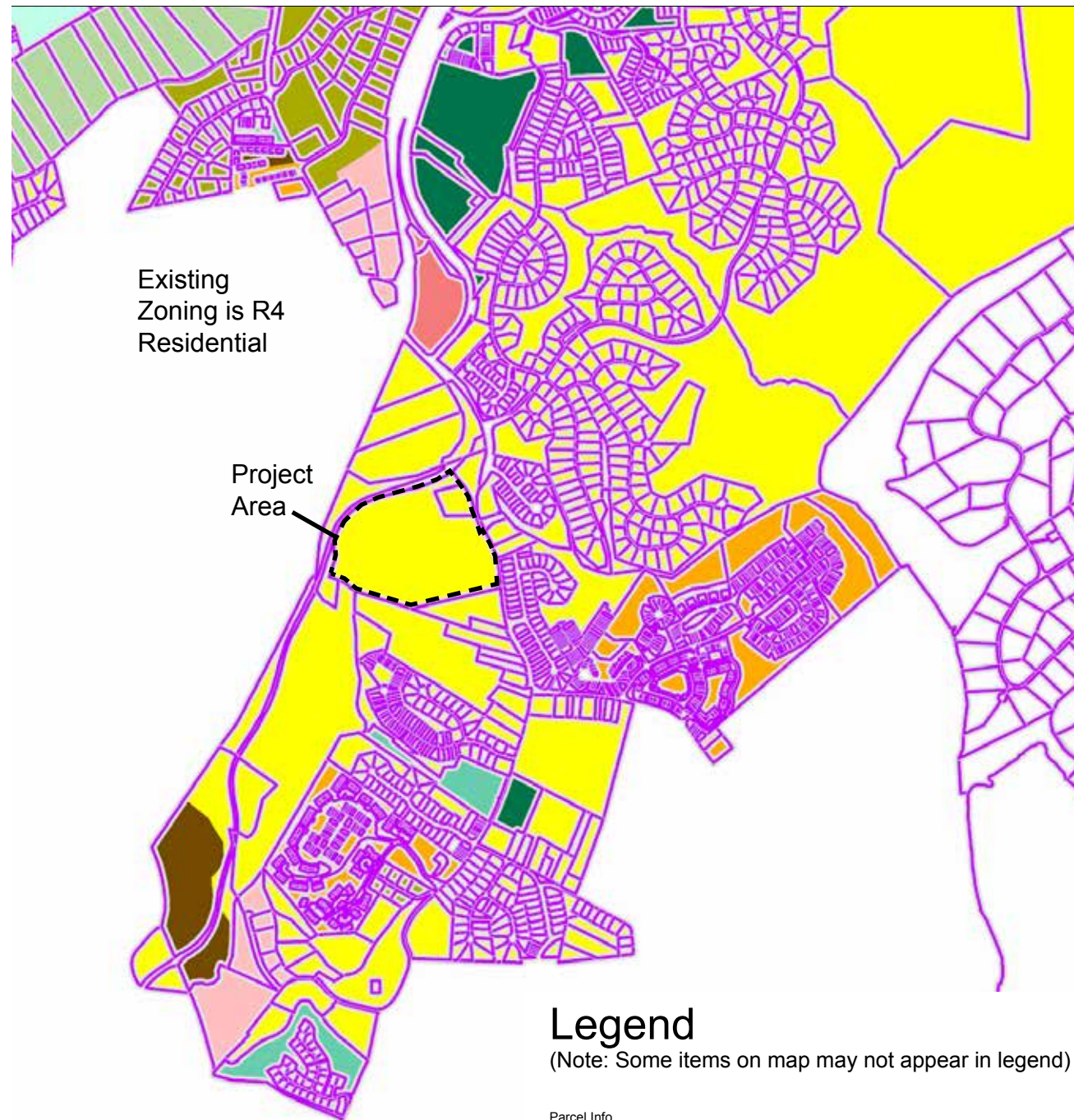


Existing Zoning



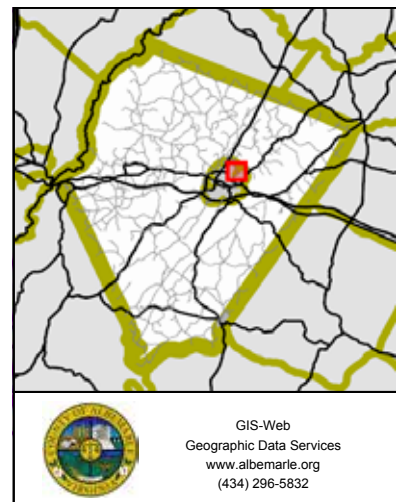
Existing Zoning is R4 Residential

Project Area

Legend

(Note: Some items on map may not appear in legend)

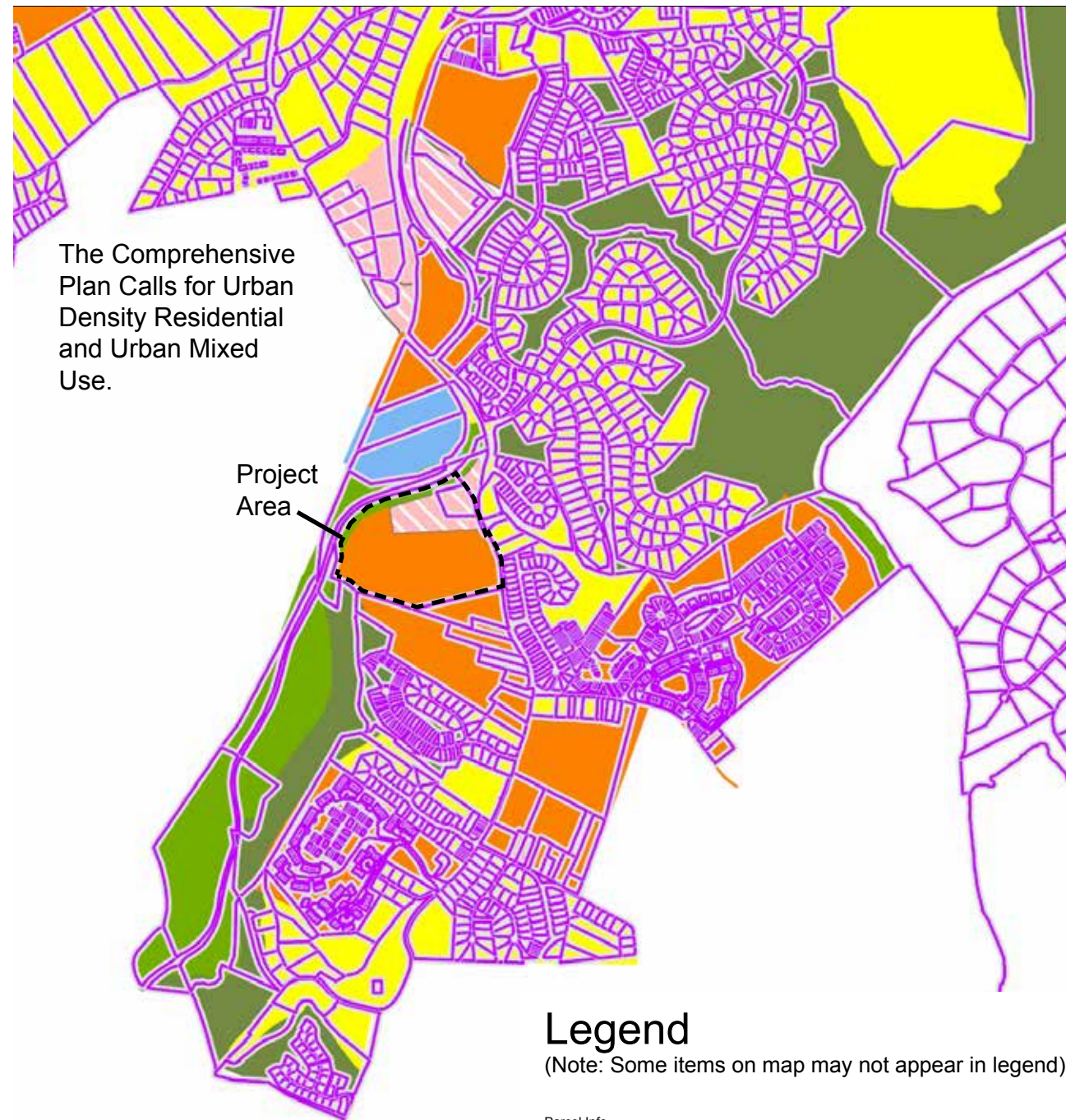
- Parcel Info
 - Parcels
- Zoning Info
 - Rural Areas
 - Village Residential
 - R1 Residential
 - R2 Residential
 - R4 Residential
 - R6 Residential
 - R10 Residential
 - R15 Residential
 - Planned Unit Development
 - Planned Residential Development
 - Neighborhood Model District
 - Monticello Historic District
 - C1 Commercial
 - Commercial Office
 - Highway Commercial
 - Planned Development Sh
 - Planned Development Mix
 - Downtown Crozet District
 - Light Industry
 - Heavy Industry
 - Planned Development Ind
 - Town of Scottsville



GIS-Web
Geographic Data Services
www.albemarle.org
(434) 296-5832

June 4, 2019

Comprehensive Plan



The Comprehensive Plan Calls for Urban Density Residential and Urban Mixed Use.

Project Area

Legend

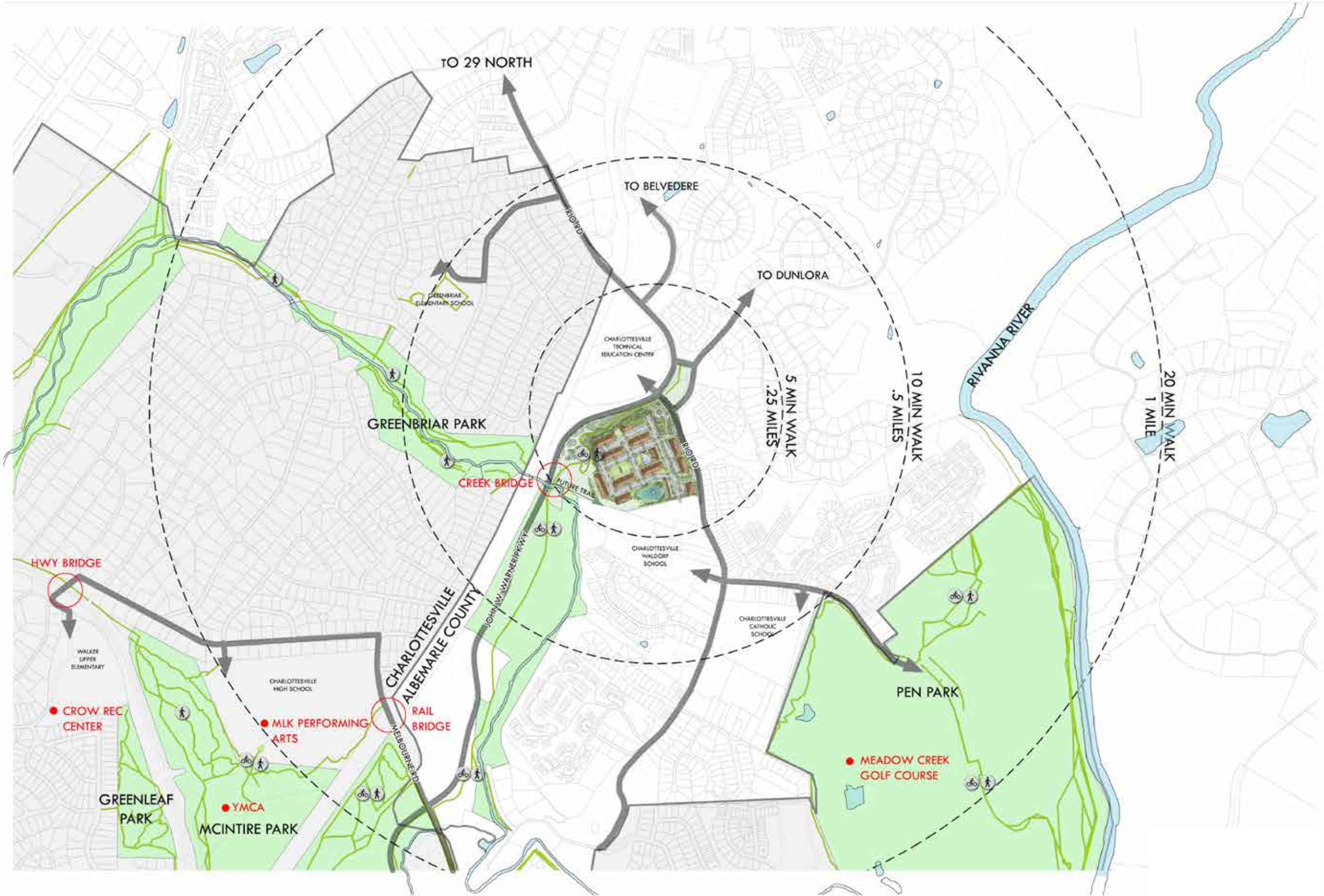
(Note: Some items on map may not appear in legend)

- Parcel Info
 - Parcels
- Comp Plan Land Use Info
 - Pantops Master Plan Land
 - Neighborhood Density Residential
 - Urban Density Residential
 - Urban Mixed Use
 - Institutional
 - Employment District
 - Employment Mixed Use
 - Commercial Mixed Use
 - Parks
 - Greenspace
 - River Corridor
 - Rural Area
 - Places29 Master Plan Land
 - Airport District
 - Urban Mixed Use (in Cent)
 - Urban Mixed Use (in area)
 - Commercial Mixed Use
 - Urban Density Residential
 - Neighborhood Density Residential
 - Office / R & D / Flex / Light
 - Light Industrial
 - Heavy Industrial
 - Institutional
 - Public Open Space
 - Privately Owned Open Space

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

June 17, 2019

SCALE
NTS



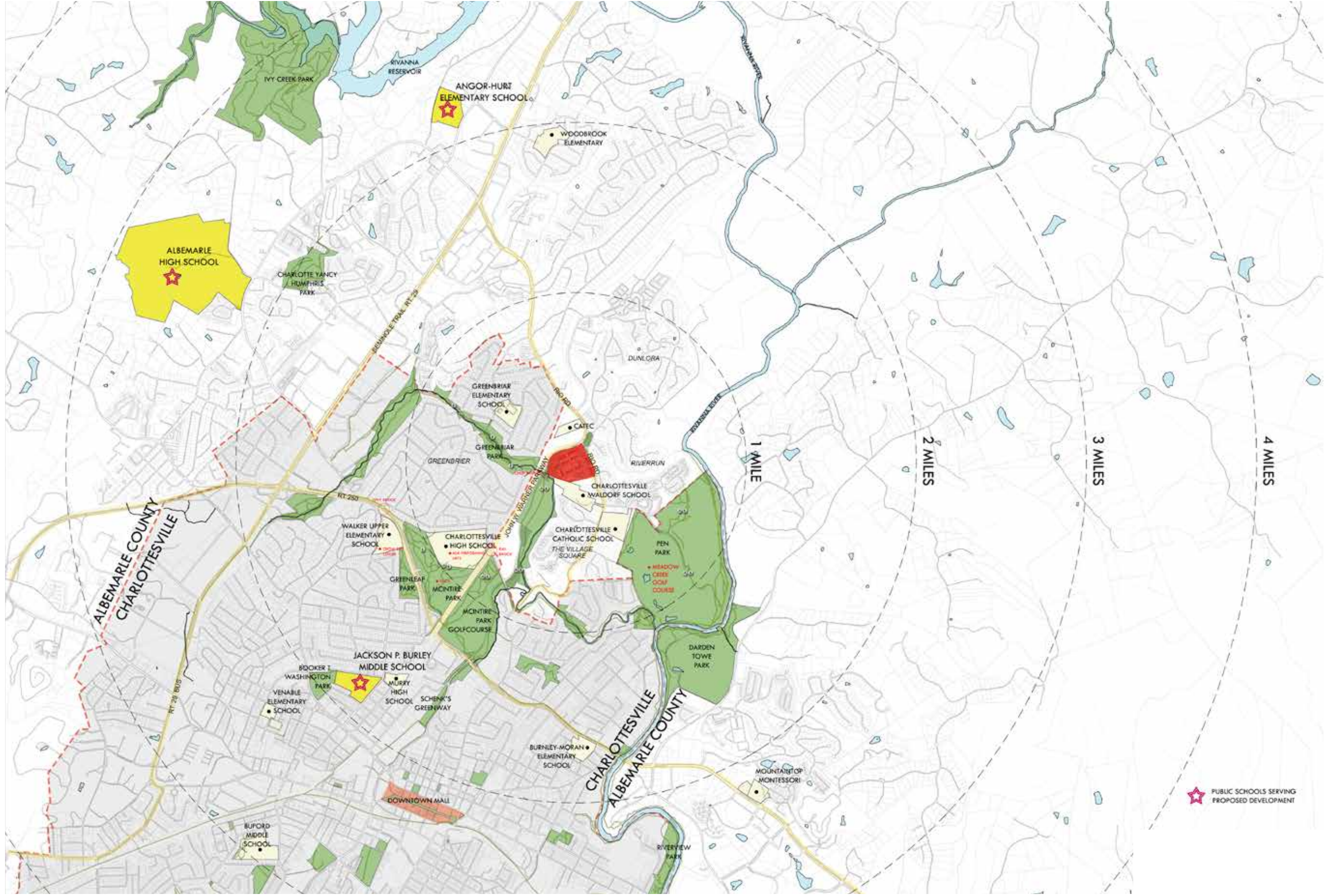
REVISIONS	
DATE	DESCRIPTION
06/17/19	INITIAL SUBMITTAL
09/03/19	RESUBMITTAL TO ALBEMARLE COUNTY - ADDRESSING STAFF COMMENTS
11/18/19	RESUBMITTAL TO ALBEMARLE COUNTY - ADDRESSING STAFF COMMENTS

PARKWAY PLACE DEVELOPMENT
EXHIBIT A
VICINITY - WALKING RADIUS
 RIVANNA MAGISTERIAL DISTRICT

June 17, 2019

SCALE
 1"=1000'





★ PUBLIC SCHOOLS SERVING PROPOSED DEVELOPMENT

REVISIONS	
DATE	DESCRIPTION
06/17/19	INITIAL SUBMITTAL
09/03/19	RESUBMITTAL TO ALBEMARLE COUNTY - ADDRESSING STAFF COMMENTS
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PARKWAY PLACE DEVELOPMENT
EXHIBIT A
VICINITY - DRIVING RADIUS
 RIVANNA MAGISTERIAL DISTRICT

June 17, 2019

SCALE
 1"=300'





DATE	DESCRIPTION
06/17/19	INITIAL SUBMITTAL
09/03/19	RESUBMITTAL TO ALBERMARLE COUNTY - ADDRESSING STAFF COMMENTS
11/18/19	RESUBMITTAL TO ALBERMARLE COUNTY - ADDRESSING STAFF COMMENTS

PARKWAY PLACE DEVELOPMENT
EXHIBIT A
PRD - ILLUSTRATIVE PLAN
 RIVANNA MAGISTERIAL DISTRICT

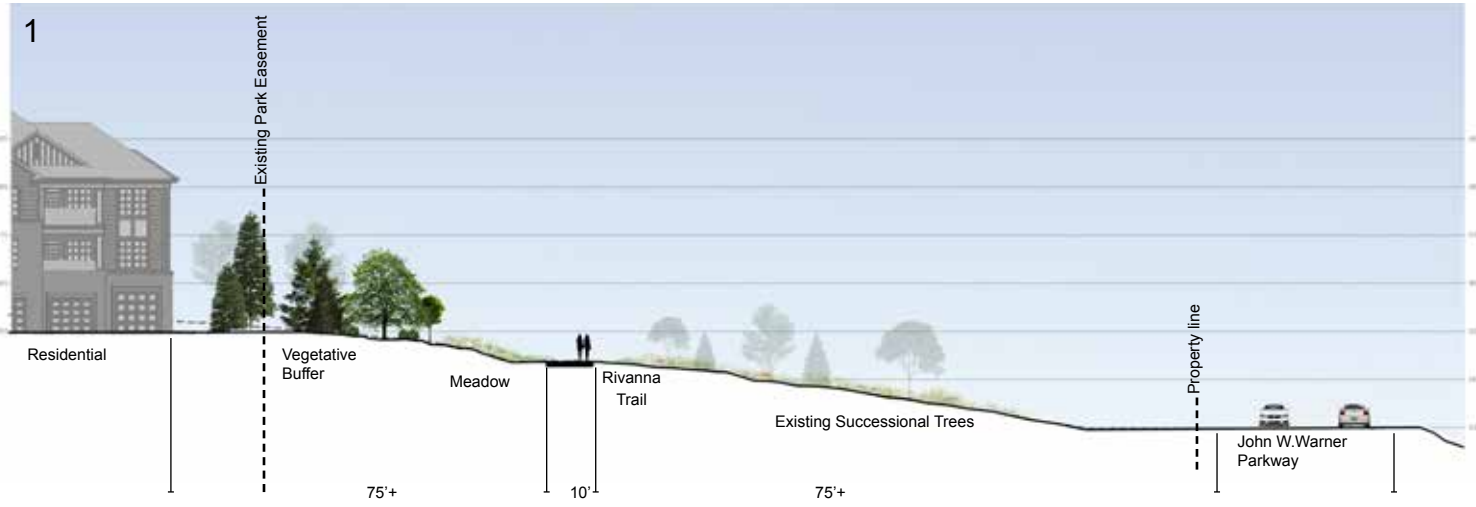
June 17, 2019

SCALE
 1" = 120'



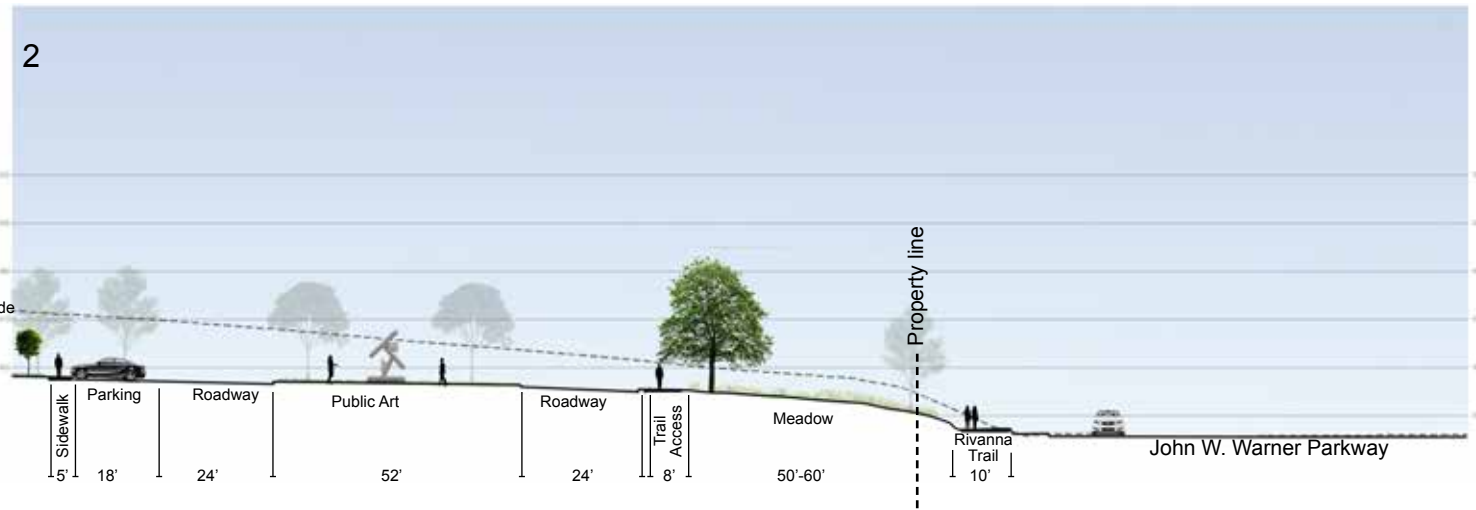
SECTION LOCATIONS

Scale
1"=300'



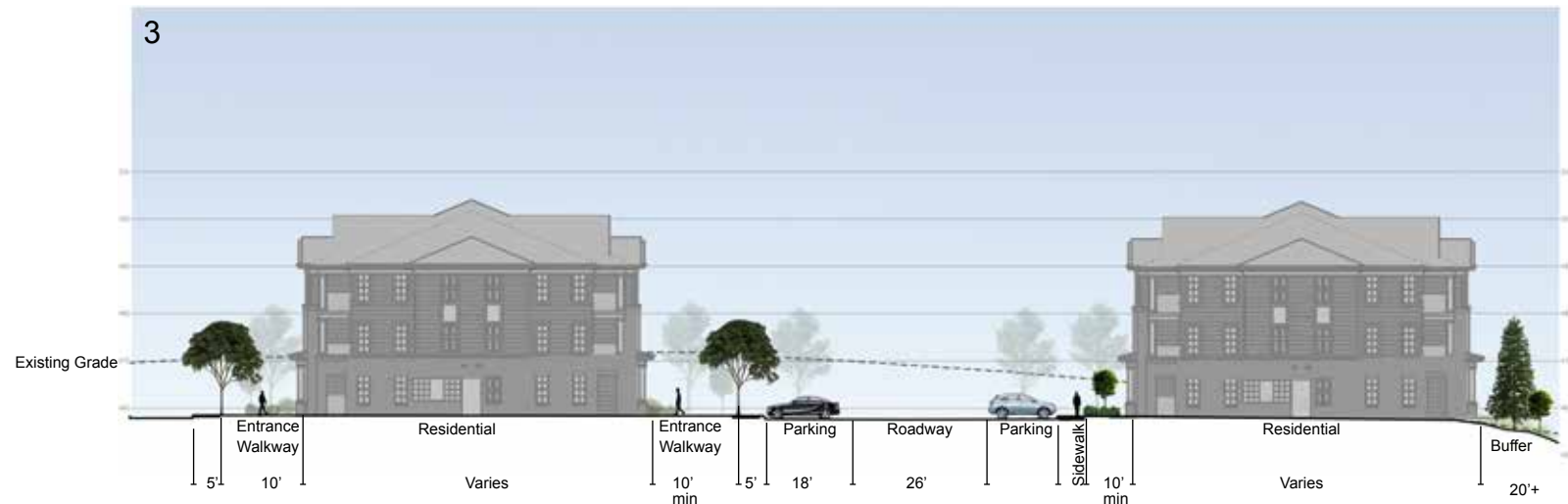
SECTION 1- MEADOW AND BUFFER ALONG JOHN W. WARNER PARKWAY

Scale
1"=40'



SECTION 2- TRAILHEAD AND PUBLIC PARK

Scale
1"=40'



SECTION 3- TYPICAL PARKING CROSS SECTION

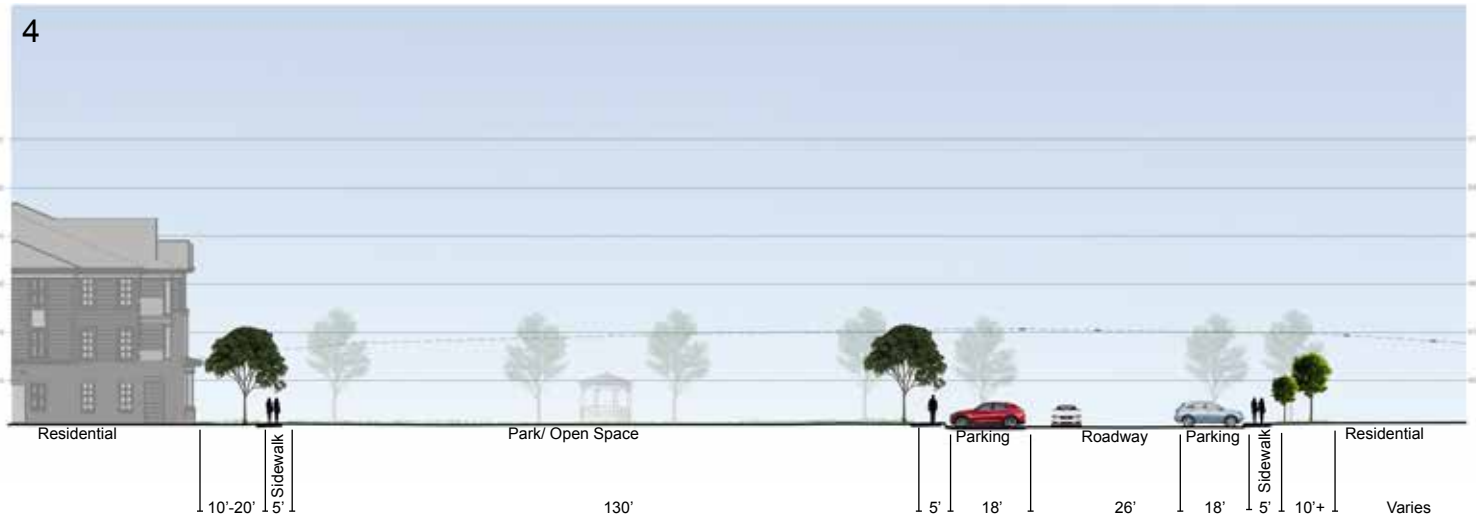
Scale
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REVISIONS	
DATE	DESCRIPTION
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11/18/19	RESUBMITTAL TO ALBERMARLE COUNTY - ADDRESSING STAFF COMMENTS



SECTION LOCATIONS

Scale
1"=300'



SECTION 4- PARK SPACE

Scale
1"=40'



SECTION 5- ENTRANCE ROAD

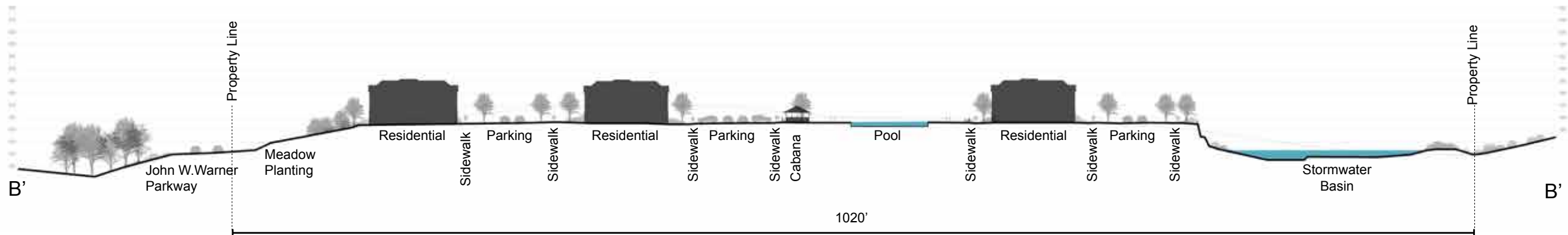
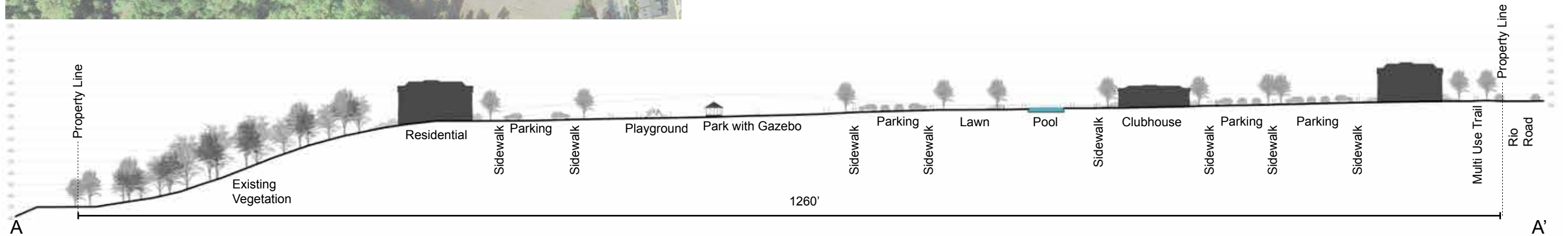
Scale
1"=40'



SECTION 6 - RIO RD SCREENING

Scale
1"=40'

REVISIONS	
DATE	DESCRIPTION
06/17/19	INITIAL SUBMITTAL
09/03/19	RESUBMITTAL TO ALBERMARLE COUNTY - ADDRESSING STAFF COMMENTS
11/18/19	RESUBMITTAL TO ALBERMARLE COUNTY - ADDRESSING STAFF COMMENTS



REVISIONS	
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PARKWAY PLACE DEVELOPMENT
EXHIBIT A
TRANSVERSE SECTIONS & M
 RIVANNA MAGISTERIAL DISTRICT

June 17, 2019

SCALE
 1" = 100'

Additional 30' wide semi-opaque buffer as required by ARB

Existing trees to remain

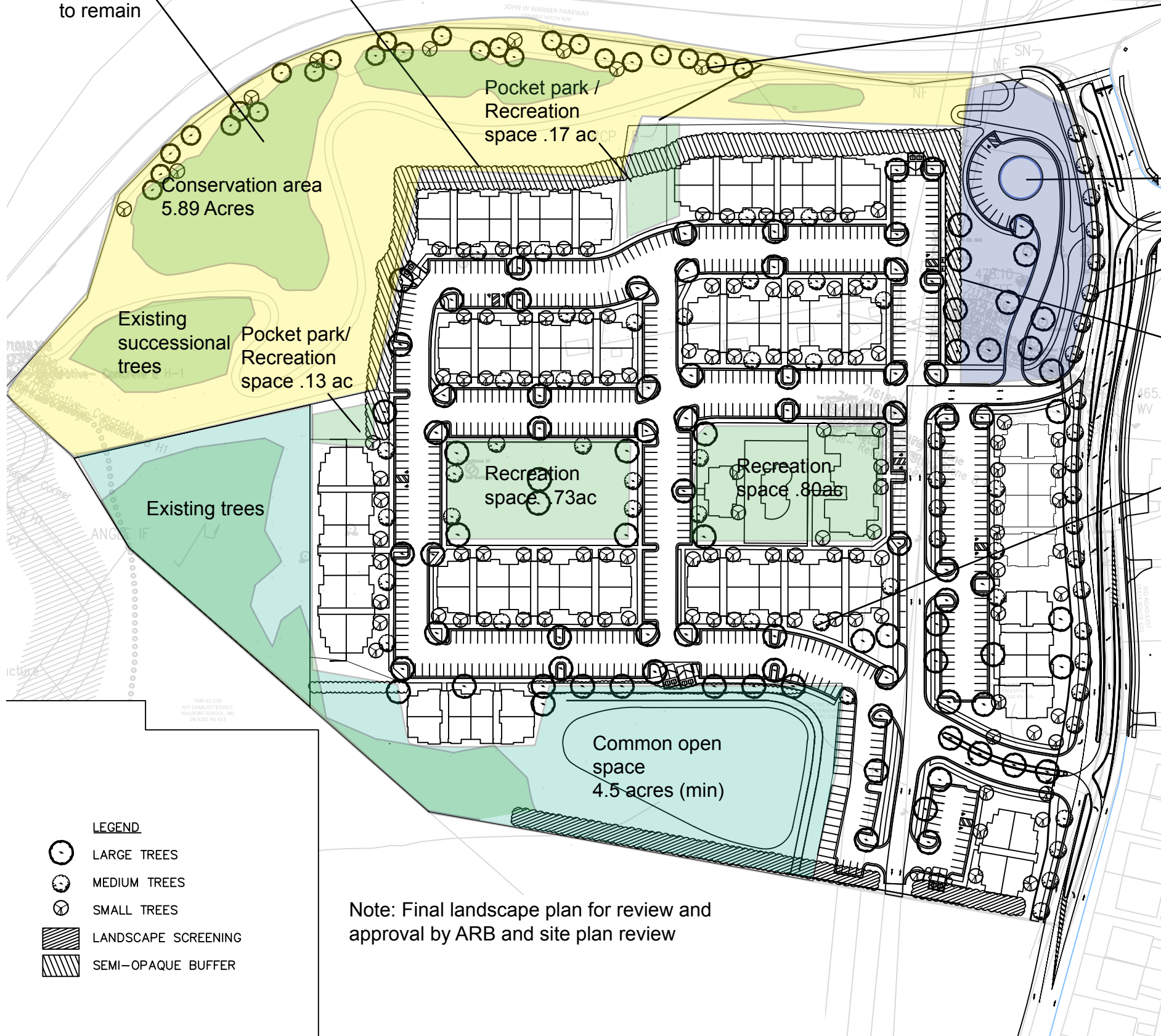
Planting of shade trees clustered to average 35' on center, intermixed with ornamentals per EC guidelines and ARB comments

Open space to be dedicated to public use 1.1ac

Supplimental planting of medium trees every 40' along street per 32.7.9.5(d)

Additional 20' wide semi-opaque buffer as required by ARB

Large/Med Shade Tree for every 10 spaces per 32.7.9.6(b)



Conservation area
5.89 Acres

Pocket park /
Recreation
space .17 ac

Existing
successional
trees
Pocket park/
Recreation
space .13 ac

Existing trees

Recreation
space .73ac

Recreation
space .80ac

Common open
space
4.5 acres (min)

LEGEND

- LARGE TREES
- MEDIUM TREES
- SMALL TREES
- LANDSCAPE SCREENING
- SEMI-OPAQUE BUFFER

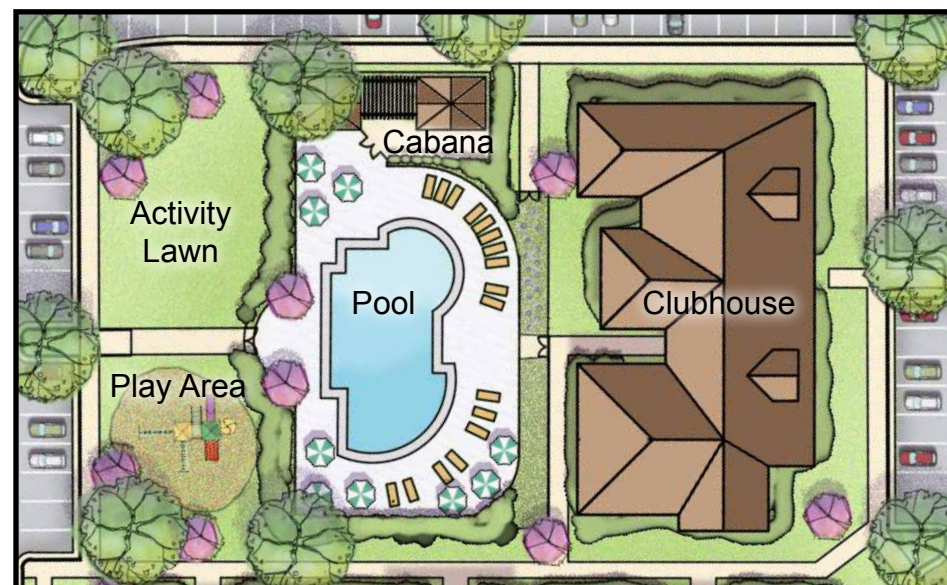
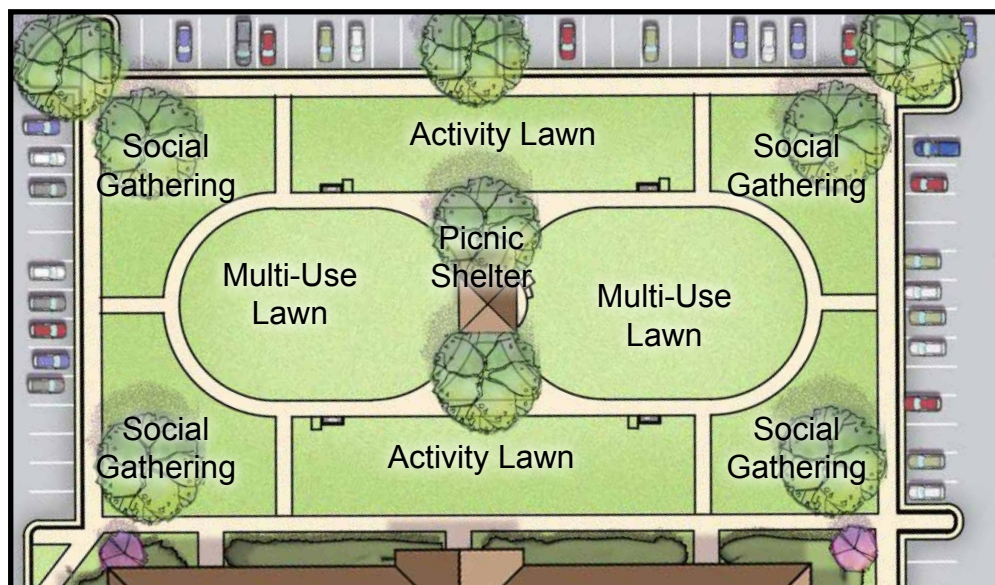
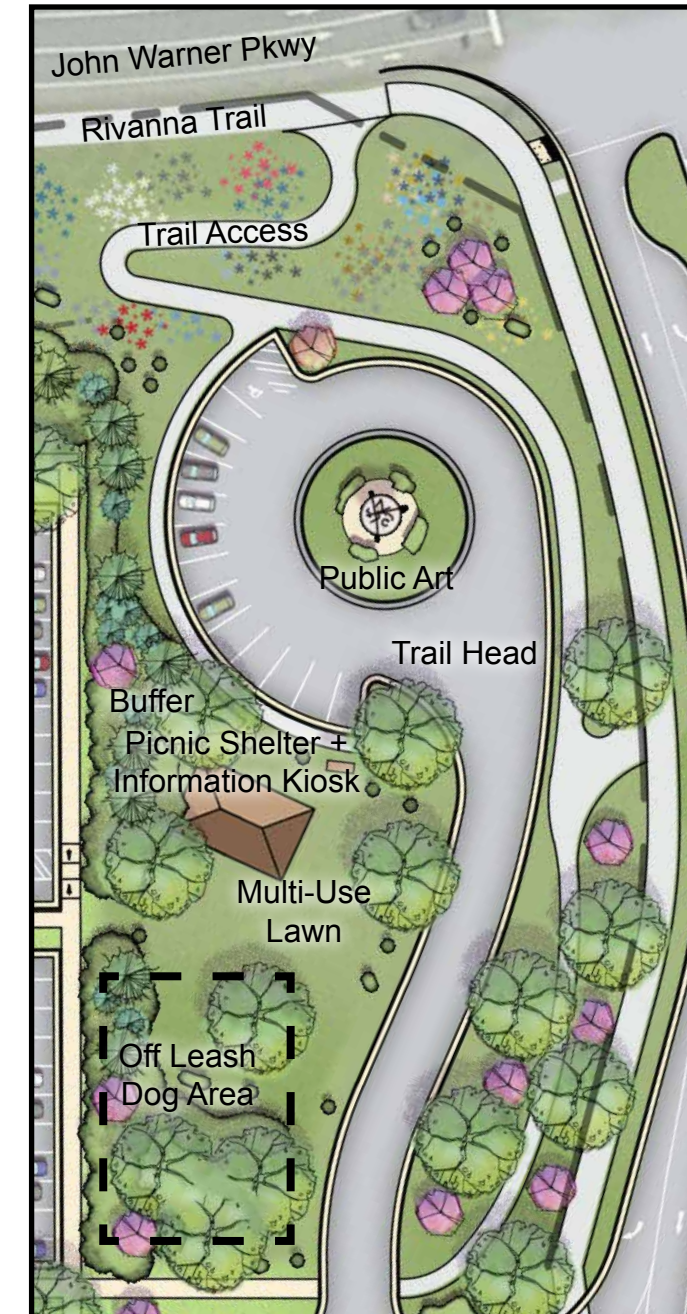
Note: Final landscape plan for review and approval by ARB and site plan review

Preliminary Tree Canopy Calculation	
Gross Site Acreage:	27.31ac
Land Dedicated to Public Use:	(1.1 ac)
Total Development Area:	26.21 ac
Common Open Space Area	4.5 ac (min)
Greenway (included in 5.07 ac)	.12 ac
Open Space Dedicated to Public Use	1.1 ac
Active Recreation Area	1.5 ac (min)
Conservation Area	5.89 ac
Total Open Space Provided (49.37%)	12.99 ac
Gross Site Acreage:	27.31ac
Deductions per 32.7.9.8(c)	12.71 ac
Developed Acres	14.6 ac
Canopy Requirement: (15%)	2.19 ac

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June 17, 2019

SCALE
NTS



A. Central Park/Neighborhood Park

B. Central Clubhouse and Pool Complex

C. Public Park

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11/18/19	RESUBMITTAL TO ALBERMARLE COUNTY - ADDRESSING STAFF COMMENTS

PARKWAY PLACE DEVELOPMENT
EXHIBIT A
PUBLIC SPACES
 RIVANNA MAGISTERIAL DISTRICT

June 17, 2019

SCALE
 1"=60'