

DICKERSON OVERLOOK

(WILLOW GLEN PHASE 2)
RIO DISTRICT, ALBEMARLE COUNTY, VIRGINIA
EXHIBITS TO THE RECREATIONAL FACILITIES SUBSTITUTION REQUEST
SUPPORTING THE PRD REZONING AMENDMENT APPLICATION

PREPARED BY:

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19 JANUARY 2021
1 NOVEMBER 2022 (rev)
5 JANUARY 2023 (rev)

SHEET INDEX

SHEET ZE.0	COVER SHEET
SHEET ZE.1	CONCEPTUAL RECREATIONAL FACILITIES PLAN
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SHEET ZE.3	CONCEPTUAL RECREATIONAL FACILITIES LAYOUT PLAN
SHEET ZE.4	VISUAL IMAGERY OF CONCEPTUAL RECREATIONAL FACILITIES
SHEET ZE.5	VISUAL IMAGERY OF CONCEPTUAL RECREATIONAL FACILITIES

C:\Users\Edwards\Dropbox\Projects\Willow Glen\2021 Rezoning\Sheets\ZE.1, Willow Glen-Resoning-Open Space plan.dwg



- COMMON OPEN SPACE
- AREAS NOT COUNTED IN OPEN SPACE
- RECREATIONAL FACILITY AREAS (OUTDOORS)
- RECREATIONAL/COMMUNITY FACILITY AREAS (INDOORS/UNDER ROOF)
- RECREATIONAL TRAILS (PART OF OUTDOOR FACILITY AREAS)

- BICYCLE RACK (OUTSIDE)
- BICYCLE INDOOR STORAGE LOCKERS

- DOG PARK
- MANAGED SLOPES OUTLINED (FOR REFERENCE ONLY); TYP.

FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: VIEWING PLATFORMS AND GAZEBO LOCATIONS AROUND POND MAY VARY TO MAXIMIZE EXPERIENCE AND VIEWS

POTENTIAL FUTURE TRAIL INTERCONNECTION ACCESS TO ADJACENT PROPERTY

10' CLASS A- TYPE 2 PEDESTRIAN / BIKE-ONLY CONNECTION IN THESE SECTIONS

SHANNON GLEN COURT

TEMPLE HOF COURT

PEDESTRIAN/BIKE-ONLY CONNECTION

SWM/AMENITY STOCKED POND

GAZEBO / VIEWING PLATFORM #3
VIEW PLATFORM #1
POCKET PARK #4

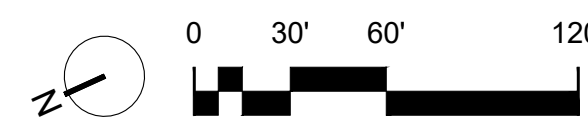
POTENTIAL FUTURE TRAIL INTERCONNECTION ACCESS TO ADJACENT PROPERTY TRAIL SYSTEM

TRAIL

PHASE 1 COMPLETED AND APPROVED (ZMA 200600019)

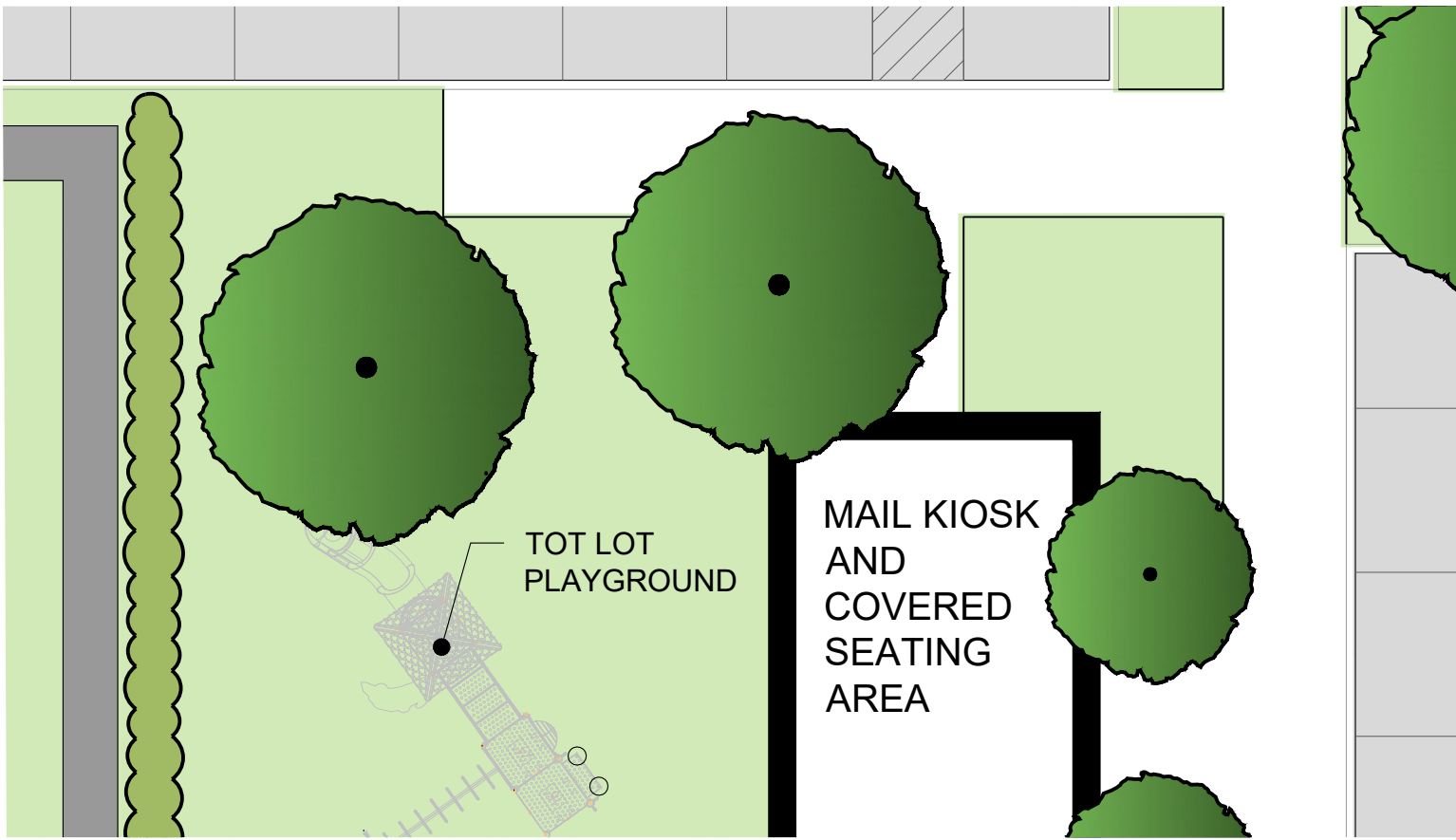
POTENTIAL FUTURE TRAIL INTERCONNECTION ACCESS TO ADJACENT PROPERTY TRAIL SYSTEM

VIEW PLATFORM #2
POCKET PARK #5



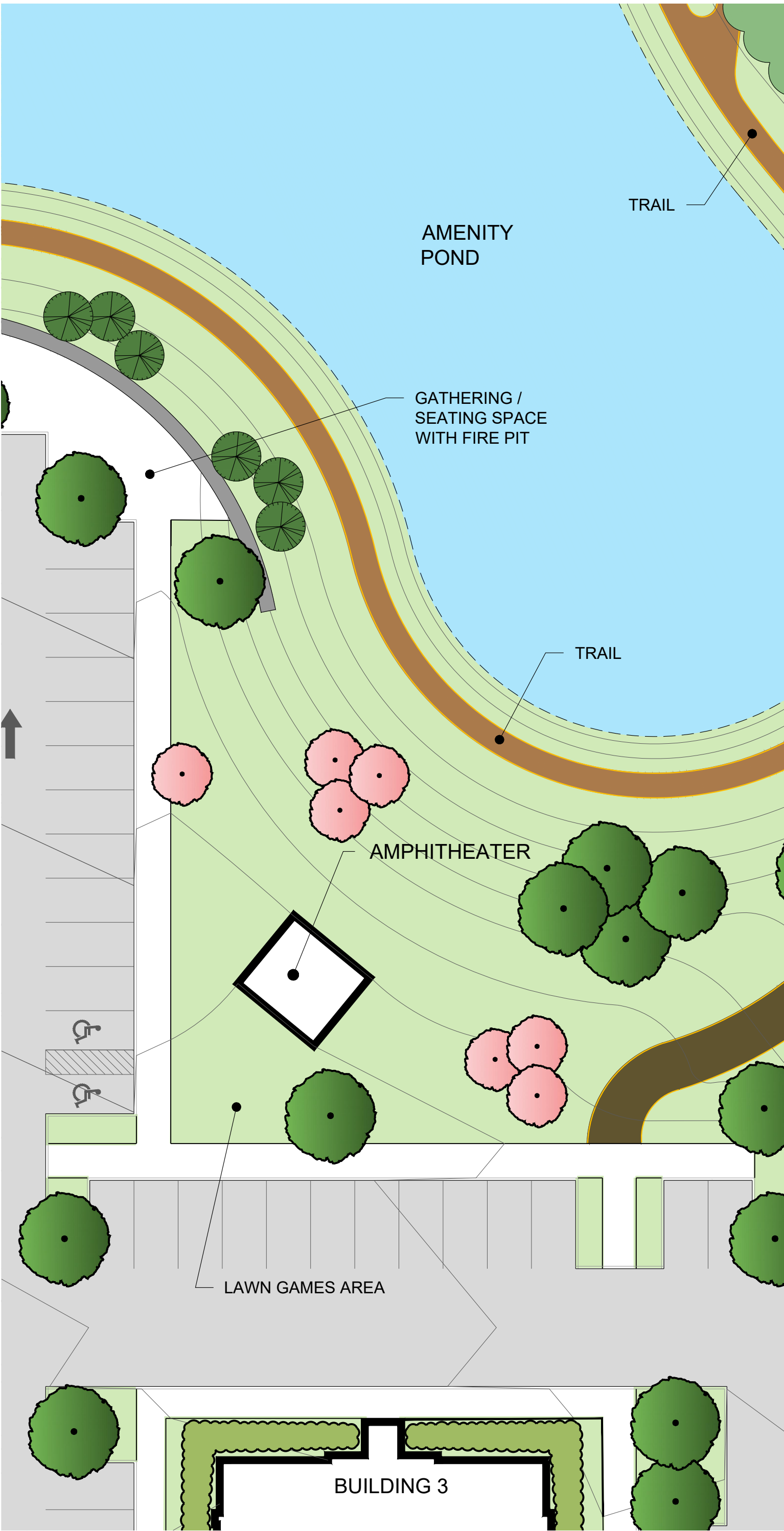
FOR ILLUSTRATIVE
PURPOSES ONLY

- NOTES:
1. All conceptual layout plans shown for the amenity areas are subject to change during the Final Site Plan process.



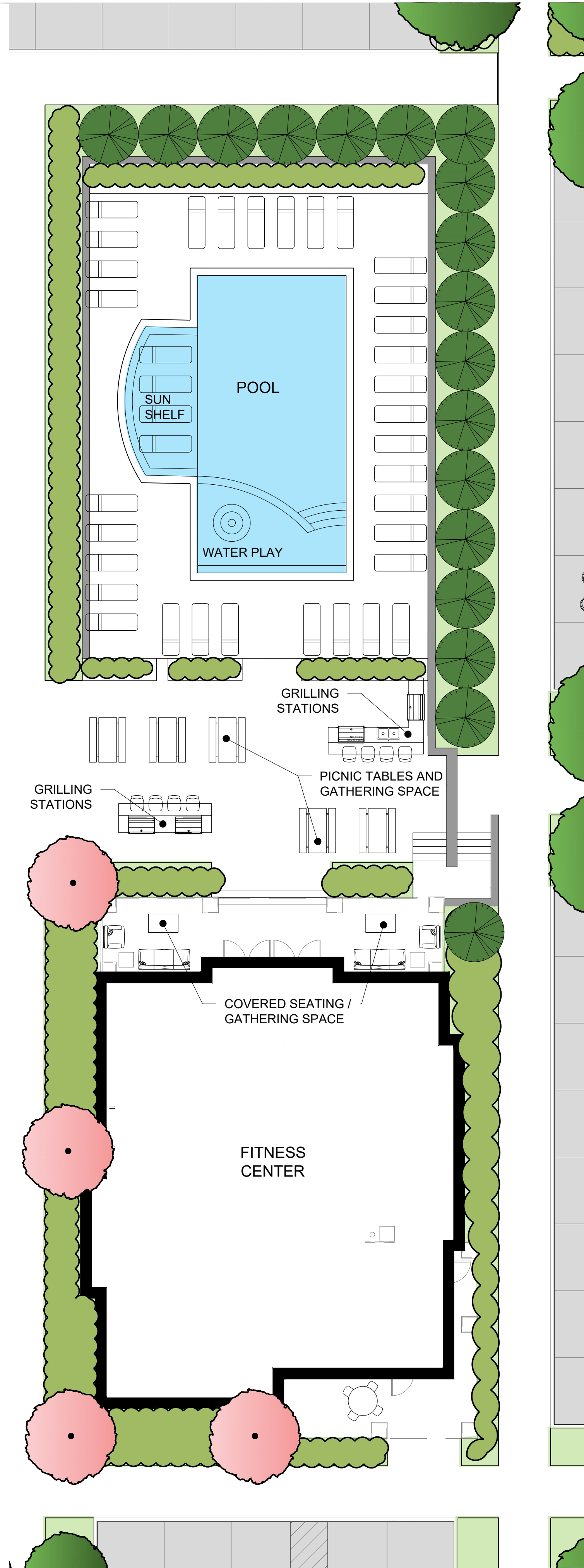
A
POCKET PARK 1
ZE.2

1" = 10'-0"



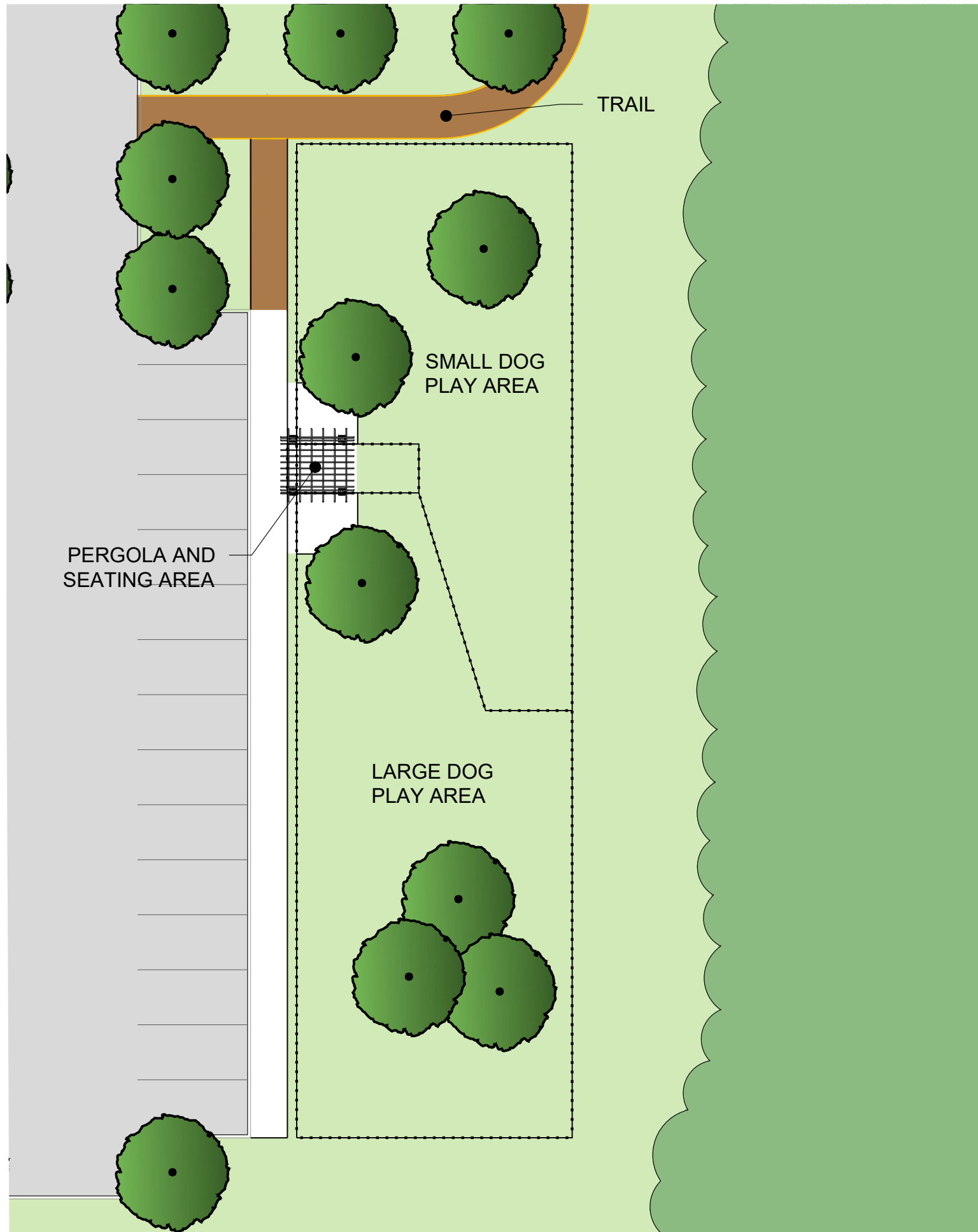
B
POCKET PARK 4 AND VIEWING PLATFORM #1
ZE.2

1" = 10'-0"



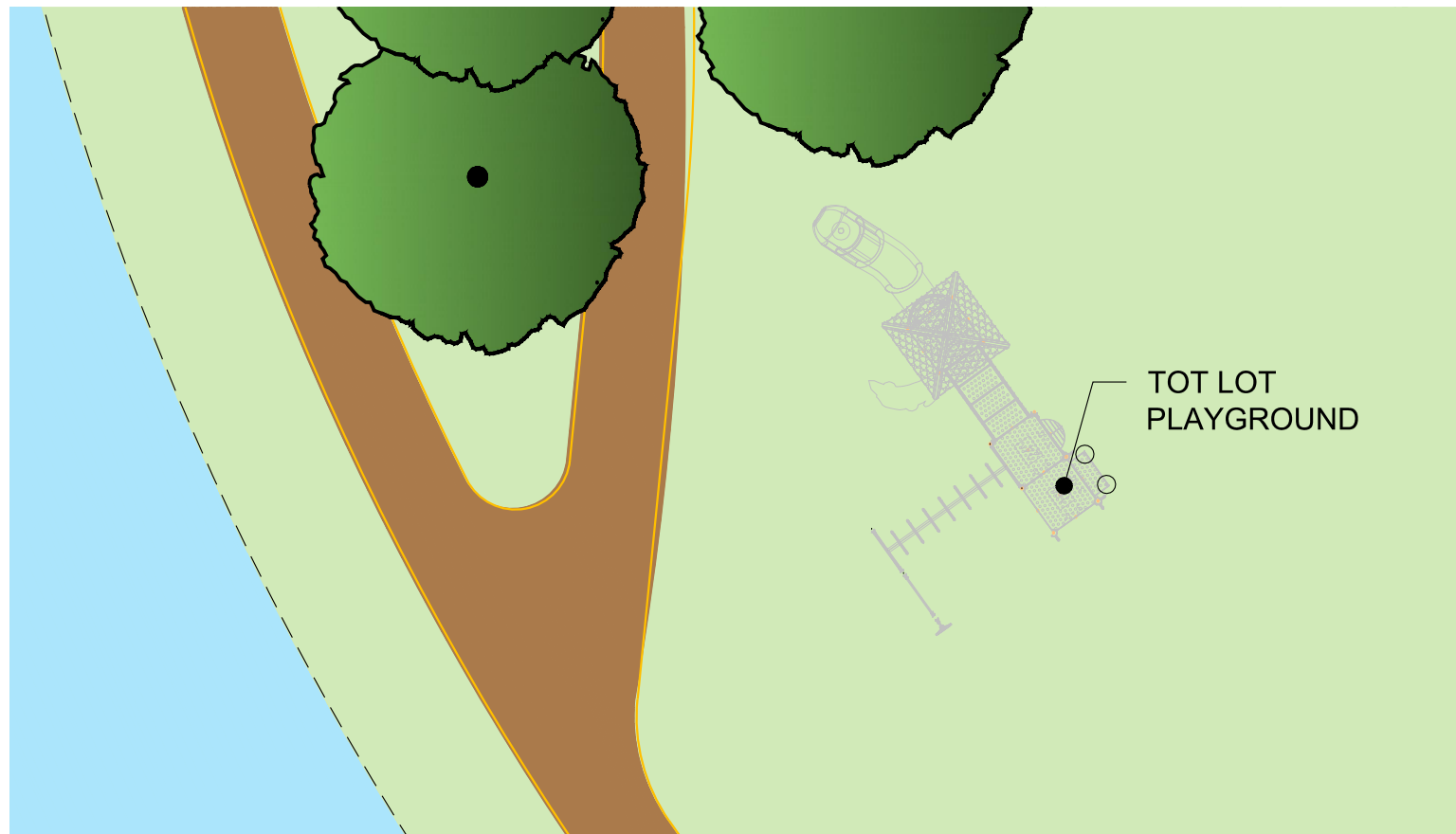
C
POCKET PARK 2, FITNESS CENTER AND POOL
ZE.2

1" = 10'-0"



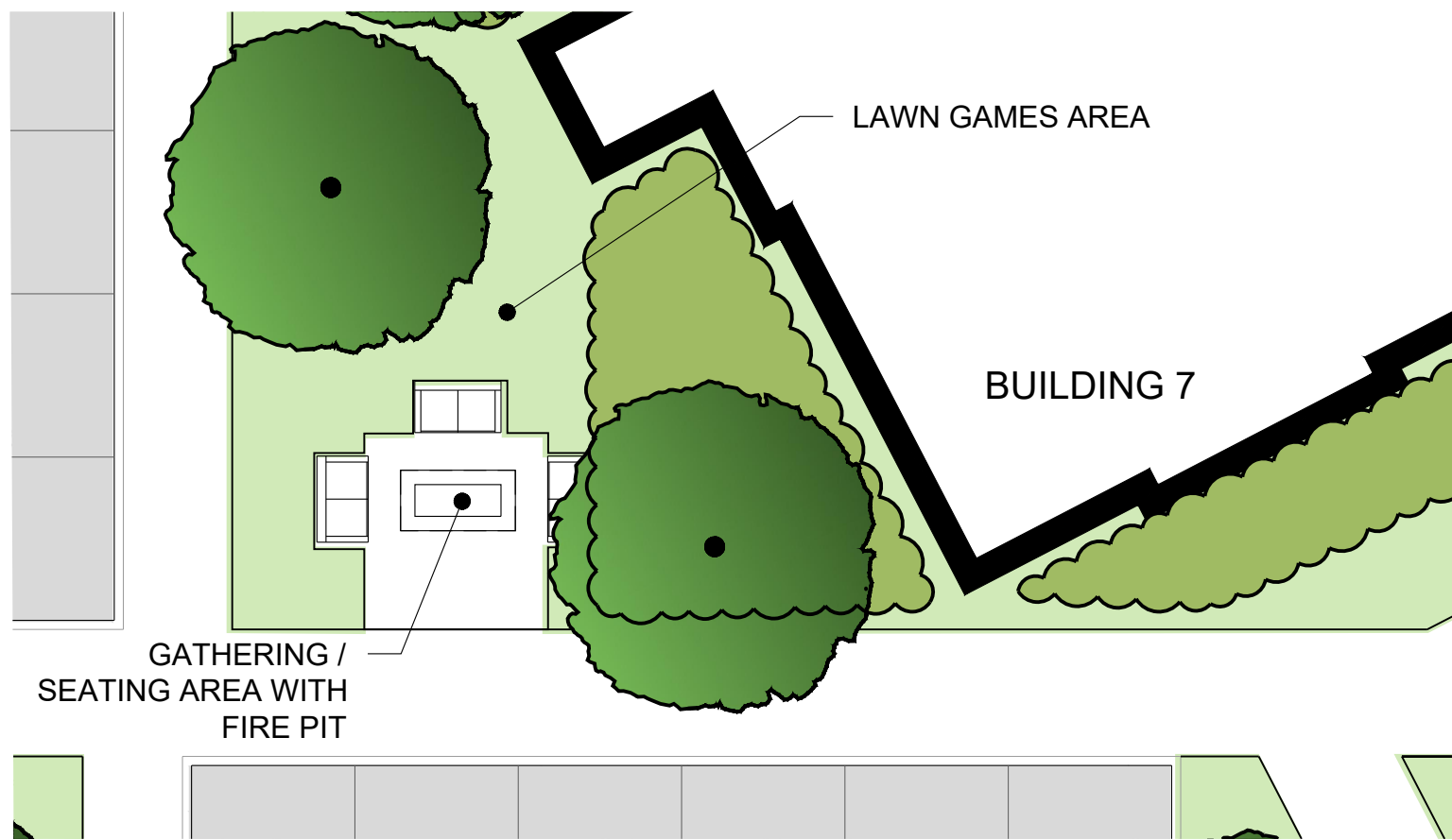
D
DOG PARK
ZE.2

1" = 20'-0"



E
POCKET PARK 5
ZE.2

1" = 10'-0"



F
POCKET PARK 6
ZE.2

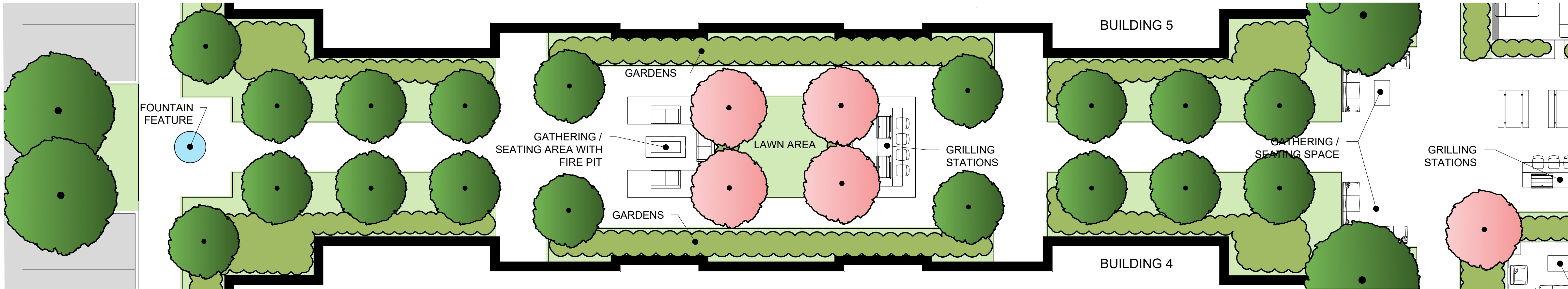
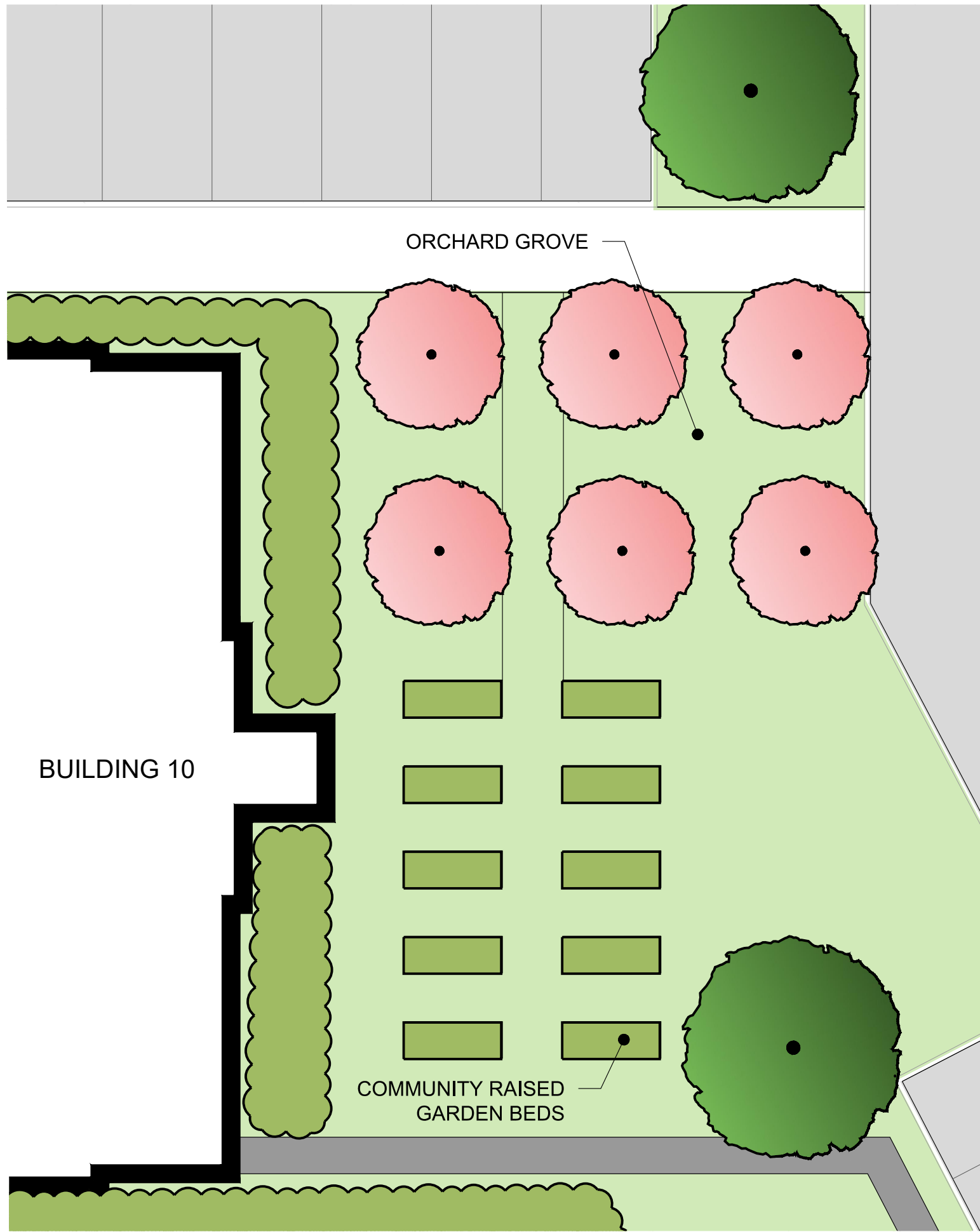
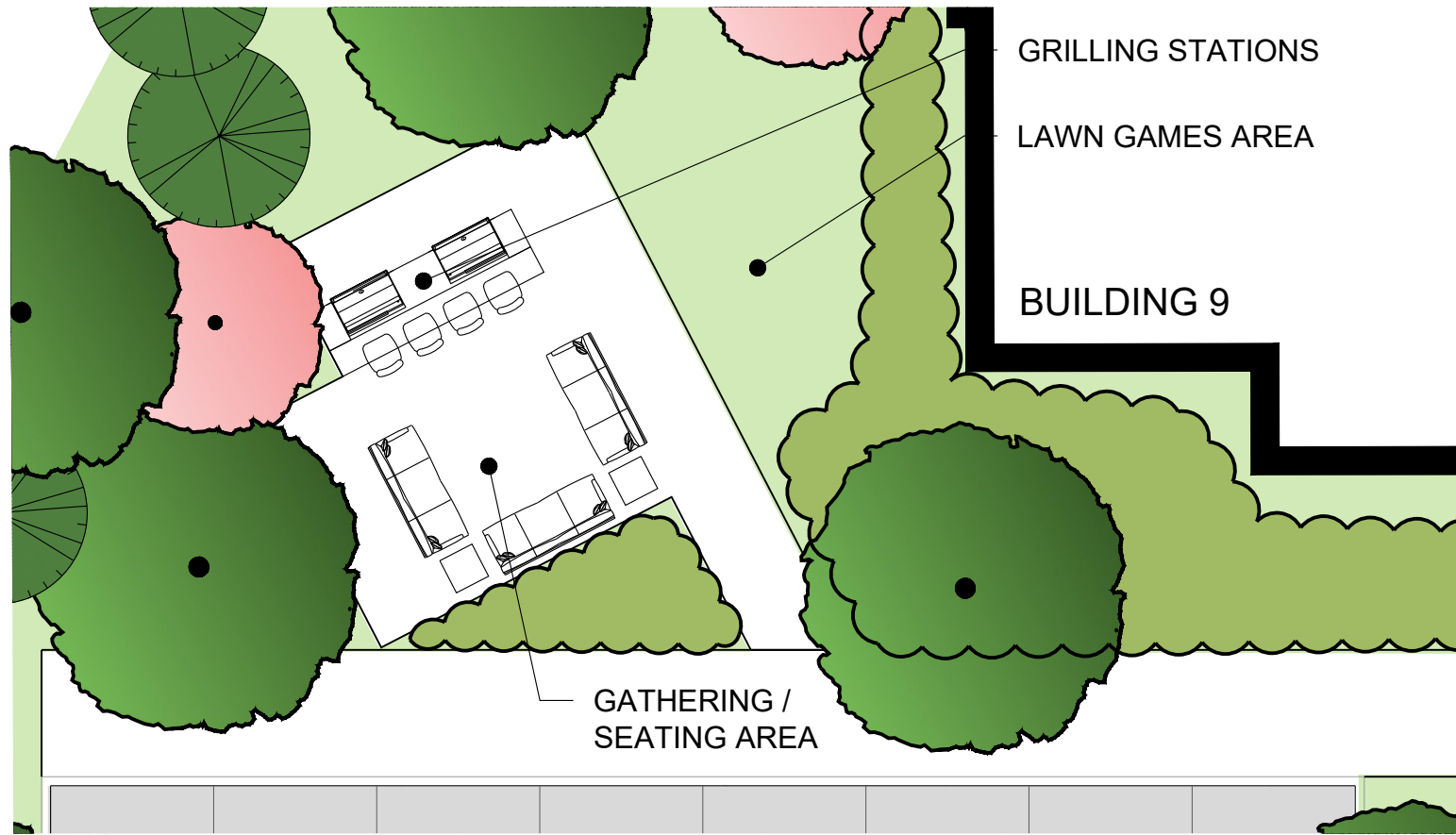
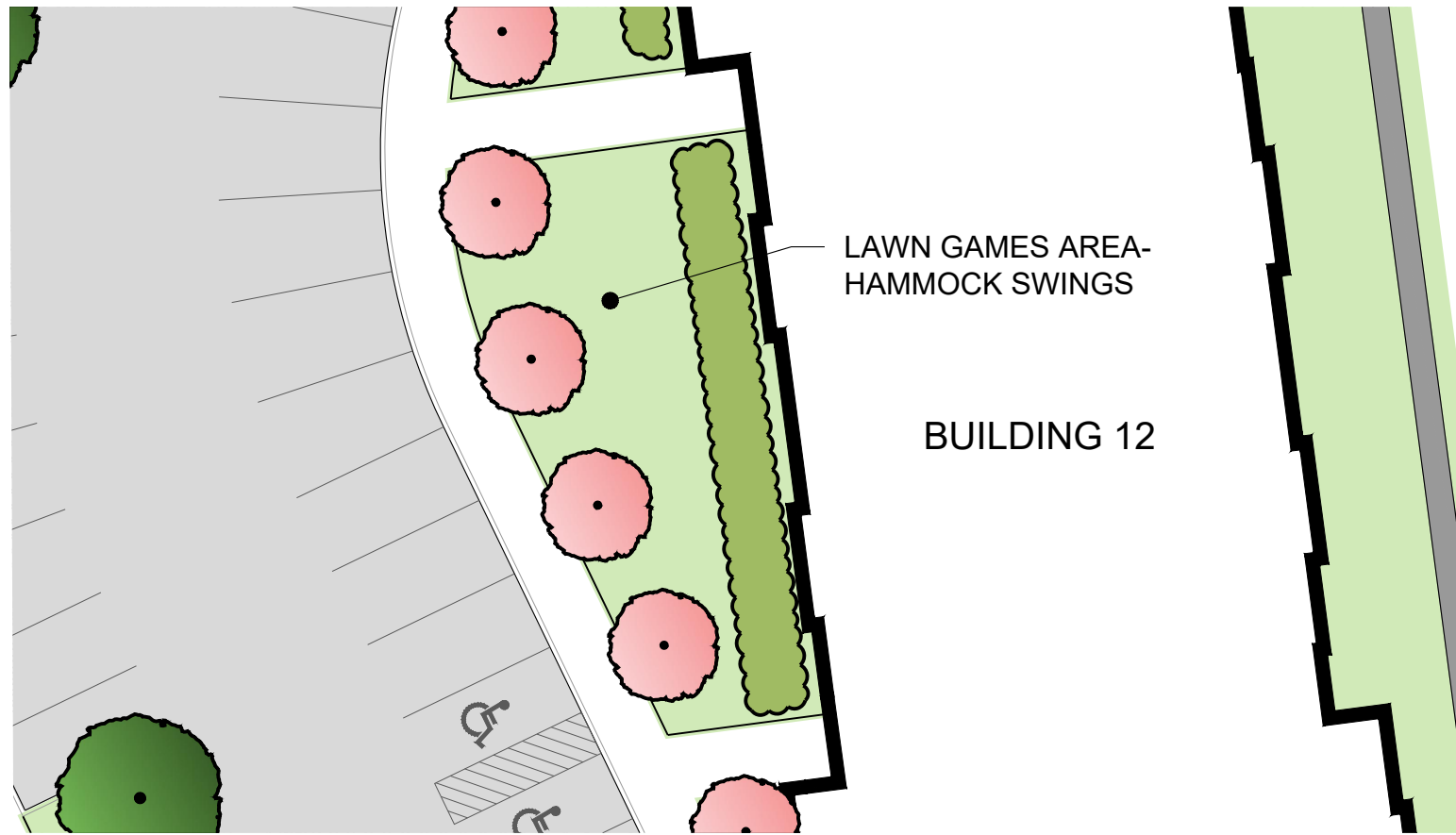
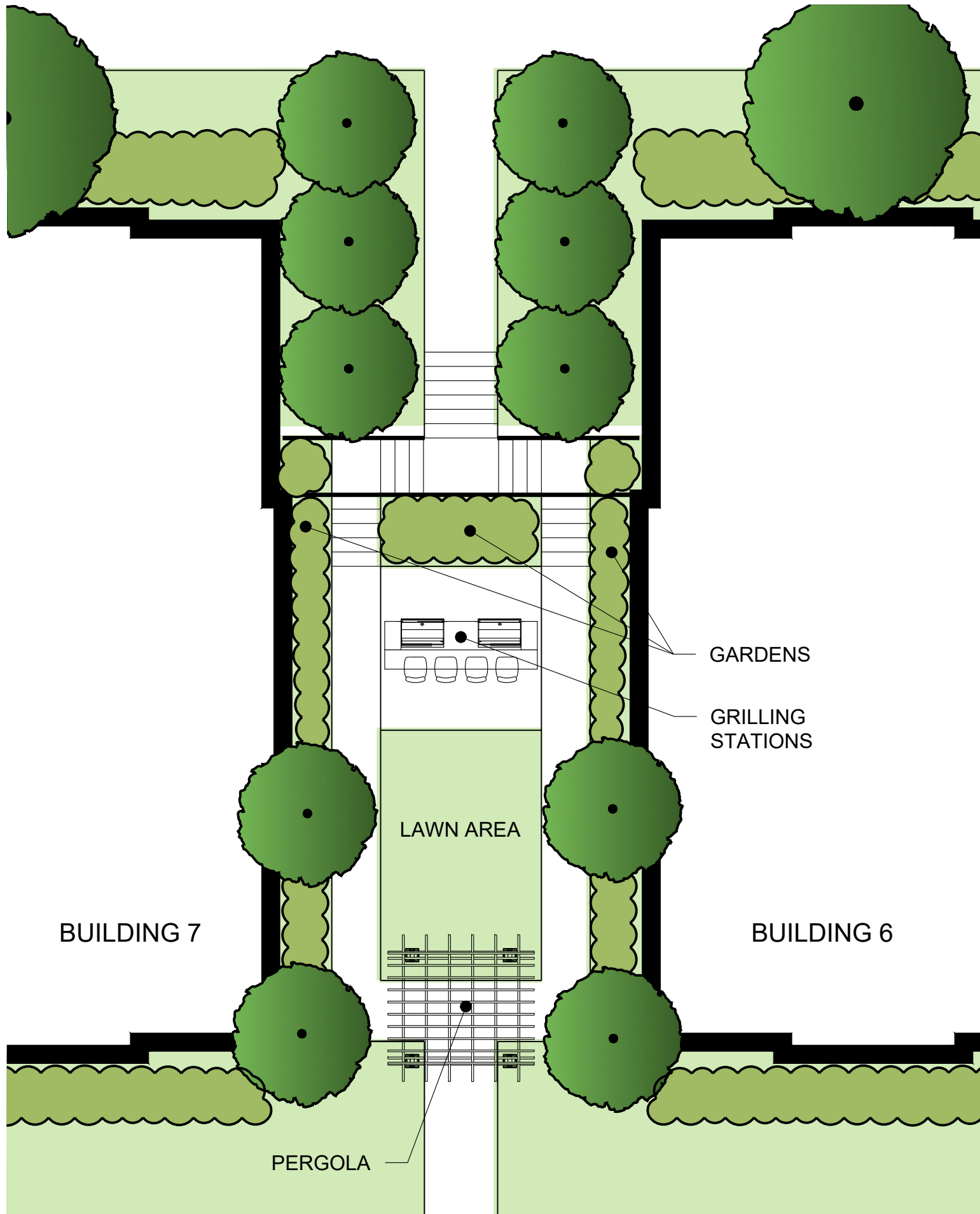
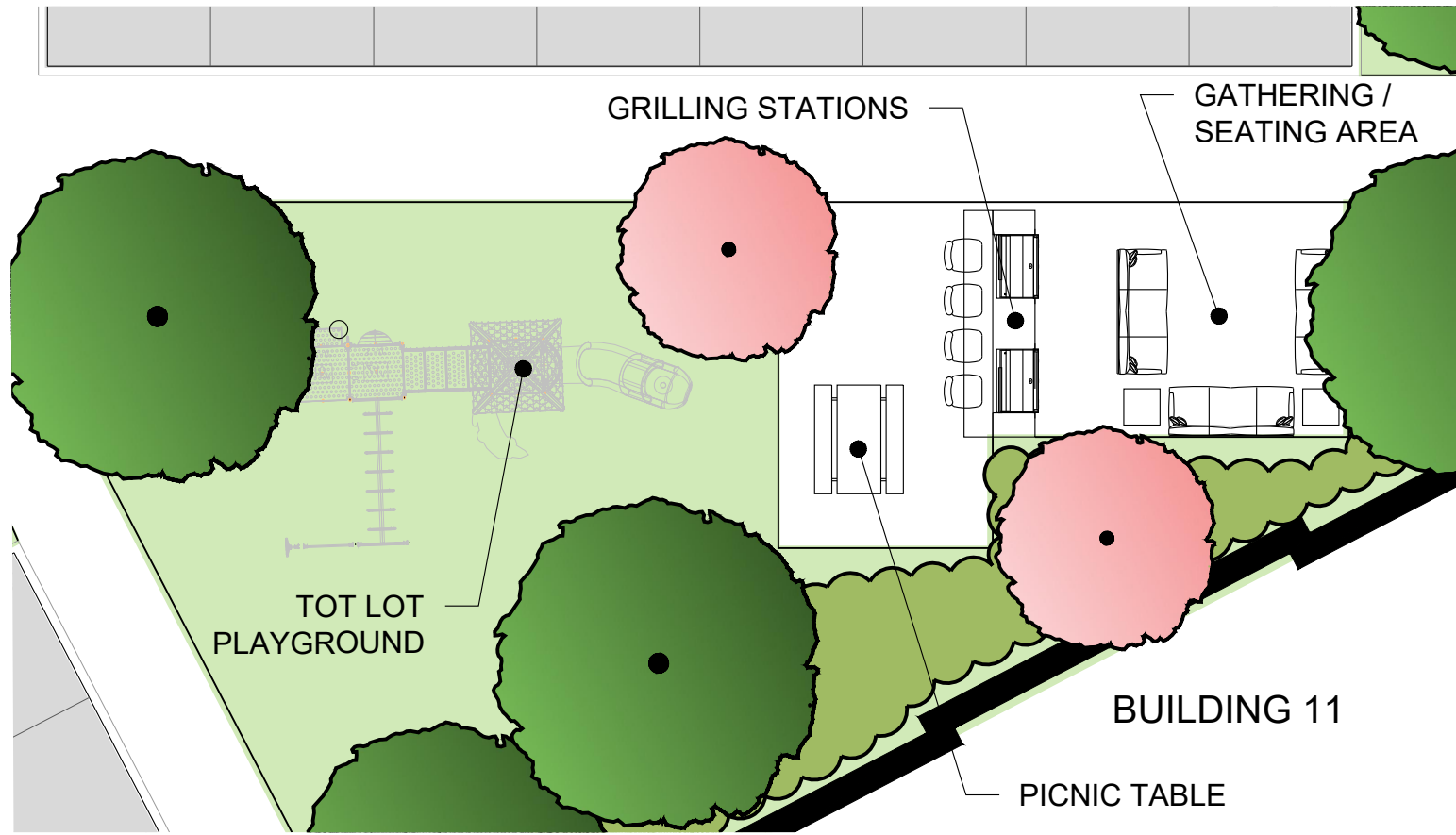
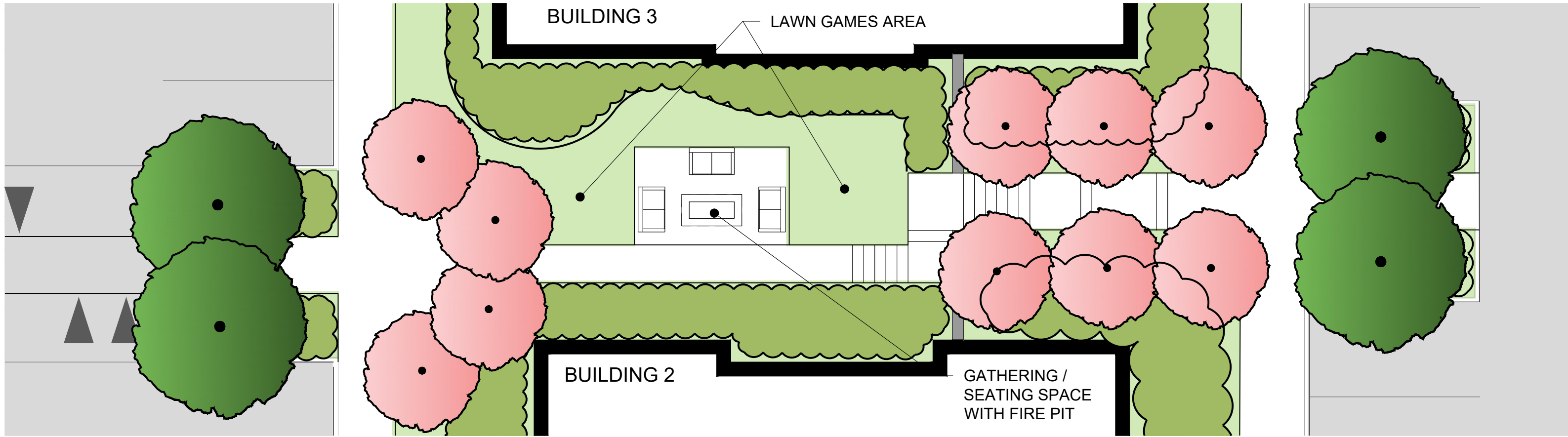
1" = 10'-0"

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FOR ILLUSTRATIVE
PURPOSES ONLY

NOTES:

1. All conceptual layout plans shown for the amenity areas are subject to change during the Final Site Plan process.



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FOR ILLUSTRATIVE PURPOSES ONLY

NOTES:

1. Images shown primarily depict actual examples of designed and constructed spaces on other Breeden owned and managed properties. These images are for the purpose of conveying the spatial context, quality and importance of the recreational facilities. The actual activities in the proposed spaces themselves are subject to change in the Final Site Plan process.



A CLUBHOUSE
ZE.4



B BUSINESS CENTER
ZE.4



C COMMON LOUNGE ROOM IN THE CLUBHOUSE
ZE.4



D POOL
ZE.4



E POOL
ZE.4



F POOL
ZE.4



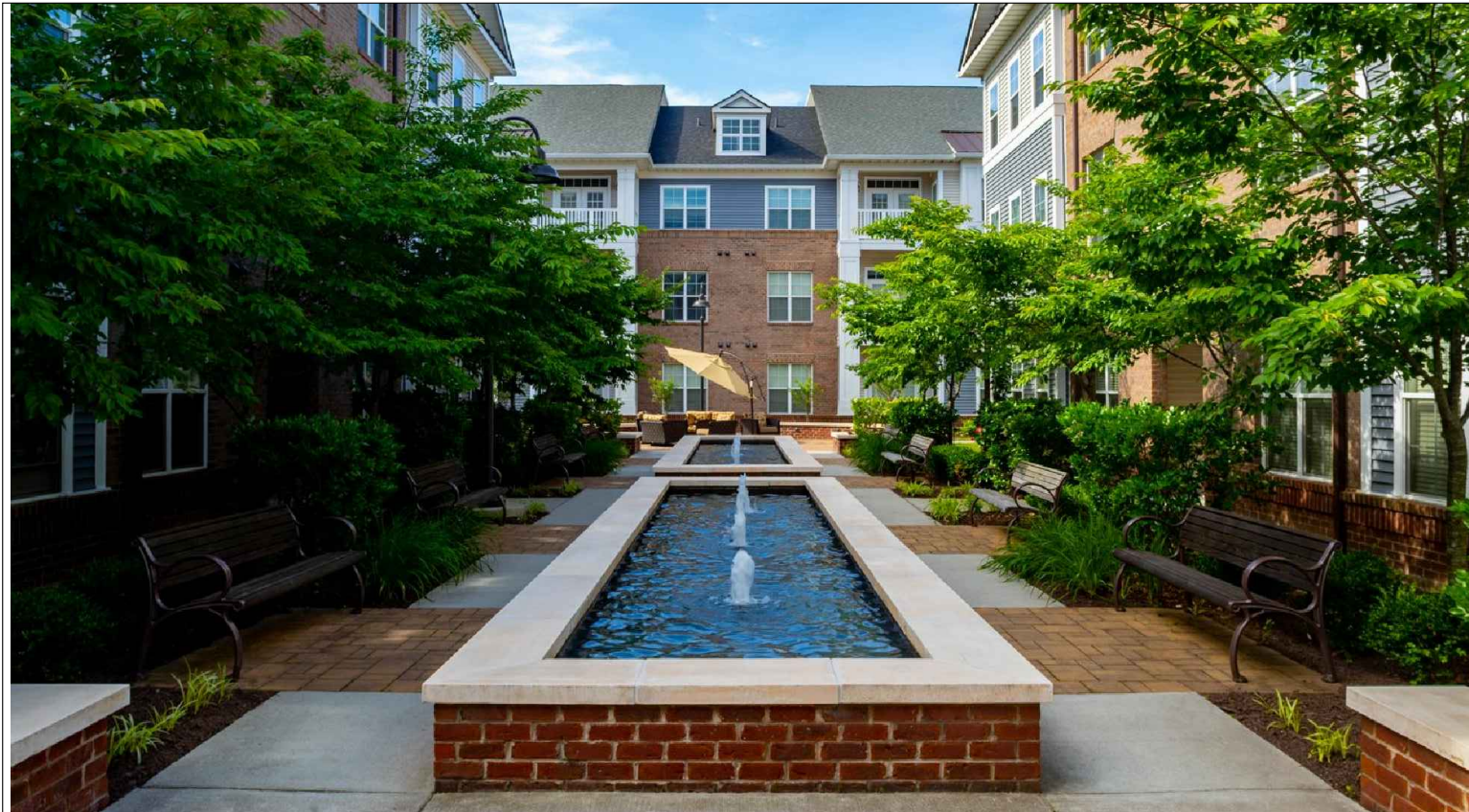
G FITNESS CENTER
ZE.4



H FITNESS CENTER
ZE.4



I POCKET PARK
ZE.4



J POCKET PARK
ZE.4



K POCKET PARK AMENITIES
ZE.4

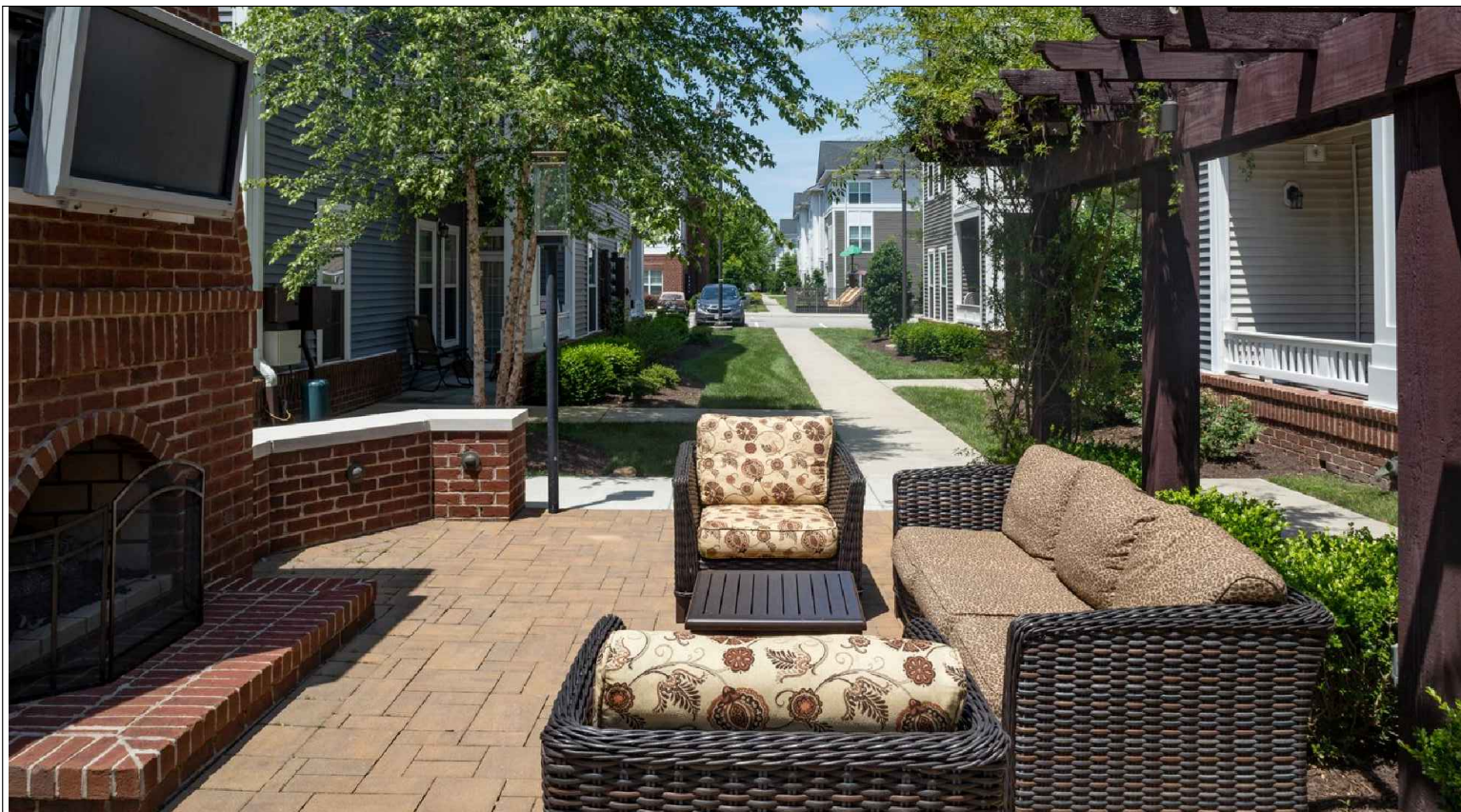


L POCKET PARK AMENITIES
ZE.4

FOR ILLUSTRATIVE PURPOSES ONLY

NOTES:

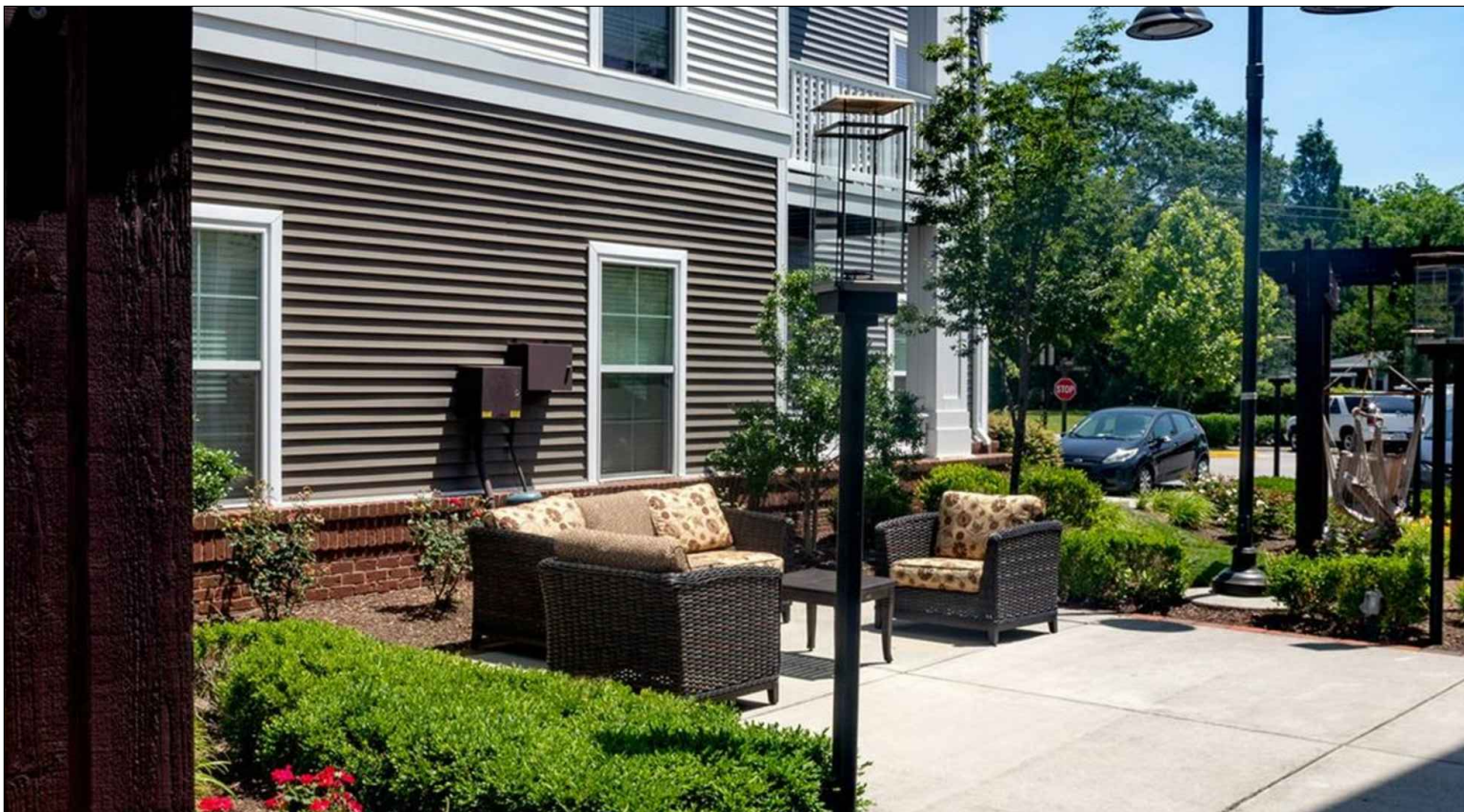
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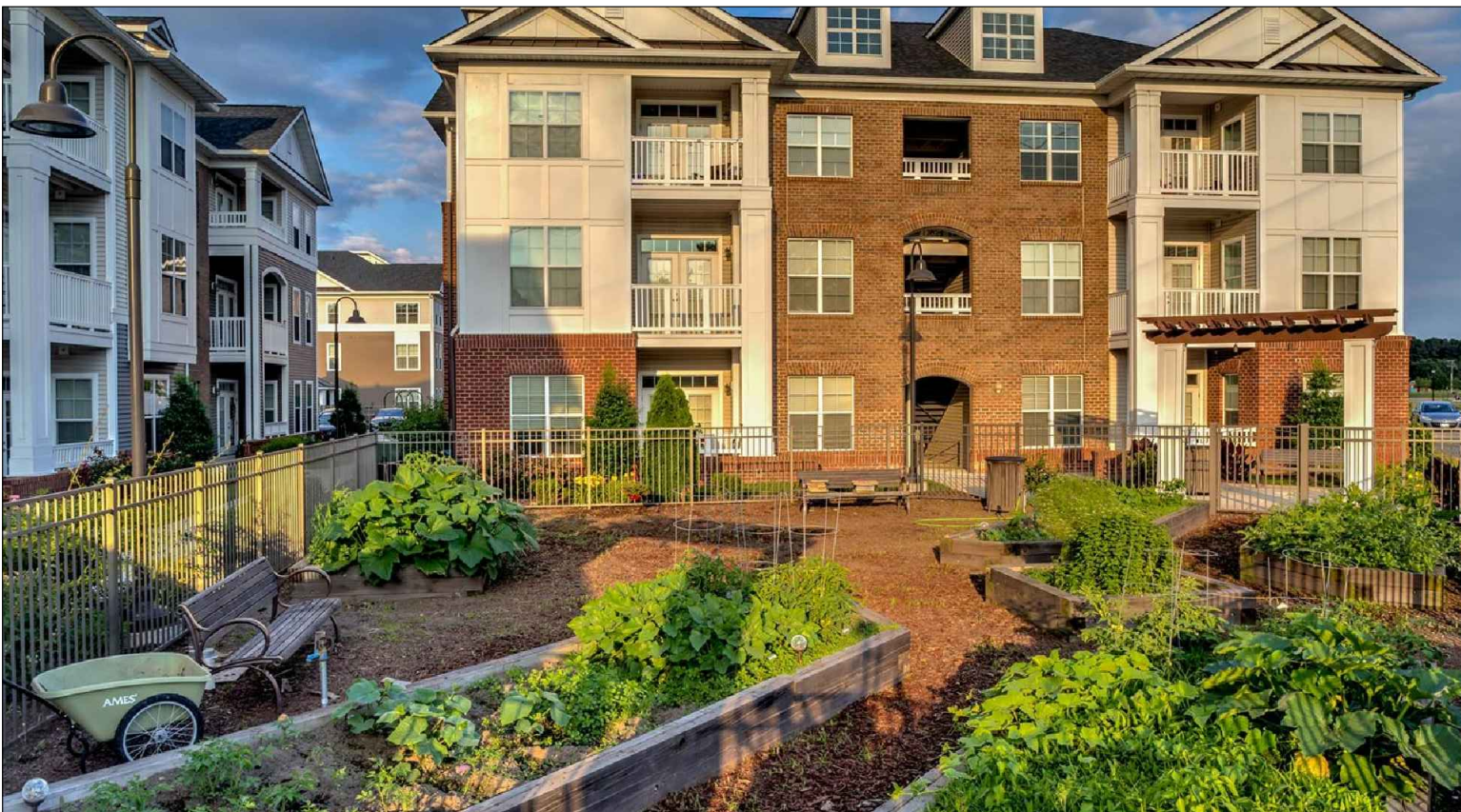
A OUTDOOR SEATING IN A POCKET PARK
ZE.5



B POCKET PARK
ZE.5



C OUTDOOR SEATING IN A POCKET PARK
ZE.5



D COMMUNITY GARDENS
ZE.5



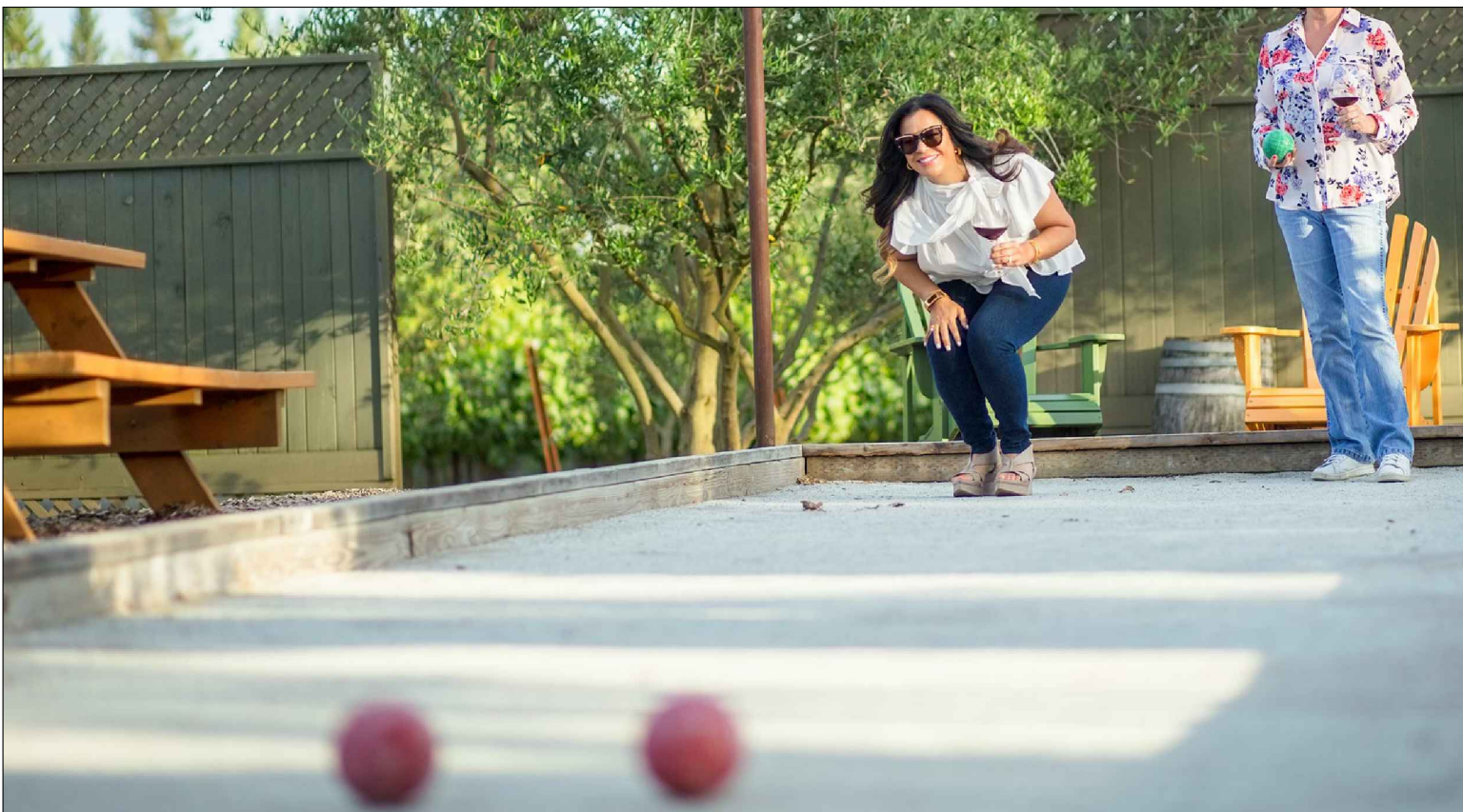
E PET SPA
ZE.5



F DOG PARK
ZE.5



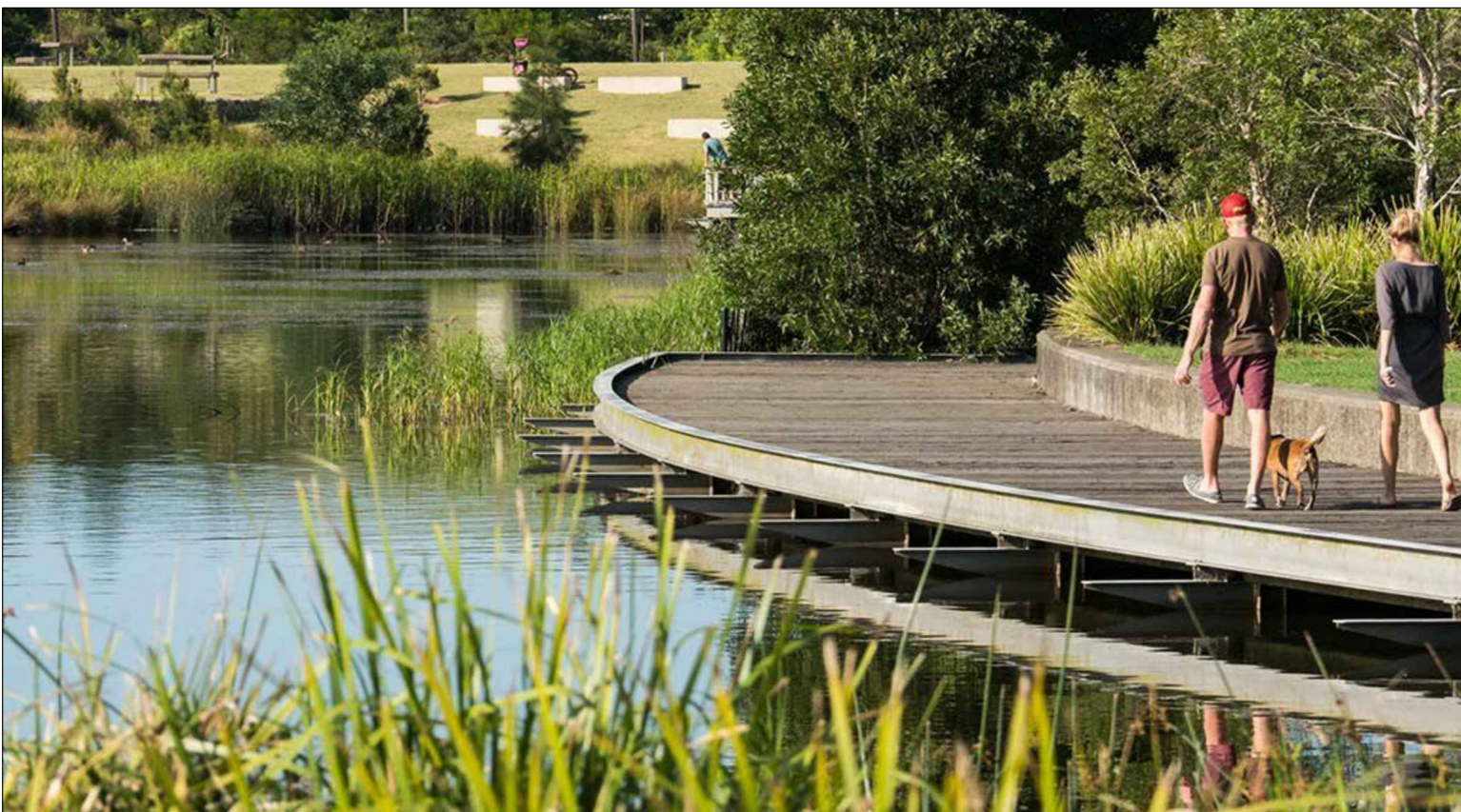
G LAWN GAMES AREA
ZE.5



H LAWN GAMES AREA
ZE.5



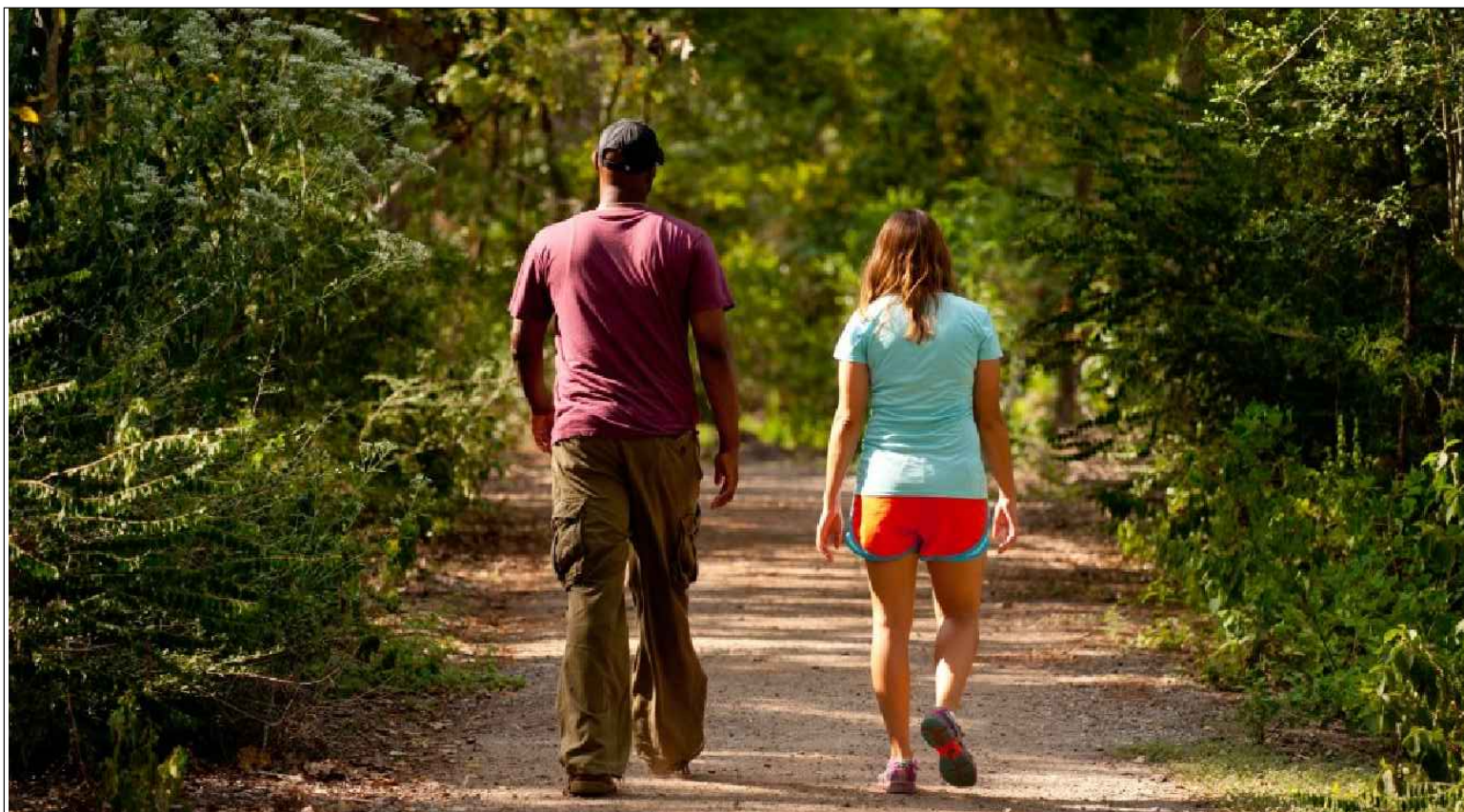
I VIEWING PLATFORM
ZE.5



J VIEWING PLATFORM
ZE.5



K AMENITY POND
ZE.5



L TRAILS
ZE.5