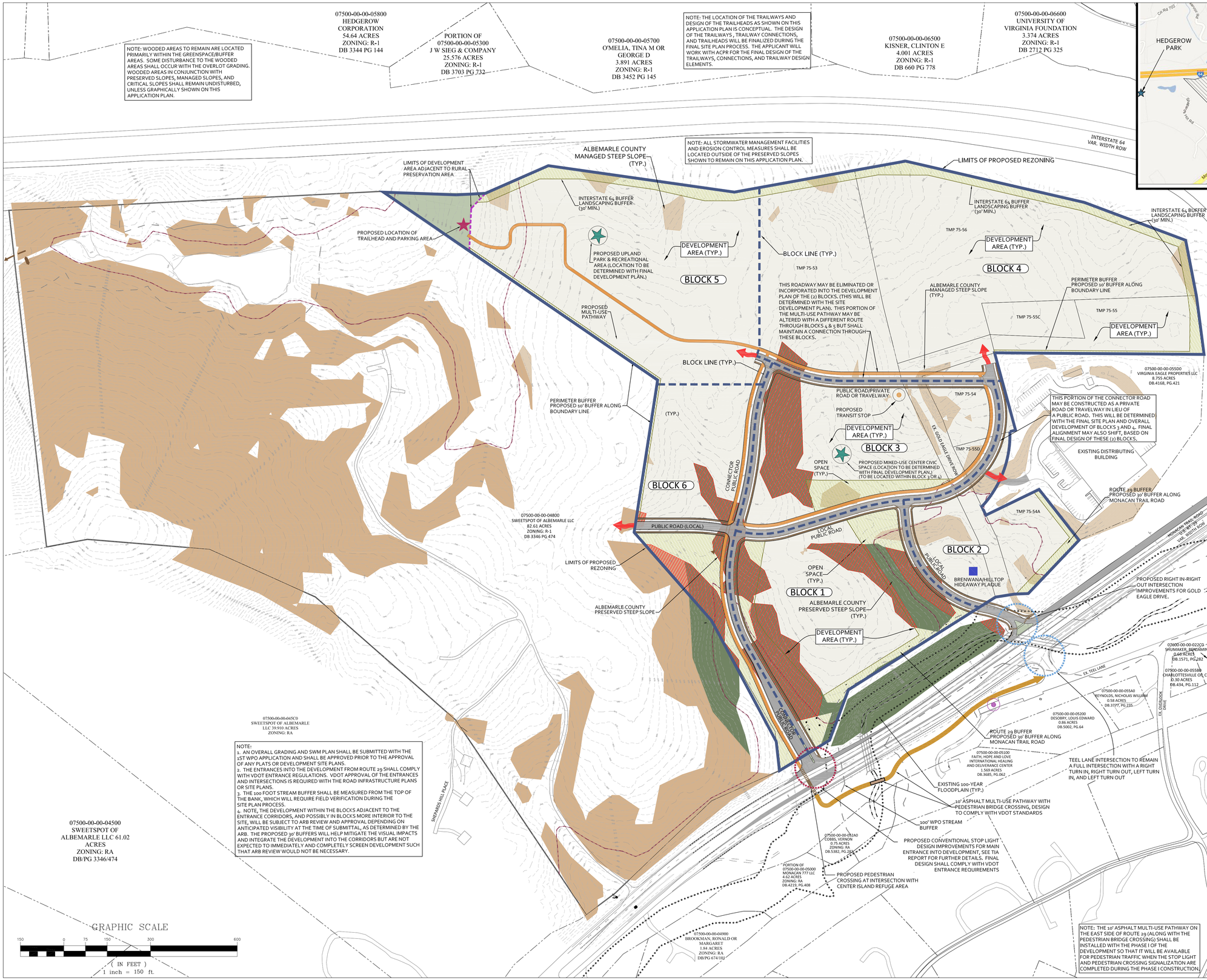
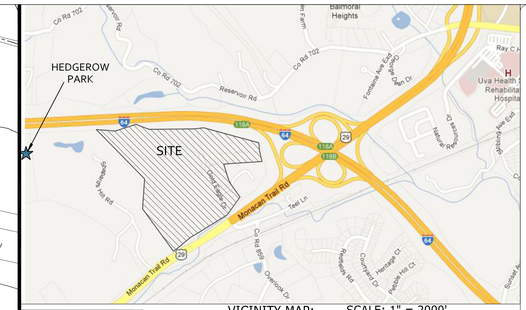




VICINITY MAP: SCALE: 1" = 2000'

GENERAL NOTES

OWNERS: TMP 07500-00-00-054A0 & TMP 07500-00-00-05300
RBD GOLD EAGLE, LLC
455 SECOND STREET
CHARLOTTESVILLE, VA 22902

TMP 07500-00-00-05400 & TMP 07500-00-00-05600
THE PINES GROUP
PO BOX 1467
CHARLOTTESVILLE, VA 22902

TMP 07500-00-00-055C0 & TMP 07500-00-00-05500
J.W. SIEG & COMPANY INC.
1180 SEMINOLE TRAIL, SUITE 290
CHARLOTTESVILLE, VA 22902

VDOT RIGHT OF WAY - 1.70 ACRES

DEVELOPER: RIVERBEND DEVELOPMENT, INC.
455 SECOND STREET SE, SUITE 400
CHARLOTTESVILLE, VA 22903

ENGINEER: COLLINS ENGINEERING
200 GARRETT ST, SUITE K
CHARLOTTESVILLE, VA 22902

TAX MAP & ZONING: TMP 75-56, 75-54A, 75-54, 75-55 & 75-55 - HIGHWAY COMMERCIAL(HC)
TMP 75-53 - RESIDENTIAL (R-1)

TOTAL PROJECT AREA:

07500-00-00-05300 - 43.813 AC.		(DB. 5243, PG.696)
07500-00-00-05600 - 10.795 AC.		(DB. 2820, PG.397)
07500-00-00-054A0 - 1.484 AC.		(DB.5243, PG.696)
07500-00-00-05400 - 1.502 AC.		(DB.2820, PG.410)
07500-00-00-05500 - 2.2694 AC.		(DB.962, PG.483)
07500-00-00-055C0 - 0.90 AC.		(DB.929,PG.036)
GOLD EAGLE DRIVE R/W - 1.70 ACRES		
TOTAL AREA: 62.462± AC.		

PROPOSED ZONING: NEIGHBORHOOD MODEL DISTRICT

TOPOGRAPHY: TOPOGRAPHY WAS COMPILED FROM SURVEY BY LINCOLN SURVEYING AND BELL LAND SURVEYS, JANUARY 2015. BOUNDARY INFORMATION WAS COMPILED BY LINCOLN SURVEYING ON MARCH 7, 2015.

DATUM: NAVD 1988

UTILITIES: COUNTY WATER AND SEWER

FLOODPLAIN: THERE IS A FLOODPLAIN LOCATED ON THIS SITE. FEMA MAP ID 51003C0280D DATED FEBRUARY 4, 2005. IN ADDITION, A STATE DAM BREACH INUNDATION ZONE EXISTS ON THE PROPERTY FOR THE RAGGED MOUNTAIN DAM.

NOTES:
1. SEE CODE OF DEVELOPMENT FOR DETAILS ON THE PROPOSED STREETS AND STREET CROSS SECTIONS FOR THE SIEG DEVELOPMENT.
2. EXACT LOCATION OF NEIGHBORHOOD ROADWAY, ALLEYS, AND TRAVELWAYS SHALL BE DETERMINED WITH THE SITE PLAN PROCESS.
3. ALL PROPOSED ROADWAYS SHALL HAVE STREET TREES IN ACCORDANCE WITH ALBEMARLE COUNTY REQUIREMENTS. ALL TREES SHALL BE MAINTAINED BY THE HOA.
4. PARKING FOR THE PROPOSED SIEG DEVELOPMENT SHALL BE PROVIDED IN ACCORDANCE WITH ALBEMARLE COUNTY CODE 18.4.12. EACH PRELIMINARY SITE AND SUBDIVISION PLAT WILL INCLUDE A PARKING AND LOADING NEEDS STUDY FOR THE PROPOSED DEVELOPMENT SHOWN IN THE PRELIMINARY PLAN.
5. ALL DEVELOPMENT SHALL HAVE FINISHED FLOOR ELEVATIONS HIGHER THAN THE SUNNY DAY BREACH INUNDATION ELEVATION, AND ANY DWELLING UNITS BELOW THE PMP INUNDATION ELEVATION WILL BE PART OF THE FEDERAL EMERGENCY MANAGEMENT SAFETY ACTION PLAN. SEE SHEET 2 FOR THE LOCATION OF THE DAM INUNDATION ZONE.
6. THE PROPOSED DEVELOPMENT SHALL INCLUDE A MINIMUM OF (2) CIVIC AREAS, AS SHOWN ON THE APPLICATION PLAN. SEE THE CODE OF DEVELOPMENT FOR A DESCRIPTION OF THE AMENITIES PROVIDED IN EACH PROPOSED CIVIC AREA. THE CIVIC AREA SPACES SHALL COMPLY WITH 20A.9C REQUIREMENTS WITHIN THE ALBEMARLE COUNTY ZONING ORDINANCE.
7. THE PROPOSED GREENSPACE AREAS (INCLUDING THE BUFFERS) 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.

LEGEND
- PRESERVED SLOPES
- MANAGED SLOPES
- CRITICAL SLOPES
- WETLANDS
- DEVELOPMENT AREA (BUILDING/PARKING ENVELOPE)
- GREENSPACE / BUFFERS/OPEN SPACE AREAS
- PRESERVED/CRITICAL SLOPE IMPACTS
- REZONING BOUNDARY
- LIMITS OF PRESERVATION AREA
- BLOCK LINES
- SIDEWALK
- MULTI-USE PATHWAY
- EXISTING 100 YR FLOODPLAIN
- STREAMS
- LIMITS OF STATE DAM INUNDATION ZONE
- PROPOSED LOCATION OF CIVIC SPACE
- PROPOSED TRANSIT STOP
- PROPOSED UPGRADES/MODIFICATIONS TO EXISTING PARK & RIDE
- SIGNAGE/PLAQUE AT OR NEAR THE BRENWANA/HILLTOP HIDEAWAY SITE NOTING IT'S HISTORICAL SIGNIFICANCE
- PROPOSED TRAILHEAD WITH MINIMUM 5 PARKING SPACES

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VA 22902

RIVERBEND DEVELOPMENT

REVISIONS

DATE	DESCRIPTION
02/21/22	INITIAL SUBMITTAL
12/04/23	REVISED APPLICATION PLAN AND RESUBMITTAL TO ALBEMARLE COUNTY
03/18/24	REVISED APPLICATION PLAN AND RESUBMITTAL TO ALBEMARLE COUNTY
04/21/25	APPLICATION PLAN RESUBMISSION FOR MODIFICATION TO PARCELS BEING REZONED
08/25/25	UPDATES TO THE APPLICATION PLAN FOR THE PROPOSED PARK & RIDE LOCATION

SIEG ZONING MAP AMENDMENT PLAN
APPLICATION PLAN

SAMUEL MILLER MAGISTERIAL DISTRICT

FEBRUARY 21, 2022

SCALE 1" = 150'

SHEET 1 OF 4

HEDGEROW CORPORATION
54.64 ACRES
ZONING: R-1
DB 3344 PG 144

PORTION OF
07500-00-00-05300
J.W SIEG & COMPANY
25.576 ACRES
ZONING: R-1
DB 3703 PG 732

07500-00-00-05700
O'MELIA, TINA M OR GEORGE D
3.891 ACRES
ZONING: R-1
DB 3452 PG 145

07500-00-00-06500
KISNER, CLINTON E
4.001 ACRES
ZONING: R-1
DB 660 PG 778

07500-00-00-06600
UNIVERSITY OF VIRGINIA FOUNDATION
3.374 ACRES
ZONING: R-1
DB 2712 PG 325

LEGEND
- PRESERVED SLOPES
- MANAGED SLOPES
- CRITICAL SLOPES
- WETLANDS
- REZONING BOUNDARY
- EXISTING 100 YR FLOODPLAIN
- STREAMS
- STATE DAM INUNDATION ZONE

INTERSTATE 64
VAR. WIDTH ROW

LIMITS OF PROPOSED REZONING

ALBEMARLE COUNTY MANAGED STEEP SLOPE (TYP.)

EXISTING HOUSE TO BE REMOVED

LIMITS OF STATE DAM INUNDATION ZONE

EXISTING 100' WPO STREAM BUFFER (TYP.)

TMP 75-56

TMP 75-53

TMP 75-55C

TMP 75-55

TMP 75-54

TMP 75-55D

TMP 75-54A

EXISTING HOUSES

EXISTING TREE LIMITS (TYP.)

ALBEMARLE COUNTY PRESERVED STEEP SLOPE (TYP.)

EX. WOOD EAGLE DRIVE ROW

EXISTING DISTRIBUTING BUILDING
BLOCK WAREHOUSE

07500-00-00-04800
SWEETSPOT OF ALBEMARLE LLC
82.61 ACRES
ZONING: R-1
DB 3346 PG 474

07500-00-00-055D0
VIRGINIA EAGLE PROPERTIES LLC
8.755 ACRES
DB.4168, PG.421

LIMITS OF PROPOSED REZONING

ALBEMARLE COUNTY CRITICAL SLOPES (TYP.)

SHEPARDS HILL ROAD

SHEPARDS HILL PLACE

07500-00-00-045C0
SWEETSPOT OF ALBEMARLE LLC 39.910 ACRES
ZONING: RA

07500-00-00-04500
SWEETSPOT OF ALBEMARLE LLC 61.02 ACRES
ZONING: RA
DB./PG 3346/474

MONACAN TRAIL ROAD
VAR. WIDTH ROW

07500-00-00-02180
HERRING, MASON ESTATE
0.63 ACRES
WB.125, PG.328

07600-00-00-022C0
SHUMAKER, BENJAMIN
0.66 ACRES
DB.1571, PG.282

07500-00-00-055B0
CHARLOTTESVILLE OIL CO., INC.
0.30 ACRES
DB.434, PG.112

07500-00-00-05540
REYNOLDS, NICHOLAS WILLIAM
0.58 ACRES
DB.3777, PG.235

07500-00-00-05200
DESOBRY, LOUIS EDWARD
0.86 ACRES
DB.5002, PG.64

APPROXIMATE LOCATION OF BRENWANAHILLTOP HIDEWAY SITE, SIGNAGE/PLAQUE TO BE INSTALLED WITH DEVELOPMENT PLAN TO NOTE THE SIGNIFICANCE OF THIS LOCATION

07500-00-00-05100
FAITH, HOPE AND LOVE INTERNATIONAL HEALING AND DELIVERANCE CENTER
1.569 ACRES
DB.3685, PG.062

EXISTING 100-YEAR FLOODPLAIN (TYP.)

EXISTING 100' WPO STREAM BUFFER (TYP.)

07500-00-00-05240
COBBS, VERNON
0.75 ACRES
ZONING: RA
DB.5382, PG.282

PORTION OF
07500-00-00-05000
MONACAN 777 LLC
4.62 ACRES
ZONING: RA
DB.4215, PG.408

07500-00-00-04900
BROOKMAN, RONALD DB
MARGARET
1.94 ACRES
ZONING: RA
DB.VG 674/101

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

07500-00-00-045B0

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VA 22902

RIVERBEND DEVELOPMENT

REVISIONS

DATE	DESCRIPTION
02/21/22	INITIAL SUBMITTAL
06/21/22	REVISED APPLICATION PLAN AND RESUBMITTAL TO ALBEMARLE COUNTY
12/04/23	REVISED APPLICATION PLAN AND RESUBMITTAL TO ALBEMARLE COUNTY
03/18/24	REVISED APPLICATION PLAN AND RESUBMITTAL TO ALBEMARLE COUNTY
04/21/25	APPLICATION PLAN RESUBMISSION FOR MODIFICATION TO PARCELS BEING REZONED

SIEG ZONING MAP AMENDMENT PLAN
EXISTING CONDITIONS

SAMUEL MILLER MAGISTERIAL DISTRICT

FEBRUARY 21, 2022

SCALE
1" = 150'

SHEET 2 OF 4

NOTE: THE 10' ASPHALT MULTI-USE PATHWAY ON THE EAST SIDE OF ROUTE 29 (ALONG WITH THE PEDESTRIAN BRIDGE CROSSING) SHALL BE INSTALLED WITH THE PHASE I OF THE DEVELOPMENT SO THAT IT WILL BE AVAILABLE FOR PEDESTRIAN TRAFFIC WHEN THE STOP LIGHT AND PEDESTRIAN CROSSING SIGNALIZATION ARE COMPLETED DURING THE PHASE I CONSTRUCTION.

PORTION OF
07500-00-00-05300
J MORRIS & COMPANY
25.576 ACRES
ZONING: R-1
DB 3703 PG 732

07500-00-00-05700
O'MELIA, TINA M OR GEORGE D
3.891 ACRES
ZONING: R-1
DB 3452 PG 145

07500-00-00-06500
KISNER, CLINTON E
4.001 ACRES
ZONING: R-1
DB 660 PG 778

07500-00-00-06600
UNIVERSITY OF VIRGINIA FOUNDATION
3.374 ACRES
ZONING: R-1
DB 2712 PG 325

INTERSTATE 64
VAR. WIDTH ROW

PROPOSED LOCATION
OF TRAIL HEAD AND
PARKING AREA

NON-EXCLUSIVE ACCESS EASEMENT
(SUB-MM-16-11)

PROPOSED
TRANSIT STOP

EXISTING 1 STORY
BLOCK WAREHOUSE

MULTI-USE PATH
CONNECTION TO TEEL
LANE AND MOORE'S
CREEK GREENWAY TRAIL

07500-00-00-055A0
HENSLEY, HAROLD E JR
0.581 ACRES
DB 3777 PG 235

PROPOSED UPGRADES/
MODIFICATIONS TO THE
EXISTING PARK & RIDE

07500-00-00-05200
JACKSON, EDWARD R
0.407 ACRES
DB 309 PG 105

07500-00-00-05100
FAITH, HOPE AND LOVE
INTERNATIONAL HEALING AND
DELIVERANCE CENTER
1.569 ACRES
DB 3685 PG 062

07500-00-00-05400
SINGLE COMMODITIES &
DEVELOPMENT LLC
0.75 ACRES
ZONING: RA
DB PG 3003/252

PROPOSED CROSSWALK AND CONNECTION TO TEEL LN.,
REFER TO MULTI-USE TRAIL - RT 29 AND TEEL LANE EXHIBIT

07500-00-00-045C0
SWEETSPOT OF ALBEMARLE
LLC 39.910 ACRES
ZONING: RA

07500-00-00-04500
SWEETSPOT OF ALBEMARLE LLC
61.02 ACRES
ZONING: RA
DB/PG 3346/474

PORTION OF
07500-00-00-05500
SPEY, MARTI
0.75 ACRES
ZONING: RA
DB/PG WB129/661

07500-00-00-05900
BROOKMAN, RONALD OR
MARGARET
1.56 ACRES
ZONING: RA
DB/PG 474/181

07500-00-00-045B0
SWEETSPOT OF ALBEMARLE LLC
13.57 ACRES
ZONING: RA

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

TRAIL MAP KEY

MULTI-USE PATH
- 8-10' WIDE ASPHALT PAVEMENT
- PER VDOT STANDARDS ALONG PUBLIC/ PRIVATE ROADWAY

MULTI-USE PATH
- 8-10' WIDE ASPHALT PAVEMENT
- ROUTING MAY ALTER THROUGH BLOCKS 4 &5

SIDEWALK
- 5-6' WIDE CONCRETE PAVEMENT
- PER COUNTY AND VDOT STANDARDS ALONG PUBLIC/PRIVATE ROADWAY AND/OR TRAVELWAY

PROPOSED ROADWAYS
PUBLIC ROADS (PER COUNTY & VDOT STANDARDS)

PUBLIC ROAD / PRIVATE ROAD/ TRAVELWAY
(PER COUNTY & VDOT STANDARDS)

PUBLIC ROAD/PRIVATE ROAD/ OR TRAVELWAY
(NOTE: THIS ROAD MAY BE ELIMINATED OR INCORPORATED INTO THE DEVELOPMENT PLAN OF BLOCKS 3 AND 4 (THIS WILL BE DETERMINED WITH THE SITE DEVELOPMENT PLAN).

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VA 22902

RIVERBEND
DEVELOPMENT

REVISIONS

	DESCRIPTION
02/21/22	INITIAL SUBMITTAL
09/18/23	REVISED APPLICATION PLAN AND RESUBMITTAL TO ALBEMARLE COUNTY
12/04/23	REVISED APPLICATION PLAN AND RESUBMITTAL TO ALBEMARLE COUNTY
04/21/25	APPLICATION PLAN RESUBMISSION FOR MODIFICATION TO PARCELS BE REZONED
08/25/25	UPDATES TO THE APPLICATION PLAN FOR THE PROPOSED PARK & RIDE LOCATION

SIEG ZONING MAP AMENDMENT PLAN
SIDEWALKS & MULTI-USE PATHS
SAMUEL MILLER MAGISTERIAL DISTRICT

FEBRUARY 21, 2022

SCALE
1" = 150'

PROPOSED SIGNALIZED ENTRANCE

ROUTE 29 - SOUTH

ROUTE 29 - NORTH

PROPOSED UPGRADES/
MODIFICATIONS TO THE
EXISTING PARK & RIDGE

MULTI-USE PATH CONNECTION
TO TEEL LANE AND MOORE'S
CREEK GREENWAY TRAIL

NOTE: THE 10' ASPHALT MULTI-USE PATHWAY ON THE EAST SIDE OF ROUTE 29 (ALONG WITH THE PEDESTRIAN BRIDGE CROSSING) SHALL BE INSTALLED WITH THE PHASE I OF THE DEVELOPMENT SO THAT IT WILL BE AVAILABLE FOR PEDESTRIAN TRAFFIC WHEN THE STOP LIGHT AND PEDESTRIAN CROSSING SIGNALIZATION ARE COMPLETED DURING THE PHASE I CONSTRUCTION.

PROPOSED PEDESTRIAN BRIDGE,
STEEL FRAME WITH WOOD DECKING,
APPROXIMATELY 50' LENGTH

PROPOSED CROSSWALK AT
SIGNALIZED INTERSECTION

ALL PROPOSED INTERSECTION IMPROVEMENTS TO BE COORDINATED WITH VDOT FOR APPROVAL AS PART OF SITE PLAN SUBMISSION WITH ALBEMARLE COUNTY.

TRAIL MAP KEY

MULTI-USE PATH
- 8-10' WIDE ASPHALT PAVEMENT
- PER VDOT STANDARDS ALONG PUBLIC/ PRIVATE ROADWAY

MULTI-USE PATH
- 8-10' WIDE ASPHALT PAVEMENT
- ROUTING MAY ALTER THROUGH BLOCKS 4 &5

SIDEWALK
- 5-6' WIDE CONCRETE PAVEMENT
- PER COUNTY AND VDOT STANDARDS ALONG PUBLIC/PRIVATE ROADWAY AND/OR TRAVELWAY

PROPOSED ROADWAYS
PUBLIC ROADS (PER COUNTY & VDOT STANDARDS)

PUBLIC ROAD / PRIVATE ROAD/ TRAVELWAY (PER COUNTY & VDOT STANDARDS)

PUBLIC ROAD/PRIVATE ROAD/ OR TRAVELWAY (NOTE: THIS ROAD MAY BE ELIMINATED OR INCORPORATED INTO THE DEVELOPMENT PLAN OF BLOCKS 3 AND 4 (THIS WILL BE DETERMINED WITH THE SITE DEVELOPMENT PLAN).

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VA 22902

RIVERBEND
DEVELOPMENT

REVISIONS

DATE	DESCRIPTION
02/21/22	INITIAL SUBMITTAL
09/18/23	REVISED APPLICATION PLAN AND RESUBMITTAL TO ALBEMARLE COUNTY
12/04/23	REVISED APPLICATION PLAN AND RESUBMITTAL TO ALBEMARLE COUNTY
04/21/25	APPLICATION PLAN RESUBMISSION FOR MODIFICATION TO PARCELS BE REZONED
08/25/25	UPDATES TO THE APPLICATION PLAN FOR THE PROPOSED PARK & RIDE LOCATION

SIEG ZONING MAP AMENDMENT PLAN
MULTI-USE PATH - RT. 29 & TEEL LANE

SAMUEL MILLER MAGISTERIAL DISTRICT

FEBRUARY 21, 2022

SCALE
1" = 50'

SHEET 4 OF 4