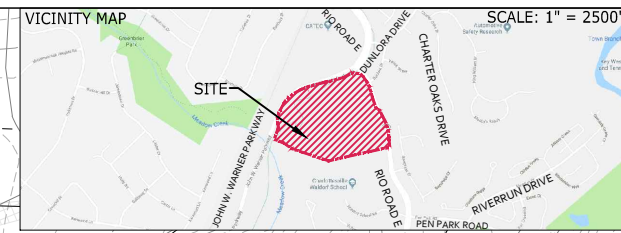
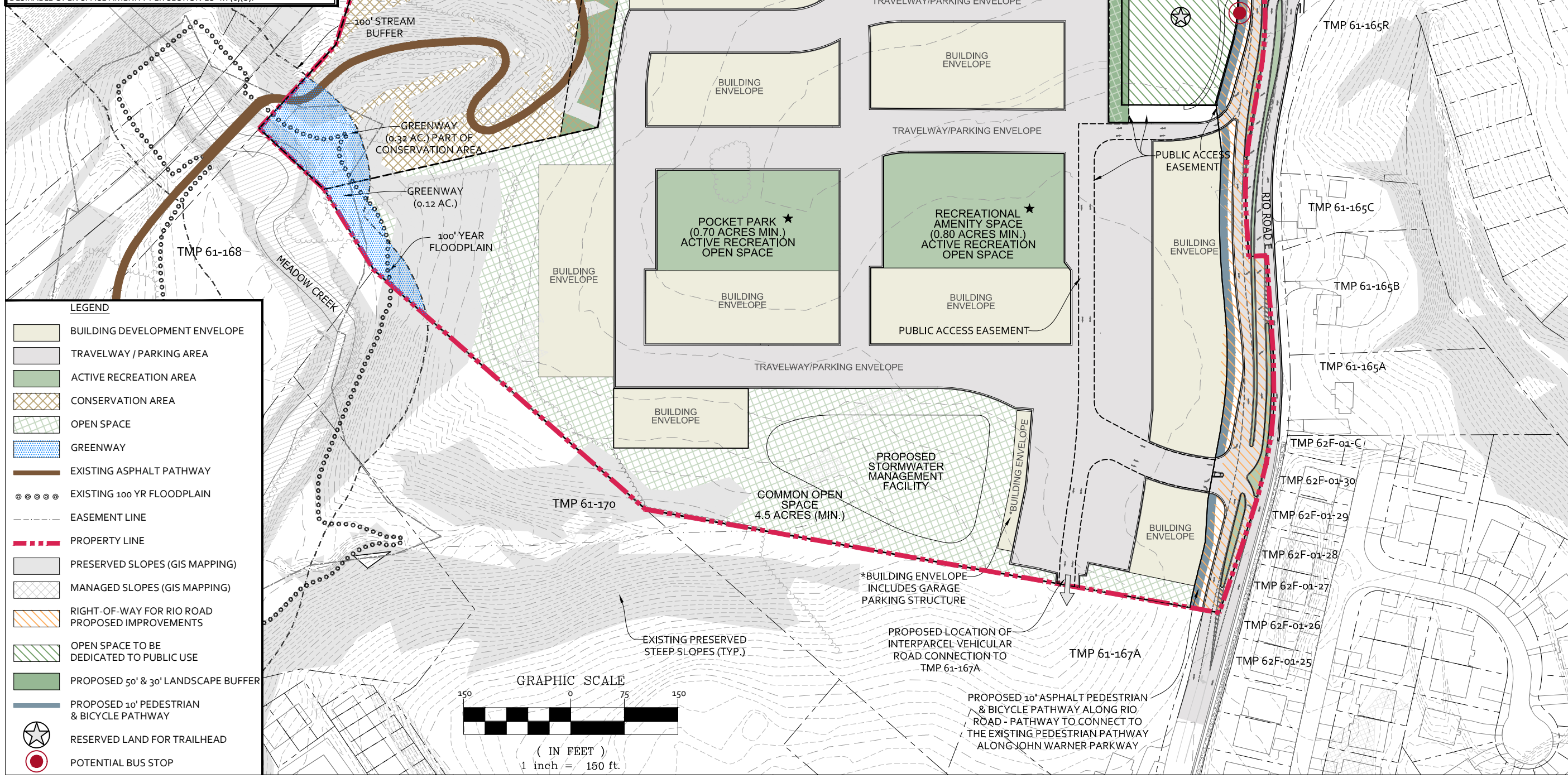


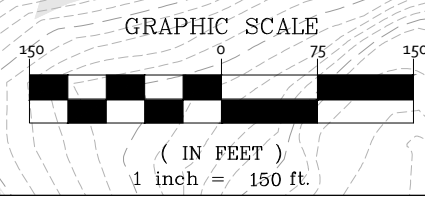
OPEN SPACE CHART	
PARCEL	
TMP 06100-00-00-16700	1.58 ACRES
TMP 06100-00-00-16700	25.73 ACRES
TOTAL AREA:	27.31 ACRES
AREA DEDICATED TO PUBLIC R/W =	1.0 ACRES
TOTAL DEVELOPMENT AREA =	26.31 ACRES
OPEN SPACE PROVIDED:	
COMMON OPEN SPACE AREA = 4.5 ACRES (MIN.)	
OPEN SPACE TO BE DEDICATED TO PUBLIC USE = 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).	



NOTE: ENTRANCE IMPROVEMENTS SHALL BE SUBJECT TO VDOT AND COUNTY REVIEW AND APPROVAL. SEE THE RIO ROAD FRONTAGE IMPROVEMENT PLAN.



LEGEND	
[Light Green Box]	BUILDING DEVELOPMENT ENVELOPE
[Light Grey Box]	TRAVELWAY / PARKING AREA
[Dark Green Box]	ACTIVE RECREATION AREA
[Cross-hatched Box]	CONSERVATION AREA
[Light Green Box]	OPEN SPACE
[Blue Box]	GREENWAY
[Brown Line]	EXISTING ASPHALT PATHWAY
[Dotted Line]	EXISTING 100 YR FLOODPLAIN
[Dashed Line]	EASEMENT LINE
[Red Dashed Line]	PROPERTY LINE
[Light Grey Box]	PRESERVED SLOPES (GIS MAPPING)
[Cross-hatched Box]	MANAGED SLOPES (GIS MAPPING)
[Orange Box]	RIGHT-OF-WAY FOR RIO ROAD PROPOSED IMPROVEMENTS
[Light Green Box]	OPEN SPACE TO BE DEDICATED TO PUBLIC USE
[Green Box]	PROPOSED 50' & 30' LANDSCAPE BUFFER
[Blue Line]	PROPOSED 10' PEDESTRIAN & BICYCLE PATHWAY
[Star Symbol]	RESERVED LAND FOR TRAILHEAD
[Red Circle Symbol]	POTENTIAL BUS STOP



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PARKWAY PLACE DEVELOPMENT
PARKWAY PLACE APPLICATION PLAN
SHEET 1 OF 3: PRD PLAN
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 CHARLOTTEVILLE, VA 22901
 TMP 06100-00-00-167Co WETSEL, THOMAS D. & CLARENCE H. WETSEL 878 E RIO ROAD CHARLOTTEVILLE, VA 22901

DEVELOPER: KOTARIDES DEVELOPERS 1128 INDEPENDENCE BLVD. SUITE 200 VIRGINIA BEACH, VA 23455
 ENGINEER: COLLINS ENGINEERING 200 GARRETT STREET, SUITE 200 CHARLOTTEVILLE, 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 - 1.58 AC.
 06100-00-00-167Co - 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.

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 CHARLOTTEVILLE 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.

UTILITIES: COUNTY WATER AND SEWER

WATERSHED: RIVANNA RIVER - MEADOW CREEK

FLOODPLAIN: THERE IS A FLOODPLAIN LOCATED ON THIS SITE. FEMA MAP ID 51003C0280D 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.



REVISIONS	
DATE	DESCRIPTION
06/17/19	INITIAL SUBMITTAL
09/03/19	RESUBMITTAL TO ALBEMARLE COUNTY - ADDRESSING STAFF COMMENTS
11/28/19	RESUBMITTAL TO ALBEMARLE COUNTY - ADDRESSING STAFF COMMENTS

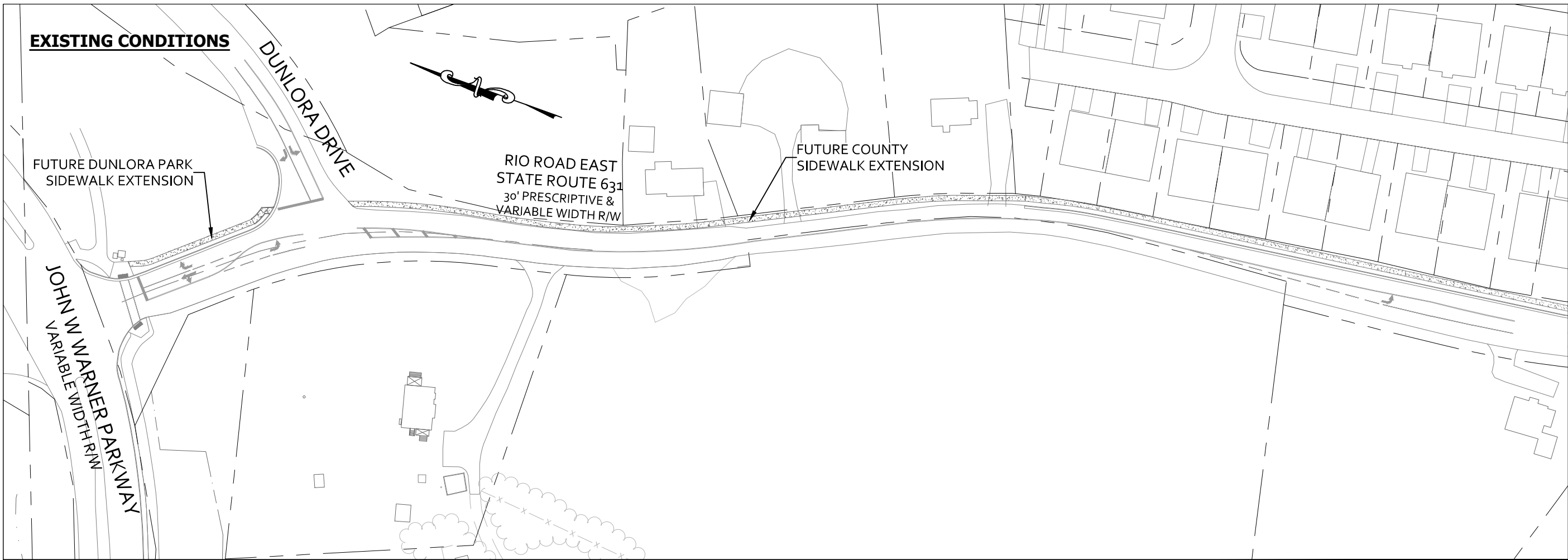
**PARKWAY PLACE DEVELOPMENT
 PARKWAY PLACE APPLICATION NOTES
 SHEET 1A OF 3: PRD PLAN
 RIVANNA MAGISTERIAL DISTRICT**

JUNE 17, 2019

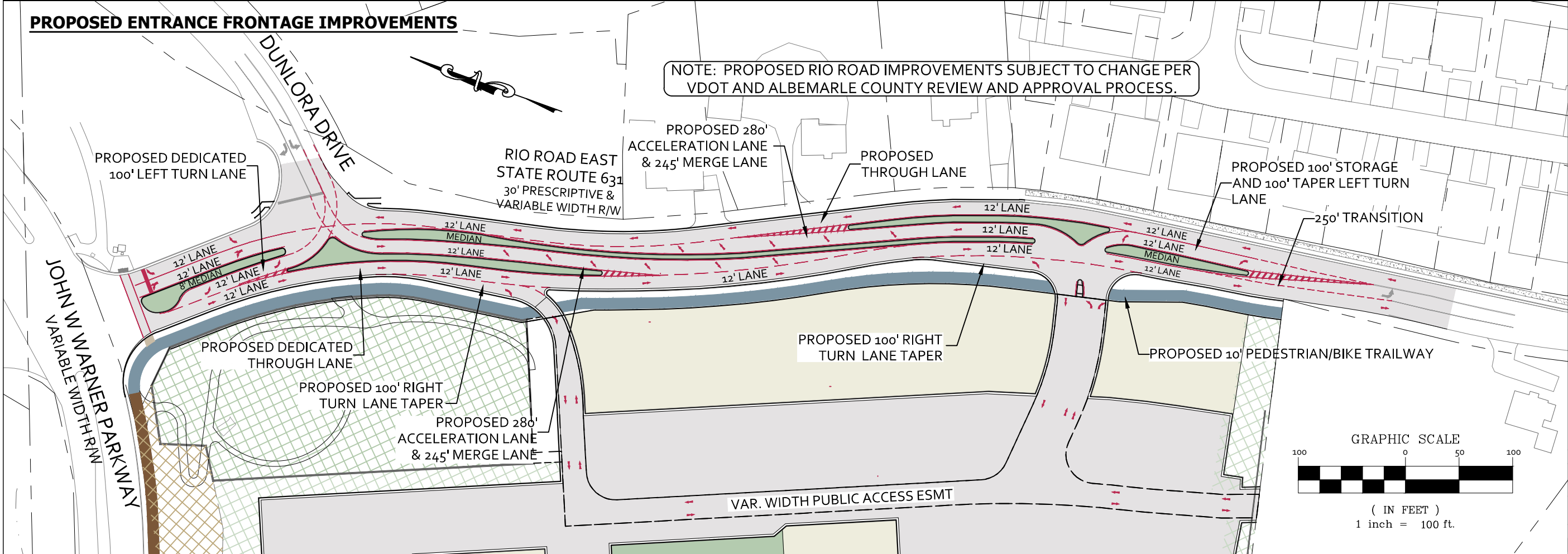
N.A.

SHEET 1A

EXISTING CONDITIONS



PROPOSED ENTRANCE FRONTAGE IMPROVEMENTS



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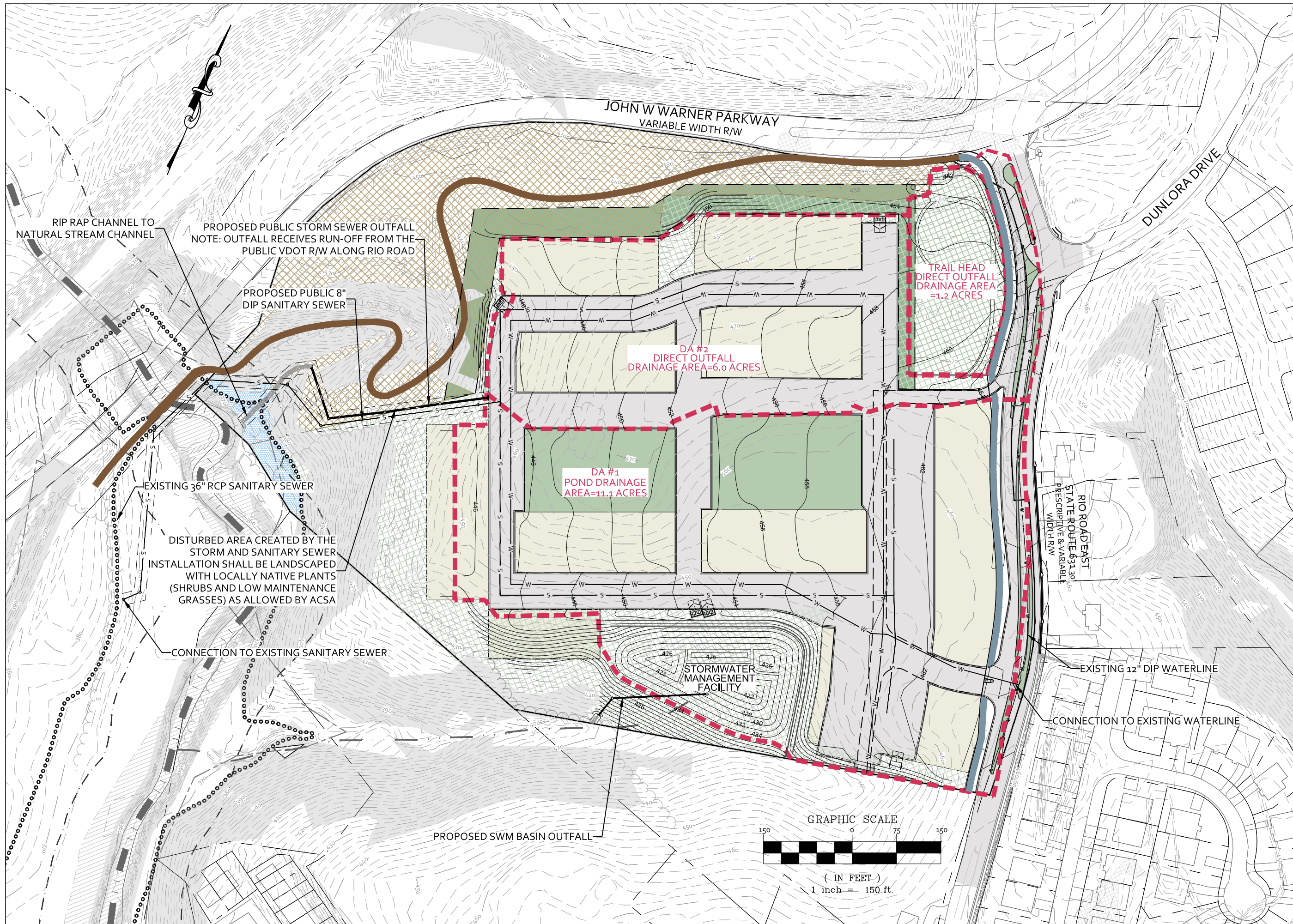
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PARKWAY PLACE DEVELOPMENT
PARKWAY PLACE APPLICATION PLAN
SHEET 2 OF 3: ENTRANCE FRONTAGE IMPROVEMENTS
RIVANNA MAGISTERIAL DISTRICT

JUNE 17, 2019

SCALE
1" = 100'

SHEET 2



RIP RAP CHANNEL TO NATURAL STREAM CHANNEL

PROPOSED PUBLIC STORM SEWER OUTFALL
NOTE: OUTFALL RECEIVES RUN-OFF FROM THE PUBLIC VDOT R/W ALONG RIO ROAD

PROPOSED PUBLIC 8" DIP SANITARY SEWER

EXISTING 36" RCP SANITARY SEWER

DISTURBED AREA CREATED BY THE STORM AND SANITARY SEWER INSTALLATION SHALL BE LANDSCAPED WITH LOCALLY NATIVE PLANTS (SHRUBS AND LOW MAINTENANCE GRASSES) AS ALLOWED BY ACSA

CONNECTION TO EXISTING SANITARY SEWER

DA #2
DIRECT OUTFALL
DRAINAGE AREA=6.0 ACRES

DA #1
POND DRAINAGE
AREA=11.1 ACRES

TRAIL HEAD
DIRECT OUTFALL
DRAINAGE AREA
=1.2 ACRES

STORMWATER
MANAGEMENT
FACILITY

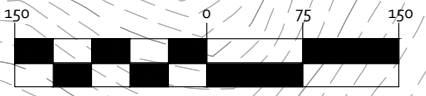
PROPOSED SWM BASIN OUTFALL

RIO ROAD EAST
STATE ROUTE 631.30
PRESCRIPTIVE & VARIABLE
WIDTH R/W

EXISTING 12" DIP WATERLINE

CONNECTION TO EXISTING WATERLINE

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

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

JUNE 17, 2019

SCALE
1" = 150'

SHEET 3