

# 2117 IVY ROAD

CHARLOTTESVILLE, VA 22903

PLANNED UNIT DEVELOPMENT PLAN SUBMITTAL  
MAY 15, 2023 - REVISED AUGUST 02, 2023 - REVISION #2 OCTOBER 6, 2023  
REVISION #3 NOVEMBER 21, 2023

SITE VICINITY MAP



NOTE: ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL, AND SITE DESIGN. PROPERTY IS LOCATED WITHIN A CITY DESIGNATED ENTRANCE CORRIDOR, AND FINAL DESIGN WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE ENTRANCE CORRIDOR REVIEW BOARD.

DRAWING INDEX - CIVIL		DRAWING INDEX - ARCHITECTURE	
SHEET NUMBER	SHEET NAME	Sheet Number	Sheet Name
C-001	ALTA NSPS LAND TITLE SURVEY	A-001	COVER
C-002	EXISTING CONDITIONS PLAN	A-002	ZONING INFORMATION
C-003	LAYOUT & UTILITIES PLAN	A-003	ARCHITECTURAL SITE PLAN AND BUILDING INFORMATION
C-004	GRADING AND DRAINAGE PLAN	A-004	CONCEPTUAL OUTDOOR AMENITY SPACE DIAGRAM
C-005	LANDSCAPE PLAN	A-005	CONCEPTUAL FLOOR PLANS
		A-005A	ENLARGED FLOOR PLANS - LEVEL B1
		A-005B	ENLARGED FLOOR PLANS - LEVEL 1
		A-005C	ENLARGED FLOOR PLANS - LEVEL 2
		A-005D	ENLARGED FLOOR PLANS - LEVEL 3 (TYPICAL)
		A-005E	ENLARGED FLOOR PLANS - LEVEL ROOF
		A-006	CONCEPTUAL ELEVATIONS
		A-007	CONCEPTUAL ELEVATIONS
		A-008	CONCEPTUAL BUILDING SECTIONS
		A-009	CONCEPTUAL BUILDING SECTIONS
		A-010	CONCEPTUAL PERSPECTIVE IMAGES
		A-010A	CONCEPTUAL PERSPECTIVE IMAGES
		A-011	CONCEPTUAL SITE SECTION
		A-012	INTERIOR COURTYARD VIEWS
		A-013	SOLAR STUDY
		A-014	SOLAR STUDY

**IMPLEMENTATION OF PLANNED UNIT DEVELOPMENT REGULATIONS:**

THIS PUD SHALL BE REGULATED CONSISTENT WITH SECTION 34-518 AND 34-519 OF THE CITY ZONING ORDINANCE IN EFFECT AS OF OCTOBER 2023

WDG

WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
www.wdgarch.com

CIVIL ENGINEER  
TIMMONS GROUP  
608 PRESTON AVE, SUITE 200,  
CHARLOTTESVILLE, VA 22903  
TEL 434.327.1690

LAND USE COUNSEL  
WILLIAMS MULLEN  
323 2ND STREET SE, SUITE 900,  
CHARLOTTESVILLE, VA 22902  
TEL 434.951.5700

2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER/APPLICANT  
RMD PROPERTIES  
211 E HIGH ST.  
CHARLOTTESVILLE, VA 22902  
TEL - 217.474.5904

PUD SUBMISSION 05/15/23  
PUD RESPONSE 08/02/23  
PUD RESPONSE #2 10/06/23  
PUD RESPONSE #3 11/21/23

NOT TO SCALE

WDG PROJECT NO:  
WAZ2014

COVER

A-001

NOT FOR CONSTRUCTION

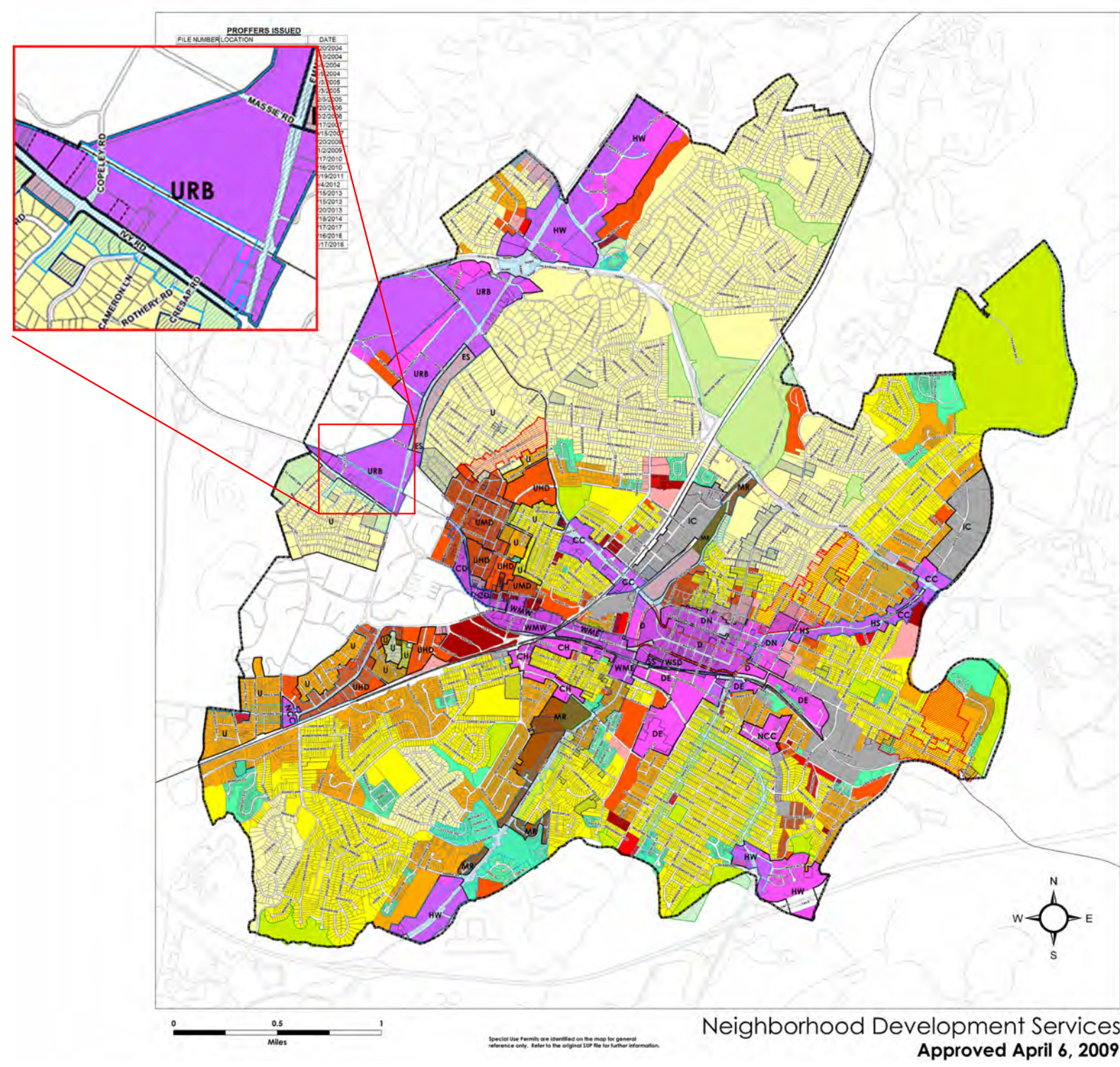


CURRENT URB ZONING

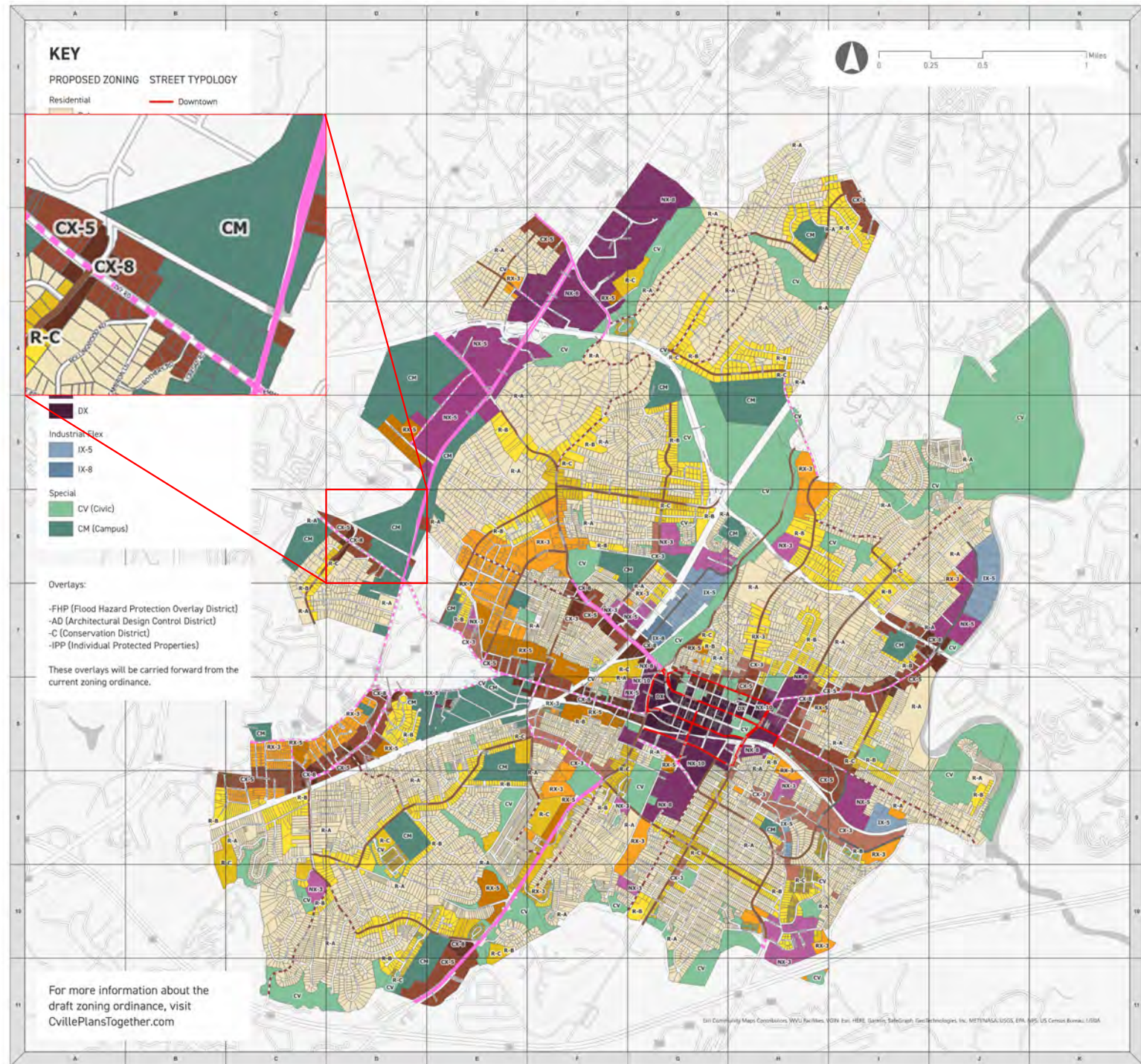
Use Types under Existing Zoning Ordinance		
B = Permitted; ( ) = Use Not Allowed; P = Provisional Use Permit; S = Special Use Permit; T = Temporary Use Permit; A = Ancillary Use		
	Proposed PUD	Existing Zoning: URB (for Reference)
<b>RESIDENTIAL AND RELATED USES</b>		
Accessory apartment, internal		
Accessory apartment, external		
Accessory buildings, structures and uses (residential)	B	B
Adult assisted living		
1–8 residents		
Greater than 8 residents		
Adult day care		
Amateur radio antennas, to a height of 75 ft.		
Bed-and-breakfasts:		
Homestay	B	B
B & B	B	B
Inn	B	B
Boarding, fraternity and sorority house		
Boarding house (rooming house)		
Convent/monastery		B
Criminal justice facility		
Dwellings:		
Multifamily	B	B
Single-family attached		
Single-family detached		
Townhouse		
Two-family		
Family day home		
1–5 children		
6–12 children		
Home occupation	B	P
Manufactured home parks		
Night watchman's dwelling unit, accessory to industrial use		
Nursing homes		
Occupancy, residential		
3 unrelated persons	B	B
4 unrelated persons	B	B
Residential treatment facility		
1–6 residents		B
8+ residents		S
Shelter care facility		S
Single room occupancy facility		S
Temporary family health care structure	B	S
<b>NON-RESIDENTIAL: GENERAL AND MISC. COMMERCIAL</b>		
Access to adjacent multifamily, commercial, industrial or mixed-use development or use	B	B
Accessory buildings, structures and uses	B	B
Amusement center	B	P
Amusement enterprises (circuses, carnivals, etc.)		
Amusement park (putt-putt golf, skateboard parks, etc.)		
Animal boarding/grooming/kennels:	B	
With outside runs or pens	B	
Without outside runs or pens		
Animal shelter		
Art gallery:		
GFA 4,000 SF or less	B	B
GFA up to 10,000 SF	B	S
Art studio, GFA 4,000 SF or less	B	B
Art workshop	B	B
Assembly (indoor)		
Arena, stadium (enclosed)		
Auditoriums, theaters		
Maximum capacity less than 300 persons	B	
Maximum capacity greater than or equal to 300 persons	B	
Houses of worship	B	B
Assembly (outdoor)		
Amphitheater		S
Arena, stadium (open)		
Temporary (outdoor church services, etc.)	B	T
Assembly plant, handcraft		
Assembly plant		
Automobile uses:		
Auto parts and equipment sales		S
Gas station		S
Rental/leasing (such as Zipcar or similar car share only)	B	S
Repair/servicing business		S
Sales		S
Tire sales and recapping		B
Bakery, wholesale		
GFA 4,000 SF or less	B	B
GFA up to 10,000 SF	B	B
Banks/financial institutions	B	B
Bowling alleys		
Car wash		S
Catering business	B	B
Cemetery		
Clinics:		
Health clinic (no GFA limit)	B	
Health clinic (up to 10,000 SF, GFA)	B	B
Health clinic (up to 4,000 SF, GFA)	B	B
Public health clinic	B	B
Veterinary (with outside pens/runs)		
Veterinary (without outside pens/runs)		
Clubs, private	B	B
Communications facilities:		
Attached facilities utilizing utility poles as the attachment structure	B	B
Attached facilities not visible from any adjacent street or property	B	B
Attached facilities visible from an adjacent street or property (if painted to match attachment structure)	B	
Carrier on wheels (COW)	T	
Towers		
Monopole tower		
Guyed tower		
Lattice tower		
Self-supporting tower		
Contractor or tradesman's shop, general		
Crematorium (independent of funeral home)		
Data center >4,000		B
<4,000		B
Daycare facility	B	B
Dry cleaning establishments	B	B
Educational facilities (non-residential)		
Elementary	B	B
High schools	B	B
Colleges and universities	B	
Artistic instruction, up to 4,000 SF, GFA	B	B
Artistic instruction, up to 10,000 SF, GFA	B	
Vocational, up to 4,000 SF, GFA	B	
Vocational, up to 10,000 SF, GFA	B	

Use Types under Existing Zoning Ordinance		
B = Permitted; ( ) = Use Not Allowed; P = Provisional Use Permit; S = Special Use Permit; T = Temporary Use Permit; A = Ancillary Use		
	Proposed PUD	Existing Zoning: URB (for Reference)
<b>Electronic gaming café</b>		
Funeral home (without crematory)		
GFA 4,000 SF or less		B
GFA up to 10,000 SF		S
Funeral homes (with crematory)		
GFA 4,000 SF or less		
GFA up to 10,000 SF		
Golf course		
Golf driving range		
Helipad		
Hospital		
Hotels/motels:		
Up to 100 guest rooms	B	B
100+ guest rooms	B	B
Laundromats	B	
Libraries	B	B
Manufactured home sales		
Micro-producers	B	B
Small Breweries	B	S
Mobile food units	B	P
Movie theaters, cineplexes	B	S
Municipal/governmental offices, buildings, courts	B	B
Museums:		
Up to 4,000 SF, GFA	B	B
Up to 10,000 SF, GFA	B	B
Music hall	B	B
Offices:		
Business and professional	B	B
Medical	B	B
Philanthropic institutions/agencies	B	B
Property management (ancillary to MFD)	B	A
Other offices (non-specified)	B	B
Outdoor storage, accessory		S
Parking:		
Parking garage	B	A/S
Surface parking lot (19 or less spaces)	B	B
Surface parking lot (more than 20 spaces)	B	A
Temporary parking facilities	T	
Photography studio	B	B
Photographic processing, blueprinting	B	
Radio/television broadcast stations	B	B
Recreational facilities:		
Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on City-owned, City School Board-owned, or other public property)	B	B
Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on private property)		
GFA 4,000 SF or less	B	B
GFA 4,001–10,000 SF	B	B
GFA more than 10,000 SF	B	S
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (city-owned), and related concession stands	B	B
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (private)		S
Restaurants:		
All right	B	S
Drive-through windows		S
Fast food	B	B
Full service	B	B
24-hour	B	
Towing service, automobile		
Technology-based businesses	B	B
Taxi stand	B	B
Transit facility	B	B
Utility facilities	B	S
Utility lines	B	B
<b>NON-RESIDENTIAL USES: RETAIL</b>		
Accessory buildings, structures and uses	B	B
Consumer service businesses:		
Up to 4,000 SF, GFA	B	B
Up to 10,000 SF, GFA	B	B
10,001+ GFA	B	B
Farmer's market	B	S
Greenhouse/nurseries	B	S
Grocery stores:		
Convenience	B	B
General, up to 10,000 SF, GFA	B	B
General, more than 10,000 SF, GFA	B	B
Home improvement center	B	
Pharmacies:		
1–1,700 SF, GFA	B	B
1,701–4,000 SF, GFA	B	B
4,001+ SF, GFA	B	B
Shopping centers	B	S
Shopping malls	B	S
Temporary sales, outdoor (flea markets, craft fairs, promotional sales, etc.)	T	T
Other retail stores (non-specified):		
Up to 4,000 SF, GFA	B	B
4,001 SF to 20,000 SF, GFA	B	B
More than 20,000 SF, GFA	B	B
<b>NON-RESIDENTIAL: INDUSTRIAL</b>		
Accessory buildings, structures and uses		
Assembly, industrial		
Beverage or food processing, packaging and bottling plants		
Brewery and bottling facility		
Compounding of cosmetics, toiletries, drugs and pharmaceutical products		
Construction storage yard		
Temporary construction yard	T	T
Contractor or tradesman shop (HAZMAT)		
Frozen food lockers		
Greenhouse/nursery (wholesale)		
Industrial equipment: service and repair		
Janitorial service company		
Kennels		
Laboratory, medical >4,000 sq. ft.	B	
<4,000 sq. ft.	B	B
Laboratory, pharmaceutical >4,000 sq. ft.	B	
<4,000 sq. ft.	B	B
Landscape service company		
Laundries		
Manufactured home sales		
Manufacturing, light		
Moving companies		
Printing/publishing facility		S
Open storage yard		
Outdoor storage, accessory to industrial use		
Research and testing laboratories	B	
Self-storage companies		
Warehouses		
Welding or machine shop		
Wholesale establishments		

CURRENT ZONING MAP



NEW DRAFT ZONING MAP



PROPOSED CX-8 ZONING

Use Types under Draft Zoning Code		
P = Use allowed; S= Special Use Permit required; (*) = Use standards apply; (-) = Use Not Allowed		
	Proposed PUD	Draft Zoning Code: CX-8
<b>RESIDENTIAL USES</b>		
Household Living		
General household living	P	P
Manufactured home park		-
Group Living		
General group living (up to 8 residents)	P	P
General group living (8+ residents)	P	P
Adult assisted living (up to 8 residents)	P	P
Adult assisted living (8+ residents)	P	P
Residential treatment facility (up to 8 residents)	P	P
Residential treatment facility (8+ residents)	P	P
<b>PUBLIC AND INSTITUTIONAL USES</b>		
Civic		
General Civic	P	P
Religious assembly	P	P
Shelter	P	P
Criminal justice facility		-
Day Care		
Day care center (1 to 12 persons)	P	P
Day care center (12+ persons)	P	P
Education		
General Education	P	P
College, university or vocational school	P	P
Parks & Open Space		
General parks and open space	P	P
Cemetery	-	-
Utilities		
Utility, major	S	S
Utility, minor	P	P
Communication facility, attached (utility pole or not visible)	P*	P*
Communication facility, attached (visible- painted to match attachment structure)	P*	-
Communication facility, tower	-	-
<b>COMMERCIAL USES</b>		
Entertainment & Recreation		
General indoor entertainment and recreation (up to 4,000 SF)	P	P
General indoor entertainment and recreation (4,000+ SF)	P	P
General outdoor entertainment and recreation	P	P
Club, private	P	P
Electronic gaming café	-	-
Golf course	-	-
Golf driving range	-	-
Food & Beverage		
General food and beverage (up to 4,000 SF)	P	P
General food and beverage (4,000+ SF)	P	P
Micro-producer	P	P
Small brewery	P	P
Lodging		
General lodging (up to 10 guest rooms)	P	P
General lodging (10+ guest rooms)	P	P
Medical		
General medical (up to 4,000 SF)	P	P
General medical (4,000+ SF)	P	P
Hospital	S	S
Medical laboratory (up to 4,000 SF)	P	P
Medical laboratory (4,000+ SF)	P	-
Office		
General Office (up to 4,000 SF)	P	P
General Office (4,000+ SF)	P	P
Parking		
Commercial surface parking	P*	P*
Commercial structured parking	P*	P*
Remote parking	P*	P*
Personal Service		
General personal service (up to 4,000 SF)	P	P
General personal service (4,000+ SF)	P	P
Animal Care, outdoor	P	P
Gym or studio	P	P
Retail		
General retail (up to 4,000 SF)	P	P
General retail (4,000+ SF)	P	P
Artisan workshop	P	P
Farmer's market	P	P
Greenhouse or nursery	-	-
Transportation		
Passenger terminal	P	P
Helipad	-	-
Vehicle Sale & Service		
Vehicle repair or service (up to 1 acre)	-	-
Vehicle repair or service (1+ acres)	-	-
Vehicle sale or rental (such as Zipcar or similar car share only)	P	-
Fueling station	-	-
<b>INDUSTRIAL USES</b>		
Industrial & Manufacturing		
Bakery, wholesale (up to 4000 SF)	P	P
Bakery, wholesale (4000+ SF)	P	-
Low-impact industrial and manufacturing (up to 4000 SF)	P	-
Low-impact industrial and manufacturing (4000+ SF)	-	-
High-impact industrial and manufacturing	-	-
Research and development	P	-
<b>Warehouse &amp; Distribution</b>		
General warehouse and distribution (up to 25,000 SF)	-	-
General warehouse and distribution (25,000+ SF)	-	-
Data center	P*	P*
Distribution storage yard	-	-
Recycling drop-off center	-	-
Self-service storage	-	-
Vehicle storage yard	-	-
<b>ACCESSORY USES</b>		
Drive-through	P	P
Family day home	P	P
Home occupation	P*	P*
Homestay	P*	P*
Outdoor dining	P*	P*
Outdoor display	P*	P*
Outdoor entertainment	P*	P*
Outdoor storage	P*	P*
<b>TEMPORARY USES</b>		
Temporary outdoor assemblies	P*	P*
Temporary outdoor sales	P*	P*
Amusement enterprises	P*	P*
Mobile food unit	P*	P*
Temporary family health care structures	P*	P*
Temporary construction yard	P*	P*
Temporary surface parking lot	P*	P*
Carrier on wheels (COW)	P	-



WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
www.wdgarch.com

CIVIL ENGINEER  
TIMMONS GROUP  
638 PRESTON AVE, SUITE 200,  
CHARLOTTEVILLE, VA 22903  
TEL 434.327.1690

LAND USE COUNSEL  
WILLIAMS MULLEN  
323 2ND STREET SE, SUITE 900,  
CHARLOTTEVILLE, VA 22902  
TEL 434.951.5700

2117 IVY ROAD  
CHARLOTTEVILLE, VA 22903

OWNER/APPLICANT  
RMD PROPERTIES  
211 E HIGH ST.  
CHARLOTTEVILLE, VA 22902  
TEL - 217.474.5904

PUD SUBMISSION 05/15/23  
PUD RESPONSE 08/02/23  
PUD RESPONSE #2 10/06/23  
PUD RESPONSE #3 11/21/23

WDG PROJECT NO:  
WA22014

ZONING  
INFORMATION

A-002

NOT FOR CONSTRUCTION



BUILDING REGULATION COMPARISON				
Building Regulations				
	Proposed PUD	Draft Zoning Code: CX-8		
1. HEIGHT				
Overall height (max stories/feet)				
Stories (max)	10	Base	Bonus	
Height (max) *	124'	114'	156'	
2. MASSING				
Width (max)				
Primary street: Ivy Rd	275'	275'		
Side street: Copeley Rd	0'	0'		
Active Depth (min)				
Primary street: Ivy Rd	15'	15'		
Side street: Copeley Rd	0'	9'		
3. GROUND STORY				
Story height (min)				
Residential	10'	10'		
Nonresidential	14'	14'		
Finished floor elevation (min/max)				
Residential	2' / 5'	2' / 5'		
Nonresidential	-2' / 5'	-2' / 5'		
4. TRANSPARENCY				
	Primary St: Ivy Rd	Side St: Copeley Rd	Primary St: Ivy Rd	Side St: Copeley Rd
Ground story (min)				
Residential	35%	30%	35%	30%
Nonresidential	50%	30%	50%	30%
Upper story (min)				
Blank wall width (max)	25'	25'	15'	25'
5. ENTRANCES				
	Primary St: Ivy Rd	Side St: Copeley Rd	Primary St: Ivy Rd	Side St: Copeley Rd
Street-facing entry spacing (max)				
Entry Feature	Yes	Yes	Yes	Yes
6. WALLS & FENCES				
Front yard height (max): Ivy Rd				
	4'	4'		
Side street yard height (max): Copeley Rd				
	None	6'		

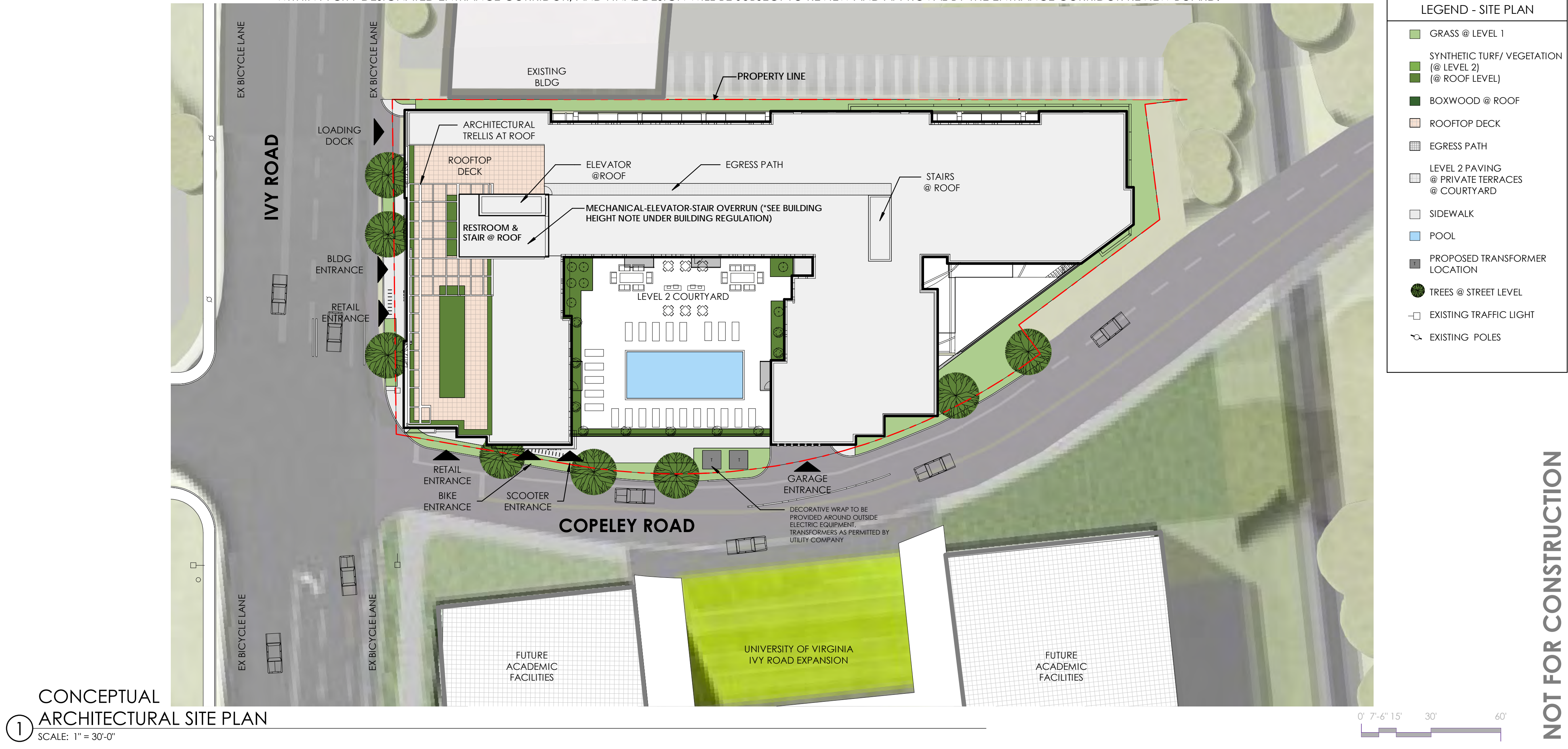
\*Rooftop equipment and rooftop structures are exempt from the calculation of building height pursuant of Section 34-1100 of the Zoning Ordinance provided they comply with the height and area requirements set forth in Section 34-1101(2), and contain no enclosed space that is designed for or that can be used as any type of habitable residential space. The proposed restroom facilities do not constitute habitable residential space under the 2018 Virginia Building Code in effect in 2023.

Zoning Lot Regulations		
	Proposed PUD	Draft Zoning Code: CX-8
1. SIZE FOR SUBDIVISION		
Area (min)	None	None
Width (min)		
Front access	40'	40'
Side/rear access	15'	15'
2. DENSITY		
Dwellings per zoning lot (max)	Unlimited	Unlimited
3. COVERAGE		
Building coverage (max)	None	None
Outdoor amenity space	10%	10%
4. BUILDING SETBACKS		
Primary street lot line (min/max): Ivy Rd	0' / 20'	0' / 10'
Side street lot line (min/max): Copeley Rd	0' / 20'	0' / 10'
Side lot line (min)	0'	0'
Rear lot line (min)	0'	0'
5. BUILD TO		
Build-to-width (min)		
Primary street: Ivy Rd	75%	75%
Side street: Copeley Rd	45%	45%
6. TRANSITION		
Transition type	None	None
7. PARKING LOCATION		
Front yard	Not allowed	Not allowed
Side street yard	Not allowed	Not allowed
Side yard	Allowed	Allowed
Rear yard	Allowed	Allowed

PARKING SUMMARY				
PARKING INFORMATION				
	Factor	Spaces	Spaces/ Unit	Spaces/Bed
VEHICULAR PARKING				
Required Residential Parking (per Zoning Section 34-984 - Boarding House - 0.3 spaces /bedroom):	634	190	0.79	0.30
Required Retail Commercial Parking (per Zoning Section 34-984 - General - 3.5 spaces/ 1,000 sf):	1,757 SF	6		
Provided:				
Standard Parking Spaces:		100		
Compact Parking Spaces:		4		
Tandem - Standard Parking Spaces:		41		
Tandem - Compact Parking Spaces:		9		
Additional "Effective Parking" - Resident Car Share - (1 is equivalent to 30 standard spaces):	2	60		
Accessible Parking Spaces (Includes HC van and car spaces):		8		
Total Vehicular Parking Provided (including car share "Effective Spaces"):		222	0.92	0.35
BICYCLE AND SCOOTER PARKING				
Required:				
Long Term (per Zoning Section 4.3.3.C.1)				
Residential Household Living - 1 per unit:	242	242	1.00	0.38
Commercial - 1 per 2,500 SF, min. 2	1,757 SF	2		
Short Term (per Zoning Section 4.3.3.C.1)				
Residential Household Living - 1 per 10 units):	242	24	0.10	0.04
Commercial - 1 per 5,000 SF, min. 2	1,757 SF	2		
Scooter:		N/A	-	-
Provided:				
Long Term:		264	1.09	0.42
Short Term:		28	0.12	0.04
Scooter:		32	0.13	0.05
ALL FIGURES ARE APPROXIMATE				
BUILDING PARKING STATEMENT: PROJECT SHALL INCLUDE AT ALL TIMES INCLUDE A MINIMUM OF 244 LONG TERM BICYCLE SPACES AND 26 SHORT TERM BICYCLE SPACES. ALL BICYCLE SPACES MAY BE USED FOR SCOOTERS AND THE TERM "BICYCLE SPACES" SHALL ALSO PERMIT PRIVATE SCOOTERS IN LIEU OF BICYCLES IN SUCH SPACES.				

BUILDING AREA AND UNIT SUMMARY								
AREA SUMMARY								
RESIDENTIAL	LOBBY, AMENITY	COMMERCIAL, OTHER	COMMON	SERVICE	PARKING	EXTERIOR AMENITY AREA	TOTAL GSF	
216,689 SF	15,640 SF	1,757 SF	29,426 SF	8,647 SF	54,892 SF	12,639 SF	327,051 SF	
PLANNING, ZONING STATISTICS:						BUILDING FOOTPRINT	34,043 SF	
						LOT AREA	44,736 SF	
						LOT COVERAGE	76.1%	
						FLOOR AREA RATIO (FAR)	6.08	
UNIT SUMMARY								
UNIT TYPE	Studio	1-Bed	2-Bed	3-Bed	4-Bed	PROPOSED UNIT COUNT	MAX. # UNITS	PROPOSED BEDROOM COUNT
TOTAL UNIT by TYPE	0	98	16	16	112	242	287	634
% of TOTAL	0.0%	40.5%	6.6%	6.6%	46.3%	100.0%		
ALL FIGURES ARE APPROXIMATE								

NOTE: ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL, AND SITE DESIGN. PROPERTY IS LOCATED WITHIN A CITY DESIGNATED ENTRANCE CORRIDOR, AND FINAL DESIGN WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE ENTRANCE CORRIDOR REVIEW BOARD.



WDG

WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
www.wdgarch.com

CIVIL ENGINEER  
TIMMONS GROUP  
608 PRESTON AVE, SUITE 200,  
CHARLOTTESVILLE, VA 22903  
TEL 434.327.1690

LAND USE COUNSEL  
WILLIAMS MULLEN  
323 2ND STREET SE, SUITE 900,  
CHARLOTTESVILLE, VA 22902  
TEL 434.951.5700

2117 IVY ROAD

CHARLOTTESVILLE, VA 22903

OWNER\APPLICANT

RMD PROPERTIES

211 E HIGH ST.  
CHARLOTTESVILLE, VA 22902  
TEL - 217.474.5904

PUD SUBMISSION 05/15/23

PUD RESPONSE 08/02/23

PUD RESPONSE #2 10/06/23

PUD RESPONSE #3 11/21/23

WDG PROJECT NO: WA22014

ARCHITECTURAL SITE PLAN AND BUILDING INFORMATION

SCALE: As indicated

A-003



2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER/APPLICANT  
RMD PROPERTIES  
211 E HIGH ST.  
CHARLOTTESVILLE, VA 22902  
TEL - 217.474.5904

PUD SUBMISSION 05/15/23  
PUD RESPONSE 08/02/23  
PUD RESPONSE #2 10/06/23  
PUD RESPONSE #3 11/21/23

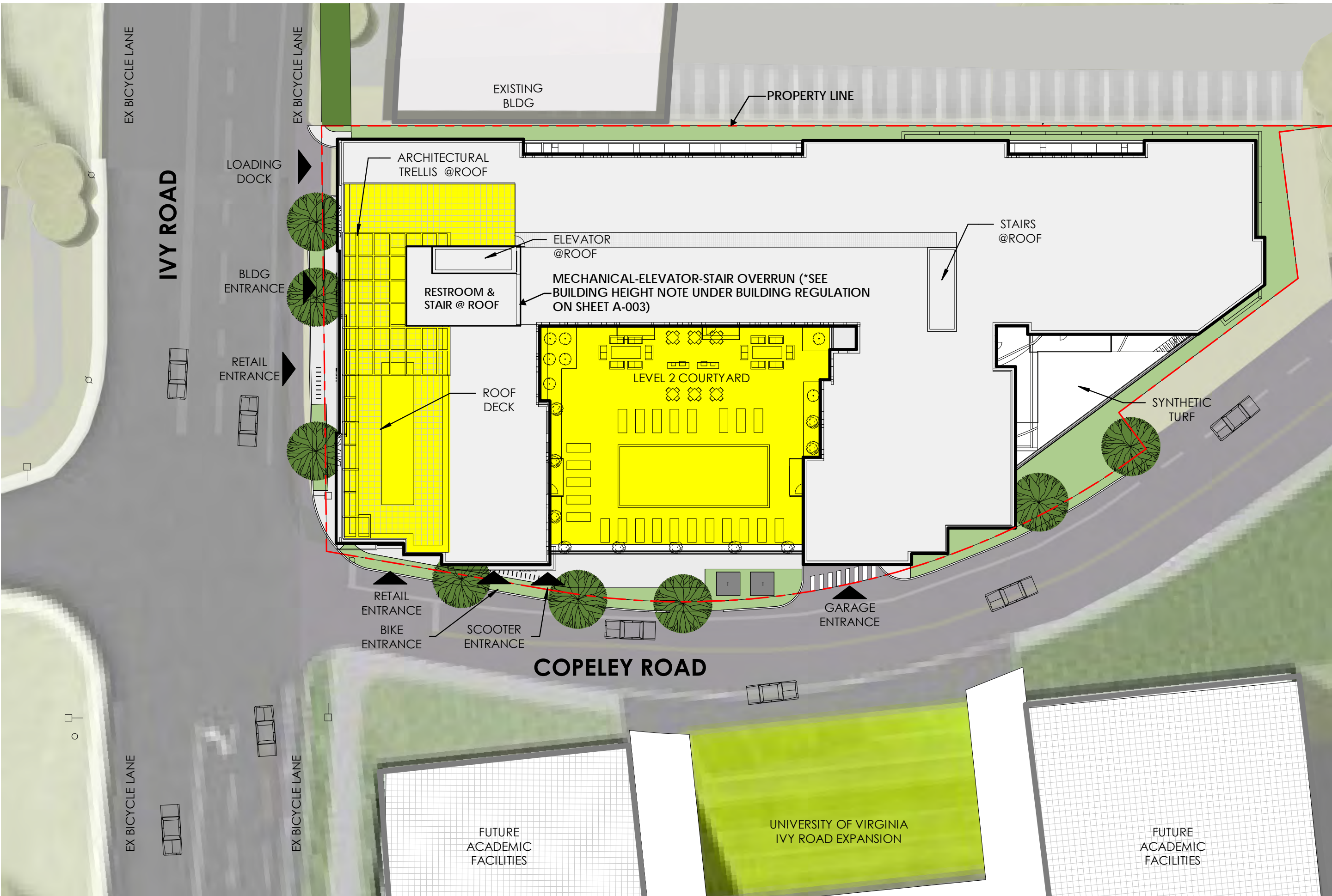
WDG PROJECT NO:  
WA22014

CONCEPTUAL  
OUTDOOR AMENITY  
SPACE DIAGRAM  
SCALE: As indicated

A-004

Open Space/Outdoor Amenity: Proposed PUD	
Required Open Space Square Footage	
15% of gross area of parcel	6,710
20% of gross floor of commercial uses	3,608
Total SF Required:	10,318
Conceptual Open Space Square Footage	
2nd Floor Courtyard	6,215
Roof Deck	4,350
Total SF Provided:	10,565

Open Space/Outdoor Amenity: Draft Zoning Code CX-8	
Required Open Space Square Footage	
10% of gross area of parcel	4,474
Total SF Required:	4,474
Conceptual Open Space Square Footage	
2nd Floor Courtyard (Common Outdoor Amenity)	6,215
Roof Deck (Common Outdoor Amenity)	4,350
Total SF Provided:	10,565



1 CONCEPTUAL OUTDOOR AMENITY SPACE - 2ND FLOOR & ROOF  
SCALE: 1" = 30'-0"

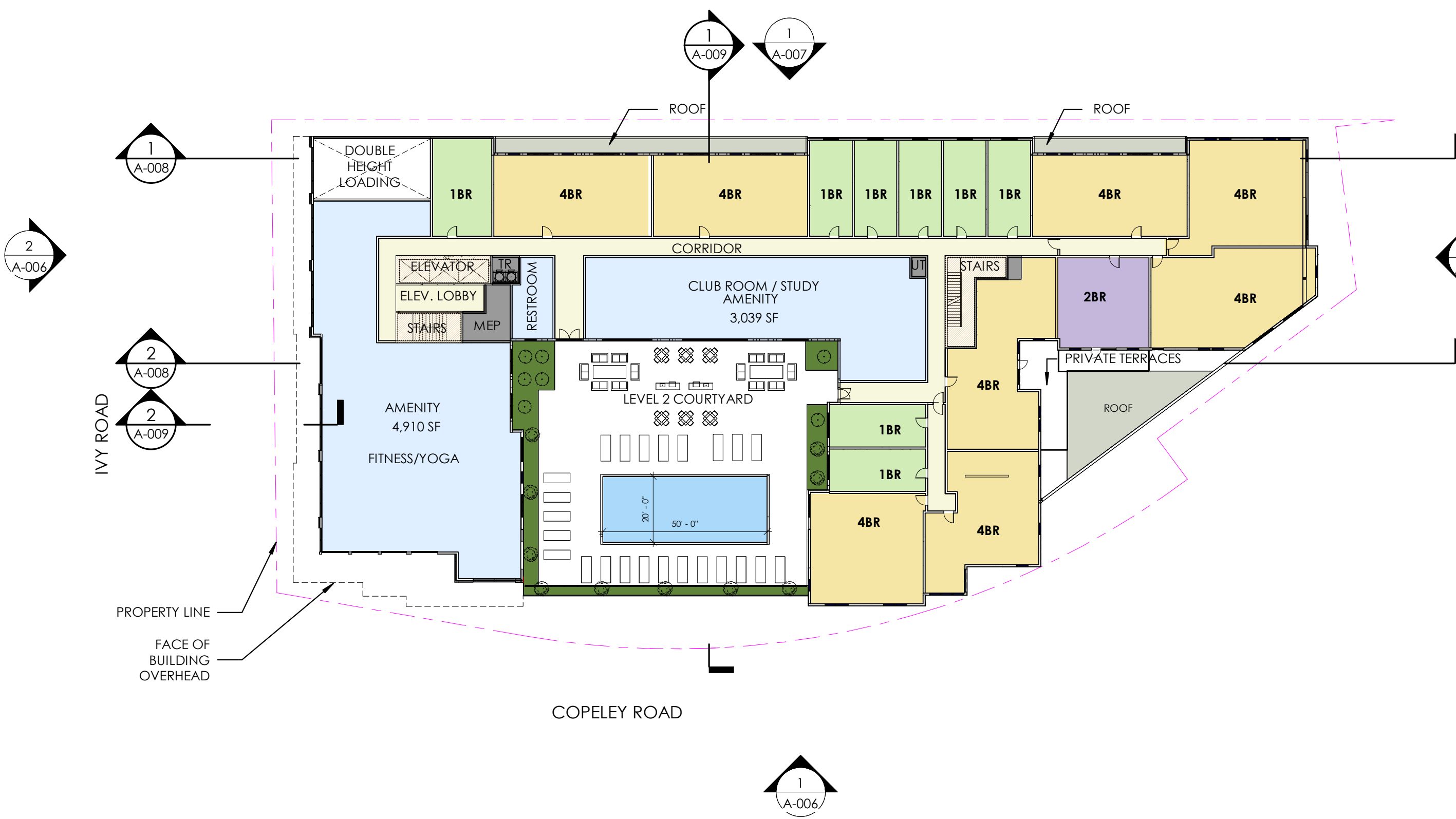
0' 7'-6" 15' 30' 60'

NOT FOR CONSTRUCTION



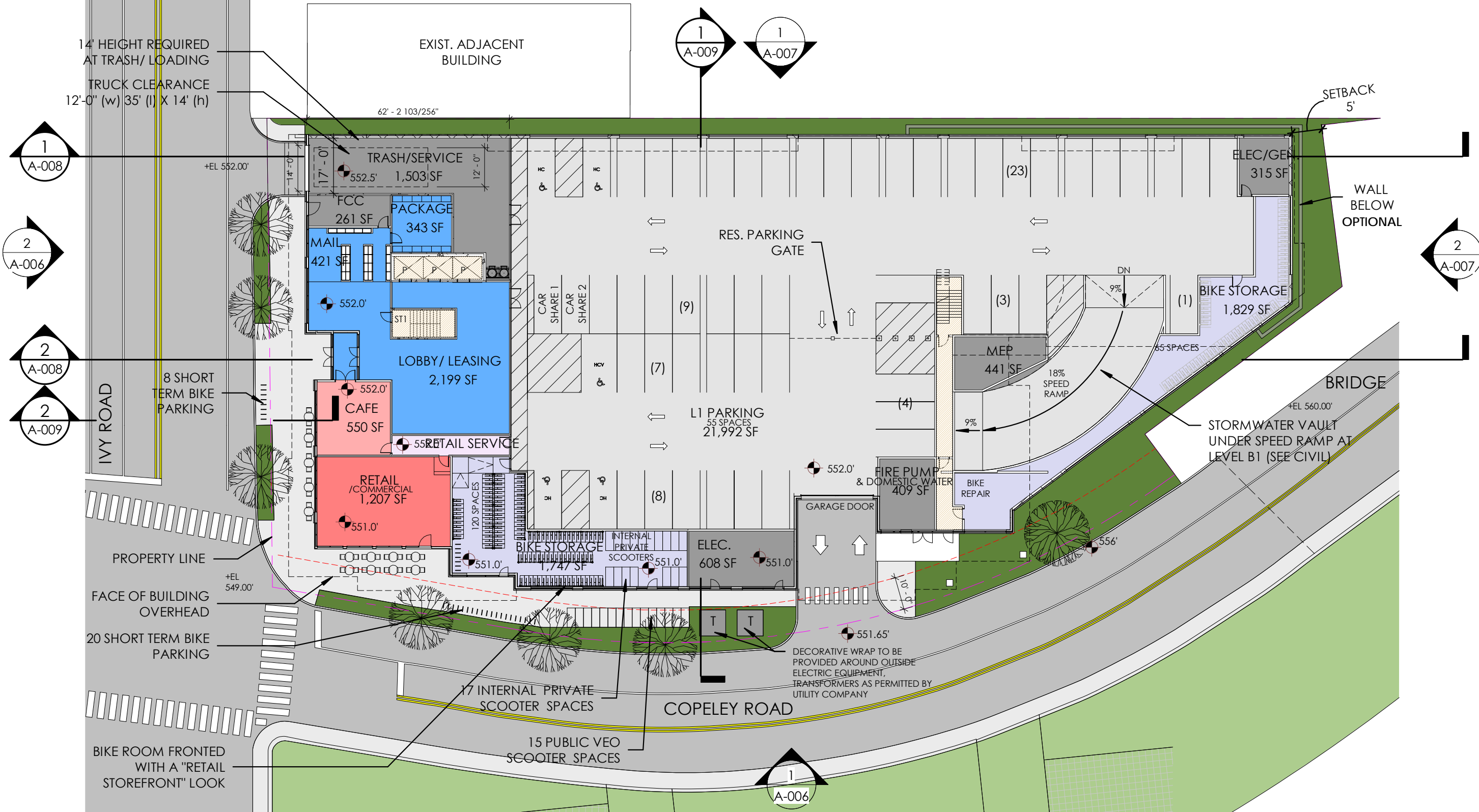


④ CONCEPTUAL TYPICAL FLOOR PLAN - LEVEL 3 - 10  
SCALE: 1" = 30'-0"

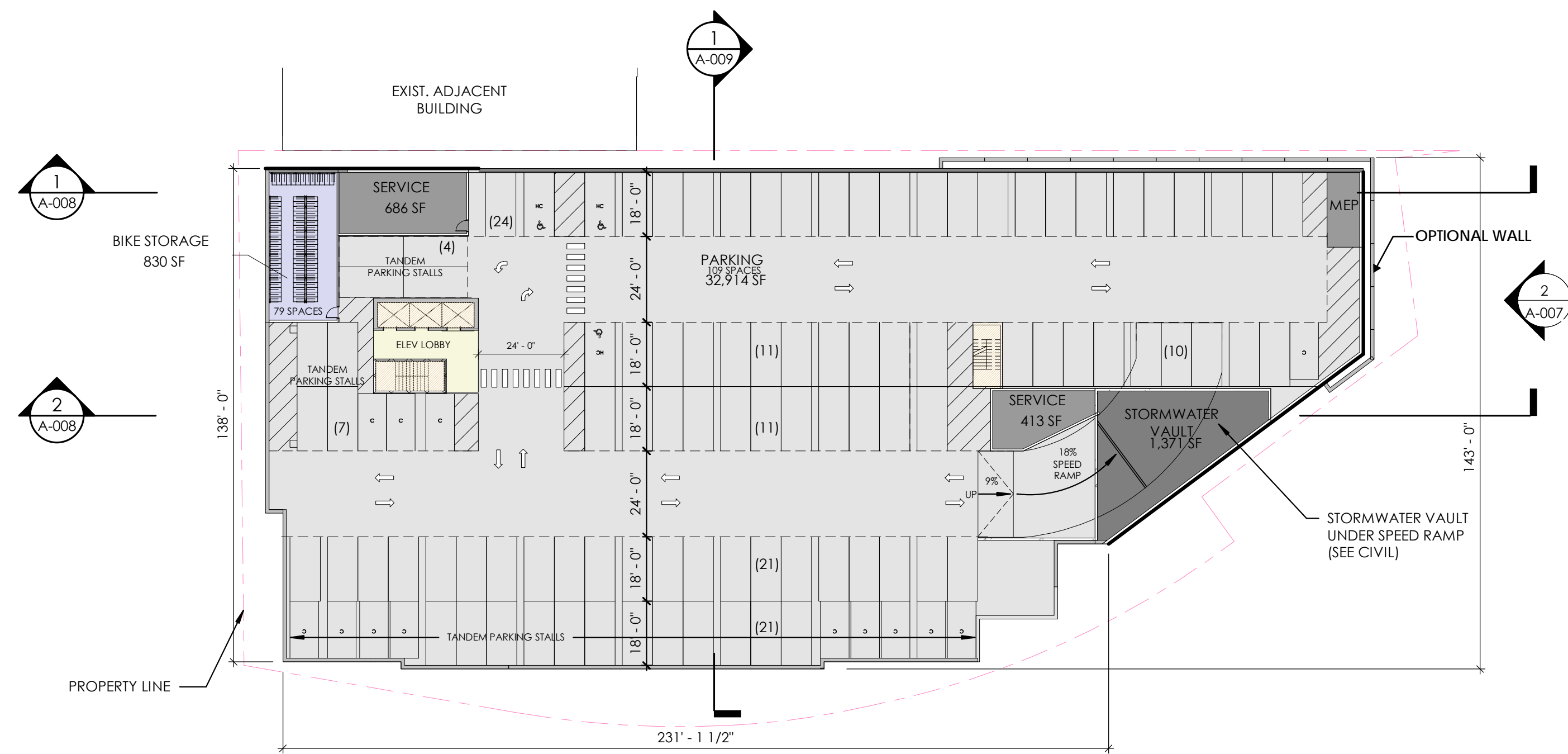


③ CONCEPTUAL FLOOR PLAN - LEVEL 2  
SCALE: 1" = 30'-0"

NOTE: ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL, AND SITE DESIGN. PROPERTY IS LOCATED WITHIN A CITY DESIGNATED ENTRANCE CORRIDOR, AND FINAL DESIGN WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE ENTRANCE CORRIDOR REVIEW BOARD.



② CONCEPTUAL FLOOR PLAN - LEVEL 1  
SCALE: 1" = 30'-0"



① CONCEPTUAL FLOOR PLAN - LEVEL B1  
SCALE: 1" = 30'-0"

**WDG**

WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
www.wdgarch.com

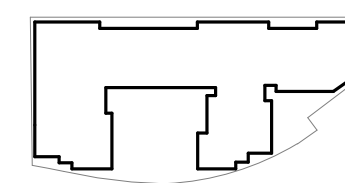
CIVIL ENGINEER  
TIMMONS GROUP  
608 PRESTON AVE, SUITE 200,  
CHARLOTTEVILLE, VA 22903  
TEL 434.327.1690

LAND USE COUNSEL  
WILLIAMS MULLEN  
323 2ND STREET SE, SUITE 900,  
CHARLOTTEVILLE, VA 22902  
TEL 434.951.5700

2117 IVY ROAD  
CHARLOTTEVILLE, VA 22903

OWNER/APPLICANT  
RMD PROPERTIES  
211 E HIGH ST.  
CHARLOTTEVILLE, VA 22902  
TEL - 217.474.5904

PUD SUBMISSION 05/15/23  
PUD RESPONSE 08/02/23  
PUD RESPONSE #2 10/06/23  
PUD RESPONSE #3 11/21/23



WDG PROJECT NO:  
WA22014

CONCEPTUAL  
FLOOR PLANS

SCALE: As indicated

**A-005**

NOT FOR CONSTRUCTION

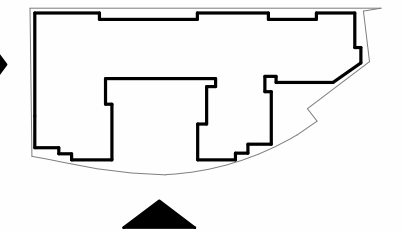


2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER\APPLICANT  
RMD PROPERTIES

211 E HIGH ST.  
CHARLOTTESVILLE, VA 22902  
TEL - 217.474.5904

UD SUBMISSION	05/15/23
UD RESPONSE	08/02/23
UD RESPONSE #2	10/06/23
UD RESPONSE #3	11/21/23



WDG PROJECT NO:  
WA22014

## CONCEPTUAL ELEVATIONS

SCALE: 12" = 1'-0"

**A-006**



2 SOUTH ELEVATION @ IVY ROAD  
SCALE: 1/16" = 1'-0"



1 EAST ELEVATION @ COPELEY ROAD  
SCALE: 1/16" = 1'-0"

**NOT FOR CONSTRUCTION**





2 NORTH ELEVATION @ RAILROAD  
SCALE: 1/16" = 1'-0"



1 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

LEGEND - EXTERIOR MATERIALS	
	WALL TYPE A - DARK BRICK
	WALL TYPE B - COMPOSITE PANEL B TERRACOTA, BRICK PATTERN
	WALL TYPE B - COMPOSITE PANEL B HORIZONTAL PATTERN
	WALL TYPE C - COMPOSITE PANEL C GRAY SMOOTH
	WALL TYPE C - COMPOSITE PANEL C GRAY, HORIZONTAL PATTERN
	VINYL WINDOWS
	ALUMINUM STOREFRONT
	DARK GRAY BLOCK
	METAL MESH SCREEN
	SECTIONAL LOADING DOCK DOOR W/METAL FRAME & TRANSLUCENT PANELS
	GLASS WINDSCREEN
	METAL RAILING SYSTEM
	MECHANICAL SCREEN
	CONCRETE WALL

WDG

WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
www.wdgarch.com

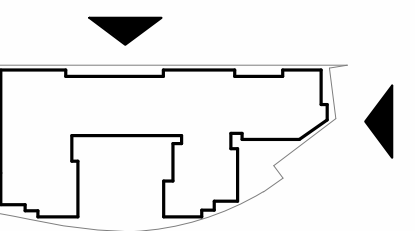
CIVIL ENGINEER  
TIMMONS GROUP  
608 PRESTON AVE, SUITE 200,  
CHARLOTTESVILLE, VA 22903  
TEL 434.327.1690

LAND USE COUNSEL  
WILLIAMS MULLEN  
323 2ND STREET SE, SUITE 900,  
CHARLOTTESVILLE, VA 22902  
TEL 434.951.5700

2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER/APPLICANT  
RMD PROPERTIES  
211 E HIGH ST.  
CHARLOTTESVILLE, VA 22902  
TEL - 217.474.5904

PUD SUBMISSION 05/15/23  
PUD RESPONSE 08/02/23  
PUD RESPONSE #2 10/06/23  
PUD RESPONSE #3 11/21/23



WDG PROJECT NO:  
WAZ2014

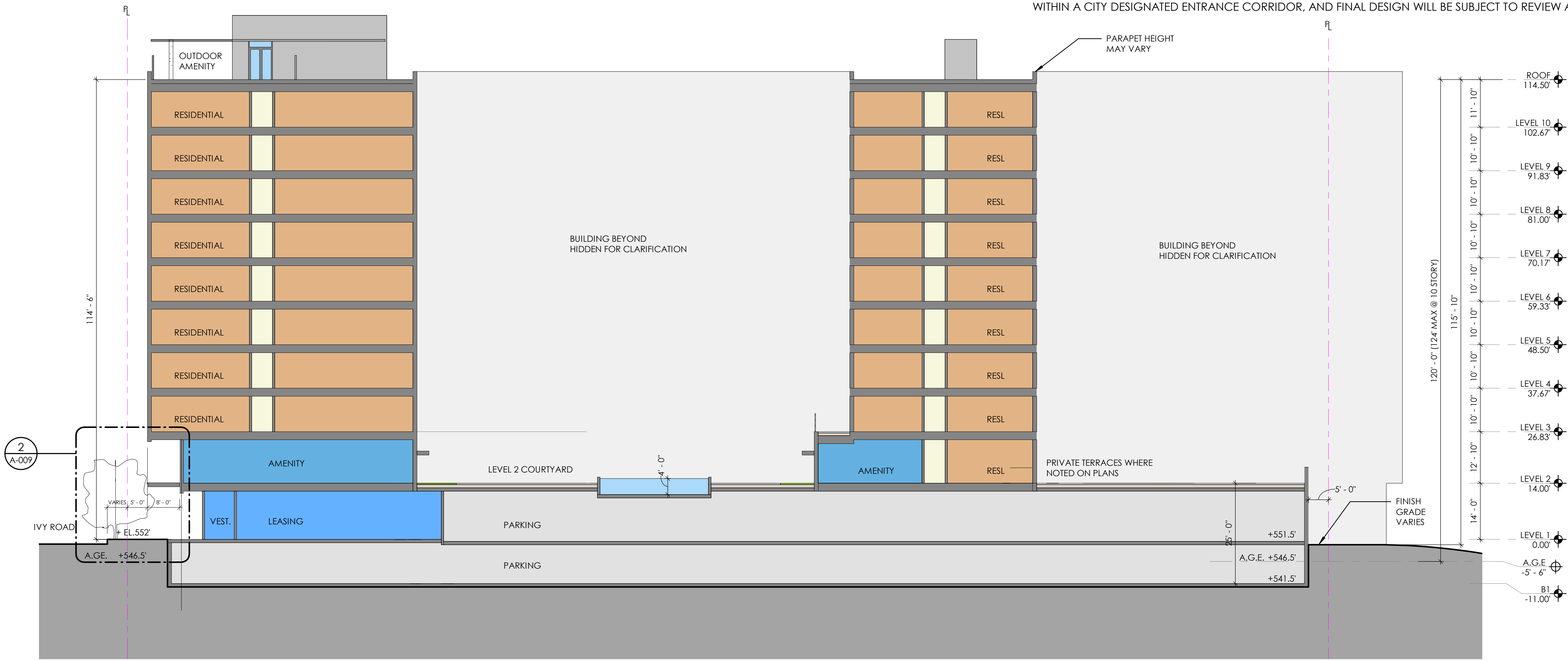
CONCEPTUAL  
ELEVATIONS

SCALE: 12" = 1'-0"

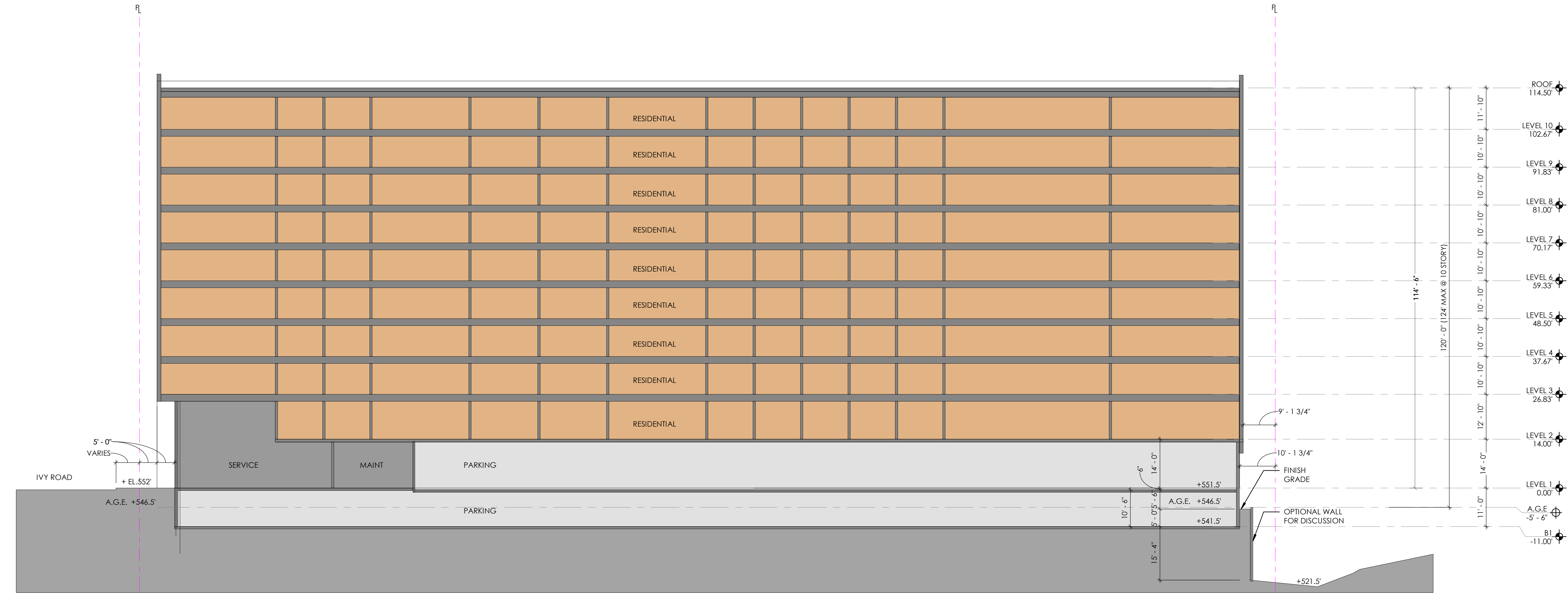
A-007



NOTE: ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL, AND SITE DESIGN. PROPERTY IS LOCATED WITHIN A CITY DESIGNATED ENTRANCE CORRIDOR, AND FINAL DESIGN WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE ENTRANCE CORRIDOR REVIEW BOARD.



2 BUILDING SECTION LOOKING WEST  
SCALE: 1/16" = 1'-0"



1 BUILDING SECTION  
SCALE: 1/16" = 1'-0"

WDG

WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
www.wdgarch.com

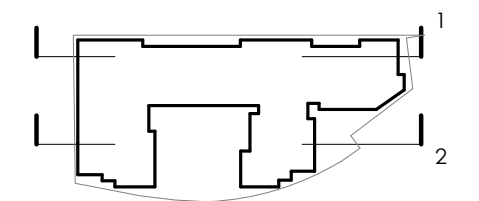
CIVIL ENGINEER  
TIMMONS GROUP  
608 PRESTON AVE, SUITE 200,  
CHARLOTTESVILLE, VA 22903  
TEL 434.327.1690

LAND USE COUNSEL  
WILLIAMS MULLEN  
323 2ND STREET SE, SUITE 900,  
CHARLOTTESVILLE, VA 22902  
TEL 434.951.5700

2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER/APPLICANT  
RMD PROPERTIES  
211 E HIGH ST.  
CHARLOTTESVILLE, VA 22902  
TEL - 217.474.5904

PUD SUBMISSION 05/15/23  
PUD RESPONSE 08/02/23  
PUD RESPONSE #2 10/06/23  
PUD RESPONSE #3 11/21/23



WDG PROJECT NO:  
WAZ2014

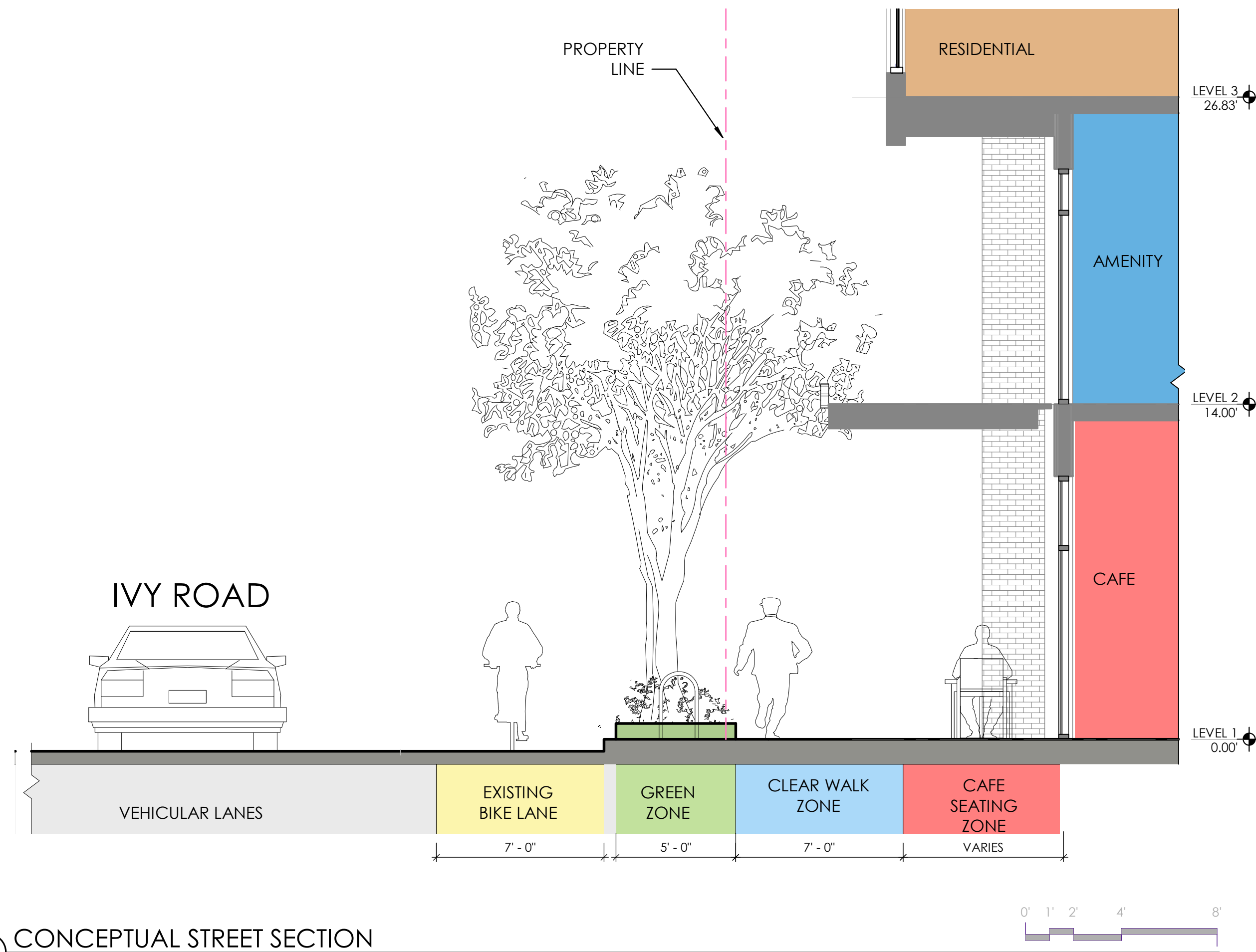
CONCEPTUAL  
BUILDING SECTIONS

SCALE: As indicated

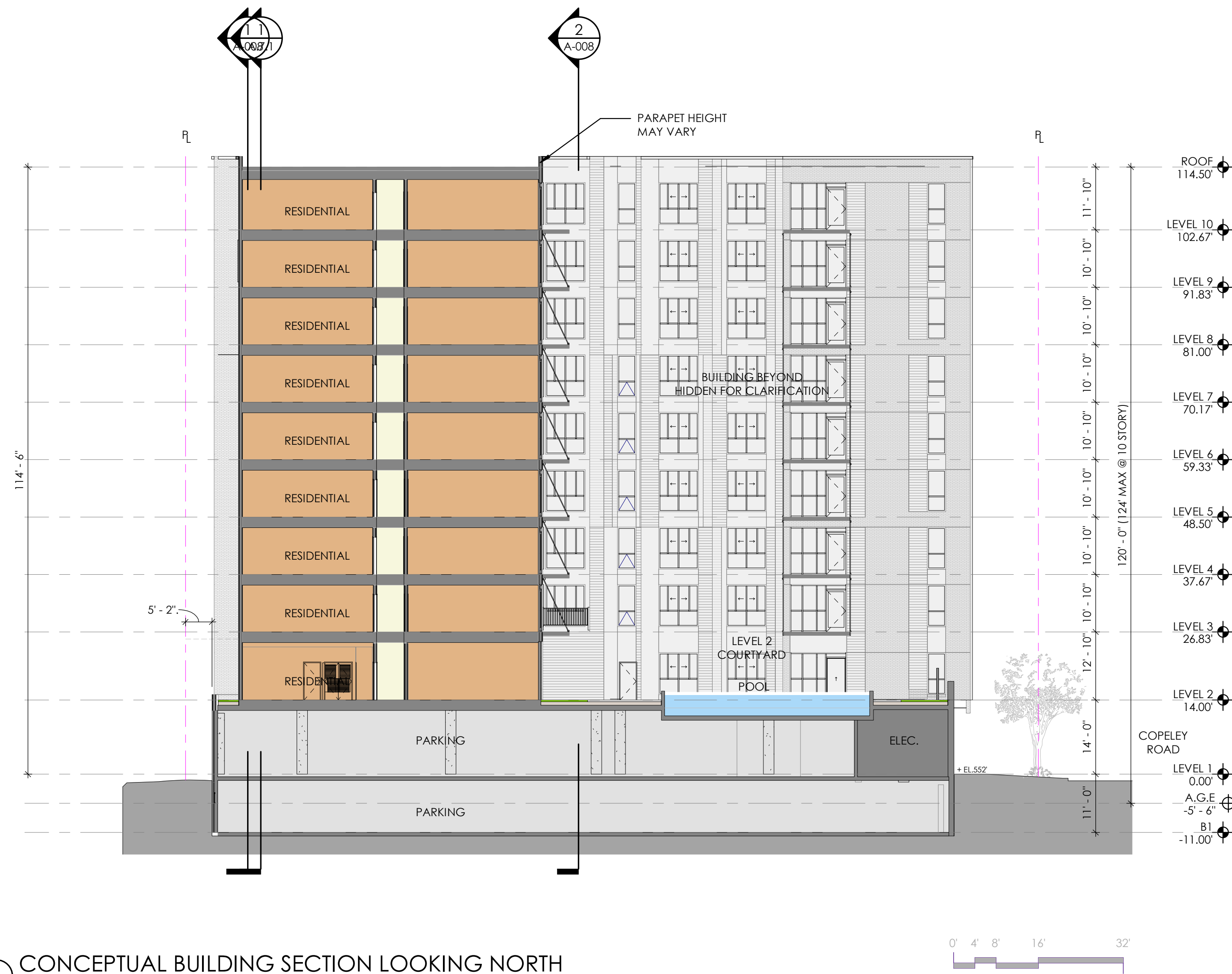
A-008

NOT FOR CONSTRUCTION





2 CONCEPTUAL STREET SECTION  
SCALE: 1/4" = 1'-0"



1 CONCEPTUAL BUILDING SECTION LOOKING NORTH  
SCALE: 1/16" = 1'-0"

NOTE: ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL, AND SITE DESIGN. PROPERTY IS LOCATED WITHIN A CITY DESIGNATED ENTRANCE CORRIDOR, AND FINAL DESIGN WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE ENTRANCE CORRIDOR REVIEW BOARD.

**WDG**

WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
www.wdgarch.com

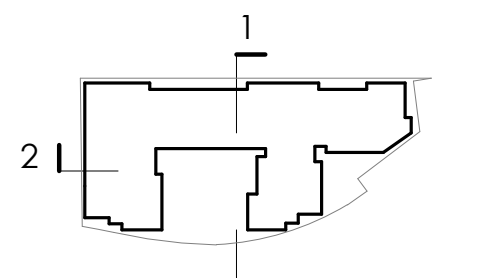
CIVIL ENGINEER  
TIMMONS GROUP  
608 PRESTON AVE, SUITE 200,  
CHARLOTTESVILLE, VA 22903  
TEL 434.327.1690

LAND USE COUNSEL  
WILLIAMS MULLEN  
323 2ND STREET SE, SUITE 900,  
CHARLOTTESVILLE, VA 22902  
TEL 434.951.5700

2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER/APPLICANT  
RMD PROPERTIES  
211 E HIGH ST.  
CHARLOTTESVILLE, VA 22902  
TEL - 217.474.5904

PUD SUBMISSION	05/15/23
PUD RESPONSE	08/02/23
PUD RESPONSE #2	10/06/23
PUD RESPONSE #3	11/21/23



WDG PROJECT NO:  
WA22014

CONCEPTUAL  
BUILDING SECTIONS

SCALE: As indicated

**A-009**

NOT FOR CONSTRUCTION



NOTE: ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL, AND SITE DESIGN. PROPERTY IS LOCATED WITHIN A CITY DESIGNATED ENTRANCE CORRIDOR, AND FINAL DESIGN WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE ENTRANCE CORRIDOR REVIEW BOARD.

WDG

WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
www.wdgarch.com

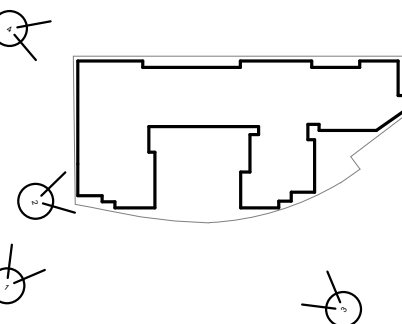
CIVIL ENGINEER  
TIMMONS GROUP  
608 PRESTON AVE, SUITE 200,  
CHARLOTTESVILLE, VA 22903  
TEL 434.327.1690

LAND USE COUNSEL  
WILLIAMS MULLEN  
323 2ND STREET SE, SUITE 900,  
CHARLOTTESVILLE, VA 22902  
TEL 434.951.5700

2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER/APPLICANT  
RMD PROPERTIES  
211 E HIGH ST.  
CHARLOTTESVILLE, VA 22902  
TEL - 217.474.5904

PUD SUBMISSION	05/15/23
PUD RESPONSE	08/02/23
PUD RESPONSE #2	10/06/23
PUD RESPONSE #3	11/21/23



WDG PROJECT NO:  
WA22014

CONCEPTUAL  
PERSPECTIVE IMAGES

SCALE: 1/2" = 1'-0"

A-010



4 - PERSPECTIVE - IVY RD



2 - DETAIL PERSPECTIVE - IVY & COPELEY



3 - PERSPECTIVE - COPELEY



1 - PERSPECTIVE - COPELEY & IVY

NOT TO SCALE

NOT FOR CONSTRUCTION



NOTE: ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL, AND SITE DESIGN. PROPERTY IS LOCATED WITHIN A CITY DESIGNATED ENTRANCE CORRIDOR, AND FINAL DESIGN WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE ENTRANCE CORRIDOR REVIEW BOARD.



2 - DETAIL PERSPECTIVE - IVY ROAD



3 - PERSPECTIVE - FROM ALDERMAN DRIVE



1 - PERSPECTIVE - IVY ROAD

WDG

WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
www.wdgarch.com

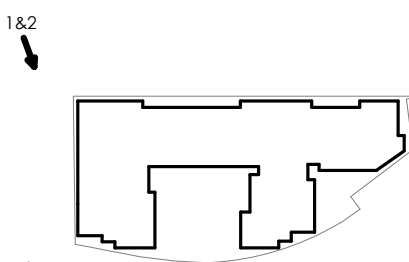
CIVIL ENGINEER  
TIMMONS GROUP  
608 PRESTON AVE, SUITE 200,  
CHARLOTTESVILLE, VA 22903  
TEL 434.327.1690

LAND USE COUNSEL  
WILLIAMS MULLEN  
323 2ND STREET SE, SUITE 900,  
CHARLOTTESVILLE, VA 22902  
TEL 434.951.5700

2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER \ APPLICANT  
RMD PROPERTIES  
211 E HIGH ST.  
CHARLOTTESVILLE, VA 22902  
TEL - 217.474.5904

PUD SUBMISSION 05/15/23  
PUD RESPONSE 08/02/23  
PUD RESPONSE #2 10/06/23  
PUD RESPONSE #3 11/21/23



© 2023 WDG PROJECT NO: WA22014

CONCEPTUAL  
PERSPECTIVE IMAGES

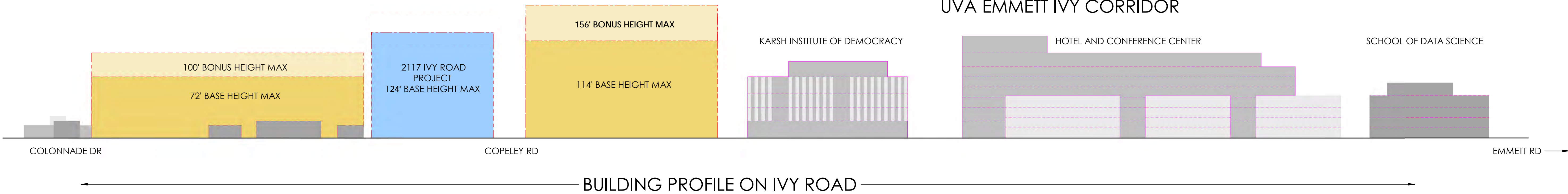
SCALE: 1/2" = 1'-0"

A-010A

NOT FOR CONSTRUCTION



UVA EMMETT IVY CORRIDOR



① Concept Site Section

SCALE: 1" = 60'-0"



2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER/APPLICANT  
RMD PROPERTIES  
211 E HIGH ST.  
CHARLOTTESVILLE, VA 22902  
TEL - 217.474.5904

PUD SUBMISSION	05/15/23
PUD RESPONSE	08/02/23
PUD RESPONSE #2	10/06/23
PUD RESPONSE #3	11/21/23

© 2023 WDG PROJECT NO: WA22014

CONCEPTUAL SITE SECTION

SCALE: 1" = 60'-0"

**A-011**

NOTE: ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL, AND SITE DESIGN. PROPERTY IS LOCATED WITHIN A CITY DESIGNATED ENTRANCE CORRIDOR, AND FINAL DESIGN WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE ENTRANCE CORRIDOR REVIEW BOARD.

NOT FOR CONSTRUCTION



NOTE: ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL, AND SITE DESIGN. PROPERTY IS LOCATED WITHIN A CITY DESIGNATED ENTRANCE CORRIDOR, AND FINAL DESIGN WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE ENTRANCE CORRIDOR REVIEW BOARD.

CONCEPTUAL LEGEND - EXTERIOR MATERIALS

WALL TYPE A - DARK BRICK

WALL TYPE B - COMPOSITE PANEL

WALL TYPE C - COMPOSITE PANEL

WALL TYPE D - COMPOSITE PANEL

WALL TYPE E - COMPOSITE PANEL

VINYL WINDOWS

ALUMINUM STOREFRONT

DARK GRAY BLOCK

METAL MESH SCREEN

SECTIONAL LOADING DOCK DOOR  
W/METAL FRAME & TRANSLUCENT PANELS

GLASS WINDSCREEN

METAL RAILING SYSTEM

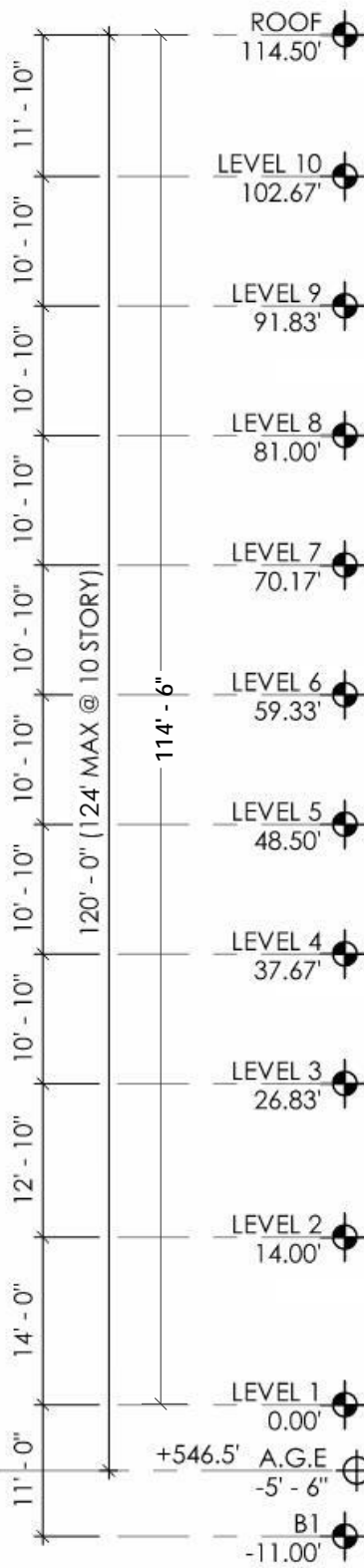
MECHANICAL SCREEN

CONCRETE WALL

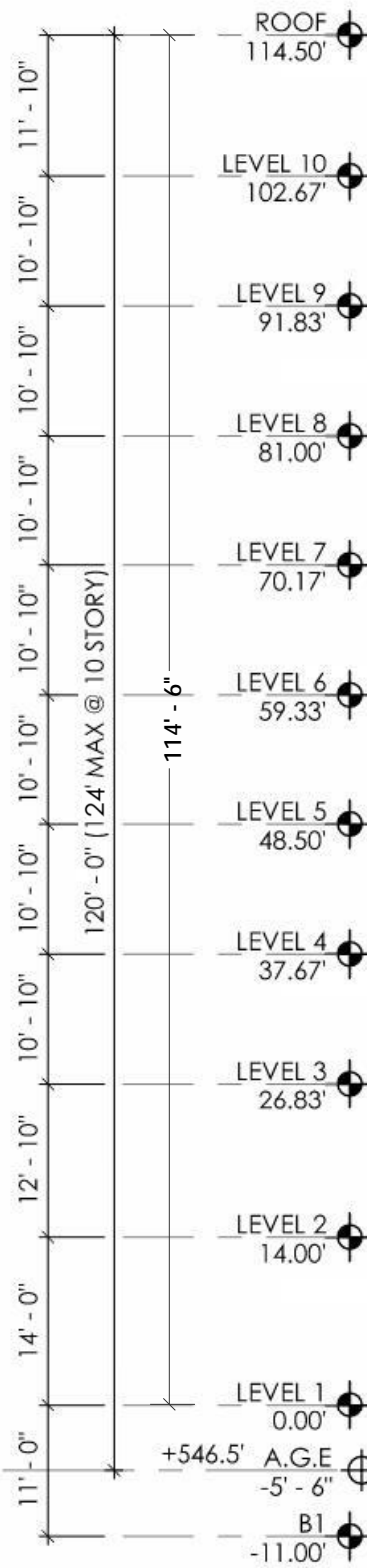
ALL MATERIALS SUBJECT TO ENTRANCE REVIEW  
BOARD APPROVAL



2 CONCEPTUAL NORTH INTERIOR COURTYARD ELEVATION  
SCALE 1/16" = 1'-0"



1 CONCEPTUAL SOUTH INTERIOR COURTYARD ELEVATION  
SCALE 1/16" = 1'-0"



WDG

WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
www.wdgarch.com

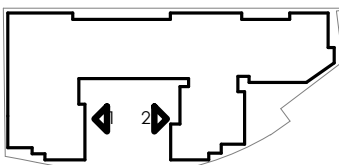
CIVIL ENGINEER  
TIMMONS GROUP  
608 PRESTON AVE, SUITE 200,  
CHARLOTTESVILLE, VA 22903  
TEL 434.327.1690

LAND USE COUNSEL  
WILLIAMS MULLEN  
323 2ND STREET SE, SUITE 900,  
CHARLOTTESVILLE, VA 22902  
TEL 434.951.5700

2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER/APPLICANT  
RMD PROPERTIES  
211 E HIGH ST.  
CHARLOTTESVILLE, VA 22902  
TEL - 217.474.5904

PUD SUBMISSION	05/15/23
PUD RESPONSE	08/02/23
PUD RESPONSE #2	10/06/23
PUD RESPONSE #3	11/21/23



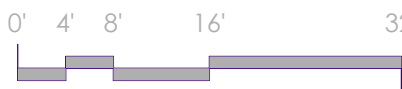
PROFESSIONAL SEAL

© 2023 WDG PROJECT NO:  
WA22014

INTERIOR  
COURTYARD VIEWS

SCALE: As indicated

NEW A-012



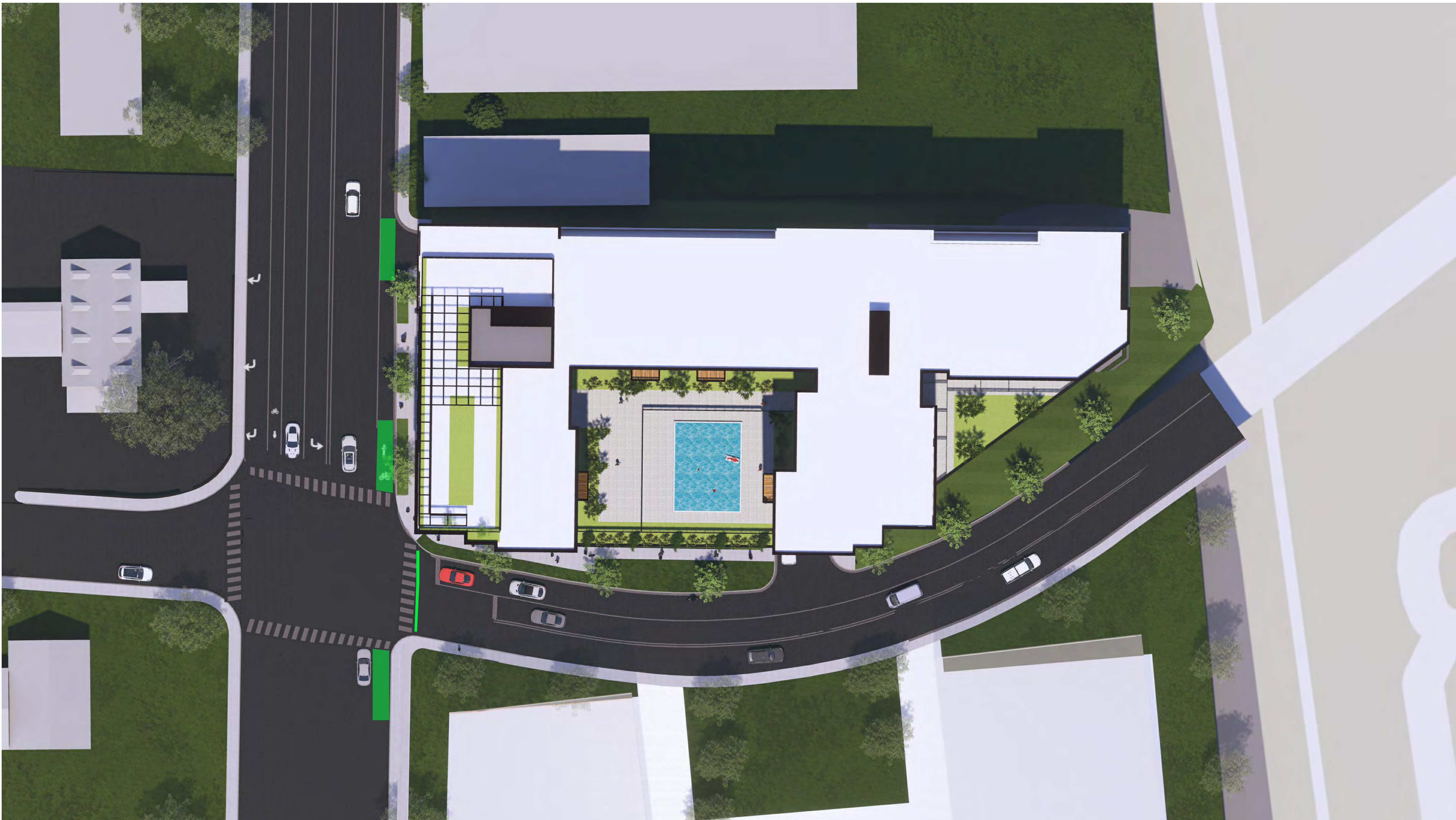
NOT FOR CONSTRUCTION



2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER \ APPLICANT  
RMD PROPERTIES  
211 E HIGH ST.  
CHARLOTTESVILLE, VA 22902  
TEL - 217.474.5904

PUD SUBMISSION	05/15/23
PUD RESPONSE	08/02/23
PUD RESPONSE #2	10/06/23
PUD RESPONSE #3	11/21/23



① SOLAR STUDY JUN 21 12 PM  
SCALE: 12" = 1'-0"



2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER/APPLICANT  
RMD PROPERTIES  
211 E HIGH ST.  
CHARLOTTESVILLE, VA 22902  
TEL - 217.474.5904

PUD SUBMISSION	05/15/23
PUD RESPONSE	08/02/23
PUD RESPONSE #2	10/06/23
PUD RESPONSE #3	11/21/23

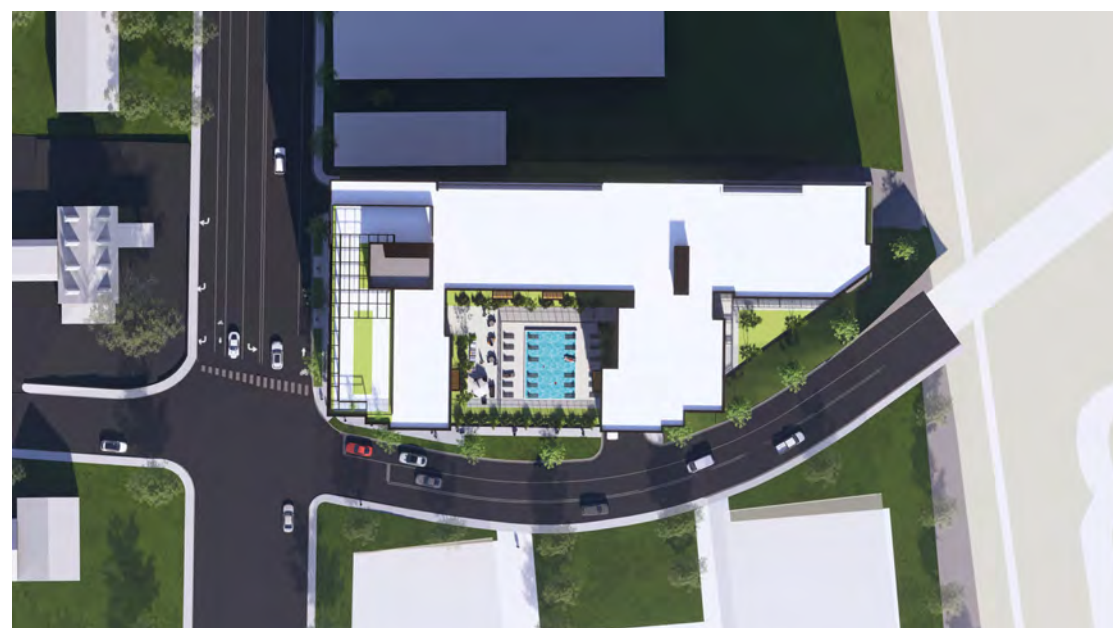
© 2023 WDG PROJECT NO:  
WA22014

SOLAR STUDY

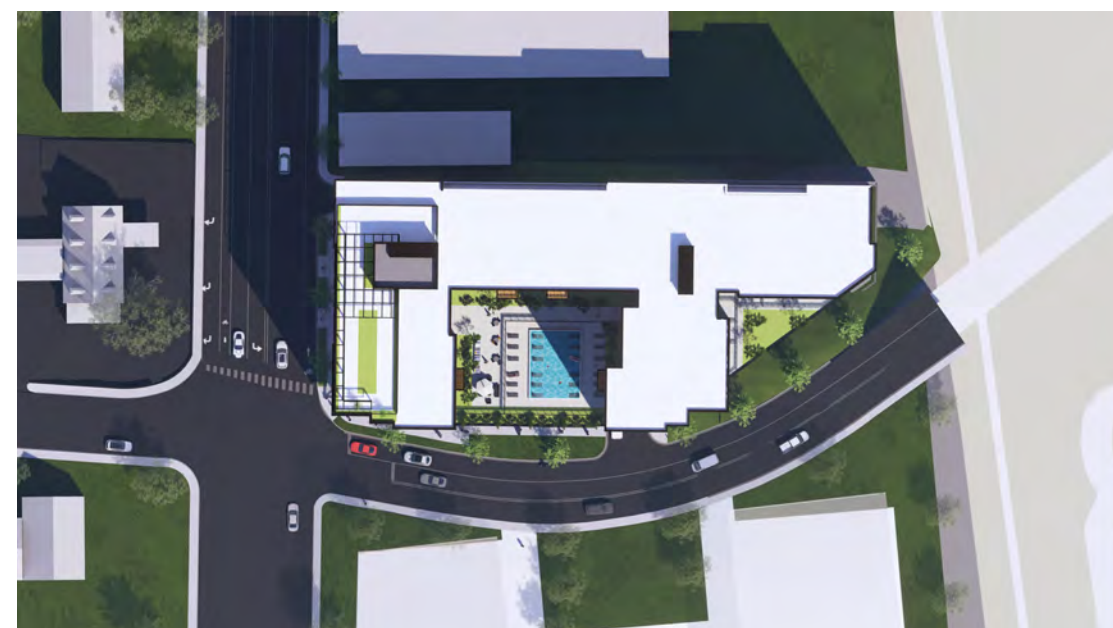
SCALE: 1/2" = 1'-0"

**A-014**

NOT FOR CONSTRUCTION



SOLAR STUDY: MAR 21 - 10 AM



SOLAR STUDY: JUN 21 - 10 AM



SOLAR STUDY: SEP 23 - 10 AM



SOLAR STUDY: DEC 22 - 10 AM



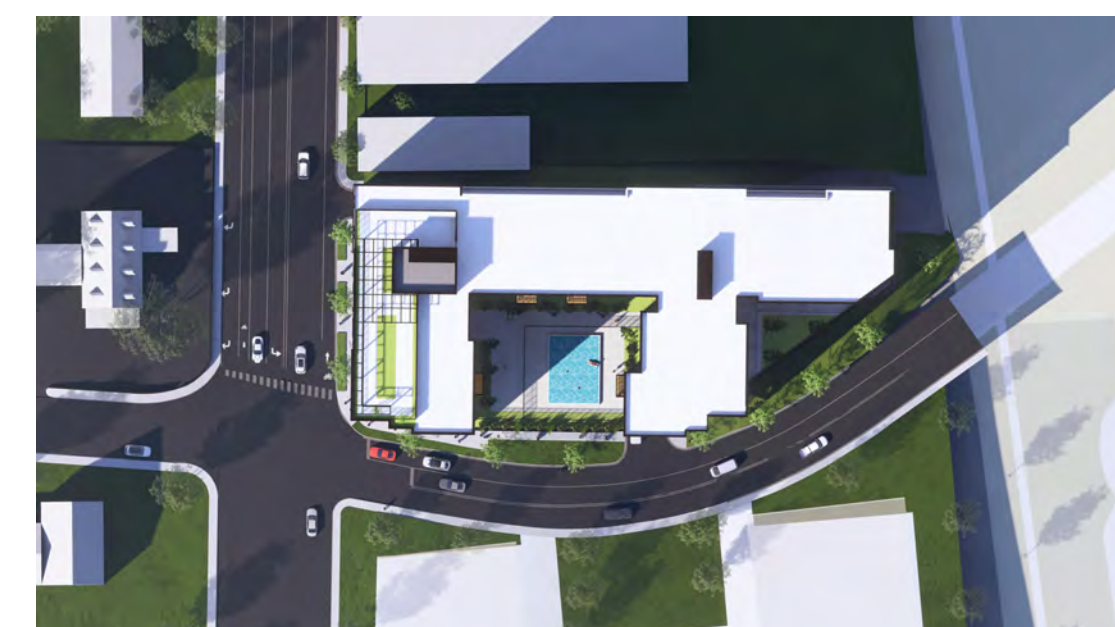
SOLAR STUDY: MAR 21 - 12 PM



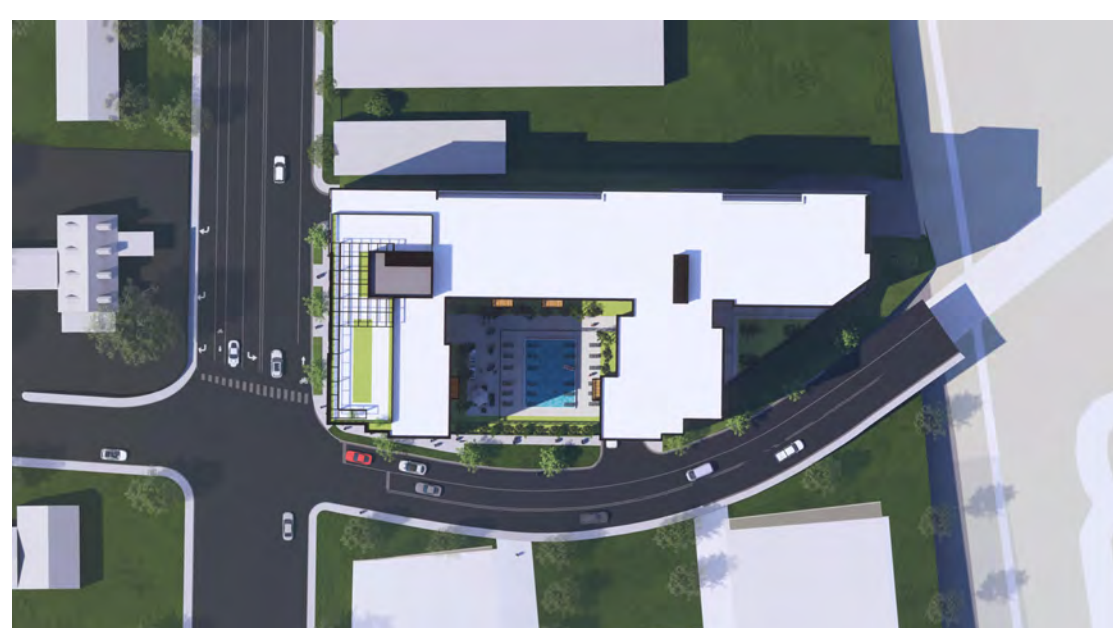
SOLAR STUDY: JUN 21 - 12 PM



SOLAR STUDY: SEP 23 - 12 PM



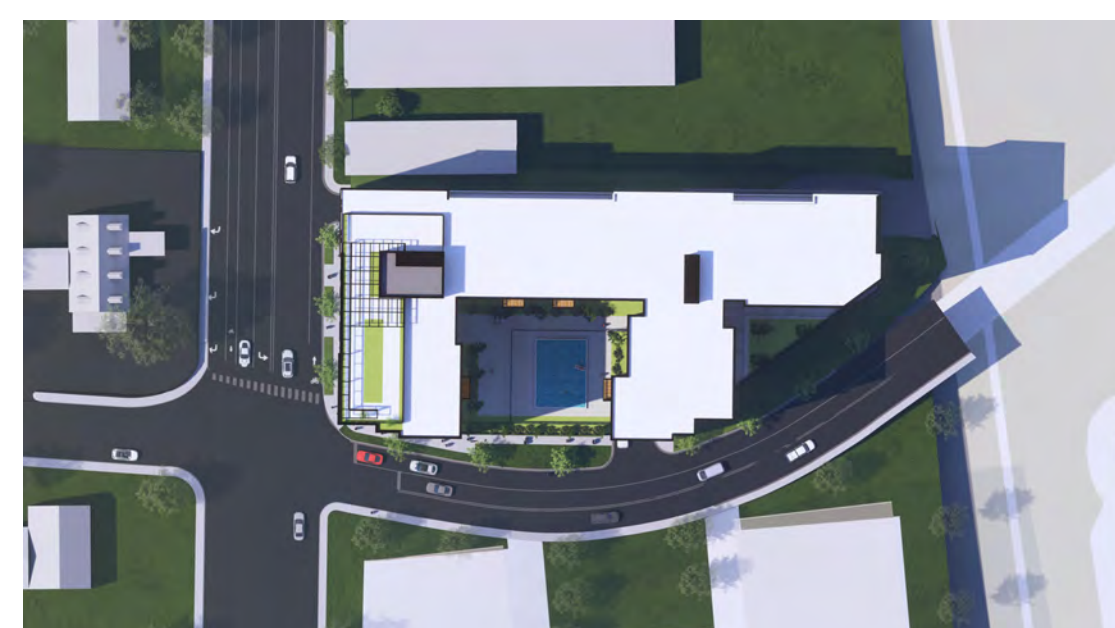
SOLAR STUDY: DEC 22 - 12 PM



SOLAR STUDY: MAR 21 - 2 PM



SOLAR STUDY: JUN 21 - 2 PM



SOLAR STUDY: SEP 23 - 2 PM



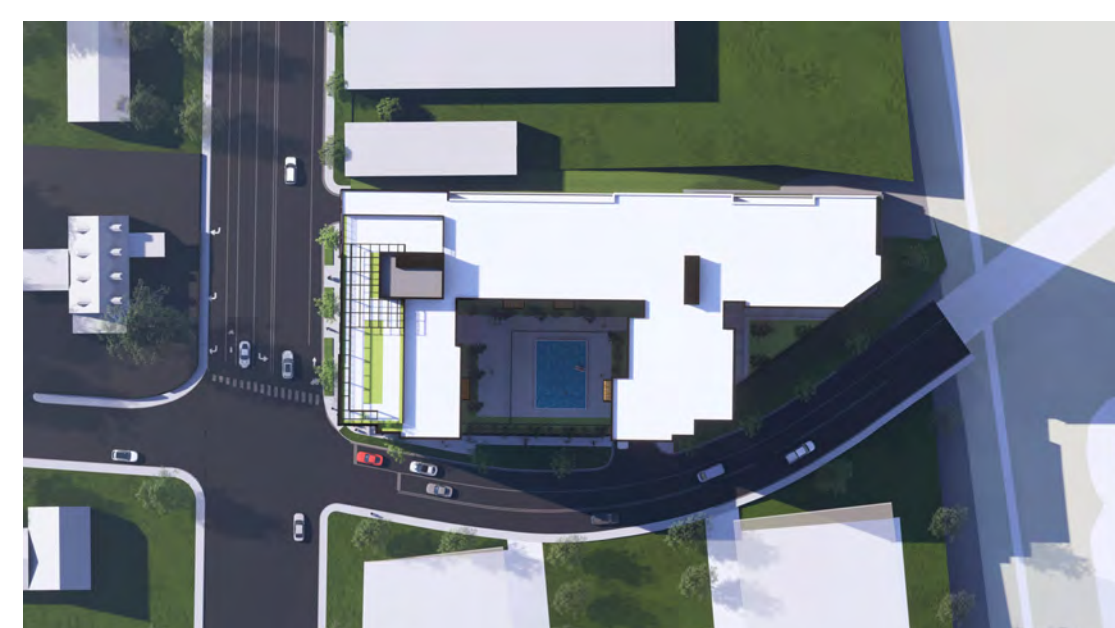
SOLAR STUDY: DEC 22 - 2 PM



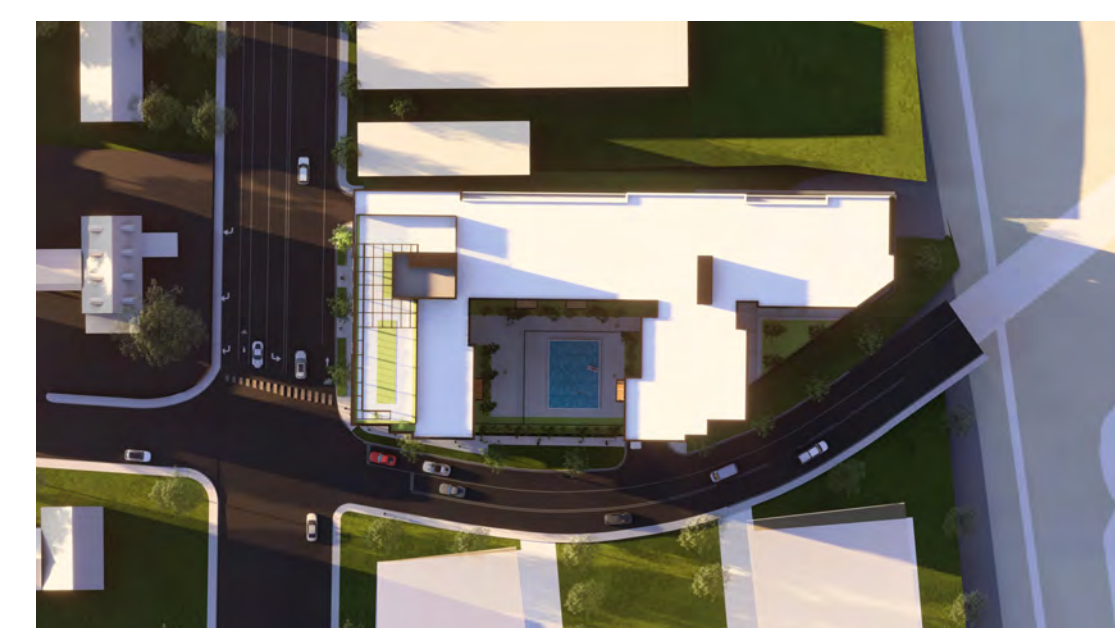
SOLAR STUDY: MAR 21 - 4 PM



SOLAR STUDY: JUN 21 - 4 PM



SOLAR STUDY: SEP 23 - 4 PM



SOLAR STUDY: DEC 22 - 4 PM

① SOLAR STUDY  
SCALE: 1/2" = 1'-0"





CIVIL ENGINEER  
TIMMONS GROUP  
608 PRESTON AVE, SUITE 200,  
CHARLOTTESVILLE, VA 22903  
TEL 434.327.1690



2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

CHARLOTTESVILLE, VA 22903

OWNER  
RMD PROPERTIES  
211 E. HIGH STREET  
CHARLOTTESVILLE, VA 22902  
TEL. 217.474.5904

<u>PUD SUBMISSION</u>	<u>05/15/23</u>
<u>PUD RESUBMISSION</u>	<u>08/11/23</u>
<u>PUD RESUBMISSION</u>	<u>10/06/23</u>
<u>PUD RESUBMISSION</u>	<u>11/21/23</u>

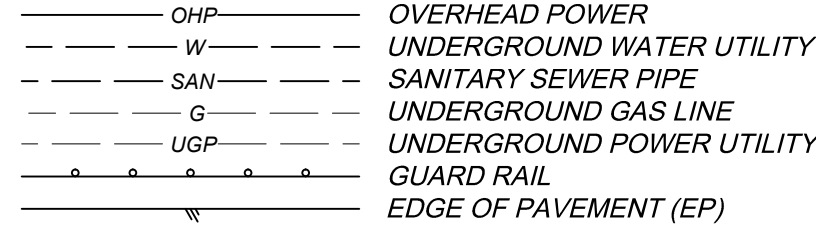
PROFESSIONAL SEAL

© 2023  WDG PROJECT NO:  
PWA2022005

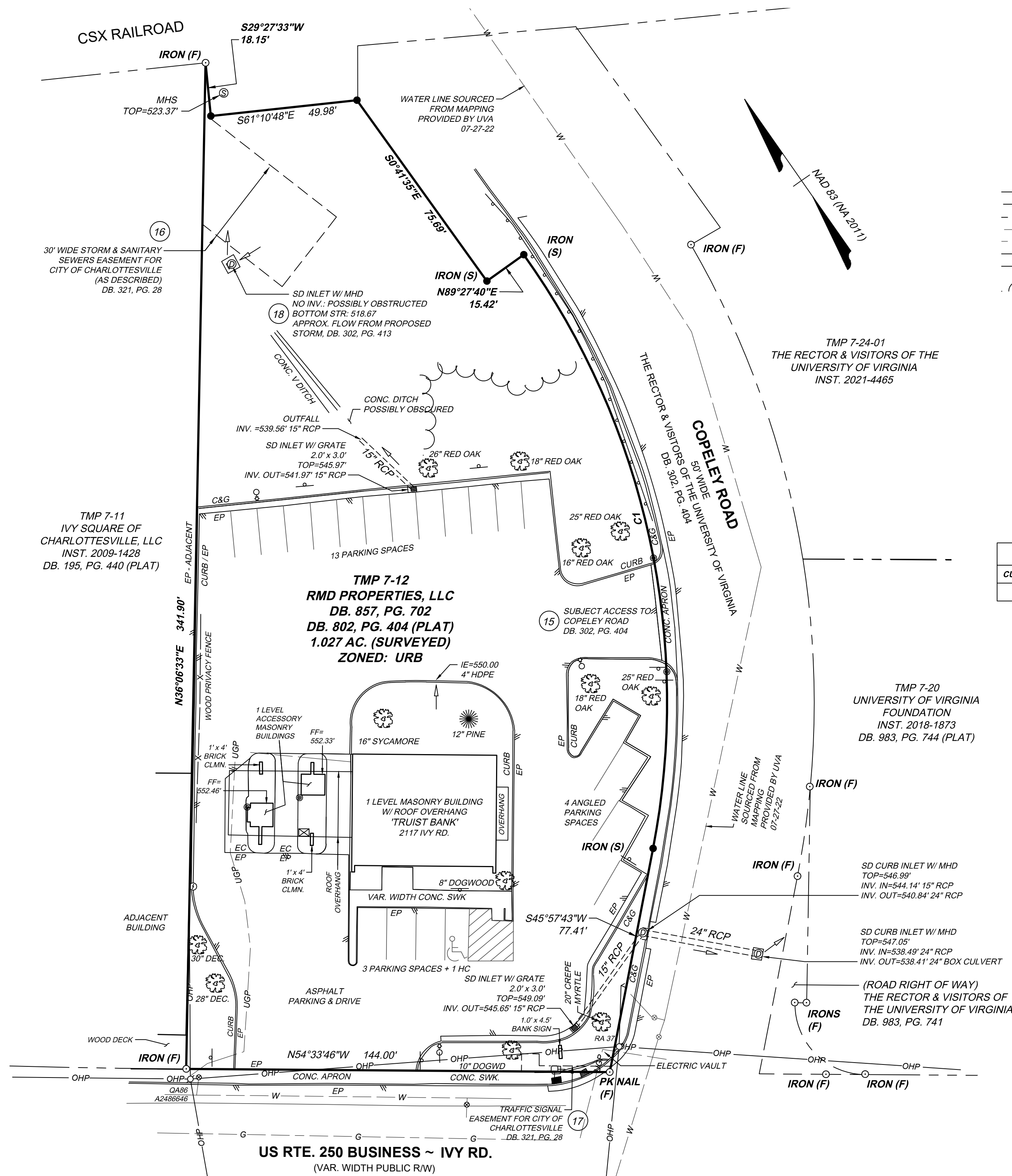
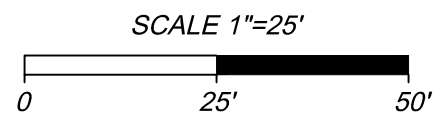
ALTA NSPS LAND  
TITLE SURVEY

SCALE: 1" = 25'

**C-001**



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	261.52'	212.25'	112.36'	46°30'03"	S22°42'42"W	206.47'



Property Information within 500 feet of Proposed PUD						
Property Owner	Property Address	Address	City, State	Zip Code	Parcel ID Number	Zoning
BOLLINGWOOD PROPERTIES, LLC	115 BOLLINGWOOD RD	580 MASSIE RD	CHARLOTTESVILLE VA	22903	70024000	R-U
BOYADJIAN, SIMON K	2120 IVY RD	2120 IVY RD	CHARLOTTESVILLE VA	22903	70003000	B-1
C & O RAILWAY COMPANY	0 UNKNOWN	C-12 580 WATER	CHARLOTTESVILLE FL	32655	35655503	R-U
CAPONE, GERARD JR	2107 MORRIS RD	2107 MORRIS RD	CHARLOTTESVILLE VA	22903	70003700	R-U
DAVIS, ROGER HB JR & JEANNE S, TRUSTS	13 IVY RD	6207 RIVERSIDE FARM LN	CAPE CHARLES VA	23310	70001400	URB
ELIAS, WILLIAM J & JULIANA B	123 BOLLINGWOOD RD	123 BOLLINGWOOD RD	CHARLOTTESVILLE VA	22903	70022000	R-1UH
EQUITY SHELTER, LLC	2114 IVY RD	P O BOX 6156	CHARLOTTESVILLE VA	22906	70003210	B-1
FIELDS, MARY ELIZABETH	111 ALDERMAN RD	111 ALDERMAN RD	CHARLOTTESVILLE VA	22903	70003180	R-U
GORMAN, NEAL A & CARLA DURAN-GORMAN, TRUSTEES	2108 MORRIS RD	2108 MORRIS RD	CHARLOTTESVILLE VA	22903	70003110	R-U
HILINSKI, MICHAEL & DAPHNA BASSOK	2109 MORRIS RD	2109 MORRIS RD	CHARLOTTESVILLE VA	22903	70003600	R-U
IVY SQUARE OF CHARLOTTESVILLE, LLC	2121 IVY RD	1 BOAR'S HEAD POINTE	CHARLOTTESVILLE VA	22903	70001000	URB
IVY SQUARE OF CHARLOTTESVILLE, LLC	2119 IVY RD	1 BOAR'S HEAD POINTE	CHARLOTTESVILLE VA	22903	70001100	URB
IVY SQUARE OF CHARLOTTESVILLE, LLC	2123-25 IVY RD	1 BOAR'S HEAD POINTE	CHARLOTTESVILLE VA	22903	70001300	URB
JEFFERSON, NATIONAL BANK	2100 IVY RD	P O BOX 2609	CARLSBAD CA	92018	70003201	B-1
LEE, SEUNG HUN & LOUCA, DESPO A	2103 MORRIS RD	2103 MORRIS RD	CHARLOTTESVILLE VA	22903	70003900	R-1U
LESSARD, STEPHEN C	2101 MORRIS RD	228 E 13TH ST APT 26	NEW YORK NY	10003	70003100	R-1U
MONTAGUE, PERCY, IV & ANNE C	117 BOLLINGWOOD RD	117 BOLLINGWOOD RD	CHARLOTTESVILLE VA	22903	70023000	R-1U
SMITH, MARK J & MARINA M HEISS	2105 MORRIS RD	2105 MORRIS RD	CHARLOTTESVILLE VA	22903	70003800	R-1U
ST ANNE'S-BELFIELD, INC	2132 IVY RD	2132 IVY RD	CHARLOTTESVILLE VA	22903	70001101	R-1U
ST MARKS EVAN LUTHERAN CHURCH	100 ALDERMAN RD	100 ALDERMAN RD	CHARLOTTESVILLE VA	22903	70003101	R-1U
STEBBINS, DENISE C	113 ALDERMAN RD	113 ALDERMAN RD	CHARLOTTESVILLE VA	22903	70003170	R-U
THE RECTOR & VISITORS OF THE UNIVERSITY OF VIRGINIA	2024 IVY RD	PO BOX 400884	CHARLOTTESVILLE VA	22904	70002300	URB
THE RECTOR & VISITORS OF THE UNIVERSITY OF VIRGINIA	2015 IVY RD	PO BOX 400884	CHARLOTTESVILLE VA	22904	70002300	URB
THE RECTOR & VISITORS OF THE UNIVERSITY OF VIRGINIA	2015 IVY RD	PO BOX 400884	CHARLOTTESVILLE VA	22904	70002401	URB
THE RECTOR & VISITORS OF THE UNIVERSITY OF VIRGINIA	101 EMMET ST N	PO BOX 400884	CHARLOTTESVILLE VA	22904	80001000	MLTP
THE STORY HOUSE LLC	2110 IVY RD	2110 IVY RD	CHARLOTTESVILLE VA	22903	70003190	B-1
UNIVERSITY OF VIRGINIA FOUNDATION	2033 IVY RD	PO BOX 400218	CHARLOTTESVILLE VA	22904	70002000	URB
UNIVERSITY OF VIRGINIA FOUNDATION	2025-29 IVY RD	PO BOX 400218	CHARLOTTESVILLE VA	22904	70002100	URB
UNIVERSITY OF VIRGINIA FOUNDATION	2019 IVY RD	PO BOX 400218	CHARLOTTESVILLE VA	22904	70025000	R-1U
UNIVERSITY OF VIRGINIA FOUNDATION	0 IVY RD	PO BOX 400218	CHARLOTTESVILLE VA	22904	70026000	R-1U
UNIVERSITY OF VIRGINIA FOUNDATION	2001 IVY RD	PO BOX 400218	CHARLOTTESVILLE VA	22904	70027000	R-1U
UNIVERSITY OF VIRGINIA FOUNDATION	107 BOLLINGWOOD RD	PO BOX 400218	CHARLOTTESVILLE VA	22904	70028000	R-1U
UNIVERSITY OF VIRGINIA FOUNDATION	101 BOLLINGWOOD RD	PO BOX 400218	CHARLOTTESVILLE VA	22904	70029000	R-1U

**SURVEY NOTES:**

- PROPERTY & ZONING INFORMATION:**  
**SUBJECT PROPERTY:**  
OWNER: RMD PROPERTIES, LLC  
REFERENCE: DEED BOOK 857, PAGE 702  
CITY ID: 070001200, (TMP 7-12)  
PROPERTY ADDRESS: 2117 IVY ROAD  
AREA: 1.027 ACRES (SURVEYED)  
ZONED: URB
- 2. DIMENSIONAL ZONING REGULATIONS, PER CITY OF CHARLOTTE/VILLE CODE, CHAPTER 34, ARTICLE VI:**  
**SETBACKS**  
PRIMARY STREET FRONTAGE - 5 FEET MINIMUM, 30 FEET MAX.  
LINKING STREET FRONTAGE - 5 FEET MINIMUM, 20 FEET MAX.  
SIDE - NONE
- MAX. STRUCTURE HEIGHT - 60 FEET**
- 3. EXISTING PARKING - STRIPED / DESIGNATED PARKING SPACES OBSERVED AND DEPICTED HEREON.**
- 4. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY TIMMONS GROUP COMPLETED ON JULY 15, 2021.**
- 5. HORIZONTAL DATUM IS BASED ON NAD83 (NAZ2011), VIRGINIA STATE PLAT, SOUTH ZONE DATUM ESTABLISHED THROUGH NETWORK GPS (LEICA SMN1EM) OBSERVATIONS.**
- 6. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C02670, PANEL 267 OF 575, EFFECTIVE DATE FEBRUARY 4, 2005, THE PROPERTY SHOWN HEREON LIES IN UNSHADED ZONE X, AND IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.**
- 7. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, NOTED AS FOLLOWS:**  
- COMMITMENT NO. SH7C22-1195, FROM CHICAGO TITLE INSURANCE COMPANY, DATED JULY 06, 2022.
- 8. THE LANDS SURVEYED ARE THE SAME AS DESCRIBED IN THE REFERENCED TITLE COMMITMENT.**
- 9. THERE IS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY; NO EVIDENCE OF RECENT EARTH MOVING WORK OBSERVED (INCLUDING, TO SUBSTANTIAL GRADING CHANGES) DEMOLITION OF HOUSE APPARENT**
- 10. NO EVIDENCE OF CEMETERY OR BURIAL GROUND OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELD-WORK.**
- 11. ON THE DATE OF THE SURVEY, THERE WAS NO VISUAL EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL, (COLLECTIONS OF RESIDENTIAL RUBBISH OBSERVED IN SOME AREAS.)**
- 12. REGARDING TABLE A, ITEM 11, LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE DERIVED FROM THE FOLLOWING METHODS:**  
- OBSERVED EVIDENCE COLLECTED DURING FIELD PROCEDURES AND SURVEY OF SITE;  
- MISS UTILITY (811) TICKET ANTICIPATION, TICKET NO. A219300827, NO FORMAL UNDERGROUND UTILITY INVESTIGATION (SUE) BEYOND INFORMATION PROVIDED BY MISS UTILITY HAS BEEN CONDUCTED THIS FIRM.  
- WATER LINE AND VALVES ON COPELEY ROAD DEPICTED VIA GIS DATA PROVIDED BY THE UNIVERSITY OF VIRGINIA.

***SCHEDULE B, PART II EXCEPTIONS FROM COVERAGE***

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, COMMITMENT NO. SHTC22-1195 FROM CHICAGO TITLE INSURANCE COMPANY, ISSUED JULY 06, 2022.

**SCHEDULE B, PART II EXCEPTIONS ARE AS FOLLOWS**

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET. **NOT A SURVEY MATTER**
2. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
4. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES SOLELY AS TENANTS AND SOLELY WITH RESPECT TO SPACE OCCUPIED BY EACH SUCH TENANT, TOGETHER WITH NON-EXCLUSIVE RIGHTS IN COMMON WITH OTHER TENANTS IN AREAS USED BY ALL TENANTS. **NOT A SURVEY MATTER**
5. TAXES, STORM WATER, UTILITY, RECYCLING AND SPECIAL ASSESSMENTS WHICH BECOME DUE AND PAYABLE SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, LIENS, AND SUPPLEMENTAL TAXES WHICH MAY COME DUE AND ALL TAXES FOR SUBSEQUENT FISCAL YEARS, BUT NOT YET DUE AND PAYABLE. **NOT A SURVEY MATTER**
6. SUCH STATE OF FACTS AS SHOULD BE DISCLOSED BY AN ACCURATE SURVEY END INSPECTION OF THE PREMISES. **INCIDENTAL TO SURVEY DEPICTED HEREON.**
7. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND.  
**NOTE: UPON RECEIPT OF SATISFACTORY PLAT OF SURVEY AND INSPECTION HEREOF, THIS EXCEPTION WILL BE ELIMINATED AND AMENDED IN ACCORDANCE WITH THE FACTS DISCLOSED THEREBY. **INCIDENTAL TO SURVEY DEPICTED HEREON.****
15. TERMS, PROVISIONS, AND CONDITIONS OF THAT CERTAIN DEED DATED APRIL 24, 1968, RECORDED OCTOBER 17, 1968, IN DEED BOOK 302, PAGE 404.
  - a. SLOPE EASEMENT - b. ACCESS TO COPELEY ROAD - **NOT A PLOT AFFAIRS**
16. EASEMENT: GRANTED UNTO THE CITY OF CHARLOTTEVILLE DATED JULY 23, 1970, RECORDED IN DEED BOOK 321, PAGE 28. GRANTS EASEMENT FOR A SEWER LINE OR OTHER UTILITIES AND APPURTENANCES THERETO, AT 30' WIDE DESIGNATED AND UNDESIGNATED LOCATIONS, WITH INGRESS, EGRESS AND CLEARANCE. PLAT RECORDED THEREWITH SHOWS EASEMENT. **AFFECTS AS SHOWN.**
17. EASEMENT: GRANTED UNTO THE CITY OF CHARLOTTEVILLE, VIRGINIA, DATED NOVEMBER 21, 1984, RECORDED MARCH 15, 1985, IN DEED BOOK 461, PAGE 74. GRANTS EASEMENT TO INSTALL AND MAINTAIN A TRAFFIC SIGNAL DEVICE AND ENCROACHES THEREON AT UNDESIGNATED AND UNDESIGNATED LOCATIONS, WITH INGRESS, EGRESS AND CLEARANCE. **AFFECTS AS SHOWN.**
18. PLAT MADE BY WILLIAM S. ROUDABUSH, JR. ASSOCIATES DATED APRIL 1966, REVISSED MAY 6, 1986 AND DECEMBER 21, 1987, ENTITLED "PLAT SHOWING PROPERTY AND EASEMENTS TO BE ACQUIRED BY THE RECTOR AND VISITORS OF THE UNIVERSITY OF VIRGINIA - FROM R. MARSHALL DAVIS & ROSA LEE DAVIS, AND MARGARET UPSHUR BROWN MASSIE, CHARLOTTEVILLE, VIRGINIA, RECORDED WITH DEED IN DEED BOOK 302, PAGE 404, SHOWS THE ENCROACHMENT.
  - a. EXISTING STREAM - **NOT LOCATABLE OR PLOTTABLE.**
  - b. PROPOSED STORM DRAIN. **AFFECTS AS SHOWN.**

**RECORD DESCRIPTION:**

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF CHARLOTTESVILLE, VIRGINIA, DESIGNATED AS "PARCEL X-1, PARCEL X-2 AND PARCEL X-4" ON THAT CERTAIN PLAT MADE BY WILLIAM S. ROODBUSH, JR. & ASSOCIATES, ENTITLED, "PLAT SHOWING PROPERTY AND EASEMENTS TO BE ACQUIRED BY THE RECTOR AND VISITORS OF THE UNIVERSITY OF VIRGINIA- FROM THE LANDS OF THE COMMONWEALTH OF VIRGINIA, BELONGING TO THE COMMONWEALTH OF VIRGINIA, DATED APRIL 1966, REVISED MAY 1966, AND DECEMBER 27, 1967, AND RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF CHARLOTTESVILLE, VIRGINIA, WITH DEED IN DEED BOOK 302, PAGE 413.

BEING THE SAME REAL ESTATE CONVEYED TO RMD PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED OF GIFT FROM R. MARSHALL DAVIS AND FRANCIS L. BUCK, TRUSTEES OF THE ROSA LEE DAVIS LIVING TRUST DATED JULY 8, 1996, DATED JUNE 20, 2002, RECORDED JUNE 21, 2002, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF CHARLOTTESVILLE, VIRGINIA, IN DEED BOOK 857, PAGE 702.

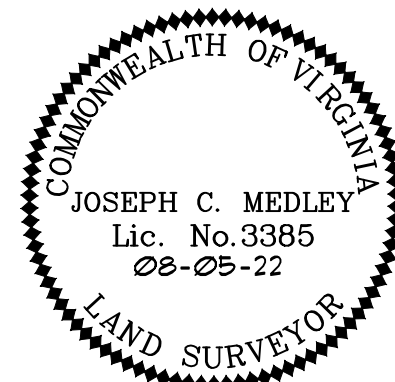
**'ALTA/NSPS LAND TITLE SURVEY'**  
OF 1.027 ACRES  
FRONTING IVY ROAD  
BEING  
CITY PID 070001200  
IN THE  
CITY OF CHARLOTTESVILLE, VIRGINIA

Venable Area	Charlottesville, VA
DATE: <i>August 5, 2022</i>	SCALE: <i>1" = 25'</i>
SHEET <i>1</i> OF <i>1</i>	J.N.: <i>54985</i>
DRAWN BY: <i>MKT - JCM</i>	CHECK BY: <i>JCM</i>
LAST REVISED: -	

### ALTA/NSPS SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY, RMD PROPERTIES, LLC, & UP CAMPUS HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND / OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DEED REQUIREMENTS FOR ALL TENSANDS LAND ITEMS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)&(b), 7, 11(a), 13, 14, 16, 17, 18, & 19 OF TABLE A, WHICH SET FORTH THE MINIMUM STANDARD DEED REQUIREMENTS FOR ALL TENSANDS LAND. THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE PLATED ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.







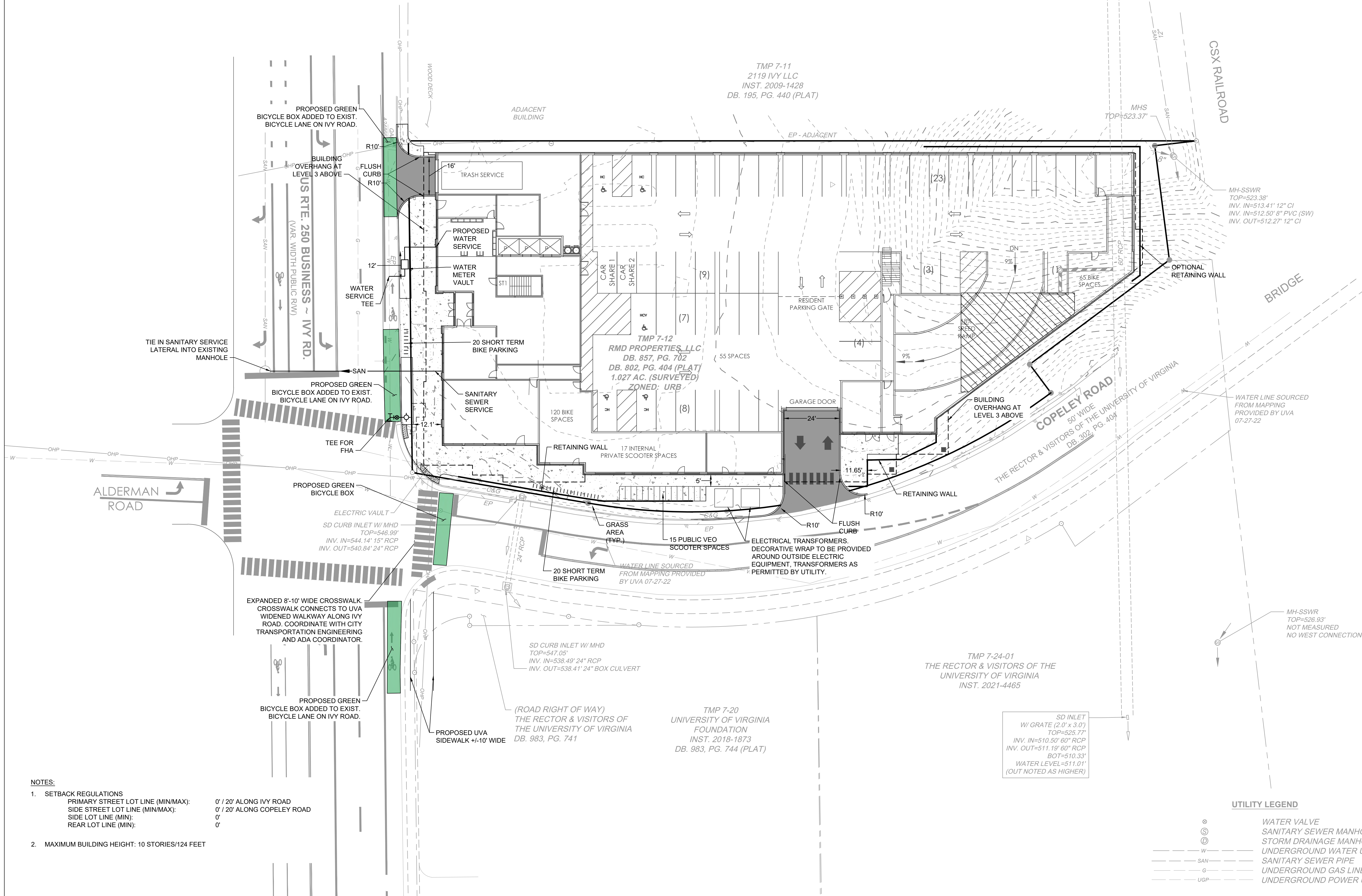


# UTILITY NOTES:

- 20' PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL PROPOSED PUBLIC UTILITIES. WHERE UTILITIES LIE WITHIN 10' OF PROPOSED RIGHT-OF-WAY, ADJACENT EASEMENT MUST BE PROVIDED TO ALLOW FOR 10' OF WORK SPACE ON EITHER SIDE OF UTILITY
- THE LOCATION OF PROPOSED STREET TREES SHALL BE COORDINATED WITH CITY UTILITIES DEPARTMENT TO ENSURE ADEQUATE SPACING FROM PROPOSED UTILITIES IS MAINTAINED.
- PER CITY CODE, PROPOSED BUILDINGS SHALL PROVIDE AT LEAST 10' SEPARATION FROM PROPOSED AND EXISTING UTILITIES.

# INTERSECTION STRIPING NOTES:

- ALL CROSSWALK AND BIKE LANE STRIPING AT INTERSECTION TO BE COORDINATED WITH CITY TRANSPORTATION ENGINEER AND ADA COORDINATOR.
- ADDITIONAL PAVEMENT MARKINGS SUBJECT TO CITY REVIEW AND APPROVAL.



# NOTES:

- SETBACK REGULATIONS  
PRIMARY STREET LOT LINE (MIN/MAX): 0' / 20' ALONG IVY ROAD  
SIDE STREET LOT LINE (MIN/MAX): 0' / 20' ALONG COPELEY ROAD  
SIDE LOT LINE (MIN): 0'  
REAR LOT LINE (MIN): 0'
- MAXIMUM BUILDING HEIGHT: 10 STORIES/124 FEET



WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
www.wdgarch.com

CIVIL ENGINEER  
TIMMONS GROUP  
608 PRESTON AVE, SUITE 200,  
CHARLOTTESVILLE, VA 22903  
TEL 434.327.1690



2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER  
RMD PROPERTIES  
211 E. HIGH STREET  
CHARLOTTESVILLE, VA 22902  
TEL 217.474.5904

PUD SUBMISSION 05/15/23  
PUD RESUBMISSION 08/11/23  
PUD RESUBMISSION 10/06/23  
PUD RESUBMISSION 11/21/23

PROFESSIONAL SEAL

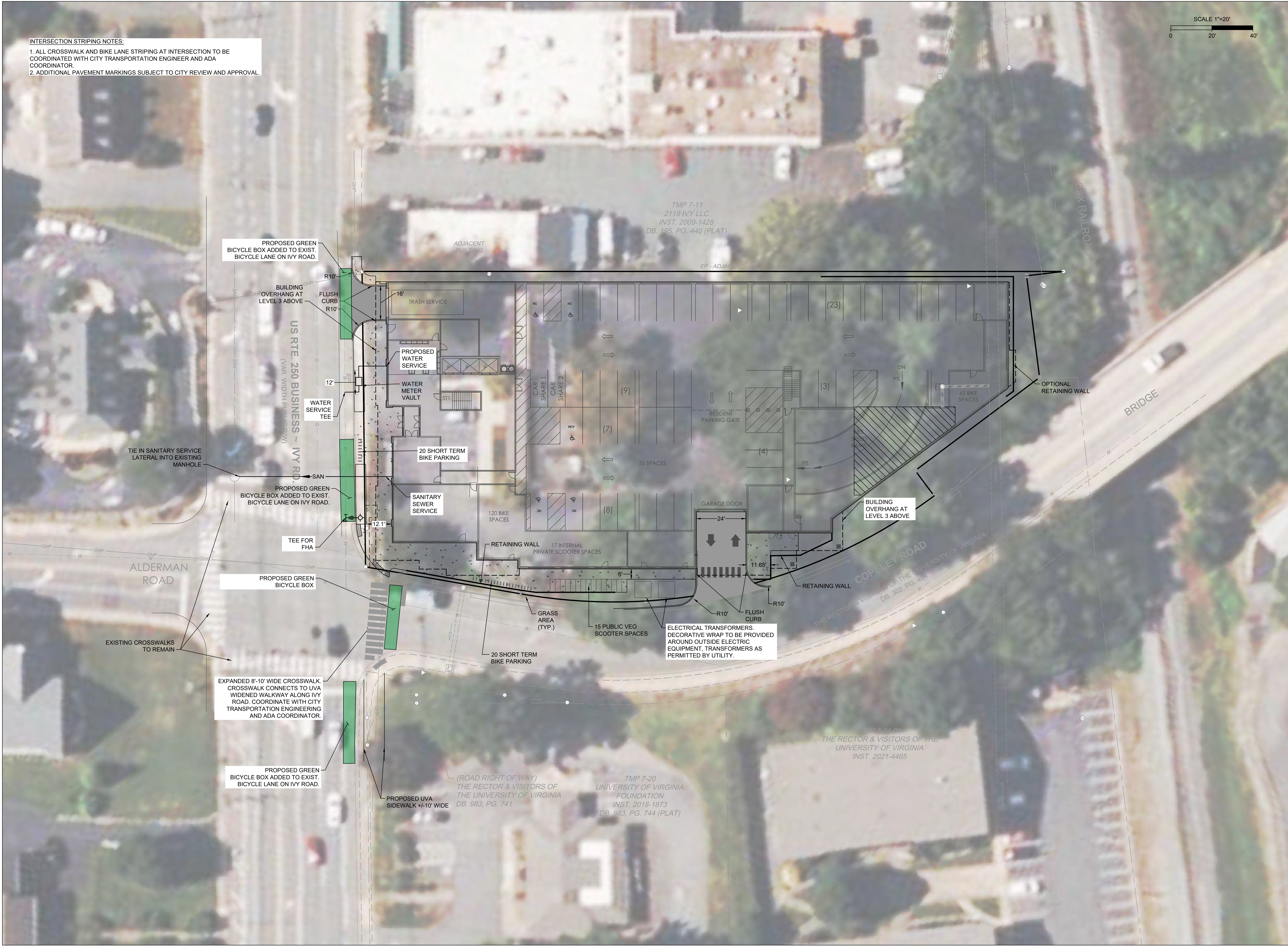
WDG PROJECT NO: PWA2022005

LAYOUT & UTILITIES PLAN

SCALE: 1" = 20'

C-003





INTERSECTION STRIPING NOTES:  
1. ALL CROSSWALK AND BIKE LANE STRIPING AT INTERSECTION TO BE COORDINATED WITH CITY TRANSPORTATION ENGINEER AND ADA COORDINATOR  
2. ADDITIONAL PAVEMENT MARKINGS SUBJECT TO CITY REVIEW AND APPROVAL.

SCALE 1"=20'  
0 20' 40'

WDG

WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
www.wdgarch.com

CIVIL ENGINEER  
TIMMONS GROUP  
608 PRESTON AVE. SUITE 200,  
CHARLOTTESVILLE, VA 22903  
TEL 434.327.1690

TIMMONS GROUP  
YOUR VISION ACHIEVED THROUGH OURS.

2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER  
RMD PROPERTIES  
211 E. HIGH STREET  
CHARLOTTESVILLE, VA 22902  
TEL 217.474.5904

PUD SUBMISSION 05/15/23  
PUD RESUBMISSION 08/11/23  
PUD RESUBMISSION 10/06/23  
PUD RESUBMISSION 11/21/23

PROFESSIONAL SEAL

WDG PROJECT NO:  
PWA2022005

AERIAL ROAD & BIKE  
LANE STRIPING EXHIBIT

SCALE: 1" = 20'

C-003.1



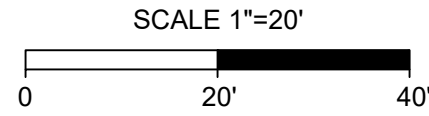
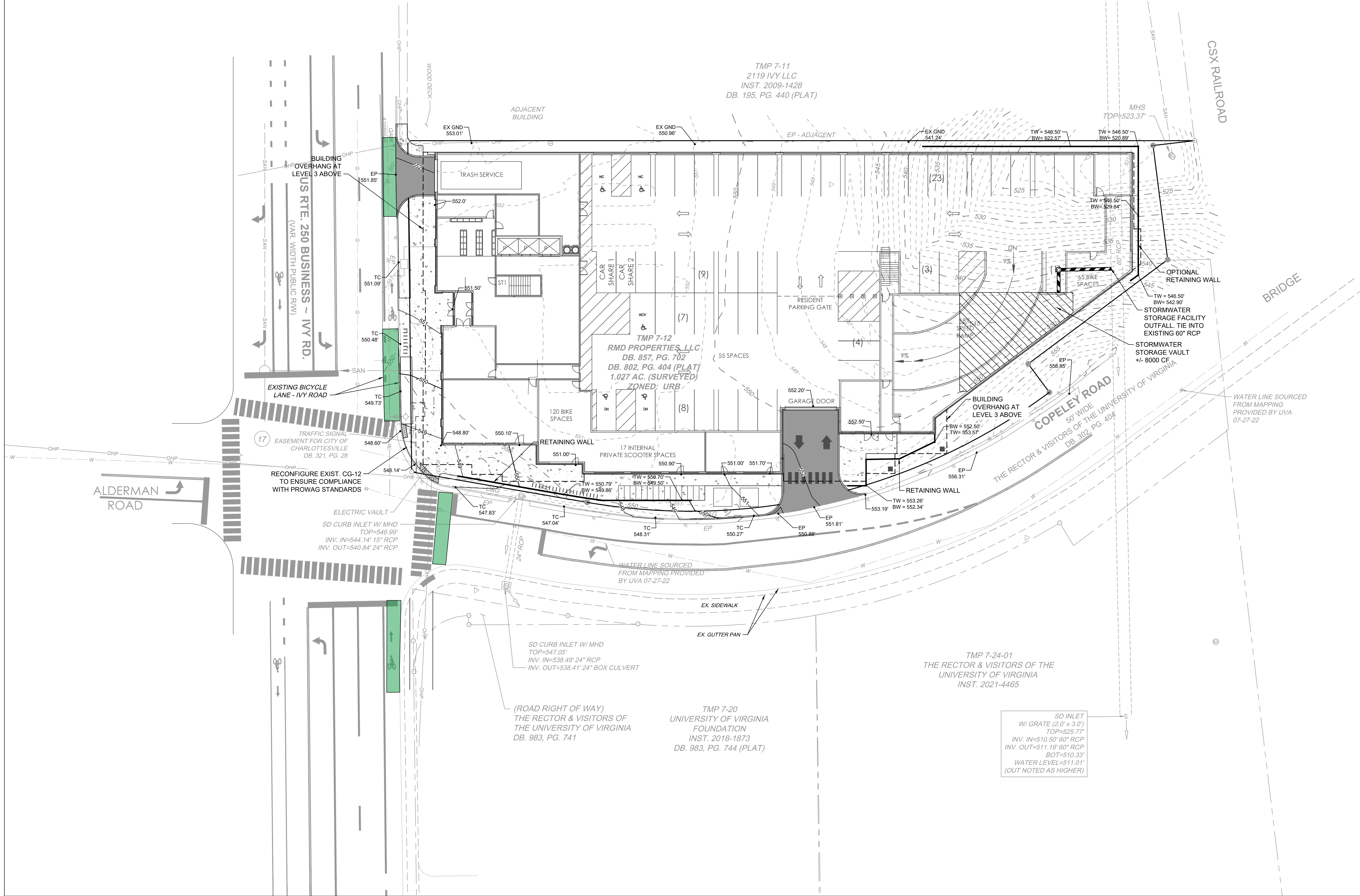
STORMWATER MANAGEMENT NARRATIVE:

STORMWATER QUANTITY

STORMWATER QUANTITY REQUIREMENTS AS DESCRIBED IN 9VAC25-870-66 FOR BOTH CHANNEL AND FLOOD PROTECTION WILL BE MET THROUGH ON-SITE STORMWATER STORAGE FACILITY.

STORMWATER QUALITY

STORMWATER QUALITY REQUIREMENTS AS DESCRIBED IN 9VAC25-870-64 & -65 WILL BE MET THROUGH EITHER OFFSITE NUTRIENT CREDIT PURCHASE, ON-SITE TREATMENT FACILITIES, OR A COMBINATION OF THE TWO.



**WDG**

WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
www.wdgarch.com

CIVIL ENGINEER  
TIMMONS GROUP  
608 PRESTON AVE, SUITE 200,  
CHARLOTTESVILLE, VA 22903  
TEL 434.327.1690

**TIMMONS GROUP**  
YOUR VISION ACHIEVED THROUGH OURS.

2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER  
**RMD PROPERTIES**  
211 E. HIGH STREET  
CHARLOTTESVILLE, VA 22902  
TEL. 217.474.5904

PUD SUBMISSION 05/15/23  
PUD RESUBMISSION 08/11/23  
PUD RESUBMISSION 10/06/23  
PUD RESUBMISSION 11/21/23

PROFESSIONAL SEAL

WDG PROJECT NO:  
PWA2022005

GRADING AND  
DRAINAGE PLAN

SCALE: 1" = 20'

**C-004**

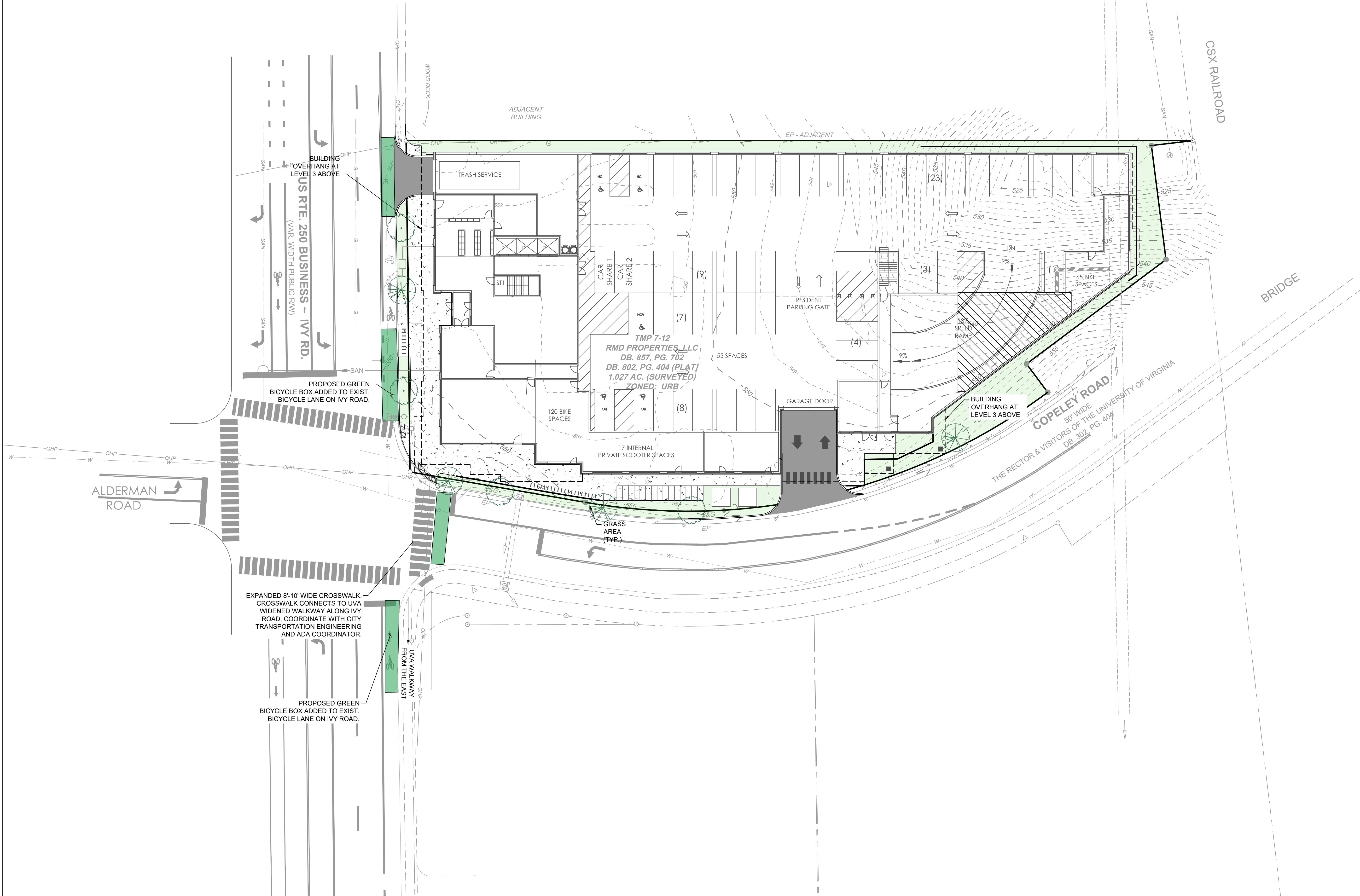




PLANTING SCHEDULE						
QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	CANOPY AREA	TOTAL
4	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	B&B	370	1480
4	LIRIODNEDRON TULIPIFERA	TULIP POPLAR	2' CAL.	B&B	177	708
CANOPY GRAND TOTAL						2188

NOTES:

1. THE PLANNED UNIT DEVELOPMENT (PUD) SHALL BE IN SUBSTANTIAL CONFORMITY TO THIS PUD DEVELOPMENT PLAN, SUBJECT TO CHANGES AND REVISIONS COINCIDENT WITH THE LAND USE PLANNING, CIVIL ENGINEERING, ARCHITECTURE, AND REGULATORY APPROVAL PROCESS, WHICH WILL RESULT IN SOME PLAN MODIFICATION.
2. SIDEWALKS 5' MINIMUM WIDTH AS SHOWN.
3. PLANTING STRIPS BETWEEN ROAD AND SIDEWALK 4' MINIMUM. ALL TREES TO BE SELECTED FROM THE CHARLOTTESVILLE MASTER TREE LIST.



WDG ARCHITECTURE, PLLC  
1025 CONNECTICUT AVENUE NW  
SUITE 300  
WASHINGTON DC 20036  
TEL 202 857 8300  
www.wdgarch.com

CIVIL ENGINEER  
TIMMONS GROUP  
608 PRESTON AVE. SUITE 200,  
CHARLOTTESVILLE, VA 22903  
TEL 434.327.1690



2117 IVY ROAD  
CHARLOTTESVILLE, VA 22903

OWNER  
RMD PROPERTIES  
211 E. HIGH STREET  
CHARLOTTESVILLE, VA 22902  
TEL. 217.474.5904

PUD SUBMISSION 05/15/23  
PUD RESUBMISSION 08/11/23  
PUD RESUBMISSION 10/06/23  
PUD RESUBMISSION 11/21/23

PROFESSIONAL SEAL

WDG PROJECT NO:  
PWA2022005

LANDSCAPE  
PLAN

SCALE: 1" = 20'

C-005