



Image provided by Google Maps

# 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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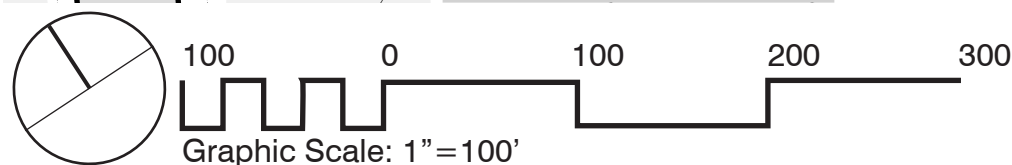
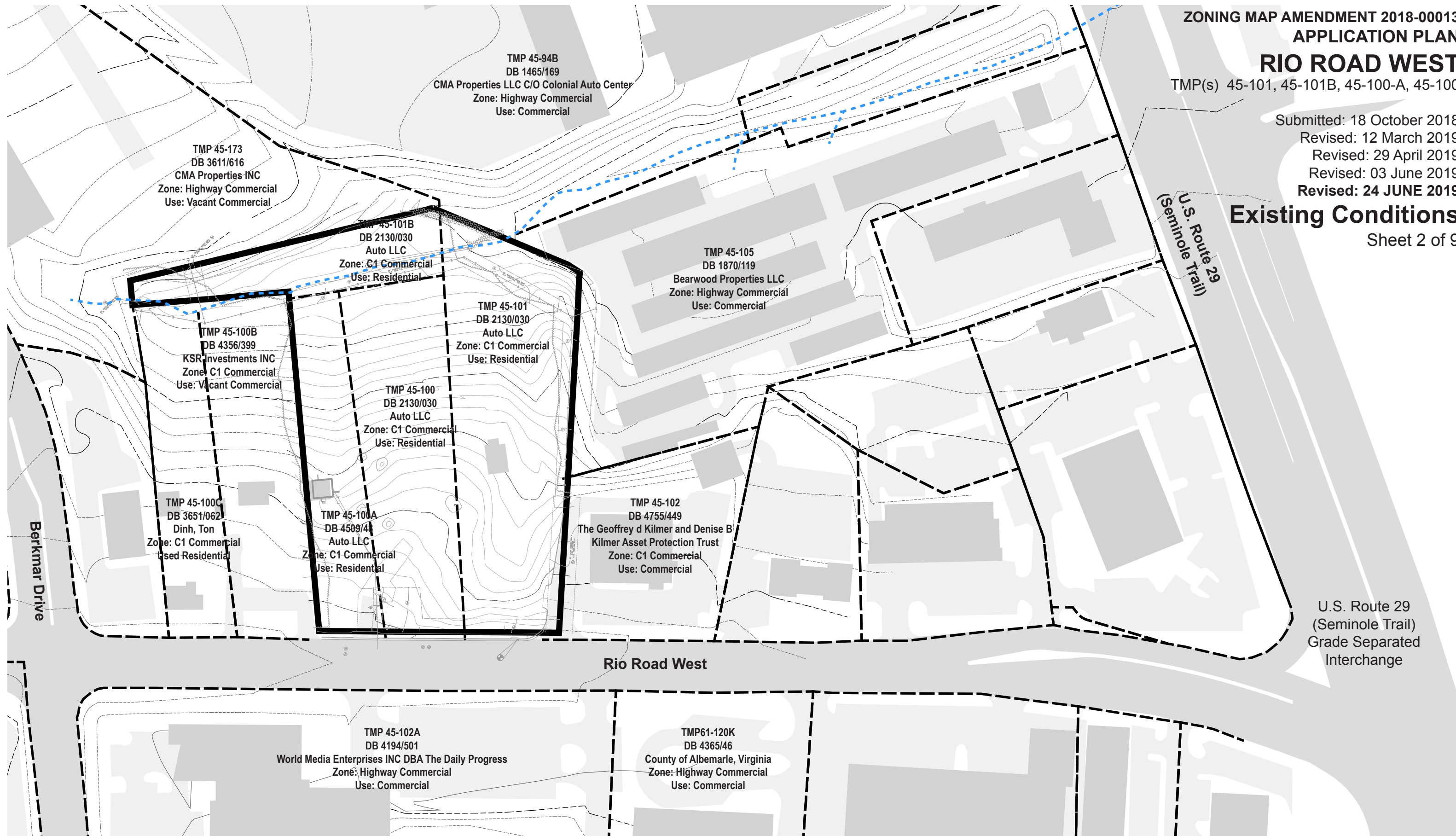
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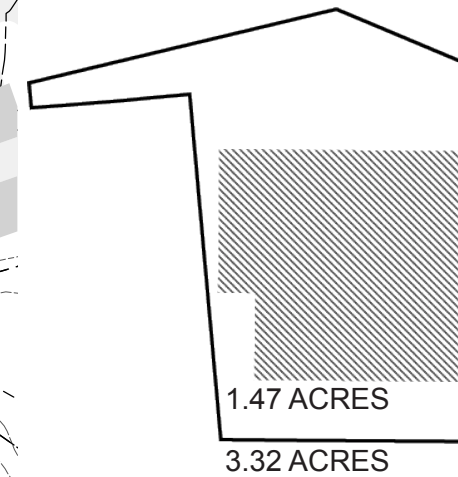
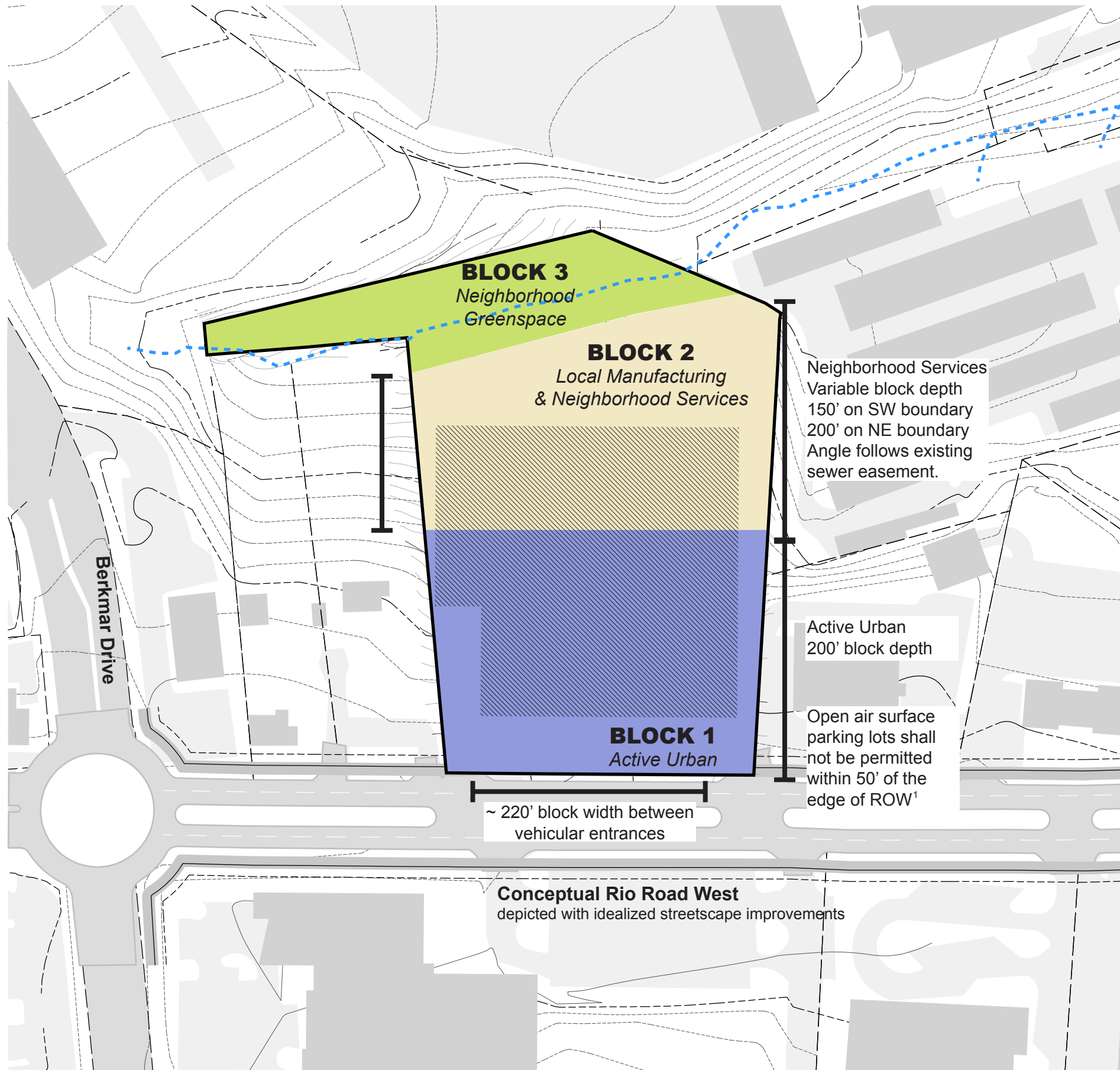
## Existing Conditions

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Submitted: 18 October 2018  
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**Block & Activity Network**  
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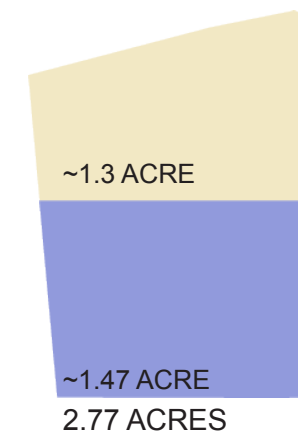


**Land Disturbance**  
**3.32 Acres**  
 All areas potentially changed by development.

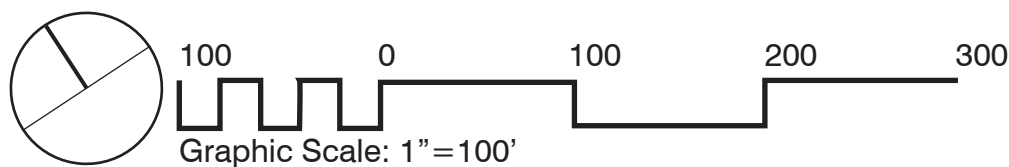
**Parking/Circulation**  
**1.47 Acres**  
 Includes pedestrian and bike zones to be developed in future site plans. Structured parking is permitted anywhere in buildable area



**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.





Arrows illustrate circulation entering, exiting and on site

The relegated parking provides the opportunity for a future Type C local street creating possible interparcel circulation and connection across the site.

Pedestrian connections between the Active Urban area and the Neighborhood Greenspace will be included in site plan design.

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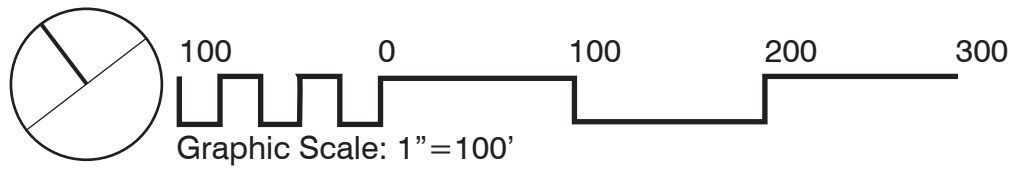
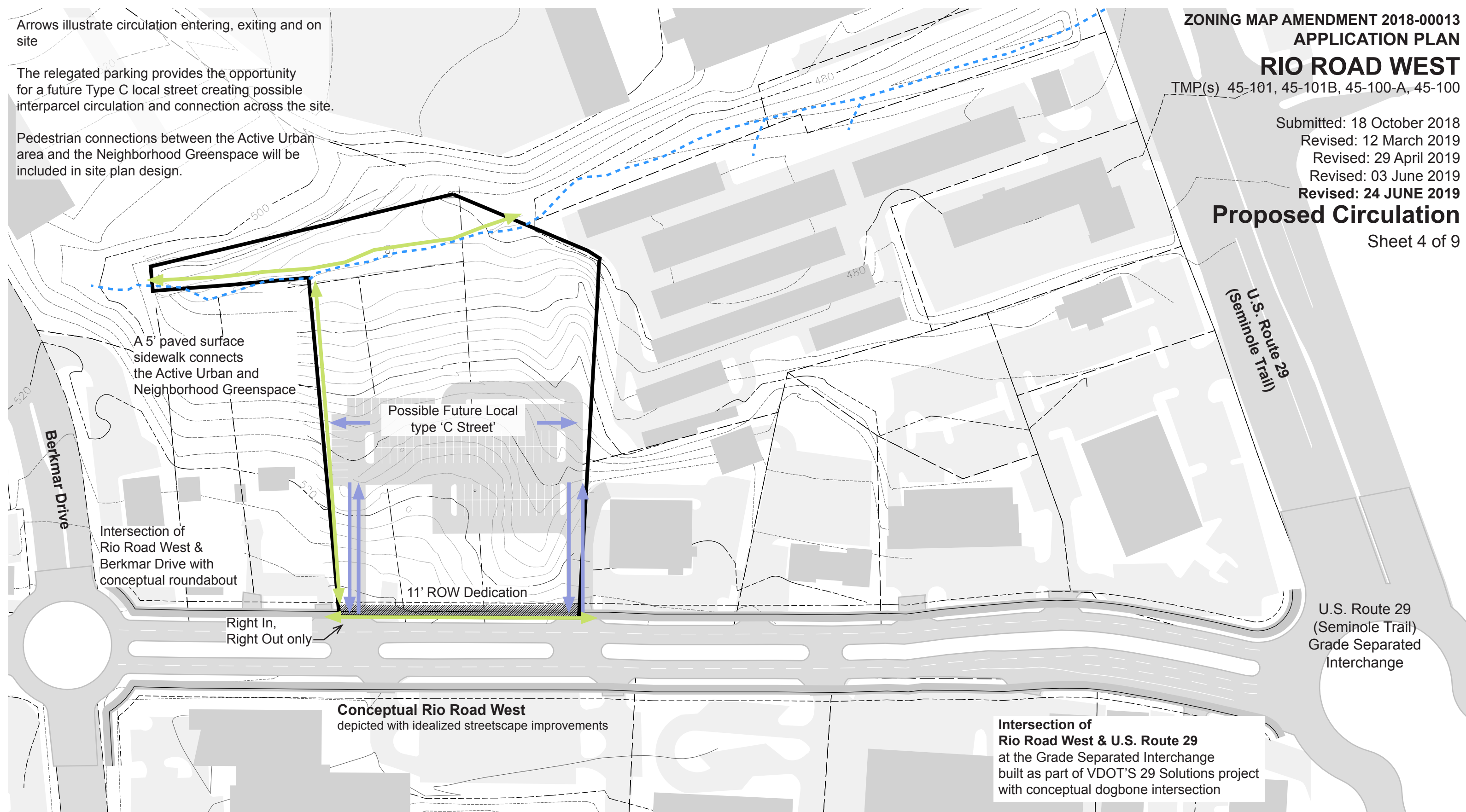
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## Proposed Circulation

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Circulation Key	
	PEDESTRIAN
	VEHICULAR

Intersection of  
**Rio Road West & U.S. Route 29**  
at the Grade Separated Interchange  
built as part of VDOT'S 29 Solutions project  
with conceptual dogbone intersection

**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**

**RIO ROAD WEST**

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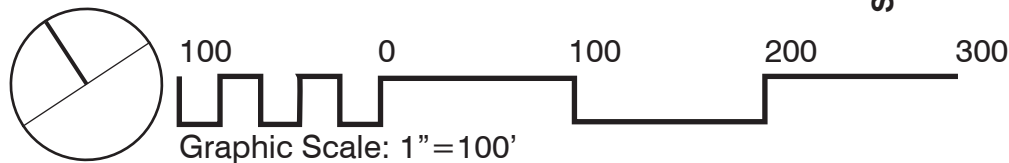
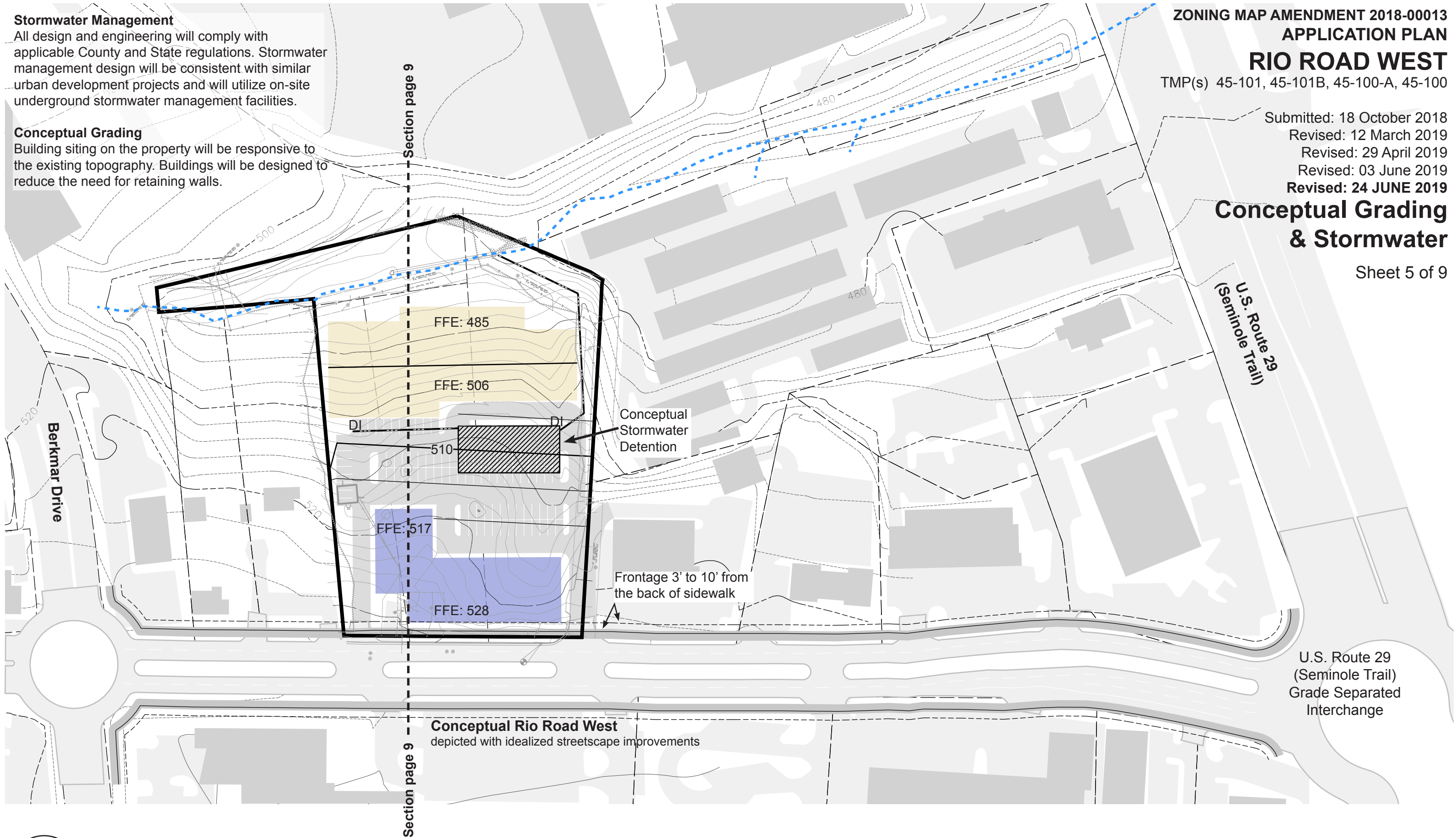
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**Conceptual Grading  
& Stormwater**

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**SHIMP ENGINEERING, P.C.**



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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

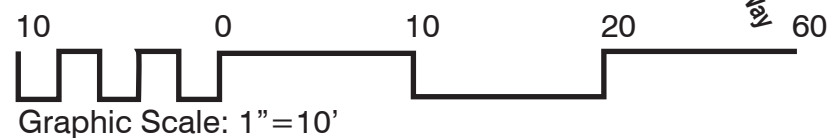
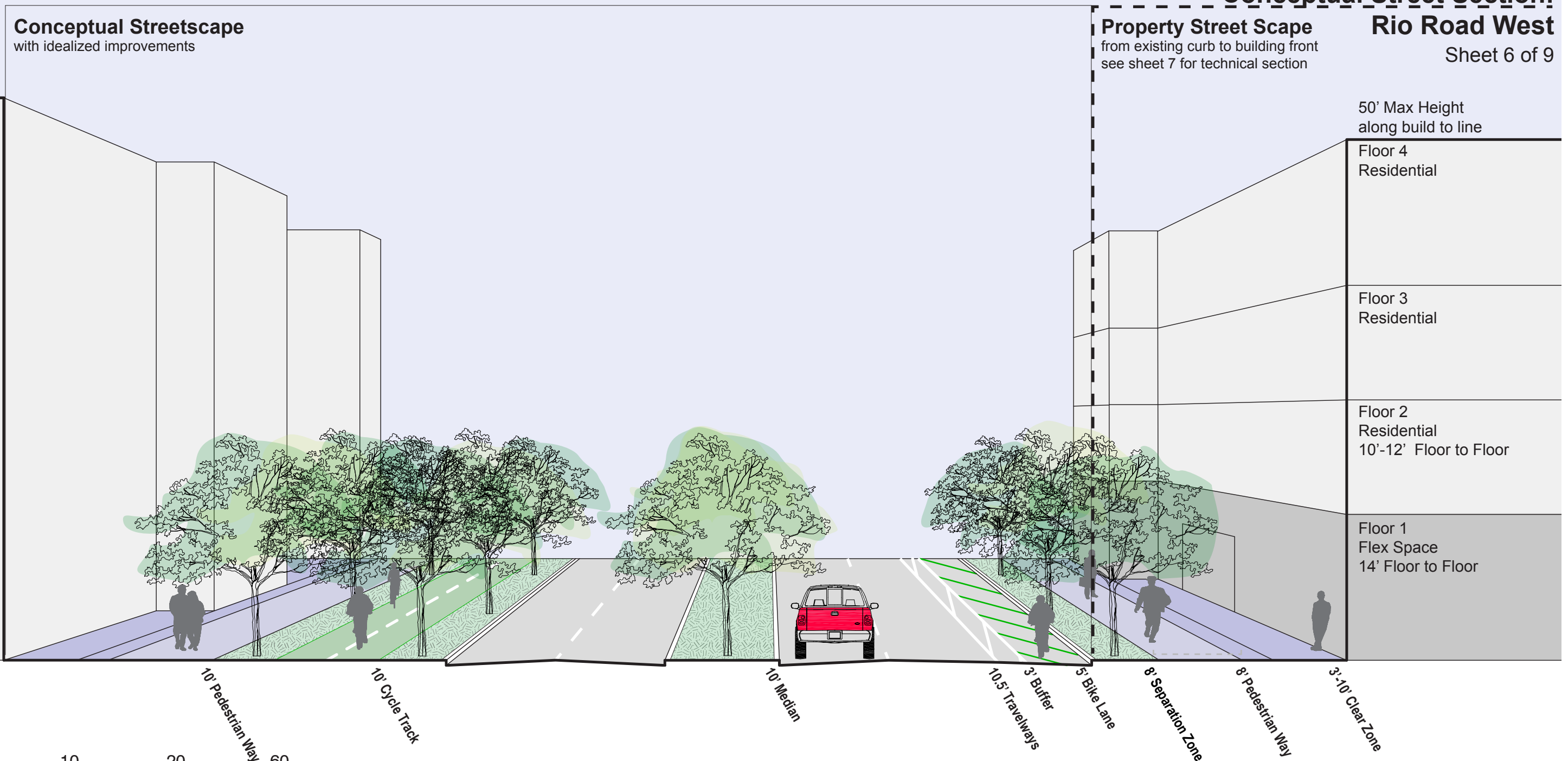
50' Max Height  
along build to line

Floor 4  
Residential

Floor 3  
Residential

Floor 2  
Residential  
10'-12' Floor to Floor

Floor 1  
Flex Space  
14' Floor to Floor

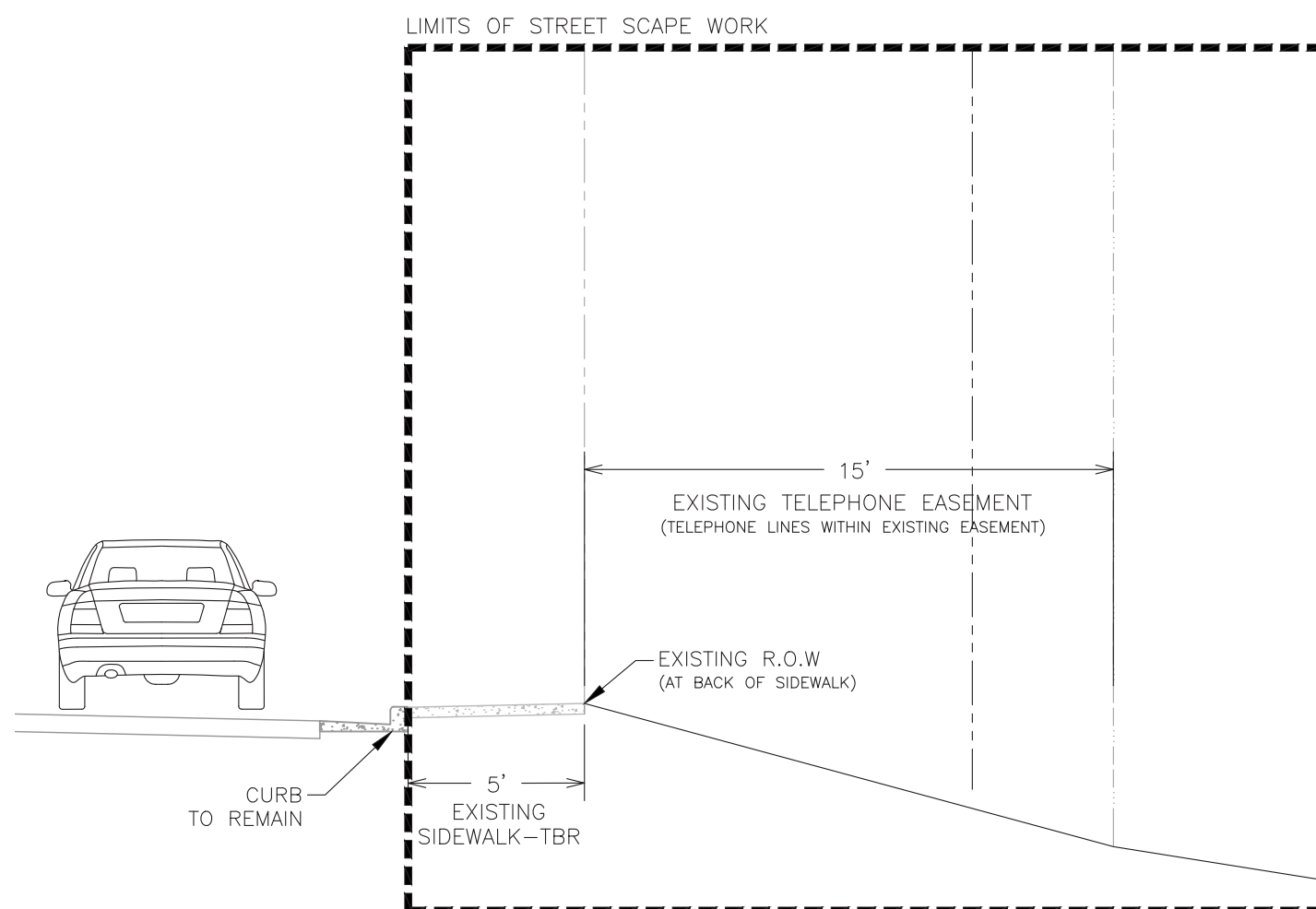


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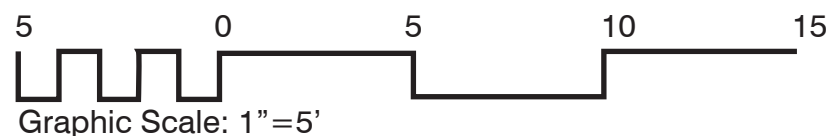
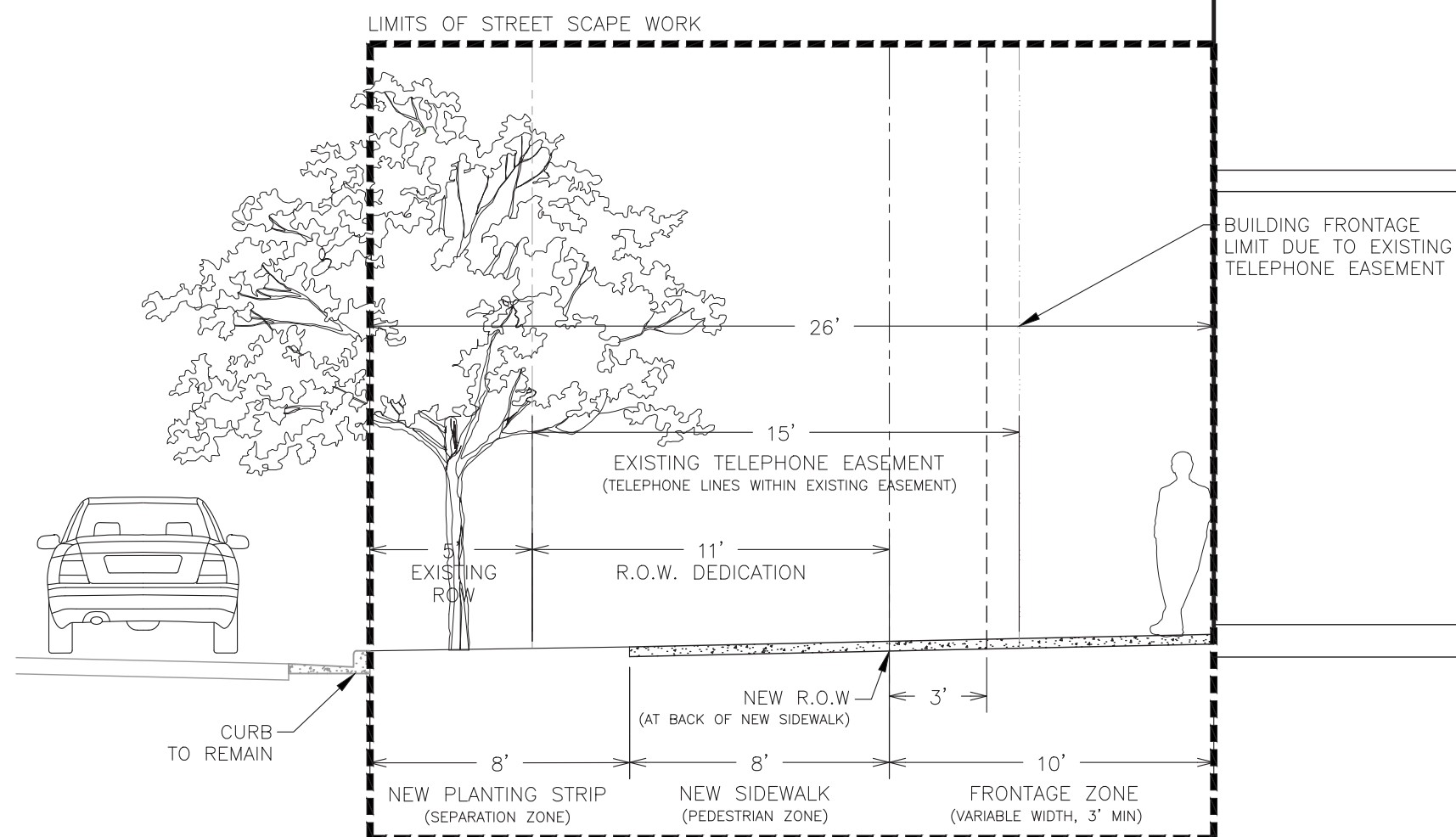
## Technical Conceptual Section

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### Existing Conditions

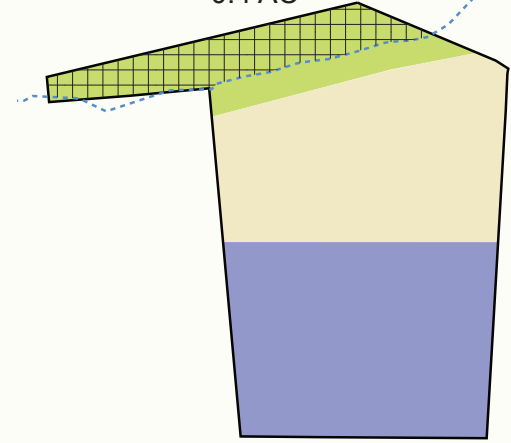


### Proposed Street Improvements



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.

Linear Park Dedication  
0.4 AC



ZONING MAP AMENDMENT 2018-00013

APPLICATION PLAN

RIO ROAD WEST

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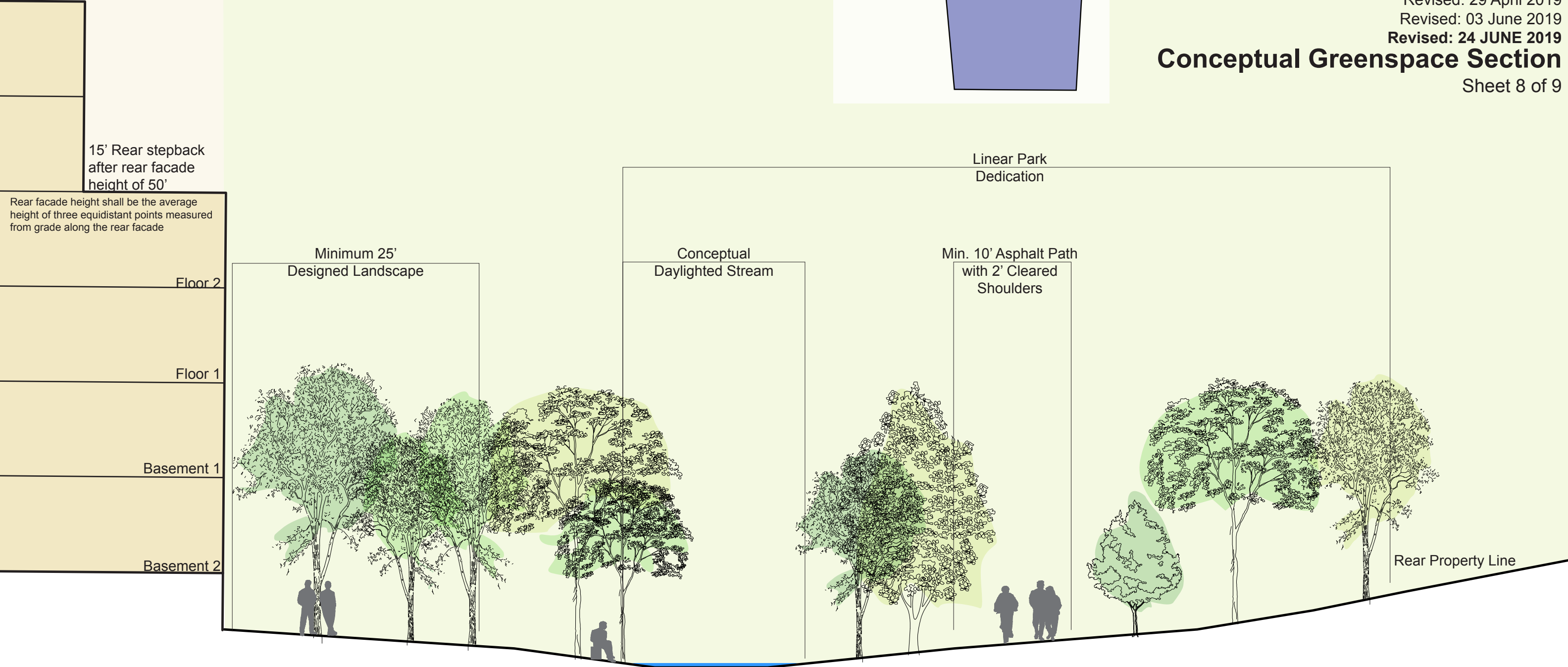
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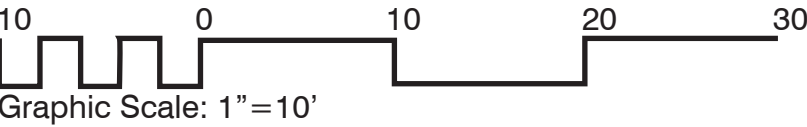
## Conceptual Greenspace Section

Sheet 8 of 9



**PASSIVE RECREATION**  
in future linear park.

**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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## Conceptual Site Section

Sheet 9 of 9

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

### 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

### Local Manufacturing & Neighborhood Services

Block II

150'-200' Variable Depth x 220' Wide

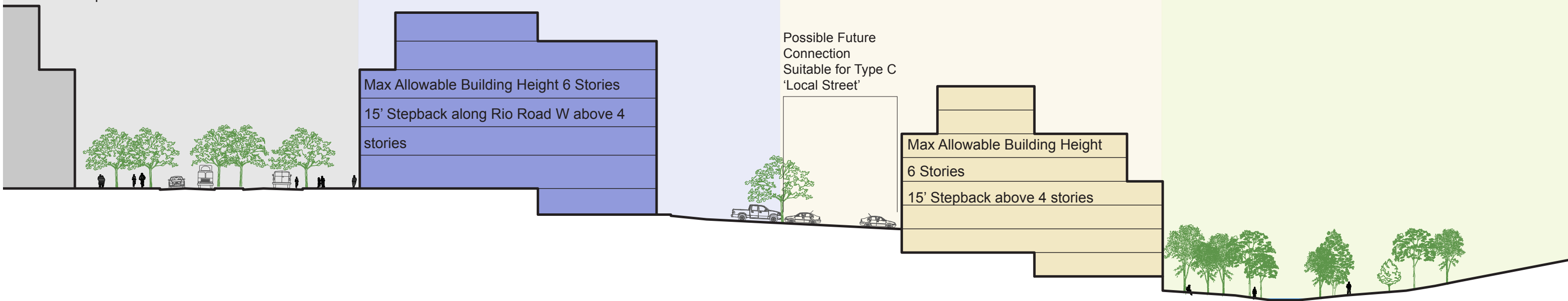
Possible Future Connection Suitable for Type C 'Local Street'

### Active Recreation

Block III

Variable Dimension

A sidewalk with stairs will transect the site connecting the Active Urban and Greenspace Amenity Areas



### HIGH POINT

Includes residential and commercial uses.

### MID SITE

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

### 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.

40 0 40 80 120



Graphic Scale: 1"=40'