



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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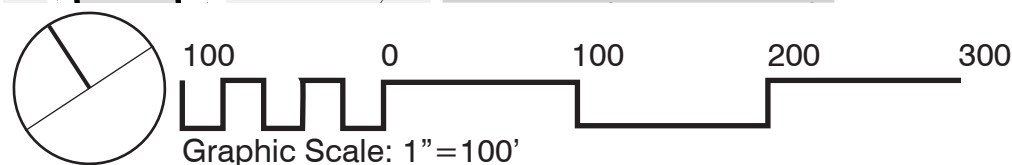
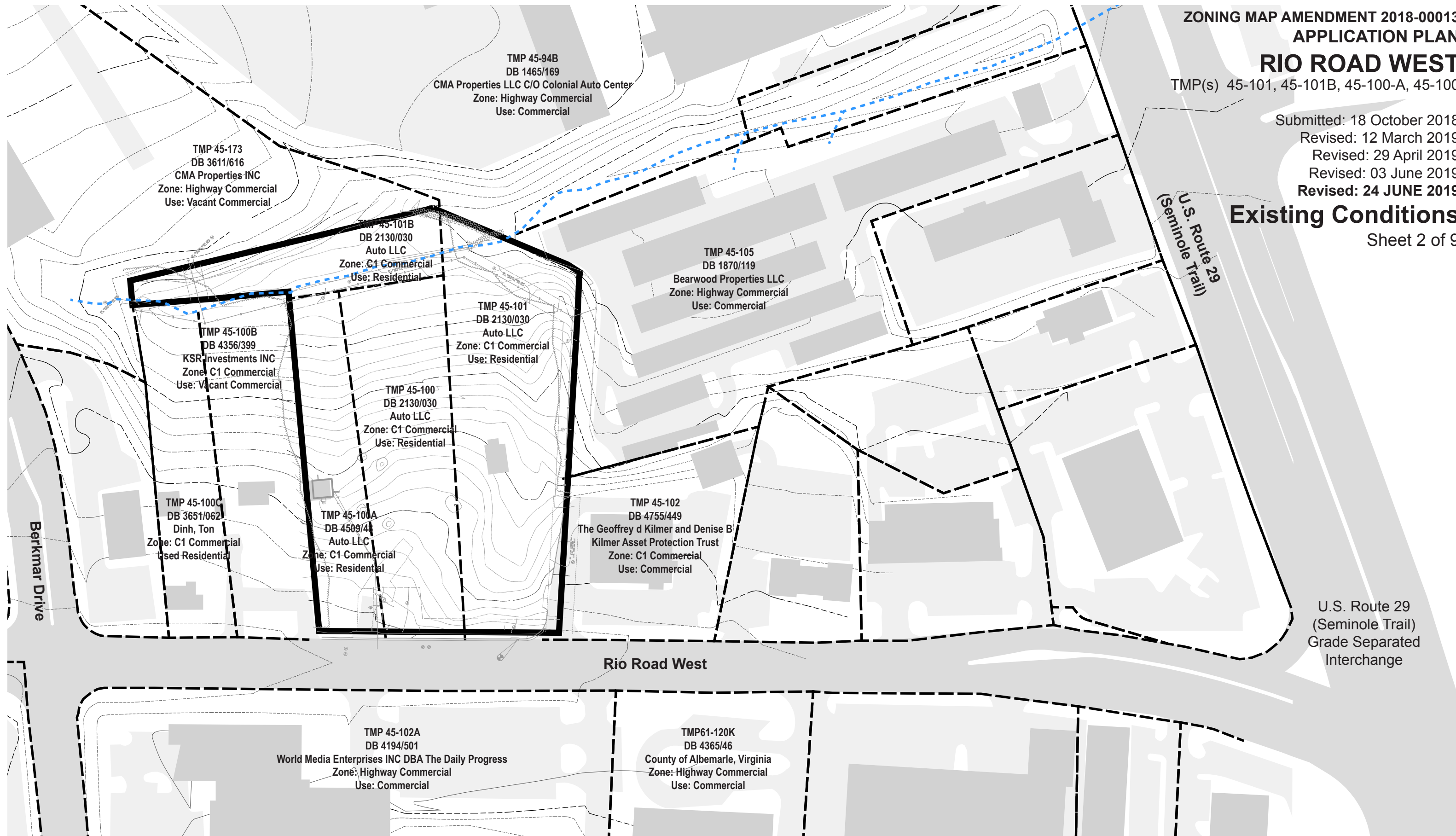
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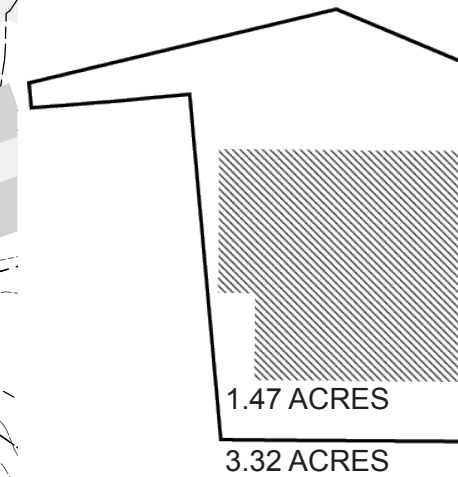
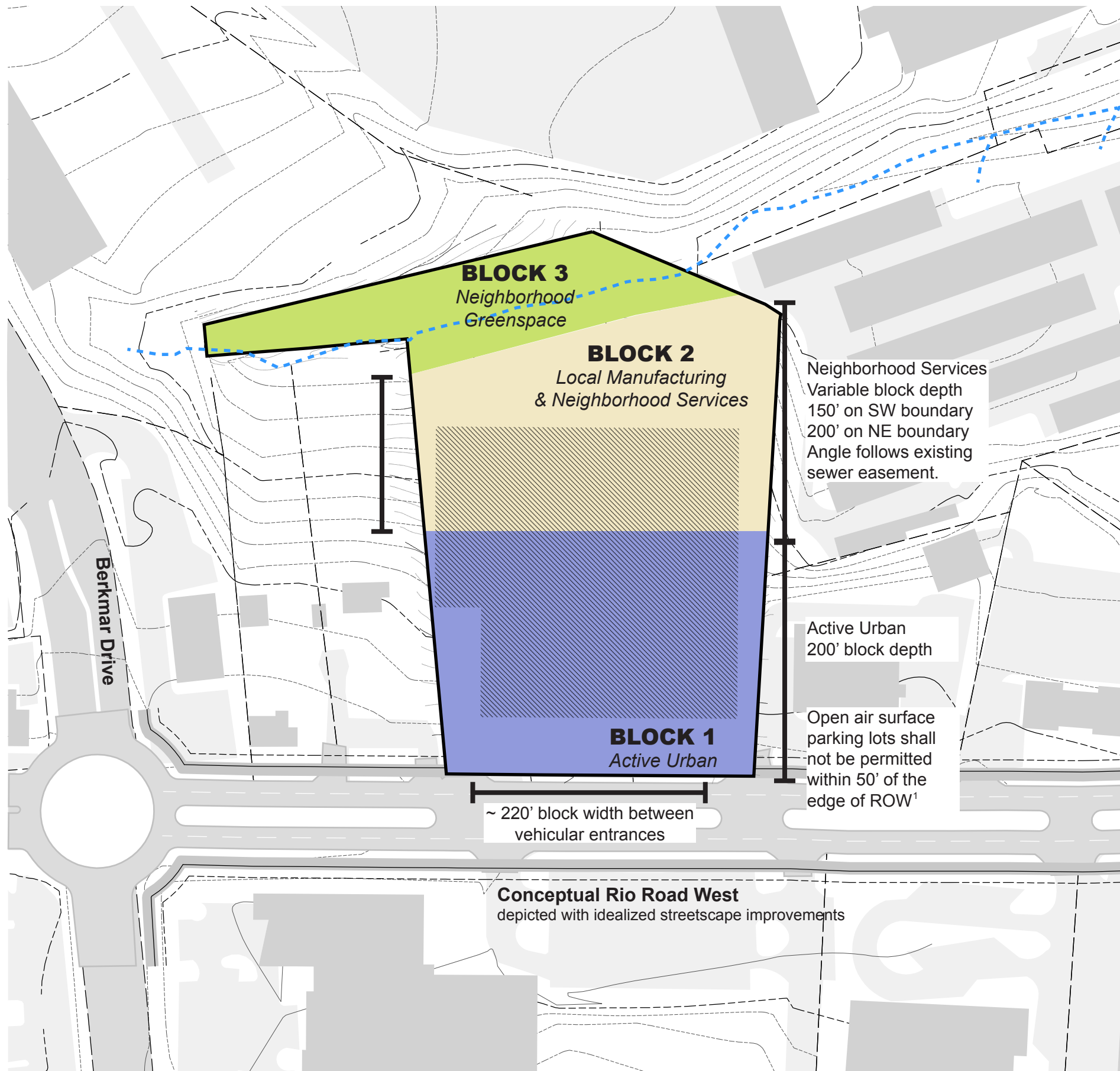
Existing Conditions

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Block & Activity Network
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Land Disturbance
3.32 Acres
 All areas potentially changed by development.

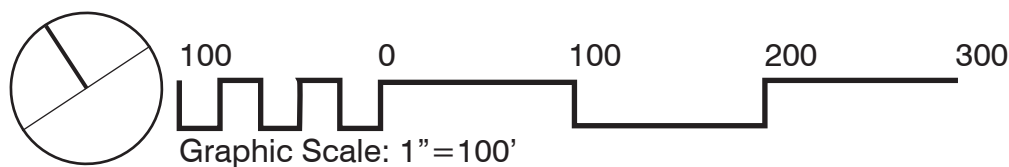
Parking/Circulation
1.47 Acres
 Includes pedestrian and bike zones to be developed in future site plans. Structured parking is permitted anywhere in buildable area



Open space = Neighborhood Greenspace
.55 Acre
 Area dedicated for the Future Linear Park

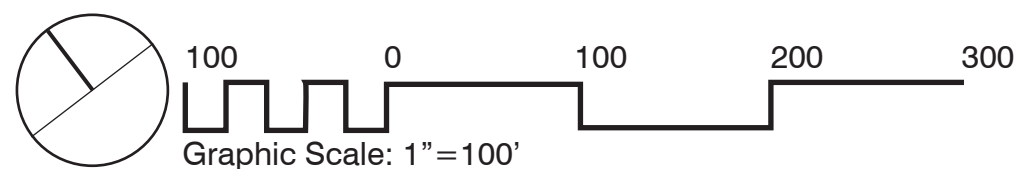
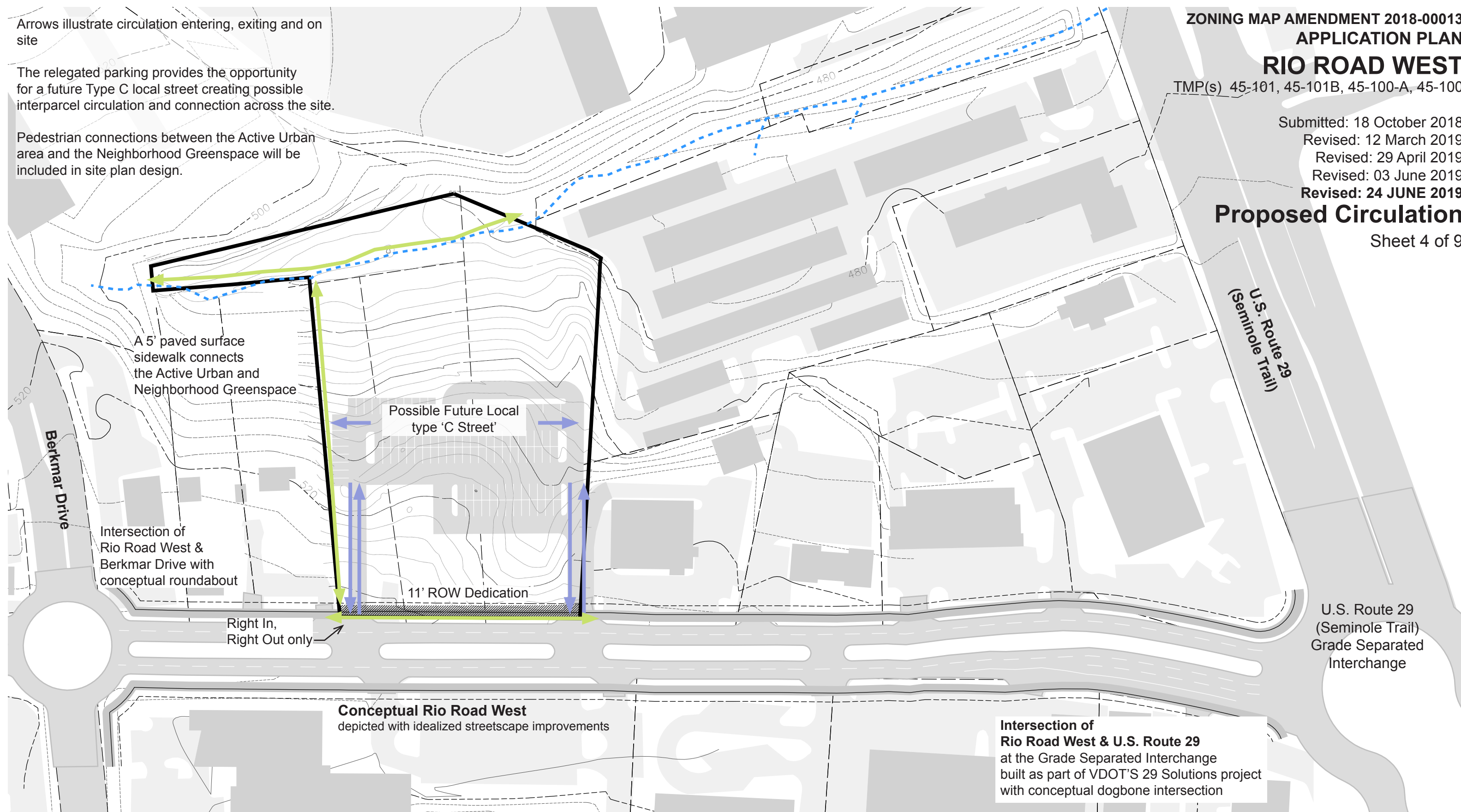


Buildable = Local Manufacturing & Neighborhood Services + Active Urban
2.77 Acres
 Includes building area, pedestrian and bike zones, as well as amenity areas to be developed in future site plans.



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



 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 AMENDMENT 2018-00013

APPLICATION PLAN

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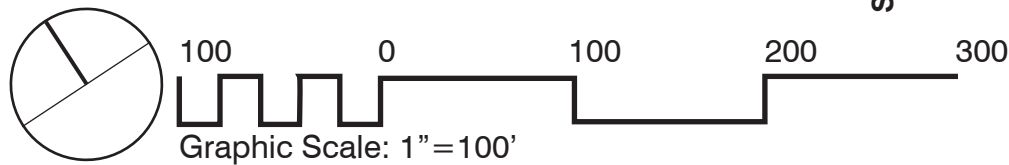
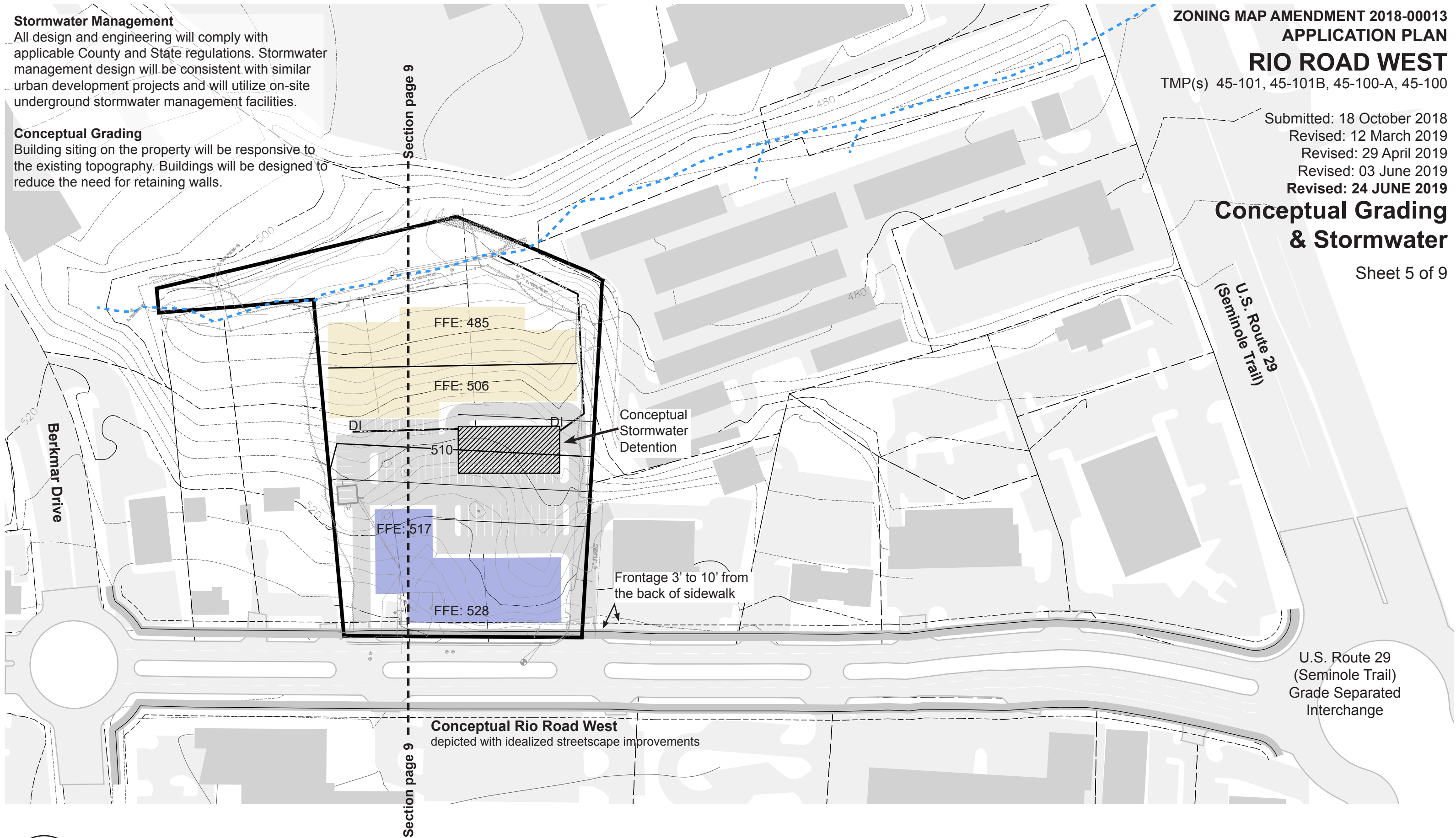
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**Conceptual Grading
& Stormwater**

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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

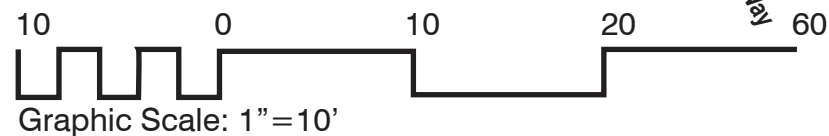
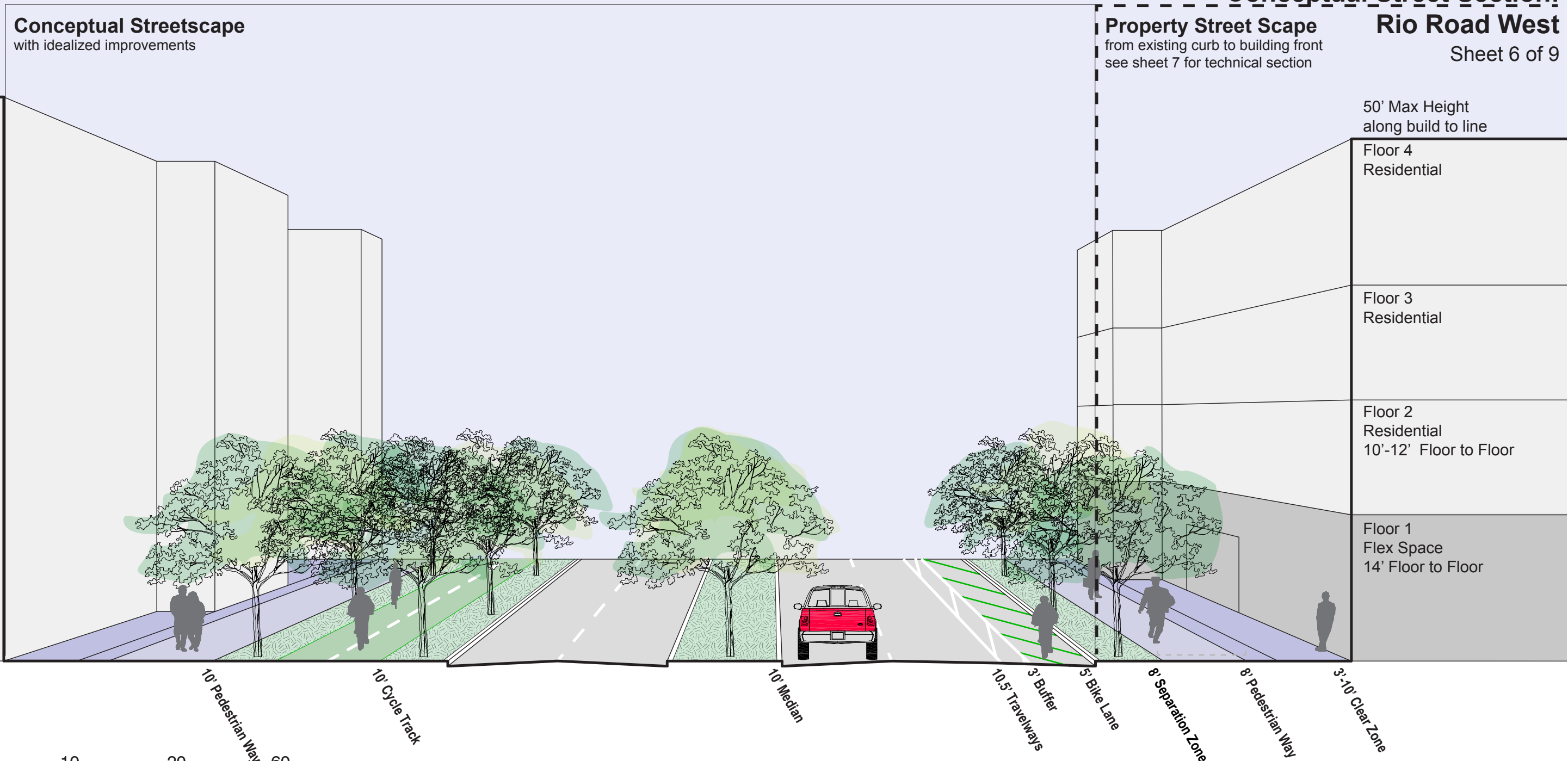
50' Max Height
along build to line

Floor 4
Residential

Floor 3
Residential

Floor 2
Residential
10'-12' Floor to Floor

Floor 1
Flex Space
14' Floor to Floor

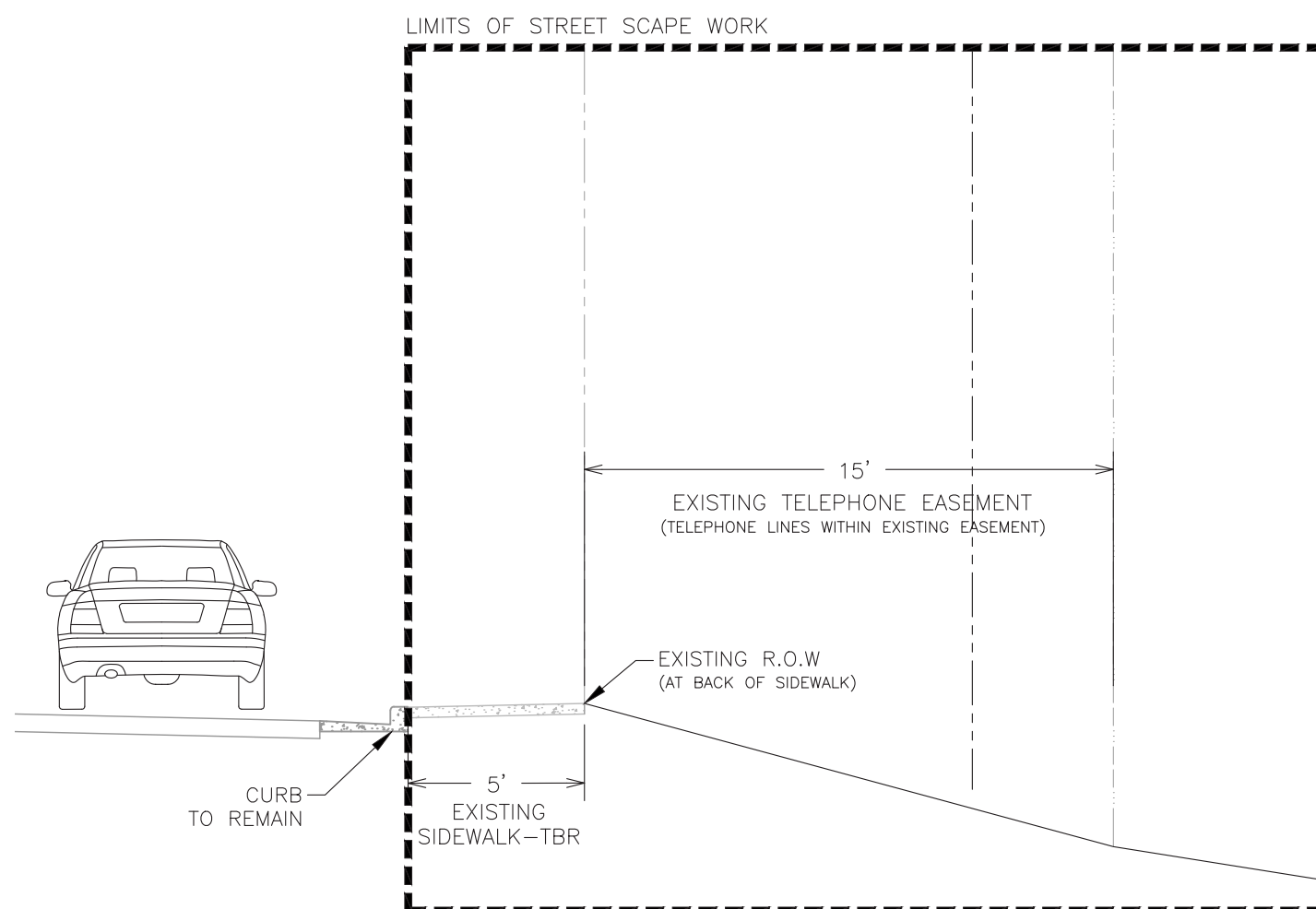


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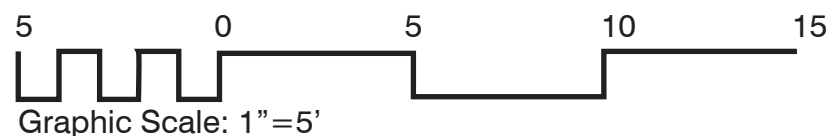
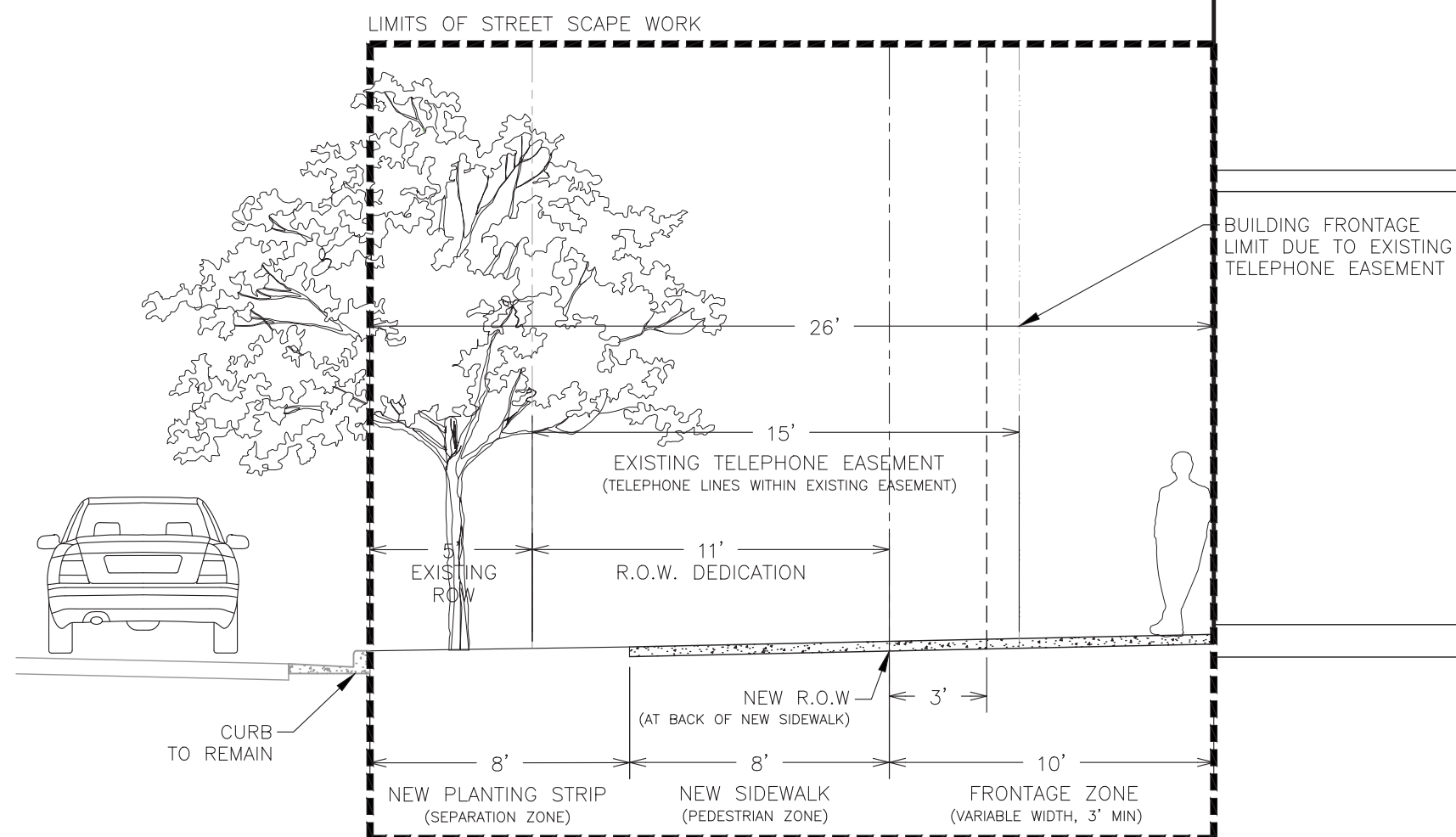
Technical Conceptual Section

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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.

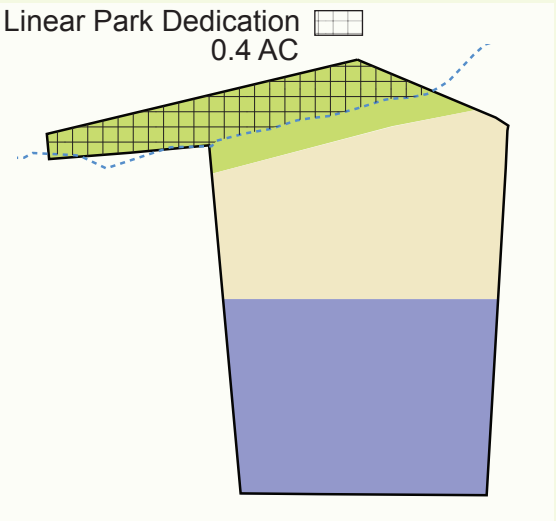
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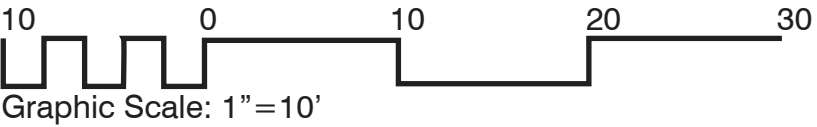
Conceptual Greenspace Section

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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

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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

