OLD IVY RESIDENCES

FINAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

DRAWING INDEX (66 SHEETS)

CIVIL

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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, PROPERTIES ARE SUBJECT TO BOTH ZMA202100008 AND ZMA202100009 APPROVED BY THE BOS ON 3/1/2023.
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:	51' 8" 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.
GARAGE SETBACK:	18' MIN. FROM RIGHT OF WAY OR SIDEWALK
PARCEL ACREAGE:	35.37 AC
PROFFERS:	REFER TO SHEET C-002
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	25.46 AC
OPEN SPACE	9.91 AC
TOTAL PROJECT ACREAGE	35.37 AC
SINGLE FAMILY RESIDENCES	61 UNITS
TOWNHOMES	115 UNITS
MULTI-FAMILY APARTMENTS	336 UNITS (564 BEDROOMS)
TOTAL DWELLING UNITS	525 UNITS
GROSS RESIDENTIAL DENSITY:	14.8 UNITS/ACRE
RECREATIONAL AREAS:	1.03 AC
MAXIMUM HEIGHT OF ALL STRUCTURES:	65'
PARKING SPACES REQUIRED:	781 SPACES
PARKING SPACES PROVIDED*:	819 SPACES

BUILDING STEPBACK SPECIAL EXCEPTION SE202200011 APPLIES TO MULTIFAMILY STRUCTURES.

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

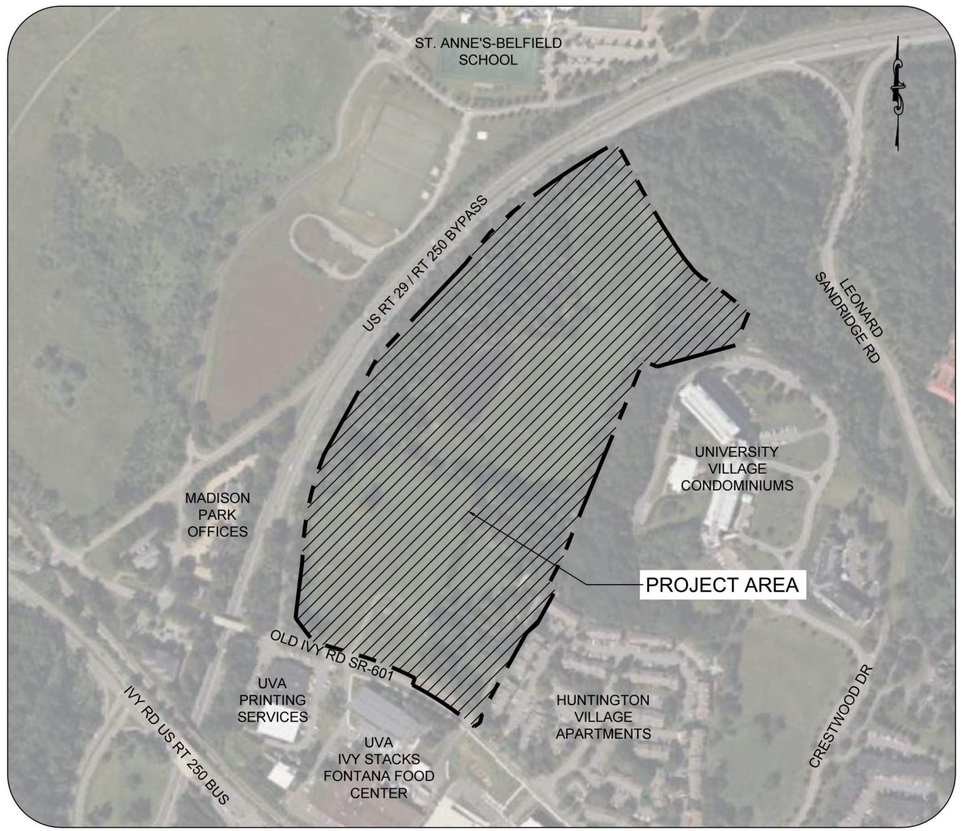
CONTACTS

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
FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
PROFESSIONAL ENGINEER

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE NOVEMBER 30, 2023

TITLE
COVER

PROJECT NO. 50151935

C-000

SHEET NO. 1 OF 66

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	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

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GREYSTAR

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FINAL SITE PLAN

SEAL

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KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
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PROFESSIONAL ENGINEER

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE NOVEMBER 30, 2023

TITLE

GENERAL NOTES

PROJECT NO. 50151935

C-001

SHEET NO. 2 OF 66

Original Proffers ____X____
Amendment _____

PROFFER STATEMENT

Project Name: **ZMA 2021-00008 Old Ivy Residences**

Date: February 17, 2023

Parcel Numbers: 06000-00-00-024C3 (13.29 acres); 06000-00-00-024C0 (11.58 acres); 06000-00-00-024C1 (2.53 acres); 06000-00-00-024C4 (2.47 acres); and 06000-00-00-05100 (5.52 acres)

Owner(s) of Record:
Father Goose, LLC (TMP 06000-00-00-024C3)
The Filthy Beast, LLC (TMP 06000-00-00-024C0, 06000-00-00-024C1, and 06000-00-00-024C4)
Beyer Family Investment Partnership, L.P. (TMP 06000-00-00-05100)

Proposal:

- Rezone parcels 06000-00-00-024C3 (13.29 acres), 06000-00-00-024C0 (11.58 acres), a portion of 06000-00-00-024C1 (0.969 acres), and 06000-00-00-024C4 (2.47 acres) from R-15 residential with proffers to R-15 Residential with proffers;
- Rezone the remaining portion of parcel 06000-00-00-024C1 (1.561 acres) from R-10 Residential with proffers to R-15 Residential with proffers, and remove this land from any association with ZMA 1982-11, ZMA 1987-08, and ZMA 1996-20, including any approved application plans or proffers associated with any of them; and
- Rezone parcel 06000-00-00-05100 (5.52 acres) from R-1 Residential to R-15 Residential with proffers.

Total land area: Approximately 35.39 acres

The Filthy Beast, LLC, Father Goose, LLC, and Beyer Family Investment Partnership, L.P. are collectively the owners (the "Owner" or "Owners") of Parcel Numbers 06000-00-00-024C0, 06000-00-00-024C1, 06000-00-00-024C3, 06000-00-00-024C4, and 06000-00-00-05100 (collectively, the "Property"), which is the subject of a rezoning application identified as ZMA 2021-00008, a project known as "Old Ivy Residences" (the "Project").

Pursuant to *Albemarle County Code* § 18-33.7, the Owner hereby voluntarily proffers the conditions listed below, which will apply to the Property if it is rezoned to the zoning district identified above. The Owners specifically deem the following proffers reasonable and appropriate, as conclusively evidenced by the signatures below.

1. **Concept Plan:**

   The property must be developed in general accord with Sheet 8 within the plan set titled "Rezoning Concept Plan for Old Ivy Residences," prepared by Timmons Group, dated July 19, 2021, last revised August 15, 2022 (the "Concept Plan"), and must reflect the following major elements as shown and noted on the Concept Plan:

a. The Project is limited to a maximum of 525 dwelling units.
b. The general locations and general sizes of open space, stream buffers, and amenities.
c. The general locations of the trail and pedestrian network.
d. Entrance location on Old Ivy Road.
e. Pedestrian crossing on Old Ivy Road at the entrance to the Project.
f. Affordable housing.
g. Turn lanes.

2. **Rivanna Trail:**

   a. Upon written request by the County, but not prior to the date that is nine (9) months after the issuance of the first Certificate of Occupancy within the Project, the Owner will relocate and establish the portions of the Rivanna Trail located on the Property (the "Relocated Rivanna Trail"), as a Class B- type 1 primitive nature trail. The general location of the proposed Relocated Rivanna Trail is shown on the Concept Plan; however, the exact location will be field located in coordination with the Rivanna Trails Foundation and Albemarle County Parks and Recreation.

   b. The Owner will work with the Rivanna Trails Foundation to convert the existing license agreement to a permanent easement, as amended to reflect the final location of the Relocated Rivanna Trail, concurrently with the site plan; subject to the reservation of rights of access for grading, utilities, maintenance, and other uses not inconsistent with the Relocated Rivanna Trail. The Owner shall record such permanent easement in the land records of Albemarle County prior to the issuance of the first certificate of occupancy for a unit within the Project.

   c. If the Relocated Rivanna Trail is located where a crossing at an internal travelway is necessary, pavement markings and signage for the crossing of the Relocated Rivanna Trail will be provided as a condition of final site plan approval.

3. **Contribution to Off-Site Transportation Improvements:**

The Owner's traffic impact analysis prepared by Timmons Group dated July 19, 2021, last revised November 7, 2022 (the "Traffic Study"), concludes there is existing traffic congestion during the peak hours along and near the western end of Old Ivy Road in the following locations:

- Along the Route 250/29 Bypass Southbound at Route 601 Off Ramp (the "Route 601 Off Ramp") from mainline US Route 29/250 to the unsignalized intersection of Old Ivy Road, Old Garth Road, and the Route 601 Off Ramp (the "Old Ivy/Old Garth/Off Ramp Intersection");
- Between the Old Ivy/Old Garth/Off Ramp Intersection and the signalized intersection of Ivy Road and Canterbury Road, and at the signalized intersection of Ivy Road and Canterbury Road;
- Along Faulconer Road between its intersection with the Route 601 Off Ramp and its intersection with Old Ivy Road; and
- Along Old Ivy Road between the Old Ivy/Old Garth/Off Ramp Intersection west to the bridge carrying Old Ivy Road across the railroad tracks

These areas are collectively referred to herein as the "Congestion Area," and are generally shown on Exhibit A attached hereto. The Traffic Study further concludes that at full buildout of the Project, the Project is estimated to contribute approximately six percent (6%) of the total vehicle trips travelling through the Congestion Area during peak hours.

To mitigate the Owner's proportionate contribution to the existing traffic congestion in the Congestion Area at the Project's full buildout, prior to the issuance of the first certificate of occupancy for a unit within the Project, the Owner shall contribute cash to the County Capital Improvement Program fund to be applied toward the cost of constructing future transportation improvements (including multi-modal transportation improvements) designed to mitigate existing traffic impacts in either the Congestion Area or anywhere else along Old Ivy Road to its intersection with Ivy Road (the "Future Transportation Improvements Area"), on the following terms and conditions:

a. The Owner's contribution shall be the amount equal to six percent (6%) of the total cost of the future transportation improvements for the Future Transportation Improvements Area, up to a maximum of Seven Hundred Fifty Thousand Dollars ($750,000) (the "Owner's Proportionate Cash Contribution"). In no event shall the Owner's Proportionate Cash Contribution be less than One Hundred Fifty Thousand Dollars ($150,000).

b. **Multi-Use Pedestrian/Bike Path:** To further mitigate the Owner's proportionate contribution to the existing traffic congestion in the Congestion Area at the Project's full buildout, the final site plan for the Project shall include the installation of a multi-use path along the entire frontage of the Property that is adjacent to Old Ivy Road, as shown on the Concept Plan (the "Multi-Use Path"), and the Multi-Use Path shall be installed at substantially the same time as other road improvements shown on the Concept Plan to support the Project, such as the new turn lanes.

   In addition, if the owners of those parcels to the east of the Project (between the eastern edge of tax map parcel 06000-00-00-05100 and the western edge of tax map parcel 06000-00-00-045A1) donate the necessary land at no cost to the Owner prior to the approval of the final site plan for the Project, the Owner will also construct a multi-use path of similar dimensions (subject to available land and actual room in the field) across the front of those parcels (the "Extended Multi-Use Path"), such that the Multi-Use Path and the Extended Multi-Use Path will begin at the western edge of parcel 06000-00-00-024C3, and extend to the western edge of parcel 06000-00-00-045A1, a distance of approximately one thousand two hundred seventy-five (1,275) linear feet. If the Extended Multi-Use Path is to be installed by the Owner, the Extended Multi-Use Path shall be installed at substantially the same time as other road improvements shown on the Concept Plan to support the Project, such as the new turn lanes.

   Alternatively, if the owners of either of those parcels to the east of the Project (between the eastern edge of tax map parcel 06000-00-00-05100 and the western edge of tax map parcel 06000-00-00-045A1) do not donate the land necessary for the construction of the Extended Multi-Use Path at no cost to the Owner prior to the approval of the final site plan for the Project, then prior to the issuance of the first certificate of occupancy for a unit within the Project, the Owner shall contribute cash to the County Capital Improvement Program fund to be applied toward the cost of constructing the Extended Multi-Use Path and/or other

transportation or multi-model transportation improvements within the Future Transportation Improvements Area, in the amount of Five Hundred Thousand Dollars ($500,000).

Any approvals required in connection with the donation of land for the Extended Multi-Use Path shall include any and all approvals and authorizations as may be required by applicable law or by the governing instruments of any applicable condominium.

4. **Additional Receiving Lane on the North-Bound Ramp Leading to U.S. Route 250 Bypass**
   To further mitigate the Owner's proportionate contribution to the existing traffic congestion in the Congestion Area at the Project's full buildout, subject to the terms and conditions of this paragraph 4, the final site plan for the Project shall include the installation of a second vehicle receiving lane on the north-bound ramp leading to the U.S. Route 250 Bypass from Old Ivy Road (the "Additional Receiving Lane"). The Additional Receiving Lane shall be constructed to Virginia Department of Transportation ("VDOT") standards and specifications, which specifications are estimated to require a two hundred (200) foot long travel lane no more than twelve (12) feet wide, and a two hundred fifty (250) foot long taper lane, for a total estimated lane length of four hundred fifty (450) feet. In the event that there is not sufficient existing right-of-way to construct the Additional Receiving Lane, the Owner will dedicate such land adjacent to the future Additional Receiving Lane as necessary to construct it to VDOT standards and specifications. The Additional Receiving Lane shall be installed at substantially the same time as other road improvements shown on the Concept Plan to support the Project, such as the new turn lanes.

   Alternatively, in the event that the final estimated cost to construct the Additional Receiving Lane exceeds Five Hundred Thousand Dollars ($500,000.00), the Owner, in its discretion, may elect to contribute cash to the County Capital Improvement Program Fund to be applied toward the cost of constructing the Additional Receiving Lane, in the amount of Five Hundred Thousand Dollars ($500,000), instead of constructing the Additional Receiving Lane. In the event that the Owner elects to make such contribution instead of constructing the Additional Receiving Lane, if there is not sufficient existing right-of-way to construct the Additional Receiving Lane, the Owner will dedicate such land adjacent to the future Additional Receiving Lane as necessary to construct it to VDOT standards and specifications.

5. **Satisfaction of ZMA 1985-21 Proffer**
   By the Board of Supervisors approval of ZMA 2021-00008 and acceptance of this Proffer Statement, the approved proffer associated with ZMA 1985-21 is deemed satisfied and is hereby eliminated.

6. **R-10 Residential Portion of Parcel 06000-00-00-024C1**
   By the Board of Supervisors approval of ZMA 2021-00008 and acceptance of this Proffer Statement, the 1.561 acre portion of parcel 06000-00-00-024C1 that is zoned R-10 Residential and is associated with ZMA 1982-11, ZMA 1987-08, and ZMA 1996-20, including any approved application plans or proffers associated with any of them, shall be rezoned to R-15 Residential, and shall no longer be associated with, or bound by any of ZMA 1982-11, ZMA 1987-08, or ZMA 1996-20, or any application plans or proffers associated with any of them.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

Signature Page for Proffer Statement for Old Ivy Residences, ZMA 2021-00008

OWNER:

FATHER GOOSE, LLC
a Virginia limited liability company

By: _____
W. K. Heischman, Manager

THE FILTHY BEAST, LLC
a Virginia limited liability company

By: _____
W. K. Heischman, Manager

BEYER FAMILY INVESTMENT PARTNERSHIP, L.P.
a California limited partnership

By: _____
Nikki G. Beyer, Trustee
of the Beyer Gift Trust dated March 19, 2015
General Partner

By: _____
Richard M. Beyer, Trustee
of the Beyer Gift Trust dated March 19, 2015
General Partner

46396124.10

ZMA 2021-00008 Old Ivy Residences – Exhibit A to Proffer Statement



46396124.10

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
FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

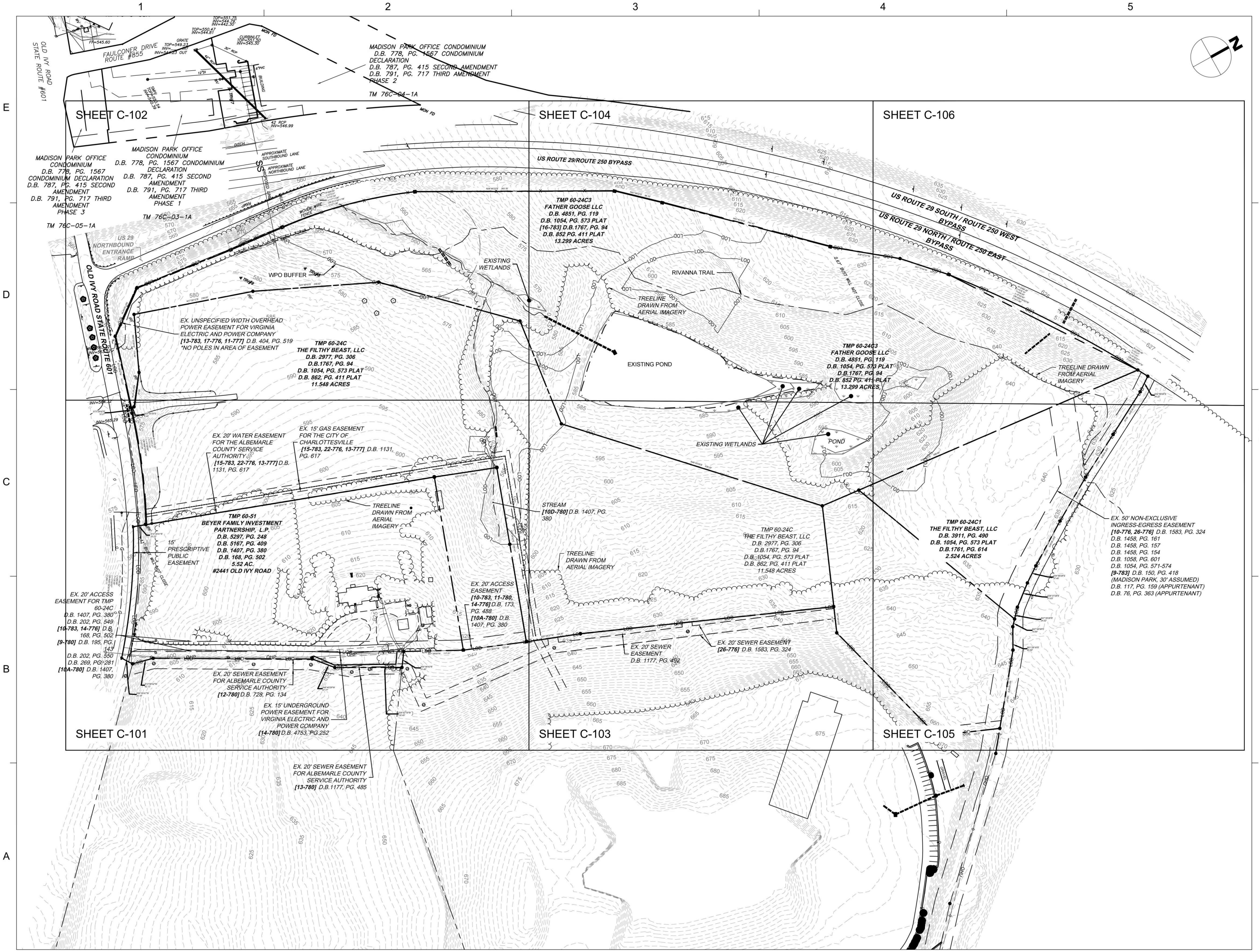
DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE NOVEMBER 30, 2023

TITLE
GENERAL NOTES

PROJECT NO. 50151935

C-002

SHEET NO. 3 OF 66



Dewberry

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Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE NOVEMBER 30, 2023

TITLE

OVERALL EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-100

SHEET NO. 4 OF 66

MATCHLINE - REFER TO SHEET C-102

MATCHLINE - REFER TO SHEET C-103

D.B. 862, PG. 477 PLAT
11.548 ACRES

INV=564.32
INV=565.29
18" RCP
INV=565.17
S73°28'42"E 12.27'
N20°55'35"E 6.45'
R=1170.92'
L=221.37'
T=111.02'
Δ=10°49'56"
CB=N83°05'00"W
C=221.04'
DISTURBED ROD FOUND S 57°01'39"W 1.15' OF CORNER
N19°35'41"E 25.23'
IPF
S19°35'41"W 576.39'
EX. 20' WATER EASEMENT FOR THE ALBEMARLE COUNTY SERVICE AUTHORITY [15-783, 22-776, 13-777] D.B. 1131, PG. 617
EX. 15' GAS EASEMENT FOR THE CITY OF CHARLOTTESVILLE [15-783, 22-776, 13-777] D.B. 1131, PG. 617
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
11' BUST WILL NOT CLOSE
R=1145.92'
L=260.68'
T=130.96'
Δ=13°02'02"
CB=N55°56'01"W
C=260.11'
OLD IVY ROAD STATE ROUTE 601
HARVEST DR
S56°35'41"W 24.18'
S13°56'42"W 42.13'
IRON (F)
S29°11'08"W 313.45'
EX. 20' SEWER EASEMENT FOR ALBEMARLE COUNTY SERVICE AUTHORITY [12-780] D.B. 728, PG. 134
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
1' STONE WALL
S49°40'29"W 47.77'
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
TMP 60B1-H
HUNTINGTON VILLAGE "A" LIMITED PARTNERSHIP, ET AL
D.B. 733, PG. 32
OVER LINE (ON SUBJECT) [10C-780] D.B. 1407, PG. 380
1.3'
2.2'
S28°52'19"W 132.45'
S54°46'43"E 31.45'
IRON (F)
S27°39'05"W 117.51'
S21°26'47"W 125.29'
PIPE (F)
S20°21'26"W 124.46'
S81°20'43"W 39.10'
N30°35'14"E 32.00'
S54°33'55"E 30.00'
N54°33'55"W 30.00'
S30°35'14"W 32.00'
BOULDER
36" C
INV.=
11' X 36' BLOCK STABLE
STREAM [10D-780] D.B. 1407, PG. 380
SPRING
S70°59'32"E 348.42'
IRON (F) @195.03'
D.B. 173, PG. 489
D.B. 202, PG. 550
STONE STEPS
8' X 8' WOOD GAZEBO
2-LEVEL BRICK BUILDING
20' X 20' BLOCK GARAGE
1-LEVEL BLOCK BUILDING
EX. 20' ACCESS EASEMENT [10-783, 11-780, 14-776] D.B. 173, PG. 488 [10A-780] D.B. 1407, PG. 380
TMP 60
UNIVERSITY
OWNERS AS
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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
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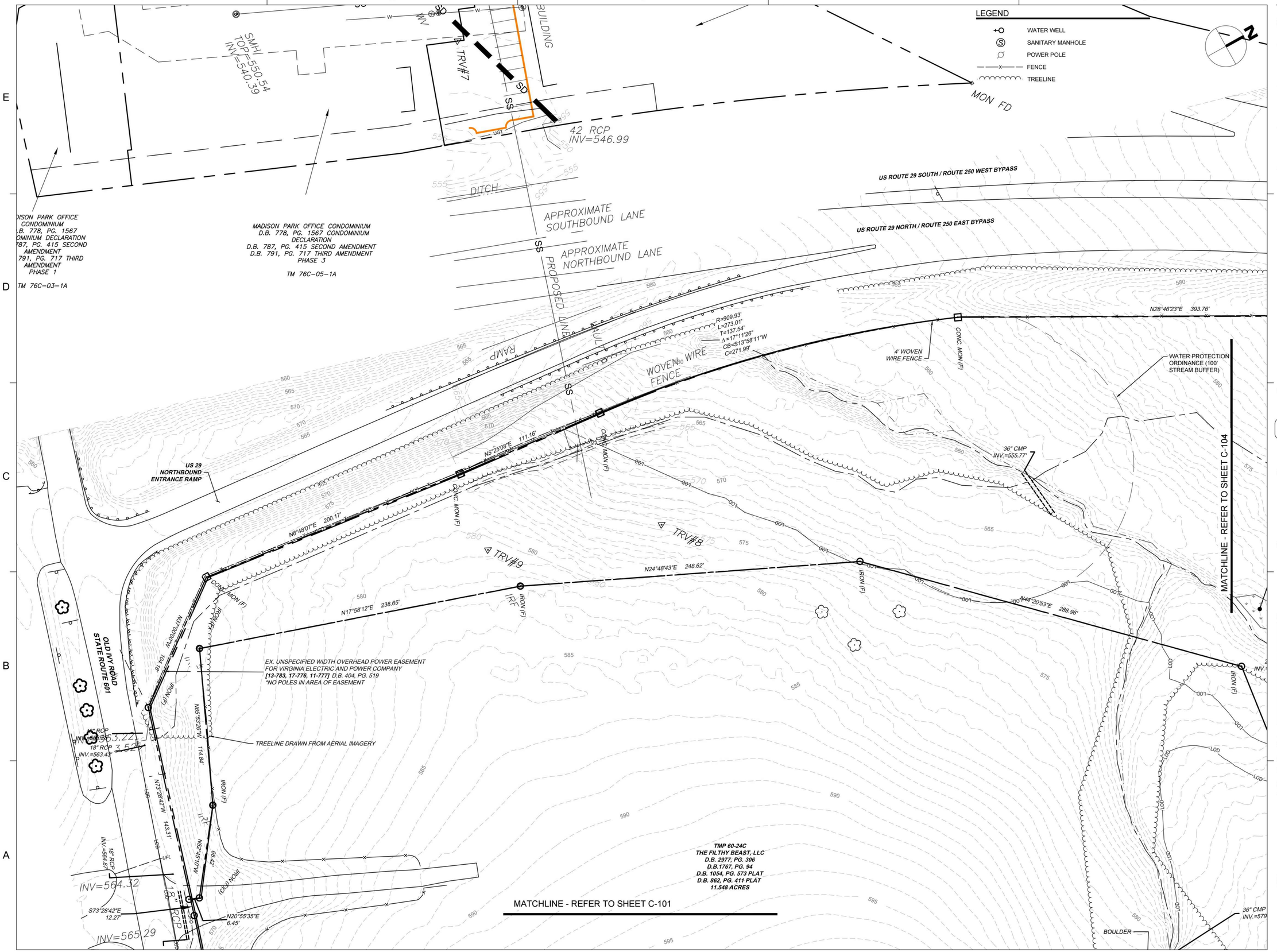
TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-101

SHEET NO. 5 OF 66



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EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-102

SHEET NO. 6 OF 66

1 2 3 4 5

E D C B A

36" CMP
INV.=579.87'

36" CMP
INV.=580.54'

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

S81°20'43"W
39.10'

MATCHLINE - REFER TO SHEET C-104

EXISTING WETLANDS

POND

N46°25'29"E 539.20'

IRON (F)

IRON (F) @ 598.85'

IRON (F) @ 195.03'

S26°39'32"E
348.42'

MATCHLINE - REFER TO SHEET C-101

TREELINE DRAWN FROM
AERIAL IMAGERY

TMP 60-24C
THE FILTHY BEAST, LLC
D.B. 2977, PG. 306
D.B.1767, PG. 94
D.B. 1054, PG. 573 PLAT
D.B. 862, PG. 411 PLAT
11.548 ACRES

MATCHLINE - REFER TO SHEET C-105

S6°29'19"E
51.95'

PIPE (F)

S20°26'37"W 108.00'

S22°52'40"W 502.21'

EX. 20' SEWER EASEMENT
D.B. 1177, PG. 492

EX. 20' SEWER EASEMENT
[26-776] D.B. 1583, PG. 324

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

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

LEGEND

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

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SCALE

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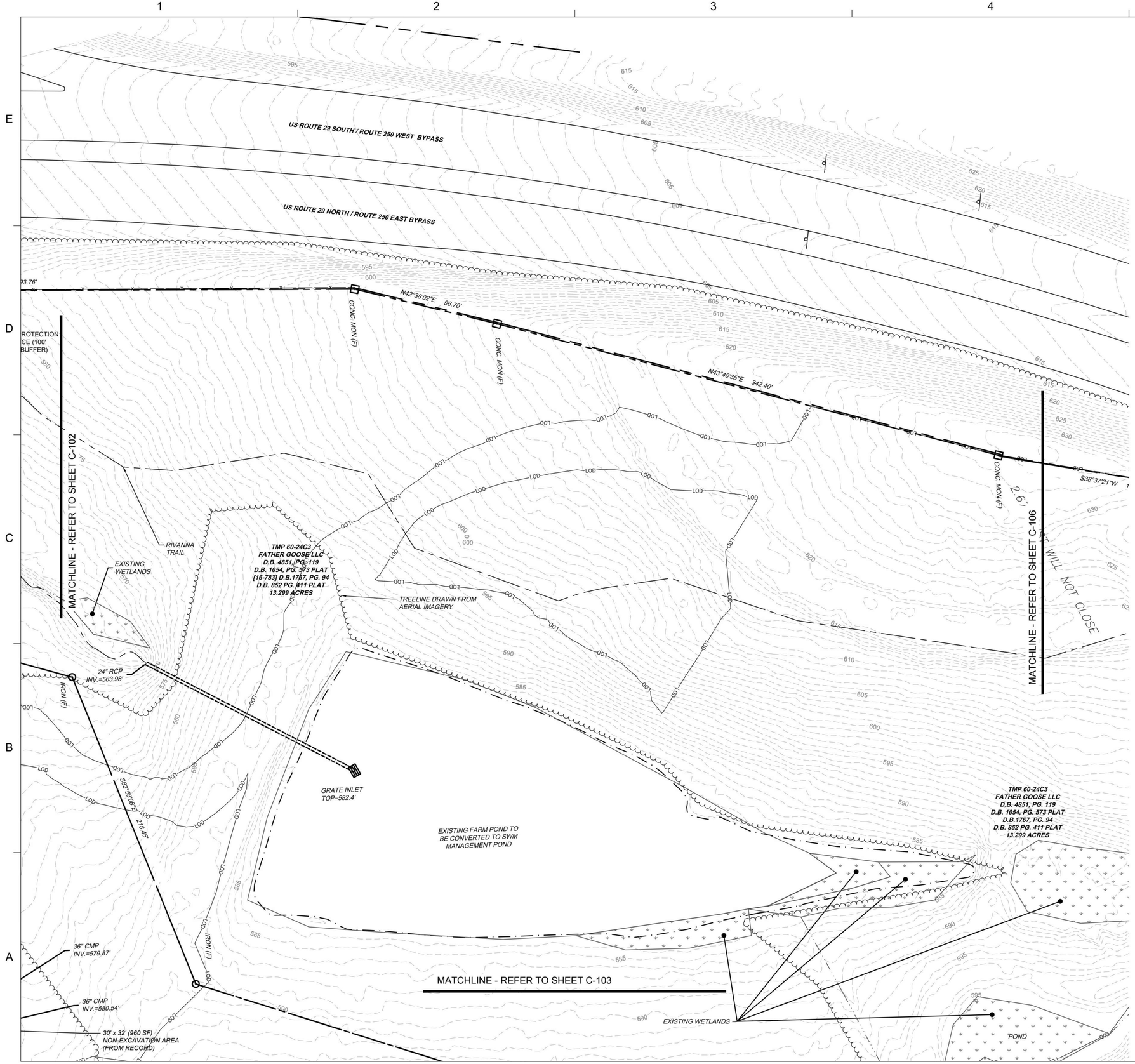
TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-103

SHEET NO. 7 OF 66



LEGEND

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

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EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-104

SHEET NO. 8 OF 66



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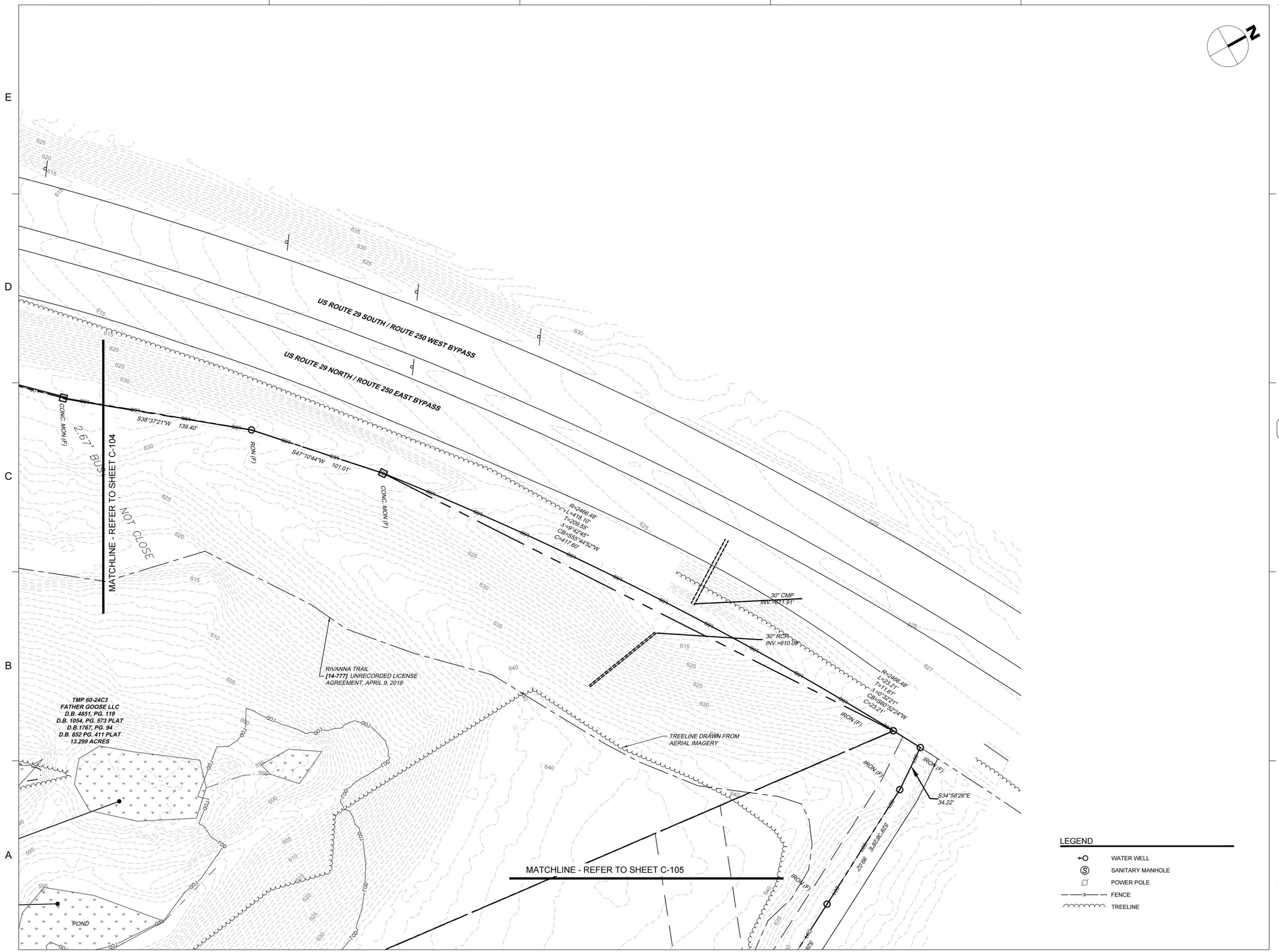
TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-105

SHEET NO. 9 OF 66



LEGEND

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

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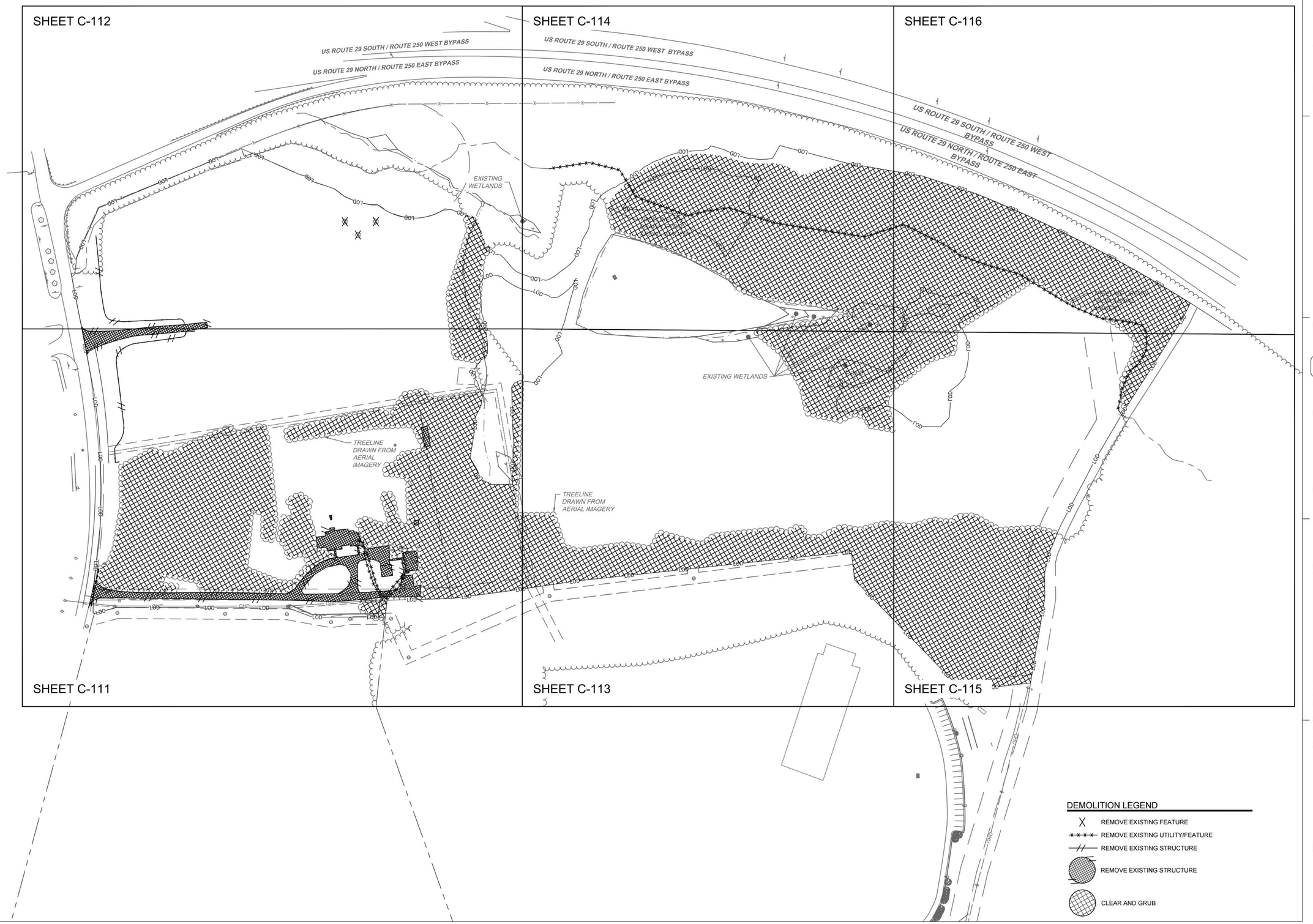
TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-106

SHEET NO. 10 OF 66



DEMOLITION LEGEND

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

Dewberry

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12/04/23
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TITLE

OVERALL DEMOLITION PLAN

PROJECT NO. 50151935

C-110

SHEET NO. 11 OF 66



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COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

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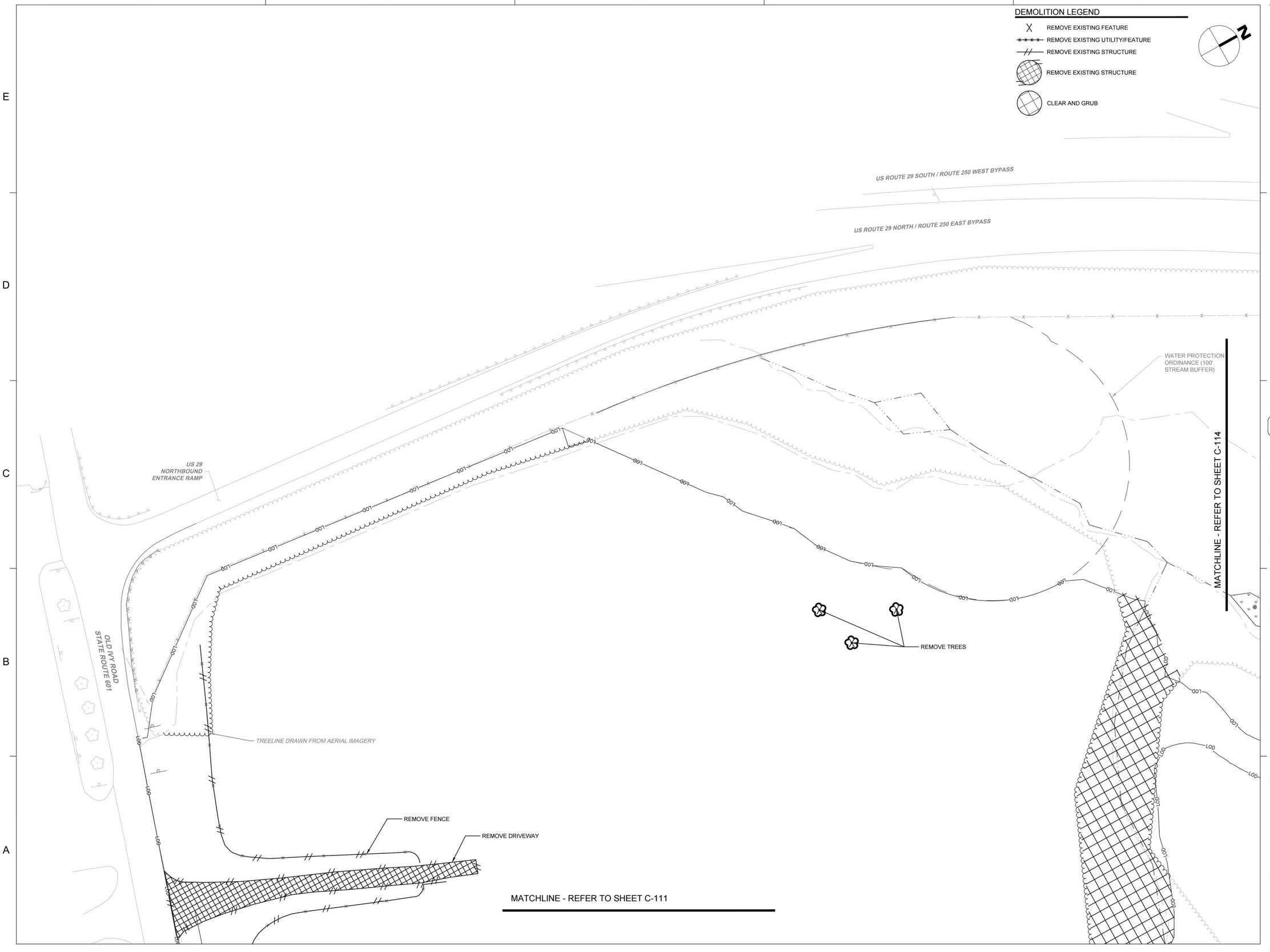
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TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-111

SHEET NO. 12 OF 66



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TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-112

SHEET NO. 13 OF 66

1 2 3 4 5

E D C B A

MATCHLINE - REFER TO SHEET C-114

EXISTING WETLANDS

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

DEMOLITION LEGEND

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

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FINAL SITE PLAN

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TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-113

SHEET NO. 14 OF 66



DEMOLITION LEGEND

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

Dewberry

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DEMOLITION PLAN

PROJECT NO. 50151935

C-114

SHEET NO. 15 OF 66



DEMOLITION LEGEND

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

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TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-115

SHEET NO. 16 OF 66



DEMOLITION LEGEND

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

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DEMOLITION PLAN

PROJECT NO. 50151935

C-116

SHEET NO. 17 OF 66

1 2 3 4 5

E D C B A

SHEET C-123

SHEET C-125

SHEET C-127

SHEET C-122

SHEET C-124

SHEET C-126

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

PROPOSED MULTI-FAMILY APARTMENT BUILDING 2 4-STORIES

PROPOSED MULTI-FAMILY APARTMENT BUILDING 3 4-STORIES

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

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

RECREATION AREA, TYP.

TRASH

MAIL & MAINTENANCE

LEASING AND AMENITY BUILDING

AMENITY

MAIL

GRASSPAVE EMERGENCY ACCESS ROAD

FUTURE BUS STOP, LOCATION TO BE COORDINATED WITH CTA AND COUNTY TRANSPORTATION PLANNER

SIGNALIZED CROSSWALK

CROSSWALK

RIGHT OF WAY DEDICATION FOR TURN LANE IMPROVEMENTS

NON-EXCAVATION AREA

BOULDER MARKER TO REMAIN UNDISTURBED

TOT LOT

RIVANNA TRAIL RELOCATION, ROUTE TO BE COORDINATED WITH RTF AND PARKS AND RECREATION STAFF

SINGLE FAMILY WITH GARAGE, TYP.

SINGLE FAMILY DETACHED, TYP.

SINGLE FAMILY DETACHED WITH DRIVEWAY, TYP.

20' VEGETATED BUFFER

SINGLE FAMILY WITH DRIVEWAY, TYP.

10' MULTI-USE PATH TO LEONARD SANDRIDGE RD. SUBJECT TO ACQUISITION OF ANY NECESSARY OFF-SITE EASEMENTS

TOWNHOMES

1ST FLOOR ENTRANCE (11 RISERS)

1ST FLOOR ENTRANCE (4 RISERS)

BASEMENT ENTRANCE

EXISTING WETLANDS

LOD

US ROUTE 29 SOUTH / ROUTE 29 WEST BYPASS

PARKING SUMMARY						
UNIT MIX	TOTAL UNITS	PROVIDED SPACES/UNIT	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES	REQUIRED ADA SPACES	PROVIDED ADA SPACES
SFD WITH GARAGE AND DRIVEWAY	28	2	56			
SFD WITH DRIVEWAY	23	2	46			
SFD	10	2	20			
MULTIFAMILY	336	1.35	454			
TOWNHOME	128	1.6	205			
PARKING PROVIDED IN GARAGE/DRIVEWAYS				79		
TOTALS	**525**		**781**	**800**	**16**	**18**

MULTIFAMILY BUILDINGS					
BUILDING	1 BR UNITS	2 BR UNITS	3 BR UNITS	BUILDING HEIGHT	TOTAL FLOOR AREA
1	41	26	17	51' 8"	86,357 SQFT
2	27	24	8	41' 0"	59,500 SQFT
3	27	24	8	41' 0"	59,500 SQFT
4	31	28	8	51' 8"	68,078 SQFT
5	31	28	8	51' 8"	68,078 SQFT

TOWNHOUSES AND SINGLE FAMILY DETACHED HOUSES		
BUILDING TYPE	BUILDING HEIGHT	TOTAL FLOOR AREA
TOWNHOUSE	19' 9"	1,400 SF
TOWNHOUSE WITH ENGLISH BASEMENT	30' 1.25"	2,100 SF
SINGLE FAMILY DETACHED	19' 9"	1,440 SF
SINGLE FAMILY DETACHED WITH GARAGE	19' 9"	1,440 SF

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

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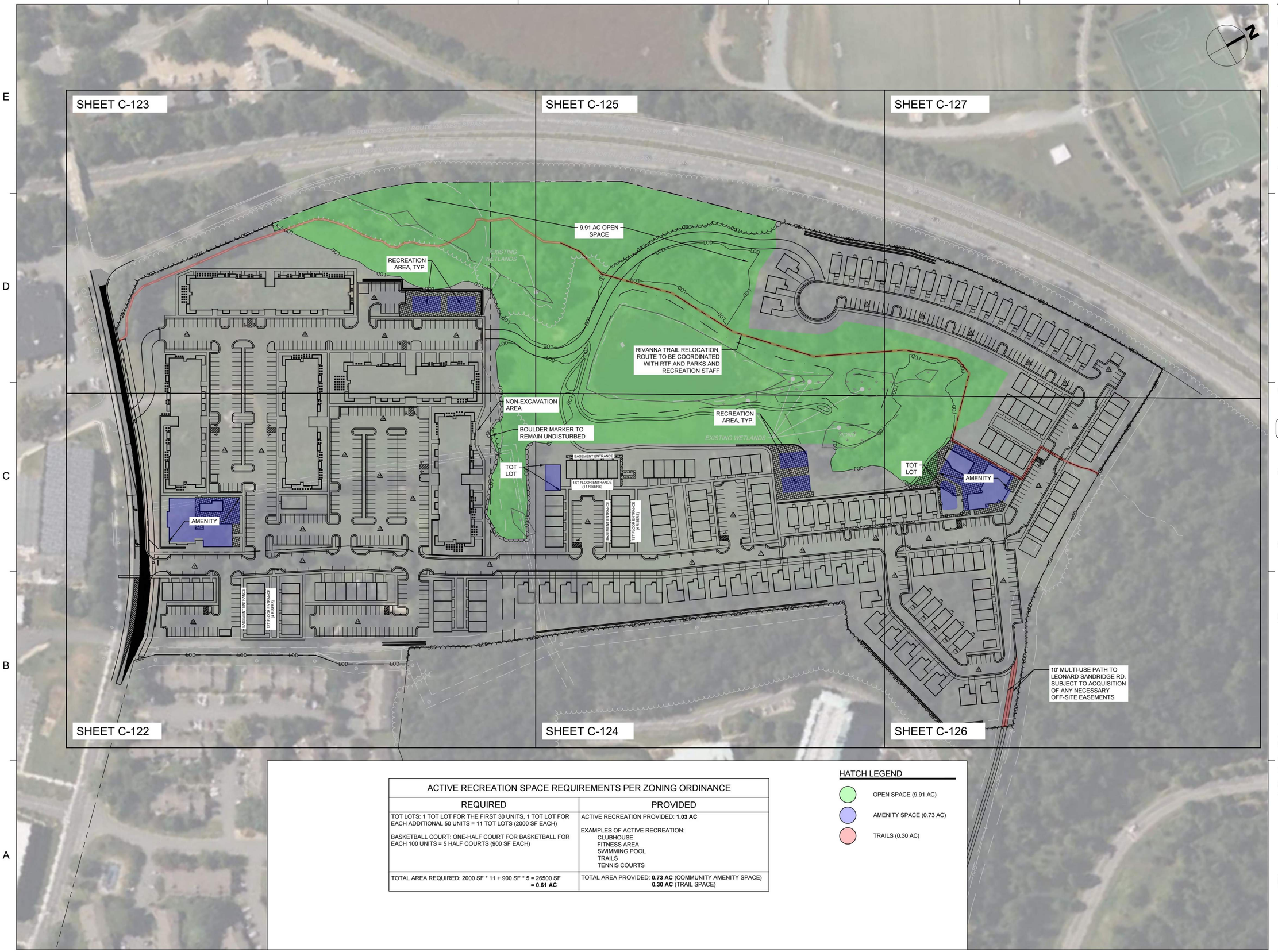
TITLE

OVERALL SITE PLAN

PROJECT NO. 50151935

C-120

SHEET NO. 18 OF 66



ACTIVE RECREATION SPACE REQUIREMENTS PER ZONING ORDINANCE	
REQUIRED	PROVIDED
TOT LOTS: 1 TOT LOT FOR THE FIRST 30 UNITS, 1 TOT LOT FOR EACH ADDITIONAL 50 UNITS = 11 TOT LOTS (2000 SF EACH) BASKETBALL COURT: ONE-HALF COURT FOR BASKETBALL FOR EACH 100 UNITS = 5 HALF COURTS (900 SF EACH)	ACTIVE RECREATION PROVIDED: **1.03 AC** EXAMPLES OF ACTIVE RECREATION: CLUBHOUSE FITNESS AREA SWIMMING POOL TRAILS TENNIS COURTS
TOTAL AREA REQUIRED: 2000 SF * 11 + 900 SF * 5 = 26500 SF **= 0.61 AC**	TOTAL AREA PROVIDED: **0.73 AC** (COMMUNITY AMENITY SPACE) **0.30 AC** (TRAIL SPACE)

HATCH LEGEND

- OPEN SPACE (9.91 AC)
- AMENITY SPACE (0.73 AC)
- TRAILS (0.30 AC)

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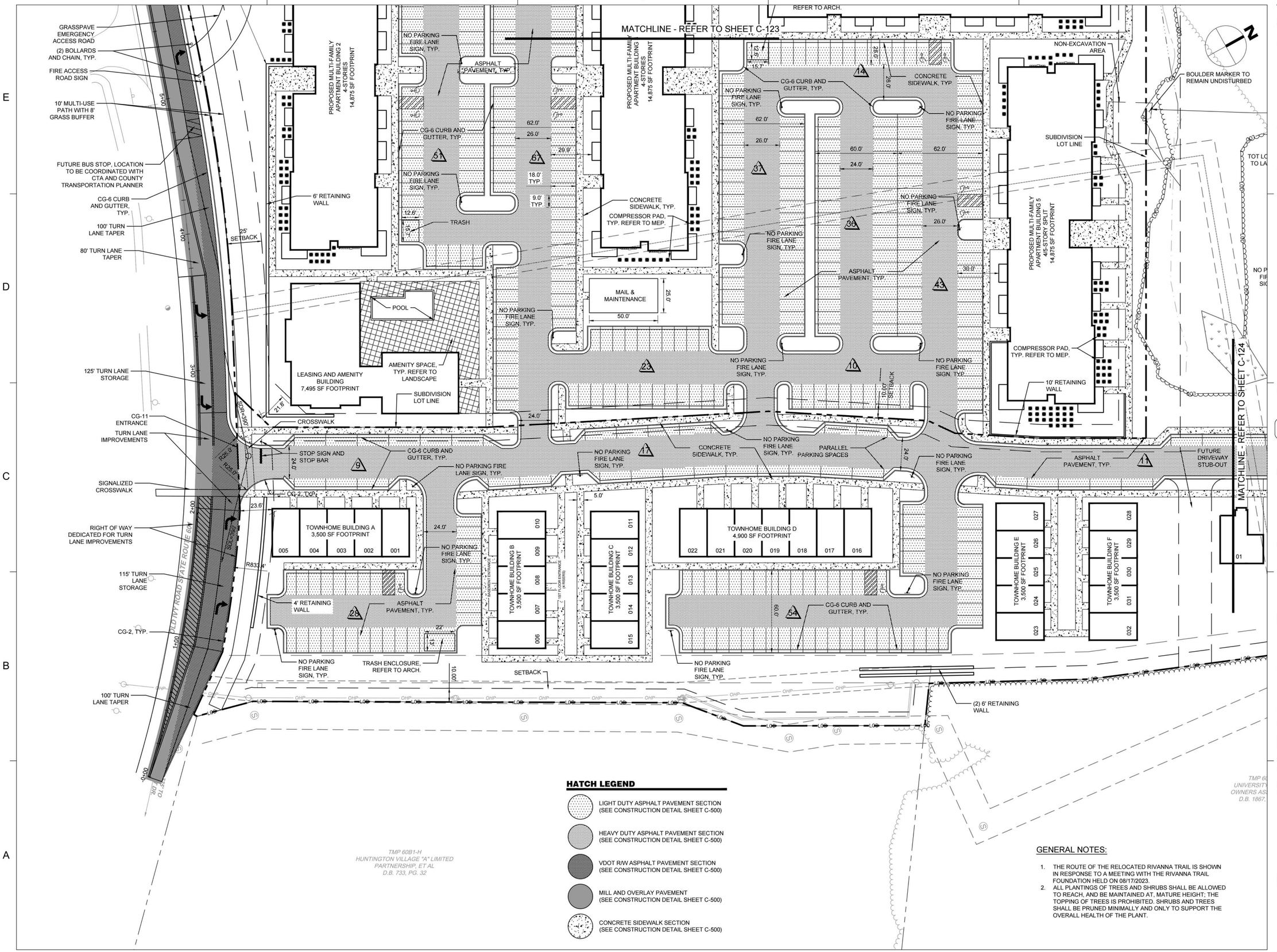
TITLE

OVERALL SITE PLAN

PROJECT NO. 50151935

C-121

SHEET NO. 19 OF 66



HATCH LEGEND

- LIGHT DUTY ASPHALT PAVEMENT SECTION (SEE CONSTRUCTION DETAIL SHEET C-500)
- HEAVY DUTY ASPHALT PAVEMENT SECTION (SEE CONSTRUCTION DETAIL SHEET C-500)
- VDOT R/W ASPHALT PAVEMENT SECTION (SEE CONSTRUCTION DETAIL SHEET C-500)
- MILL AND OVERLAY PAVEMENT (SEE CONSTRUCTION DETAIL SHEET C-500)
- CONCRETE SIDEWALK SECTION (SEE CONSTRUCTION DETAIL SHEET C-500)

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.
2. ALL 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.

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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-122

SHEET NO. 20 OF 66

HATCH LEGEND

- LIGHT DUTY ASPHALT PAVEMENT SECTION (SEE CONSTRUCTION DETAIL SHEET C-500)
- HEAVY DUTY ASPHALT PAVEMENT SECTION (SEE CONSTRUCTION DETAIL SHEET C-500)
- VDOT R/W ASPHALT PAVEMENT SECTION (SEE CONSTRUCTION DETAIL SHEET C-500)
- MILL AND OVERLAY PAVEMENT (SEE CONSTRUCTION DETAIL SHEET C-500)
- CONCRETE SIDEWALK SECTION (SEE CONSTRUCTION DETAIL SHEET C-500)

GENERAL NOTES:

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N

US ROUTE 29 SOUTH / ROUTE 250 WEST BYPASS

US ROUTE 29 NORTH / ROUTE 250 EAST BYPASS

US 29 NORTHBOUND ENTRANCE RAMP

10.00' SETBACK

R50.0'

CG-6 CURB AND GUTTER, TYP.

7+53

7+00

6+00

FIRE ACCESS ROAD SIGN

25.00' SETBACK

280'

20.0'

9.0' TYP.

18.0' TYP.

GRASSPAVE EMERGENCY ACCESS ROAD

300' TURN LANE STORAGE

GRASSPAVE EMERGENCY ACCESS ROAD

(2) BOLLARDS AND CHAIN, TYP.

FIRE ACCESS

PROPOSED MULTI-FAMILY APARTMENT BUILDING 1 4/5-STORY SPLIT 18,920 SF FOOTPRINT

COMPRESSOR PAD, TYP. REFER TO MEP.

NO PARKING FIRE LANE SIGN, TYP.

CG-6 CURB AND GUTTER, TYP.

CONCRETE SIDEWALK, TYP.

ASPHALT PAVEMENT, TYP.

62.0'

26.0'

27.2'

PROPOSED MULTI-FAMILY APARTMENT BUILDING 2 4/5-STORIES 14,875 SF FOOTPRINT

MATCHLINE - REFER TO SHEET C-122

(2) 5' RETAINING WALLS

100.3'

208'

TRASH 20'

24.0'

RECREATION AREA, REFER TO LANDSCAPE

WATER PROTECTION ORDINANCE (100' STREAM BUFFER)

10.00' SETBACK

20.00' SETBACK

MATCHLINE - REFER TO SHEET C-125

PROPOSED MULTI-FAMILY APARTMENT BUILDING 4 4/5-STORY SPLIT 14,875 SF FOOTPRINT

TRASH ENCLOSURE, REFER TO ARCH.

NON-EXCAVATION AREA

GRASSPAVE EMERGENCY ACCESS ROAD

FIRE ACCESS ROAD SIGN

18.0'

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SCALE

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TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-123

SHEET NO. 21 OF 66



GENERAL NOTES:

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HATCH LEGEND

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SCALE

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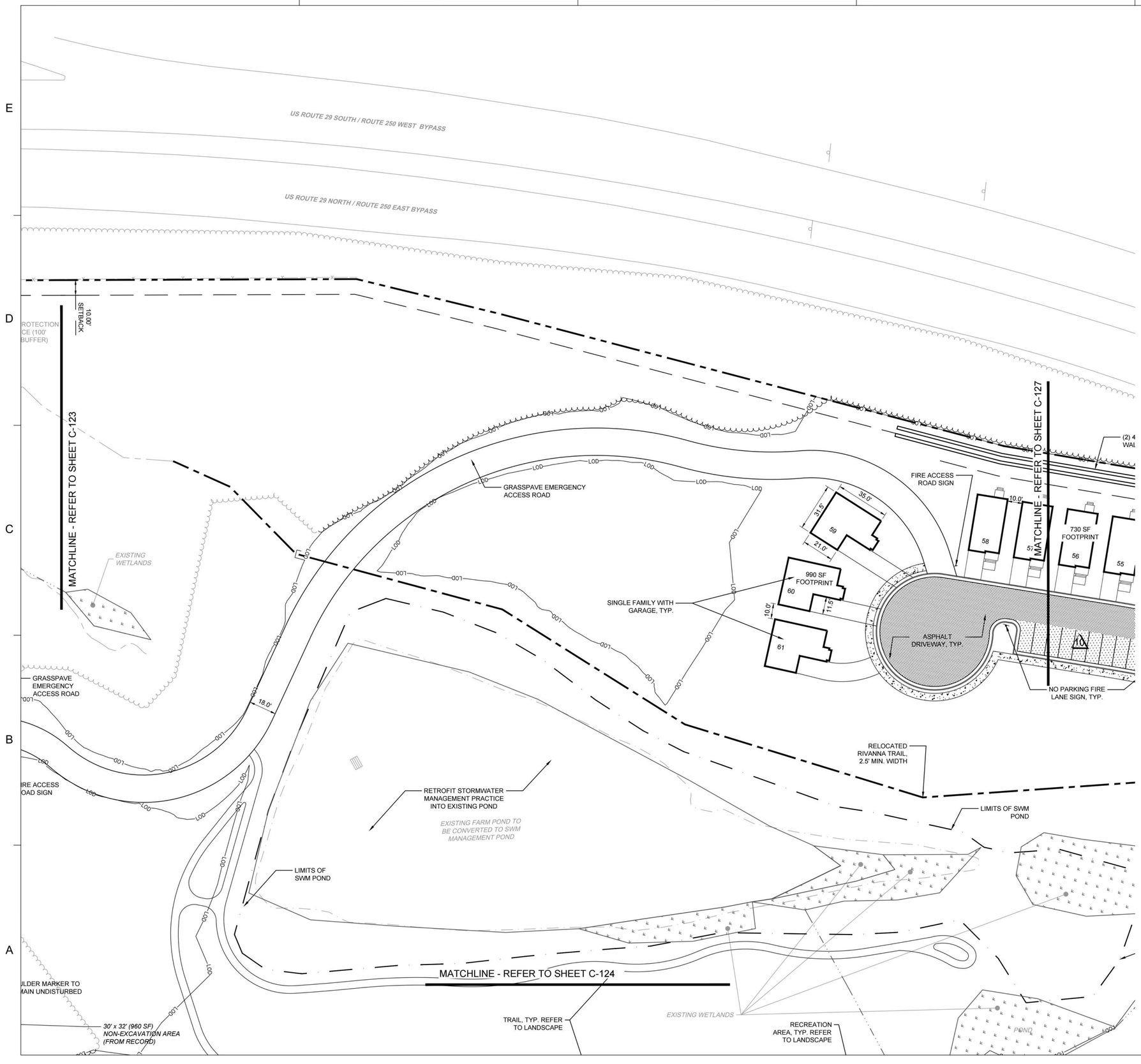
TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-124

SHEET NO. 22 OF 66



GENERAL NOTES:

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- MILL AND OVERLAY PAVEMENT (SEE CONSTRUCTION DETAIL SHEET C-500)
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PATRICK GAGE HILL
Lic. No. 063308
12/04/23
PROFESSIONAL ENGINEER

SCALE

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SCALE: 1" = 30'

REVISIONS

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TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-125

SHEET NO. 23 OF 66



GENERAL NOTES:

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SCALE

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TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-126

SHEET NO. 24 OF 66



GENERAL NOTES:

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- CONCRETE SIDEWALK SECTION (SEE CONSTRUCTION DETAIL SHEET C-500)

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Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE

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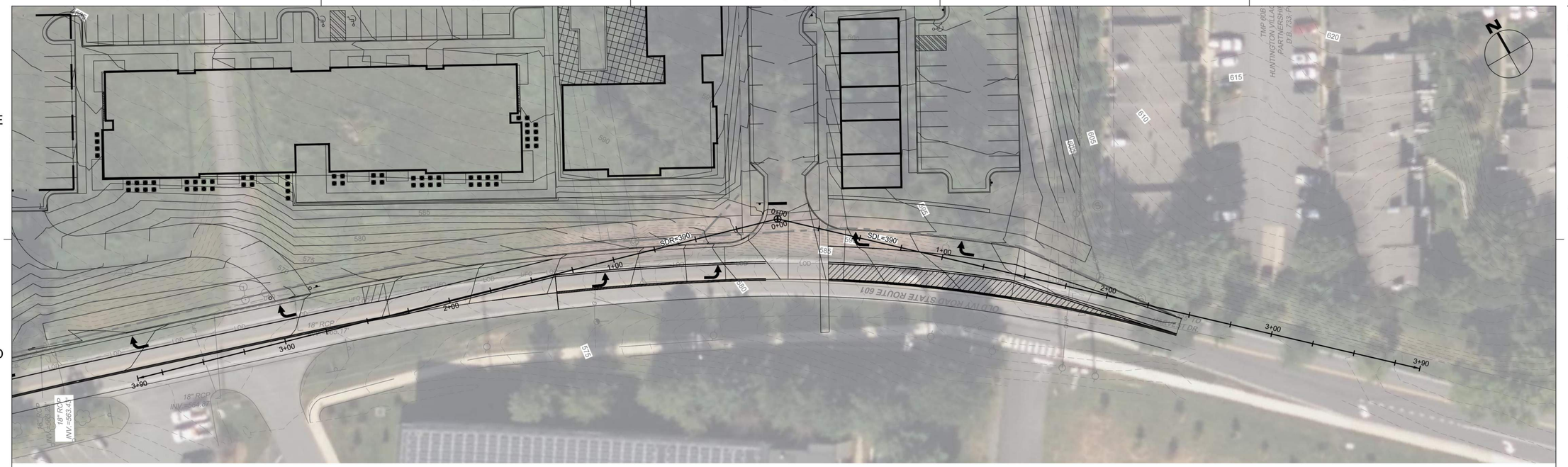
TITLE

SITE LAYOUT PLAN

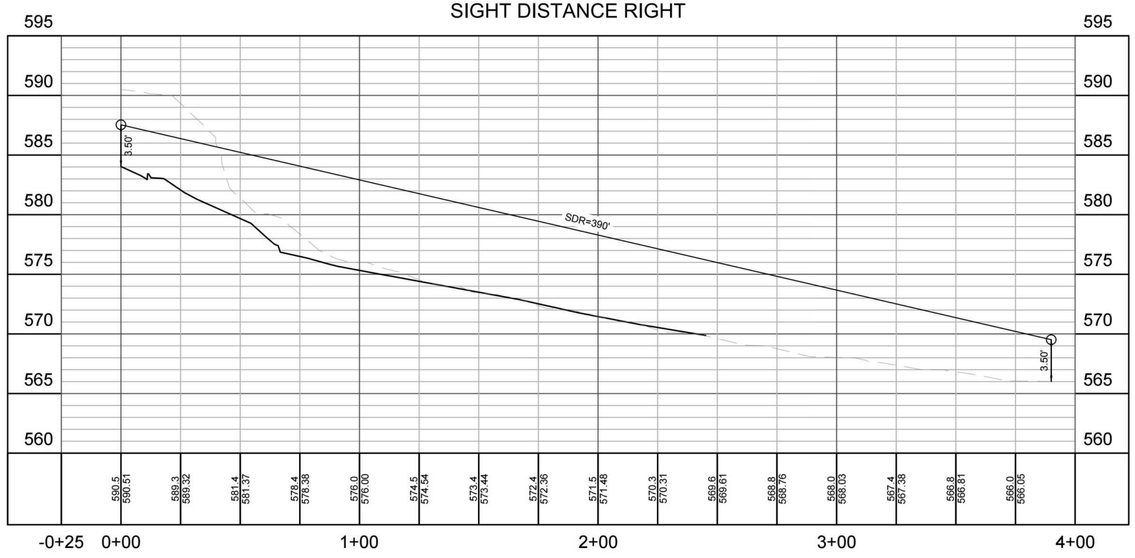
PROJECT NO. 50151935

C-127

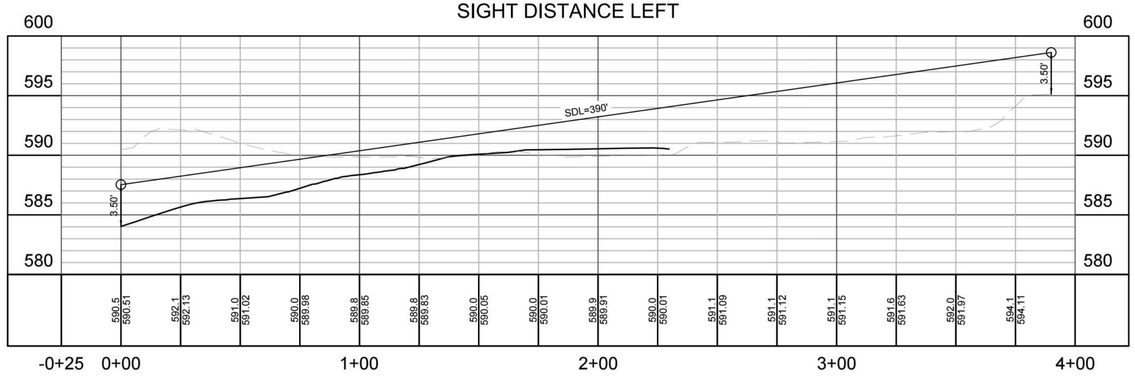
SHEET NO. 25 OF 66



SIGHT DISTANCE RIGHT



SIGHT DISTANCE LEFT



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GREYSTAR

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COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
PROFESSIONAL ENGINEER

SCALE

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

0' 3' 6' 12'
VERTICAL SCALE: 1" = 6'

REVISIONS

NO.	DESCRIPTION	DATE

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DATE NOVEMBER 30, 2023

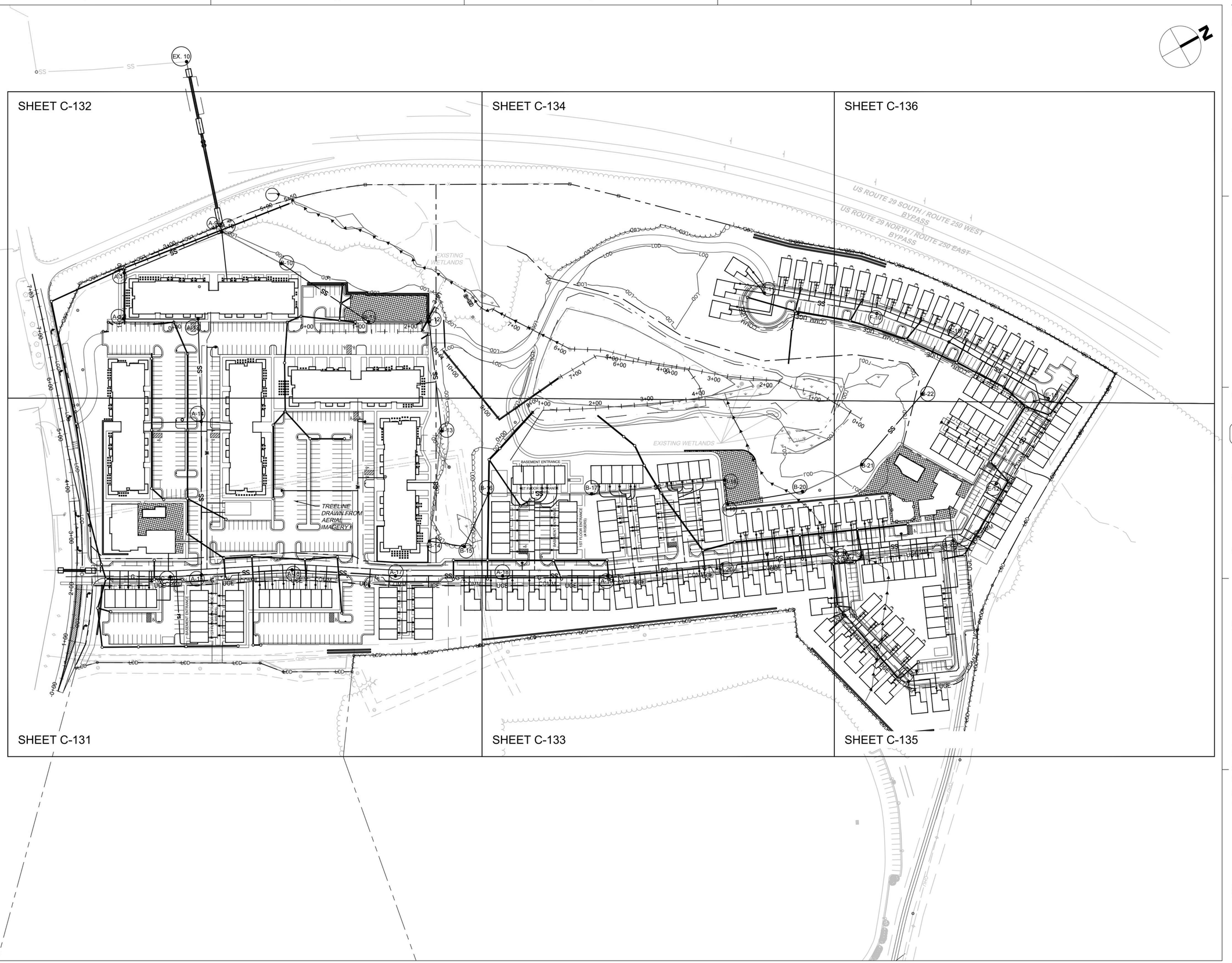
TITLE

SIGHT DISTANCE PLAN & PROFILE

PROJECT NO. 50151935

C-128

SHEET NO. 26 OF 66



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Suite 200
Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
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KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
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TITLE

OVERALL
UTILITY PLAN

PROJECT NO. 50151935

C-130

SHEET NO. 27 OF 66

MATCHLINE - REFER TO SHEET C-132

MATCHLINE - REFER TO SHEET C-133

EXISTING WATERLINE FROM RECORDS.

CONNECT TO EXISTING WATER MAIN WITH TAPPING SLEEVE AND VALVE. COORD. WITH UTILITY OWNER. (FIELD VERIFY EXISTING WATER LINE BEFORE BEGINNING CONSTRUCTION)

JACK AND BORE WATER LINE BENEATH EXISTING LIMITS OF OLD IVY ROAD

BORING PIT

RECEIVING PIT

OLD IVY ROAD STATE ROUTE 601

20' WATER ESMT.

SEWER MAIN

FIRE DEPT. CONNECTION, TYP.

6" COMBINED SERVICE, TYP.

10' MIN. CLEAR SEPARATION

8" PVC SDR-35 SAN. SEWER MAIN

WATER METER AND BFP LOCATED IN BUILDING, REFER TO PLUMB.

20' WATER ESMT.

FIRE HYDRANT ASSEMBLY, TYP.

1" WATER SERVICE, TYP.

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

12" DIP WATER MAIN (PUBLIC)

1" TYPE K COPPER DOMESTIC SERVICE, TYP.

8" PVC SDR-35 SAN. SEWER MAIN

6" DI FIRE LINE

1" TYPE K COPPER DOMESTIC SERVICE, TYP.

10' MIN. CLEAR SEPARATION

20' WATER ESMT.

6" COMBINED SERVICE, TYP.

12" DIP WATER MAIN (PUBLIC)

8" PVC SDR-35 SAN. SEWER MAIN

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

1" TYPE K COPPER DOMESTIC SERVICE, TYP.

ASPHALT

1' STONE WALL

OVER LINE (ON SUBJECT) [10C-798] D.B. 1407, PG. 380

OVER LINE (ON SUBJECT) [10C-798] D.B. 1407, PG. 380

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

TMP
UNIVERSI
OWNERS A
D.B. 186

Dewberry

Dewberry Engineers Inc.
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GREYSTAR

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2441 OLD IVY ROAD
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SCALE

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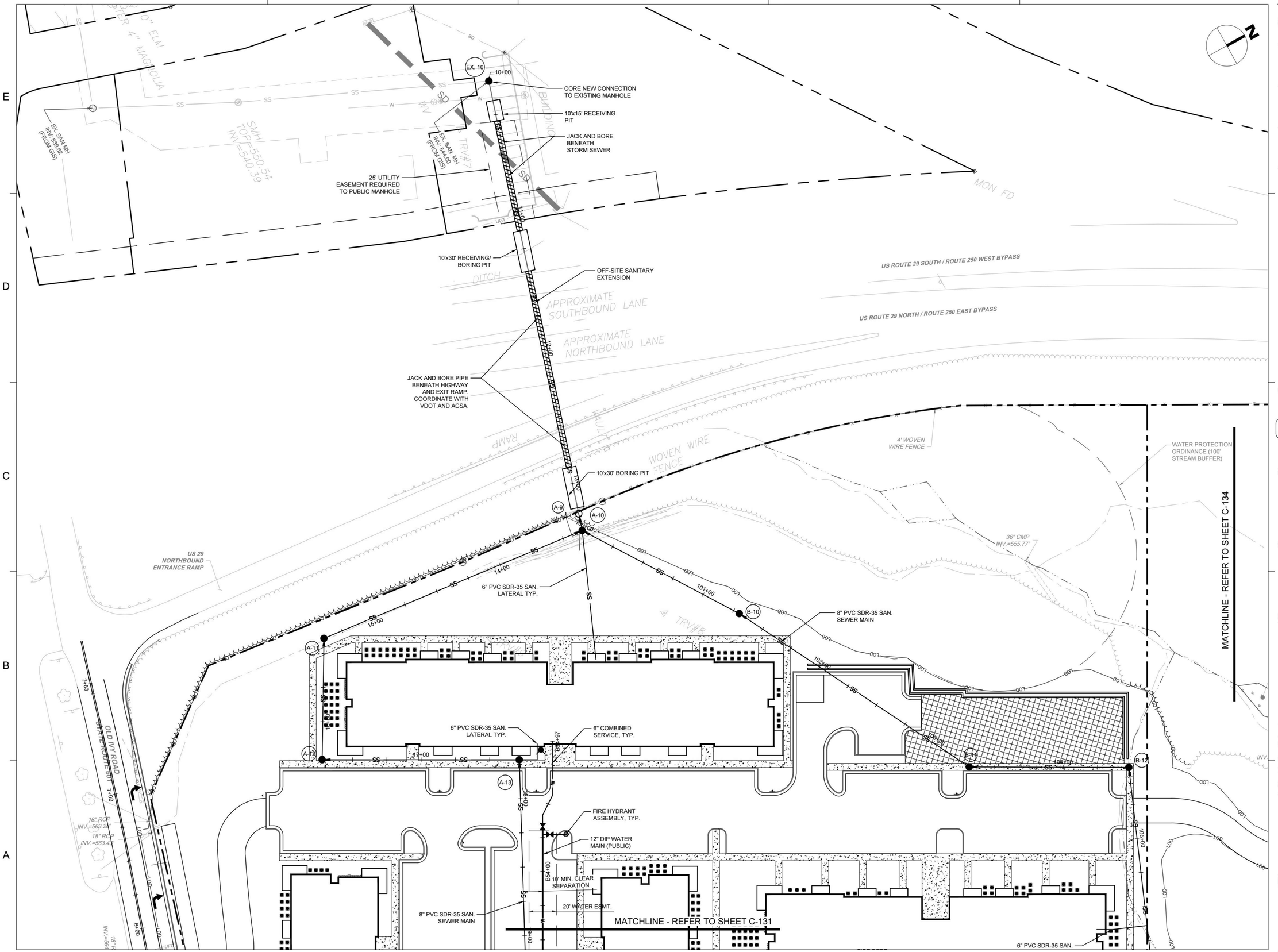
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TITLE
UTILITY PLAN

PROJECT NO. 50151935

C-131

SHEET NO. 28 OF 66



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GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
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FINAL SITE PLAN

SEAL

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KEY PLAN

COMMONWEALTH OF VIRGINIA
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PATRICK GAGE HILL
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SCALE

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SCALE: 1" = 30'

REVISIONS

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UTILITY PLAN

PROJECT NO. 50151935

C-132

SHEET NO. 29 OF 66



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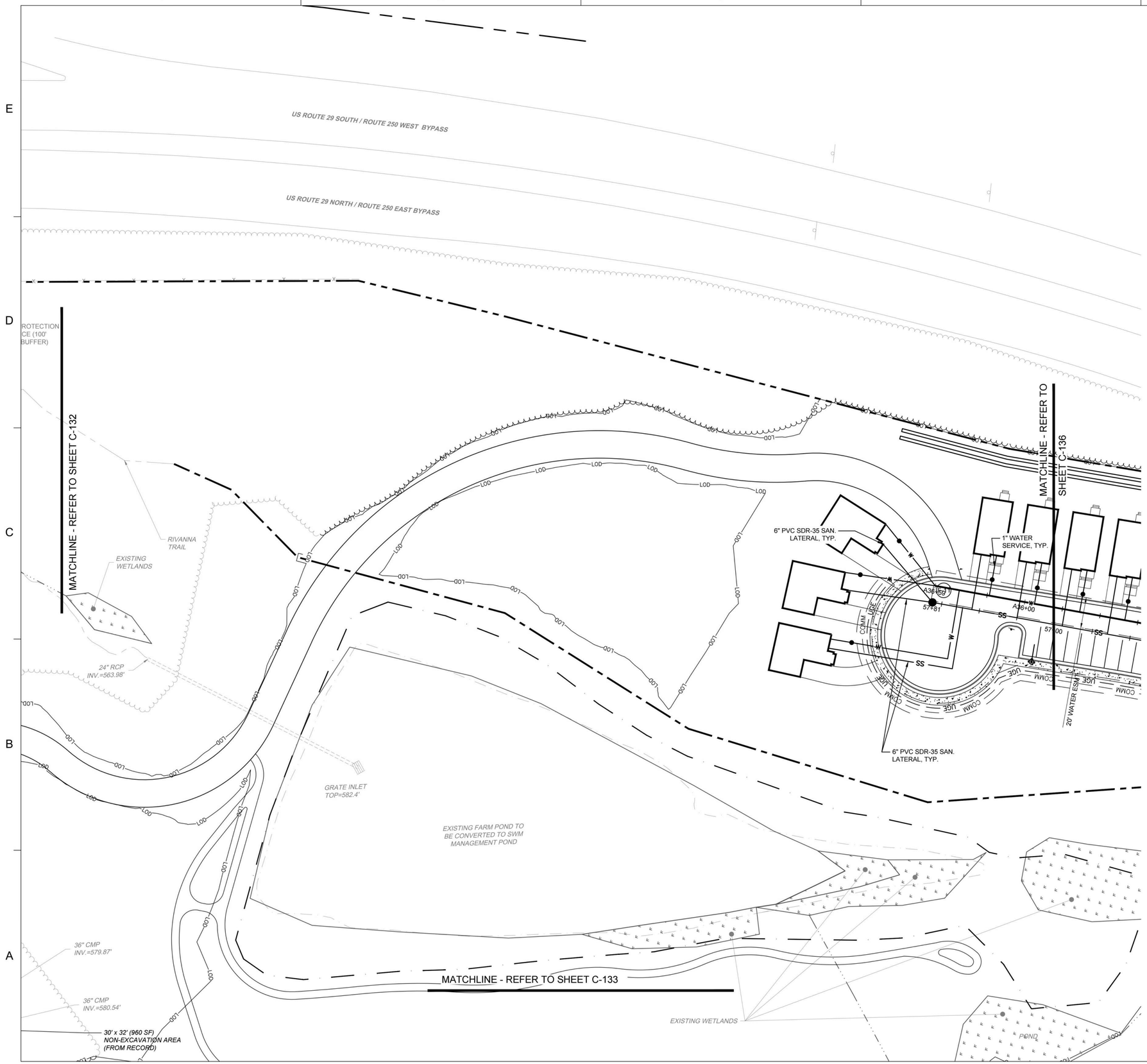
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UTILITY PLAN

PROJECT NO. 50151935

C-133

SHEET NO. 30 OF 66



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UTILITY PLAN

PROJECT NO. 50151935

C-134

SHEET NO. 31 OF 66



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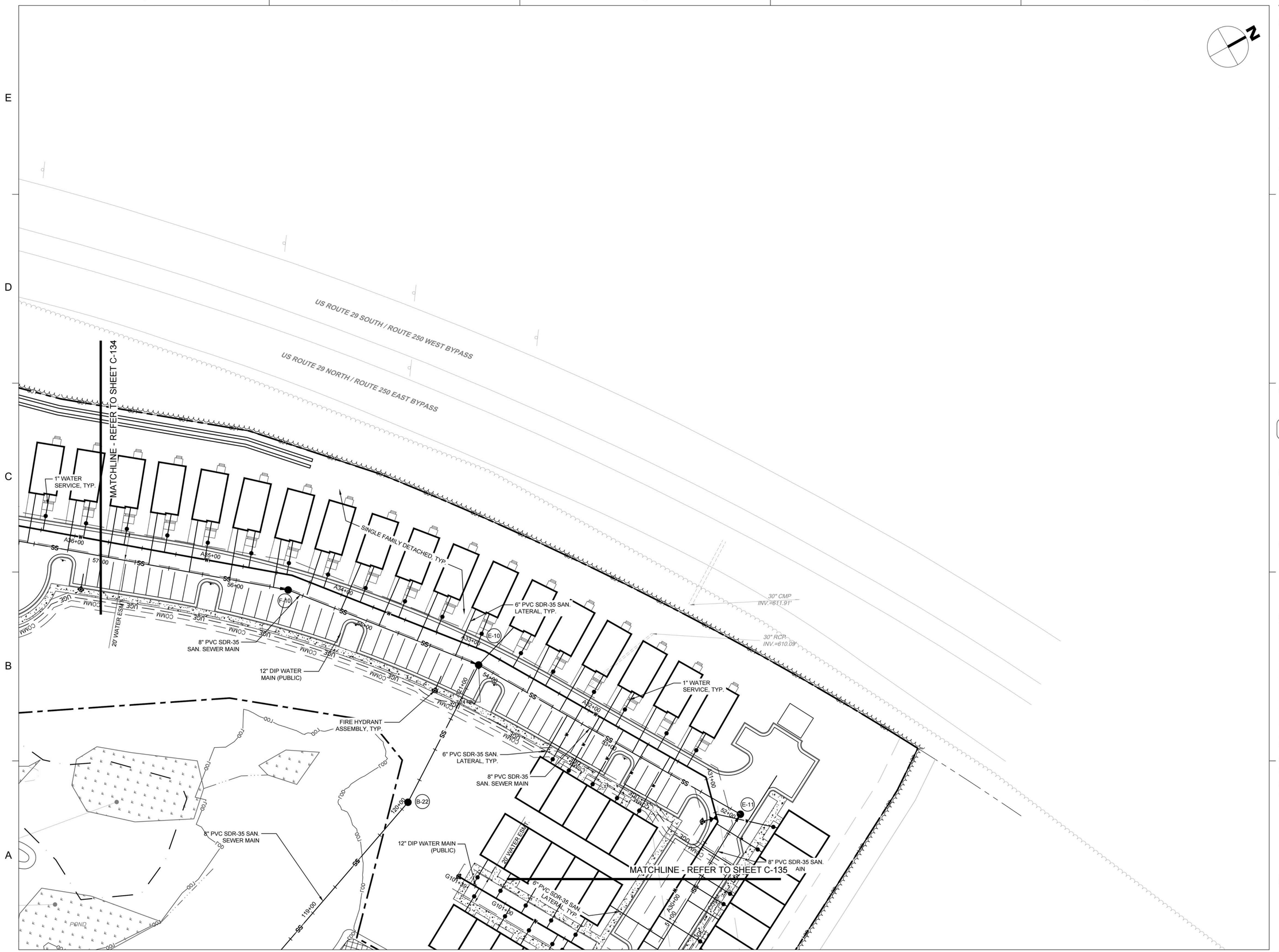
TITLE

UTILITY PLAN

PROJECT NO. 50151935

C-135

SHEET NO. 32 OF 66



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UTILITY PLAN

PROJECT NO. 50151935

C-136

SHEET NO. 33 OF 66

1 2 3 4 5

E D C B A

SHEET C-142

SHEET C-144

SHEET C-146

SHEET C-141

SHEET C-143

SHEET C-145

US ROUTE 29 SOUTH / ROUTE 250 WEST BYPASS

US ROUTE 29 NORTH / ROUTE 250 EAST BYPASS

EXISTING WETLANDS

STEEP SLOPES OVERLAY, TYP.

WET POND SWM AREA

Dewberry

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SCALE

0' 40' 80' 160'
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NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE NOVEMBER 30, 2023

TITLE

OVERALL GRADING PLAN

PROJECT NO. 50151935

C-140

SHEET NO. 34 OF 66



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

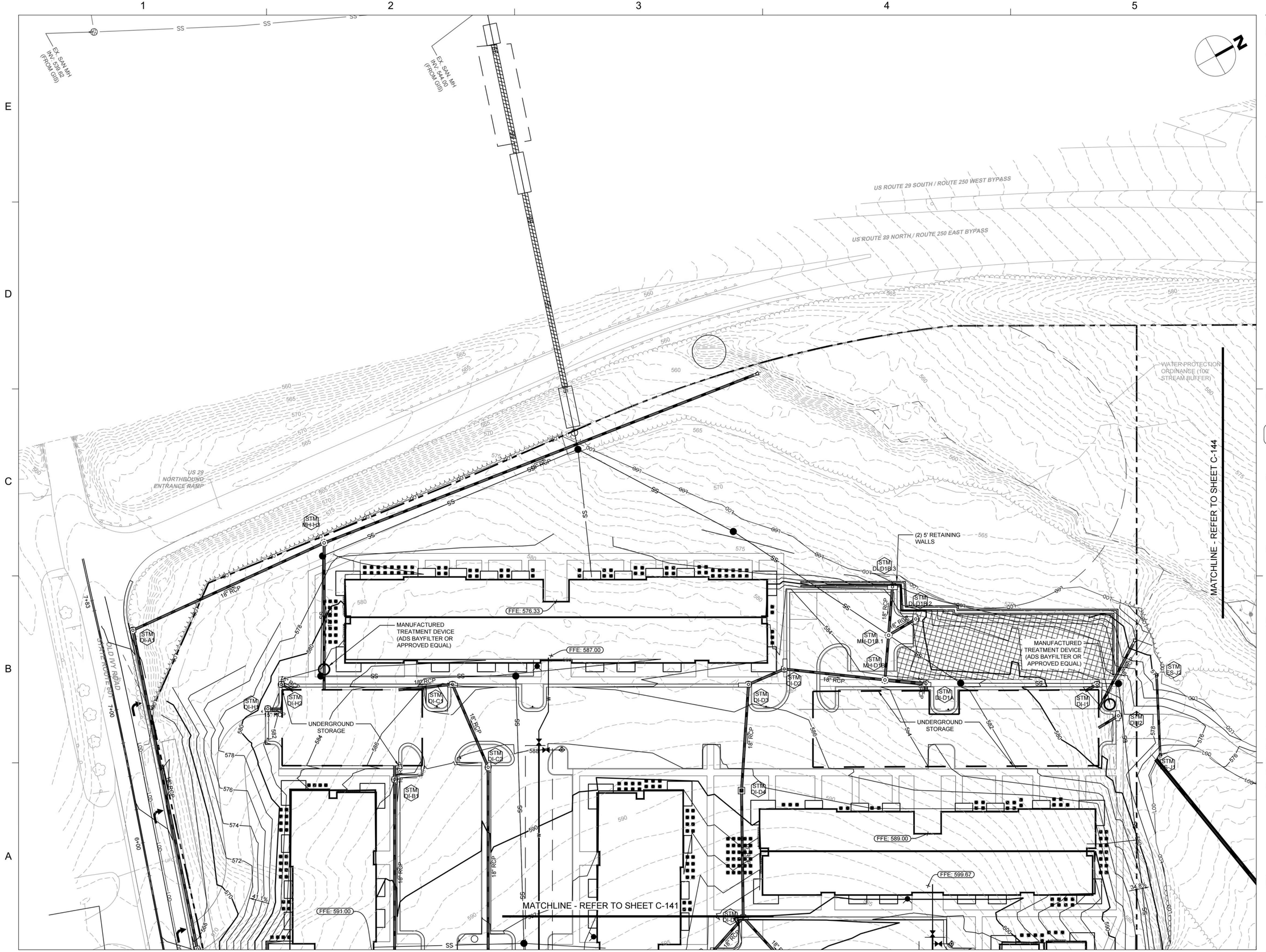
TITLE

GRADING PLAN

PROJECT NO. 50151935

C-141

SHEET NO. 35 OF 66



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

TITLE
GRADING PLAN

PROJECT NO. 50151935

C-142

SHEET NO. 36 OF 66



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

TITLE

GRADING PLAN

PROJECT NO. 50151935

C-143

SHEET NO. 37 OF 66



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE

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APPROVED BY PGH
CHECKED BY DMK
DATE NOVEMBER 30, 2023

TITLE
GRADING PLAN

PROJECT NO. 50151935

C-144

SHEET NO. 38 OF 66



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

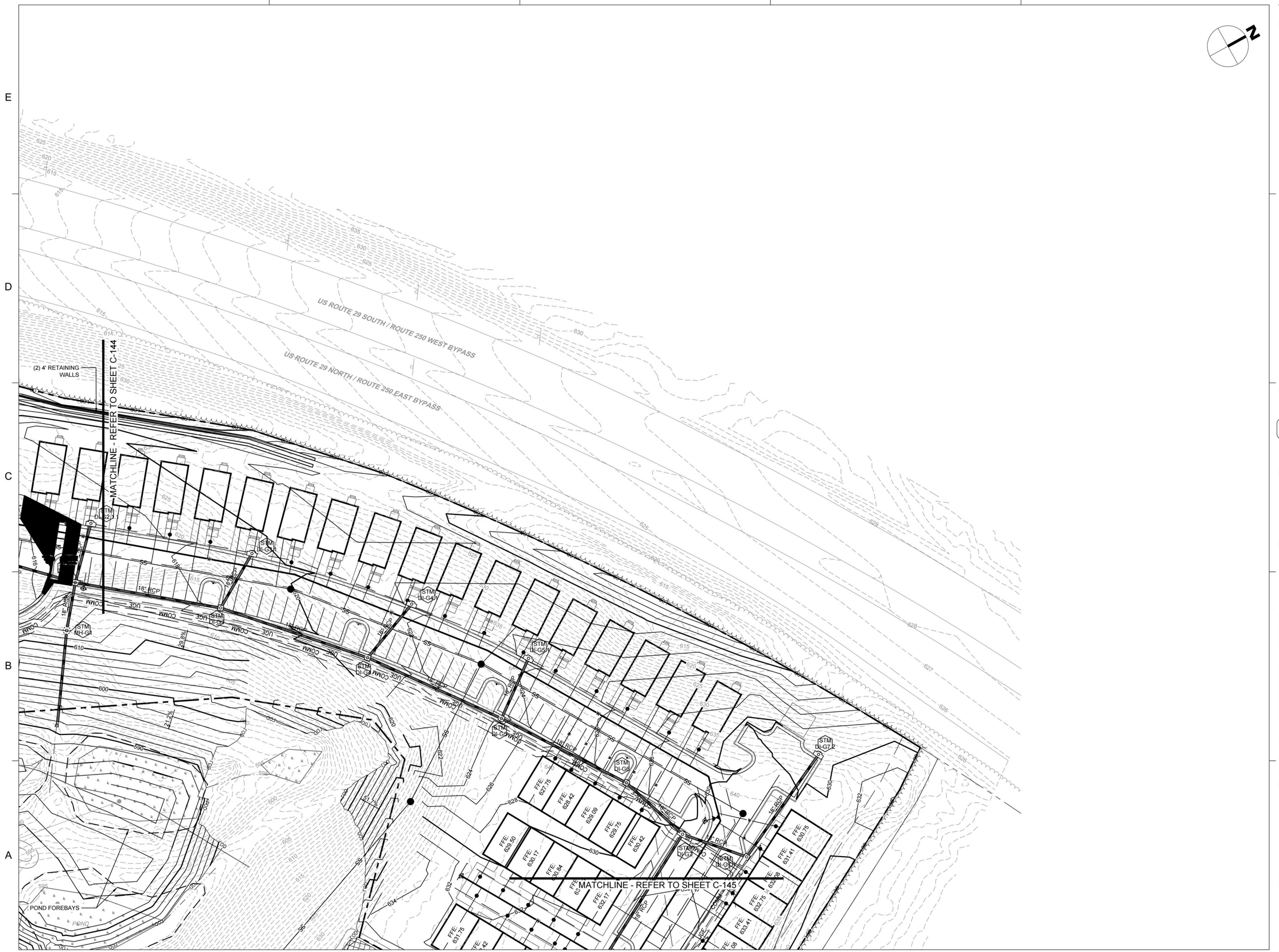
TITLE

GRADING PLAN

PROJECT NO. 50151935

C-145

SHEET NO. 39 OF 66



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE

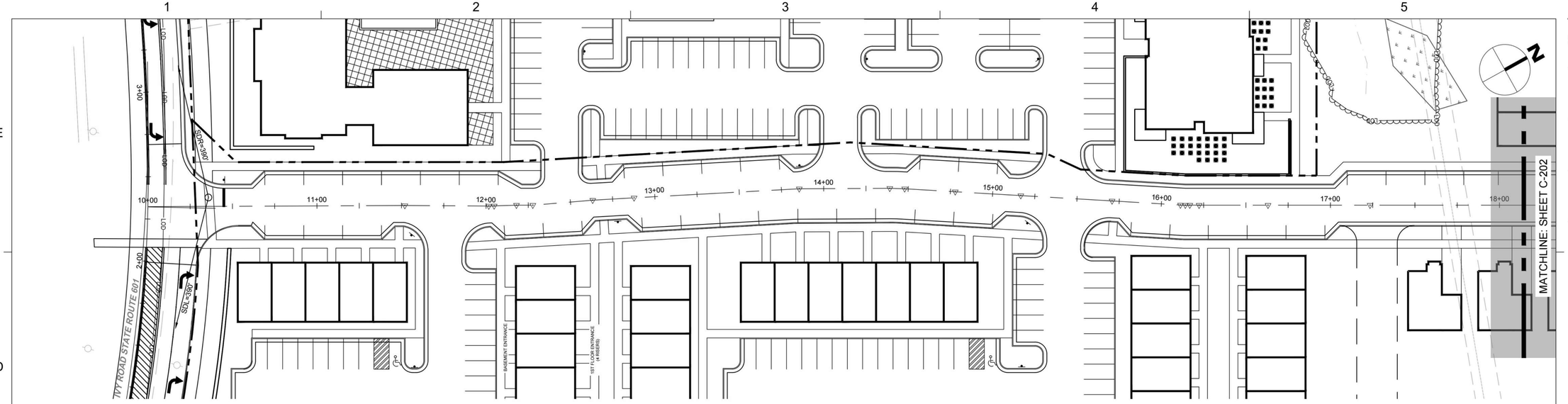
DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE NOVEMBER 30, 2023

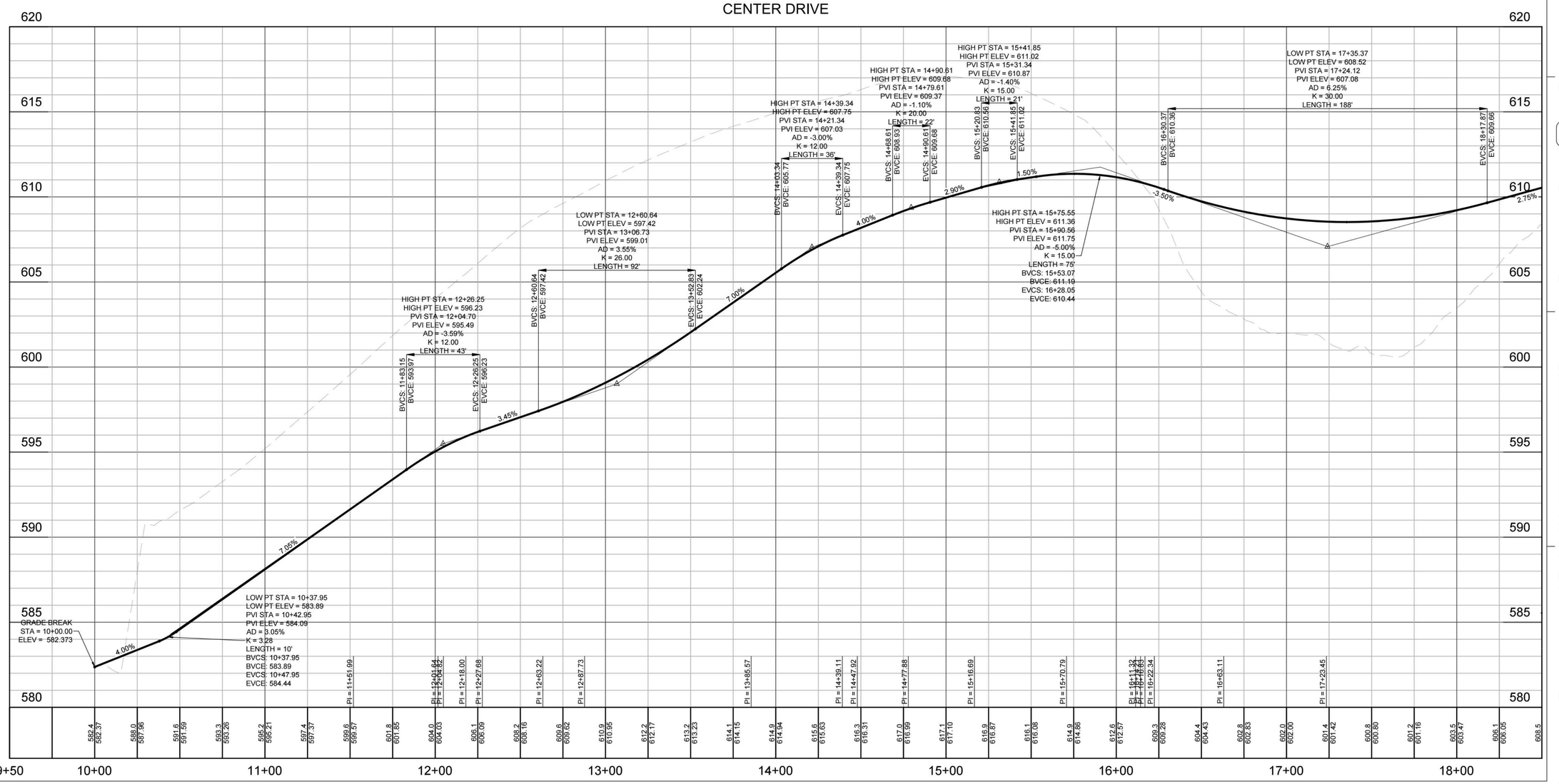
TITLE
GRADING PLAN

PROJECT NO. 50151935

C-146

SHEET NO. 40 OF 66





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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

TITLE

ROAD PLAN AND PROFILE

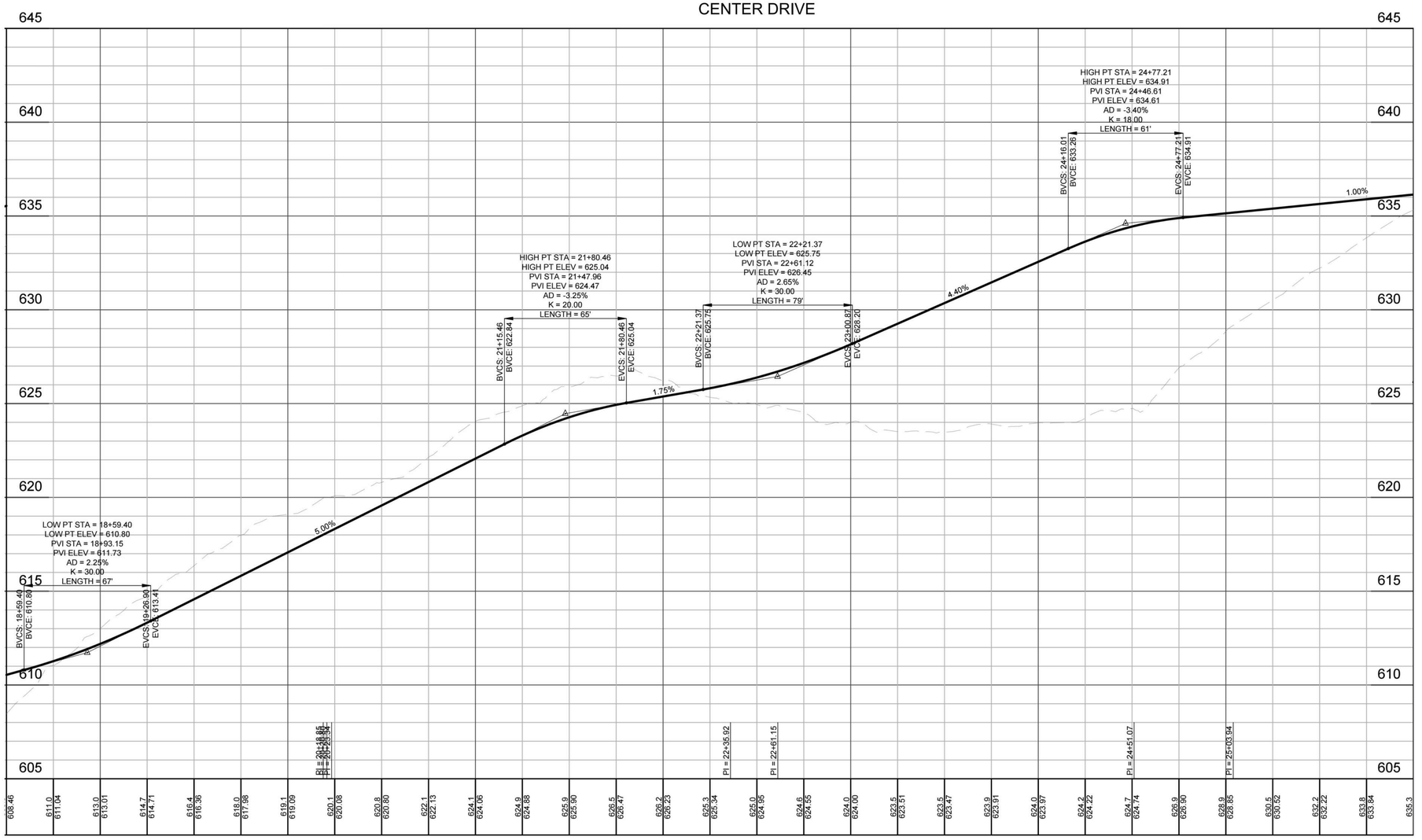
PROJECT NO. 50151935

C-201

SHEET NO. 41 OF 66



CENTER DRIVE



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
PROFESSIONAL ENGINEER

SCALE

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

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

REVISIONS

NO.	DESCRIPTION	DATE

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APPROVED BY PGH
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DATE NOVEMBER 30, 2023

TITLE

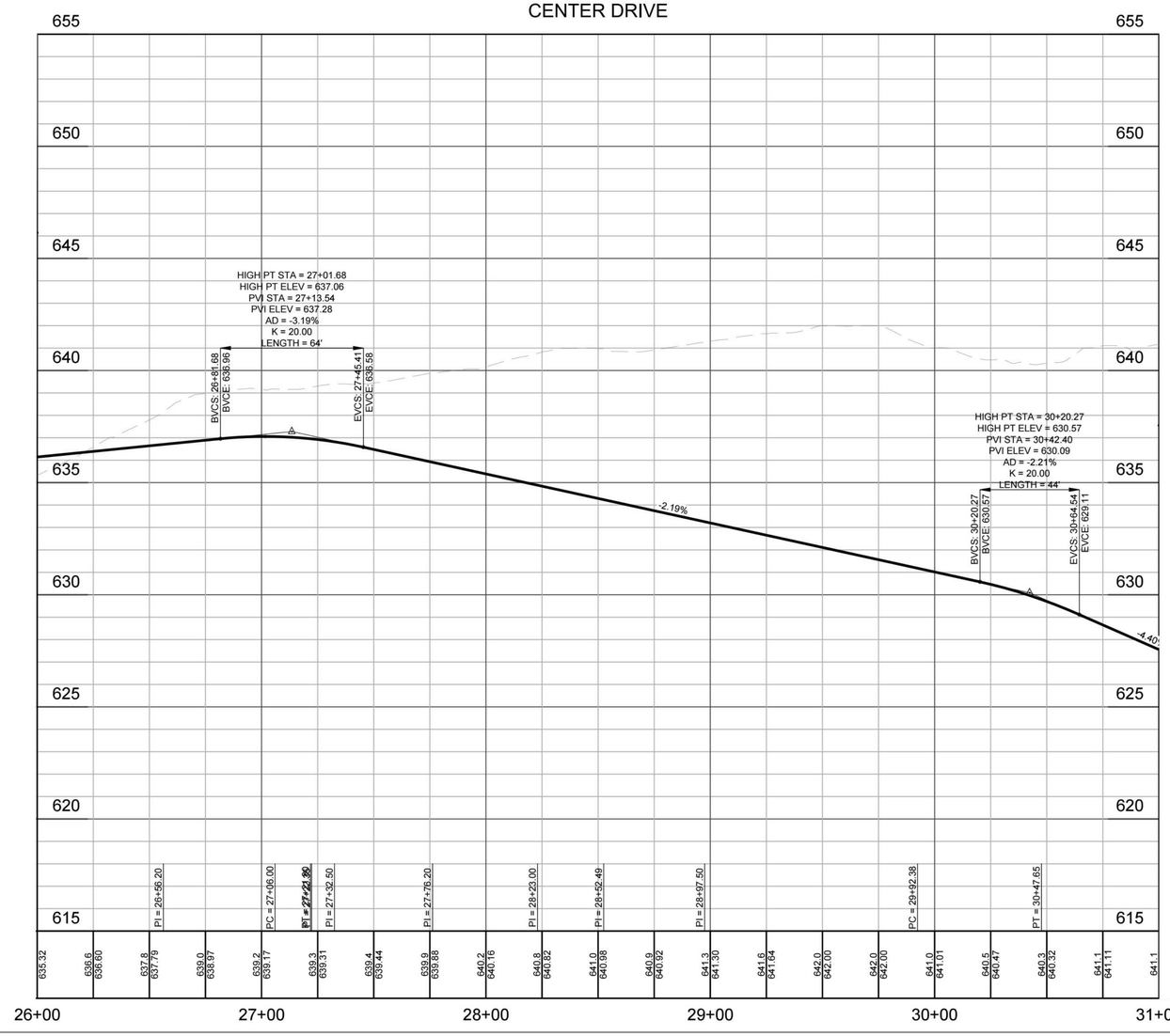
ROAD PLAN AND PROFILE

PROJECT NO. 50151935

C-202

SHEET NO. 42 OF 66





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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

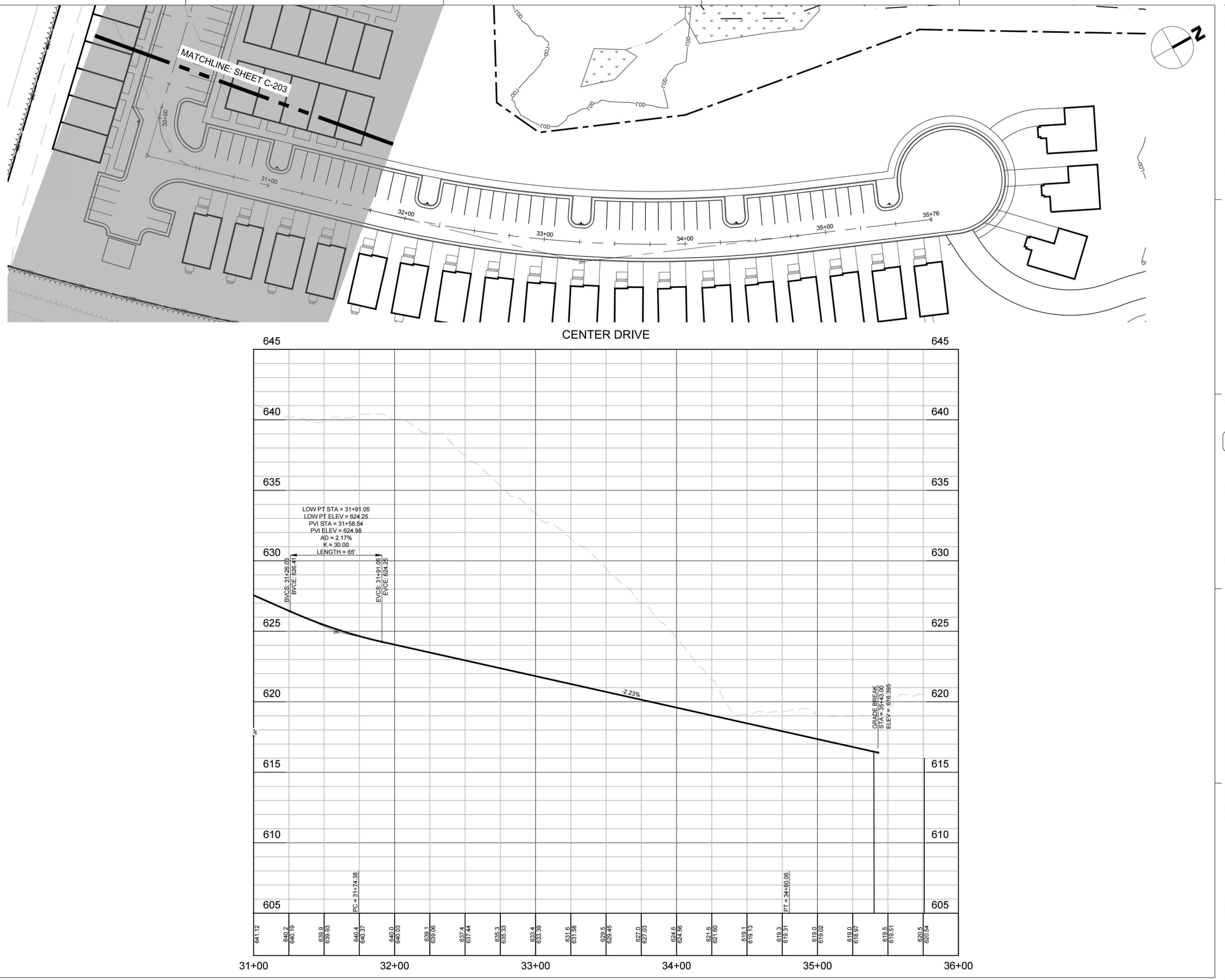
TITLE

ROAD PLAN AND PROFILE

PROJECT NO. 50151935

C-203

SHEET NO. 43 OF 66



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

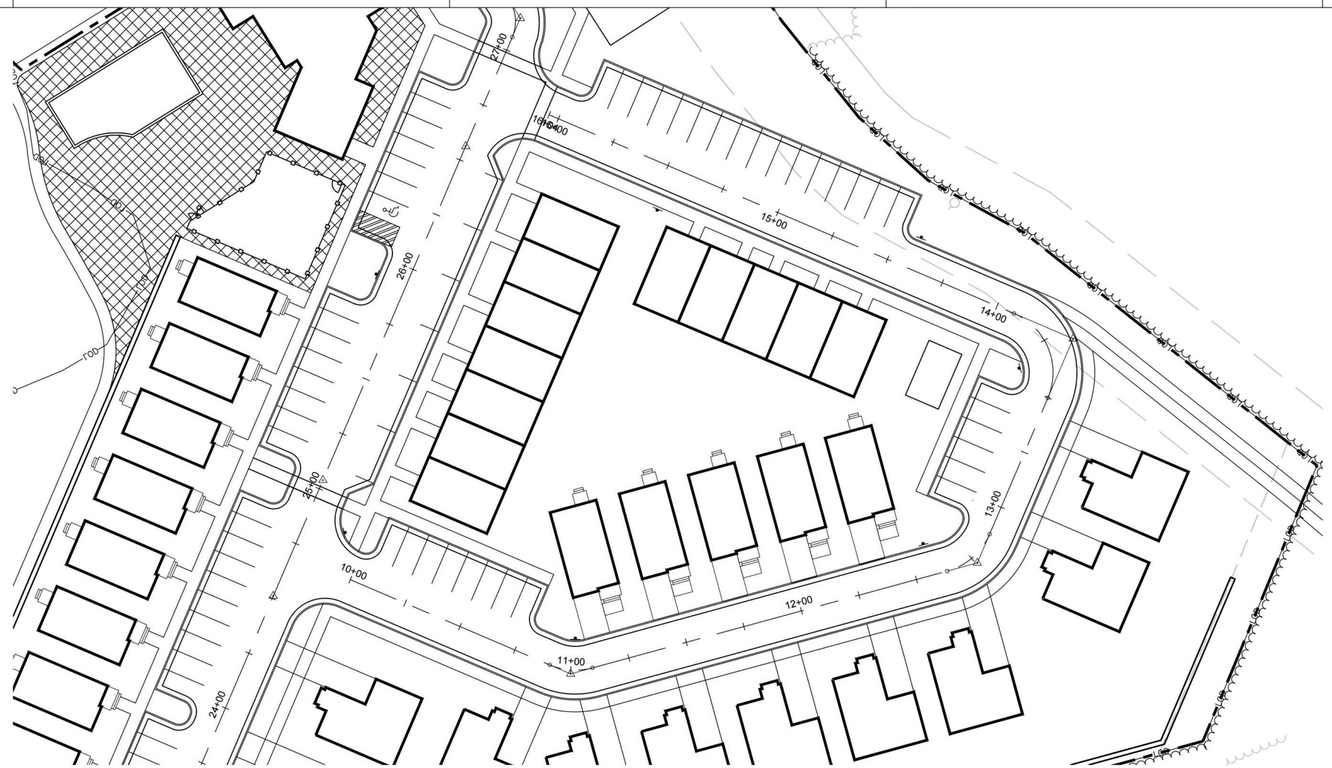
TITLE

ROAD PLAN AND PROFILE

PROJECT NO. 50151935

C-204

SHEET NO. 44 OF 66



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

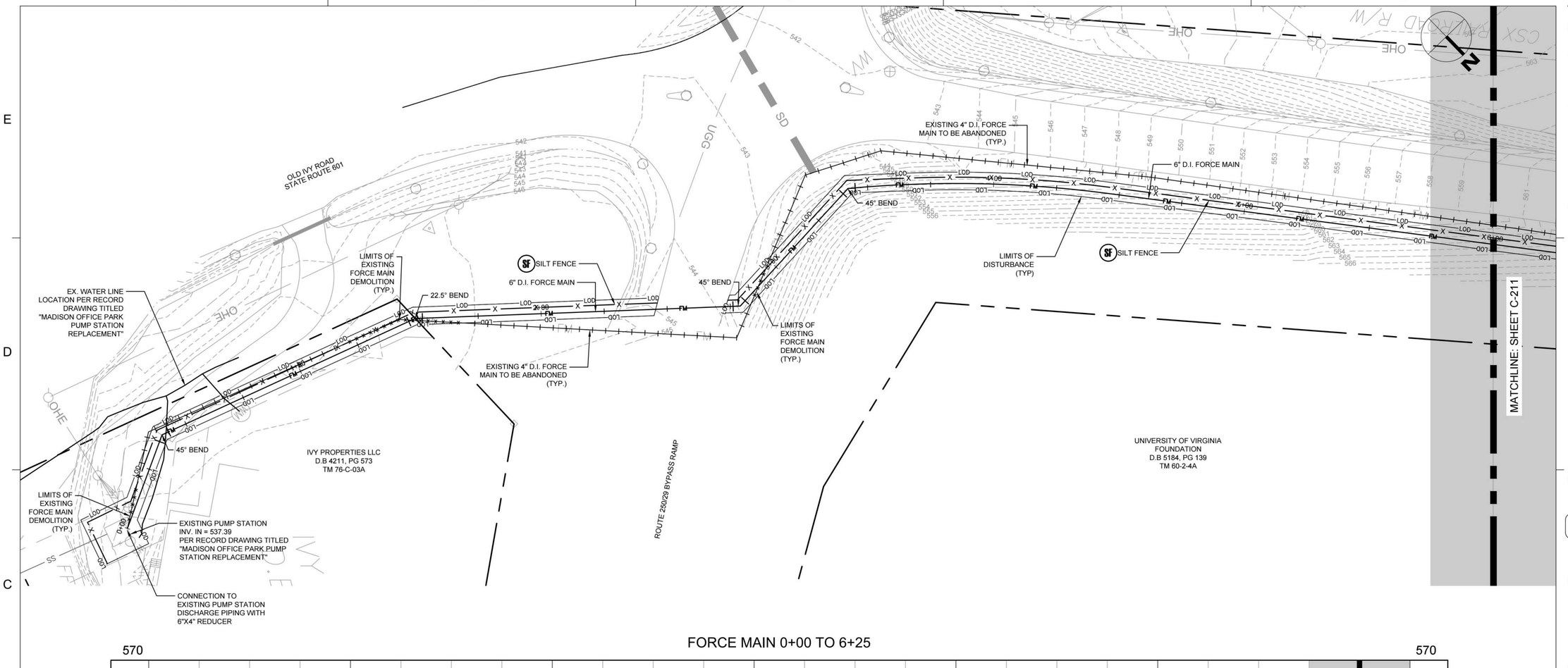
TITLE

ROAD PLAN AND PROFILE

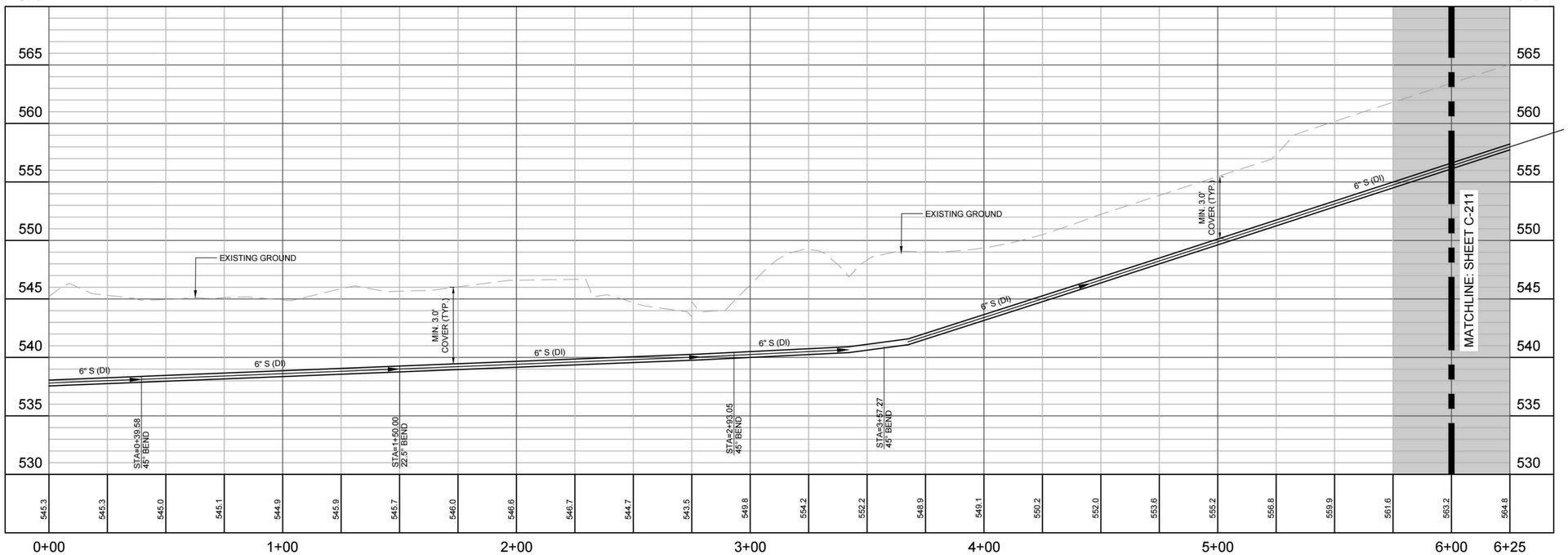
PROJECT NO. 50151935

C-205

SHEET NO. 45 OF 66



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

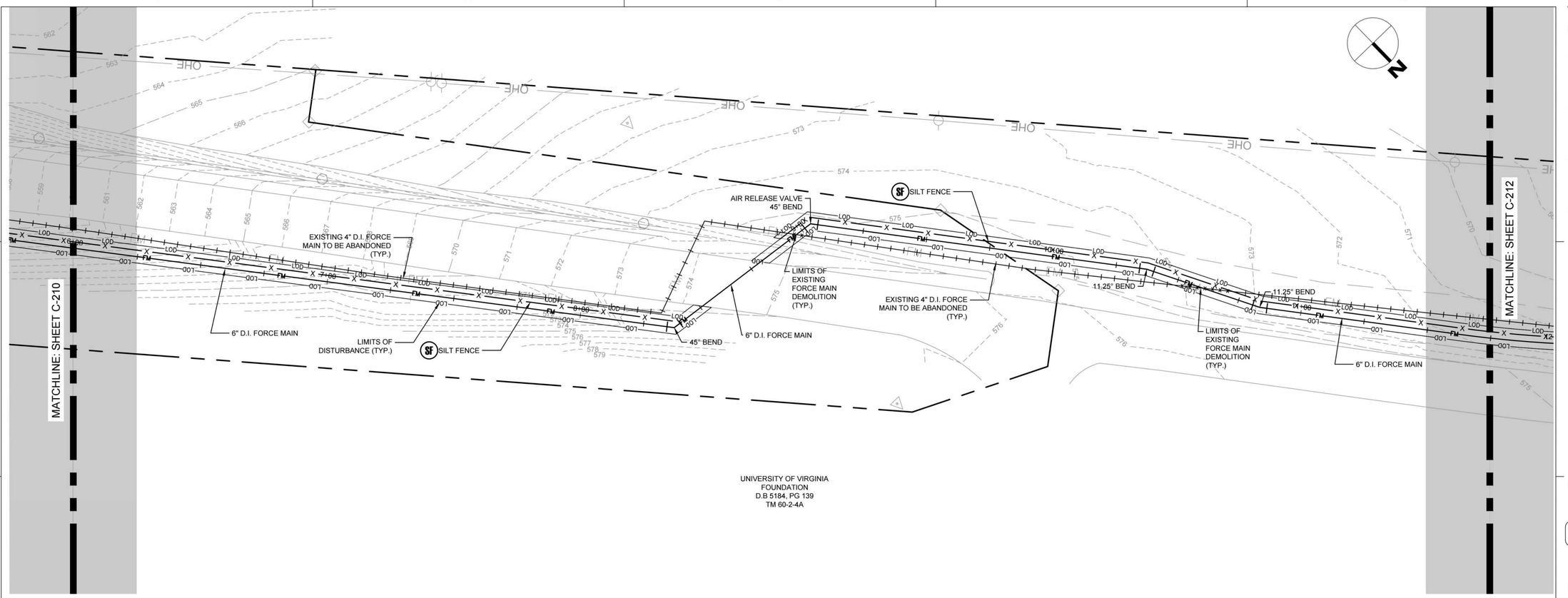
TITLE

OFFSITE SANITARY SEWER

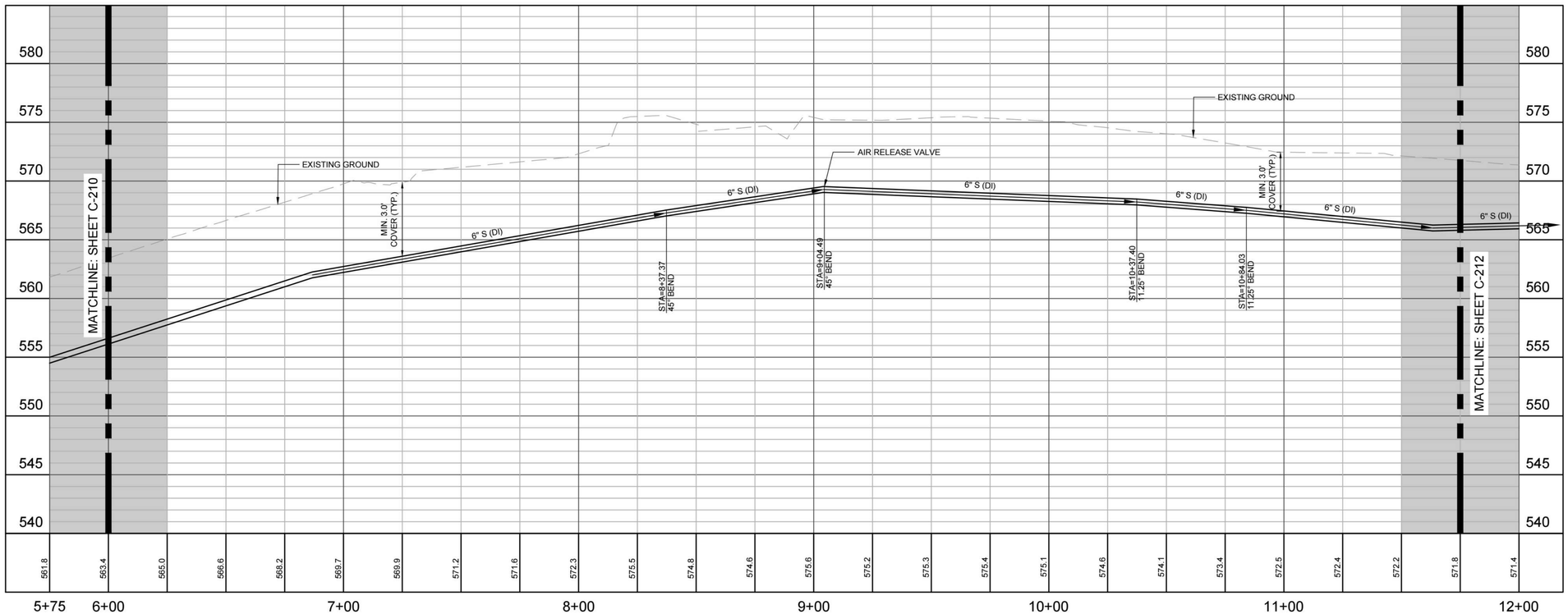
PROJECT NO. 50151935

C-210

SHEET NO. 46 OF 66



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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

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DATE NOVEMBER 30, 2023

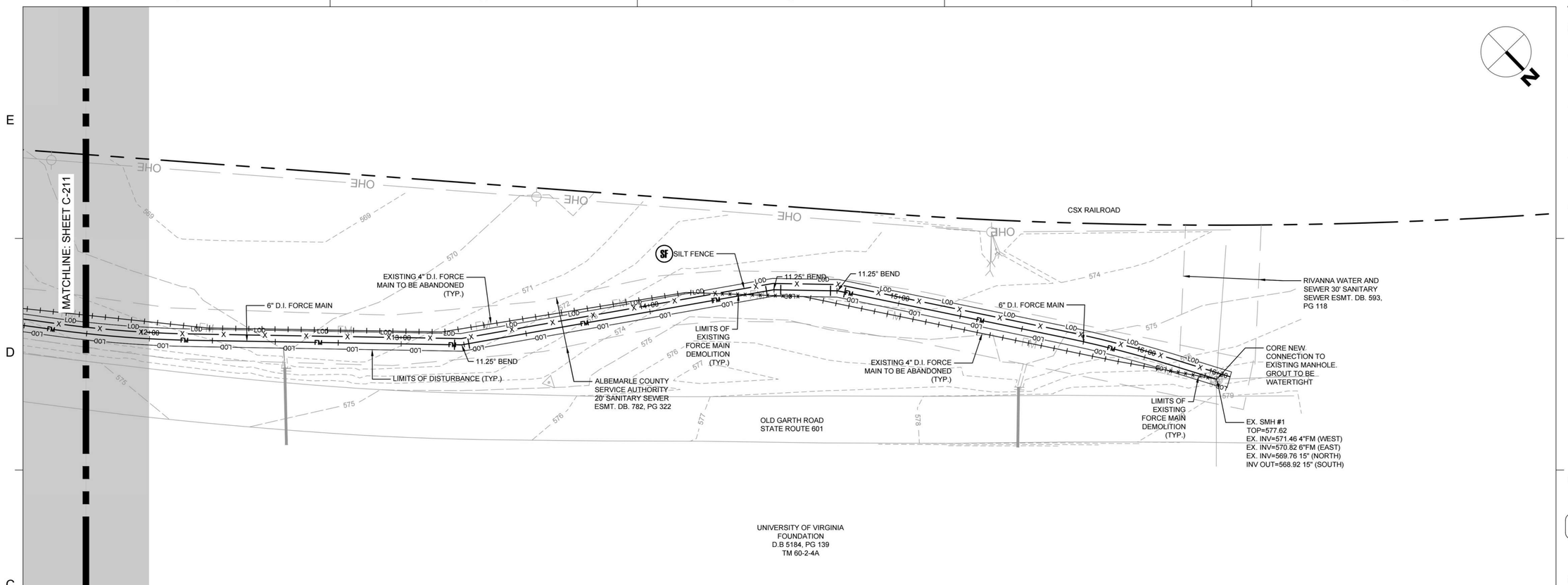
TITLE

OFFSITE SANITARY SEWER

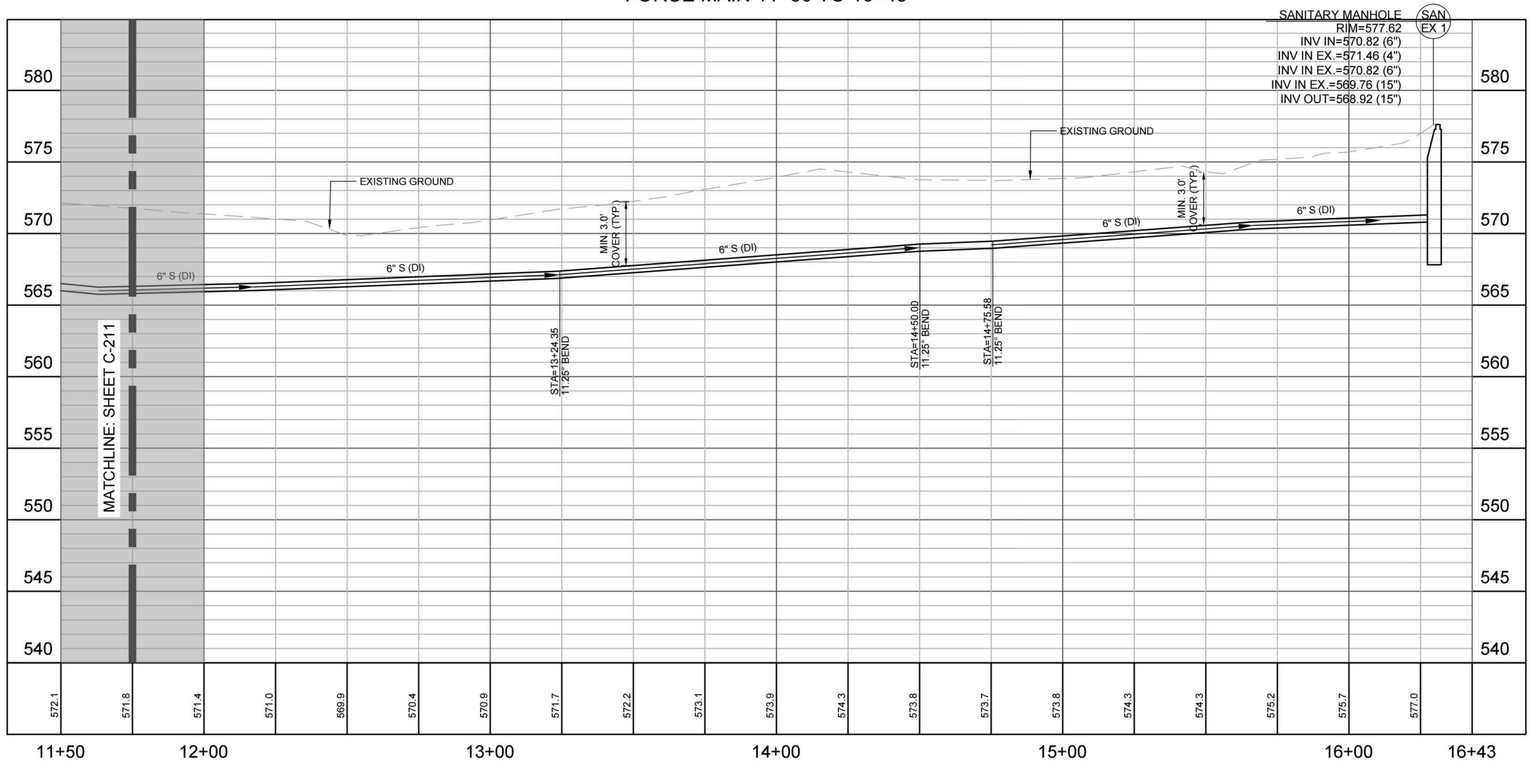
PROJECT NO. 50151935

C-211

SHEET NO. 47 OF 66



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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

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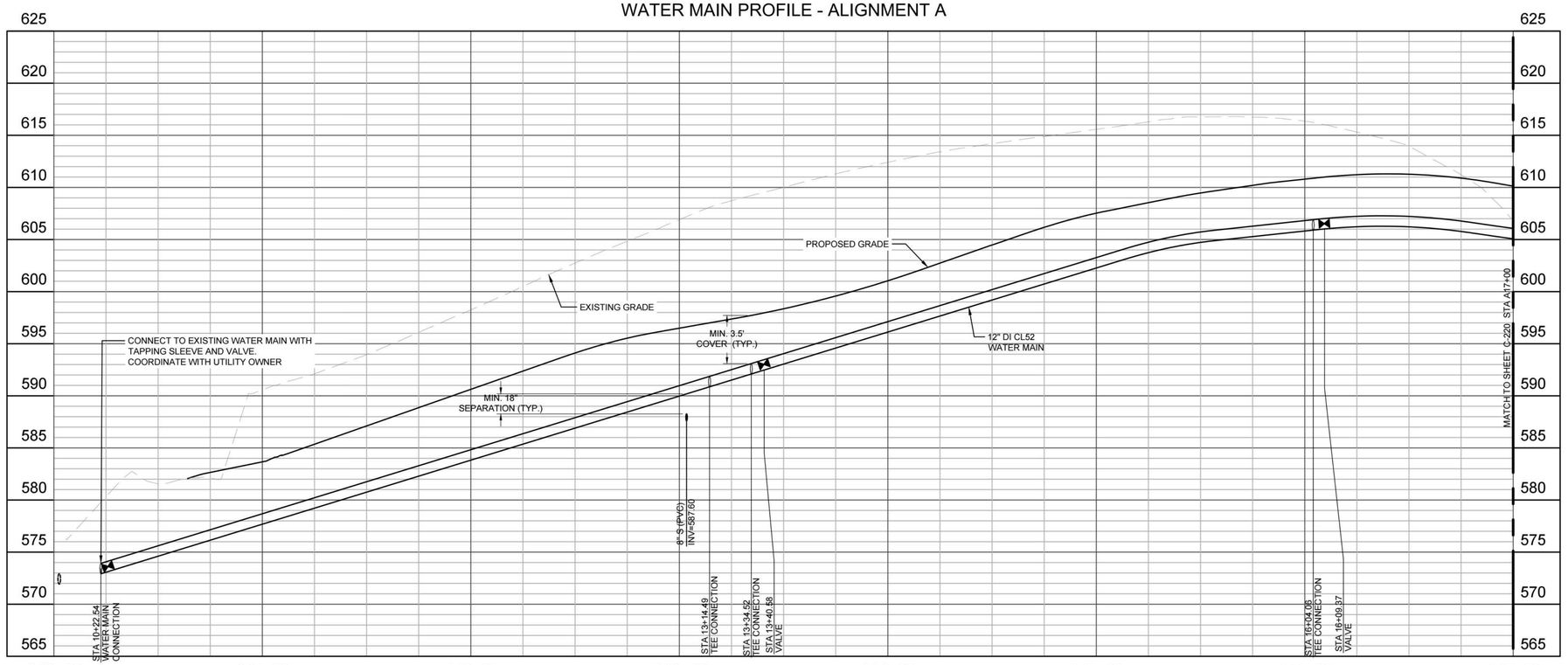
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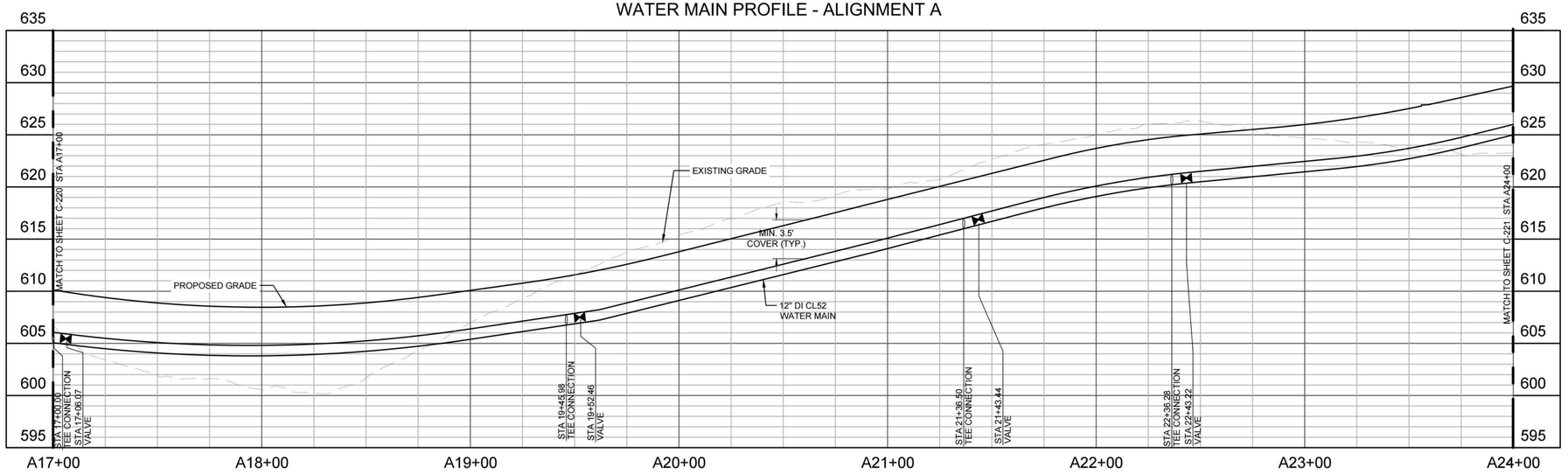
OFFSITE SANITARY SEWER

PROJECT NO. 50151935

C-212

SHEET NO. 48 OF 66





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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
PROFESSIONAL ENGINEER

SCALE

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

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

REVISIONS

NO.	DESCRIPTION	DATE

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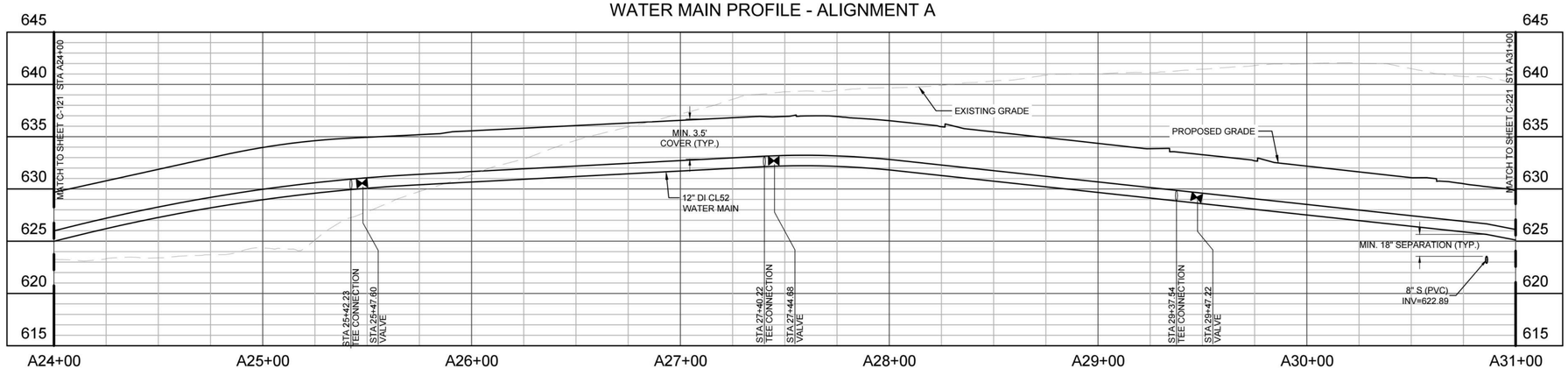
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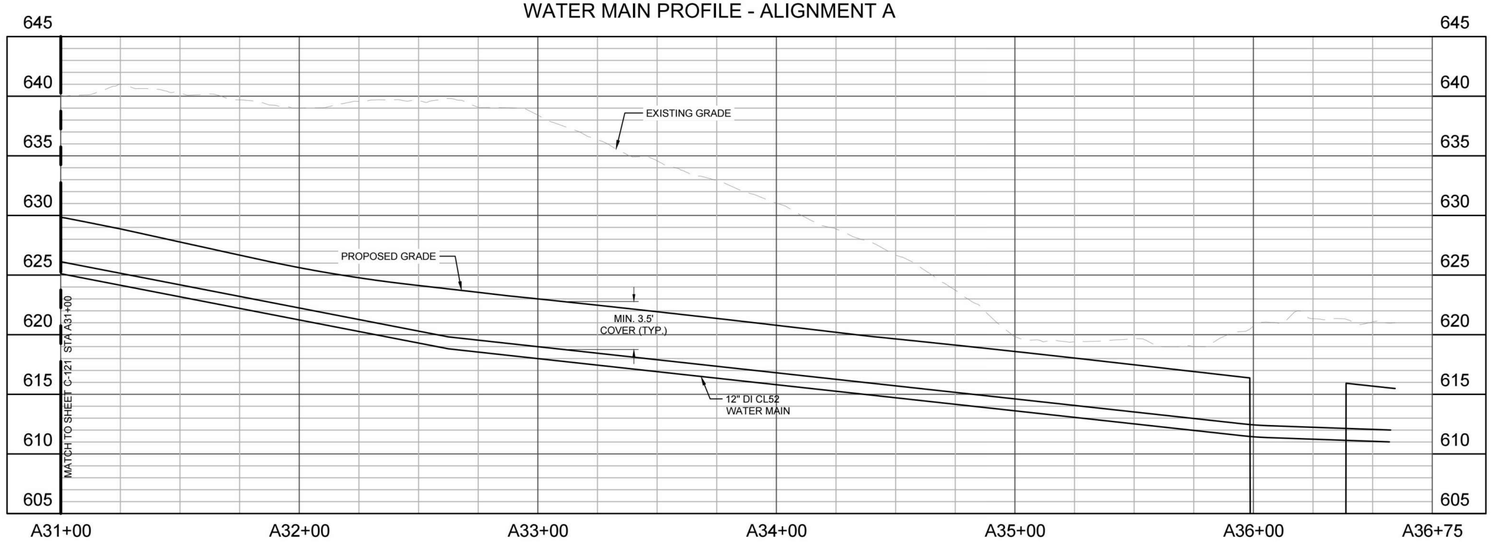
WATERLINE PROFILES

PROJECT NO. 50151935

C-220

SHEET NO. 49 OF 66





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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

TITLE

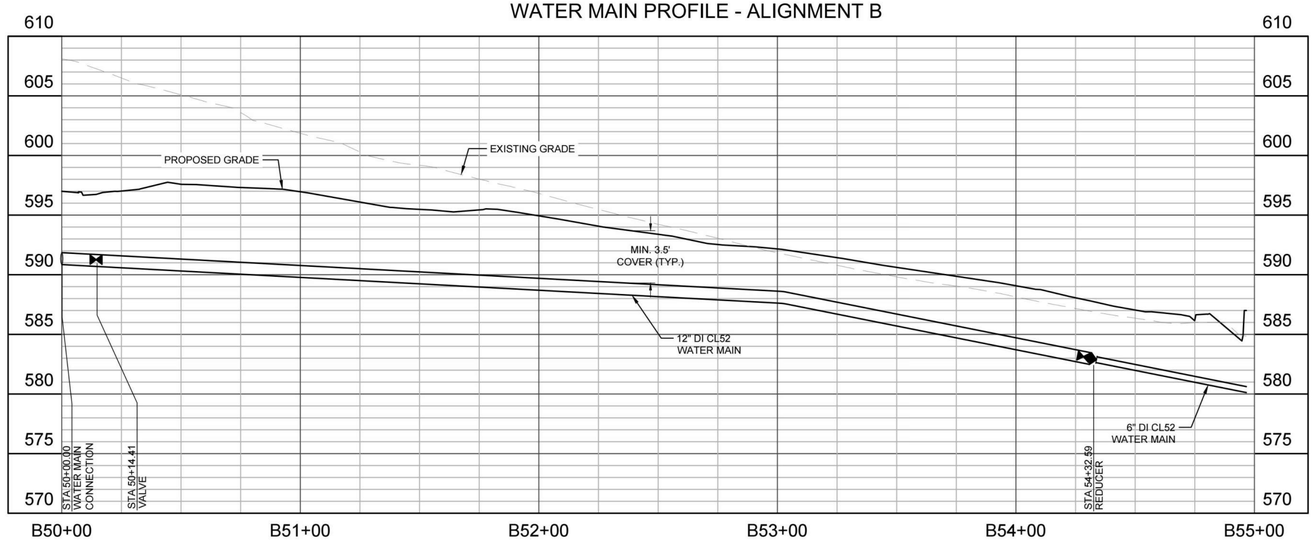
WATERLINE PROFILES

PROJECT NO. 50151935

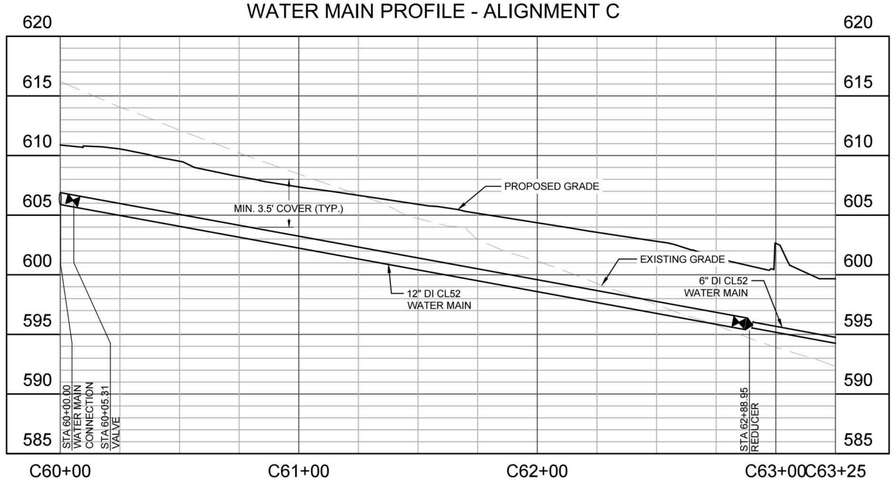
C-221

SHEET NO. 50 OF 66

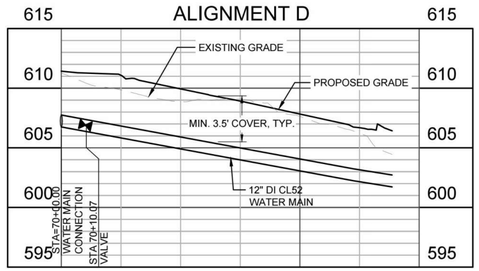
WATER MAIN PROFILE - ALIGNMENT B



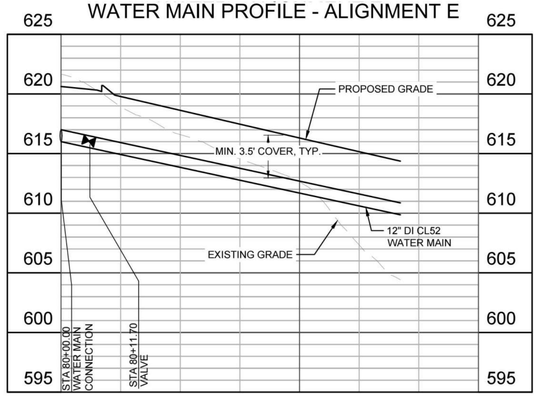
WATER MAIN PROFILE - ALIGNMENT C



WATER MAIN PROFILE - ALIGNMENT D



WATER MAIN PROFILE - ALIGNMENT E



620

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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

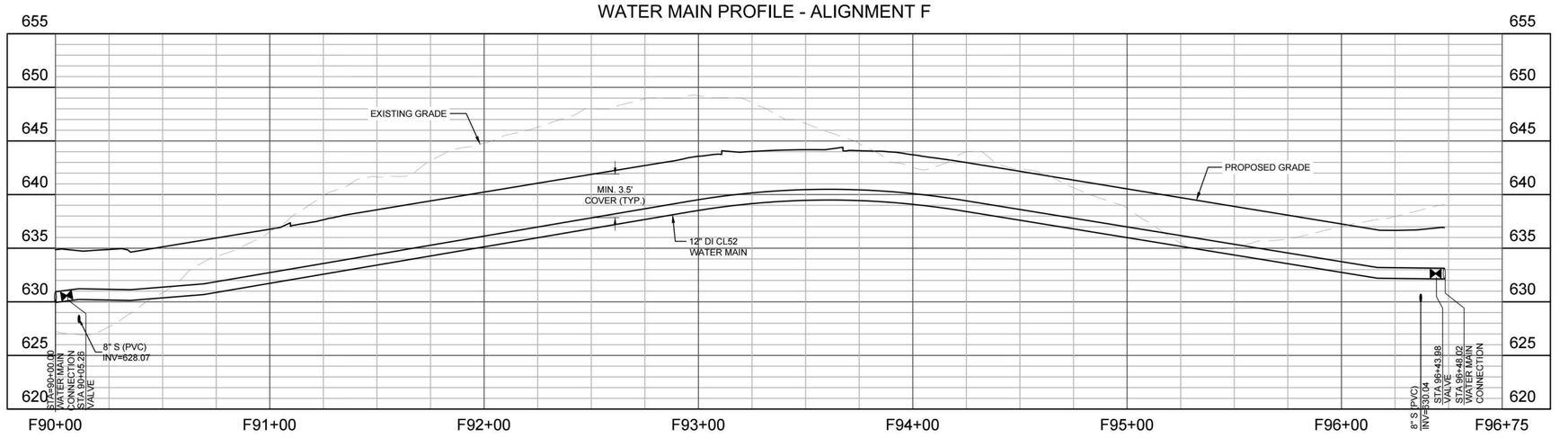
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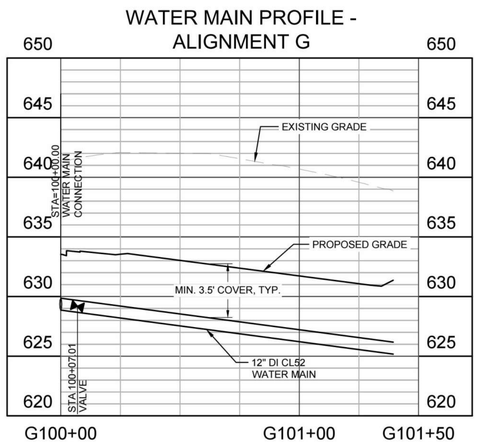
WATERLINE PROFILES

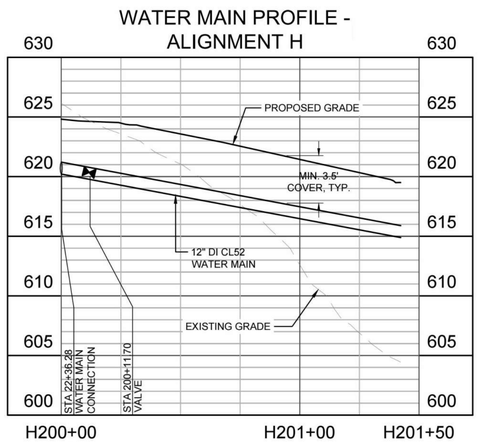
PROJECT NO. 50151935

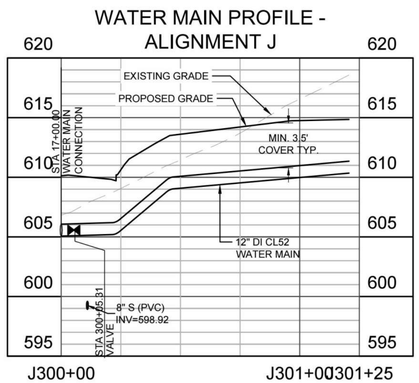
C-222

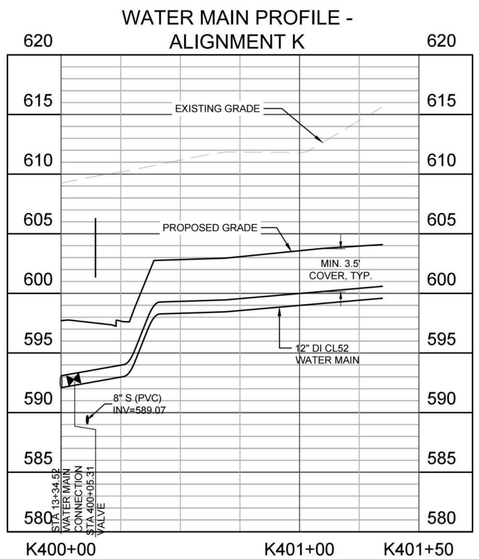
SHEET NO. 51 OF 66











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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

TITLE

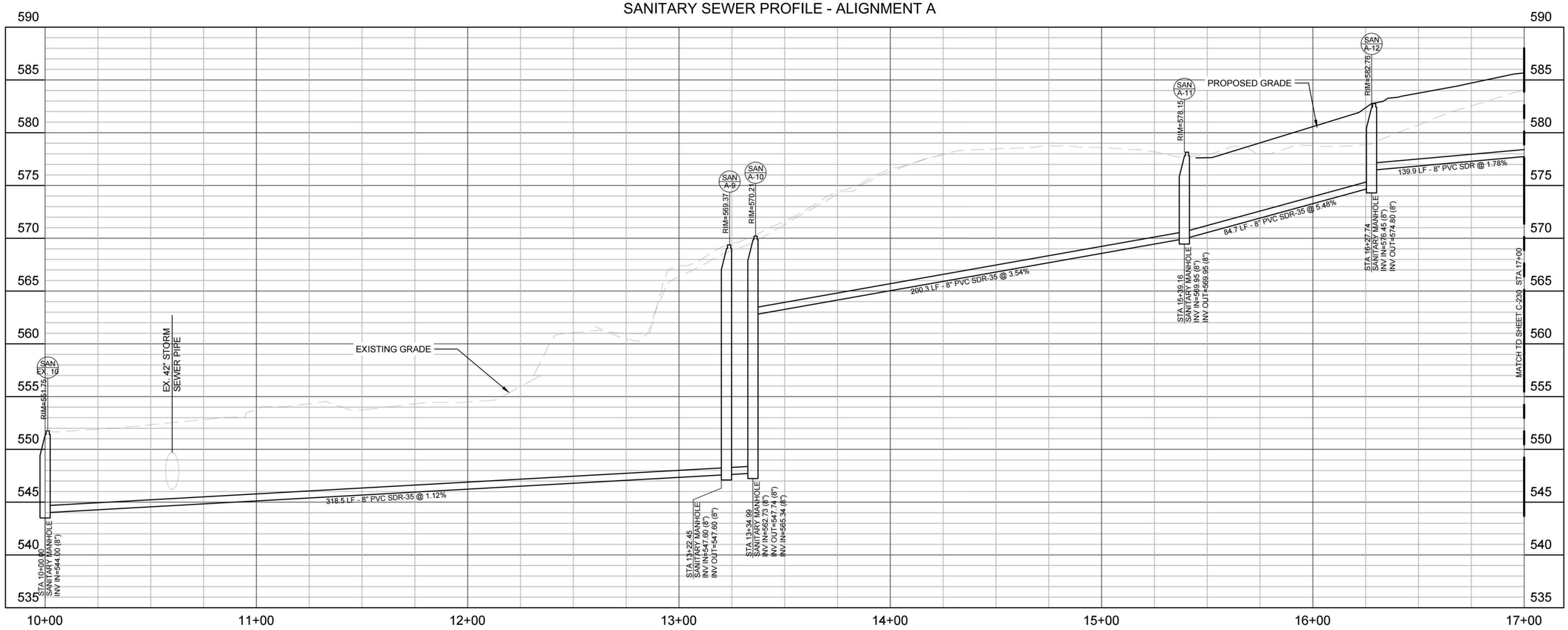
WATERLINE PROFILES

PROJECT NO. 50151935

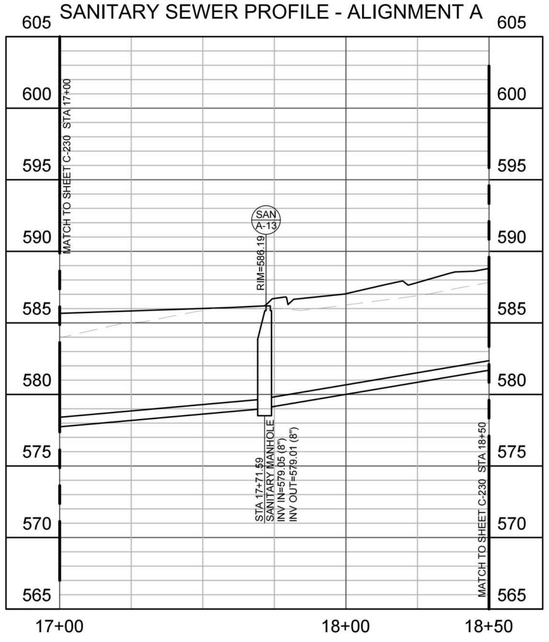
C-233

SHEET NO. 52 OF 66

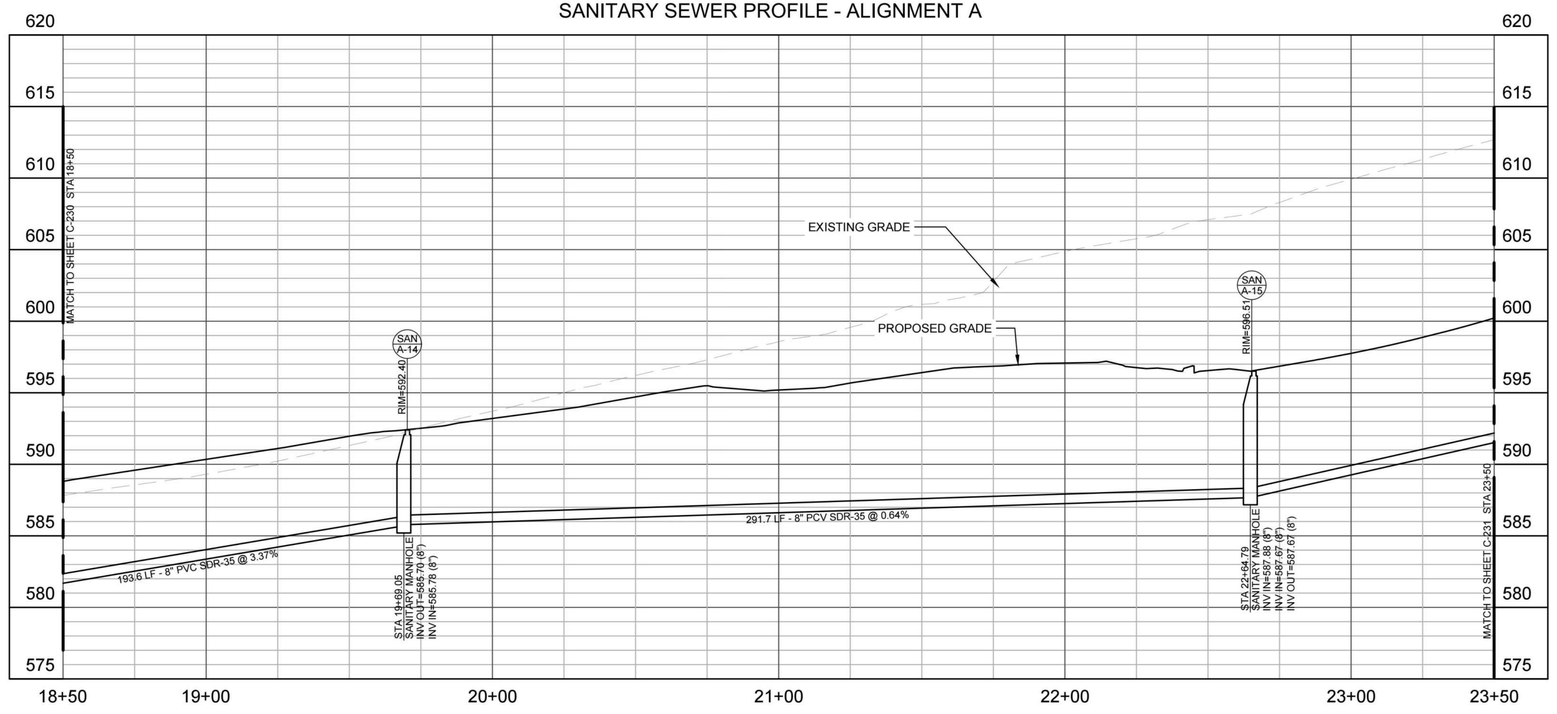
SANITARY SEWER PROFILE - ALIGNMENT A



SANITARY SEWER PROFILE - ALIGNMENT A



SANITARY SEWER PROFILE - ALIGNMENT A



Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
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804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

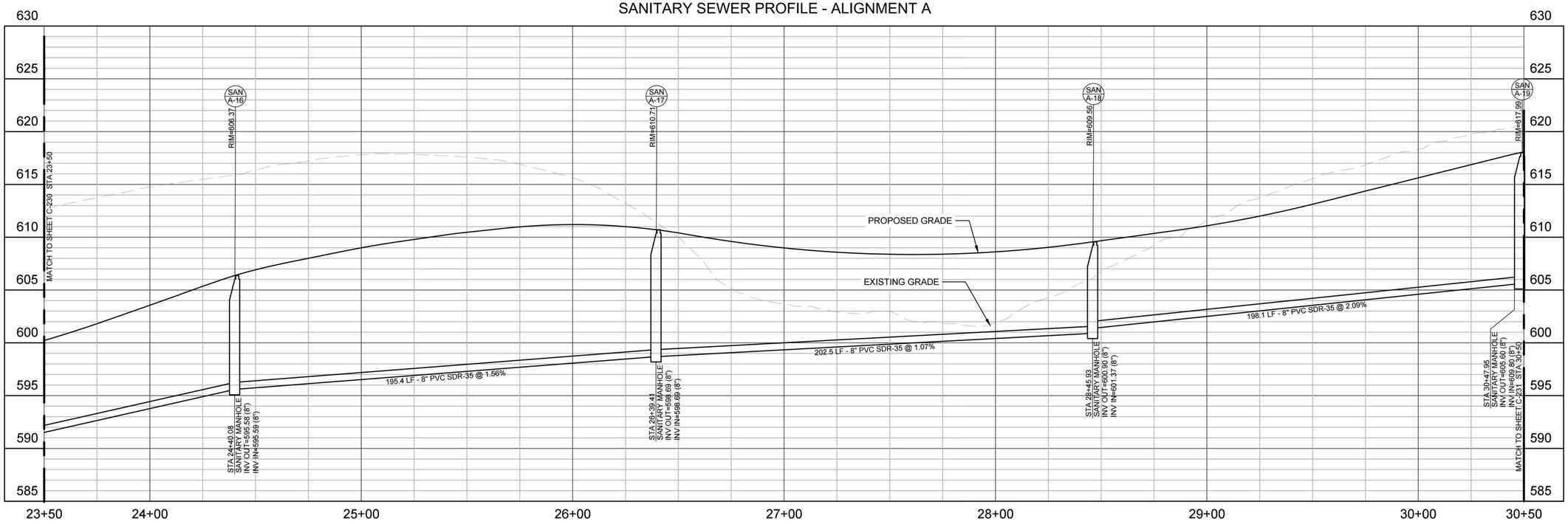
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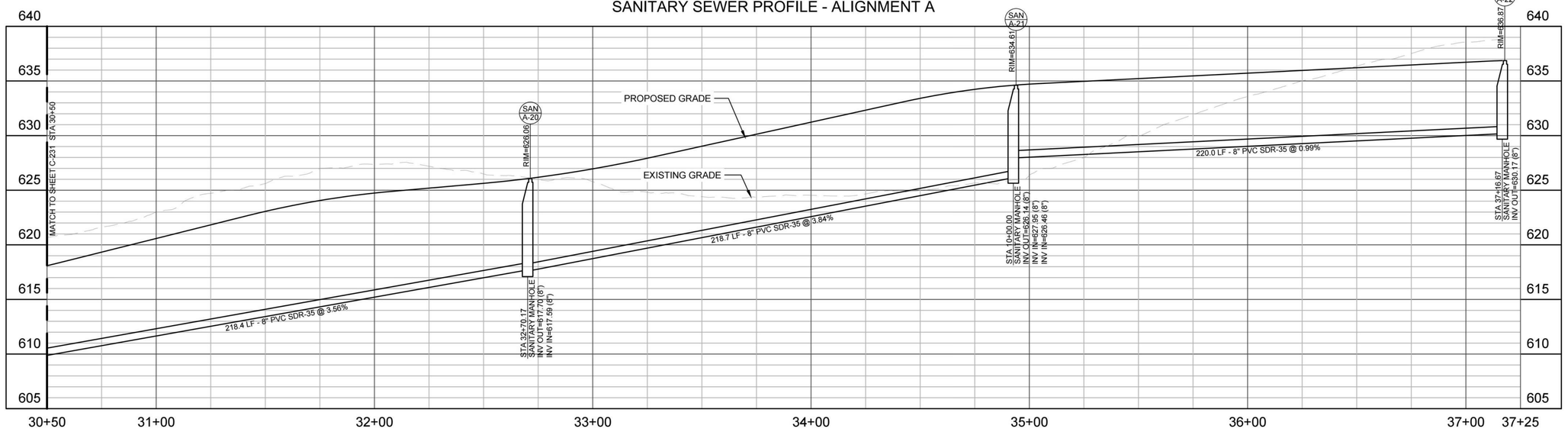
SANITARY SEWER PROFILES

PROJECT NO. 50151935

C-230

SHEET NO. 53 OF 66





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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

TITLE

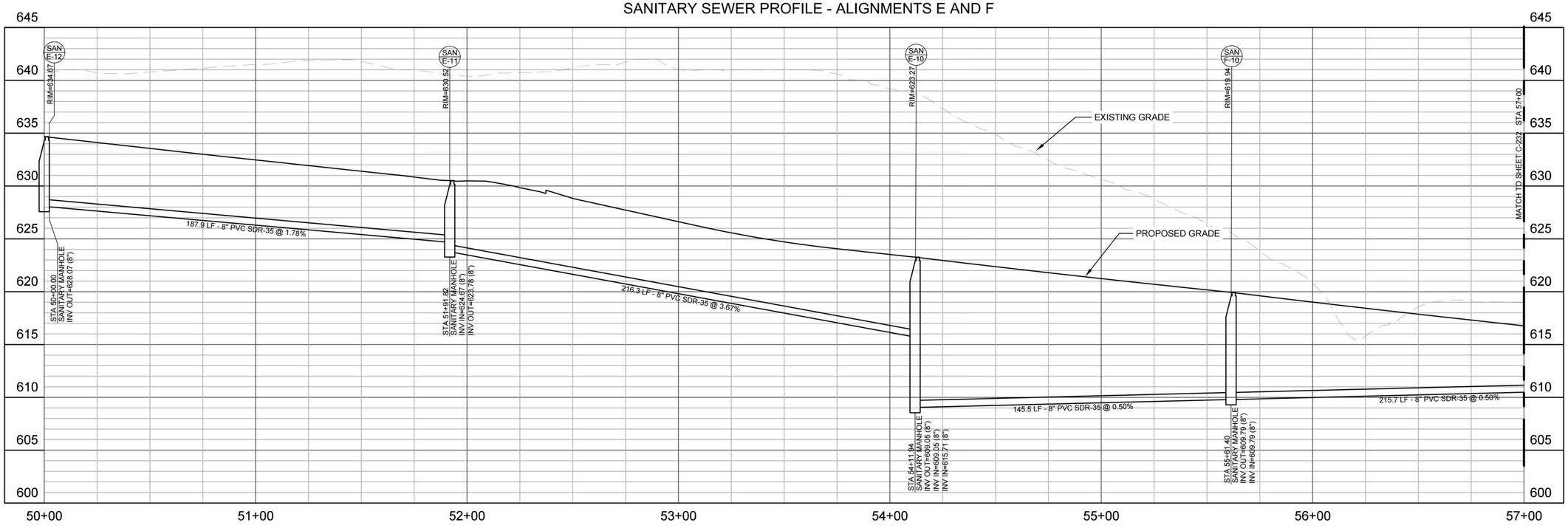
SANITARY SEWER PROFILES

PROJECT NO. 50151935

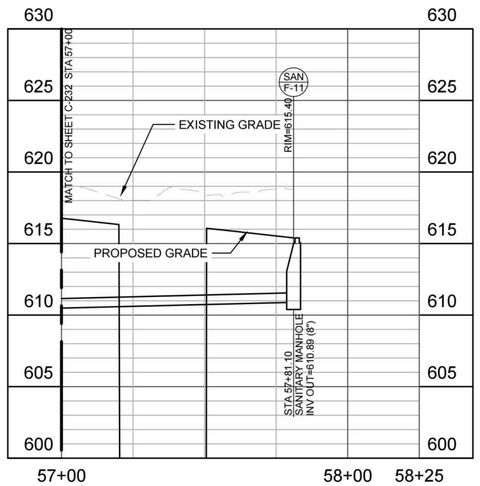
C-231

SHEET NO. 54 OF 66

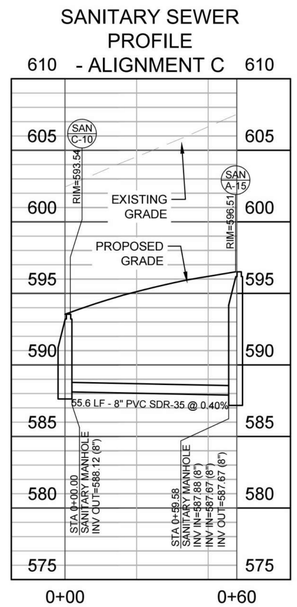
SANITARY SEWER PROFILE - ALIGNMENTS E AND F



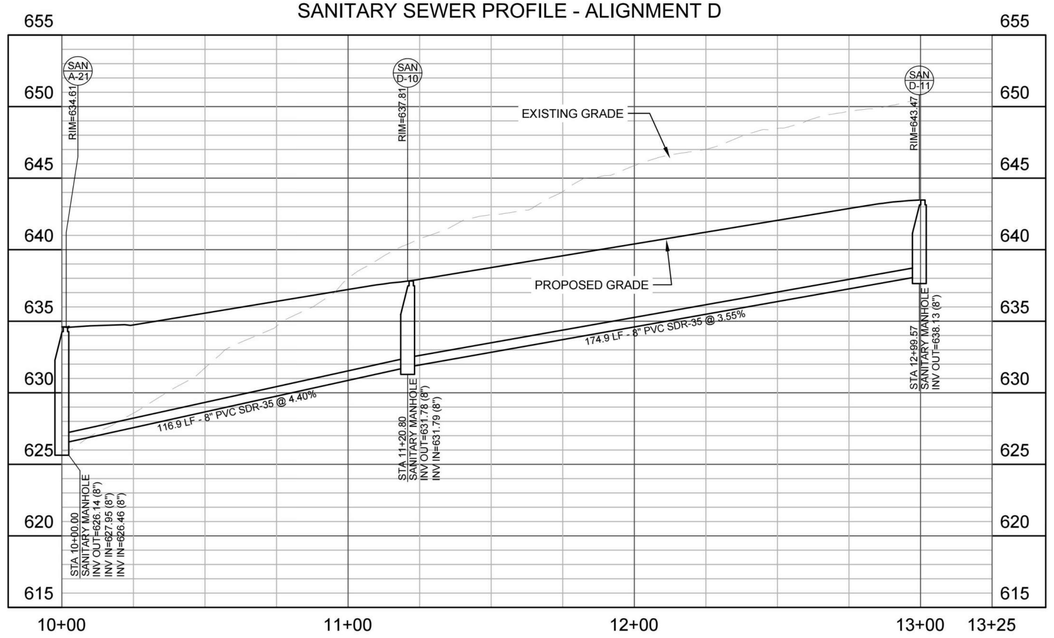
SANITARY SEWER PROFILE - ALIGNMENT F



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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

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APPROVED BY PGH
CHECKED BY DMK
DATE NOVEMBER 30, 2023

TITLE

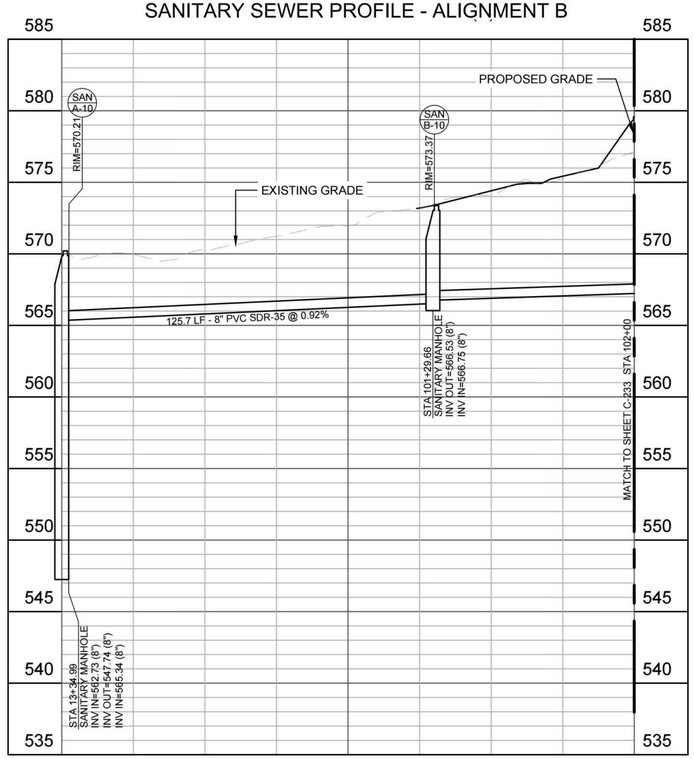
SANITARY SEWER PROFILES

PROJECT NO. 50151935

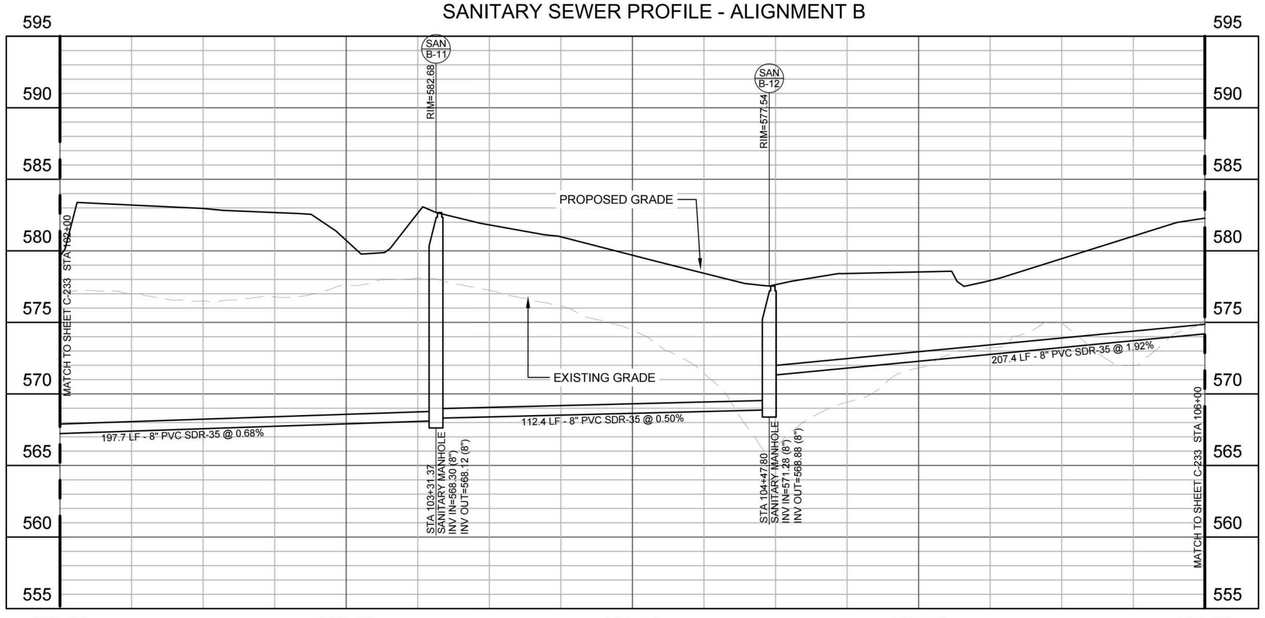
C-232

SHEET NO. 55 OF 66

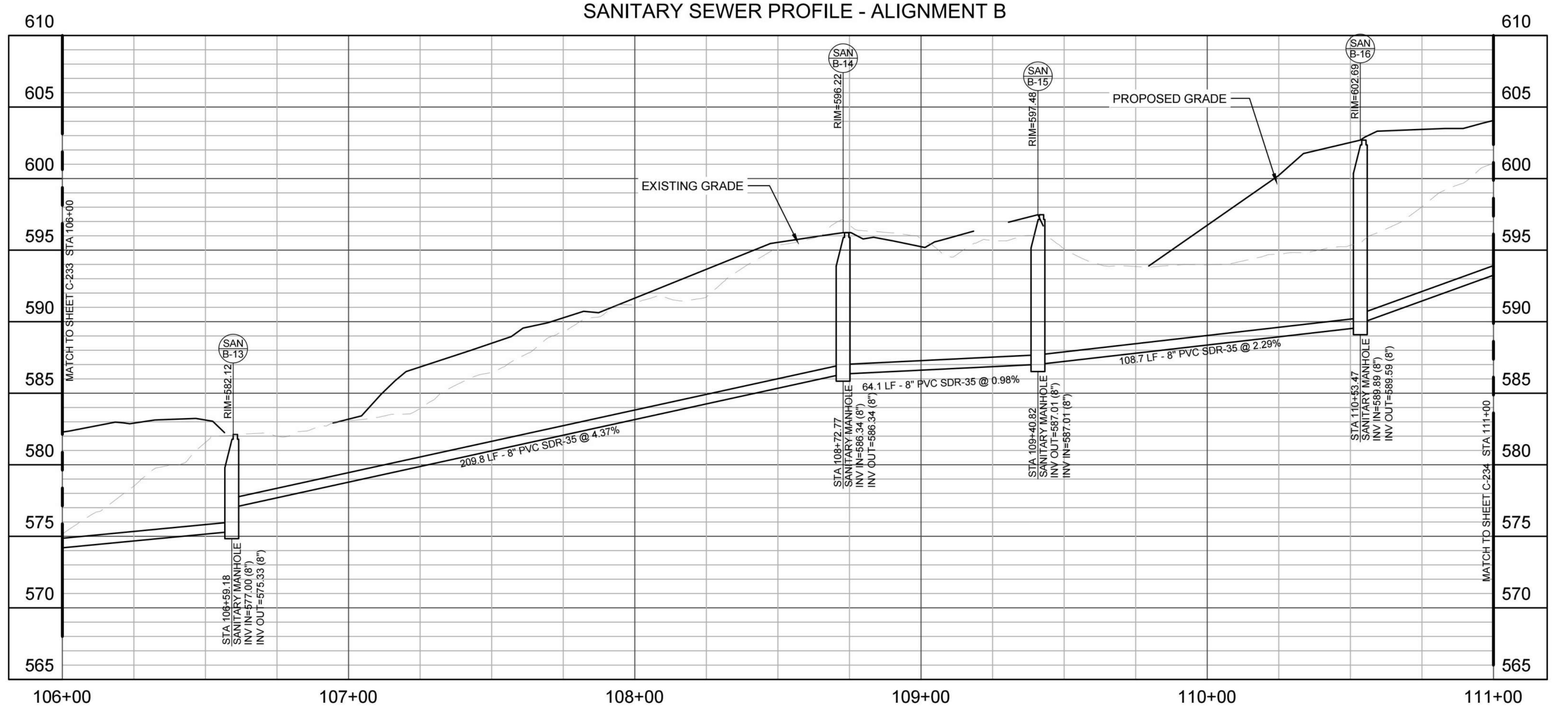
SANITARY SEWER PROFILE - ALIGNMENT B



SANITARY SEWER PROFILE - ALIGNMENT B



SANITARY SEWER PROFILE - ALIGNMENT B



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Dewberry Engineers Inc.
4805 Lake Brook Drive
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804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
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KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

TITLE

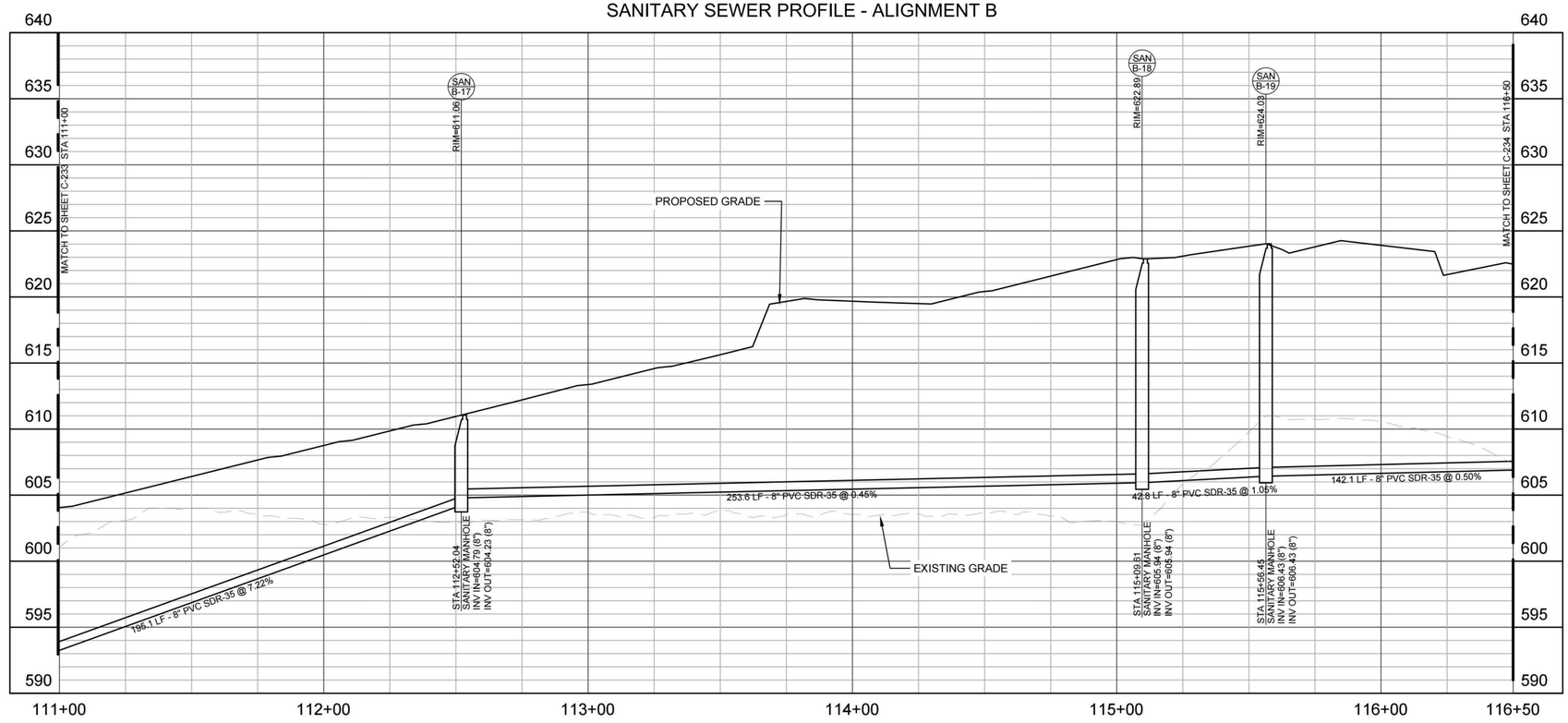
SANITARY SEWER PROFILES

PROJECT NO. 50151935

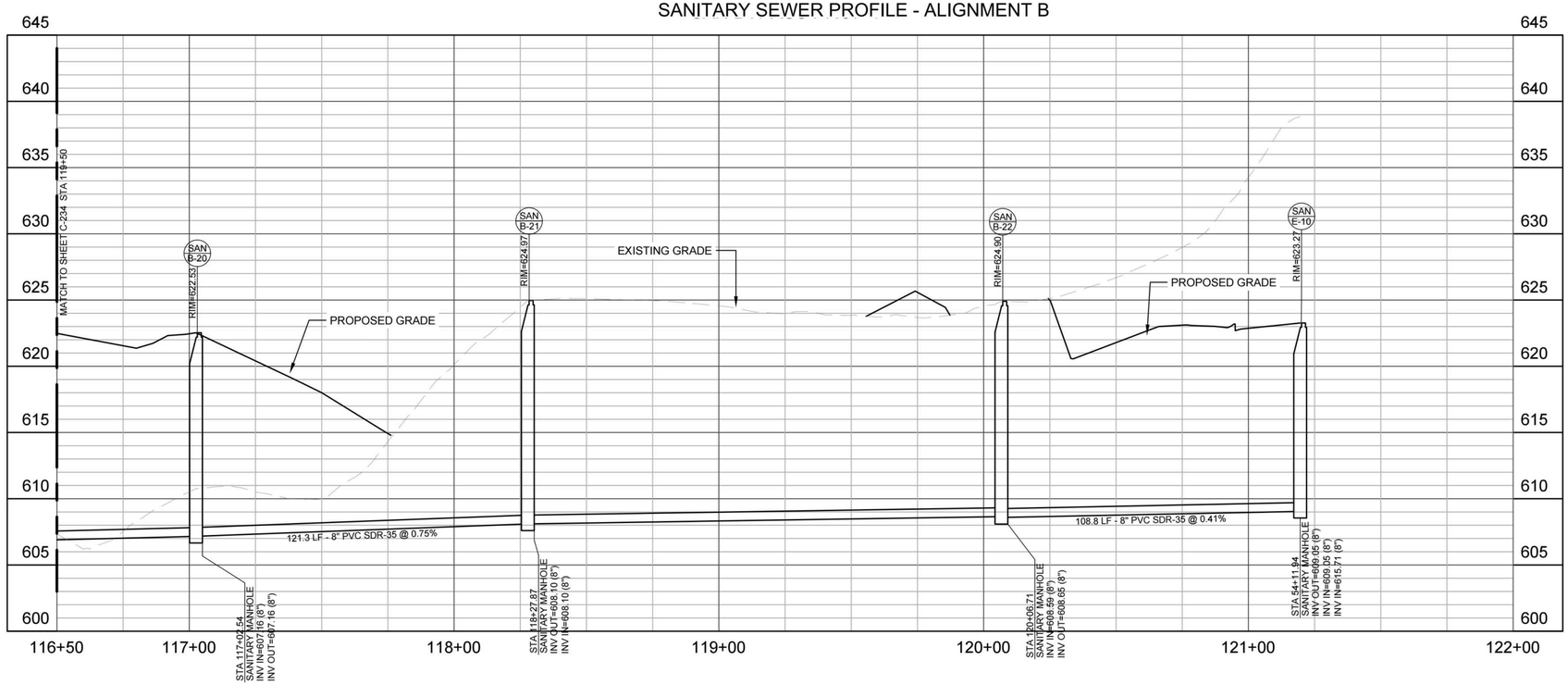
C-233

SHEET NO. 56 OF 66

SANITARY SEWER PROFILE - ALIGNMENT B



SANITARY SEWER PROFILE - ALIGNMENT B



Dewberry

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4805 Lake Brook Drive
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Glen Allen, VA 23060
804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

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KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

TITLE

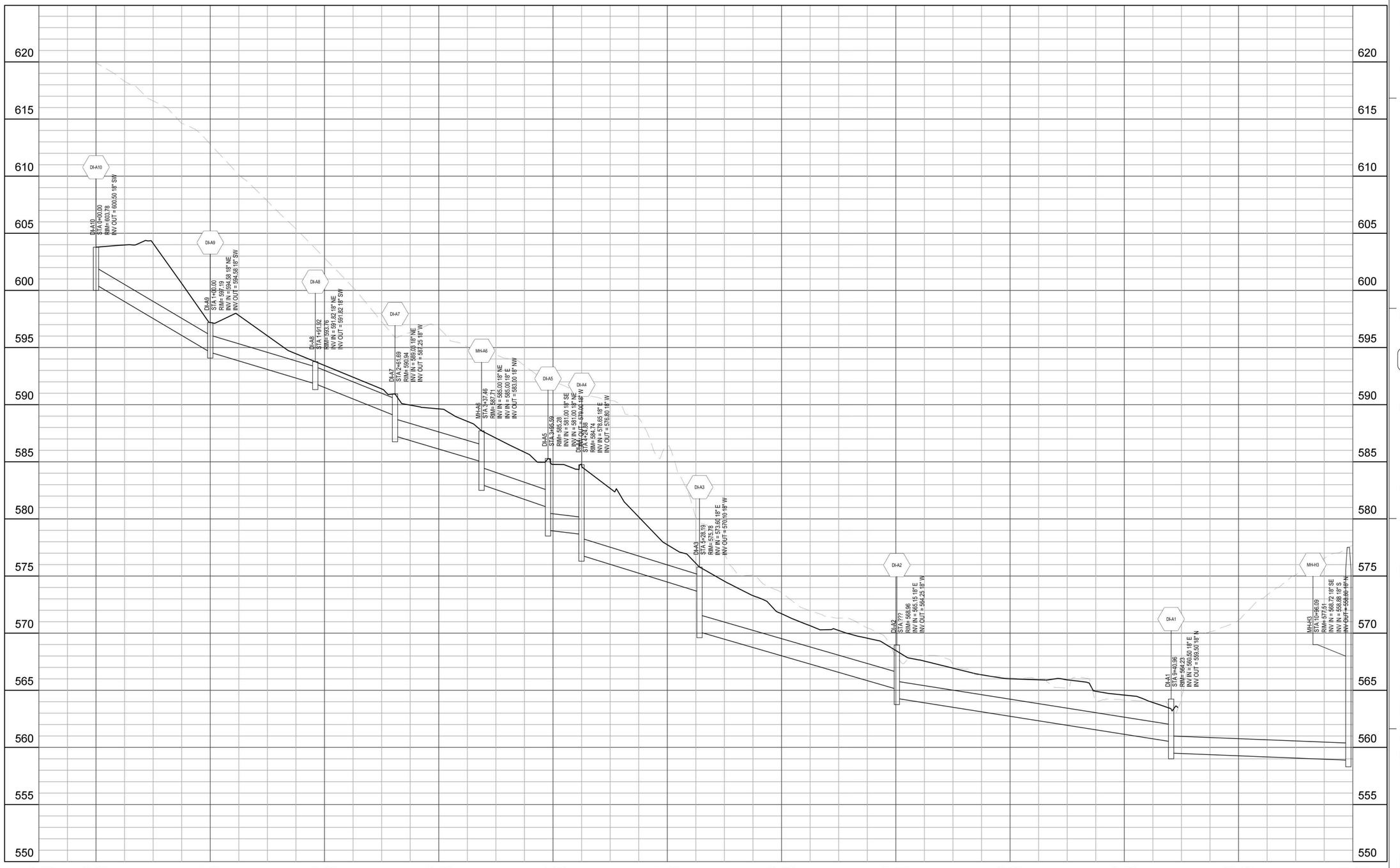
SANITARY SEWER PROFILES

PROJECT NO. 50151935

C-234

SHEET NO. 57 OF 66

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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

TITLE

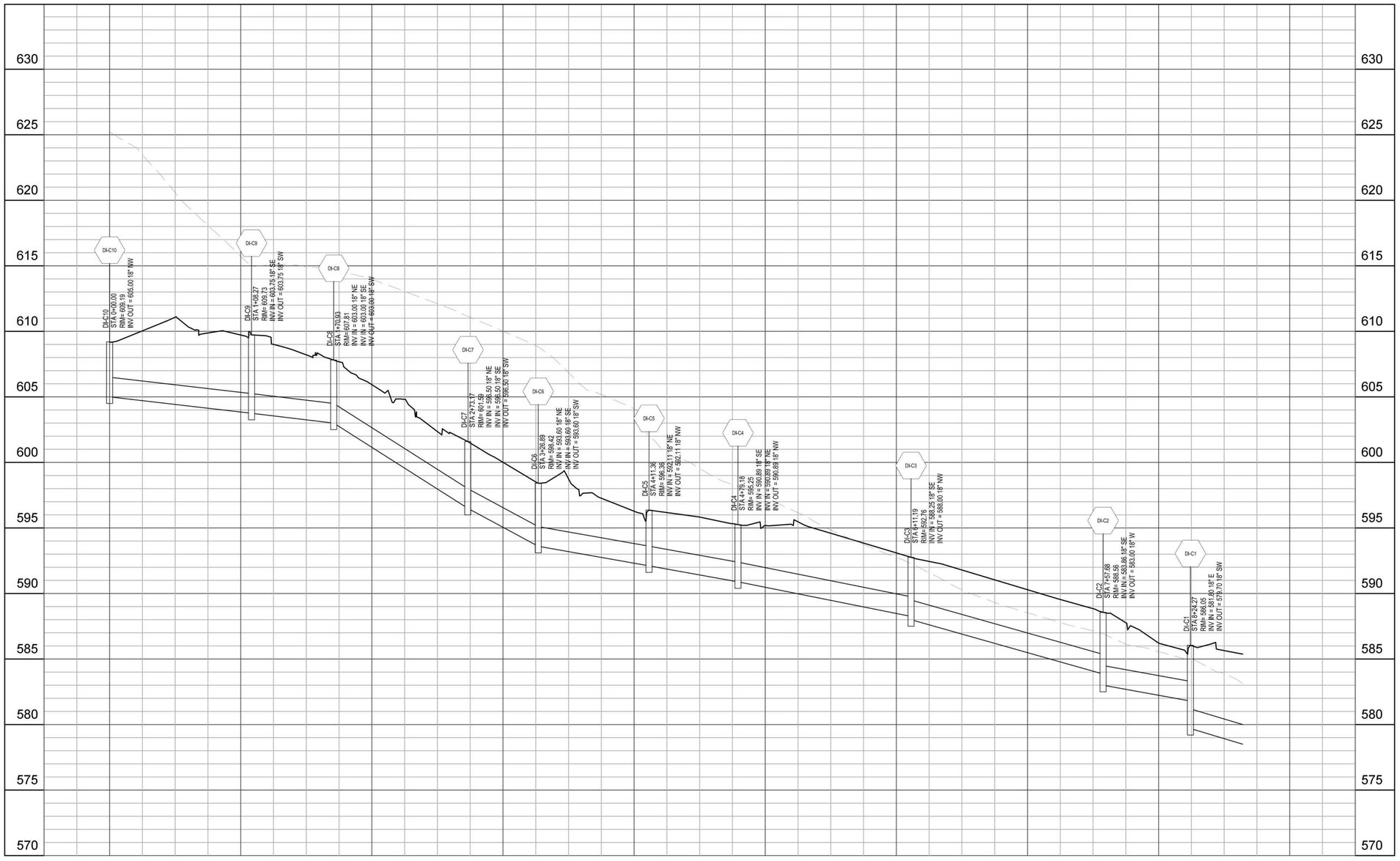
STORM SEWER PROFILES

PROJECT NO. 50151935

C-240

SHEET NO. 58 OF 66

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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

TITLE

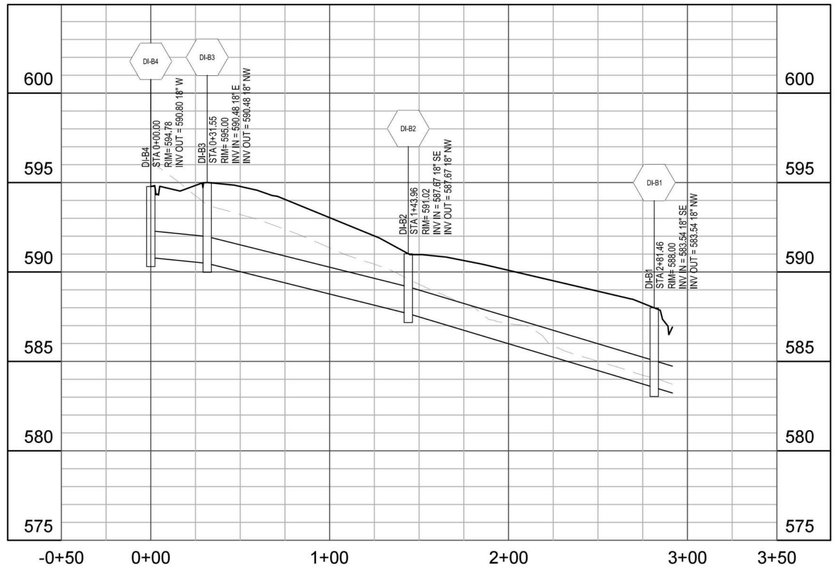
STORM SEWER PROFILES

PROJECT NO. 50151935

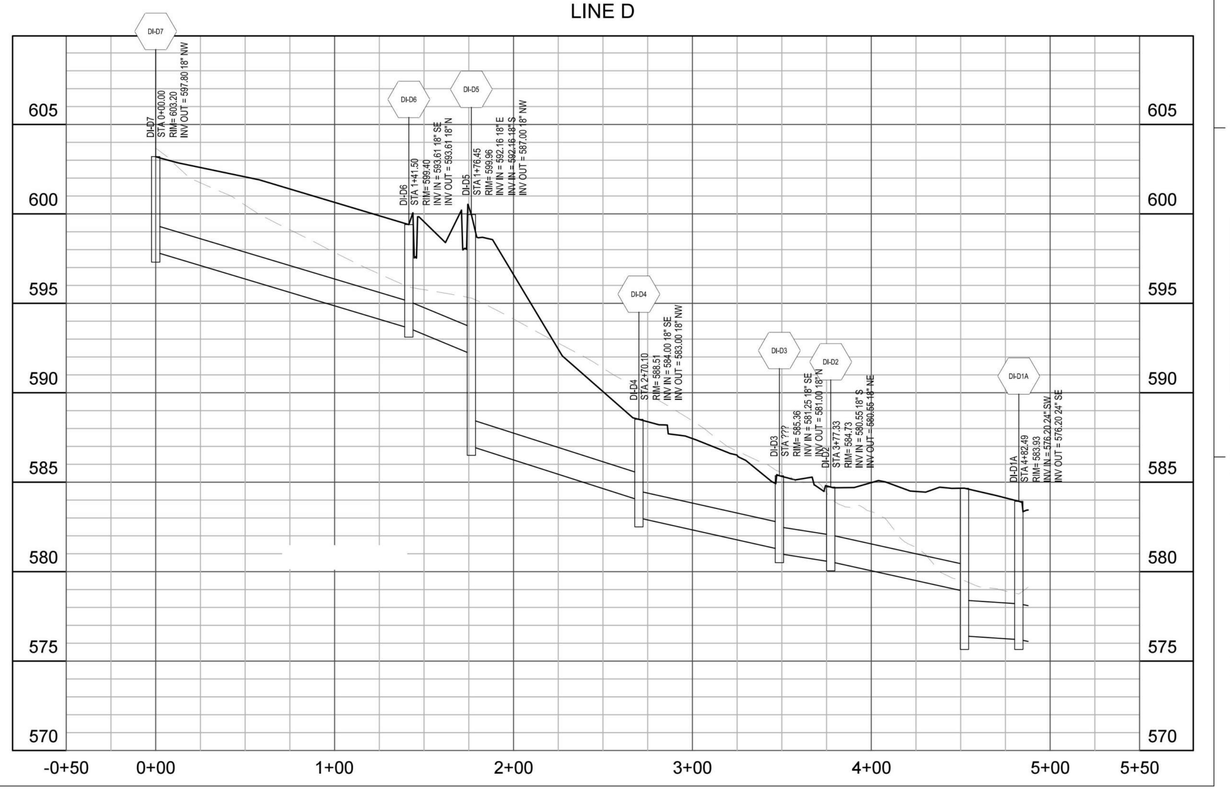
C-241

SHEET NO. 59 OF 66

LINE B



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

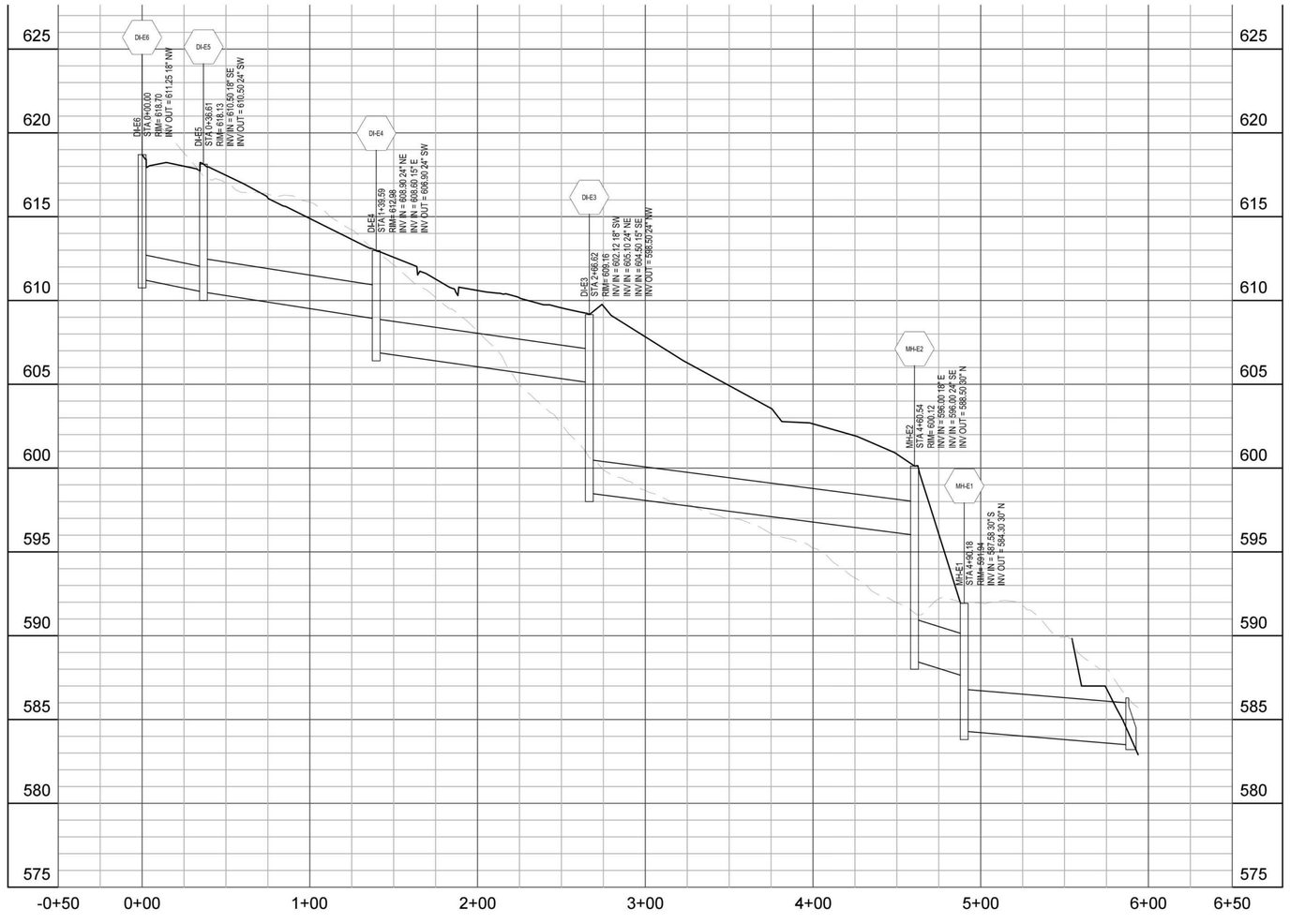
TITLE

STORM SEWER PROFILES

PROJECT NO. 50151935

C-242

SHEET NO. 60 OF 66



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

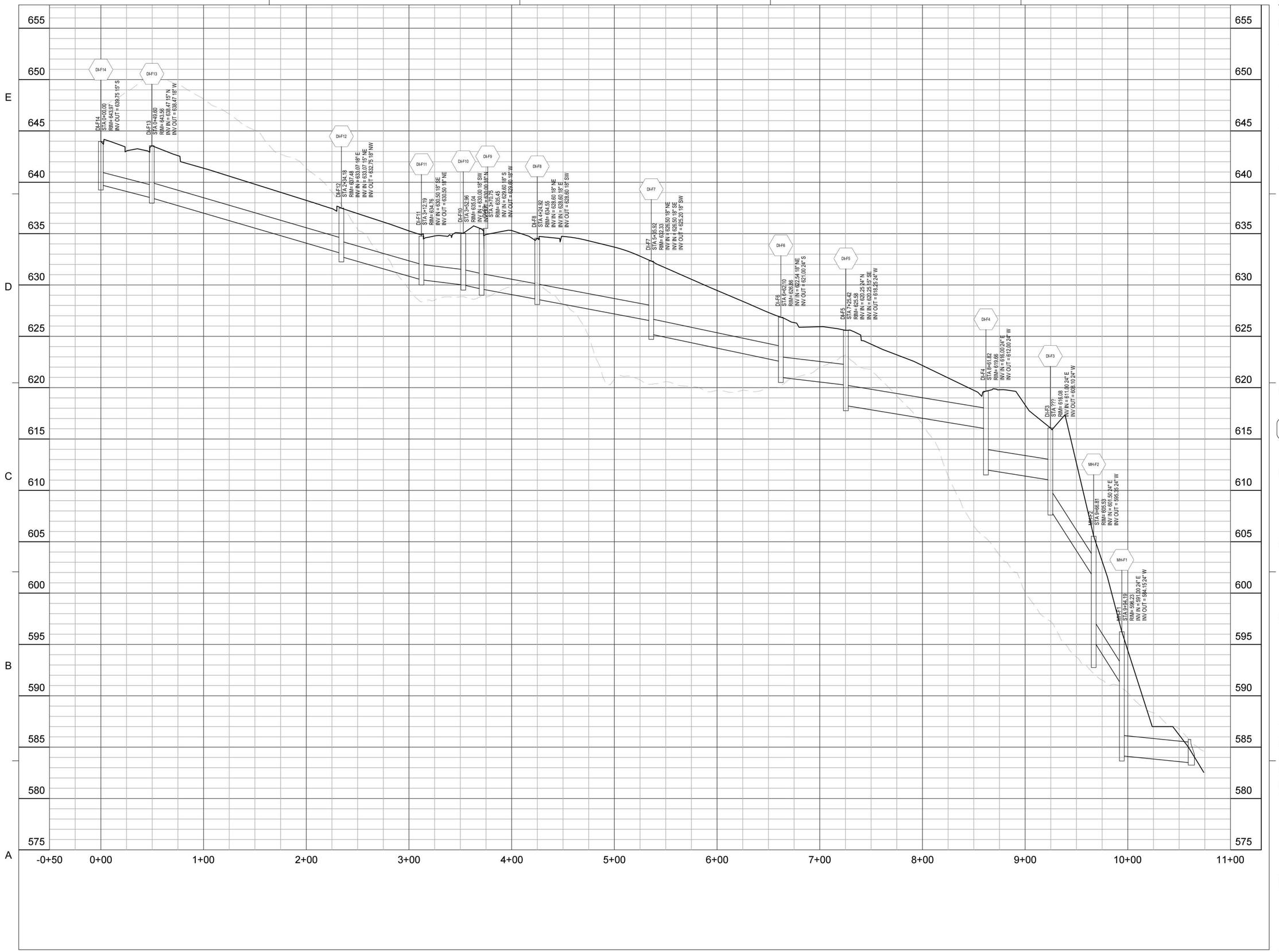
TITLE

STORM SEWER PROFILES

PROJECT NO. 50151935

C-243

SHEET NO. 61 OF 66



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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

TITLE

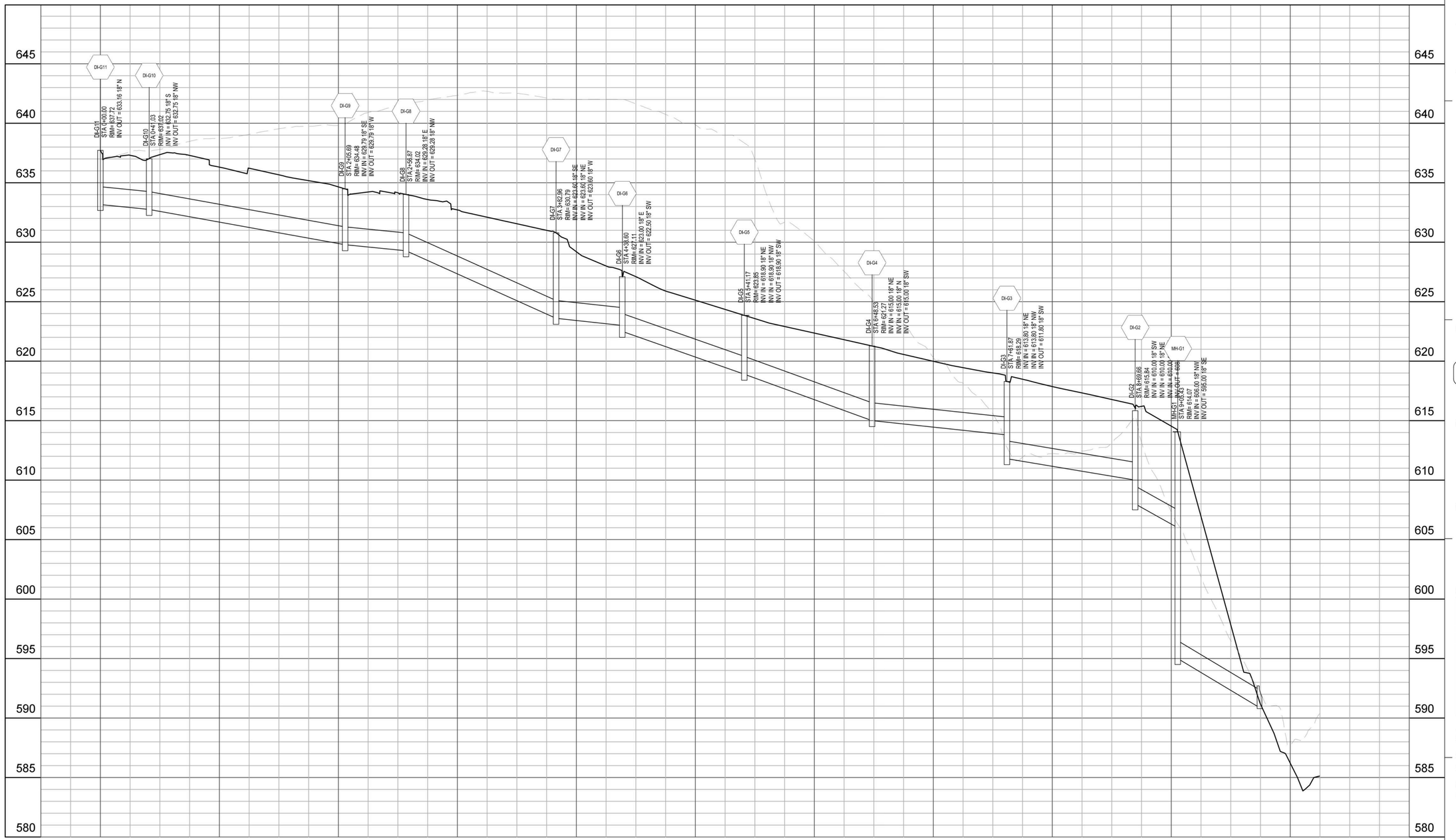
STORM SEWER PROFILES

PROJECT NO. 50151935

C-244

SHEET NO. 62 OF 66

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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
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 NOVEMBER 30, 2023

TITLE

STORM SEWER PROFILES

PROJECT NO. 50151935

C-245

SHEET NO. 63 OF 66

STORM SEWER RUN A

Dewberry

Storm Sewer Design Computations
LD-229

PROJECT: Old Ivy Residences
DATE: NOV, 2023
ENGINEER: RAY/ Dewberry Engineers Inc.
COUNTY: Albemarle
OUTFALL TO STRUCTURE: _-_

FROM INLET (1)	TO INLET (2)	TOTAL AREA "A" (ACRE) (3)	WIEGHTED RUNOFF COEF. "C" (4)	"CA" INCR. (5)	"CA" ACC.* (6)	INLET TIME (MIN.) (7)	FREQUENCY (YR) (8)	RAINFALL INTENSITY "I" (IN/HR) (9)	SATURATION FACTOR C_f (10)	FLOW Q (CFS) (11)	ELEVATIONS (FT) UPSTREAM (12)	ELEVATIONS (FT) DOWNSTREAM (13)	LENGTH L (FT) (14)	SLOPE (FT/FT) (15)	DIAMETER Do (IN) (16)	MATERIAL COEFFICIENT n (17)	CAPACITY (CFS) (18)	VELOCITY (FPS) (19)	MINIMUM VELOCITY (FPS) (20)	MAXIMUM VELOCITY (FPS) (21)	FLOW TIME (MIN) (22)	REMARK (23)
A10	A9	0.16	0.80	0.13	0.13	5.00	10	6.64	1.00	0.85	600.50	594.58	100.0	0.059	18	0.013	25.56	6.69	3.0	10.0	0.25	
A9	A8	0.22	0.77	0.17	0.30	5.25	10	6.57	1.00	1.95	594.58	591.82	92.0	0.030	18	0.013	18.19	6.73	3.0	10.0	0.23	
A8	A7	0.18	0.77	0.14	0.44	5.48	10	6.51	1.00	2.84	591.82	589.03	70.0	0.040	18	0.013	20.97	8.30	3.0	10.0	0.14	
A7	A6	0.18	0.77	0.32	0.75	5.62	10	6.47	1.00	4.89	587.25	585.00	76.0	0.030	18	0.013	18.07	8.70	3.0	10.0	0.15	
A6	A5	0.00	0.72	0.21	0.96	5.76	10	6.44	1.00	6.19	583.00	581.00	58.0	0.034	18	0.013	19.51	9.82	3.0	10.0	0.10	
A5	A4	0.22	0.72	0.16	1.12	5.86	10	6.41	1.00	7.18	579.00	578.65	30.0	0.012	18	0.013	11.35	6.81	3.0	10.0	0.07	
A4	A3	0.09	0.80	0.07	1.19	5.93	10	6.39	1.00	7.62	576.80	573.60	103.0	0.031	18	0.013	18.52	9.99	3.0	10.0	0.17	
A3	A2	0.15	0.70	0.11	1.30	6.11	10	6.34	1.00	8.23	570.10	565.15	171.0	0.029	18	0.013	17.87	9.92	3.0	10.0	0.29	
A2	A1	0.34	0.70	0.24	1.54	6.39	10	6.27	1.00	9.62	564.25	560.50	236.0	0.016	18	0.013	13.24	8.19	3.0	10.0	0.48	
A1	OUTFALL	0.64	0.53	0.34	1.87	6.87	10	6.14	1.00	11.50	559.50	558.83	121.0	0.006	24	0.013	16.83	5.78	3.0	10.0	0.35	
															-							
A5.2	A5.1	0.53	0.72	0.38	0.38	5.00	10	6.64	1.00	2.53	587.10	584.00	54.0	0.057	18	0.013	25.17	9.14	3.0	10.0	0.10	
A5.1	A5	0.17	0.90	0.21	0.59	5.10	10	6.61	1.00	3.89	584.00	581.00	93.0	0.032	18	0.013	18.87	8.43	3.0	10.0	0.18	
															-							
A5.1.1	A5.1	0.06	0.90	0.05	0.05	5.00	10	6.64	1.00	0.36	584.50	584.00	36.0	0.014	18	0.013	12.38	3.11	3.0	10.0	0.19	
															-							
A6.1	A6	0.20	0.90	0.18	0.18	5.00	10	6.64	1.00	1.20	586.16	585.00	26.0	0.045	18	0.013	22.19	6.70	3.0	10.0	0.06	

Dewberry

Hydraulic Grade Line Computations
LD-347

PROJECT: Old Ivy Residences
DATE: NOV, 2023
ENGINEER: RAY/ Dewberry Engineers Inc.
COUNTY: Albemarle
OUTFALL TO STRUCTURE: _-_

Inlet Station (1)	Outlet Water Surface Elevation (2)	D_o (3)	Q_o (4)	L_o (5)	S_{fo} % (6)	H_f (7)	JUNCTION LOSS V_o (8)	H_o (9)	Q_i (10)	V_i (11)	Q_iV_i (12)	$V_i^2/2g$	H_i (13)	Angle (14)	H_Δ (15)	H_t (16)	1.3 H_t (17)	0.5 H_t (18)	Final H (19)	Inlet Water Surface Elevation (20)	Rim Elevation (21)	Amount of Flow Entering System Through Drop Inlet (CFS)	St'd IS-1 Inlet Shaping Provided? (Enter Y or N)
A6.1	586.200	18	1.20	26.00	0.013	0.00	6.70	0.21	0.00	0.00	0.00	0.00	0.00	90	0.00	0.21	0.27	N.A.	0.28	586.48	592.15	1.20	N
A5.1.1	585.200	18	0.36	36.00	0.001	0.00	3.11	0.04	0.00	0.00	0.00	0.00	0.00	90	0.00	0.04	0.06	N.A.	0.06	585.26	591.38	0.36	N
A5.1	582.200	18	3.89	93.00	0.139	0.13	8.43	0.28	2.53	9.14	23.16	1.30	0.00	0	0.00	0.28	0.36	N.A.	0.49	584.46	591.38	1.37	N
A5.2	585.200	18	2.53	54.00	0.059	0.03	9.14	0.39	0.00	0.00	0.00	0.00	0.00	0	0.00	0.39	0.51	N.A.	0.54	587.42	594.52	2.53	N
A1	560.430	24	11.50	121.00	0.261	0.32	5.78	0.13	9.62	8.19	78.76	1.04	0.36	0	0.00	0.49	N.A.	N.A.	0.81	561.24	563.73	2.08	N
A2	561.700	18	9.62	236.00	0.848	2.00	8.19	0.26	8.23	9.92	81.65	1.53	0.54	4	0.07	0.87	N.A.	N.A.	2.87	565.20	567.92	1.49	N
A3	566.350	18	8.23	171.00	0.620	1.06	9.92	0.38	7.62	9.99	76.06	1.55	0.54	7	0.14	1.06	N.A.	N.A.	2.12	570.81	575.28	0.67	N
A4	574.800	18	7.62	103.00	0.532	0.55	9.99	0.39	7.18	6.81	48.87	0.72	0.25	0	0.00	0.64	N.A.	N.A.	1.19	577.47	584.24	0.46	N
A5	579.850	18	7.18	30.00	0.472	0.14	6.81	0.18	6.19	9.82	60.75	1.50	0.52	33	0.56	1.26	N.A.	N.A.	1.40	581.25	584.78	1.02	N
A6	582.200	18	6.19	58.00	0.351	0.20	9.82	0.37	4.89	8.70	42.53	1.18	0.41	22	0.32	1.10	1.43	N.A.	1.64	583.84	589.72	1.33	N
A7	586.200	18	4.89	76.00	0.219	0.17	8.70	0.29	2.84	8.30	23.57	1.07	0.37	84	0.72	1.39	1.81	N.A.	1.98	588.18	593.46	2.06	N
A8	590.230	18	2.84	70.00	0.074	0.05	8.30	0.27	1.95	6.73	13.17	0.70	0.25	0	0.00	0.51	0.67	N.A.	0.72	592.19	596.28	0.90	N
A9	593.020	18	1.95	92.00	0.035	0.03	6.73	0.18	0.85	6.69	5.68	0.69	0.24	0	0.00	0.42	0.54	N.A.	0.58	594.91	598.22	1.11	N
A10	595.780	18	0.85	100.00	0.007	0.01	6.69	0.21	0.00	0.00	0.00	0.00	0.00		0.00	0.21	0.27	N.A.	0.28	600.69	603.78	0.85	N

STORM SEWER RUN B

Dewberry

Storm Sewer Design Computations
LD-229

PROJECT: Old Ivy Residences
DATE: NOV, 2023
ENGINEER: RAY/ Dewberry Engineers Inc.
COUNTY: Albemarle
OUTFALL TO STRUCTURE: _-_

FROM INLET (1)	TO INLET (2)	TOTAL AREA "A" (ACRE) (3)	WIEGHTED RUNOFF COEF. "C" (4)	"CA" INCR. (5)	"CA" ACC.* (6)	INLET TIME (MIN.) (7)	FREQUENCY (YR) (8)	RAINFALL INTENSITY "I" (IN/HR) (9)	SATURATION FACTOR C_f (10)	FLOW Q (CFS) (11)	INVERT ELEVATIONS (FT) UPSTREAM (12)	INVERT ELEVATIONS (FT) DOWNSTREAM (13)	LENGTH L (FT) (14)	SLOPE (FT/FT) (15)	DIAMETER Do (IN) (16)	MATERIAL COEFFICIENT n (17)	CAPACITY (CFS) (18)	VELOCITY (FPS) (19)	MINIMUM VELOCITY (FPS) (20)	MAXIMUM VELOCITY (FPS) (21)	FLOW TIME (MIN) (22)	REMARK (23)
B4	B3	0.14	0.90	0.13	0.13	5.00	10	6.64	1.00	0.84	590.80	590.48	32.0	0.010	18	0.013	10.50	3.56	3.0	10.0	0.15	
B3	B2	0.01	0.90	0.01	0.14	5.15	10	6.60	1.00	0.89	590.48	587.67	112.0	0.025	18	0.013	16.64	5.02	3.0	10.0	0.37	
B2	B1	0.13	0.90	0.12	0.25	5.52	10	6.50	1.00	1.64	587.67	583.54	138.0	0.030	18	0.013	18.17	6.39	3.0	10.0	0.36	
B1	OUTFALL	0.57	0.90	0.51	0.77	5.88	10	6.40	1.00	4.90	583.54	583.24	10.0	0.030	18	0.013	18.19	8.75	3.0	10.0	0.02	

Dewberry

Hydraulic Grade Line Computations
LD-347

PROJECT: Old Ivy Residences
DATE: NOV, 2023
ENGINEER: RAY/ Dewberry Engineers Inc.
COUNTY: Albemarle
OUTFALL TO STRUCTURE: _-_

Inlet Station (1)	Outlet Water Surface Elevation (2)	D_o (3)	Q_o (4)	L_o (5)	S_{fo} % (6)	H_f (7)	JUNCTION LOSS V_o (8)	H_o (9)	Q_i (10)	V_i (11)	Q_iV_i (12)	$V_i^2/2g$	H_i (13)	Angle (14)	H_Δ (15)	H_t (16)	1.3 H_t (17)	0.5 H_t (18)	Final H (19)	Inlet Water Surface Elevation (20)	Rim Elevation (21)	Amount of Flow Entering System Through Drop Inlet (CFS)	St'd IS-1 Inlet Shaping Provided? (Enter Y or N)
B1	584.440	18	4.90	10.00	0.220	0.02	8.75	0.30	1.64	6.39	10.47	0.63	0.22	0	0.00	0.52	0.68	N.A.	0.70	585.14	587.50	3.29	N
B2	585.137	18	1.64	138.00	0.025	0.03	6.39	0.16	0.89	5.02	4.47	0.39	0.14	0	0.00	0.30	0.38	N.A.	0.42	587.97	591.38	0.76	N
B3	588.870	18	0.89	112.00	0.007	0.01	5.02	0.10	0.84	3.56	2.98	0.20	0.07	47	0.09	0.26	N.A.	N.A.	0.27	590.72	594.56	0.06	N
B4	591.680	18	0.84	32.00	0.006	0.00	3.56	0.06	0.00	0.00	0.00	0.00	0.00	47	0.00	0.06	0.08	N.A.	0.08	591.76	594.65	0.84	N

STORM SEWER RUN C

Dewberry

Storm Sewer Design Computations
LD-229

PROJECT: Old Ivy Residences
DATE: NOV, 2023
ENGINEER: RAY/ Dewberry Engineers Inc.
COUNTY: Albemarle
OUTFALL TO STRUCTURE: _-_

FROM INLET (1)	TO INLET (2)	TOTAL AREA "A" (ACRE) (3)	WIEGHTED RUNOFF COEF. "C" (4)	"CA" INCR. (5)	"CA" ACC.* (6)	INLET TIME (MIN.) (7)	FREQUENCY (YR) (8)	RAINFALL INTENSITY "I" (IN/HR) (9)	SATURATION FACTOR C_f (10)	FLOW Q (CFS) (11)	INVERT ELEVATIONS (FT) UPSTREAM (12)	INVERT ELEVATIONS (FT) DOWNSTREAM (13)	LENGTH L (FT) (14)	SLOPE (FT/FT) (15)	DIAMETER Do (IN) (16)	MATERIAL COEFFICIENT n (17)	CAPACITY (CFS) (18)	VELOCITY (FPS) (19)	MINIMUM VELOCITY (FPS) (20)	MAXIMUM VELOCITY (FPS) (21)	FLOW TIME (MIN) (22)	REMARK (23)
C10	C9	0.08	0.90	0.07	0.07	5.00	10	6.64	1.00	0.48	605.00	603.75	108.0	0.012	18	0.013	11.30	3.18	3.0	10.0	0.57	
C9	C8	0.02	0.90	0.14	0.22	5.57	10	6.49	1.00	1.40	603.75	603.00	63.0	0.012	18	0.013	11.46	4.41	3.0	10.0	0.24	
C8	C7	0.03	0.90	0.19	0.41	5.80	10	6.42	1.00	2.60	603.00	596.50	102.0	0.064	18	0.013	26.52	9.56	3.0	10.0	0.18	
C7	C6	0.03	0.90	0.16	0.57	5.98	10	6.38	1.00	3.63	596.50	593.60	54.0	0.054	18	0.013	24.34	9.91	3.0	10.0	0.09	
C6	C5	0.05	0.90	0.05	0.61	6.07	10	6.35	1.00	3.90	593.60	592.11	85.0	0.018	18	0.013	13.91	6.77	3.0	10.0	0.21	
C5	C4	0.12	0.90	0.26	0.87	6.28	10	6.30	1.00	5.51	592.11	590.89	68.0	0.018	18	0.013	14.07	7.49	3.0	10.0	0.15	
C4	C3	0.43	0.90	0.39	1.26	6.43	10	6.26	1.00	7.89	590.89	588.25	132.0	0.020	18	0.013	14.86	8.55	3.0	10.0	0.26	
C3	C2	0.17	0.76	0.13	1.39	6.69	10	6.19	1.00	8.61	588.00	583.86	146.0	0.028	18	0.013	17.69	9.96	3.0	10.0	0.24	
C2	C1	0.33	0.76	0.25	1.64	6.94	10	6.12	1.00	10.05	583.00	581.80	67.0	0.018	18	0.013	14.06	8.66	3.0	10.0	0.13	
C1	OUTFALL	0.22	0.85	0.19	1.83	7.06	10	6.09	1.00	11.13	581.35	581.00	40.0	0.009	24	0.013	21.16	6.84	3.0	10.0	0.10	
															-							
C8.1	C8	0.14	0.90	0.13	0.13	5.00	10	6.64	1.00	0.84	603.44	603.00	36.0	0.012	18	0.013	11.61	3.82	3.0	10.0	0.16	
															-							
C7.3	C7.2	1.84	0.55	1.01	1.01	5.00	10	6.64	1.00	6.72	600.00	599.69	15.0	0.021	18	0.013	15.10	8.31	3.0	10.0	0.03	
C7.2	C7.1	0.00	0.00	0.00	1.01	5.03	10	6.63	1.00	6.72	599.69	598.00	126.0	0.013	18	0.013	12.17	7.07	3.0	10.0	0.30	
C7.1	C7	0.18	0.90	0.16	1.17	5.33	10	6.55	1.00	7.69	597.00	596.50	44.0	0.011	18	0.013	11.20	6.84	3.0	10.0	0.11	
															-							
C6.1	C6	0.19	0.72	0.14	0.14	5.00	10	6.64	1.00	0.91	594.00	593.60	39.0	0.010	18	0.013	10.64	3.68	3.0	10.0	0.18	
															-							
C4.1	C4	0.17	0.90	0.15	0.15	5.00	10	6.64	1.00	1.02	593.02	590.89	84.0	0.025	18	0.013	16.73	5.24	3.0	10.0	0.27	

Dewberry

Hydraulic Grade Line Computations
LD-347

PROJECT: Old Ivy Residences
DATE: NOV, 2023
ENGINEER: RAY/ Dewberry Engineers Inc.
COUNTY: Albemarle
OUTFALL TO STRUCTURE: _-_

Inlet Station (1)	Outlet Water Surface Elevation (2)	D_o (3)	Q_o (4)	L_o (5)	S_{fo} % (6)	H_f (7)	JUNCTION LOSS V_o (8)	H_o (9)	Q_i (10)	V_i (11)	Q_iV_i (12)	$V_i^2/2g$	H_i (13)	Angle (14)	H_Δ (15)	H_t (16)	1.3 H_t (17)	0.5 H_t (18)	Final H (19)	Inlet Water Surface Elevation (20)	Rim Elevation (21)	Amount of Flow Entering System Through Drop Inlet (CFS)	St'd IS-1 Inlet Shaping Provided? (Enter Y or N)
C4.1	592.090	18	1.02	84.00	0.009	0.01	5.24	0.13	0.00	0.00	0.00	0.00	0.00	62	0.00	0.13	0.17	N.A.	0.17	593.27	598.02	1.02	N
C6.1	594.800	18	0.91	39.00	0.008	0.00	3.68	0.06	0.00	0.00	0.00	0.00	0.00	52	0.00	0.06	0.08	N.A.	0.09	594.89	597.79	0.91	N
C7.1	597.700	18	7.69	44.00	0.542	0.24	6.84	0.18	6.72	7.07	47.51	0.78	0.27	3	0.03	0.48	N.A.	N.A.	0.72	598.42	600.77	1.06	N
C7.2	599.200	18	6.72	126.00	0.414	0.52	7.07	0.19	6.72	8.31	55.86	1.07	0.38	90	0.75	1.32	N.A.	N.A.	1.84	601.04	604.91	0.00	N
C7.3	601.042	18	6.72	15.00	0.414	0.06	8.31	0.32	0.00	0.00	0.00	0.00	0.00	0	0.00	0.32	0.42	N.A.	0.48	601.52	604.27	6.72	N
C8.1	604.200	18	0.84	36.00	0.006	0.00	3.82	0.07	0.00	0.00	0.00	0.00	0.00	83	0.00	0.07	0.09	N.A.	0.09	604.29	607.15	0.84	N
C1	582.600	24	11.13	40.00	0.244	0.10	6.84	0.18	10.05	8.66	87.07	1.17	0.41	72	0.72	1.31	N.A.	N.A.	1.41	584.01	585.55	1.14	N
C2	584.010	18	10.05	67.00	0.925	0.62	8.66	0.29	8.61	9.96	85.72	1.54	0.54	23	0.43	1.26	N.A.	N.A.	1.88	585.89	588.05	1.54	N
C3	585.892	18	8.61	146.00	0.679	0.99	9.96	0.39	7.89	8.55	67.50	1.14	0.40	0	0.00	0.78	N.A.	N.A.	1.77	588.74	592.25	0.80	N
C4	589.450	18	7.89	132.00	0.571	0.75	8.55	0.28	5.51	7.49	41.26	0.87	0.30	0	0.00	0.59	0.77	N.A.	1.52	591.67	594.76	2.42	N
C5	592.090	18	5.51	68.00	0.278	0.19	7.49	0.22	3.90	6.77	26.38	0.71	0.25	56	0.38	0.85	1.10	N.A.	1.29	593.38	595.86	1.64	N
C6	593.381	18	3.90	85.00	0.139	0.12	6.77	0.18	3.63	9.91	35.94	1.52	0.53	37	0.62	1.33	N.A.	N.A.	1.45	594.83	597.92	0.29	N
C7	594.829	18	3.63	54.00	0.121	0.07	9.91	0.38	2.60	9.56	24.87	1.42	0.50	6	0.10	0.98	1.28	N.A.	1.34	596.89	601.09	1.04	N
C8	597.700	18	2.60	102.00	0.062	0.06	9.56	0.35	1.40	4.41	6.17	0.30	0.11	7	0.03	0.49	0.63	N.A.	0.70	603.32	607.31	1.21	N
C9	604.200	18	1.40	63.00	0.018	0.01	4.41	0.08	0.48	3.18	1.52	0.16	0.05	90	0.11	0.24	0.31	N.A.	0.32	604.52	609.23	0.93	N
C10	604.950	18	0.48	108.00	0.002	0.00	3.18	0.05	0.00	0.00	0.00	0.00	0.00	5	0.00	0.05	0.06	N.A.	0.06	605.21	608.69	0.48	N

STORM SEWER RUN D

STORM SEWER RUN E

Dewberry

Storm Sewer Design Computations
LD-229

PROJECT: Old Ivy Residences
DATE: NOV, 2023
ENGINEER: RAY/ Dewberry Engineers Inc.
COUNTY: Albemarle
OUTFALL TO STRUCTURE: _-_

FROM INLET (1)	TO INLET (2)	TOTAL AREA "A" (ACRE) (3)	WEIGHTED RUNOFF COEF. "C" (4)	"CA" INCR. (5)	"CA" ACC.* (6)	INLET TIME (MIN.) (7)	FREQUENCY (YR) (8)	RAINFALL INTENSITY "I" (IN/HR) (9)	SATURATION FACTOR C_f (10)	FLOW Q (CFS) (11)	INVERT ELEVATIONS (FT) UPSTREAM (12)	INVERT ELEVATIONS (FT) DOWNSTREAM (13)	LENGTH L (FT) (14)	SLOPE (FT/FT) (15)	DIAMETER Do (IN) (16)	MATERIAL COEFFICIENT n (17)	CAPACITY (CFS) (18)	VELOCITY (FPS) (19)	MINIMUM VELOCITY (FPS) (20)	MAXIMUM VELOCITY (FPS) (21)	FLOW TIME (MIN) (22)	REMARK (23)
E6	E5	3.14	0.70	2.20	2.20	5.00	10	6.64	1.00	14.59	611.25	610.50	37.0	0.020	18	0.013	14.96	9.67	3.0	10.0	0.06	
E5	E4	0.22	0.85	0.85	3.05	5.06	10	6.62	1.00	20.20	610.50	608.90	103.0	0.016	24	0.013	28.20	9.78	3.0	10.0	0.18	
E4	E3	0.05	0.90	1.03	4.08	5.24	10	6.58	1.00	26.82	606.90	605.10	127.0	0.014	24	0.013	26.93	9.80	3.0	10.0	0.22	
E3	E2	0.08	0.90	0.17	4.25	5.46	10	6.52	1.00	27.70	598.50	596.00	194.0	0.013	30	0.013	46.56	9.92	3.0	10.0	0.33	
E2	E1	0.00	0.00	0.00	4.25	5.78	10	6.43	1.00	27.70	588.50	588.00	46.0	0.011	30	0.013	42.76	9.29	3.0	10.0	0.08	
E1	OUTFALL	0.00	0.00	0.00	4.25	5.86	10	6.41	1.00	27.70	584.30	583.50	67.0	0.012	30	0.013	44.82	9.63	3.0	10.0	0.12	
															-							
E4.1	E4	0.95	0.70	0.67	0.67	5.00	10	6.64	1.00	4.42	609.00	608.60	35.0	0.011	15	0.013	6.91	5.98	3.0	10.0	0.10	
															-							
E3.2	E3.1	2.82	0.70	1.97	1.97	5.00	10	6.64	1.00	13.11	604.15	603.43	36.0	0.020	18	0.013	14.86	9.51	3.0	10.0	0.06	
E3.1	E3	0.11	0.90	0.10	2.07	5.06	10	6.62	1.00	13.73	603.43	602.12	66.0	0.020	18	0.013	14.80	9.53	3.0	10.0	0.12	
															-							
E3.1.1	E3	1.18	0.75	0.89	0.89	5.00	10	6.64	1.00	5.88	605.50	604.50	34.0	0.029	15	0.013	11.08	9.18	3.0	10.0	0.06	
															-							
E2.2	E2.1	0.35	0.70	0.25	0.25	5.00	10	6.64	1.00	1.63	602.26	601.00	21.0	0.060	18	0.013	25.73	8.15	3.0	10.0	0.04	
E2.1	E2	0.11	0.90	0.10	0.34	5.04	10	6.63	1.00	2.28	600.00	596.00	108.0	0.037	18	0.013	20.22	7.59	3.0	10.0	0.24	

Dewberry

Hydraulic Grade Line Computations
LD-347

PROJECT: Old Ivy Residences
DATE: NOV, 2023
ENGINEER: RAY/ Dewberry Engineers Inc.
COUNTY: Albemarle
OUTFALL TO STRUCTURE: _-_

Inlet Station (1)	Outlet Water Surface Elevation (2)	D_o (3)	Q_o (4)	L_o (5)	S_{fo} % (6)	H_f (7)	JUNCTION LOSS V_o (8)	H_o (9)	Q_i (10)	V_i (11)	Q_iV_i (12)	$V_i^2/2g$	H_i (13)	Angle (14)	H_Δ (15)	H_t (16)	1.3 H_t (17)	0.5 H_t (18)	Final H (19)	Inlet Water Surface Elevation (20)	Rim Elevation (21)	Amount of Flow Entering System Through Drop Inlet (CFS)	St'd IS-1 Inlet Shaping Provided? (Enter Y or N)
E2.1	597.200	18	2.28	108.00	0.048	0.05	7.59	0.22	1.63	8.15	13.26	1.03	0.36	90	0.72	1.31	1.70	N.A.	1.75	600.34	606.02	0.66	N
E2.2	602.200	18	1.63	21.00	0.024	0.01	8.15	0.31	0.00	0.00	0.00	0.00	0.00	29	0.00	0.31	0.40	N.A.	0.41	602.61	605.97	1.63	N
E3.1.1	605.500	15	5.88	34.00	0.838	0.28	9.18	0.39	0.00	0.00	0.00	0.00	0.00	0	0.00	0.39	0.51	N.A.	0.79	606.29	609.14	5.88	N
E3.1	603.320	18	13.73	66.00	1.727	1.14	9.53	0.35	13.11	9.51	124.66	1.40	0.49	90	0.98	1.83	N.A.	N.A.	2.97	606.29	607.99	0.66	N
E3.2	606.288	18	13.11	36.00	1.574	0.57	9.51	0.42	0.00	0.00	0.00	0.00	0.00	0	0.00	0.42	0.55	N.A.	1.11	607.40	608.22	13.11	N
E4.1	609.600	15	4.42	35.00	0.473	0.17	5.98	0.17	0.00	0.00	0.00	0.00	0.00	67	0.00	0.17	0.22	N.A.	0.38	609.98	613.63	4.42	N
E1	585.500	30	27.70	67.00	0.460	0.31	9.63	0.36	27.70	9.29	257.25	1.34	0.47	0	0.00	0.83	N.A.	N.A.	1.14	586.64	592.56	0.00	N
E2	590.000	30	27.70	46.00	0.460	0.21	9.29	0.33	27.70	9.92	274.67	1.53	0.53	44	0.70	1.57	N.A.	N.A.	1.78	591.78	601.49	0.00	N
E3	598.000	30	27.70	194.00	0.460	0.89	9.92	0.38	26.82	9.80	262.86	1.49	0.52	90	1.04	1.95	N.A.	N.A.	2.84	600.84	608.68	1.11	N
E4	606.700	24	26.82	127.00	1.419	1.80	9.80	0.37	20.20	9.78	197.53	1.48	0.52	0	0.00	0.89	1.16	N.A.	2.96	609.66	612.48	6.77	N
E5	610.500	24	20.20	103.00	0.805	0.83	9.78	0.37	14.59	9.67	141.14	1.45	0.51	84	0.98	1.86	2.42	N.A.	3.25	613.75	617.63	5.64	N
E6	613.748	18	14.59	37.00	1.952	0.72	9.67	0.44	0.00	0.00	0.00	0.00	0.00	0	0.00	0.44	0.57	N.A.	1.29	615.04	618.20	14.59	N

STORM SEWER RUN F

Dewberry

Storm Sewer Design Computations
LD-229

PROJECT: Old Ivy Residences
DATE: NOV, 2023
ENGINEER: RAY/ Dewberry Engineers Inc.
COUNTY: Albemarle
OUTFALL TO STRUCTURE: _-_

FROM INLET (1)	TO INLET (2)	TOTAL AREA "A" (ACRE) (3)	WIEGHTED RUNOFF COEF. "C" (4)	"CA" INCR. (5)	"CA" ACC.* (6)	INLET TIME (MIN.) (7)	FREQUENCY (YR) (8)	RAINFALL INTENSITY "I" (IN/HR) (9)	SATURATION FACTOR C_f (10)	FLOW Q (CFS) (11)	INVERT ELEVATIONS (FT) UPSTREAM (12)	INVERT ELEVATIONS (FT) DOWNSTREAM (13)	LENGTH L (FT) (14)	SLOPE (FT/FT) (15)	DIAMETER Do (IN) (16)	MATERIAL COEFFICIENT n (17)	CAPACITY (CFS) (18)	VELOCITY (FPS) (19)	MINIMUM VELOCITY (FPS) (20)	MAXIMUM VELOCITY (FPS) (21)	FLOW TIME (MIN) (22)	REMARK (23)
F14	F13	0.03	0.90	0.03	0.03	5.00	10	6.64	1.00	0.18	639.75	638.47	50.0	0.026	15	0.013	10.34	3.21	3.0	10.0	0.26	
F13	F12	0.60	0.70	0.66	0.69	5.26	10	6.57	1.00	4.50	638.47	633.07	185.0	0.029	18	0.013	17.95	8.47	3.0	10.0	0.36	
F12	F11	0.87	0.70	0.61	1.29	5.62	10	6.47	1.00	8.38	632.75	630.50	78.0	0.029	18	0.013	17.84	9.96	3.0	10.0	0.13	
F11	F10	0.03	0.90	0.03	1.32	5.75	10	6.44	1.00	8.50	630.50	630.00	41.0	0.012	18	0.013	11.60	7.19	3.0	10.0	0.10	
F10	F9	0.45	0.80	0.36	1.68	5.85	10	6.41	1.00	10.78	630.00	629.60	18.0	0.022	18	0.013	15.66	9.57	3.0	10.0	0.03	
F9	F8	0.16	0.80	0.21	1.89	5.88	10	6.40	1.00	12.10	629.60	628.60	54.0	0.019	18	0.013	14.29	9.09	3.0	10.0	0.10	
F8	F7	0.10	0.90	0.23	2.12	5.98	10	6.38	1.00	13.54	628.60	626.50	111.0	0.019	18	0.013	14.45	9.32	3.0	10.0	0.20	
F7	F6	0.11	0.90	0.10	2.22	6.18	10	6.32	1.00	14.05	625.20	622.54	126.0	0.021	18	0.013	15.26	9.82	3.0	10.0	0.21	
F6	F5	0.12	0.90	0.93	3.15	6.39	10	6.27	1.00	19.74	621.00	620.25	63.0	0.012	24	0.013	24.68	8.75	3.0	10.0	0.12	
F5	F4	0.04	0.90	0.04	3.19	6.51	10	6.23	1.00	19.86	618.25	616.00	136.0	0.017	24	0.013	29.10	9.99	3.0	10.0	0.23	
F4	F3	0.19	0.90	0.17	3.36	6.74	10	6.17	1.00	20.72	612.00	611.00	63.0	0.016	24	0.013	28.50	9.92	3.0	10.0	0.11	
F3	F2	0.20	0.85	0.17	3.53	6.84	10	6.15	1.00	21.67	608.10	601.50	42.0	0.157	24	0.013	89.68	23.55	3.0	10.0	0.03	
F2	F1	0.00	0.00	0.00	3.53	6.87	10	6.14	1.00	21.67	593.35	591.00	27.0	0.087	24	0.013	66.74	19.01	3.0	10.0	0.02	
F1	OUTFALL	0.00	0.00	0.00	3.53	6.90	10	6.13	1.00	21.67	584.15	583.50	65.0	0.010	24	0.013	22.62	8.22	3.0	10.0	0.13	
															-							
F12.1	F12	0.28	0.85	0.24	0.24	5.00	10	6.64	1.00	1.58	633.50	633.07	29.0	0.015	15	0.013	7.87	5.02	3.0	10.0	0.10	
															-							
F8.1	F8	0.10	0.80	0.08	0.08	5.00	10	6.64	1.00	0.53	630.50	628.60	98.0	0.019	18	0.013	14.63	3.93	3.0	10.0	0.42	
															-							
F7.1	F7	0.18	0.80	0.14	0.14	5.00	10	6.64	1.00	0.96	628.15	626.50	46.0	0.036	18	0.013	19.89	5.81	3.0	10.0	0.13	
															-							
F5.1	F5	1.49	0.55	0.82	0.82	5.00	10	6.64	1.00	5.44	621.50	620.25	32.0	0.039	18	0.013	20.76	9.91	3.0	10.0	0.05	

Dewberry

Hydraulic Grade Line Computations
LD-347

PROJECT: Old Ivy Residences
DATE: NOV, 2023
ENGINEER: RAY/ Dewberry Engineers Inc.
COUNTY: Albemarle
OUTFALL TO STRUCTURE: _-_

Inlet Station (1)	Outlet Water Surface Elevation (2)	D_o (3)	Q_o (4)	L_o (5)	S_{fo} % (6)	H_f (7)	JUNCTION LOSS V_o (8)	H_o (9)	Q_i (10)	V_i (11)	Q_iV_i (12)	$V_i^2/2g$	H_i (13)	Angle (14)	H_Δ (15)	H_t (16)	1.3 H_t (17)	0.5 H_t (18)	Final H (19)	Inlet Water Surface Elevation (20)	Rim Elevation (21)	Amount of Flow Entering System Through Drop Inlet (CFS)	St'd IS-1 Inlet Shaping Provided? (Enter Y or N)
F5.1	621.450	18	5.44	32.00	0.271	0.09	9.91	0.46	0.00	0.00	0.00	0.00	0.00	0	0.00	0.46	0.59	N.A.	0.68	622.13	625.38	5.44	N
F7.1	627.700	18	0.96	46.00	0.008	0.00	5.81	0.16	0.00	0.00	0.00	0.00	0.00	0	0.00	0.16	0.20	N.A.	0.21	628.37	632.01	0.96	N
F8.1	629.800	18	0.53	98.00	0.003	0.00	3.93	0.07	0.00	0.00	0.00	0.00	0.00	90	0.00	0.07	0.09	N.A.	0.10	630.70	635.83	0.53	N
F12.1	634.070	15	1.58	29.00	0.061	0.02	5.02	0.12	0.00	0.00	0.00	0.00	0.00	78	0.00	0.12	0.15	N.A.	0.17	634.24	637.34	1.58	N
F1	585.100	24	21.67	65.00	0.926	0.60	8.22	0.26	21.67	19.01	412.04	5.61	1.96	0	0.00	2.23	N.A.	N.A.	2.83	587.93	596.90	0.00	N
F2	592.600	24	21.67	27.00	0.926	0.25	19.01	1.40	21.67	23.55	510.40	8.61	3.01	25	2.58	7.00	N.A.	N.A.	7.25	599.85	606.20	0.00	N
F3	603.100	24	21.67	42.00	0.926	0.39	23.55	2.15	20.72	9.92	205.48	1.53	0.53	6	0.11	2.80	N.A.	N.A.	3.19	608.77	618.05	1.04	N
F4	612.600	24	20.72	63.00	0.847	0.53	9.92	0.38	19.86	9.99	198.38	1.55	0.54	5	0.09	1.02	N.A.	N.A.	1.55	614.15	619.16	1.06	N
F5	617.600	24	19.86	136.00	0.778	1.06	9.99	0.39	19.74	8.75	172.66	1.19	0.42	69	0.72	1.52	N.A.	N.A.	2.58	620.18	625.08	0.22	N
F6	621.850	24	19.74	63.00	0.768	0.48	8.75	0.30	14.05	9.82	138.05	1.50	0.52	9	0.17	1.00	1.29	N.A.	1.78	623.63	626.36	5.81	N
F7	623.740	18	14.05	126.00	1.809	2.28	9.82	0.37	13.54	9.32	126.14	1.35	0.47	0	0.00	0.85	N.A.	N.A.	3.13	626.87	631.83	0.63	N
F8	627.700	18	13.54	111.00	1.680	1.86	9.32	0.34	12.10	9.09	110.02	1.28	0.45	86	0.88	1.66	N.A.	N.A.	3.53	631.23	634.05	1.49	N
F9	631.229	18	12.10	54.00	1.341	0.72	9.09	0.32	10.78	9.57	103.19	1.42	0.50	68	0.85	1.67	N.A.	N.A.	2.40	633.63	634.95	1.33	N
F10	633.627	18	10.78	18.00	1.065	0.19	9.57	0.36	8.50	7.19	61.12	0.80	0.28	23	0.22	0.86	1.12	N.A.	1.31	634.94	634.54	2.31	N
F11	634.938	18	8.50	41.00	0.663	0.27	7.19	0.20	8.38	9.96	83.40	1.54	0.54	86	1.05	1.79	N.A.	N.A.	2.06	637.00	634.37	0.17	N
F12	637.001	18	8.38	78.00	0.643	0.50	9.96	0.38	4.50	8.47	38.10	1.11	0.39	30	0.39	1.16	1.51	N.A.	2.01	639.02	636.98	3.94	N
F13	639.016	18	4.50	185.00	0.186	0.34	8.47	0.28	0.18	3.21	0.58	0.16	0.06	89	0.11	0.45	0.58	N.A.	0.92	639.94	643.06	4.32	N
F14	639.939	15	0.18	50.00	0.001	0.00	3.21	0.05	0.00	0.00	0.00	0.00	0.00	54	0.00	0.05	0.06	N.A.	0.06	640.00	643.47	0.18	N

STORM SEWER RUN G

Dewberry

Storm Sewer Design Computations
LD-229

PROJECT: Old Ivy Residences
DATE: NOV, 2023
ENGINEER: RAY/ Dewberry Engineers Inc.
COUNTY: Albemarle
OUTFALL TO STRUCTURE: _-_

FROM INLET (1)	TO INLET (2)	TOTAL AREA "A" (ACRE) (3)	WIEGHTED RUNOFF COEF. "C" (4)	"CA" INCR. (5)	"CA" ACC.* (6)	INLET TIME (MIN.) (7)	FREQUENCY (YR) (8)	RAINFALL INTENSITY "I" (IN/HR) (9)	SATURATION FACTOR C_f (10)	FLOW Q (CFS) (11)	INVERT ELEVATIONS (FT) UPSTREAM (12)	INVERT ELEVATIONS (FT) DOWNSTREAM (13)	LENGTH L (FT) (14)	SLOPE (FT/FT) (15)	DIAMETER Do (IN) (16)	MATERIAL COEFFICIENT n (17)	CAPACITY (CFS) (18)	VELOCITY (FPS) (19)	MINIMUM VELOCITY (FPS) (20)	MAXIMUM VELOCITY (FPS) (21)	FLOW TIME (MIN) (22)	REMARK (23)
G11	G10	0.17	0.82	0.14	0.14	5.00	10	6.64	1.00	0.93	633.16	632.75	41.0	0.010	18	0.013	10.50	3.67	3.0	10.0	0.19	
G10	G9	0.27	0.63	0.17	0.31	5.19	10	6.59	1.00	2.04	632.75	629.79	165.0	0.018	18	0.013	14.07	5.68	3.0	10.0	0.48	
G9	G8	0.12	0.90	0.11	0.42	5.67	10	6.46	1.00	2.70	629.79	629.28	51.0	0.010	18	0.013	10.50	4.99	3.0	10.0	0.17	
G8	G7	0.14	0.85	0.20	0.62	5.84	10	6.41	1.00	3.96	629.28	623.60	126.0	0.045	18	0.013	22.30	9.55	3.0	10.0	0.22	
G7	G6	0.11	0.90	0.10	0.72	6.06	10	6.36	1.00	4.55	623.60	623.00	56.0	0.011	18	0.013	10.87	5.89	3.0	10.0	0.16	
G6	G5	0.06	0.85	0.15	0.87	6.22	10	6.31	1.00	5.49	622.50	618.90	103.0	0.035	18	0.013	19.64	9.55	3.0	10.0	0.18	
G5	G4	0.06	0.90	0.10	0.97	6.40	10	6.27	1.00	6.05	618.90	615.00	107.0	0.036	18	0.013	20.05	9.96	3.0	10.0	0.18	
G4	G3	0.09	0.90	0.29	1.25	6.58	10	6.22	1.00	7.78	615.00	613.80	113.0	0.011	18	0.013	10.82	6.68	3.0	10.0	0.28	
G3	G2	0.09	0.90	0.71	1.96	6.86	10	6.14	1.00	12.03	611.80	610.00	108.0	0.017	18	0.013	13.56	8.69	3.0	10.0	0.21	
G2	G1	0.09	0.90	0.08	2.04	7.07	10	6.09	1.00	12.42	610.00	609.25	35.0	0.021	18	0.013	15.38	9.70	3.0	10.0	0.06	
G1	OUTFALL	0.00	0.00	0.00	2.04	7.13	10	6.07	1.00	12.42	595.00	591.00	67.0	0.060	18	0.013	25.67	14.43	3.0	10.0	0.08	
															-							
G7.2	G7.1	0.18	0.80	0.14	0.14	5.00	10	6.64	1.00	0.96	625.00	624.10	91.0	0.010	18	0.013	10.45	3.69	3.0	10.0	0.41	
G7.1	G7	0.09	0.90	0.08	0.23	5.41	10	6.53	1.00	1.47	624.10	623.60	50.0	0.010	18	0.013	10.50	4.20	3.0	10.0	0.20	
															-							
G5.1	G5	0.12	0.85	0.10	0.10	5.00	10	6.64	1.00	0.68	619.40	618.90	48.0	0.010	18	0.013	10.72	3.40	3.0	10.0	0.24	
															-							
G4.1	G4	0.05	0.85	0.04	0.04	5.00	10	6.64	1.00	0.28	616.00	615.00	51.0	0.020	18	0.013	14.71	3.26	3.0	10.0	0.26	
															-							
G3.1	G3	0.24	0.85	0.20	0.20	5.00	10	6.64	1.00	1.35	614.47	613.80	46.0	0.015	18	0.013	12.68	4.69	3.0	10.0	0.16	
															-							
G2.1.1	G2	0.21	0.85	0.18	0.18	5.00	10	6.64	1.00	1.19	611.00	610.00	45.0	0.022	18	0.013	15.66	5.23	3.0	10.0	0.14	
															-							
G2.1.2	G2	0.69	0.65	0.45	0.45	5.00	10	6.64	1.00	2.98	611.00	610.00	95.0	0.011	18	0.013	10.78	5.22	3.0	10.0	0.30	

Dewberry

Hydraulic Grade Line Computations
LD-347

PROJECT: Old Ivy Residences
DATE: NOV, 2023
ENGINEER: RAY/ Dewberry Engineers Inc.
COUNTY: Albemarle
OUTFALL TO STRUCTURE: _-_

Inlet Station (1)	Outlet Water Surface Elevation (2)	D_o (3)	Q_o (4)	L_o (5)	S_{fo} % (6)	H_f (7)	JUNCTION LOSS V_o (8)	H_o (9)	Q_i (10)	V_i (11)	Q_iV_i (12)	$V_i^2/2g$	H_i (13)	Angle (14)	H_Δ (15)	H_t (16)	1.3 H_t (17)	0.5 H_t (18)	Final H (19)	Inlet Water Surface Elevation (20)	Rim Elevation (21)	Amount of Flow Entering System Through Drop Inlet (CFS)	St'd IS-1 Inlet Shaping Provided? (Enter Y or N)
G2.1.2	611.200	18	2.98	95.00	0.081	0.08	5.22	0.13	0.00	0.00	0.00	0.00	0.00	0	0.00	0.13	0.17	N.A.	0.24	611.54	615.39	2.98	N
G2.1.1	611.200	18	1.19	45.00	0.013	0.01	5.23	0.13	0.00	0.00	0.00	0.00	0.00	5	0.00	0.13	0.17	N.A.	0.17	611.37	616.35	1.19	N
G3.1	615.000	18	1.35	46.00	0.017	0.01	4.69	0.10	0.00	0.00	0.00	0.00	0.00	79	0.00	0.10	0.13	N.A.	0.14	615.14	618.98	1.35	N
G4.1	616.200	18	0.28	51.00	0.001	0.00	3.26	0.05	0.00	0.00	0.00	0.00	0.00	75	0.00	0.05	0.06	N.A.	0.06	616.26	621.67	0.28	N
G5.1	620.100	18	0.68	48.00	0.004	0.00	3.40	0.05	0.00	0.00	0.00	0.00	0.00	90	0.00	0.05	0.07	N.A.	0.07	620.17	623.13	0.68	N
G7.1	624.800	18	1.47	50.00	0.020	0.01	4.20	0.07	0.96	3.69	3.53	0.21	0.07	74	0.13	0.28	0.36	N.A.	0.37	625.17	630.98	0.53	N
G7.2	625.300	18	0.96	91.00	0.008	0.01	3.69	0.06	0.00	0.00	0.00	0.00	0.00	0	0.00	0.06	0.08	N.A.	0.09	625.39	628.85	0.96	N
G1	592.200	18	12.42	67.00	1.412	0.95	14.43	0.81	12.42	9.70	120.49	1.46	0.51	4	0.07	1.39	N.A.	N.A.	2.34	595.73	604.33	0.00	N
G2	610.450	18	12.42	35.00	1.412	0.49	9.70	0.37	12.03	8.69	104.54	1.17	0.41	90	0.82	1.60	N.A.	N.A.	2.09	612.54	615.34	0.49	N
G3	612.541	18	12.03	108.00	1.326	1.43	8.69	0.29	7.78	6.68	51.94	0.69	0.24	9	0.08	0.62	0.80	N.A.	2.23	614.77	617.79	4.35	N
G4	615.000	18	7.78	113.00	0.554	0.63	6.68	0.17	6.05	9.96	60.25	1.54	0.54	6	0.11	0.83	1.07	N.A.	1.70	616.70	620.77	1.77	N
G5	616.700	18	6.05	107.00	0.336	0.36	9.96	0.38	5.49	9.55	52.40	1.42	0.50	3	0.05	0.93	N.A.	N.A.	1.29	619.46	623.35	0.60	N
G6	620.100	18	5.49	103.00	0.276	0.28	9.55	0.35	4.55	5.89	26.83	0.54	0.19	15	0.10	0.64	N.A.	N.A.	0.93	623.04	627.53	0.97	N
G7	624.200	18	4.55	56.00	0.190	0.11	5.89	0.13	3.96	9.55	37.81	1.41	0.50	80	0.93	1.56	N.A.	N.A.	1.67	625.87	630.29	0.63	N
G8	625.870	18	3.96	126.00	0.144	0.18	9.55	0.35	2.70	4.99	13.45	0.39	0.14	74	0.24	0.73	0.95	N.A.	1.13	629.71	633.52	1.28	N
G9	630.480	18	2.70	51.00	0.067	0.03	4.99	0.10	2.04	5.68	11.59	0.50	0.18	73	0.31	0.59	0.76	N.A.	0.79	631.27	633.98	0.70	N
G10	631.275	18	2.04	165.00	0.038	0.06	5.68	0.13	0.93	3.67	3.40	0.21	0.07	48	0.10	0.30	0.39	N.A.	0.45	633.14	636.52	1.12	N
G11	633.950	18	0.93	41.00	0.008	0.00	3.67	0.06	0.00	0.00	0.00	0.00	0.00	8	0.00	0.06	0.08	N.A.	0.08	634.03	637.22	0.93	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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE NOVEMBER 30, 2023

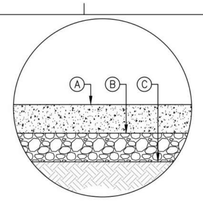
TITLE

STORM SEWER CALCULATIONS

PROJECT NO. 50151935

C-411

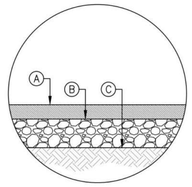
SHEET NO. 64 OF 66



A 4" CLASS A-3 CONCRETE
B 4" 21B AGGREGATE STONE
C COMPACTED SUBGRADE

STANDARD SIDEWALK SECTION

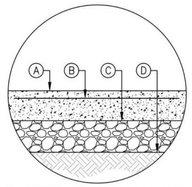
N.T.S. Source: Dewberry



A 2" SM-9.5A ASPHALTIC CONCRETE
B 8" 21B AGGREGATE STONE
C COMPACTED SUBGRADE

LIGHT DUTY ASPHALT PAVEMENT SECTION

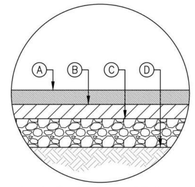
N.T.S. Source: Dewberry



A 6" CLASS A-3 PORTLAND CEMENT CONCRETE
B 6x6 W2.9xW2.9 WOVEN WIRE FABRIC (FLAT SHEETS) 2" FROM TOP OF CONCRETE
C 6" 21B STONE
D COMPACTED SUBGRADE

HEAVY DUTY CONCRETE PAVEMENT SECTION

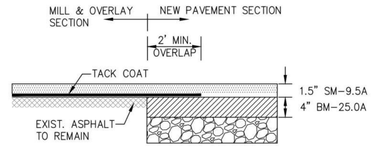
N.T.S. Source: Dewberry



A 2" SM-9.5A ASPHALTIC CONCRETE
B 3" BM-25.0 BITUMINOUS BASE
C 8" 21B AGGREGATE STONE
D COMPACTED SUBGRADE

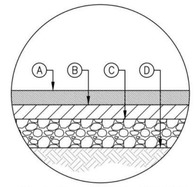
HEAVY DUTY ASPHALT PAVEMENT SECTION

N.T.S. Source: Dewberry



MILL AND OVERLAY PAVEMENT

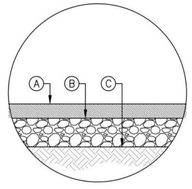
N.T.S. Source: Dewberry



A 1.5" SM-9.5A ASPHALTIC CONCRETE
B 4" BM-25.0A BITUMINOUS BASE
C 12" 21B AGGREGATE STONE, TYPE I OR II, NON-PLASTIC, MIN. CBR = 30.
D COMPACTED SUBGRADE

VDOT R/W (OLD IVY RD) ASPHALT PAVEMENT SECTION

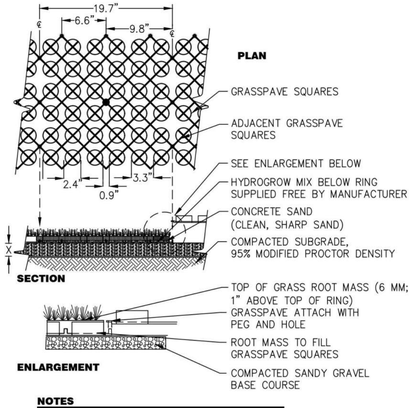
N.T.S. Source: Dewberry



A 1.5" SM-9.5A ASPHALTIC CONCRETE
C 8" 21B AGGREGATE STONE
D COMPACTED SUBGRADE

MULTI-USE PATH ASPHALT PAVEMENT SECTION

N.T.S. Source: Dewberry



NOTES

GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER

TYPICAL GRASSPAVE EMERGENCY ACCESS ROAD

N.T.S. Source: Dewberry

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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
PROFESSIONAL ENGINEER

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE NOVEMBER 30, 2023

TITLE

CONSTRUCTION DETAILS

PROJECT NO. 50151935

C-500

SHEET NO. 65 OF 66

STRUCTURE TABLE	
ID NO.	DETAILS
DI-A1	RIM = 564.230 A2 TO A1 INV IN = 560.500 A1 TO OUTFALL INV OUT = 559.500
DI-A2	RIM = 568.958 A3 TO A2 INV IN = 565.150 A2 TO A1 INV OUT = 564.250
DI-A3	RIM = 575.781 A4 TO A3 INV IN = 573.600 A3 TO A2 INV OUT = 570.100
DI-A4	RIM = 584.743 A5 TO A4 INV IN = 578.650 A4 TO A3 INV OUT = 576.800
DI-A5	RIM = 585.283 A6 TO A5 INV IN = 581.000 A5.1 TO A5 INV IN = 581.000 A5 TO A4 INV OUT = 579.000
DI-A5.1	RIM = 591.883 A5.2 TO A5.1 INV IN = 585.000 A5.1.1 TO A5.1 INV IN = 584.000 A5.1 TO A5 INV OUT = 584.000
DI-A5.1.1	RIM = 591.879 A5.1.1 TO A5.1 INV OUT = 584.500
DI-A5.2	RIM = 595.017 A5.2 TO A5.1 INV OUT = 586.160
DI-A6.1	RIM = 589.454 A6.1 TO A6 INV OUT = 586.160
DI-A7	RIM = 590.938 A8 TO A7 INV IN = 589.030 A7 TO A6 INV OUT = 587.250

STRUCTURE TABLE	
ID NO.	DETAILS
DI-A8	RIM = 593.760 A9 TO A8 INV IN = 591.820 A8 TO A7 INV OUT = 591.821
DI-A9	RIM = 597.188 A10 TO A9 INV IN = 594.580 A9 TO A8 INV OUT = 594.578
DI-A10	RIM = 603.782 A10 TO A9 INV OUT = 600.500
DI-B1	RIM = 587.995 B2 TO B1 INV IN = 583.545 B1 TO STORAGE INV OUT = 583.540
DI-B2	RIM = 591.022 B3 TO B2 INV IN = 587.670 B2 TO B1 INV OUT = 587.670
DI-B3	RIM = 595.004 B4 TO B3 INV IN = 590.485 B3 TO B2 INV OUT = 590.480
DI-B4	RIM = 594.776 B4 TO B3 INV OUT = 590.800
DI-C1	RIM = 586.046 C2 TO C1 INV IN = 581.796 C1 TO STORAGE INV OUT = 579.696
DI-C2	RIM = 588.562 C3 TO C2 INV IN = 583.855 C2 TO C1 INV OUT = 583.000
DI-C3	RIM = 592.760 C4 TO C3 INV IN = 588.250 C3 TO C2 INV OUT = 588.000

STRUCTURE TABLE	
ID NO.	DETAILS
DI-C4	RIM = 595.253 C5 TO C4 INV IN = 590.889 C4.1 TO C4 INV IN = 590.890 C4 TO C3 INV OUT = 590.890
DI-C4.1	RIM = 598.507 C4.1 TO C4 INV OUT = 593.020
DI-C5	RIM = 596.361 C6 TO C5 INV IN = 592.111 C5 TO C4 INV OUT = 592.110
DI-C6	RIM = 598.416 C7 TO C6 INV IN = 593.600 C6.1 TO C6 INV IN = 593.600 C6 TO C5 INV OUT = 593.600
DI-C6.1	RIM = 598.286 C6.1 TO C6 INV OUT = 594.000
DI-C7	RIM = 601.593 C8 TO C7 INV IN = 596.500 C7.1 TO C7 INV IN = 596.500 C7 TO C6 INV OUT = 596.500
DI-C7.1	RIM = 601.272 C7.2 TO C7.1 INV IN = 598.000 C7.1 TO C7 INV OUT = 597.000
DI-C7.2	RIM = 603.717 C7.3 TO C7.2 INV IN = 599.690 C7.2 TO C7.1 INV OUT = 599.690
DI-C7.3	RIM = 604.276 C7.3 TO C7.2 INV OUT = 600.000
DI-C8	RIM = 607.811 C9 TO C8 INV IN = 603.000 C8.1 TO C8 INV IN = 603.000 C8 TO C7 INV OUT = 603.000

STRUCTURE TABLE	
ID NO.	DETAILS
DI-C8.1	RIM = 607.689 C8.1 TO C8 INV OUT = 603.440
DI-C9	RIM = 609.731 C10 TO C9 INV IN = 603.750 C9 TO C8 INV OUT = 603.750
DI-C10	RIM = 609.195 C10 TO C9 INV OUT = 605.000
DI-D1A	RIM = 583.931 D1B TO D1A INV IN = 576.200 D1A TO STORAGE INV OUT = 576.200
DI-D1B.2	RIM = 580.878 D1B.1 TO D1B.2 INV OUT = 577.250
DI-D1B.3	RIM = 581.228 D1B.1 TO D1B.3 INV OUT = 577.000
DI-D2	RIM = 584.728 D3 TO D2 INV IN = 580.550 D2 TO D1B INV OUT = 580.550
DI-D3	RIM = 585.360 D4 TO D3 INV IN = 581.250 D3 TO D2 INV OUT = 581.000
DI-D4	RIM = 588.514 D5 TO D4 INV IN = 584.000 D4 TO D3 INV OUT = 583.000
DI-D5	RIM = 599.964 D5 TO D5.1 INV IN = 592.160 D6 TO D5 INV IN = 592.160 D5 TO D4 INV OUT = 587.000

STRUCTURE TABLE	
ID NO.	DETAILS
DI-D5.1	RIM = 601.141 D5.2 TO D5.1 INV IN = 594.000 D5 TO D5.1 INV OUT = 594.000
DI-D5.2	RIM = 602.557 D5.2 TO D5.1 INV OUT = 595.970
DI-D6	RIM = 599.399 D7 TO D6 INV IN = 593.615 D6 TO D5 INV OUT = 593.610
DI-D7	RIM = 603.201 D7 TO D6 INV OUT = 597.800
DI-E2.1	RIM = 606.519 E2.2 TO E2.1 INV IN = 601.000 E2.1 TO E2 INV OUT = 599.000
DI-E2.2	RIM = 606.475 E2.2 TO E2.1 INV OUT = 602.260
DI-E3	RIM = 609.158 E3 TO E3.1 INV IN = 602.116 E4 TO E3 INV IN = 605.100 E3.1.1 TO E3 INV IN = 604.500 E3 TO E2 INV OUT = 598.500
DI-E3.1	RIM = 608.490 E3.1 TO E3.2 INV IN = 603.430 E3 TO E3.1 INV OUT = 603.430
DI-E3.1.1	RIM = 606.938 E3.1.1 TO E3 INV OUT = 605.500
DI-E3.2	RIM = 608.725 E3.1 TO E3.2 INV OUT = 604.150

STRUCTURE TABLE	
ID NO.	DETAILS
DI-E4	RIM = 612.978 E5 TO E4 INV IN = 608.900 E4.1 TO E4 INV IN = 608.600 E4 TO E3 INV OUT = 606.900
DI-E4.1	RIM = 614.127 E4.1 TO E4 INV OUT = 609.000
DI-E5	RIM = 618.129 E6 TO E5 INV IN = 610.500 E5 TO E4 INV OUT = 610.500
DI-E6	RIM = 618.700 E6 TO E5 INV OUT = 611.250
DI-F3	RIM = 616.084 F4 TO F3 INV IN = 611.000 F3 TO F2 INV OUT = 608.100
DI-F4	RIM = 619.657 F5 TO F4 INV IN = 616.000 F4 TO F3 INV OUT = 612.000
DI-F5	RIM = 625.579 F6 TO F5 INV IN = 620.250 F5.1 TO F5 INV IN = 620.250 F5 TO F4 INV OUT = 618.250
DI-F5.1	RIM = 625.882 F5.1 TO F5 INV OUT = 621.500
DI-F6	RIM = 626.857 F7 TO F6 INV IN = 622.540 F6 TO F5 INV OUT = 621.000
DI-F7	RIM = 632.326 F8 TO F7 INV IN = 626.500 F7.1 TO F7 INV IN = 626.500 F7 TO F6 INV OUT = 625.200

STRUCTURE TABLE	
ID NO.	DETAILS
DI-F7.1	RIM = 632.510 F7.1 TO F7 INV OUT = 628.150
DI-F8	RIM = 634.551 F8.1 TO F8 INV IN = 628.600 F9 TO F8 INV IN = 628.600 F8 TO F7 INV OUT = 628.600
DI-F8.1	RIM = 636.325 F8.1 TO F8 INV OUT = 630.500
DI-F9	RIM = 635.453 F10 TO F9 INV IN = 629.600 F9 TO F8 INV OUT = 629.600
DI-F10	RIM = 635.039 F11 TO F10 INV IN = 630.000 F10 TO F9 INV OUT = 630.000
DI-F11	RIM = 634.756 F12 TO F11 INV IN = 630.500 F11 TO F10 INV OUT = 630.500
DI-F12	RIM = 637.477 F13 TO F12 INV IN = 633.073 F12.1 TO F12 INV IN = 633.070 F12 TO F11 INV OUT = 632.750
DI-F12.1	RIM = 637.905 F12.1 TO F12 INV OUT = 633.500
DI-F13	RIM = 643.561 F14 TO F13 INV IN = 638.469 F13 TO F12 INV OUT = 638.470
DI-F14	RIM = 643.968 F14 TO F13 INV OUT = 639.750

STRUCTURE TABLE	
ID NO.	DETAILS
DI-G2	RIM = 615.838 G2.1.2 TO G2 INV IN = 610.000 G3 TO G2 INV IN = 610.000 G2.1.1 TO G2 INV IN = 610.000 G2 TO G1 INV OUT = 608.000
DI-G2.1.1	RIM = 616.845 G2.1.1 TO G2 INV OUT = 611.000
DI-G2.1.2	RIM = 615.887 G2.1.2 TO G2 INV OUT = 611.000
DI-G3	RIM = 618.292 G4 TO G3 INV IN = 613.800 G3.1 TO G3 INV IN = 613.800 G3 TO G2 INV OUT = 611.800
DI-G3.1	RIM = 619.479 G3.1 TO G3 INV OUT = 614.470
DI-G4	RIM = 621.273 G5 TO G4 INV IN = 615.000 G4.1 TO G4 INV IN = 615.000 G4 TO G3 INV OUT = 615.000
DI-G4.1	RIM = 622.166 G4.1 TO G4 INV OUT = 616.000
DI-G5	RIM = 623.845 G6 TO G5 INV IN = 618.900 G5.1 TO G5 INV IN = 618.900 G5 TO G4 INV OUT = 618.900
DI-G5.1	RIM = 624.219 G5.1 TO G5 INV OUT = 619.400
DI-G6	RIM = 627.108 G7 TO G6 INV IN = 623.000 G6 TO G5 INV OUT = 622.500

STRUCTURE TABLE	
ID NO.	DETAILS
DI-G7	RIM = 630.790 G8 TO G7 INV IN = 623.600 G7.1 TO G7 INV IN = 623.600 G7 TO G6 INV OUT = 623.600
DI-G7.1	RIM = 631.483 G7.2 TO G7.1 INV IN = 624.100 G7.1 TO G7 INV OUT = 624.100
DI-G7.2	RIM = 629.348 G7.2 TO G7.1 INV OUT = 625.000
DI-G8	RIM = 634.015 G9 TO G8 INV IN = 629.278 G8 TO G7 INV OUT = 629.280
DI-G9	RIM = 634.480 G10 TO G9 INV IN = 629.786 G9 TO G8 INV OUT = 629.790
DI-G10	RIM = 637.022 G11 TO G10 INV IN = 632.755 G10 TO G9 INV OUT = 632.750
DI-G11	RIM = 637.720 G11 TO G10 INV OUT = 633.165
DI-H1	RIM = 581.827 H1 TO STORAGE INV OUT = 578.350
DI-H2	RIM = 581.983 H2 TO STORAGE INV OUT = 576.147
DI-I1	RIM = 578.081 I1 TO STORAGE INV IN = 565.758

STRUCTURE TABLE	
ID NO.	DETAILS
DI-I2	RIM = 568.744 I2 TO STORAGE INV OUT = 564.666
E OUTFALL	RIM = 586.292 E1 TO OUTFALL INV IN = 583.500
ES-J1	RIM = 575.269 J1 TO J2 INV OUT = 573.750
ES-J2	RIM = 571.519 J1 TO J2 INV IN = 570.000
F OUTFALL	RIM = 585.750 F1 TO OUTFALL INV IN = 583.500
G OUTFALL	RIM = 592.708 G1 TO OUTFALL INV IN = 591.000
H OUTFALL	RIM = 558.892 H3 TO OUTFALL INV IN = 557.100
I STORAGE OUTFALL	RIM = 572.000
MH-A6	RIM = 587.710 A6.1 TO A6 INV IN = 585.000 A7 TO A6 INV IN = 585.000 A6 TO A5 INV OUT = 583.000
MH-D1B	RIM = 584.662 D2 TO D1B INV IN = 578.900 D1B TO D1B.1 INV IN = 576.450 D1B TO D1A INV OUT = 576.400

STRUCTURE TABLE	
ID NO.	DETAILS
MH-D1B.1	RIM = 582.748 D1B.1 TO D1B.2 INV IN = 576.700 D1B.1 TO D1B.3 INV IN = 576.700 D1B TO D1B.1 INV OUT = 576.700
MH-E1	RIM = 591.936 E2 TO E1 INV IN = 587.577 E1 TO OUTFALL INV OUT = 584.300
MH-E2	RIM = 600.116 E2.1 TO E2 INV IN = 596.000 E3 TO E2 INV IN = 596.000 E2 TO E1 INV OUT = 588.500
MH-F1	RIM = 596.231 F2 TO F1 INV IN = 591.000 F1 TO OUTFALL INV OUT = 584.150
MH-F2	RIM = 605.535 F3 TO F2 INV IN = 601.500 F2 TO F1 INV OUT = 595.350
MH-G1	RIM = 614.067 G2 TO G1 INV IN = 606.000 G1 TO OUTFALL INV OUT = 595.000
MH-H3	RIM = 577.509 H STORAGE TO H3 INV IN = 568.716 A1 TO OUTFALL INV IN = 558.879 H3 TO OUTFALL INV OUT = 558.800

PIPE TABLE			
PIPE NAME	SIZE	LENGTH	SLOPE
A1 TO OUTFALL	18.000	155.130'	0.40%
A2 TO A1	18.000	238.042'	1.58%
A3 TO A2	18.000	170.728'	2.90%
A4 TO A3	18.000	103.311'	3.10%
A5 TO A4	18.000	29.293'	1.19%
A5.1 TO A5	18.000	93.121'	3.22%
A5.1.1 TO A5.1	18.000	36.202'	1.38%
A5.2 TO A5.1	18.000	54.205'	2.14%
A6 TO A5	18.000	58.124'	3.44%
A6.1 TO A6	18.000	26.057'	4.45%
A7 TO A6	18.000	75.777'	2.97%
A8 TO A7	18.000	69.769'	4.00%
A9 TO A8	18.000	91.919'	3.00%
A10 TO A9	18.000	100.000'	5.92%
B1 TO STORAGE	18.000	10.166'	3.00%
B2 TO B1	18.000	137.500'	3.00%
B3 TO B2	18.000	112.410'	2.50%
B4 TO B3	18.000	31.549'	1.00%
C1 TO STORAGE	18.000	39.867'	3.00%
C2 TO C1	18.000	66.594'	1.81%
C3 TO C2	18.000	146.490'	2.83%
C4 TO C3	18.000	132.010'	2.00%
C4.1 TO C4	18.000	84.193'	2.53%
C5 TO C4	18.000	67.813'	1.80%
C6 TO C5	18.000	84.474'	1.76%
C6.1 TO C6	18.000	38.814'	1.03%

PIPE TABLE			
PIPE NAME	SIZE	LENGTH	SLOPE
C7 TO C6	18.000	53.715'	5.40%
C7.1 TO C7	18.000	43.995'	1.14%
C7.2 TO C7.1	18.000	126.220'	1.34%
C7.3 TO C7.2	18.000	14.806'	2.09%
C8 TO C7	18.000	102.244'	6.36%
C8.1 TO C8	18.000	36.097'	1.22%
C9 TO C8	18.000	62.660'	1.20%
C10 TO C9	18.000	108.270'	1.15%
D1A TO STORAGE	24.000	5.213'	1.92%
D1B TO D1A	24.000	30.408'	0.66%
D1B TO D1B.1	18.000	33.032'	0.76%
D1B.1 TO D1B.2	18.000	23.373'	2.35%
D1B.1 TO D1B.3	18.000	35.882'	0.84%
D2 TO D1B	18.000	74.746'	2.21%
D3 TO D2	18.000	28.709'	1.57%
D4 TO D3	18.000	78.526'	2.23%
D5 TO D4	18.000	93.651'	3.20%
D5 TO D5.1	18.000	71.135'	2.59%
D5.2 TO D5.1	18.000	66.000'	2.98%
D6 TO D5	18.000	34.947'	4.15%
D7 TO D6	18.000	139.501'	3.00%
E1 TO OUTFALL	30.000	96.330'	0.83%
E2 TO E1	30.000	29.695'	3.11%
E2.1 TO E2	18.000	107.505'	2.79%
E2.2 TO E2.1	18.000	20.591'	6.12%
E3 TO E2	24.000	193.920'	1.29%

PIPE TABLE			
PIPE NAME	SIZE	LENGTH	SLOPE
E3 TO E3.1	18.000	65.694'	2.00%
E3.1 TO E3.2	18.000	36.000'	2.00%
E3.1.1 TO E3	15.000	33.999'	2.94%
E4 TO E3	24.000	127.030'	1.42%
E4.1 TO E4	15.000	37.173'	1.08%
E5 TO E4	24.000	102.982'	1.55%
E6 TO E5	18.000	36.606'	2.05%
F1 TO OUTFALL	24.000	64.620'	1.01%
F2 TO F1	24.000	27.380'	15.89%
F3 TO F2	24.000	42.266'	15.62%
F4 TO F3	24.000	62.725'	1.59%
F5 TO F4	24.000	136.403'	1.65%
F5.1 TO F5	15.000	32.000'	3.91%
F6 TO F5	24.000	63.319'	1.18%
F7 TO F6	18.000	126.192'	2.11%
F7.1 TO F7	18.000	46.001'	3.59%
F8 TO F7	18.000	111.000'	1.89%
F8.1 TO F8	18.000	98.000'	1.94%
F9 TO F8	18.000	54.164'	1.85%
F10 TO F9	18.000	17.790'	2.25%
F11 TO F10	18.000	40.901'	1.22%
F12 TO F11	18.000	81.104'	2.77%
F12.1 TO F12	15.000	29.211'	1.47%
F13 TO F12	18.000	184.578'	2.92%
F14 TO F13	15.000	49.598'	2.58%
G1 TO OUTFALL	18.000	66.715'	6.00%

PIPE TABLE			
PIPE NAME	SIZE	LENGTH	SLOPE
G2 TO G1	18.000	35.557'	5.62%
G2.1.1 TO G2	18.000	44.690'	2.24%
G2.1.2 TO G2	18.000	95.468'	1.05%
G3 TO G2	18.000	107.793'	1.67%
G3.1 TO G3	18.000	45.856'	1.46%
G4 TO G3	18.000	113.339'	1.06%
G4.1 TO G4	18.000	50.676'	1.97%
G5 TO G4	18.000	107.357'	3.63%
G5.1 TO G5	18.000	47.931'	1.04%
G6 TO G5	18.000	102.574'	3.51%
G7 TO G6	18.000	55.638'	1.08%
G7.1 TO G7	18.000	49.571'	1.01%
G7.2 TO G7.1	18.000	91.457'	0.98%
G8 TO G7	18.000	126.092'	4.50%
G9 TO G8	18.000	51.178'	1.00%
G10 TO G9	18.000	164.658'	1.80%
G11 TO G10	18.000	41.029'	1.00%
H STORAGE TO H3	18.000	108.477'	4.87%
H1 TO STORAGE	15.000	10.584'	2.00%
H2 TO STORAGE	15.000	10.000'	1.47%
H3 TO OUTFALL	18.000	340.012'	0.50%
I STORAGE TO OUTFALL	18.000	53.965'	1.70%
I1 TO STORAGE	18.000	10.000'	2.71%
I2 TO STORAGE	18.000	14.988'	16.06%
J1 TO J2	15.000	52.733'	7.11%

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

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
12/04/23
PROFESSIONAL ENGINEER

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE NOVEMBER 30, 2023

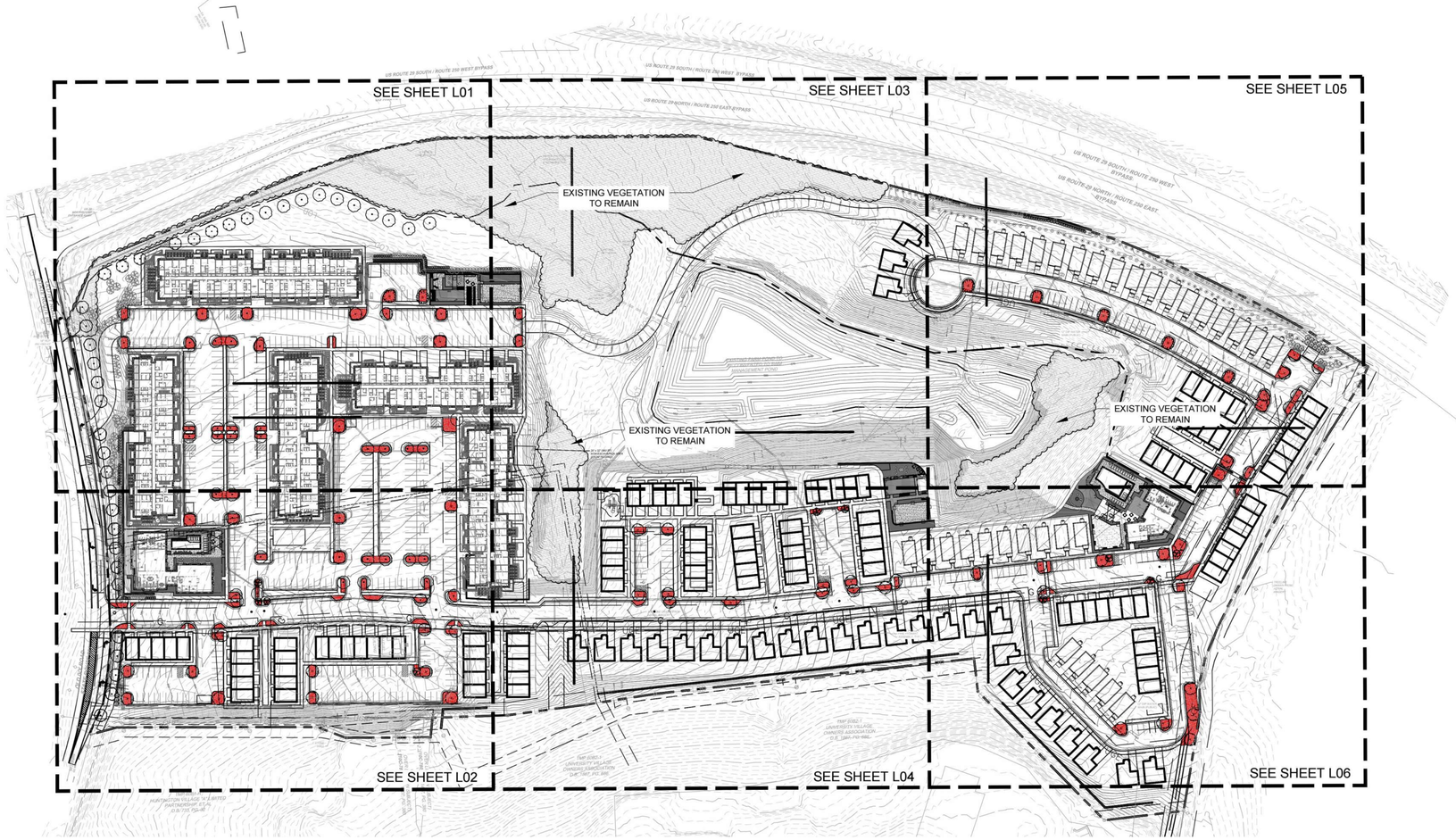
TITLE

PIPE AND STRUCTURE TABLES

PROJECT NO. 50151935

C-601

SHEET NO. 66 OF 66



ONSITE LANDSCAPE SCHEDULE

KEY	QTY.	CAT.	BOTANICAL NAME	COMMON NAME	CAL / HT.	CONT.	CANOPY	TOTAL CANOPY
SHADE TREES								
ACFR	7	LARGE	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2 1/2"	B+B	397	2779
GLET	6	LARGE	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	2 1/2"	B+B	424	2544
LIQS	8	LARGE	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2 1/2"	B+B	249	0
PLAC	47	LARGE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2"	B+B	1253	58891
PLOC	0	LARGE	PLATANUS OCCIDENTALIS	SYCAMORE	2 1/2"	B+B	453	0
QUEP	20	LARGE	QUERCUS PHELLOS	WILLOW OAK	3 1/2"	B+B	370	7400
QURU	52	LARGE	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2"	B+B	424	22048
SUBTOTAL	140						SUBTOTAL	93662
ORNAMENTAL TREES								
AMGA	8	SMALL	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2" - 1 3/4" / 8'	B+B	130	1040
COFR	2	SMALL	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING FLOWERING DOGWOOD	1 1/2" - 1 3/4" / 8'	B+B	124	248
SUBTOTAL	10						SUBTOTAL	1288
EVERGREEN TREES								
ILEO	15		ILEX OPACA	FOSTER HOLLY	1 1/2" - 1 3/4" / 8'	B+B	44	660
INRS	3		ILEX X NELLIE R STEVENS	NELLIE R STEVENS HOLLY	1 1/2" - 1 3/4" / 8'	B+B	44	132
SUBTOTAL	18						SUBTOTAL	792
EVERGREEN SHRUBS								
IVRS	33	NA	ILEX VERTICILLATA	DWARF JAPANESE HOLLY	24" HT.	#3 CAN	0	0
ILVO	63	NA	ILEX VOMITORIA	YAUPON HOLLY	24" HT	#3 CAN	64	4032
ABMG	107	NA	ABELIA X MARDI GRAS	MARDI GRAS ABELIA	24" HT.	#3 CAN	14	1498
AGKA	4	NA	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	24" HT.	#3 CAN	14	56
IGSH	68	NA	ILEX GLABRA SHAMROCK	INKBERRY HOLLY SHAMROCK	24" HT.	#3 CAN	23	1564
OHGO	94	NA	OSMANTHUS HETEROPHYLLUS 'GOSHIKI'	GOSHIKI HOLLY OLIVE	24" HT.	#3 CAN	99	9306
PLOL	139	NA	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	24" HT.	#3 CAN	10	1390
RHEV	25	NA	RHODODENDRON X ROBLEV	AUTUMN IVORY ENCORE AZALEA	24" HT.	#3 CAN	0	0
SARU	23	NA	SARCOCOCCA HUMILIS	SWEETBOX	24" HT.	#3 CAN	10	230
SUBTOTAL	556						SUBTOTAL	18076
DECIDUOUS SHRUBS								
VIDE	44	NA	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24" HT.	#3 CAN	31	1364
SUBTOTAL	44						SUBTOTAL	1364
SUBTOTAL	706							
							TOTAL	115182

CONCEPT GRAPHICS SCHEDULE

PARKING LOT AND VEHICULAR CIRCULATION AREA

TAKEOFF: 265,495 SF

INTERIOR PARKING LOT AREA

TAKEOFF: 24,527 SF

LANDSCAPE NOTES:

TREE PROTECTION FENCING

EXISTING TREE LIMITS

PROPOSED TREE LIMITS

LANDSCAPE NOTES:

1. TIMING OF INSTALLATION: ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT, OR A PHASE THEREOF.
2. METHOD OF INSTALLATION: ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION. PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 50 SQUARE FEET PER TREE, WITH A MINIMUM DIMENSION OF FIVE FEET IN ORDER TO PROTECT THE LANDSCAPING AND ALLOW FOR PROPER GROWTH. WHEEL STOPS, CURBING OR OTHER BARRIERS SHALL BE PROVIDED TO PREVENT DAMAGE TO LANDSCAPING BY VEHICLES. WHERE NECESSARY, TREES SHALL BE WELLED OR OTHERWISE PROTECTED AGAINST CHANGE OF GRADE. ALL PERVIOUS AREAS OF THE SITE SHALL BE PERMANENTLY PROTECTED FROM SOIL EROSION WITH GRASS OR OTHER GROUND COVER OR MULCH MATERIAL.
3. MAINTAINING AND REPLACING LANDSCAPING AND SCREENING: 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.
4. MAINTAINING TREES IF SITE NOT UNDER SINGLE OWNERSHIP: IN THE CASE OF DEVELOPMENT WITH UNITS FOR SALE, THE TREES SHALL BE MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION. PRIOR TO FINAL SITE PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT TO THE AGENT AN INSTRUMENT ASSURING THE PERPETUAL MAINTENANCE OF THE TREES. THE INSTRUMENT SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE COUNTY ATTORNEY AND SHALL BE IN A FORM AND STYLE SO THAT IT MAY BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY. THE AGENT MAY REQUIRE THAT THE INSTRUMENT BE ON A FORM PREPARED BY THE COUNTY ATTORNEY.
5. MAINTAINING STREET TREES PLANTED WITHIN A PUBLIC STREET RIGHT-OF-WAY: IF STREET TREES ARE PLANTED WITHIN THE PUBLIC STREET RIGHT-OF-WAY, THE TREES SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
6. 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 MANUALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
7. LAWN AREAS MAY BE EITHER SEED OR SOD. TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION AND APPROVED BY CLIENT AND LANDSCAPE ARCHITECT.
8. SEE CIVIL DRAWINGS FOR LIGHTING AND PHOTOMETRIC PLANS.
9. LANDSCAPING PLANTS AND TREES ADJACENT TO THE SITE DISTANCE TRIANGLE WILL NEED TO BE MAINTAINED IN AREA BETWEEN 2 AND 7 FEET ABOVE GROUND AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS. THE HOA OR PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SIGHT LINES.
10. SUPPLEMENTAL FOUNDATION PLANTING SHOWN IN LIGHT GREY ON ALL PLANS.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
12/01/2023
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

OLD IVY RESIDENCES

GREYSTAR

CHARLOTTESVILLE

ALBEMARLE COUNTY, VA

LANDDESIGN PROJ.#
2022036

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: MVC
DRAWN BY: LH/AM
CHECKED BY: LH/MVC

SCALE

NORTH

VERT: N/A
HORZ: 1"=40'

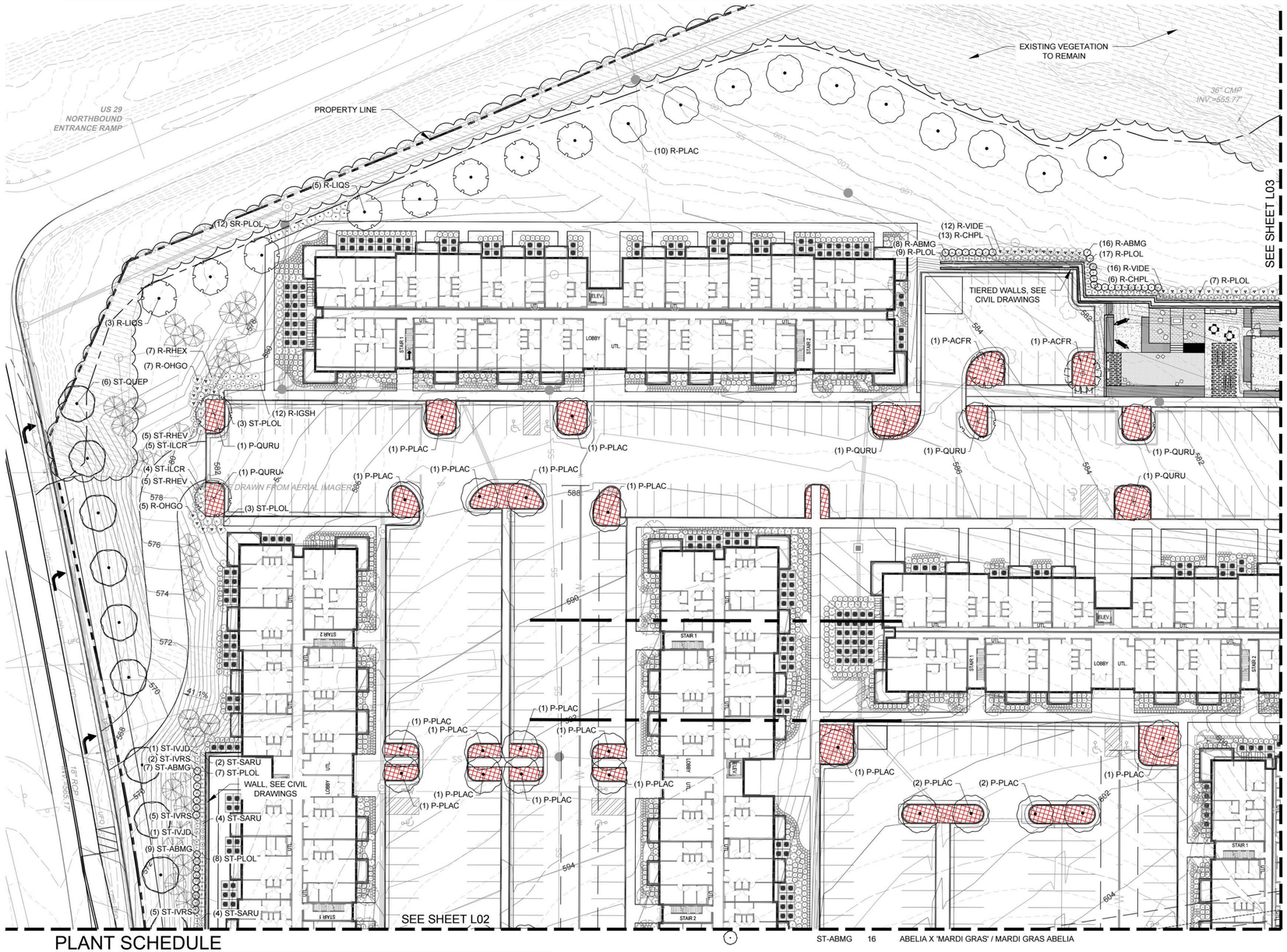
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SHEET TITLE

PLANTING REFERENCE PLAN

SHEET NUMBER

L00



CONCEPT GRAPHICS SCHEDULE

PARKING LOT AND VEHICULAR CIRCULATION AREA

TAKEOFF: 265,495 SF

INTERIOR PARKING LOT AREA

TAKEOFF: 24,527 SF

PLANT SCHEDULE

LARGE CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	P-ACFR	2	ACER X FREEMANII 'JEFFERSRED' TM / AUTUMN BLAZE FREEMAN MAPLE
	R-LIQS	8	LIQUIDAMBAR STYRACIFLUA / SWEET GUM
	P-PLAC	20	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE
	R-PLAC	10	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE
	P-QURU	6	QUERCUS RUBRA / RED OAK
STREET TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	ST-QUEP	10	QUERCUS PHELLOS / WILLOW OAK
DECIDUOUS SHRUB	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	R-VIDE	26	VIBURNUM DENTATUM / VIBURNUM
EVERGREEN SHRUB	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	R-ABMG	24	ABELIA X 'MARDI GRAS' / MARDI GRAS ABELIA
	ST-ABMG	16	ABELIA X 'MARDI GRAS' / MARDI GRAS ABELIA
	R-CHPL	25	CEPHALOTAXUS HARRINGTONIA 'PLANIA' TM / YEWTOPIA PLUM YEW
	ST-ILCR	9	ILEX CRENATA 'COMPACTA' / DWARF JAPANESE HOLLY
	R-IGSH	12	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	ST-IVJD	2	ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY
	ST-IVRS	10	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY
	R-OHGO	12	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI HOLLY OLIVE
	R-PLOL	33	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL
	ST-PLOL	21	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL
	SR-PLOL	12	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL
	ST-RHEV	10	RHODODENDRON X 'ROBLEV' TM / AUTUMN IVORY ENCORE AZALEA
	R-RHEX	7	RHODODENDRON X 'ROBLEX' TM / AUTUMN LILY ENCORE AZALEA
	ST-SARU	9	SARCOCOCCA HUMILIS / SWEETBOX

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KEY MAP



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CHARLOTTESVILLE

ALBEMARLE COUNTY, VA

LANDDESIGN PROJ.#

2022036

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: MVC
DRAWN BY: LH/AM
CHECKED BY: LH/MVC

SCALE

NORTH

VERT: N/A
HORZ: 1"=30'

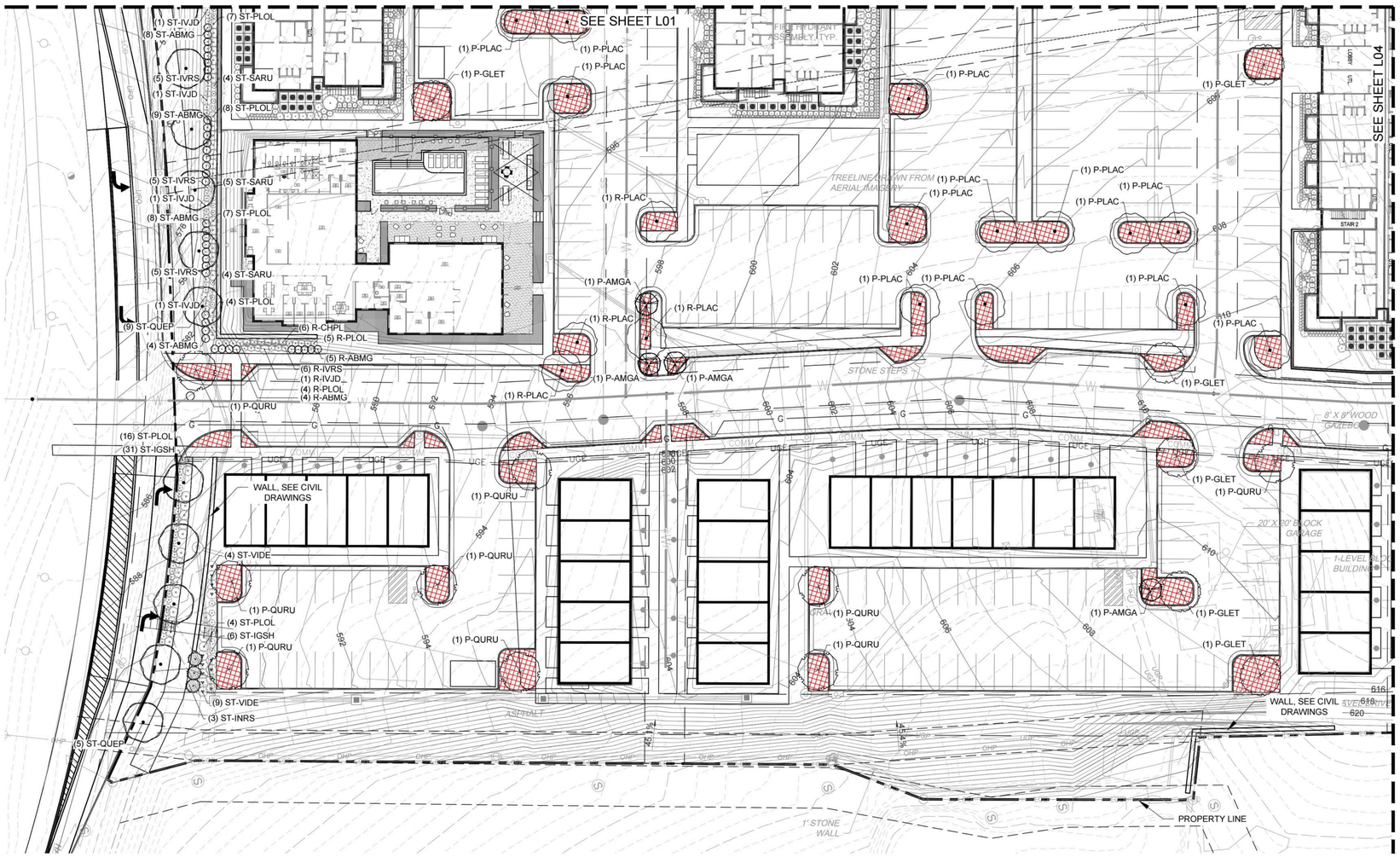
0 15' 30' 60'

SHEET TITLE

PLANTING PLAN ENLARGEMENT

SHEET NUMBER

L01



PLANT SCHEDULE

EVERGREEN	CODE	QTY	BOTANICAL / COMMON NAME
	ST-INRS	3	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY
LARGE CANOPY TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	P-GLET	6	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
	P-PLAC	13	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE
	R-PLAC	4	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE
	P-QURU	9	QUERCUS RUBRA / RED OAK
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	P-AMGA	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
STREET TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	ST-QUEP	10	QUERCUS PHELLOS / WILLOW OAK
DECIDUOUS SHRUB	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	ST-VIDE	13	VIBURNUM DENTATUM / VIBURNUM
EVERGREEN SHRUB	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	R-ABMG	9	ABELIA X 'MARDI GRAS' / MARDI GRAS ABELIA
	ST-ABMG	29	ABELIA X 'MARDI GRAS' / MARDI GRAS ABELIA
	R-CHPL	6	CEPHALOTAXUS HARRINGTONIA 'PLANIA' TM / YEWTOPIA PLUM YEW
	ST-IGSH	37	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	R-IVJD	1	ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY
	ST-IVJD	4	ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY
	R-IVRS	6	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY
	ST-IVRS	17	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY
	R-PLOL	9	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL
	ST-PLOL	46	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL
	ST-SARU	14	SARCOCOCCA HUMILIS / SWEETBOX

CONCEPT GRAPHICS SCHEDULE

PARKING LOT AND VEHICULAR CIRCULATION AREA

TAKEOFF: 265,495 SF

INTERIOR PARKING LOT AREA

TAKEOFF: 24,527 SF

LANDSCAPE NOTES:

1. TIMING OF INSTALLATION: ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT, OR A PHASE THEREOF.
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LandDesign.
200 S. PEYTON STREET
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KEY MAP



SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
12/01/2023
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

OLD IVY RESIDENCES

GREYSTAR
CHARLOTTESVILLE
ALBEMARLE COUNTY, VA

LANDDESIGN PROJ.#
2022036

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: MVC
DRAWN BY: LH/AM
CHECKED BY: LH/MVC

SCALE

NORTH

VERT: N/A
HORZ: 1"=30'

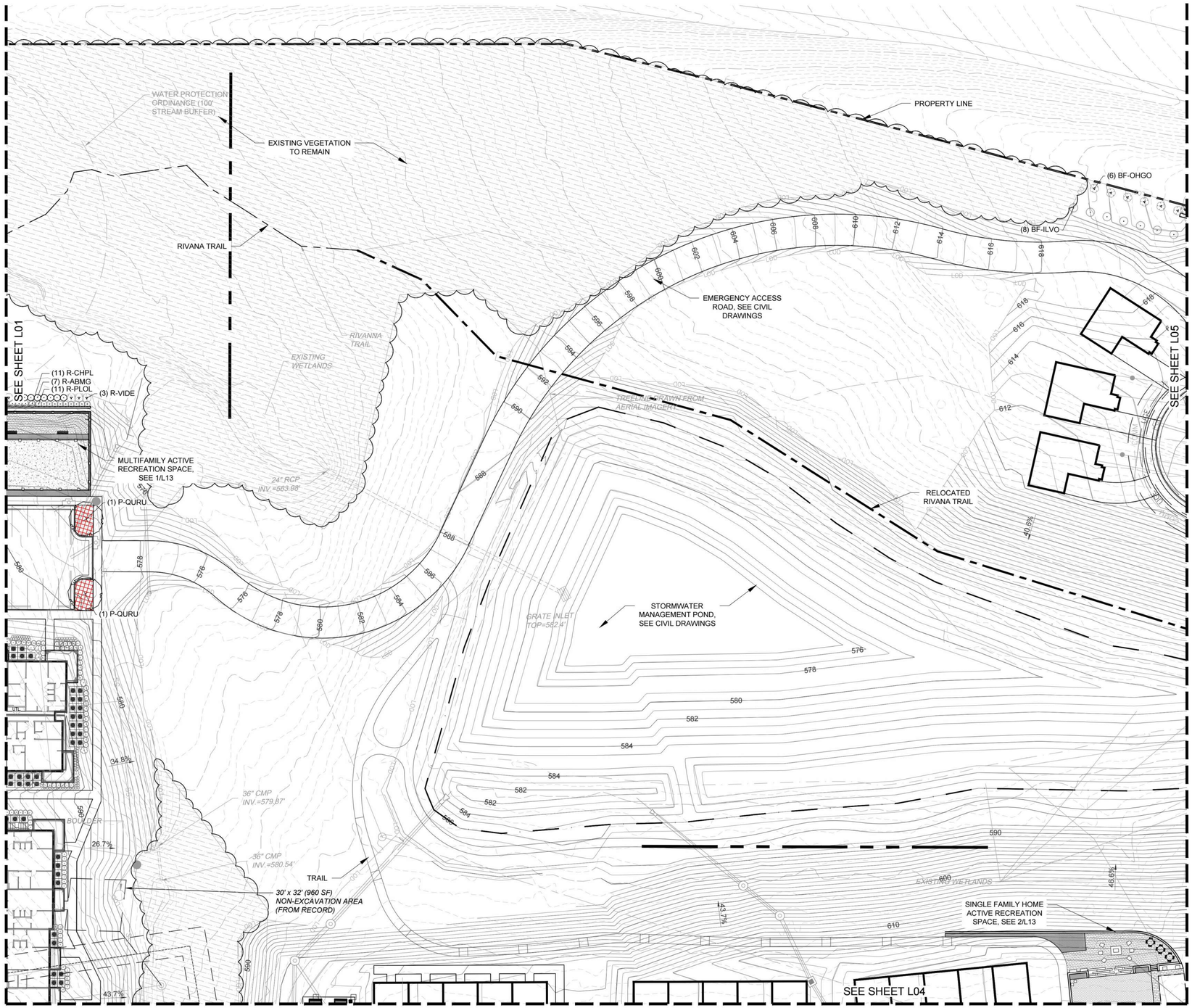
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SHEET TITLE

PLANTING PLAN ENLARGEMENT

SHEET NUMBER

L02



CONCEPT GRAPHICS SCHEDULE

PARKING LOT AND VEHICULAR CIRCULATION AREA

TAKEOFF: 265,495 SF

INTERIOR PARKING LOT AREA

TAKEOFF: 24,527 SF

PLANT SCHEDULE

LARGE CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME
+	P-QURU	2	QUERCUS RUBRA / RED OAK

DECIDUOUS SHRUB	CODE	QTY	BOTANICAL / COMMON NAME
⁂	R-VIDE	5	VIBURNUM DENTATUM / VIBURNUM

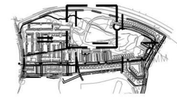
EVERGREEN SHRUB	CODE	QTY	BOTANICAL / COMMON NAME
·	R-ABMG	7	ABELIA X 'MARDI GRAS' / MARDI GRAS ABELIA
⁘	R-CHPL	5	CEPHALOTAXUS HARRINGTONIA 'PLANIA' TM / YEWTOPIA PLUM YEW
·	BF-ILVO	8	ILEX VOMITORIA / YAUPON HOLLY
⁂	BF-OHGO	6	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI HOLLY OLIVE
⁂	R-OHGO	1	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI HOLLY OLIVE
+	R-PLOL	11	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL

LANDSCAPE NOTES:

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KEY MAP



SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
12/01/2023
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

OLD IVY RESIDENCES

GREYSTAR

CHARLOTTESVILLE

ALBEMARLE COUNTY, VA

LANDDESIGN PROJ.# 2022036

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: MVC
DRAWN BY: LH/AM
CHECKED BY: LH/MVC

SCALE

VERT: N/A
HORZ: 1"=30'

0 15' 30' 60'

NORTH

SHEET TITLE

PLANTING PLAN ENLARGEMENT

SHEET NUMBER

L03



CONCEPT GRAPHICS SCHEDULE

PARKING LOT AND VEHICULAR CIRCULATION AREA

TAKEOFF: 265,495 SF

INTERIOR PARKING LOT AREA

TAKEOFF: 24,527 SF

PLANT SCHEDULE

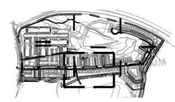
LARGE CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	P-QURU	12	QUERCUS RUBRA / RED OAK
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	P-COFR	2	CORNUS FLORIDA 'APPALACHIAN SPRING' / APPALACHIAN SPRING DOGWOOD

LANDSCAPE NOTES:

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KEY MAP



SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
12/01/2023
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

OLD IVY RESIDENCES

GREYSTAR

CHARLOTTESVILLE

ALBEMARLE COUNTY, VA

LANDDESIGN PROJ.#
2022036

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: MVC
DRAWN BY: LH/AM
CHECKED BY: LH/MVC

SCALE

VERT: N/A
HORZ: 1"=30'

0 15' 30' 60'

NORTH

SHEET TITLE

PLANTING PLAN ENLARGEMENT

SHEET NUMBER

L04



CONCEPT GRAPHICS SCHEDULE

PARKING LOT AND VEHICULAR CIRCULATION AREA

TAKEOFF: 265,495 SF

INTERIOR PARKING LOT AREA

TAKEOFF: 24,527 SF

PLANT SCHEDULE

EVERGREEN	CODE	QTY	BOTANICAL / COMMON NAME
	R-ILEO	15	ILEX OPACA / AMERICAN HOLLY
LARGE CANOPY TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	P-ACFR	5	ACER X FREEMANII 'JEFFERSRED' TM / AUTUMN BLAZE FREEMAN MAPLE
	P-QURU	10	QUERCUS RUBRA / RED OAK

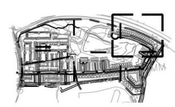
EVERGREEN SHRUB	CODE	QTY	BOTANICAL / COMMON NAME
	R-ABMG	22	ABELIA X 'MARDI GRAS' / MARDI GRAS ABELIA
	R-AGKA	4	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA
	R-ILCR	4	ILEX CRENATA 'COMPACTA' / DWARF JAPANESE HOLLY
	R-IGSH	19	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	BF-ILVO	55	ILEX VOMITORIA / YAUPON HOLLY
	BF-OHGO	63	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI HOLLY OLIVE
	R-OHGO	11	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI HOLLY OLIVE
	R-PLOL	7	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL
	R-RHEX	8	RHODODENDRON X 'ROBLEX' TM / AUTUMN LILY ENCORE AZALEA

LANDSCAPE NOTES:

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KEY MAP



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PROJECT

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CHARLOTTESVILLE

ALBEMARLE COUNTY, VA

LANDDESIGN PROJ.# 2022036

REVISION / ISSUANCE

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SCALE

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0 15' 30' 60'

NORTH

SHEET TITLE

PLANTING PLAN ENLARGEMENT

SHEET NUMBER

L05



CONCEPT GRAPHICS SCHEDULE

PARKING LOT AND VEHICULAR CIRCULATION AREA

TAKEOFF: 265,495 SF

INTERIOR PARKING LOT AREA

TAKEOFF: 24,527 SF

PLANT SCHEDULE

LARGE CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	P-QURU	13	QUERCUS RUBRA / RED OAK

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME
	P-AMGA	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY

LANDSCAPE NOTES:

1. TIMING OF INSTALLATION: ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT, OR A PHASE THEREOF.
2. METHOD OF INSTALLATION: ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION. PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 50 SQUARE FEET PER TREE, WITH A MINIMUM DIMENSION OF FIVE FEET IN ORDER TO PROTECT THE LANDSCAPING AND ALLOW FOR PROPER GROWTH. WHEEL STOPS, CURBING OR OTHER BARRIERS SHALL BE PROVIDED TO PREVENT DAMAGE TO LANDSCAPING BY VEHICLES. WHERE NECESSARY, TREES SHALL BE WELLED OR OTHERWISE PROTECTED AGAINST CHANGE OF GRADE. ALL PERVIOUS AREAS OF THE SITE SHALL BE PERMANENTLY PROTECTED FROM SOIL EROSION WITH GRASS OR OTHER GROUND COVER OR MULCH MATERIAL.
3. MAINTAINING AND REPLACING LANDSCAPING AND SCREENING: 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.
4. MAINTAINING TREES IF SITE NOT UNDER SINGLE OWNERSHIP: IN THE CASE OF DEVELOPMENT WITH UNITS FOR SALE, THE TREES SHALL BE MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION. PRIOR TO FINAL SITE PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT TO THE AGENT AN INSTRUMENT ASSURING THE PERPETUAL MAINTENANCE OF THE TREES. THE INSTRUMENT SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE COUNTY ATTORNEY AND SHALL BE IN A FORM AND STYLE SO THAT IT MAY BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY. THE AGENT MAY REQUIRE THAT THE INSTRUMENT BE ON A FORM PREPARED BY THE COUNTY ATTORNEY.
5. MAINTAINING STREET TREES PLANTED WITHIN A PUBLIC STREET RIGHT-OF-WAY: IF STREET TREES ARE PLANTED WITHIN THE PUBLIC STREET RIGHT-OF-WAY, THE TREES SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
6. 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 MANUALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
7. LAWN AREAS MAY BE EITHER SEED OR SOD. TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION AND APPROVED BY CLIENT AND LANDSCAPE ARCHITECT.
8. SEE CIVIL DRAWINGS FOR LIGHTING AND PHOTOMETRIC PLANS.
9. LANDSCAPING PLANTS AND TREES ADJACENT TO THE SITE DISTANCE TRIANGLE WILL NEED TO BE MAINTAINED IN AREA BETWEEN 2 AND 7 FEET ABOVE GROUND AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS. THE HOA OR PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SIGHT LINES.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
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KEY MAP



SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
12/01/2023
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

OLD IVY RESIDENCES

GREYSTAR

CHARLOTTESVILLE

ALBEMARLE COUNTY, VA

LANDDESIGN PROJ.#
2022036

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: MVC
DRAWN BY: LH/AM
CHECKED BY: LH/MVC

SCALE

NORTH

VERT: N/A
HORZ: 1"=30'

0 15' 30' 60'

SHEET TITLE

PLANTING PLAN ENLARGEMENT

SHEET NUMBER

L06

ONSITE LANDSCAPE SCHEDULE

KEY	QTY.	CAT.	BOTANICAL NAME	COMMON NAME	CAL / HT.	CONT.	CANOPY	TOTAL CANOPY
SHADE TREES								
ACFR	7	LARGE	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2 1/2"	B+B	397	2779
GLET	6	LARGE	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	2 1/2"	B+B	424	2544
LIQS	8	LARGE	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2 1/2"	B+B	249	0
PLAC	47	LARGE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2"	B+B	1253	58891
PLOC	0	LARGE	PLATANUS OCCIDENTALIS	SYCAMORE	2 1/2"	B+B	453	0
QUEP	20	LARGE	QUERCUS PHELLOS	WILLOW OAK	3 1/2"	B+B	370	7400
QURU	52	LARGE	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2"	B+B	424	22048
SUBTOTAL	140						SUBTOTAL	93662
ORNAMENTAL TREES								
AMGA	8	SMALL	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2" - 1 3/4" / 8'	B+B	130	1040
COFR	2	SMALL	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING FLOWERING DOGWOOD	1 1/2" - 1 3/4" / 8'	B+B	124	248
SUBTOTAL	10						SUBTOTAL	1288
EVERGREEN TREES								
ILEO	15		ILEX OPACA	FOSTER HOLLY	1 1/2" - 1 3/4" / 8'	B+B	44	660
INRS	3		ILEX X NELLIE R STEVENS	NELLIE R STEVENS HOLLY	1 1/2" - 1 3/4" / 8'	B+B	44	132
SUBTOTAL	18						SUBTOTAL	792
EVERGREEN SHRUBS								
IVRS	33	NA	ILEX VERTICILLATA	DWARF JAPANESE HOLLY	24" HT.	#3 CAN	0	0
ILVO	63	NA	ILEX VOMITORIA	YAUPON HOLLY	24" HT	#3 CAN	64	4032
ABMG	107	NA	ABELIA X MARDI GRAS	MARDI GRAS ABELIA	24" HT.	#3 CAN	14	1498
AGKA	4	NA	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	24" HT.	#3 CAN	14	56
IGSH	68	NA	ILEX GLABRA SHAMROCK	INKBERRY HOLLY SHAMROCK	24" HT.	#3 CAN	23	1564
OHGO	94	NA	OSMANTHUS HETEROPHYLLUS 'GOSHIKI'	GOSHIKI HOLLY OLIVE	24" HT.	#3 CAN	99	9306
PLOL	139	NA	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	24" HT.	#3 CAN	10	1390
RHEV	25	NA	RHODODENDRON X ROBLEV	AUTUMN IVORY ENCORE AZALEA	24" HT.	#3 CAN	0	0
SARU	23	NA	SARCOCOCCA HUMILIS	SWEETBOX	24" HT.	#3 CAN	10	230
SUBTOTAL	556						SUBTOTAL	18076
DECIDUOUS SHRUBS								
VIDE	44	NA	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24" HT.	#3 CAN	31	1364
SUBTOTAL	44						SUBTOTAL	1364
SUBTOTAL	706							
							TOTAL	115182

LANDSCAPING ALONG STREETS
SECTION 32.7.9.5

ADJACENT ROAD NAME AND TYPE		OLD IVY ROAD					
TOTAL LINEAR FEET		668 LF SEE NOTE BELOW					
DESCRIPTION		REQUIRED			PROVIDED		
LARGE TREES (1/50) X 635		13			20		
SHRUBS (1/5) X 635		127			*239		
TYPES	DESCRIPTION	EXISTING	PROPOSED	TOTAL EACH	TOTAL QTY	PERCENT	
DECIDUOUS	LARGE TREE	0	20	20	20	100	87
	MEDIUM TREE	0	0	0		0	
	SMALL TREE	0	0	0		0	
EVERGREEN	LARGE TREE	0	0	0	3	0	0
	MEDIUM TREE	0	0	0		0	
	SMALL TREE	0	3	3		0	
TOTAL		0	23	23	23	87	
DECIDUOUS	SHRUB	0	13	13	239	0	
EVERGREEN	SHRUB	0	226	226		100	
TOTAL		0	239	239	239	100	
"ST" SYMBOLS INDICATE SPECIES USED TO FULFILL THIS REQUIREMENT							
*SHRUBS ARE PLACED FOR SCREENING ONLY ADJACENT TO PARKING AREAS AND AT BOTTOM OF WALLS OLD IVY TO BE SCREENED 635 LF							

LANDSCAPING WITHIN A PARKING AREA
SECTION 32.7.9.6

PARKING LOT AREA AND # OF SPACES		265,495 SF AND 725 SPACES					
PARKING LOT LANDSCAPE REQUIREMENT		5%					
DESCRIPTION		REQUIRED			PROVIDED		
PARKING LOT LANDSCAPE AREA 265,495 X 5%		13275			24,527 SF (9.24%)		
TREES (1/10) X 725 SPACES		73			110		
TYPES	DESCRIPTION	EXISTING	PROPOSED	TOTAL EACH	TOTAL QTY	PERCENT	
DECIDUOUS	LARGE TREE	0	100	100	110	91	100
	MEDIUM TREE	0	0	0		0	
	SMALL TREE	0	10	10		9	
EVERGREEN	LARGE TREE	0	0	0	0	0	0
	MEDIUM TREE	0	0	0		0	
	SMALL TREE	0	0	0		0	
TOTAL		0	110	110	110	100	
DECIDUOUS	SHRUB	0	0	0	0	0	
EVERGREEN	SHRUB	0	0	0		0	
TOTAL		0	0	0	0	0	
"P" SYMBOLS INDICATE SPECIES USED TO FULFILL THIS REQUIREMENT							

TREE CANOPY
SECTION 32.7.9.8

TOTAL SITE AREA	1,540,717 SF (35.37 AC)	
PROPOSED LAND USE	RESIDENTIAL 20+ UNITS PER ACRE	
MINIMUM TREE CANOPY	15%	
TREE CANOPY REQUIRED (1,540,717 SF X 15%)	231,108 SF	
DESCRIPTION	SQUARE FEET	ACRES
EXISTING CANOPY TO BE PRESERVED	150408 SF	3.45 AC
PROPOSED CANOPY	115,182 SF	2.64 AC
TOTAL CANOPY PROVIDED	265,590 SF (17.24%)	6.10 AC

OVERALL PLANT SCHEDULE

EVERGREEN	CODE	QTY	BOTANICAL / COMMON NAME
	R-ILEO	15	ILEX OPACA / AMERICAN HOLLY
	ST-INRS	3	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY
LARGE CANOPY TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	P-ACFR	7	ACER X FREEMANII 'JEFFERSRED' TM / AUTUMN BLAZE FREEMAN MAPLE
	P-GLET	6	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
	R-LIQS	8	LIQUIDAMBAR STYRACIFLUA / SWEET GUM
	P-PLAC	33	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE
	R-PLAC	14	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE
	P-QURU	52	QUERCUS RUBRA / RED OAK
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	P-AMGA	8	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
	P-COFR	2	CORNUS FLORIDA 'APPALACHIAN SPRING' / APPALACHIAN SPRING DOGWOOD
STREET TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	ST-QUEP	20	QUERCUS PHELLOS / WILLOW OAK
DECIDUOUS SHRUB	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	ST-VIDE	13	VIBURNUM DENTATUM / VIBURNUM
	R-VIDE	31	VIBURNUM DENTATUM / VIBURNUM
EVERGREEN SHRUB	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	R-ABMG	62	ABELIA X 'MARDI GRAS' / MARDI GRAS ABELIA
	ST-ABMG	45	ABELIA X 'MARDI GRAS' / MARDI GRAS ABELIA
	R-AGKA	4	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA
	R-CHPL	36	CEPHALOTAXUS HARRINGTONIA 'PLANIA' TM / YEWTOPIA PLUM YEW
	ST-ILCR	9	ILEX CRENATA 'COMPACTA' / DWARF JAPANESE HOLLY
	R-ILCR	4	ILEX CRENATA 'COMPACTA' / DWARF JAPANESE HOLLY
	R-IGSH	31	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	ST-IGSH	37	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	R-IVJD	1	ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY
	ST-IVJD	6	ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY
	R-IVRS	6	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY
	ST-IVRS	27	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY
	BF-ILVO	63	ILEX VOMITORIA / YAUPON HOLLY
	BF-OHGO	70	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI HOLLY OLIVE
	R-OHGO	24	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI HOLLY OLIVE
	R-PLOL	60	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL
	ST-PLOL	67	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL
	SR-PLOL	12	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL
	ST-RHEV	10	RHODODENDRON X 'ROBLEV' TM / AUTUMN IVORY ENCORE AZALEA
	R-RHEX	15	RHODODENDRON X 'ROBLEX' TM / AUTUMN LILY ENCORE AZALEA
	ST-SARU	23	SARCOCOCCA HUMILIS / SWEETBOX

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KEY MAP

SEAL

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PROJECT

OLD IVY RESIDENCES

GREYSTAR
CHARLOTTESVILLE
ALBEMARLE COUNTY, VA

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2022036

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NO.	DESCRIPTION	DATE

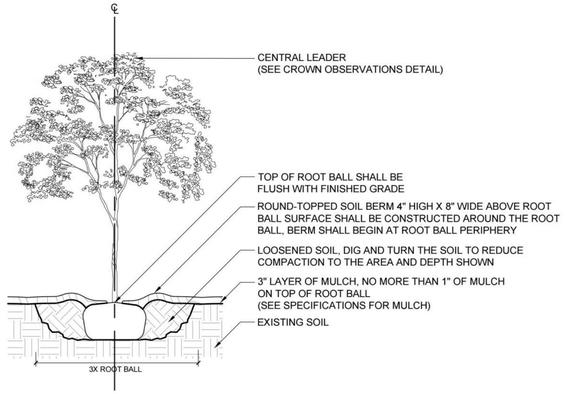
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DRAWN BY: LH/AM
CHECKED BY: LH/MVC

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

NORTH

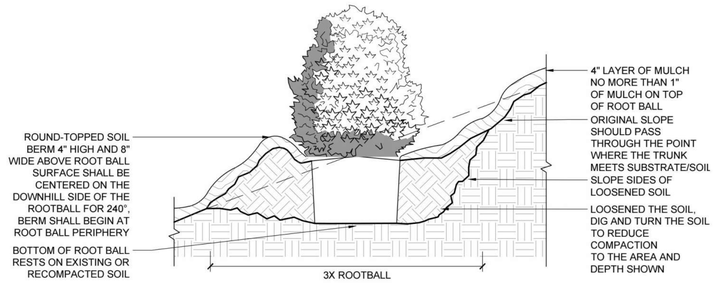
SHEET TITLE
LANDSCAPE COMPLIANCE

SHEET NUMBER
L07



1 L08 TREE PLANTING

SECTION 3/8" = 1'-0"



4 L08 SHRUB PLANTING ON SLOPE

SECTION 3/4" = 1'-0"

2 L08 TREE PLANTING ON SLOPE

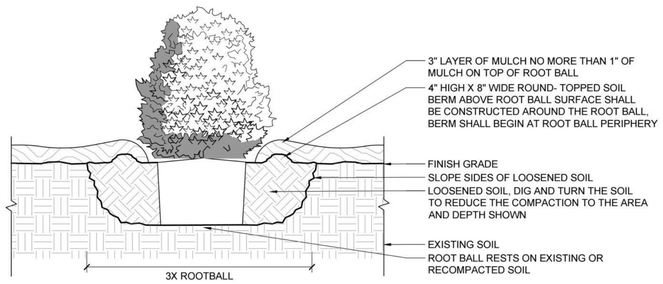
SECTION 3/8" = 1'-0"

PLANT SPACING CHART

SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29

5 L08 GROUNDCOVER SECTION AND SPACING

SECTION 3/4" = 1'-0"



3 L08 SHRUB PLANTING

SECTION 3/4" = 1'-0"

NOTES:

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

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SCALE NORTH

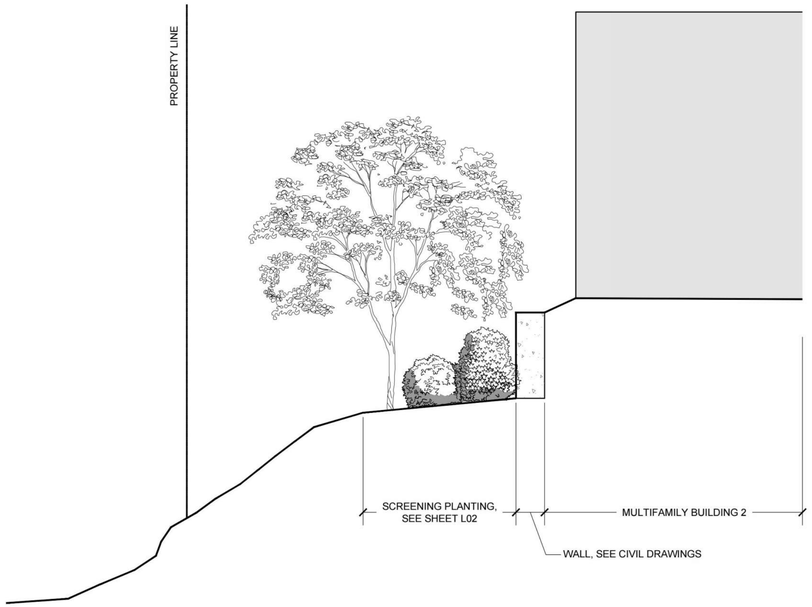
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SHEET TITLE

LANDSCAPE DETAILS

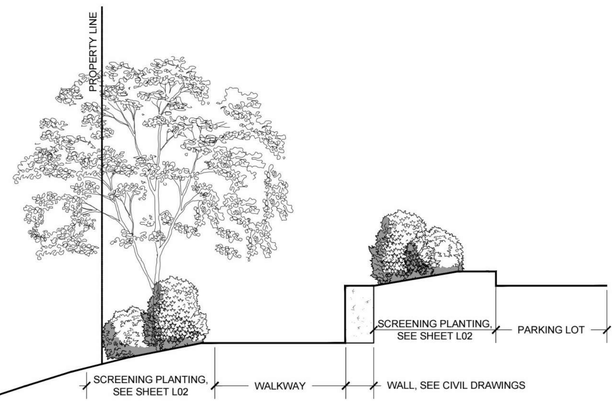
SHEET NUMBER

L08



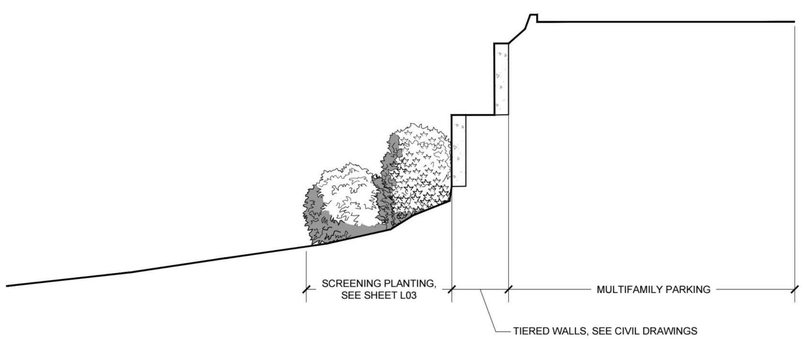
1 L09 **WALL ONE SECTION**

PLAN 1" = 5'



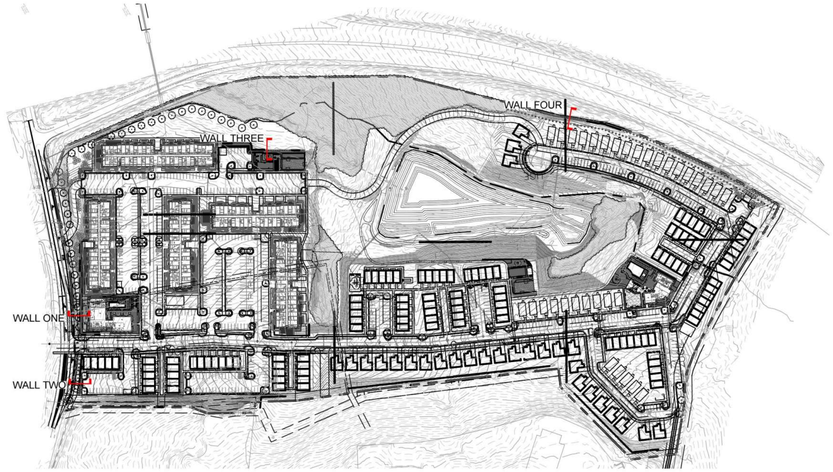
2 L09 **WALL TWO SECTION**

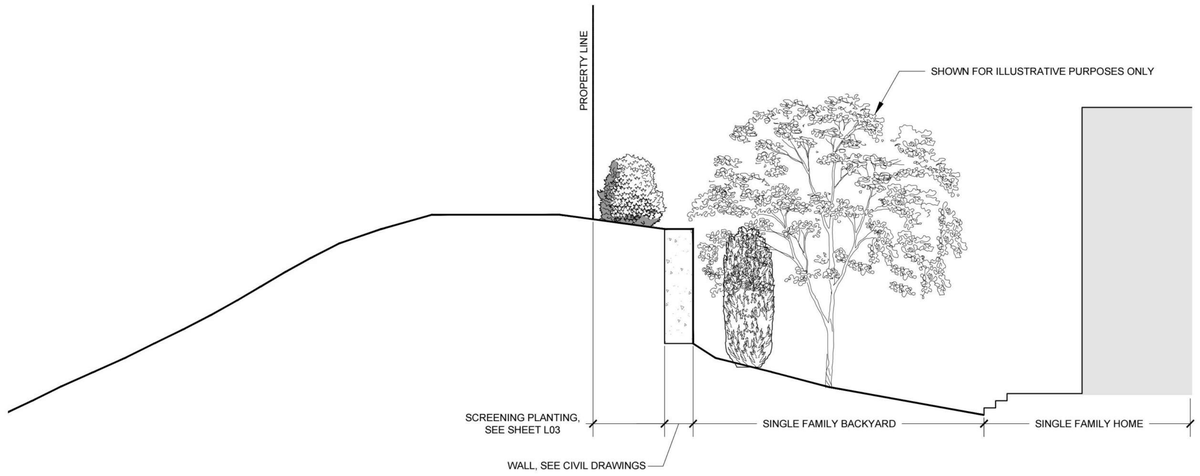
SECTION 1" = 5'



3 L09 **WALL THREE SECTION**

PLAN 1" = 5'





4 L09 **WALL FOUR SECTION**

PLAN 1" = 5'

NOTES:

1. SITE FURNISHING ARE FOR ILLUSTRATIVE PURPOSES ONLY TO DEMONSTRATE DESIGN INTENT. FINAL SITE FURNISHING SELECTION SHALL BE REVIEWED AND APPROVED BY CLIENT AND DESIGN TEAM.

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DESIGNED BY: MVC
DRAWN BY: LH/AM
CHECKED BY: LH/MVC

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

WALL SECTIONS

SHEET NUMBER

L09

Conservation Plan Notes:

1. ALL TREES TO BE PRESERVED AND PROTECTED SHALL BE MARKED WITH PAINT OR RIBBON AT A HEIGHT CLEARLY VISIBLE TO EQUIPMENT OPERATORS. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL THE TREE MARKING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.

2. HEAVY EQUIPMENT, VEHICULAR TRAFFIC, AND THE STORAGE OF CONSTRUCTION MATERIALS AND SOIL SHALL NOT BE PERMITTED WITHIN THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.

3. TEMPORARY EROSION CONTROL MEASURES AND/OR PERMANENT STORMWATER MANAGEMENT FACILITIES LOCATIONS SHALL BE COORDINATED SUCH THAT THEY SHALL NOT ADVERSELY AFFECT TREES TO BE PRESERVED AND PROTECTED.

4. FIRES SHALL NOT BE PERMITTED WITHIN 100 FEET OF THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.

5. TOXIC MATERIALS SHALL NOT BE STORED WITHIN 100 FEET OF THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.

6. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL THE TREE PROTECTIVE FENCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.

7. WHEN TRENCHING FOR ANY KIND OF UNDERGROUND WATER, SEWER, ELECTRICAL, CABLE, TELEPHONE, OR OTHER UTILITY SERVICE IS NECESSARY WITHIN THE LIMITS OF TREE PROTECTION OR BEYOND THE LIMITS OF CLEARING, THE SEPARATION FROM THE TRUNKS OF TREES SHALL BE MAXIMIZED TO THE FURTHEST EXTENT POSSIBLE. TUNNELING SHALL BE REQUIRED WHEN DEEMED, BY THE COUNTY ENGINEER, THAT TRENCHING WILL SIGNIFICANTLY DAMAGE FEEDER ROOTS OF TREES TO BE PRESERVED AND PROTECTED.

8. ANY DAMAGE TO THE CROWN, TRUNK, OR ROOT SYSTEM OF ANY TREE TO BE PRESERVED AND PROTECTED SHALL BE REPAIRED IMMEDIATELY, IN ACCORDANCE WITH THE PRACTICES IN THE EROSION AND SEDIMENT CONTROL HANDBOOK. CARE FOR SERIOUS INJURIES SHALL BE PRESCRIBED BY A PROFESSIONAL FORESTER OR TREE SPECIALIST.

9. SOILS WHICH HAVE BEEN COMPACTED, OVER THE ROOT ZONES OF TREES TO BE PRESERVED AND PROTECTED, SHALL BE AERATED BY PUNCHING HOLES WITH AN IRON BAR EVERY 18" OVER THE ROOT ZONE. THE BAR SHALL BE DRIVEN 12" DEEP AND MOVED BACK AND FORTH IN EACH HOLE UNTIL SOIL IS LOOSENED.

10. TREE PROTECTIVE MEASURES SHALL BE THE LAST OF THE TEMPORARY EROSION CONTROL PLAN MEASURES REMOVED DURING THE FINAL CLEAN-UP.

Landscape Notes

1. CONTRACTOR TO USE EXTREME CARE AND CAUTION AS NOT TO DAMAGE ANY TREES SCHEDULED TO REMAIN OUTSIDE LIMITS OF CONSTRUCTION. LIMITS OF DISTURBANCE AND TREE PROTECTION FENCING SERVE AS LIMITS OF CONSTRUCTION.

2. NO CONSTRUCTION EQUIPMENT OR STORAGE SHALL OCCUR WITHIN DRIPLINE OF EXISTING TREES. PRIOR TO MOBILIZATION CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT (LA) TO DISCUSS TREE PROTECTION EFFORTS. ALL TREE PROTECTION MEASURES SHALL BE APPROVED BY LA AND/OR TREE ARBORIST BEFORE ANY CONSTRUCTION ACTIVITIES SHALL TAKE PLACE ON-SITE. CONTRACTOR TO MONITOR TREES FOR STRESS AND/OR DAMAGE AND ADVISE LA AND TREE ARBORIST IF ANY OCCUR.

3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AND/OR TREE ARBORIST 48-HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY NEEDED WITHIN ANY TREE PROTECTION MEASURE. ALL TREE PROTECTION MEASURES SHALL BE REPLACED IN ORIGINAL LOCATION ONCE WORK HAS BEEN COMPLETED. NO WORK SHALL BE DONE WITHIN DRIPLINE OF EXISTING TREES UNLESS APPROVED BY TREE ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO WORK.

4. ALL WORK TO BE PERFORMED BY THE CONTRACTOR WITHIN THE DRIPLINE OF ANY EXISTING TREE OR TREE PROTECTION AREA SHALL BE DONE IN A MANNER SENSITIVE TO ENSURING NO DAMAGE WILL BE DONE TO THE EXISTING TREES. THE PREFERRED METHOD FOR GRADING SMALL AREAS WITHIN THE DRIPLINE SHALL BE DONE BY HAND. LARGER AREAS TO BE GRADED MAY BE DONE WITH A SMALL BOBCAT/TRACT-HOE. CONTRACTOR TO DISCUSS METHODS OF GRADING WORK WITH LANDSCAPE ARCHITECT AND TREE ARBORIST PRIOR TO COMMENCING ANY SUCH WORK WITHIN DESIGNATED TREE PROTECTION AREAS OR WITHIN EXISTING DRIPLINES.

5. ALL PLANTS HAVING A QUANTITY GREATER THAN ONE (1) SHALL BE MATCHED AND SUPPLIED FROM THE SAME SOURCE (PER SPECIES).

6. CONTACT LANDSCAPE ARCHITECT AT THE TIME OF PLANT MATERIAL DELIVERY. BEFORE ANY SUBSTITUTIONS OR CHANGES, IF SCHEDULED TYPES ARE UNAVAILABLE, AND FOLLOWING INSTALLATION. ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF ORDERS.

7. LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE ALL PLANT MATERIAL AT TIME OF DELIVERY AS WELL AS AFTER INSTALLATION PRIOR TO PLANTING. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 48-HOURS PRIOR TO DELIVERY.

8. PLANT LOCATIONS TO BE REEVALUATED AND REVISED, IF NECESSARY, AFTER FINISHED GRADING.

9. MULCH IN PLANTERS AND PLANTING BEDS TO BE CLEAN AND FREE FROM PEST AND DISEASES. MULCH SHALL BE APPLIED TO A 2-INCH DEPTH. MULCH RINGS 24-INCHES MIN. IN DIAMETER ARE TO BE PLACED AROUND ALL TREES NOT LOCATED IN PLANTING BEDS. MULCH TO BE DOUBLE-SHREDDED HARDWOOD.

10. CONTRACTOR TO VERIFY ALL QUANTITIES BETWEEN PLAN AND PLANT LIST AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO ORDERING.

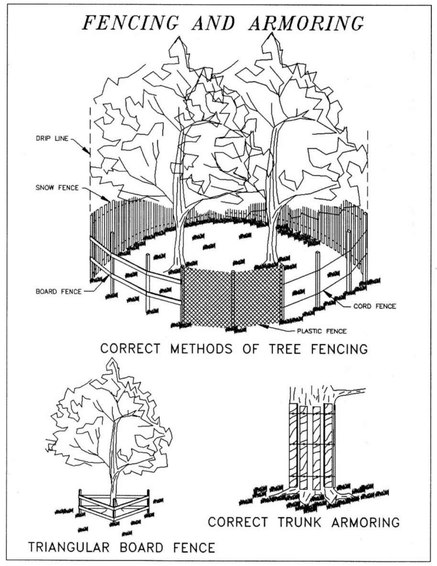
11. ALL STREET TREES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE APARTMENT COMPLEX.

12. LANDSCAPING PLANTS AND TREES ADJACENT TO THE SITE DISTANCE TRIANGLE WILL NEED TO BE MAINTAINED IN AREA BETWEEN 2 AND 7 FEET ABOVE GROUND AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS. THE HOA OR PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SIGHT LINES.

Planting Notes

1. DO NOT PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR ASSUMES COMPLETE RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
2. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ITS ARRIVAL ON SITE. SEE SPECS.
3. ALL AREAS WITHIN THE PROJECT LIMITS OR DISTURBED BY CONSTRUCTION OPERATIONS AND NOT OTHERWISE SPECIFIED SHALL BE SEEDED PER SPECIFICATIONS.

1992 3.38



Source: Va. DSWC Plate 3.38-2

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

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

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

OWNER SIGNATURE	**(DATE)**
DocuSigned by: Leadi Cole	November 21, 2023
CONTRACT PURCHASER SIGNATURE	**(DATE)**
Leadi Cole Authorized Signatory	5/1/06 Page 1 of 1

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
12/01/2023
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

OLD IVY RESIDENCES

GREYSTAR
CHARLOTTESVILLE
ALBEMARLE COUNTY, VA

LANDDESIGN PROJ.# 2022036

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: MVC
DRAWN BY: LH/AM
CHECKED BY: LH/MVC

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

L10

NOTES:
- TARGETING 0.5FC MINIMUM WITH A 15:1 MAX/MIN UNIFORMITY RATIO AT THE PARKING AREAS & DRIVE

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename
□	45	T3	Single	9939	0.900	IVAT3-100L740U	dlf1810114-15a-rev2.ies
□-□	10	T3-2	Back-Back	9939	0.900	IVAT3-100L740U	dlf1810114-15a-rev2.ies
□	57	WP	Single	9865	0.900	AST-FWP01B-80D5CYT3DA1-abcde at 0_ CCT Setting	LCWP-80-MVD-8XX.ies

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
PARKING AREAS & DRIVE	Illuminance	Fc	1.54	6.2	0.5	3.08	12.40	readings taken at grade

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
2) CALCULATIONS SHOW THE EFFECT OF SHADOWING CAUSED BY OBJECTS WITHIN THE AREA.
3) READINGS SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES TAKEN AS SHOWN IN NUMERIC SUMMARY
4) FIXTURE ORIENTATION IS SUCH THAT 0 IS TO THE RIGHT OF THE DRAWING AND 90 IS TO THE TOP OF THE DRAWING AS SHOWN.
5) TILT ANGLE IS THE RAISING AND LOWERING OF THE FIXTURE HEAD.
6) THE LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
7) CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.
8) LUMINAIRE LUMENS = LUMENS LEAVING LUMINAIRE WITH EFFICIENCY CONSIDERED.



View_1:SITE
Scale: 1 inch= 80 Ft.

TITLE
OLD IVY RESIDENCES - COUNTY OF ALBEMARLE, VA
SITE LIGHTING LAYOUT
USING PROPOSED LUMINAIRE LOCATIONS

DESIGNED BY: J. DURAN
SCALE AS SHOWN
REFERENCE EL350.AGI

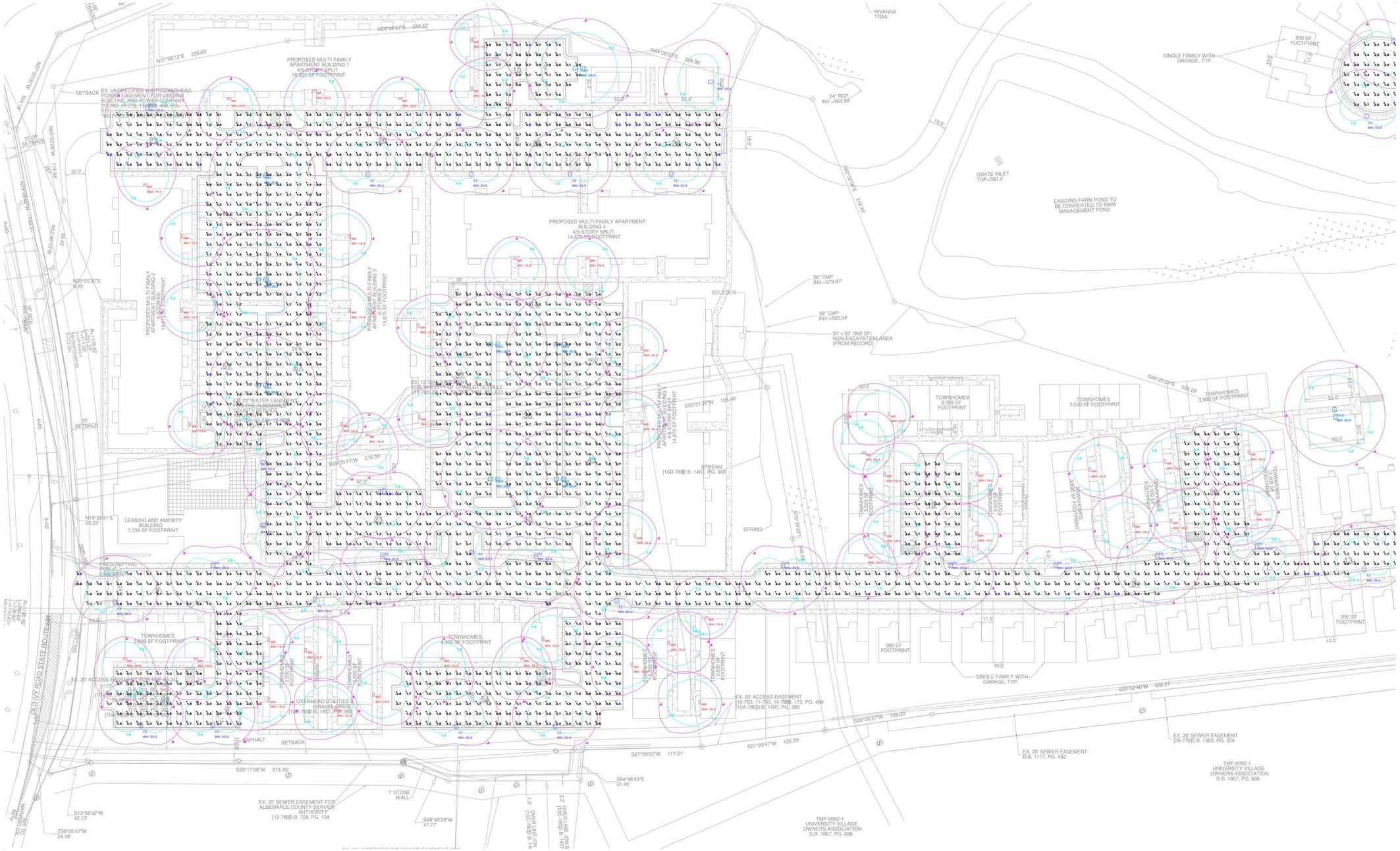
DATE 11/21/2023
Page 1 of 3
AGi32® Version 20.9.9

NOTES:
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Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename
	45	T3	Single	9939	0.900	IVAT3-100L740U	dlf1810114-15a-rev2.ies
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View_1:Plan Rotated 0 Tilted 0
Scale: 1 inch= 50 Ft.

OLD IVY RESIDENCES - COUNTY OF ALBEMARLE, VA
SITE LIGHTING LAYOUT
USING PROPOSED LUMINAIRE LOCATIONS

DESIGNED BY: J. DURAN
SCALE AS SHOWN
REFERENCE E1.350.AGI

DATE 11/21/2023
Page 2 of 3
AGI320 Version 20.9.9

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Page 3 of 3
AGI320 Version 20.9.9