HOME DEPOT AT ROUTE 29 AND RIO ROAD
1600 RIO ROAD EAST
RIO MAGISTERIAL DISTRICT
CHARLOTTESVILLE, VA 22901
DATE: 06/29/2023
REVISED: 10/16/2023

OUTDOOR DISPLAY SUP: SP 2023-007

PROJECT CONTACT LIST

OWNER/DEVELOPER

HOME DEPOT U.S.A., INC.
2455 PACES FERRY RD, C-19
ATLANTA, GA 30339
TEL: (678) 814-9177
CONTACT: D. CORBIN ROWE
EMAIL: DAVID_C_ROWE@HOMEDEPOT.COM

CIVIL ENGINEER

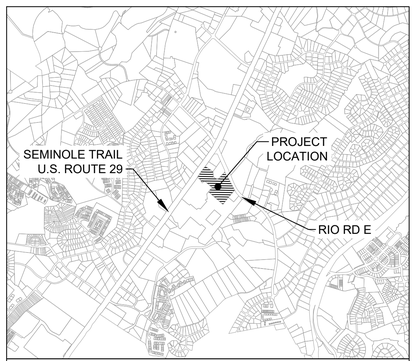
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
2035 MAYWILL STREET, SUITE 200
RICHMOND, VA 23230
TEL: (804) 672-4708
CONTACT: DAVID ELLINGTON, P.E.
EMAIL: DAVID.ELLINGTON@KIMLEY-HORN.COM

ARCHITECT
GREENBERGFARROW
92 EAST MAIN STREET, SUITE 410
SOMERVILLE, NJ 08876
TEL: (908) 485-7735
CONTACT: JOHN M. KEREKES, AICP
EMAIL: JKEREKES@.GREENBERGFARROW.COM

SURVEYOR

CIVIL SURVEYORS INC.
CIVIL SURVEYORS INC.
221 QUEEN STREET, P.O. BOX 1828
TAPPAHANNOCK, VA 22560
TEL: (804) 443-3080
EMAIL: IWHITE@CIVSUR.COM

VICINITY MAP



VICINITY MAP
SCALE: 1" = 2000'

PROJECT DATA

SITE STATISTICS

PARCEL ID	06100-00-00-13200, 13100, 13000
STREET ADDRESS	1531 RIO RD E CHARLOTTESVILLE, VA 22901
ZONED	PLANNED DEVELOPMENT SHOPPING CENTER
MAGISTERIAL DISTRICT	RIO
APPLICABLE OVERLAY DISTRICT	AIRPORT IMPACT AREA (AIA), ENTRANCE CORRIDOR (EC), STEP SLOPES MANAGED

ZONING DATA

EXISTING USE	COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	137, 747 SF
BUILDING HEIGHT	24' FT ±
TOTAL SITE AREA	12.58 AC
STEEP SLOPES	N/A
FLOOD ZONE	THIS SITE APPEARS TO LIE IN FLOOD ZONE "X" OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP 51003C0278D EFF. DATE FEBRUARY 04, 2005

UTILITY DATA

WATER	ALBERMALE COUNTY SERVICE AUTHORITY
SEWER	ALBERMALE COUNTY SERVICE AUTHORITY
SOURCE OF TOPOGRAPHY	CIVIL SURVEYORS INC.

DATUM HORIZONTAL DATUM: NAD83 (NA2011),VIRGINIA STATE GRID, SOUTH ZONE. ESTABLISHED TROUGH GPS OBSERVATIONS JULY 2022. VERTICAL DATUM: NAVD88, CONTOUR INTERVAL=1'

LATITUDE	38.078673 °N
LONGITUDE	-78.474235 °W

SETBACKS

FRONT (SEMINOLE TRAIL)	50' MIN
FRONT (RIO RD E)	50' MIN
SIDE	15' MIN
REAR	20' MIN
LANDSCAPE BUFFER	20' MIN

MISS UTILITY OF VIRGINIA
CALL BEFORE YOU DIG
811

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WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
DAVID B. ELLINGTON
Lic. No. 043905
10/16/2023
PROFESSIONAL ENGINEER

KHA PROJECT 113226001
DATE 10/16/2023
SCALE AS SHOWN
DESIGNED BY DHL
DRAWN BY RAT
CHECKED BY DBE

COVER SHEET

HOME DEPOT
ALBEMARLE VA

SHEET NUMBER
CA-100

Plotted By:Scott Justin Sheet Set:PMT Sheetset Layout:CUP_CA-100_COVER SHEET October 16, 2023 04:38:34pm K:\RIC_CIV\113226001 - HD Fashion Square Mall\CAD\PlanSheets\CUP Submittal\CA-100_COVER SHEET.dwg
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SEMINOLE TRAIL
(STATE ROUTE 29)

FASHION SQUARE DR

RIO ROAD E
(STATE ROUTE 631)

APPROXIMATE DETENTION LOCATION

APPROXIMATE DETENTION LOCATION

PARCEL ID 06100-00-00-134A0
30AP CHARLOTTESVILLE LLC
D.B. 5403, PG. 653

PARCEL ID 06100-00-00-129
FASHION SQUARE ASSETS
D.B. 640, PG. 06
D.B. 657, PG. 33
D.B. 5384, PG. 402

PARCEL ID 06100-00-00-13000
(PARCEL B)
BELK STORES OF VIRGINIA LLC
D.B. 668, PG. 128
D.B. 1908, PG. 726

PARCEL ID 06100-00-00-12200
JEFFERSON NATIONAL BANK
D.B. 3349, PG. 687
D.B. 479, PG. 205

PARCEL ID 06100-00-00-12280
AMA GENERATION PROPERTIES RIO LLC
D.B. 5638, PG. 199
D.B. 3349, PG. 687

EXISTING PARCEL LINE TO BE REVISED PER BOUNDARY LINE ADJUSTMENT

BELK

FORMER JC PENNEY

BELK

LUMBER CANOPY

SEASONAL SALES

PROPOSED CROSSWALK

TRC MATERIALS ENCLOSURE

PROPOSED TRAVELWAY

PROPOSED MALL ENTRANCE

REBAR CONCRETE BAGS

PROPANE

EXIT VESTIBULE

CARTS

ENTRY VESTIBULE

BUY ONLINE / PICKUP IN STORE

SEASONAL SALES

LOWER ROOF (APPROX. 20 LF)

NOT COVERED

THE HOME DEPOT

GARDEN CENTER

HIGH ROOF (APPROX. 24 LF)

TEMPORARY STAGING

PROPANE CAGE

EXTERIOR RACKING

TEMPORARY STAGING

TEMPORARY STAGING

PARCEL ID 06100-00-00-129C0
CENTRAL TELEPHONE CO OF VA
D.B. 390, PG. 40

PARCEL ID 06120-03-00-00700
JEFFERSON AREA BOARD FOR AGING INC
D.B. 1496, PG. 057

PARCEL ID 06120-03-00-00700
JEFFERSON AREA BOARD FOR AGING INC
D.B. 1496, PG. 057

PARCEL ID 06100-00-00-125D3
SQUIRE HILL CHARLOTTESVILLE III LLC
D.B. 3106, PG. 536

PARCEL ID 06100-00-00-125D2
SQUIRE HILL CHARLOTTESVILLE III LLC
D.B. 3106, PG. 536

PARCEL ID 061Y0-00-0G-10100 +
VARIOUS OWNERS
1051 GLENWOOD STATION LANE

PARCEL ID 061Y0-00-0F-10100 +
VARIOUS OWNERS
1052 GLENWOOD STATION LANE

PARCEL ID 06100-00-00-12980
ALDERSGATE UNITED METHODIST CHURCH
D.B. 953, PG. 359

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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COMMONWEALTH OF VIRGINIA
DAVID B. ELLINGTON
Lic. No. 043905
10/16/2023
PROFESSIONAL ENGINEER

KHA PROJECT 113226001
DATE 10/16/2023
SCALE AS SHOWN
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CHECKED BY DBE

OVERALL SITE MAP

HOME DEPOT

VA

ALBEMARLE

SHEET NUMBER
CS-100

Plotted By:Scott, Justin Sheet Set:PHT Sheetset Login:CS-100 OVERALL SITE MAP October 16, 2023 04:38:49pm K:\RIC_CIVIL\113226001 - HD Fashion Square Mall\CAD\PlanSheets\CUP Submittal\CS-100 OVERALL MAP.dwg
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SEMINOLE TRAIL
(STATE ROUTE 29)

FASHION SQUARE DR

RT. 29 FRONTAGE PLANTINGS ARE SUBJECT TO APPROVAL OF VDOT PURSUANT TO EASEMENT TERMS

EXISTING PARCEL LINE TO BE REVISED PER BOUNDARY LINE ADJUSTMENT

LUMBER CANOPY

SEASONAL SALES

PROPOSED CROSSWALK

TRC MATERIALS ENCLOSURE

PROPOSED TRAVELWAY

PROPOSED MALL ENTRANCE

DOOR

REBAR
CONCRETE BAGS

PROPANE

CARTS

EXIT VESTIBULE

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BUY ONLINE / PICKUP IN STORE

SEASONAL SALES

LOWER ROOF
(APPROX. 20 LF)

NOT COVERED

THE HOME DEPOT

HIGH ROOF (APPROX. 24 LF)

GARDEN
CENTER

TEMPORARY STAGING

PROPANE CAGE

EXTERIOR RACKING

TEMPORARY STAGING

TEMPORARY STAGING

RIO ROAD E
(STATE ROUTE 631)

SITE LEGEND

- CONCRETE SIDEWALK
- STRAIGHT CONCRETE CURB
- CONCRETE CURB AND GUTTER
- SPILLING CURB/GUTTER
- PROPOSED SIDEWALK
- EXISTING TREES TO REMAIN
- EXISTING SHRUB AREA TO REMAIN
- PROPOSED TREES
- PROPOSED SHRUBS

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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CHECKED BY	DBE

CONCEPT PLAN

HOME DEPOT

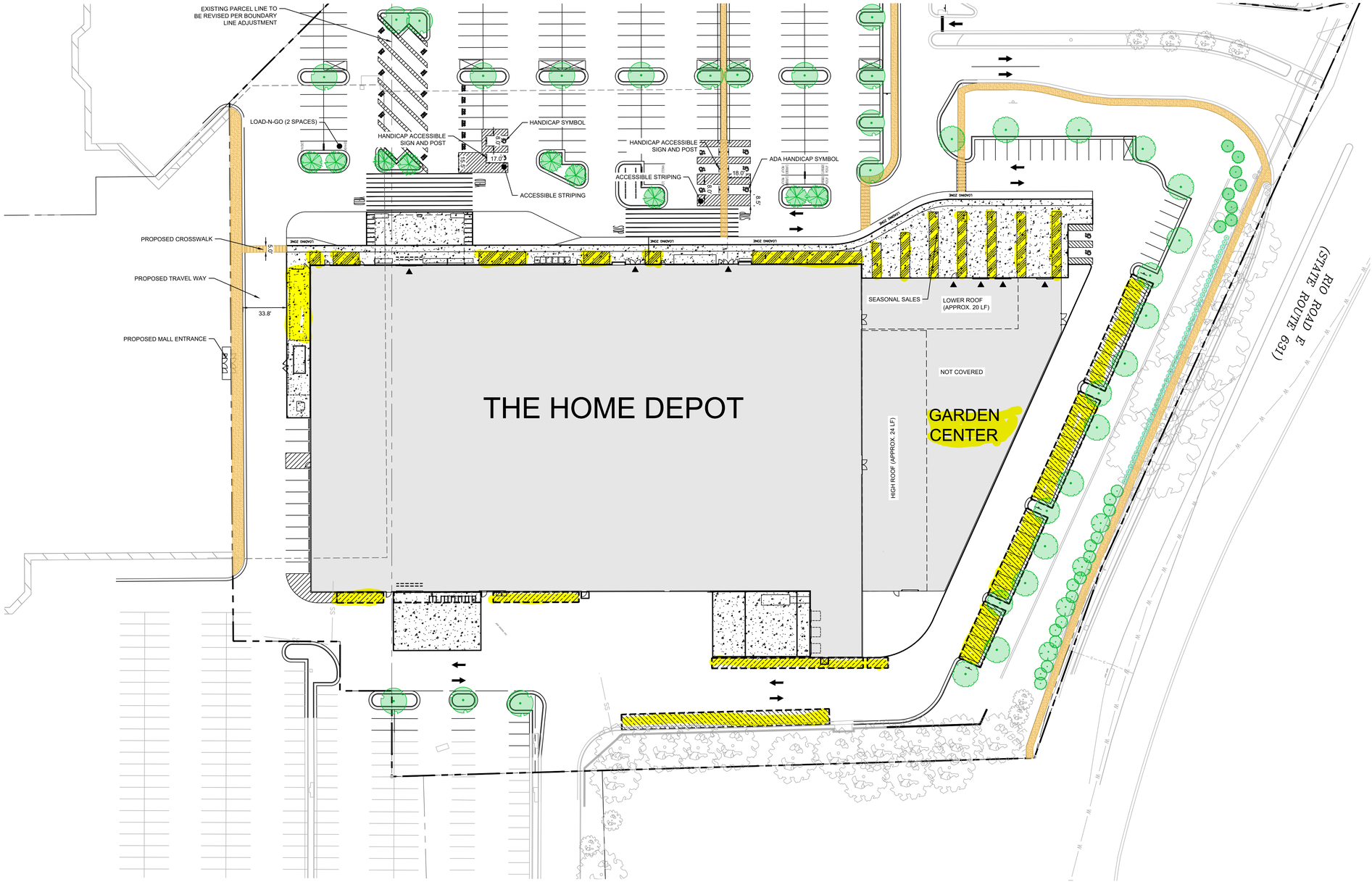
ALBEMARLE VA

SHEET NUMBER
CS-101

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SITE LEGEND

- CONCRETE SIDEWALK
- STRAIGHT CONCRETE CURB
- CONCRETE CURB AND GUTTER
- SPILLING CURB/GUTTER
- PROPOSED SIDEWALK
- EXISTING TREES TO REMAIN
- EXISTING SHRUB AREA TO REMAIN
- PROPOSED TREES
- PROPOSED SHRUBS



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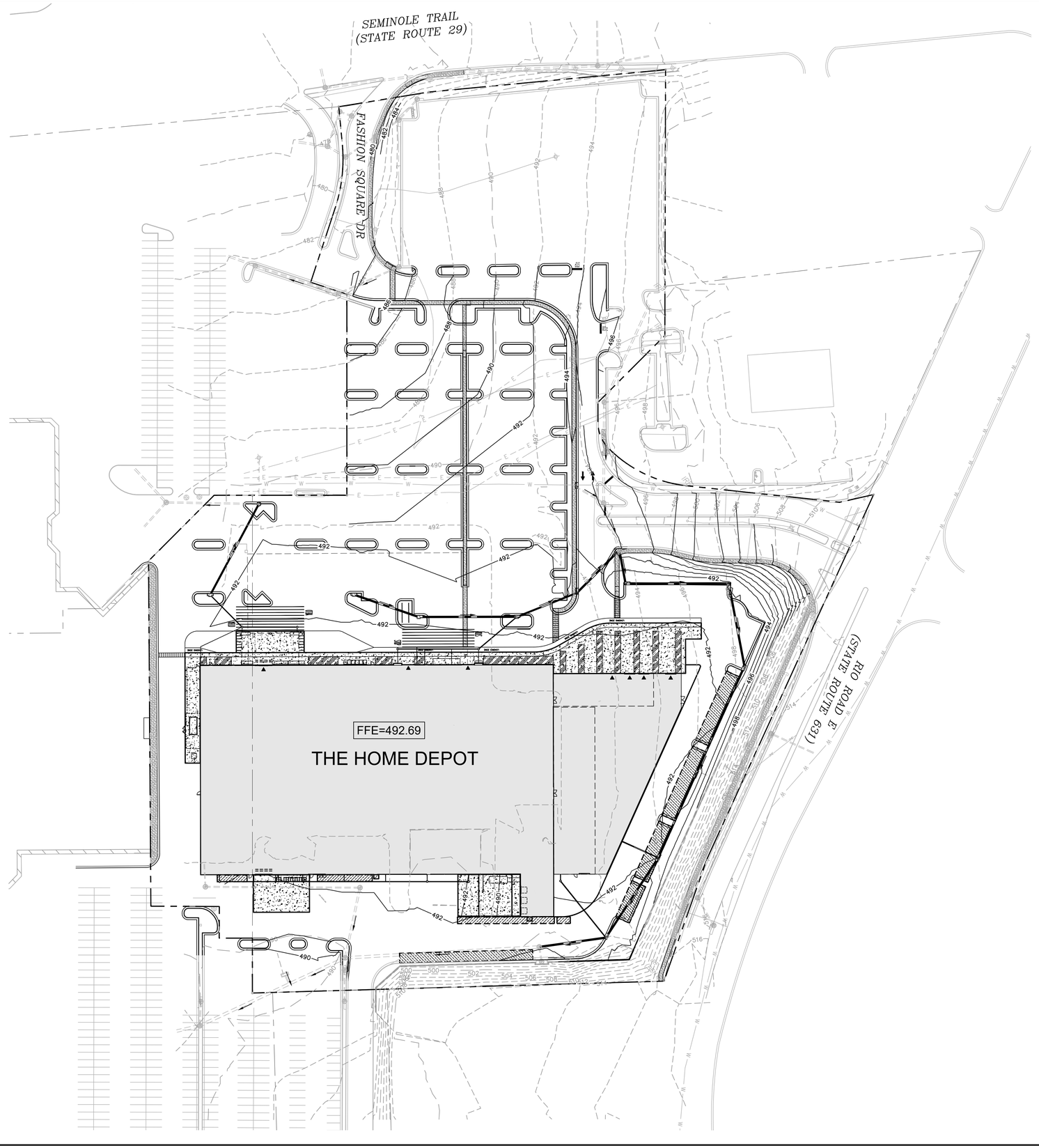
CONCEPT PLAN

HOME DEPOT

ALBEMARLE VA

SHEET NUMBER
CS-102

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0 30 60 120

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10/16/2023
PROFESSIONAL ENGINEER

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DATE	10/16/2023
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CONCEPT GRADING PLAN

HOME DEPOT

ALBEMARLE VA

SHEET NUMBER
CG-101

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