OLD IVY RESIDENCES

FINAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

DRAWING INDEX (85 SHEETS)

CIVIL

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SITE LIGHTING

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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
ALLOWED BUILDING HEIGHT:	65' MAX.
FEMA FLOOD INSURANCE RATE MAP:	ZONE X; AREAS TO BE DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
MANAGED OVERLAY DISTRICTS:	AIRPORT IMPACT AREA, ENTRANCE CORRIDOR, MANAGED STEEP SLOPES
FRONT SETBACK:	5' MIN. 25' MAX.
SIDE SETBACK:	5' MIN.
REAR SETBACK:	20' MIN.
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	27.0 AC
OPEN SPACE*	8.37 AC
TOTAL PROJECT ACREAGE	35.37 AC

*OPEN SPACE WILL BE NO LESS THAN REQUIRED BY ZMA

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:	2.17 AC (1.09 AC ACTIVE REC.)
MAXIMUM HEIGHT OF ALL STRUCTURES:	51' 8" MAX.
PARKING SPACES REQUIRED:	781 SPACES
PARKING SPACES PROVIDED*:	798 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

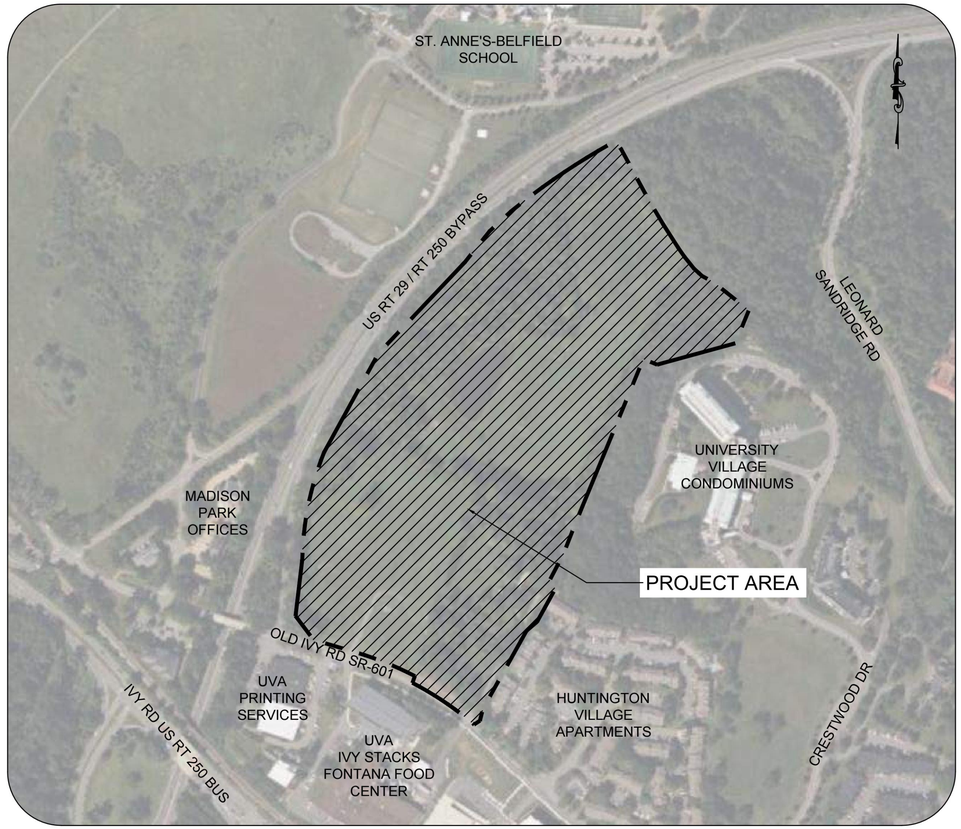
CONTACTS

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
01/16/24
PROFESSIONAL ENGINEER

SCALE

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE DECEMBER 11, 2023

TITLE
COVER

PROJECT NO. 50151935

C-000

SHEET NO. 1 OF 85

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

Dewberry

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GREYSTAR

OLD IVY RESIDENCES

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COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
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KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
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PROFESSIONAL ENGINEER

SCALE

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE DECEMBER 11, 2023

TITLE

GENERAL NOTES

PROJECT NO. 50151935

C-001

SHEET NO. 2 OF 85

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

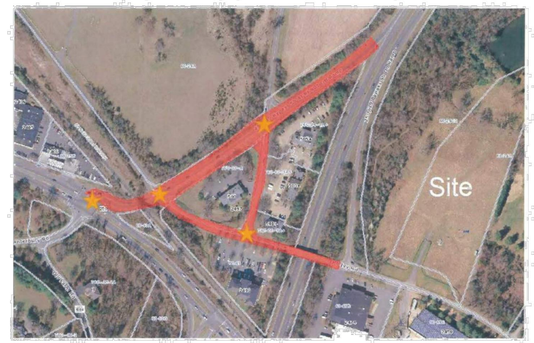
BEYER FAMILY INVESTMENT PARTNERSHIP, L.P.
a California limited partnership

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

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
01/16/24
PROFESSIONAL ENGINEER

SCALE

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

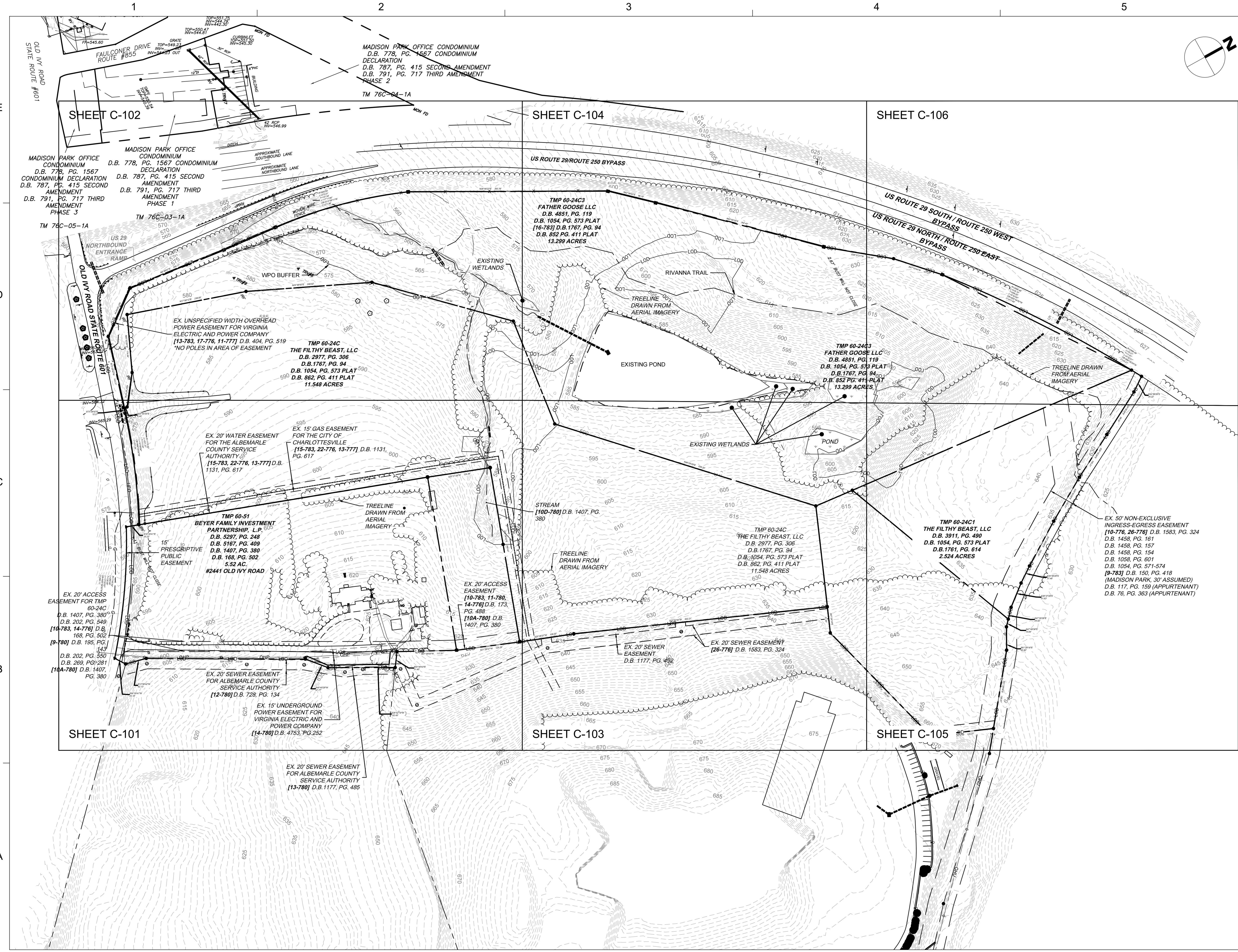
DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE DECEMBER 11, 2023
TITLE

GENERAL NOTES

PROJECT NO. 50151935

C-002

SHEET NO. 3 OF 85



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
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE DECEMBER 11, 2023

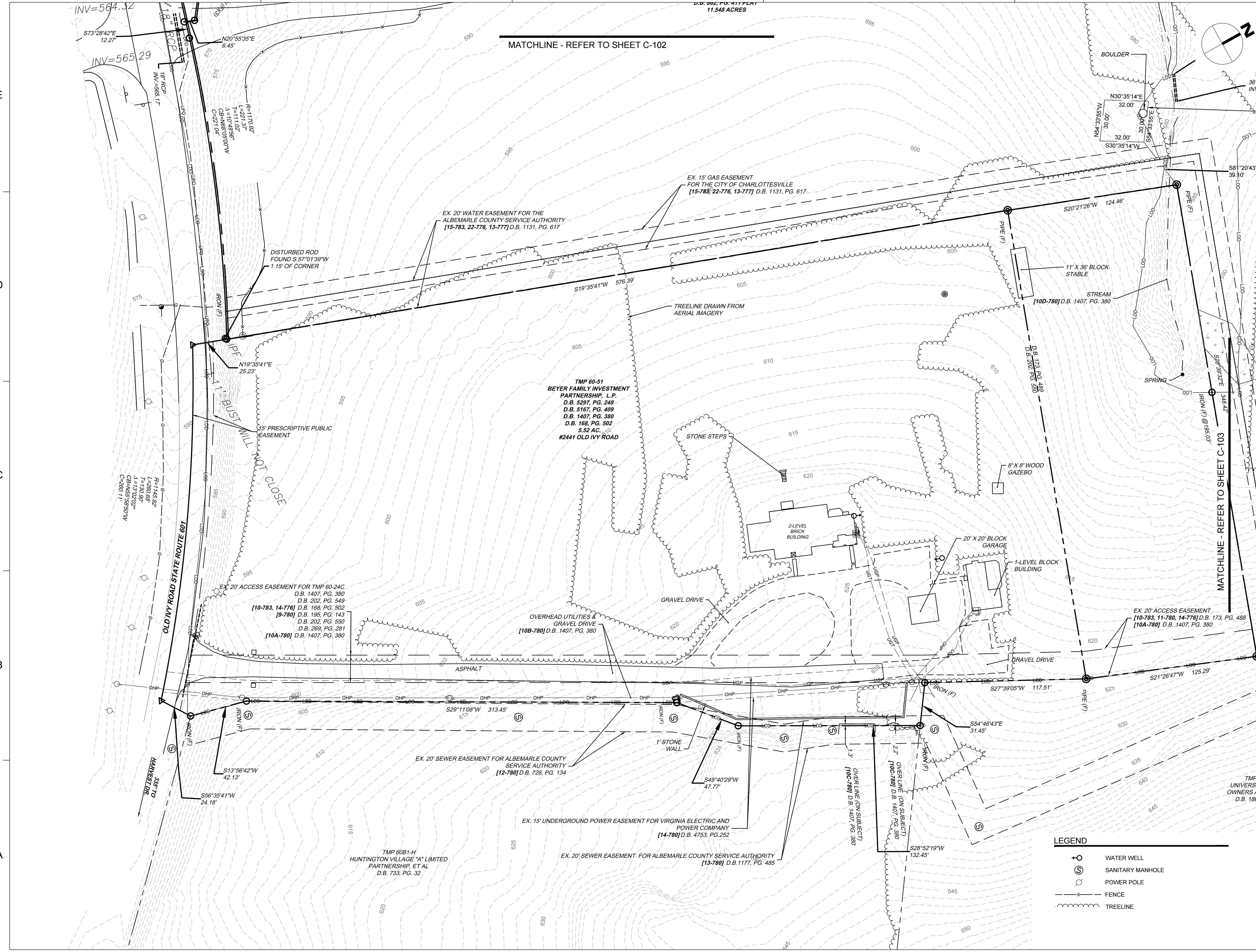
TITLE

OVERALL EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-100

SHEET NO. 4 OF 85



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
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

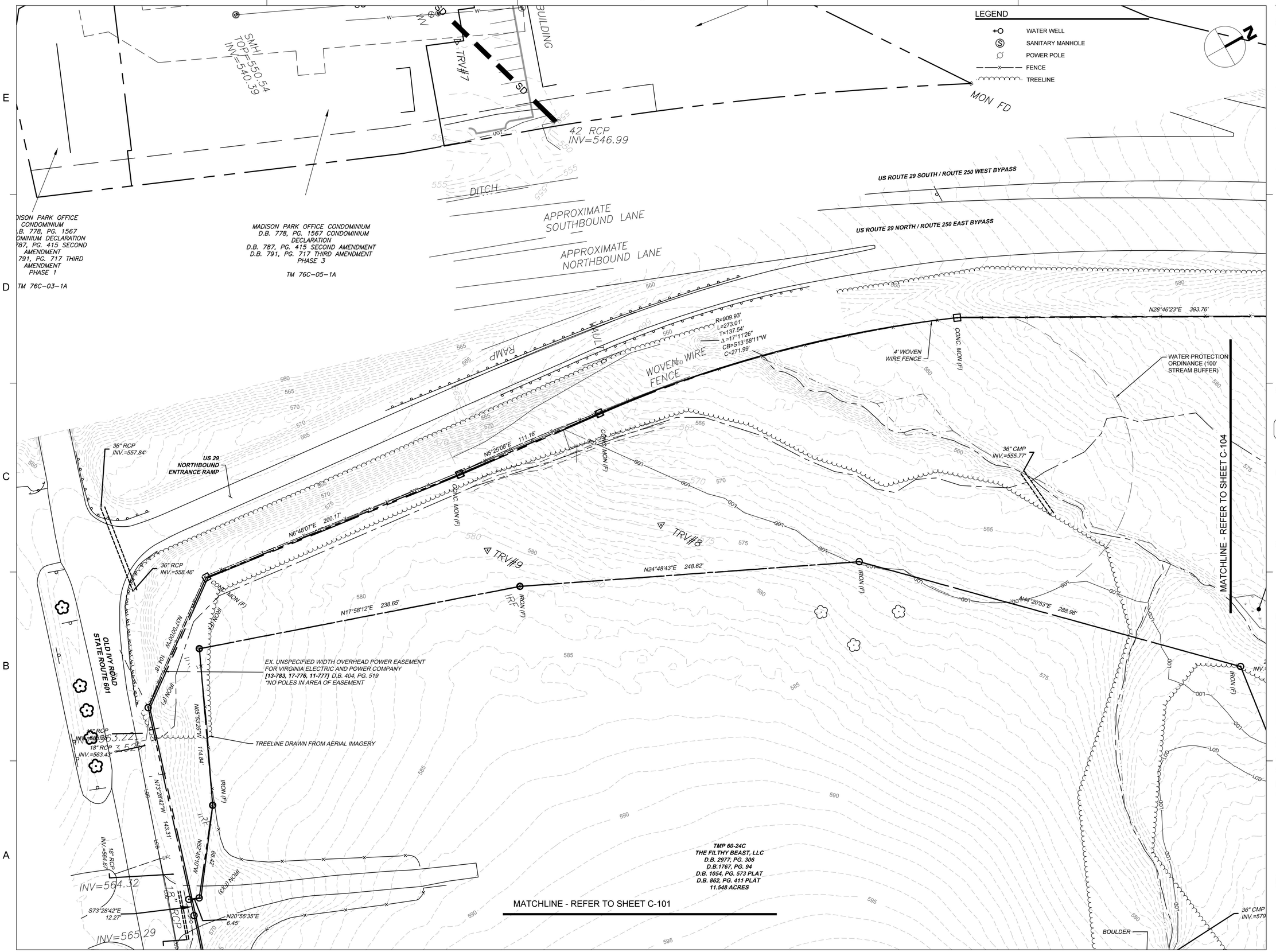
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APPROVED BY PGH
CHECKED BY DMK
DATE DECEMBER 11, 2023

TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-101



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
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

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TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-102

SHEET NO. 6 OF 85

1 2 3 4 5

E D C B A

MATCHLINE - REFER TO SHEET C-104

36" CMP
INV.=579.87'

36" CMP
INV.=580.54'

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

IRON (F)

EXISTING WETLANDS

POND

N46°25'29"E 539.20'

S81°20'43"W
39.10'

IRON (F) @ 588.85'

IRON (F)

S26°39'27"E
348.42'

IRON (F) @ 196.03'

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

S67°29'19"E
51.55'

IRON (F)

PIPE (F)

S20°26'37"W 108.00'

S22°52'40"W 502.21'

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

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

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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Patrick Hill
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01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

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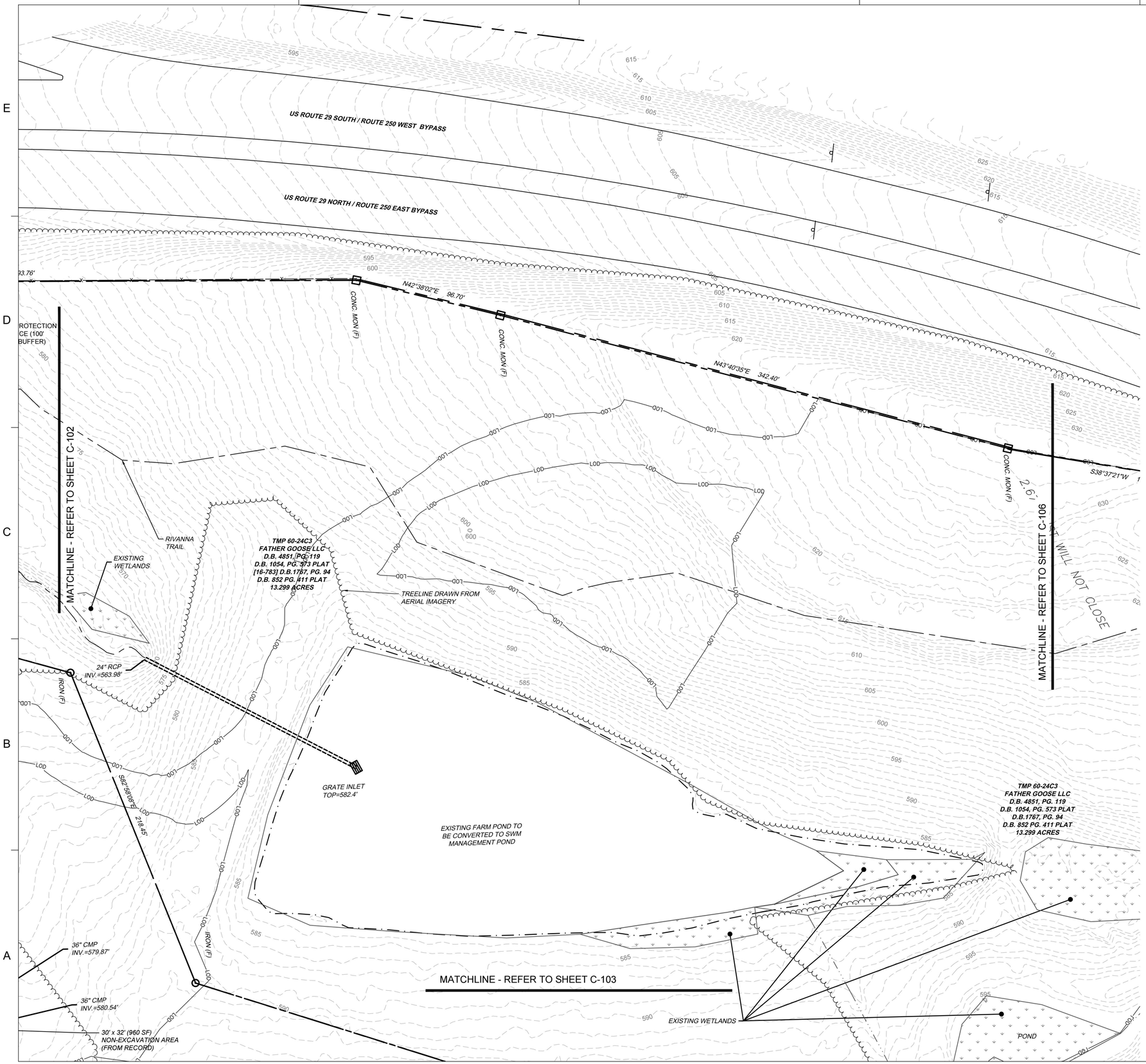
TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-103

SHEET NO. 7 OF 85



LEGEND

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

Dewberry

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Suite 200
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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
01/16/24
PROFESSIONAL ENGINEER

SCALE

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SCALE: 1" = 80'

REVISIONS

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TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-104

SHEET NO. 8 OF 85



Dewberry

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COUNTY OF ALBEMARLE, VA

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TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-105



LEGEND

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

Dewberry

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SCALE

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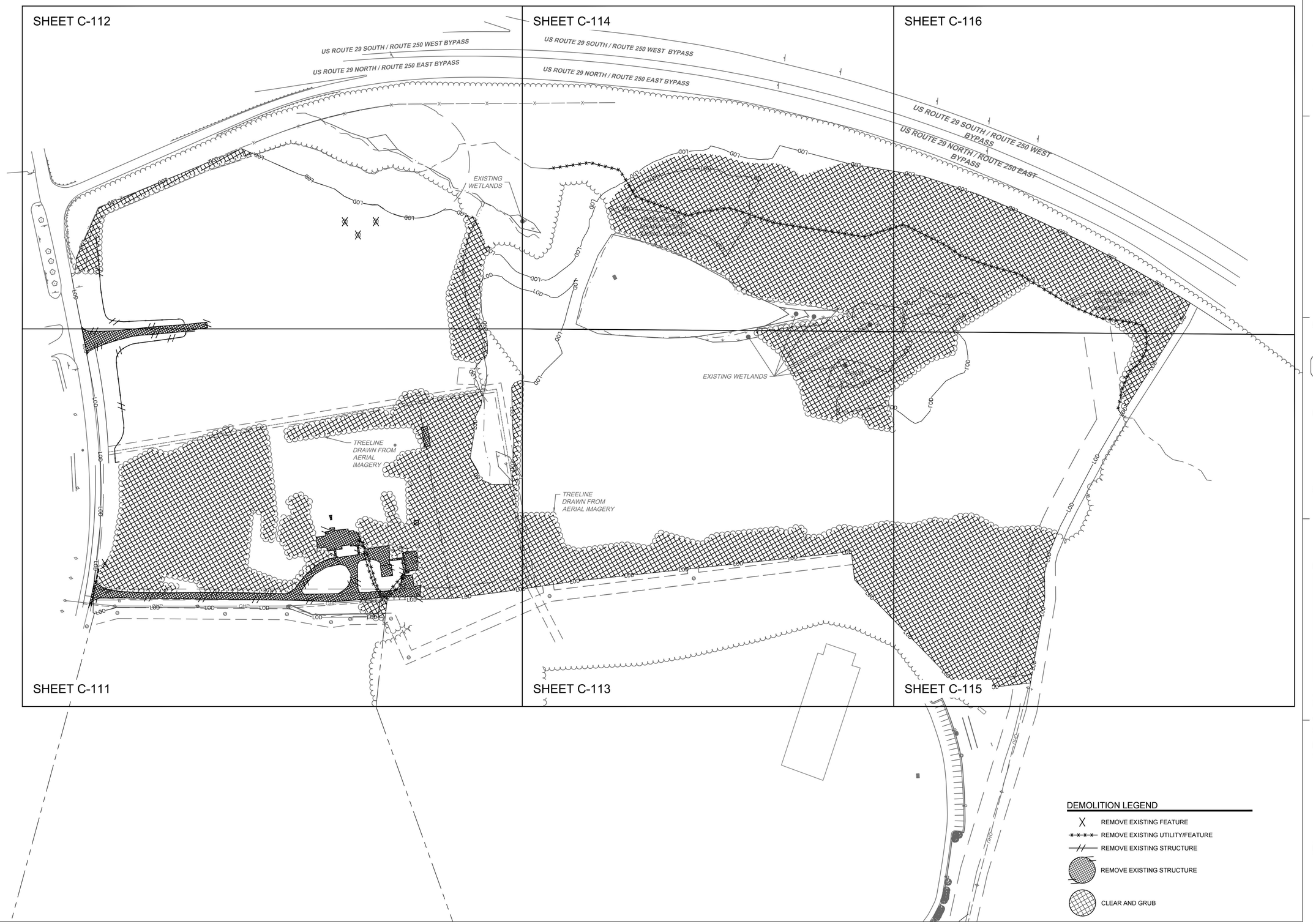
TITLE

EXISTING CONDITIONS MAP

PROJECT NO. 50151935

C-106

SHEET NO. 10 OF 85



DEMOLITION LEGEND

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

Dewberry

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GREYSTAR

OLD IVY RESIDENCES

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COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

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SCALE

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NO.	DESCRIPTION	DATE
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TITLE

OVERALL DEMOLITION PLAN

PROJECT NO. 50151935

C-110

SHEET NO. 11 OF 85



DEMOLITION LEGEND

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

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2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

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01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

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TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-111

SHEET NO. 12 OF 85

1 2 3 4 5

E D C B A

DEMOLITION LEGEND

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

N

US ROUTE 29 SOUTH / ROUTE 250 WEST BYPASS

US ROUTE 29 NORTH / ROUTE 250 EAST BYPASS

WATER PROTECTION ORDINANCE (100' STREAM BUFFER)

US 29 NORTHBOUND ENTRANCE RAMP

OLD IVY ROAD STATE ROUTE 601

CLEAR AND GRUB

REMOVE TREES

TREELINE DRAWN FROM AERIAL IMAGERY

REMOVE FENCE

REMOVE DRIVEWAY

MATCHLINE - REFER TO SHEET C-111

MATCHLINE - REFER TO SHEET C-114

Dewberry

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804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

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NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
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PROFESSIONAL ENGINEER
01/16/24

SCALE

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TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-112

SHEET NO. 13 OF 85

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

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

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GREYSTAR

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FINAL SITE PLAN

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TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-113

SHEET NO. 14 OF 85



DEMOLITION LEGEND

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

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GREYSTAR

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TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-114

SHEET NO. 15 OF 85



DEMOLITION LEGEND

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

Dewberry

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804.290.7957

GREYSTAR

OLD IVY RESIDENCES

2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

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COMMONWEALTH OF VIRGINIA
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01/16/24
PROFESSIONAL ENGINEER

SCALE

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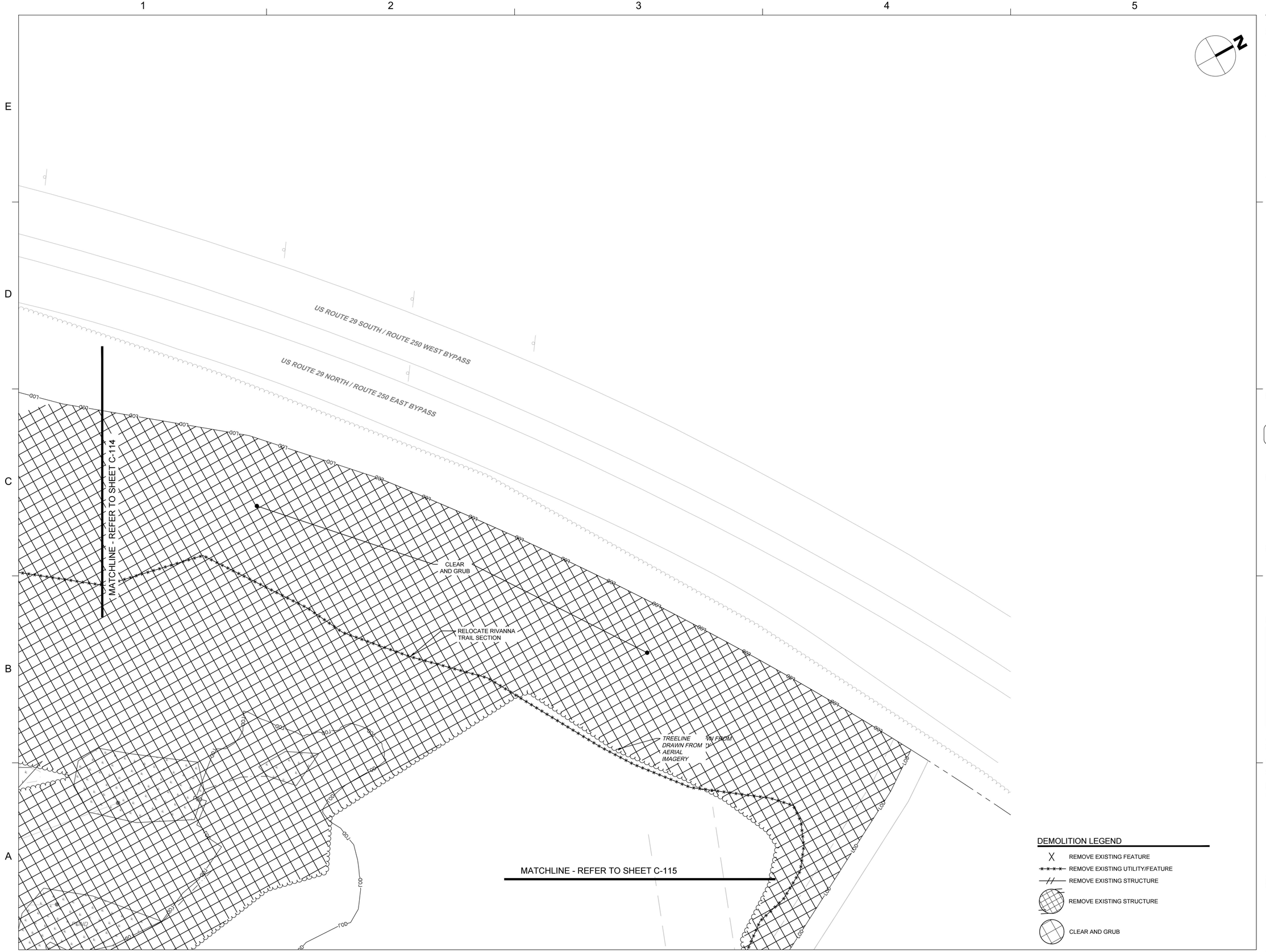
TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-115

SHEET NO. 16 OF 85



DEMOLITION LEGEND

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

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01/16/24
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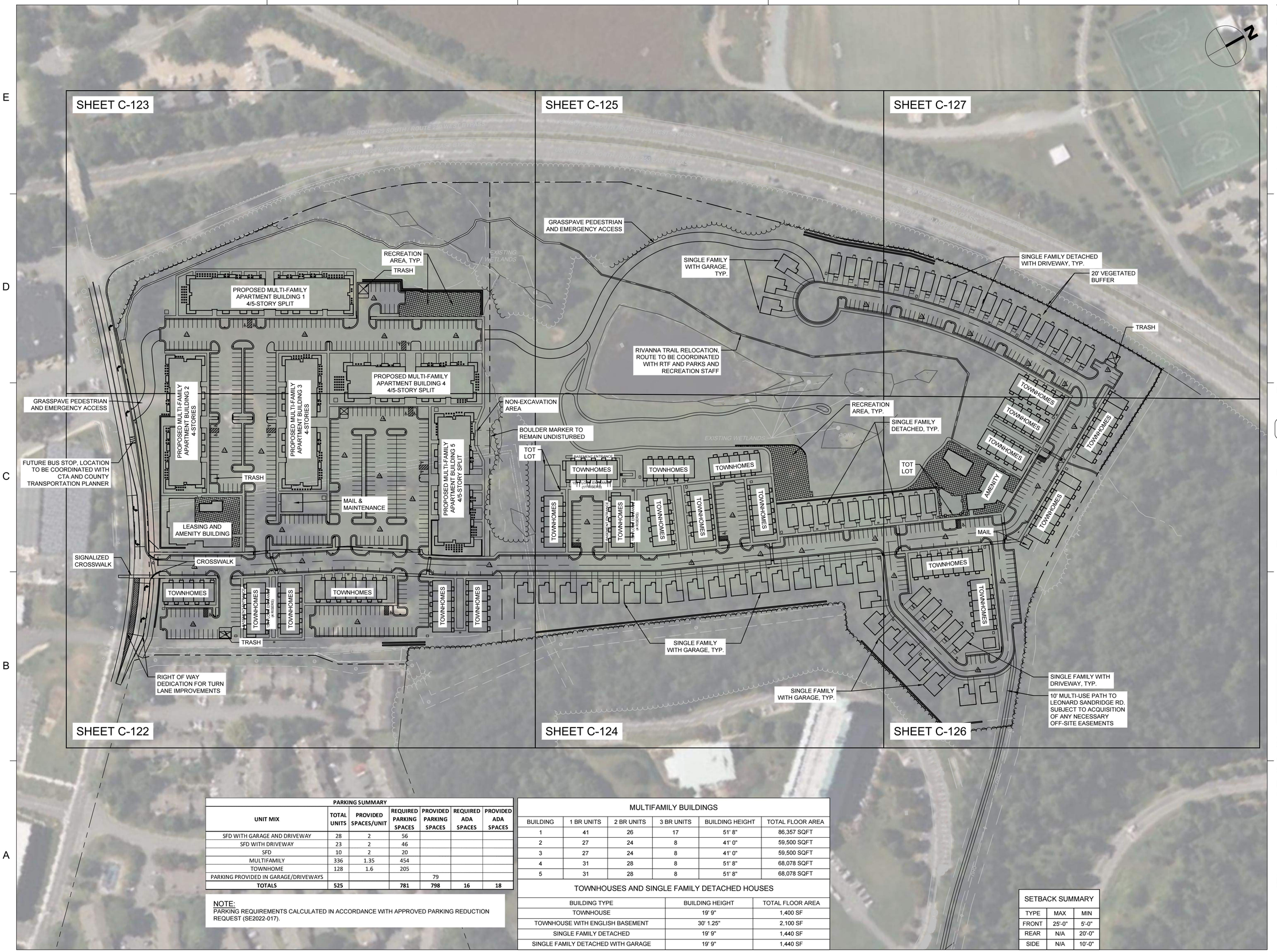
TITLE

DEMOLITION PLAN

PROJECT NO. 50151935

C-116

SHEET NO. 17 OF 85



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**	**798**	**16**	**18**

NOTE:
PARKING REQUIREMENTS CALCULATED IN ACCORDANCE WITH APPROVED PARKING REDUCTION REQUEST (SE2022-017).

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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GREYSTAR

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COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

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KEY PLAN

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PATRICK GAGE HILL
Lic. No. 063308
01/16/24
PROFESSIONAL ENGINEER

SCALE

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REVISIONS

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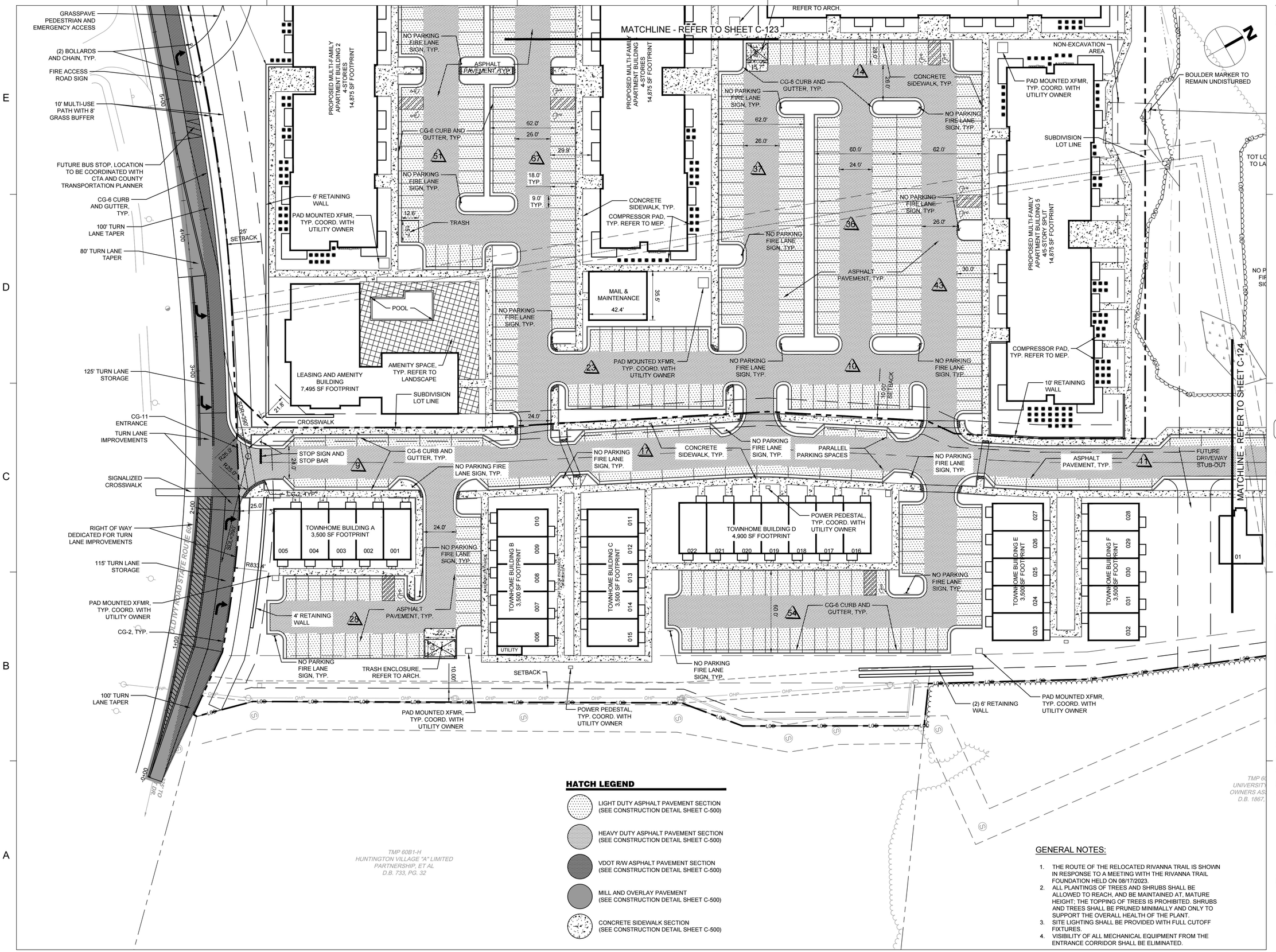
TITLE

OVERALL SITE PLAN

PROJECT NO. 50151935

C-120

SHEET NO. 18 OF 85



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.
3. SITE LIGHTING SHALL BE PROVIDED WITH FULL CUTOFF FIXTURES.
4. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

Dewberry

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GREYSTAR

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FINAL SITE PLAN

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PATRICK GAGE HILL
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01/16/24
PROFESSIONAL ENGINEER

SCALE

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SCALE: 1" = 30'

REVISIONS

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TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-122

SHEET NO. 19 OF 85

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.
3. SITE LIGHTING SHALL BE PROVIDED WITH FULL CUTOFF FIXTURES.
4. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

US ROUTE 29 SOUTH / ROUTE 250 WEST BYPASS

US ROUTE 29 NORTH / ROUTE 250 EAST BYPASS

US 29 NORTHBOUND ENTRANCE RAMP

REPLACE RIVANNA TRAIL

10.00' SETBACK

R50.0'

CG-6 CURB AND GUTTER, TYP.

7-6.3

7-0.0

6-0.0

FIRE ACCESS ROAD SIGN

25.00' SETBACK

280'

20.0'

9.0' TYP.

18.0' TYP.

GRASSPAVE PEDESTRIAN AND EMERGENCY ACCESS

300' TURN LANE STORAGE

GRASSPAVE PEDESTRIAN AND EMERGENCY ACCESS

(2) BOLLARDS AND CHAIN, TYP.

FIRE ACCESS

COMPRESSOR PAD, TYP. REFER TO MEP.

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

PAD MOUNTED XFMR, TYP. COORD. WITH UTILITY OWNER

NO PARKING FIRE LANE SIGN, TYP.

CG-6 CURB AND GUTTER, TYP.

CONCRETE SIDEWALK, TYP.

ASPHALT PAVEMENT, TYP.

NO PARKING FIRE LANE SIGN, TYP.

CG-6 CURB AND GUTTER, TYP.

NO PARKING FIRE LANE SIGN, TYP.

COMPRESSOR PAD, TYP. REFER TO MEP.

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

62.0'

26.0'

27.2'

NO PARKING FIRE LANE SIGN, TYP.

ASPHALT PAVEMENT, TYP.

MATCHLINE - REFER TO SHEET C-122

(2) 5' RETAINING WALLS

100.3'

208'

RECREATION AREA, REFER TO LANDSCAPE

TRASH 20'

24.0'

24'

0.82

5.0'

5.0'

24.0'

0.82

5.0'

5.0'

COMPRESSOR PAD, TYP. REFER TO MEP.

PAD MOUNTED XFMR, TYP. COORD. WITH UTILITY OWNER

TRASH ENCLOSURE, REFER TO ARCH.

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

NON-EXCAVATION AREA

WATER PROTECTION ORDINANCE (100' STREAM BUFFER)

10.00' SETBACK

20.00' SETBACK

EXISTING RIVANNA TRAIL TO REMAIN

MATCHLINE - REFER TO SHEET C-125

GRASSPAVE PEDESTRIAN AND EMERGENCY ACCESS

18.0'

FIRE ACCESS ROAD SIGN

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
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

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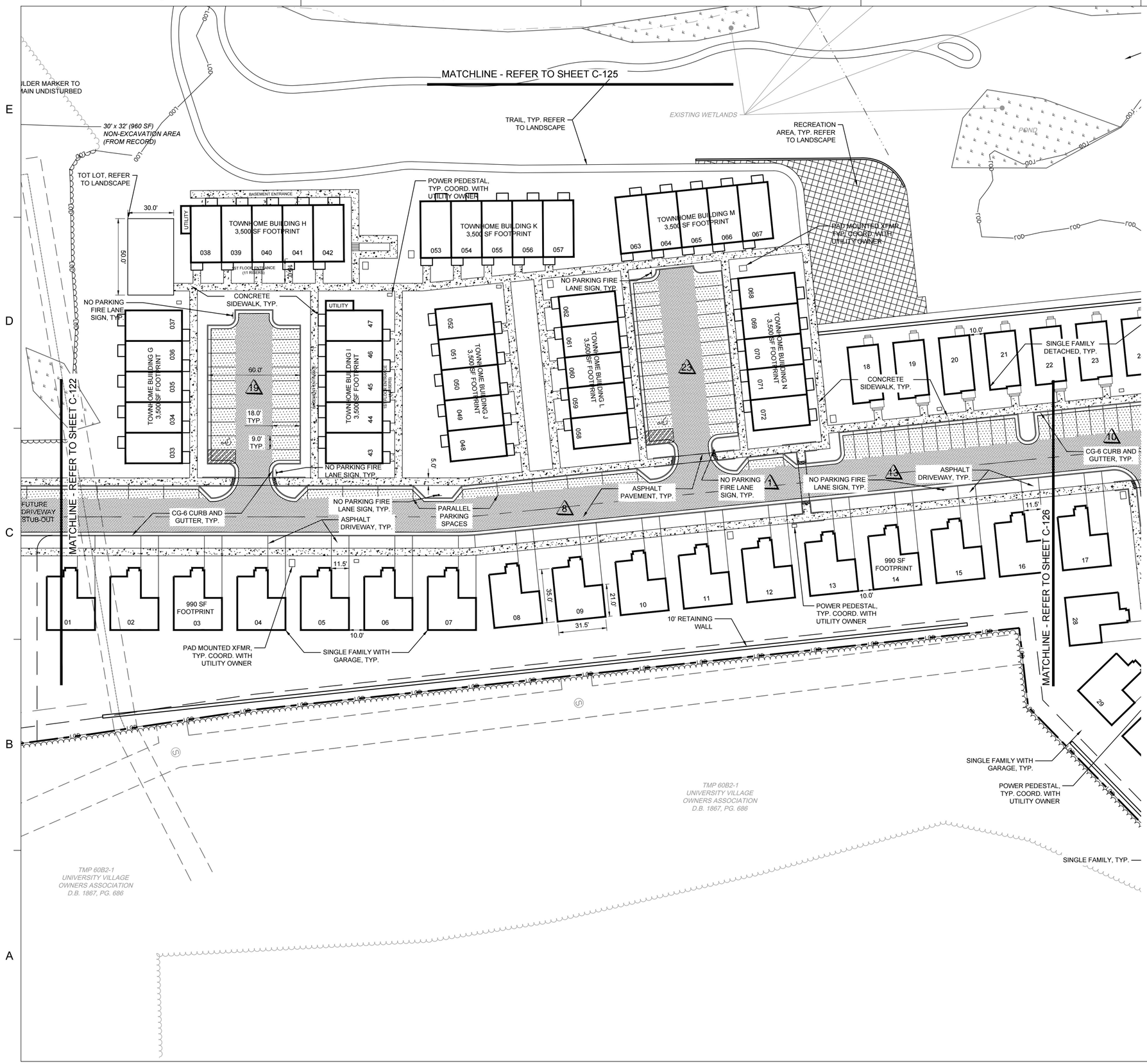
TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-123

SHEET NO. 20 OF 85



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.
3. SITE LIGHTING SHALL BE PROVIDED WITH FULL CUTOFF FIXTURES.
4. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

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)

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COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

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NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
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Lic. No. 063308
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

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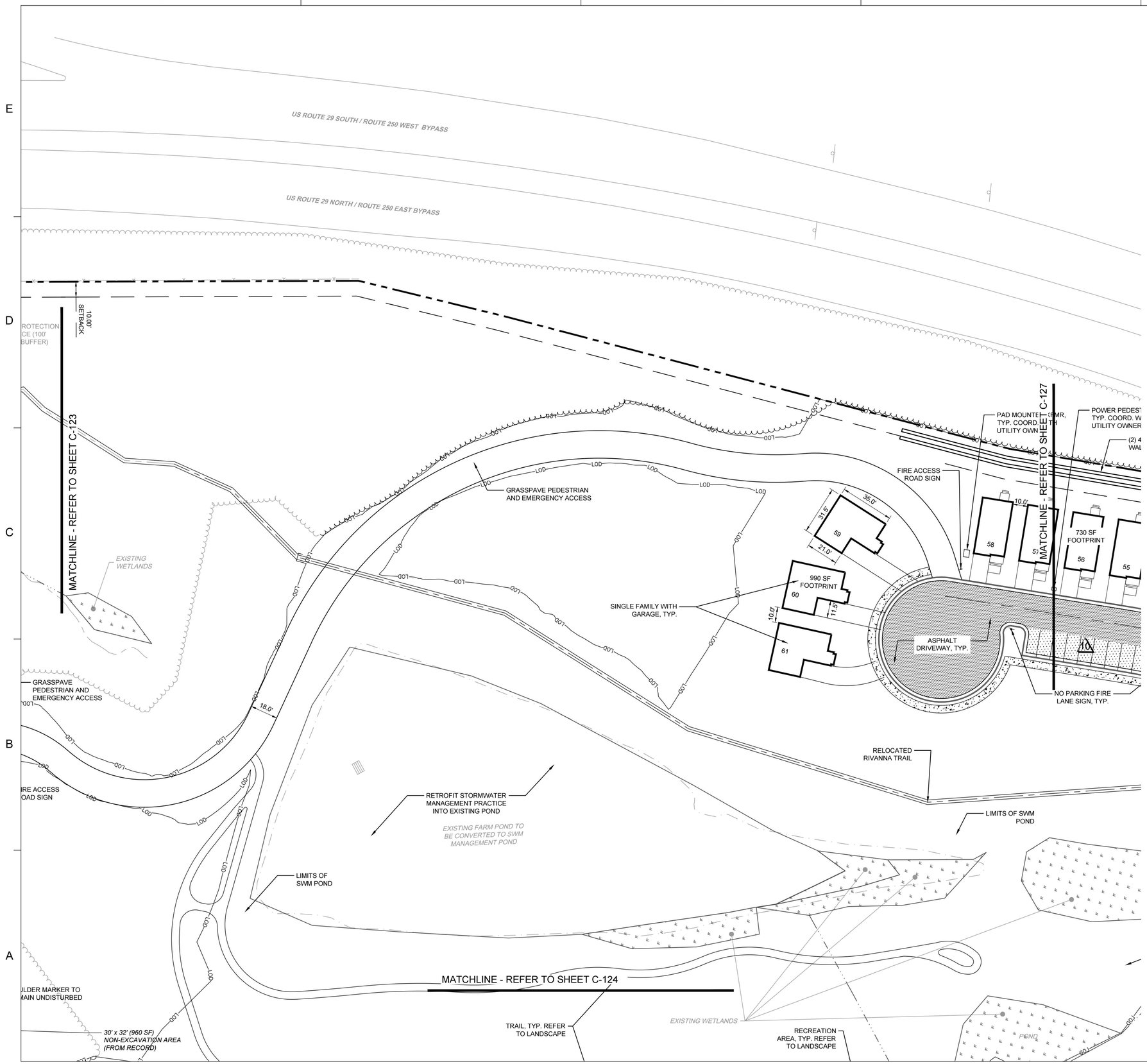
TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-124

SHEET NO. 21 OF 85



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.
3. SITE LIGHTING SHALL BE PROVIDED WITH FULL CUTOFF FIXTURES.
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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)

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KEY PLAN

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01/16/24
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-125

SHEET NO. 22 OF 85



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.
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3. SITE LIGHTING SHALL BE PROVIDED WITH FULL CUTOFF FIXTURES.
4. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

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)

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COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

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KEY PLAN

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PATRICK GAGE HILL
Lic. No. 063308
01/16/24
PROFESSIONAL ENGINEER

SCALE

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SCALE: 1" = 30'

REVISIONS

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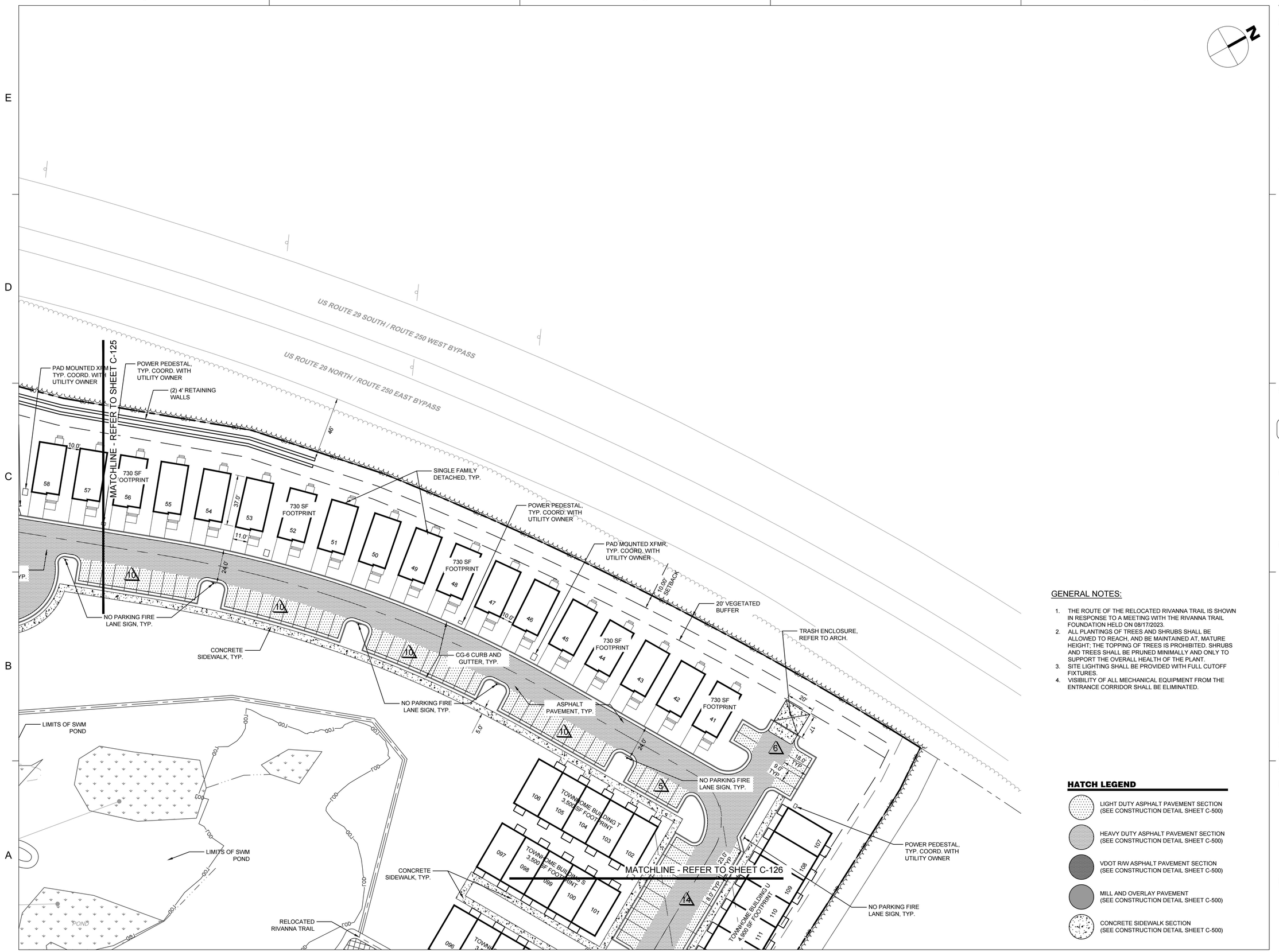
TITLE

SITE LAYOUT PLAN

PROJECT NO. 50151935

C-126

SHEET NO. 23 OF 85



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.
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3. SITE LIGHTING SHALL BE PROVIDED WITH FULL CUTOFF FIXTURES.
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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)

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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 Hill
PATRICK GAGE HILL
Lic. No. 063308
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE
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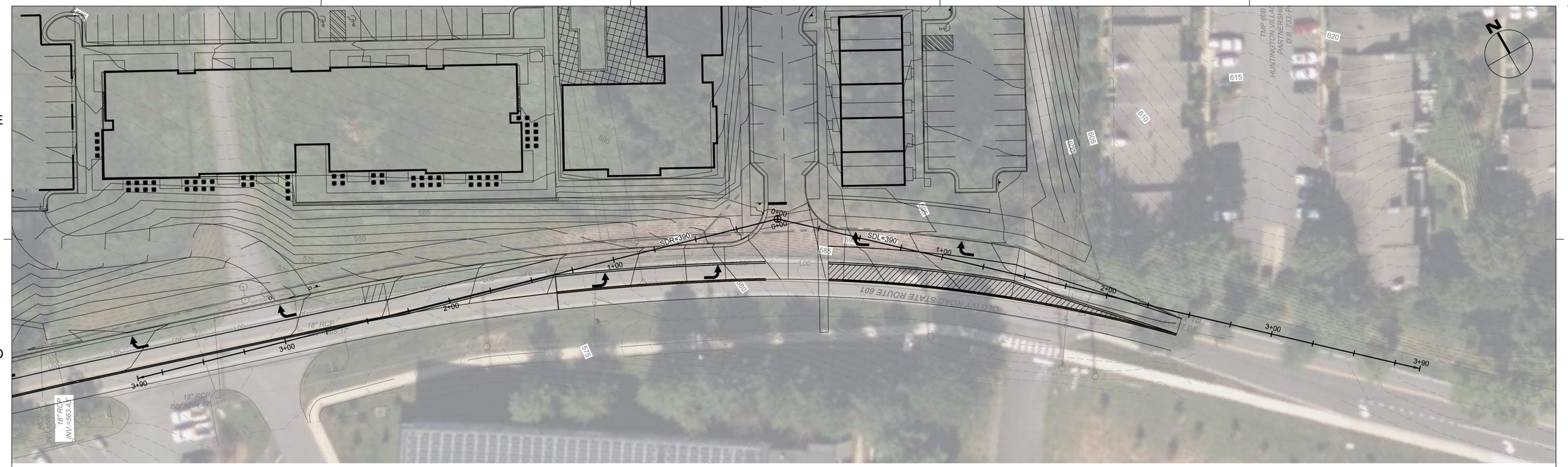
TITLE

SITE LAYOUT PLAN

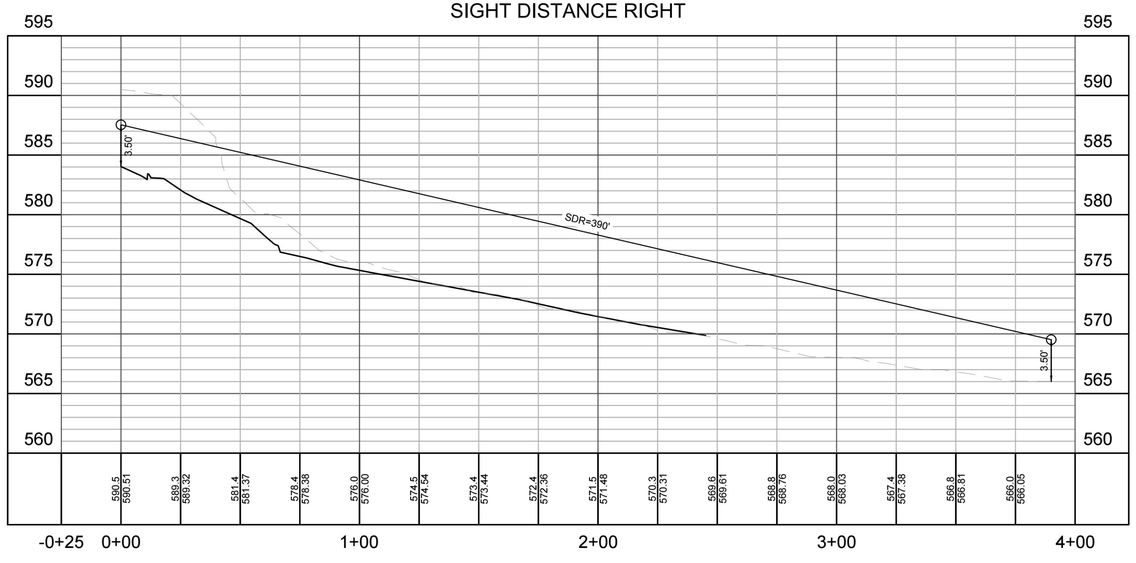
PROJECT NO. 50151935

C-127

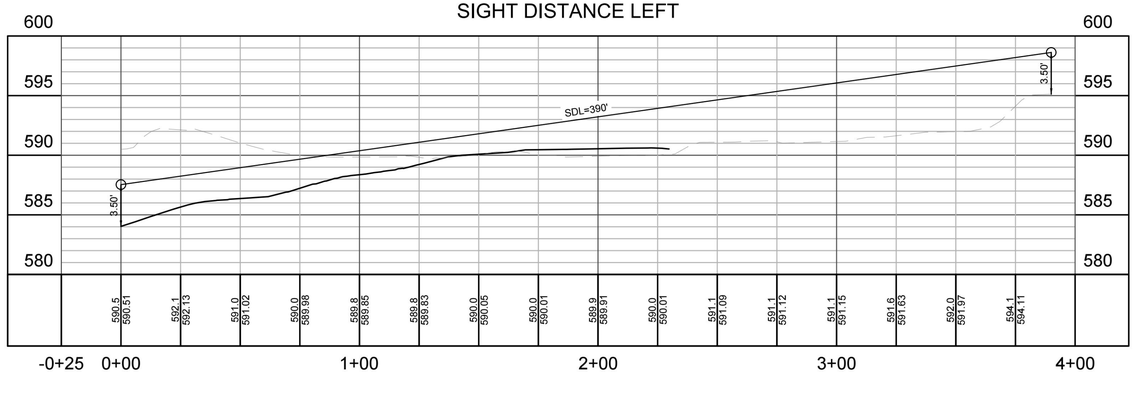
SHEET NO. 24 OF 85



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
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KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

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

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

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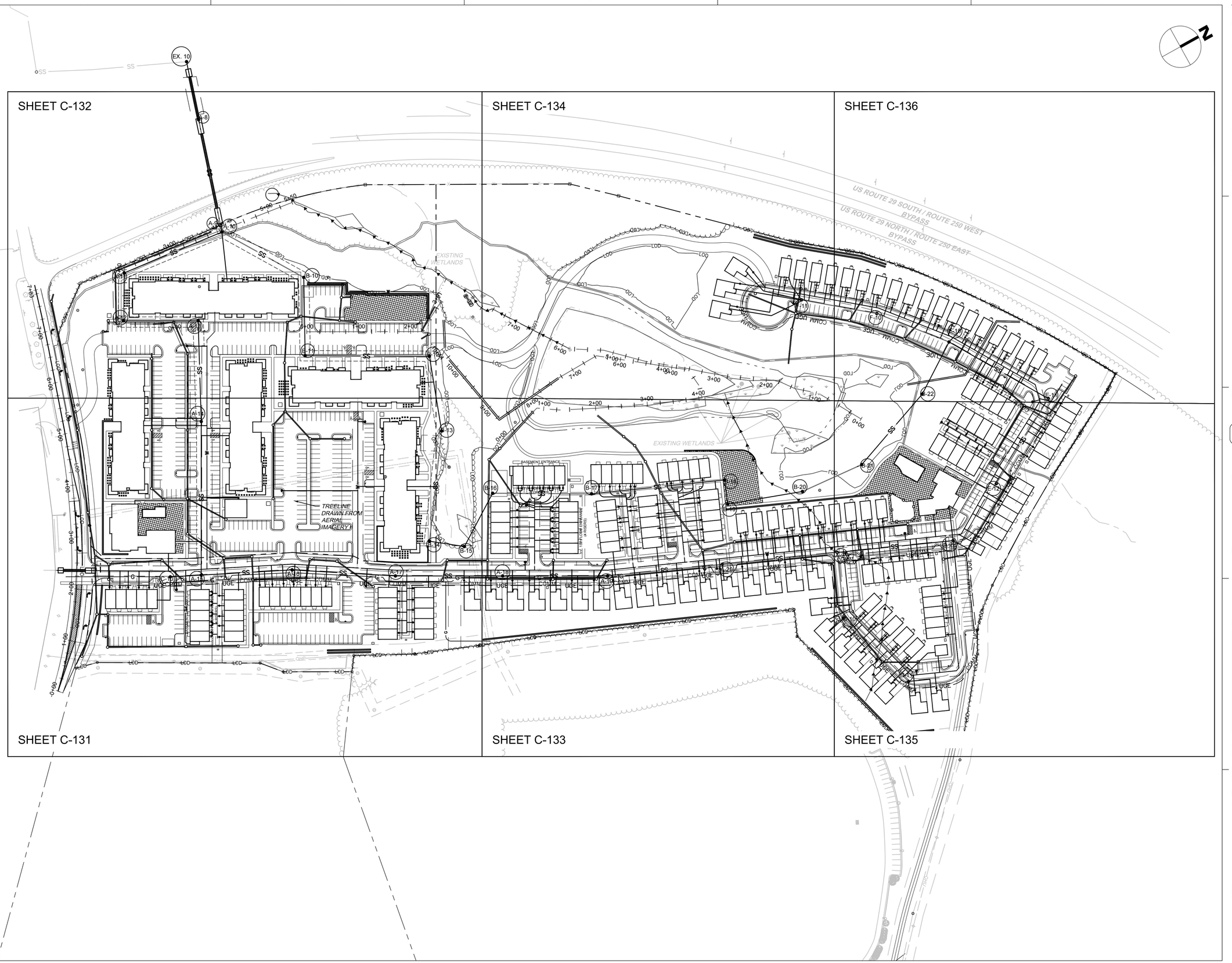
TITLE

SIGHT DISTANCE PLAN & PROFILE

PROJECT NO. 50151935

C-128

SHEET NO. 25 OF 85



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Suite 200
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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
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

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TITLE

OVERALL UTILITY PLAN

PROJECT NO. 50151935

C-130

SHEET NO. 26 OF 85

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

20' WATER ESMT.

10' DRAINAGE ESMT

6" COMBINED SERVICE, TYP.

10' MIN. CLEAR SEPARATION

8" PVC SDR-35 SAN. LATERAL TYP.

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

30' UTILITY ESMT.

8" PVC SDR-35 SAN. SEWER MAIN

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

1" WATER SERVICE, TYP

12" DIP WATER MAIN (PUBLIC)

1" TYPE K COPPER DOMESTIC SERVICE, TYP.

6" DI FIRE LINE

FIRE DEPT. CONNECTION, TYP.

FIRE HYDRANT ASSEMBLY, TYP.

8" PVC SDR-35 SAN. SEWER MAIN

12" DIP WATER MAIN (PUBLIC)

6" COMBINED SERVICE, TYP.

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

8" PVC SDR-35 SAN. SEWER MAIN

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

1" TYPE K COPPER DOMESTIC SERVICE, TYP.

1" TYPE K COPPER DOMESTIC SERVICE, TYP.

20' WATER ESMT.

BASEMENT ENTRANCE

1ST FLOOR ENTRANCE ELEVATION

OLD IVY ROAD STATE ROUTE 601

HARVEST DR

ASPHALT

1' STONE WALL

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

2.2' 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

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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
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

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TITLE

UTILITY PLAN

PROJECT NO. 50151935

C-131

SHEET NO. 27 OF 85

1 2 3 4 5

E D C B A

EX. 10
10+00
CORE NEW CONNECTION TO EXISTING MANHOLE
10'x15' RECEIVING PIT
JACK AND BORE BENEATH STORM SEWER
25' UTILITY EASEMENT REQUIRED TO PUBLIC MANHOLE
EX. SAN MH INV.=539.82 (FROM GIS)
SMH TOP=550.54 INV=540.39
TRV#7
BUILDING
MON. FD
A-8
10'x30' RECEIVING/ BORING PIT
OFF-SITE SANITARY EXTENSION
DITCH
APPROXIMATE SOUTHBOUND LANE
APPROXIMATE NORTHBOUND LANE
US ROUTE 29 SOUTH / ROUTE 250 WEST BYPASS
US ROUTE 29 NORTH / ROUTE 250 EAST BYPASS
JACK AND BORE PIPE BENEATH HIGHWAY AND EXIT RAMP. COORDINATE WITH VDOT AND ACSA.
RAMP
WOVEN WIRE FENCE
4' WOVEN WIRE FENCE
10'x30' BORING PIT
A-9
A-10
36" RCP INV.=557.84'
US 29 NORTHBOUND ENTRANCE RAMP
36" CMP INV.=555.77'
WATER PROTECTION ORDINANCE (100' STREAM BUFFER)
MATCHLINE - REFER TO SHEET C-134
6" PVC SDR-35 SAN. LATERAL TYP.
8" PVC SDR-35 SAN. SEWER MAIN
TRV#8
36" RCP INV.=558.46'
A-11
A-12
A-13
B-10
B-11
B-12
DRAINAGE ESMT
6" COMBINED SERVICE, TYP.
6" PVC SDR-35 SAN. LATERAL TYP.
20' SANITARY ESMT.
FIRE HYDRANT ASSEMBLY, TYP.
12" DIP WATER MAIN (PUBLIC)
FIRE HYDRANT ASSEMBLY, TYP.
FIRE DEPT. CONNECTION, TYP.
8" PVC SDR-35 SAN. SEWER MAIN
10' MIN. CLEAR SEPARATION
20' WATER ESMT.
OLD IVY ROAD STATE ROUTE 601
18" RCP INV.=563.28'
18" RCP INV.=563.43'
MATCHLINE - REFER TO SHEET C-131
6" PVC SDR-35 SAN. LATERAL, TYP.
INV.

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FINAL SITE PLAN

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01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

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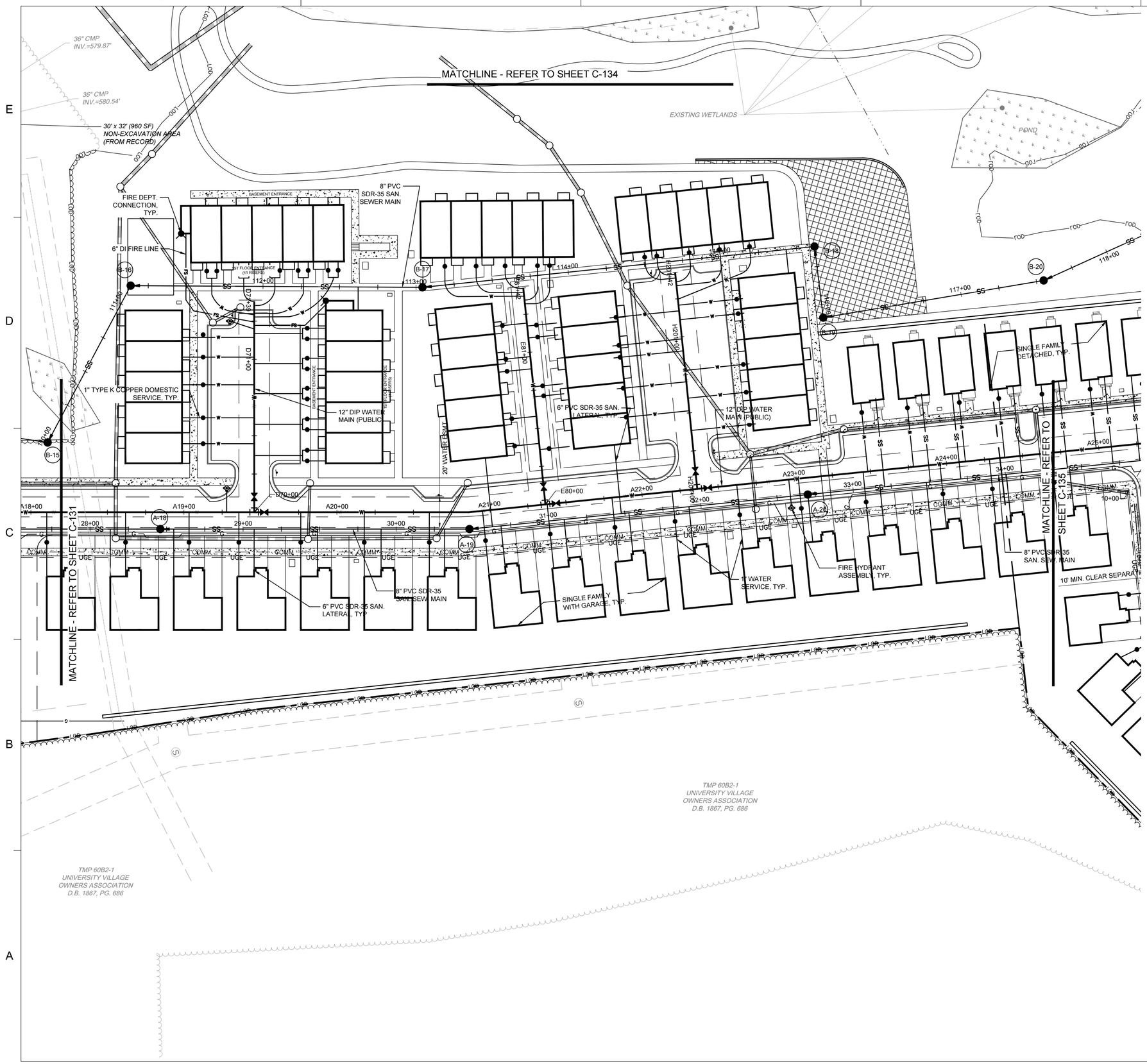
TITLE

UTILITY PLAN

PROJECT NO. 50151935

C-132

SHEET NO. 28 OF 85



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SCALE

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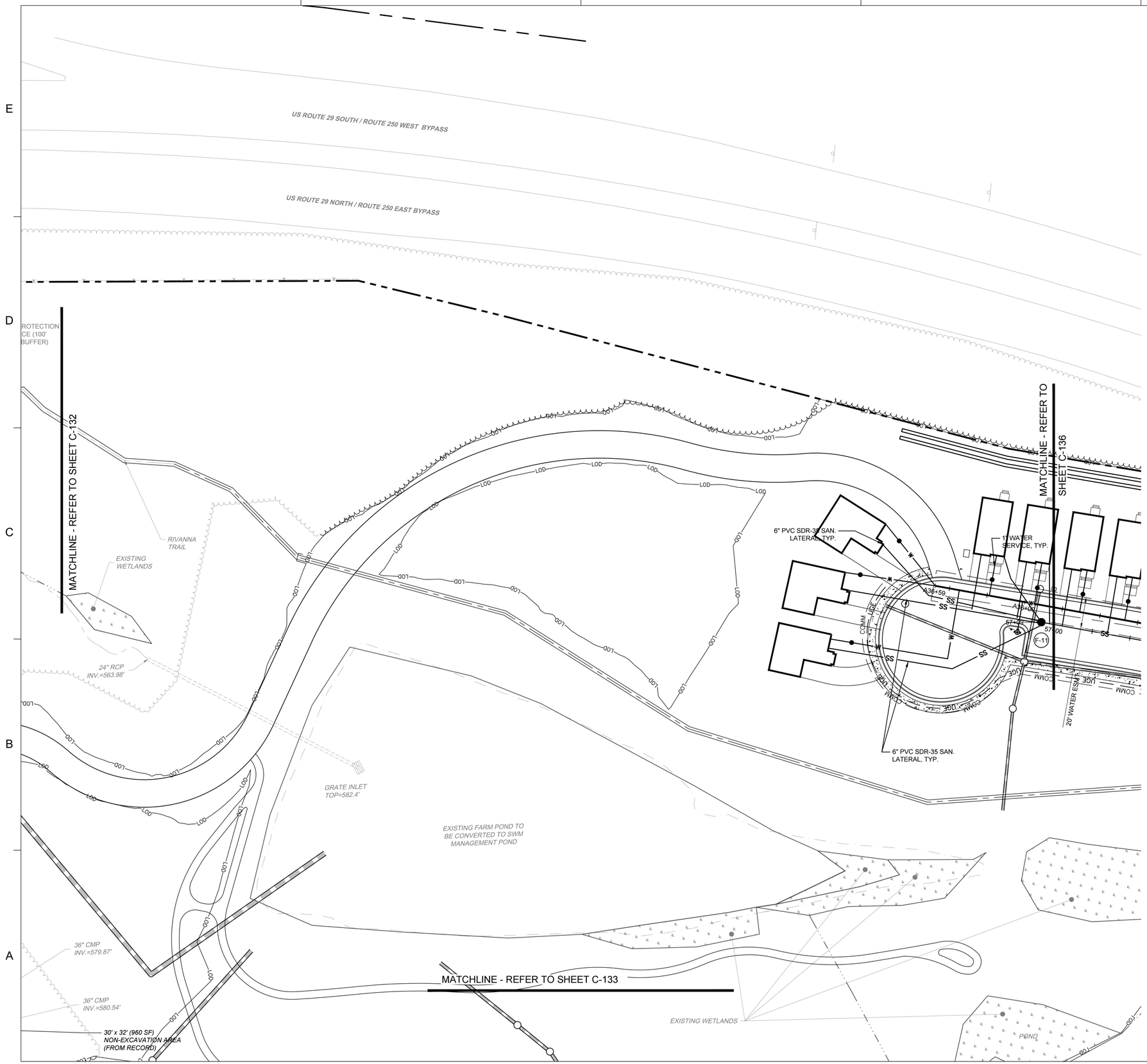
TITLE

UTILITY PLAN

PROJECT NO. 50151935

C-133

SHEET NO. 29 OF 85



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SCALE

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REVISIONS

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TITLE

UTILITY PLAN

PROJECT NO. 50151935

C-134

SHEET NO. 30 OF 85



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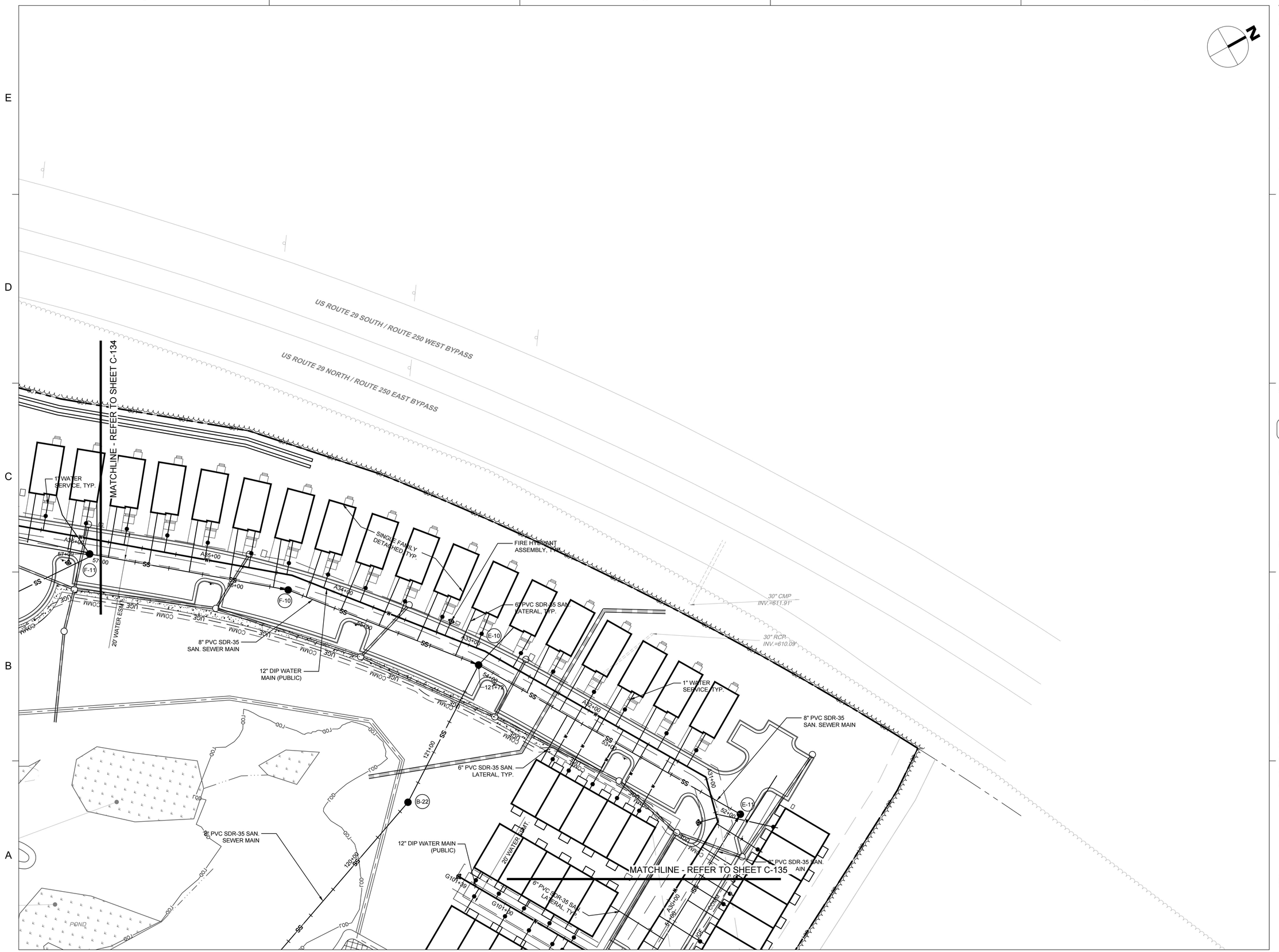
TITLE

UTILITY PLAN

PROJECT NO. 50151935

C-135

SHEET NO. 31 OF 85



Dewberry

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GREYSTAR

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2441 OLD IVY ROAD
COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

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PATRICK GAGE HILL
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01/16/24
PROFESSIONAL ENGINEER

SCALE

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SCALE: 1" = 30'

REVISIONS

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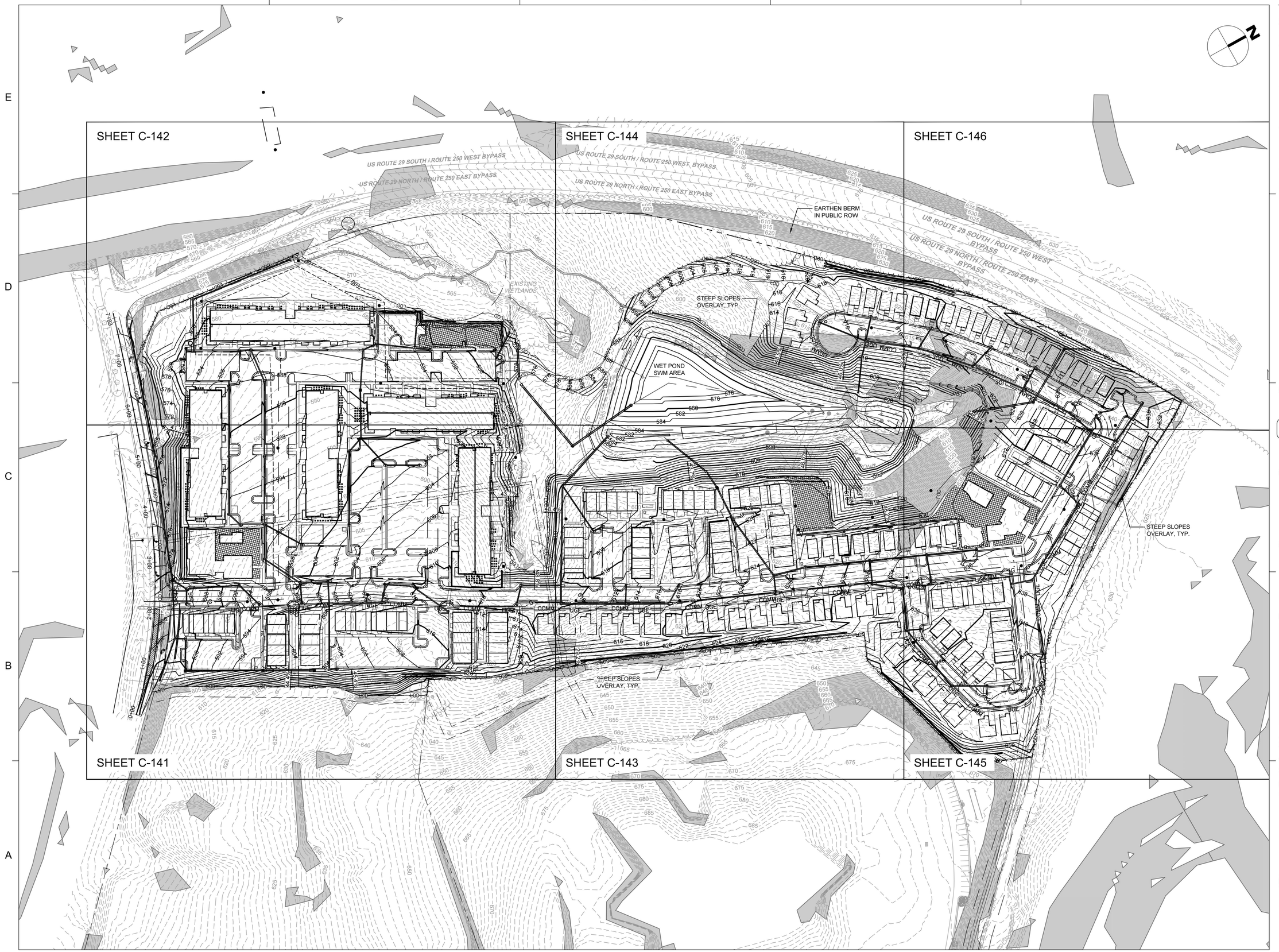
TITLE

UTILITY PLAN

PROJECT NO. 50151935

C-136

SHEET NO. 32 OF 85



Dewberry

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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 Hill
PATRICK GAGE HILL
Lic. No. 063308
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE DECEMBER 11, 2023

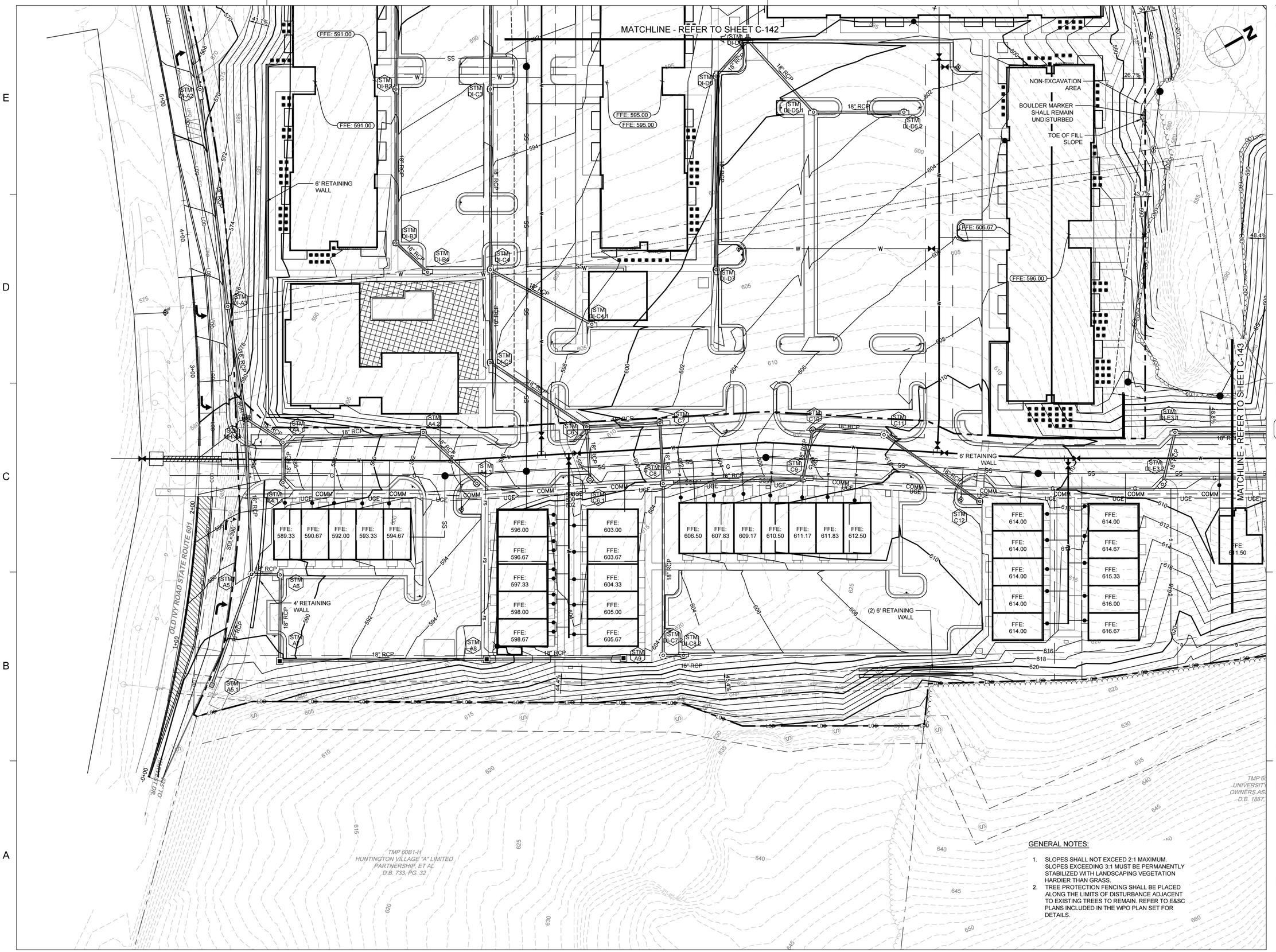
TITLE

OVERALL GRADING PLAN

PROJECT NO. 50151935

C-140

SHEET NO. 33 OF 85



GENERAL NOTES:

1. SLOPES SHALL NOT EXCEED 2:1 MAXIMUM. SLOPES EXCEEDING 3:1 MUST BE PERMANENTLY STABILIZED WITH LANDSCAPING VEGETATION HARDIER THAN GRASS.
2. TREE PROTECTION FENCING SHALL BE PLACED ALONG THE LIMITS OF DISTURBANCE ADJACENT TO EXISTING TREES TO REMAIN. REFER TO E&SC PLANS INCLUDED IN THE WPO PLAN SET FOR DETAILS.

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
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE DECEMBER 11, 2023

TITLE

GRADING PLAN

PROJECT NO. 50151935

C-141

SHEET NO. 34 OF 85

GENERAL NOTES:

1. SLOPES SHALL NOT EXCEED 2:1 MAXIMUM. SLOPES EXCEEDING 3:1 MUST BE PERMANENTLY STABILIZED WITH LANDSCAPING VEGETATION HARDIER THAN GRASS.
2. TREE PROTECTION FENCING SHALL BE PLACED ALONG THE LIMITS OF DISTURBANCE ADJACENT TO EXISTING TREES TO REMAIN. REFER TO E&SC PLANS INCLUDED IN THE WPO PLAN SET FOR DETAILS.

EX. SAN MH INV. 299.62 (FROM GIS)

US ROUTE 29 SOUTH / ROUTE 250 WEST BYPASS

US ROUTE 29 NORTH / ROUTE 250 EAST BYPASS

US 29 NORTHBOUND ENTRANCE RAMP

OLD IVY ROAD (STATE ROUTE 601)

WATER PROTECTION ORDINANCE (100' STREAM BUFFER)

MANUFACTURED TREATMENT DEVICE (ADS BAYFILTER OR APPROVED EQUAL)

UNDERGROUND STORAGE

(2) 5' RETAINING WALLS

MATCHLINE - REFER TO SHEET C-141

MATCHLINE - REFER TO SHEET C-144

FFE: 576.33

FFE: 587.00

FFE: 589.00

FFE: 599.67

FFE: 591.00

41.1%

34.8%

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COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

SEAL

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NOT FOR CONSTRUCTION

KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

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DATE DECEMBER 11, 2023

TITLE

GRADING PLAN

PROJECT NO. 50151935

C-142

SHEET NO. 35 OF 85



GENERAL NOTES:

1. SLOPES SHALL NOT EXCEED 2:1 MAXIMUM. SLOPES EXCEEDING 3:1 MUST BE PERMANENTLY STABILIZED WITH LANDSCAPING VEGETATION HARDIER THAN GRASS.
2. TREE PROTECTION FENCING SHALL BE PLACED ALONG THE LIMITS OF DISTURBANCE ADJACENT TO EXISTING TREES TO REMAIN. REFER TO E&SC PLANS INCLUDED IN THE WPO PLAN SET FOR DETAILS.

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Patrick Hill
PATRICK GAGE HILL
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01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE
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TITLE

GRADING PLAN

PROJECT NO. 50151935

C-143

SHEET NO. 36 OF 85



GENERAL NOTES:

1. SLOPES SHALL NOT EXCEED 2:1 MAXIMUM. SLOPES EXCEEDING 3:1 MUST BE PERMANENTLY STABILIZED WITH LANDSCAPING VEGETATION HARDIER THAN GRASS.
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KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
PROFESSIONAL ENGINEER
01/16/24

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE
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TITLE

GRADING PLAN

PROJECT NO. 50151935

C-144

SHEET NO. 37 OF 85



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4805 Lake Brook Drive
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GREYSTAR

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COUNTY OF ALBEMARLE, VA

FINAL SITE PLAN

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KEY PLAN

COMMONWEALTH OF VIRGINIA
PATRICK GAGE HILL
Lic. No. 063308
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

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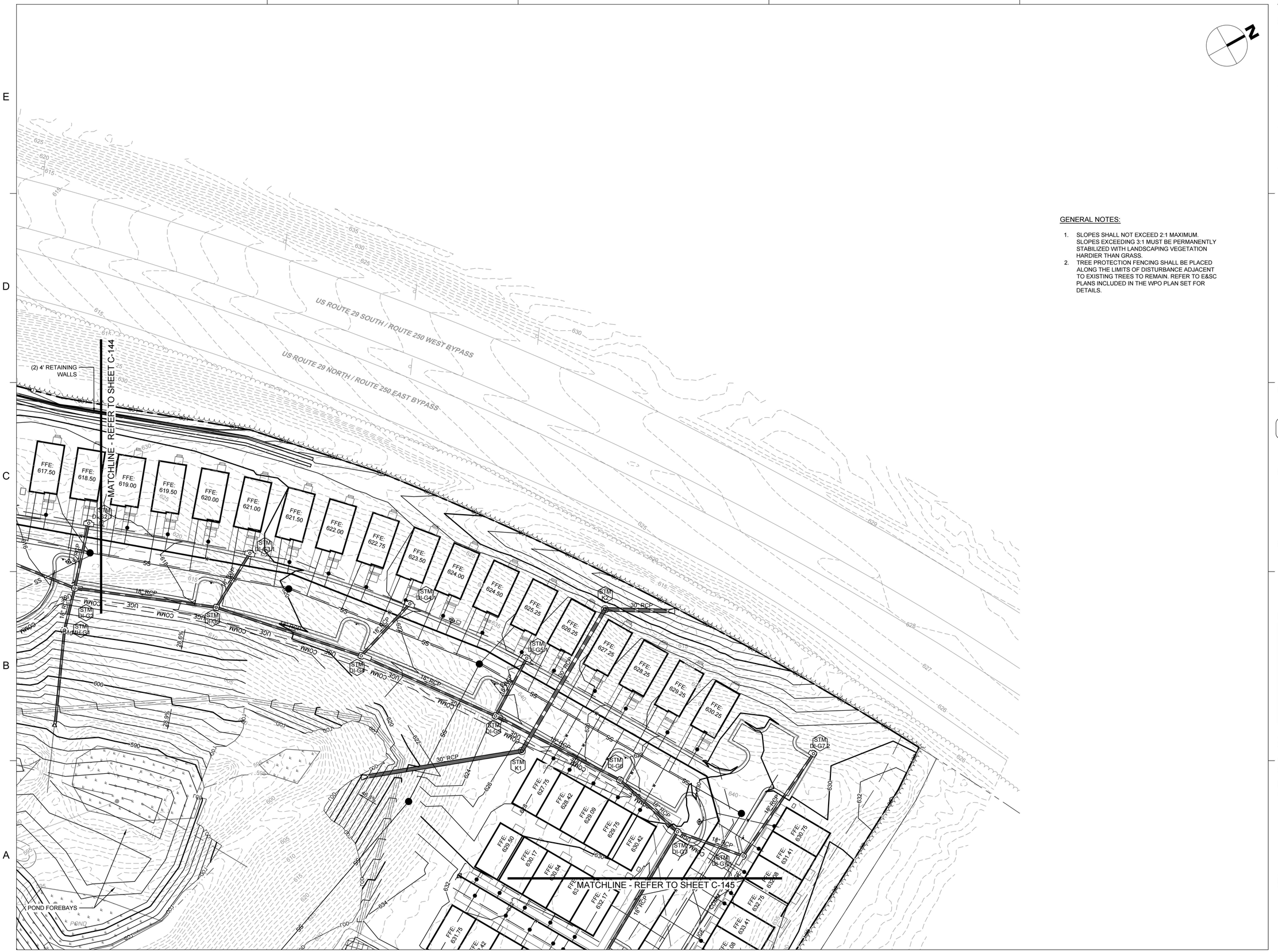
TITLE

GRADING PLAN

PROJECT NO. 50151935

C-145

SHEET NO. 38 OF 85



GENERAL NOTES:

1. SLOPES SHALL NOT EXCEED 2:1 MAXIMUM. SLOPES EXCEEDING 3:1 MUST BE PERMANENTLY STABILIZED WITH LANDSCAPING VEGETATION HARDIER THAN GRASS.
2. TREE PROTECTION FENCING SHALL BE PLACED ALONG THE LIMITS OF DISTURBANCE ADJACENT TO EXISTING TREES TO REMAIN. REFER TO E&SC PLANS INCLUDED IN THE WPO PLAN SET FOR DETAILS.

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FINAL SITE PLAN

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KEY PLAN

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PATRICK GAGE HILL
Lic. No. 063308
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

REVISIONS

NO.	DESCRIPTION	DATE
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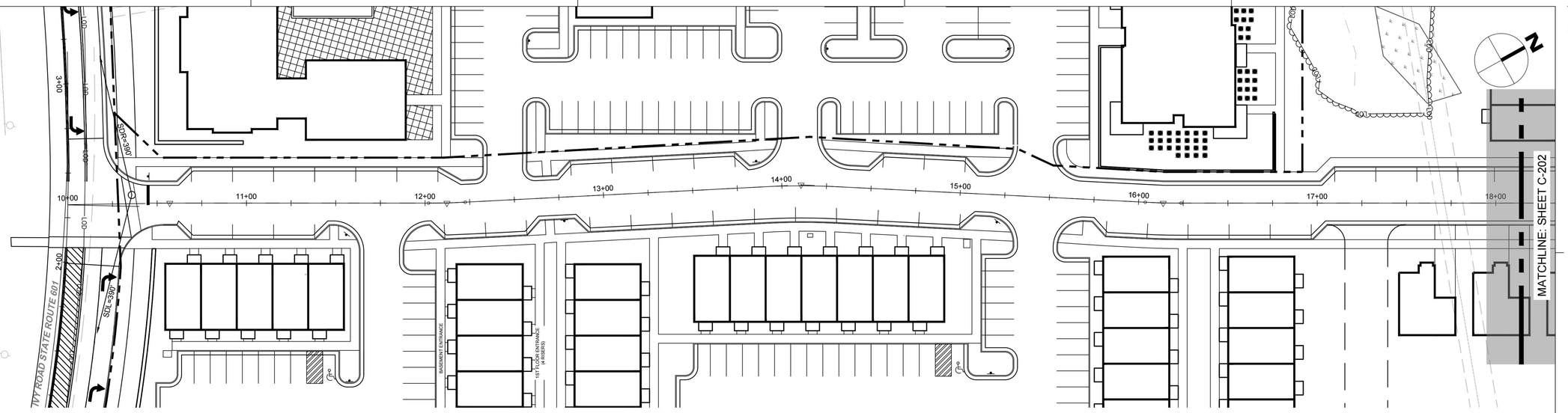
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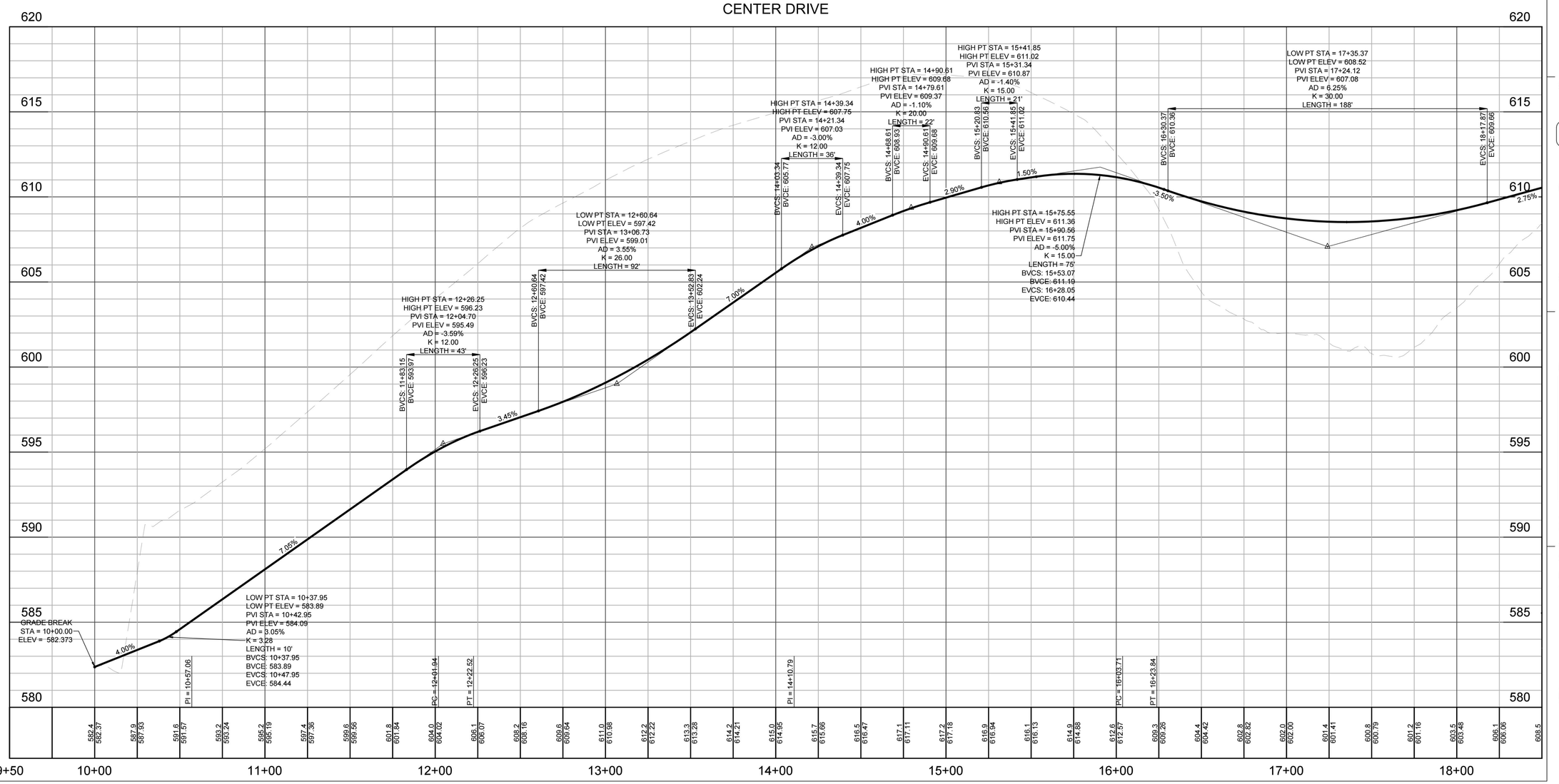
GRADING PLAN

PROJECT NO. 50151935

C-146

SHEET NO. 39 OF 85





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Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

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

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

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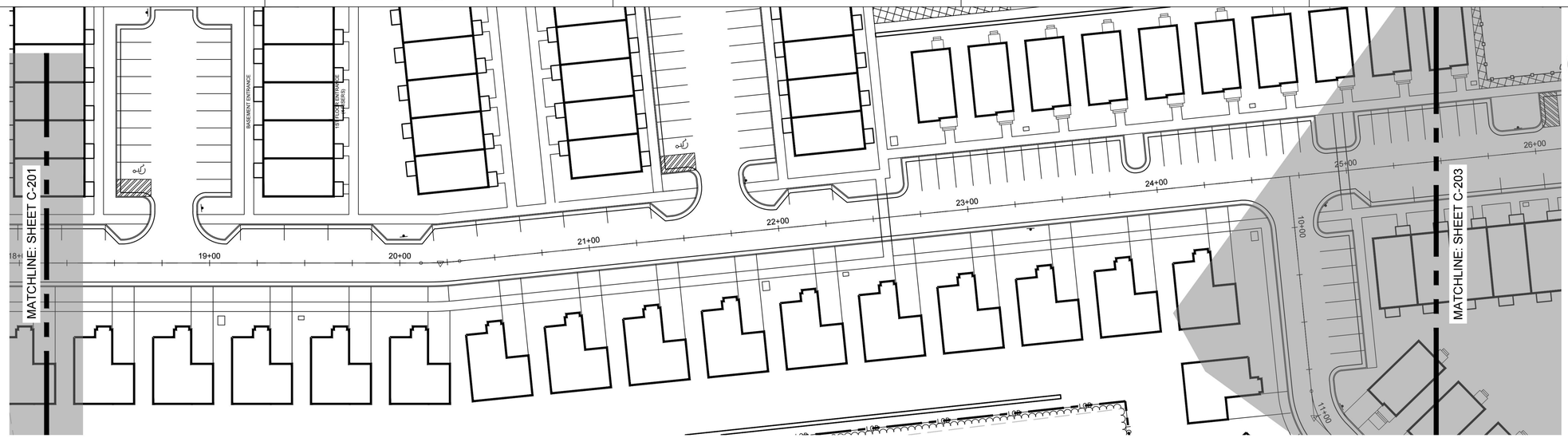
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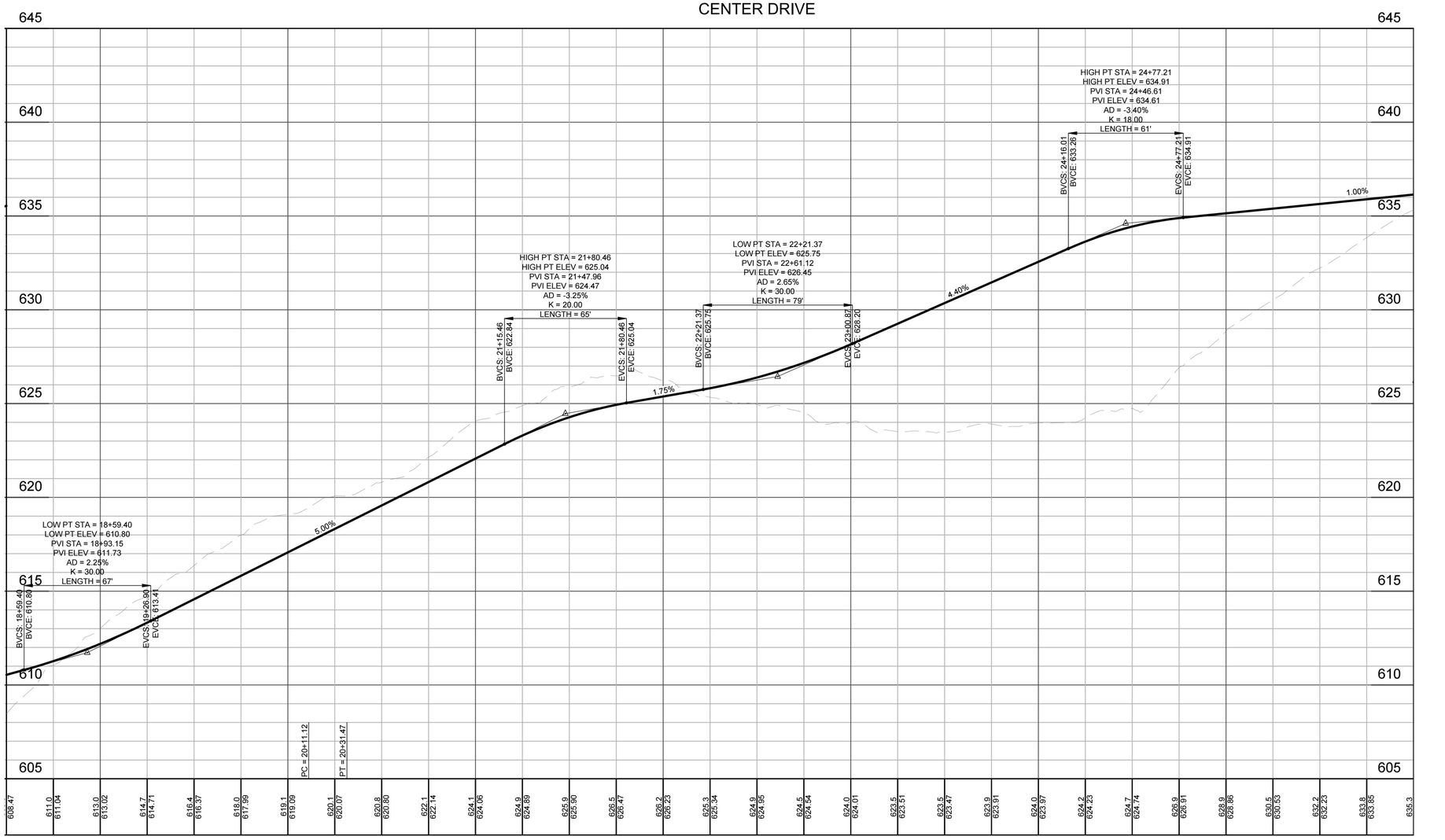
ROAD PLAN AND PROFILE

PROJECT NO. 50151935

C-201

SHEET NO. 40 OF 85





Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive
Suite 200
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FINAL SITE PLAN

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KEY PLAN

COMMONWEALTH OF VIRGINIA
Patrick Hill
PATRICK GAGE HILL
Lic. No. 063308
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

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

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

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DATE DECEMBER 11, 2023

TITLE

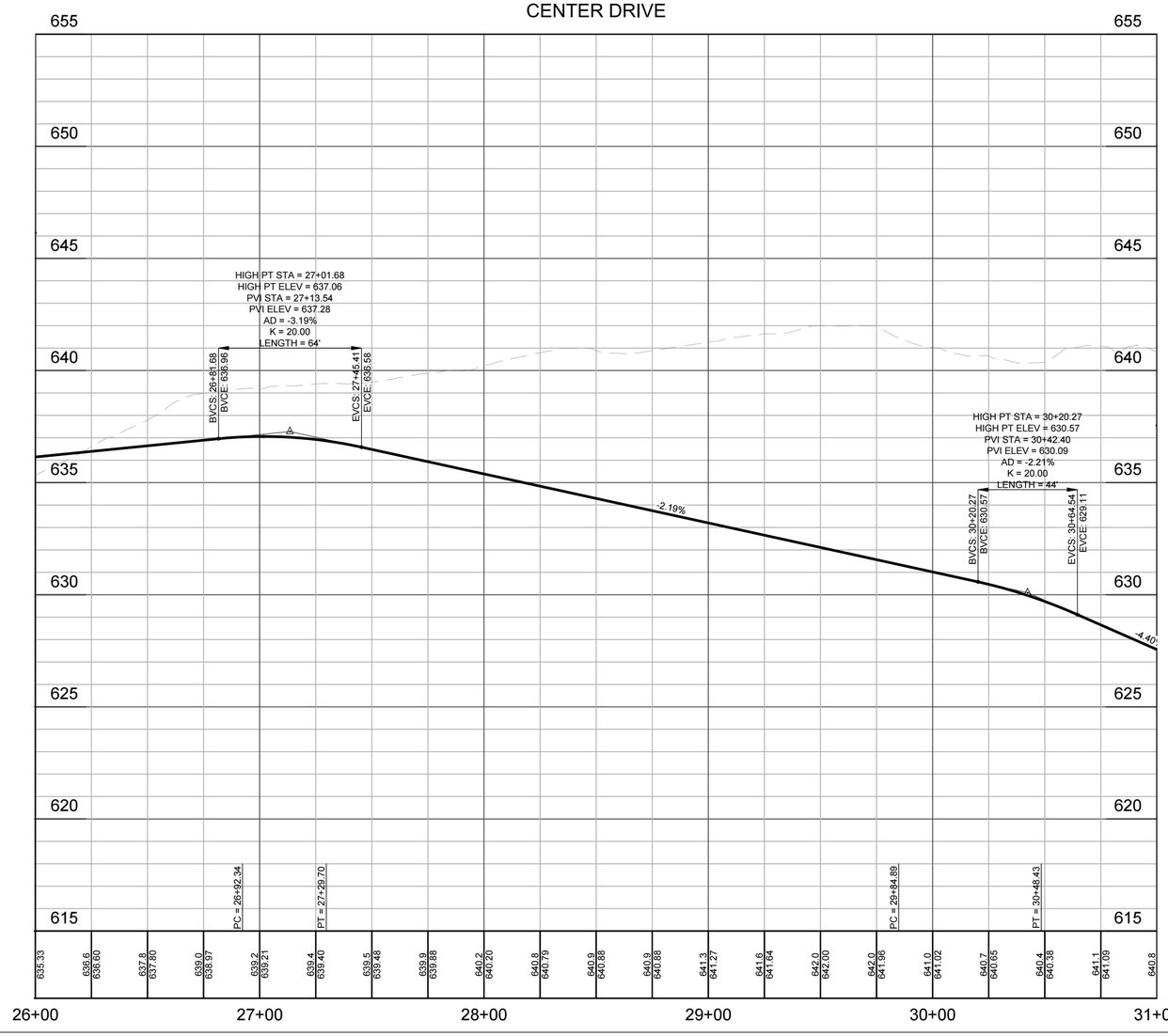
ROAD PLAN AND PROFILE

PROJECT NO. 50151935

C-202

SHEET NO. 41 OF 85





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
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

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

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE DECEMBER 11, 2023

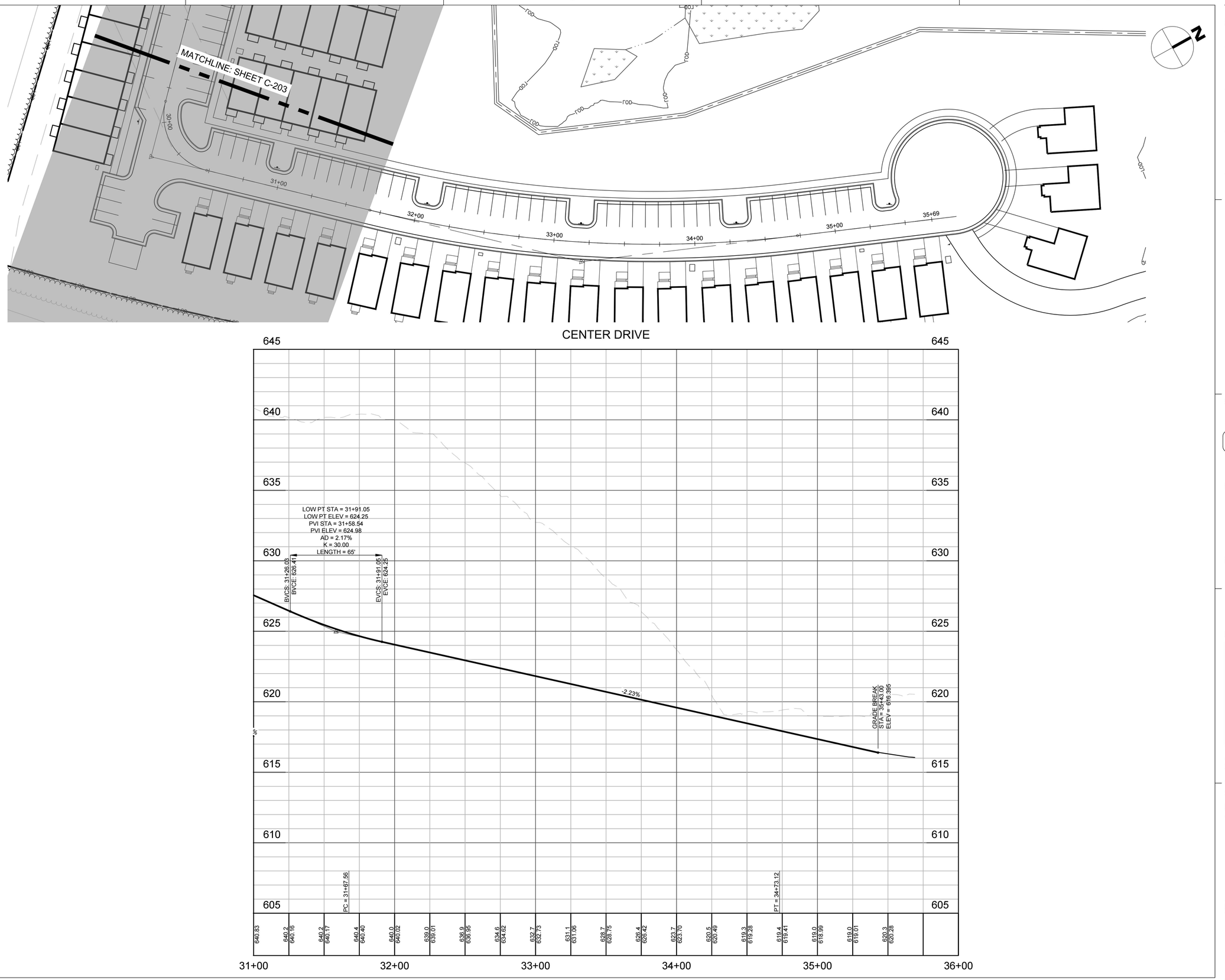
TITLE

ROAD PLAN AND PROFILE

PROJECT NO. 50151935

C-203

SHEET NO. 42 OF 85



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
01/16/24
PROFESSIONAL ENGINEER

SCALE

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

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

REVISIONS

NO.	DESCRIPTION	DATE
1	ARB SUBMITTAL	01/16/24

DRAWN BY RAY / TTA / GKA
APPROVED BY PGH
CHECKED BY DMK
DATE DECEMBER 11, 2023

TITLE

ROAD PLAN AND PROFILE

PROJECT NO. 50151935

C-204

SHEET NO. 43 OF 85