

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

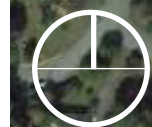
Context Map

Sheet 1 of 8

project number: 19.006

INDEX OF SHEETS

- 1 - Cover & Context Map
- 2 - Existing Conditions
- 3 - Block Network
- 4 - Buildable Area +
Conceptual Stormwater & Grading Plan
- 5 - Proposed Circulation
- 6 - Amenity & Landscape Diagram
- 7 - Conceptual Street Section
-Rio Road
- 8 - Conceptual Street Section
-Belvedere Boulevard

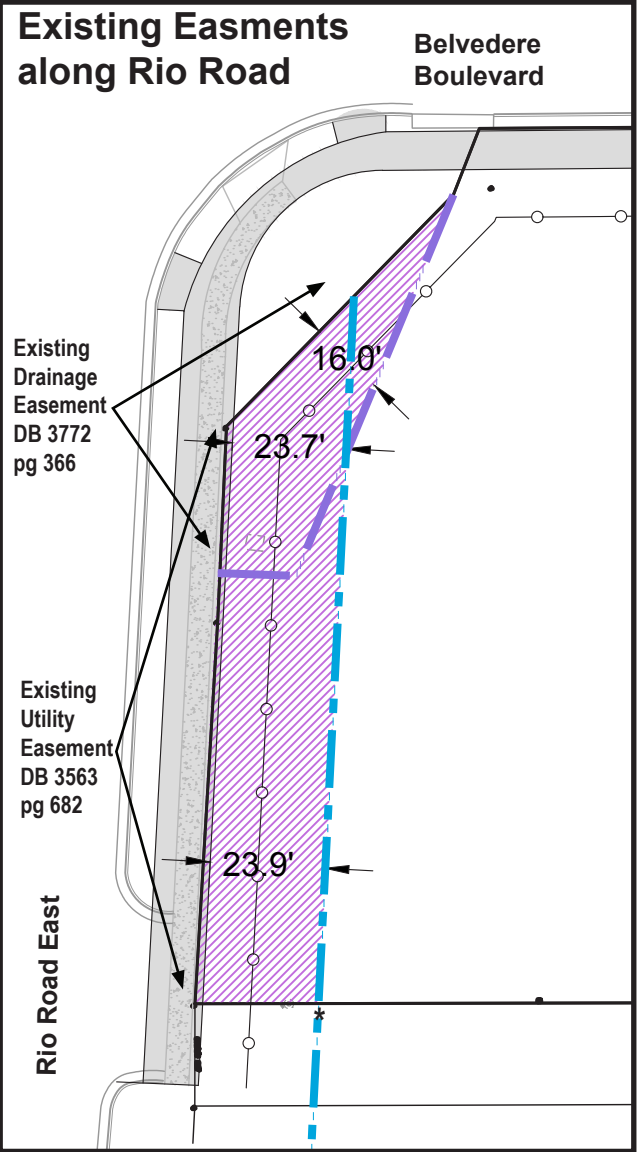
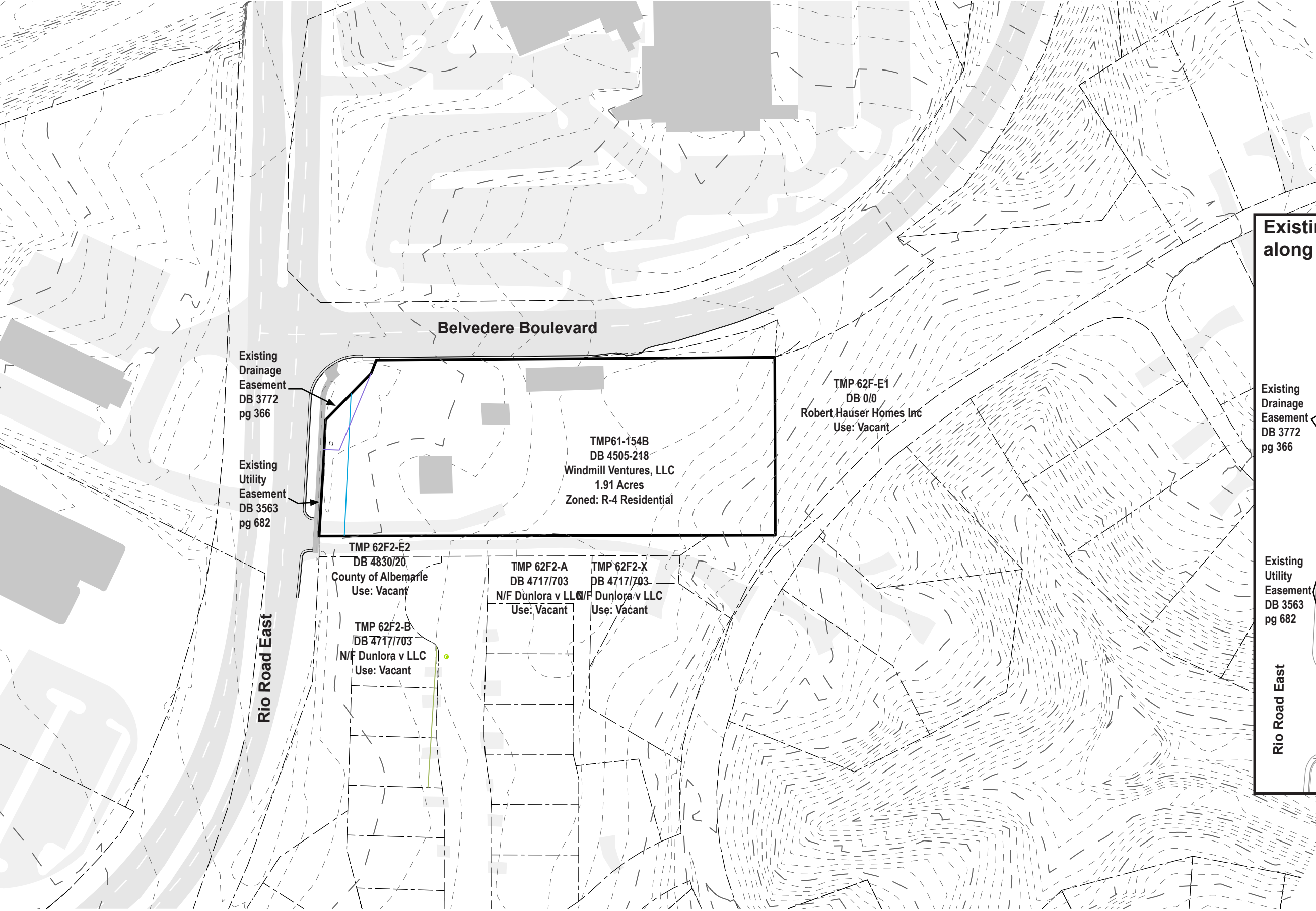


NTS

Image provided by Google Maps

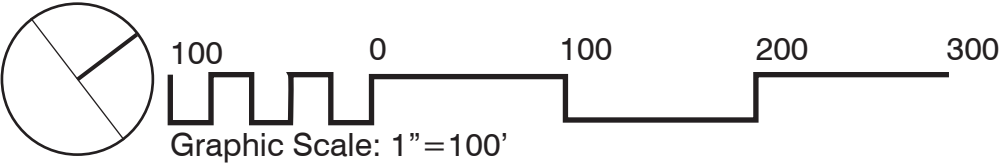
SHIMP ENGINEERING, P.C.

999 RIO ROAD
EXISTING CONDITIONS
Sheet 2 of 8



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

Submitted 19 February 2019
Revised 29 April 2019
Revised 26 July 2019
Revised 18 November 2019
Revised 16 December 2019
REVISED 29 JANUARY 2020



999 RIO ROAD BLOCK NETWORK

Sheet 3 of 8

Belvedere Boulevard

Rio Road East

BLOCK 1

Mixed Use

.96 ac

BLOCK 2

Residential

.95 ac

TMP 61-154B

Submitted 19 February 2019

Revised 29 April 2019

Revised 26 July 2019

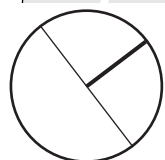
Revised 18 November 2019

Revised 16 December 2019

REVISED 29 JANUARY 2020

project: 19.006

SHIMP ENGINEERING, P.C.

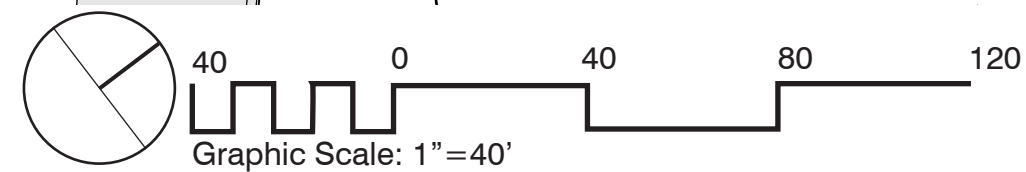
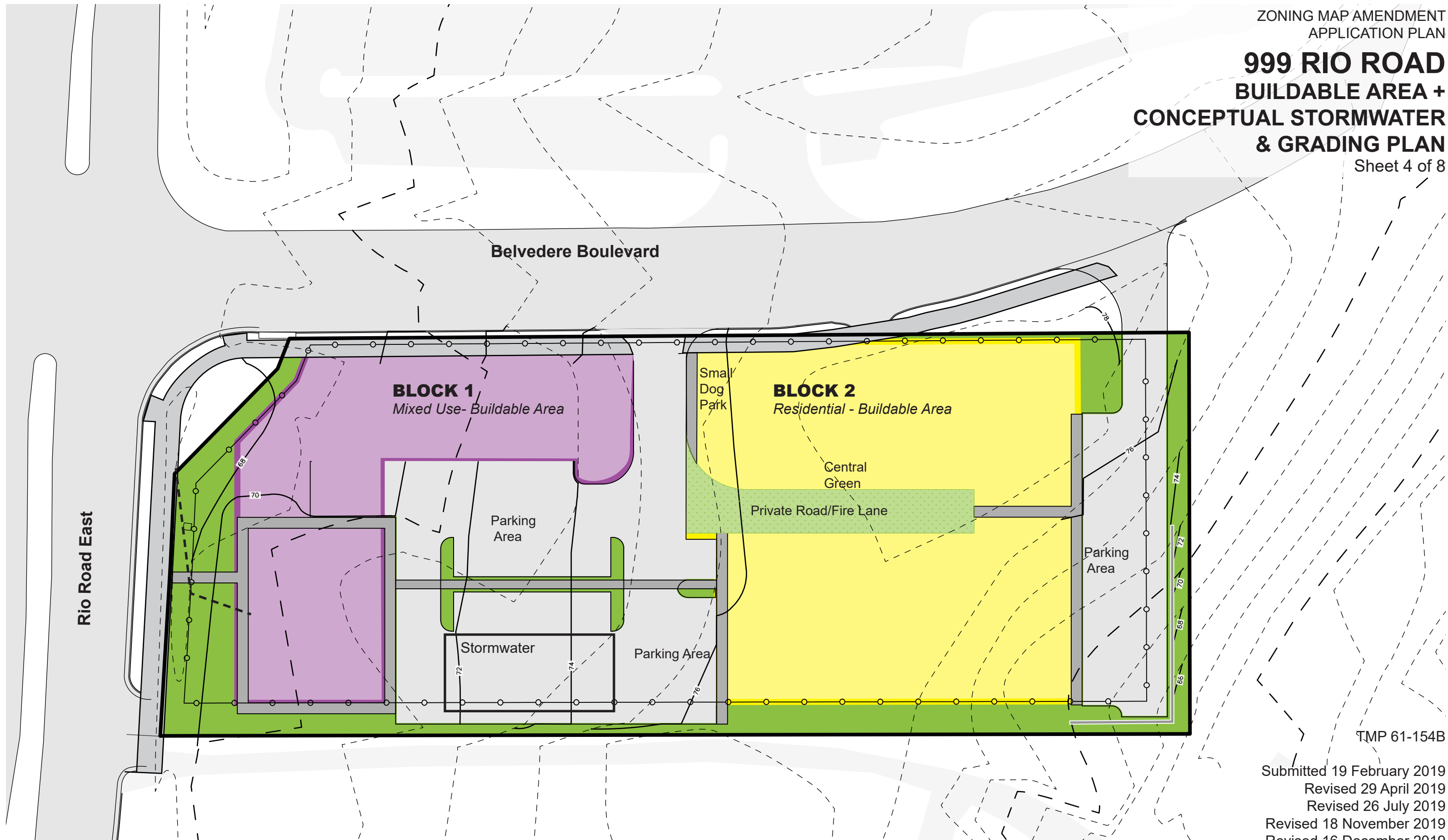


40 0 40 80 120

Graphic Scale: 1"=40'

999 RIO ROAD BUILDABLE AREA + CONCEPTUAL STORMWATER & GRADING PLAN

Sheet 4 of 8



TMP 61-154B

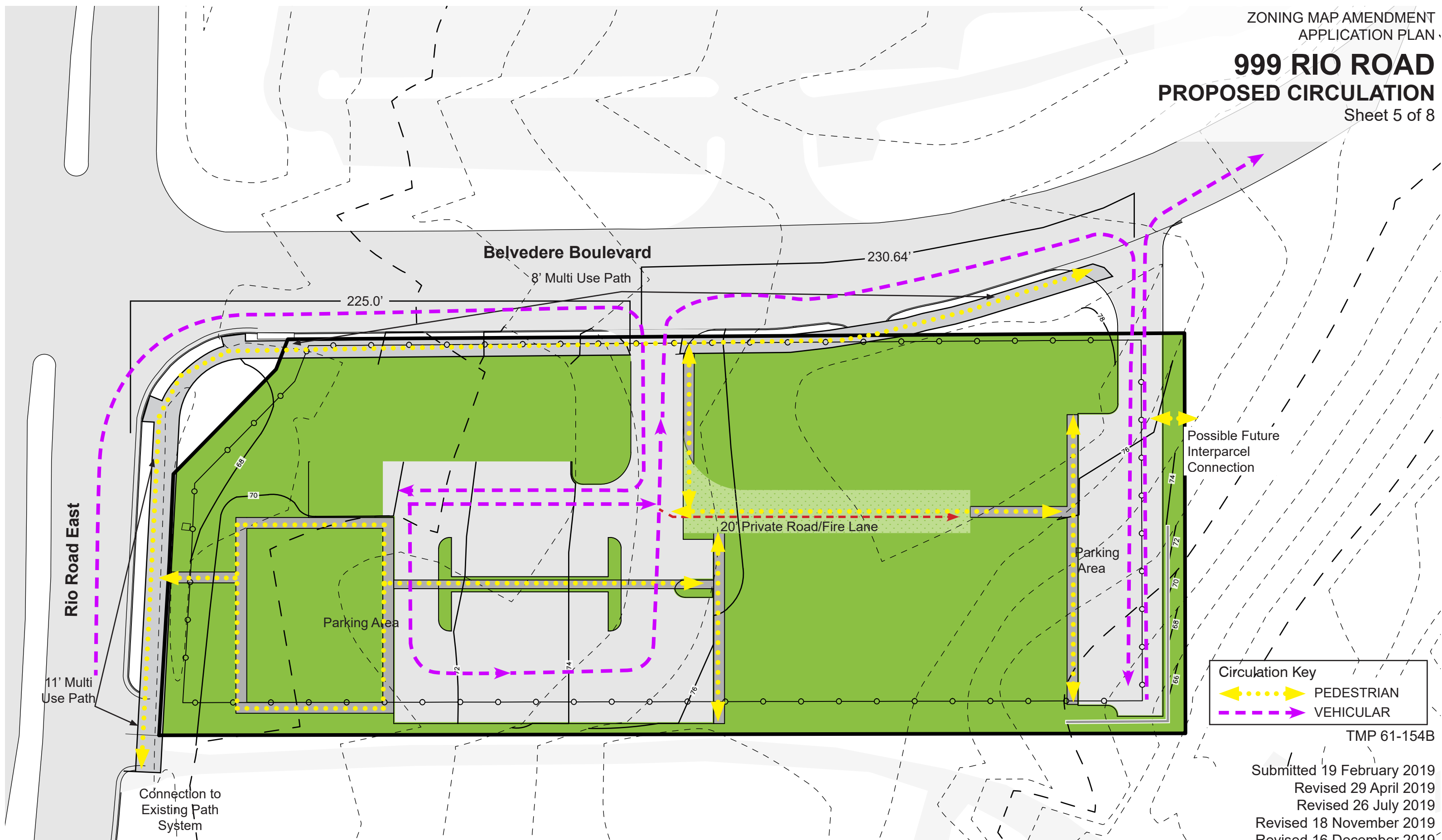
Submitted 19 February 2019
Revised 29 April 2019
Revised 26 July 2019
Revised 18 November 2019
Revised 16 December 2019
REVISED 29 JANUARY 2020

project: 19.006

SHIMP ENGINEERING, P.C.

999 RIO ROAD PROPOSED CIRCULATION

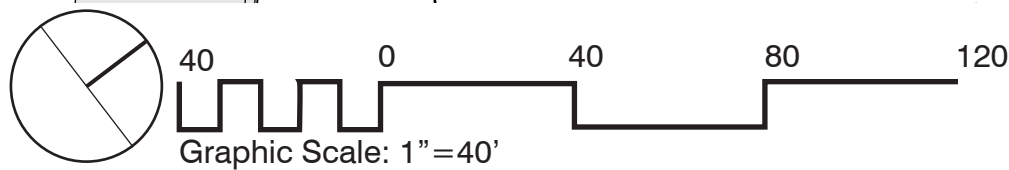
Sheet 5 of 8



Circulation Key	
	PEDESTRIAN
	VEHICULAR

TMP 61-154B

Submitted 19 February 2019
Revised 29 April 2019
Revised 26 July 2019
Revised 18 November 2019
Revised 16 December 2019
REVISED 29 JANUARY 2020

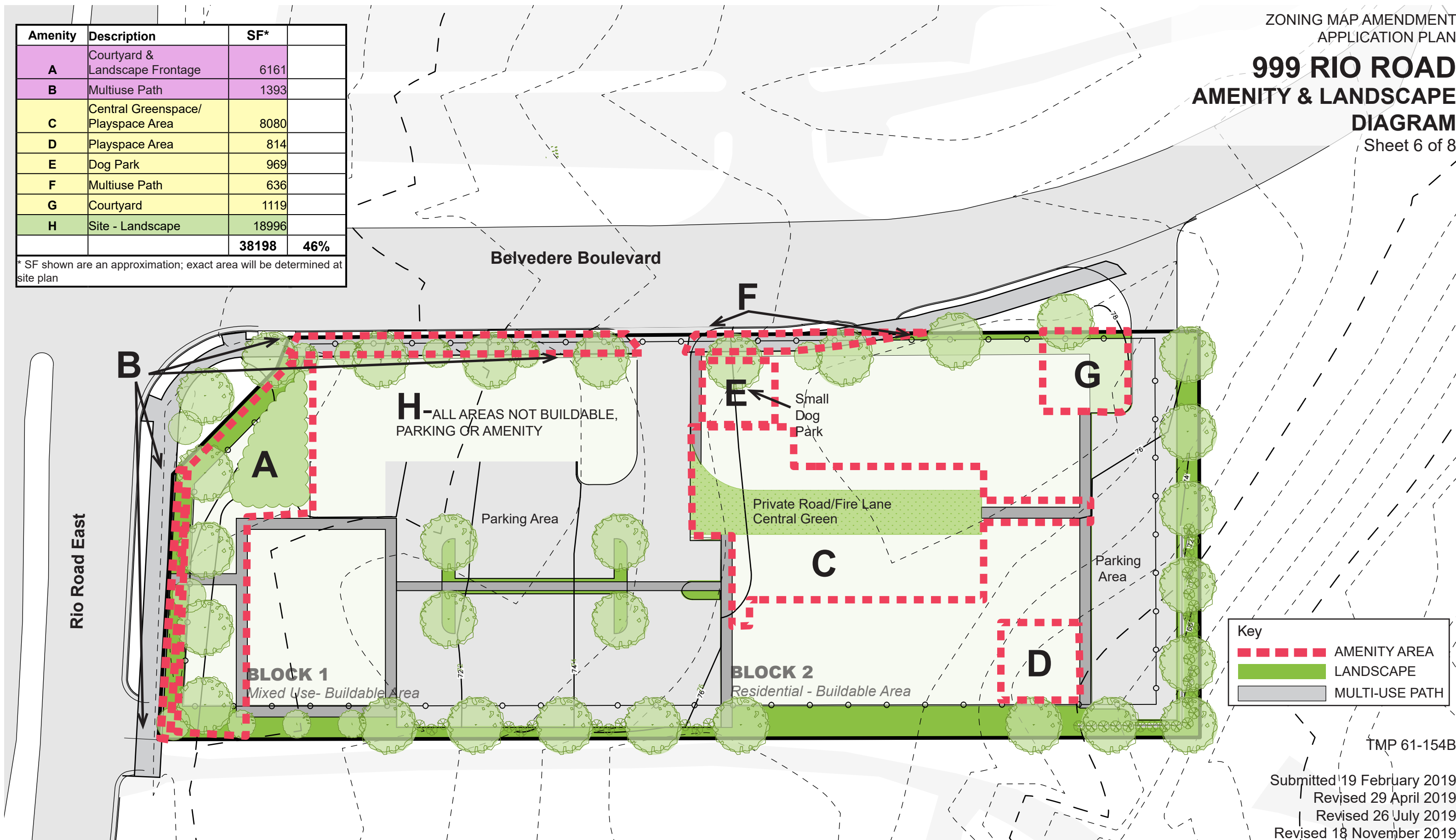


999 RIO ROAD AMENITY & LANDSCAPE DIAGRAM

Sheet 6 of 8

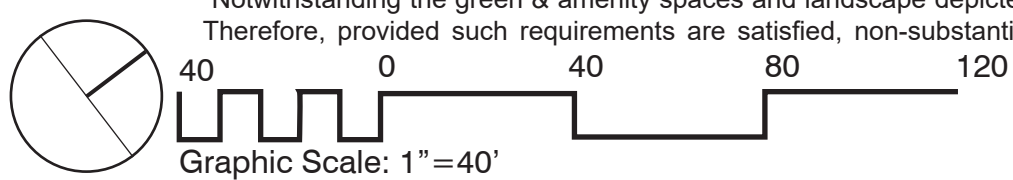
Amenity	Description	SF*	
A	Courtyard & Landscape Frontage	6161	
B	Multiuse Path	1393	
C	Central Greenspace/ Playspace Area	8080	
D	Playspace Area	814	
E	Dog Park	969	
F	Multiuse Path	636	
G	Courtyard	1119	
H	Site - Landscape	18996	
		38198	46%

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



Key

- AMENITY AREA
- LANDSCAPE
- MULTI-USE PATH



"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."

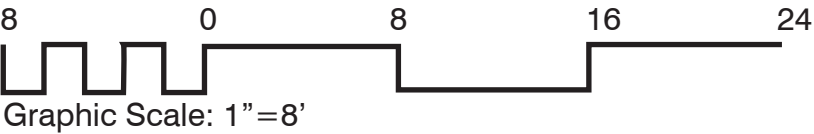
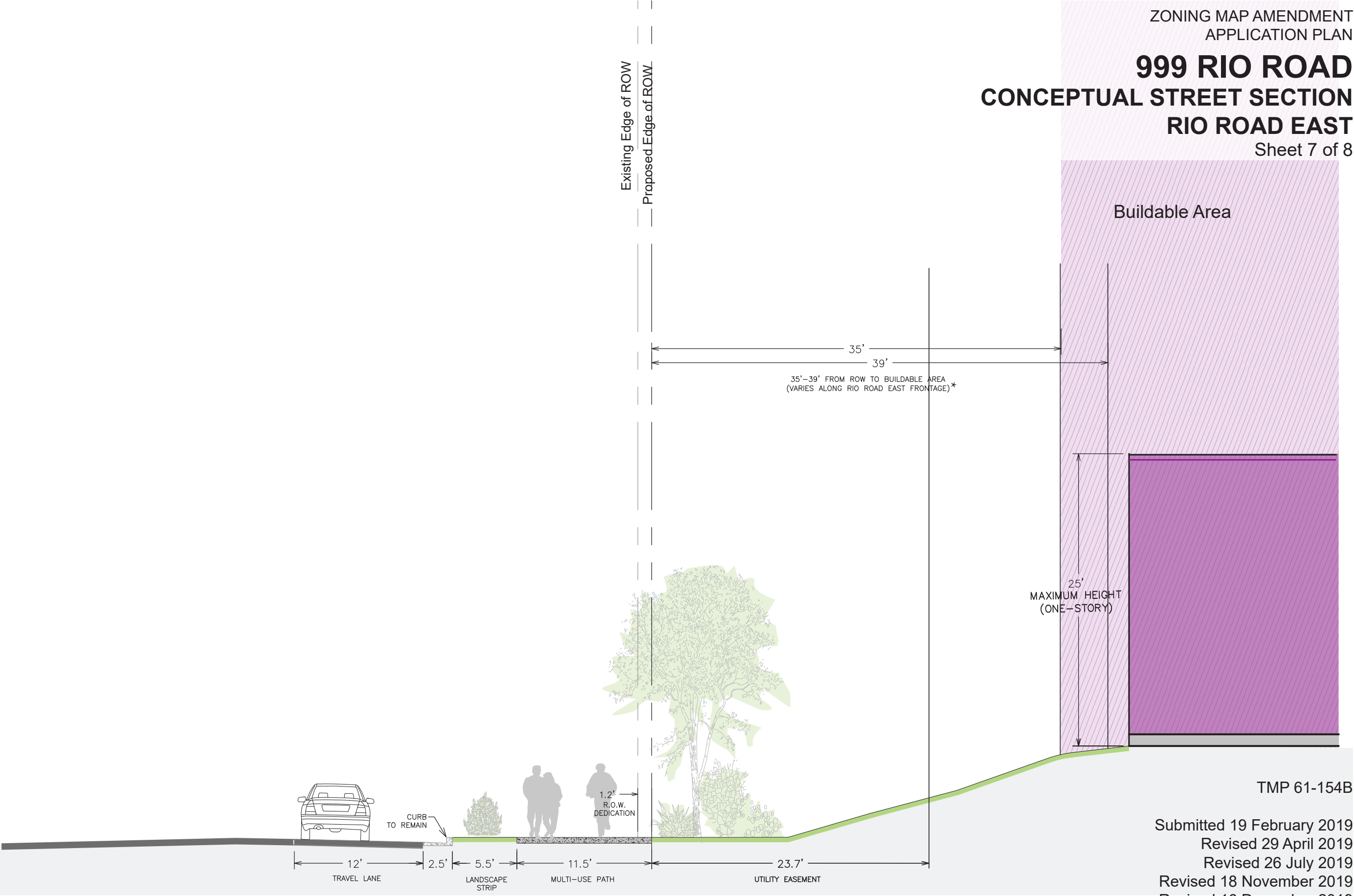
TMP 61-154B
Submitted 19 February 2019
Revised 29 April 2019
Revised 26 July 2019
Revised 18 November 2019
Revised 16 December 2019
REVISED 29 JANUARY 2020

BLOCK 1
Mixed Use

Rio Road East
Right-Of-Way

ZONING MAP AMENDMENT
APPLICATION PLAN

999 RIO ROAD
CONCEPTUAL STREET SECTION
RIO ROAD EAST
Sheet 7 of 8



*Setback based on greenspace frontage shown on sheet 6.

TMP 61-154B

Submitted 19 February 2019
Revised 29 April 2019
Revised 26 July 2019
Revised 18 November 2019
Revised 16 December 2019
REVISED 29 JANUARY 2020

999 RIO ROAD

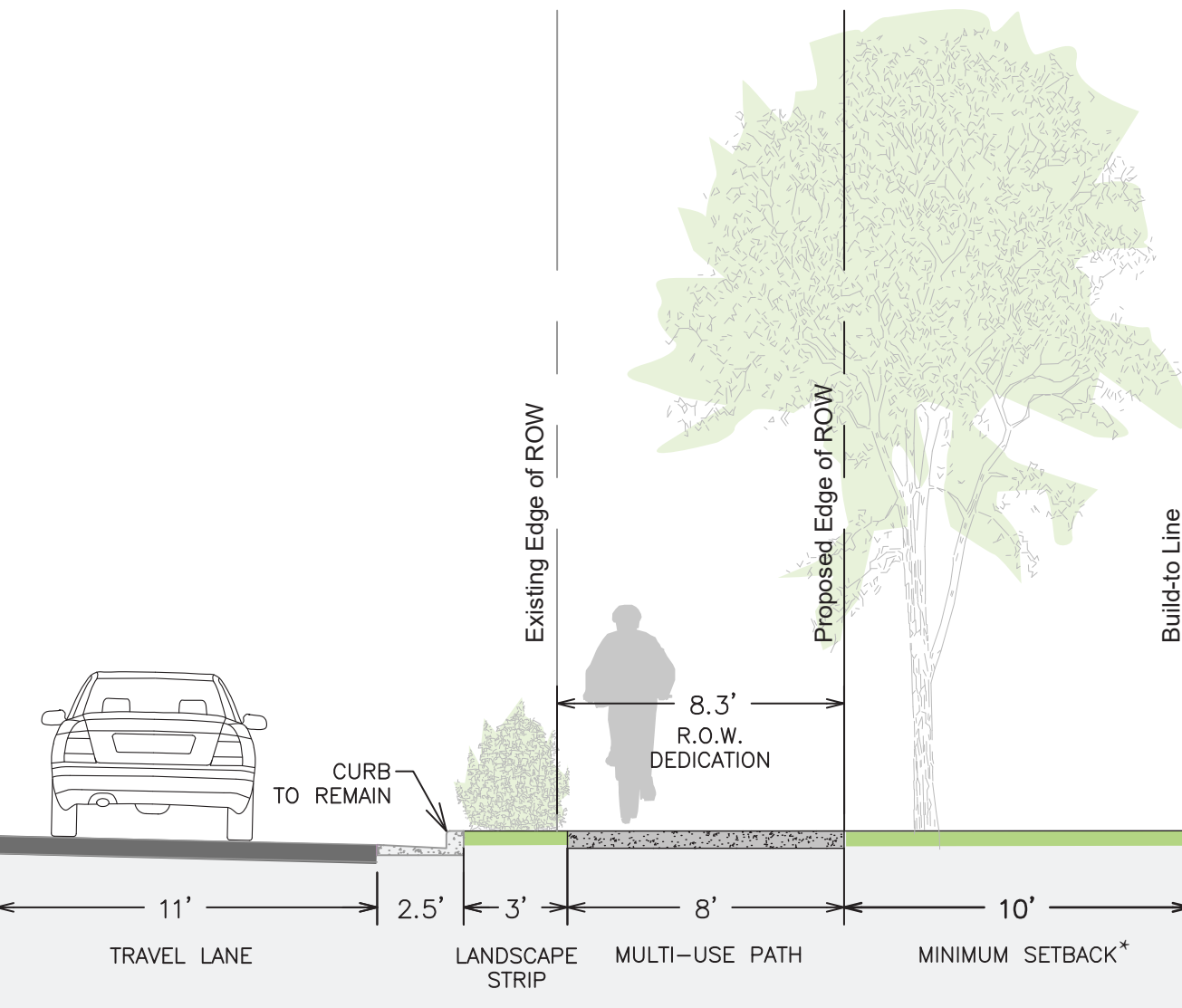
CONCEPTUAL STREET SECTIONS BELVEDERE BOULEVARD

Sheet 8 of 8

BLOCK 1

Mixed Use

Belvedere Boulevard
Right-Of-Way



BLOCK 2

Residential

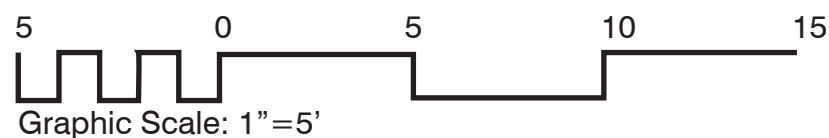
Belvedere Boulevard
Right-Of-Way



TMP 61-154B

Submitted 19 February 2019
Revised 29 April 2019
Revised 26 July 2019
Revised 18 November 2019
Revised 16 December 2019
REVISED 29 JANUARY 2020

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



project: 19.006

SHIMP ENGINEERING, P.C.