

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

06000-00-00-024C1¹
TOTAL ACRES: 2.52 AC
THE FILTHY BEAST, LLC

06000-00-00-024C4¹
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 AC²

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

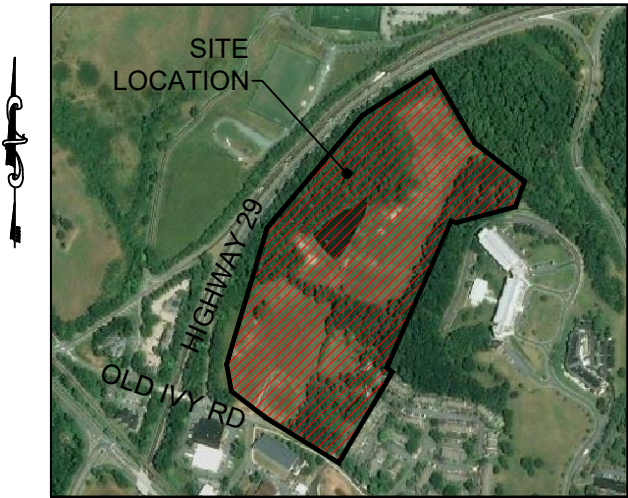
SOURCE OF TOPOGRAPHY: KUCERA INTERNATIONAL, INC. FROM AERIAL
MAPPING FLIGHT CONDUCTED ON NOVEMBER 17, 2018

WATER AND SEWER: ALBEMARLE COUNTY SERVICE AUTHORITY

¹TMP 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.

² 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

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608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
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OLD IVY GREYSTAR APPLICATION PLAN

TIMMONS GROUP

OLD IVY RESIDENCES
ALBEMARLE COUNTY

COVER SHEET

JOB NO.
47125
SHEET NO.
1

DATE	REVISION DESCRIPTION
11/15/21	ZMA RESUBMISSION
2/7/22	ZMA RESUBMISSION #2
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

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GENERAL NOTES:

OWNERS:

06000-00-00-024C0

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 = 77,035 SF = **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:

1.

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:

1.

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.

2.

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.

3.

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.

4.

A SPECIAL EXCEPTION REQUEST (SE202200011) HAS BEEN SUBMITTED TO WAIVE STEPBACK REQUIREMENTS FOR THE FOURTH FLOOR OF THE MULTI-FAMILY UNITS.

5.

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.

6.

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.

7.

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 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	ACTIVE RECREATION PROVIDED: 1.09 AC EXAMPLES OF ACTIVE RECREATION: CLUBHOUSE FITNESS AREA SWIMMING POOL TRAILS TENNIS COURTS TOTAL PROVIDED: 0.84 AC (COMMUNITY AMENITY SPACE) TOTAL PROVIDED: 0.25 AC (RIVANNA TRAIL)

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OLD IVY GREYSTAR APPLICATION PLAN

REVISION DESCRIPTION

ZMA RESUBMISSION

ZMA RESUBMISSION #2

GRADING EDITS (14,16,18) & NOTES ADDED TO SHEET 8 PRIOR TO PC

REVISIONS TO NOTES, SETBACK TABLE

ZMA RESUBMISSION

DATE

11/15/21

2/7/22

5/12/22

7/8/22

8/15/2022

DATE

11/05/2021

DRAWN BY

M. DENHARD

DESIGNED BY

M. DENHARD

CHECKED BY

B. CICHOCKI

SCALE

N/A

OLD IVY RESIDENCES

ALBEMARLE COUNTY

SITE LAYOUT NOTES

JOB NO.

47125

SHEET NO.

2

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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

SCALE 1"=200'

SEE SHEET 4

SEE SHEET 5

US ROUTE 29/ROUTE 250 BYPASS

STATE ROUTE 601

OLD IVY ROAD

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
R-15 RESIDENTIAL

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

TMP 60-51
BEYER FAMILY INVESTMENT
PARTNERSHIP LP
D.B. 1849, PG. 55
R-1 RESIDENTIAL

CERTIFICATE OF
TAKE BOUNDARY (INVALIDATED)
D.B. 5330, PG. 110
D.B. 5338, PG. 201
SEE NOTE 3

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

TMP 60-24C1
THE FILTHY BEAST, LLC
D.B. 3911, PG. 490
D.B. 1054, PG. 573 PLAT
D.B. 1761, PG. 614
R-10, R-15 RESIDENTIAL

SEE SHEET 7

SEE SHEET 6

NOTES:

- 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)
- THE FOLLOWING PARCELS ARE SUBJECT TO PROFFERS ASSOCIATED WITH ZMA 96-20:
 - 06000-00-00-024C1¹ (R-10 ZONING), PORTION ONLY (SEE NOTE 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.

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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	5/12/22
REVISIONS TO NOTES, SETBACK TABLE	7/8/22
ZMA RESUBMISSION	8/15/2022

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)

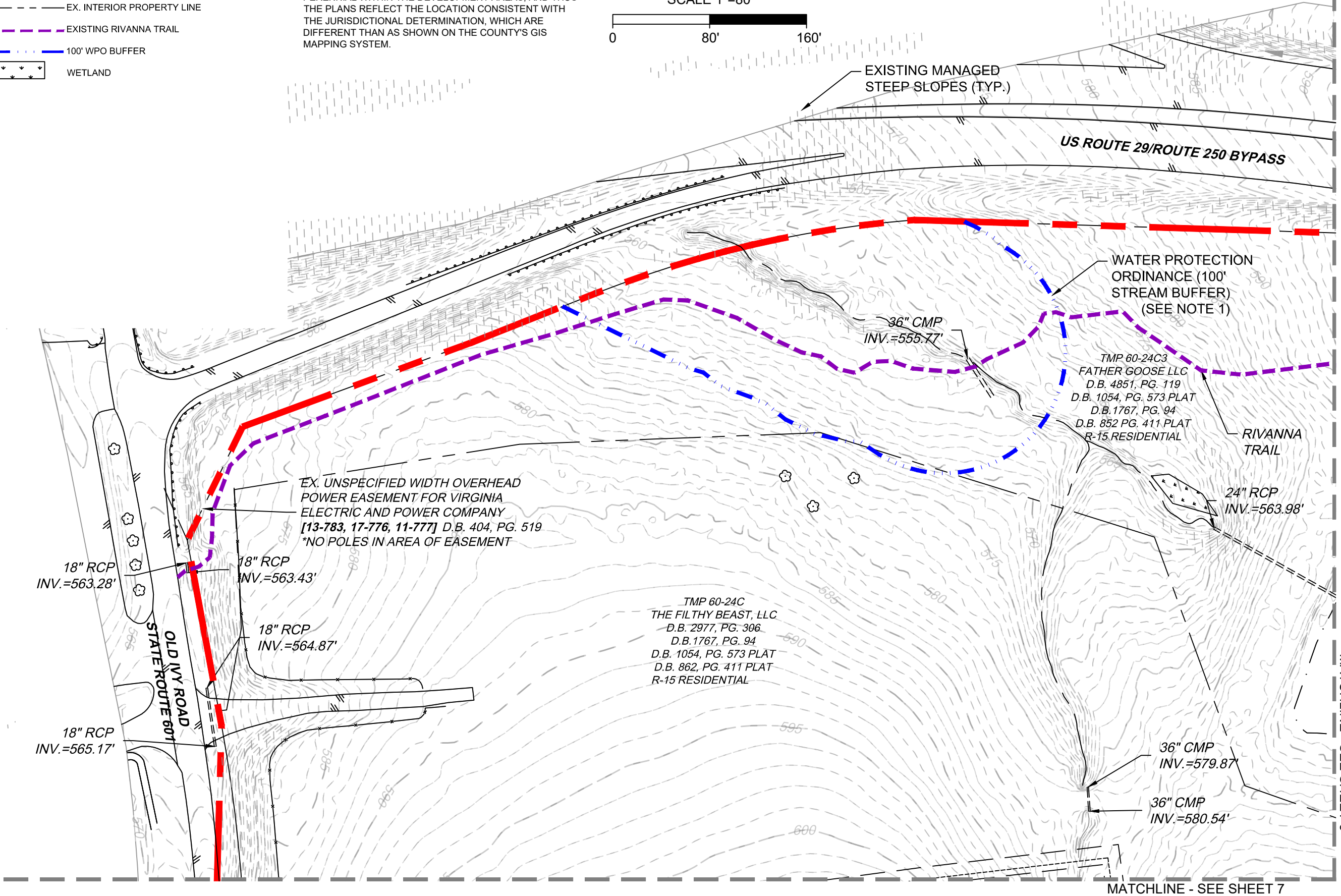
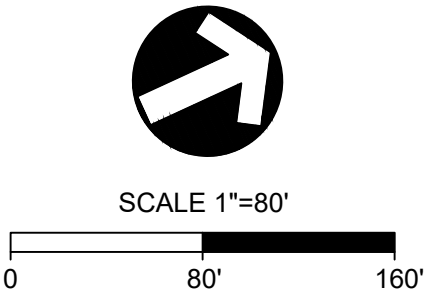
EX. INTERIOR PROPERTY LINE

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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8/15/2022

DATE

11/05/2021

DRAWN BY

M. DENHARD

DESIGNED BY

M. DENHARD

CHECKED BY

B. CICHOCKI

SCALE

1"=80'

OLD IVY RESIDENCES

ALBEMARLE COUNTY

EXISTING CONDITIONS PLAN

JOB NO.

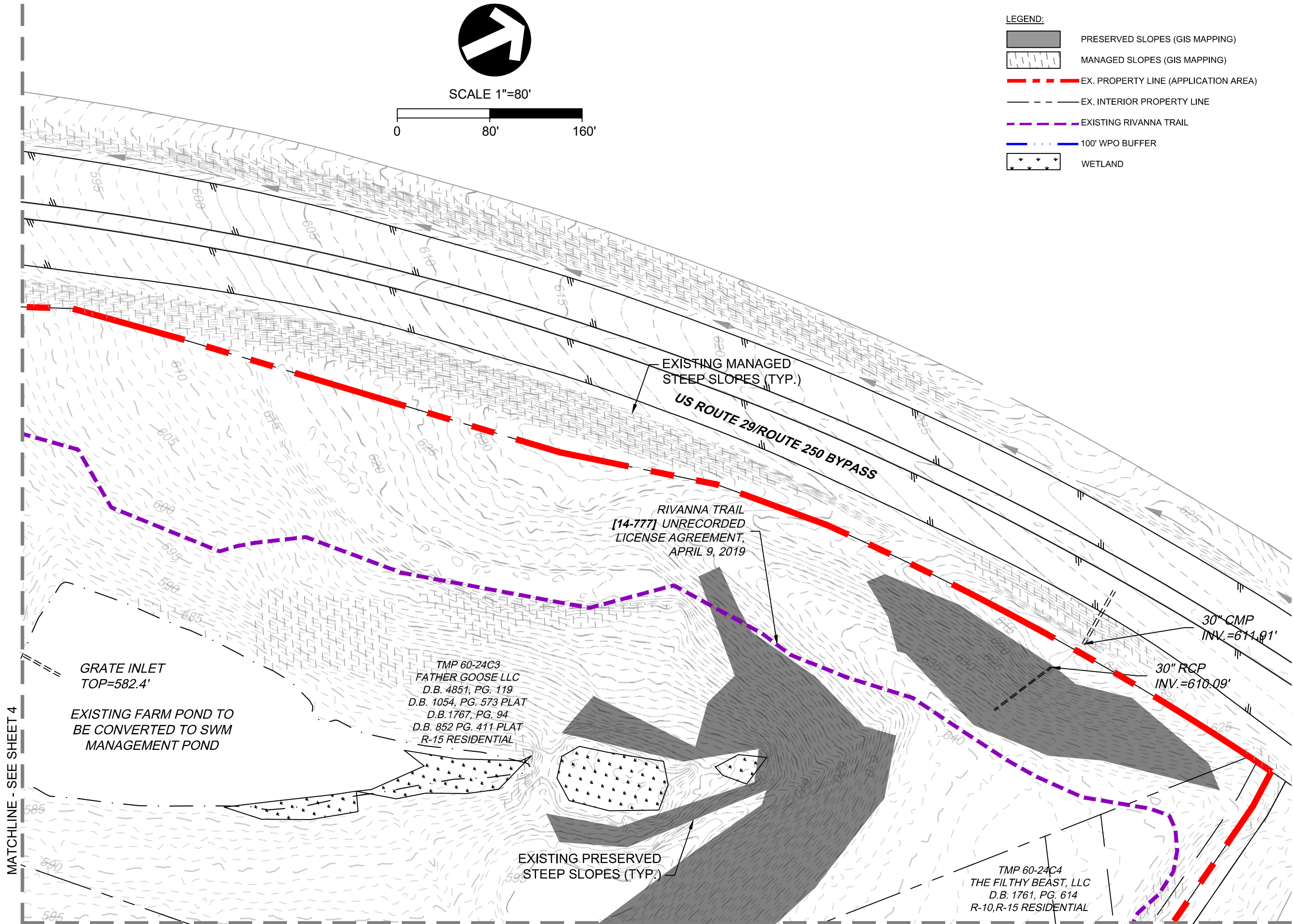
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SHEET NO.

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OLD IVY RESIDENCES

ALBEMARLE COUNTY

EXISTING CONDITIONS PLAN

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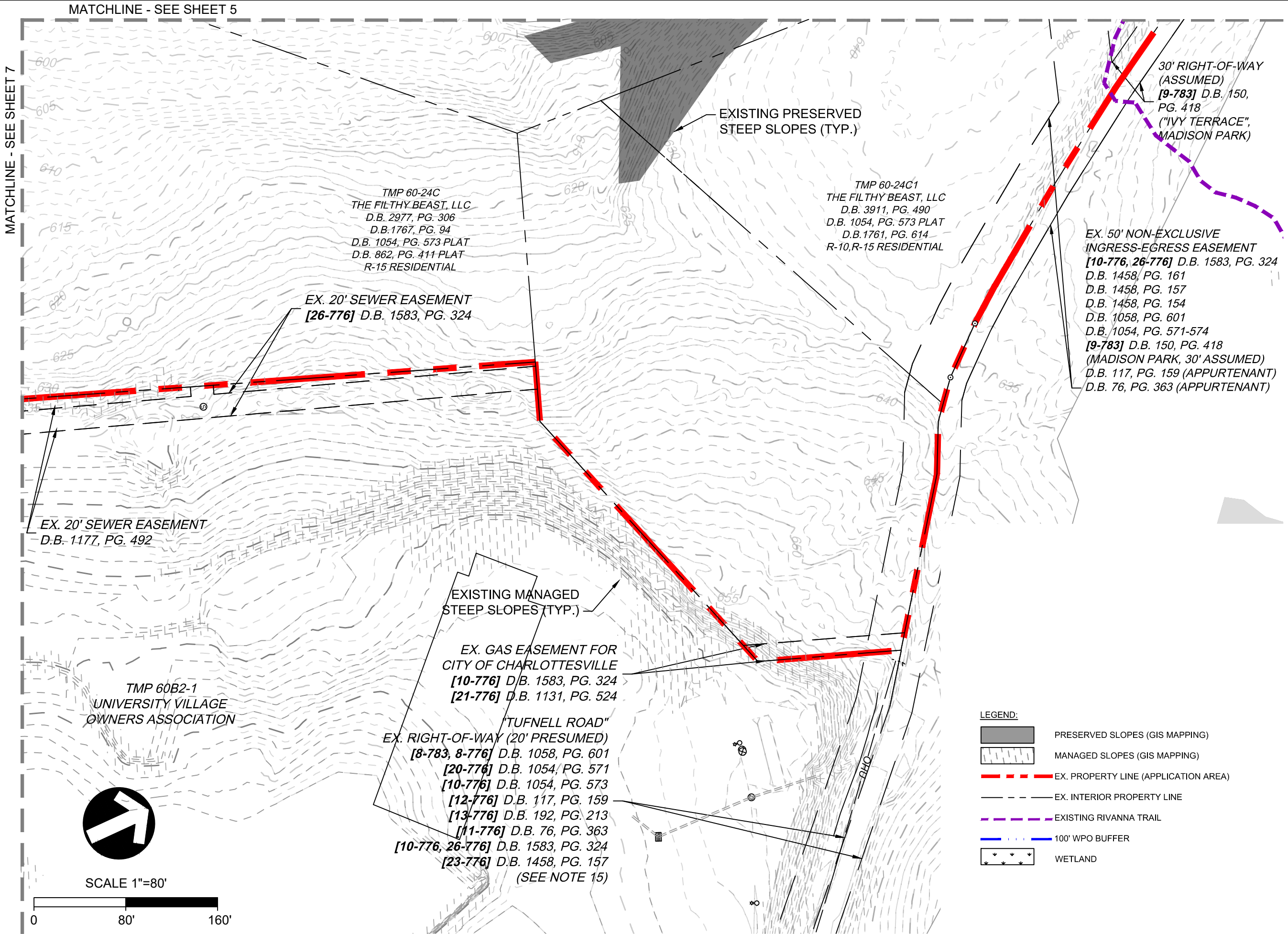
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REVISION DESCRIPTION

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OLD IVY RESIDENCES
ALBEMARLE COUNTY
EXISTING CONDITIONS PLAN

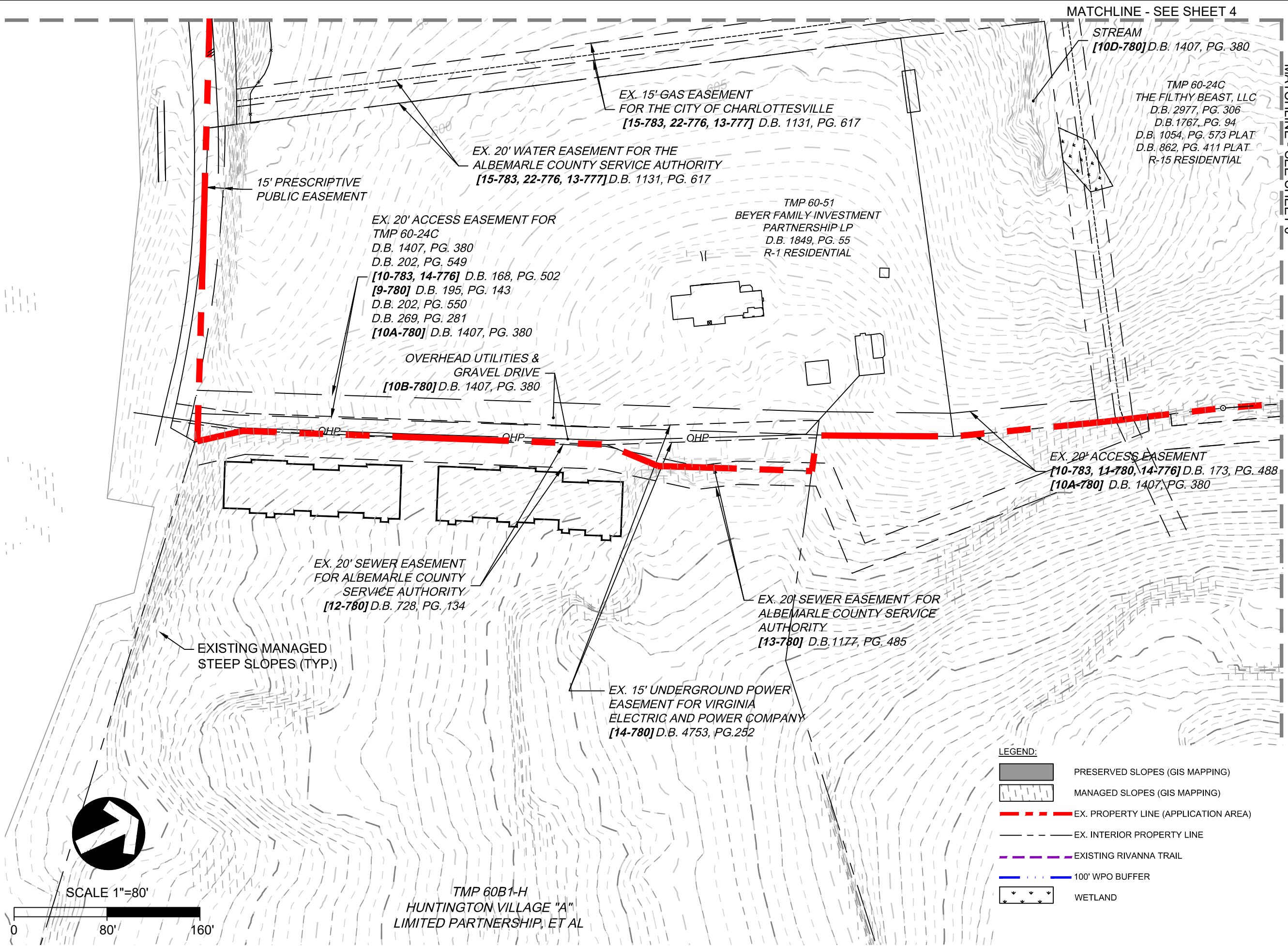
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DATE

11/15/21

DATE

11/05/2021

DRAWN BY

M. DENHARD

DESIGNED BY

M. DENHARD

CHECKED BY

B. CICHOCKI

SCALE

1"=80'

REVISION DESCRIPTION

ZMA RESUBMISSION

ZMA RESUBMISSION #2

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ZMA RESUBMISSION

OLD IVY RESIDENCES

ALBEMARLE COUNTY

EXISTING CONDITIONS PLAN

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MULTI-FAMILY UNITS	324 du
SINGLE FAMILY	166 du
TOTAL	490-525 du

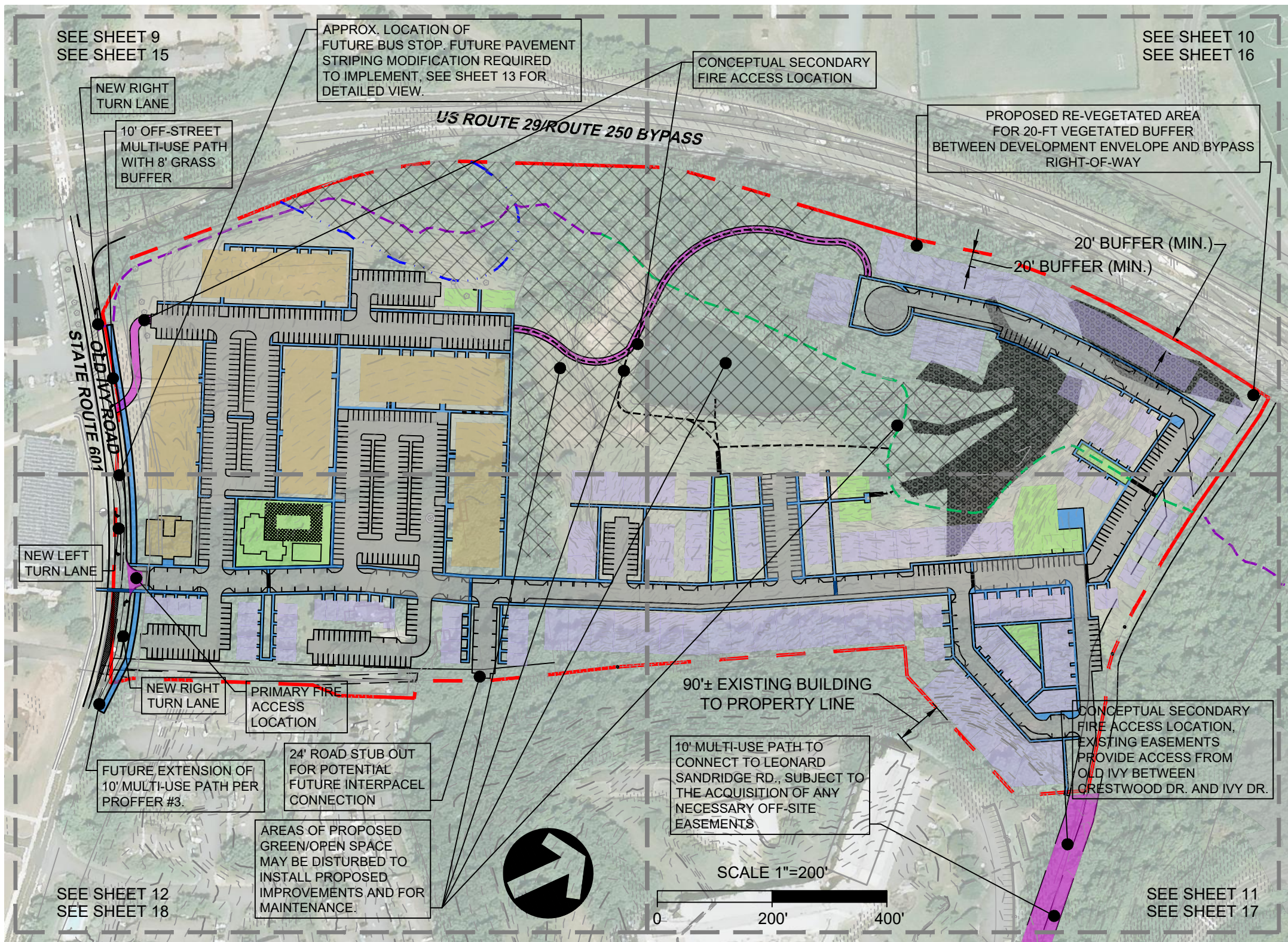
1. SINGLE FAMILY UNITS INCLUDE SFD, DUPLEX, AND TOWNHOUSE UNITS.
2. THE OVERALL SUMMARY OF NUMBER OF MULTI-FAMILY UNITS AND SINGLE FAMILY UNITS, AND THE BREAKDOWN LISTED ABOVE IS SHOWN ONLY FOR PURPOSES OF DEMONSTRATING COMPLIANCE WITH THE PARKING REQUIREMENTS AND IS NOT A REQUIRED ALLOCATION OF UNITS.
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.

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.

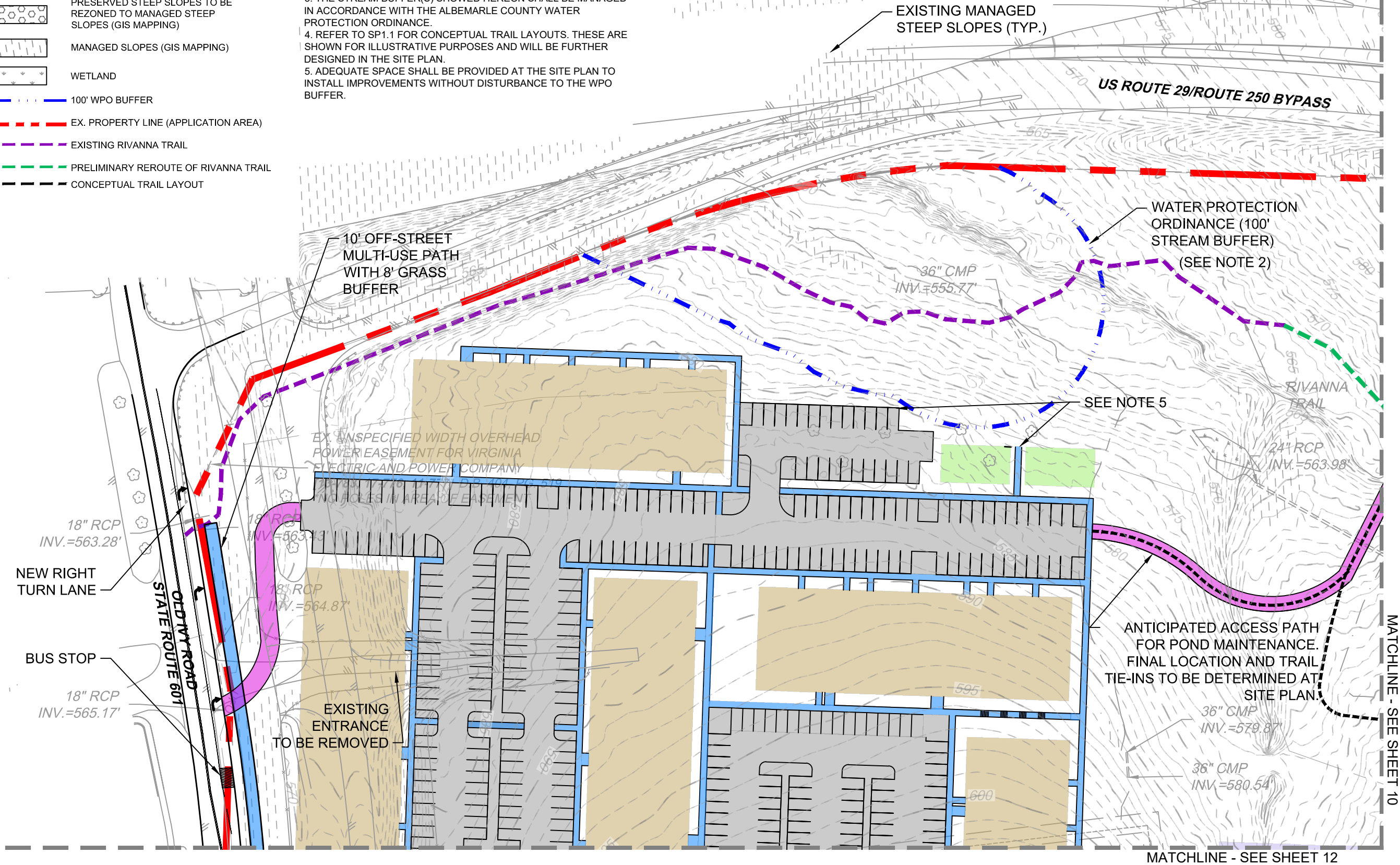
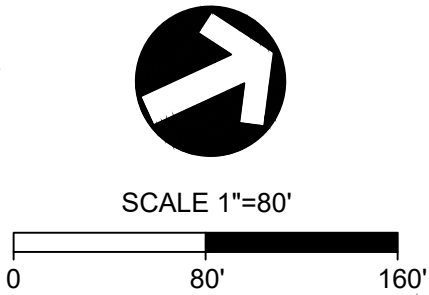
SIGNALIZED PEDESTRIAN CROSSING:
APPLICANT WILL INSTALL A
RECTANGULAR RAPID-FLASHING
BEACON (RRFB) PEDESTRIAN
CROSSING AT THE PROPOSED
CROSSWALK ACROSS OLD IVY ROAD,
SUBJECT TO VDOT AND COUNTY
APPROVAL.



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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.



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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'

JOB NO.
47125

SHEET NO.
9

REVISION DESCRIPTION

ZMA RESUBMISSION

ZMA RESUBMISSION #2

GRADING EDITS (14, 16, 18) & NOTES ADDED TO SHEET 8 PRIOR TO PC

REVISIONS TO NOTES, SETBACK TABLE

ZMA RESUBMISSION

DATE

11/05/2021

DRAWN BY

M. DENHARD

DESIGNED BY

M. DENHARD

CHECKED BY

B. CICHOCKI

SCALE

1"=80'

OLD IVY RESIDENCES
ALBEMARLE COUNTY
SITE LAYOUT PLAN

TIMMONS GROUP

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DATE

11/05/2021

DRAWN BY

M. DENHARD

DESIGNED BY

M. DENHARD

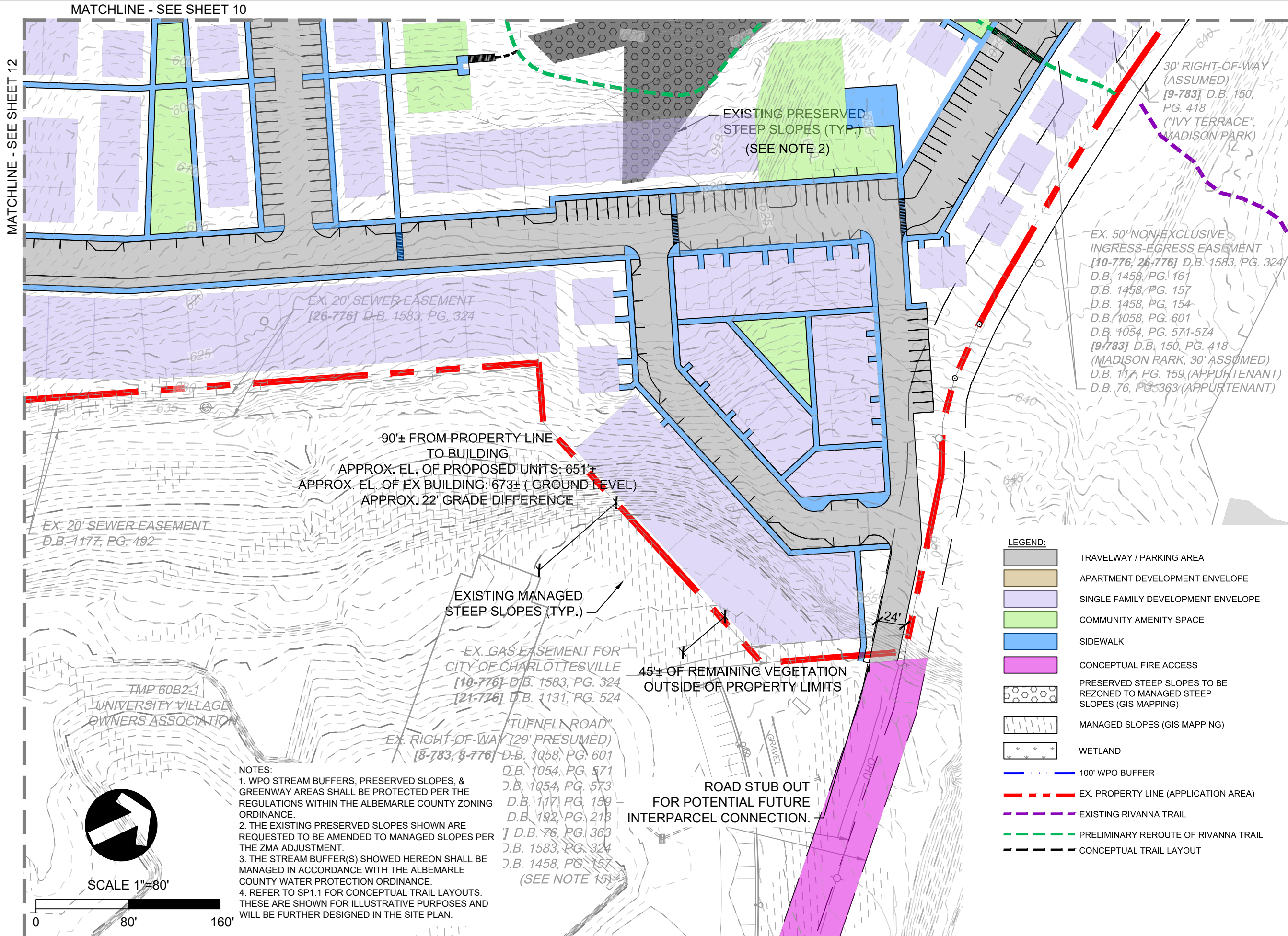
CHECKED BY

B. CICHOCKI

SCALE

1"=80'

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OLD IVY GREYSTAR APPLICATION PLAN

TIMMONS GROUP

OLD IVY RESIDENCES
ALBEMARLE COUNTY
SITE LAYOUT PLAN

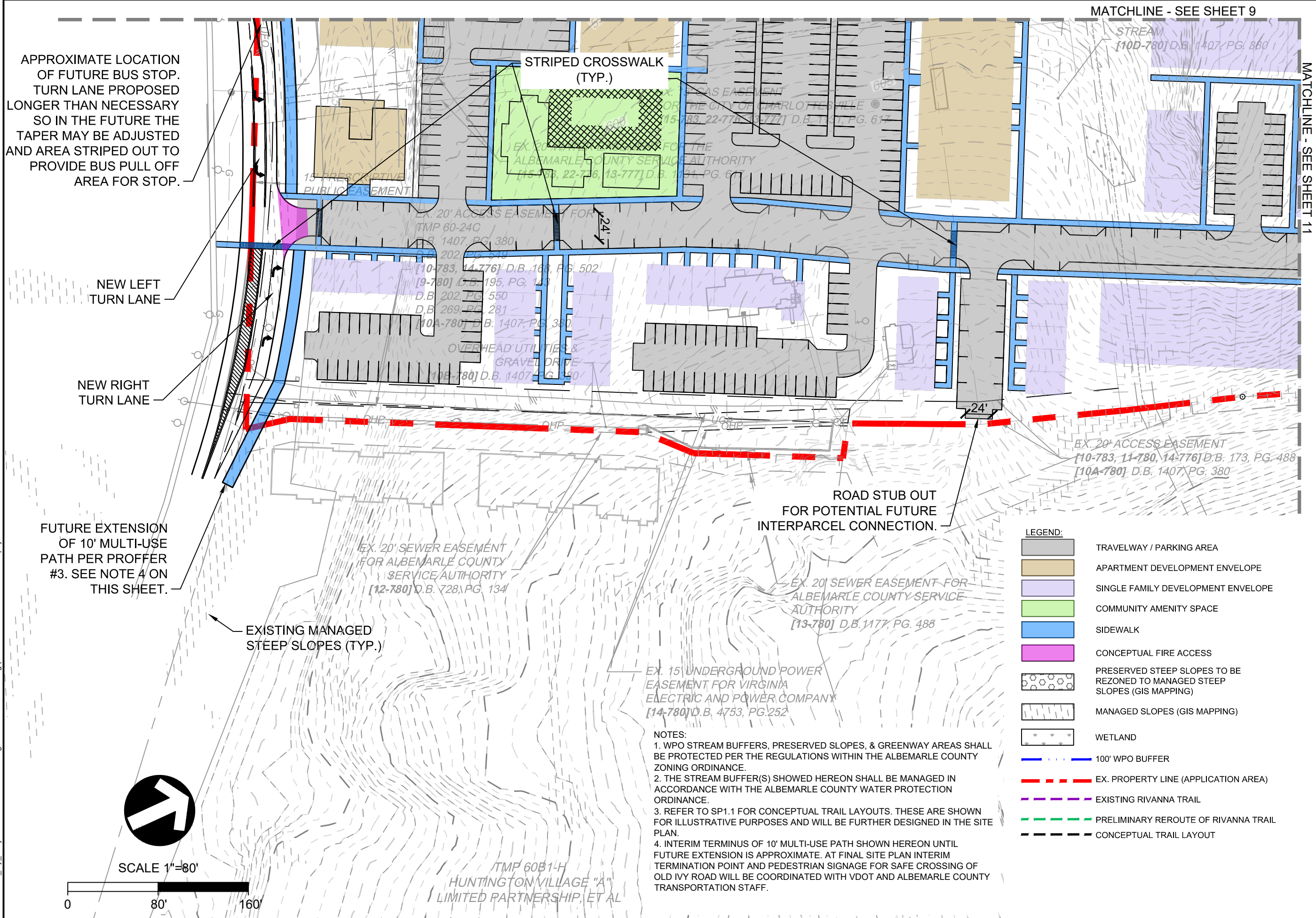
JOB NO.
47125

SHEET NO.
11

REVISION DESCRIPTION	
DATE	DATE
11/15/21	11/05/2021
ZMA RESUBMISSION	DRAWN BY M. DENHARD
ZMA RESUBMISSION #2	DESIGNED BY M. DENHARD
GRADING EDITS (14, 16, 18) & NOTES ADDED TO SHEET 8 PRIOR TO PC	CHECKED BY B. CICHOCKI
REVISIONS TO NOTES, SETBACK TABLE	SCALE 1"=80'
ZMA RESUBMISSION	

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OLD IVY RESIDENCES
ALBEMARLE COUNTY
SITE LAYOUT PLAN

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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'

REVISION DESCRIPTION
ZMA RESUBMISSION
ZMA RESUBMISSION #2
GRADING EDITS (14, 16, 18) & NOTES ADDED TO SHEET 8 PRIOR TO PC
REVISIONS TO NOTES, SETBACK TABLE
ZMA RESUBMISSION

DATE 11/15/21
2/7/22
5/12/22
7/18/22
8/15/2022

JOB NO. 47125
SHEET NO. 12

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- LEGEND:
- TRAVELWAY / PARKING AREA
 - APARTMENT DEVELOPMENT ENVELOPE
 - SINGLE FAMILY DEVELOPMENT ENVELOPE
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 - 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

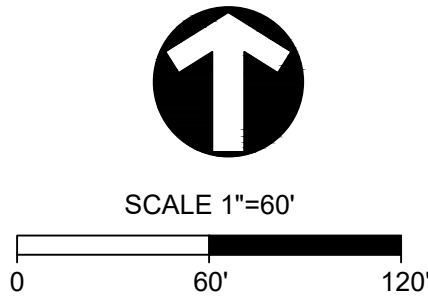
EXISTING SIDEWALK

NEW LEFT TURN LANE

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.

25' SETBACK (MAX.)

5' SETBACK (MIN.)

STRIPED CROSSWALK (TYP.)

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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 (L4, L6, L8) & NOTES ADDED TO SHEET 8 PRIOR TO PC	5/12/22
REVISIONS TO NOTES, SETBACK TABLE	7/18/22
ZMA RESUBMISSION	8/15/2022

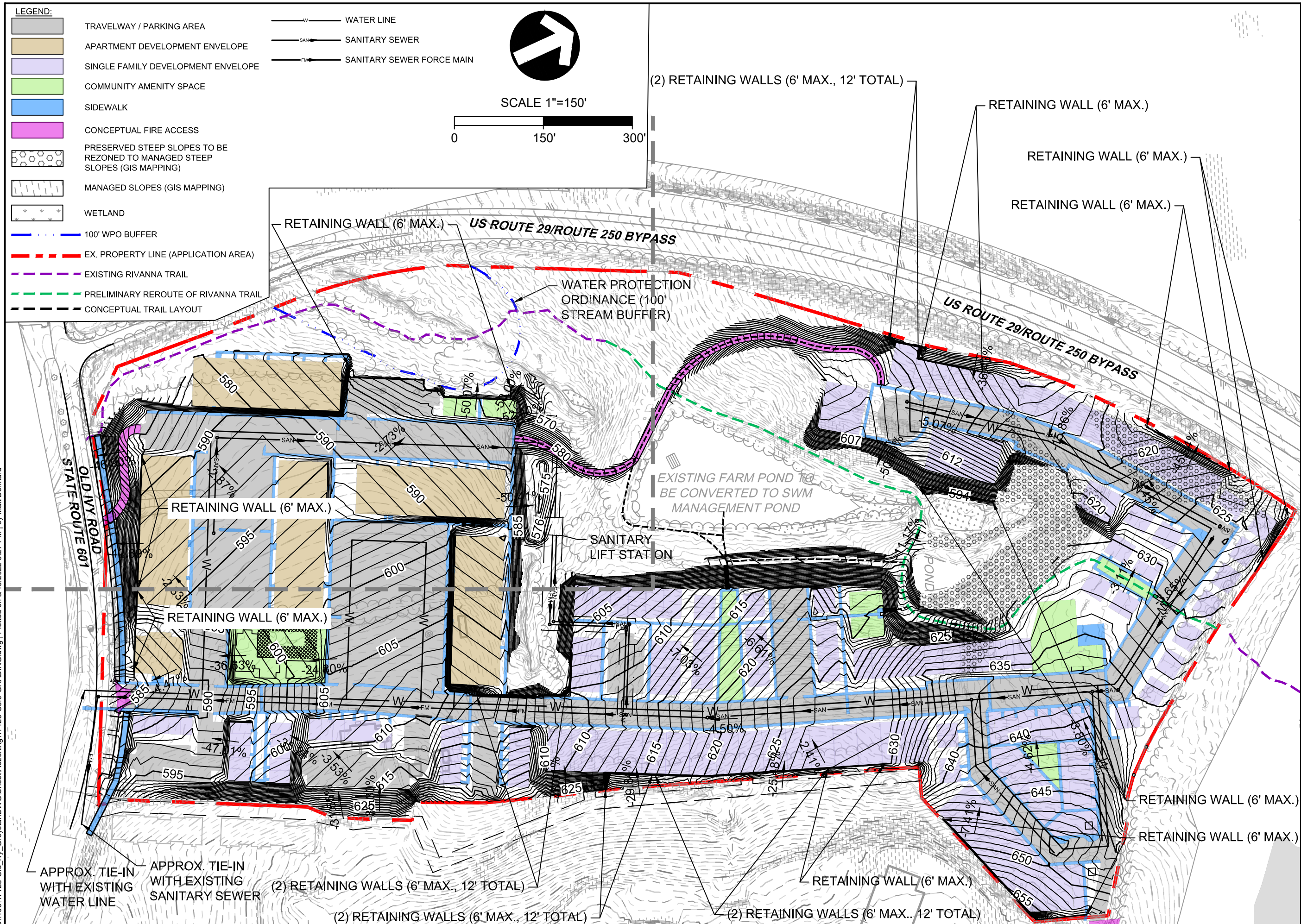
DRAWN BY	DATE
M. DENHARD	11/05/2021
DESIGNED BY	
M. DENHARD	
CHECKED BY	
B. CICHOCKI	
SCALE	
1"=60'	

OLD IVY RESIDENCES
ALBEMARLE COUNTY
OLD IVY ROAD LAYOUT

JOB NO.
47125
SHEET NO.
13

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OLD TV GREYSTAR APPLICATION PLAN



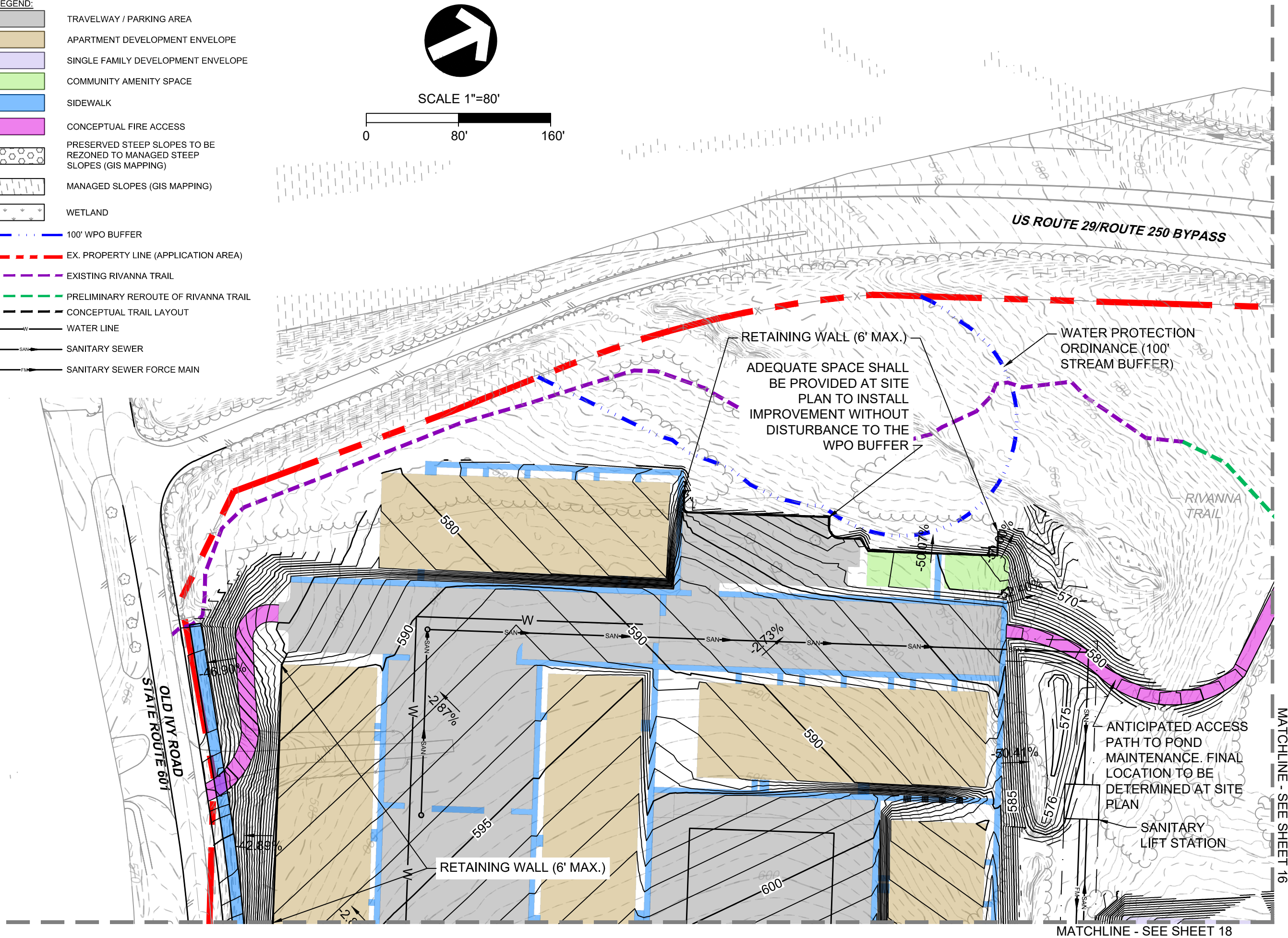
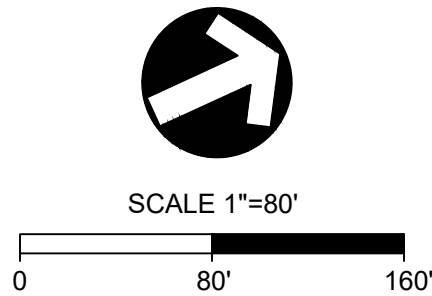
SCALE
1"=150'

OLD IVY RESIDENCES
ALBEMARLE COUNTY
OVERALL SITE GRADING

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- LEGEND:
- TRAVELWAY / PARKING AREA
 - APARTMENT DEVELOPMENT ENVELOPE
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 - SANITARY SEWER
 - SANITARY SEWER FORCE MAIN



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OLD IVY GREYSTAR APPLICATION PLAN

REVISION DESCRIPTION

ZMA RESUBMISSION

ZMA RESUBMISSION #2

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REVISIONS TO NOTES, SETBACK TABLE

ZMA RESUBMISSION

DATE

11/15/21

2/7/22

5/17/22

7/8/22

8/15/2022

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.

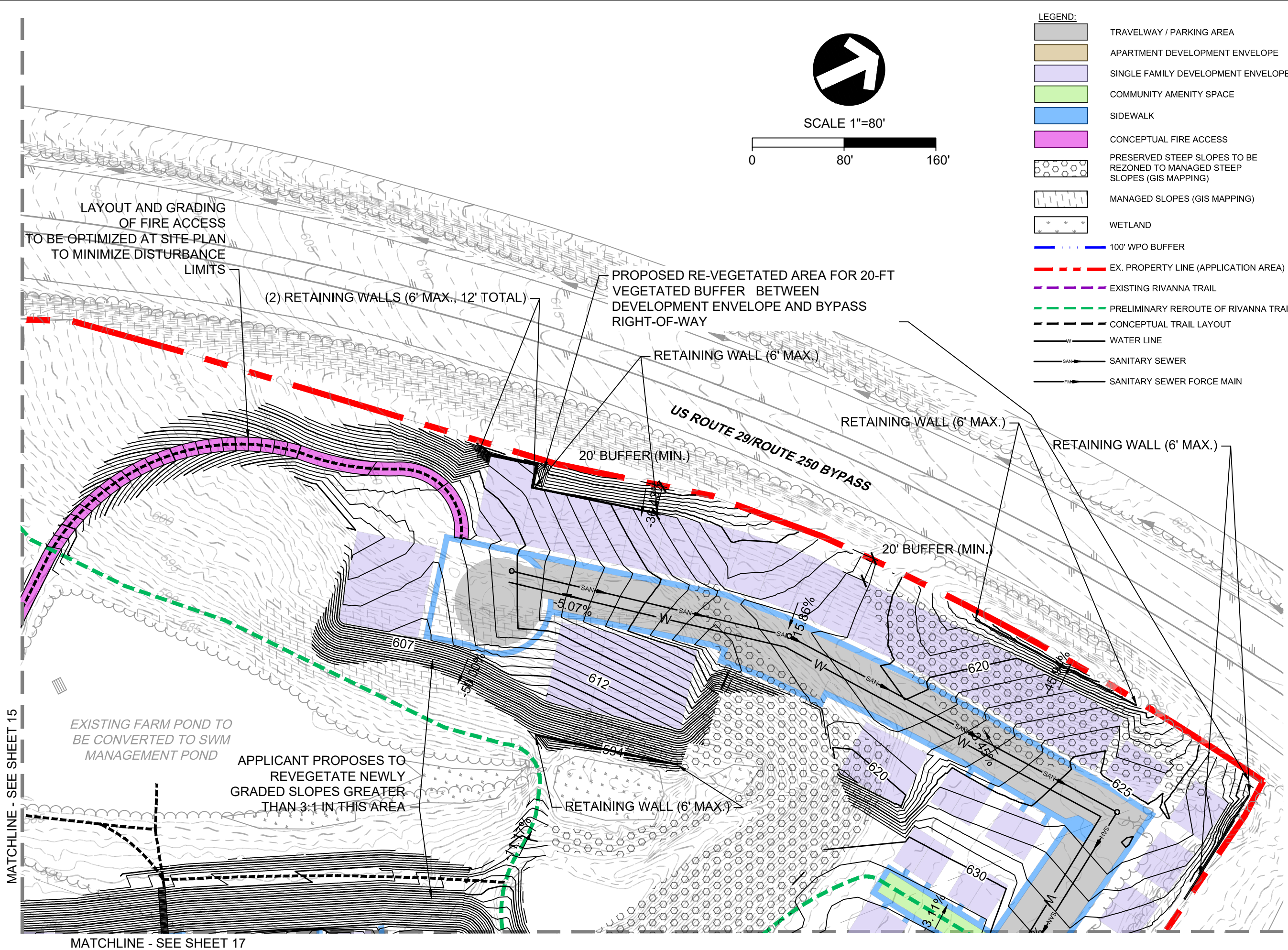
47125

SHEET NO.

15

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- LEGEND:
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OLD IVY GREYSTAR APPLICATION PLAN

TIMMONS GROUP

OLD IVY RESIDENCES
ALBEMARLE COUNTY
CONCEPTUAL GRADING & UTILITY PLANS

DATE
11/05/2021

DRAWN BY
M. DENHARD

DESIGNED BY
M. DENHARD

CHECKED BY
B. CICHOCKI

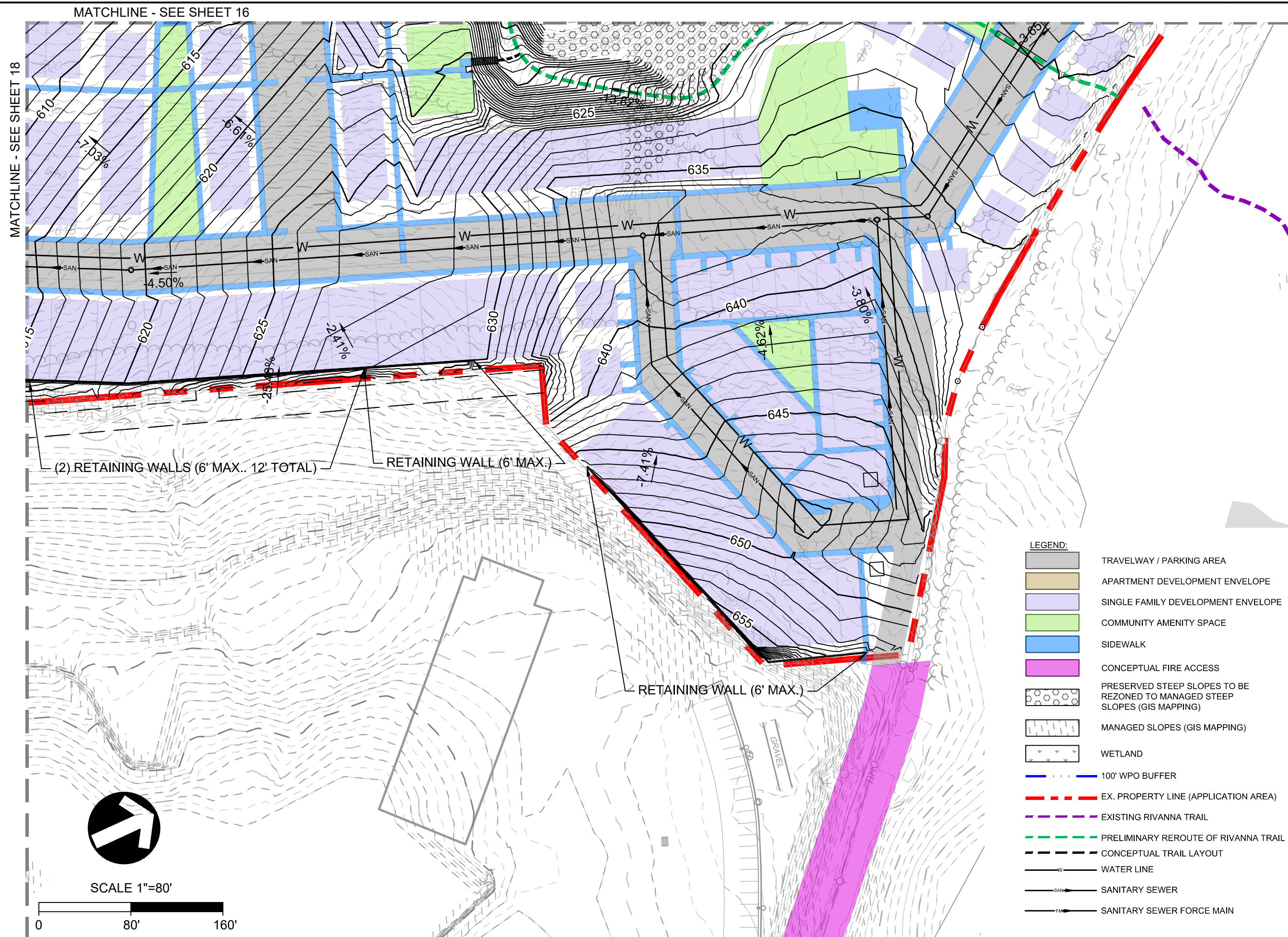
SCALE
1"=80'

JOB NO.
47125

SHEET NO.
16

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

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OLD IVY GREYSTAR APPLICATION PLAN

DATE	REVISION DESCRIPTION
11/15/21	ZNA RESUBMISSION
2/7/22	ZNA RESUBMISSION #2
5/12/22	GRADING EDITS (14,16,18) & NOTES ADDED TO SHEET 8 PRIOR TO PC
7/8/22	REVISIONS TO NOTES, SETBACK TABLE

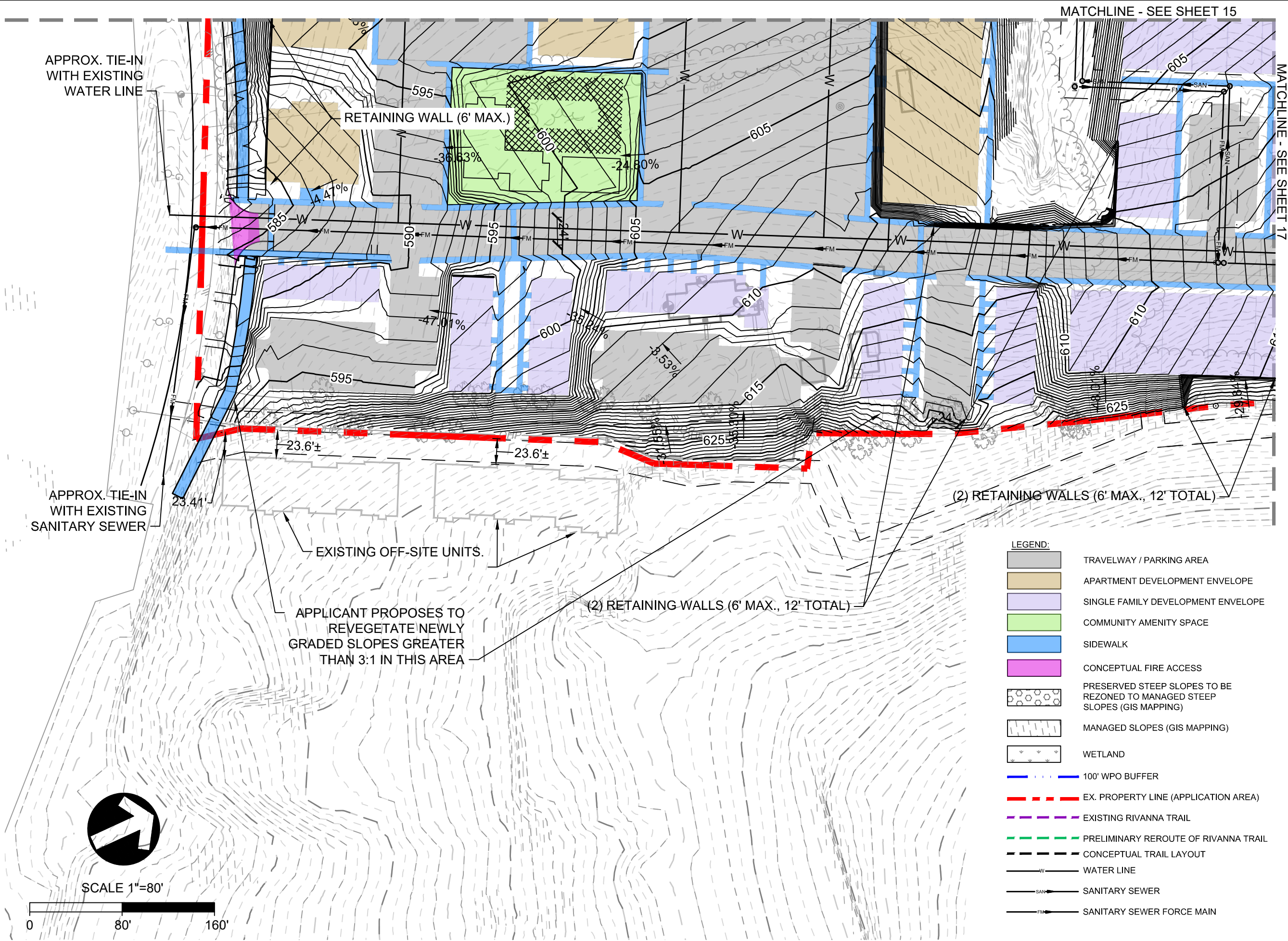
DRAWN BY <i>M. DENHARDT</i>
DESIGNED BY <i>M. DENHARDT</i>
CHECKED BY <i>B. CICHOCKI</i>
SCALE 1"=80'

OLD IVY RESIDENCES
ALBEMARLE COUNTY
ARTISTAL GRADING & UTILITIES, INC.

JOB NO. 47125
SHEET NO. 17

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APPROX. TIE-IN
WITH EXISTING
WATER LINE

RETAINING WALL (6' MAX.)

APPROX. TIE-IN
WITH EXISTING
SANITARY SEWER

EXISTING OFF-SITE UNITS.

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

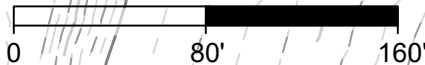
(2) RETAINING WALLS (6' MAX., 12' TOTAL)

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

- LEGEND:
- TRAVELWAY / PARKING AREA
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SCALE 1"=80'



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OLD IVY GREYSTAR APPLICATION PLAN

REVISION DESCRIPTION

DATE

11/15/21

11/05/2021

2MA RESUBMISSION

11/15/21

2MA RESUBMISSION #2

2/7/22

GRADING EDITS (14, 16, 18) & NOTES ADDED TO SHEET 8 PRIOR TO PC

5/12/22

REVISIONS TO NOTES, SETBACK TABLE

7/8/22

2MA RESUBMISSION

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OLD IVY RESIDENCES

ALBEMARLE COUNTY

CONCEPTUAL GRADING & UTILITY PLANS

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