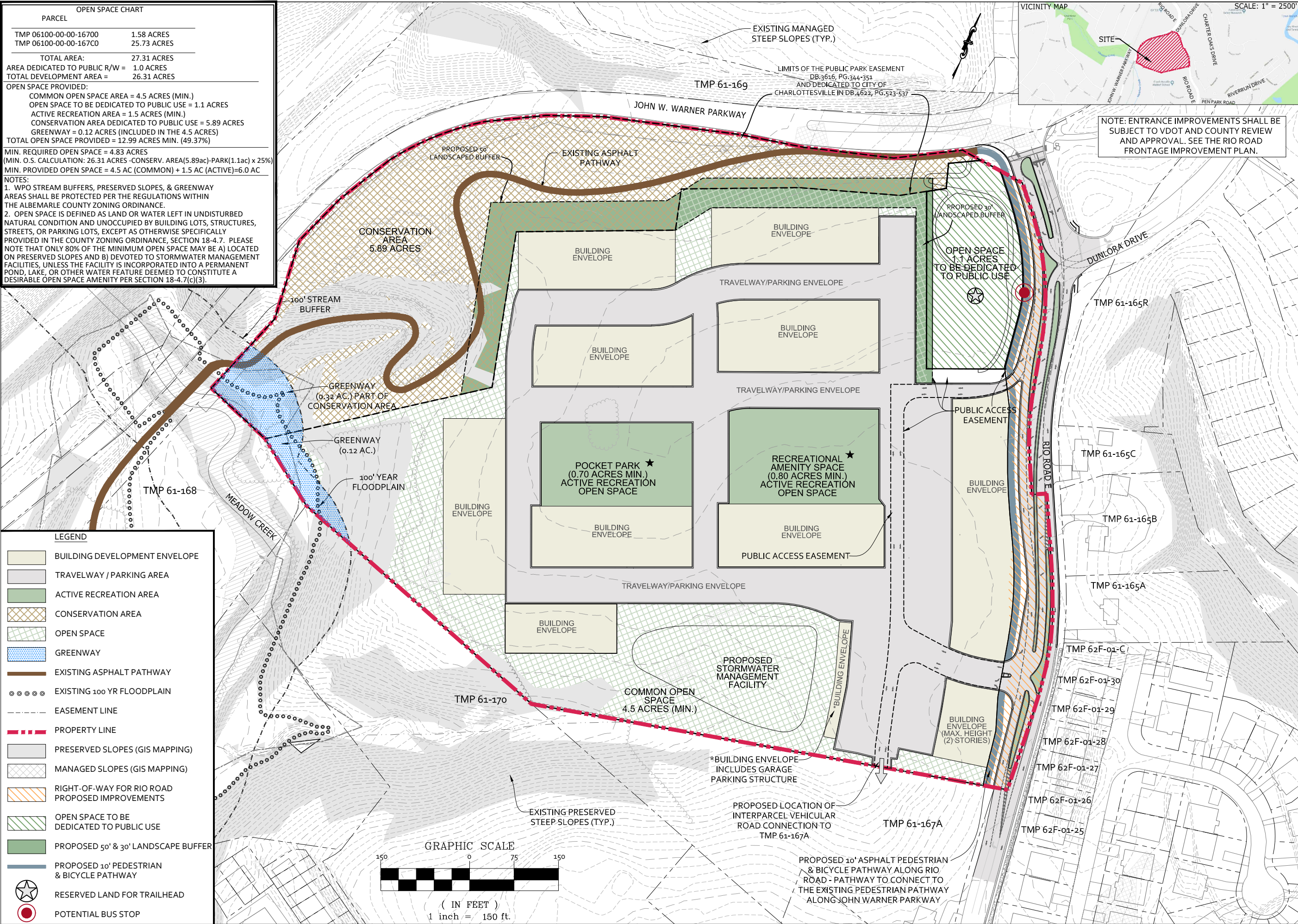
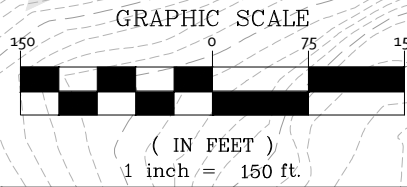


OPEN SPACE CHART	
PARCEL	
TMP 06100-00-00-16700	1.58 ACRES
TMP 06100-00-00-167C0	25.73 ACRES
TOTAL AREA:	27.31 ACRES
AREA DEDICATED TO PUBLIC R/W =	1.0 ACRES
TOTAL DEVELOPMENT AREA =	26.31 ACRES
OPEN SPACE PROVIDED:	
COMMON OPEN SPACE AREA = 4.5 ACRES (MIN.)	
OPEN SPACE TO BE DEDICATED TO PUBLIC USE = 1.1 ACRES	
ACTIVE RECREATION AREA = 1.5 ACRES (MIN.)	
CONSERVATION AREA DEDICATED TO PUBLIC USE = 5.89 ACRES	
GREENWAY = 0.12 ACRES (INCLUDED IN THE 4.5 ACRES)	
TOTAL OPEN SPACE PROVIDED = 12.99 ACRES MIN. (49.37%)	
MIN. REQUIRED OPEN SPACE = 4.83 ACRES	
(MIN. O.S. CALCULATION: 26.31 ACRES - CONSERV. AREA(5.89ac) - PARK(1.1ac) x 25%)	
MIN. PROVIDED OPEN SPACE = 4.5 AC (COMMON) + 1.5 AC (ACTIVE)=6.0 AC	
NOTES:	
1. WPO STREAM BUFFERS, PRESERVED SLOPES, & GREENWAY AREAS SHALL BE PROTECTED PER THE REGULATIONS WITHIN THE ALBEMARLE COUNTY ZONING ORDINANCE.	
2. OPEN SPACE IS DEFINED AS LAND OR WATER LEFT IN UNDISTURBED NATURAL CONDITION AND UNOCCUPIED BY BUILDING LOTS, STRUCTURES, STREETS, OR PARKING LOTS, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THE COUNTY ZONING ORDINANCE, SECTION 18-4.7. PLEASE NOTE THAT ONLY 80% OF THE MINIMUM OPEN SPACE MAY BE A) LOCATED ON PRESERVED SLOPES AND B) DEVOTED TO STORMWATER MANAGEMENT FACILITIES, UNLESS THE FACILITY IS INCORPORATED INTO A PERMANENT POND, LAKE, OR OTHER WATER FEATURE DEEMED TO CONSTITUTE A DESIRABLE OPEN SPACE AMENITY PER SECTION 18-4.7(c)(3).	

LEGEND	
	BUILDING DEVELOPMENT ENVELOPE
	TRAVELWAY / PARKING AREA
	ACTIVE RECREATION AREA
	CONSERVATION AREA
	OPEN SPACE
	GREENWAY
	EXISTING ASPHALT PATHWAY
	EXISTING 100 YR FLOODPLAIN
	EASEMENT LINE
	PROPERTY LINE
	PRESERVED SLOPES (GIS MAPPING)
	MANAGED SLOPES (GIS MAPPING)
	RIGHT-OF-WAY FOR RIO ROAD PROPOSED IMPROVEMENTS
	OPEN SPACE TO BE DEDICATED TO PUBLIC USE
	PROPOSED 50' & 30' LANDSCAPE BUFFER
	PROPOSED 10' PEDESTRIAN & BICYCLE PATHWAY
	RESERVED LAND FOR TRAILHEAD
	POTENTIAL BUS STOP



<b>COLLINS ENGINEERING</b> 200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-283-3729	
<b>Kotarides</b> Builders • Developers Landscape Architecture Property Management	
REVISIONS	
DATE	DESCRIPTION
06/17/19	INITIAL SUBMITTAL
09/03/19	RESUBMITTAL TO ALBEMARLE COUNTY - ADDRESSING STAFF COMMENTS
11/18/19	RESUBMITTAL TO ALBEMARLE COUNTY - ADDRESSING STAFF COMMENTS
05/06/20	MINOR ADJUSTMENTS TO APPLICATION PLAN SHEETS 1 & 1A PER PLANNING COMMISSION
<b>PARKWAY PLACE DEVELOPMENT</b> <b>PARKWAY PLACE APPLICATION PLAN</b> <b>SHEET 1 OF 3: PRD PLAN</b> RIVANNA MAGISTERIAL DISTRICT	
JUNE 17, 2019	
SCALE 1" = 150'	
SHEET 1	



GENERAL NOTES

OWNERS:	TMP 06100-00-00-16700 WETSEL, THOMAS D. LIFE ESTATE 878 E RIO ROAD CHARLOTTESVILLE, VA 22901		TMP 06100-00-00-167Co WETSEL, THOMAS D. & CLARENCE H. WETSEL 878 E RIO ROAD CHARLOTTESVILLE, VA 22901
DEVELOPER:	KOTARIDES DEVELOPERS 1128 INDEPENDENCE BLVD. SUITE 200 VIRGINIA BEACH, VA 23455		ENGINEER: COLLINS ENGINEERING 200 GARRETT STREET, SUITE 200 CHARLOTTESVILLE, VA 22902
TAX MAP & ZONING:	06100-00-00-16700 D.B. 1688, PG. 564 R-4 RESIDENTIAL	06100-00-00167Co D.B. 1681, PG. 174 R-4 RESIDENTIAL	
TOTAL PROJECT AREA:	06100-00-00-16700 06100-00-00-167Co	- -	1.58 AC. 25.73 AC. 27.31 AC. TOTAL
PROPOSED ZONING:	PLANNED RESIDENTIAL DEVELOPMENT (PRD) NOTE: PROPERTY SHALL STILL COMPLY WITH EXISTING ZONING OVERLAY DISTRICTS: AIRPORT IMPACT AREA OVERLAY DISTRICT (AIA), FLOODPLAIN HAZARD OVERLAY DISTRICT (FH), AREAS OF MANAGED AND PRESERVED SLOPES OVERLAY DISTRICT, AND ENTRANCE CORRIDOR OVERLAY DISTRICT (EC). THESE OVERLAY DISTRICTS ARE NOT BEING REVISED AS PART OF THE PROJECT.		
TOPOGRAPHY:	TOPOGRAPHY & BOUNDARY INFORMATION COMPILED BY ROUDABUSH, GALE & ASSOCIATES, INC., IN AUGUST 2018.		
DATUM:	NAD 83		
NET DENSITY:	OVERALL NET DENSITY CALCULATIONS (BASED ON THE ALB. COUNTY GIS COMPREHENSIVE PLAN MAPS) NEIGHBORHOOD SERVICE CENTER (3-20 UNIT/ACRE) x 5.33 ACRES = 15 UNITS (MIN.) & 106 UNITS (MAX) URBAN DENSITY RESIDENTIAL (6.01 -34 UNITS/ACRE) x 14.95 ACRES =89 UNITS (MIN.) & 508 UNITS (MAX) PUBLIC & PRIVATE OPEN SPACE AREA (ZERO UNITS/ACRE) = 0 UNITS (MIN. & MAX) OVERALL ALLOWABLE NET DENSITY: 104 UNITS (MIN.) TO 614 UNITS (MAX.)  NOTE: MAXIMUM NUMBER OF PROPOSED RESIDENTIAL UNITS SHALL NOT EXCEED 328 UNITS WITH THIS APPLICATION PLAN (16.17 DU/ACRE).		
ALLOWABLE USES:	THE ALLOWABLE USES FOR THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 18-19.3 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.		
BUILDING HEIGHTS:	THE MAXIMUM BUILDING HEIGHT FOR THIS DEVELOPMENT SHALL BE A 3 STORY BUILDING WITH A BUILDING HEIGHT NOT TO EXCEED 45 FEET. FOR EACH STORY THAT BEGINS ABOVE 40 FEET IN HEIGHT OR FOR EACH STORY ABOVE THE THIRD STORY, WHICHEVER IS LESS, THE MINIMUM STEPBACK SHALL BE 15 FEET. NOTE: THE BUILDING HEIGHT FOR STRUCTURES WITHIN THE SOUTHEAST BUILDING ENVELOPE CLOSEST TO TMP 61-167A AND SOUTH OF THE PRIMARY ENTRANCE SHALL BE RESTRICTED TO (2)TWO STORIES.		
ACCESS:	THE PROJECT CURRENTLY HAS (2) ACCESS POINTS FROM RIO ROAD THAT WILL SERVE AS ACCESS TO THE SITE. THE DEVELOPMENT IS PROPOSING AN INTERCONNECTION TO TMP 61-167A AS SHOWN ON THE APPLICATION PLAN. THERE IS ALSO A PEDESTRIAN AND BICYCLE CONNECTION FROM THE PROPERTY TO THE CITY OF CHARLOTTESVILLE PROPERTY ADJACENT TO THE DEVELOPMENT.		
PARKING:	PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.4.12 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.		
FIRE & RESCUE:	THE PROJECT SHALL CONFORM WITH ALBEMARLE COUNTY FIRE AND RESCUE REGULATIONS FOR FIRE PROTECTION AND ACCESS TO THE SITE. ALL DRIVE LANES WITHIN THE APARTMENT COMPLEX THAT ARE ADJACENT TO A BUILDING ENVELOPE SHALL BE 26' IN WIDTH FOR FIRE PROTECTION OF THE 3 STORY BUILDINGS.		
ROAD IMPROVEMENTS:	1.0 +/- ACRES TO BE DEDICATED FOR ROADWAY IMPROVEMENTS SHOWN ON SHEET 2 AND PER PROFFER NO. 1. NOTE: ROADWAY IMPROVEMENTS SHALL NOT START EARLIER THAN JUNE, 2023.		
UTILITIES:	COUNTY WATER AND SEWER		
WATERSHED:	RIVANNA RIVER - MEADOW CREEK		
FLOODPLAIN:	THERE IS A FLOODPLAIN LOCATED ON THIS SITE. FEMA MAP ID 51003Co280d DATED FEBRUARY 4, 2005. IN ADDITION, A DAM BREACH INUNDATION ZONE EXISTS ON THE PROPERTY FOR THE SOUTH RIVANNA DAM, WHICH IS A FEDERAL DAM LOCATED UPSTREAM OF THE PROPERTY.		

- LAND DEDICATED TO PUBLIC USE:
- 1.1+/- ACRES OF OPEN SPACE IS AVAILABLE UPON REQUEST TO BE DEDICATED TO PUBLIC USES AS SHOWN ON THE APPLICATION PLAN FOR A TRAILHEAD. DURING SITE PLANNING, THE DEVELOPER WILL COORDINATE WITH THE CITY AND COUNTY PARK AUTHORITIES TO DESIGN THE AMENITIES AND LANDSCAPING WITHIN THE TRAILHEAD PARK. THE DEVELOPERS SHALL CONSTRUCT ALL IMPROVEMENTS WITHIN THE TRAILHEAD PARK.
  - 1.0+/- ACRES OF RIGHT OF WAY SHALL BE DEDICATED TO PUBLIC USE AS SHOWN ON THE APPLICATION PLAN FOR ROAD FRONTAGE IMPROVEMENTS ALONG RIO ROAD PER PROFFER NO. 1. NOTE: WITHIN THE ROADWAY DEDICATION AREA, ALONG RIO ROAD, A 10' ASPHALT PEDESTRIAN AND BICYCLE TRAILWAY SHALL BE CONSTRUCTED, AS SHOWN ON THE APPLICATION PLAN.
- BUILDING ARCHITECTURE: BUILDINGS WITHIN VIEW OF THE JOHN WARNER PARKWAY AND ADJACENT TO RIO ROAD WILL INCLUDE A VARIETY OF ARCHITECTURAL MATERIALS AND COLORS, PORCHES AND PROJECTIONS, AND OFFSETTING OR STAGGERING PORTIONS OF THE BUILDINGS, IN ADDITION TO THE USE OF PROJECTIONS AND BAYS, AND POSSIBLY TWO-STORY HYPHENS, TO PROMOTE DIVERSITY OF ARCHITECTURAL CHARACTER, TO REDUCE UNIFORMITY AMONG THE BUILDINGS, TO ESTABLISH HUMAN SCALE, AND TO BREAK UP THE MASS OF THE BUILDINGS AND THE ROOF LINES.
- BUFFERS: WITHIN THE LANDSCAPE BUFFER SHOWN ON THE APPLICATION PLAN, THE DEVELOPER WILL EITHER RETAIN THE EXISTING NATURAL UNDISTURBED VEGETATION AND/OR PLANT A MIX OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS LOCALLY NATIVE TO VIRGINIA AT A DEPTH OF THIRTY FEET (30') WITHIN THE FIFTY FOOT (50') BUFFER AND AT A DEPTH OF TWENTY FEET (20') WITHIN THE THIRTY FOOT (30') BUFFER. THE BUFFER WILL ACHIEVE A NATURALISTIC ARRANGEMENT OF TREES AND SHRUBS IN A MIX OF DECIDUOUS AND EVERGREEN SPECIES AND WILL INCLUDE LARGE TREES. PROPOSED SPECIES WILL BE REVIEWED BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OR HIS/HER DESIGNEE AT THE SITE PLAN STAGE. ALL PLANTINGS WILL CONFORM TO CURRENT ANSI STANDARDS FOR NURSERY STOCK. INSTALLATION AND MAINTENANCE OF THE LANDSCAPE BUFFER, BOTH IN THE EXISTING AND FUTURE PARK LAND, WILL BE THE RESPONSIBILITY OF THE DEVELOPER, AND THE APPROPRIATE EASEMENTS AND MAINTENANCE AGREEMENTS WILL BE OBTAINED FROM THE CITY AND COUNTY PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY (CO).
- AFFORDABLE HOUSING: 15% OF THE TOTAL NUMBER OF DWELLING UNITS SHALL BE AFFORDABLE HOUSING RENTALS FOR 10 YEARS FOLLOWING THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. RENTS FOR SUCH UNITS SHALL NOT EXCEED HOUSING AND URBAN DEVELOPMENT (HUD) FAIR MARKET RENTS MAKING THEM AFFORDABLE TO THOSE EARNING 80% OF AREA MEDIAN INCOME. THE PROPERTY OWNER SHALL MAINTAIN RECORDS DOCUMENTING THE HOUSEHOLD INCOME OF THE OCCUPANTS OF THE AFFORDABLE UNITS, AND UPON REQUEST BY THE COUNTY, THE PROPERTY OWNER SHALL PROVIDE THESE RECORDS TO THE COUNTY ON AN ANNUAL BASIS.
- NOTES:
- EXACT LOCATION OF ROADWAYS AND TRAVELWAYS SHALL BE DETERMINED WITH THE SITE PLAN PROCESS.
  - ALL PROPOSED ROADWAYS SHALL HAVE STREET TREES IN ACCORDANCE WITH ALBEMARLE COUNTY REQUIREMENTS. ALL TREES SHALL BE MAINTAINED BY THE APARTMENT COMPLEX MANAGEMENT SERVICES.
  - THE PROPOSED OPEN SPACE AREAS MAY BE EXPANDED DURING THE DESIGN PHASES TO ALLOW FOR ADDITIONAL AREA TO ACCOMMODATE UTILITIES, STORMWATER MANAGEMENT, AND EROSION CONTROL MEASURES, AS NECESSARY FOR THE DEVELOPMENT.
  - THE PROPERTY SHALL BE DEVELOPED IN GENERAL ACCORD WITH THE KEY FEATURES OF THIS APPLICATION PLAN, INCLUDING THE DEDICATION OF 1.1 ACRES FOR A TRAILHEAD PARK. MINOR VARIATIONS FROM THIS PLAN ARE PERMITTED, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING REQUIREMENTS AND REGULATIONS.
  - UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, STORM SEWER, SANITARY SEWER UTILITIES, MAY BE INSTALLED WITHIN THE CONSERVATION AREAS ON THE PROPERTY. UTILITIES MAY BE INSTALLED WITHIN THE PRESERVED SLOPES, IN ACCORDANCE WITH ALBEMARLE COUNTY ZONING ORDINANCE AND REGULATIONS.
  - ALL ROADWAY FRONTAGE IMPROVEMENTS ALONG RIO ROAD SHALL BE SUBJECT TO ALBEMARLE COUNTY AND VDOT REVIEW AND APPROVAL. MODIFICATIONS AND CHANGES TO THE ROAD FRONTAGE IMPROVEMENTS PROPOSED WITHIN THE APPLICATION PLAN MAY BE IMPLEMENTED AS REQUESTED BY THE COUNTY AND VDOT DURING THE REVIEW AND APPROVAL PROCESS.
  - INTERIOR SIDEWALKS FOR THE PEDESTRIAN NETWORK THROUGHOUT THE APARTMENT COMPLEX SHALL BE INCLUDED IN THE BUILDING ENVELOPE AREAS AND TRAVELWAY/PARKING ENVELOPE AREAS AS SHOWN ON THE APPLICATION PLAN.
  - ACTIVE RECREATION AREA ★ SHALL INCLUDE A CLUBHOUSE, FITNESS AREA, SWIMMING POOL, RECREATION FIELD, AND A TOT LOT, AND ADDITIONAL FACILITIES MAY BE PROVIDED AT THE OWNER'S DISCRETION AND ANY EQUIVALENT AMENITIES, AS DETERMINED BY PLANNING, MAY BE SUBSTITUTED. ALL PROJECT AMENITIES MUST BE COMPLETED PRIOR TO 50% OF THE UNITS RECEIVING CERTIFICATE OF OCCUPANCIES.
  - ADDITIONAL RECREATIONAL AREAS MAY BE PROVIDED WITHIN THE 4.5 ACRES OF COMMON OPEN SPACE AREA. THE TOTAL ACREAGE OF COMMON OPEN SPACE (INCLUDING THE ACTIVE RECREATIONAL AREA) SHALL BE A MINIMUM OF 6.0 ACRES. THE MINIMUM ACREAGE OF ACTIVE RECREATION AREA SHALL BE 1.50 ACRES.
  - THE DEVELOPER SHALL DESIGN AND CONSTRUCT PARK AMENITIES FOR THE "TRAILHEAD PARK". THE AMENITIES SHAL INCLUDE THE ASPHALT PARKING AREA, BENCHES, TRAIL CONNECTIONS, LANDSCAPING, PUBLIC ART, AND A GAZEBO OR OTHER SMALL STRUCTURE.
  - A MINIMUM OF 75% OF THE REQUIRED PHOSPHORUS NUTRIENT REDUCTIONS SHALL BE ACHIEVED ONSITE.

CE

COLLINS ENGINEERING

200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VIRGINIA 22902 OFFICE: 434-293-3729

Kotarides

Builders · Developers  
Property Management

LPDA

LANDSCAPE ARCHITECTURE  
LAND PLANNING

REVISIONS	
DATE	DESCRIPTION
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PARKWAY PLACE DEVELOPMENT

PARKWAY PLACE APPLICATION NOTES

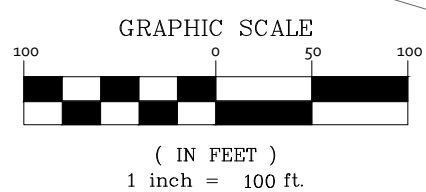
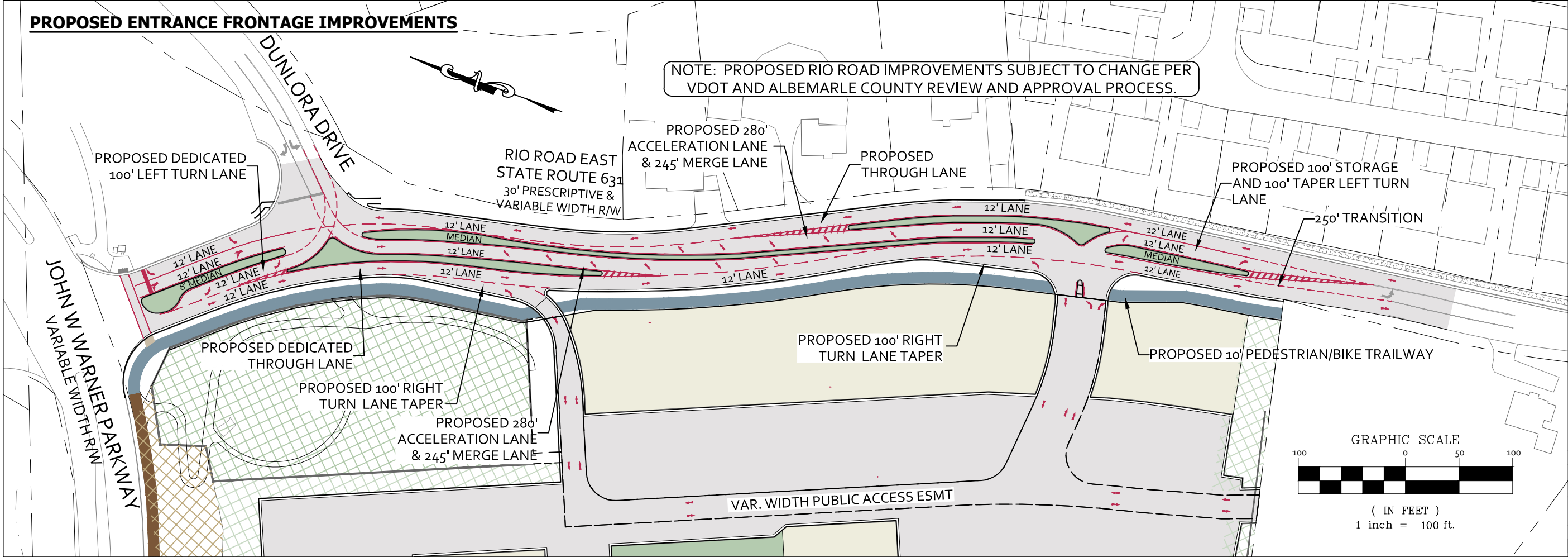
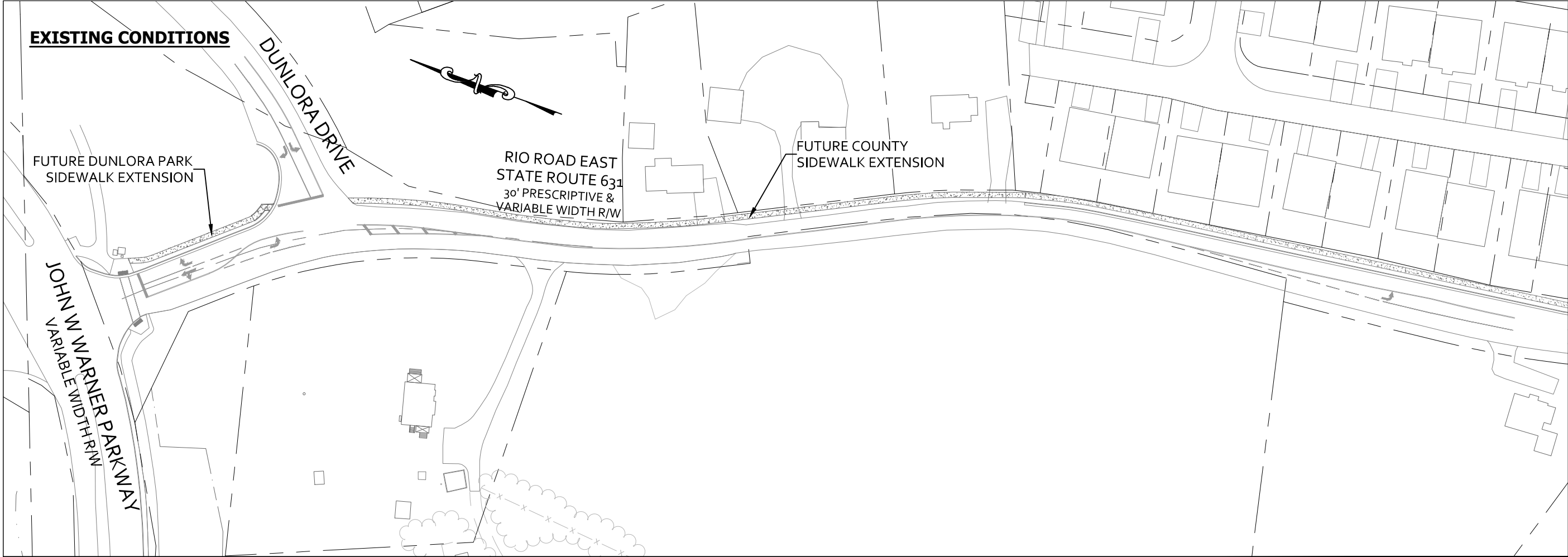
SHEET 1A OF 3: PRD PLAN

RIVANNA MAGISTERIAL DISTRICT

JUNE 17, 2019

N.A.

SHEET 1A



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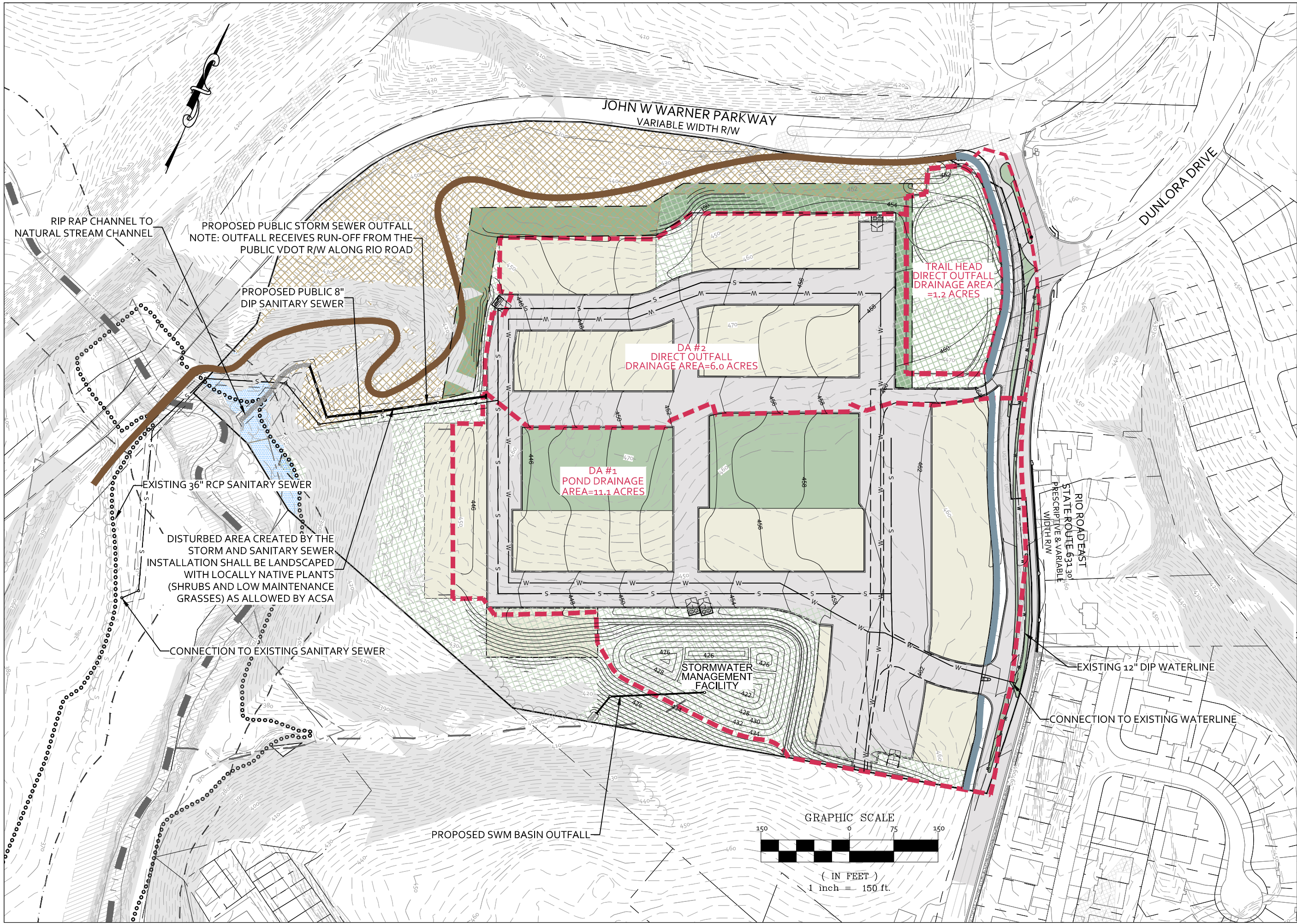
**PARKWAY PLACE DEVELOPMENT**  
PARKWAY PLACE APPLICATION PLAN  
SHEET 2 OF 3: ENTRANCE FRONTAGE IMPROVEMENTS  
RIVANNA MAGISTERIAL DISTRICT

SCALE  
1" = 100'

SHEET 2

JUNE 17, 2019





REVISIONS	
DATE	DESCRIPTION
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11/18/19	RESUBMITTAL TO ALBEMARLE COUNTY - ADDRESSING STAFF COMMENTS

**PARKWAY PLACE DEVELOPMENT**  
PARKWAY PLACE APPLICATION PLAN  
SHEET 3 OF 3: GRADING, SWM & UTILITY PLAN  
RIVANNA MAGISTERIAL DISTRICT