DEVELOPMENT PLAN
1906 STADIUM RD

TAX MAP 16-72

CITY OF CHARLOTTESVILLE, VIRGINIA

LEGEND

EXISTING	NEW	DESCRIPTION
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
10	10	PARKING COUNT
510	10	INDEX CONTOUR
508	12	INTERVAL CONTOUR
311.5 x	311.5	SPOT ELEVATION
311.5 TC x	311.5 TOPC 311.5 BOBC	TOP OF CURB/BOTTOM OF CURB ELEVATION
311.5 TW x	311.5 TOPW	TOP OF WALL ELEVATION
311.5 BW x	311.5 BOBW	BOTTOM OF WALL ELEVATION
		STREAM
		STREAM BUFFER
		100 YEAR FLOODPLAIN
		BUILDING
		RETAINING WALL
		RETAINING WALL HATCH
		RAILING
		STAIRS
		EDGE OF PAVEMENT
		ROAD CENTERLINE
		FRONT OF CURB
		BACK OF CURB
		CG-12 TRUNCATED DOME
		SIDEWALK
		BIKE PARKING
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		CROSSWALK
		CONCRETE
		ASPHALT
		RIPRAP
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		TREELINE
X	X	FENCE
		UTILITY POLE
		GUY WIRE
OHU	OHU	OVERHEAD UTILITY
UGU	UGU	UNDERGROUND UTILITY
	OHE	OVERHEAD ELECTRIC
	UGE	UNDERGROUND ELECTRIC
	FO	FIBER OPTIC
	A1	STORM STRUCTURE NOMENCLATURE
		STORM MANHOLE
	DI	DROP INLET (CAST INPLACE/PRECAST)
		STORM SEWER PIPES
RD	RD	ROOF DRAIN
	A	SANITARY STRUCTURE NOMENCLATURE
		SANITARY MANHOLE
		SANITARY SEWER MAIN
S	S	SANITARY SEWER LATERAL
W	W	WATER LINE
WS	WS	WATER SERVICE LINE
		WATER METER (WM>1",WM<1")
WV	WV	WATER METER VALVE
FHA TDC	FHA FDC	FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
GAS	GAS	GAS LINE
		EASEMENTS
		CONSTRUCTION/GRADING
		ACCESS
		SIGHT DISTANCE
		UTILITY
		STORMWATER
		DRAINAGE
		SANITARY
		WATERLINE
		GASLINE

OWNER/DEVELOPER
STADIUM ROAD REAL ESTATE LLC
90 Stockton Ridge Pl
Greenwood, VA, 22943

ZONING
RX-3

EXISTING USE
Residential Multifamily

PROPOSED USE
Residential Multifamily

SOURCE OF TITLE
Deed Book 436 Page Number 279 (Plat)
Deed Book 2023 Page 1721 (Title)

SOURCE OF BOUNDARY AND TOPOGRAPHY
Boundary & topographic survey provided by:
Foresight Survey PC. Surveyed May 22, 2025

BENCHMARK
Datum for topography is NAVD 88.

FLOODZONE
According to the FEMA Flood Insurance Rate Map, effective 02/04/2005(Community Panel 51003C0269D) this property lies outside any mapped floodplain.

SIGNS
All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.
A sign permit must be issued in accordance with the City of Charlottesville Sign Regulations prior to placement of any signs on-site.

UTILITY MARKINGS
Utilities markings were made under Miss Utility Ticket #A525501169 dated 09.12.2025.

CRITICAL SLOPES
There are no critical slopes within the project area.

CITY PERMITS
1. The Contractor shall be responsible for obtaining a street cut permit from the City.
2. A Temporary Street Closure Permit is required for closure of sidewalks,parking spaces and roadways and is subject to approval by the City Traffic Engineer.The Contractor contact information will be provided with the final plans.

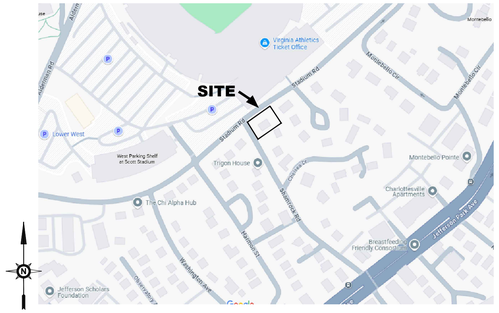
GENERAL NOTES
1. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).
2. The location of existing utilities across or along the line of the proposed work are not necessarily shown on the plans and where shown based on "MISS UTILITY" markings and are only approximately correct. The contractor shall locate all underground lines and structures as necessary.
3. The contractor shall verify the locations of all boundaries, buildings, existing elevations, vegetation and other pertinent site elements. Contractor shall immediately report any discrepancies to the engineer of record.
4. The contractor shall be responsible for notifying "MISS UTILITY" - 1-800-552-7001.
5. Any damage to existing utilities caused by the contractor or its subcontractors shall be the contractor's sole responsibility to repair. This expense is the contractor's responsibility.
6. All paving, drainage related materials and construction methods shall conform to current specifications and standards of the City of Charlottesville unless otherwise noted.
7. An erosion and sediment control plan is required with this site plan.
8. All slopes and disturbed areas are to be fertilized, seeded and mulched. The maximum allowable slope is 2:1. Where it is reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
9. Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the Engineer it is deemed necessary in order to stabilize a drainage channel.
10. All traffic control signs shall conform to the 2011 Virginia Supplement to the 2009 Manual on Uniform Control Devices..
11. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
12. All material inside concrete forms shall be clean and free of all rocks and other loose debris. Sub-base material shall be compacted by mechanical means. Remove all standing water from area inside forms.
13. Concrete and asphalt shall not be placed unless the air temperature is at least 40 degrees in the shade and rising. Material shall not be placed on frozen sub-grade.
14. All existing curbs, curb and gutters and sidewalks to be removed shall be taken out to the nearest joint.
15. Existing asphalt pavement shall be saw cut and removed as per VDOT Road and Bridge Specifications 2016. Removal shall be done in such a manner as to not tear, bulge or displace adjacent pavement. Edges shall be clean and vertical. All cuts shall be parallel or perpendicular to the direction of traffic.
16. The contractor shall exercise care to provide positive drainage to the storm inlets or other acceptable drainage paths in all locations.
17. Contact information for any necessary inspections with City:
    E&S inspector, NDS- 970-3182 (for the E&S inspections)
    Project Inspectors, NDS-970-3182 (for other construction items like sidewalk, pavement patches, road, storm sewer etc)
    Water and Sanitary Sewer-Department of Utilities 970-3800
    Street cut, Department of Public Work 970-3800
    Other public ROW issues-City Engineer 970-3182.
18. Any sidewalk and/or curb damage identified in the site vicinity due to project construction activities as determined by City inspector shall be repaired at the contractor's expense.
19. A temporary street closure permit is required for closure of sidewalks, parking spaces and roadways and is subject to approval by the City Traffic Engineer.
20. Per the Virginia Department of Health Waterworks Regulation (Part II, Article 3, Section 12 VAC 5-590 through 630), all buildings that have the possibility of contaminating the potable water distribution system (hospitals, industrial sites, breweries, etc) shall have a back-flow prevention device installed within the facility. This device shall meet specifications of the Virginia uniform Statewide Building Code, shall be tested in regular intervals as required, and test results shall be submitted to the Regulatory Compliance Administrator in the Department of Utilities.
21. All buildings that may produce wastes containing more than one hundred (100) parts per million of fats, or grease shall install a grease trap. The grease trap shall meet specifications of the Virginia Uniform Statewide Building Code, maintain records of cleaning and maintenance, and be inspected on regular intervals by the Regulatory Compliance Administrator in the Department of Utilities.
22. Please contact the Regulatory Compliance Administrator at 970-3805 with any questions regarding the grease trap or back-flow prevention devices.
23. Features controlling or limiting BMP DA's (downspouts, roof leader conveyances, roof peaks, fine grading, berms, yard inlets, etc.) are still subject to inspection and enforcement under the VSMP program for compliance.

ITE Trip Generation

				AM			PM			WEEKDAY		
Use Description	**ITE**	**Qty**	**IV**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Multi-family Housing (Low-Rise)	220	13	Units	1	4	5	4	3	7	40	41	81

Trip Generation reflects AM and PM peak hour traffic.

VICINITY MAP



Map provided by Google.com

SHEET INDEX

C1 COVER SHEET
C2 ZONING COMPLIANCE
C3 EXISTING CONDITIONS
C4 SITE LAYOUT
C5 LANDSCAPING PLAN

APPROVALS

Director of Neighborhood Development Services — Date

SHIMP ENGINEERING P.C.
LAND PLANNING - PROJECT MANAGEMENT
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CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN M. SHIMP
Lic. No. 45183
6/5/26
PROFESSIONAL ENGINEER

DESIGNED BY
Polina Andreeva, JF

CHECKED BY
Justin Shimp, P.E.

DEVELOPMENT PLAN

1906 STADIUM RD

CITY OF CHARLOTTESVILLE, VIRGINIA
SUBMISSION:
10.25.2025
REVISION:
1) 03.05.2026
2) 06.05.2026

FILE NO.
25.031

COVER SHEET

C1

LAND USE SCHEDULE

Existing	SF	AC	%
Building	831	0.02	11.1%
Pavement	0	0.00	0.0%
Concrete	902	0.02	12.0%
Impervious	1,733	0.04	23.1%
Turf	5,759	0.13	76.9%
Total	7492	0.17	100.0%

Proposed	SF	AC	%
Building	4,660	0.11	62.2%
Pavement	174	0.00	2.3%
Concrete	379	0.01	5.1%
Impervious	5,213	0.12	69.6%
Turf	2279	0.05	30.4%
Total	7492	0.17	100.0%

LOT SIZE (SEC. 2.10.2)

	Regulation	Existing
Area (min)	None	7,492 SF, No Changes Proposed
Front Access	40 ft	No Changes Proposed
Side/rear Access	15 ft	No Changes Proposed

DENSITY (Sec 2.10.3)

	Regulation	Proposed
Dwellings per lot (max)	Unlimited	13

COVERAGE (Sec 2.10.4)

	Regulation	Proposed
Building coverage (max)	80%	62.2%
Outdoor amenity space (min)	10%	10%

BUILDING SETBACKS (Sec 2.10.5)

Per City of Charlottesville code of ordinance, Sec. 2.2.2.A4	Regulation	Proposed
Primary (min/max)	5ft / 15ft	5ft / 15ft
Side street lot line (min/max)	5ft / 15ft	5ft / 15ft
Side (min)	0ft	0ft
Rear (min)	0ft	0ft
Alley (min)	5ft	N/A

BUILD-TO WIDTH (Sec 2.10.6)

	Regulation	Proposed
Primary (min)	75%	96%
Side (min)	45%	81.6%

TRANSITION (Sec 2.10.6)

	Regulation	Proposed
Transition Type	Type A	Transitions are not required when a project in the higher intensity district meets the height, building setback, and use requirements of the abutting lower intensity district.

PARKING LOCATION (Sec 2.10.B)

	Regulation	Proposed
Front yard	Not allowed	No parking
Side street yard	Not allowed	No parking
Side	Allowed	No parking
Rear	Allowed	No parking

PARKING SCHEDULE

Required:

Per City of Charlottesville, code of ordinance Sec. 4.5.4.C.1

Off-street parking is not required. The project area is under 50,000 square feet of gross floor area and does not requrie a Traffic Demand Management Plan.

Provided:

12 spaces

Required Bike Parking

Per City of Charlottesville, code of ordinance Sec. 4.5.2.C.1

Short Term: 1 per 10 units, 2 min

Long Term: 1 per unit

Provided Bike Parking:

Short Term: 2 spaces

Long Term: 13 spaces

RESIDENTIAL UNITS

Number of units proposed: 13
Units are proposed for rent.
Affordable Housing Bonus for height will be applied.

HEIGHT (Sec 2.10.9)

	Regulation	Proposed
Building Height (max stories/feet)	3 stories/ 44 ft base; 5 stories/72' with affordable bonus	4 stories/ 60 ft

MASSING (Sec 2.10.10)

	Regulation	Proposed
Building Width (max)	175 ft	62 ft
Active Depth (min)	9 ft	9 ft (application for exception on Harmon)

GROUND STORY (Sec 2.10.11)

	Regulation	Proposed
Ground story height (min)	10 ft	10 ft
Finished floor elevation (min/max)	0 / 6 ft	1 ft

TRANSPARENCY (Sec 2.10.12)

	Regulation	Proposed
Ground Story (min) (Primary Street)	35%	35%min
Ground Story (min)/(Side Street)	30%	N/A
Upper Story (min) (Primary Street)	20%	20% min
Upper Story (min) (Side Street)	20%	N/A
Blank wall width (max) (Primary Street)	15 ft	15 ft max
Blank wall width (max) (Side Street)	25 ft	N/A

1. Pursuant to Sec 2.10.12 building must comply with transparency requirements above as applicable.

ENTRANCES (Sec 2.10.13)

	Regulation	Proposed
Street - facing entry spacing (max) (Primary Street)	40 ft	20 ft
Street - facing entry spacing (max) (Side Street)	60 ft	52 ft
Entry feature (Primary Street)	Yes	Yes
Entry feature (Side Street)	Yes	Yes

FENCES AND WALLS (Sec 2.10.14)

	Regulation	Proposed
Front yard height (max)	4 ft	None
Side street yard height (max)	6 ft	None

STREETSCAPE STANDARDS (Sec 4.4.5)

Designation for Street Classification of Neighborhood A and local	Regulation	Proposed
Clear Walk Zone width (min)	6 ft	Stadium St: 6 ft Harmon St: None, Streetscape Exception
Greenscape Zone width (min)	5 ft	Stadium St: 5 ft Harmon St: None, Streetscape Exception
Spacing of Small or Medium Trees in Greenscape Zone with overhead utilities (min/avg)	10'/15'	10'

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ZONING COMPLIANCE

C2

BOUNDARY LINE TABLE		
Line	Direction	Length
L1	N 38°46'17" E	9.63'



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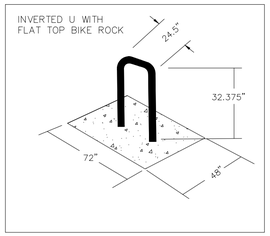
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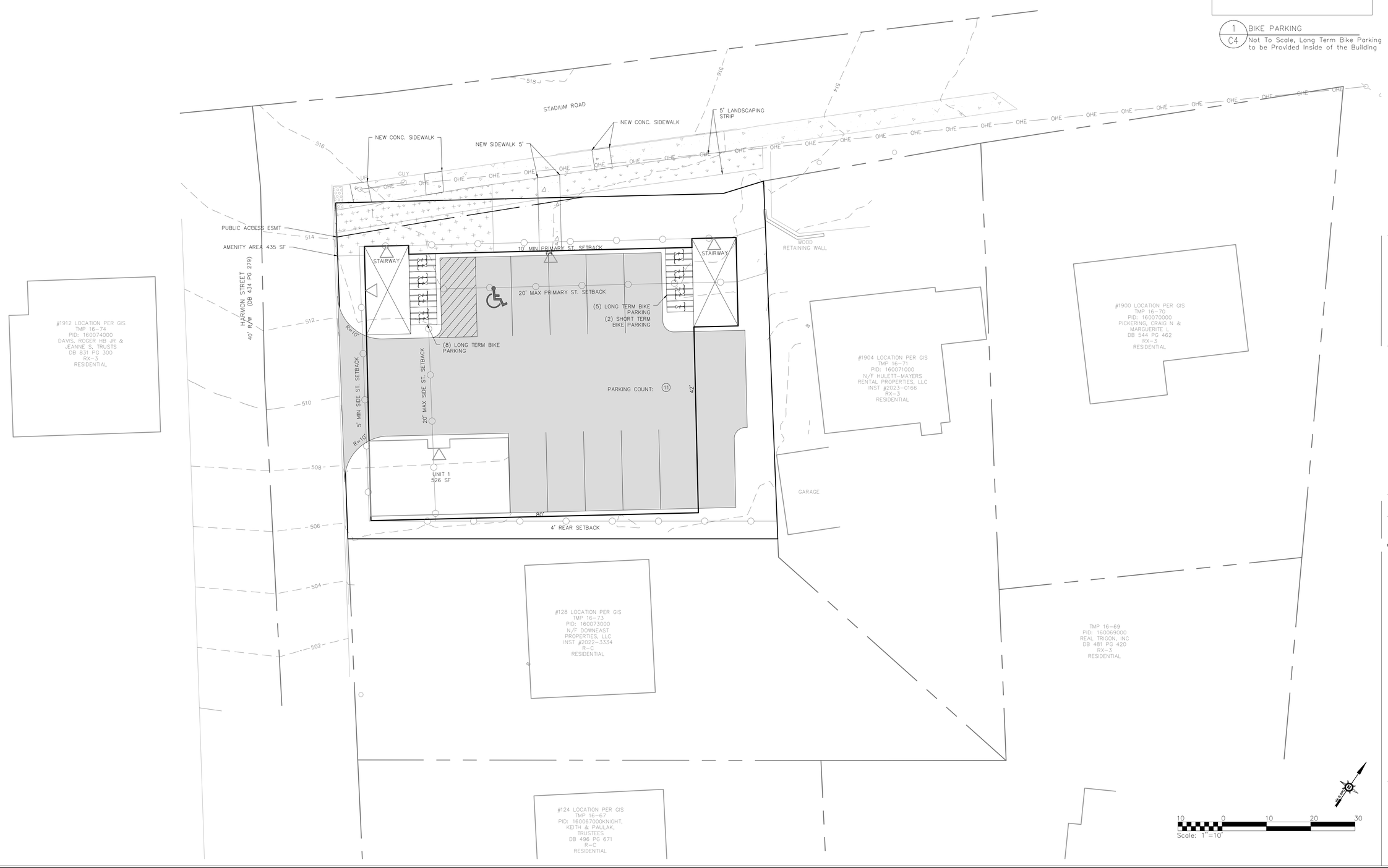
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EXISTING CONDITIONS

C3



1 C4 BIKE PARKING
Not To Scale, Long Term Bike Parking to be Provided Inside of the Building



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SITE LAYOUT

C4

NOTES:

1. All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
2. All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
3. All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
4. All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
5. Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.

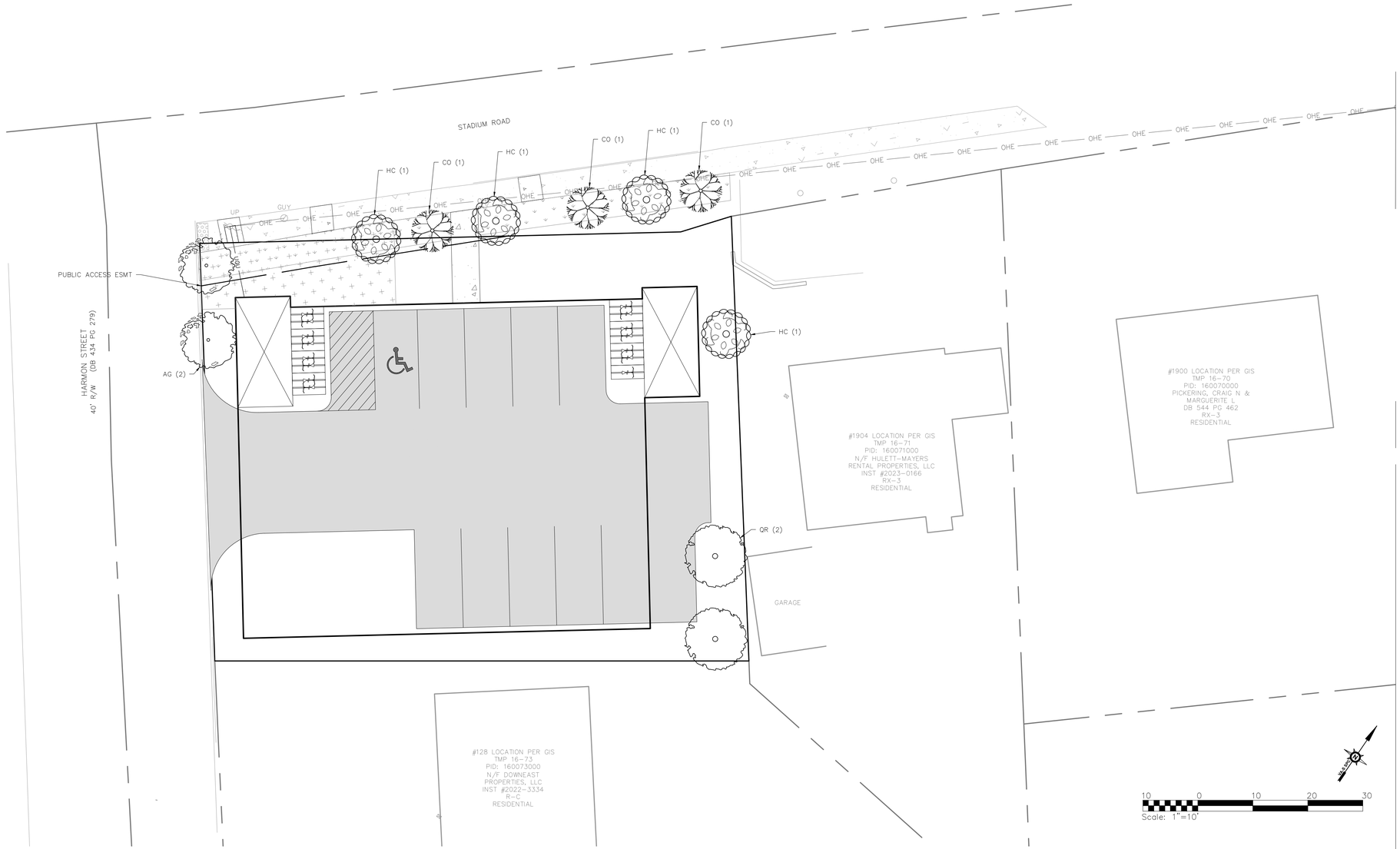
LANDSCAPE SCHEDULE: TREES

Plant Symbol	Planting Type	Botanical Name	Common Name	Abbreviation	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
	Large Tree	Quercus robur	English Oak	QR	2.0" Cal.	2	113	226
	Small Tree	Acer griseum	Paperback Maple	AG	6' Ht.	2	80	160
	Small Tree	Halesia carolina	Carolina Silverbell	HC	6' Ht.	4	65	260
	Small Tree	Cotinus obovatus	American Smoketree	CO	6' Ht.	3	45	135
							TOTAL SF:	781

LOT LANDSCAPING REQUIRED:

SITE REQUIREMENT: 10% CANOPY REQUIRED PER LOT.
LOT SITE AREA: 7,492 SF
7,492 SF x 10% = 749 SF
LOT CANOPY REQUIRED: 749 SF
LOT CANOPY TO BE PROVIDED: 781 SF

STREETSCAPE TREES:
FRONTAGE: 98' WITH OVERHEAD POWER LINES
MIN SMALL/ MEDIUM TREES: $\frac{98}{15}$ = 7
LOT A FRONTAGE TREES PROVIDED: 7 TREES



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LANDSCAPING PLAN

C5