

# Retail Development Site/For Sale

*S. Boston Road and Abbey Road Lake Monticello, VA 22963*



- ◆ 28 Acre Retail Development Site
- ◆ POD Approved Mixed Use Development
- ◆ Located at Entrance of Lake Monticello (Est. Population 10,323)
- ◆ Located next Sycamore Square and new housing development

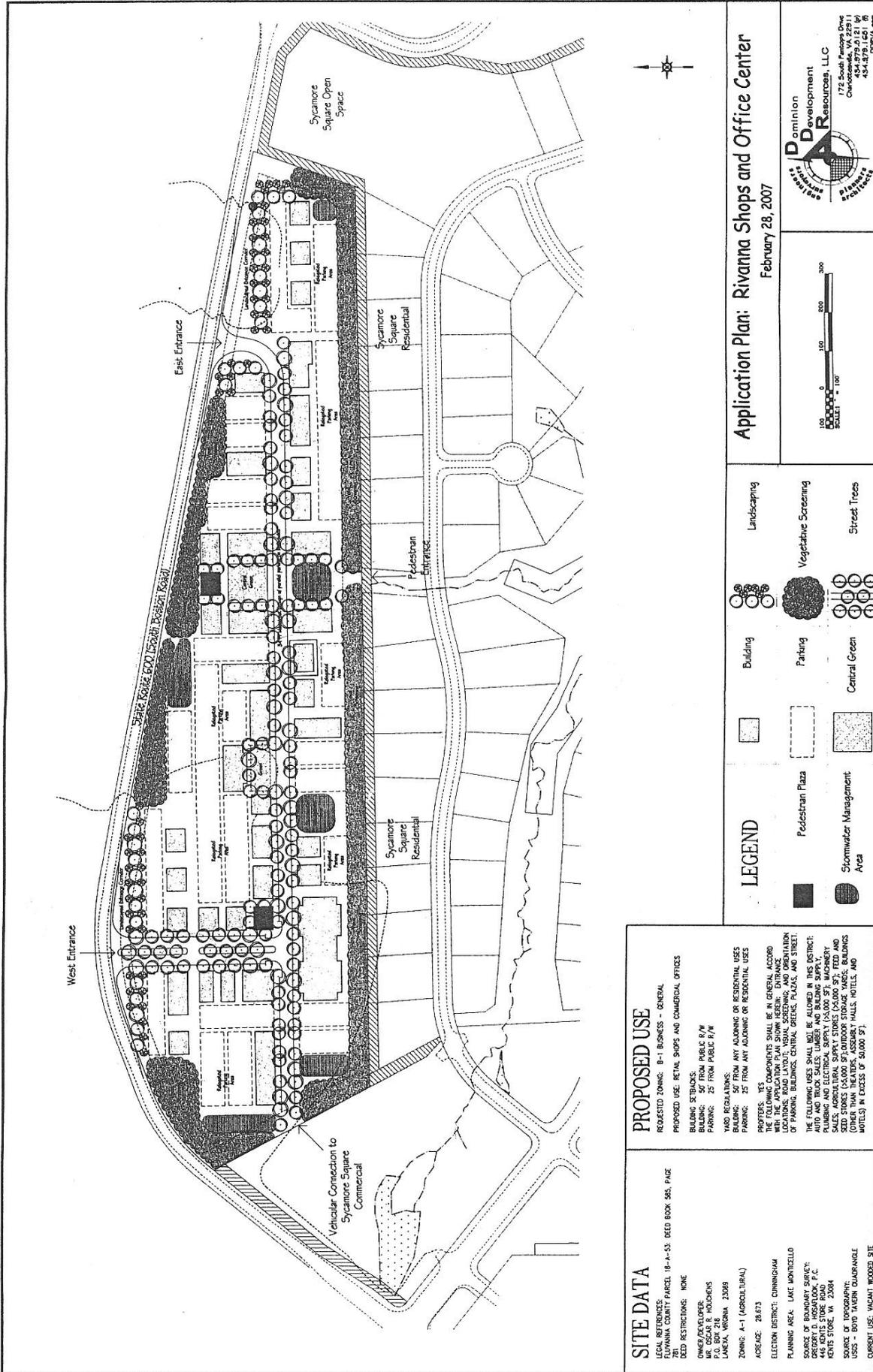


**Sigma National, Inc**  
1213 Mall Drive  
Richmond, VA 23235  
(804) 423-5335  
[www.sigmanational.com](http://www.sigmanational.com)

**CONTACT**  
Wilson Davis  
[wilson@sigmanational.com](mailto:wilson@sigmanational.com)  
(804) 423-5335, x301

# Retail Development Site/For Sale

S. Boston Road and Abbey Road Lake Monticello, VA 22963



**Application Plan: Rivanna Shops and Office Center**  
February 28, 2007



172 South Parkway Drive  
Charlottesville, VA 22902  
434.879.1211  
434.879.1211  
DDRV.com

LEGEND	
	Building
	Parking
	Pedestrian Plaza
	Stormwater Management Area
	Landscaping
	Vegetative Screening
	Street Trees
	Central Green

**PROPOSED USE**  
REQUESTED ZONING: B-1 BUSINESS - GENERAL  
PROPOSED USE: RETAIL SHOPS AND COMMERCIAL OFFICES  
BUILDING SETBACKS:  
BUILDINGS: 50' FROM PUBLIC R/W  
PARKING: 25' FROM PUBLIC R/W  
YARD REGULATIONS:  
BUILDINGS: 50' FROM ANY ADJACENT OR RESIDENTIAL USES  
PARKING: 25' FROM ANY ADJACENT OR RESIDENTIAL USES  
PROPERTIES: YES  
THE FOLLOWING COMPONENTS SHALL BE IN GENERAL ACCORD WITH THE DISTRICT REGULATIONS:  
LOCATIONS: ROAD LAYOUT, VISUAL SCREENING, AND ORIENTATION OF PARKING, BUILDINGS, CENTRAL GREENS, PLAZAS, AND STREET.  
AUTO AND TRUCK SALES, LUMBER AND BUILDING SUPPLY, FURNITURE AND LIGHTING STORES, HOME DEPOT, HOME CENTER, SALES STORES (AS,000 SF), OUTDOOR STORAGE YARDS, BUILDINGS (OTHER THAN THEATERS, ASSEMBLY HALLS, HOTELS, AND HOTELS) IN EXCESS OF 50,000 SF.

**SITE DATA**  
PLANNING AREA: LAKE MONTICELLO  
PLANNING DISTRICT: CUNNINGHAM  
SOURCE OF BOUNDARY SURVEY:  
446 KENTIS STONE ROAD, P.C.  
KENTIS STONE, VA 22964  
SOURCE OF TOPOGRAPHY:  
USGS - BOND WATERS QUADRANGLE  
CURRENT USE: VACANT WOODED SITE