REZONING APPLICATION PLAN AMENDMENT TO BLOCK 1 FOR

RIVERSIDE VILLAGE

TMP 078G0-00-01-000A0

RIVANNA DISTRICT, ALBEMARLE COUNTY, VIRGINIA

ZMA2022-00010

AN AMENDMENT TO ZMA2016-00019

VICINITY MAP SCALE: 1"=1,000'

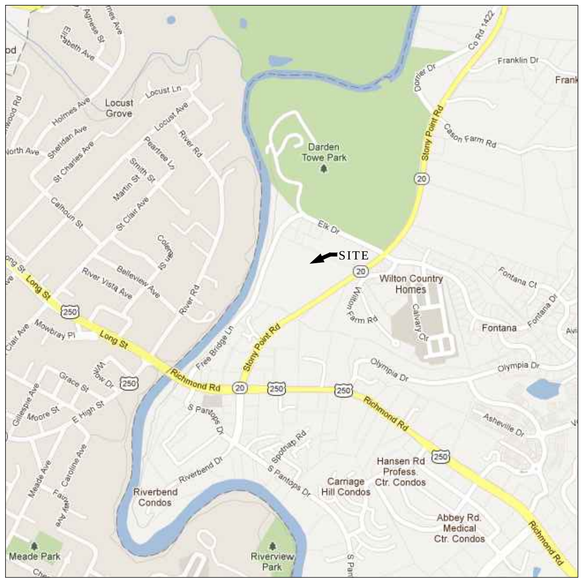


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

C1 - COVER SHEET
C2 - REGIONAL CONTEXT MAP & PARCEL OVERVIEW
C3 - EXISTING CONDITIONS
C4 - BLOCK PLAN
C5 - CODE OF DEVELOPMENT
C6 - CODE OF DEVELOPMENT
C7 - SITE SECTIONS & PROPOSED ROUTE 20 IMPROVEMENTS

ZMA2022-00010 NOTE:

At the time of this zoning map amendment, Riverside Village has completed construction and the community has built out per the approved NMD plan. Only Block 1, County parcel 78G-00-1-A, is subject to this ZMA amendment. This ZMA seeks to reduce the minimum commercial area in Block 1 from 8,000 SF minimum required to 1,600 SF minimum required.

PROPERTY INFORMATION

OWNER/DEVELOPER:
SHOPS AT RIVERSIDE LLC
200 GARRETT ST, SUITE S
CHARLOTTESVILLE, VA 22902

LEGAL REFERENCE:
DB 4475 PG 705
PARCEL ID 078G0-00-01-000A0 (2.41 ACRES)

MAGISTERIAL DISTRICT:
RIVANNA

BASE INFORMATION

SOURCE OF BOUNDARY SURVEY:
BOUNDARY SURVEY COMPLETED BY ROGER W. RAY & ASSOCIATES. DATED 10/15/2012.

SOURCE OF TOPOGRAPHY:
TWO (2) FOOT CONTOUR INTERVAL TOPOGRAPHY FROM AERIAL SURVEY BY LOUISA AERIAL SURVEYS, INC.

BENCHMARK(S):
NAVD88

WATER SOURCE:
ALBEMARLE COUNTY SERVICE AUTHORITY

SEWER SERVICE:
ALBEMARLE COUNTY SERVICE AUTHORITY

THIS PROPERTY IS ZONED: NMD - NEIGHBORHOOD MODEL DISTRICT, EC - ENTRANCE CORRIDOR

APPLICATION PLAN NOTES:

1. THIS PROPERTY IS ZONED NEIGHBORHOOD MODEL DISTRICT. THIS APPLICATION PLAN AND CODE OF DEVELOPMENT REGULATE DEVELOPMENT OF THE PROPERTY.

2. THIS SITE LIES WITHIN THE UPPER RIVANNA RIVER WATERSHED.

3. REFER TO CODE OF DEVELOPMENT ON SHEETS 6 AND 7 FOR PROJECT DESCRIPTION.

4. VARIATIONS TO THIS ZMA APPLICATION PLAN FOR LANDSCAPING REQUIREMENTS AND SETBACK REQUIREMENTS (VARIATION #1 AND #2) WERE APPROVED BY THE BOARD OF SUPERVISORS ON 12/10/2014.

5. 10-17-16 - CHANGES PRESENTED IN THIS REVISED APPLICATION PLAN ARE FOR BLOCK 1 ONLY; THE PLAN REMAINS THE SAME AS APPROVED WITH ZMA201500003 FOR ALL OTHER BLOCKS.

6. 10-17-2022 - CHANGES PRESENTED IN THIS REVISED APPLICATION PLAN ARE FOR BLOCK 1 ONLY; THE PLAN REMAINS THE SAME AS APPROVED WITH ZMA201600019 FOR ALL OTHER BLOCKS.

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COVER SHEET

Rev #	Date	Description
1	11-13-2015	ZMA2012-00002 approved by BOS
2	09-02-2015	ZMA2015-00003 approved by BOS
3	10-17-2022	ZMA2022-00010 approved by BOS
4	2022	ZMA2022-00010 submission for CSD review
5	02-15-2023	ZMA2022-00010 revision

REZONING APPLICATION PLAN FOR:

RIVERSIDE VILLAGE

ALBEMARLE COUNTY, VIRGINIA

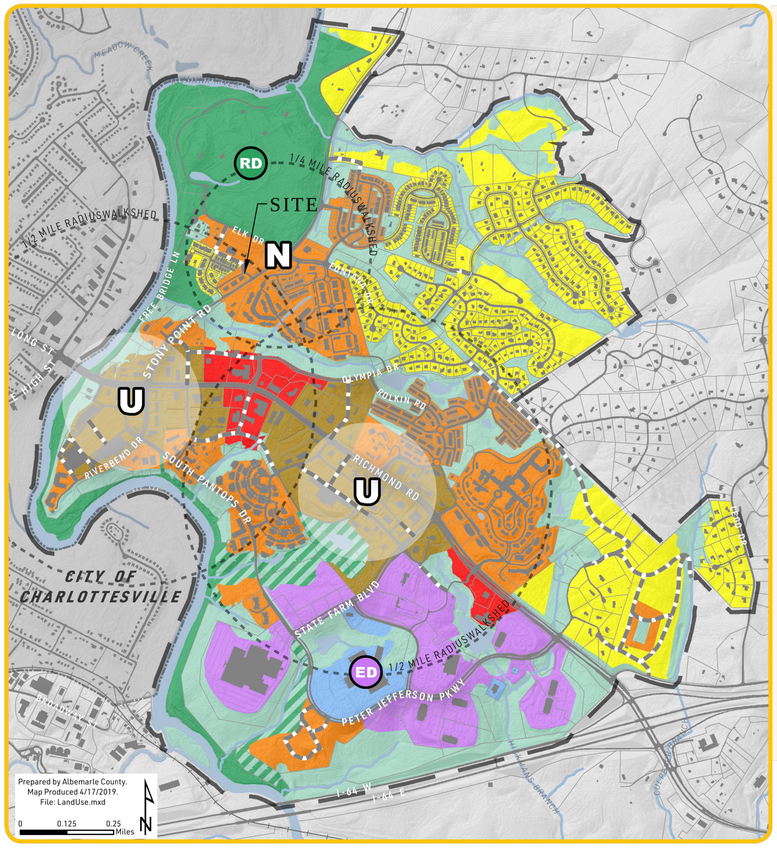
Date 10/17/2022

Scale N/A

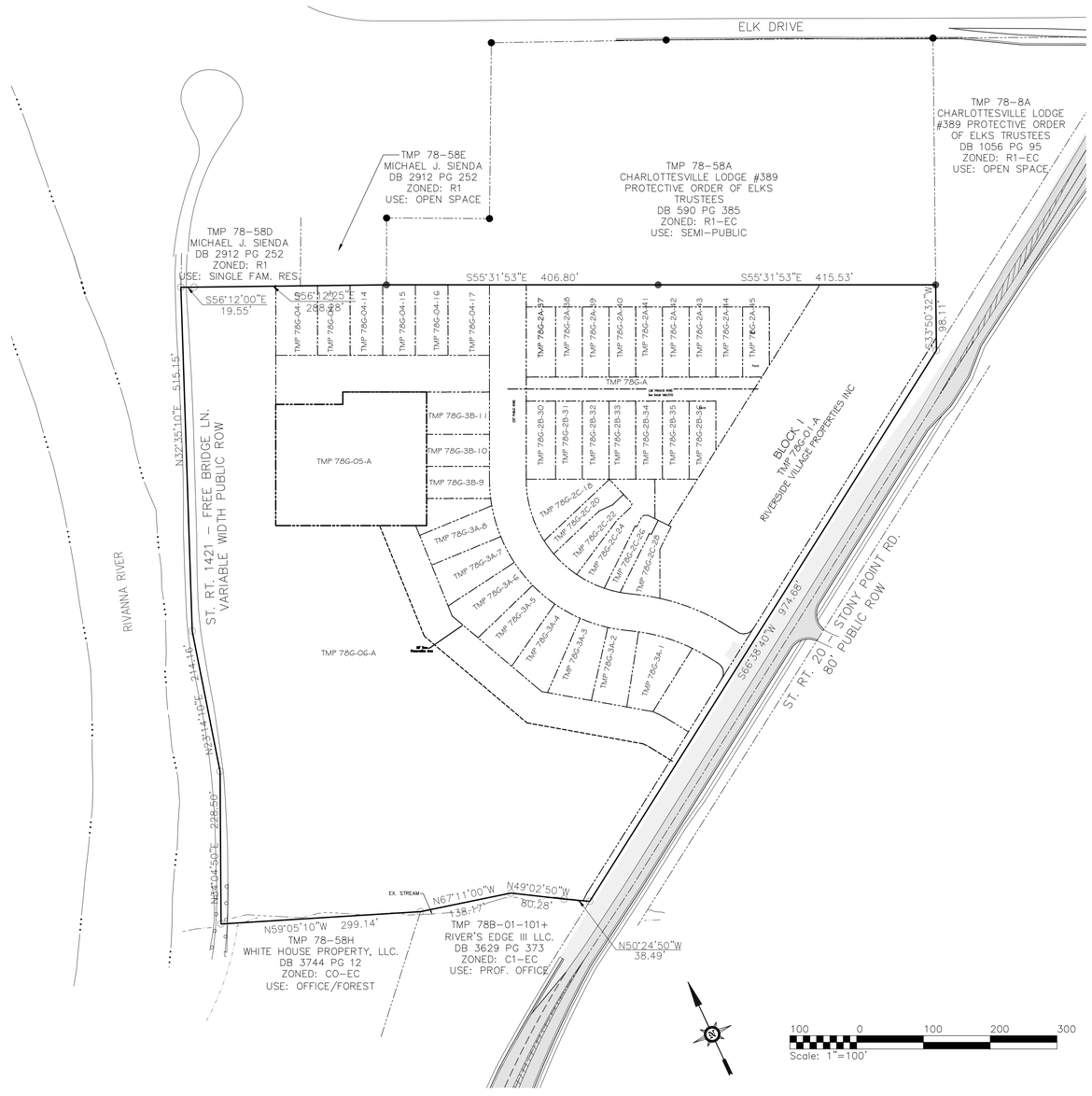
Sheet No. 1 OF 7

File No. 12.009

Future Land Use Plan



REGIONAL CONTEXT MAP - PANTOPS MASTER PLAN



PARCEL OVERVIEW

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REGIONAL CONTEXT MAP
& PARCEL OVERVIEW

Rev #	Date	Description
1	11-13-2013	ZMA2012-00002 approved by BOS
2	09-02-2015	ZMA2015-00003 approved by BOS
3	10-17-2022	ZMA2022-00010 submission for CCD review
4	10-17-2022	ZMA2022-00010 submission for CCD review
5	02-15-2023	ZMA2022-00010 revision

REZONING APPLICATION PLAN FOR:

RIVERSIDE VILLAGE

ALBEMARLE COUNTY, VIRGINIA

Date
10/17/2022

Scale
N/A

Sheet No.
2 OF 7

File No.
12.009

POOL

TRAILSIDE COURT

TRAILSIDE DRIVE

(36' PRIVATE ROW)
See Detail 189/C10
RIVERWALK XING

Open Space

Open Space

Relocated
Floodplain Pending
FEMA Approval
Post-Construction

100 YR

50' Tree Preservation Area

100' STREAM BUFFER

RIVANNA RIVER

TMP 078G0-00-06-000A0
COUNTY OF ALBEMARLE
ZONED: NMD
USE: PUBLIC PARK

EX. STREAM

360

350

340

330

320

320

50 0 50 100 150
Scale: 1"=50'

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EXISTING CONDITIONS

Rev #	Date	Description
1	11-13-2015	ZMA2012-00002 approved by BOS
2	09-02-2015	ZMA2015-00003 approved by BOS
3	10-17-2022	ZMA2022-00010 submission for CDD revision
4	02-15-2023	ZMA2022-00010 revision
5		

REZONING APPLICATION PLAN FOR:

RIVERSIDE VILLAGE

ALBEMARLE COUNTY, VIRGINIA

Date
10/17/2022

Scale
1"=50'

Sheet No.
3 OF 7

File No.
12.009

DEVELOPMENT BLOCK SUMMARY

BLOCK	ACREAGE	ALLOWED USE	MINIMUM DWELLING UNITS	MAXIMUM DWELLING UNITS	MAX. BLOCK GROSS DENSITY DU/ARCE	PERMITTED RESIDENTIAL HOUSING	MINIMUM COMMERCIAL SQ. FT.	MAXIMUM COMMERCIAL SQ. FT.
BLOCK 1	2.41	MIX USED	0 UNITS	36 UNITS	14.6	MULTI-FAMILY	1,600 SF	36,000 SF**
BLOCK 2 (A, B, and C)	2.77	RESIDENTIAL	12 UNITS	28 UNITS	10.3	SF ATTACHED SF DETACHED TOWNHOUSE MULTI-FAMILY	NO COMMERCIAL USES PERMITTED	NO COMMERCIAL USES PERMITTED
BLOCK 3 (A and B)	1.56	RESIDENTIAL	8 UNITS	14 UNITS	9.0	SF ATTACHED SF DETACHED	NO COMMERCIAL USES PERMITTED	NO COMMERCIAL USES PERMITTED
BLOCK 4	0.77	RESIDENTIAL	5 UNITS	12 UNITS	15.6	SF ATTACHED SF DETACHED TOWNHOUSE	NO COMMERCIAL USES PERMITTED	NO COMMERCIAL USES PERMITTED
BLOCK 5	0.99	MIXED-USE	6 UNITS	24 UNITS	24.2	MULTI-FAMILY	NO MINIMUM COMMERCIAL SPACE	10,000 SF
BLOCK 6	8.27	OPEN SPACE (PARK DEDICATION)	NO RESIDENTIAL USES PERMITTED	NO RESIDENTIAL USES PERMITTED	N/A	NO RESIDENTIAL USES PERMITTED	NO COMMERCIAL USES PERMITTED	NO COMMERCIAL USES PERMITTED
PUBLIC ROAD EASEMENTS	1.13	ROUTE 20 AND INTERNAL ROAD DEDICATIONS	N/A	N/A	N/A	N/A	N/A	N/A
PRIVATE ROAD EASEMENTS	0.75	INTERNAL ROAD EASEMENTS	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	18.65		31 MINIMUM	105 MAXIMUM	5.7 UNITS/ACRE *		1,600 SF	46,000 SF**

RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH STANDARDS ABOVE:
REFER TO CODE OF DEVELOPMENT ON SHEETS 5 & 6 FOR DETAILS OF PERMITTED USES.
COMMERCIAL AND MIXED-USE BUILDINGS IN BLOCK 1 SHALL NOT EXCEED 20,000 GROSS SQUARE FEET PER BUILDING.
IN ORDER TO REMAIN BELOW THE MAXIMUM ALLOWABLE RESIDENTIAL DEVELOPMENT DENSITY FOR THE ENTIRE SITE, INDIVIDUAL BLOCK MAXIMUM DENSITIES MAY NOT ALL BE ACHIEVED, FOR INSTANCE, IF 64 RESIDENTIAL UNITS ARE BUILT IN BLOCKS 1 AND 2, THEN A MAXIMUN OF 41 UNTS MAY BE BUILT IN BLOCKS 3-5 (THUS PROVIDING A SITE TOTAL OF 105 UNITS).
* MAXIMUM GROSS RESIDENTIAL DENSITY FOR BLOCKS 1-5 = 105/8.5 = 12.4 UNITS PER ACRE.
** FOR EVERY RESIDENTIAL UNIT APPROVED IN BLOCK 1, THE MAXIMUM COMMERCIAL SQUARE FOOTAGE SHALL BE REDUCED BY 500 SF.

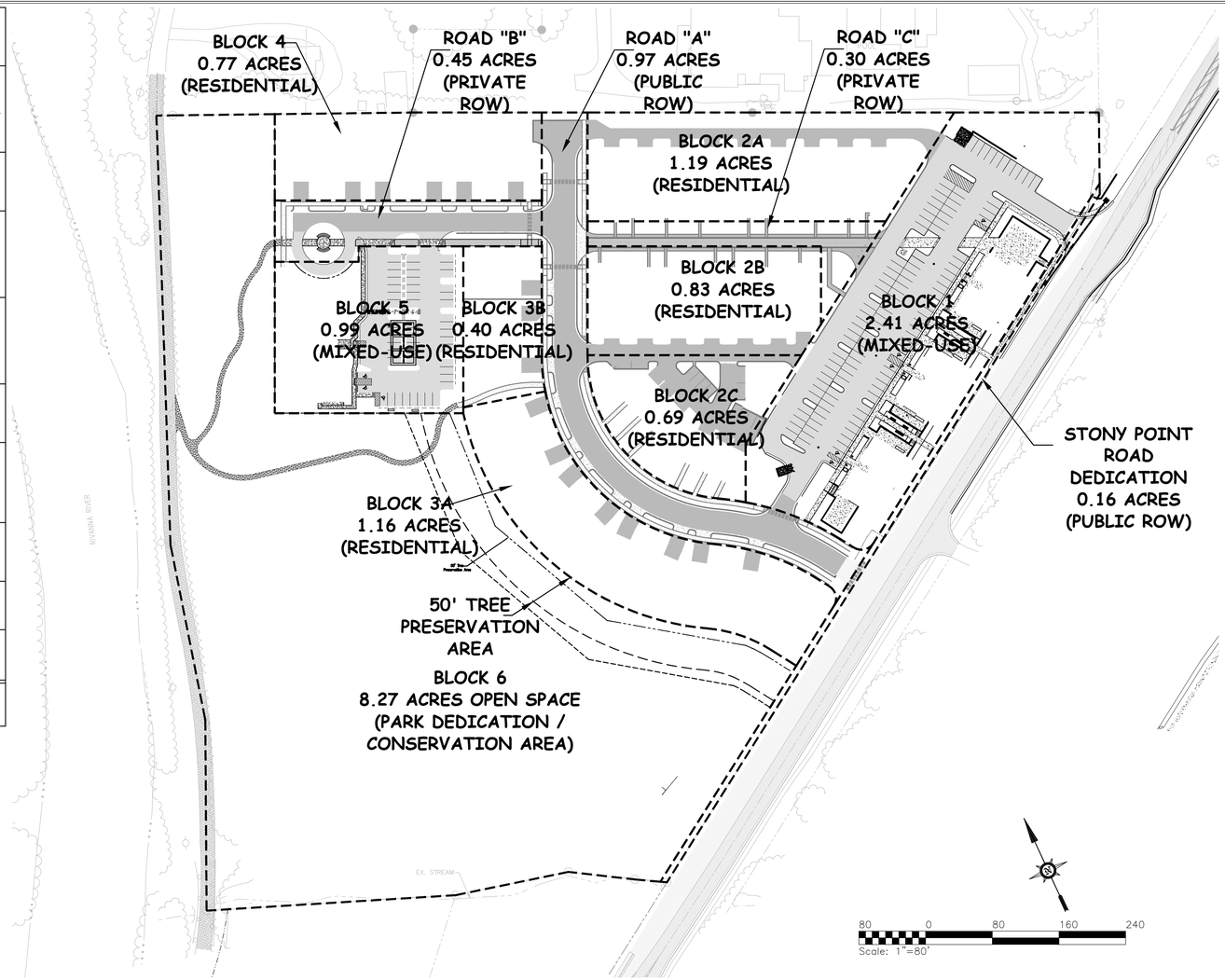
LAND USE SUMMARY

USE	ACREAGE	PERCENTAGE OF TOTAL SITE
COMMERCIAL/MIXED USE	3.46	18.6 %
RESIDENTIAL	5.04	27.0 %
OPEN SPACE	8.27	44.3 %
ROAD DEDICATIONS	1.88	10.1 %
TOTAL	18.65	100.0%

LOT / PARKING / BUILDING REGULATIONS

BLOCK	MIN LOT WIDTH	FRONT BUILD-TO-LINES	FRONT PARKING SETBACK	SIDE BUILDING SETBACK	SIDE PARKING SETBACK	REAR BUILDING SETBACK	REAR PARKING SETBACK	MIN/MAX STORIES	MAX BLDG HEIGHT
BLOCK 1	20'	S.R. 20 10'-25' ROAD "A" 25'-75'	S.R. 20 50' ROAD "A" 50'	5'	5'	30'	5'	2-3	45'
BLOCK 2	18'	ROAD "A" 8'-50' ROAD "C" 5'-15'	ROAD "A" 30' ROAD "C" 15'	3'	5'	10'	BLOCK 2A/2C: 5' BLOCK 2B: 0'	1-4	50'
BLOCK 3	30'	ROAD "A" 18'-25' ROAD "B" 18'-25'	ROAD "A" 15' ROAD "B" 10'	3'	5'	10'	5'	1-3	45'
BLOCK 4	20'	ROAD "A" 5'-12' ROAD "B" 18'-25'	ROAD "A" 15' ROAD "B" 10'	3'	5'	20'	10'	1-3	45'
BLOCK 5	30'	ROAD "B" 0'-25' (MF AND COMMERCIAL)	ROAD "B" 0'	0'	5'	0'	0'	2-4	60'
BLOCK 6	N/A	S.R. 1421: 50' (MIN. SETBACK) S.R. 20: 75' (MIN. SETBACK)	20'	10'	20'	50'	20'	1-2	30'

RESTRICTIONS/REQUIREMENTS ASSOCIATED WITH STANDARDS ABOVE:
1. PARKING SETBACKS SHOWN ARE ONLY FOR PARKING LOTS WITH FIVE OR MORE SPACES.
2. A 6' MAINTENANCE EASEMENT, CENTERED ON EACH SIDE LOT LINES SHALL BE PROVIDED IN BLOCKS 2, 3, AND 4.
3. NO ENCROACHMENT OF ARCHITECTURAL FEATURES OR OVERHANGS ARE PERMITTED WITHIN SIDE SETBACKS FOR BLOCKS 2, 3, AND 4.



PARKING:

1. THE MINIMUM OFF-STREET PARKING FOR ALL NON-RESIDENTIAL USES PERMITTED BY-RIGHT IN THE PERMITTED USES TABLE IN THE CODE OF DEVELOPMENT (SECTION IV, SHEET 5), SHALL BE 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA. SEE SUPPORTING DOCUMENTATION FOR REQUESTED PARKING REDUCTION. ALL OTHER NON-RESIDENTIAL USES SHALL ADHERE TO THE MINIMUM PARKING REQUIREMENT IN ACCORDANCE WITH SECTION 4.12.6 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
2. A REDUCTION FROM THE ABOVE REQUIREMENT MAY BE APPROVED BY THE ALBEMARLE COUNTY ZONING ADMINISTRATOR AT THE TIME OF FINAL SITE PLAN APPROVAL IN ACCORDANCE WITH SECTIONS 4.12.7 AND 4.12.8 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.
3. THE MINIMUM OFF-STREET PARKING FOR RESIDENTIAL USES SHALL BE 1.5 SPACES FOR 1 BEDROOM UNITS AND 2 SPACES PER UNIT FOR 2 BEDROOM (AND LARGER) UNITS. GUEST PARKING WILL BE PROVIDED PER SECTION 4.12.6 IF PARKING IS PROVIDED ON INDIVIDUAL LOTS RATHER THAN AREAS SHARED BY ALL UNITS IN THE DEVELOPMENT. GARAGE SPACES MAY COUNT TOWARDS THIS OFF-STREET PARKING REQUIREMENT. A PARKING STUDY SHALL BE PROVIDED TO ALBEMARLE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT TO JUSTIFY ANY PARKING REDUCTION BELOW THIS STANDARD.
4. ANY SITE PLAN SUBMITTED FOR APPROVAL TO DEVELOP USES IN BLOCK 1 AND/OR BLOCK 5 SHALL INCLUDE A CALCULATION FOR REQUIRED PARKING AND A REQUEST, IF NEEDED, FOR ANY REDUCTION OF THE REQUIREMENTS HEREIN IN ACCORDANCE WITH SECTIONS 4.12.7 AND 4.12.8 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

RECREATION:

1. THIS PROPERTY ADJOINS A COUNTY GREENWAY (THE OLD MILLS TRAIL) AND IS WITHIN 400 FEET OF DARDEN TOWE PARK (PUBLIC). IN ADDITION, AN 8.27 ACRE PUBLIC PARK DEDICATION IS PROVIDED. THE PARK SHALL INCLUDE A CLASS B TRAIL CONNECTION FROM BLOCK 5 TO THE OLD MILLS TRAIL AND A SIDEWALK CONNECTION TO STONY POINT ROAD IS PROVIDED IN BLOCK 1. AN EXISTING COUNTY/CITY OWNED PARKING LOT IS LOCATED AT THE NORTHERNMOST TRAIL CONECTION TO THE OLD MILLS TRAIL.

TRANSPORTATION:

1. ALL FRONTAGE IMPROVEMENTS ALONG S.R. 20 SHALL BE MADE TO ACCOMMODATE PROPOSED CONCEPTUAL DESIGN ON SHEET C8.
2. ROAD "A" SHALL BE DESIGNED TO ACCOMMODATE A FUTURE CONNECTION TO ELK DRIVE IN ACCORDANCE WITH THE PANTOPS MASTER PLAN.

TREE PRESERVATION:

1. APPROXIMATELY 0.5 ACRES SHALL BE CLEARED FOR GRADING ALONG S.R. 20 FRONTAGE TO ALLOW FOR ROAD AND SIDEWALK IMPROVEMENTS. TREES GREATER THAN 6" DIAMETER IN THE REMAINING ACREAGE OF BLOCK 6, THE PARK DEDICATION (APPROXIMATELY 6 ACRES) SHALL BE PRESERVED, TO THE GREATEST EXTENT POSSIBLE, PENDING FUTURE PARK IMPROVEMENT PLANS. SOME TREE THINNING SHALL BE PERMITTED TO PROVIDE REASONABLE ACCESS FROM THE MIXED-USE BUILDING IN BLOCK 5 TO THE OLD MILLS TRAIL AS SPECIFIED ABOVE IN 'RECREATION'.
2. A 50' TREE PRESERVATION BUFFER SHALL BE MAINTAINED IN BLOCK 6 AS SHOWN ABOVE ALONG THE BOUNDARY BETWEEN BLOCK 3A AND BLOCK 6.

SIGNAGE AND ARCHITECTURE:

1. SEE CODE OF DEVELOPMENT ON SHEETS 5 AND 6 FOR SIGNAGE AND ARCHITECTURAL GUIDELINES.

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BLOCK PLAN

Rev. #	Date	Description
1	11-13-2013	ZMA2012-00002 approved by BOS
2	09-02-2015	ZMA2015-00003 approved by BOS
3	10-17-2022	ZMA2022-00010 submission for 1st review
4	10-17-2022	ZMA2022-00010 submission for 2nd review
5	02-15-2023	ZMA2022-00010 revision

REZONING APPLICATION PLAN FOR:

RIVERSIDE VILLAGE

ALBEMARLE COUNTY, VIRGINIA

Date 10/17/2022
Scale 1"=80'
Sheet No. 4 OF 7
File No. 12.009

CODE OF DEVELOPMENT

I. General Project Information (refer to Plan sheets 1-4)

A. Name of Project: Riverside Village

B. TMP(s): 078G0-00-01-000A0

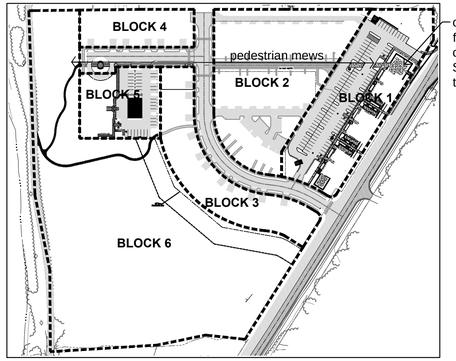
C. Description of Project:

- **Pedestrian orientation** - The project includes sidewalks, a pedestrian mews, and a trail connection to the adjoining Old Mill Trail (part of the Rivanna Heritage Trail system) and sidewalk connections to Stony Point Road.
- **Neighborhood friendly streets and paths** - The project contains six distinct levels of vehicular/pedestrian development intensity: State Route 20, Road "A", Road "B", Road "C", the Park Dedication, and the Old Mills Trail corridor.
- **Interconnected streets and transportation networks** - In accordance with the Pantops Master Plan, Road "A" is located as a potential future connection to Elk Drive. Private Road "C" serves as a pedestrian mews connecting the civic plaza in block 1 to Road "A" and additional sidewalk and trail connections extend this footpath to the civic plaza in Block 5 and to the Old Mills Trail along the Rivanna River.
- **Parks and open space as amenities** - Approximately 8.27 acres (or 44% of the site) shall be dedicated for public park use and a cash proffer shall be provided for master planning and construction of improvements in the park.
- **Neighborhood centers -** Civic plaza(s) totaling a minimum of 5000 sf are provided in block 1, a civic plaza of approximately 2,000 sf is provided in block 5, and the future park improvements in block 6 will provide an additional neighborhood center in Riverside Village. Nearby Regional Centers, accessible by the Old Mills Trail, include Darden Towe Park (400 ft) and Pantops Shopping Center (1700 ft).
- **Buildings and spaces of human scale -** In addition to ARB requirements for the site, limitations are placed on building sizes, heights, and setbacks in block 1. Block 2 contains build to lines with relegated parking and/or garages, and block 5 provides a significant landscaped frontage on the Rivanna River Corridor and the Park Dedication (Block 6).
- **Relegated parking -** This is provided in blocks 1, 2, and 5. Block 5 parking is relegated from the internal roads and from the Rivanna River Corridor. Blocks 3 and 4 provide for traditional single family housing along Roads "A" and "B".
- **Mixture of uses and types -** The development plan provides an opportunity to establish: 4-5 distinct residential uses, 2-3 distinct commercial uses, and a master planned public park.
- **Mixture of housing types and affordability -** Block 5 provides for a luxury multi-family housing product fronting on the Rivanna River Corridor, blocks 3 and 4 provide for more traditional single family housing options, blocks 2A and 2B provide opportunities for new-urbanist type housing with frontage on a pedestrian mews, and blocks 1 and 2C provide opportunities for affordable residential units along with commercial space.
- **Redevelopment -** This site does not provide opportunities for redevelopment.
- **Site planning that respects terrain -** Approximately 8.0 acres (43%) of the site is preserved in existing topography and vegetation. A Special Use Permit shall allow approximately 0.45 acres of flood plain fill in block 5 and approximately 0.50 acres of flood plain fill along Route 20.
- **Clear boundaries with the rural areas -** The site is located approximately 2500 ft (0.47 miles) south of Rural Area 2. Darden Towe Park is located between the site and Rural Area 2.
- **Consistency with Pantops Master Plan -** The Pantops Master Plan recommended density for the Riverside Village site is 3-6 dwelling units per acre (for properties desingated Neighborhood Density Residential use). The proposed density in Block 1 is 15 dwelling units per acre. The proposed density for the entire Riverside Village development with changes to Block 1 is 13.5 dwelling units per acre. The proposed gross density for the Riverside Village NMD, based on original 18.87 acres, is 5.5 dwelling units per acre. Allowable commercial space for the site is between 1,600 gross square feet (minimum) and 46,000 gross square feet (maximum), depending on the number of residential units built in Block 1. In addition, the size of any individual commercial or mixed-use building in Block 1 may not exceed 20,000 gross square feet. The Pantops Master Plan recommendation for the site is for buildings less than 20,000 square feet. In addition, State Route 20 frontage improvements, the internal road network, River Corridor development provisions and green space provisions are all consistent with the Pantops Master Plan.

D. Minimum and Maximum Residential / Commercial Uses:

- **Minimum residential units -** 31
- **Maximum residential units -** 105
- **Minimum gross square feet commercial space for site -** 1,600
- **Maximum gross square feet commercial space for site -** 46,000
- **Maximum gross square feet per building (Block 1) -** 20,000

II. Block Characteristics (refer to Plan Sheets 4 and 7)



- **Block 1** - Block 1 shall consist of 2 or 3 story neighborhood-scale commercial or mixed-use buildings with upstairs office and/or market rate and affordable residential housing units. The buildings shall have architectural fronts along Stony Point Road (including walkways and entrances) and parking shall be relegated behind the front building wall. Civic plaza(s) shall have planting beds, benches, and paving to create harmonious area(s) for people to congregate. One plaza,as shown above, will be a focal point aligned with Road "C" providing a visual and pedestrian connection between Stony Point Road and the Rivanna River.
- **Block 2** - Block 2 is located between the parking area of block 1 and the entrance Road "A". Block 2 is divided by Road "C", with block 2A on the North side of Road "C" and block 2B on the south side. Residential buildings shall front on Roads "A" and "C" with vehicular access and parking located behind the buildings. Block 2 may be developed as single-family detached or single-family attached housing. Block 2C may also be developed as multi-family residential housing. Road "C" shall be a private access street, with signage to limit vehicular traffic use.
- **Block 3** - Block 3 consists of traditional single-family housing that fronts on entrance Road "A". The housing options for this block include single-family detached, single-family attached, and townhomes. The rear of the residential lots have private access to the park dedication (block 6), and a public access point is provided from Road "A" at the rear of block 5.
- **Block 4** - Block 4 replicates the lower density housing and frontage options of block 3 along Road "B". Rear setbacks are increased in block 4 to provide an additional buffer to the adjoining neighbor on Elk Drive.
- **Block 5** - Block 5 is unique one acre site with potential for a mixed-use building overlooking a park along the Rivanna River Corridor. Some fill (approximately ½ acre) in the 100-year floodplain is permitted to create the parking area for block 5.
- **Block 6** - Block 6 consists of approximately 8.27 acres to be dedicated as a public park. A proffer provides cash for a park master plan and construction of improvements in the park.

III. Plan of Development (refer to Plan sheets 3, 4, 7, and 8)

An Illustrative Plan (not part of this Application Plan) is included with the submittal for ZMA and is prepared in accordance with the development standards established on Sheets 4-8. The concepts from these sheets which characterize the nature of the development are as follows:

A. Pedestrian path locations: (Refer to Sheets 4 and 7 of this Application Plan)

- **Block 1 -** Full frontage improvements along Route 20 and civic plaza connection to Block 2 pedestrian mews
- **Block 2** - Private road "C" (pedestrian mews) shall have limited vehicular usage (emergency access only). Mews provides pedestrian connection between civic areas in Blocks 1 and 5
- **Block 3 -** Mid-block sidewalk connection to Blocks 5 and 6
- **Block 5 -** Pedestrian connections to Old Mills Trail and Road "A"
- **Block 6** - Trail connection to Old Mills Trail and potential future trail connections with park planning and development

B. Conservation/Preservation Areas: (Refer to Sheets 3, 4, 6, and 7)

Block 6 lies entirely within the 100 year floodplain and shall be included in a conservation area with limited development permitted for future park uses. Some tree thinning shall be permitted to allow access from Block 5 to the Old Mills Trail and to promote a healthy environment for existing trees on the site. See proffers for additional information on Park dedication. Preservation areas are not included on this site.

C. Parking Areas: (Refer to Sheets 4 and 7)

Parking areas as described below apply only to lots with five or more spaces. Refer to table on Sheet 5 for additional parking setback requirements.

- **Block 1** - Surface parking limited to west side of block, behind buildings and adjacent to Block 2.
- **Block 2** - Surface parking areas are permitted with access from the alley at the rear of the lots. All other parking is rear-loaded garage/driveway spaces.
- **Blocks 3/4 -** Single family parking is shown as front-loaded garage/driveway spaces
- **Block 5** - Surface parking is limited to the east side of Block 5, with a building located between the parking area and the Rivanna River Corridor.
- **Block 6** - No surface parking is shown in this application plan.

D. Civic Spaces: (Refer to Sheets 5 and 7)

Civic spaces, which are public areas for community or civic activities, are provided in the conceptual plan as follows:

- **Block 1** - Civic plaza(s) totaling a minimum of 5000 square feet are provided along the frontage of Route 20. Plazas shall have a balanced mixture of hardscaping and landscaping, along with a minimum requirement of two benches for each plaza within Block 1. Plazas along Route 20, which has a slope of 5%, are intended to provide convenient and welcoming pedestrian access from Stony Point Road into neighborhood shops and restaurants on the lower level of the buildings.
- **Block 2** - Private Road "C" (pedestrian mews) is provided with limited vehicular access (emergency vehicles only) and it is anticipated that the mews will have four benches available for public use.
- **Block 5** - A civic plaza of approximately 2000 square feet is provided at the southern boundary of block 5 and it is anticipated that the plaza will include 2 benches for public use.
- **Block 6** - The entire acreage of block 6 shall be made available to the County of Albemarle as a public park dedication. Additional cash proffers are included for master planning and future improvements in the park.

IV. Table of Uses by Block (refer to Plan sheet 4)

The table below establishes the permitted residential uses, special uses, and prohibited residential uses by block. The letter "P" symbolizes uses permitted by-right. The letters "SP" symbolize uses allowed by special use permit only. The lack of either symbol means that the use is prohibited in the block.

Permitted/Prohibited Uses by Block

Residential Uses	Block Numbers					
	1	2	3	4	5	6
Detached Single-Family		P	P	P		
Attached Single-Family		P	P	P		
Tow nhouse		P		P		
Multi-Family	P	P			P	
Boarding House		SP		SP	SP	
Homes for Developmentally Disabled		P	P	P	P	
Tourist Lodging		SP		SP	SP	
Accessory Apartment		P	P	P		
Accessory Buildings and Uses including Storage Buildings	P	P	P	P	P	SP

Restrictions/Requirements Associated with Standards above

(1) Accessory apartments are not permitted in multi-family dwellings.

(2) Accessory apartments shall be subject to Section 5.1.34 of the Zoning Ordinance.

(3) Mixed uses (residential and commercial) are allowed in blocks 1 and 5.

IV. Table of Uses by Block (Cont.) (refer to Plan sheet 4)

The table below establishes the permitted non-residential uses, special uses, and prohibited non-residential uses by block. The letter "P" symbolizes uses permitted by-right. The letters "SP" symbolize uses allowed by special use permit only. The lack of either symbol means that the use is prohibited in the block.

Permitted/Prohibited Uses by Block

Non-Residential Uses	Block Numbers					
	1	2	3	4	5	6
Antique, gift, jew elry, notion and craft shops	P				P	
Clothing, apparel and shoe shops	P				P	
Drug store, Pharmacy	P					
Florists	P					
as bakery, candy, milk dispensary and w ine and cheese shops	P				P	
Hardw are store	P					
Musical instruments	P				P	
New sstands, Magazines, Pipe, and Tobacco Shops	P				P	
Optical goods	P					
Photographic goods	P					
Visual and audio appliances	P					
Sporting Goods	P				P	
Retail Nurseries and Greenhouses	P				P	
Administrative, Professional Offices	P				P	
Barber, beauty shops	P				P	
Churches, cemeteries					SP	
Clubs, lodges, civic, fraternal, patriotic	P				SP	
Data processing services	P					
Central reproduction and mailing services and the like	P					
Financial Institutions	P					
Fire and rescue squad stations (reference 5.1.09)	SP					
Funeral homes	SP					
Health spas	P				P	
Laundries, dry cleaners	P					
Laundromat (provided that an attendant shall be on duty at all hours during operation)	P					
Libraries, museums	P				SP	
Nurseries, day care centers (reference 5.1.06)	P				SP	
Eating Establishments	P				P	
Tailor, seamstress	P				P	
Electric, gas, oil and communication facilities, excluding tow er structures, ow ned and operated by a public utility	P	P	P	P	P	P
Public Uses and Buildings	P				SP	
Private Schools	P				SP	
Schools of special instruction	P				SP	
Home Occupation, Class A	P	P	P	P	P	
Temporary Construction Uses	P	P	P	P	P	P
Medical center	P					
Indoor Athletic Facilities	P				SP	
Stormw ater management facilities show n on an approved final site plan or subdivision plat	P	P	P	P	P	
Tier I and Tier II personal w ireless service facilities (reference 5.1.40)	SP	SP			SP	
Commercial recreation establishments including but not limited to amusement centers, bow ling alleys, pool halls, and dance halls	P				SP	
Fast food restaurant	SP					
Veterinary office and hospital (reference 5.1.11)	SP					
Hotels, motels and inns	SP				SP	
Stand alone parking and parking structures (reference 4.12, 5.1.41)	SP				SP	
Drive-in w indow s serving or associated w ith permitted uses	SP					
Outdoor storage, display and/or sales serving or associated w ith a by right permitted use, if any portion of the use w ould be visible from a traveleway	SP				SP	
Uses permitted By-Right w ithin the Floodw ay Fringe in accordance w ith section 30.3.05.1.2 of the Zoning Ordinance						P
Uses permitted by Special Use Permit w ithin the Floodw ay Fringe in accordance w ith section 30.3.05.2.2 of the Zoning Ordinance						SP

Restrictions/Requirements Associated with Standards above

(1) The amount of non-residential use shall be limited as per the table in Section V of this Code of Development.

(2) Mixed-use buildings are allowed in block 1 and block 5; however, residential uses shall be separated from commercial uses by a floor, by a separate entrance, or by a hallway.

V. Developed Square Footage Proposed (refer to Plan sheet 4)

Density, Housing Type and Non-Residential Use by Block

Block	Approx. Block Size (acres)	Min. Dwelling Units	Max. Dwelling Units	Max. Block Gross Density (DU/Acre)	Permitted Housing Types	Min. Non-Residential Sq. Ft.	Max. Non-Residential Sq. Ft.
Block 1	*2.47*	*0*	*36*	*14.6*	*MULTI-FAMILY*	*1,600*	*36,000*
Block 2	*2.71*	*12*	*28*	*10.3*	*SFA, SFD, TH, MF*	*0*	*0*
Block 3	*1.56*	*8*	*14*	*9.0*	*SFA, SFD*	*0*	*0*
Block 4	*0.77*	*5*	*12*	*15.6*	*SFA, SFD*	*0*	*0*
Block 5	*0.99*	*6*	*24*	*24.2*	*MULTI-FAMILY*	*0*	*10,000*
Block 6	*8.27*	*0*	*0*	*0.00*	*NONE*	*0*	*0*
R.O.W.	*1.88*	*0*	*0*	*0*	*NONE*	*0*	*0*
Total	**18.65**	**31**	**105**	**5.7**		**1,600**	**46,000**

Restrictions/Requirements Associated with Standards above

No fewer than 31 dwelling units and no more than 105 dwelling units will be provided in Riverside Village. These units will be distributed among blocks using the minimum and maximum numbers allowed. For example, if 24 units are provided in block 2, then other block(s) will not be able to achieve their maximum density.

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CODE OF DEVELOPMENT
SHEET I

Rev. #	Date	Description
1	11-13-2013	ZMA2012-00002 approved by BOS
2	09-09-2015	ZMA2015-00003 approved by BOS
3	10-17-2022	ZMA2022-0001 submission for CSD review
4	10-17-2022	ZMA2022-0001 submission for CSD review
5	02-15-2023	ZMA2022-00010 revision

REZONING APPLICATION PLAN FOR:
RIVERSIDE VILLAGE
ALBEMARLE COUNTY, VIRGINIA

Date 10/17/2022
Scale N/A
Sheet No. 5 OF 7
File No. 12.009

VI. Affordable Units by Type and Block

Affordable Units by Type and Block				
Block	**Min. and Max. number of Dwelling Units**	**Minimum number of Affordable Dwelling Units**	**Max. number of Affordable Dwelling Units**	**Housing Types**
Block 1	*0-36*	*0*	*6*	*MULTI-FAMILY*
Block 2	*12-28*	*0*	*10*	*MULTI-FAMILY SFD SFA*
Block 3	*8-14*	*0*	*0*	
Block 4	*5-12*	*0*	*0*	
Block 5	*6-24*	*0*	*6*	*MULTI-FAMILY*
Block 6	*0*	*0*	*0*	*NONE*

Restrictions/Requirements Associated with Standards above (See Proffers)

A minimum of fifteen percent (15%) of the dwelling units shall be provided as affordable housing as defined by Albemarle County Affordable Housing Policy.

VII. Green Space and Amenities (refer to Plan sheets 5 and 7)

The table below establishes green space and amenities provided by block. The substantial green space and amenity on site is the 8.27 acre public park dedication.

The focal point of the residential development is a **30** Ft. private road easement in block 2 that functions as a pedestrian mews. While the private road is designed for and accommodates emergency response vehicles, the primary use of the mews is for neighborhood gathering space and play. Signage will be provided to prohibit vehicular traffic along the mews with the exception of emergency vehicles.

Civic plazas are provided in blocks 1 and 5 as space for the public to site and gather. These plazas could also function as outdoor seating for a sandwich shop, bakery, or coffee shop use located in adjacent commercial space.

Minimum Green Space, Civic Areas, and Amenities by Block				
Block	**Amenity Area Min. Sq. Ft.**	**Amenities**	**Green Space Min. Sq. Ft.**	**Green Space Elements**
Block 1				
Civic Area -Plaza(s)	*5000*	*concrete and/or brick patio(s), one with min. 4 benches and landscaping*	*5000*	*Turf lawn and/or landscaping and benches around patio*
Northern Buffer			*7000*	*Min. 4 shade trees, 3 evergreens trees, and 15 evergreen shrubs*
SWM facility(ies) - if required			*5000*	*Landscaping along Entrance Corridor as per ARB recommendations*
Block 2				
Civic Area -Muse	*13000*	*min. 12 ft asphalt or concrete path, 4 benches, and 18 flowering trees*	*5000*	*Turf lawn with plantings and benches along walkway*
Northern Buffer			*2000*	*Min. 10 evergreens trees and 50 evergreen shrubs*
Block 3				
SWM facility(ies) - if required			*3000*	*Landscaping along Entrance Corridor as per ARB recommendations*
Park Connector	*1800*	*min. 5 ft asphalt or concrete path and 6 flowering trees*	*1800*	*Turf lawn between residences*
Block 4				
Norther Buffer			*6000*	*Min. six (6) shade trees*
Block 5				
Civic Area -Plaza	*2000*	*concrete and/or brick patio with min. 2 benches and landscaping*	*2000*	*Turf lawn and/or landscaping and benches around patio*
SWM facility(ies) - if required			*3000*	*Min. 3 shade trees, 2 flowering trees, and 12 shrubs*
Block 6				
Civic Area -Park	*350000*	*to be determined in master plan*	*350000*	*Conservation area with stream buffers, floodplain, and limited development for park uses*
Total	**371800**		**389800**	

VIII. Architectural Standards

A. Form, Massing, and Proportion of Structures:

- Building facades facing a street shall not extend for more than 80 feet in length without a change in the vertical plane. The minimum change in plane shall be 3 feet and the cumulative total length of the change in plane shall extend for no less than 20% of the total length of the building façade.

B. Permitted Architectural Styles:

- No restrictions on architectural style are specified in this code of development, however, some common elements of style, such as ornamentations, should blend the design of residential, non-residential, and mixed-use buildings. Architectural designs shall be reviewed by an architecture subcommittee of the neighborhood association for approval. Initially, the developer/owner will fulfill the role of the neighborhood association.

C. Permitted Building Materials:

- Exposed foundations shall be finished in stone, brick or stucco
- Vinyl siding shall not be permitted on the first or second floor exteriors
- Masonry, wood, and composites of wood are permitted on facades
- Roofs shall be architectural dimensional shingles, tile, or metal

D. Colors and Façade Treatment:

- All exterior wood finishes (except flooring) shall be painted
- All building exteriors shall have a minimum of two colors; one color for siding and a separate color for trim. A color palette shall be submitted with an ARB application for any portion of the development that falls within the Entrance Corridor Review.
- Windows shall be proportional to the building massing
- For brick finishes, windows shall be headed, keystones are optional
- Buildings with siding shall have trim boards (minimum 5/4 x 4 width)
- Shutters, when used, shall be one half the size of the window

E. Roof Pitch and Design:

- Dormers shall match main roof in style and pitch
- Minimum roof pitch shall be 4:12, except for flat roof sections
- The mass of the commercial buildings in Block 1 as well as their respective roofs should be broken up in order to achieve an appropriate scale and appearance for the Entrance Corridor and river corridor. A minimum of 2 distinct roof elevations shall be incorporated to achieve this. In addition to steps in the roof elements, other elements should be incorporated such as: balconies, chimneys, dormers, and clerestories

F. Architectural Review Committee:

- In addition to any architectural, landscape and site requirements illustrated or otherwise included herein, Section 30.6 of the Albemarle County Zoning Ordinance applies, the Entrance Corridor Design Guidelines apply to portions of the development as outlined in that section, and the Guidelines may require features and/or treatments over and above those listed in this Code of Development.

IX. Landscape Treatments (refer to Plan sheets 5 and 7)

Landscaping Treatments					
Area	**Specific Location**	**Plant Type**	**Spacing**	**Min. Quantity**	**Special Conditions**
Street Frontage					
	State Route 20	*Large Shade Trees (3 1/2" caliper)*	*35' OC*	*As Required*	*Street trees evenly spaced behind sidewalk*
		Flowering Ornamental Trees	*variable*		*Interspersed between street trees*
	Roads "A" and "B"	*Large Shade Trees (2 1/2" caliper)*	*40' OC*		*Street trees evenly spaced between sidewalk and street*
	Raod "C"	*Flowering Ornamental Trees*	*40' OC*		*Two rows spaced at 24'*
Screening					
	Northern Buffer of Block 2A	*Evergreen Screen Trees (6')*	*40' OC*		*Evenly spaced below retaining wall*
		Evergreen Shrubs or grasses (36")	*5' OC*		*Interspersed between evergreens and below retaining wall*
		flowering shrubs (24")	*3' OC*		*evenly spaced above retaining wall*
Amenities					
	Civic plaza(s) - Block 1	*Flowering Ornamental Trees*	*variable*		*evenly spaced around patio(s)*
		shrubs (24")	*variable*		*interspersed between ornamental trees and screening parking*
	Civic plaza - Block 5	*Flowering Ornamental Trees*	*variable*		*evenly spaced around patio*
		shrubs (24")	*variable*		*interspersed between ornamental trees and screening parking*
	Future Park	*To be determined*	*variable*		
Yard					
	Front yards	*Flowering Ornamental and or shade trees*	*variable*	*1*	
Mitigation Areas					
	Stormwater Management Areas within ARB Jurisdiction	*See Special Conditions*	*See Special Conditions*	*See Special Conditions*	*Incorporate screening as recommended by ARB*
	All Other Stormwater Management Areas	*Evergreen Screen Trees (6')*	*variable*	*6-8*	*Partial screening of structures from internal roads*
		Ornamental Trees	*variable*	*8-12*	*Interspersed between evergreens and around storm structures*
		flowering shrubs and grasses (18"-24")	*variable*	*20-24*	*evenly spaced around trees*
	Parking Area - Block 1	*Large Shade Trees (2 1/2" caliper)*	*40' OC*	*6-8*	*evenly spaced around perimeter*
		Ornamental Trees	*variable*	*6-8*	*located at islands and pedestrian crossings*
		Screening shrubs (24")	*variable*	*30-40*	*screening at plaza along block 3*
	Parking Area - Block 5	*Large Shade Trees (2 1/2" caliper)*	*40' OC*	*10-12*	*evenly spaced around perimeter*
		Ornamental Trees	*variable*	*8-10*	*located at islands and interspersed with shade trees*
		Screening shrubs (24")	*variable*	*30-40*	*screening at plaza and alley entrances*
Other					
	Commercial and mixed-use buildings	*Evergreen trees (6'-8') Ornamental trees and shrubs (24")*	*variable*	*as needed*	*provide along expansive runs of exposed foundation, and around window and door openings*
	Entrance - Main Road	*Ornamental trees, shrubs (24"), ornamental grasses*	*variable*		
	Entrance - Block 1	*Ornamental trees, shrubs (24"), ornamental grasses*	*variable*		

Restrictions/Requirements Associated with Standards above

(1) All species must conform to the Native Plants for Virginia Landscapes list.

(2) Planting standards shall conform t the Virginia Nurserymen's Association Guidelines for Planting.

(3) Refer to Albemarle County Entrance Corridor Design Guidelines for additional requirements that may govern portions of the site as outlined in Section 30.6 of the Zoning Ordinance.

X. Lot and Building Height Regulations (refer to sheets 5, 7 and 8)

Lot and Building Regulations									
Block	**Min. Lot Width**	**Front Build-to-Lines**	**Side Building Setback**	**Rear Building Setback**	**Min/Max Stories**	**Max Building Heights**	**Front Parking Setback**	**Side Parking Setback**	**Rear Parking Setback**
Block 1	*20'*	*S.R. 20: 10'-25' Road "A": 25-75'*	*5'*	*30'*	*2/3*	*45*	*S.R. 20: 50' Road "A": 50'*	*5'*	*5'*
Block 2	*18'*	*Road "A": 8'-50' Road "C": 5'-15'*	*3'*	*10'*	*1/4*	*50'*	*Road "A": 30' Road "C": 15'*	*5'*	*Block 2A/2C: 5' Block 2B: 0'*
Block 3	*30'*	*Road "A": 18'-25' Road "B": 18'-25'*	*3'*	*10'*	*1/3*	*45'*	*Road "A": 15' Road "B": 10'*	*5'*	*5'*
Block 4	*20'*	*Road "A": 5'-12' Road "B": 18'-25'*	*3'*	*20'*	*1/3*	*45'*	*Road "A": 15' Road "B": 10'*	*5'*	*10'*
Block 5	*30'*	*Multi-Family and Commercial: 0'-25'*	*0'*	*0'*	*2/4*	*60'*	*0'*	*5'*	*0'*
Block 6	*N/A*	*S.R. 1421: 50' MIN. S.R. 20: 75' MIN.*	*10'*	*50'*	*1/2*	*30'*	*20'*	*20'*	*20'*
Accessory Structures	*N/A*	*(1)*	*(3)*	*(3)*	*(4)*	*35'*	*N/A*	*N/A*	*N/A*

Restrictions/Requirements Associated with Standards above

(1) Accessory structures are not allowed between the building and the street.

(2) The side setback for accessory structures shall be the same as the setback for the primary structure.

(3) Accessory structures may not be more than two stories and may not be taller than the primary structure on the lot. An additional setback may be required by County Engineer if accessory structure is accessed from an alley.

(4) Porches, eaves, and awnings are considered to be part of the structure and shall not extend closer to the street than the build-to lines.

(5) Church spires may extend above the maximum height of building.

(6) Churches shall not be regulated by stories, but by height only.

(7) A 6' maintenance easement, centered on each side lot line, shall be provided in Blocks 2, 3, and 4.

(8) No encroachments of architectural features or overhangs are permitted within side setbacks for blocks 2, 3, and 4.

XI. Features to be Preserved (refer to Plan sheets 3, and 4)

A. Existing Historic Structures - There are no existing historic structures on the site.

B. Historic/Archeological Sites - There are no historic or archeological sites.

C. Preservation Areas - Preservation areas are not proposed with this site. Some tree preservation will be provided in block 6, to the extent that it can be accommodated by future park development plans and river corridor access for block 5.

D. Conservation Areas -

- The entire area of block 6, approximately 8.27 acres, shall be kept in conservation and dedicated for park use. Some grading will be required along the eastern portion of block 6 to provide improvements on Stony Point Road, an entrance for Road "A", and a stormwater management facility adjacent to the entrance. Additional, limited clearing shall be approved to accommodate pedestrian and bicycle access to the Old Mills Trail. Future park uses may be permitted if approved by the County of Albemarle.

E. Method of Preservation - Any areas for preservation shall be delineated with signage and/or fencing.

XII. Description of Methods to be used for Stormwater Management (refer to Plan sheets 4 and 7)

A. Primary Runoff Storage/Treatment/Infiltration - Underground detention and/or infiltration shall be provided adjacent to the parking lots in blocks 1 and 5. Additional underground storage may be achieved below the parking areas. An additional stormwater management area is provided on the south side of the main entrance to the site from S.R. 20.

B. Secondary Runoff Treatment/Infiltration - Secondary treatment and infiltration options are available, particularly in block 2, if pervious pavement, filterra-type structures, or bio-filters are incorporated into the design. An additional option for treating runoff at the south edge of block 3 can be achieved through grading of level spreaders.

C. Tertiary Runoff Treatment/Infiltration - The Riverside Village site is unique as it sits at the confluence of the Rivanna River with an unnamed tributary creek. Approximately 1 ½ acres of deep sandy soils are available in block 6, below the outfall structures for the primary runoff facilities, to serve as additional infiltration for site runoff.

XIII. Street Cross-Sections (refer to Plan sheet 8)

A. Public Streets - Road "A" is proposed as a 29 FT curb-curb local public street with 6' planting strips and 5' sidewalks on each side of the road. The road is designed to have limited driveway access on the east side of the road, where parallel parking will be available. A 55 FT right-of-way shall be provided, and the alignment shall anticipate/incorporate a future connection to Elk Drive.

B. Private Streets -

- Road "B" serves as a private street access to blocks 4 and 5. The typical section is 26 FT curb-curb with planting strip and sidewalk. The total length of road is 300 FT and a parking lot entrance along with a 60' x 80' courtyard/cul-de-sac are provided for maneuvering and access of delivery and emergency vehicles.

- Road "C" is intended to serve the least amount of vehicular traffic in Riverside Village. Primary vehicular access for block 2 shall be limited to rear loaded garages and parking, creating a 12' walkway of Road "C". Signage shall limit vehicular access on Road "C" to emergency vehicles, delivery vehicles, bicycles, and pedestrians.

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CODE OF DEVELOPMENT
SHEET 2

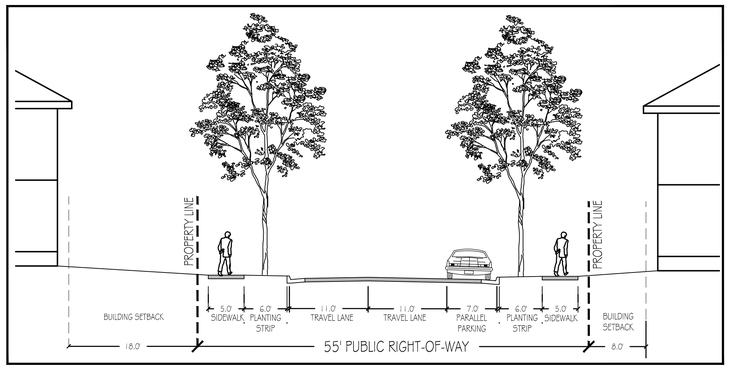
Rev #	Date	Description
1	11-15-2013	ZMA2012-00002 approved by BOS
2	09-02-2015	ZMA2015-00003 approved by BOS
3	10-17-2022	ZMA2022-00001 submission for CDD revision
4	10-17-2022	ZMA2022-00001 submission for CDD revision
5	02-15-2023	ZMA2022-00001 revision

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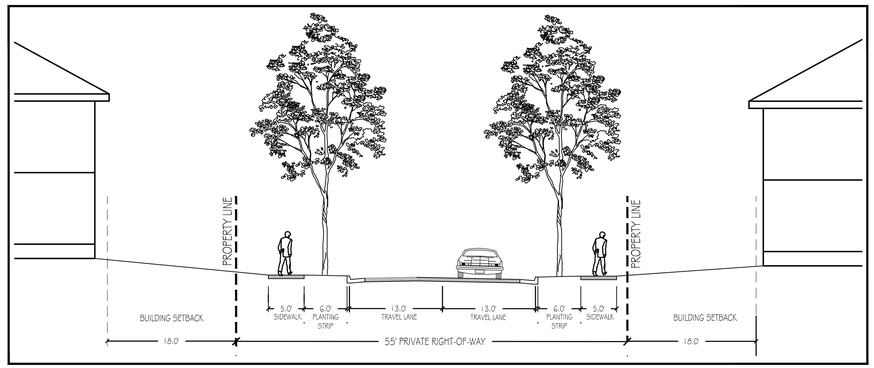
RIVERSIDE VILLAGE

ALBEMARLE COUNTY, VIRGINIA

Date 10/17/2022
Scale N/A
Sheet No. 6 OF 7
File No. 12.009



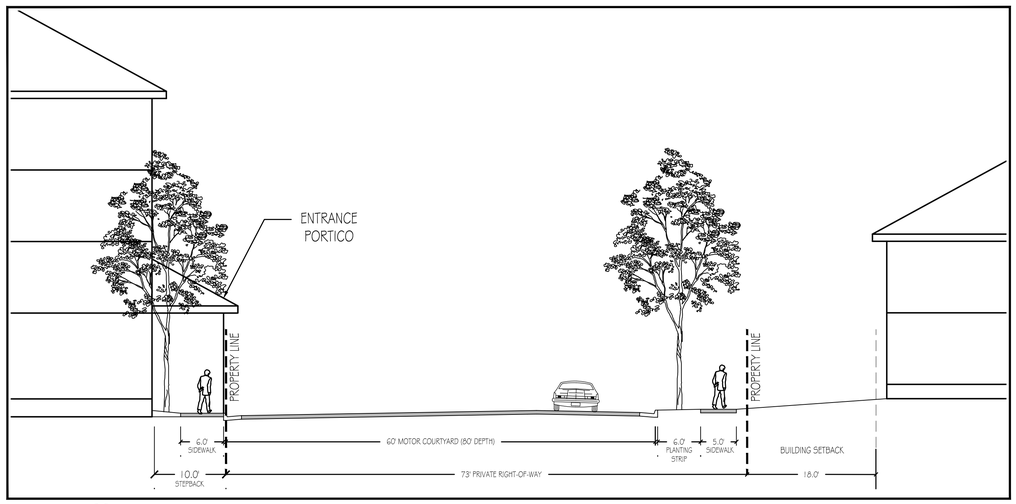
1 C8 ROAD A CROSS SECTION DETAIL
SCALE: 1"=10'



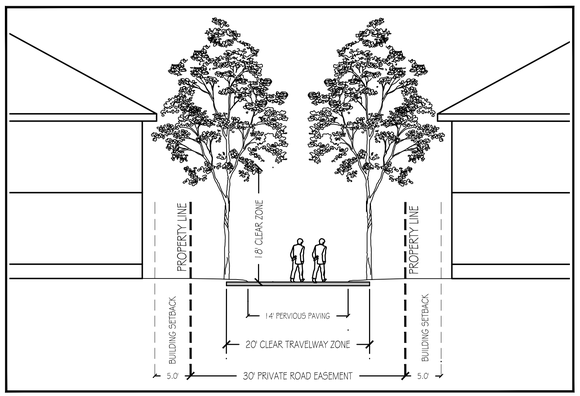
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STREET SECTION AND FRONTAGE IMPROVEMENT NOTES:

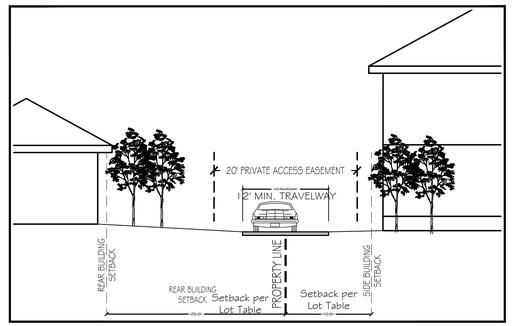
1. DIMENSIONS LABELED IN STREET SECTIONS ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN APPROVAL BY ALBEMARLE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION.
2. PRIVATE ROAD "C" REQUIRES WAIVERS OF CERTAIN PRIVATE ROAD STANDARDS IN ACCORDANCE WITH SECTIONS 14-224 AND 14-225 OF THE SUBDIVISION ORDINANCE. A REQUEST FOR THESE WAIVERS IS SUBMITTED WITH THIS APPLICATION.
3. THIS PLAN PROVIDES AN EXTENSION OF THE SECOND SOUTHBOUND LANE ON ROUTE 20 FROM WINDING RIVER LANE TO THE PROPOSED NORTHERN ENTRANCE OF RIVERSIDE VILLAGE. THE CONTINUATION OF THIS LANE TO ELK DRIVE, AS PROPOSED IN THE PANTOPS MASTER PLAN, IS NOT INCLUDED IN THIS APPLICATION PLAN.
4. RIGHT OF WAY IS AVAILABLE ON THE EAST SIDE OF ROUTE 20 FOR THE POSSIBLE FUTURE EXTENSION OF THE SECOND NORTHBOUND LANE FROM TAX MAP 78 PARCEL 5E TO THE INTERSECTION AT FONTANA DRIVE. THIS EXTENSION, AS PROPOSED IN THE PANTOPS MASTER PLAN, IS NOT INCLUDED IN THIS APPLICATION PLAN.
5. A SPECIAL USE PERMIT, ALLOWING FILL IN THE FLOODPLAIN FOR THE ROUTE 20 ROAD WIDENING IMPROVEMENTS IS REQUESTED IN CONJUCTION WITH THIS APPLICATION PLAN.
6. AT THE TIME OF THE 2022 AMENDMENT, SITE IMPROVEMENTS DEPICTED ON THIS SHEET ARE CONSTRUCTED AND APPLICABLE WAIVERS AND PERMITS HAVE BEEN GRANTED. THIS SHEET IS INCLUDED WITH THE 2022 AMENDMENT FOR REFERENCE PURPOSES ONLY.



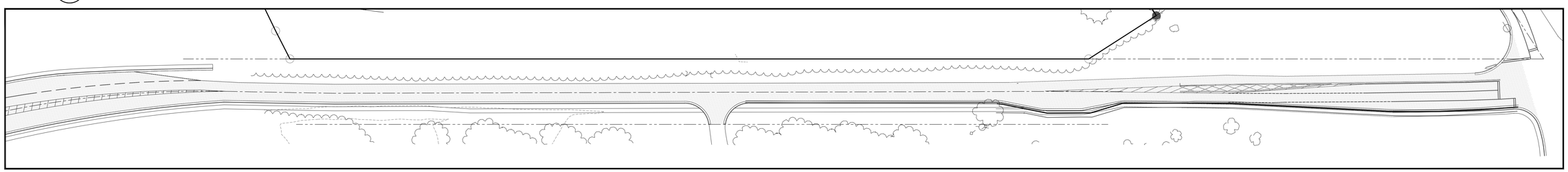
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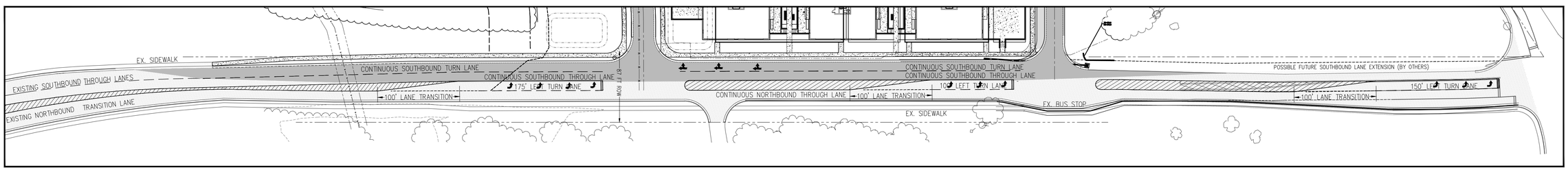
4 C8 ROAD C: "MEWS" CROSS SECTION DETAIL
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5 C8 TYP. ALLEY WAY CROSS SECTION DETAIL
SCALE: 1"=20'



6 C8 STONY POINT ROAD EXISTING CONDITIONS
SCALE: 1"=60'



7 C8 STONY POINT ROAD IMPROVEMENT PROPOSED
SCALE: 1"=60'

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Street Sections & Frontage Improvements

Rev #	Date	Description
1	11-13-2015	ZMA2012-00002 approved by BOS
2	09-02-2015	ZMA2015-00003 approved by BOS
3	10-17-2022	ZMA2022-00001 approved by BOS
4	10-17-2022	ZMA2022-00010 submission for CSD review
5	02-15-2023	ZMA2022-00010 revision

REZONING APPLICATION PLAN FOR:
RIVERSIDE VILLAGE
ALBEMARLE COUNTY, VIRGINIA

Date 10/17/2022
Scale N/A
Sheet No. 7 OF 7
File No. 12.009