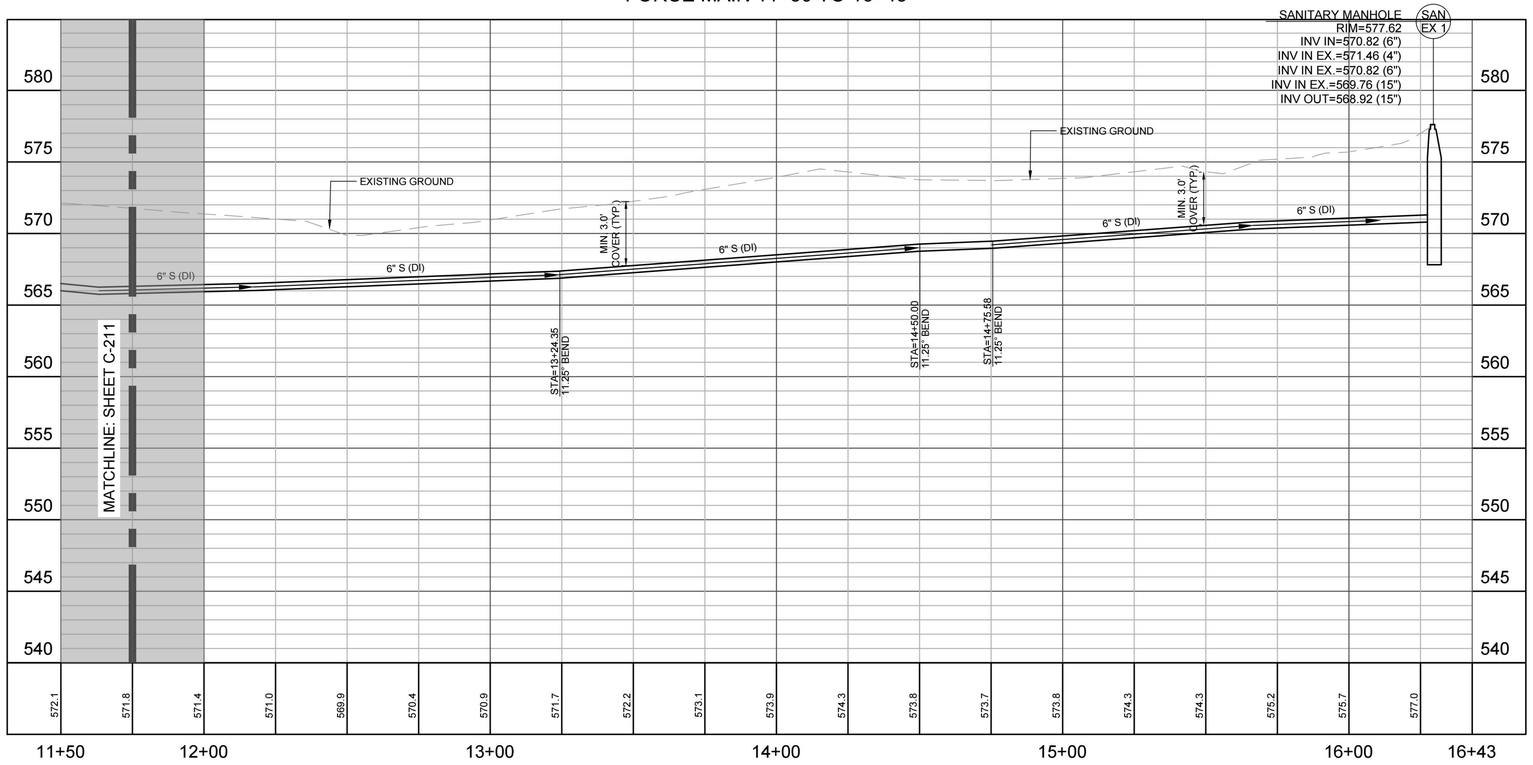
PROJECT NO. 50151935

C-211

SHEET NO. 44 OF 60



FORCE MAIN 11+50 TO 16+43



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE
PLAN 0' 10' 20' 40'
SCALE: 1" = 20'
PROFILE 0' 12.5' 25' 50'
HORIZONTAL SCALE: 1" = 25'
0' 2.5' 5' 10'
VERTICAL SCALE: 1" = 5'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

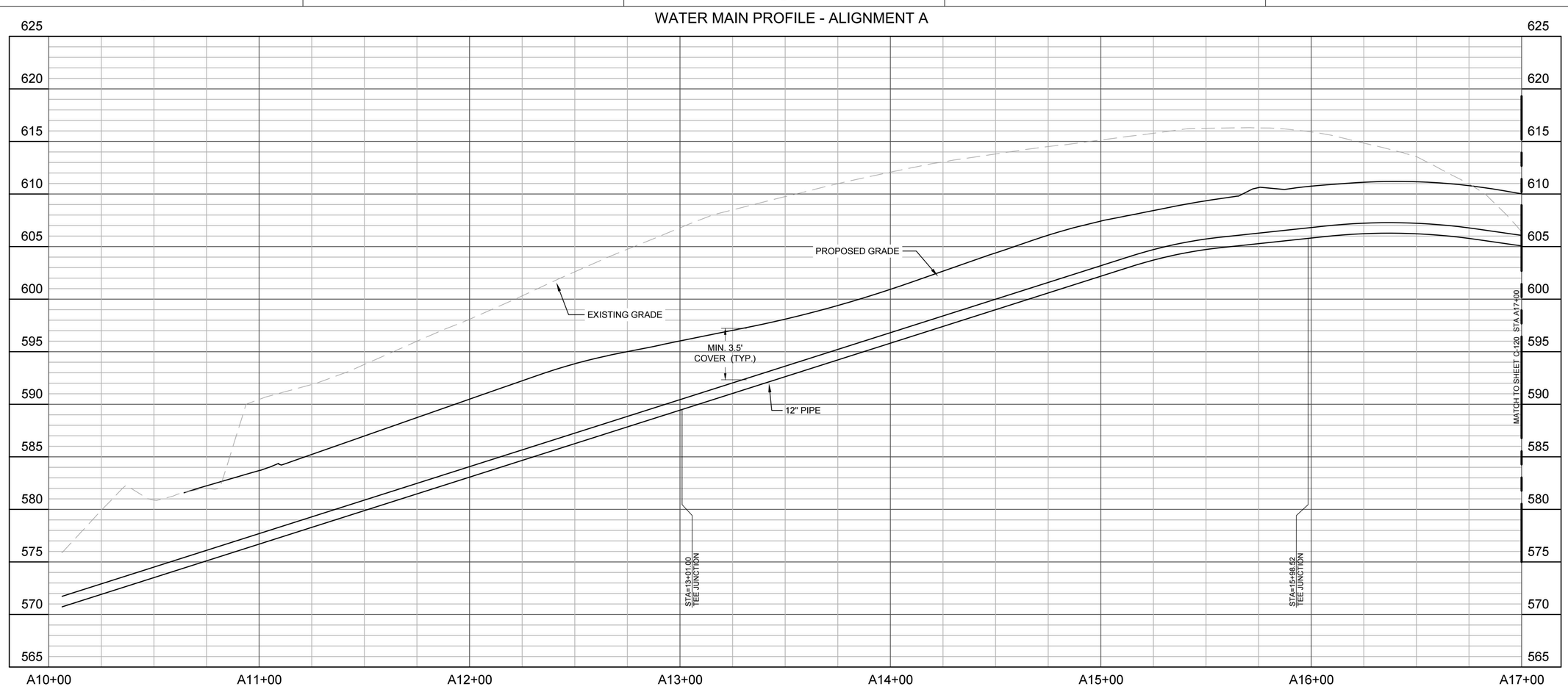
TITLE

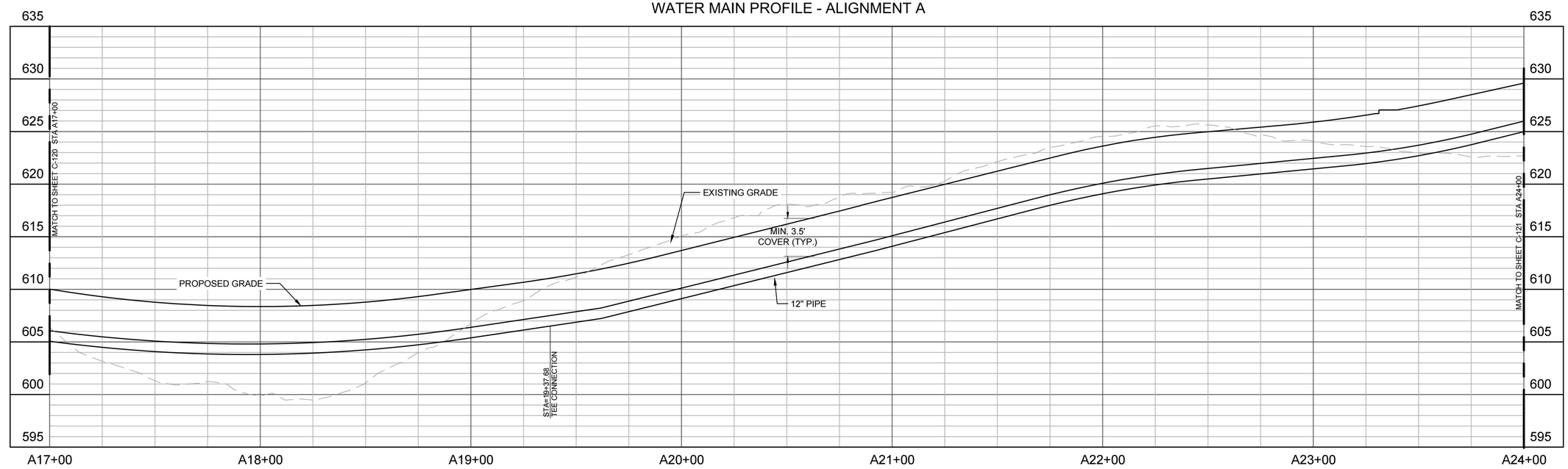
OFFSITE SANITARY SEWER

PROJECT NO. 50151935

C-212

SHEET NO. 45 OF 60





Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 12.5' 25' 50'
HORIZONTAL SCALE: 1" = 25'

0' 2.5' 5' 10'
VERTICAL SCALE: 1" = 5'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

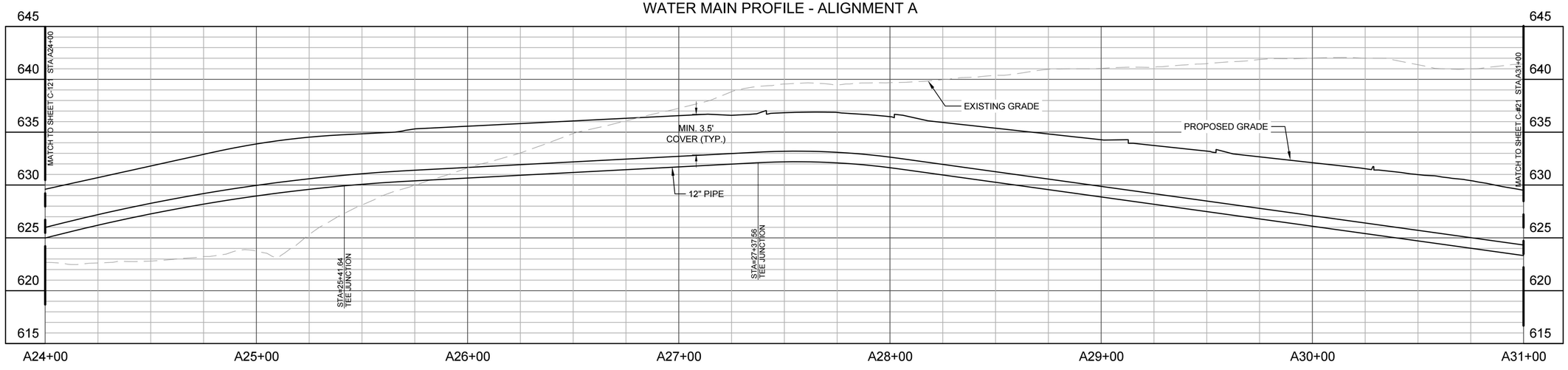
WATERLINE PROFILES

PROJECT NO. 50151935

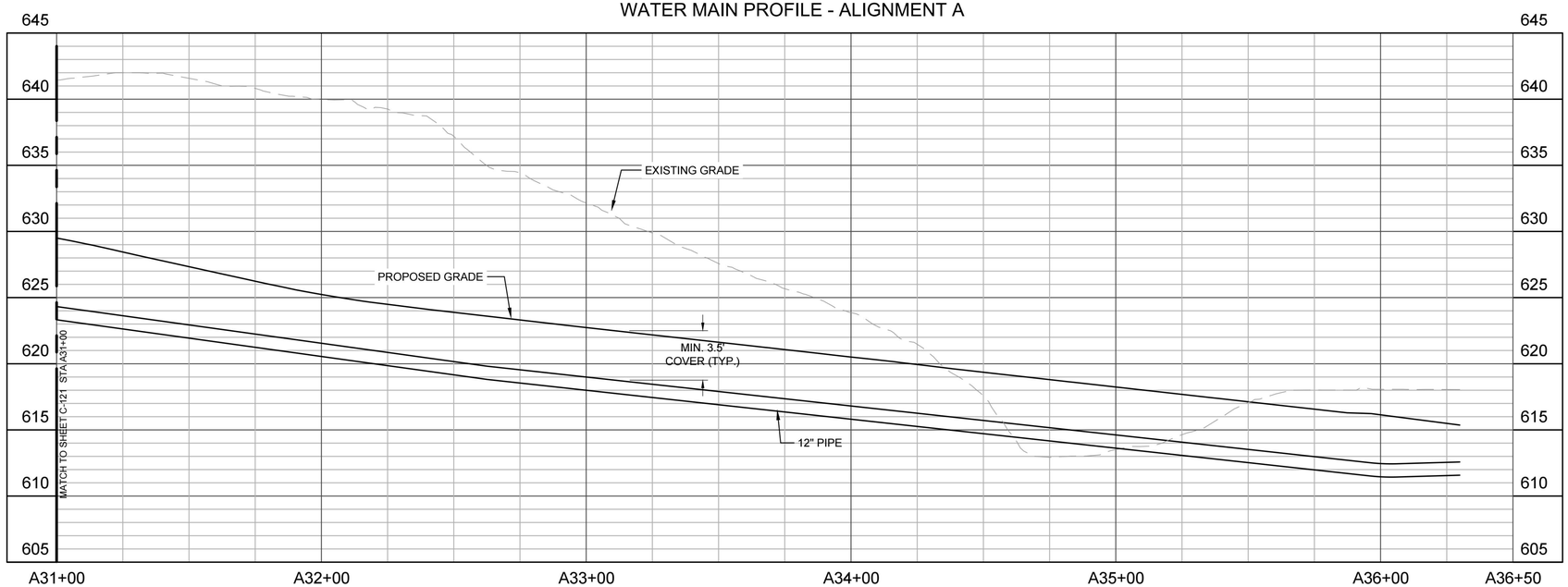
C-220

SHEET NO. 46 OF 60

WATER MAIN PROFILE - ALIGNMENT A



WATER MAIN PROFILE - ALIGNMENT A



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 12.5' 25' 50'
HORIZONTAL SCALE: 1" = 25'

0' 2.5' 5' 10'
VERTICAL SCALE: 1" = 5'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

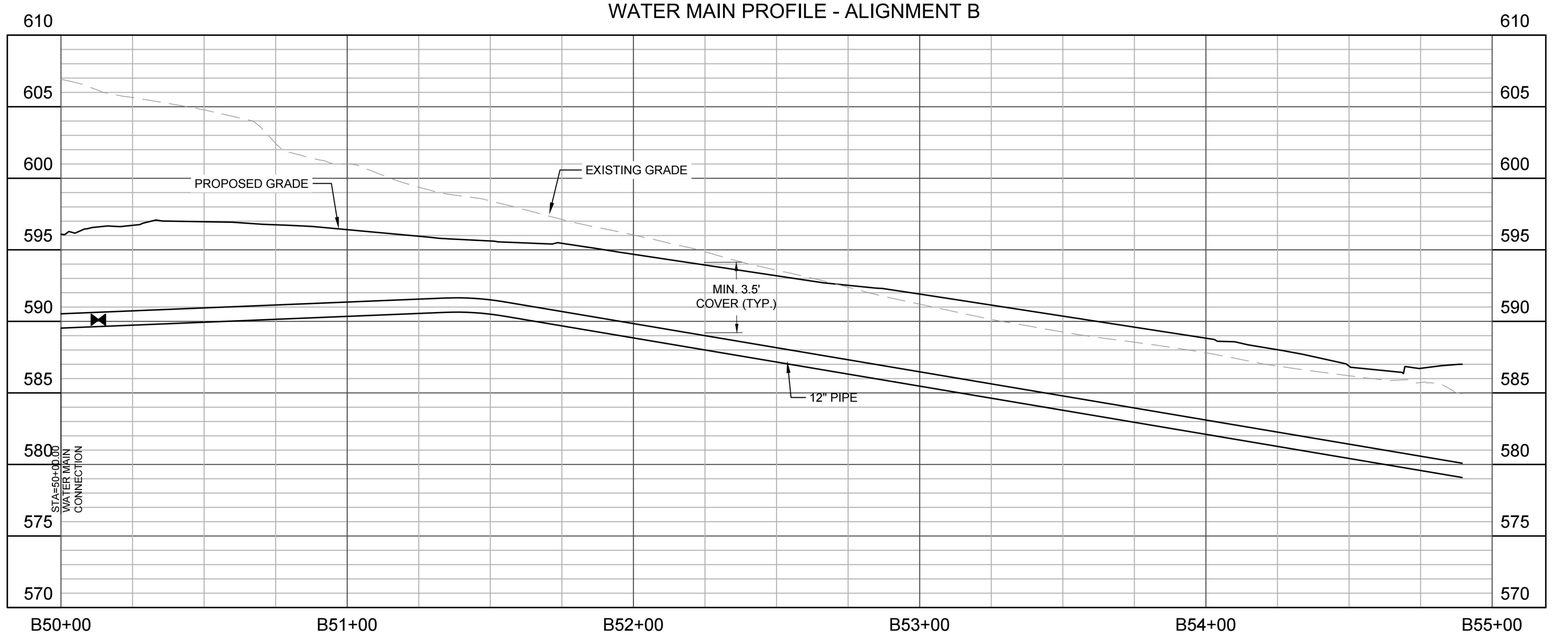
WATERLINE PROFILES

PROJECT NO. 50151935

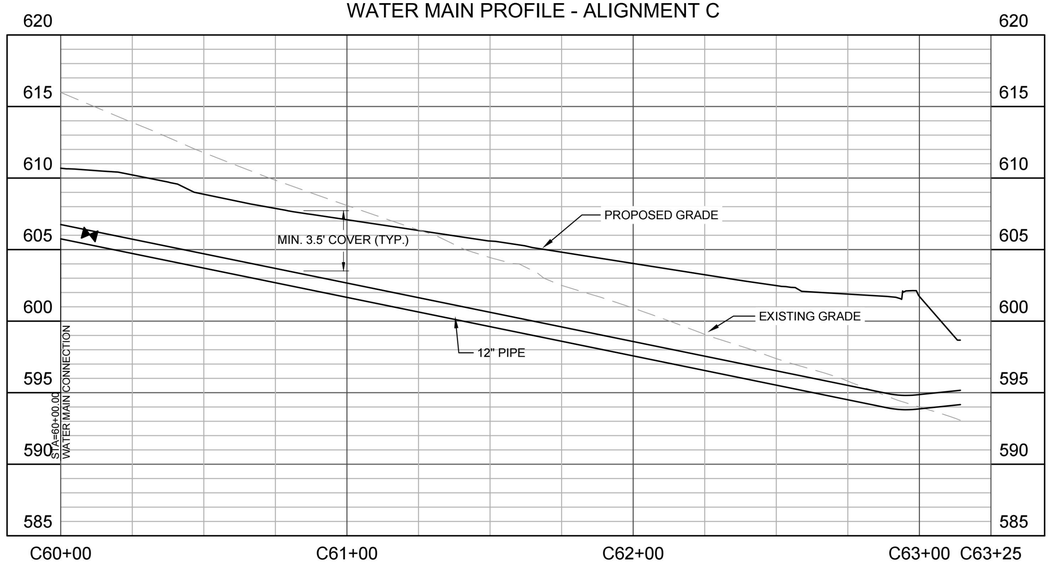
C-221

SHEET NO. 47 OF 60

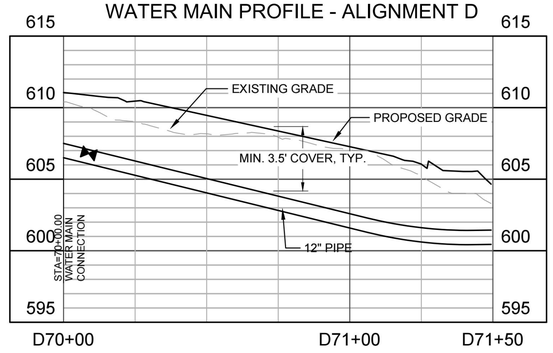
WATER MAIN PROFILE - ALIGNMENT B



WATER MAIN PROFILE - ALIGNMENT C



WATER MAIN PROFILE - ALIGNMENT D



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 12.5' 25' 50'
HORIZONTAL SCALE: 1" = 25'

0' 2.5' 5' 10'
VERTICAL SCALE: 1" = 5'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

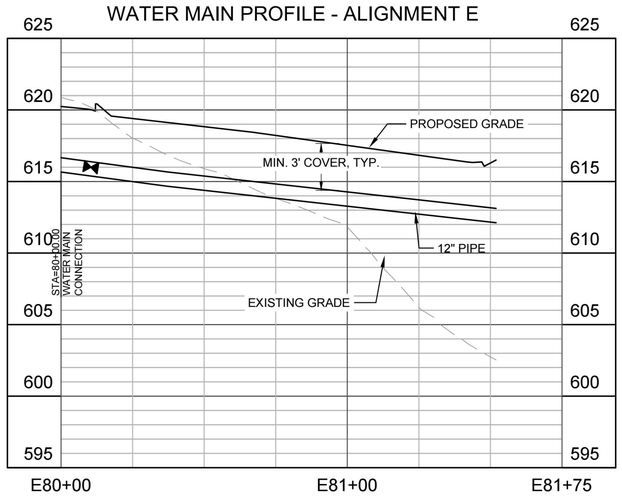
TITLE

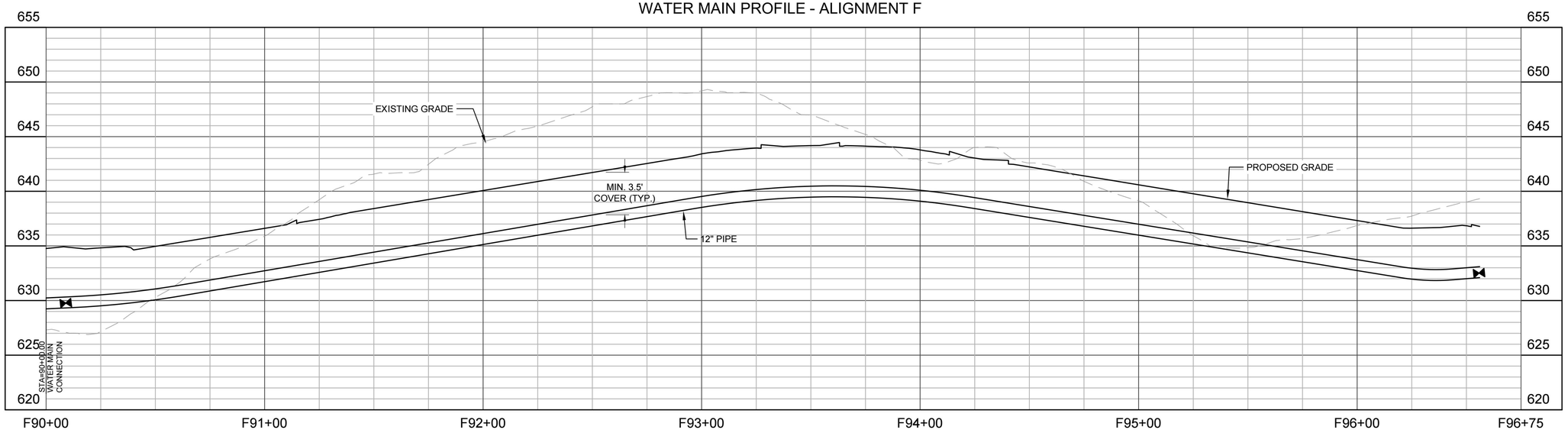
WATERLINE PROFILES

PROJECT NO. 50151935

C-222

SHEET NO. 48 OF 60





Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 12.5' 25' 50'
HORIZONTAL SCALE: 1" = 25'

0' 2.5' 5' 10'
VERTICAL SCALE: 1" = 5'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

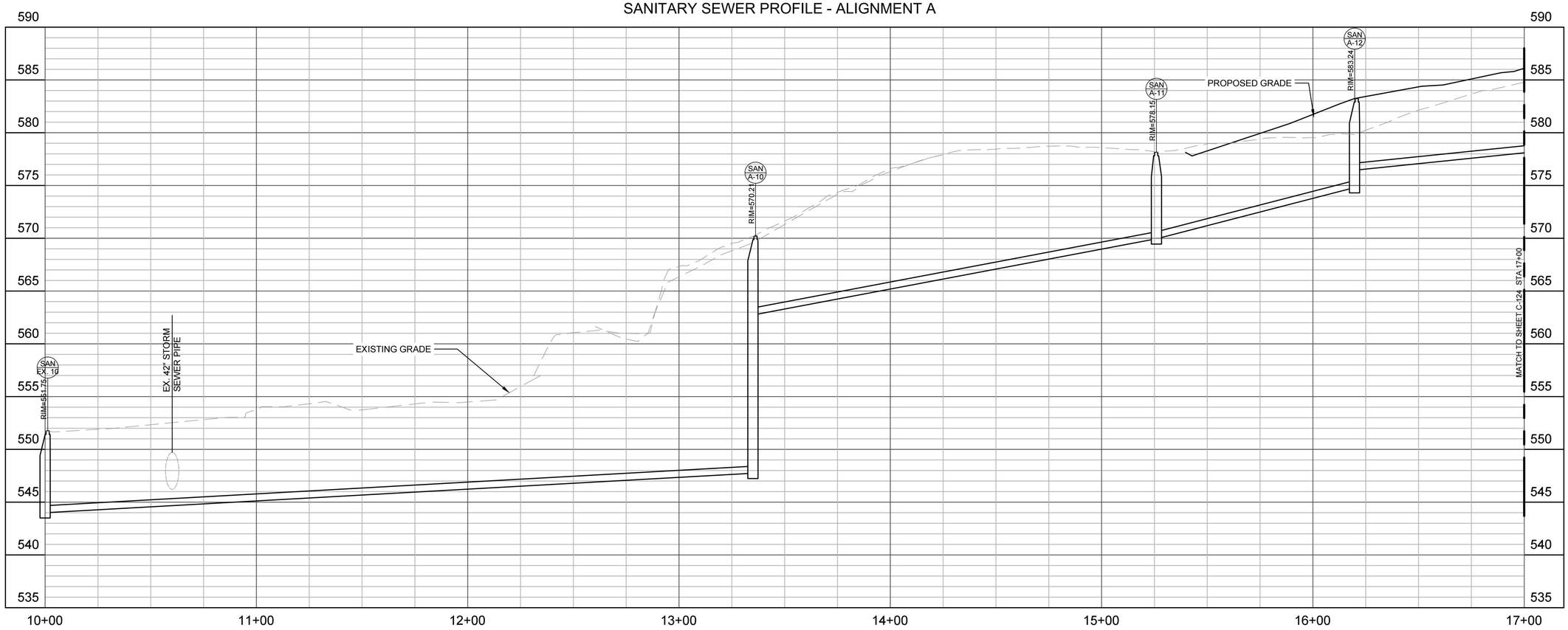
TITLE

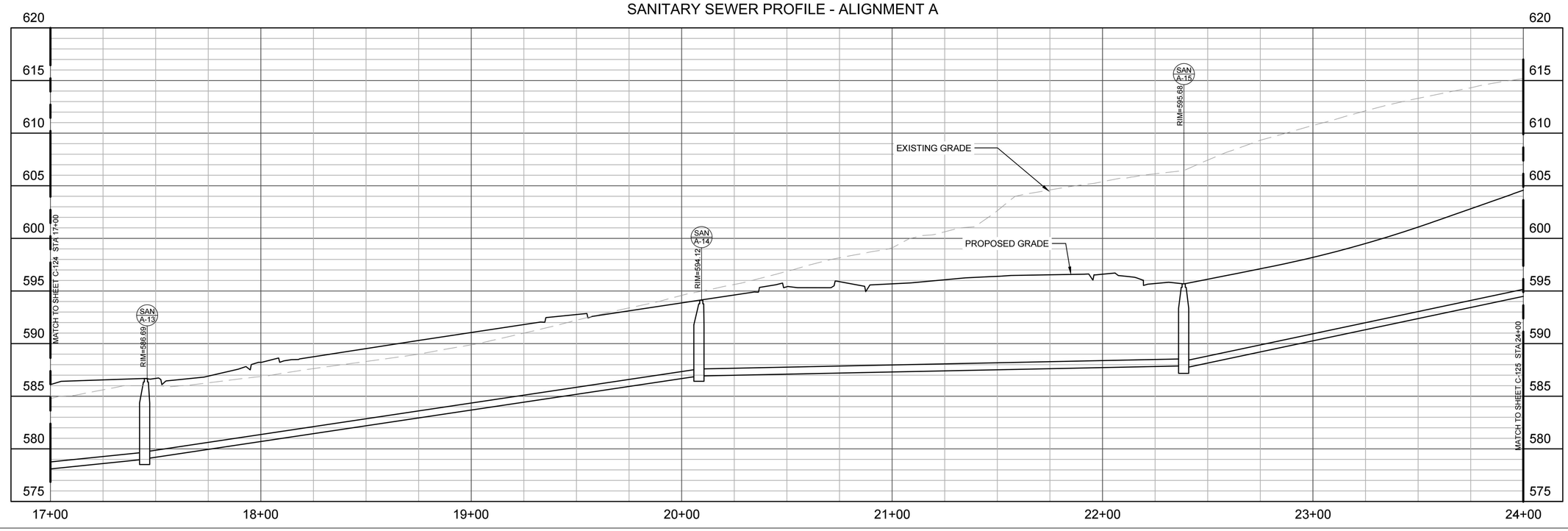
WATERLINE PROFILES

PROJECT NO. 50151935

C-223

SHEET NO. 49 OF 60





Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 12.5' 25' 50'
HORIZONTAL SCALE: 1" = 25'

0' 2.5' 5' 10'
VERTICAL SCALE: 1" = 5'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

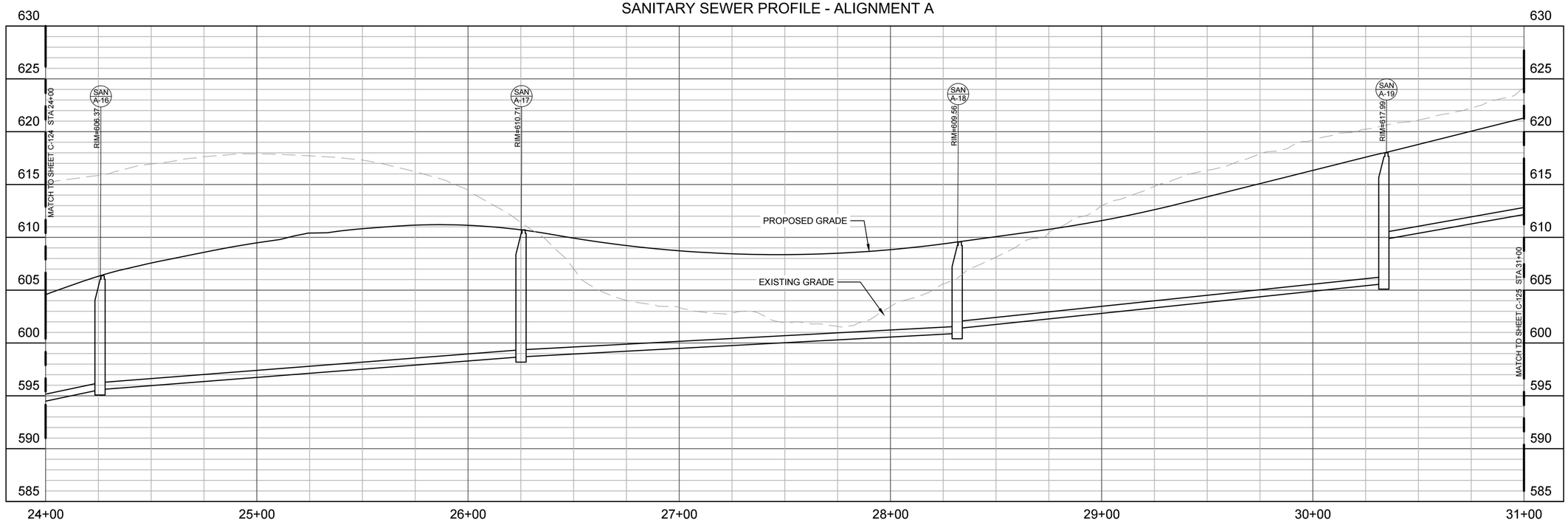
TITLE

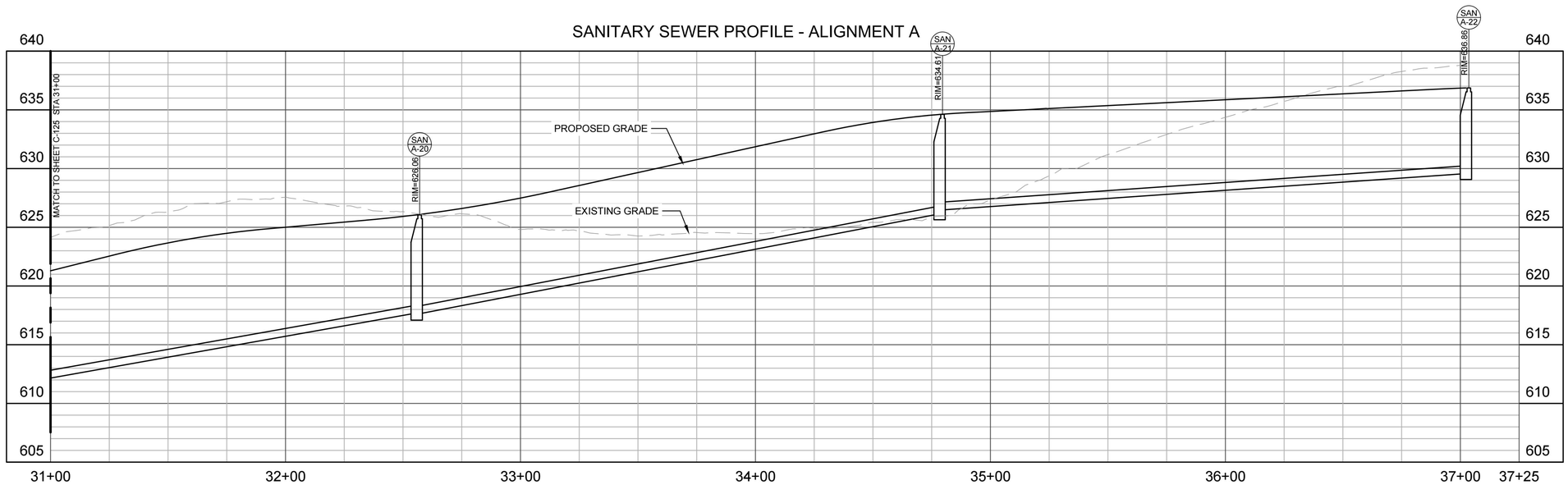
SANITARY SEWER PROFILES

PROJECT NO. 50151935

C-230

SHEET NO. 50 OF 60





Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 12.5' 25' 50'
HORIZONTAL SCALE: 1" = 25'

0' 2.5' 5' 10'
VERTICAL SCALE: 1" = 5'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

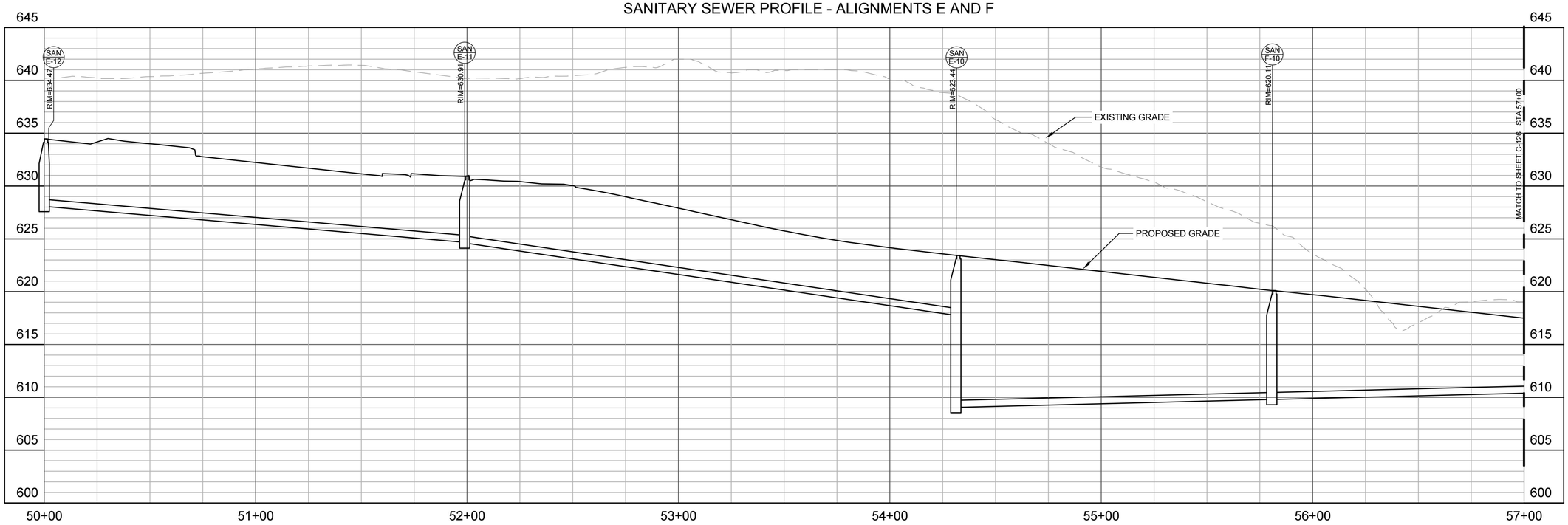
SANITARY SEWER PROFILES

PROJECT NO. 50151935

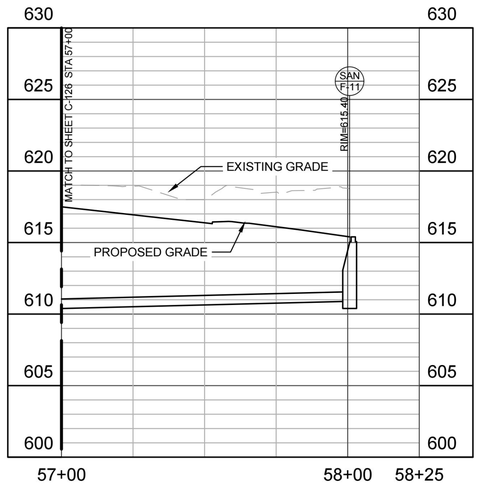
C-231

SHEET NO. 51 OF 60

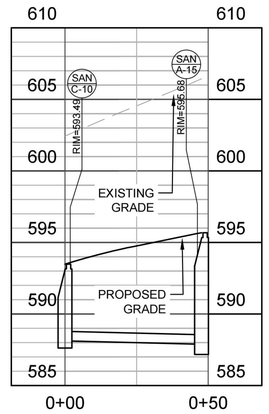
SANITARY SEWER PROFILE - ALIGNMENTS E AND F



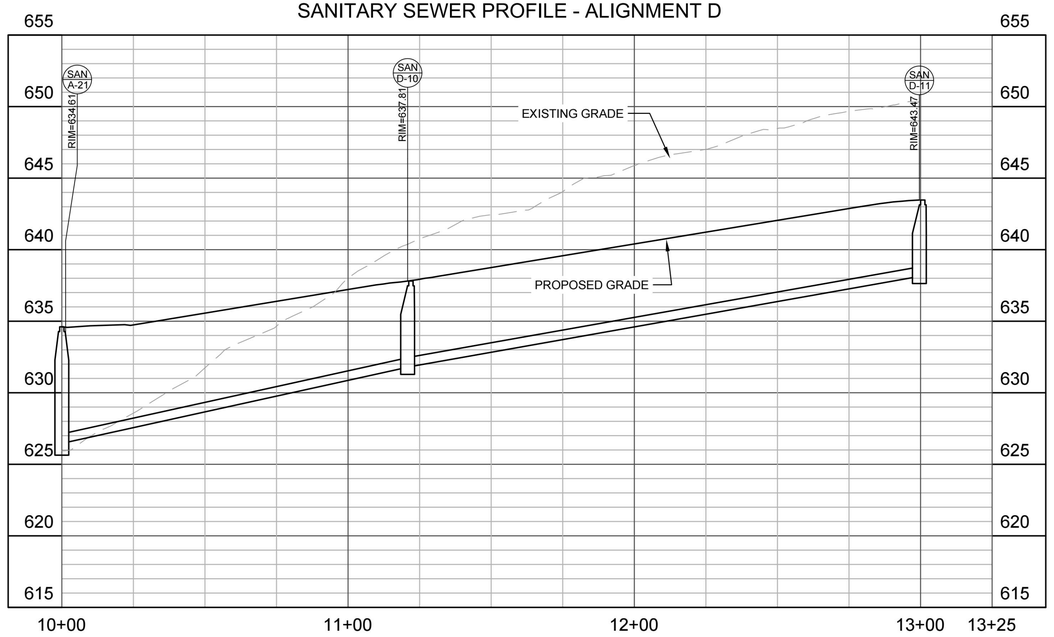
SANITARY SEWER PROFILE - ALIGNMENT F



SANITARY SEWER PROFILE - ALIGNMENT C



SANITARY SEWER PROFILE - ALIGNMENT D



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 12.5' 25' 50'
HORIZONTAL SCALE: 1" = 25'

0' 2.5' 5' 10'
VERTICAL SCALE: 1" = 5'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

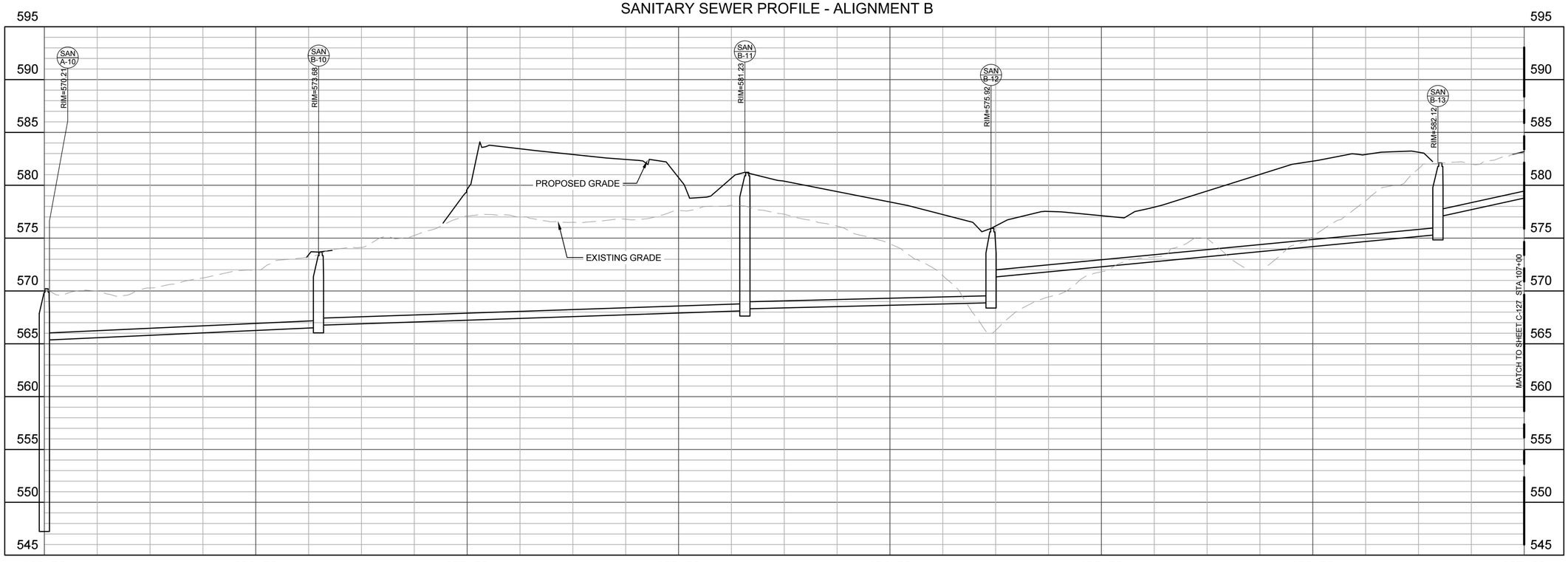
TITLE

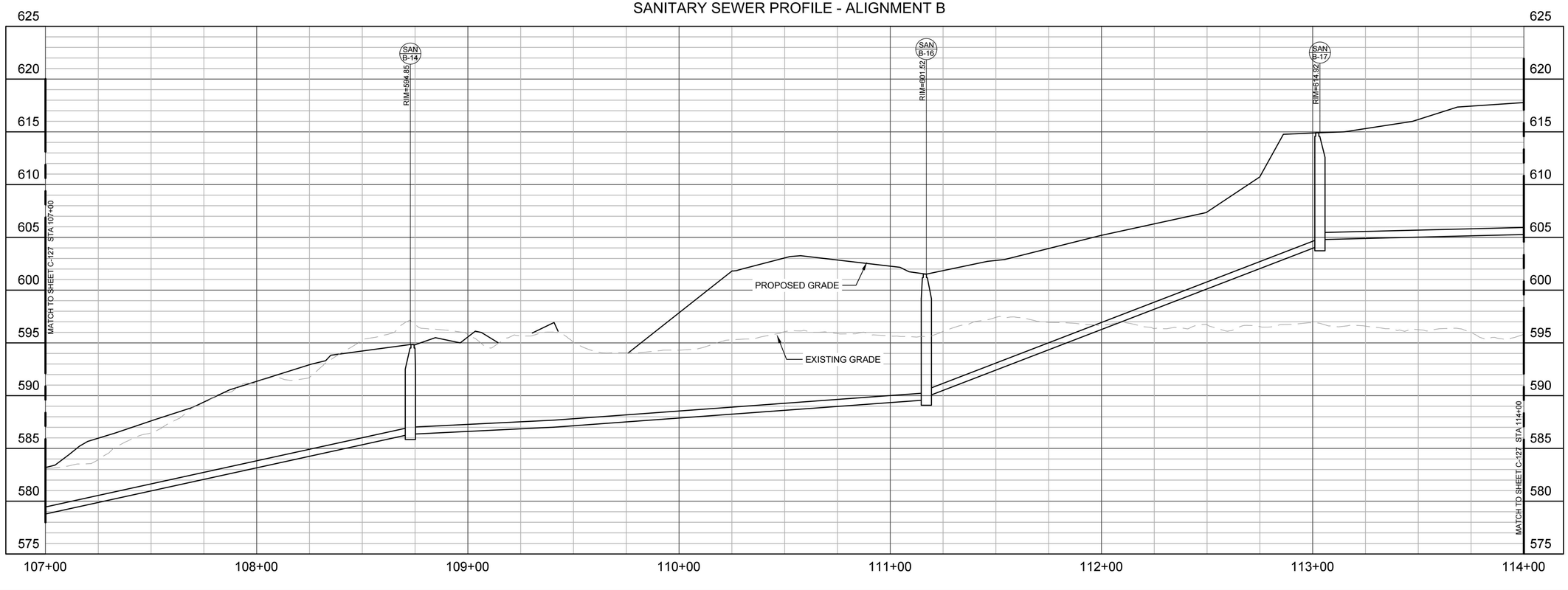
SANITARY SEWER PROFILES

PROJECT NO. 50151935

C-232

SHEET NO. 52 OF 60





Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 12.5' 25' 50'
HORIZONTAL SCALE: 1" = 25'

0' 2.5' 5' 10'
VERTICAL SCALE: 1" = 5'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

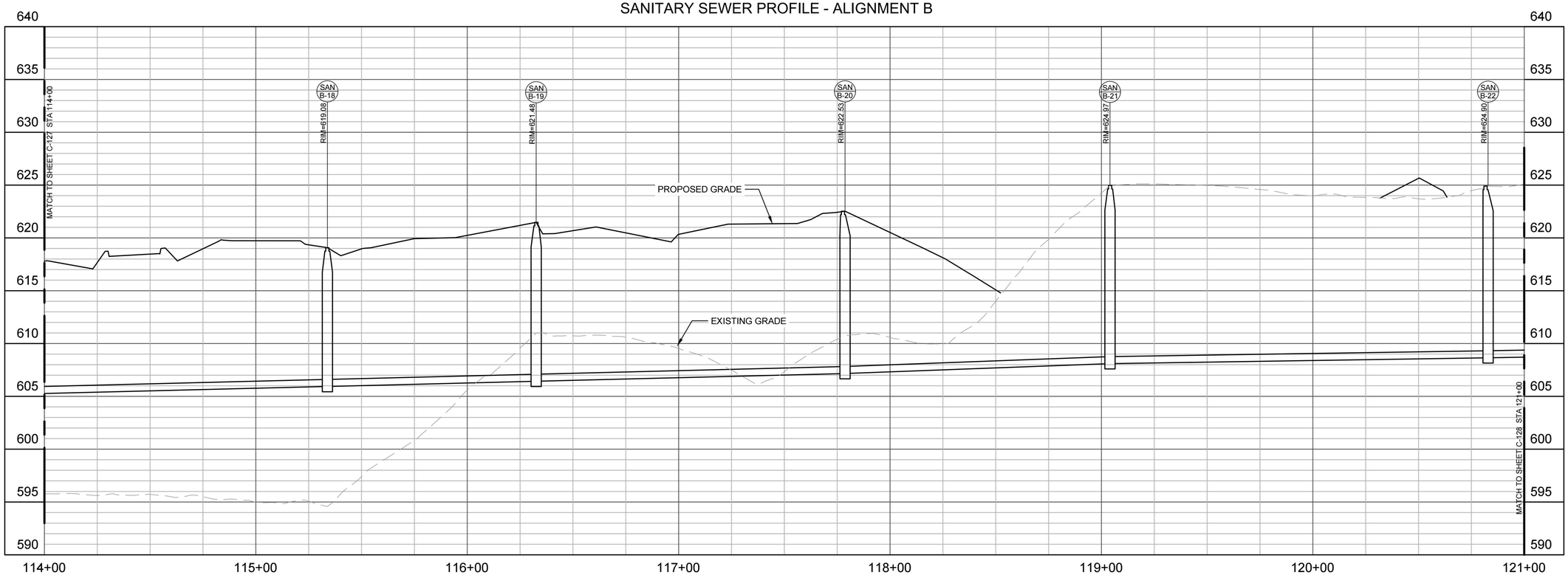
SANITARY SEWER PROFILES

PROJECT NO. 50151935

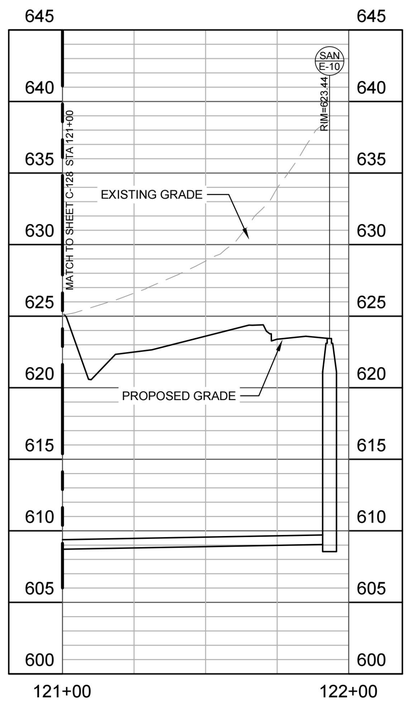
C-233

SHEET NO. 53 OF 60

SANITARY SEWER PROFILE - ALIGNMENT B



SANITARY SEWER PROFILE - ALIGNMENT B



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 12.5' 25' 50'
HORIZONTAL SCALE: 1" = 25'

0' 2.5' 5' 10'
VERTICAL SCALE: 1" = 5'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

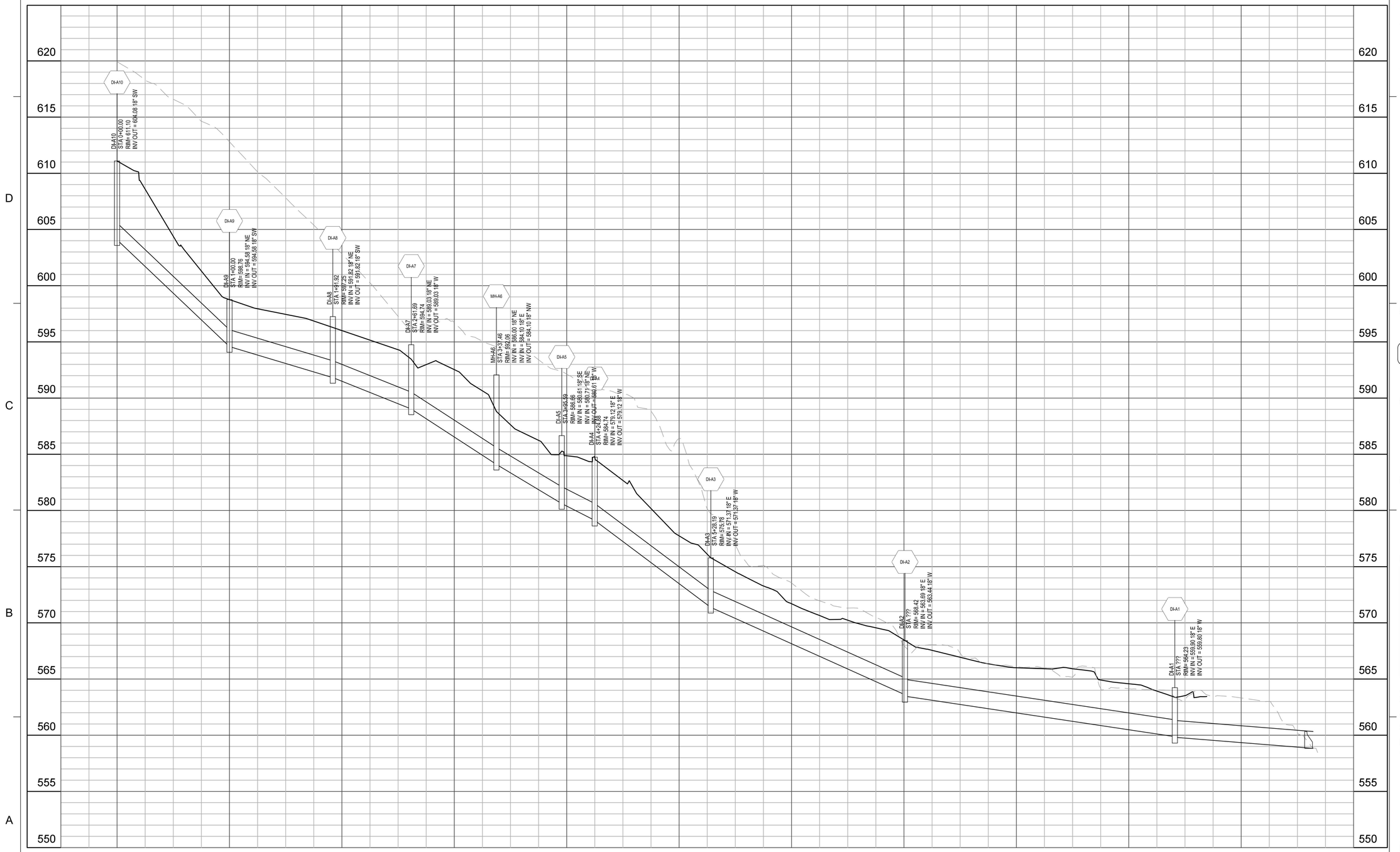
SANITARY SEWER PROFILES

PROJECT NO. 50151935

C-234

SHEET NO. 54 OF 60

LINE A



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 20' 40' 80'
HORIZONTAL SCALE: 1" = 40'

0' 2' 4' 8'
VERTICAL SCALE: 1" = 4'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

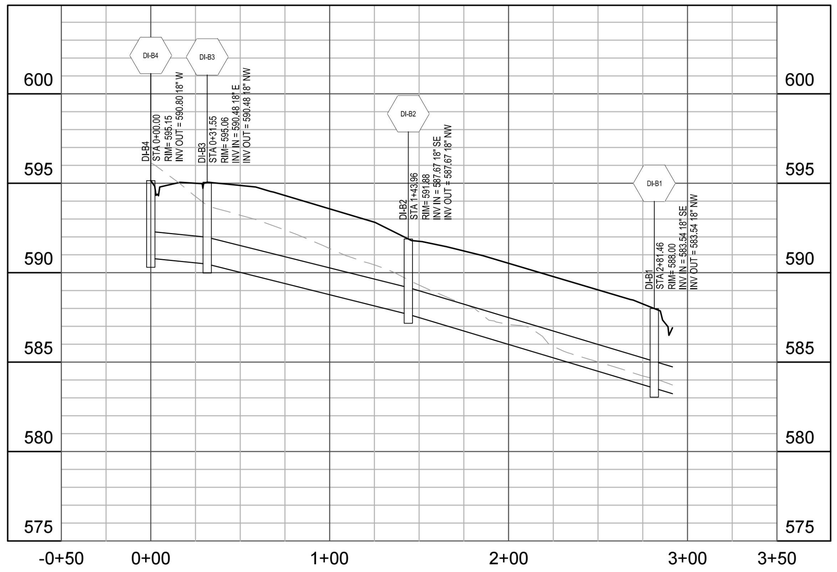
STORM SEWER PROFILES

PROJECT NO. 50151935

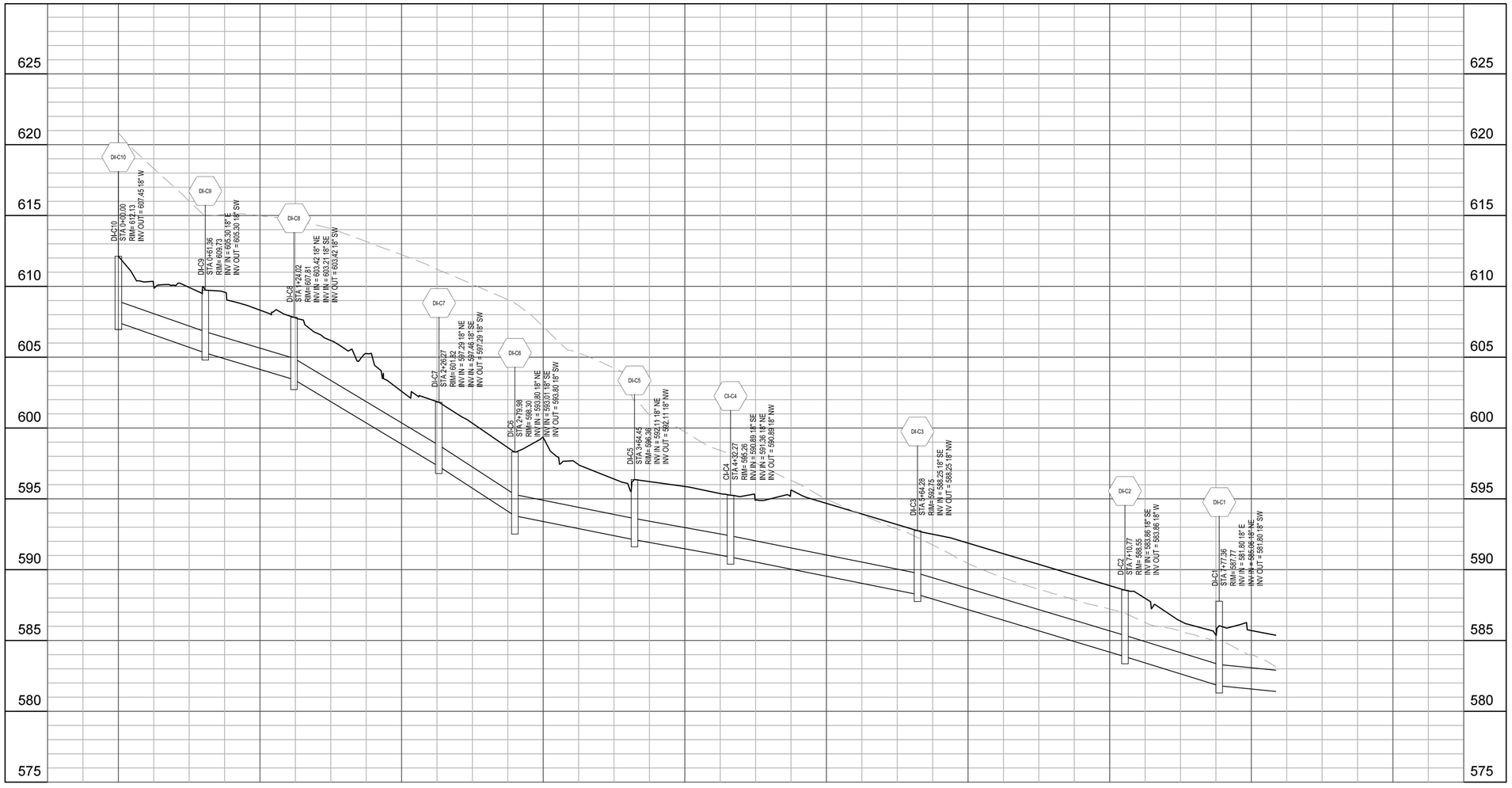
C-240

SHEET NO. 55 OF 60

LINE B



LINE C



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 20' 40' 80'
HORIZONTAL SCALE: 1" = 40'

0' 2' 4' 8'
VERTICAL SCALE: 1" = 4'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

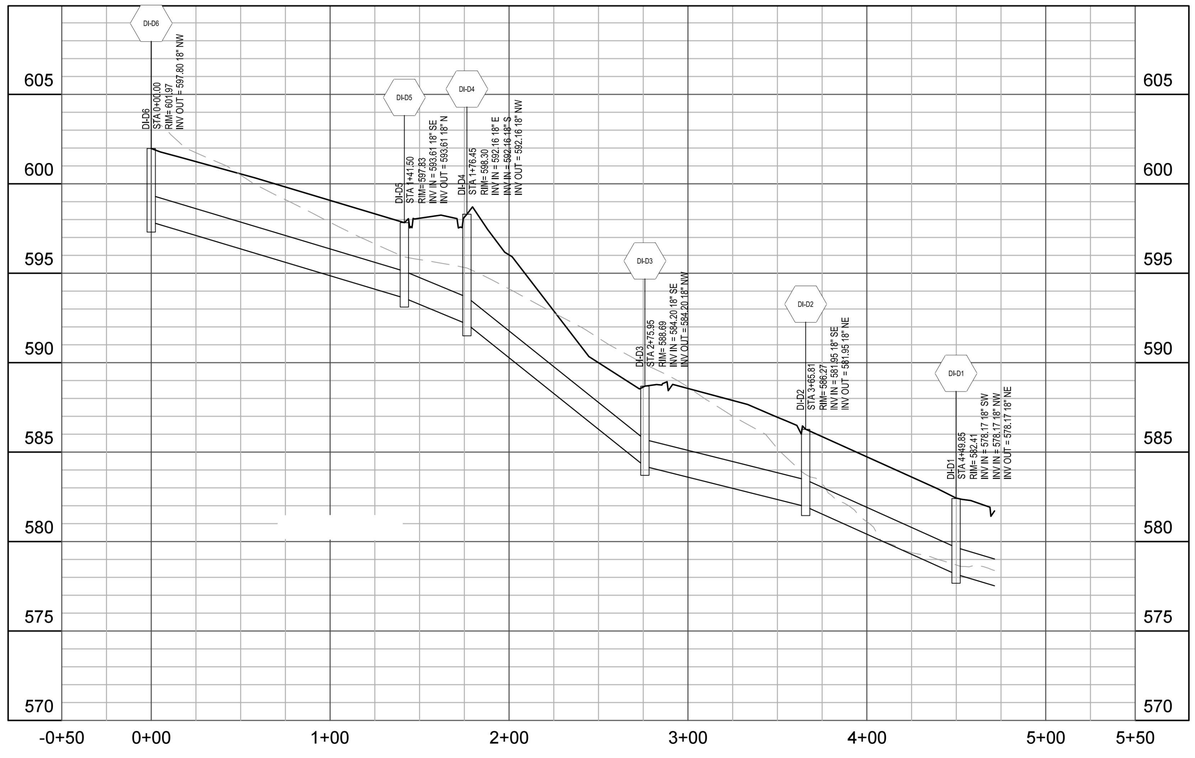
STORM SEWER PROFILES

PROJECT NO. 50151935

C-241

SHEET NO. 56 OF 60

LINE D



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 20' 40' 80'
HORIZONTAL SCALE: 1" = 40'

0' 2' 4' 8'
VERTICAL SCALE: 1" = 4'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

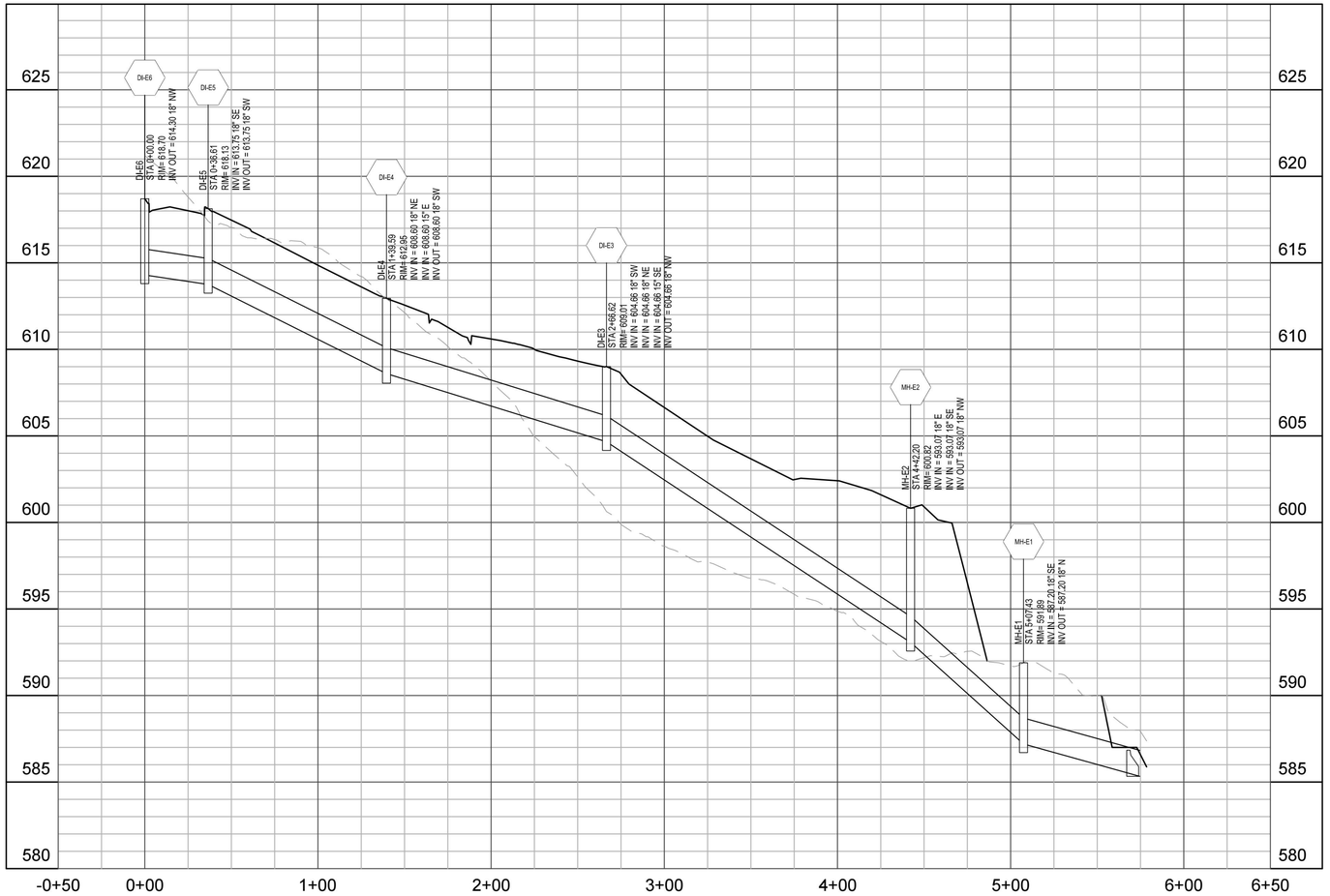
STORM SEWER PROFILES

PROJECT NO. 50151935

C-242

SHEET NO. 57 OF 60

LINE E



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 20' 40' 80'
HORIZONTAL SCALE: 1" = 40'

0' 2' 4' 8'
VERTICAL SCALE: 1" = 4'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

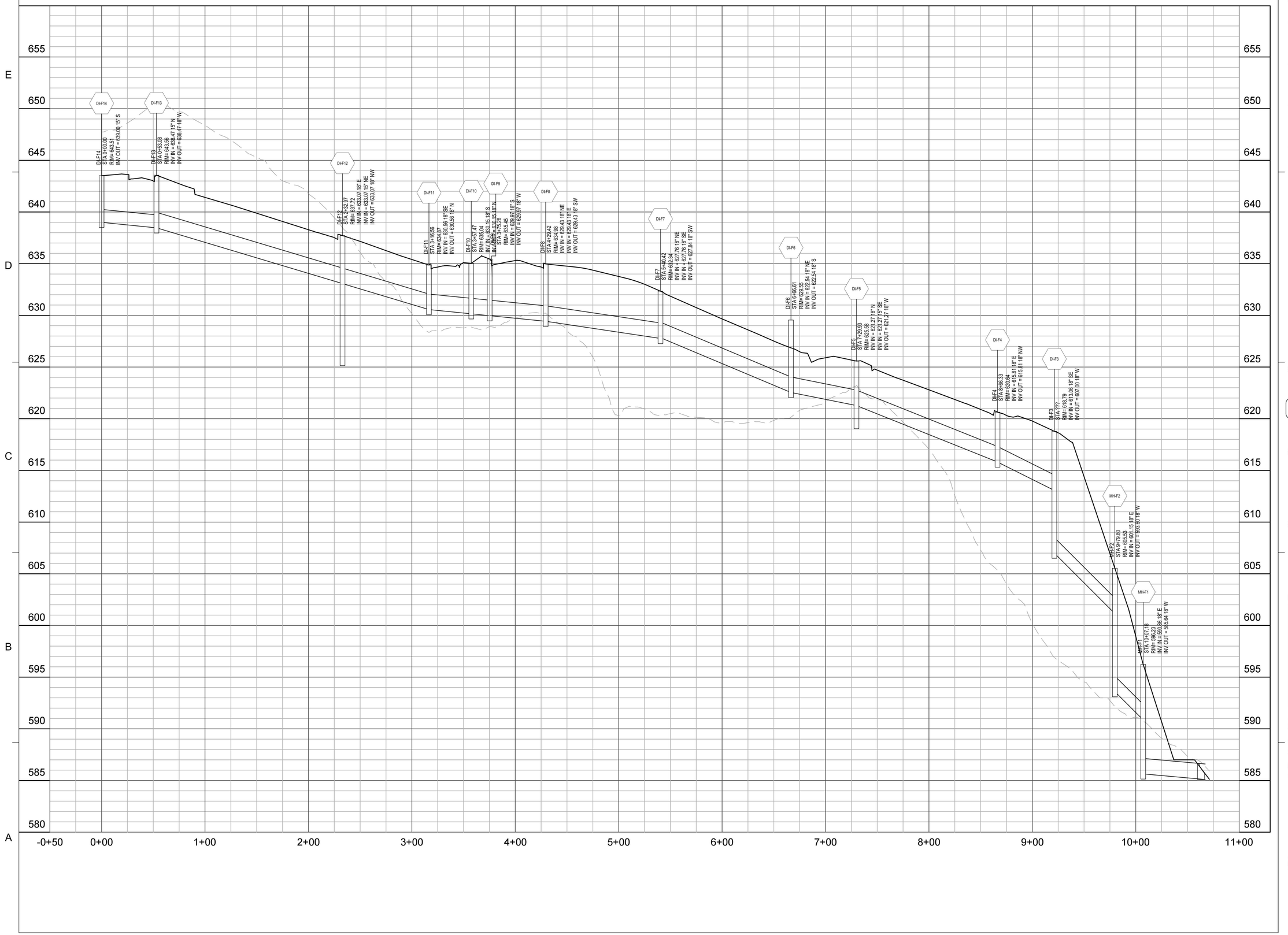
TITLE

STORM
SEWER
PROFILES

PROJECT NO. 50151935

C-243

SHEET NO. 58 OF 60



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 20' 40' 80'
HORIZONTAL SCALE: 1" = 40'

0' 2' 4' 8'
VERTICAL SCALE: 1" = 4'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

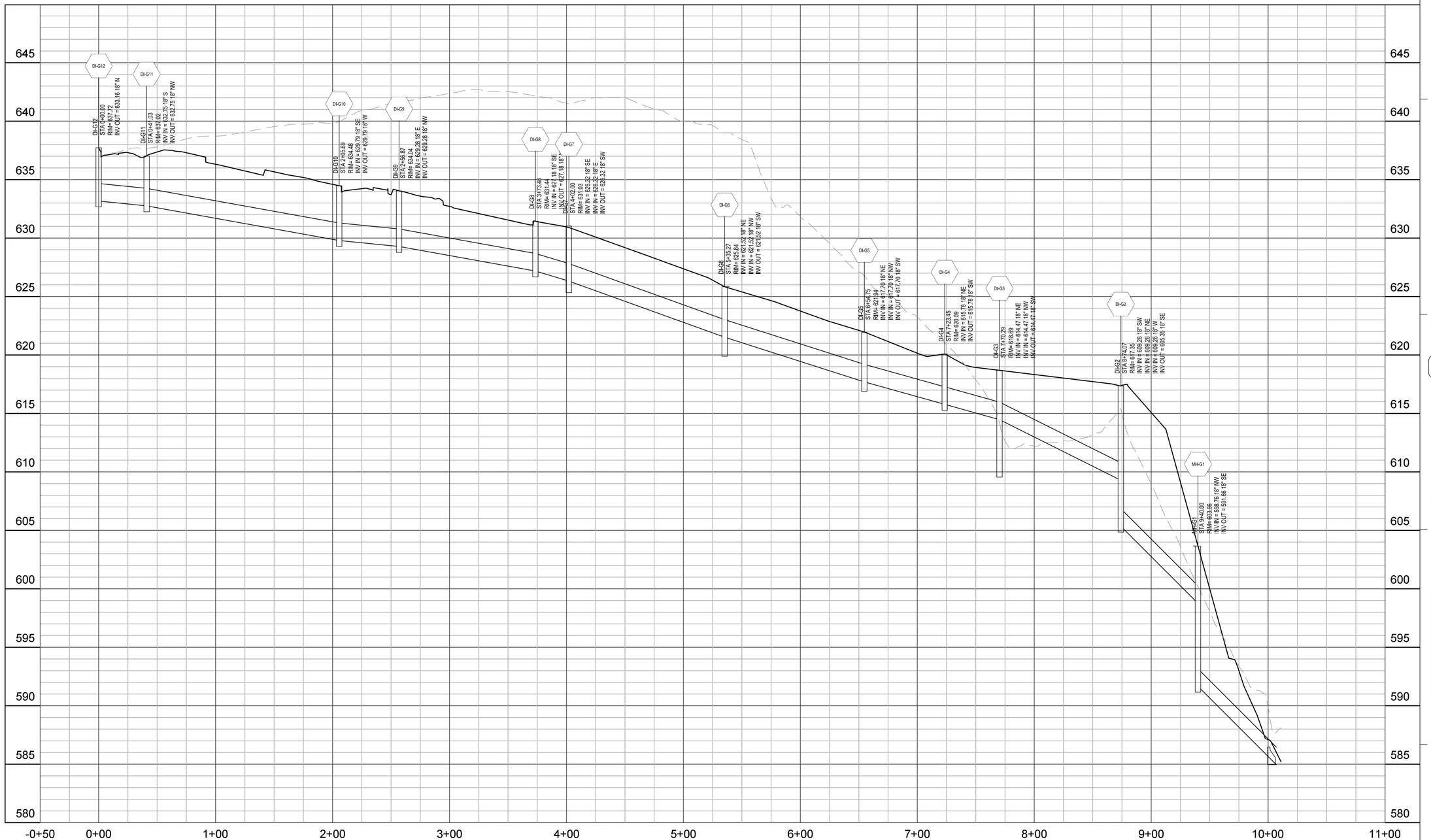
STORM SEWER PROFILES

PROJECT NO. 50151935

C-244

SHEET NO. 59 OF 60

LINE G



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

INITIAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER

SCALE

0' 20' 40' 80'
HORIZONTAL SCALE: 1" = 40'

0' 2' 4' 8'
VERTICAL SCALE: 1" = 4'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE SEPTEMBER 1, 2023

TITLE

STORM SEWER PROFILES

PROJECT NO. 50151935

C-245

SHEET NO. 60 OF 60