

The Ridges at Zion

Planned Unit Development available in Zion Crossroads

EXCELLENT ACCESS TO INTERSTATE 64 AND ROUTE 250



THE RIDGES AT ZION

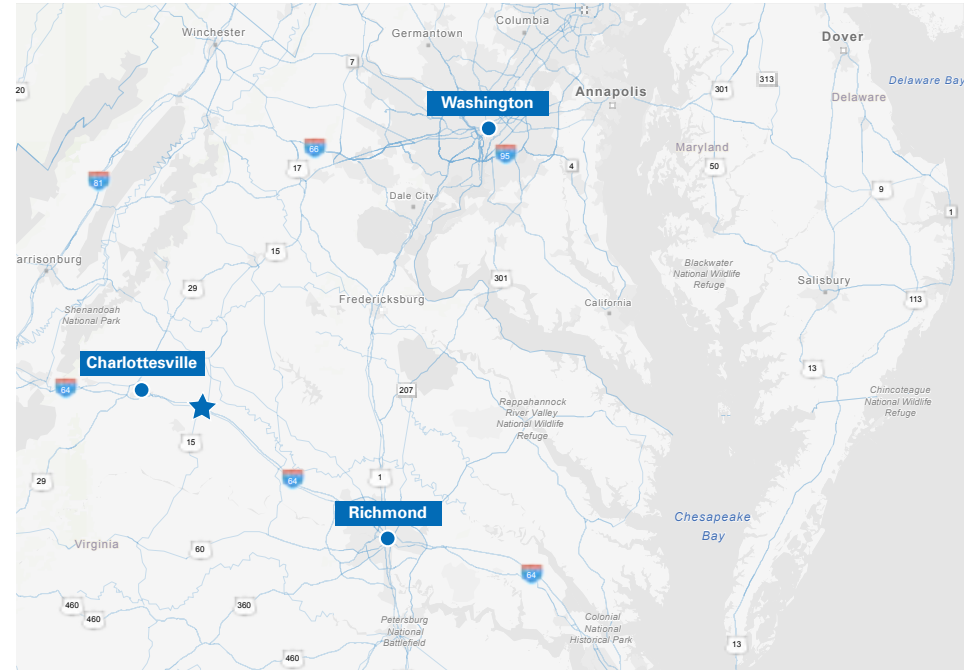


NEW ASKING PRICE: \$2,866,000

- \$2,250,000 for Blocks A, B, and D “townhouse portion”
 - \$616,000 for Block C
- 52 16 1- 11.4 Acres is Block A, B, and D “townhouse portion”
 - 52 16 2- 3.5 Acres is Block C
 - Zion Crossroads is known as an economic driver for Louisa County. The area strives to provide residents access to all recreation and retail amenities.
 - Louisa and Fluvanna County are currently investing in the James River Water Project which will provide a long term and sustainable water supply to the two Counties

This Planned Unit Development rezoning will include commercial and residential use components generally consistent with the referenced Concept Plan, Block and Zoning Application Plan, Landscaping Design and Details, and Rte. 15 Improvements Plan (Exhibit I) as determined by the Zoning Administrator. These plans will be referred to from this point forward as the “Master Plan.” The allowable uses permitted by right or with conditional use permits shall conform to those defined in the Light and General Commercial Districts (C-1, C-2) at the time of site plan submittal and the residential use matrix on sheet C3 of the Master Plan. The development of the property shall include an approximate 135,000 sf of commercial space in buildings adjacent to Route 15 and a maximum of 200 residential units. Residential units may be increased by up to 40 additional units by development in Block C with approval of a conditional use permit.

The following uses are restricted from the site: Utility Service, Major; Construction Yard; Automobile Repair Service; Boardinghouse; Commercial Vehicle Repair Service; Entertainment Establishment, Adult; Store, Adult; Truck Terminal; and Transportation Terminal.



Strategic Location

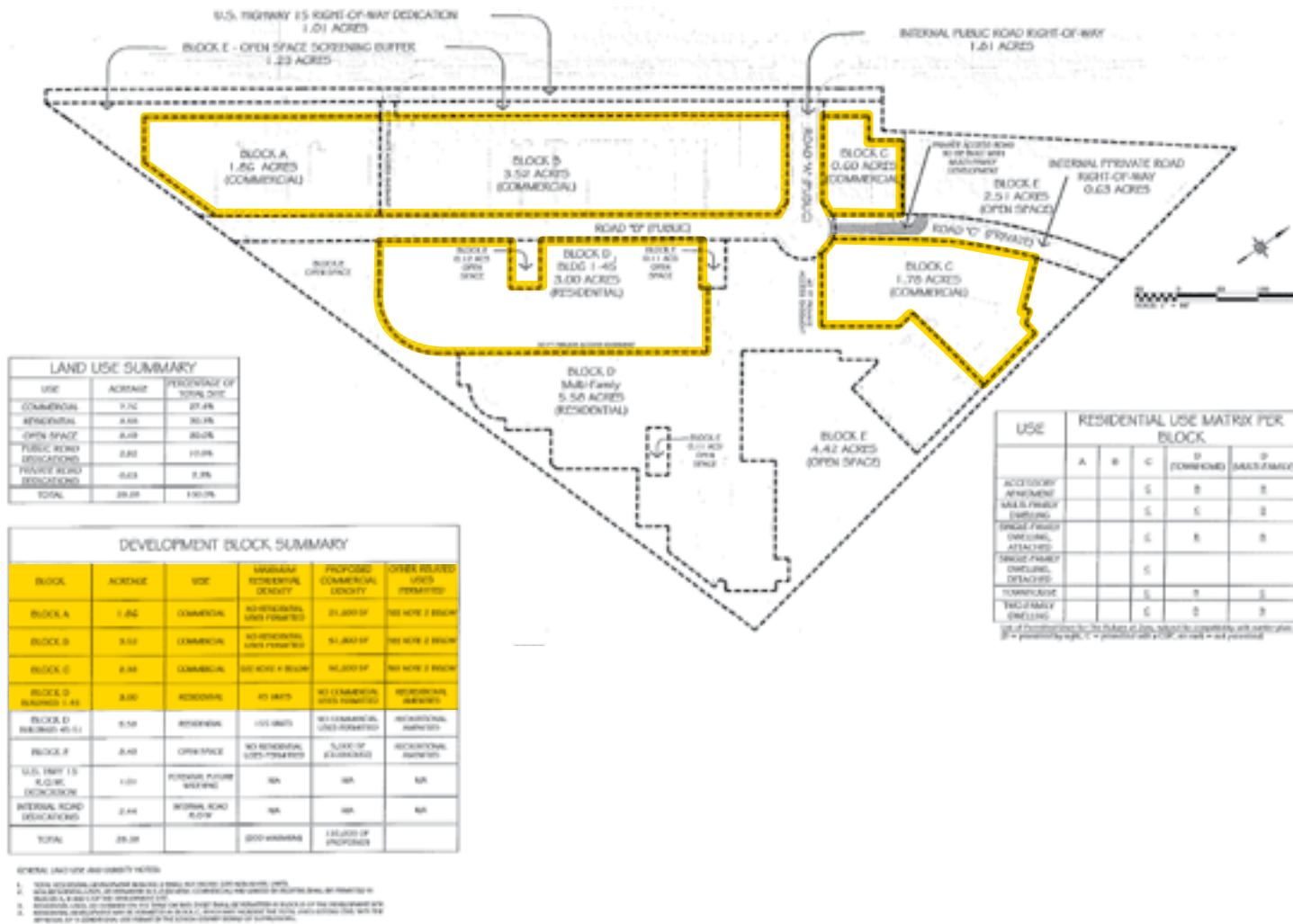
The property is located along Route 250 with immediate access to Interstate 64, the Building offers short drives to Charlottesville, Richmond and all of the growth appearing throughout the “Triangle” of Charlottesville, Richmond, and Northern Virginia/DC.

17
MILES TO
CHARLOTTESVILLE

55
MILES TO
RICHMOND

108
MILES TO
WASHINGTON, D.C.

THE RIDGES AT ZION



Cl zoning

The primary purpose of the light commercial district (C-1) is to establish and protect a limited business district that will serve the surrounding residential districts. Traffic and parking shall be well controlled to protect and preserve property values in the surrounding residential districts and, insofar as possible, all neighborhood business development shall take place in a limited business district. In the rural areas of the county, commercial uses should be limited and allowed by conditional use permits only. Future development should align more appropriately with the rural character of the county.

Cl zoning

Generally, the general commercial district (C-2) covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access. In the rural areas of the county, commercial uses should be limited and allowed by conditional use permits only. Future development should align more appropriately with the rural character of the county.

THE RIDGES AT ZION

PARKING ANALYSIS FOR CONCEPT PLAN					
BLOCK	COMMERCIAL RETAIL SPACE (SQUARE FEET)	COMMERCIAL OFFICE SPACE (SQUARE FEET)	RESIDENTIAL UNITS	PARKING REQUIRED*	PARKING PROVIDED
BLOCK A	13,800 SF	7,600 SF	NONE	80 SPACES	101 SPACES
BLOCK B	43,000 SF	8,600 SF	NONE	237 SPACES*	211 SPACES**
BLOCK C	11,800 SF	44,800 SF	NONE	171 SPACES*	129 SPACES**
BLOCK D TOWNHOMES	NONE	NONE	45	90 SPACES	111 SPACES (see table legend)
BLOCK D MULTIFAMILY	NONE	NONE	100	310 SPACES	313 SPACES
BLOCK E	NONE	5,000 SF (CLUBHOUSE)	NONE	13 SPACES	70 SPACES
ROAD "B" (PUBLIC)					61 SPACES**
ROAD "C" (PRIVATE)					29 SPACES**
TOTAL	68,600 SF	66,400 SF	200 UNITS	910 SPACES	1,031 SPACES**

* A 20% reduction in required off-street parking for Block C and a 10% reduction in required off-street parking for Block D is proposed (subject to limits listed on sheet C3) based on the availability of adjacent on-street parking at street.

** Road B and Road C have a total of 90 spaces. These spaces are intended to supplement off-street parking as needed in the development.

*** Parking count shown is conceptual and may vary based upon the requirements of the ADA code. The developer should show fewer total spaces than those required under the parking section of sheet C3 of this plan.

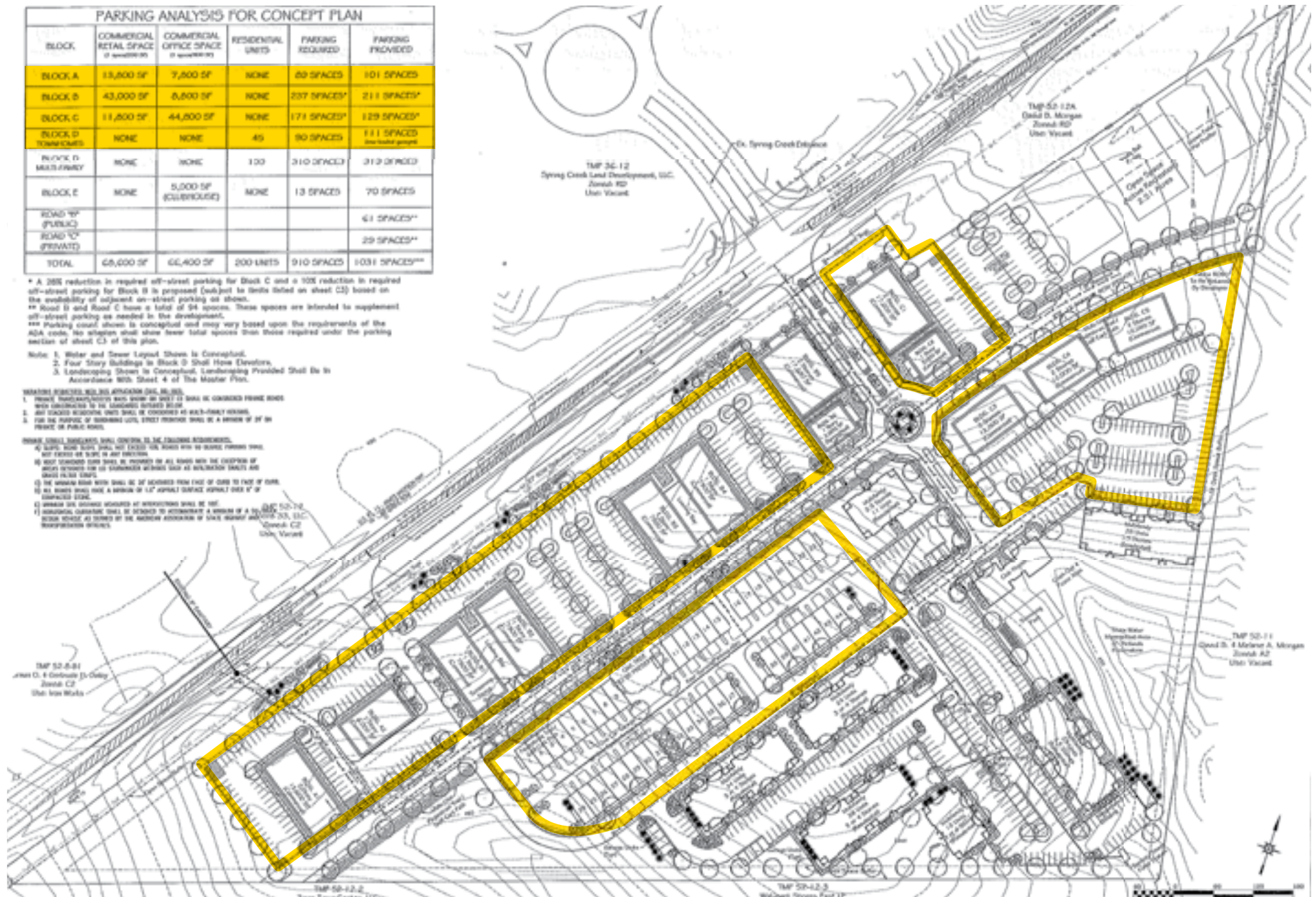
- Note: 1. Water and Sewer Layout Shown is Conceptual.
 2. Four Story Buildings in Block D Shall Have Elevators.
 3. Landscaping Shown is Conceptual. Landscaping Provided Shall Be in Accordance With Sheet 4 of The Master Plan.

REMARKS FOR CONCEPT PLAN AND APPROXIMATE DATES:

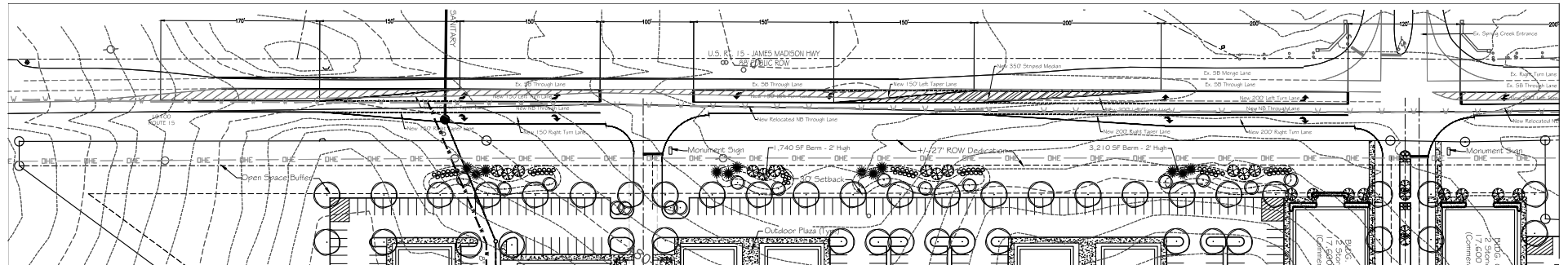
1. FUTURE PHASES SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:
2. ALL STAGING AND STORAGE SHALL BE PROVIDED ON SITE AS NEAR AS POSSIBLE TO THE CONSTRUCTION SITE.
3. FOR THE PURPOSE OF STAGING UNITS, STREET FRONTAGE SHALL BE A MINIMUM OF 25 FEET FOR PRIVATE OR PUBLIC ROADS.

REMARKS FOR CONCEPT PLAN AND APPROXIMATE DATES:

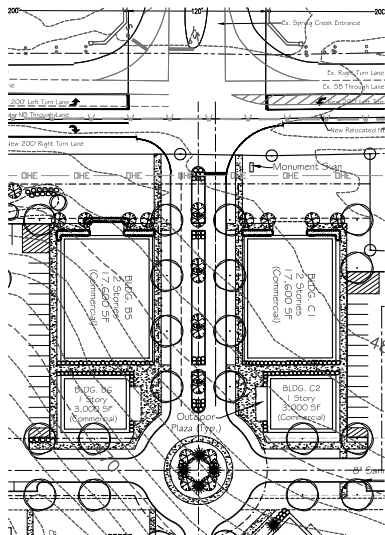
1. ALL STAGING AND STORAGE SHALL BE PROVIDED ON SITE AS NEAR AS POSSIBLE TO THE CONSTRUCTION SITE.
2. FOR THE PURPOSE OF STAGING UNITS, STREET FRONTAGE SHALL BE A MINIMUM OF 25 FEET FOR PRIVATE OR PUBLIC ROADS.
3. ALL STAGING SHALL BE A MINIMUM OF 12' APPROXIMATE DISTANCE FROM THE FACE OF CURB TO FACE OF CURB.
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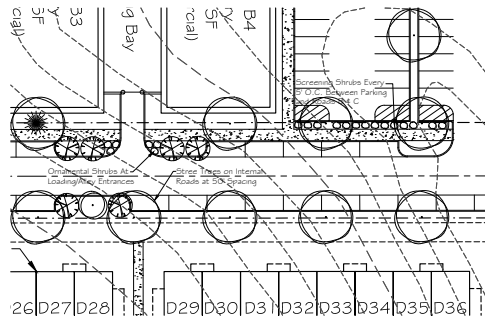
THE RIDGES AT ZION



1 ROUTE 15 LANDSCAPING IMPROVEMENTS
C4 SCALE: 1"=50'



2 ENTRANCE ROAD LANDSCAPING IMPROVEMENTS
C4 SCALE: 1"=50'



3 TYP. INTERNAL LANDSCAPING IMPROVEMENTS
C4 SCALE: 1"=30'

NOTE:
1. WITHIN BLOCKS A, B, AND C PARKING AREAS, ISLANDS SHALL BE PLANTED WITH A MIXTURE OF THE FOLLOWING SPECIES: RIVER BIRCH, BLACK GUM, PIN OAKS, LACEBARK ELM, REDBUDS, HAWTHORNIS, DOGWOODS, FLOWERING CHERRY, FLOWERING CRABAPPLE, HOLLY, SERVICE BERRY, RED MAPLE, SUGAR MAPLE, WHITE OAK, RED OAK, AMERICAN BASSWOOD, AND GRAPE VITIFLORA.

LANDSCAPING LEGEND:

- LARGE SHADE TREE
- MEDIUM SHADE TREE
- ⊗ ORNAMENTAL TREE
- ⊛ EVERGREEN SCREENING TREE
- SHRUBS/GROUND COVER

LANDSCAPING REQUIREMENTS:

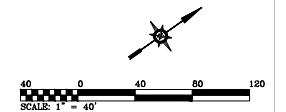
- STREET TREES:**
1 Large Shade Tree Per 50' of Linear Road Frontage Along U.S. Rt. 15.
- INTERIOR TREES:**
1 Large or Medium Shade Tree Per 10 Parking Spaces.
- SITE TREE CANOPY:**
Total Tree Canopy Within Residential Blocks Shall Equal 20% of Total Site Area.
Total Tree Canopy Within Commercial Blocks Shall Equal 10% of Total Site Area.
Total Tree Canopy Provided Will Be Based on 10 Years of Tree Growth.
Existing Trees to Be Preserved Will Be Counted Toward The Total Tree Canopy Provided.
- SCREENING BERMS (Quantities Per SF of Berm Area):**
Medium Shade Trees: 1 Per 1,000 SF
Ornamental Trees: 1 Per 1,000 SF
Evergreen Trees: 1 Per 1,000 SF
Shrubs: 1 Per 145 SF

SIGNAGE NOTES:

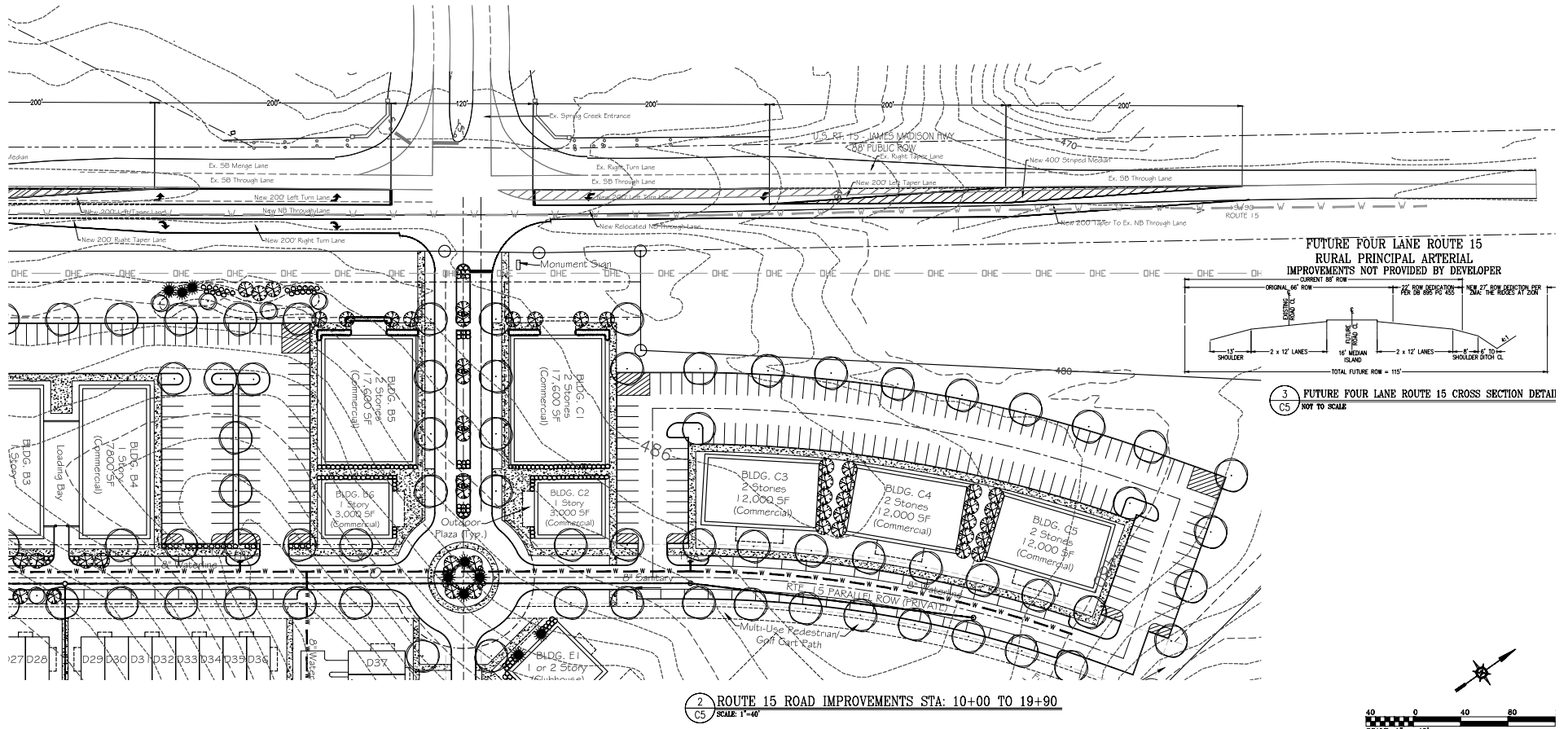
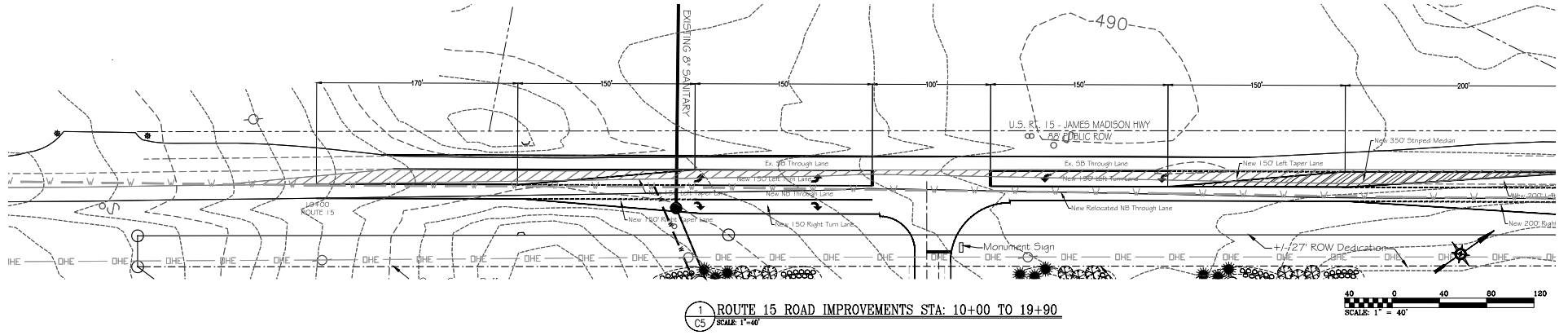
1. MONUMENT SIGNS SHALL BE STONE OR MASONRY MATERIALS WITH A CONSISTENT DESIGN TO THE SPRING CREEK BUSINESS PARK AND RESIDENTIAL SIGNAGE.

NOTES:

1. ENTRANCE MEDIAN LANDSCAPING SHALL CONSIST OF MEDIUM OR SMALL ORNAMENTAL TREES, A MIXTURE OF FLOWERING CHERRIES, CRAB APPLES, AND HAWTHORNIS SHALL BE PROVIDED.
2. ALL LANDSCAPING SHOWN WITHIN PUBLIC ROW MAY BE EXCLUDED IF VDOT DOES NOT APPROVE LANDSCAPING WITHIN THE ROW.
3. STREET TREES ALONG ROAD A SHALL BE A MIX OF MEDIUM AND LARGE STREET TREES. ALLOWABLE SPECIES SHALL INCLUDE GRAPE VITIFLORA, MAPLES, RIVER BIRCH, BLACK ELM, PIN OAKS, AND LACEBARK ELM.



THE RIDGES AT ZION



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Cl zoning

Within any light commercial district (C-1) as indicated on the zoning map, no lot, building or structure shall be used and no building shall be erected which is intended or designed to be used, in whole or in any part, for any industrial or manufacturing purpose, or for any other than the following specified purposes:

Agricultural

Agricultural activity passive
Forestry
Sawmill, temporary non-commercial

Residential

Group home

Civic

Utility service, minor

Commercial

Assisted living facility
Bed and breakfast
Boardinghouse
Business or trade school
Business support service
Clinic
Communications service
Consumer repair service
Custom manufacturing
Day care
Day care center
Family day care home
Financial institution
Funeral home
Garden center
General office

Guidance services
Home occupation, class A
Life care facility
Medical office
Nursing home
Personal improvement services
Personal services
Restaurant
School, private
Studio, fine arts
Veterinary hospital/clinic

Miscellaneous

Amateur radio tower
Cemetery, private
Solar generation facility, small-scale

Permitted uses with a conditional use permit.

Agricultural

Abattoir
Agricultural operation
Brewery, limited
Brewery, major
Distillery, farm
Distillery, major
Winery, farm
Winery, major

Residential

Accessory dwelling unit (subject to section 86-13 of this chapter)

Civic

Civic use
Club
Cultural services
Educational facility, college/university
Educational facility, primary/secondary
Emergency shelter
Post office
Public assembly
Public maintenance and service facility
Public park and recreational area
Public recreation assembly
Recycling center
Religious assembly
Shelter
Utility service, major

Commercial

Automobile dealership
Automobile parts/supply, retail
Automobile rental/leasing
Automobile repair service
Commercial assisted living facility
Commercial indoor amusement
Commercial indoor entertainment
Commercial indoor sports and recreation
Commercial vehicle repair service
Communications service
Construction yard
Contractor's offices and shop
Dance hall
Equipment sales and rental
Farmers market
Gasoline station
Halfway house
Hotel
Laundry

Manufactured home sales
Marina
Parking facility
Pawn shop
Recreational vehicle sales and service
Shooting range, indoor
Special occasion facility
Specialty shop
Store, general
Store, neighborhood convenience
Surplus sales
Transportation terminal
Truck terminal

Industrial

Warehousing and distribution

Miscellaneous

Outdoor gathering
Solar generation facility, minor scale
Solar generation facility, utility scale

THE RIDGES AT ZION

C2 zoning

Within any general commercial district (C-2) as indicated on the zoning map, no lot, building or structure shall be erected which is intended or designed to be used, in whole or in part, for other than one or more of the following specified purposes:

Agricultural

Agricultural activity passive
Brewery, limited
Distillery, farm
Forestry
Sawmill, temporary non-commercial
Winery, farm

Residential

Group home

Civic

Cultural services
Post office
Utility service, minor

Commercial

Assisted living facility
Bed and breakfast
Boardinghouse
Business or trade school
Business support service
Car wash
Cemetery
Clinic
Consumer repair service
Custom manufacturing
Day care
Day care center

Family day care home
Financial institution
Funeral home
Garden center
General office
Grocery store
Guidance services
Home occupation, class A
Hospital
Kennel, commercial
Life care facility
Medical office
Mini-warehouse
Nursing home
Personal improvement services
Personal services
Restaurant, drive-in
Restaurant
School, private
Studio, fine arts
Veterinary hospital/clinic

Miscellaneous

Amateur radio tower
Cemetery, private
Solar generation facility, small-scale

Permitted uses with a conditional use permit.

Agricultural

Abattoir
Brewery, major
Distillery, major
Winery, major

Civic

Civic use
Club
Educational facility, college/university
Educational facility, primary/secondary
Emergency shelter
Public assembly
Public maintenance and service facility
Public park and recreational area
Public recreation assembly
Recycling center
Religious assembly
Shelter
Utility service, major

Commercial

Automobile dealership
Automobile parts/supply, retail
Automobile rental/leasing
Automobile repair service
Commercial assisted living facility
Commercial indoor amusement
Commercial indoor entertainment
Commercial indoor sports and recreation
Commercial vehicle repair service
Communications service
Construction yard
Contractor's offices and shop
Dance hall
Equipment sales and rental
Farmers market
Gasoline station
Halfway house
Hotel
Laundry
Manufactured home sales
Marina
Parking facility

Pawn shop
Recreational vehicle sales and service
Shooting range, indoor
Special occasion facility
Specialty shop
Store, general
Store, neighborhood convenience
Surplus sales
Transportation terminal
Truck terminal

Industrial

Railroad facility
Transfer station
Warehousing and distribution

Miscellaneous

Outdoor gathering
Solar generation facility, minor scale
Solar generation facility, utility scale

THE RIDGES AT ZION



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