

NOTE: WOODED AREAS TO REMAIN ARE LOCATED PRIMARILY WITHIN THE GREENSPACE/BUFFER AREAS. SOME DISTURBANCE TO THE WOODED AREAS SHALL OCCUR WITH THE OVERLIFT GRADING. WOODED AREAS IN CONJUNCTION WITH PRESERVED SLOPES, MANAGED SLOPES, AND CRITICAL SLOPES SHALL REMAIN UNDISTURBED, UNLESS GRAPHICALLY SHOWN ON THIS APPLICATION PLAN.

07500-00-00-05800  
HEDGEROW CORPORATION  
54.64 ACRES  
ZONING: R-1  
DB 3344 PG 144

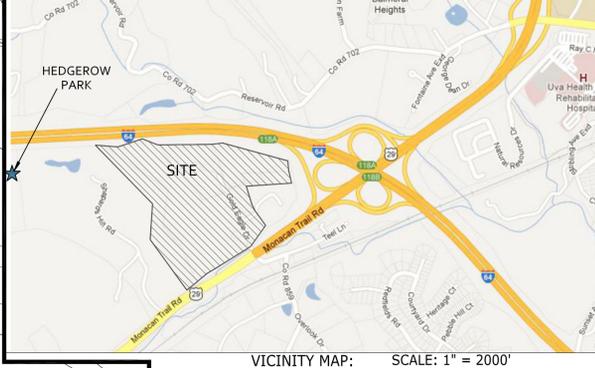
PORTION OF  
07500-00-00-05300  
J W SIEG & COMPANY  
25.57% ACRES  
ZONING: R-1  
DB 3703 PG 732

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

NOTE: THE LOCATION OF THE TRAILWAYS AND DESIGN OF THE TRAILHEADS AS SHOWN ON THIS APPLICATION PLAN IS CONCEPTUAL. THE DESIGN OF THE TRAILWAYS, TRAILWAY CONNECTIONS, AND TRAILHEADS WILL BE FINALIZED DURING THE FINAL SITE PLAN PROCESS. THE APPLICANT WILL WORK WITH ACPR FOR THE FINAL DESIGN OF THE TRAILWAYS, CONNECTIONS, AND TRAILWAY DESIGN ELEMENTS.

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



VICINITY MAP: SCALE: 1" = 2000'

**GENERAL NOTES**  
OWNERS: TMP 07500-00-00-05148 & TMP 07500-00-00-05300  
RBD GOLD EAGLE, LLC  
455 SECOND STREET  
CHARLOTTEVILLE, VA 22902

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

TMP 07500-00-00-05550 & TMP 07500-00-00-05500  
J.W. SIEG & COMPANY, INC.  
1180 SEMINOLE TRAIL, SUITE 290  
CHARLOTTEVILLE, VA 22902

VDOT RIGHT OF WAY - 1.70 ACRES

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

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

TAX MAP & ZONING: TMP 75-56, 75-54A, 75-54, 75-55 & 75-55 - HIGHWAY COMMERCIAL(C)  
8.755 ACRES  
DB-4168, PG.421  
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)  
07500-00-00-05400 - 1.484 AC. (DB. 5243, PG.696)  
07500-00-00-05500 - 1.593 AC. (DB. 2820, PG.410)  
07500-00-00-05500 - 2.2694 AC. (DB. 962, PG.483)  
07500-00-00-05500 - 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 51003C02800 DATED FEBRUARY 4, 2005. IN ADDITION, A STATE DAM BREACH INUNDATION ZONE EXISTS ON THE PROPERTY FOR THE RAGGED MOUNTAIN DAM.

- NOTES:
- SEE CODE OF DEVELOPMENT FOR DETAILS ON THE PROPOSED STREETS AND STREET CROSS SECTIONS FOR THE SIEG DEVELOPMENT.
  - EXACT LOCATION OF NEIGHBORHOOD ROADWAY, ALLEYS, 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 HOA.
  - ALL PROPOSED ROADWAYS SHALL BE PROVIDED IN ACCORDANCE WITH ALBEMARLE COUNTY CODE 18.4.13. EACH PRELIMINARY SITE AND SUBDIVISION PLAN WILL INCLUDE A PARKING AND LOADING NEEDS STUDY FOR THE PROPOSED DEVELOPMENT SHOWN IN THE PRELIMINARY PLAN.
  - 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.
  - THE PROPOSED DEVELOPMENT SHALL INCLUDE A MINIMUM OF (3) 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 AREAS SHALL COMPLY WITH 20A.9C REQUIREMENTS WITHIN THE ALBEMARLE COUNTY ZONING ORDINANCE. 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
- CRITICAL SLOPES
- 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/PLOUQUE AT OR NEAR THE BRENNANA/HILLTOP HIDEAWAY SITE NOTING ITS HISTORICAL SIGNIFICANCE
- PROPOSED TRAILHEAD WITH MINIMUM 5 PARKING SPACES
- MANAGED SLOPES
- WETLANDS

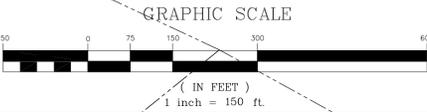
NOTE:  
1. AN OVERALL GRADING AND SWM PLAN SHALL BE SUBMITTED WITH THE 1ST WPO APPLICATION AND SHALL BE APPROVED PRIOR TO THE APPROVAL OF ANY PLATS OR DEVELOPMENT SITE PLANS.  
2. THE ENTRANCES INTO THE DEVELOPMENT FROM ROUTE 29 SHALL COMPLY WITH VDOT ENTRANCE REGULATIONS. VDOT APPROVAL OF THE ENTRANCES AND INTERSECTIONS IS REQUIRED WITH THE ROAD INFRASTRUCTURE PLANS OR SITE PLANS.  
3. THE 100 FOOT STREAM BUFFER SHALL BE MEASURED FROM THE TOP OF THE BANK, WHICH WILL REQUIRE FIELD VERIFICATION DURING THE SITE PLAN PROCESS.  
4. NOTE, THE DEVELOPMENT WITHIN THE BLOCKS ADJACENT TO THE ENTRANCE CORRIDORS, AND POSSIBLY IN BLOCKS MORE INTERIOR TO THE SITE, WILL BE SUBJECT TO ARB REVIEW AND APPROVAL DEPENDING ON ANTICIPATED VISIBILITY AT THE TIME OF SUBMITTAL, AS DETERMINED BY THE ARB. THE PROPOSED 30' BUFFERS WILL HELP MITIGATE THE VISUAL IMPACTS AND INTEGRATE THE DEVELOPMENT INTO THE CORRIDORS BUT ARE NOT EXPECTED TO IMMEDIATELY AND COMPLETELY SCREEN DEVELOPMENT SUCH THAT ARB REVIEW WOULD NOT BE NECESSARY.

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

07500-00-00-04500  
SWEETS SPOT OF ALBEMARLE  
LLC 39.910 ACRES  
ZONING: RA

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

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 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.



DATE	DESCRIPTION
02/21/22	INITIAL SUBMITTAL
12/04/23	REVISED APPLICATION PLAN AND RESUBMITTAL TO ALBEMARLE COUNTY
03/19/24	REVISED APPLICATION PLAN AND RESUBMITTAL TO ALBEMARLE COUNTY
08/25/25	UPDATES TO THE APPLICATION PLAN FOR THE PROPOSED PARK & RIDE LOCATION
11/05/25	UPDATES TO THE APPLICATION PLAN BASED ON PLANNING COMMISSION MEETING

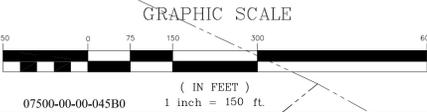
**SIEG ZONING MAP AMENDMENT PLAN  
APPLICATION PLAN**

SAMUEL MILLER MAGISTERIAL DISTRICT



**LEGEND**

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

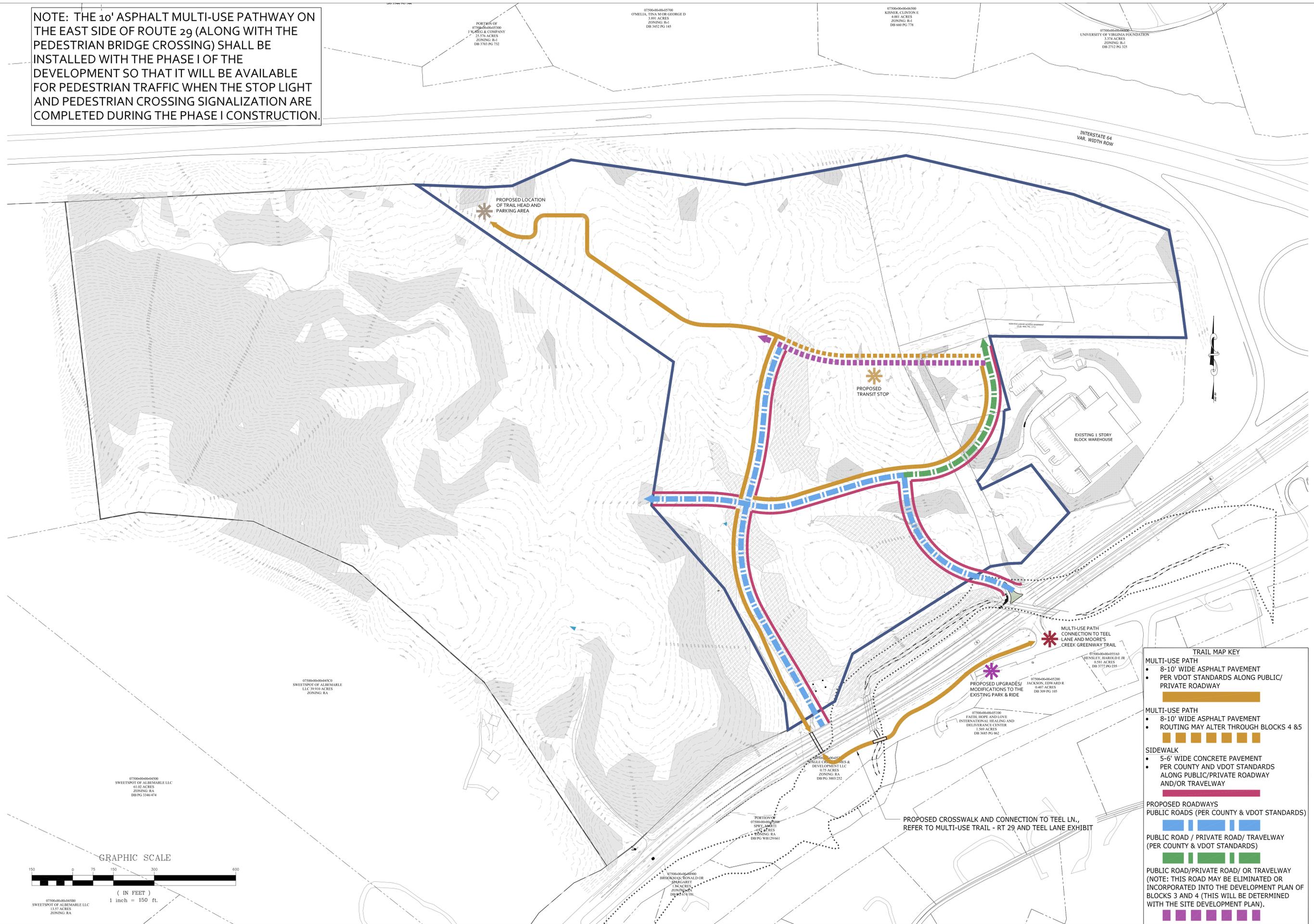


**REVISIONS**

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

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 LOCATION OF TRAIL HEAD AND PARKING AREA

PROPOSED TRANSIT STOP

INTERSTATE 64  
VAR. WIDTH ROW

EXISTING 1 STORY  
BLOCK WAREHOUSE

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

PROPOSED UPGRADES/  
MODIFICATIONS TO THE  
EXISTING PARK & RIDE

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

**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**

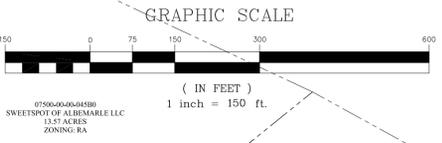
- 5-6' WIDE CONCRETE PAVEMENT
- PER COUNTY AND VDOT STANDARDS ALONG PUBLIC/PRIVATE ROADWAY AND/OR TRAVELWAY

**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).**

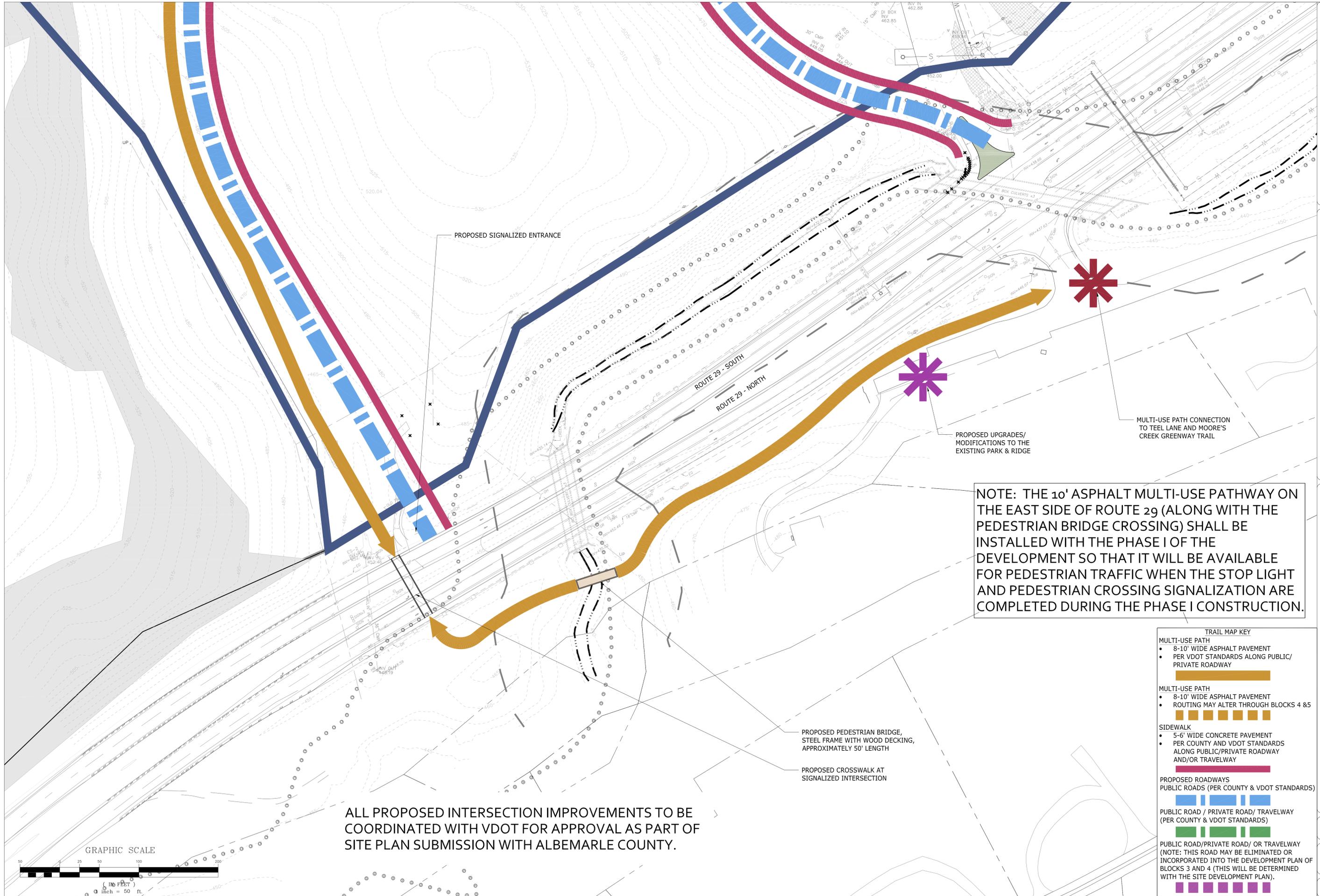


REVISIONS	DATE	DESCRIPTION
	02/21/22	INITIAL SUBMITTAL
	09/18/23	REVISED APPLICATION PLAN AND RESUBMITTAL TO ALBEMARLE COUNTY
	12/04/23	REVISED APPLICATION PLAN AND RESUBMITTAL TO ALBEMARLE COUNTY
	04/21/25	APPLICATION PLAN RESUBMISSION FOR MODIFICATION TO PARCELS BE REZONED
	08/25/25	UPDATES TO THE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

FEBRUARY 21, 2022

SCALE  
1" = 150'

SHEET 3 OF 4



PROPOSED SIGNALIZED ENTRANCE

ROUTE 29 - SOUTH  
ROUTE 29 - NORTH

PROPOSED UPGRADES/  
MODIFICATIONS TO THE  
EXISTING PARK & RIDGE

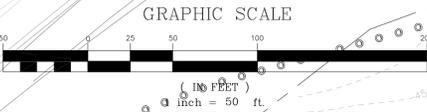
MULTI-USE PATH CONNECTION  
TO TEEL LANE AND MOORE'S  
CREEK GREENWAY TRAIL

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**

<b>MULTI-USE PATH</b>	<ul style="list-style-type: none"> <li>8-10' WIDE ASPHALT PAVEMENT</li> <li>PER VDOT STANDARDS ALONG PUBLIC/PRIVATE ROADWAY</li> </ul>
<b>MULTI-USE PATH</b>	<ul style="list-style-type: none"> <li>8-10' WIDE ASPHALT PAVEMENT</li> <li>ROUTING MAY ALTER THROUGH BLOCKS 4 &amp; 5</li> </ul>
<b>SIDEWALK</b>	<ul style="list-style-type: none"> <li>5-6' WIDE CONCRETE PAVEMENT</li> <li>PER COUNTY AND VDOT STANDARDS ALONG PUBLIC/PRIVATE ROADWAY AND/OR TRAVELWAY</li> </ul>
<b>PROPOSED ROADWAYS</b>	<b>PUBLIC ROADS (PER COUNTY &amp; VDOT STANDARDS)</b>
	<b>PUBLIC ROAD / PRIVATE ROAD/ TRAVELWAY (PER COUNTY &amp; VDOT STANDARDS)</b>
	<b>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).</b>

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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