

# 999 RIO ROAD

**TMP 61-154RB**

Submitted 19 February 2019

Revised 29 April 2019

**Revised 26 June 2019**

## 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



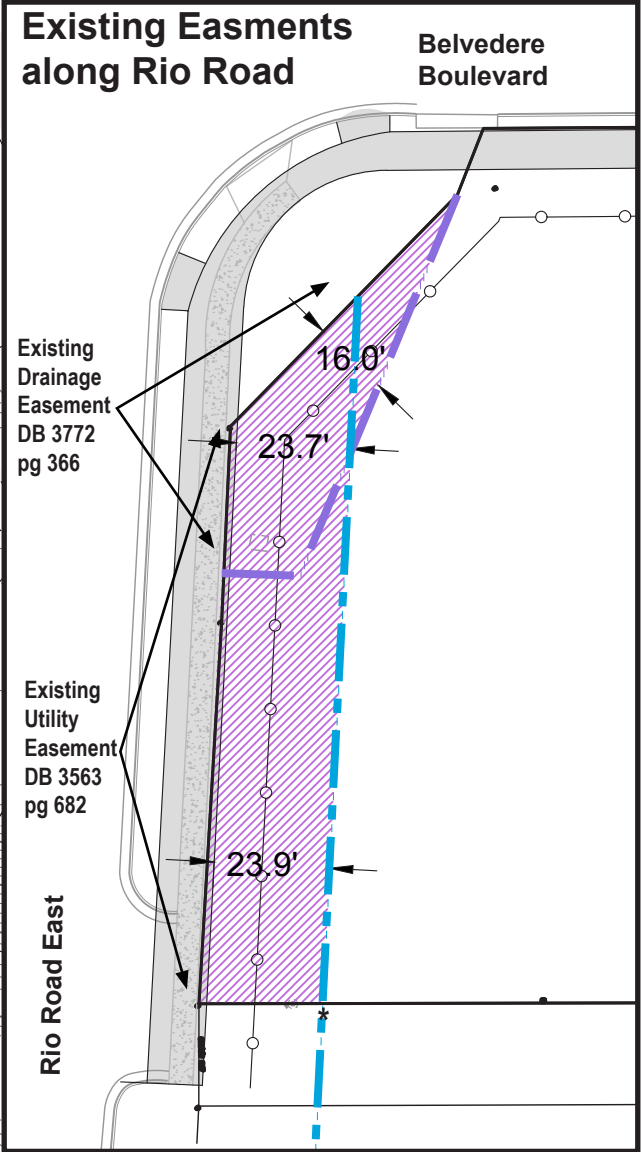
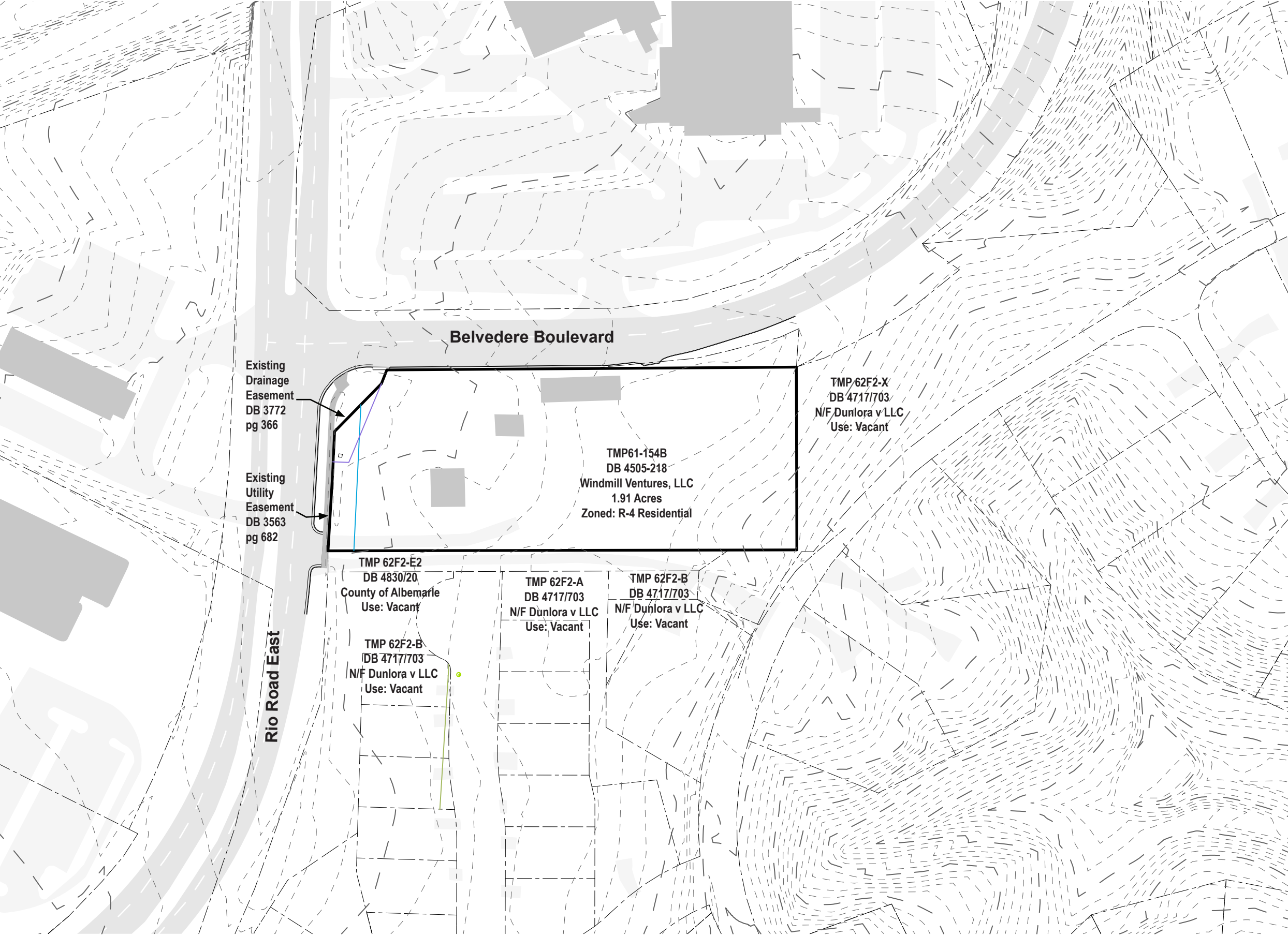
NTS

Image provided by Google Maps

**SHIMP ENGINEERING, P.C.**



**999 RIO ROAD**  
**EXISTING CONDITIONS**  
Sheet 2 of 8

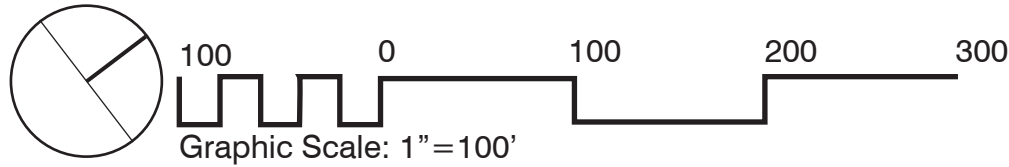


Graphic Scale: 1" = 40'  
\*Dimensions measured from  
back of proposed multi-use path

TMP 61-154B

Submitted 19 February 2019  
Revised 29 April 2019  
**REVISED 26 JULY 2019**

project: 19.006



**999 RIO ROAD  
BLOCK NETWORK**

Sheet 3 of 8

**Belvedere Boulevard**

**Rio Road East**

**BLOCK 1**

*Mixed Use*  
.87 ac

**BLOCK 2**

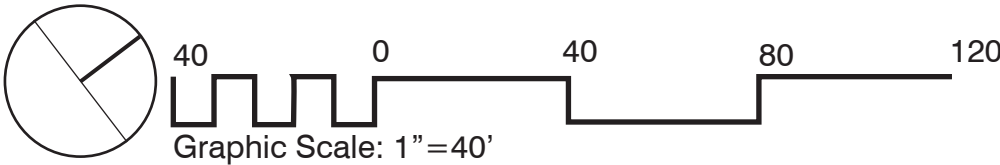
*Residential*  
1.04 ac

TMP 61-154B

Submitted 19 February 2019  
Revised 29 April 2019  
**REVISED 26 JULY 2019**

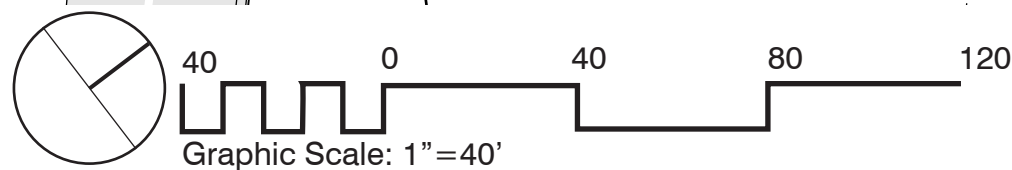
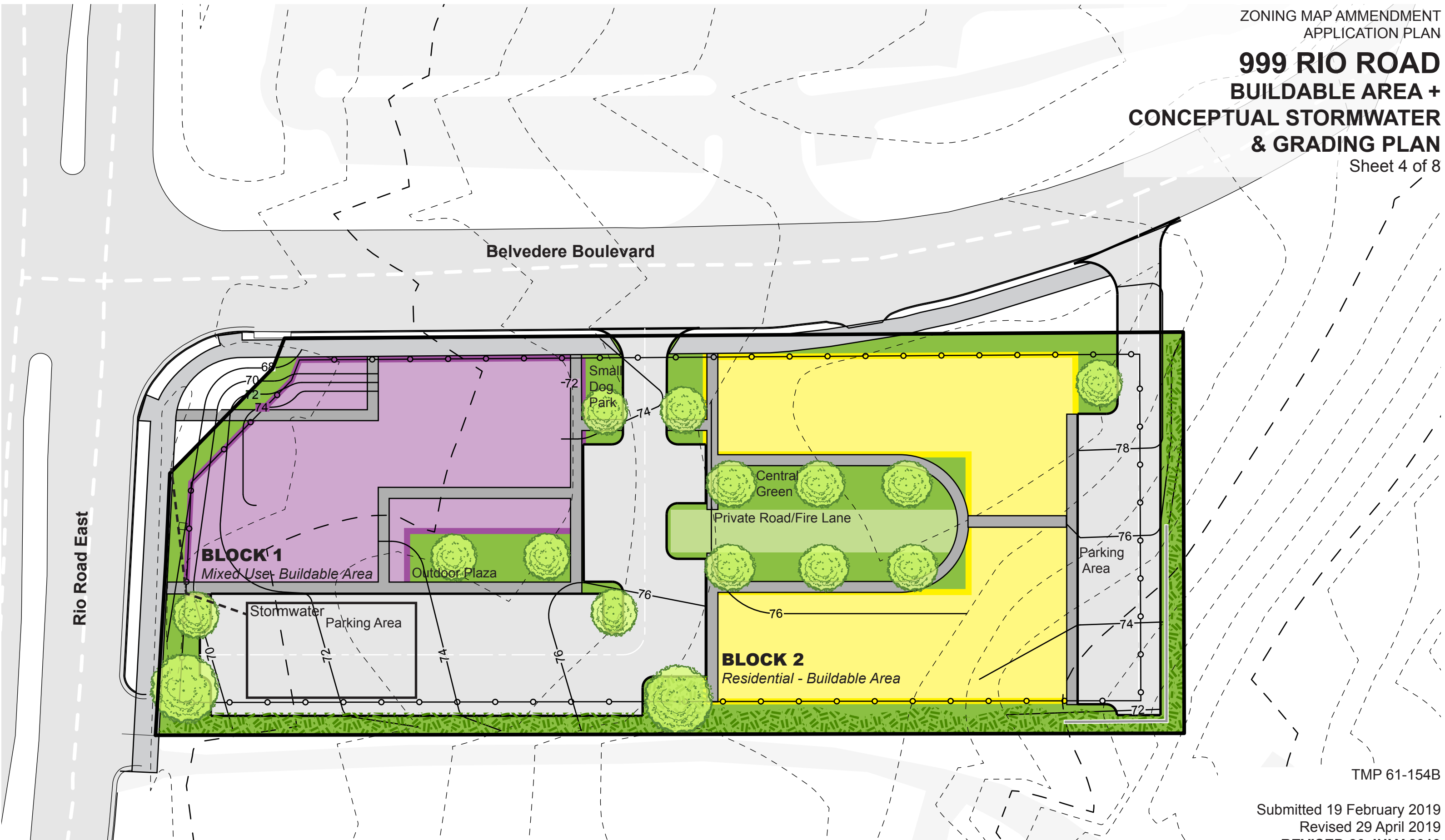
project: 19.006

**SHIMP ENGINEERING, P.C.**



# 999 RIO ROAD BUILDABLE AREA + CONCEPTUAL STORMWATER & GRADING PLAN

Sheet 4 of 8



TMP 61-154B

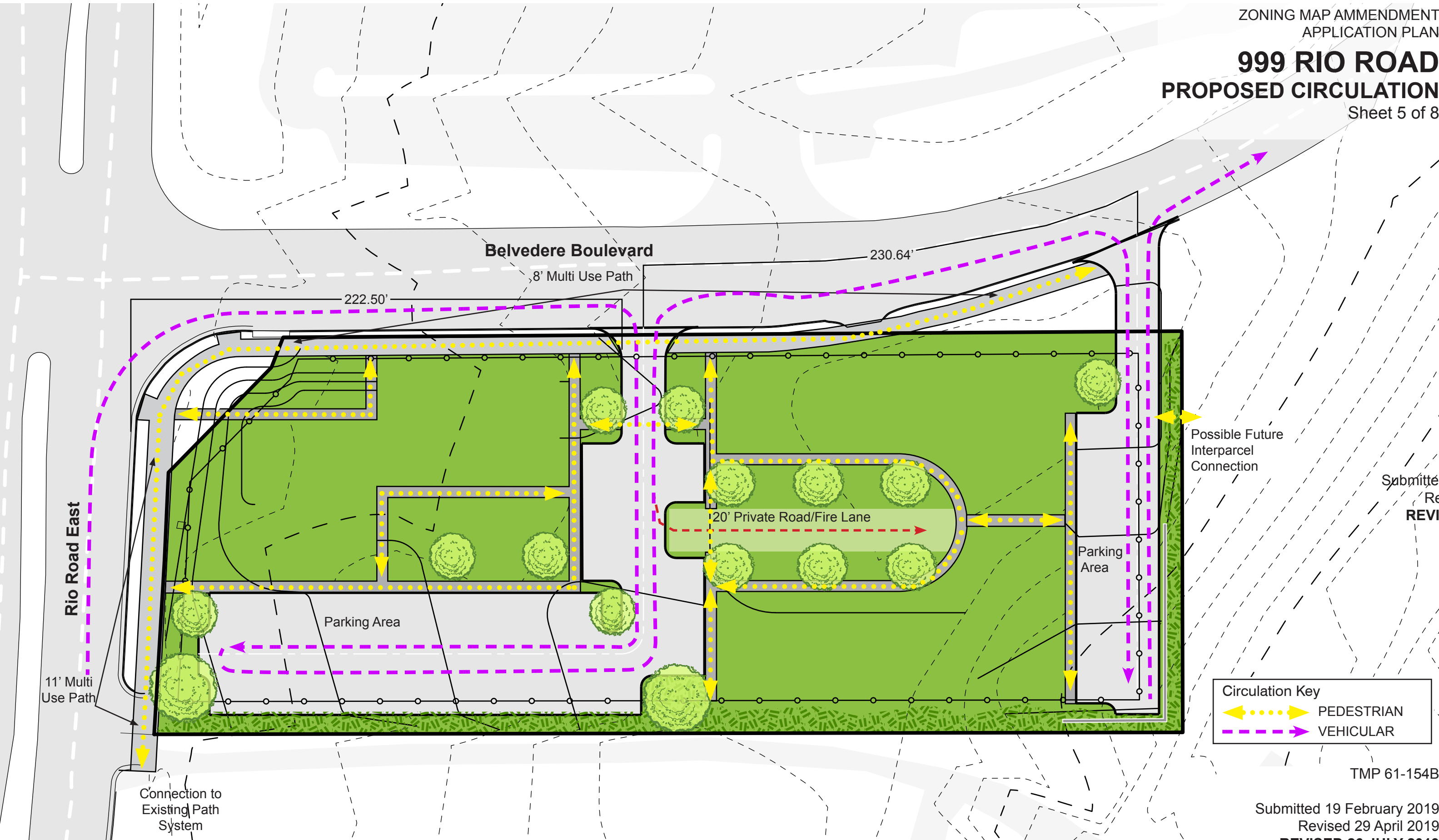
Submitted 19 February 2019  
Revised 29 April 2019  
**REVISED 26 JULY 2019**

project: 19.006

**SHIMP ENGINEERING, P.C.**



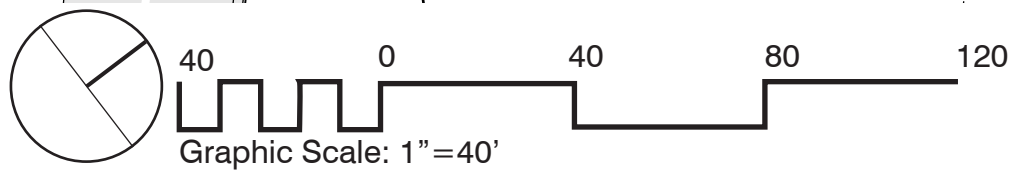
**999 RIO ROAD**  
**PROPOSED CIRCULATION**  
Sheet 5 of 8



Submitted 19  
Revised 29 April  
**REVISED 26 JULY 2019**

**Circulation Key**

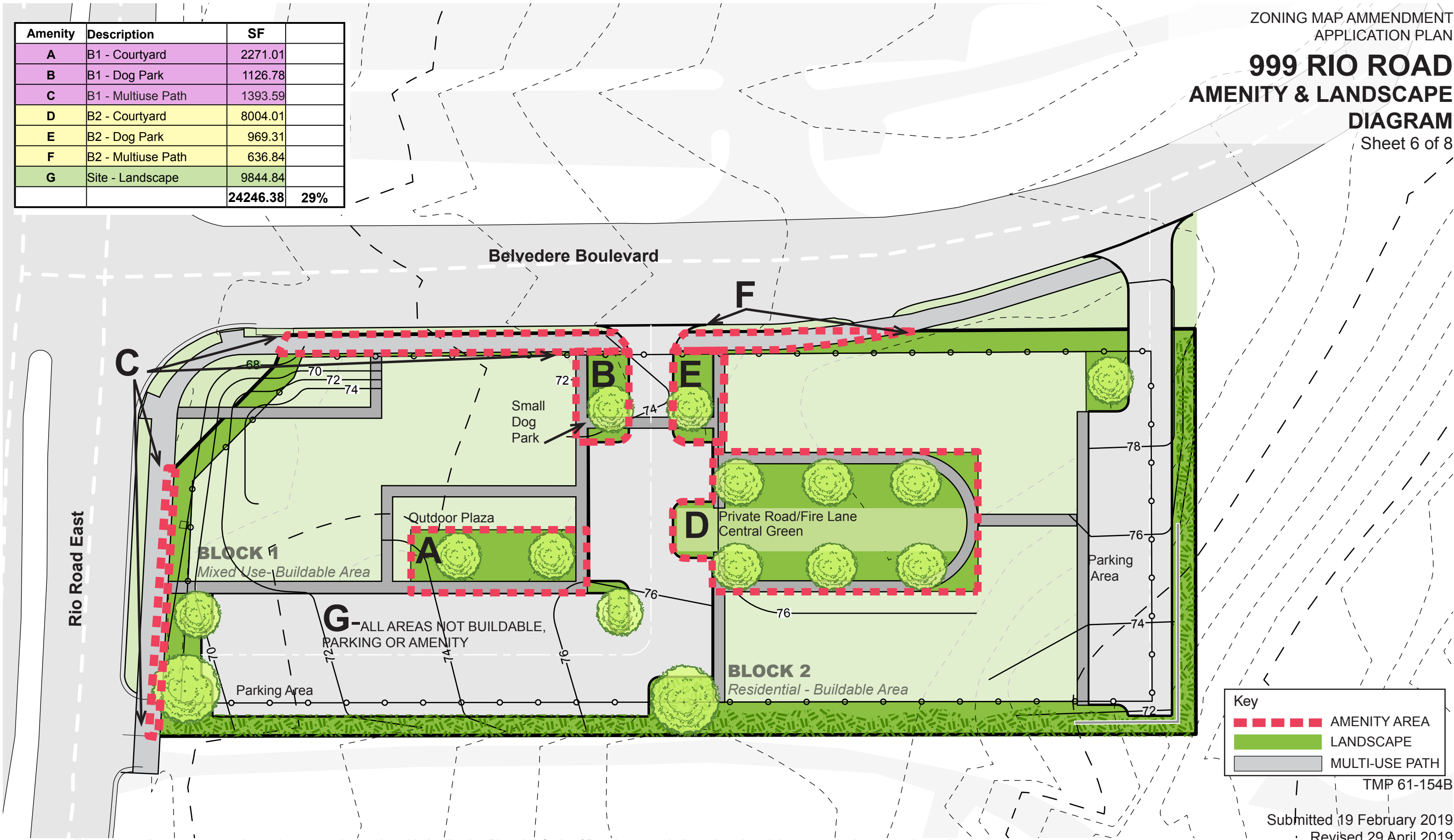
	PEDESTRIAN
	VEHICULAR



999 RIO ROAD  
AMENITY & LANDSCAPE  
DIAGRAM

Sheet 6 of 8

Amenity	Description	SF	
A	B1 - Courtyard	2271.01	
B	B1 - Dog Park	1126.78	
C	B1 - Multiuse Path	1393.59	
D	B2 - Courtyard	8004.01	
E	B2 - Dog Park	969.31	
F	B2 - Multiuse Path	636.84	
G	Site - Landscape	9844.84	
		24246.38	29%



Key	
<span style="border-bottom: 2px dashed red; width: 20px; display: inline-block;"></span>	AMENITY AREA
<span style="background-color: #90EE90; border: 1px solid black; width: 20px; display: inline-block;"></span>	LANDSCAPE
<span style="background-color: #D3D3D3; border: 1px solid black; width: 20px; display: inline-block;"></span>	MULTI-USE PATH

TMP 61-154B

Submitted 19 February 2019

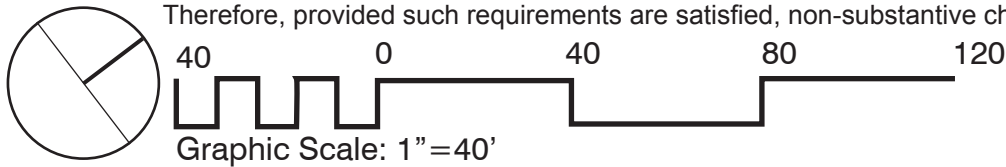
Revised 29 April 2019

**REVISED 26 JULY 2019**

project: 19.006

**SHIMP ENGINEERING, P.C.**

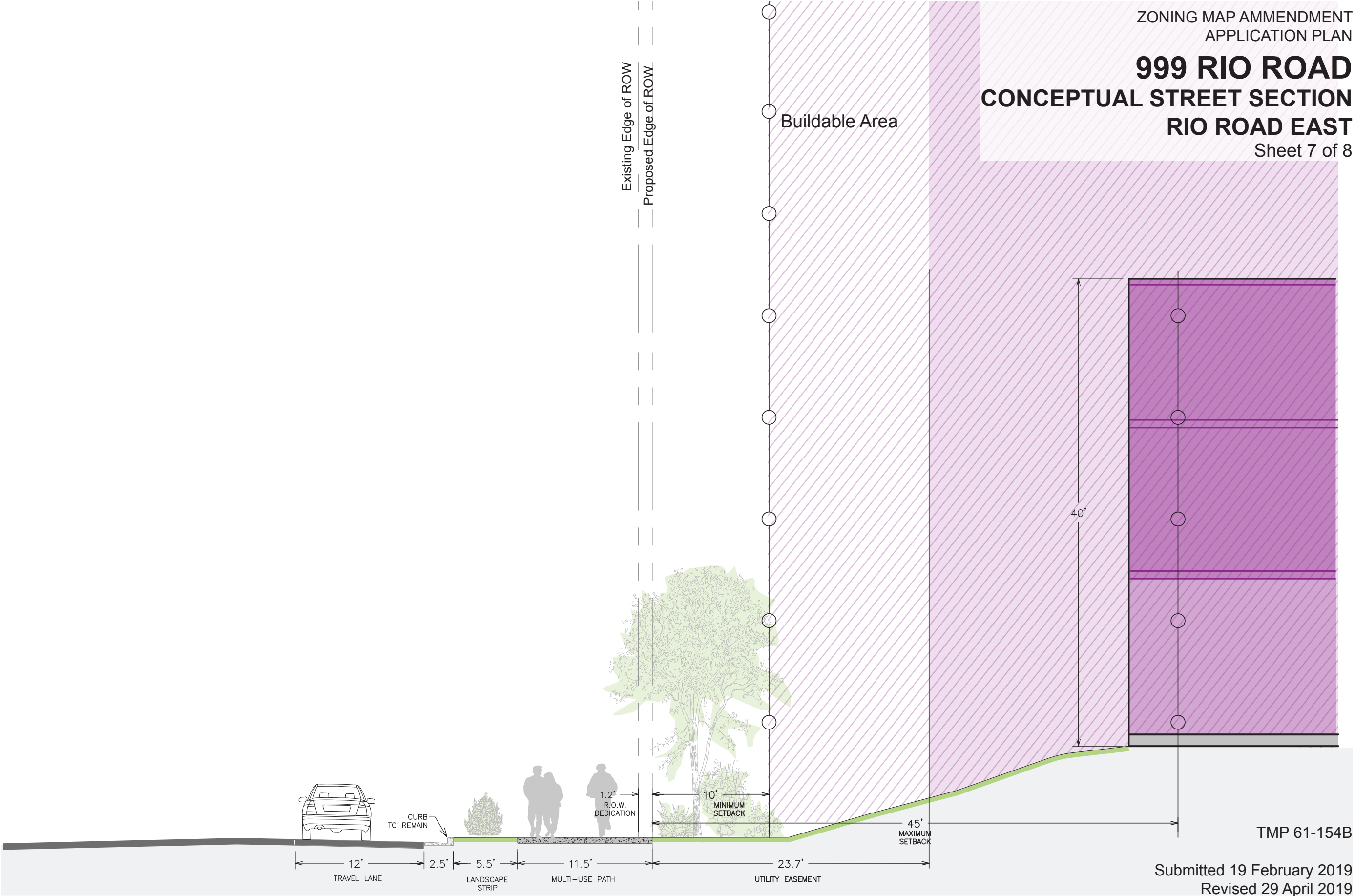
"Notwithstanding the green and amenity spaces depicted on this Application Plan, the Code of Development shall regulate the minimum required green and amenity spaces. Therefore, provided such requirements are satisfied, non-substantive changes to the depicted design are allowed."



**BLOCK 1**  
*Mixed Use*

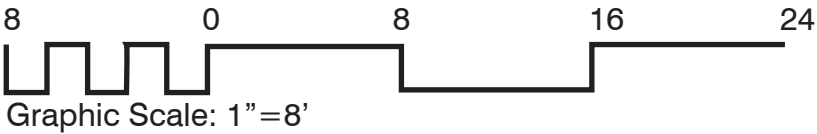
Rio Road East  
Right-Of-Way

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



TMP 61-154B

Submitted 19 February 2019  
Revised 29 April 2019  
**REVISED 26 JULY 2019**



project: 19.006

**SHIMP ENGINEERING, P.C.**



999 RIO ROAD

CONCEPTUAL STREET SECTIONS  
BELVEDERE BOULEVARD

Sheet 8 of 8

BLOCK 1

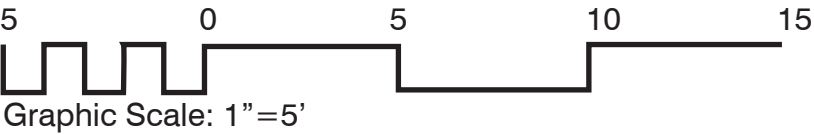
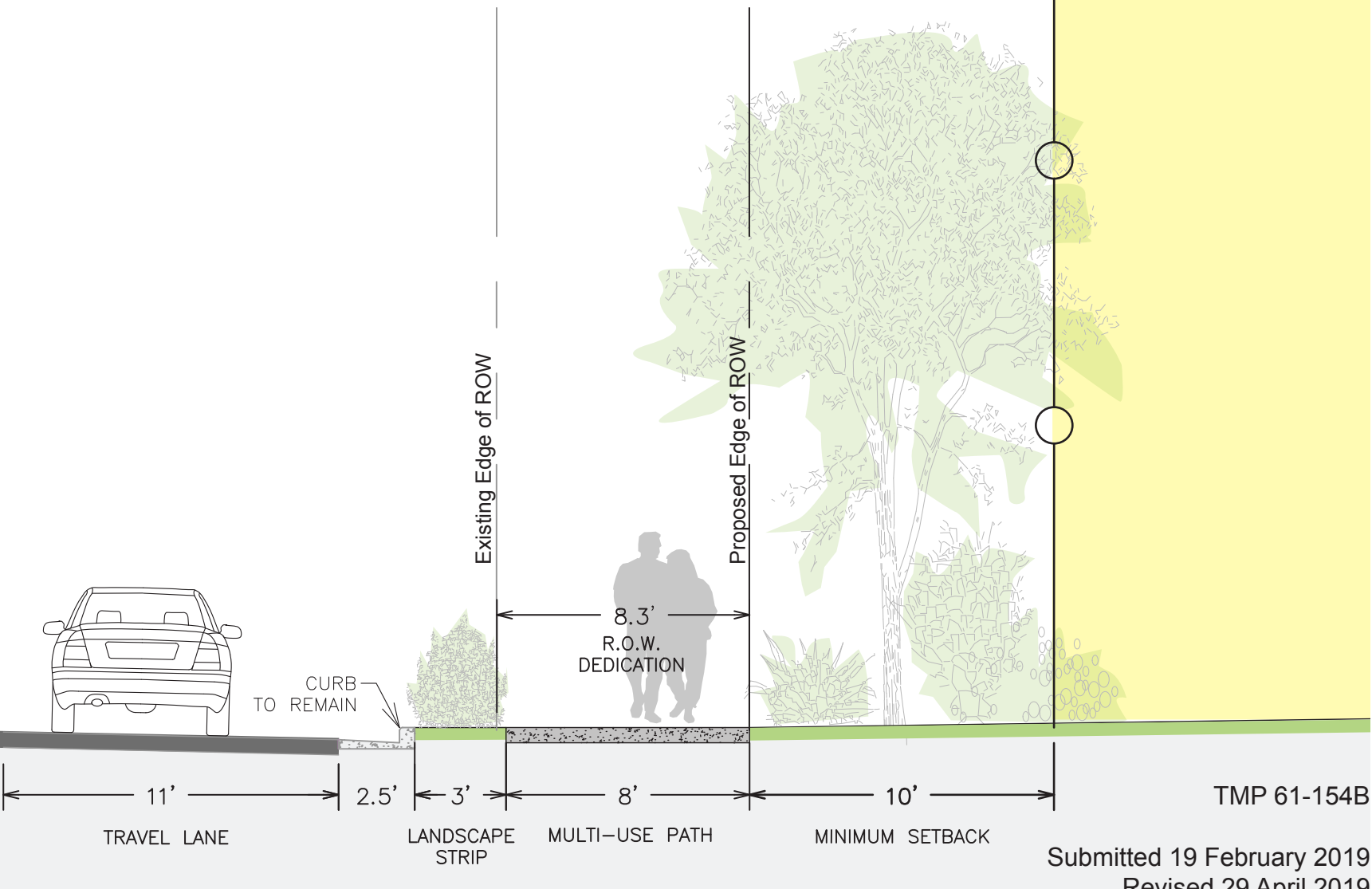
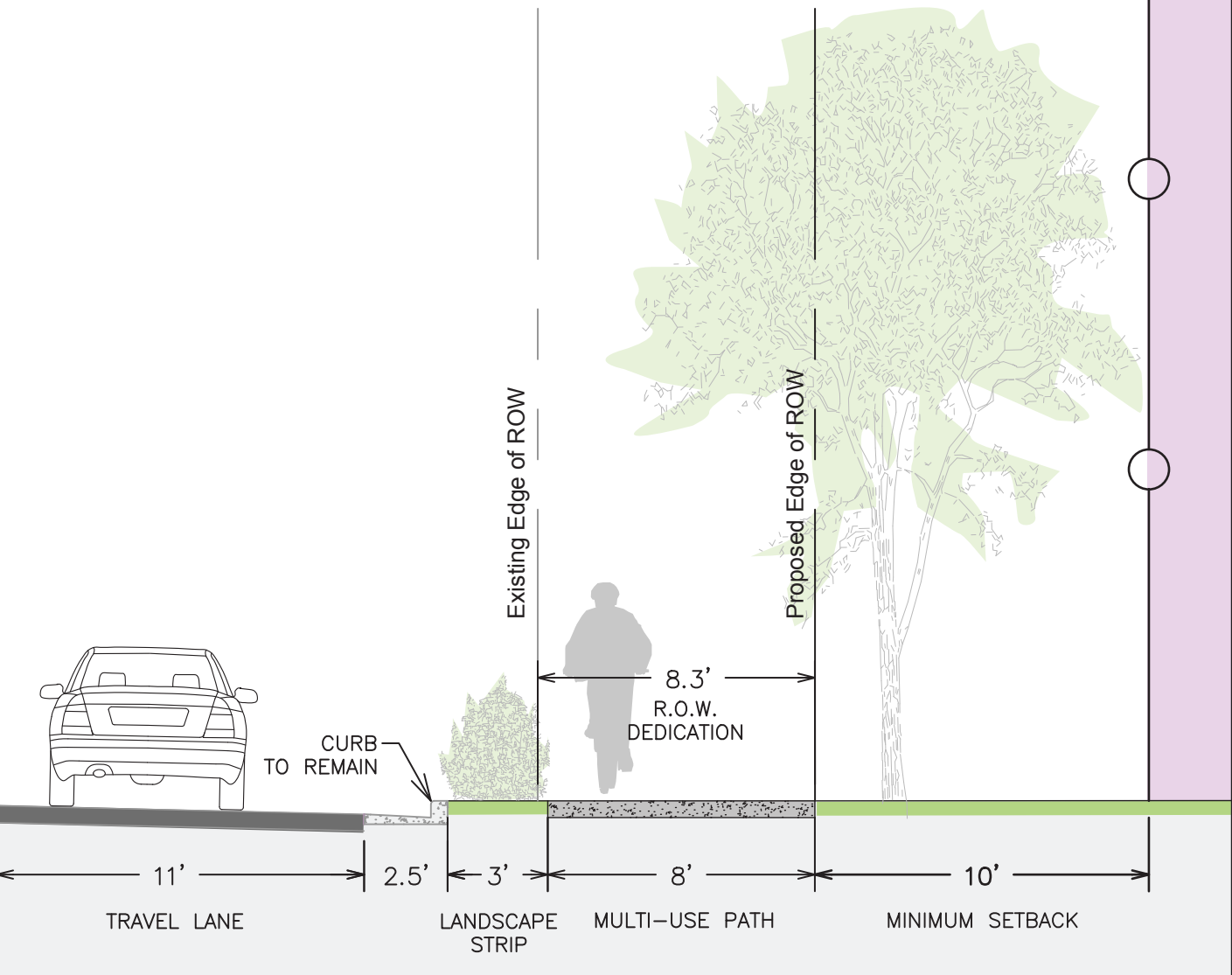
Mixed Use

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

project: 19.006

SHIMP ENGINEERING, P.C.