

# ZMA 2021-00008 REZONING CONCEPT PLAN FOR OLD IVY RESIDENCES

COUNTY OF ALBEMARLE, VIRGINIA

**NOTES**

TAX MAP PARCEL AND OWNER INFO:

06000-00-00-024C3  
TOTAL ACRES: 13.30 AC  
FATHER GOOSE LLC

06000-00-00-024C1<sup>1</sup>  
TOTAL ACRES: 2.52 AC  
THE FILTHY BEAST, LLC

06000-00-00-024C4<sup>1</sup>  
TOTAL ACRES: 2.48 AC  
THE FILTHY BEAST, LLC

06000-00-00-024C0  
TOTAL ACRES: 11.55 AC  
THE FILTHY BEAST, LLC

06000-00-00-05100  
TOTAL ACRES: 5.52 AC  
BEYER FAMILY INVESTMENT  
PARTNERSHIP L.P.

TOTAL ACRES (ALL PARCELS): 35.37 AC<sup>2</sup>

EXISTING ZONING: 60-24C0 R-15 RESIDENTIAL  
60-24C1 R-10, R-15 RESIDENTIAL  
60-24C3 R-15 RESIDENTIAL  
60-51 R-1 RESIDENTIAL

OVERLAY DISTRICTS: AIRPORT IMPACT AREA  
ENTRANCE CORRIDORS OVERLAY  
MANAGED & PRESERVED STEEP SLOPES

PROPOSED ZONING: R-15

MAGISTERIAL DISTRICT: JACK JOUETT

SOURCE OF SURVEY & BOUNDARY: TIMMONS GROUP, DECEMBER 2018

SOURCE OF TOPOGRAPHY: KUCERA INTERNATIONAL, INC. FROM AERIAL  
MAPPING FLIGHT CONDUCTED ON NOVEMBER 17, 2018

WATER AND SEWER: ALBEMARLE COUNTY SERVICE AUTHORITY

<sup>1</sup>TMP 60-24C4 WAS "CREATED" BY VIRTUE OF CERTIFICATE OF TAKE (C-798017) AT D.B. 1761, PG. 614. THE CERTIFICATE OF TAKE WAS THEN INVALIDATED BY THE ORDER FOUND AT D.B. 5330, PG. 110 AND OWNERSHIP REVERTED TO THE NOW FILTHY BEAST, LLC. TO DEPICT THE CURRENT TAX AND GIS RECORDS, THE FORMER LINE SEPARATING TMP 60-24C1 (REMAINDER OF 5.00 PARENT PARCEL SUBJECT TO C -798017) AND TMP 60-24C4 IS SHOWN ON SHEET 3.

<sup>2</sup> THE TOTAL PARCEL AREA HAS BEEN UPDATED FROM 35.39 TO 35.37 AC PER AN ALTA SURVEY PERFORMED IN AUGUST, 2021

07/19/2021  
REVISED 11/15/2021  
REVISED 2/07/2022  
REVISED 07/08/2022  
REVISED 08/15/2022



**VICINITY MAP**

1"=1000'

**DEVELOPER:**

JOE MILLER  
GREYSTAR DEVELOPMENT EAST, LLC  
8405 GREENSBORO DRIVE, SUITE 500  
MCLEAN, VA 22102

**ENGINEER OF RECORD:**

TIMMONS GROUP  
608 PRESTON AVE. SUITE 200  
CHARLOTTESVILLE, VA 22903  
CONTACT: BRYAN CICHOCKI, P.E.  
TELEPHONE: (434) 327-5380

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	SITE LAYOUT NOTES
3	EXISTING SITE MAP
4-7	EXISTING CONDITIONS PLAN
8	CONCEPT PLAN
9-13	SITE LAYOUT PLAN
14	OVERALL GRADING PLAN
15-18	CONCEPTUAL GRADING & UTILITY PLANS
SP1.1	ILLUSTRATIVE CONCEPTUAL PLAN

NUMBER OF SHEETS = 19

**TIMMONS GROUP**

ALBEMARLE COUNTY  
**COVER SHEET**

OLD IVY RESIDENCES

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

DATE	REVISION DESCRIPTION
11/15/21	ZMA RESUBMISSION
2/7/22	ZMA RESUBMISSION #2
5/17/22	GRADING EDITS (14,16,18) & NOTES ADDED TO SHEET 8 PRIOR TO PC
7/8/22	REVISIONS TO NOTES, SETBACK TABLE
8/15/2022	ZMA RESUBMISSION

DATE: 11/05/2021  
DRAWN BY: M. DENHARD  
DESIGNED BY: M. DENHARD  
CHECKED BY: B. CICHOCKI  
SCALE: N/A

JOB NO. 47125  
SHEET NO. 1

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GENERAL NOTES: 06000-00-00-024C0  
 OWNERS: 06000-00-00-024C1  
 06000-00-00-024C4 THE FILTHY BEAST, LLC  
 2218 IVY RD STE 303 CHARLOTTESVILLE, VA 22903  
 06000-00-00-024C3 FATHER GOOSE LLC  
 2218 IVY RD STE 303 CHARLOTTESVILLE, VA 22903  
 06000-00-00-05100 BEYER FAMILY INVESTMENT PARTNERSHIP L.P.  
 42 MOORINGS UNIT A KEY LARGO, FL 33037

DEVELOPER: GREYSTAR DEVELOPMENT EAST, LLC  
 8405 GREENSBORO DRIVE, SUITE 500  
 McLEAN, VA 22102  
 ENGINEER: TIMMONS GROUP  
 608 PRESTON AVE  
 CHARLOTTESVILLE, VA 22903

TAX MAP & ZONING: 06000-00-00-024C0 D.B. 2977, PG. 306 R-15 RESIDENTIAL  
 06000-00-00-024C1 D.B. 3911, PG. 490 R-10/R-15 RESIDENTIAL  
 06000-00-00-024C3 D.B. 4851, P.G. 119 R-15 RESIDENTIAL  
 06000-00-00-05100 D.B. 5297, P.G. 248 R-1 RESIDENTIAL

TOTAL PROJECT AREA: 06000-00-00-024C0 - 11.55 AC  
 06000-00-00-024C1 - 2.52 AC  
 06000-00-00-024C4 - 2.48 AC  
 06000-00-00-024C3 - 13.30 AC  
 06000-00-00-05100 - 5.52 AC  
 35.37 AC TOTAL

RECREATION AREA: REQUIRED = 525 (MAX UNITS) X 200 SF = 105,000 SF = 2.41 ACRES  
 OR 5% OF GROSS AREA = 5% OF 35.37 = 1.77 ACRES  
 ACTIVE RECREATION PROVIDED = 1.09 AC  
 PASSIVE RECREATION PROVIDED = 1.08 AC (BASED ON PERIMETER OF POND)  
 TOTAL RECREATION PROVIDED = 2.17 AC

PROPOSED ZONING: R-15 (PARCELS 06000-00-00-024C1 & 06000-00-00-05100)

TOPOGRAPHY: BOUNDARY INFORMATION COMPILED BY TIMMONS GROUP DATED DECEMBER 2018. AERIAL TOPOGRAPHY WAS FLOWN IN NOVEMBER 2018 AND PROVIDED BY KUCERA INTERNATIONAL INC.

DATUM: NAD 83 & NAVD 88

NOTE: MAXIMUM NUMBER OF PROPOSED RESIDENTIAL UNITS SHALL NOT EXCEED 525 UNITS WITH THIS CONCEPT PLAN (14.9 DU/ACRE).

ALLOWABLE USES: THE ALLOWABLE USES FOR THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 18 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

ACCESS: THE PROJECT CURRENTLY HAS ONE PRIMARY PROPOSED ACCESS POINT FROM OLD IVY ROAD THAT WILL SERVE AS ACCESS TO THE SITE. AN ADDITIONAL SITE ACCESS POINT IS ANTICIPATED TO SERVE ONLY EMERGENCY INGRESS/EGRESS.

PARKING: A PARKING REDUCTION REQUEST HAS BEEN SUBMITTED IN CONNECTION WITH THIS APPLICATION PURSUANT TO SECTION 4.12.8 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED PURSUANT TO THAT REQUEST IF APPROVED.

FIRE & RESCUE: THE PROJECT SHALL CONFORM WITH ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. ALL DRIVE LANES WITHIN THE APARTMENT COMPLEX THAT ARE ADJACENT TO A BUILDING ENVELOPE SHALL BE 26' IN WIDTH FOR FIRE PROTECTION OF THE 3 STORY BUILDINGS.

UTILITIES: ALBEMARLE COUNTY SERVICE AUTHORITY

WATERSHED: MOORES CREEK

FLOODPLAIN: THERE IS NO FEMA DESIGNATED FLOODPLAIN LOCATED WITHIN THIS SITE.

LAND DEDICATED TO PUBLIC USE:

- RIGHT OF WAY SHALL BE DEDICATED ALONG FRONTAGE OF OLD IVY ROAD FOR TRANSPORTATION IMPROVEMENTS, AS NEEDED. APPLICATION DENSITY SHALL BE RETAINED FOR ANY DEDICATED LANDS.

STORMWATER MANAGEMENT:

THE SITE WILL PROVIDE STORMWATER MANAGEMENT THROUGH THE ENHANCEMENT OF THE EXISTING FARM POND. THE IMPROVEMENTS ASSOCIATED WITH THE POND WILL INCREASE THE OVERALL ECOLOGICAL AND ENVIRONMENTAL BENEFITS OF THE AREA. IT IS UNDERSTOOD THAT REQUIRED PHOSPHORUS NUTRIENT REDUCTION SHALL BE ACHIEVED AND THE ENERGY BALANCE METHOD SHALL BE USED TO CONTROL THE 1 YEAR STORM EVENT AS THE POND DISCHARGE IS TO A NATURAL CHANNEL. IN ADDITION DETENTION WILL ALSO BE PROVIDED FOR THE 10 YEAR STORM EVENT.

NOTES:

- INTERIOR SIDEWALKS FOR THE PEDESTRIAN NETWORK THROUGH THE NEIGHBORHOOD COMPLEX WILL BE INCLUDED IN THE BUILDING ENVELOPE AREAS AND/OR TRAVELWAY/PARKING ENVELOPE AREAS AS THOSE AREAS ARE SHOWN ON THE CONCEPT PLAN.
- THE PROPERTY SHALL BE DEVELOPED IN GENERAL ACCORD WITH THE KEY FEATURES OF THIS CONCEPT PLAN, INCLUDING THE RELOCATION OF THE RIVANNA TRAIL. MINOR VARIATIONS FROM THIS PLAN ARE PERMITTED, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING REQUIREMENTS AND REGULATIONS.
- RECREATION AREAS MAY INCLUDE: CLUBHOUSE, FITNESS AREA, SWIMMING POOL, PLAYGROUND/TOT LOT, AND TRAILS. ALL RECREATION REQUIREMENTS WILL BE PROGRAMMED AT SITE PLAN STAGE, AND ANY SUBSTITUTION REQUESTS WILL BE MADE DURING THAT TIME, IF NEEDED. ADDITIONAL FACILITIES MAY BE PROVIDED AT THE OWNER'S DISCRETION.
- THE DEVELOPER SHALL DESIGN AND CONSTRUCT A TRAIL NETWORK IN THE GREEN SPACE CONNECTING THE COMMUNITY TO THE RIVANNA TRAIL. THE RIVANNA TRAIL RELOCATION AND INTERNAL NEIGHBORHOOD CONNECTIONS WILL BE 5' WIDE CLASS B - TYPE 2. TRAIL TYPES ARE DEFINED IN THE ALBEMARLE COUNTY DESIGN STANDARDS MANUAL.
- A SPECIAL EXCEPTION REQUEST (SE202200011) HAS BEEN SUBMITTED TO WAIVE STEPBACK REQUIREMENTS FOR THE FOURTH FLOOR OF THE MULTI-FAMILY UNITS.
- A ZONING MAP AMENDMENT IS BEING REQUESTED TO REZONE THE 1.55 ACRES OF PRESERVED STEEP SLOPES LOCATED ON-SITE TO MANAGED STEEP SLOPES AS PART OF THIS CONCEPT PLAN, SEE ZMA 2021-00009.
- THE WPO BUFFERS HAVE BEEN UPDATED, BASED ON A JURISDICTIONAL DETERMINATION FOR WATERS OF THE U.S., THROUGH THE ARMY CORPS OF ENGINEERS, DATED 8/27/20. AS PER THE COUNTY'S WPO ORDINANCE, THE 100' BUFFER IS ONLY APPLICABLE TO STREAMS THAT ARE PERENNIAL WITHIN THE DEVELOPMENT AREAS, AND THUS THE PLANS REFLECT THE LOCATION CONSISTENT WITH THE JURISDICTIONAL DETERMINATION, WHICH ARE DIFFERENT THAN AS SHOWN ON THE COUNTY'S GIS MAPPING SYSTEM.
- BUILDINGS WILL BE A MINIMUM OF 5' BEHIND THE BACK EDGE OF SIDEWALK ALONG THE MAIN ACCESS TRAVEL WAY.

SETBACK & STEPBACK REQUIREMENTS	
REQUIREMENT	R-15
BUILDING HEIGHT MIN. MAX.	NO MIN. 65'
FRONT SETBACK MIN. MAX.	5' 25'
STEPBACK MIN. AT BUILDING HEIGHT OF 40' (OR ABOVE THIRD STORY)	15' (SEE NOTE 5)
SIDE SETBACK MIN. MAX.	5' NO MAX.
REAR SETBACK MIN. MAX.	20' NO MAX.

REFER TO CHAPTER 18 SEC 4.19 OF THE ALBEMARLE COUNTY ZONING ORDINANCE FOR MORE DETAILED INFORMATION

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 TOT LOT SIZE: 2,000 SF	ACTIVE RECREATION PROVIDED: 1.09 AC EXAMPLES OF ACTIVE RECREATION: CLUBHOUSE FITNESS AREA SWIMMING POOL TRAILS TENNIS COURTS
BASKETBALL COURT: ONE-HALF COURT FOR BASKETBALL FOR EACH 100 UNITS = 5.25 HALF COURTS HALF BASKET BALL COURT: 900 SF	
TOTAL AREA REQUIRED: 2,000SF * 11 + 900SF * 5 = 26,500SF = 0.61 AC	TOTAL PROVIDED: 0.84 AC (COMMUNITY AMENITY SPACE) TOTAL PROVIDED: 0.25 AC (RIVANNA TRAIL)

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OLD IVY GREYSTAR APPLICATION PLAN


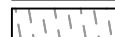

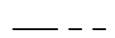


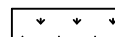
DATE	REVISION DESCRIPTION
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8/15/2022	ZMA RESUBMISSION

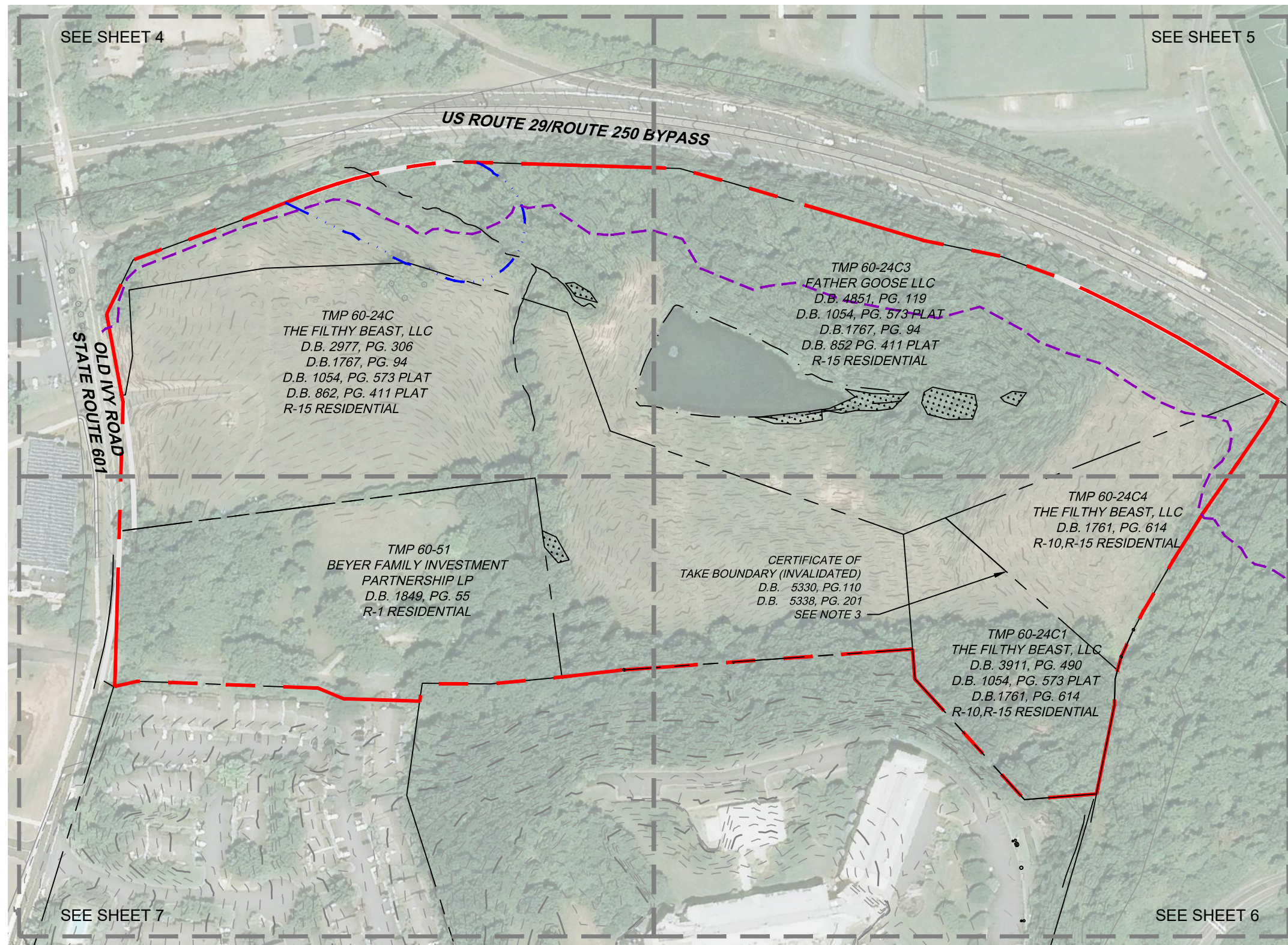
DRAWN BY  
M. DENHARD  
 DESIGNED BY  
M. DENHARD  
 CHECKED BY  
B. CICHOCKI  
 SCALE  
N/A

**TIMMONS GROUP**  
 OLD IVY RESIDENCES  
 ALBEMARLE COUNTY  
 SITE LAYOUT NOTES

JOB NO.  
47125  
 SHEET NO.  
2

**LEGEND:**

-  PRESERVED SLOPES (GIS MAPPING)
-  MANAGED SLOPES (GIS MAPPING)
-  EX. PROPERTY LINE (APPLICATION AREA)
-  EX. INTERIOR PROPERTY LINE
-  EXISTING RIVANNA TRAIL
-  100' WPO BUFFER
-  WETLAND



**NOTES:**

1. THE FOLLOWING PARCELS ARE SUBJECT TO PROFFERS ASSOCIATED WITH ZMA 85-21:
  - 06000-00-00-024C3
  - 06000-00-00-024C0
  - 06000-00-00-024C4 (SEE NOTE 3)
  - 06000-00-00-024C1 (R-15 ZONING), PORTION ONLY (SEE NOTE 3)
2. THE FOLLOWING PARCELS ARE SUBJECT TO PROFFERS ASSOCIATED WITH ZMA 96-20:
  - 06000-00-00-024C1<sup>1</sup> (R-10 ZONING), PORTION ONLY (SEE NOTE 3)
3. THERE IS A DIFFERENCE BETWEEN THE REPRESENTATION OF THE BOUNDARIES OF THESE TWO PARCELS IN THE COUNTY GIS VIEWER VERSUS THE BOUNDARIES OF THE PARCELS AS RECENTLY SURVEYED FOLLOWING THE INVALIDATION OF TAKE. TMP 60-24C4 WAS "CREATED" BY VIRTUE OF TAKE (C-798017) AT D.B. 1761, PG. 614. THE CERTIFICATE OF TAKE WAS THEN INVALIDATED BY THE ORDER FOUND AT D.B. 5330, PG. 110, AND OWNERSHIP REVERTED TO THE FILTHY BEAST, LLC. THE INVALIDATION OF THE CERTIFICATE OF TAKE ALSO HAD THE LEGAL EFFECT OF ELIMINATING THE BOUNDARY BETWEEN PARCELS 24C4 AND 24C1, SUCH THAT THEY ARE NOW ONCE AGAIN COMBINED INTO A SINGLE 5-ACRE PARCEL. 24C1. HOWEVER, THESE PLANS CONTINUE TO REFERENCE THE PARCEL AS TWO INDIVIDUAL PARCELS AS SHOWN ON THE COUNTY GIS RECORDS, FOR CONSISTENCY WITH THE GIS RECORDS AND TO AVOID CONFUSION.

S:\103\47125-Old\_Ivy\_GreyStar\DWG\Sheet\Re zoning\47125-C1\_0-EXISTING SITE.dwg | Plotted on 8/15/2022 3:26 PM | by Matt Denhard

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OLD IVY GREYSTAR APPLICATION PLAN

REVISION DESCRIPTION	DATE
ZMA RESUBMISSION	11/15/21
ZMA RESUBMISSION #2	2/7/22
GRADING EDITS (14,16,18) & NOTES ADDED TO SHEET 8 PRIOR TO PC	5/17/22
REVISIONS TO NOTES; SETBACK TABLE	7/8/22
ZMA RESUBMISSION	8/15/2022

DATE  
11/05/2021  
DRAWN BY  
M. DENHARD  
DESIGNED BY  
M. DENHARD  
CHECKED BY  
B. CICHOCKI  
SCALE  
AS SHOWN




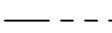



# TIMMONS GROUP

OLD IVY RESIDENCES  
ALBEMARLE COUNTY  
EXISTING SITE MAP

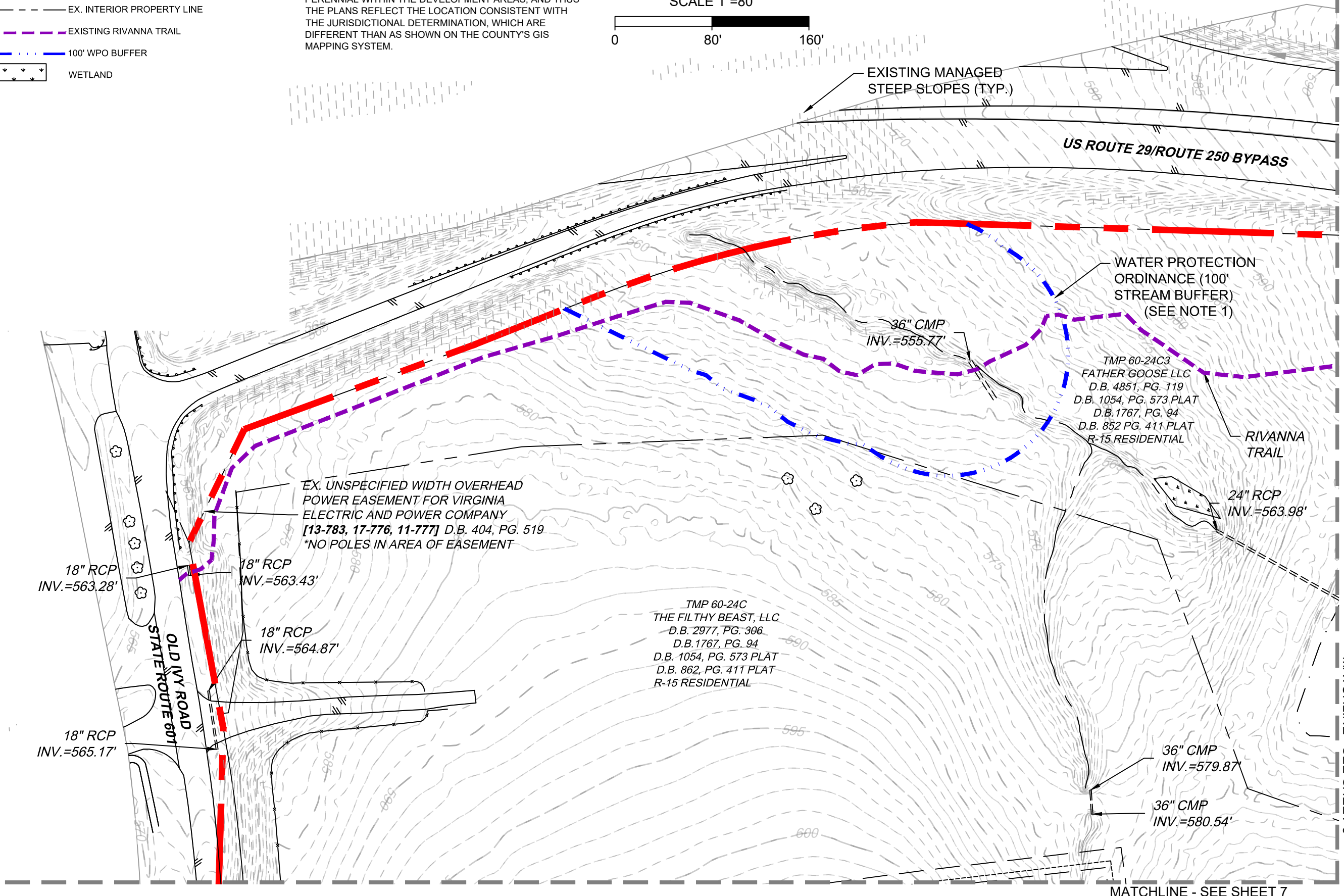
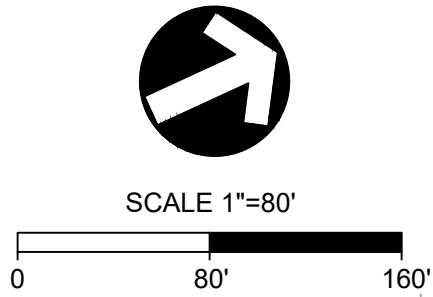
JOB NO.  
47125  
SHEET NO.  
3

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- LEGEND:**
-  PRESERVED SLOPES (GIS MAPPING)
  -  MANAGED SLOPES (GIS MAPPING)
  -  EX. PROPERTY LINE (APPLICATION AREA)
  -  EX. INTERIOR PROPERTY LINE
  -  EXISTING RIVANNA TRAIL
  -  100' WPO BUFFER
  -  WETLAND

**NOTES:**  
 1. THE WPO BUFFERS HAVE BEEN UPDATED, BASED ON A JURISDICTIONAL DETERMINATION FOR WATERS OF THE U.S., THROUGH THE ARMY CORPS OF ENGINEERS, DATED 8/27/20. AS PER THE COUNTY'S WPO ORDINANCE, THE 100' BUFFER IS ONLY APPLICABLE TO STREAMS THAT ARE PERENNIAL WITHIN THE DEVELOPMENT AREAS, AND THUS THE PLANS REFLECT THE LOCATION CONSISTENT WITH THE JURISDICTIONAL DETERMINATION, WHICH ARE DIFFERENT THAN AS SHOWN ON THE COUNTY'S GIS MAPPING SYSTEM.



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OLD IVY GREYSTAR APPLICATION PLAN

DATE: 11/05/2021  
 DRAWN BY: M. DENHARD  
 DESIGNED BY: M. DENHARD  
 CHECKED BY: B. CICHOCKI  
 SCALE: 1"=80'

**TIMMONS GROUP**

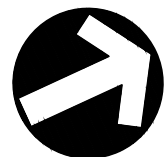
ALBEMARLE COUNTY  
**EXISTING CONDITIONS PLAN**

JOB NO. 47125  
 SHEET NO. 4

DATE	REVISION DESCRIPTION
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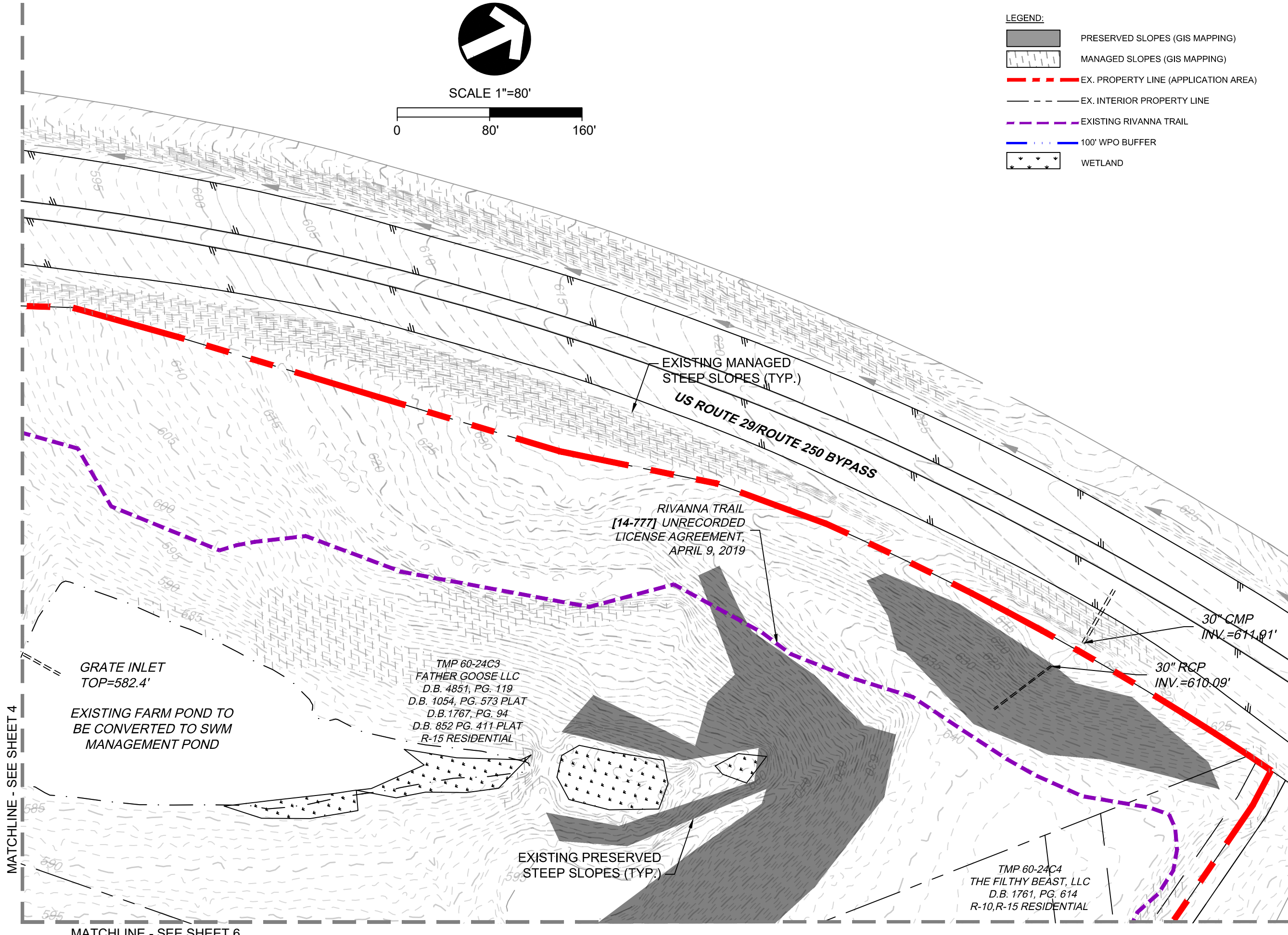


SCALE 1"=80'



LEGEND:

- PRESERVED SLOPES (GIS MAPPING)
- MANAGED SLOPES (GIS MAPPING)
- EX. PROPERTY LINE (APPLICATION AREA)
- EX. INTERIOR PROPERTY LINE
- EXISTING RIVANNA TRAIL
- 100' WPO BUFFER
- WETLAND



MATCHLINE - SEE SHEET 4

GRATE INLET  
TOP=582.4'  
  
EXISTING FARM POND TO  
BE CONVERTED TO SWM  
MANAGEMENT POND

TMP 60-24C3  
FATHER GOOSE LLC  
D.B. 4851, PG. 119  
D.B. 1054, PG. 573 PLAT  
D.B. 1767, PG. 94  
D.B. 852 PG. 411 PLAT  
R-15 RESIDENTIAL

EXISTING PRESERVED  
STEEP SLOPES (TYP.)

TMP 60-24C4  
THE FILTHY BEAST, LLC  
D.B. 1761, PG. 614  
R-10,R-15 RESIDENTIAL

MATCHLINE - SEE SHEET 6

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OLD IVY GREYSTAR APPLICATION PLAN

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1"=80'

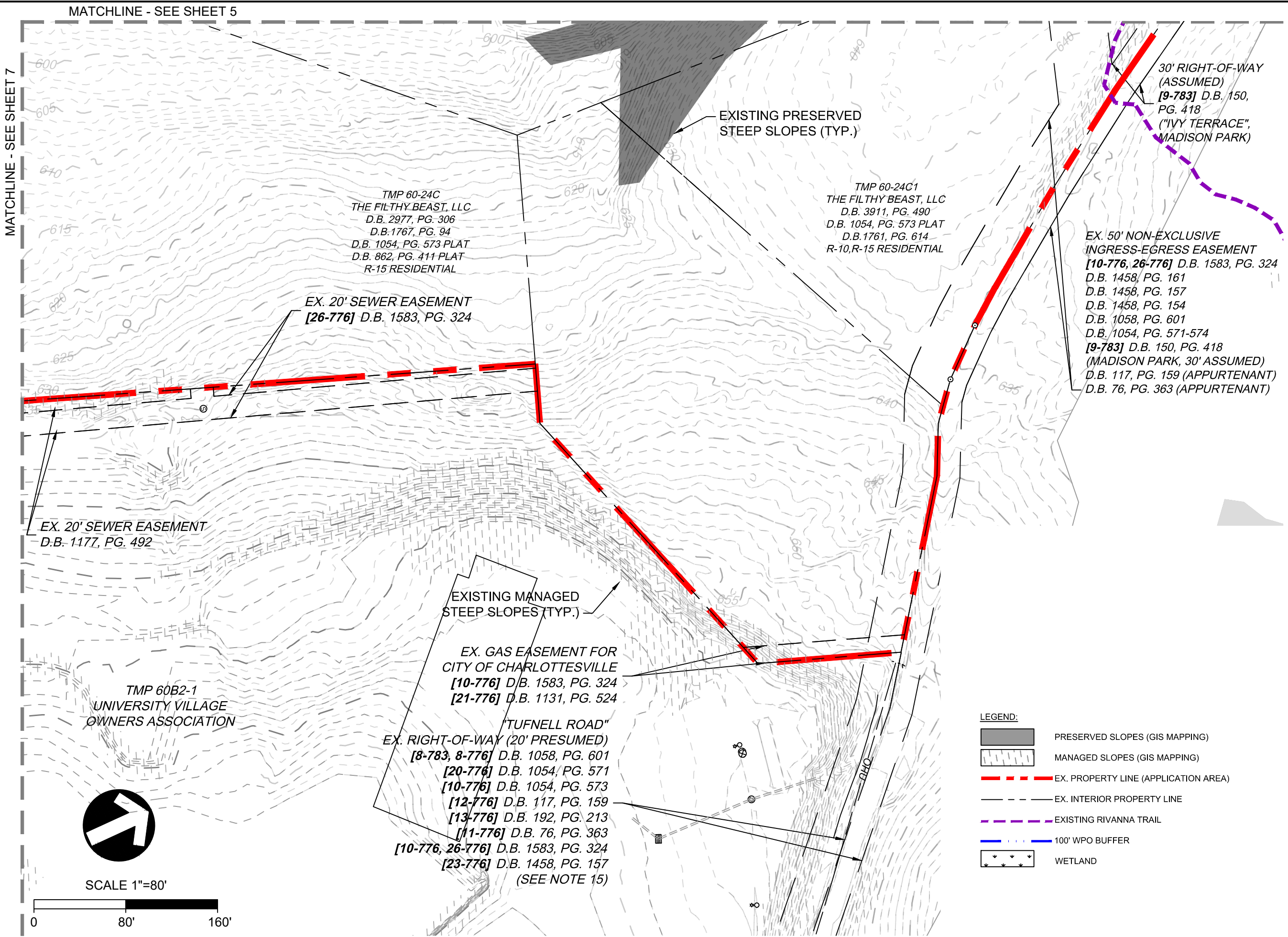
# TIMMONS GROUP

OLD IVY RESIDENCES  
ALBEMARLE COUNTY  
EXISTING CONDITIONS PLAN

JOB NO. 47125
SHEET NO. 5

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OLD IVY RESIDENCES  
ALBEMARLE COUNTY  
**EXISTING CONDITIONS PLAN**

JOB NO.  
**47125**

SHEET NO.  
**6**

DATE  
11/05/2021

DRAWN BY  
M. DENHARD

DESIGNED BY  
M. DENHARD

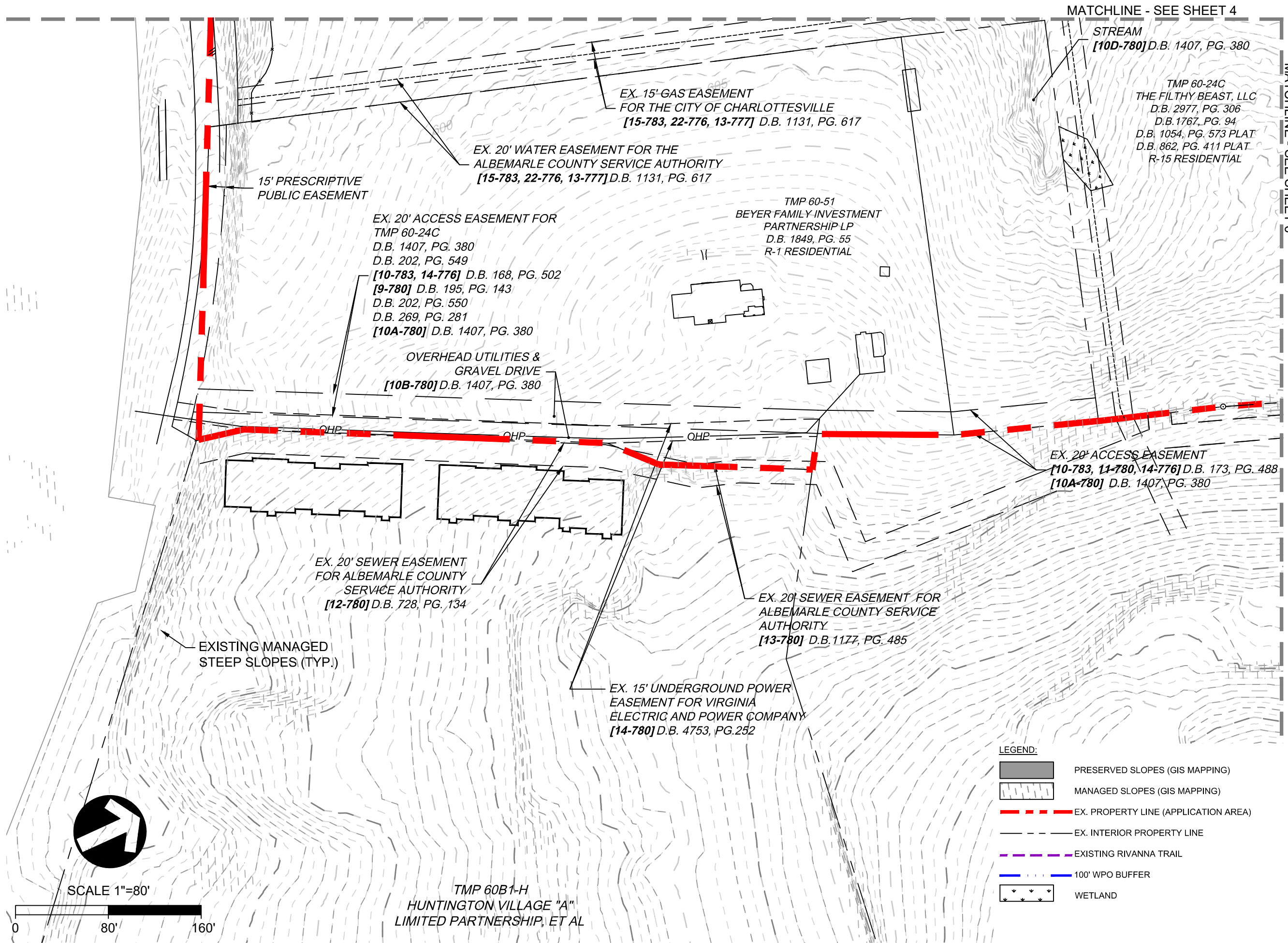
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B. CICHOCKI

SCALE  
1"=80'

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**LEGEND:**

	PRESERVED SLOPES (GIS MAPPING)
	MANAGED SLOPES (GIS MAPPING)
	EX. PROPERTY LINE (APPLICATION AREA)
	EX. INTERIOR PROPERTY LINE
	EXISTING RIVANNA TRAIL
	100' WPO BUFFER
	WETLAND

TMP 60B1-H  
HUNTINGTON VILLAGE "A"  
LIMITED PARTNERSHIP, ET AL

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

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OLD IVY GREYSTAN APPLICATION PLAN

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ZMA RESUBMISSION	11/15/21
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GRADING EDITS (14,16,18) & NOTES ADDED TO SHEET 8 PRIOR TO PC	5/17/22
REVISIONS TO NOTES, SETBACK TABLE	7/8/22
ZMA RESUBMISSION	8/15/2022

DATE: 11/05/2021  
DRAWN BY: M. DENHARD  
DESIGNED BY: M. DENHARD  
CHECKED BY: B. CICHOCKI  
SCALE: 1"=80'

**TIMMONS GROUP**

OLD IVY RESIDENCES  
ALBEMARLE COUNTY  
EXISTING CONDITIONS PLAN

JOB NO.	47125
SHEET NO.	7

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**LEGEND:**

- TRAVELWAY / PARKING AREA
- APARTMENT DEVELOPMENT ENVELOPE
- SINGLE FAMILY DEVELOPMENT ENVELOPE
- COMMUNITY AMENITY SPACE
- SIDEWALK
- CONCEPTUAL FIRE ACCESS
- PRESERVED STEEP SLOPES TO BE REZONED TO MANAGED STEEP SLOPES (GIS MAPPING)
- MANAGED SLOPES (GIS MAPPING)
- WETLAND
- 100' WPO BUFFER
- EX. PROPERTY LINE (APPLICATION AREA)
- EXISTING RIVANNA TRAIL
- PRELIMINARY REROUTE OF RIVANNA TRAIL
- CONCEPTUAL TRAIL LAYOUT
- GREEN SPACE/OPEN SPACE

**DENSITY REQUIREMENTS**

ALLOWABLE URBAN DENSITY RESIDENTIAL = 6.01-34 DU/AC

**GROSS DENSITY CALCULATIONS**

TOTAL PROJECT ACREAGE OF ALL FUTURE LAND USE DESIGNATIONS: 35.37 AC

490 DU / 35.37 AC = **13.9 DU/AC** OK  
 525 DU / 35.37 AC = **14.8 DU/AC** OK

**NET DENSITY CALCULATIONS**

TOTAL PROJECT ACREAGE OF ALL FUTURE LAND USE DESIGNATIONS 35.37 AC

PROPOSED GREEN/OPEN SPACE 8.37 AC

35.37 AC - 8.37 AC = 27.0 AC NET ACREAGE

490 DU / 27.0 AC = **18.1 DU/AC** OK  
 525 DU / 27.0 AC = **19.4 DU/AC** OK

**CURRENT LAND USE NET DENSITY CALCULATIONS**

TOTAL PROJECT ACREAGE 35.37 AC

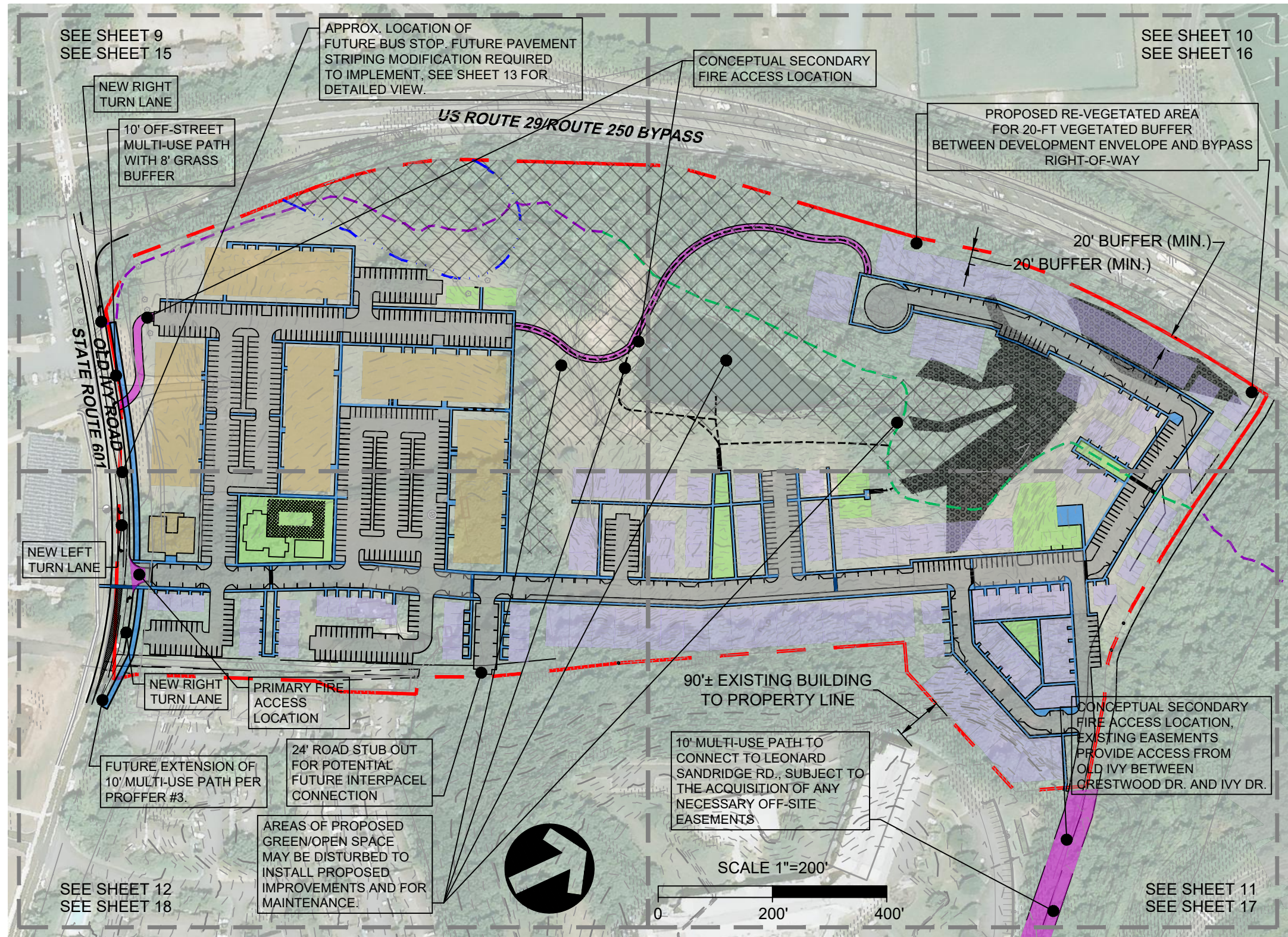
URBAN DENSITY RESIDENTIAL 14.70 AC  
 PARKS AND GREEN SYSTEMS 20.67 AC

MIN NO. OF UNITS: 6.01 UNITS/AC \* 14.70 AC = **89 UNITS**  
 MAX NO. OF UNITS: 34.0 UNITS/AC \* 14.70 AC = **500 UNITS**

**OVERALL SUMMARY:**

	MULTI-FAMILY UNITS	324 du
	SINGLE FAMILY	166 du
	<b>TOTAL</b>	<b>490-525 du</b>

NOTE:  
 1. SINGLE FAMILY UNITS INCLUDE SFD, DUPLEX, AND TOWNHOUSE UNITS.  
 2. THE OVERALL SUMMARY OF NUMBER OF MULTI-FAMILY UNITS AND SINGLE FAMILY UNITS, AND THE BREAKDOWN LISTED ABOVE IS SHOWN ONLY FOR PURPOSES OF DEMONSTRATING COMPLIANCE WITH THE PARKING REQUIREMENTS AND IS NOT A REQUIRED ALLOCATION OF UNITS.  
 3. PARCEL 60-51 CONTAINS A CA. 1930 RESIDENCE AND OUTBUILDINGS. THE RESIDENCE AND OUTBUILDINGS WILL BE FULLY DOCUMENTED IN PHOTOGRAPHS AND DRAWINGS PRIOR TO DEMOLITION IN COORDINATION WITH THE ALBEMARLE COUNTY HISTORIC PRESERVATION COMMITTEE.



PARKING SUMMARY			
Approximate Unit Mix	Total Units	Provided Spaces/Unit	Provided Parking Spaces
SFD with Garage (self parking)	25	2	50
Single Family Detached	40	2	80
Duplex	54	2	108
Multifamily	324	1.35	437
Townhome	47	1.60	75
<b>Surfacing Parking Subtotal</b>			<b>* 751</b>

\*OR AS MODIFIED BY SPECIAL EXCEPTION REQUEST SE 202200017

NOTE:

1. PARKING REDUCTION HAS BEEN REQUESTED BY SPECIAL EXCEPTION SE202200017. REDUCTION REQUEST IS FOR AVERAGE PARKING RATIO OF MULTIFAMILY TO BE 1.35 SPACES PER UNIT AND TOWNHOMES TO BE 1.60 PER UNIT WITH ALL OTHER UNIT TYPES MEETING THE ORDINANCE REQUIREMENTS OF ALBEMARLE COUNTY.

**WETLANDS AVOIDANCE:** IT IS THE APPLICANT'S INTENT TO PRESERVE AND AVOID AREAS OF WETLANDS TO THE MAXIMUM EXTENT PRACTICABLE. NO WETLANDS IMPACTS ARE ANTICIPATED, HOWEVER, SHOULD UNFORESEEN CIRCUMSTANCES WARRANT ANY IMPACTS AT THE SITE PLAN STAGE, THE APPLICANT SHALL COORDINATE WITH AND RECEIVE NECESSARY APPROVALS AND PERMITS FROM ALBEMARLE COUNTY, DEQ, AND ACOE PRIOR TO DISTURBANCE OF ANY WETLAND AREAS AS APPROVED BY THE ALBEMARLE COUNTY ENGINEER.

**AFFORDABLE HOUSING:** FIFTEEN PERCENT (15%) OF THE CONSTRUCTED UNITS SHALL BE AFFORDABLE TO HOUSEHOLDS MAKING UP TO 80% OF THE AREA MEDIAN INCOME FOR A PERIOD OF TEN (10) YEARS. "AFFORDABLE" MEANS THAT THE RENTAL RATE MAY NOT EXCEED 30% OF 80% OF THE AREA MEDIAN INCOME ("AMI"). AS LISTED AND ANNUALLY UPDATED ON THE VIRGINIA HOUSING (FORMERLY VHDA) WEBSITE, BASED ON HOUSEHOLD SIZE, LESS ESTIMATED UTILITY COSTS AS DEFINED BY THE VIRGINIA HOUSING FOR THE HOUSING CHOICE VOUCHER PROGRAM. AMI AND UTILITY ALLOWANCE SCHEDULES AVAILABLE AT [WWW.VHDA.COM](http://WWW.VHDA.COM).

**SIGNALIZED PEDESTRIAN CROSSING:** APPLICANT WILL INSTALL A RECTANGULAR RAPID-FLASHING BEACON (RRFB) PEDESTRIAN CROSSING AT THE PROPOSED CROSSWALK ACROSS OLD IVY ROAD, SUBJECT TO VDOT AND COUNTY APPROVAL.

THIS DRAWING PREPARED AT THE  
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OLD IVY GREYSTAN APPLICATION PLAN

REVISION DESCRIPTION	DATE
ZMA RESUBMISSION <td>11/15/21</td>	11/15/21
ZMA RESUBMISSION #2 <td>2/7/22</td>	2/7/22
GRADING EDITS (14,16,18) & NOTES ADDED TO SHEET 8 PRIOR TO PC <td>5/17/22</td>	5/17/22
REVISIONS TO NOTES; SETBACK TABLE <td>7/8/22</td>	7/8/22
ZMA RESUBMISSION <td>8/15/2022</td>	8/15/2022

DATE: 11/05/2021  
 DRAWN BY: M. DENHARD  
 DESIGNED BY: M. DENHARD  
 CHECKED BY: B. CICHOCKI  
 SCALE: AS SHOWN

**TIMMONS GROUP**




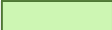
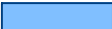

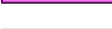
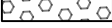
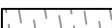
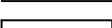
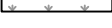



ALBEMARLE COUNTY  
**PROPOSED SITE MAP**

JOB NO. 47125  
 SHEET NO. 8

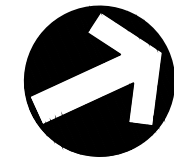
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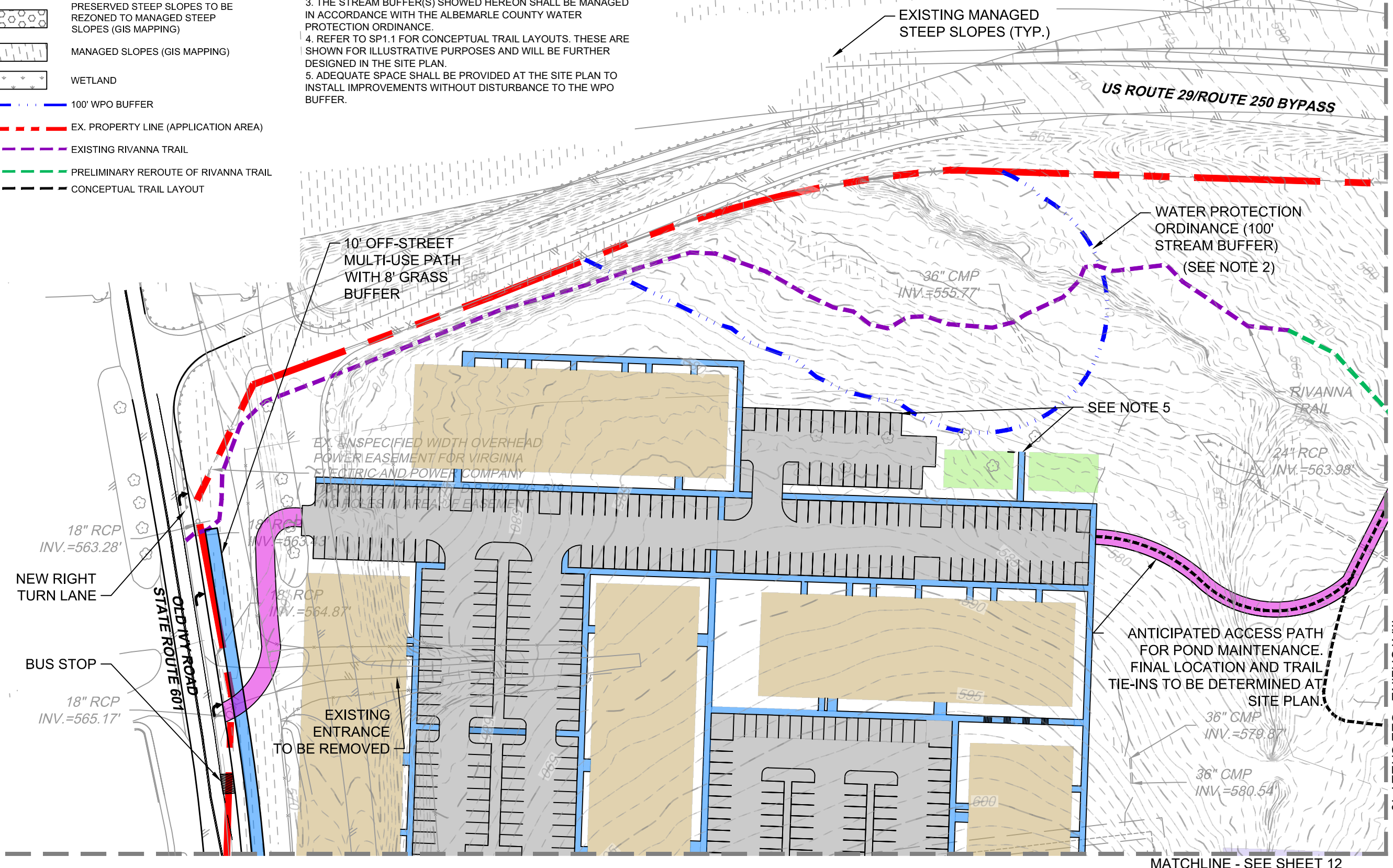
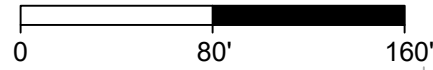
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- LEGEND:**
-  TRAVELWAY / PARKING AREA
  -  APARTMENT DEVELOPMENT ENVELOPE
  -  SINGLE FAMILY DEVELOPMENT ENVELOPE
  -  COMMUNITY AMENITY SPACE
  -  SIDEWALK
  -  CONCEPTUAL FIRE ACCESS
  -  PRESERVED STEEP SLOPES TO BE REZONED TO MANAGED STEEP SLOPES (GIS MAPPING)
  -  MANAGED SLOPES (GIS MAPPING)
  -  WETLAND
  -  100' WPO BUFFER
  -  EX. PROPERTY LINE (APPLICATION AREA)
  -  EXISTING RIVANNA TRAIL
  -  PRELIMINARY REROUTE OF RIVANNA TRAIL
  -  CONCEPTUAL TRAIL LAYOUT

- NOTES:**
1. WPO STREAM BUFFERS, PRESERVED SLOPES, & GREENWAY AREAS SHALL BE PROTECTED PER THE REGULATIONS WITHIN THE ALBEMARLE COUNTY ZONING ORDINANCE.
  2. THE WPO BUFFERS HAVE BEEN UPDATED, BASED ON A JURISDICTIONAL DETERMINATION FOR WATERS OF THE U.S., THROUGH THE ARMY CORPS OF ENGINEERS, DATED 8/27/20. AS PER THE COUNTY'S WPO ORDINANCE, THE 100' BUFFER IS ONLY APPLICABLE TO STREAMS THAT ARE PERENNIAL WITHIN THE DEVELOPMENT AREAS, AND THUS THE PLANS REFLECT THE LOCATION CONSISTENT WITH THE JURISDICTIONAL DETERMINATION, WHICH ARE DIFFERENT THAN AS SHOWN ON THE COUNTY'S GIS MAPPING SYSTEM.
  3. THE STREAM BUFFER(S) SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
  4. REFER TO SP1.1 FOR CONCEPTUAL TRAIL LAYOUTS. THESE ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND WILL BE FURTHER DESIGNED IN THE SITE PLAN.
  5. ADEQUATE SPACE SHALL BE PROVIDED AT THE SITE PLAN TO INSTALL IMPROVEMENTS WITHOUT DISTURBANCE TO THE WPO BUFFER.



SCALE 1"=80'



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OLD IVY GREYSTAN APPLICATION PLAN

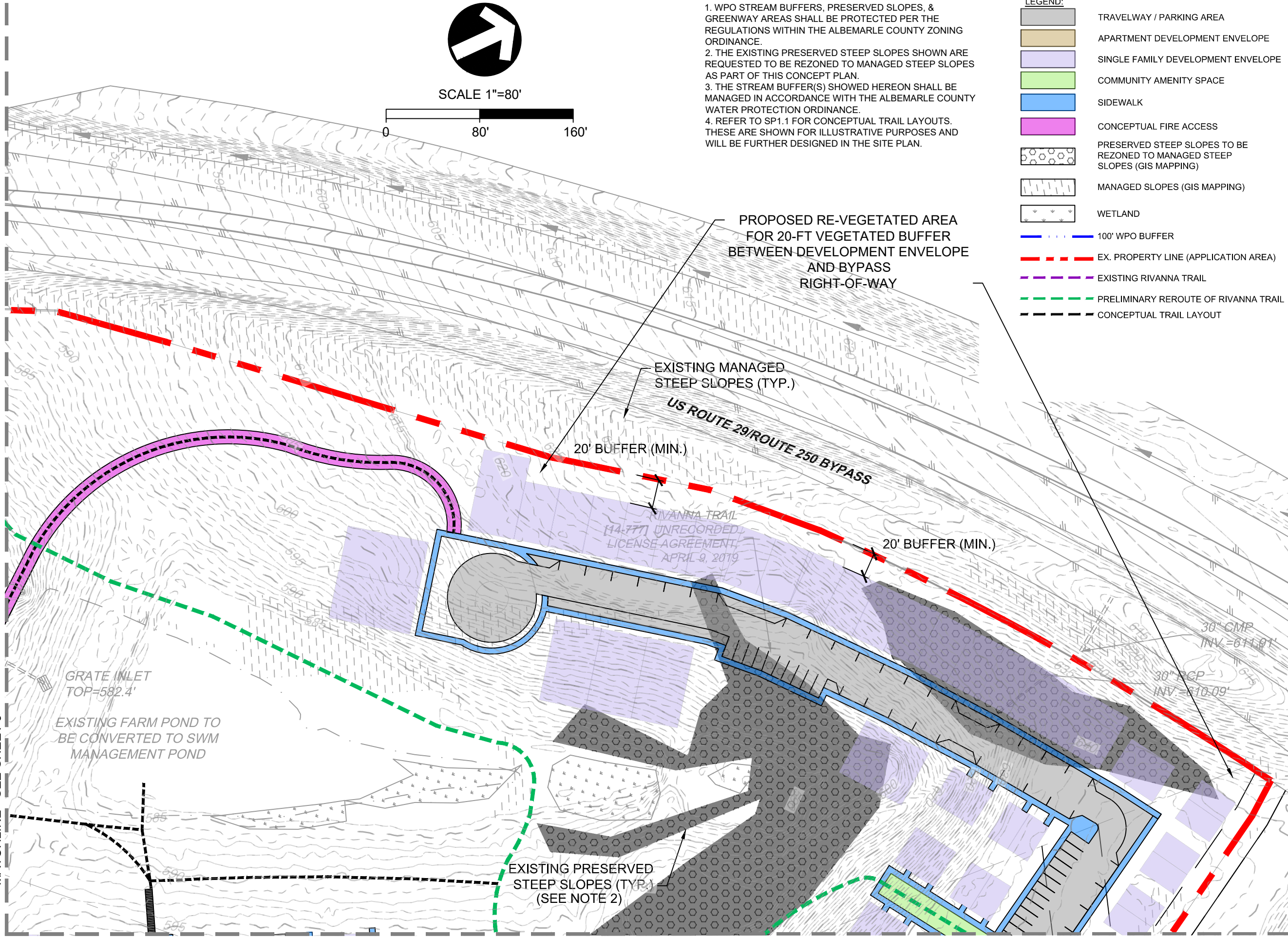
DATE 11/05/2021  
 DRAWN BY M. DENHARD  
 DESIGNED BY M. DENHARD  
 CHECKED BY B. CICHOCKI  
 SCALE 1"=80'

**TIMMONS GROUP**  
 ALBEMARLE COUNTY  
**OLD IVY RESIDENCES**  
**SITE LAYOUT PLAN**  
 JOB NO. 47125  
 SHEET NO. 9

REVISION DESCRIPTION	DATE
ZMA RESUBMISSION	11/15/21
ZMA RESUBMISSION #2	2/7/22
GRADING EDITS (14,16,18) & NOTES ADDED TO SHEET 8 PRIOR TO PC	7/17/22
REVISIONS TO NOTES; SETBACK TABLE	7/18/22
ZMA RESUBMISSION	8/15/2022

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NOTES:  
 1. WPO STREAM BUFFERS, PRESERVED SLOPES, & GREENWAY AREAS SHALL BE PROTECTED PER THE REGULATIONS WITHIN THE ALBEMARLE COUNTY ZONING ORDINANCE.  
 2. THE EXISTING PRESERVED STEEP SLOPES SHOWN ARE REQUESTED TO BE REZONED TO MANAGED STEEP SLOPES AS PART OF THIS CONCEPT PLAN.  
 3. THE STREAM BUFFER(S) SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.  
 4. REFER TO SP1.1 FOR CONCEPTUAL TRAIL LAYOUTS. THESE ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND WILL BE FURTHER DESIGNED IN THE SITE PLAN.

- LEGEND:
- TRAVELWAY / PARKING AREA
  - APARTMENT DEVELOPMENT ENVELOPE
  - SINGLE FAMILY DEVELOPMENT ENVELOPE
  - COMMUNITY AMENITY SPACE
  - SIDEWALK
  - CONCEPTUAL FIRE ACCESS
  - PRESERVED STEEP SLOPES TO BE REZONED TO MANAGED STEEP SLOPES (GIS MAPPING)
  - MANAGED SLOPES (GIS MAPPING)
  - WETLAND
  - 100' WPO BUFFER
  - EX. PROPERTY LINE (APPLICATION AREA)
  - EXISTING RIVANNA TRAIL
  - PRELIMINARY REROUTE OF RIVANNA TRAIL
  - CONCEPTUAL TRAIL LAYOUT

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OLD IVY GREYSTAN APPLICATION PLAN

REVISION DESCRIPTION	DATE
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ZMA RESUBMISSION #2	2/7/22
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ZMA RESUBMISSION	8/15/2022

DATE: 11/05/2021

DRAWN BY: M. DENHARD

DESIGNED BY: M. DENHARD

CHECKED BY: B. CICHOCKI

SCALE: 1"=80'

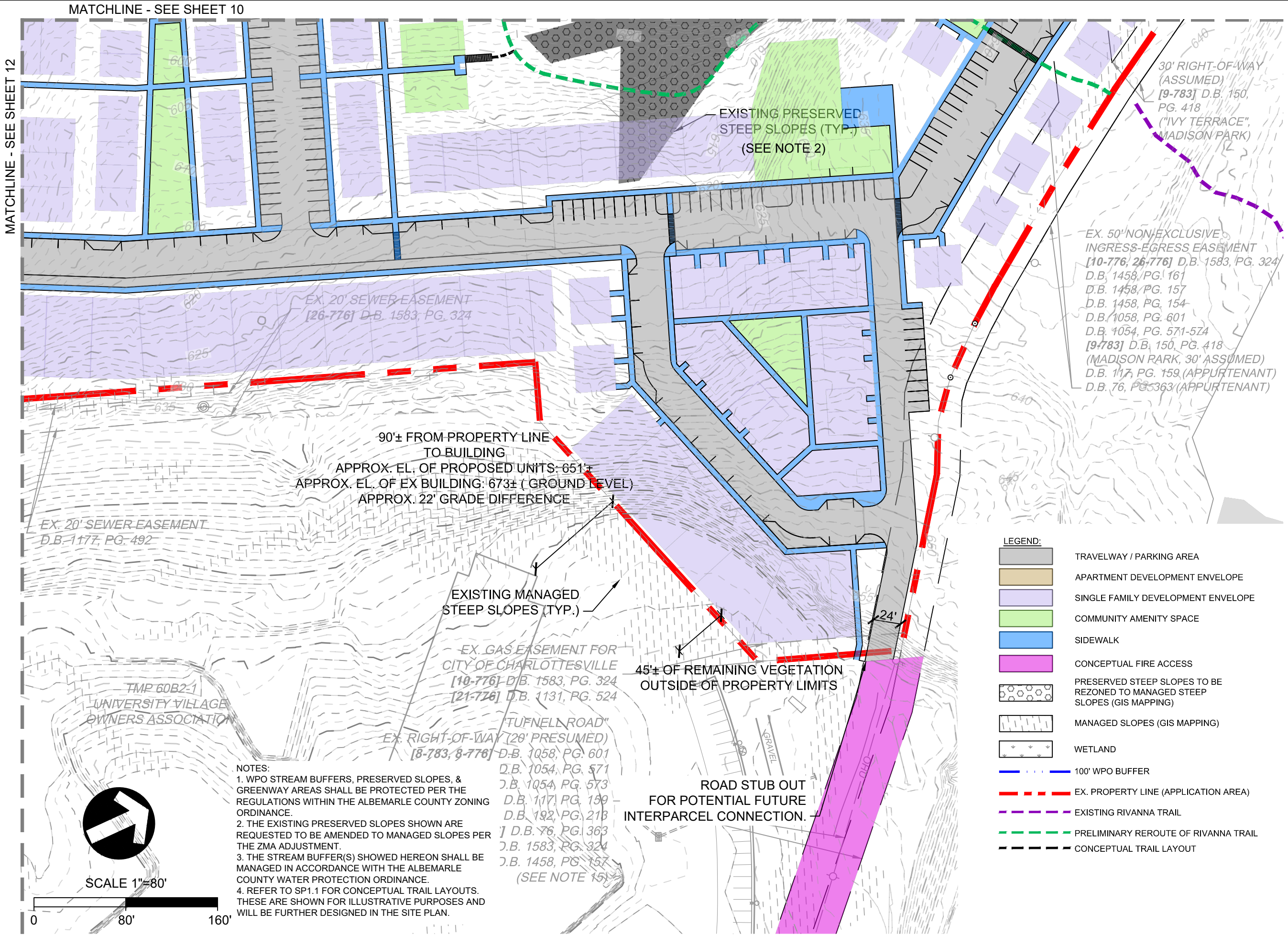
# TIMMONS GROUP

OLD IVY RESIDENCES  
 ALBEMARLE COUNTY  
 SITE LAYOUT PLAN

JOB NO.	47125
SHEET NO.	10

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MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 10

SCALE 1"=80'

- NOTES:
1. WPO STREAM BUFFERS, PRESERVED SLOPES, & GREENWAY AREAS SHALL BE PROTECTED PER THE REGULATIONS WITHIN THE ALBEMARLE COUNTY ZONING ORDINANCE.
  2. THE EXISTING PRESERVED SLOPES SHOWN ARE REQUESTED TO BE AMENDED TO MANAGED SLOPES PER THE ZMA ADJUSTMENT.
  3. THE STREAM BUFFER(S) SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
  4. REFER TO SP1.1 FOR CONCEPTUAL TRAIL LAYOUTS. THESE ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND WILL BE FURTHER DESIGNED IN THE SITE PLAN.

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OLD IVY GREYSTAN APPLICATION PLAN

DATE	REVISION DESCRIPTION
11/15/21	ZMA RESUBMISSION
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7/17/22	GRADING EDITS (14,16,18) & NOTES ADDED TO SHEET 8 PRIOR TO PC
7/18/22	REVISIONS TO NOTES; SETBACK TABLE
8/15/2022	ZMA RESUBMISSION

DATE: 11/05/2021  
 DRAWN BY: M. DENHARD  
 DESIGNED BY: M. DENHARD  
 CHECKED BY: B. CICHOCKI  
 SCALE: 1"=80'

**TIMMONS GROUP**

OLD IVY RESIDENCES  
 ALBEMARLE COUNTY  
 SITE LAYOUT PLAN

JOB NO. 47125  
 SHEET NO. 11

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APPROXIMATE LOCATION OF FUTURE BUS STOP. TURN LANE PROPOSED LONGER THAN NECESSARY SO IN THE FUTURE THE TAPER MAY BE ADJUSTED AND AREA STRIPED OUT TO PROVIDE BUS PULL OFF AREA FOR STOP.

NEW LEFT TURN LANE

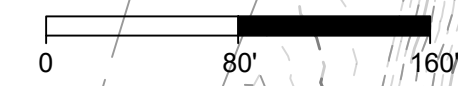
NEW RIGHT TURN LANE

FUTURE EXTENSION OF 10' MULTI-USE PATH PER PROFFER #3. SEE NOTE 4 ON THIS SHEET.

EXISTING MANAGED STEEP SLOPES (TYP.)



SCALE 1"=80'



TMP 60B1-H HUNTINGTON VILLAGE "A" LIMITED PARTNERSHIP, ET AL

STRIPED CROSSWALK (TYP.)

ROAD STUB OUT FOR POTENTIAL FUTURE INTERPARCEL CONNECTION.

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 11

**LEGEND:**

- TRAVELWAY / PARKING AREA
- APARTMENT DEVELOPMENT ENVELOPE
- SINGLE FAMILY DEVELOPMENT ENVELOPE
- COMMUNITY AMENITY SPACE
- SIDEWALK
- CONCEPTUAL FIRE ACCESS
- PRESERVED STEEP SLOPES TO BE REZONED TO BE MANAGED STEEP SLOPES (GIS MAPPING)
- MANAGED SLOPES (GIS MAPPING)
- WETLAND
- 100' WPO BUFFER
- EX. PROPERTY LINE (APPLICATION AREA)
- EXISTING RIVANNA TRAIL
- PRELIMINARY REROUTE OF RIVANNA TRAIL
- CONCEPTUAL TRAIL LAYOUT

- NOTES:**
1. WPO STREAM BUFFERS, PRESERVED SLOPES, & GREENWAY AREAS SHALL BE PROTECTED PER THE REGULATIONS WITHIN THE ALBEMARLE COUNTY ZONING ORDINANCE.
  2. THE STREAM BUFFER(S) SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
  3. REFER TO SP1.1 FOR CONCEPTUAL TRAIL LAYOUTS. THESE ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND WILL BE FURTHER DESIGNED IN THE SITE PLAN.
  4. INTERIM TERMINUS OF 10' MULTI-USE PATH SHOWN HEREON UNTIL FUTURE EXTENSION IS APPROXIMATE. AT FINAL SITE PLAN INTERIM TERMINATION POINT AND PEDESTRIAN SIGNAGE FOR SAFE CROSSING OF OLD IVY ROAD WILL BE COORDINATED WITH VDOT AND ALBEMARLE COUNTY TRANSPORTATION STAFF.

**TIMMONS GROUP**

OLD IVY RESIDENCES  
ALBEMARLE COUNTY  
SITE LAYOUT PLAN

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8/15/2022	ZMA RESUBMISSION

OLD IVY GREYSTAR APPLICATION PLAN

DATE: 11/05/2021

DRAWN BY: M. DENHARD

DESIGNED BY: M. DENHARD

CHECKED BY: B. CICHOCKI

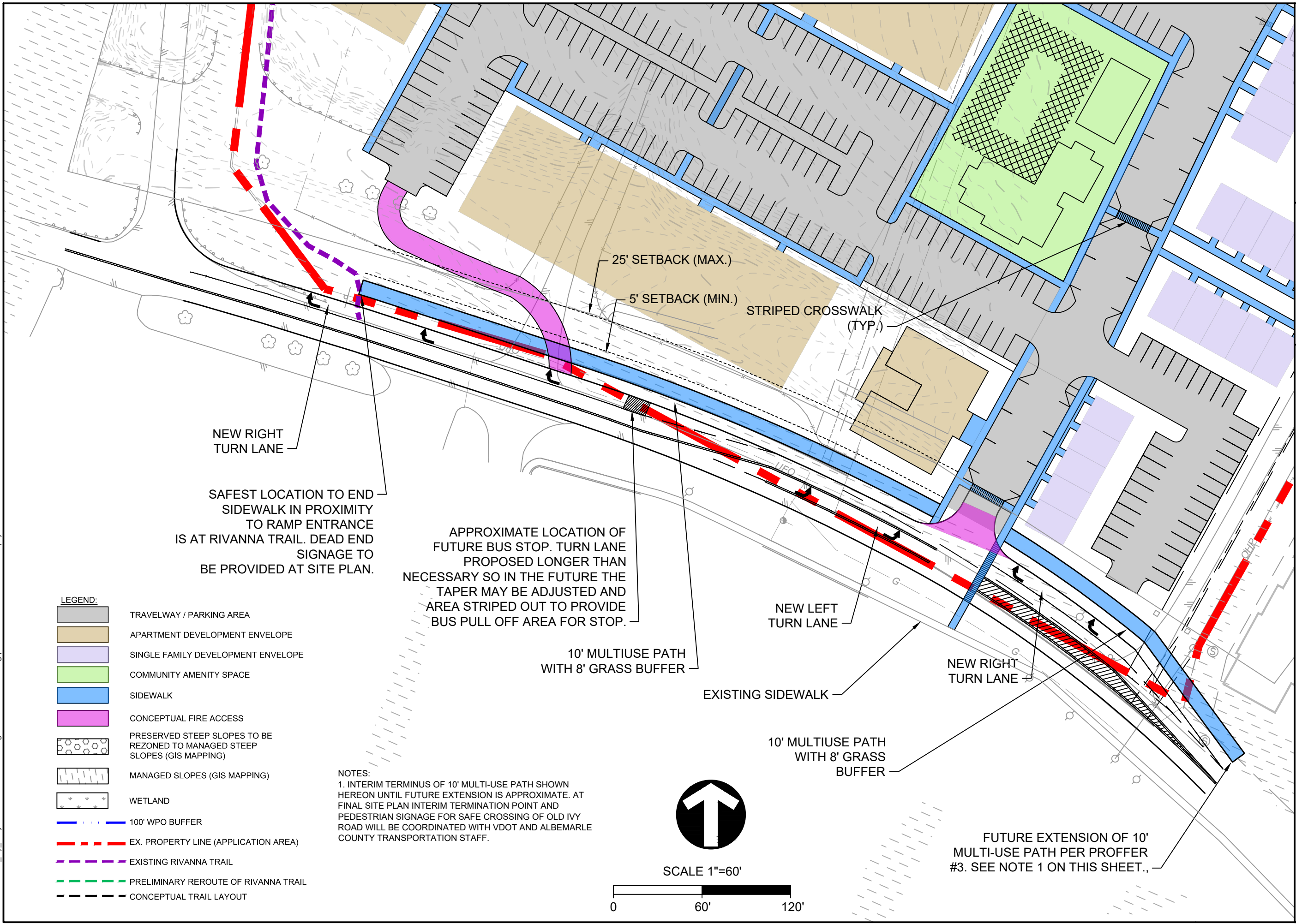
SCALE: 1"=80'

JOB NO. 47125

SHEET NO. 12

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- LEGEND:**
- TRAVELWAY / PARKING AREA
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  - SINGLE FAMILY DEVELOPMENT ENVELOPE
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  - SIDEWALK
  - CONCEPTUAL FIRE ACCESS
  - PRESERVED STEEP SLOPES TO BE REZONED TO MANAGED STEEP SLOPES (GIS MAPPING)
  - MANAGED SLOPES (GIS MAPPING)
  - WETLAND
  - 100' WPO BUFFER
  - EX. PROPERTY LINE (APPLICATION AREA)
  - EXISTING RIVANNA TRAIL
  - PRELIMINARY REROUTE OF RIVANNA TRAIL
  - CONCEPTUAL TRAIL LAYOUT

NEW RIGHT TURN LANE

SAFEST LOCATION TO END SIDEWALK IN PROXIMITY TO RAMP ENTRANCE IS AT RIVANNA TRAIL. DEAD END SIGNAGE TO BE PROVIDED AT SITE PLAN.

APPROXIMATE LOCATION OF FUTURE BUS STOP. TURN LANE PROPOSED LONGER THAN NECESSARY SO IN THE FUTURE THE TAPER MAY BE ADJUSTED AND AREA STRIPED OUT TO PROVIDE BUS PULL OFF AREA FOR STOP.

10' MULTIUSE PATH WITH 8' GRASS BUFFER

NEW LEFT TURN LANE

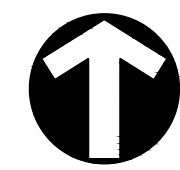
EXISTING SIDEWALK

10' MULTIUSE PATH WITH 8' GRASS BUFFER

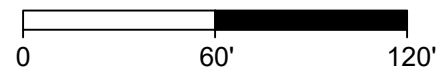
NEW RIGHT TURN LANE

FUTURE EXTENSION OF 10' MULTI-USE PATH PER PROFFER #3. SEE NOTE 1 ON THIS SHEET.,

**NOTES:**  
 1. INTERIM TERMINUS OF 10' MULTI-USE PATH SHOWN HEREON UNTIL FUTURE EXTENSION IS APPROXIMATE. AT FINAL SITE PLAN INTERIM TERMINATION POINT AND PEDESTRIAN SIGNAGE FOR SAFE CROSSING OF OLD IVY ROAD WILL BE COORDINATED WITH VDOT AND ALBEMARLE COUNTY TRANSPORTATION STAFF.



SCALE 1"=60'



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OLD IVY GREYSTAN APPLICATION PLAN

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5/12/22	GRADING EDITS (14,16,18) & NOTES ADDED TO SHEET 8 PRIOR TO PC
7/8/22	REVISIONS TO NOTES, SETBACK TABLE
8/15/2022	ZMA RESUBMISSION

DATE 11/05/2021

DRAWN BY M. DENHARD

DESIGNED BY M. DENHARD

CHECKED BY B. CICHOCKI

SCALE 1"=60'

# TIMMONS GROUP

ALBEMARLE COUNTY  
 OLD IVY RESIDENCES  
 OLD IVY ROAD LAYOUT

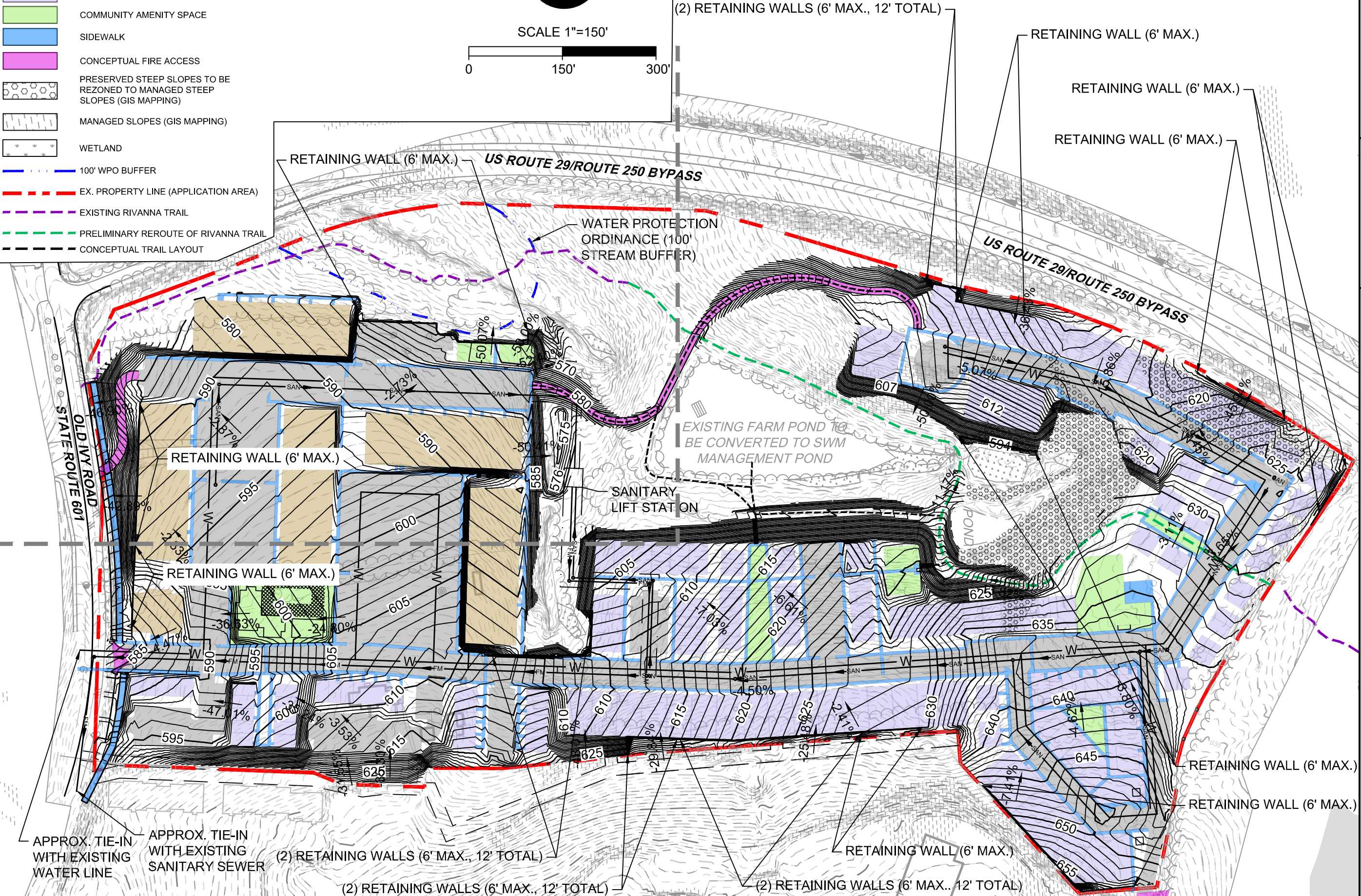
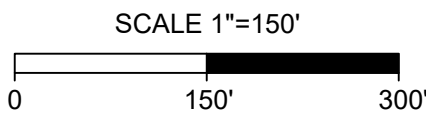
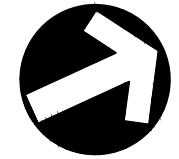
JOB NO.	47125
SHEET NO.	13

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S:\103\47125-Old\_Ivy\_GreyStar\DWG\Sheet\Re zoning\47125-C3-0-GRADING.dwg | Plotted on 8/15/2022 3:27 PM | by Matt Denhard

**LEGEND:**

- TRAVELWAY / PARKING AREA
- APARTMENT DEVELOPMENT ENVELOPE
- SINGLE FAMILY DEVELOPMENT ENVELOPE
- COMMUNITY AMENITY SPACE
- SIDEWALK
- CONCEPTUAL FIRE ACCESS
- PRESERVED STEEP SLOPES TO BE REZONED TO MANAGED STEEP SLOPES (GIS MAPPING)
- MANAGED SLOPES (GIS MAPPING)
- WETLAND
- 100' WPO BUFFER
- EX. PROPERTY LINE (APPLICATION AREA)
- EXISTING RIVANNA TRAIL
- PRELIMINARY REROUTE OF RIVANNA TRAIL
- CONCEPTUAL TRAIL LAYOUT
- WATER LINE
- SANITARY SEWER
- SANITARY SEWER FORCE MAIN



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DATE	REVISION DESCRIPTION
11/15/21 <td>ZMA RESUBMISSION</td>	ZMA RESUBMISSION
2/7/22 <td>ZMA RESUBMISSION #2</td>	ZMA RESUBMISSION #2
5/17/22 <td>GRADING EDITS (14,16,18) &amp; NOTES ADDED TO SHEET 8 PRIOR TO PC</td>	GRADING EDITS (14,16,18) & NOTES ADDED TO SHEET 8 PRIOR TO PC
7/8/22 <td>REVISIONS TO NOTES; SETBACK TABLE</td>	REVISIONS TO NOTES; SETBACK TABLE
8/15/2022 <td>ZMA RESUBMISSION</td>	ZMA RESUBMISSION

OLD IVY GREYSTAR APPLICATION PLAN

**TIMMONS GROUP**

OLD IVY RESIDENCES  
 ALBEMARLE COUNTY  
 OVERALL SITE GRADING

JOB NO.	47125
SHEET NO.	14

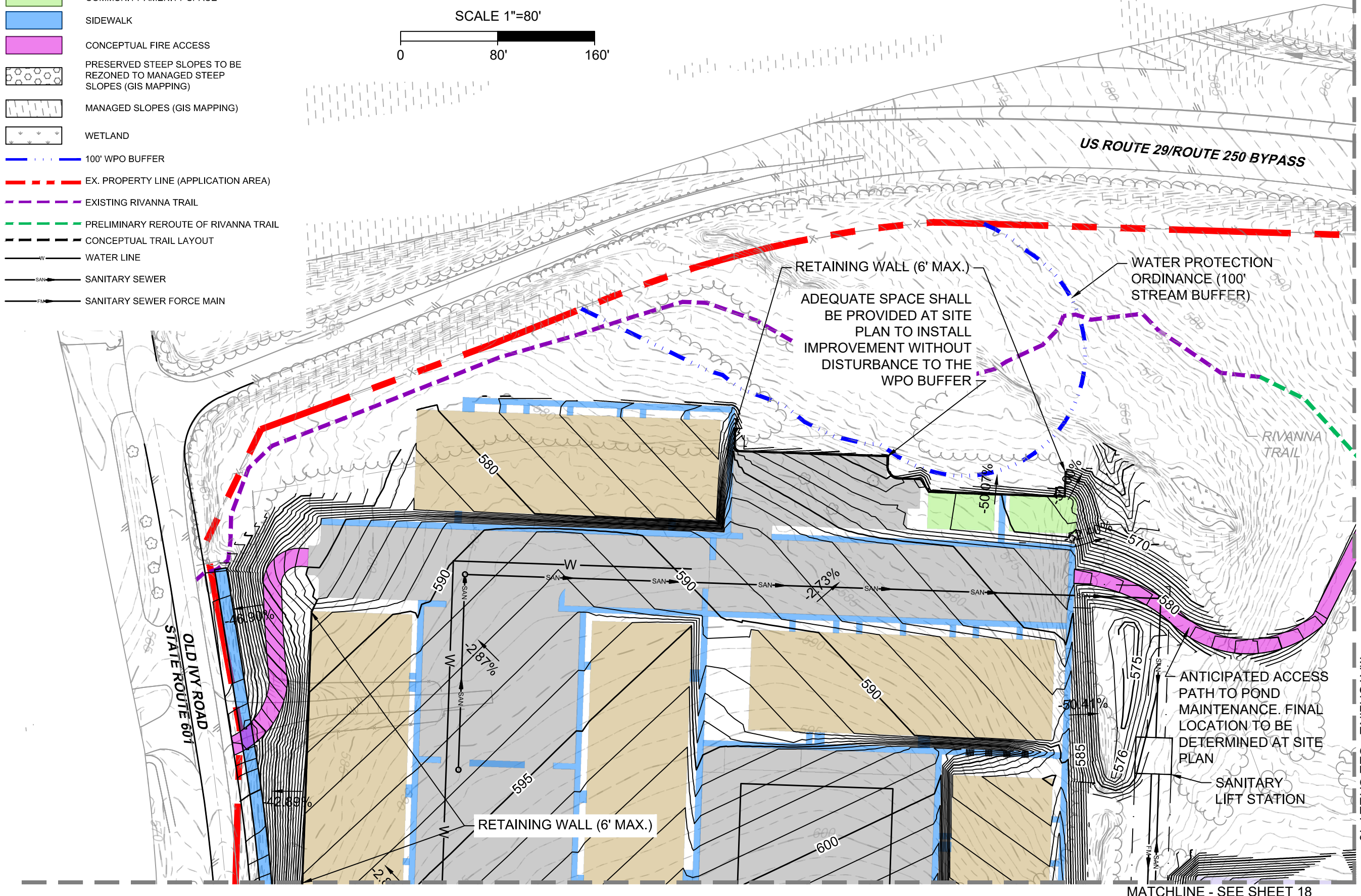
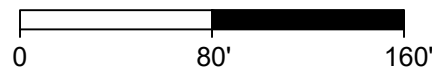
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SCALE 1"=80'



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8/15/2022	ZMA RESUBMISSION

OLD IVY GREYSTAN APPLICATION PLAN

DATE: 11/05/2021

DRAWN BY: M. DENHARD

DESIGNED BY: M. DENHARD

CHECKED BY: B. CICHOCKI

SCALE: 1"=80'

**OLD IVY RESIDENCES**

ALBEMARLE COUNTY

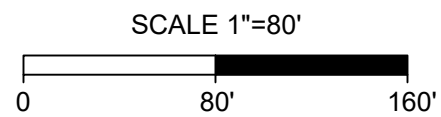
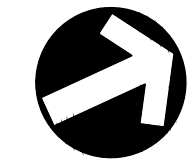
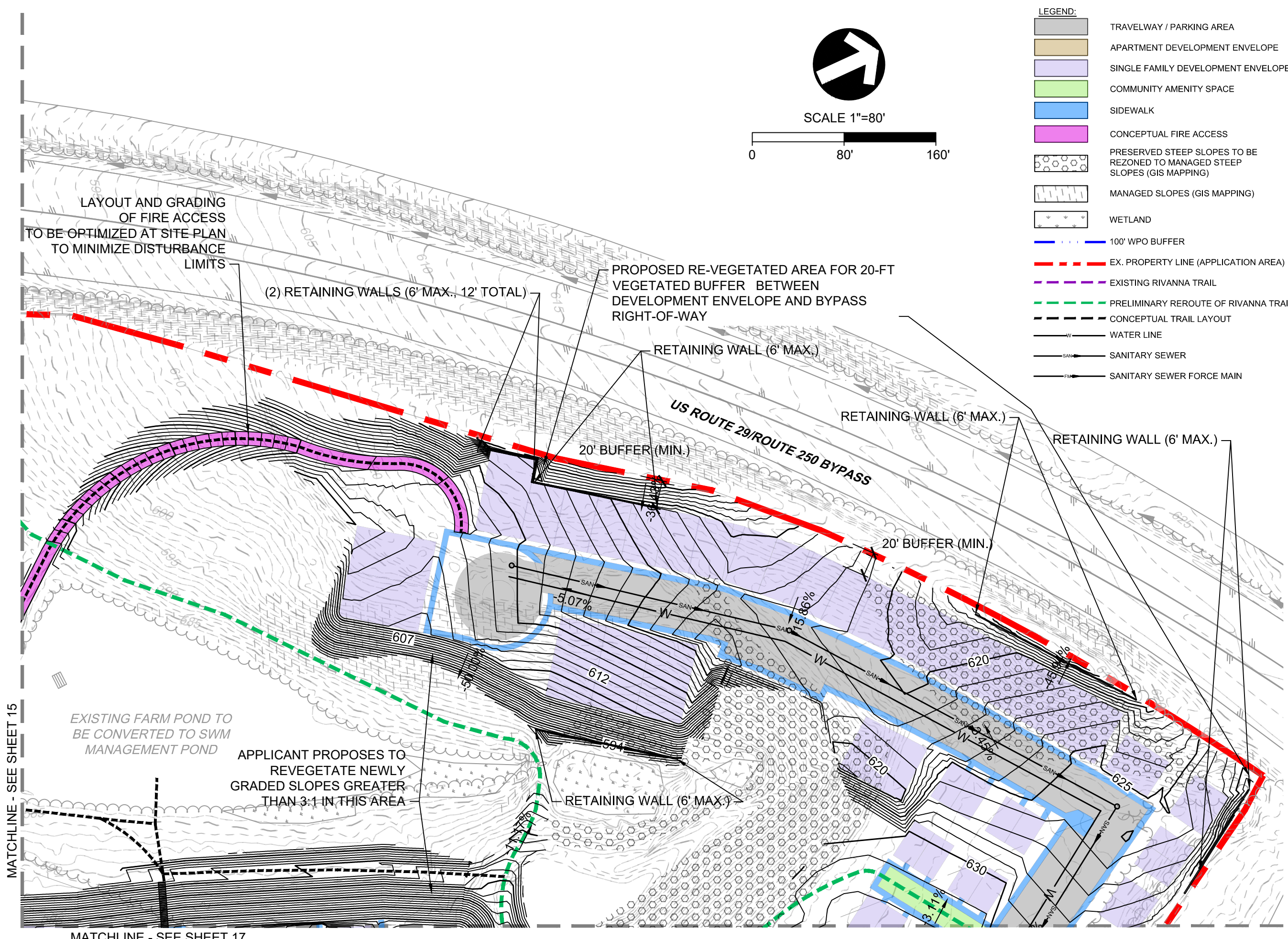
**CONCEPTUAL GRADING & UTILITY PLANS**

JOB NO.	47125
SHEET NO.	15

MATCHLINE - SEE SHEET 16 (left), MATCHLINE - SEE SHEET 18 (right)

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- LEGEND:**
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  - SANITARY SEWER
  - SANITARY SEWER FORCE MAIN

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OLD IVY GREYSTAR APPLICATION PLAN

REVISION DESCRIPTION	DATE
ZMA RESUBMISSION	11/15/21
ZMA RESUBMISSION #2	2/7/22
GRADING EDITS (14,16,18) & NOTES ADDED TO SHEET 8 PRIOR TO PC	7/17/22
REVISIONS TO NOTES, SETBACK TABLE	8/15/2022
ZMA RESUBMISSION	

DATE: 11/05/2021  
 DRAWN BY: M. DENHARD  
 DESIGNED BY: M. DENHARD  
 CHECKED BY: B. CICHOCKI

SCALE: 1"=80'

# TIMMONS GROUP

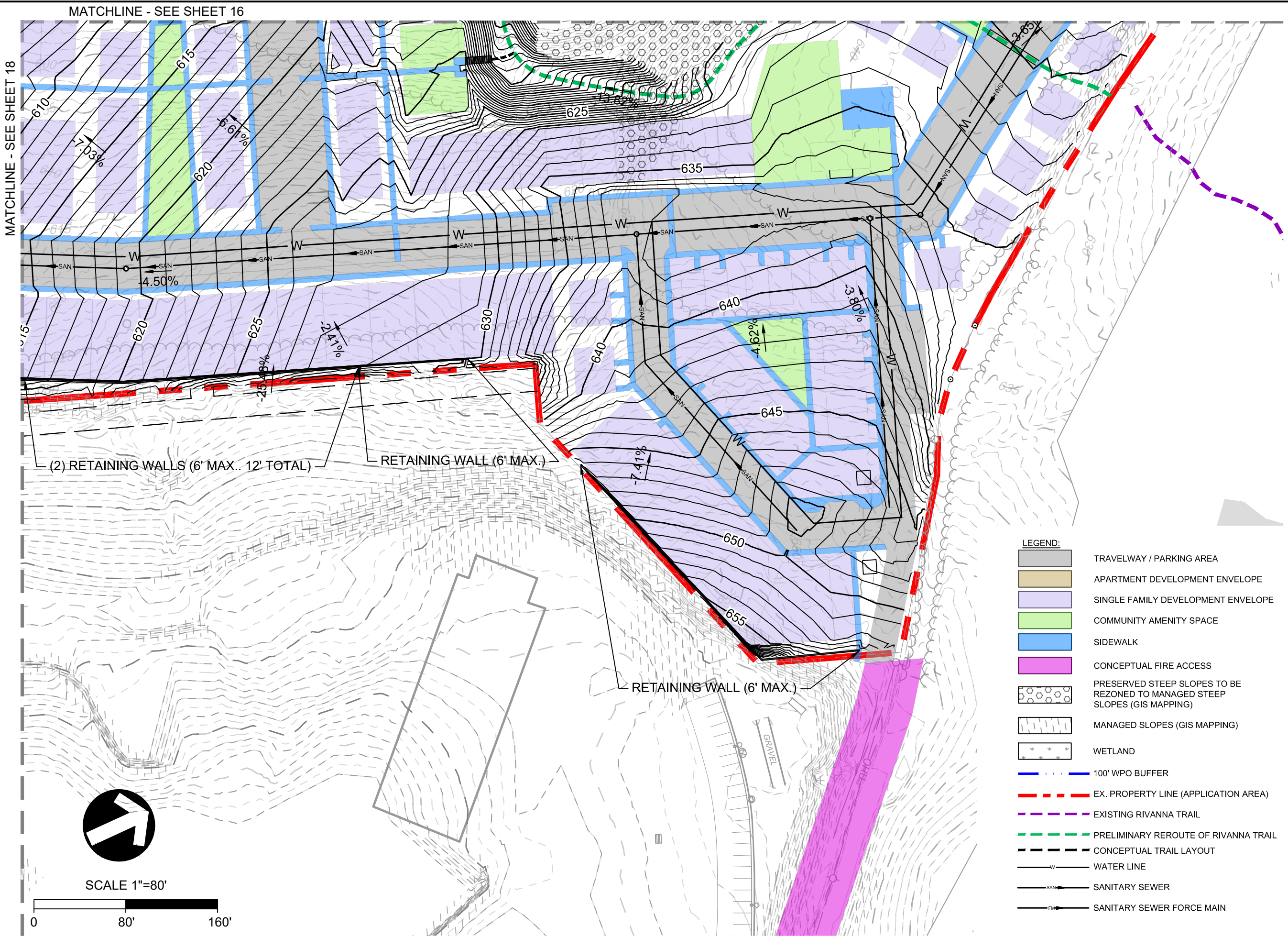
ALBEMARLE COUNTY  
**OLD IVY RESIDENCES**  
**CONCEPTUAL GRADING & UTILITY PLANS**

JOB NO.	47125
SHEET NO.	16

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MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 16

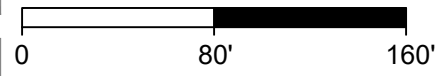
(2) RETAINING WALLS (6' MAX.. 12' TOTAL)      RETAINING WALL (6' MAX.)      RETAINING WALL (6' MAX.)

**LEGEND:**

- TRAVELWAY / PARKING AREA
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SCALE 1"=80'



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DATE: 11/05/2021  
 DRAWN BY: M. DENHARD  
 DESIGNED BY: M. DENHARD  
 CHECKED BY: B. CICHOCKI  
 SCALE: 1"=80'

TIMMONS GROUP

ALBEMARLE COUNTY

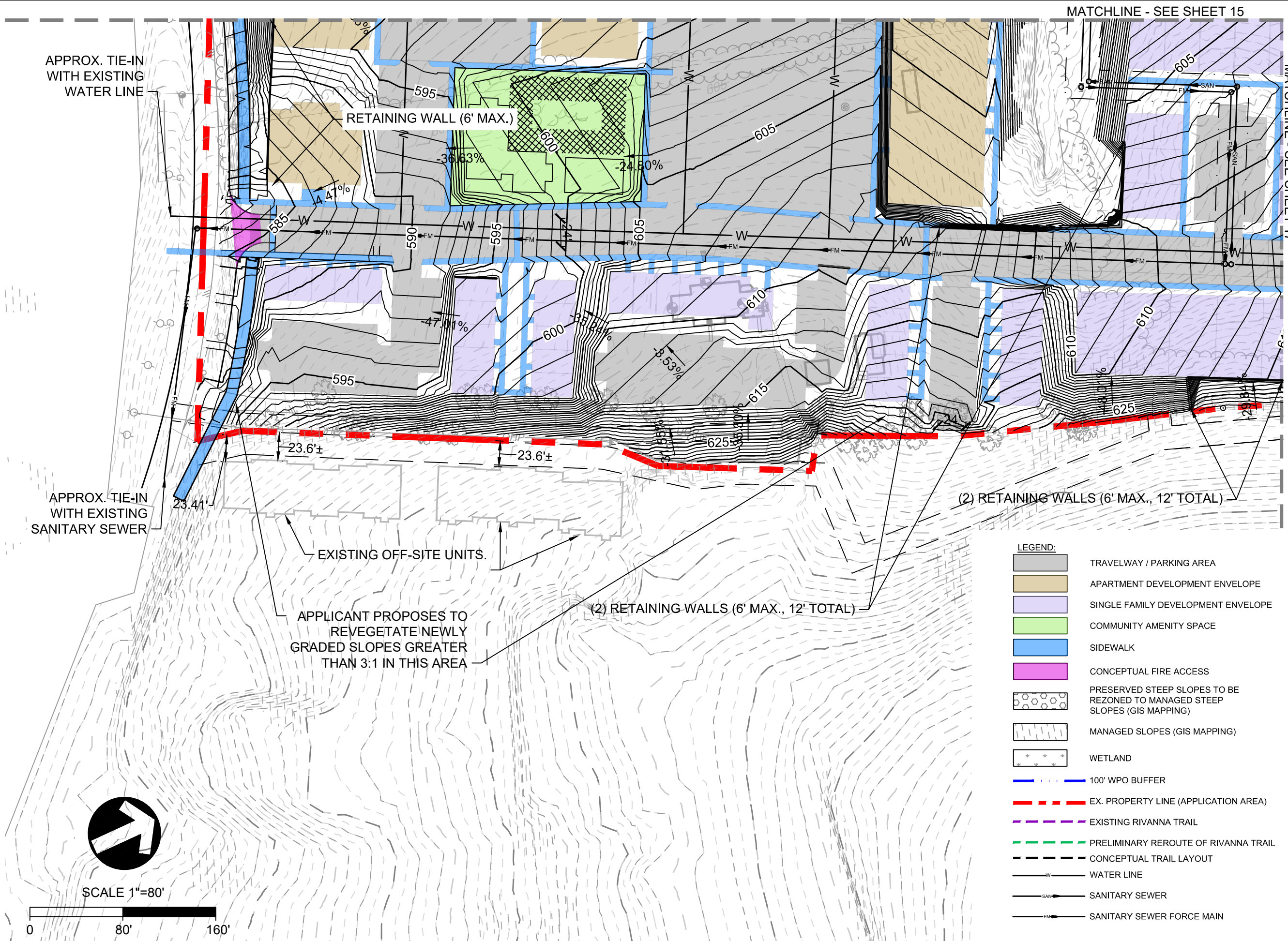
CONCEPTUAL GRADING & UTILITY PLANS

JOB NO. 47125

SHEET NO. 17

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APPROX. TIE-IN WITH EXISTING WATER LINE

APPROX. TIE-IN WITH EXISTING SANITARY SEWER

RETAINING WALL (6' MAX.)

(2) RETAINING WALLS (6' MAX., 12' TOTAL)

APPLICANT PROPOSES TO REVEGETATE NEWLY GRADED SLOPES GREATER THAN 3:1 IN THIS AREA

EXISTING OFF-SITE UNITS.

(2) RETAINING WALLS (6' MAX., 12' TOTAL)

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 17



SCALE 1"=80'



LEGEND:

- TRAVELWAY / PARKING AREA
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OLD IVY GREYSTAN APPLICATION PLAN

DATE: 11/05/2021

DRAWN BY: M. DENHARD

DESIGNED BY: M. DENHARD

CHECKED BY: B. CICHOCKI

SCALE: 1"=80'

# TIMMONS GROUP

ALBEMARLE COUNTY

## OLD IVY RESIDENCES

### CONCEPTUAL GRADING & UTILITY PLANS

JOB NO.  
**47125**

SHEET NO.  
**18**

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OLD IVY RESIDENCES - CHARLOTTESVILLE  
CHARLOTTESVILLE, VA  
ZMA 2021-00008

SCHEMATIC DESIGN  
FEBRUARY 08, 2022

SCALE: 1" = 60'-0"

ILLUSTRATIVE CONCEPT PLAN  
FOR ILLUSTRATIVE PURPOSES ONLY