

# 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



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.

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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  
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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:  
WA22014

COVER

**A-001**

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## PROPOSED CX-8 ZONING

Use Types under Existing Zoning Ordinance		Use Types under Existing Zoning Ordinance		Use Types under Draft Zoning Code				
	Proposed PUD	Existing Zoning: URB (for Reference)	Notes	Proposed PUD	Existing Zoning: URB (for Reference)	Notes	Proposed PUD	Draft Zoning Code: CX-8
<b>RESIDENTIAL AND RELATED USES</b>								
Accessory apartment, internal								
<b>Accessory apartment, external</b>								
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/mонастырь	B							
Criminal justice facility								
Daycares:								
Multi-family	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		Permitted by-right under draft ZO					
4 unrelated persons								
Residential treatment facility								
1-8 residents	B							
8+ residents		S	Permitted by-right under draft ZO					
Shelter care facility		S						
Single room occupancy facility	B	S	Permitted by-right under draft ZO					
Temporary family health care structure	B		Permitted by-right under draft ZO					
<b>NON-RESIDENTIAL: GENERAL AND MISC.</b>								
Access to adjacent multifamily, commercial, industrial or mixed-use development or use	B							
Accessory buildings, structures and uses	B	B						
Amusement center	B	P	Permitted by-right under draft ZO as General Indoor entertainment and recreation					
Amusement enterprises (circuses, carnivals, etc.)								
Amusement park (put-put golf, skateboard parks, etc.)								
Animal boarding/grooming/kennels:	B		Permitted by-right under draft ZO as Personal Service					
With outside runs or pens			Permitted by-right under draft ZO as Personal Service					
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	Permitted by-right under draft ZO as General retail					
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		Permitted under draft ZO as General Indoor entertainment and recreation					
Houses of worship	B	B	Permitted under draft ZO as General Indoor entertainment and recreation					
Assembly (outdoor)								
Amphitheater		S						
Arena, stadium (open)								
Temporary (outdoor church services, etc.)	B	T	Permitted under draft ZO as Temporary Outdoor Assemblies					
Assembly plant, handcraft								
Assembly plant								
Automobile uses:								
Auto parts and equipment sales	S							
Gas station								
Rental/leasing (such as Zipcar or similar car share only)	B	S						
Repair/servicing business								
Sales								
Tire sales and recapping	B							
Bakery, wholesale								
GFA 4,000 SF or less	B	B						
Bank/financial institutions	B	B	Permitted by-right under draft ZO					
Building/alley								
Car wash		S						
Catering business	B							
Cemetery								
Clinics:								
Health clinic (no GFA limit)	B		Permitted by-right under draft ZO					
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)								
Clubhouses								
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/utensilman's shop, general								
Crematorium (independent of funeral home)								
Data center >4,000 <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		Permitted by-right under draft ZO as Education					
Artistic instruction, up to 4,000 SF, GFA	B	B						
Artistic instruction, up to 10,000 SF, GFA	B		Permitted by-right under draft ZO as Education					
Vocational, up to 4,000 SF, GFA	B		Permitted by-right under draft ZO as Education					
Vocational, up to 10,000 SF, GFA	B		Permitted by-right under draft ZO as Education					

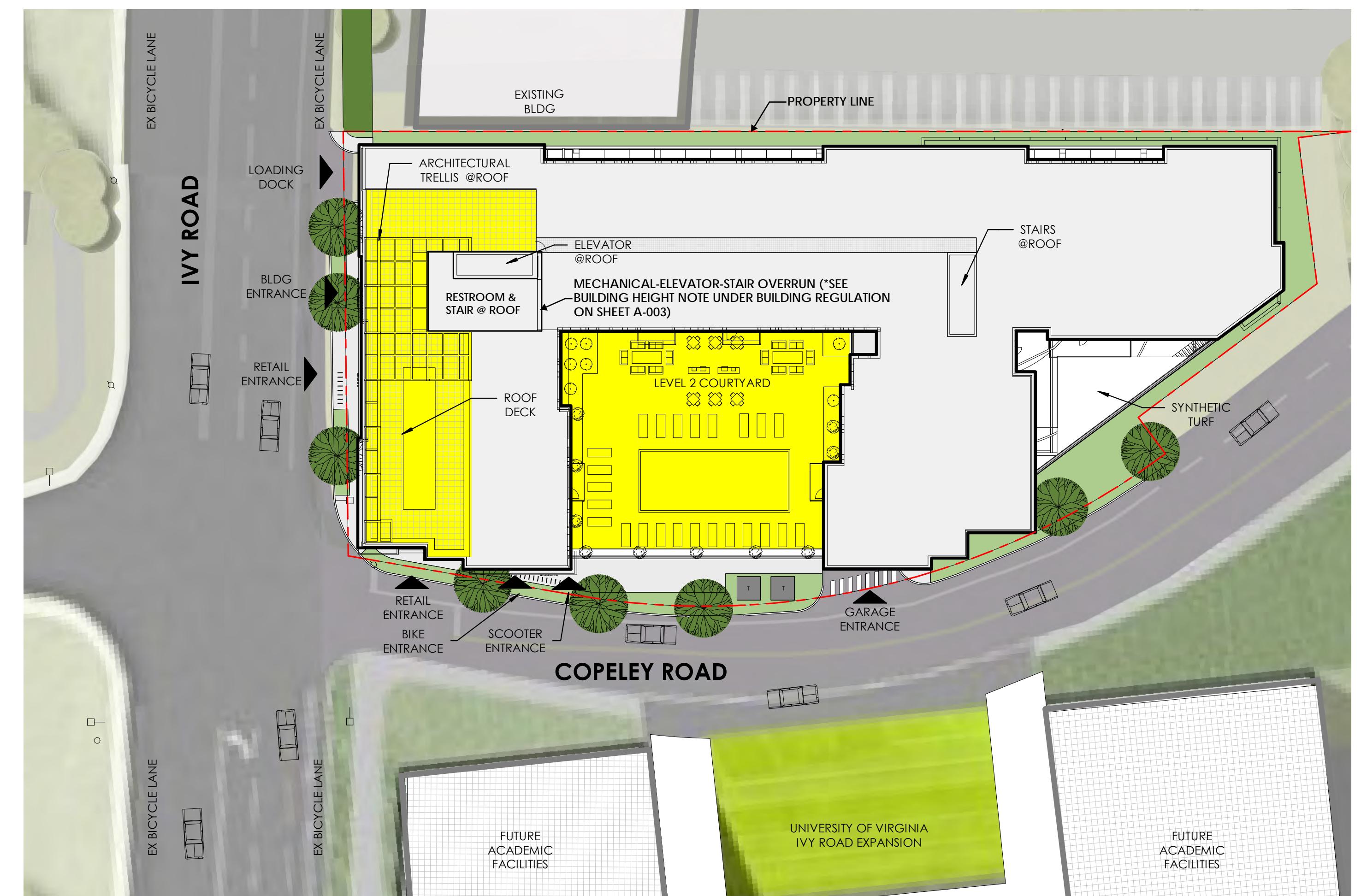
## CURRENT URB ZONING

Use Types under Existing Zoning Ordinance		Use Types under Existing Zoning Ordinance		Use Types under Draft Zoning Code				
	Proposed PUD	Existing Zoning: URB (for Reference)	Notes	Proposed PUD	Existing Zoning: URB (for Reference)	Notes	Proposed PUD	Draft Zoning Proposed PUD Code: CX-8
<b>RESIDENTIAL USES</b>								
Household living				P	P			
Manufactured home park								
<b>Group Living</b>								



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

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



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

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

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A-004

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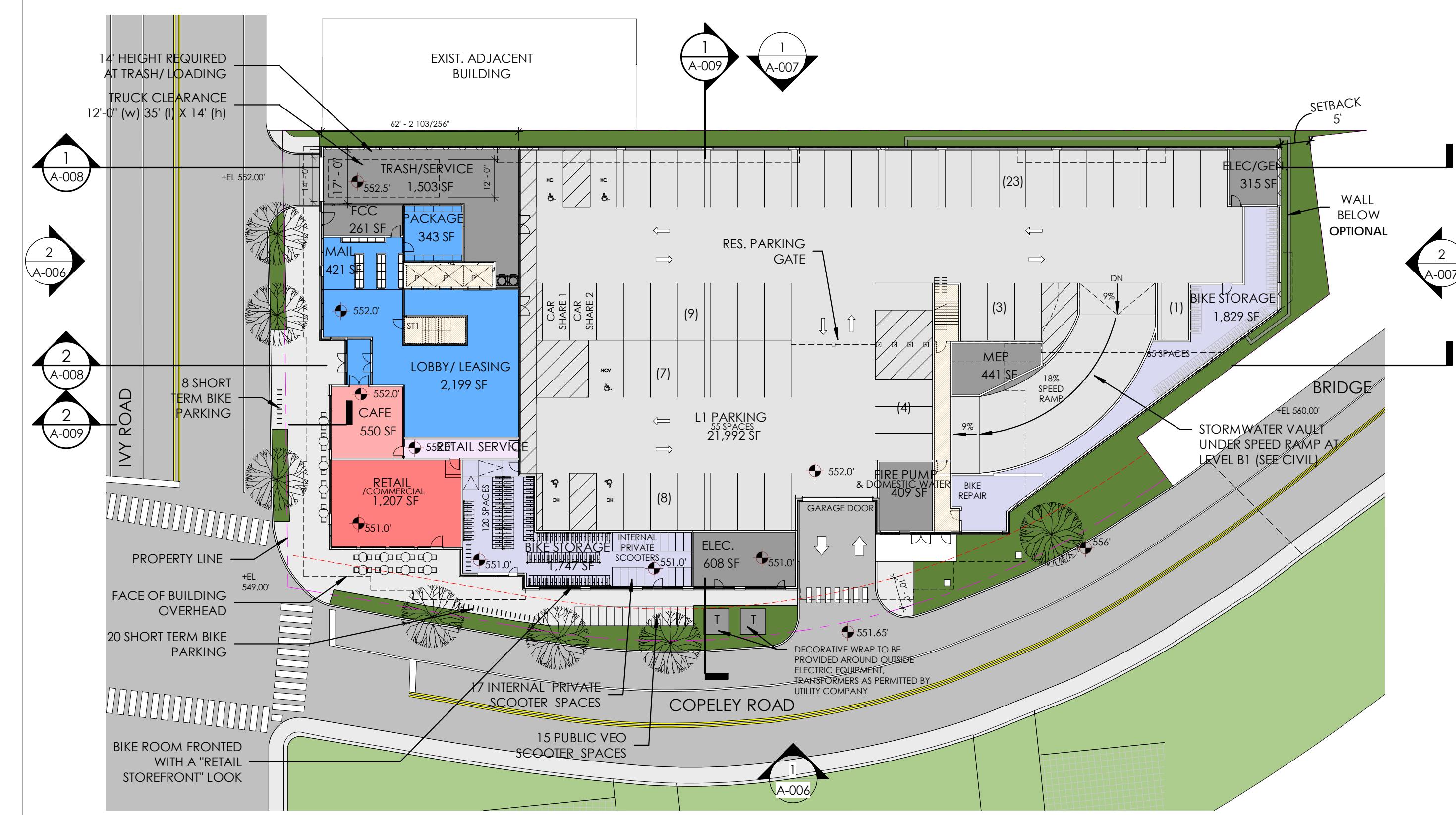
④ CONCEPTUAL TYPICAL FLOOR PLAN - LEVEL 3 - 10

SCALE: 1" = 30'-0"



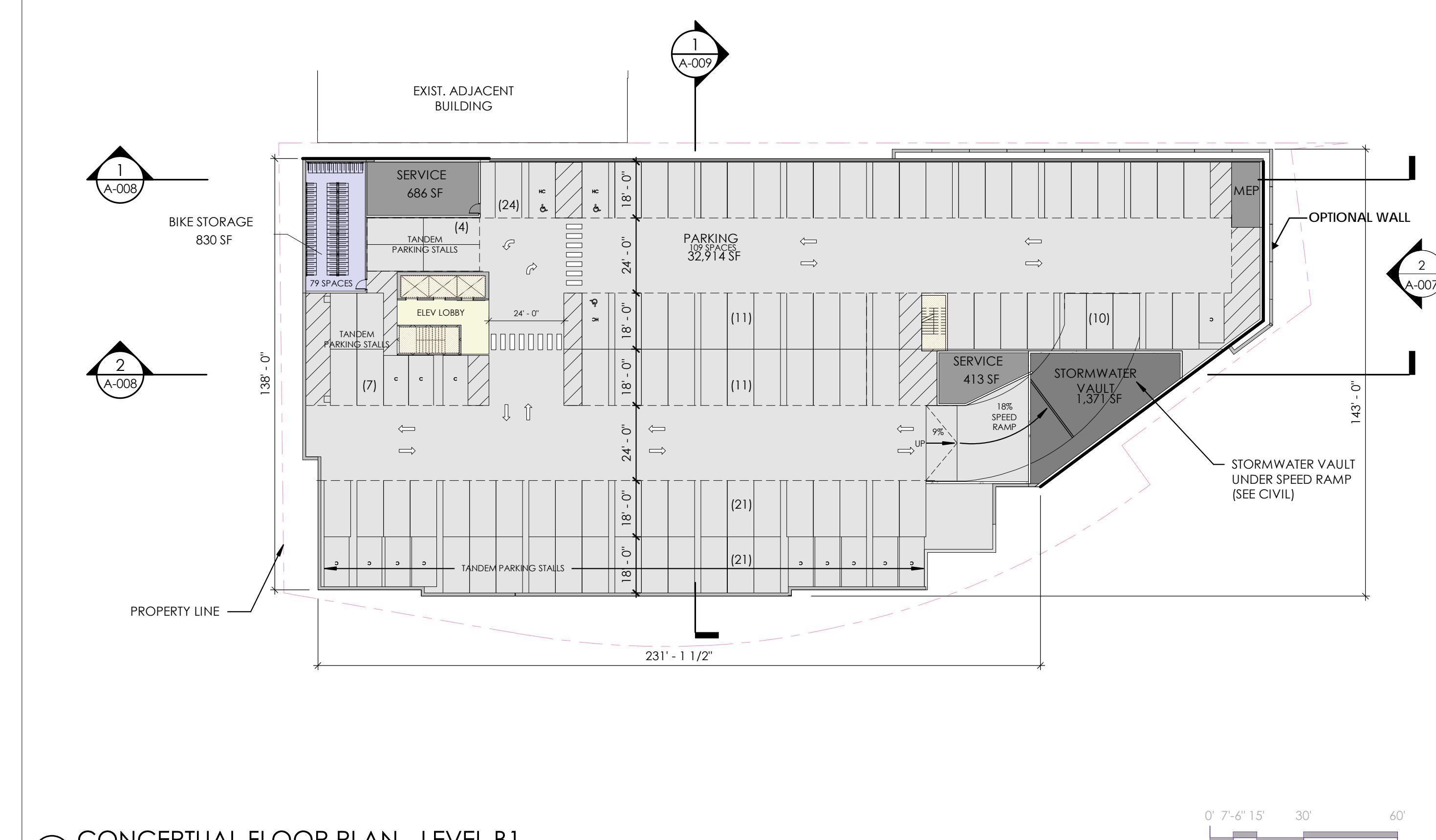
③ CONCEPTUAL FLOOR PLAN - LEVEL 2

SCALE: 1" = 30'-0"



② CONCEPTUAL FLOOR PLAN - LEVEL 1

SCALE: 1" = 30'-0"



① CONCEPTUAL FLOOR PLAN - LEVEL B1

SCALE: 1" = 30'-0"

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FLOOR PLANS

SCALE: As indicated

A-005

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	



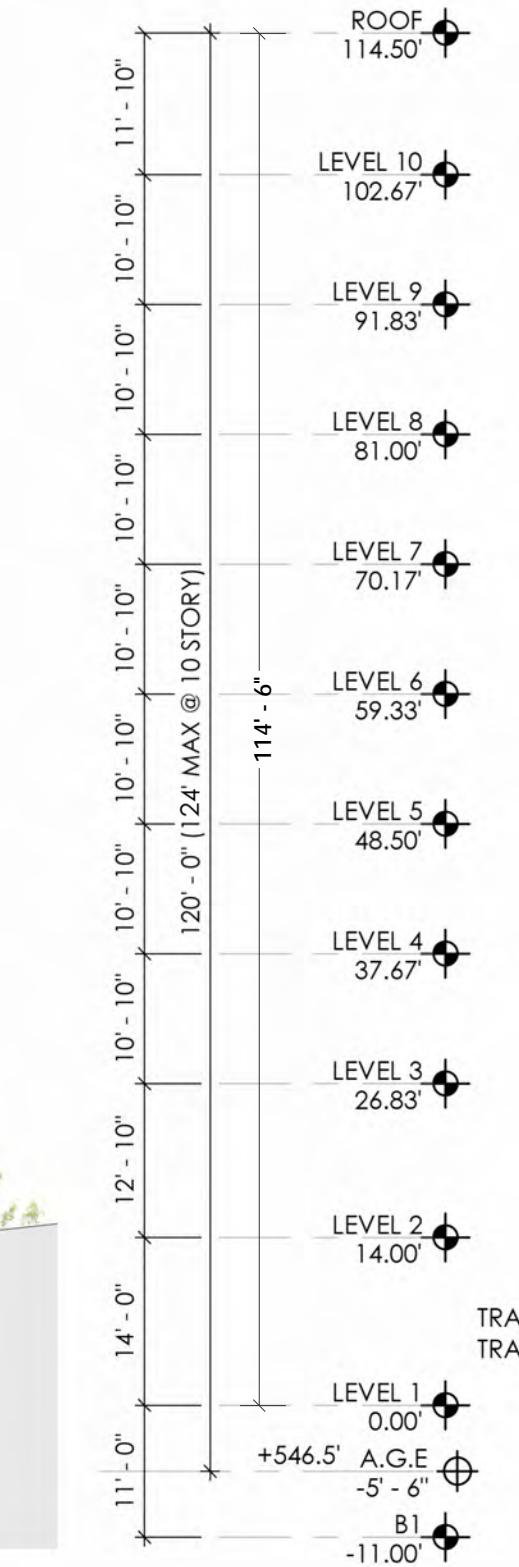
② SOUTH ELEVATION @ IVY ROAD

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



① EAST ELEVATION @ COPELEY ROAD

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

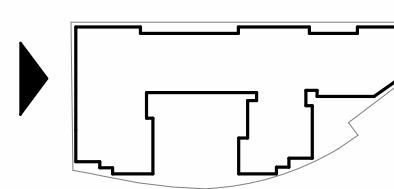


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ELEVATIONS

SCALE: 12" = 1'-0"

A-006

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ELEVATIONS

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A-007



② NORTH ELEVATION @ RAILROAD

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

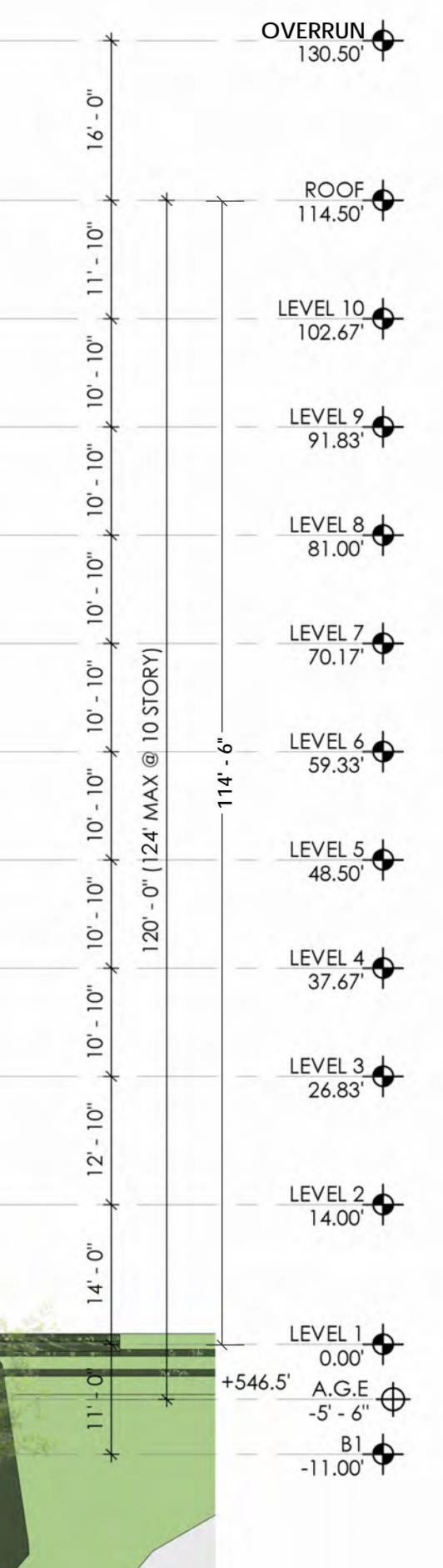


① WEST ELEVATION

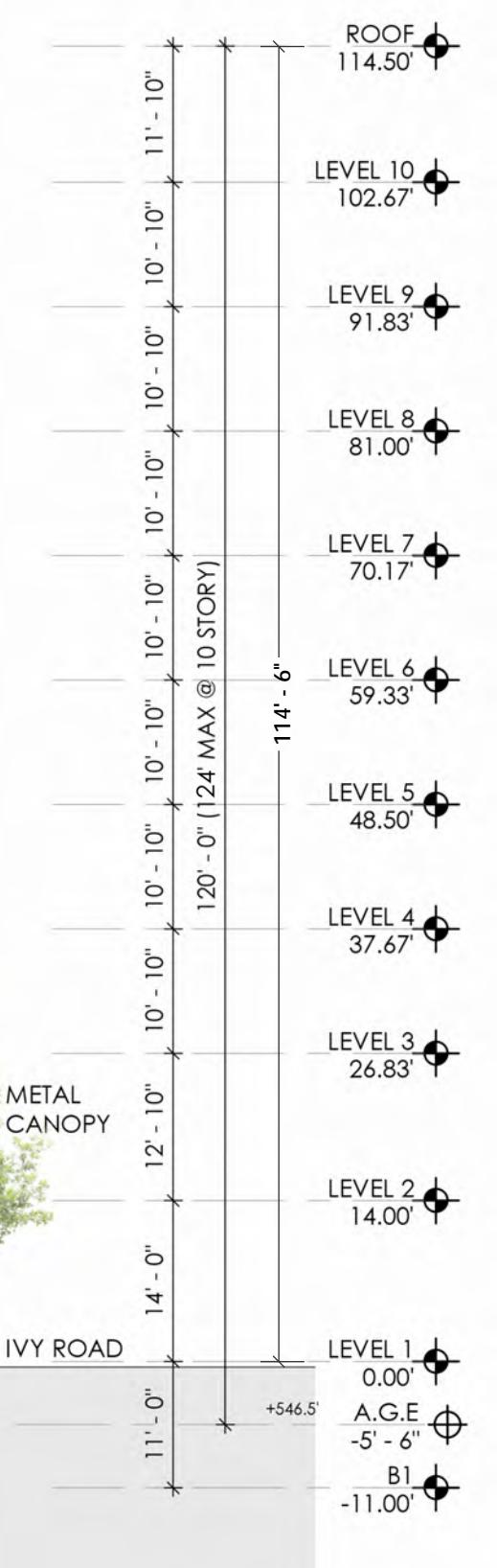
SCALE: 1/16" = 1'-0"

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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	



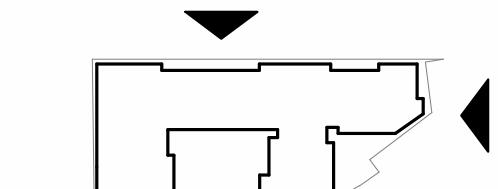
\*ROOFTOP EQUIPMENT AND  
ROOFTOP STRUCTURES ARE  
EXEMPT FROM THE CALCULATION  
OF BUILDING HEIGHT PURSUANT TO  
SECTION 34-1100 OF THE ZONING  
ORDINANCE



\*ROOFTOP EQUIPMENT AND  
ROOFTOP STRUCTURES ARE  
EXEMPT FROM THE CALCULATION  
OF BUILDING HEIGHT PURSUANT TO  
SECTION 34-1100 OF THE ZONING  
ORDINANCE

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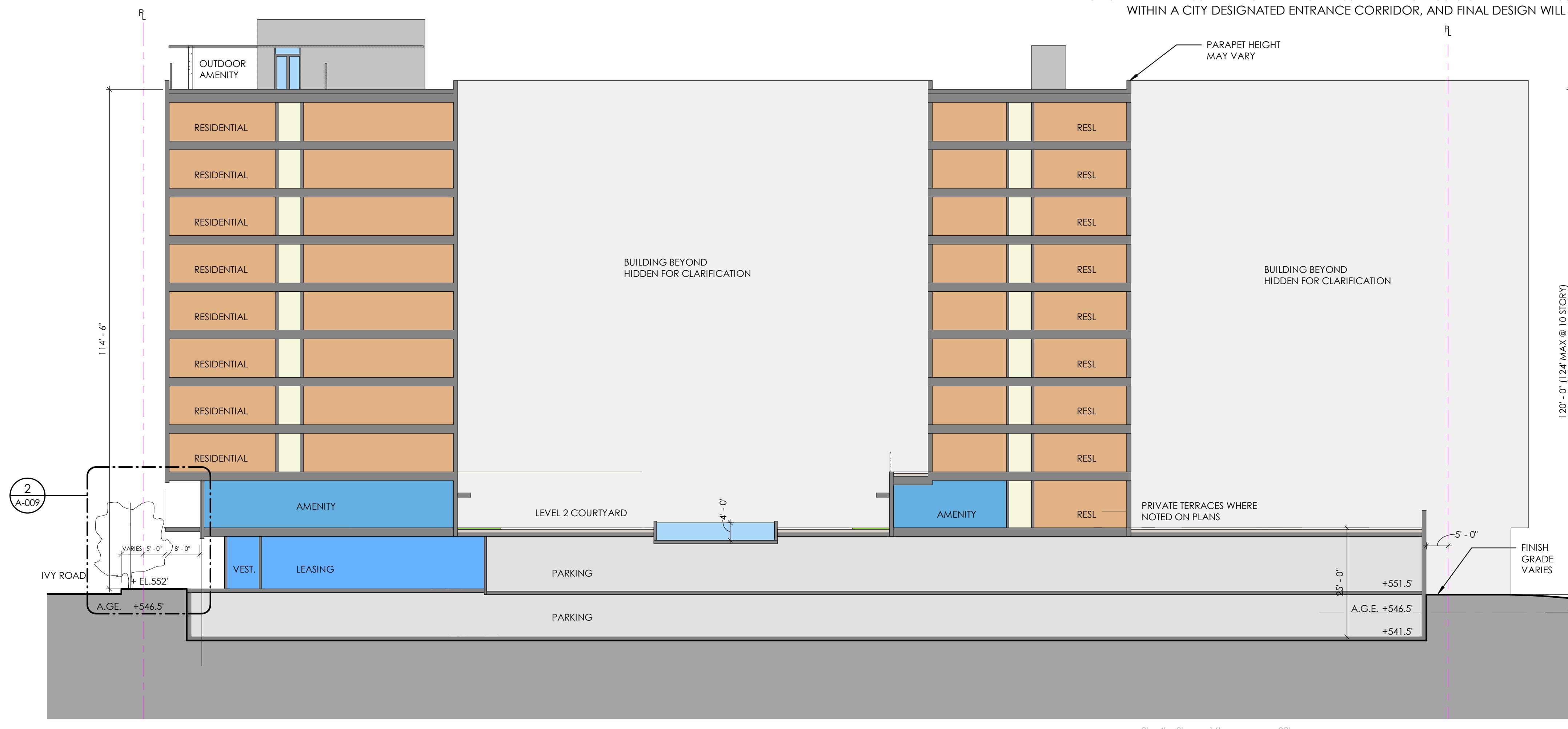
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ELEVATIONS

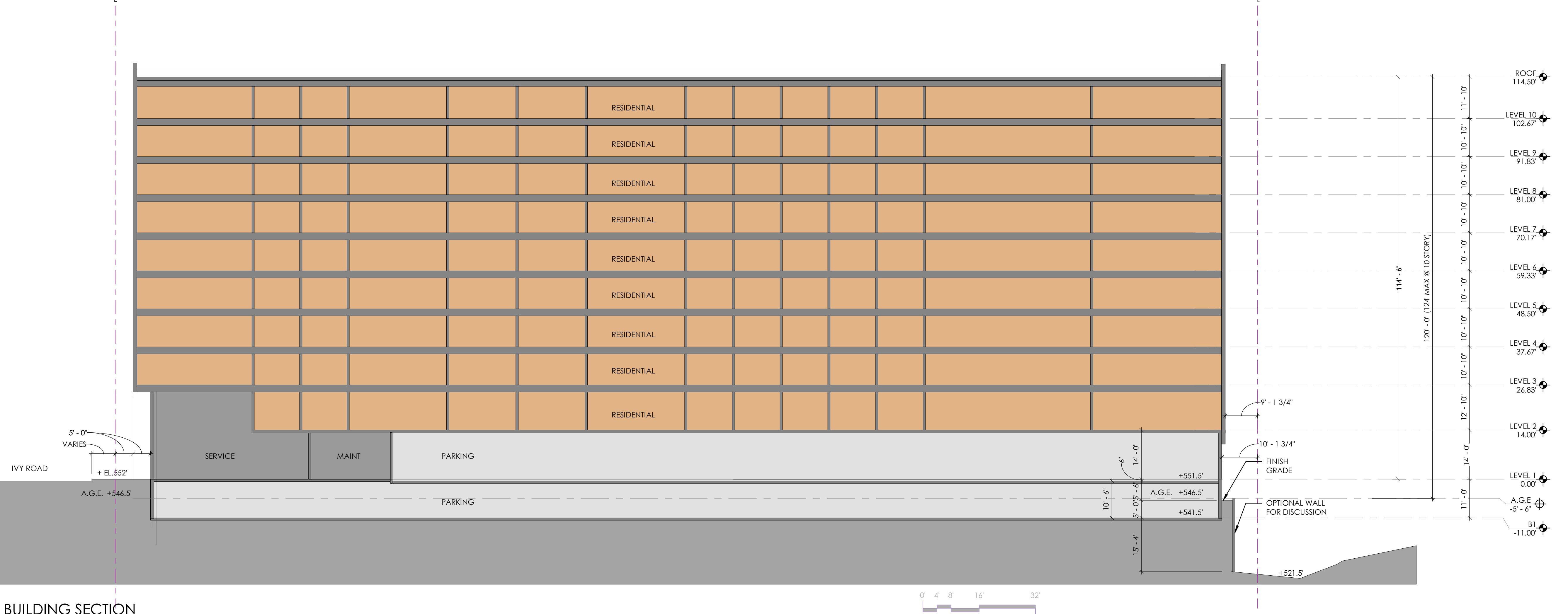
SCALE: 12" = 1'-0"

A-007



② BUILDING SECTION LOOKING WEST

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



① BUILDING SECTION

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

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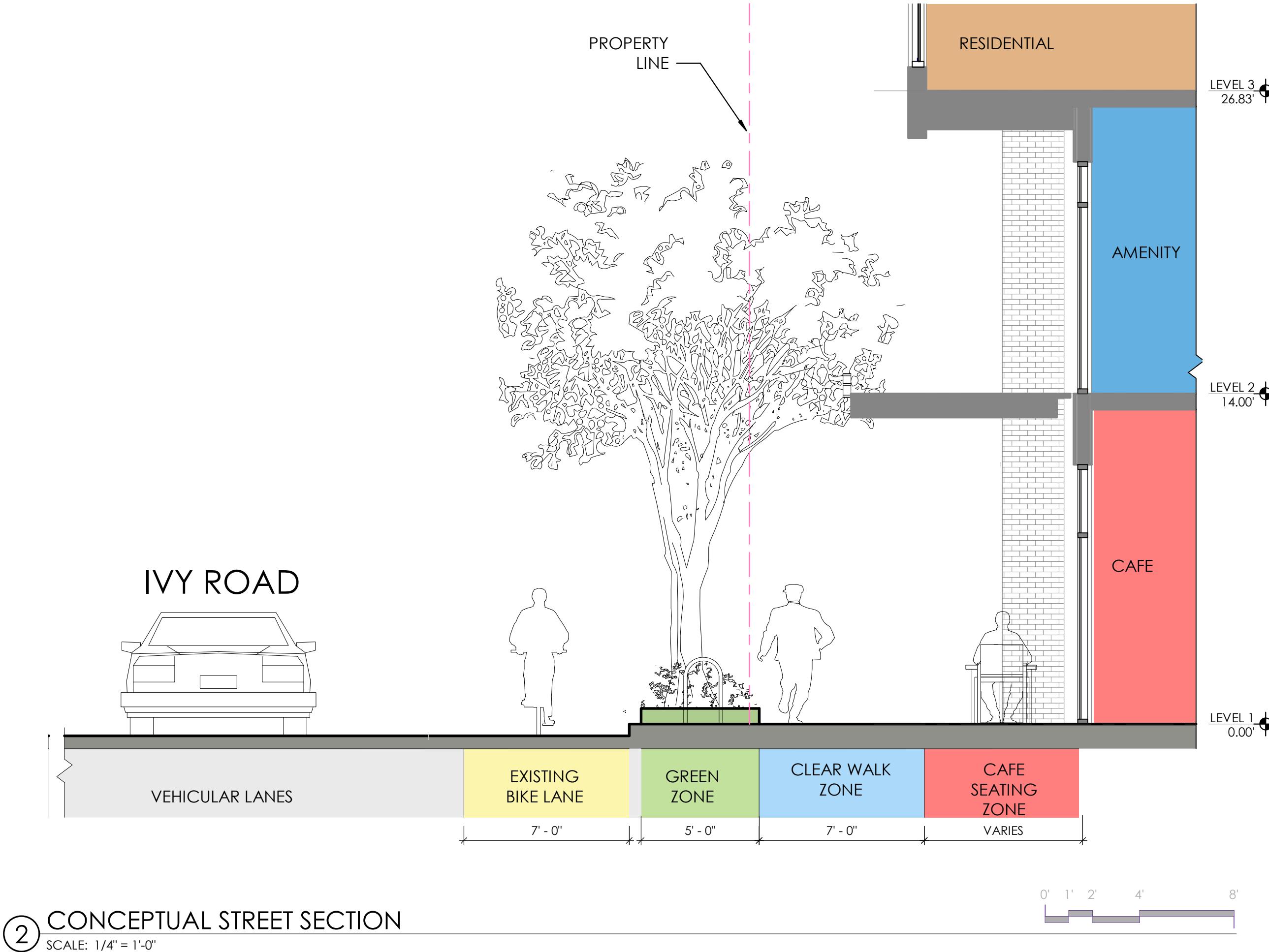
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CONCEPTUAL  
BUILDING SECTIONS

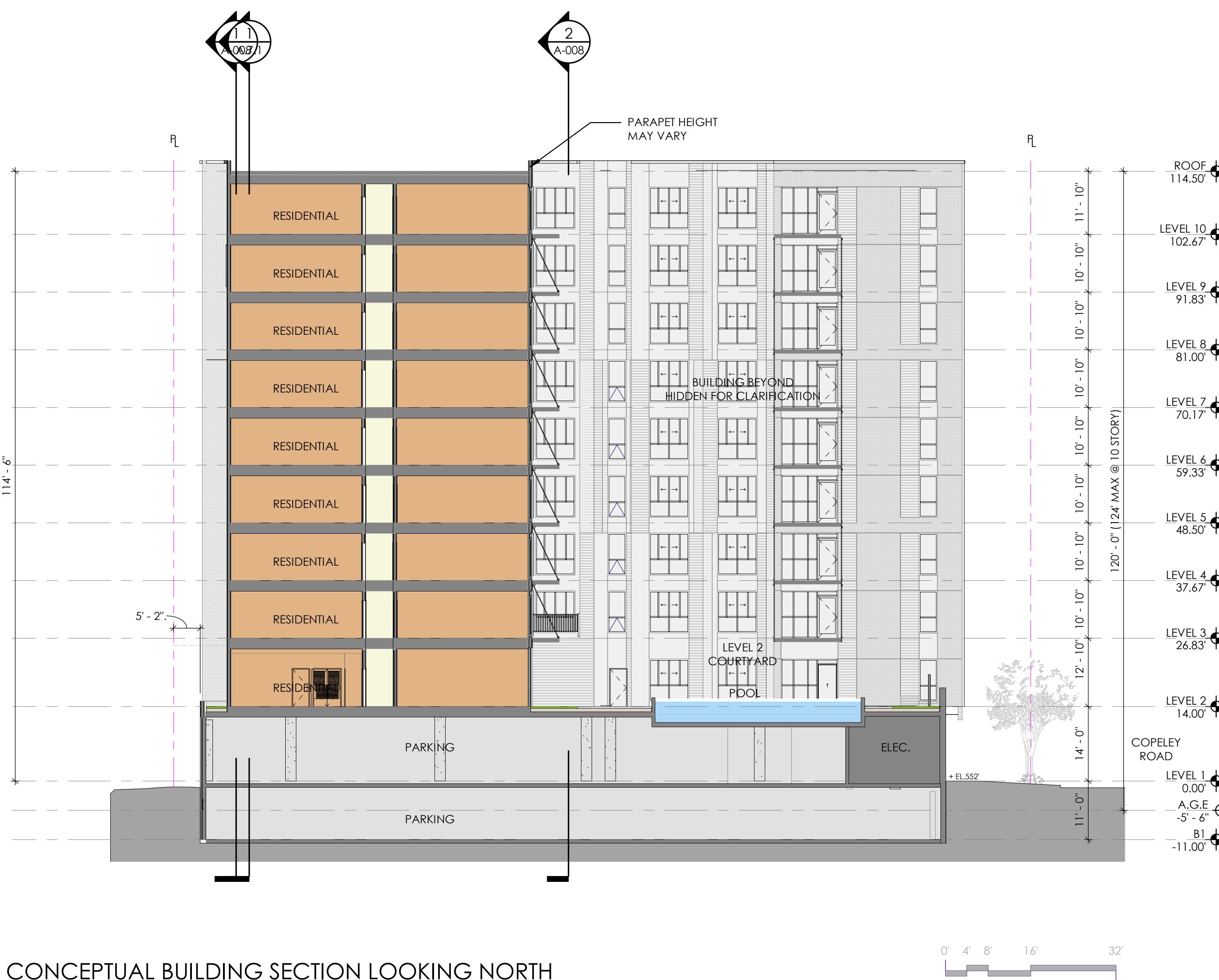
SCALE: As indicated

A-008

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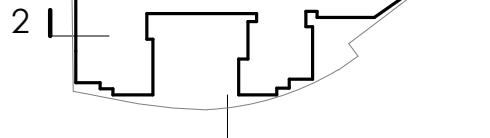


(2) CONCEPTUAL STREET SECTION



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CONCEPTUAL  
BUILDING SECTIONS

SCALE: As indicated

**A-009**

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4 - PERSPECTIVE - IVY RD



2 - DETAIL PERSPECTIVE - IVY & COPELEY



3 - PERSPECTIVE - COPELEY



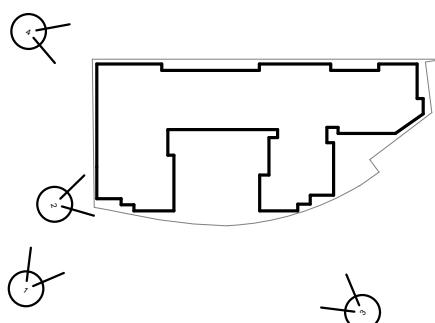
1 - PERSPECTIVE - COPELEY & IVY

2117 IVY ROAD

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WDG PROJECT NO:  
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CONCEPTUAL  
PERSPECTIVE IMAGES

SCALE: 12" = 1'-0"

A-010

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2 - DETAIL PERSPECTIVE - IVY ROAD



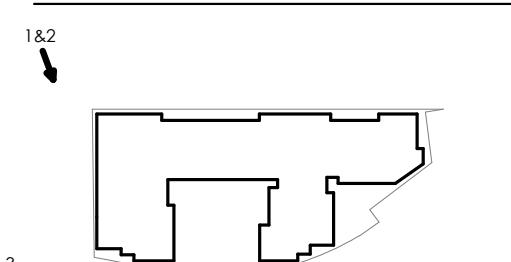
3 - PERSPECTIVE - FROM ALDERMAN DRIVE



1 - PERSPECTIVE - IVY ROAD

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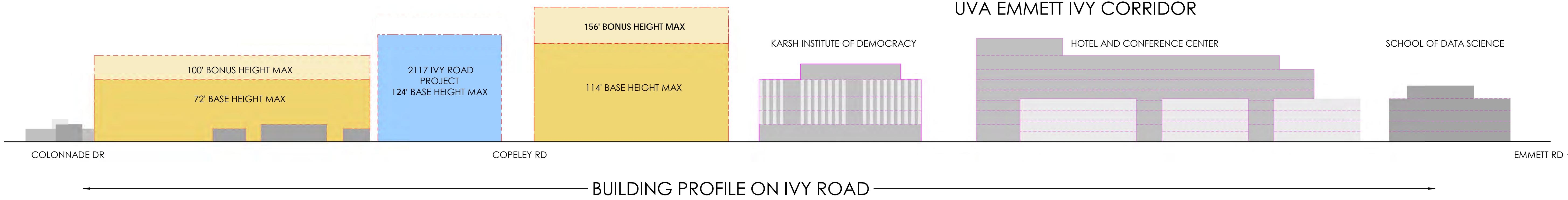
CONCEPTUAL  
PERSPECTIVE IMAGES

SCALE: 12" = 1'-0"

**A-010A**

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## UVA EMMETT IVY CORRIDOR



① Concept Site Section

SCALE: 1" = 60'-0"



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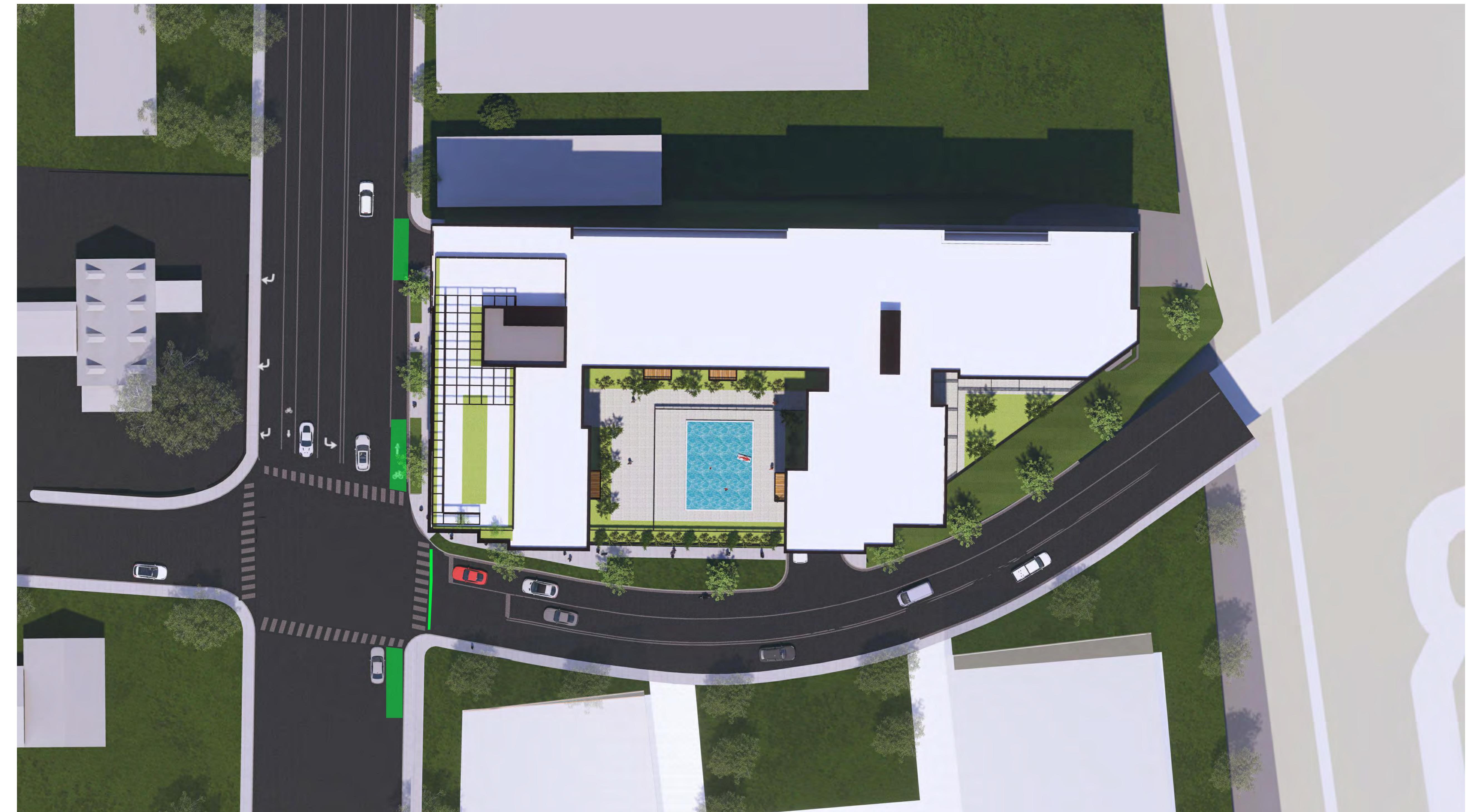
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SOLAR STUDY

SCALE: 12" = 1'-0"

A-013



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

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SCALE: 12" = 1'-0"

**2117 IVY ROAD**

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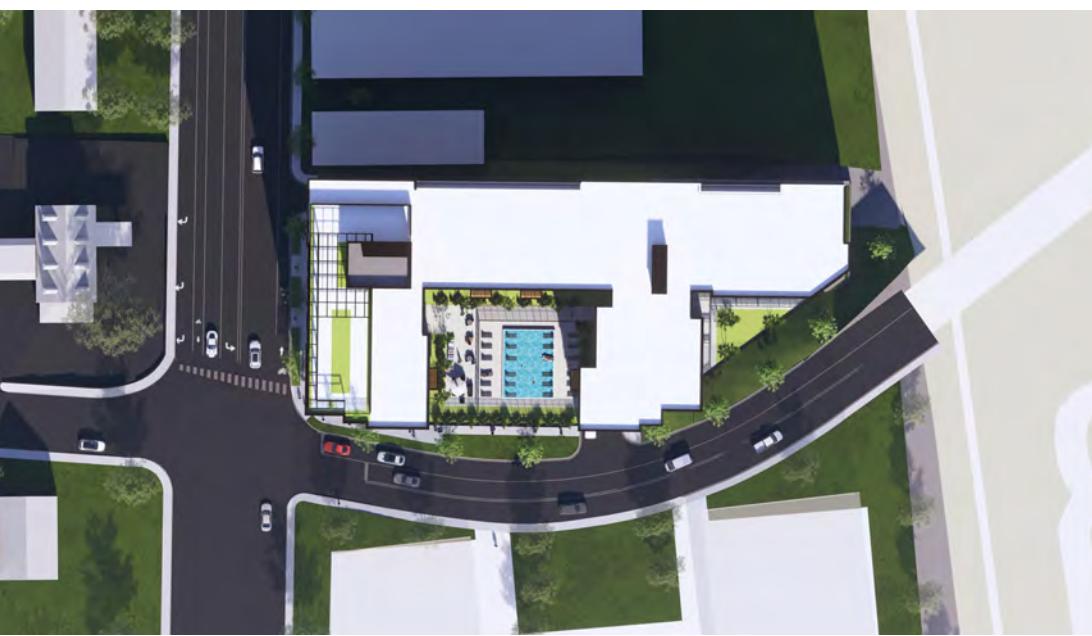
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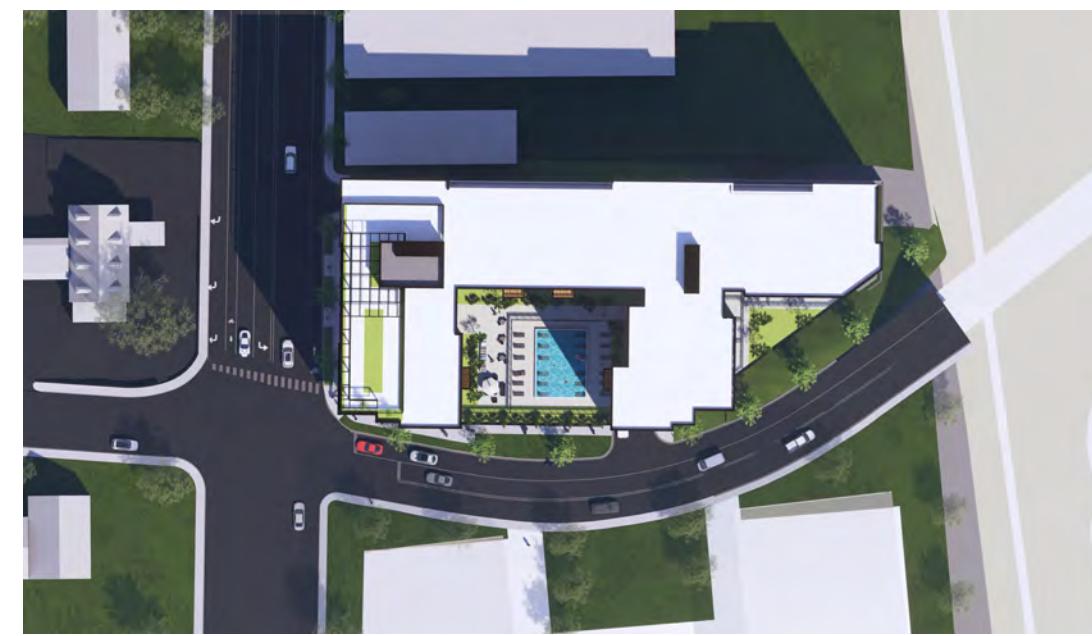
SOLAR STUDY

SCALE: 12" = 1'-0"

**A-014**



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



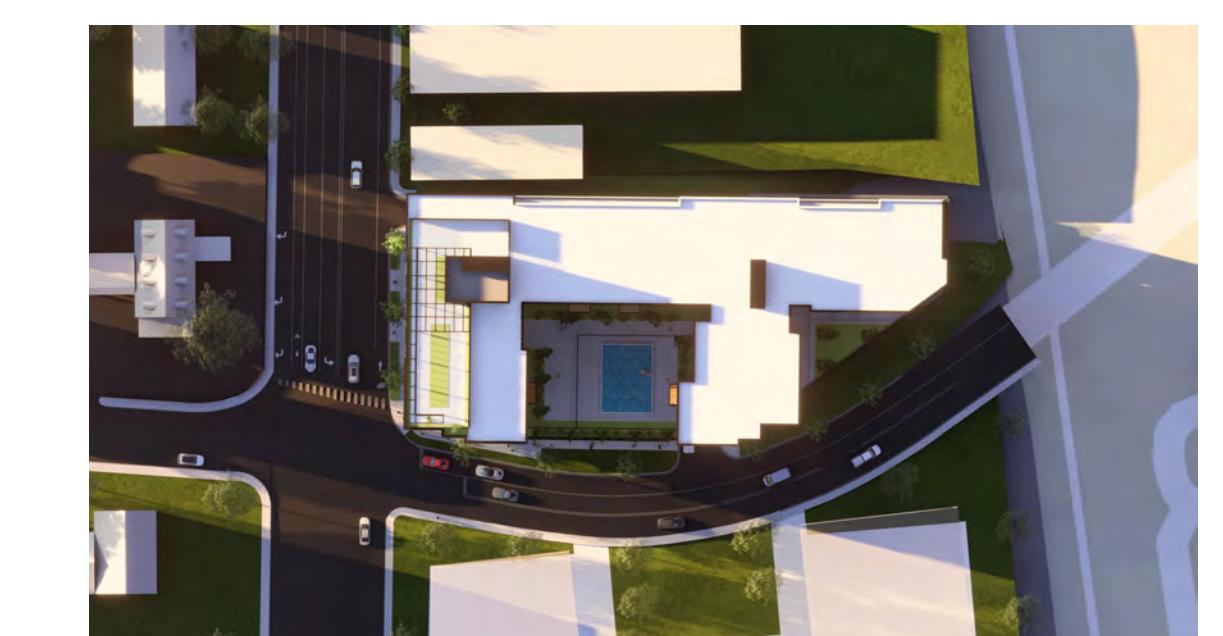
SOLAR STUDY: MAR 21 - 4 PM



SOLAR STUDY: JUN 21 - 4 PM



SOLAR STUDY: SEP 23 - 4 PM



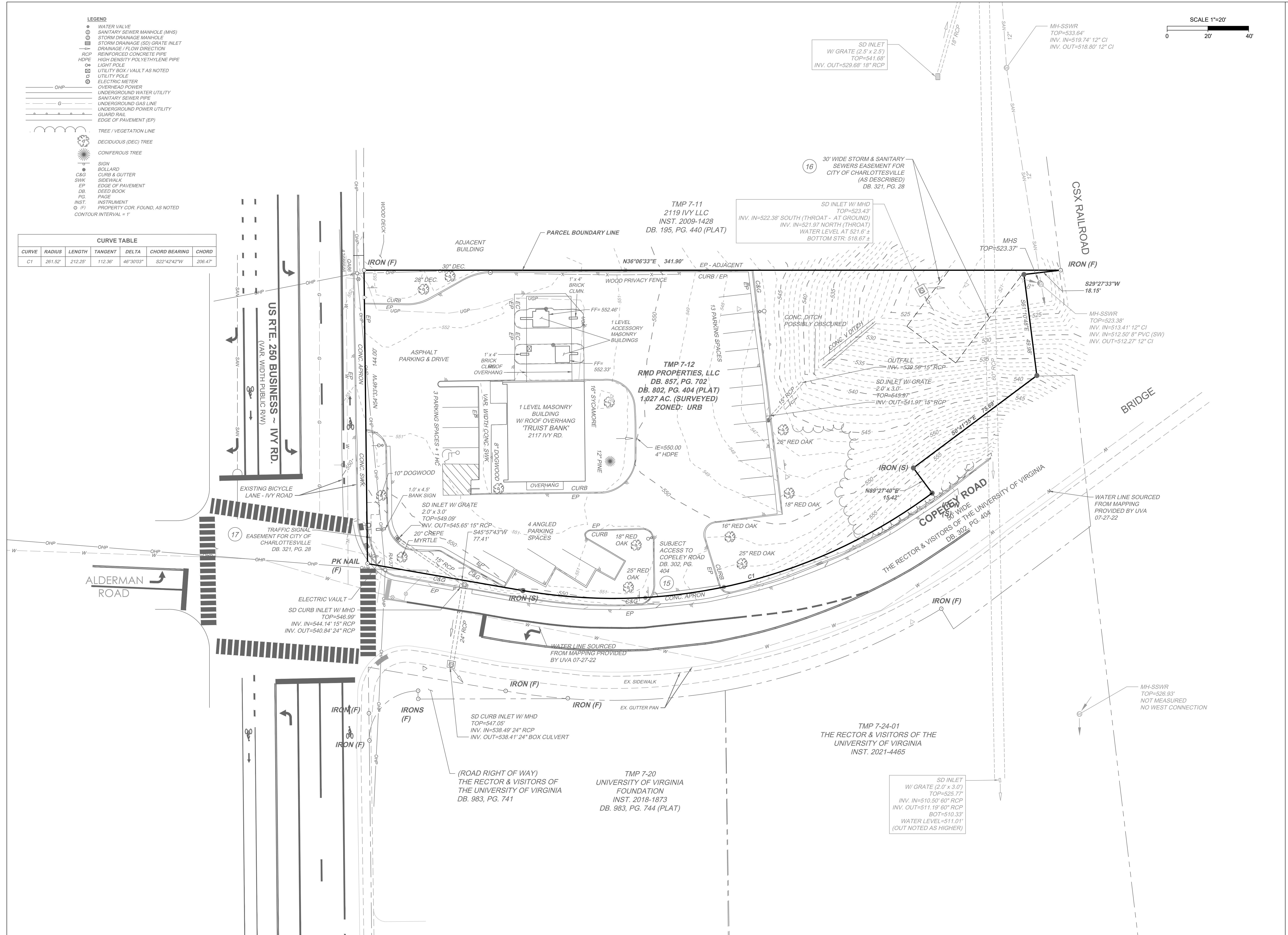
SOLAR STUDY: DEC 22 - 4 PM

1 SOLAR STUDY  
SCALE: 12" = 1'-0"

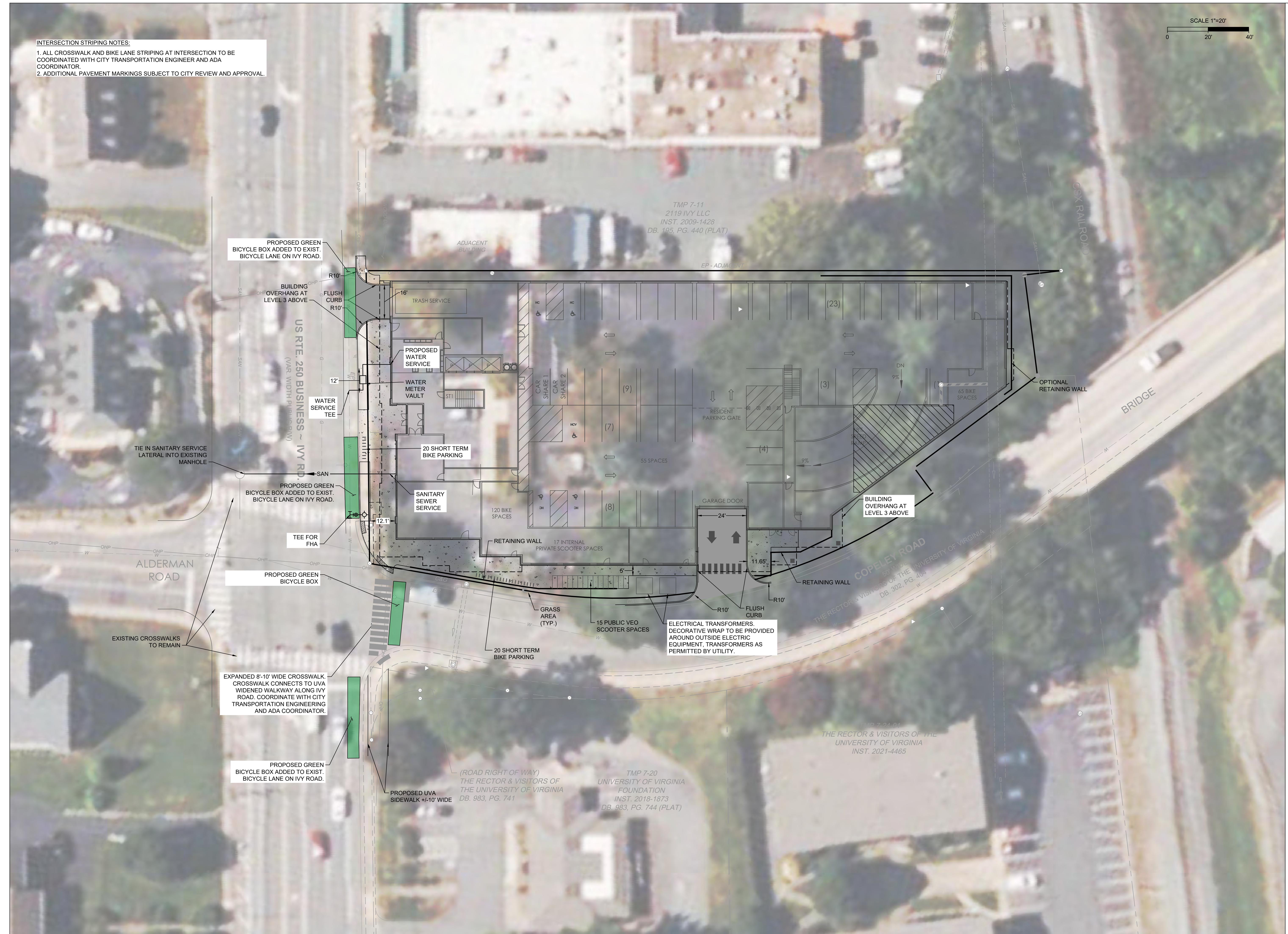
SCALE: 12" = 1'-0"

**A-014**









# WDG

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WASHINGTON DC 20036  
TEL 202 857 8300  
[www.wdgarch.com](http://www.wdgarch.com)

IL ENGINEER  
MONS GROUP  
PRESTON AVE, SUITE 200,  
ARLOTTESVILLE, VA 22903  
434.327.1690

YOUR VISION ACHIEVED THROUGH OURS

# 2117 IVY ROAD

# 2117 IVY ROAD

OWNER  
O PROPERTIES  
1 E. HIGH STREET  
OTTESVILLE, VA 22902

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

WDG PROJECT NO:  
PWA 00000005

## AERIAL ROAD & BIKE LANE STRIPING EXHIBIT

SCALE: 1" = 20'

Page 1

C-003.1

[REDACTED]

## 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.

SCALE 1"=20'

TMP 7-11  
2119 IVY LLC  
INST. 2009-1428  
DB. 195, PG. 440 (PLAT)

**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.

**SCALE**

0 2

**CSX RAILROAD**

**BRIDGE**

**COPELEY ROAD**

**THE RECTOR & VISITORS OF THE UNIVERSITY OF VIRGINIA**

**WATER LINE SOURCED FROM MAPPING PROVIDED BY UVA 07-27-22**

**ALDERMAN ROAD**

**US RTE. 250 BUSINESS ~ IVY RD.**

**(VAR. WIDTH PUBLIC RW)**

**EXISTING BICYCLE LANE - IVY ROAD**

**TRAFFIC SIGNAL EASEMENT FOR CITY OF CHARLOTTESVILLE DB. 321, PG. 28**

**RECONFIGURE EXIST. CG-12 TO ENSURE COMPLIANCE WITH PROWAG STANDARDS**

**ELECTRIC VAULT**

**SD CURB INLET W/ MHD TOP=546.99' INV. IN=544.14' 15" RCP INV. OUT=540.84' 24" RCP**

**SD CURB INLET W/ MHD TOP=547.05' INV. IN=538.49' 24" RCP INV. OUT=538.41' 24" BOX CULVERT**

**(ROAD RIGHT OF WAY)**  
**THE RECTOR & VISITORS OF THE UNIVERSITY OF VIRGINIA**  
**DB. 983, PG. 741**

**ADJACENT BUILDING**

**TRASH SERVICE**

**HC**

**SHRUB 1**

**SHRUB 2**

**HCV**

**120 BIKE SPACES**

**17 INTERNAL PRIVATE SCOOTER SPACES**

**RETAINING WALL**

**RESIDENT PARKING GATE**

**65 BIKE SPACES**

**15% MAX SPEED RAMP**

**BUILDING OVERHANG AT LEVEL 3 ABOVE**

**RETAINING WALL**

**WATER LINE SOURCED FROM MAPPING PROVIDED BY UVA 07-27-22**

**EX. SIDEWALK**

**EX. GUTTER PAN**

**SD INLET W/ GRATE (2.5' x 2.5') TOP=541.68' INV. OUT=529.68' 18" RCP**

**SD INLET W/ GRATE (2.0' x 3.0') TOP=525.77' INV. IN=510.50' 60" RCP INV. OUT=511.19' 60" RCP BOT=510.33' WATER LEVEL=511.01' (OUT NOTED AS HIGHER)**

**TMP 7-11**  
**2119 IVY LLC**  
**INST. 2009-1428**  
**DB. 195, PG. 440 (PLAT)**

**TMP 7-12**  
**RMD PROPERTIES LLC**  
**DB. 857, PG. 702**  
**DB. 802, PG. 404 (PLAT)**  
**1.027 AC. (SURVEYED)**  
**ZONED: URB**

**TMP 7-20**  
**UNIVERSITY OF VIRGINIA FOUNDATION**  
**INST. 2018-1873**  
**DB. 983, PG. 744 (PLAT)**

**TMP 7-24-01**  
**THE RECTOR & VISITORS OF THE UNIVERSITY OF VIRGINIA**  
**INST. 2021-4465**



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	LIRIODENDRON 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.

SCALE 1"=20'

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OWNER  
PROPERTIES  
1 E. HIGH STREET  
OTTESVILLE, VA 22902  
TEL. 217.474.5904

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

PROFESSIONAL SEAL

© 2023  WDG PROJECT NO:  
PWA2022005

# LANDSCAPE PLAN

SCALE: 1" = 20'

C-1

**C-005**

Page 1 of 1

**C-005**

**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	LIRIODENDRON 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.
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3. PLANTING STRIPS BETWEEN ROAD AND SIDEWALK 4' MINIMUM. ALL TREES TO BE SELECTED FROM THE CHARLOTTESVILLE MASTER TREE LIST.

SCALE 1"

0 20'

CSX RAILROAD

BRIDGE

COPELEY ROAD

THE RECTOR & VISITORS 50' WIDE DB. 302, PG. 404

ALDERMAN ROAD

UVA WALKWAY

FROM THE EAST

EXPANDED 8'-10" WIDE CROSSWALK

CROSSWALK CONNECTS TO UVA WIDENED WALKWAY ALONG IVY ROAD. COORDINATE WITH CITY TRANSPORTATION ENGINEERING AND ADA COORDINATOR.

PROPOSED GREEN BICYCLE BOX ADDED TO EXIST. BICYCLE LANE ON IVY ROAD.

PROPOSED GREEN BICYCLE BOX ADDED TO EXIST. BICYCLE LANE ON IVY ROAD.

WOOD DECK

ADJACENT BUILDING

EP - ADJACENT

BUILDING OHP OVERHANG AT LEVEL 3 ABOVE

US RTE. 250 BUSINESS ~ IVY RD.

(MAR. WIDTH PUBLIC RW)

PROPOSED GREEN BICYCLE BOX ADDED TO EXIST. BICYCLE LANE ON IVY ROAD.

120 BIKE SPACES

17 INTERNAL PRIVATE SCOOTER SPACES

55 SPACES

RMD PROPERTIES, LLC

DB. 857, PG. 702

DB. 802, PG. 404 (PLAT)

1.027 AC. (SURVEYED)

ZONED: URB

TMP 7-12

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