

VERVE CHARLOTTESVILLE | 100 Stadium Rd, Charlottesville VA

100 STADIUM
ROAD
Charlottesville, VA



LAND USE PLAN REGULATIONS

Maximum Number of Dwelling Units:	550
Maximum Number of Dwelling Units/Acre:	167 DUA
Maximum Height:	135 feet 12 Stories
Minimum Square Feet of Non-Residential:	1000 sf
Minimum Setbacks:	
Front:	1'
Side:	1'
Rear:	15'
Minimum Open Space (Gross Area):	15%
Off-Street Parking Requirements:	
Multifamily Dwelling:	0.5 Spaces per unit
General Office Use:	1 space/500 sq. ft. of GFA
Convenience Store:	1 space/500 sq. ft. of GFA
General, Retail Sales:	1 space/500 sq. ft. of GFA
Restaurants, Generally:	1 space/500 sq. ft. of GFA
All Other Uses:	As Req'd by Ordinance Sec 34-984

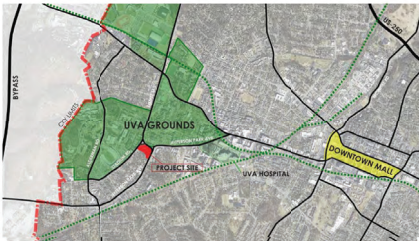
DRAWING INDEX

DRAWING INDEX - PUD			
DRAWING NUMBER	DRAWING NAME	PUD - 8/15/2023	PUD - 11/09/2023
		PUD - 11/17/2023	
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A8	CONCEPTUAL BUILDING SECTIONS	•	•
A9	CONCEPTUAL EXTERIOR RENDERINGS	•	•

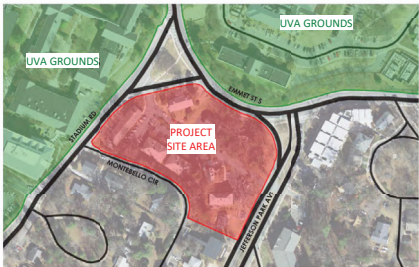
IMPLEMENTATION OF PLANNED UNIT
DEVELOPMENT REGULATIONS

The PUD shall be administered in accordance with Chapter 34 Article 5 Divisions 1-3 of the City of Charlottesville Zoning Ordinance in effect on November 14, 2023

PROJECT LOCATION



Vicinity



Site Location

PROJECT TEAM

OWNER/DEVELOPER:	Subtext Acquisitions, LLC 3000 Locust Street St. Louis, MO 63101 Ph: 314-502-1709
ARCHITECT:	ESG Architecture & Design, Inc. 500 Washington Ave. South, Suite 1080 Minneapolis, MN 55415 Ph: 612-339-5508 Fx: 612-339-5382
CIVIL ENGINEER:	Timmons Group 608 Preston Avenue Suite 200 Charlottesville, VA 22903 Ph: 434-295-5624
LANDSCAPE ARCHITECT:	AIC Design Group, LLC 1991 Woodland Way Dunwoody, GA 30338 Ph: 770-330-0814

esc
ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 f 612.339.5382
www.esgarch.com

**NOT FOR
CONSTRUCTION**

PUD
11/17/2023

ORIGINAL ISSUE:
REVISIONS
No. Description Date

222534
PROJECT NUMBER
JH NR
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KEY PLAN

100 STADIUM ROAD

TITLE SHEET

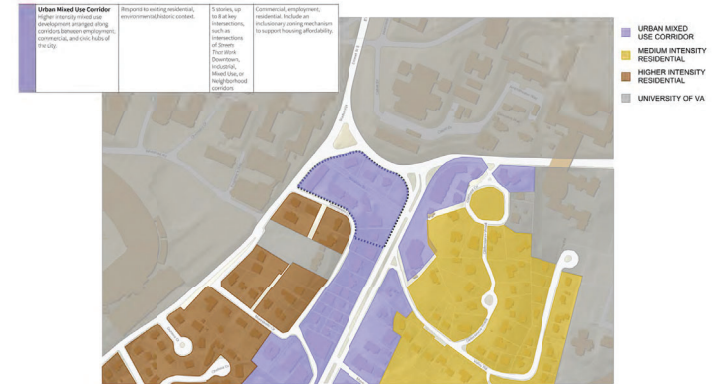
T1

USE MATRIX

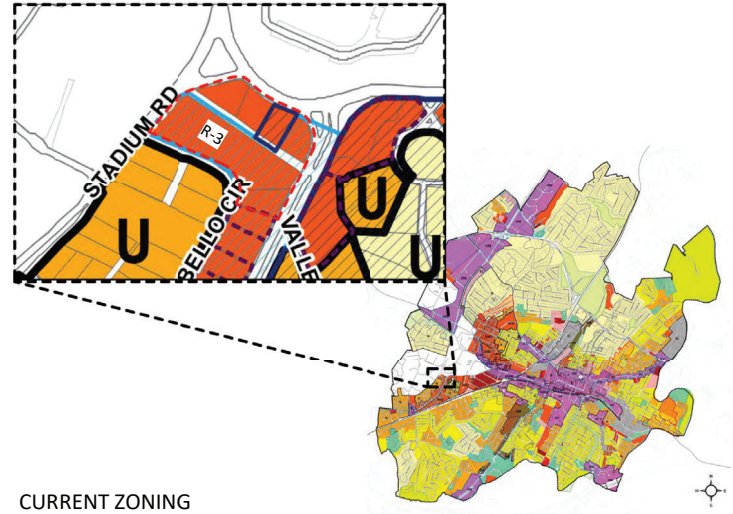
Use Matrix		
B = By-Right Use; () = Use Not Allowed; P = Provisional Use Permit; S = Special Use Permit; T = Temporary Use Permit; A = Ancillary Use; A/C = Ancillary or Special Use Permit		
	R-3	Proposed PUD
RESIDENTIAL AND RELATED USES		
Accessory apartment, internal	B	
Accessory apartment, external	P	
Accessory buildings, structures and uses	B	B
Adult assisted living		
1—8 residents	B	B
Greater than 8 residents	S	
Adult day care	S	
Amateur radio antennas, to a height of 75 ft.	B	B
Bed-and-breakfast:		
Homestay	B	B
B & B	B	B
Inn	S	
Boarding: fraternity and sorority house	S	
Boarding house (rooming house)	S	
Convent/monastery	S	
Dwellings:		
Multifamily	B	B
Single-family attached	B	
Single-family detached	B	
Townhouse	B	
Two-family	B	
Family day home		
1—5 children	B	
6—12 children	B	
Home occupation	P	B
Nursing homes	S	
Occupancy, residential		
3 unrelated persons	B	B
4 unrelated persons	B	B
Residential density (developments)		
1—21 DUA	B	B
22—43 DUA	S	B
44—64 DUA	S	B
65—87 DUA	S	B
88—167 DUA		B
Residential treatment facility		
1—8 residents	B	B
8+ residents	S	
Shelter care facility	S	
Single room occupancy facility	S	
Temporary family health care structure	T	
NON-RESIDENTIAL: GENERAL AND MISC. COMMERCIAL		
Access to adjacent multifamily, commercial, industrial or mixed-use development or use	B	B
Accessory buildings, structures and uses	B	B
Houses of worship	B	B
Temporary (outdoor church services, etc.)	T	
Cemetery	S	
Clinics:		
Health clinic (up to 4,000 SF, GFA)	B	B
Public health clinic	B	B
Clubs, private	S	
Communication facilities:		
Attached facilities utilizing utility poles as the attachment structure	B	B
Attached facilities not visible from any adjacent street or property	B	B
Daycare facility	B	B
Educational facilities (non-residential)		
Elementary	B	B
High schools	B	B

Colleges and universities	B	B
Funeral home (without crematory)		
GFA 4,000 SF or less	S	
GFA up to 10,000 SF	S	
Funeral homes (with crematory)		
GFA 4,000 SF or less	S	
GFA up to 10,000 SF	S	
Laundromats	A	A
Libraries	B	B
Municipal/governmental offices, buildings, courts	S	-
Offices:		
Business and professional		B
Medical		B
Philanthropic institutions/agencies		B
Property management	A	B
Other offices (non-specified)		B
Parking:		
Parking garage	A/S	A
Surface parking lot	A	A
Surface parking lot (more than 20 spaces)	A	A
Temporary parking facilities		
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	
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	A	B
GFA up to 10,000 SF		B
GFA more than 10,000 SF		B
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:		
Fast food		B
Full service		B
Utility facilities	S	
Utility lines	B	B
NON-RESIDENTIAL USES: RETAIL		
Consumer service businesses		
Up to 4,000 SF, GFA	A	B
Grocery stores:		
Convenience		B
General, up to 10,000 SF, GFA		B
Temporary sales, outdoor (flea markets, craft fairs, promotional sales, etc.)		T
Other retail stores (non-specified):		
Up to 4,000 SF, GFA		B
Up to 20,000 SF GFA		B
NON-RESIDENTIAL: INDUSTRIAL		
Construction storage yard		T



LAND USE MAP



CURRENT ZONING

100 STADIUM ROAD
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escg
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KEY PLAN

100 STADIUM ROAD

ZONING INFORMATION

T2

PROJECT METRICS

ALL FIGURES ARE APPROXIMATE
AND SUBJECT TO CHANGE

PROJECT SUMMARY

LOT AREA (SF)	144,002
BUILDING FOOTPRINT (SF)	71,250
LOT COVERAGE (%)	49.5%
OPEN SPACE (%)	50.5%

FLOOR AREA SUMMARY

RESIDENTIAL GSF	543,300
LEASING / AMENITY GSF	18,100
NON-RESIDENTIAL GSF (APPROX.)	1,000
PARKING GSF	153,600
EXTERIOR AMENITY GSF (APPROX., NOT RETAIL)	25,000
TOTAL BUILDING AREA (GSF)	716,000

UNIT MATRIX

UNIT TYPE	# UNITS	% OF TOTAL
STUDIO	82	15%
ONE BEDROOM	86	16%
TWO BEDROOM	172	31%
THREE BEDROOM	44	8%
FOUR BEDROOM	147	28%
TOTAL	531	100%

TOTAL UNITS / ACRE 181

APPROXIMATE BEDROOMS 1,200-1,500

*TOTAL UNITS AND TOTAL UNITS / ACRE REFLECT CURRENT CONCEPTUAL
DEVELOPMENT PLAN. SEE LAND USE PLAN REGULATIONS FOR MAXIMUM ALLOWED
UNITS AND UNITS / ACRE.

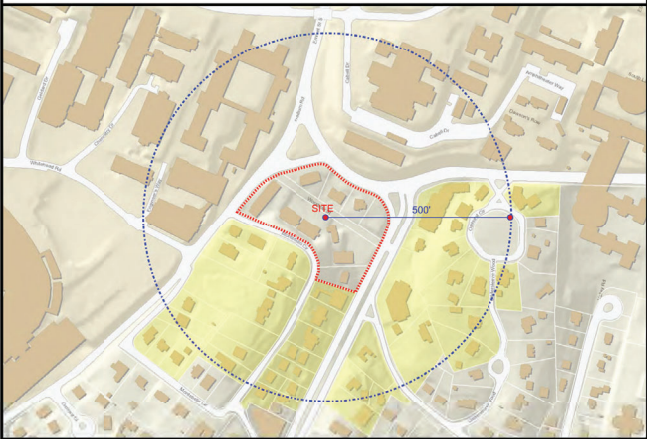
PARKING

TOTAL PROVIDED PARKING SPACES	411
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Comparison of Proposed Land Use Plan Regulations with Zoning Ordinance

Current R-3 Zoning: Consisting of medium-density residential areas in which medium- density residential developments, including multifamily uses, are encouraged.		PUD: To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern.
Physical Characteristics		
Height	45' Up to 101' by SUP	135'
Front Yard	25' min.	1' min.
Side Yard	1' per 2' height, 10' min.	1' min.
Rear Yard	25' min.	15' min.
Land Coverage	75% max.	75% max.
Density	Up to 21 DUA Up to 87 DUA by SUP	Up to 167 DUA
Parking	722 spaces (1 space per Efficiency-2BR unit; 2 spaces per 3BR-4BR unit)	411 spaces

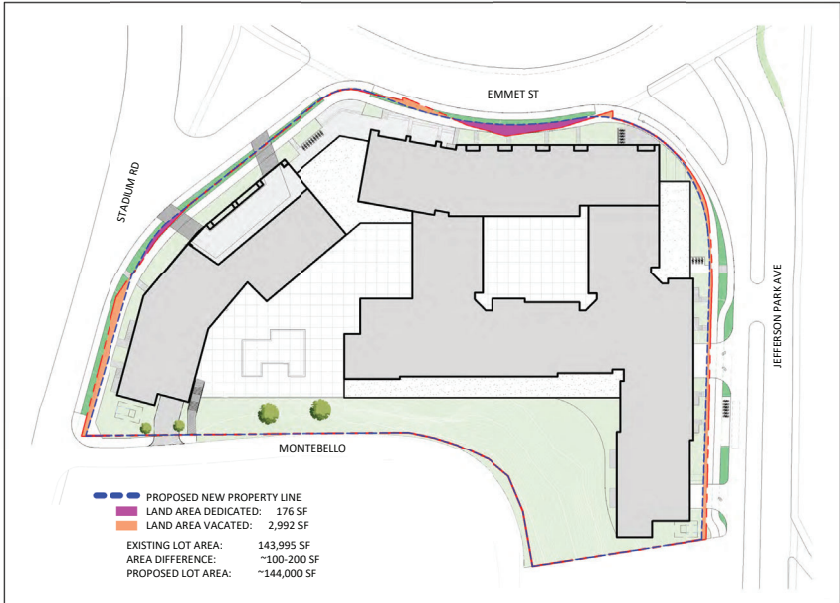
TAX PARCEL



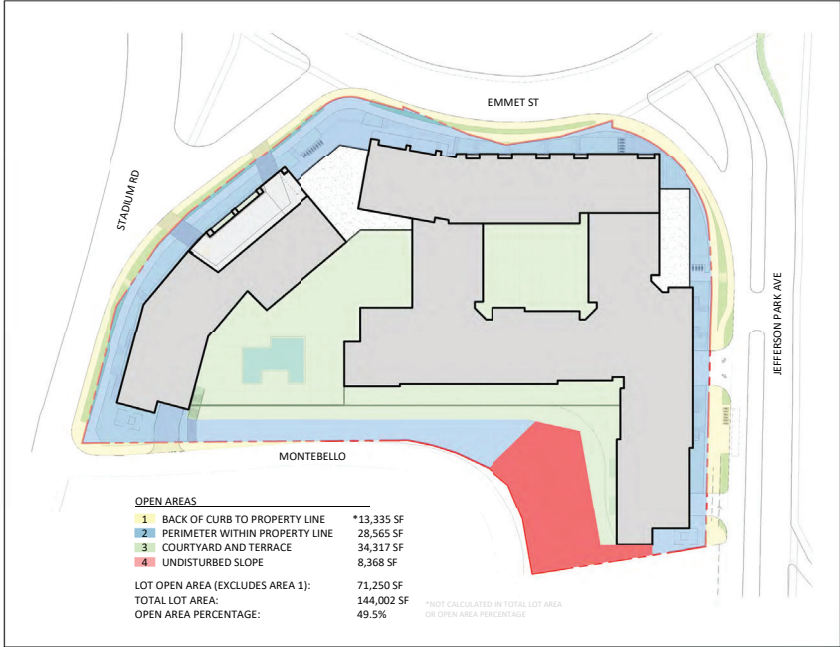
Parcel Number	Owner Name	Owner Address	City / State	Zip	Property Address
11001000	TENTH AND MAIN, LLC	10 OAKHURST CIR	CHARLOTTESVILLE VA	22943	100-104 OAKHURST CIR
11001100	OAKHURST CIRCLE COMMON AREA	10 OAKHURST CIR	CHARLOTTESVILLE VA	22942	0 OAKHURST CIR
11001400	JEFFERSON PARK PARTNERS LLC	30 GILDERSELEE WOOD	CHARLOTTESVILLE VA	22944	1600 JEFFERSON PARK AVE
11001500	100 OAKHURST CIRCLE LLC	6 W MEADOW RD	STETAKURT NY	22007	100 OAKHURST CIR
11001600	WILLIAM PEYTON R, JR & BOBBIE B. TRUSTEES	16 OAKHURST CIR	CHARLOTTESVILLE VA	22908	100 OAKHURST CIR
11001700	BRETT S JEFFERSON COMMONS LLC	22 S RIVERSIDE PL Z STE 200	CHICAGO IL	22909	1600 JEFFERSON PARK AVE
11001800	105 VALLEY, LLC	2501 LENAH TRAILS PL	ALDIE VA	22914	105 VALLEY RD
11001900	STABLEY, RICHARD A & COURTNEY T	10 OAKHURST CIR	CHARLOTTESVILLE VA	22911	110 OAKHURST CIR
11010100	MC CALLUM, BENNETT T & GAILY H	16 D IT BL	WASHINGTON DC	22913	2 GILDERSELEE WOOD
11010100	FUSHER BRIAN & FORSTER, REBECCA HART	3 RD DUNDEE RD	EARLYSVILLE VA	22906	6 GILDERSELEE WOOD
11010200	BISHOP KATHERINE L TRUSTEE	PO BOX 2054	CHARLOTTESVILLE VA	22902	8 GILDERSELEE WOOD
11014000	VELVY, C	21 15TH ST NW STE 1A	CHARLOTTESVILLE VA	22919	111 VALLEY RD
11014000	KEYSER FOWLER B & HELEN S TRUSTEES	1 GILDERSELEE WOOD	CHARLOTTESVILLE VA	22903	1 GILDERSELEE WOOD
11020000	KEYSER ARTHUR B & HELEN S	10 OAKHURST CIR	CHARLOTTESVILLE VA	22903	110 OAKHURST CIR
11020000	REILLY, SEVIN M & BONNIE B	16 OAKHURST CIR	CHARLOTTESVILLE VA	22903	110 OAKHURST CIR
11020000	OSTEEN J MICHAEL TRUSTEE	26 FRANKLIN ST	ANNAPOLIS MD	21401	850 VALLEY RD
11022000	MCHITT DOUGLAS & TOWNSEND	264 BROWNSTONE LN	CHARLOTTESVILLE VA	22924	652 VALLEY RD
11022000	TURNER COURTNEY M & KATHLEEN V	1700 JEFFERSON PARK AVE	CHARLOTTESVILLE VA	22916	1700 JEFFERSON PARK AVE
11022000	MYERS JAMES E & KAREN A	1700 JEFFERSON PARK AVE	CHARLOTTESVILLE VA	22916	1700 JEFFERSON PARK AVE
11022000	SNELL, WILLIAM B	1700 JEFFERSON PARK AVE	CHARLOTTESVILLE VA	22916	1700 JEFFERSON PARK AVE
11022000	WINCHESTER, JOHN R	54 VALLEY RD	CHARLOTTESVILLE VA	22922	554 VALLEY RD
11022000	DULA-3, LLC	325 DUNDEE ROAD	EARLYSVILLE VA	22926	1714 JEFFERSON PARK AVE
11022000	WOODROW TOOL, LLC	PO BOX 5306	CHARLOTTESVILLE VA	22906	400 STADIUM RD
11022000	WOODROW, LLC	PO BOX 5306	CHARLOTTESVILLE VA	22906	102 STADIUM RD
11022000	STADIUM ROAD LIMITED PARTNERSHIP	MCC BOX 5186	CHARLOTTESVILLE VA	22905	100 STADIUM RD
11022000	1700 JPA, LLC	PO BOX 5186	CHARLOTTESVILLE VA	22901	1700 JEFFERSON PARK AVE
11022000	TRACKSIDE PROPERTIES II, LLC	40 LOCUST AVE STE 3	CHARLOTTESVILLE VA	22932	1707 JEFFERSON PARK AVE
11022000	ALPHA MAPA HOLDING CORPORATION	113 JEFFERSON PARK AVE	CHARLOTTESVILLE VA	22916	1713 JEFFERSON PARK AVE
11022000	NEIGHBORHOOD INVESTMENTS, LLC	8 S CATALPA CT	CHARLOTTESVILLE VA	22912	1709 JEFFERSON PARK AVE
11022000	BLUE RIDGE PROPERTY MANAGEMENT LLC	215 WARWICK PL	EARLYSVILLE VA	22917	1715 JEFFERSON PARK AVE
11022000	STALZ, LLC	PO BOX 1414	CHARLOTTESVILLE VA	22917	1717 JEFFERSON PARK AVE
11022000	DUNOVILL, LLC	30 MALLARD LANE	EARLYSVILLE VA	22921	204 MONTEBELLO CIR
11022000	NEIGHBORHOOD INVESTMENTS, LLC	8 S CATALPA CT	CHARLOTTESVILLE VA	22903	1723 JEFFERSON PARK AVE
11022000	WARD, BENJAMIN T	11 ORCHARD RD	CHARLOTTESVILLE VA	22903	301 MONTEBELLO CIR
11022000	WARD, RICHARD RD	70 ORCHARD RD	CHARLOTTESVILLE VA	22919	205 MONTEBELLO CIR
11022000	THE RECTOR & VISITORS OF THE UNIVERSITY OF VIRGINIA	UOF VA	CHARLOTTESVILLE VA	22919	0 MONTEBELLO CIR
11022000	KING, BRIAN J & JENNIFER L	225 MONTEBELLO CIR	CHARLOTTESVILLE VA	22920	221 MONTEBELLO CIR
11022000	MORAVI, JACK & ELLEN L CONTIN-MORA	225 MONTEBELLO CIR	CHARLOTTESVILLE VA	22920	225 MONTEBELLO CIR
11022000	MONTEBELLO CIRCLE, LLC	PO BOX 3603	CHARLOTTESVILLE VA	22927	233-235 MONTEBELLO CIR
11022000	MRP #2, LLC	188 MARTIN FARM LN	CHARLOTTESVILLE VA	22926	333-335 STADIUM RD
11022000	THE RECTOR & VISITORS OF THE UNIVERSITY OF VIRGINIA	PJ BOX 400728	CHARLOTTESVILLE VA	22910	1700 STADIUM RD
11022000	MORLEY WILLIAM J & NANCY H	245 N UPLAND ST	ARLINGTON VA	22204	325 MONTEBELLO CIR
11022000	CANPEZ BETTY SUE H	317 COURTHOUSE MTN LN	MADISON VA	22603	325 MONTEBELLO CIR
11022000	TODAY'S PROPERTY MANAGEMENT II LLC	PO BOX 430	EARLYSVILLE VA	22906	315 MONTEBELLO CIR
11022000	MINOR, STANLEY GILL	210 GULFORD AVENUE	WILMINGTON NC	28403	315 MONTEBELLO CIR

PUD 11/17/2023		
ORIGINAL ISSUE: 07/27/23		
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KEY PLAN		
100 STADIUM ROAD		
CONCEPTUAL SITE DIAGRAMS		
T4		

POTENTIAL OPTION FOR PROPERTY LINE REALIGNMENT / SIMPLIFICATION



OPEN SPACE DIAGRAM



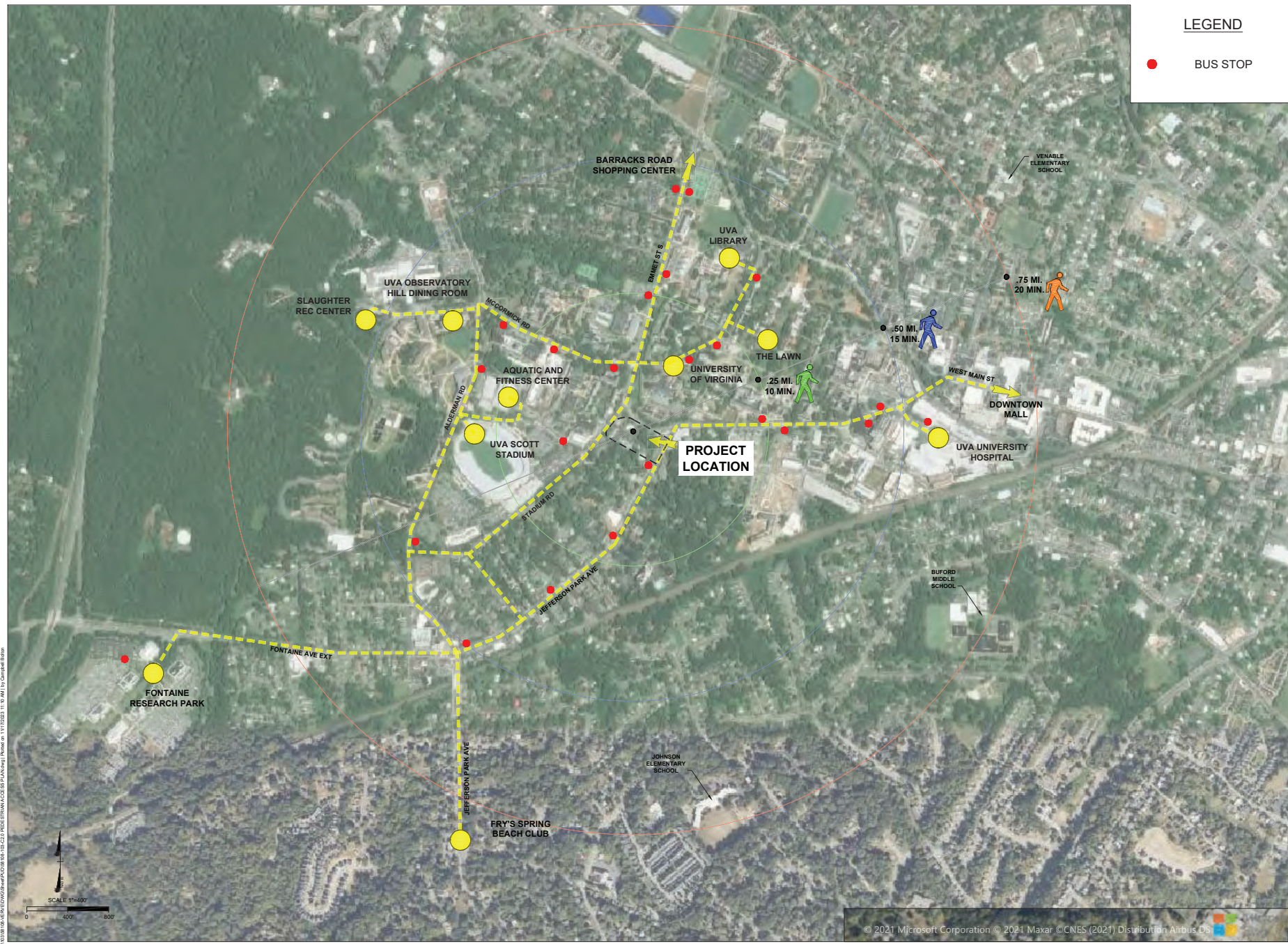
PEDESTRIAN AND BIKE FACILITY DIAGRAM



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KEY PLAN		
104 STADIUM ROAD		
ALTA SURVEY (1 OF 4)		
C1.1		

CITY OF CHARLOTTESVILLE	ALBEMARLE COUNTY, VA
Date: December 16, 2022	Scale: N/A
Sheet 1 of 4	J.N.: 56566
Drawn by: DGT/TEB	Checked by: JCM
Last Revised: April 14, 2023	





LEGEND

- BUS STOP

104 STADIUM ROAD
Charlottesville, VA

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

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104 STADIUM ROAD

PEDESTRIAN NETWORK PLAN

C2

6/10/2023 10:45 AM REVISED FOR PUD 104-104-02-02 PEDESTRIAN ACCESS (P.A. Notes) (Printed on 11/17/2023 11:10 AM) by Campbell Batten

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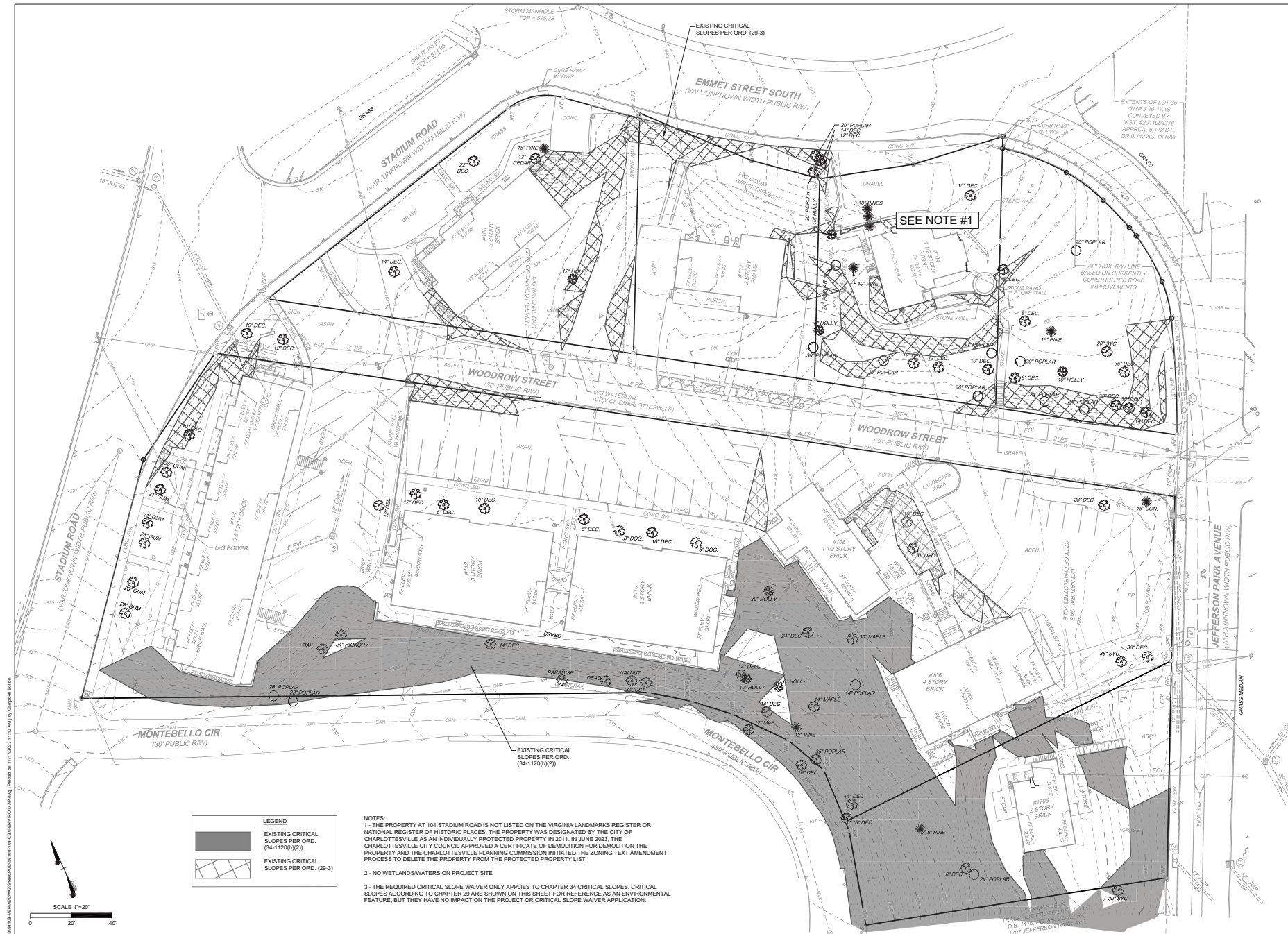
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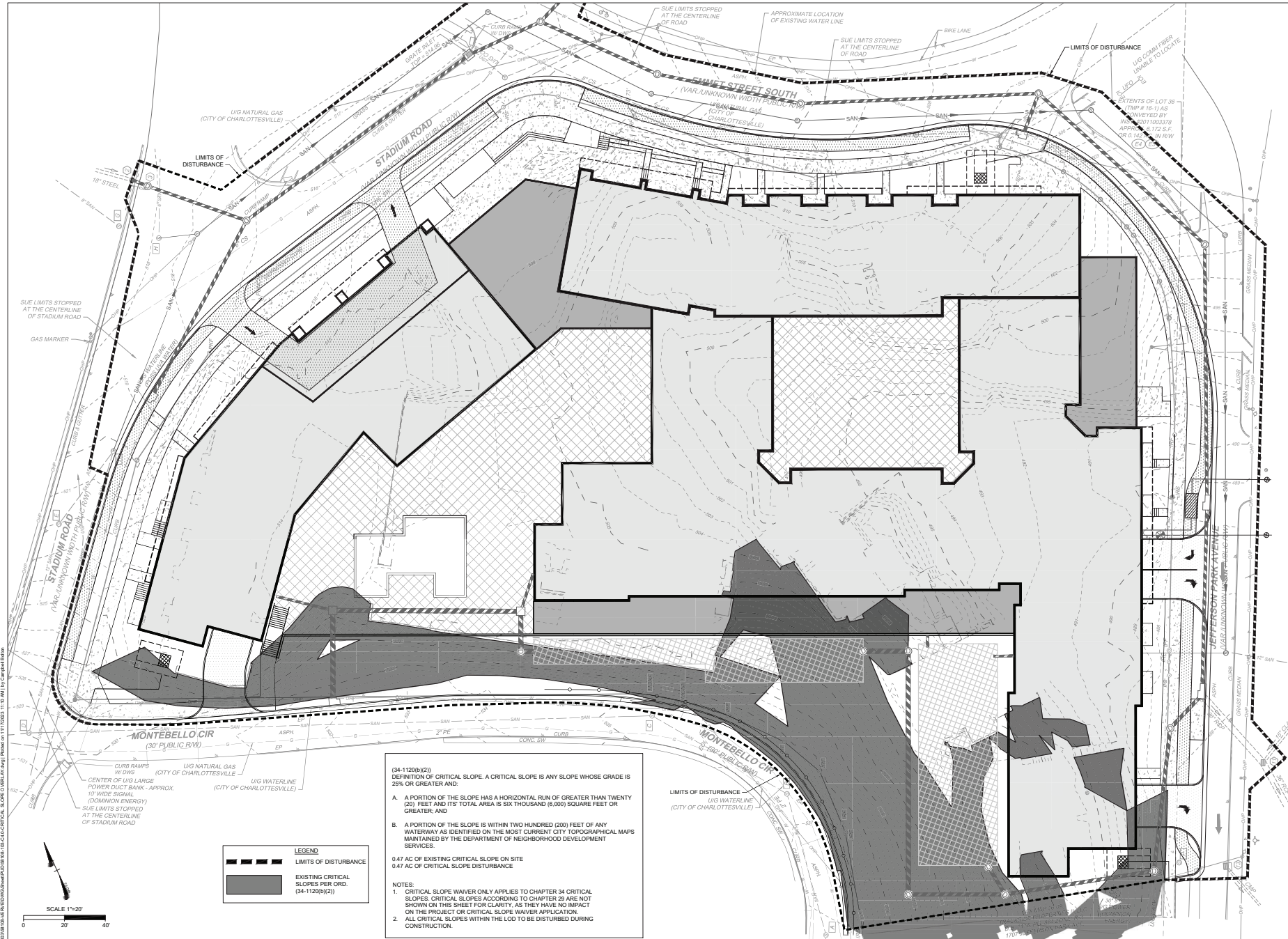
KEY PLAN

104 STADIUM ROAD

NATURAL,
ENVIRONMENTAL, &
CULTURAL FEATURE MAP

C3





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Charlottesville, VA



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CRITICAL SLOPE - SITE OVERLAY		
C4		

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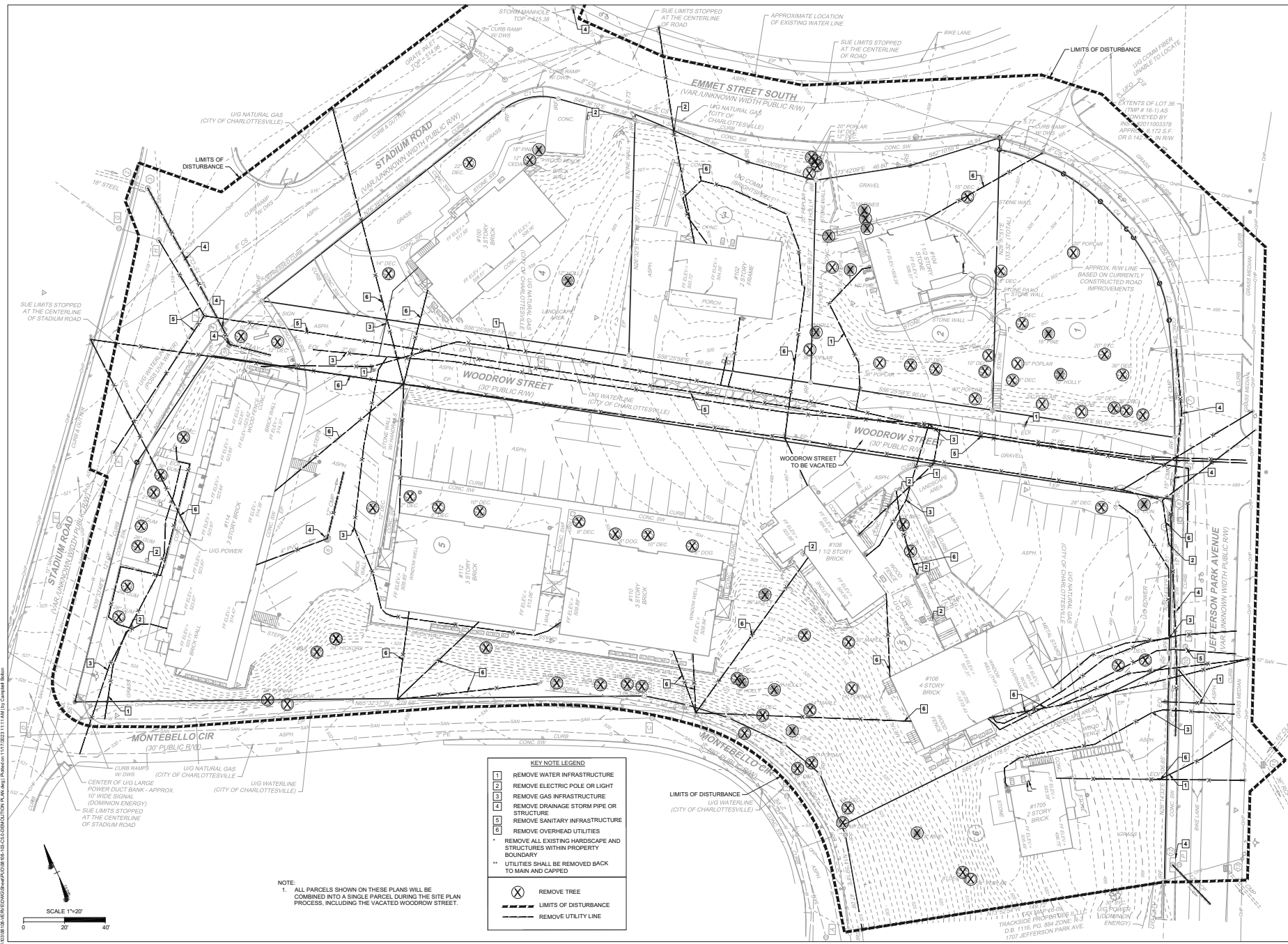
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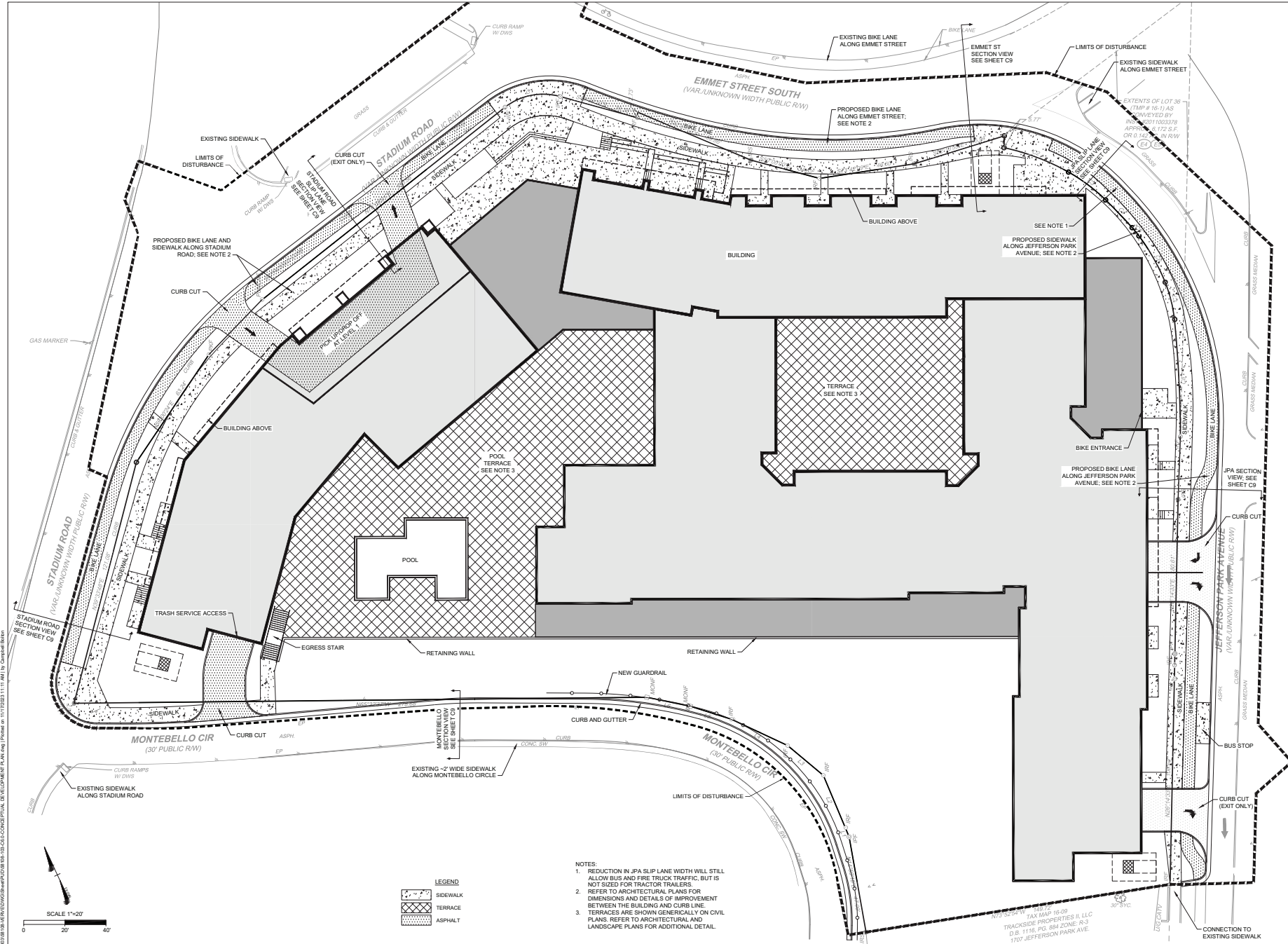
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KEY PLAN

104 STADIUM ROAD

CONCEPTUAL
PUD DEMOLITION
PLAN
C5





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Charlottesville, VA

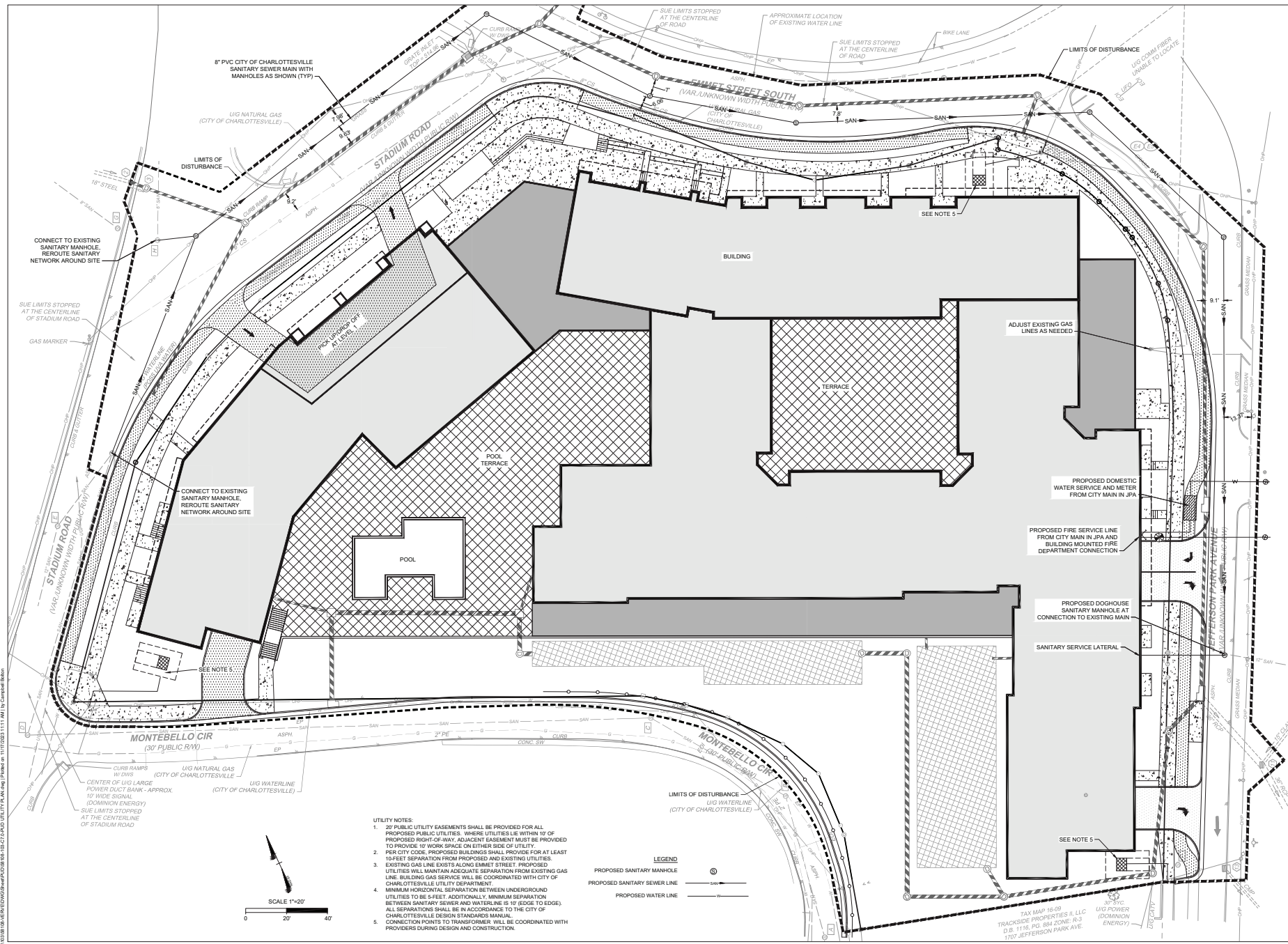
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CONCEPTUAL PUD SITE DEVELOPMENT PLAN		
C6		



6/10/2018 10:18 AM REVISED/NOT FOR CONSTRUCTION (P) 11/17/2023 11:11 AM (S) Campbell Station

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Charlottesville, VA

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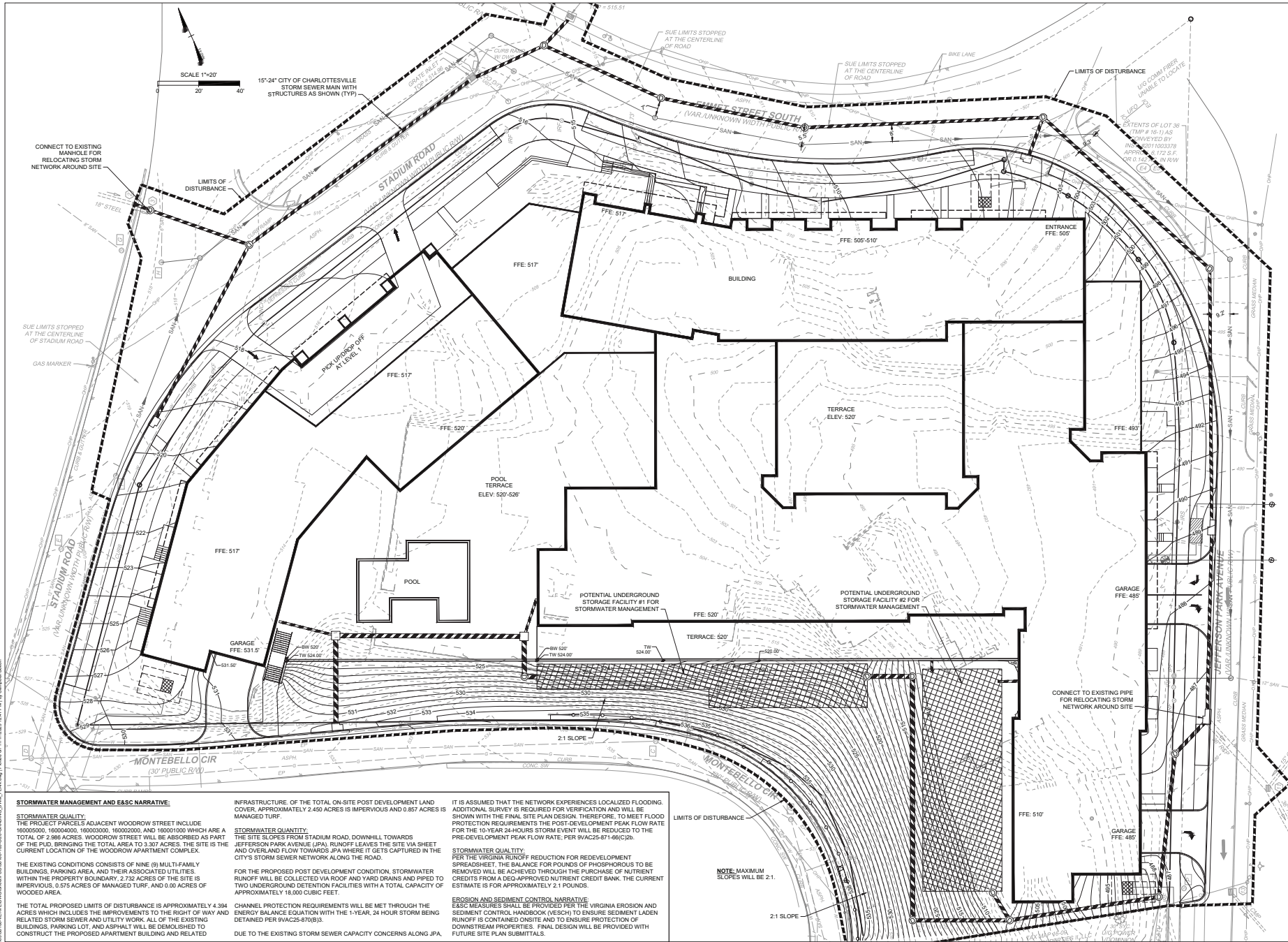
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CONCEPTUAL PUD UTILITY PLAN

C7



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104 STADIUM ROAD
CONCEPTUAL PUD
GRADING AND
STORMWATER
MANAGEMENT PLAN

C8

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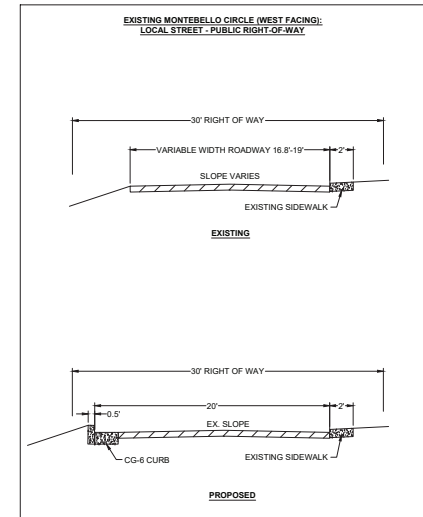
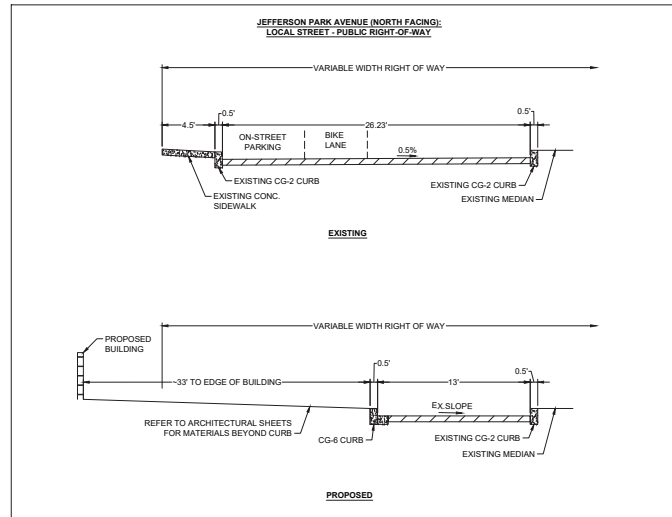
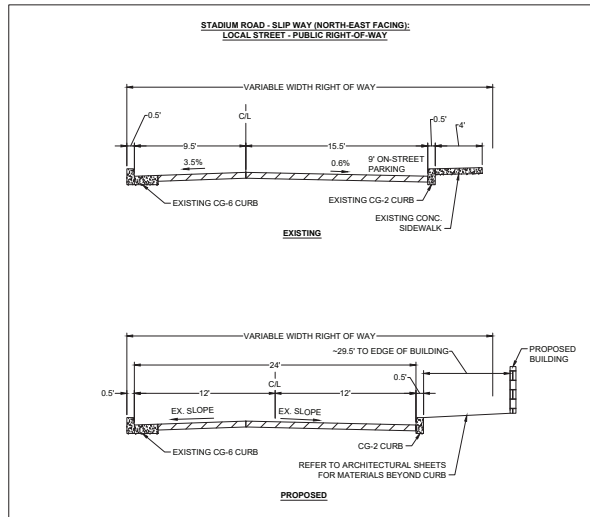
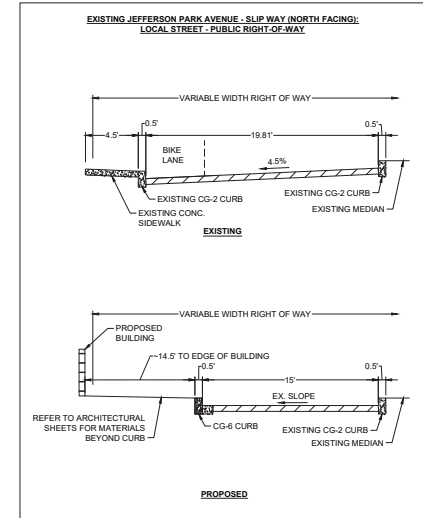
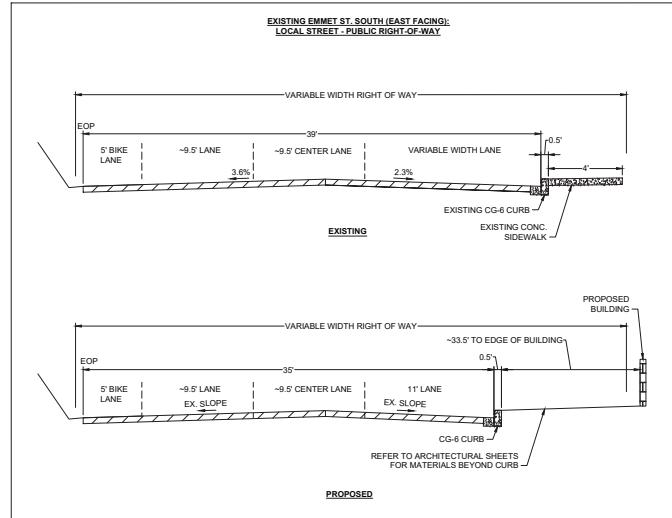
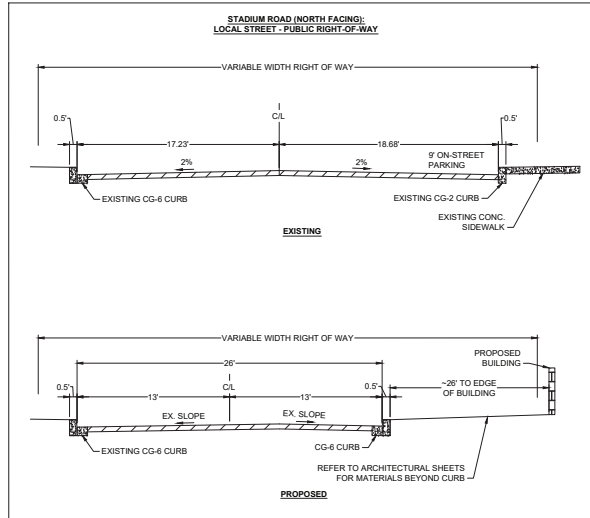
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KEY PLAN

104 STADIUM ROAD

CONCEPTUAL PUD ROAD
SECTIONS

C9



NOTES:
1. PROPOSED ROAD SECTIONS SHOWN ARE CONCEPTUAL AND FINAL DETAILS SUCH AS SLOPES, PLANTING STRIP WIDTHS, AND TOTAL ROW WIDTH ARE SUBJECT TO CHANGE DURING FINAL SITE PLAN DESIGN.
2. STADIUM ROAD, EMMET STREET, MONTEBELLO CIRCLE, AND JEFFERSON PARK AVENUE ARE EXISTING PUBLIC ROADS. ANY ADJUSTMENTS WILL BE DESIGNED IN ACCORDANCE WITH THE LOCAL STREET GUIDELINES IN THE CHARLOTTESVILLE CITY CODE, CHARLOTTESVILLE STANDARDS & DESIGNS MANUAL, AND THE CHARLOTTESVILLE STREETS THAT WORK DESIGN GUIDELINES.



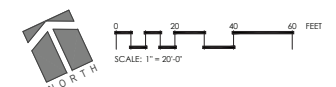
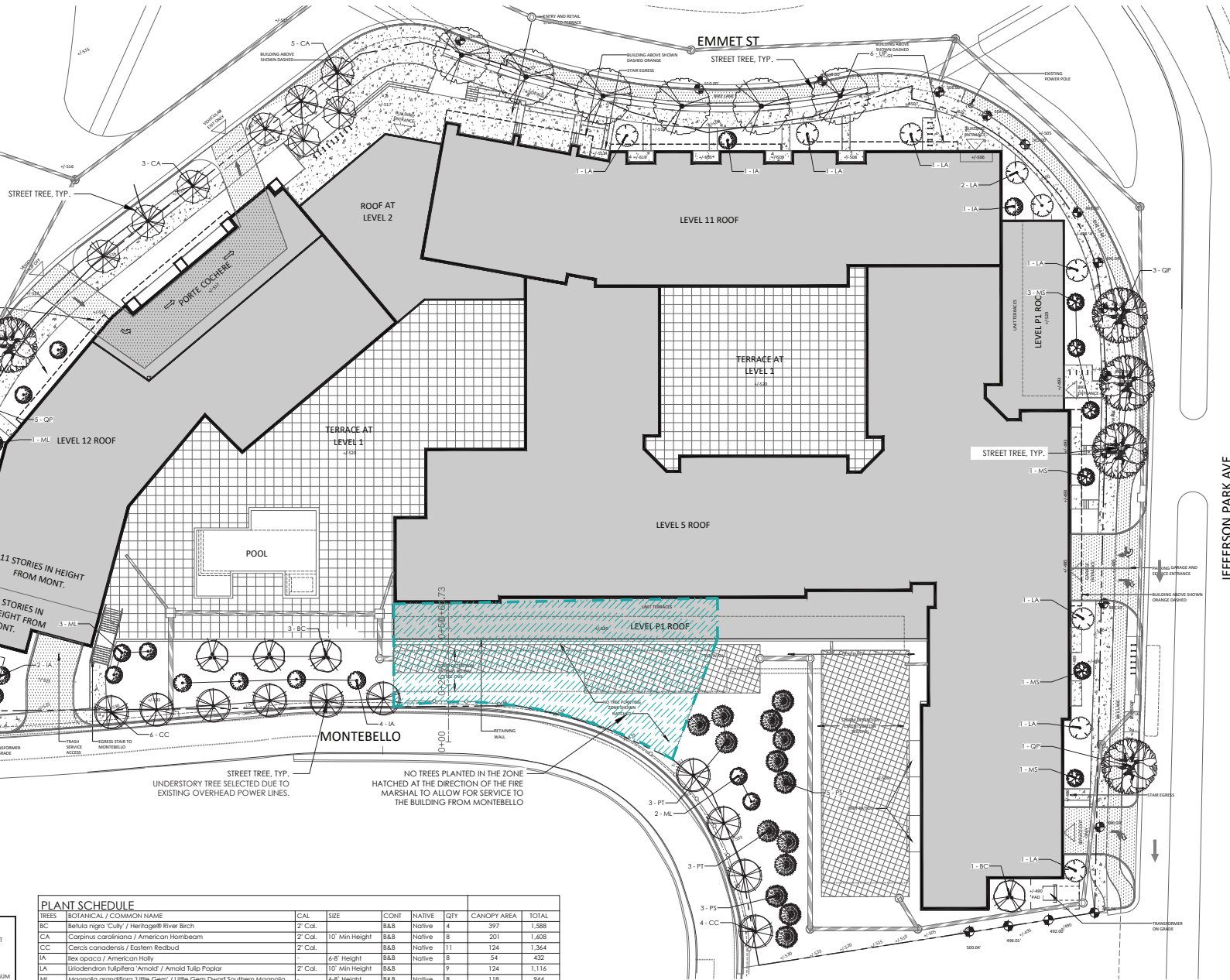
LANDSCAPE PLAN NOTES

1. THE PLANNED UNIT DEVELOPMENT (PUD) SHALL BE INSTANTANEOUS CONFORMANCE 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 MODIFICATIONS.
2. SIDEWALKS 5' MINIMUM WIDTH AS SHOWN.
3. PLANTING STRIPS BETWEEN ROAD AND SIDEWALK 4' MINIMUM EXCEPT ADJACENT TO PARKING AND BICYCLE LANE ENTRY/EGRESS POINTS.
4. ALL TREES SHALL BE SELECTED FROM THE CHARLOTTESVILLE MASTER TREE LIST.
5. TREES TO BE REMOVED WITHIN EXISTING CRITICAL SLOPE AREA THAT IS PROPOSED TO BE DISTURBED. TREES REMOVED FROM TEN CRITICAL SLOPE AREA SHALL BE REPLACED AT A 3:1 RATIO IN ACCORDANCE WITH CITY GUIDELINES. 25 TREES REMOVED, 75 TREES REPLACED.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CAL	SIZE	CONT	NATIVE	QTY	CANOPY AREA	TOTAL
BC	Betula nigra 'Cully' / Heritager River Birch	2" Cal.	10' Min Height	8.8.8	Native	4	397	1,588
CA	Carpinus caroliniana / American Hornbeam	2" Cal.	10' Min Height	8.8.8	Native	8	201	1,608
CC	Quercus canadensis / Eastern Redbud	2" Cal.	11'	8.8.8	Native	11	124	1,364
IA	Ilex opaca / American Holly	-	6-8' Height	8.8.8	Native	8	54	432
LA	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	2" Cal.	10' Min Height	8.8.8	Native	9	124	1,116
ML	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	-	6-8' Height	8.8.8	Native	8	118	944
MS	Magnolia virginiana / Sweetbay Magnolia	2" Cal.	6' Min. Height	8.8.8	Native	6	113	678
PS	Pinus strobus / White Pine	-	6' Min. Height	8.8.8	Native	8	118	944
PT	Pinus taeda / Loblolly Pine	-	6' Min. Height	8.8.8	Native	6	207	1,242
QP	Quercus phellos / Willow Oak	2" Cal.	10'	8.8.8	Native	10	272	2,720
UP	Ulmus americana 'Princeton' / Princeton American Elm	3" Cal.	-	8.8.8	Native	6	397	2,382
GRAND TOTAL							84	15,018

STADIUM A



100 STADIUM ROAD
Charlottesville, VA

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11/17/23

ORIGINAL ISSUE: 08/15/23

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KEY PLAN

100 STADIUM ROAD

CONCEPTUAL
LANDSCAPE PLAN

L501

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CONCEPTUAL
DEVELOPMENT PLAN

A0



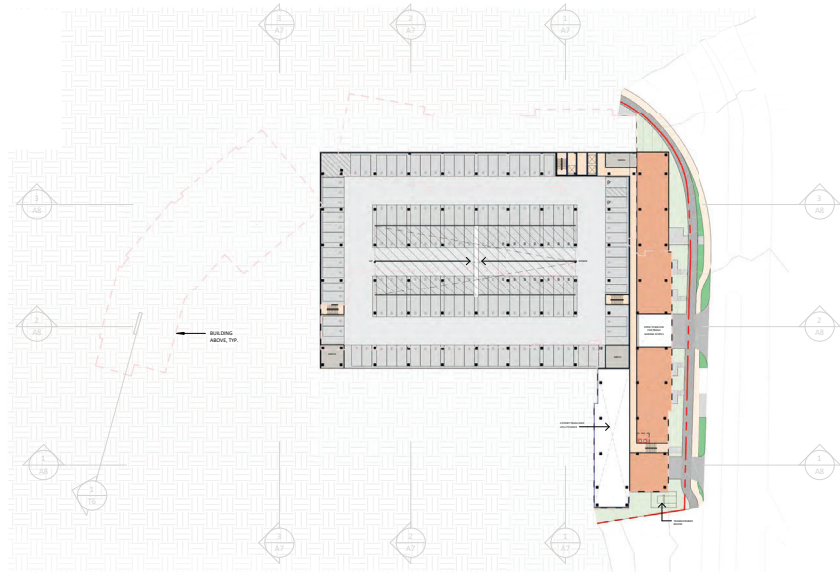
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1
AD
CONCEPTUAL PLAN
3/64" = 1'-0"

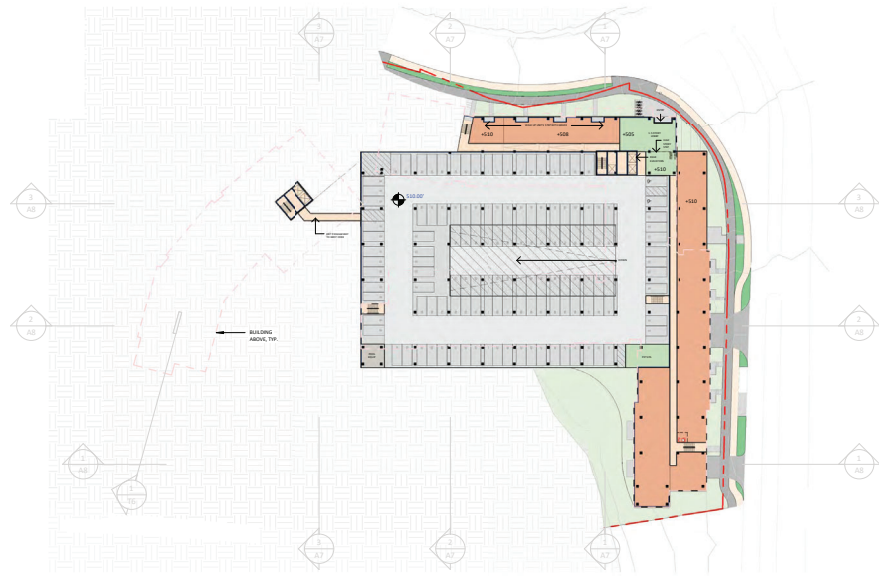
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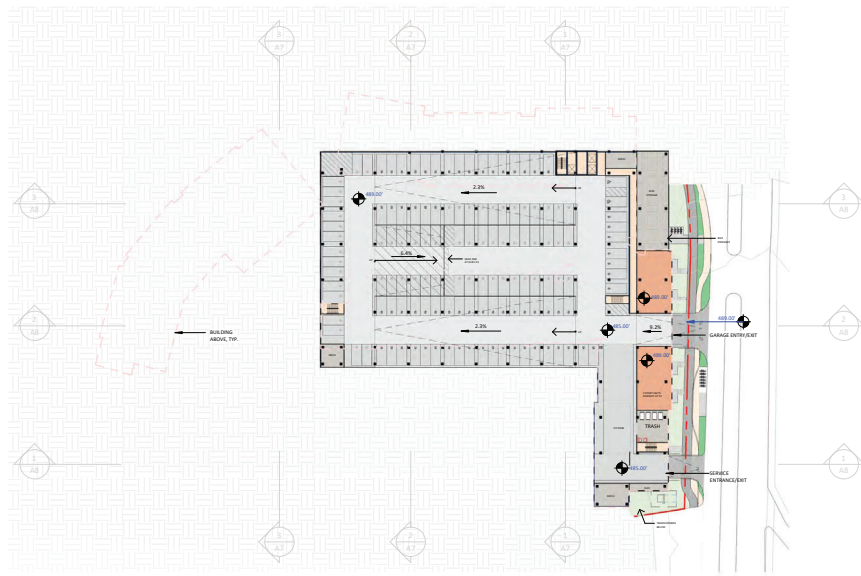
4 LEVEL 1 - PUD
A1 1" = 50'-0"



2 LEVEL P2 - PUD
A1 1" = 50'-0"



3 LEVEL P1 - PUD
A1 1" = 50'-0"

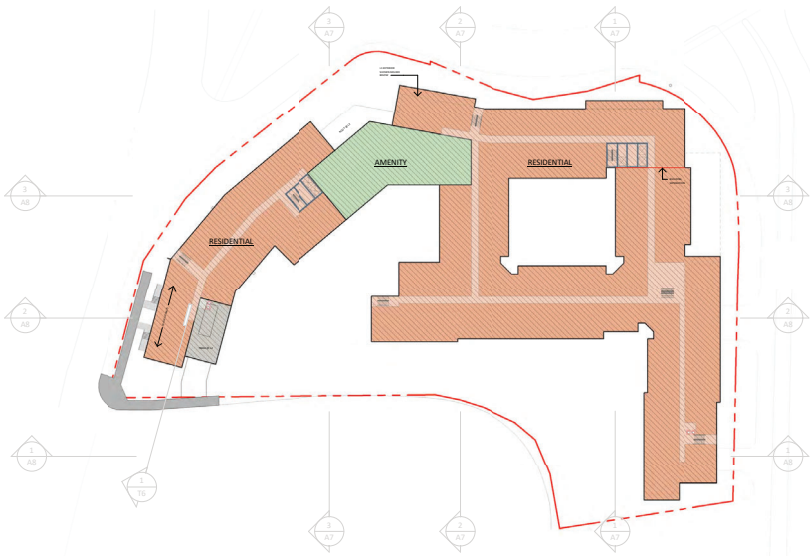


1 LEVEL P3 - PUD
A1 1" = 50'-0"

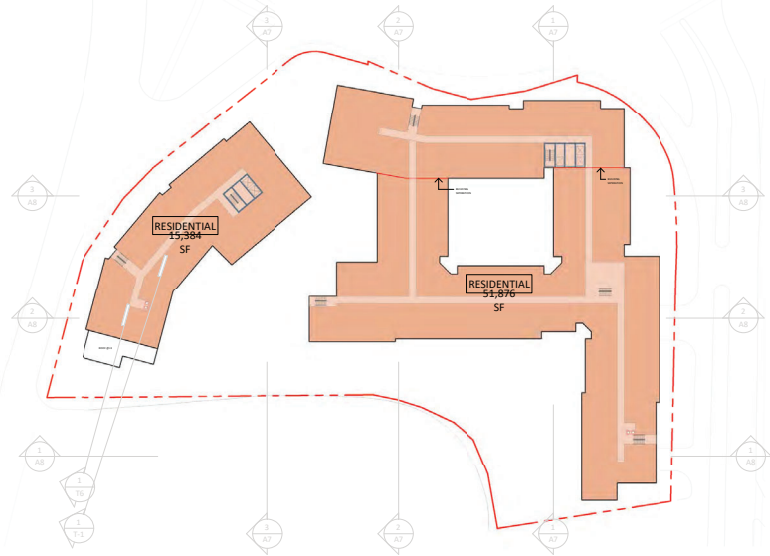
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KEY PLAN		
100 STADIUM ROAD		
CONCEPTUAL FLOOR PLANS		
A1		

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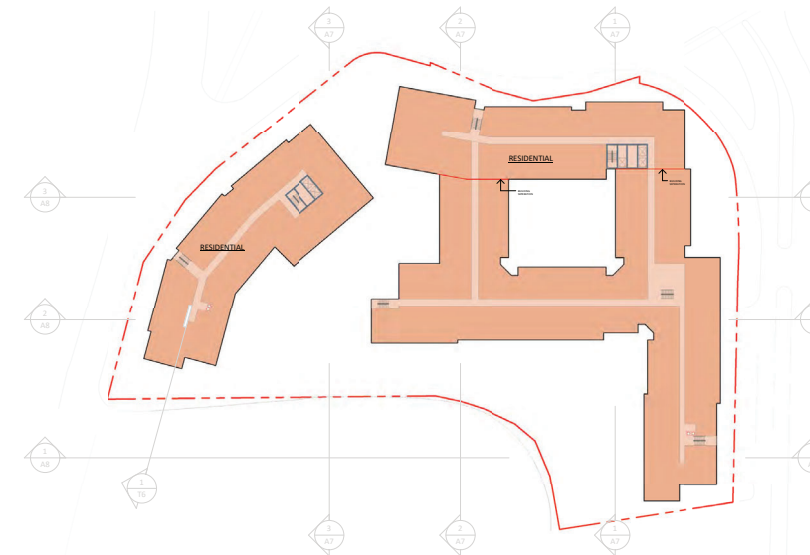
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100 STADIUM ROAD		
CONCEPTUAL FLOOR PLANS		
A2		



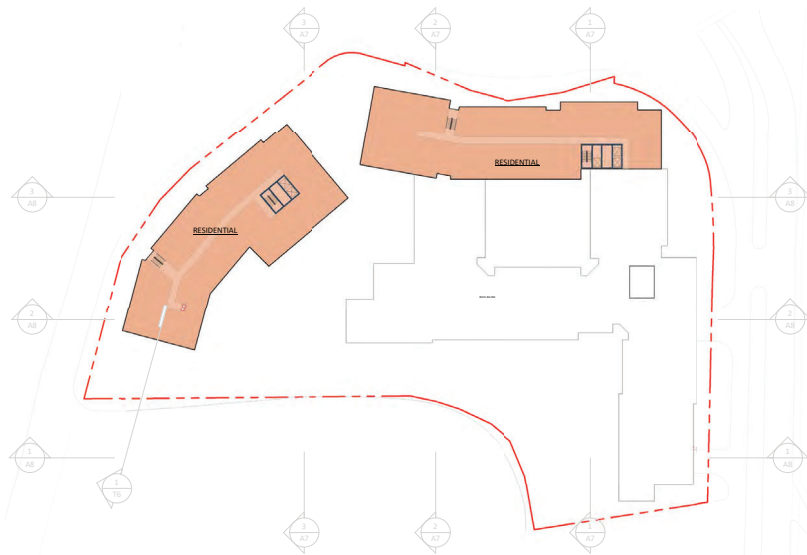
1 LEVEL 2 - PUD
1" = 50'-0"



4 LEVEL 5 - PUD
1" = 50'-0"

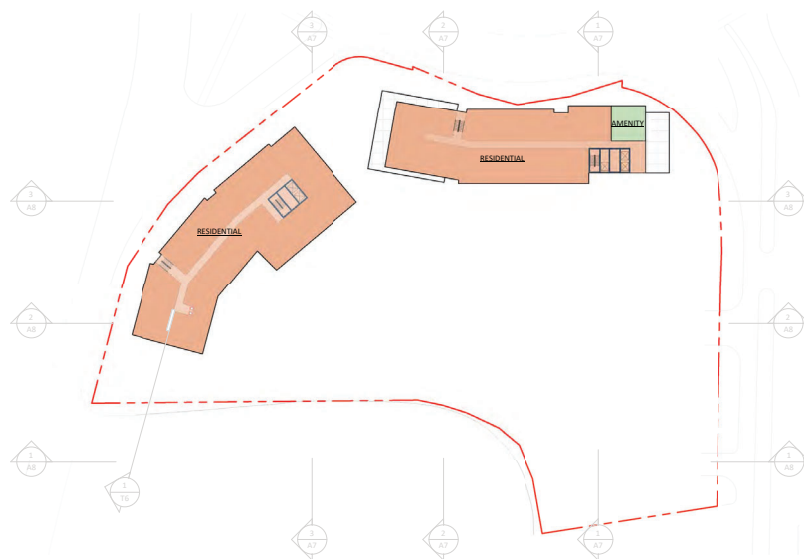


2 LEVELS 3, 4 - PUD
1" = 50'-0"

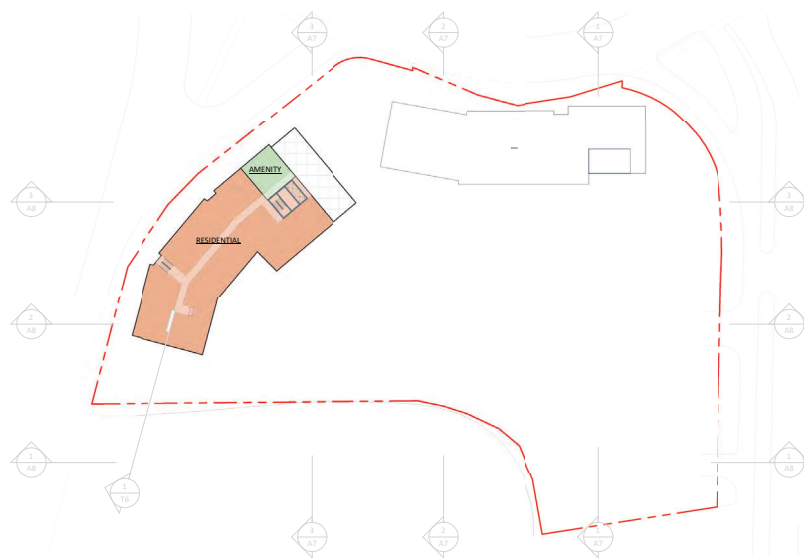


3 LEVELS 6, 7, 8, 9, 10 - PUD
1" = 50'-0"

Charlottesville, VA



1 LEVEL 11 - PUD
A3 1" = 50'-0"



2 LEVEL 12 - PUD
A3 1" = 50'-0"

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100 STADIUM ROAD

CONCEPTUAL FLOOR PLANS

A3

EXTERIOR MATERIALS LEGEND

- 1A MASONRY - COLOR #1
- 6A METAL PANEL - COLOR #1
- 6B METAL PANEL - COLOR #2
- 6C METAL PANEL - COLOR #3
- 6D METAL PANEL - COLOR #4
- 8A STOREFRONT GLAZING
- 16A OVERHEAD GARAGE DOORS
- 17A MECHANICAL LOUVER



2 EAST ELEVATION
3/64" = 1'-0"



1 NORTH ELEVATION
3/64" = 1'-0"

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100 STADIUM ROAD

CONCEPTUAL EXTERIOR
ELEVATIONS

A5

EXTERIOR MATERIALS LEGEND

- 1A MASONRY - COLOR #1
- 6A METAL PANEL - COLOR #1
- 6B METAL PANEL - COLOR #2
- 6C METAL PANEL - COLOR #3
- 6D METAL PANEL - COLOR #4
- 8A STOREFRONT GLAZING
- 16A OVERHEAD GARAGE DOORS
- 17A MECHANICAL LOUVER



- ROOF LEVEL 649' - 4"
- LEVEL 12 638' - 8"
- LEVEL 11 628' - 0"
- LEVEL 10 617' - 4"
- LEVEL 9 606' - 8"
- LEVEL 8 596' - 0"
- LEVEL 7 585' - 4"
- LEVEL 6 574' - 8"
- LEVEL 5 564' - 0"
- LEVEL 4 553' - 4"
- LEVEL 3 542' - 8"
- LEVEL 2 532' - 0"
- LEVEL 1 520' - 0"
- LEVEL P1 510' - 0"
- LEVEL P2 500' - 0"

2 WEST ELEVATION
3/64" = 1'-0"



- ROOF LEVEL 649' - 4"
- LEVEL 12 638' - 8"
- LEVEL 11 628' - 0"
- LEVEL 10 617' - 4"
- LEVEL 9 606' - 8"
- LEVEL 8 596' - 0"
- LEVEL 7 585' - 4"
- LEVEL 6 574' - 8"
- LEVEL 5 564' - 0"
- LEVEL 4 553' - 4"
- LEVEL 3 542' - 8"
- LEVEL 2 532' - 0"
- LEVEL 1 520' - 0"
- LEVEL P1 510' - 0"
- LEVEL P2 500' - 0"
- LEVEL P3 489' - 0"

1 NORTHWEST ELEVATION
3/64" = 1'-0"

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100 STADIUM ROAD

CONCEPTUAL EXTERIOR
ELEVATIONS

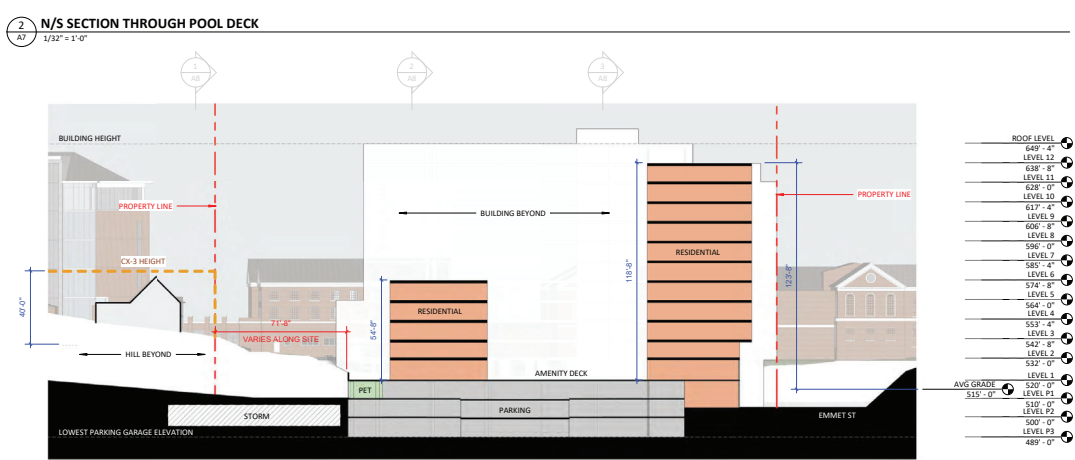
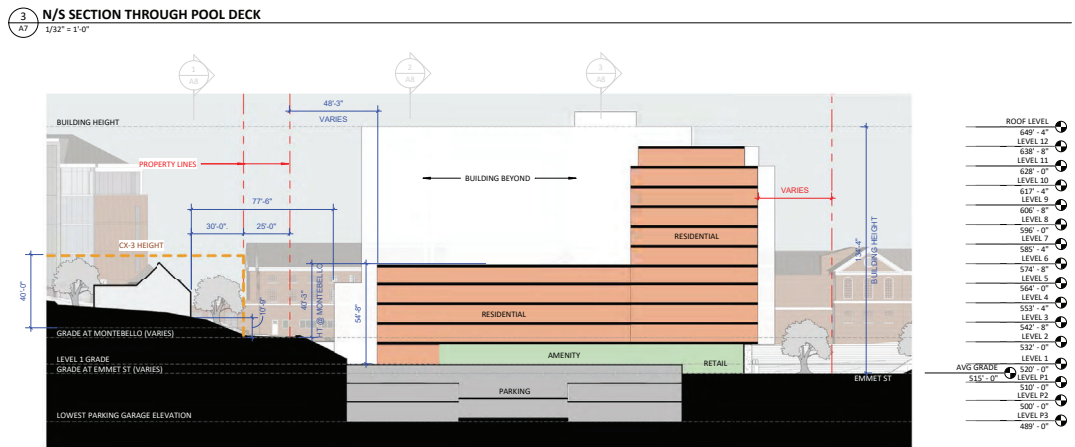
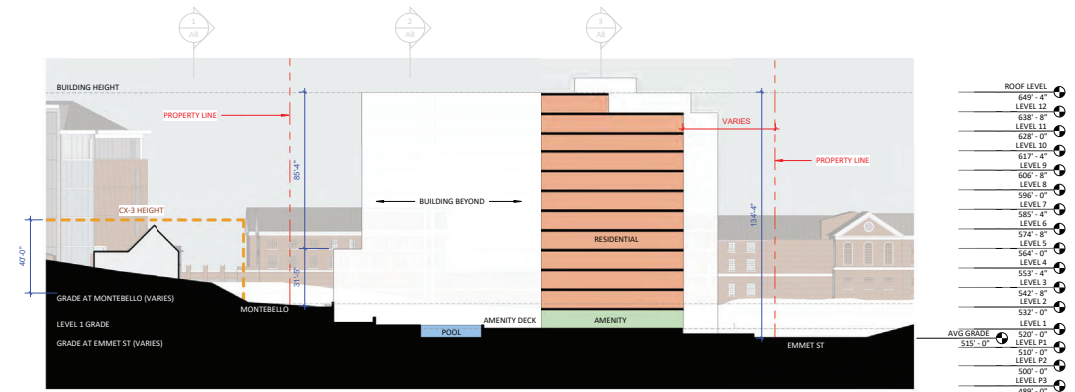
A6

EXTERIOR MATERIALS LEGEND	
1A	MASONRY - COLOR #1
6A	METAL PANEL - COLOR #1
6B	METAL PANEL - COLOR #2
6C	METAL PANEL - COLOR #3
6D	METAL PANEL - COLOR #4
8A	STOREFRONT GLAZING
16A	OVERHEAD GARAGE DOORS
17A	MECHANICAL LOUVER



ROOF LEVEL	649' - 4"
LEVEL 12	638' - 0"
LEVEL 11	628' - 0"
LEVEL 10	617' - 4"
LEVEL 9	606' - 8"
LEVEL 8	596' - 0"
LEVEL 7	585' - 4"
LEVEL 6	574' - 8"
LEVEL 5	564' - 0"
LEVEL 4	553' - 4"
LEVEL 3	542' - 8"
LEVEL 2	532' - 0"
LEVEL 1	
AVG GARAGE	
LEVEL P1	510' - 0"
LEVEL P2	500' - 0"
LEVEL P3	489' - 0"

1 SOUTH ELEVATION
3/64" = 1'-0"



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100 STADIUM ROAD

CONCEPTUAL BUILDING SECTIONS

A7

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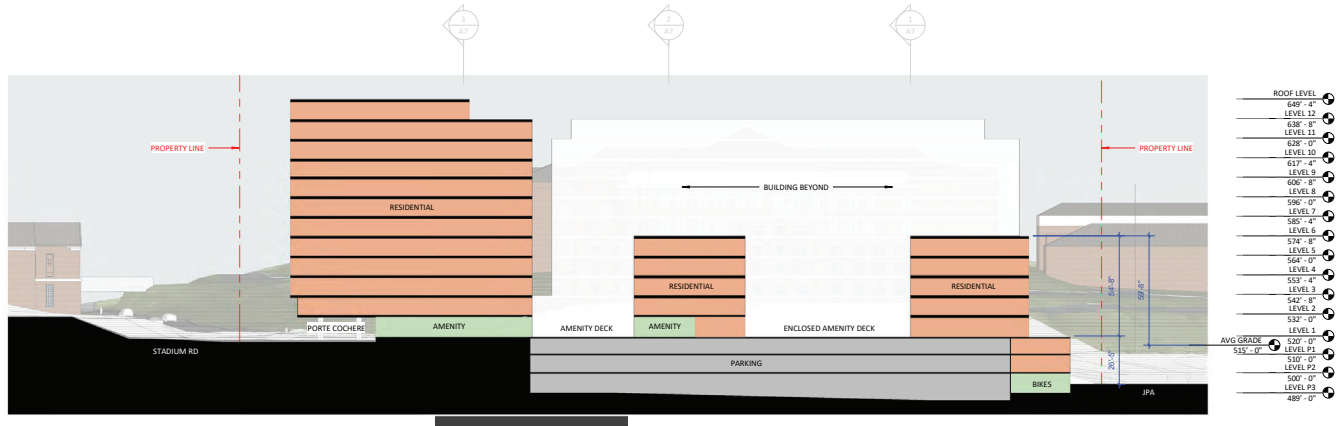
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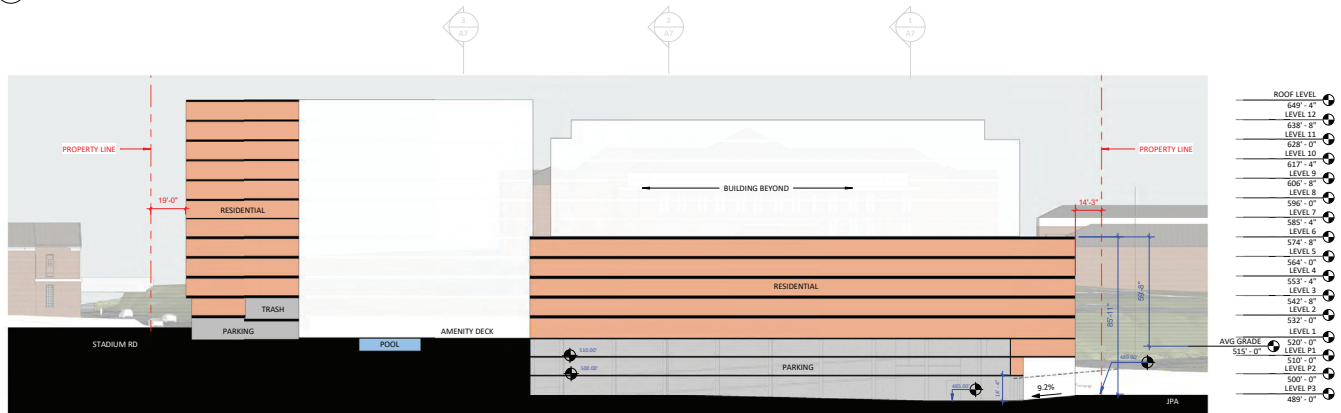
100 STADIUM ROAD

CONCEPTUAL BUILDING
SECTIONS

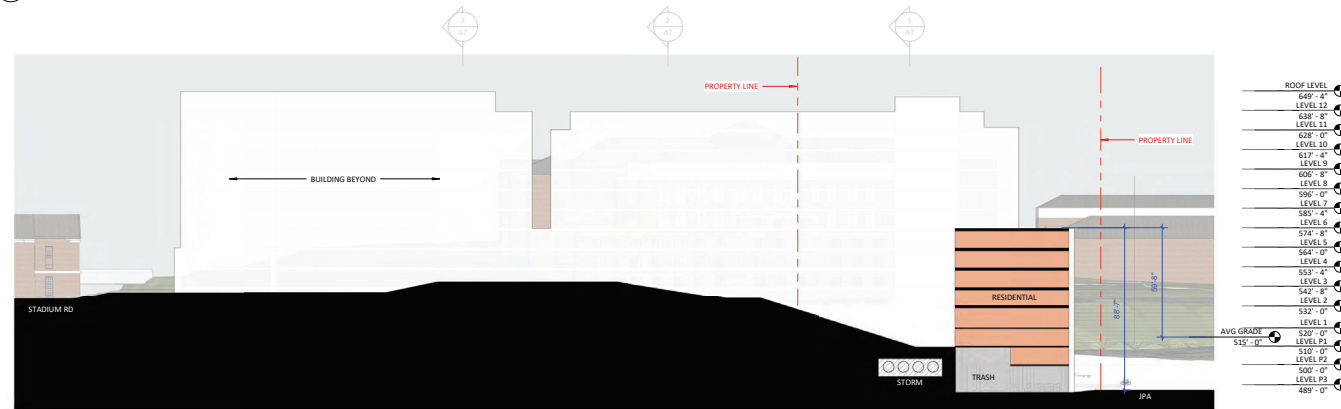
A8



3
AB 1/32" = 1'-0"



2
AB 1/32" = 1'-0"



1
AB 1/32" = 1'-0"

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100 STADIUM ROAD		
CONCEPTUAL EXTERIOR RENDERINGS		
A9		



VIEW FROM MONTEBELLO & STADIUM ROAD



VIEW LOOKING TO SECONDARY ENTRY FROM NEAR JPA & EMMET STREET



MAIN ENTRY VIEW FROM STADIUM ROAD & EMMET STREET



VIEW FROM EAST AT JEFFERSON PARK AVE



VIEW LOOKING WEST ALONG EMMET STREET



NORTHWEST CORNER AT STADIUM ROAD & EMMET STREET



NORTHEAST CORNER AT JEFFERSON PARK AVE & EMMET STREET



VIEW OF THE MAIN ENTRANCE AND MARKET ENTRY TERRACE FROM EMMET STREET



BIRDS EYE VIEW FROM NORTHWEST AT STADIUM ROAD & EMMET STREET INTERSECTION