



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

Context Map

Sheet 1 of 9

project number: 18.030

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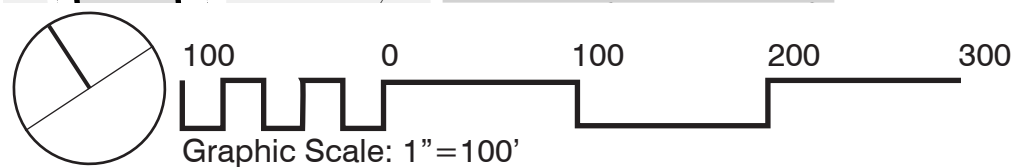
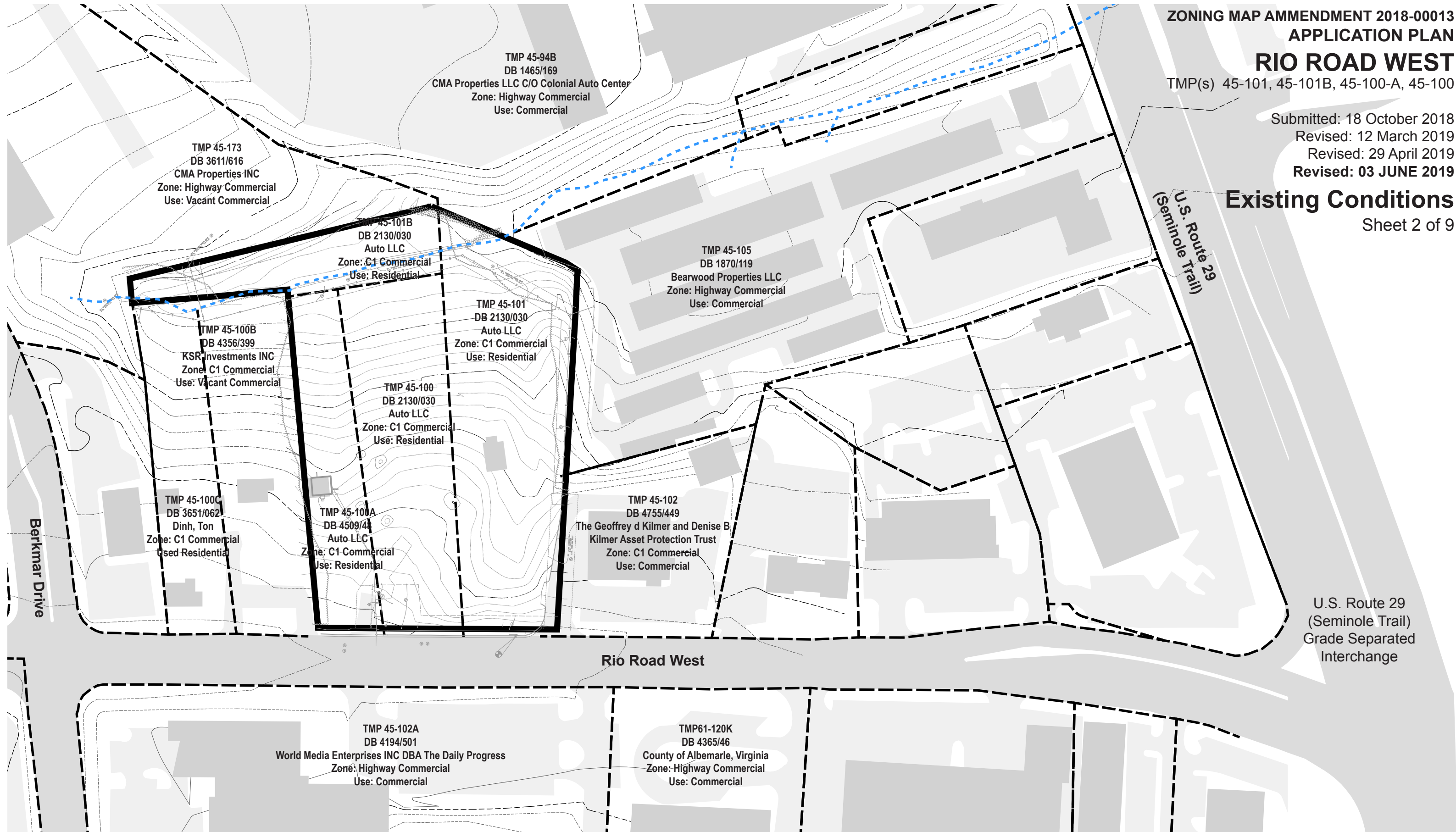
Revised: 12 March 2019

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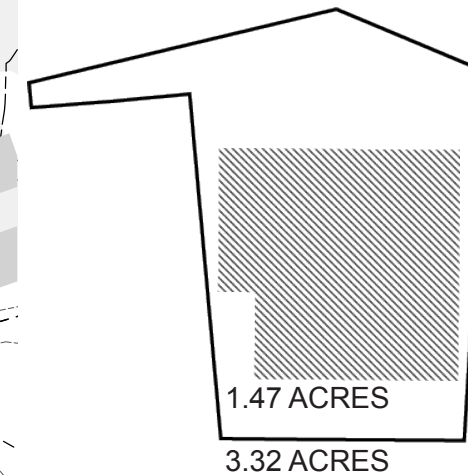
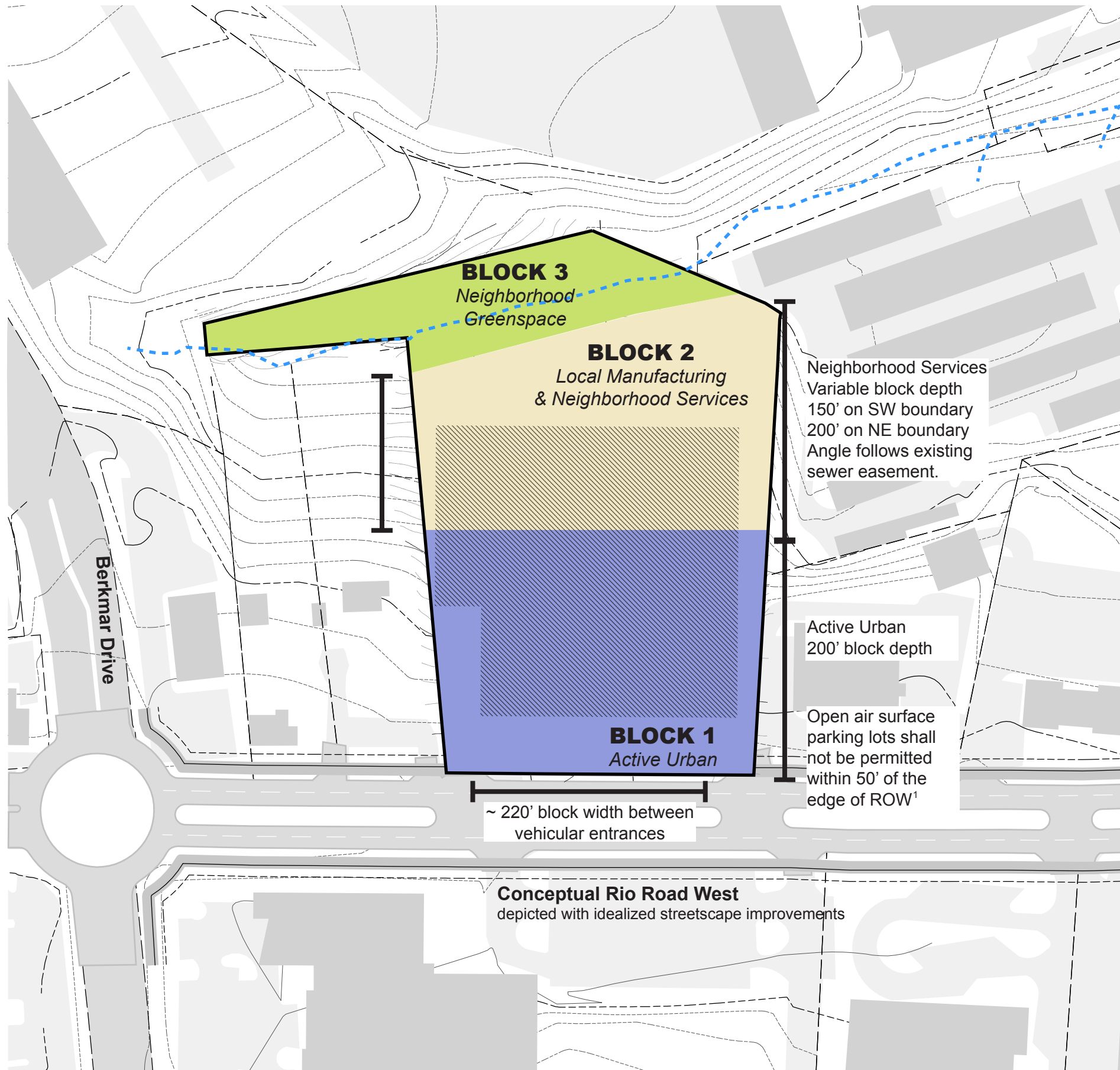
Existing Conditions

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Block & Activity Network
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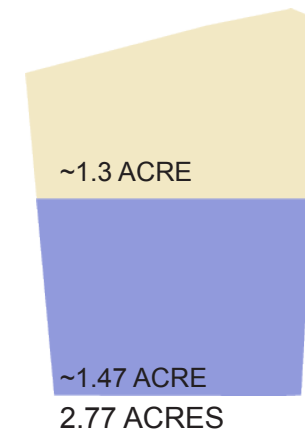


Land Disturbance
3.32 Acres
 All areas potentially changed by development.

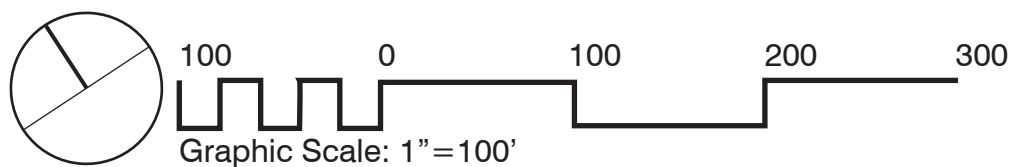
Parking/Circulation
1.47 Acres
 Includes pedestrian and bike zones to be developed in future site plans. Structured parking is permitted anywhere in buildable area



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.



1. This requirement shall not preclude structured parking from being located within 50' of the ROW

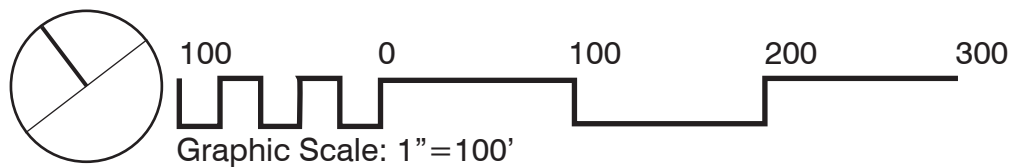
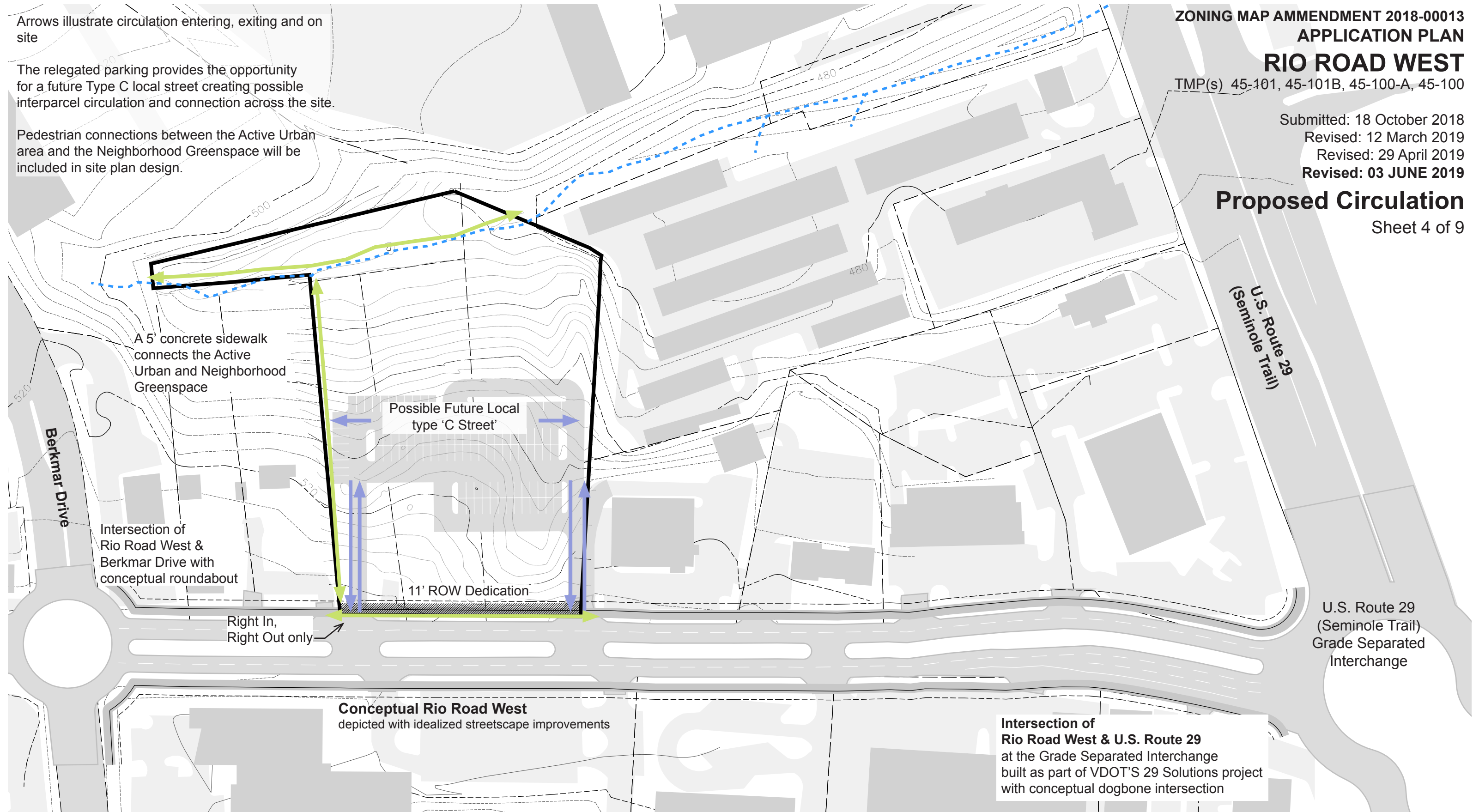
Arrows illustrate circulation entering, exiting and on site

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.

Proposed Circulation

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Circulation Key	
	PEDESTRIAN
	VEHICULAR

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 AMMENDMENT 2018-00013

APPLICATION PLAN

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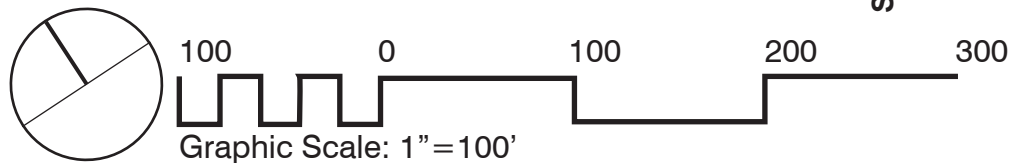
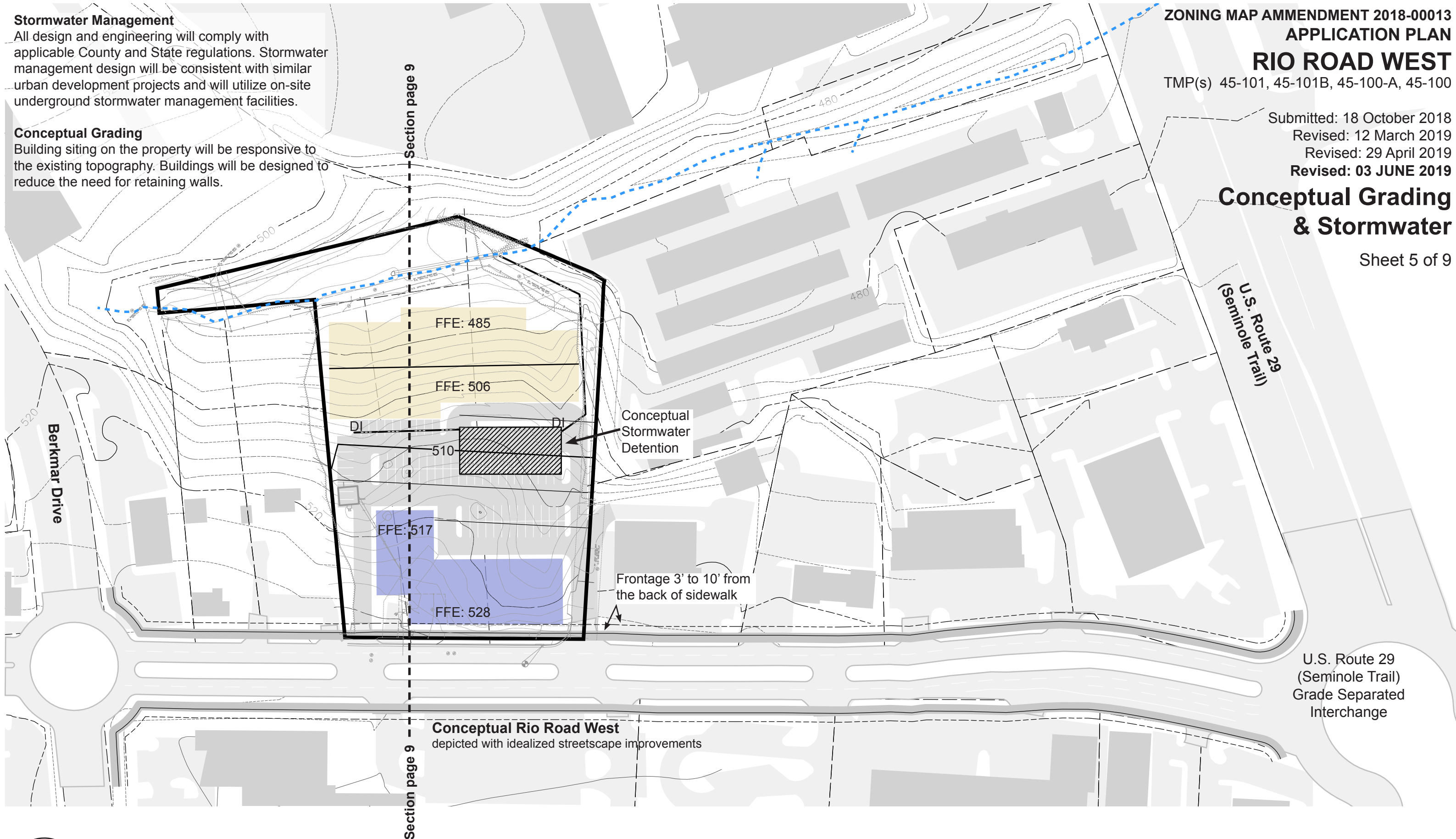
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Conceptual Grading & Stormwater

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SHIMP ENGINEERING, P.C.

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Conceptual Street Section:

Rio Road West

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Conceptual Streetscape

with idealized improvements

Property Street Scape

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

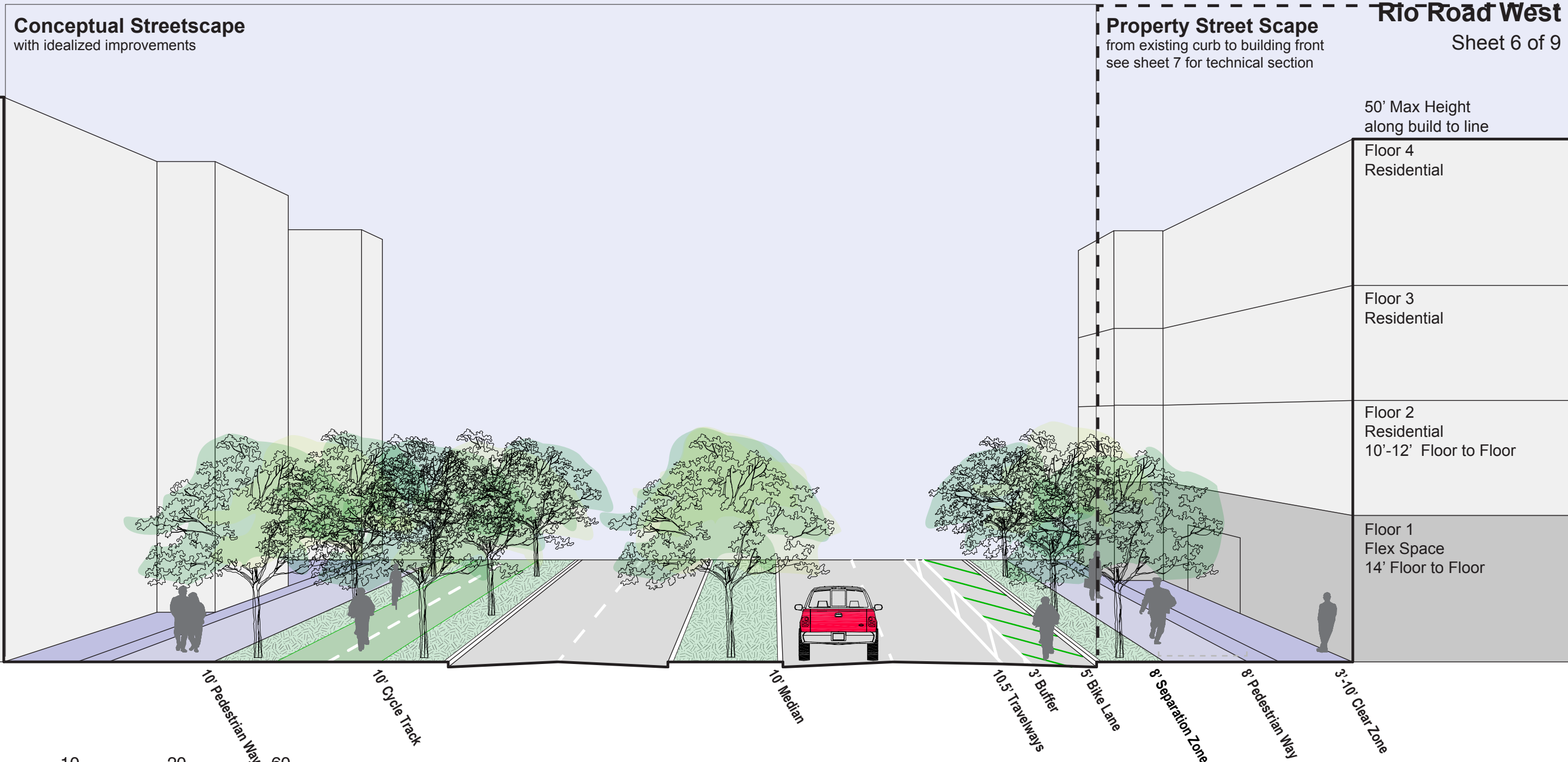
50' Max Height
along build to line

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



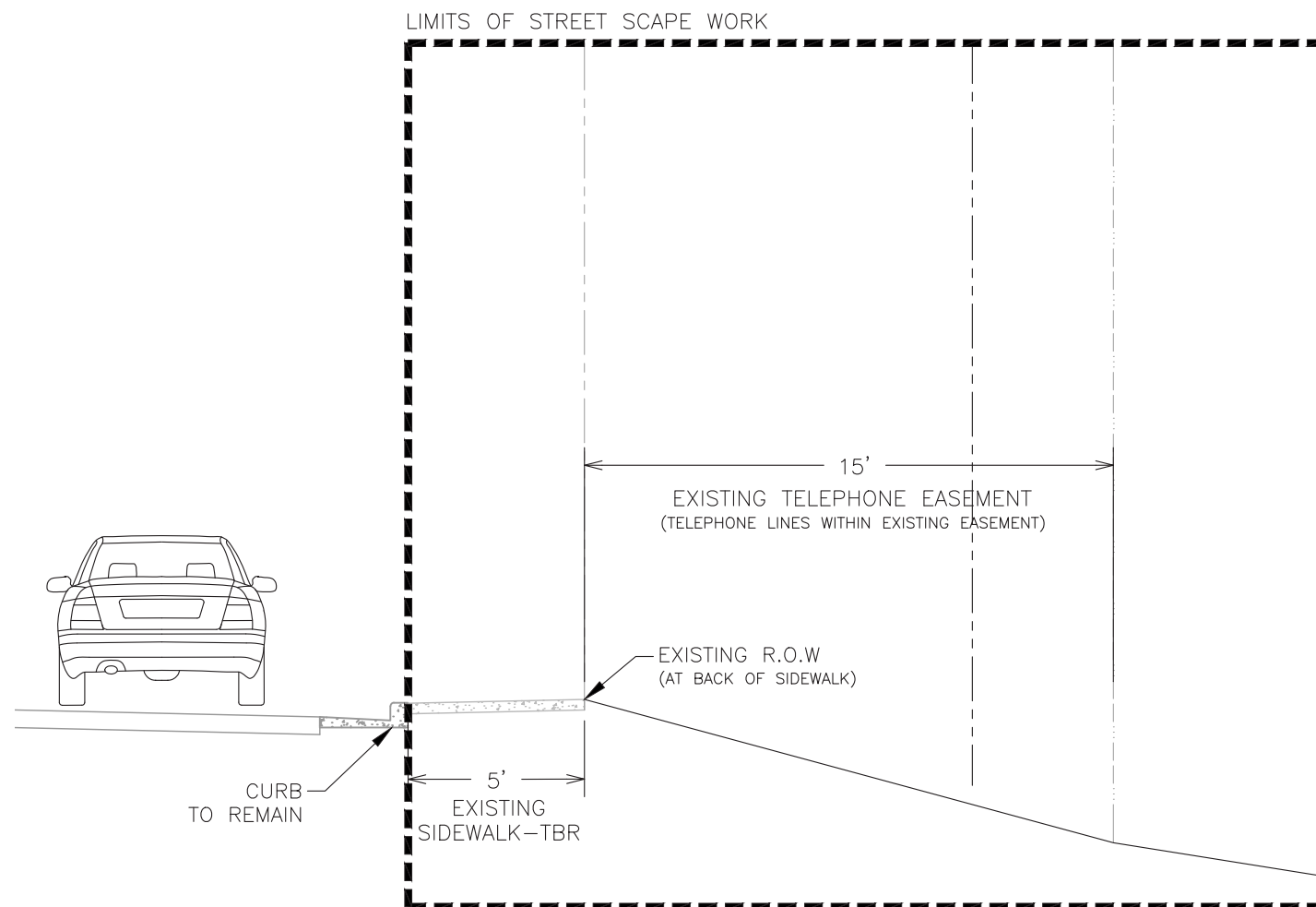
Graphic Scale: 1" = 10'

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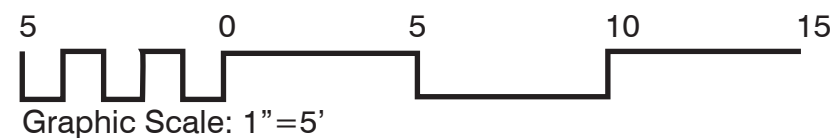
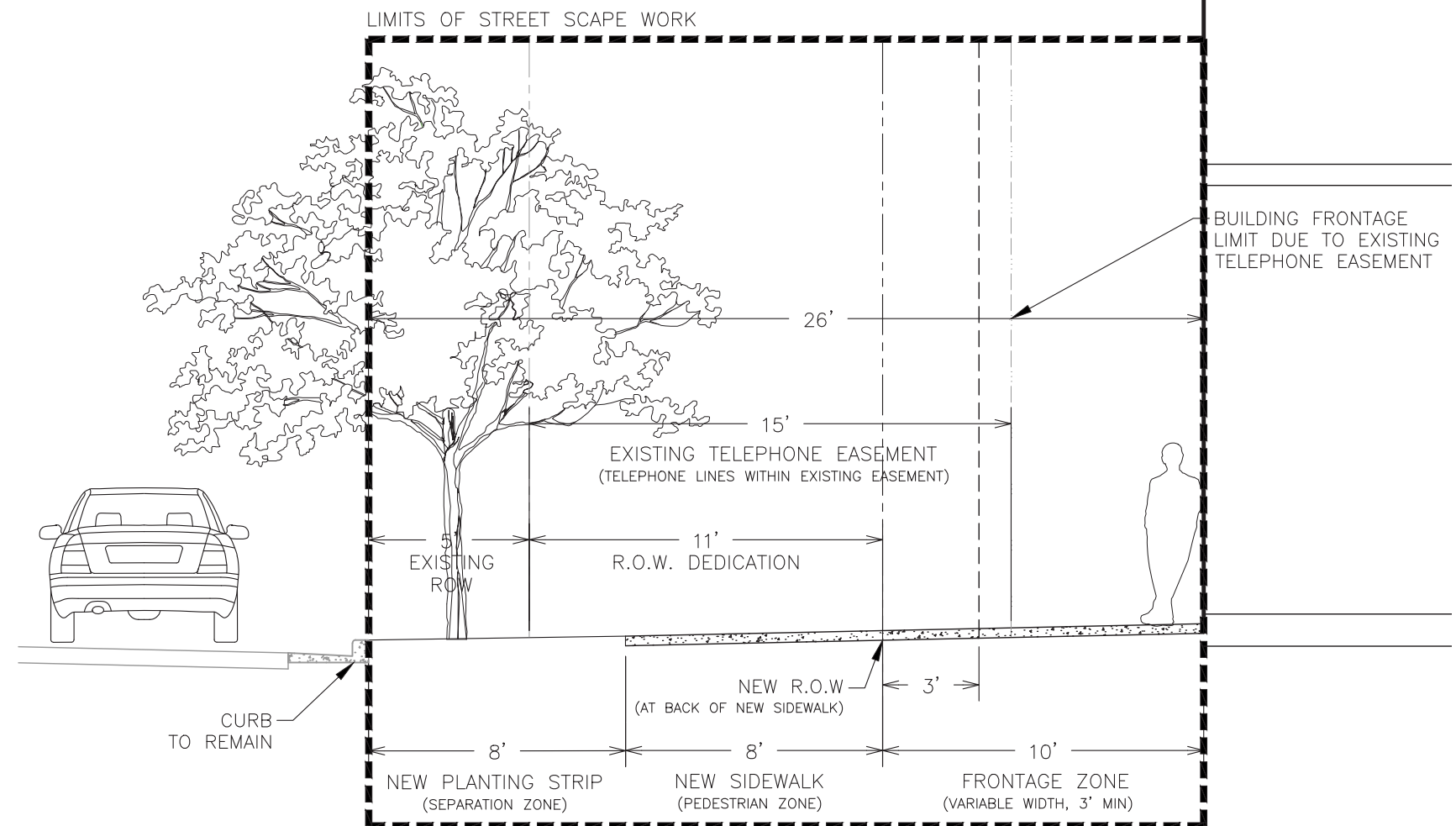
Technical Conceptual Section

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Existing Conditions



Proposed Street Improvements



Conceptual Greenspace Section

Sheet 8 of 9

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. Daylighting and stream restoration improvements shall be performed by others subsequent to the linear park dedication.

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

Rear facade made active through tactics outlined in COD

Floor 2

Floor 1

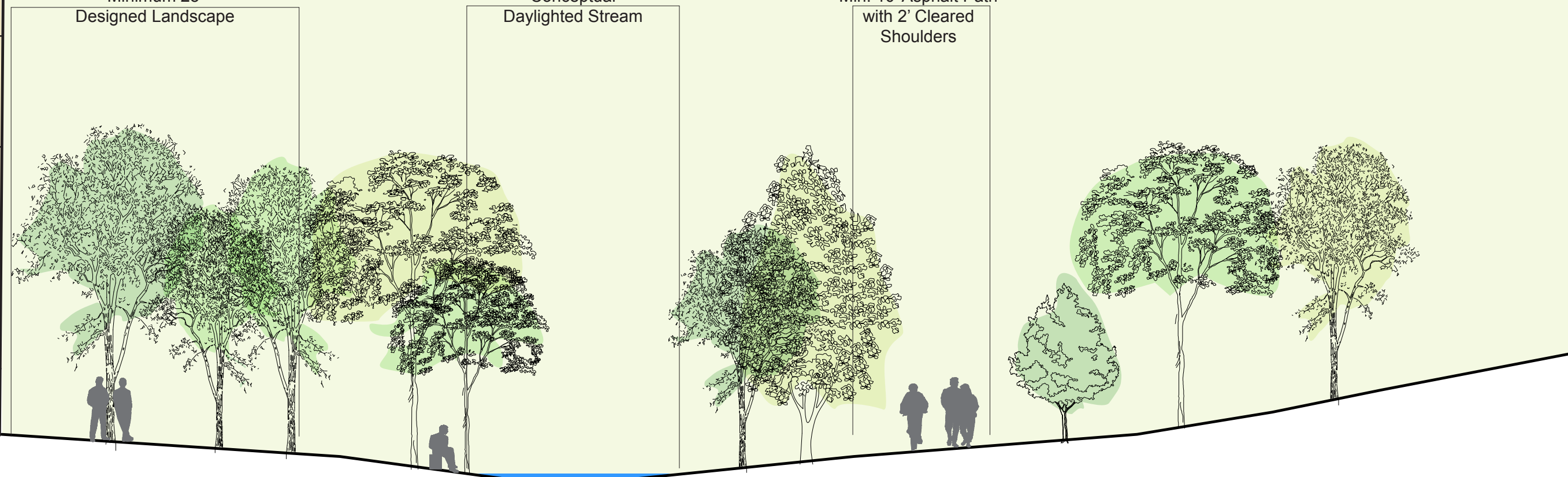
Basement 1

Basement 2

Minimum 25'
Designed Landscape

Conceptual
Daylighted Stream

Min. 10' Asphalt Path
with 2' Cleared
Shoulders



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.

10 0 10 20 30

Graphic Scale: 1"=10'

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

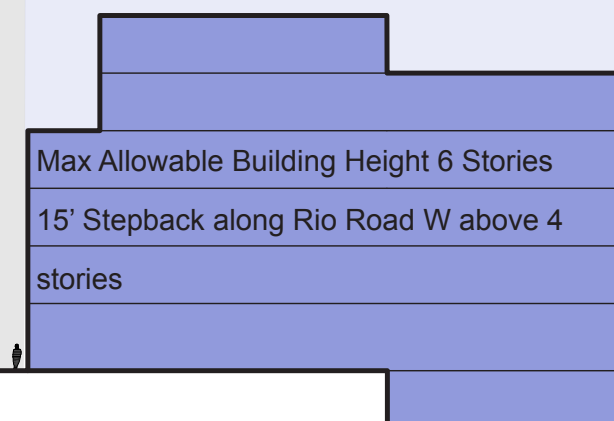
Conceptual ROW with multimodal transit; shown with idealized street improvements

Active Urban

Block I

200' Deep x 220' Wide

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



Max Allowable Building Height 6 Stories

15' Stepback along Rio Road W above 4

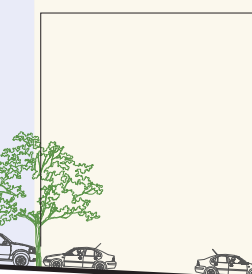
stories

Local Manufacturing & Neighborhood Services

Block II

150'-200' Variable Depth x 220' Wide

Possible Future Connection Suitable for Type C 'Local Street'



Max Allowable Building Height

6 Stories

15' Stepback above 4 stories

Active Recreation

Block III

Variable Dimension



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'