

RIO ROAD WEST

TMP(s) 45-101, 45-101B, 45-100-A, 45-100

Albemarle County, Virginia

Submitted 18 October 2018

Revised 12 March 2019

Revised 29 April 2019

Revised 03 June 2019

Revised 24 JUNE 2019

Context Map

Sheet 1 of 9

project number: 18.030

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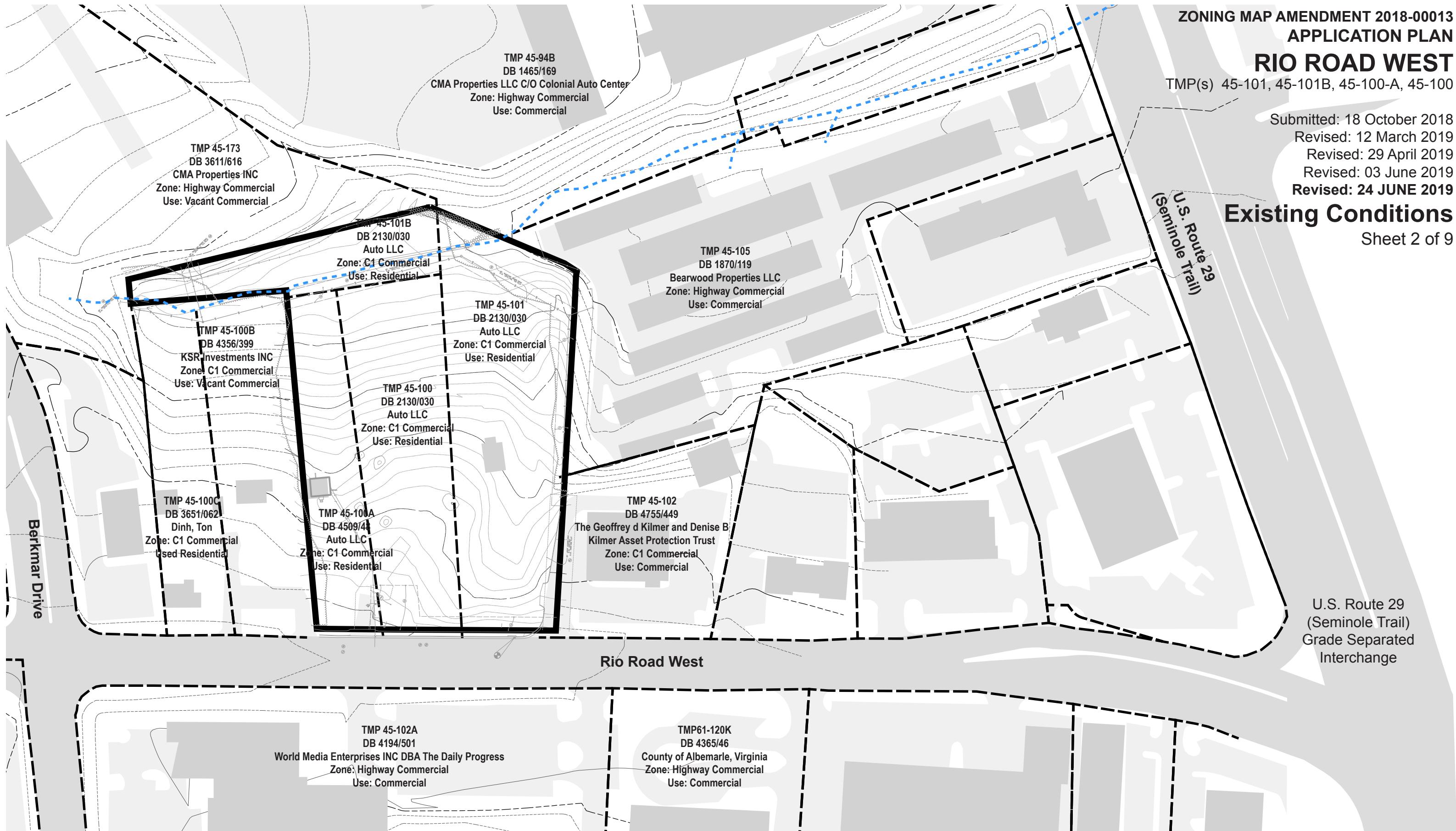
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Existing Conditions

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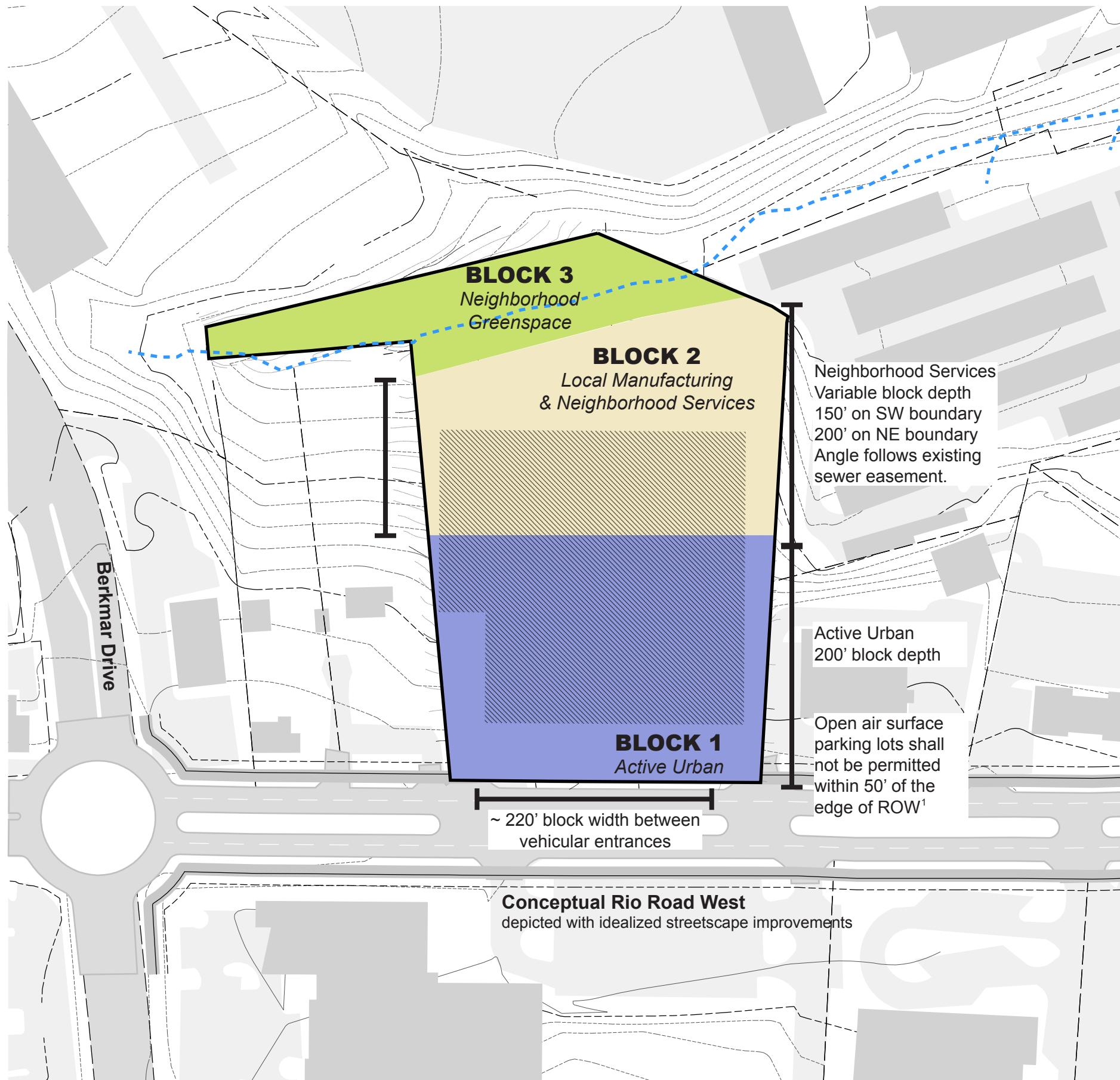
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Block & Activity Network

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Land Disturbance

3.32 Acres

All areas potentially changed by development.

Parking/Circulation

1.47 Acres

Includes pedestrian and bike zones to be developed in future site plans. Structured parking is permitted anywhere in buildable area

1.47 ACRES
3.32 ACRES

~.55 ACRE

~1.3 ACRE

~1.47 ACRE
2.77 ACRES

Open space = Neighborhood Greenspace

.55 Acre

Area dedicated for the Future Linear Park

Buildable = Local Manufacturing & Neighborhood Services + Active Urban

2.77 Acres

Includes building area, pedestrian and bike zones, as well as amenity areas to be developed in future site plans.

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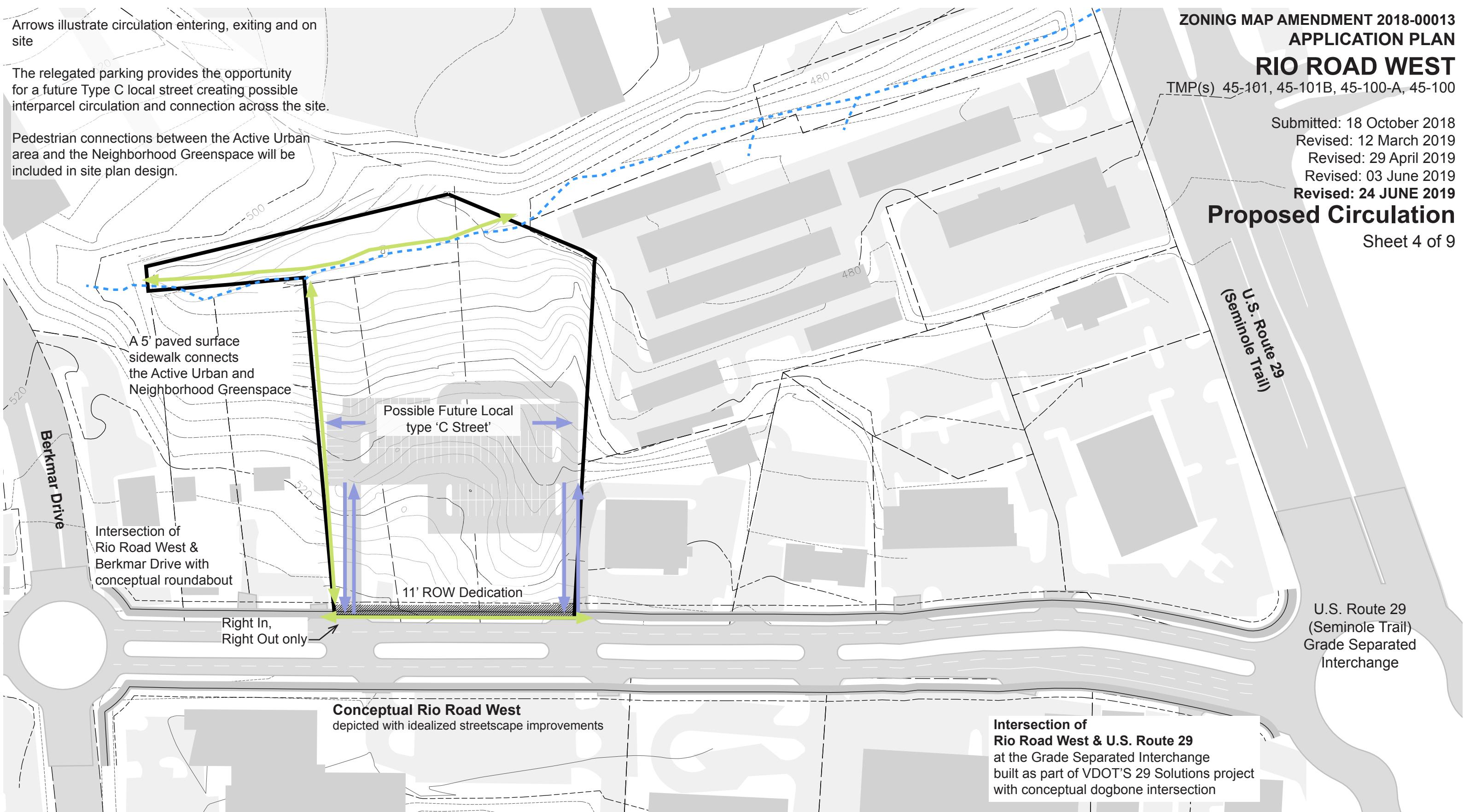
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Proposed Circulation

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Stormwater Management

All design and engineering will comply with applicable County and State regulations. Stormwater management design will be consistent with similar urban development projects and will utilize on-site underground stormwater management facilities.

Conceptual Grading

Building siting on the property will be responsive to the existing topography. Buildings will be designed to reduce the need for retaining walls.

ZONING MAP AMENDMENT 2018-00013

APPLICATION PLAN

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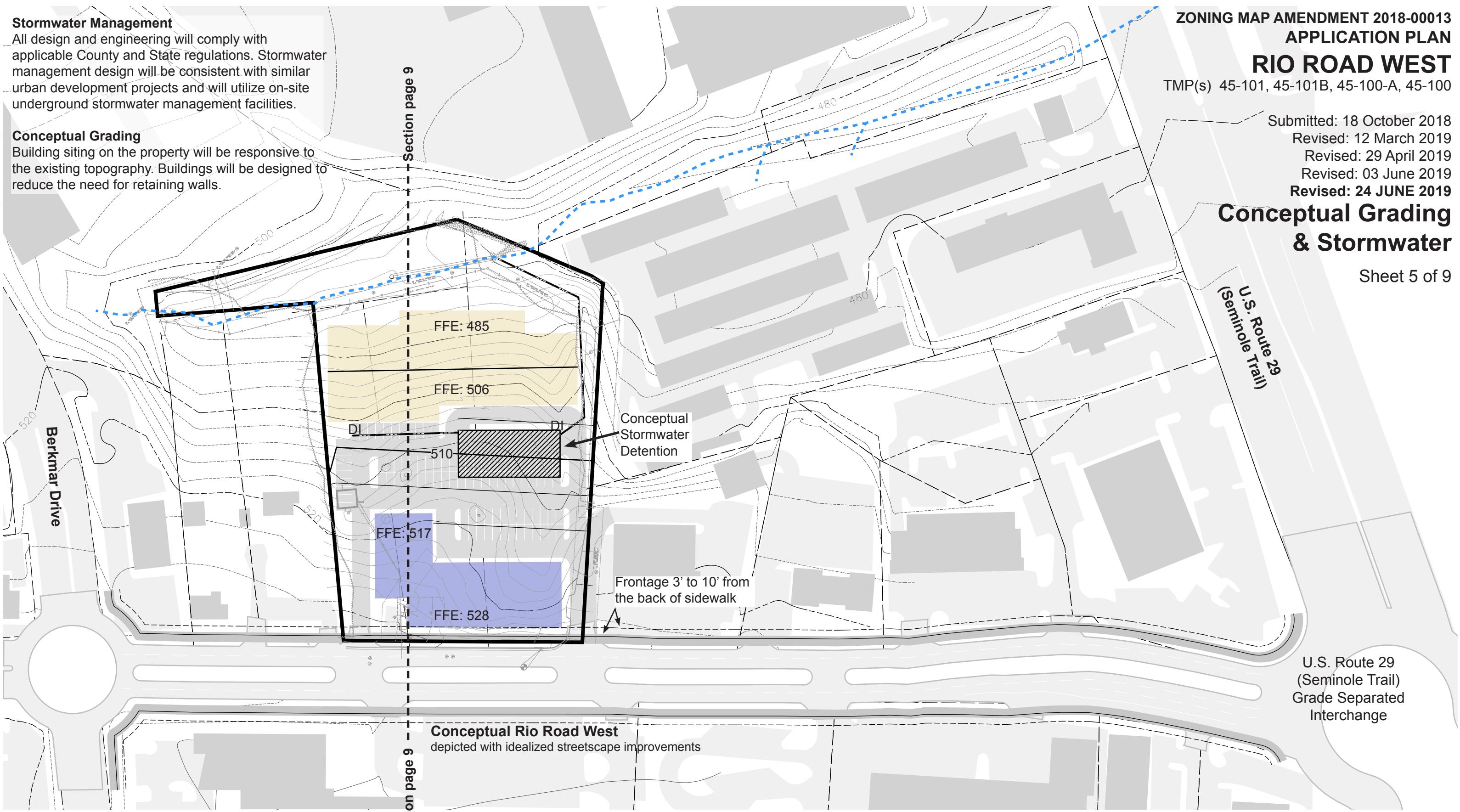
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Conceptual Grading & Stormwater

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SHIMP ENGINEERING, P.C.

ZONING MAP AMENDMENT 2018-00013
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Conceptual Street Section:
Rio Road West
 Sheet 6 of 9

Conceptual Streetscape
 with idealized improvements

Property Street Scape
 from existing curb to building front
 see sheet 7 for technical section

50' Max Height
 along build to line

Floor 4
 Residential

Floor 3
 Residential

Floor 2
 Residential
 10'-12' Floor to Floor

Floor 1
 Flex Space
 14' Floor to Floor



10 0 10
 20 60
 Graphic Scale: 1"=10'

SHIMP ENGINEERING, P.C.

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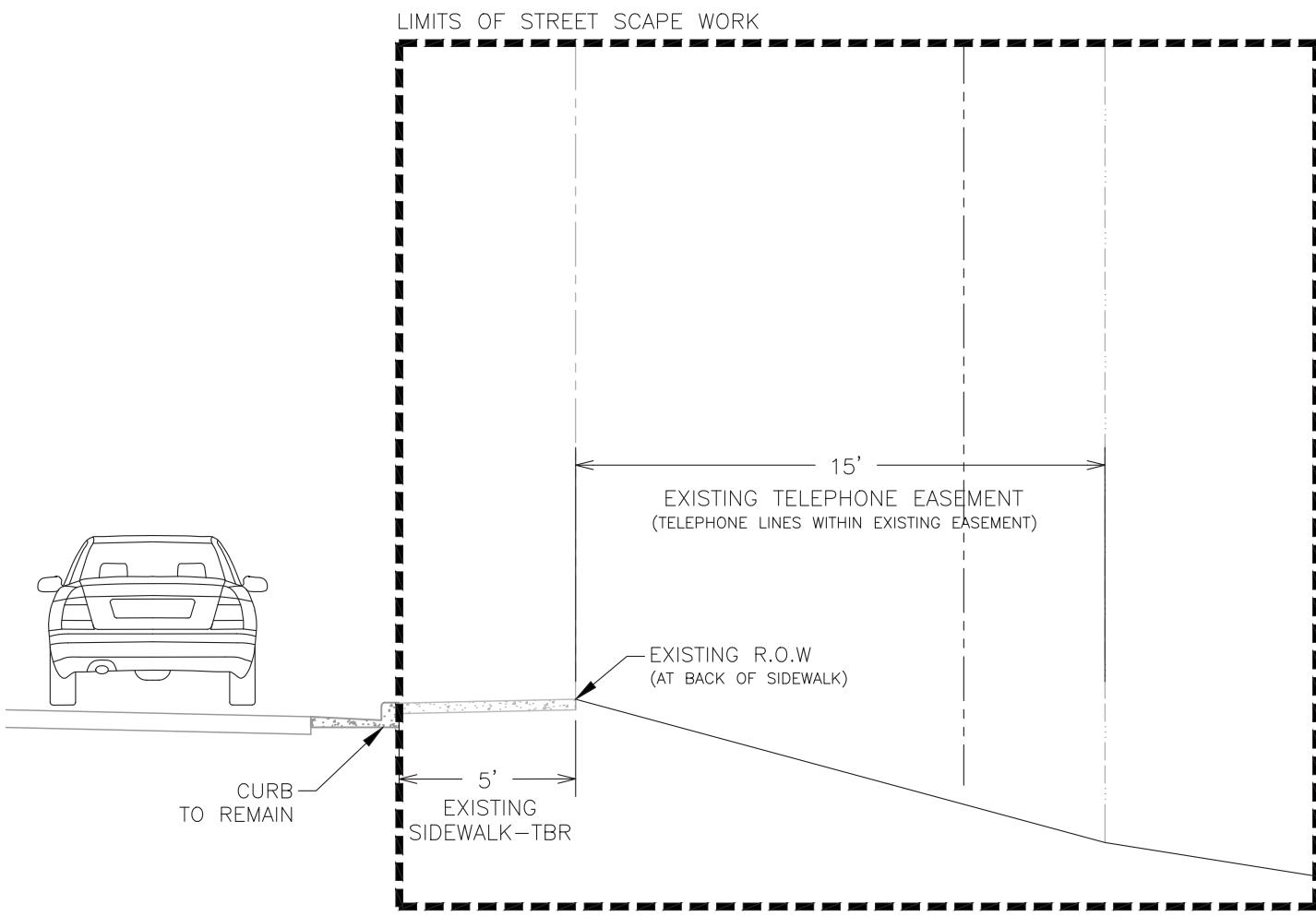
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Technical Conceptual Section

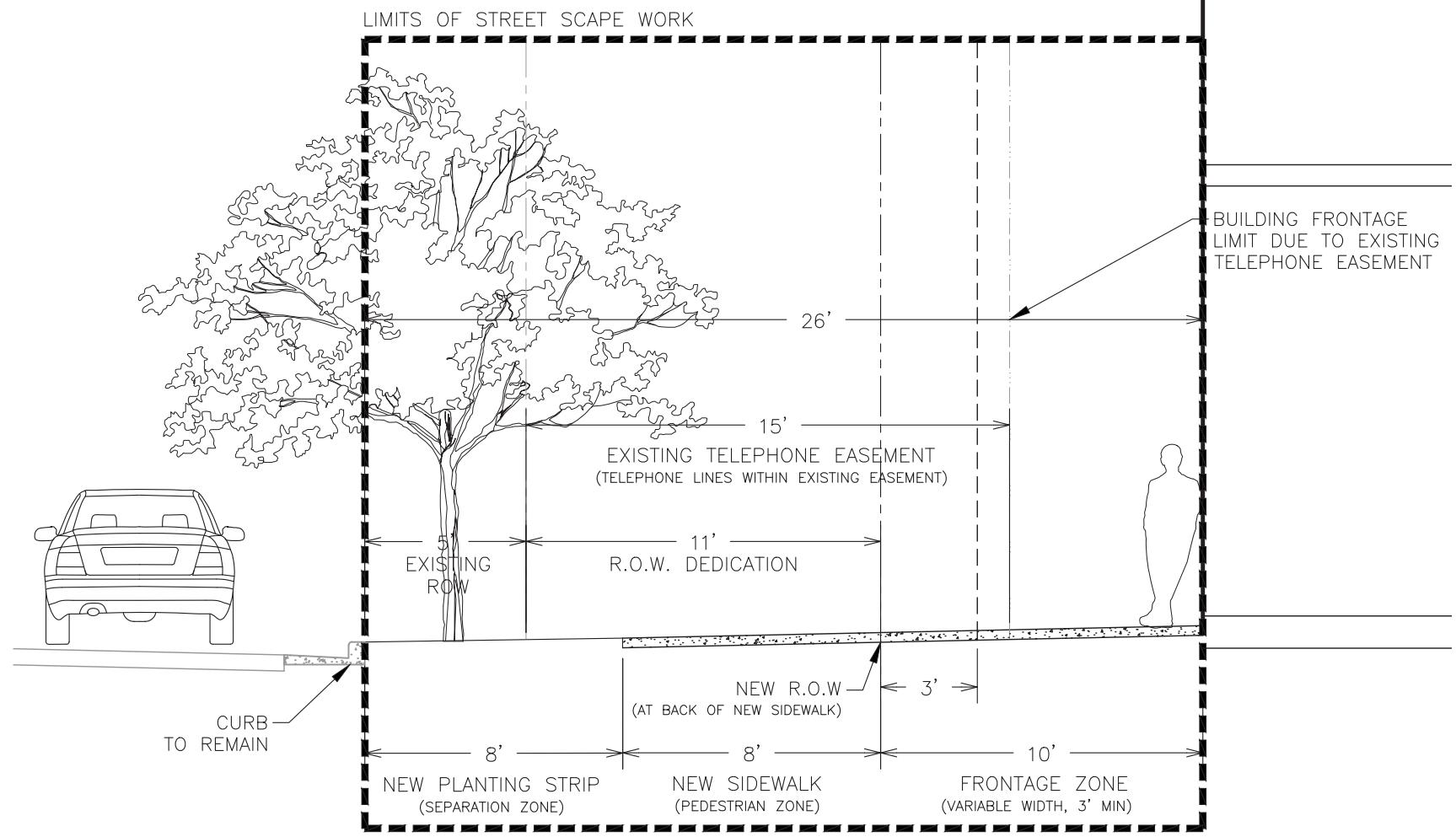
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Existing Conditions



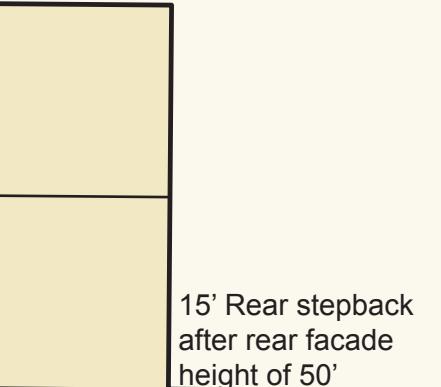
5 0 5
 10 15
 Graphic Scale: 1"=5'

Proposed Street Improvements



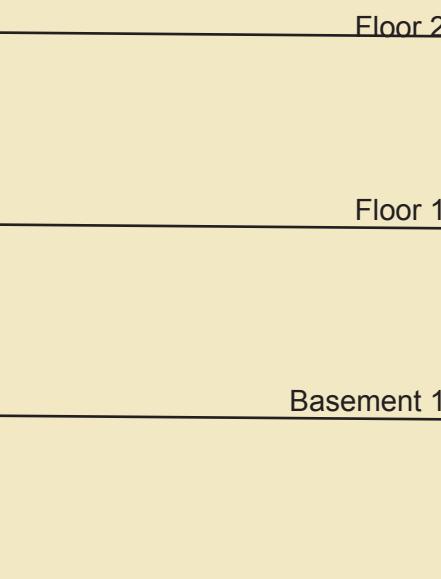
1.) The proposed multi-use trail will be a Class A - type 2 low-maintenance multi-use path designed in accordance with regulations outlined in the Albemarle County Design Standards Manual updated April 27, 2015 or to any standard approved by the Planning Director.

2.) "Conceptual Daylighted Stream" shown for illustrative purposes only.



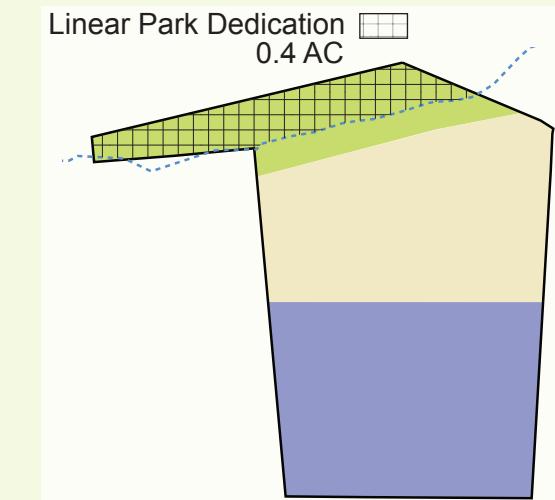
15' Rear stepback
after rear facade
height of 50'

Rear facade height shall be the average height of three equidistant points measured from grade along the rear facade

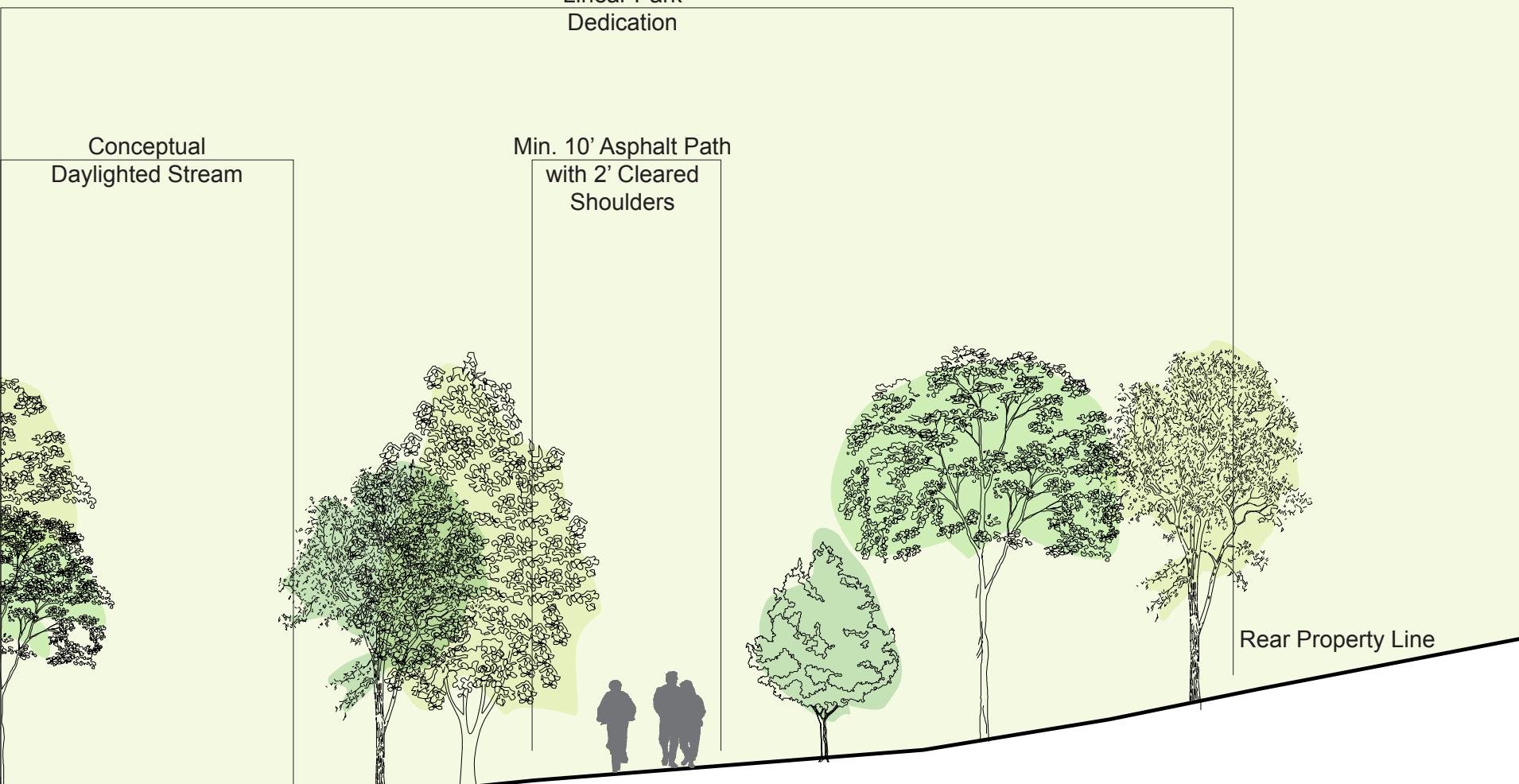


PASSIVE RECREATION
in future linear park.

10 0 10
20 30
Graphic Scale: 1"=10'



Linear Park
Dedication



ACTIVE RECREATION
along trail and future green street.

The location of the trail in Block 3 should align with trail sections planned or constructed on adjacent properties. Final alignment to be approved by the Planning Director.

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APPLICATION PLAN

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Conceptual Greenspace Section

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SHIMP ENGINEERING, P.C.

The topography and existing characteristics of the site are used to define the blocks and inform the design of future buildings. Block widths and depths are designed at a walkable scale. Buildings should be designed to anticipate future development and provide for multiple access points. In addition, buildings should be designed with active facades as defined in the code of development.

Notes:

- 1.) Internal sidewalks shall be a paved surface, minimum of 5' in width

**ZONING MAP AMENDMENT 2018-00013
APPLICATION PLAN**

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Conceptual Site Section

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Right-of-Way

Rio Road West

Conceptual ROW with multimodal transit; shown with idealized street improvements



Active Urban

Block I

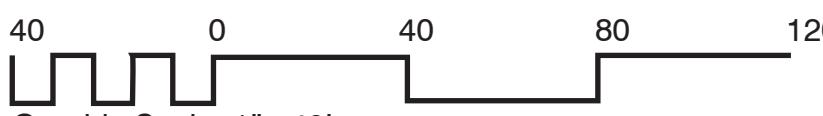
200' Deep x 220' Wide

Max Allowable Building Height 6 Stories

15' Stepback along Rio Road W above 4 stories

HIGH POINT

Includes residential and commercial uses.



Local Manufacturing & Neighborhood Services

Block II

150'-200' Variable Depth x 220' Wide

Possible Future Connection
Suitable for Type C
'Local Street'

Max Allowable Building Height

6 Stories

15' Stepback above 4 stories

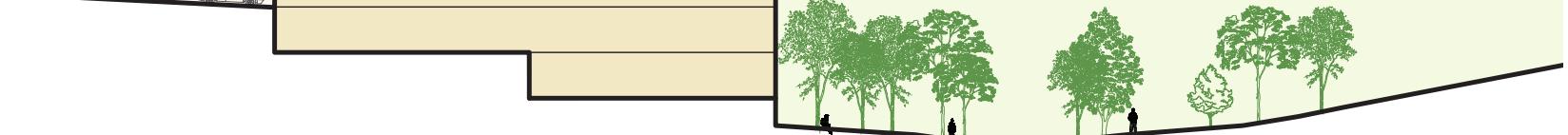
MID SITE

Low intensity manufacturing that serves the surrounding residences; residential uses may be incorporated

Active Recreation

Block III

Variable Dimension



LOW POINT

Natural amenity area for residents; this area will feature a designed landscape with a multi-use path. The greenspace is a component of a larger linear park concept that is ultimately imagined to connect Berkmar Drive and Route 29.