

# 600 WEST RIO

TMP(s) 45-157, 45-158, 45-166, 45-167

project ID: 22.070

Submitted 17 February 2025

Revised 31 July 2025

Revised 25 November 2025

## Context Map

Sheet 1 of 10



### INDEX OF SHEETS

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# 600 RIO RD W

## SITE & ZMA DETAILS

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### OWNERS

TMP 45-167  
Station Lane Holdings LLC  
15 Nottingham Drive,  
Ithaca, NY 14850

TMP 45-157  
Buena Vista Properties of Charlottesville, LLC  
96 Peninsula Point  
Moneta, VA 24121

TMP 45-158 and TMP 45-166  
Piedmont Realty Holdings III LLC  
6535 Woodbourne Ln.  
Crozet, VA 22932

### DEVELOPER/APPLICANT

Piedmont Realty Holdings III LLC  
6535 Woodbourne Ln.  
Crozet, VA 22932

### TMP(S)

45-157, 45-158, 45-166, 45-167

### MAGISTERIAL DISTRICT

Rio

### STEEP SLOPES & STREAM BUFFER

There are no stream buffers within the project area. Managed steep slopes exist within the project area.

### SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary and topographic information for TMPs 45-158, 45-167 and 45-166 shown per field survey completed by Roudabush, Gale, and Associates December 14, 2023. Boundary information for TMP 45-157 shown per plat of record in D.B. 1886-346; topographic data for TMP 45-157 obtained from VGIN LiDAR

### FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0278D), this property does not lie within a Zone A 100-year flood plain.

### USE

EXISTING: Residential  
PROPOSED: Multi-Family Residential

### ZONING

EXISTING: Commerical Office  
OVERLAY: Airport Impact Area, Entrance Corridor, Dam Break Inundation Zone - State  
COMPREHENSIVE PLAN: Urban Density Residential, Neighborhood Service Center  
PROPOSED: Neighborhood Model District

### PROPOSED UNITS

153 units. Density of 48 units/acre.

### WATER SUPPLY WATERSHED

Non-Watershed Supply Watershed

### WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority (ACSA)

### AREA CALCULATION

	ACREAGE
TMP 45-157	0.954
TMP 45-158	1.01
TMP 45-166	0.49
TMP 45-167	0.75
Total	3.234

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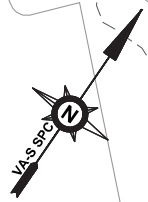
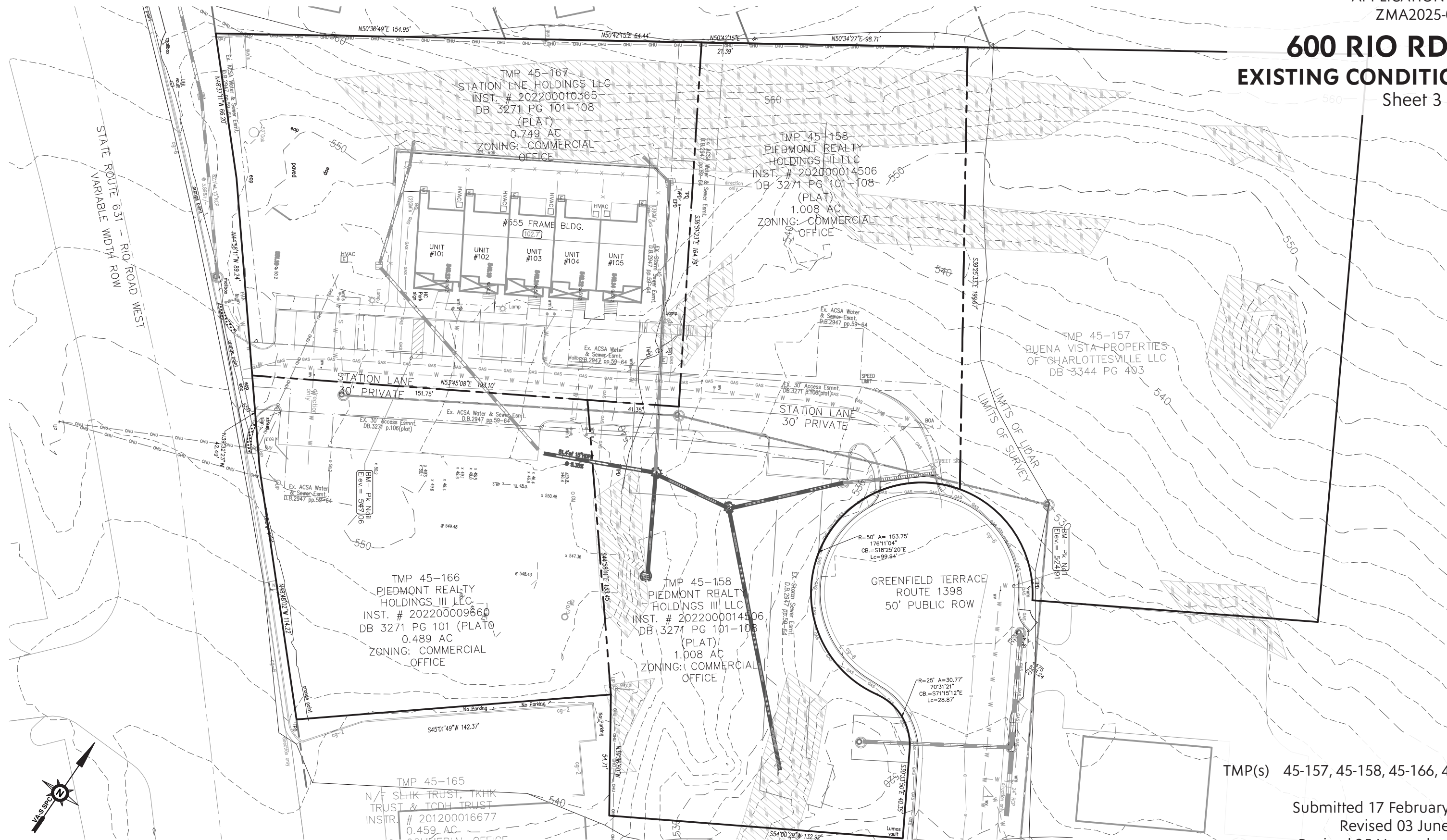
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**SHIMP ENGINEERING, P.C.**

# 600 RIO RD W EXISTING CONDITIONS

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Graphic Scale: 1" = 40'

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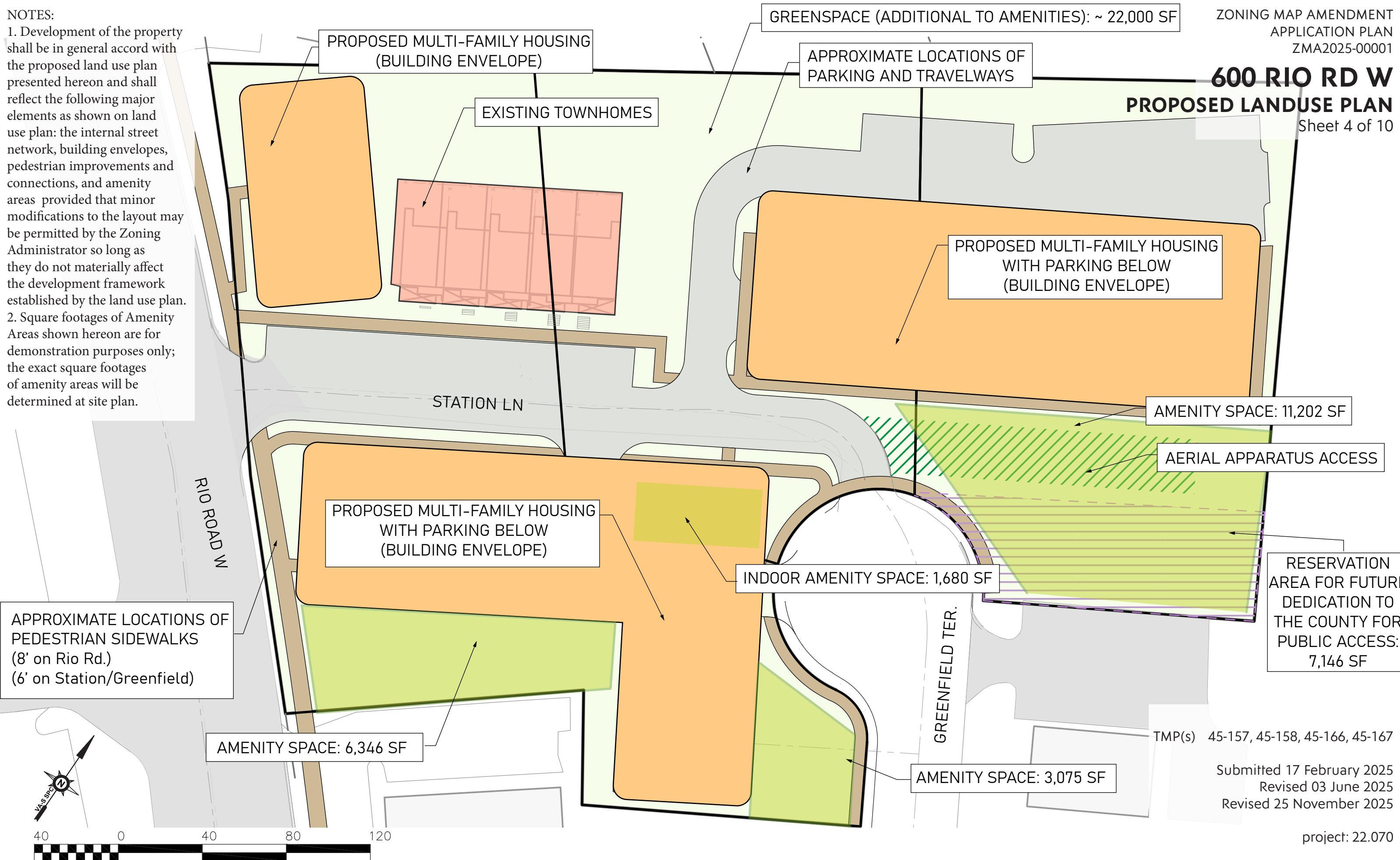
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**600 RIO RD W**

**PROPOSED LANDUSE PLAN**

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**NOTES:**  
1. Development of the property shall be in general accord with the proposed land use plan presented hereon and shall reflect the following major elements as shown on land use plan: the internal street network, building envelopes, pedestrian improvements and connections, and amenity areas provided that minor modifications to the layout may be permitted by the Zoning Administrator so long as they do not materially affect the development framework established by the land use plan.  
2. Square footages of Amenity Areas shown hereon are for demonstration purposes only; the exact square footages of amenity areas will be determined at site plan.



APPROXIMATE LOCATIONS OF PEDESTRIAN SIDEWALKS  
(8' on Rio Rd.)  
(6' on Station/Greenfield)

RESERVATION AREA FOR FUTURE DEDICATION TO THE COUNTY FOR PUBLIC ACCESS: 7,146 SF

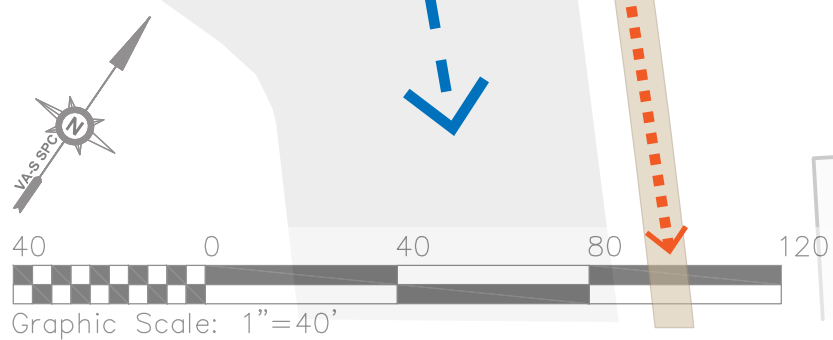
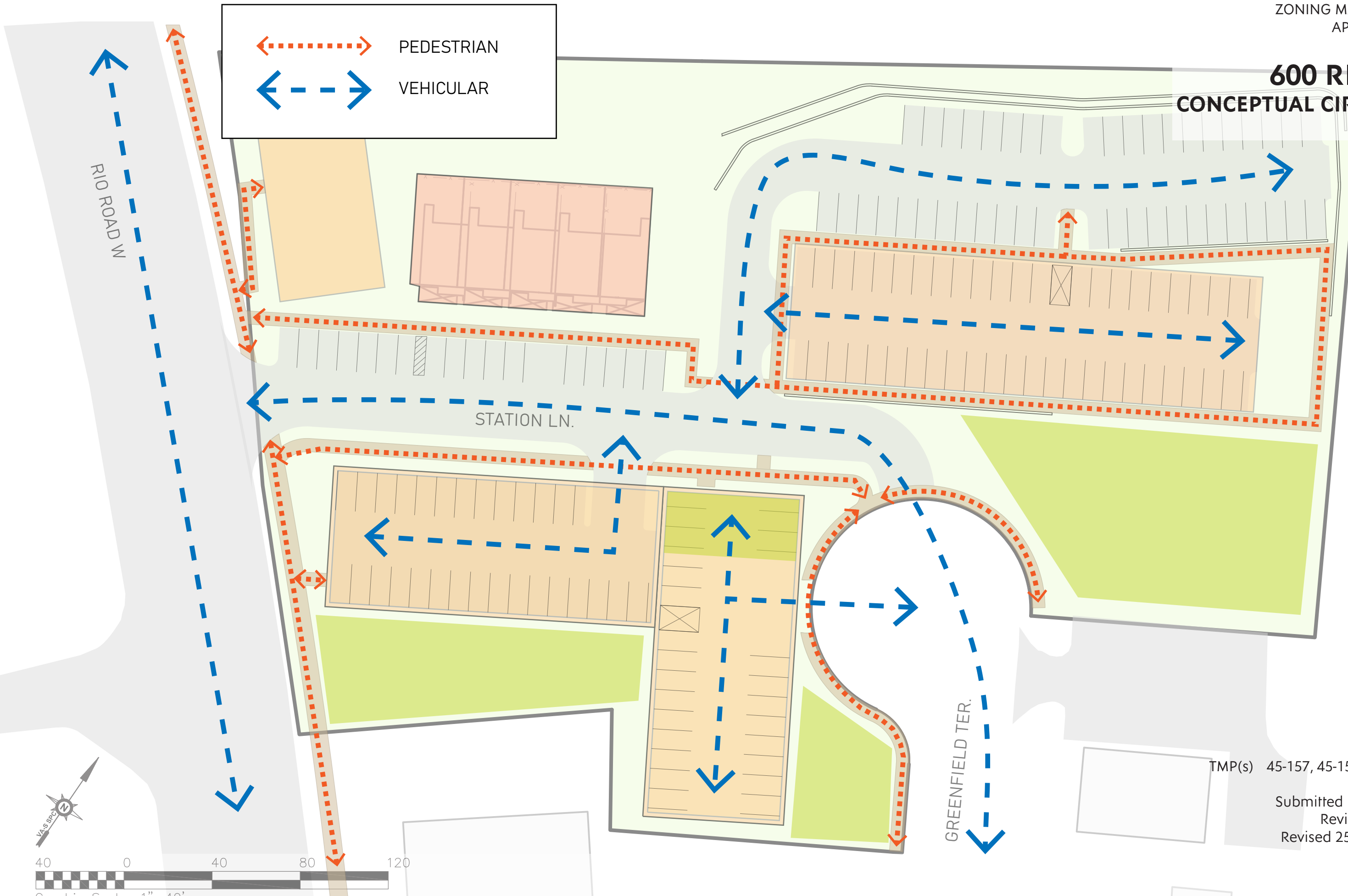
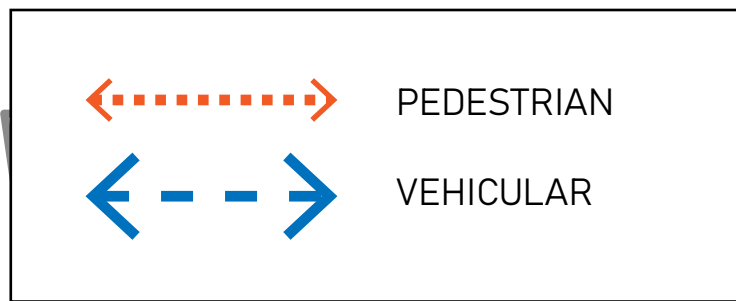
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# 600 RIO RD W CONCEPTUAL CIRCULATION

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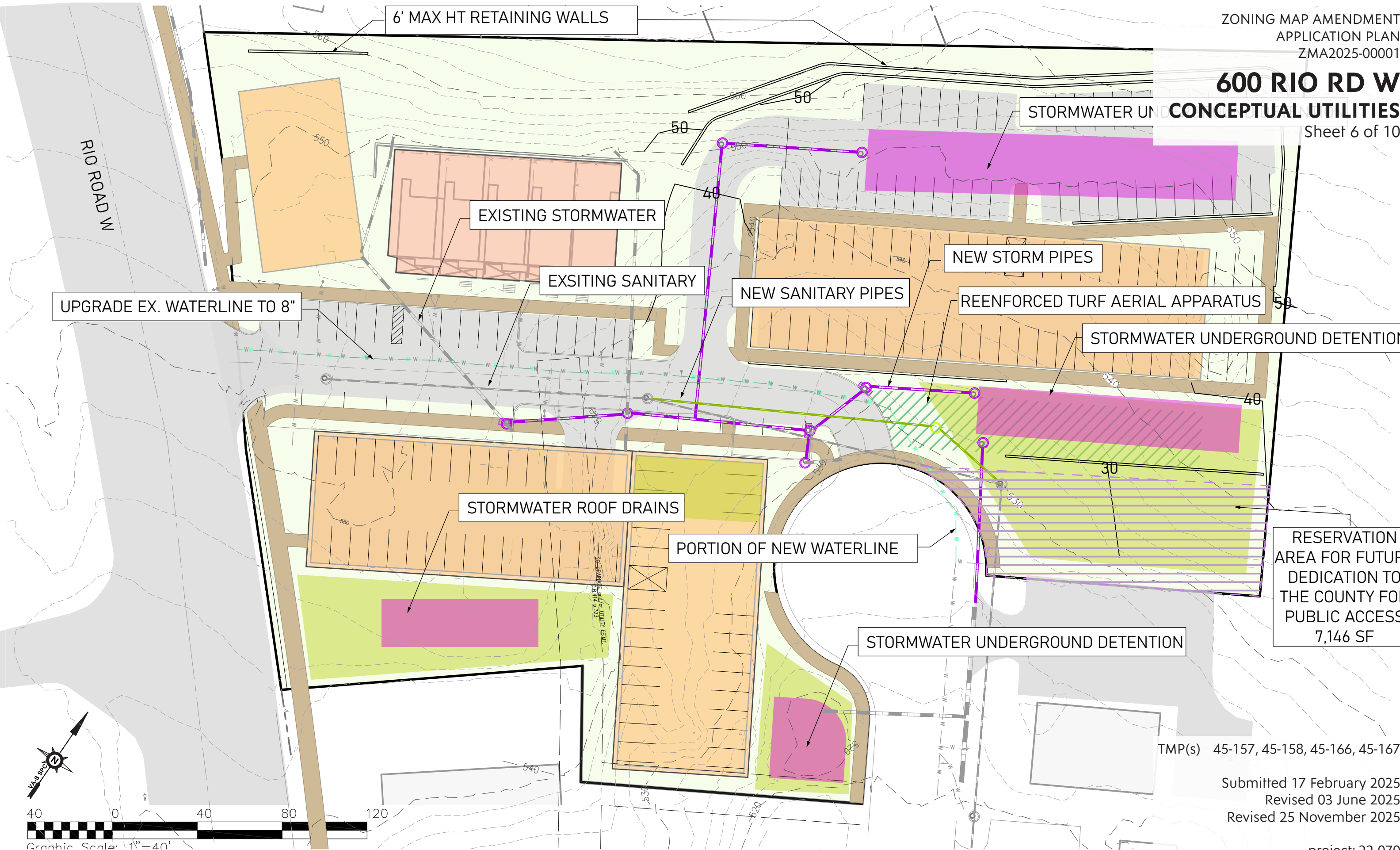
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# 600 RIO RD W CONCEPTUAL UTILITIES

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UPGRADE EX. WATERLINE TO 8"

6' MAX HT RETAINING WALLS

EXISTING STORMWATER

EXISTING SANITARY

NEW SANITARY PIPES

NEW STORM PIPES

REINFORCED TURF AERIAL APPARATUS

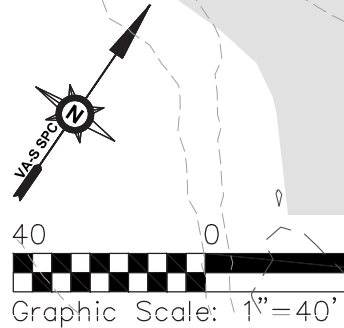
STORMWATER UNDERGROUND DETENTION

STORMWATER ROOF DRAINS

PORTION OF NEW WATERLINE

STORMWATER UNDERGROUND DETENTION

RESERVATION  
AREA FOR FUTURE  
DEDICATION TO  
THE COUNTY FOR  
PUBLIC ACCESS  
7,146 SF



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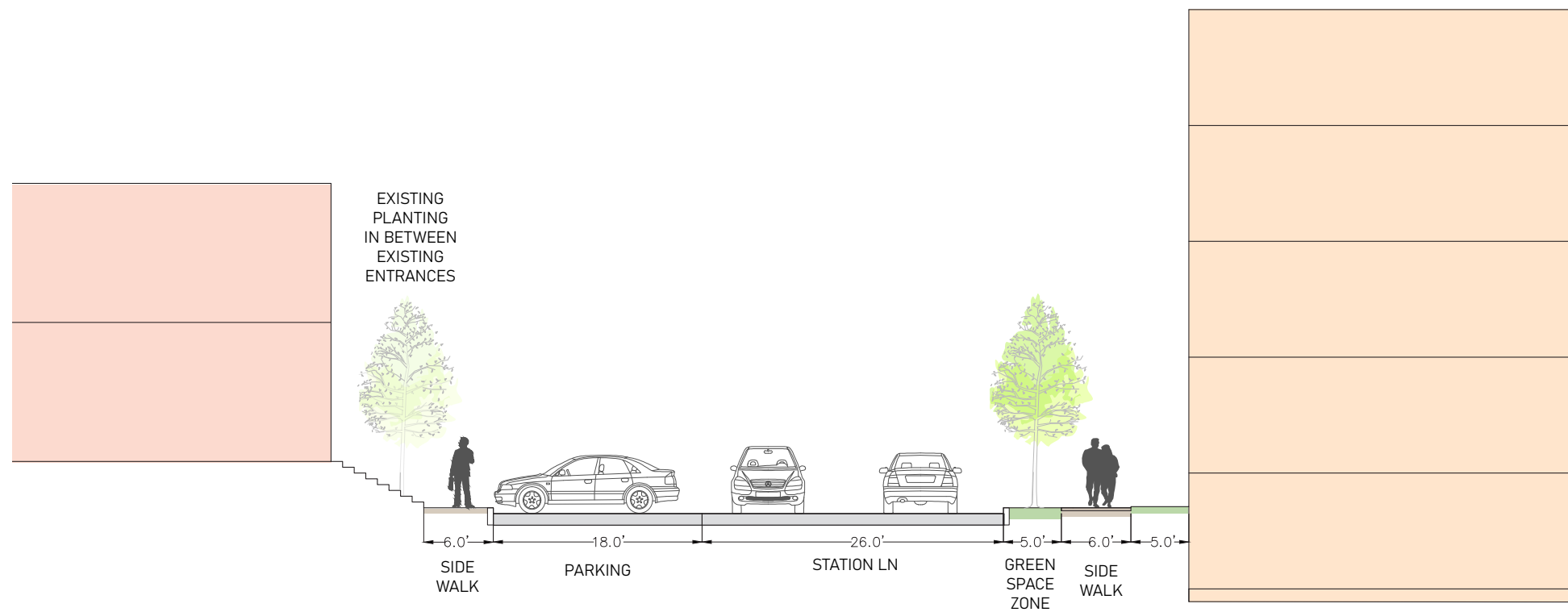
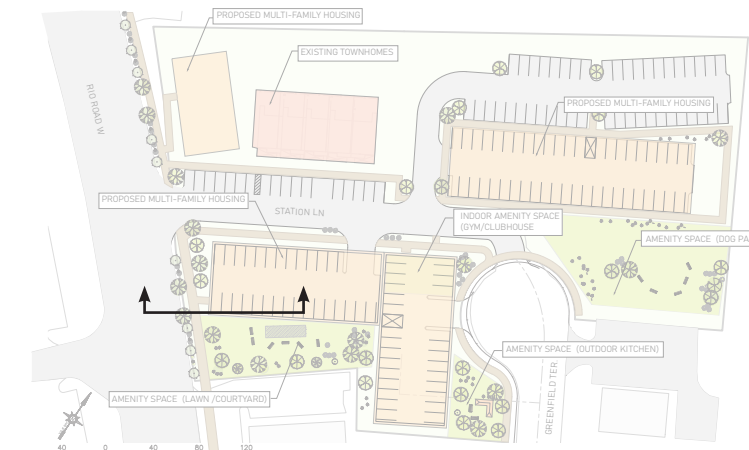
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**600 RIO RD W**  
**CONCEPTUAL STREET SECTIONS**

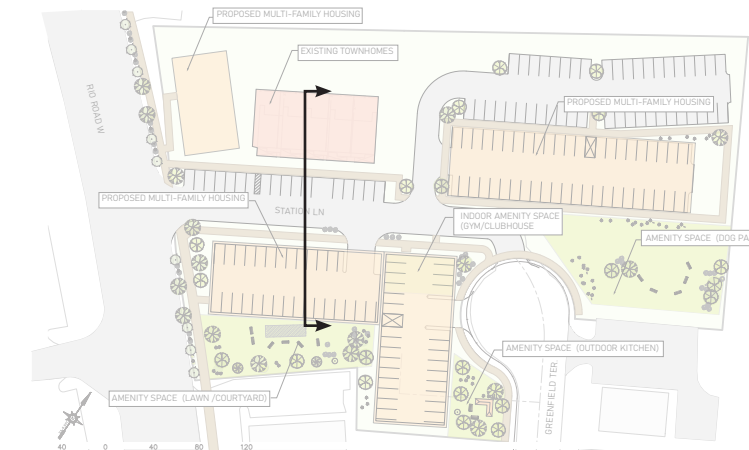
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Conceptual Section across Rio Rd.



Conceptual Section across Station Ln.



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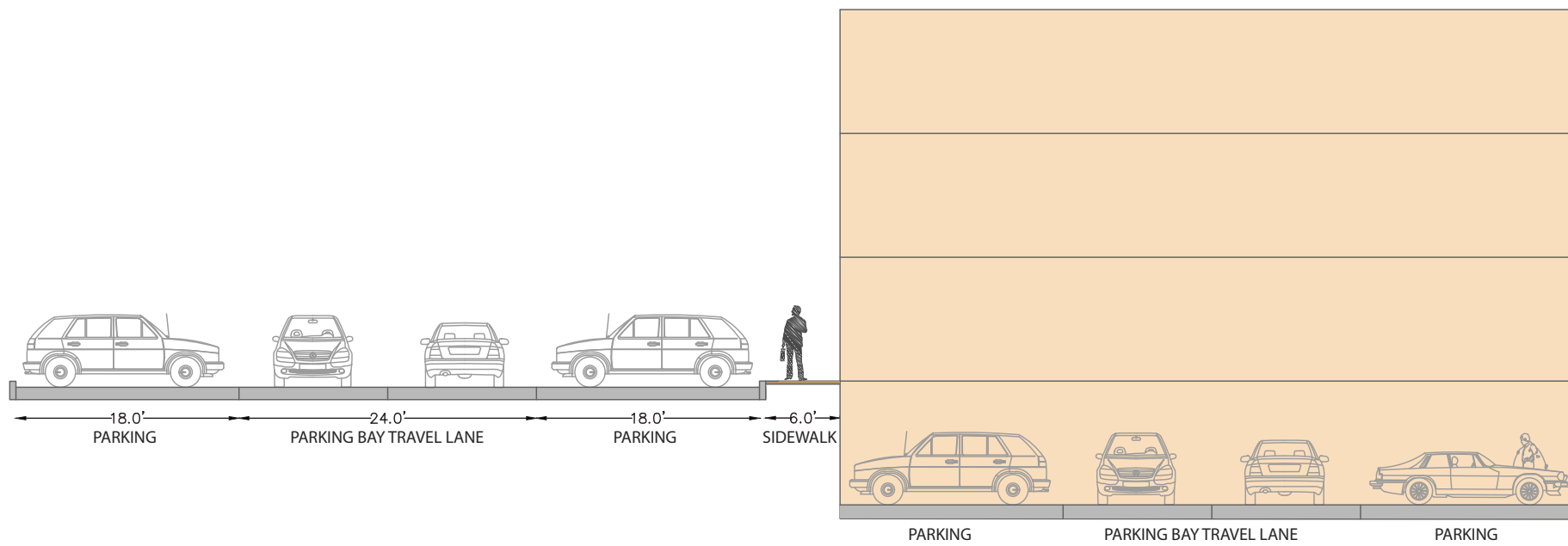
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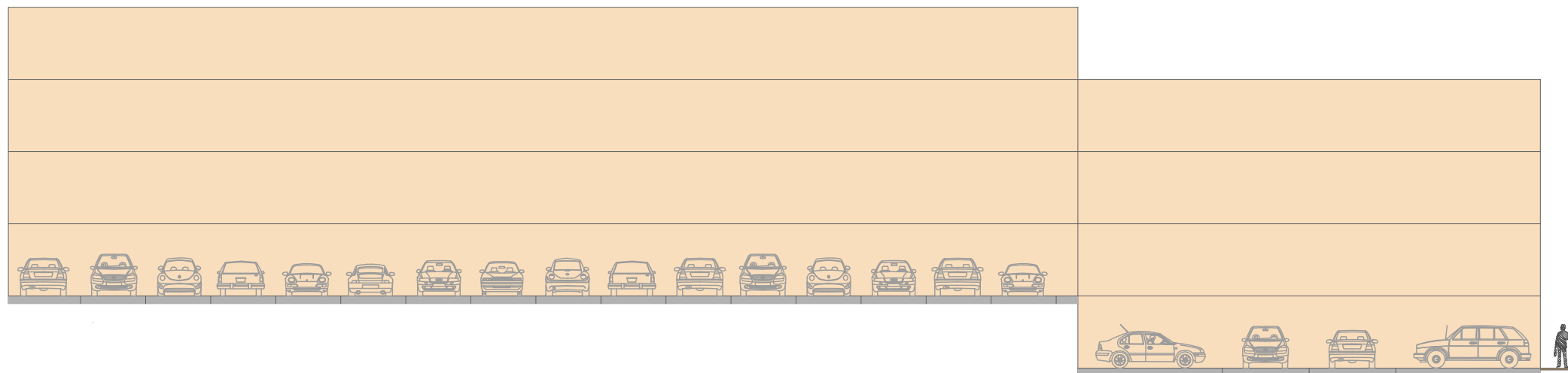
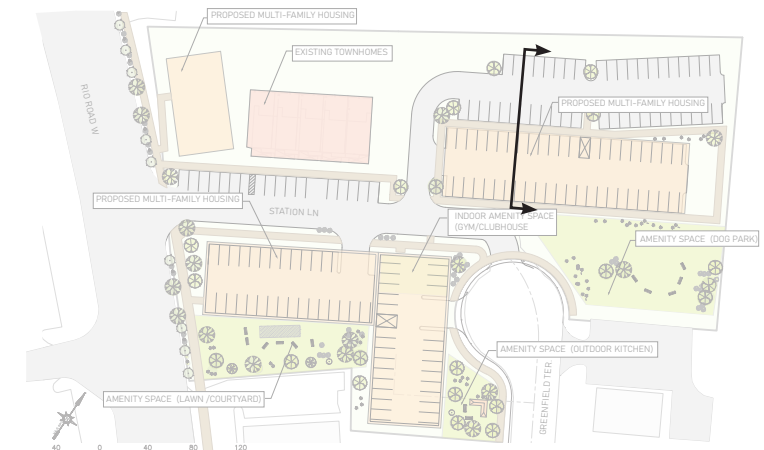
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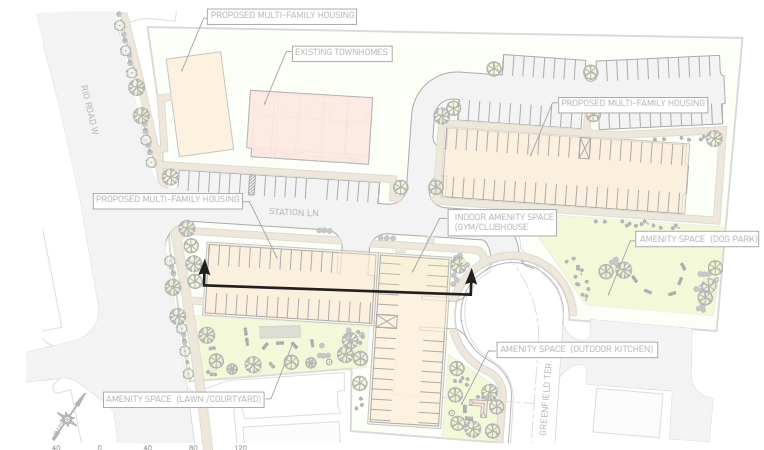
**600 RIO RD W**  
**CONCEPTUAL PARKING SECTIONS**  
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Parking Concept 1: Surface parking adjacent to podium parking and three residential floors



Parking Concept 2: Building with two levels of podium parking and three residential stories above each podium



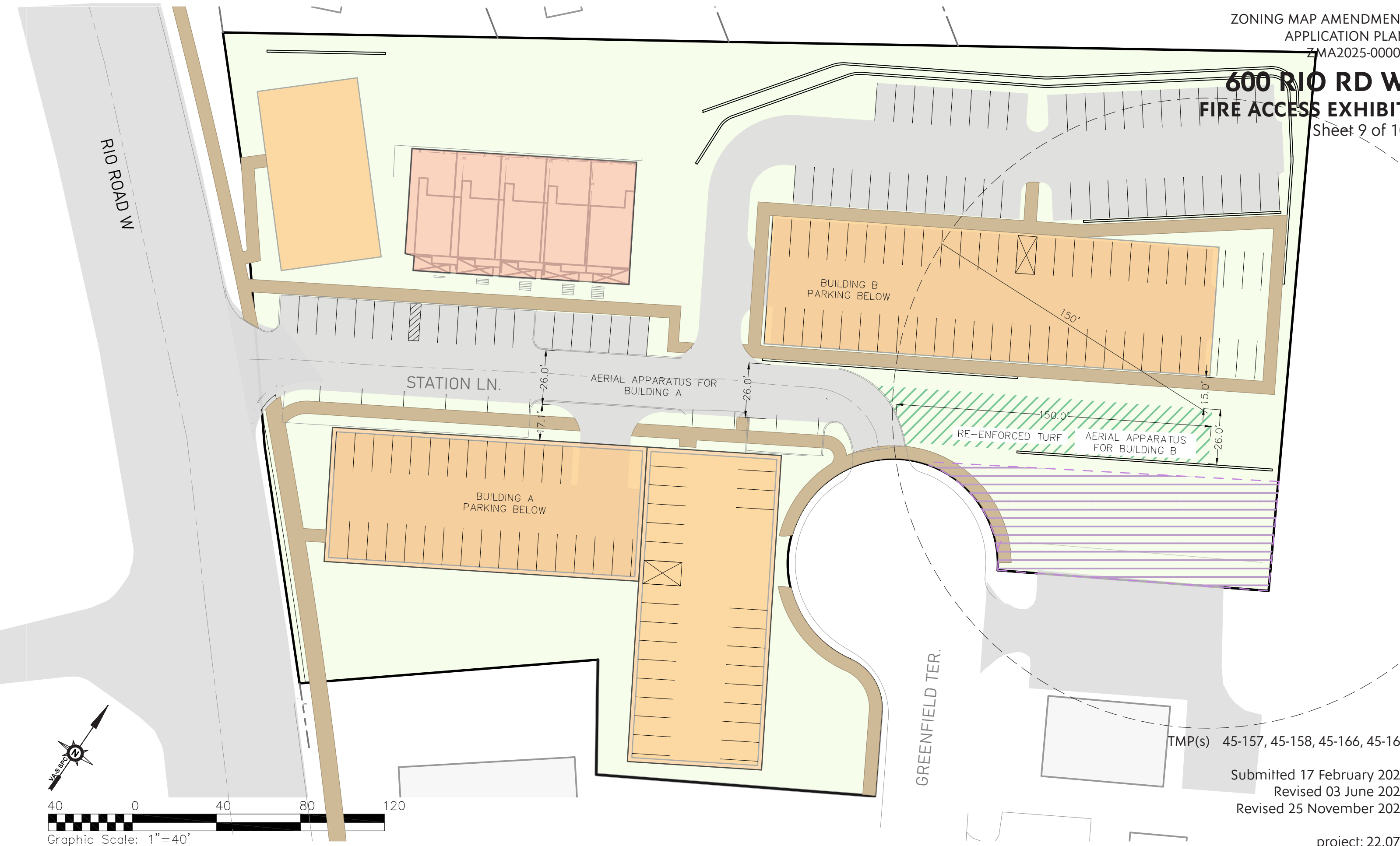
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# 600 RIO RD W FIRE ACCESS EXHIBIT

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## ILLUSTRATIVE EXHIBIT

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