



LEGEND

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

GRAPHIC SCALE

(IN FEET)

1 inch = 150 ft.

07500-00-00-045B0

CE COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTEVILLE, 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

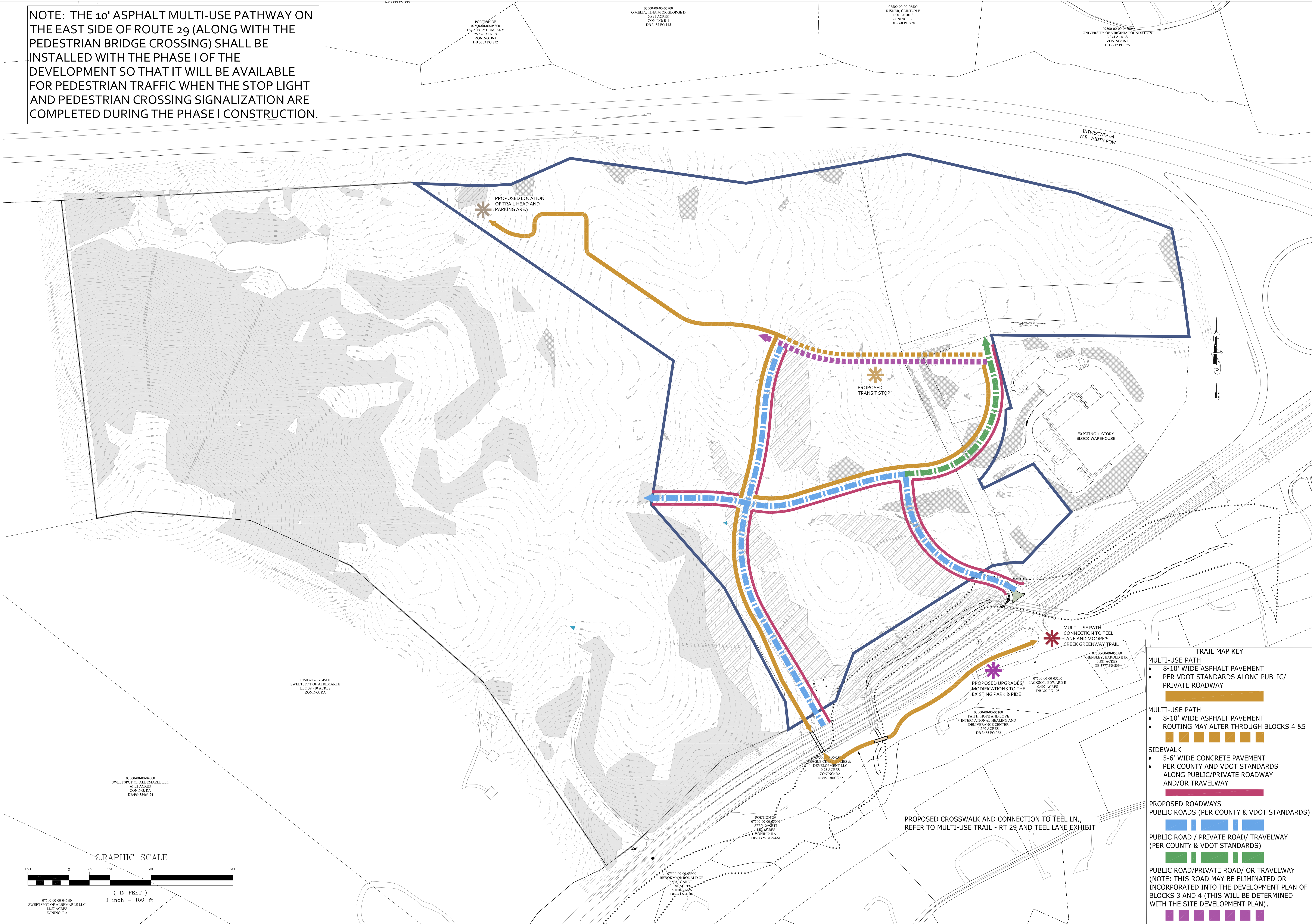
SAMUEL MILLER MAGISTERIAL DISTRICT

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.



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

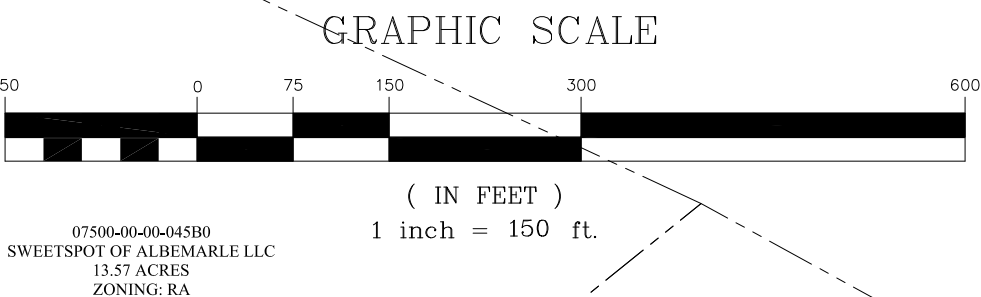
- 5-6' WIDE CONCRETE PAVEMENT
- PER COUNTY AND VDOT STANDARDS ALONG PUBLIC/PRIVATE ROADWAY AND/OR TRAVELWAY

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).



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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

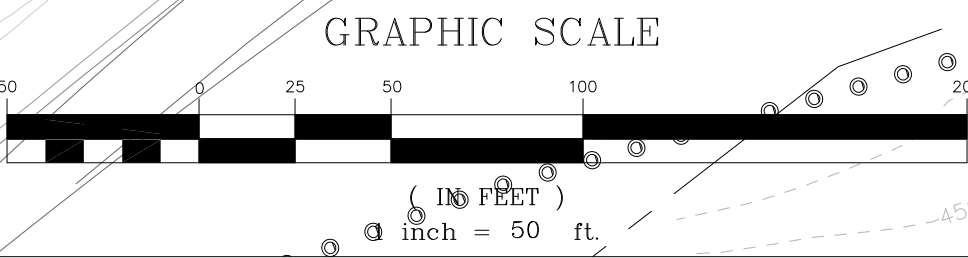
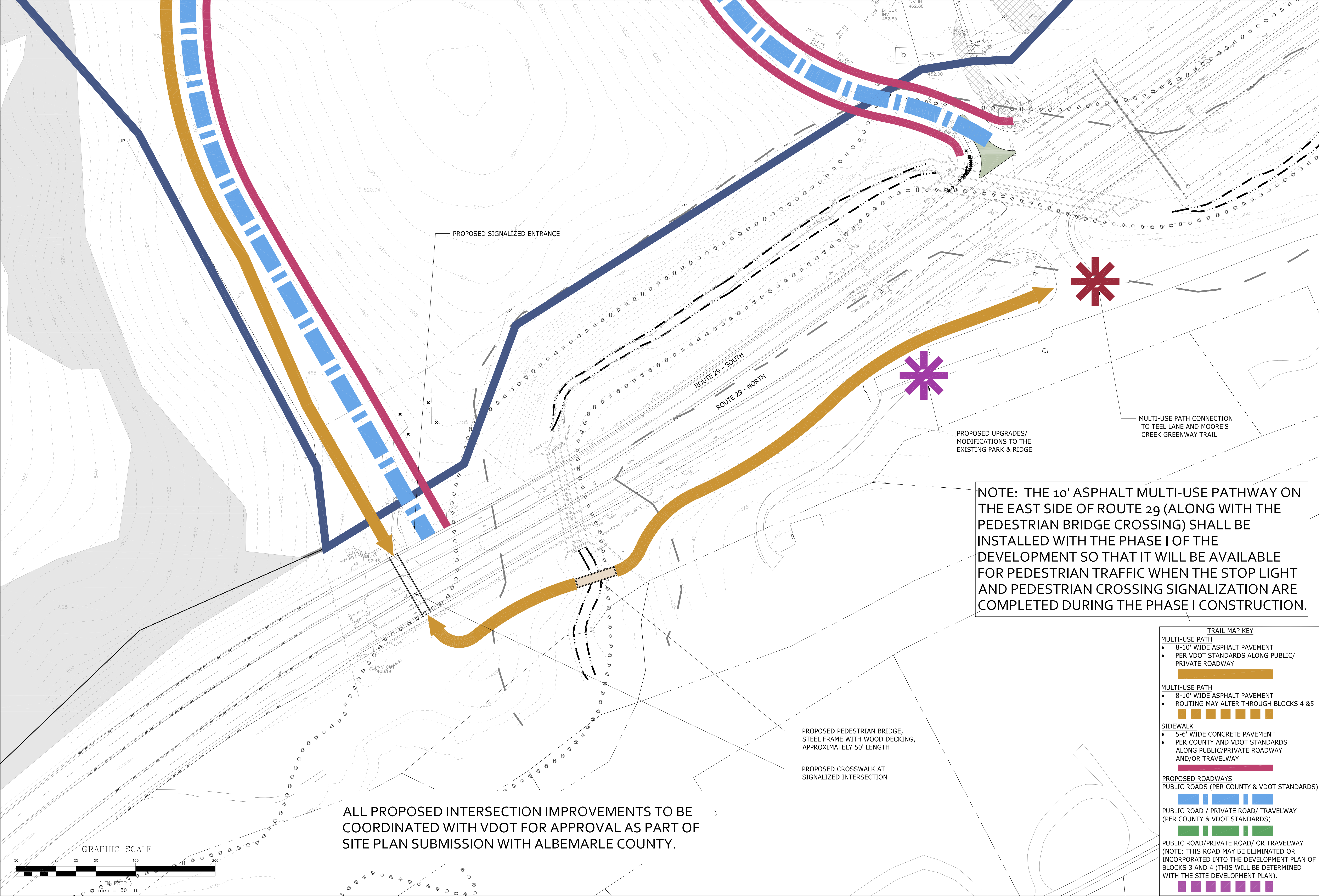
SIDEWALKS & MULTI-USE PATHS

SAMUEL MILLER MAGISTERIAL DISTRICT

FEBRUARY 21, 2022

SCALE
1" = 150'

SHEET 3 OF 4



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

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.

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

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- 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)

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CE

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200 GARRETT STREET, SUITE K, CHARLOTTEVILLE, VA 22902

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RIVERBEND

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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