

999 RIO ROAD

TMP 61-154B

Submitted 19 February 2019

Revised 29 April 2019

Revised 26 June 2019

Revised 18 November 2019

Revised 16 December 2019

REVISED 29 JANUARY 2020

Context Map

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project number: 19.006

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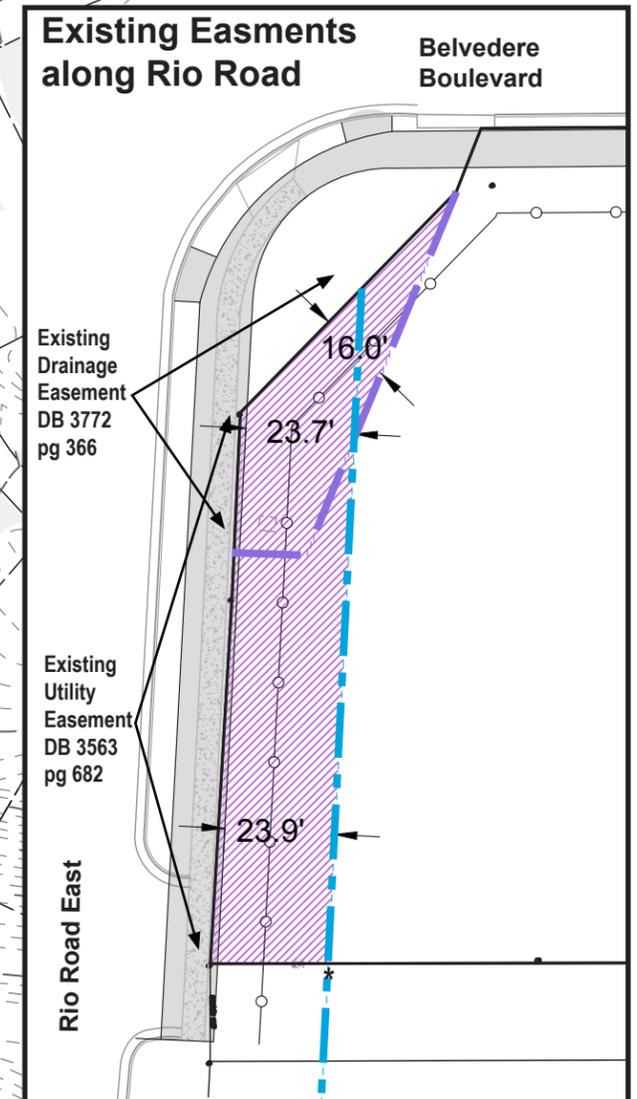
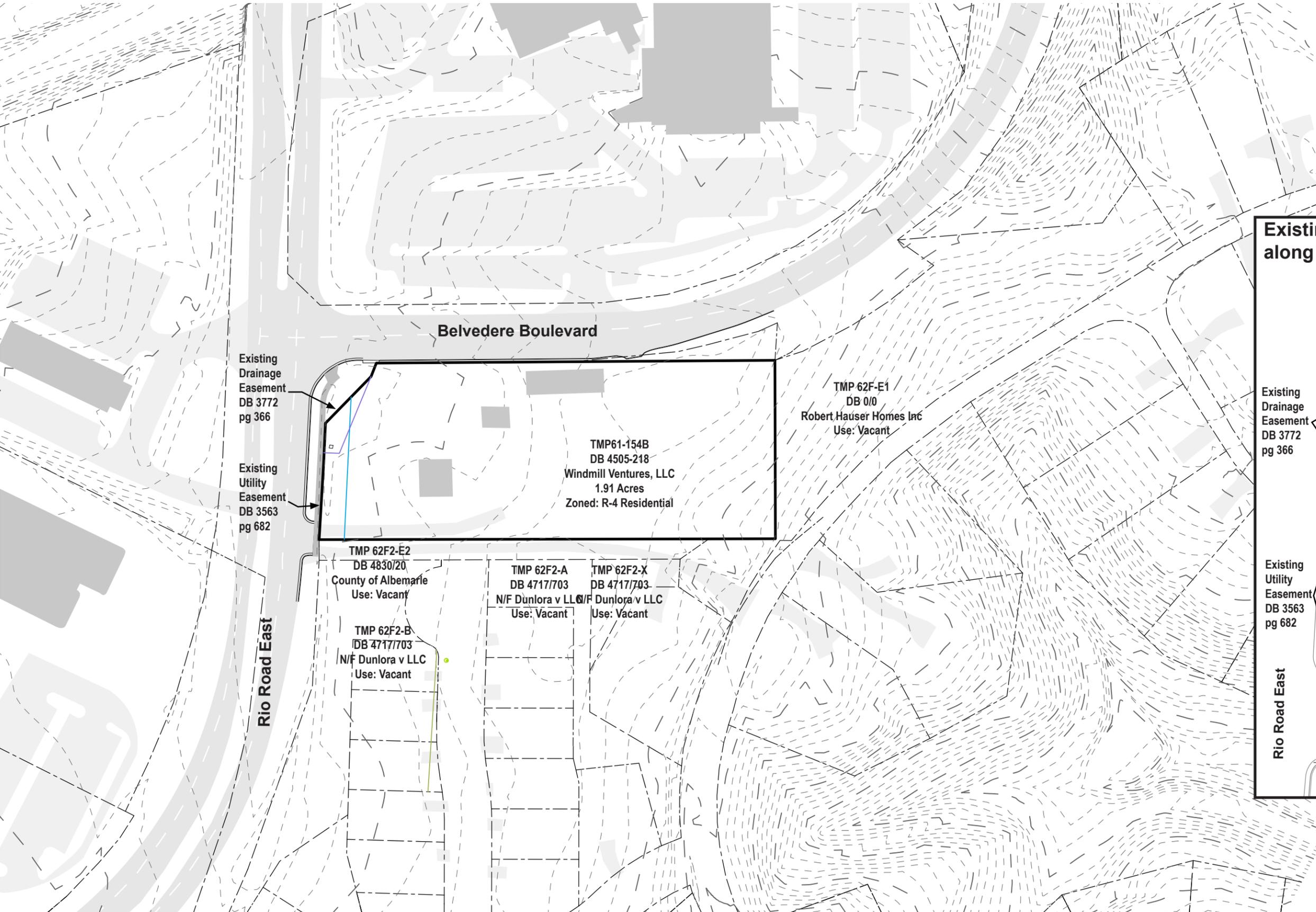
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NTS

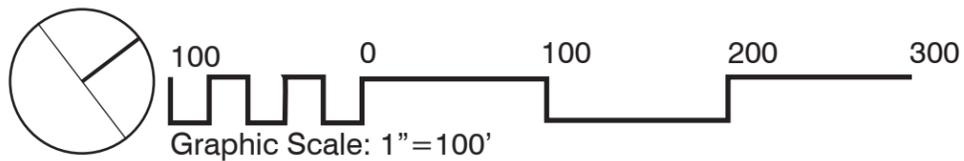
999 RIO ROAD EXISTING CONDITIONS

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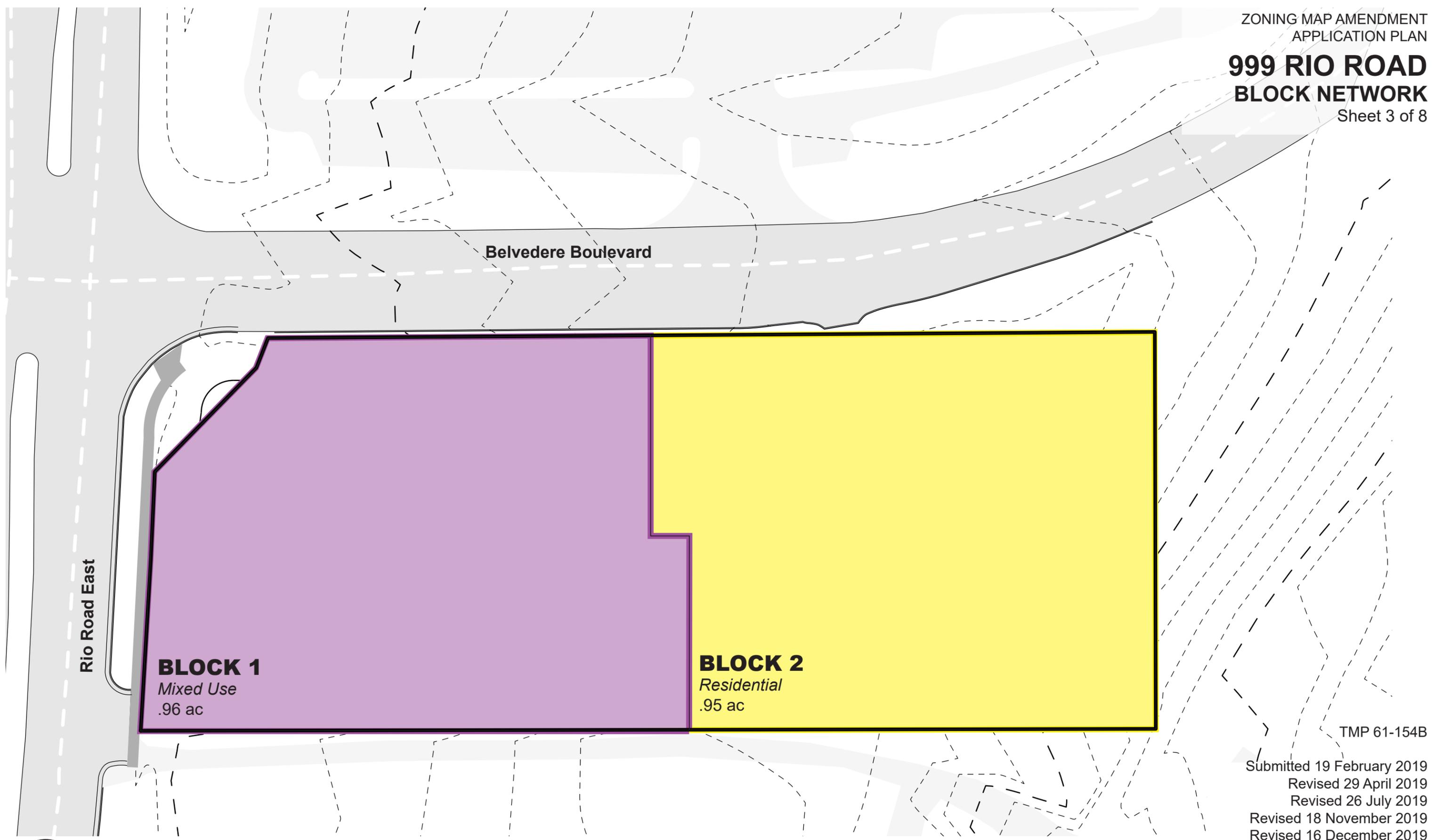


Graphic Scale: 1" = 40'
*Dimensions measured from TMP 61-154B
back of proposed multi-use path

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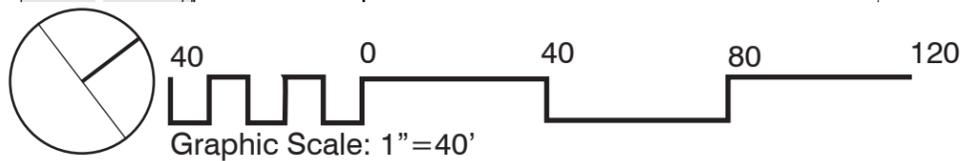


999 RIO ROAD BLOCK NETWORK



BLOCK 1
Mixed Use
.96 ac

BLOCK 2
Residential
.95 ac



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999 RIO ROAD BUILDABLE AREA + CONCEPTUAL STORMWATER & GRADING PLAN

Belvedere Boulevard

Rio Road East

BLOCK 1
Mixed Use - Buildable Area

BLOCK 2
Residential - Buildable Area

Small
Dog
Park

Central
Green

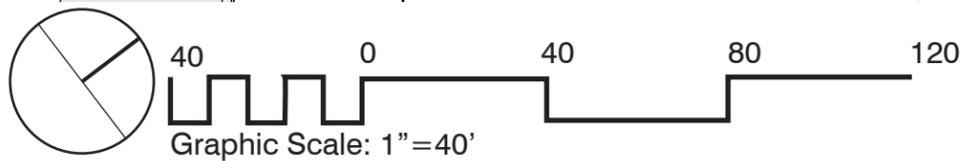
Private Road/Fire Lane

Parking
Area

Parking
Area

Stormwater

Parking Area



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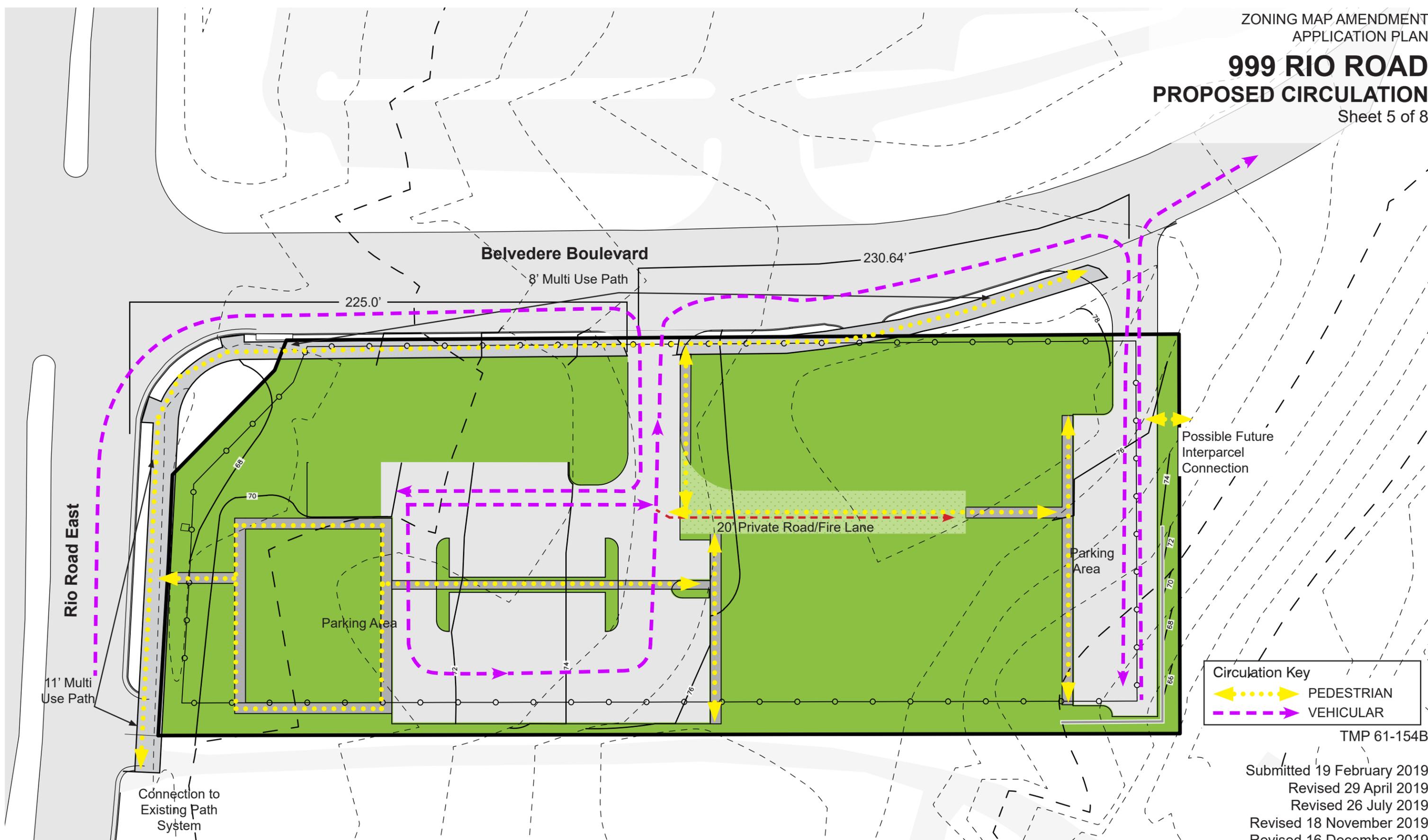
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999 RIO ROAD PROPOSED CIRCULATION

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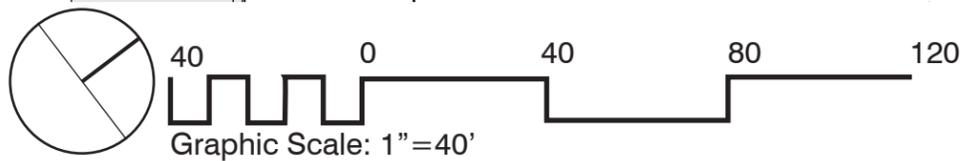


Circulation Key

		PEDESTRIAN
		VEHICULAR

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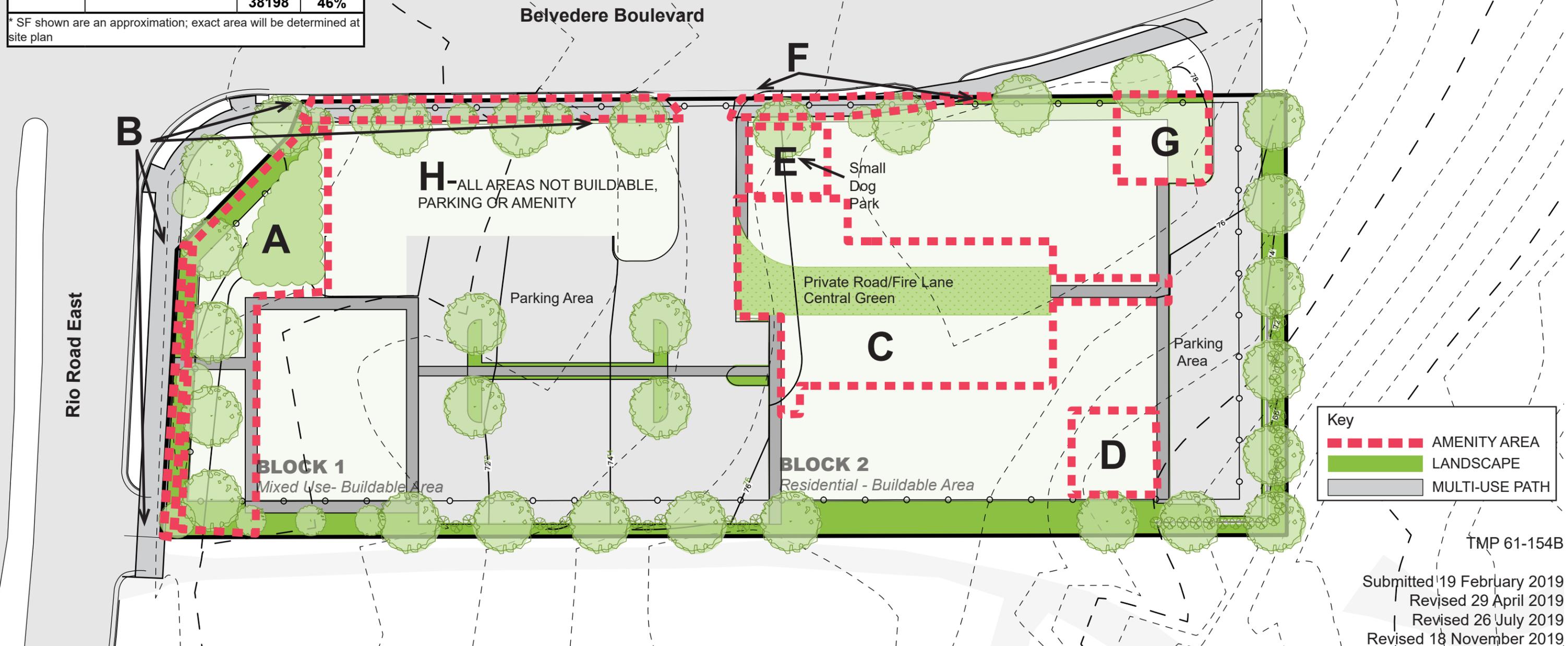


999 RIO ROAD AMENITY & LANDSCAPE DIAGRAM

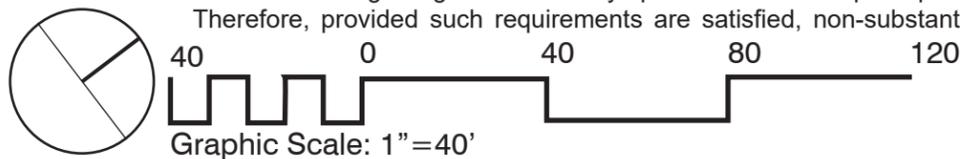
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Amenity	Description	SF*	
A	Courtyard & Landscape Frontage	6161	
B	Multiuse Path	1393	
C	Central Greenspace/ Playspace Area	8080	
D	Playspace Area	814	
E	Dog Park	969	
F	Multiuse Path	636	
G	Courtyard	1119	
H	Site - Landscape	18996	
		38198	46%

* SF shown are an approximation; exact area will be determined at site plan



"Notwithstanding the green & amenity spaces and landscape depicted on this Application Plan, the Code of Development shall regulate the minimum required green & amenity spaces and landscape. Therefore, provided such requirements are satisfied, non-substantive changes to the depicted design are allowed. There will be a minimum of twenty percent (20%) green and amenity space."



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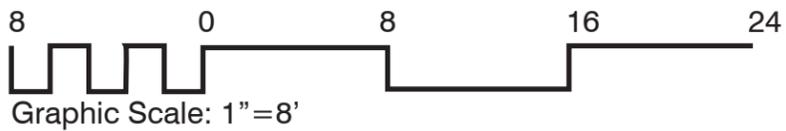
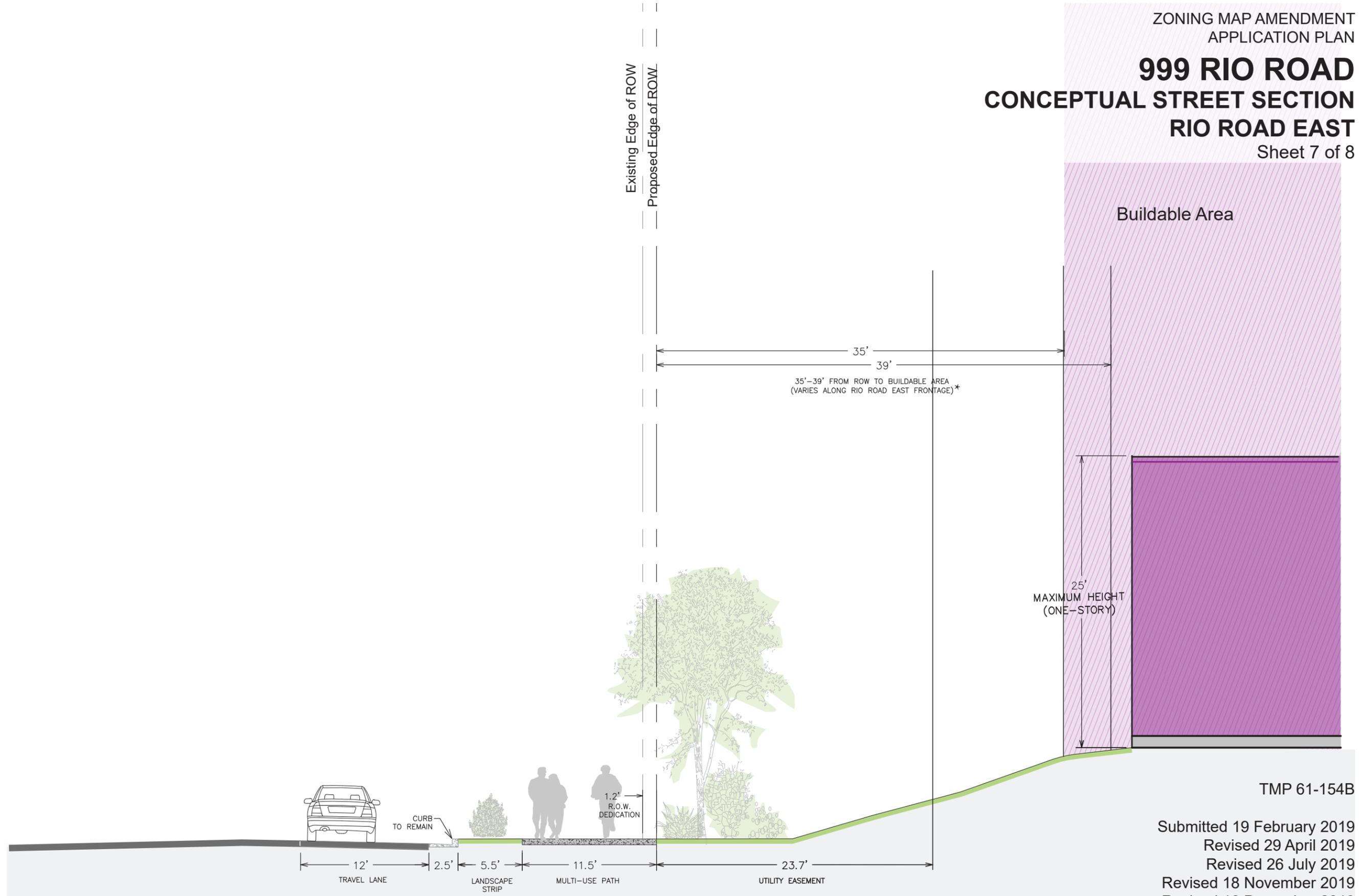
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BLOCK 1

Mixed Use

Rio Road East
Right-Of-Way

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CONCEPTUAL STREET SECTION
RIO ROAD EAST
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*Setback based on greenspace frontage shown on sheet 6.

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CONCEPTUAL STREET SECTIONS

BELVEDERE BOULEVARD

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BLOCK 1

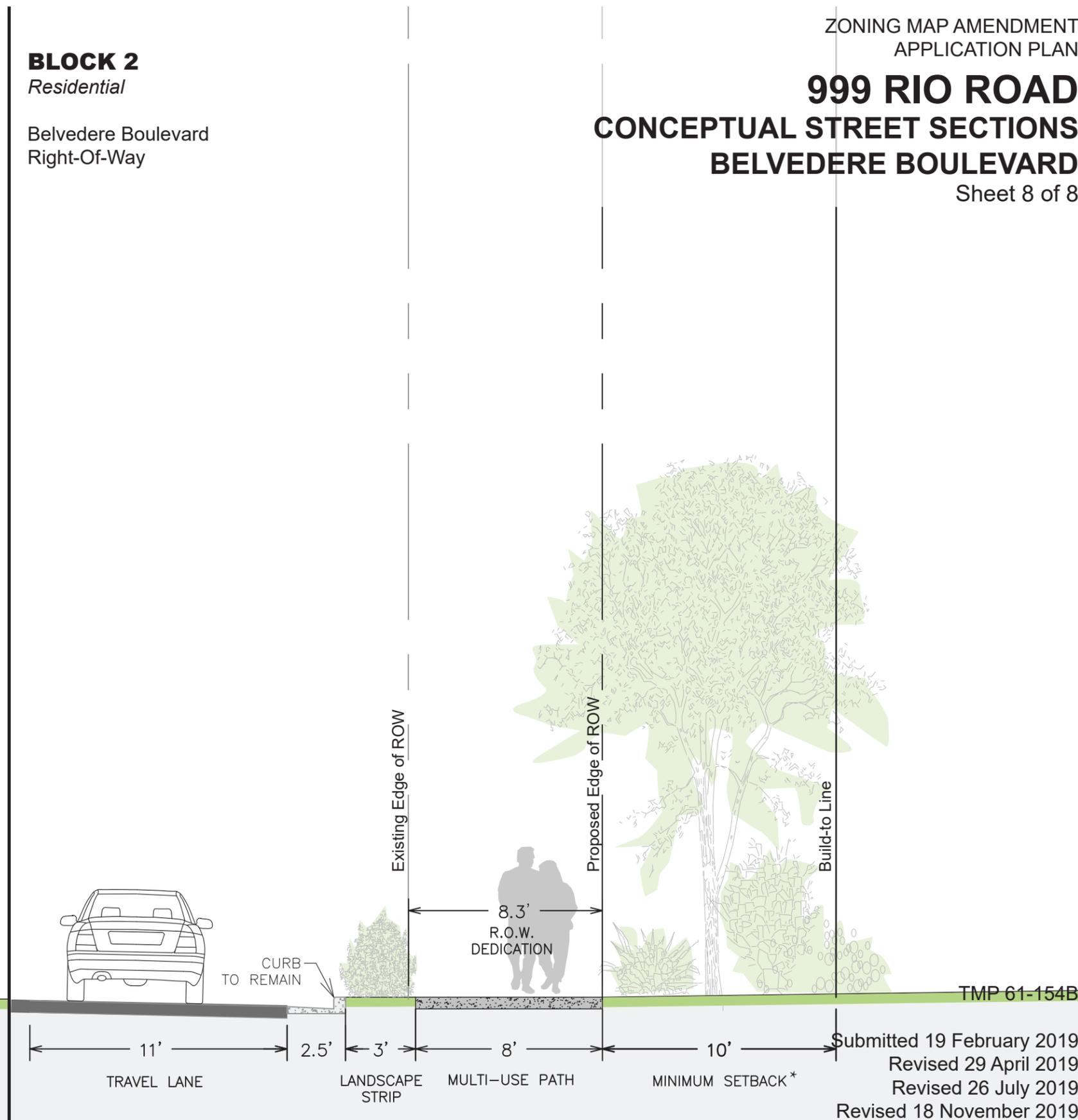
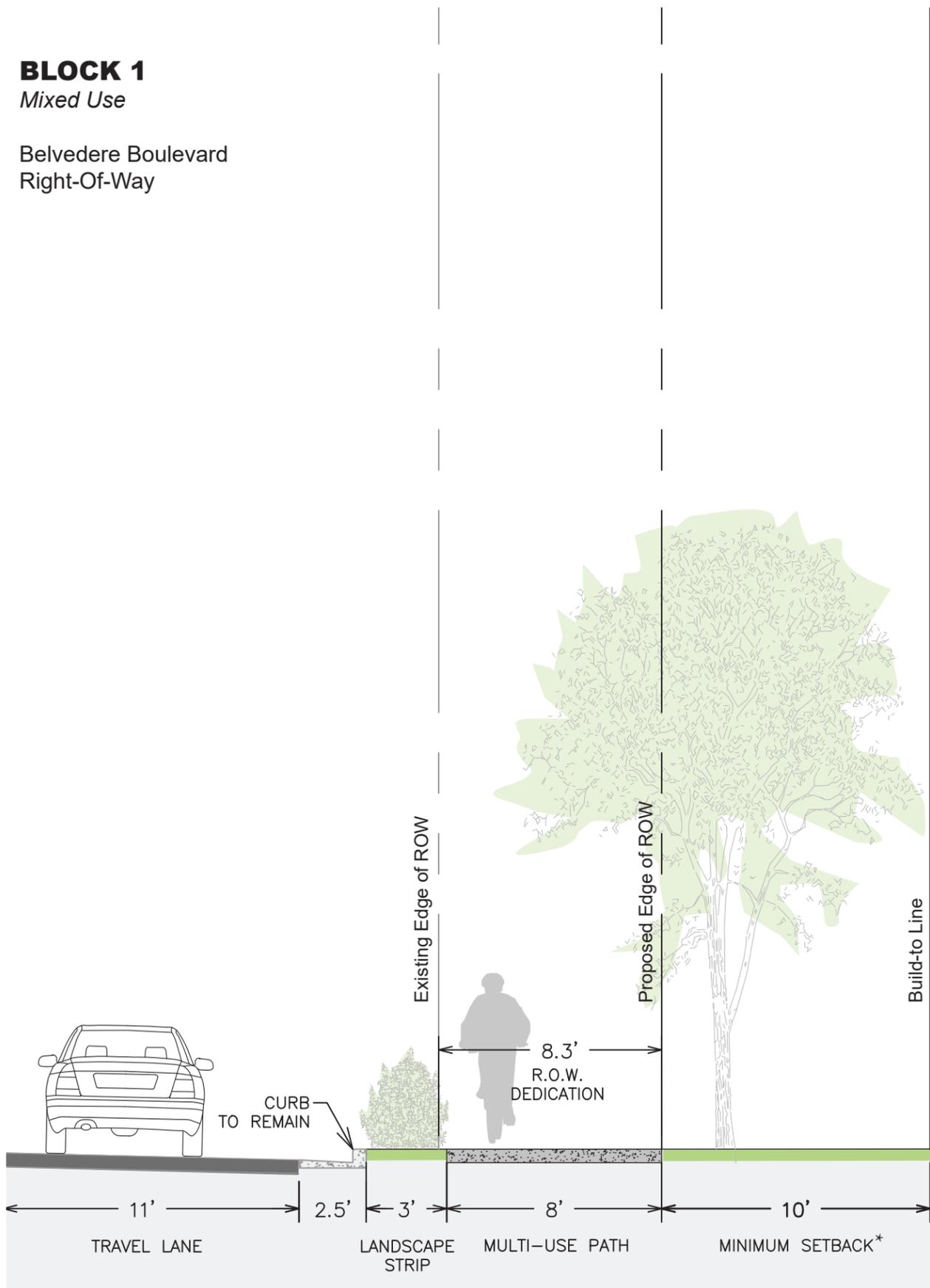
Mixed Use

Belvedere Boulevard
Right-Of-Way

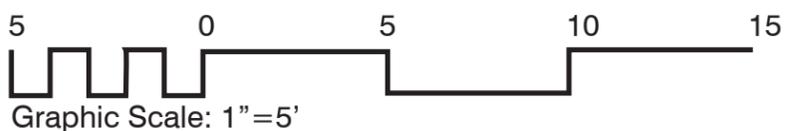
BLOCK 2

Residential

Belvedere Boulevard
Right-Of-Way



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*Minimum setback shall be per the Code of Development.
Setback shown is conceptual only.

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