

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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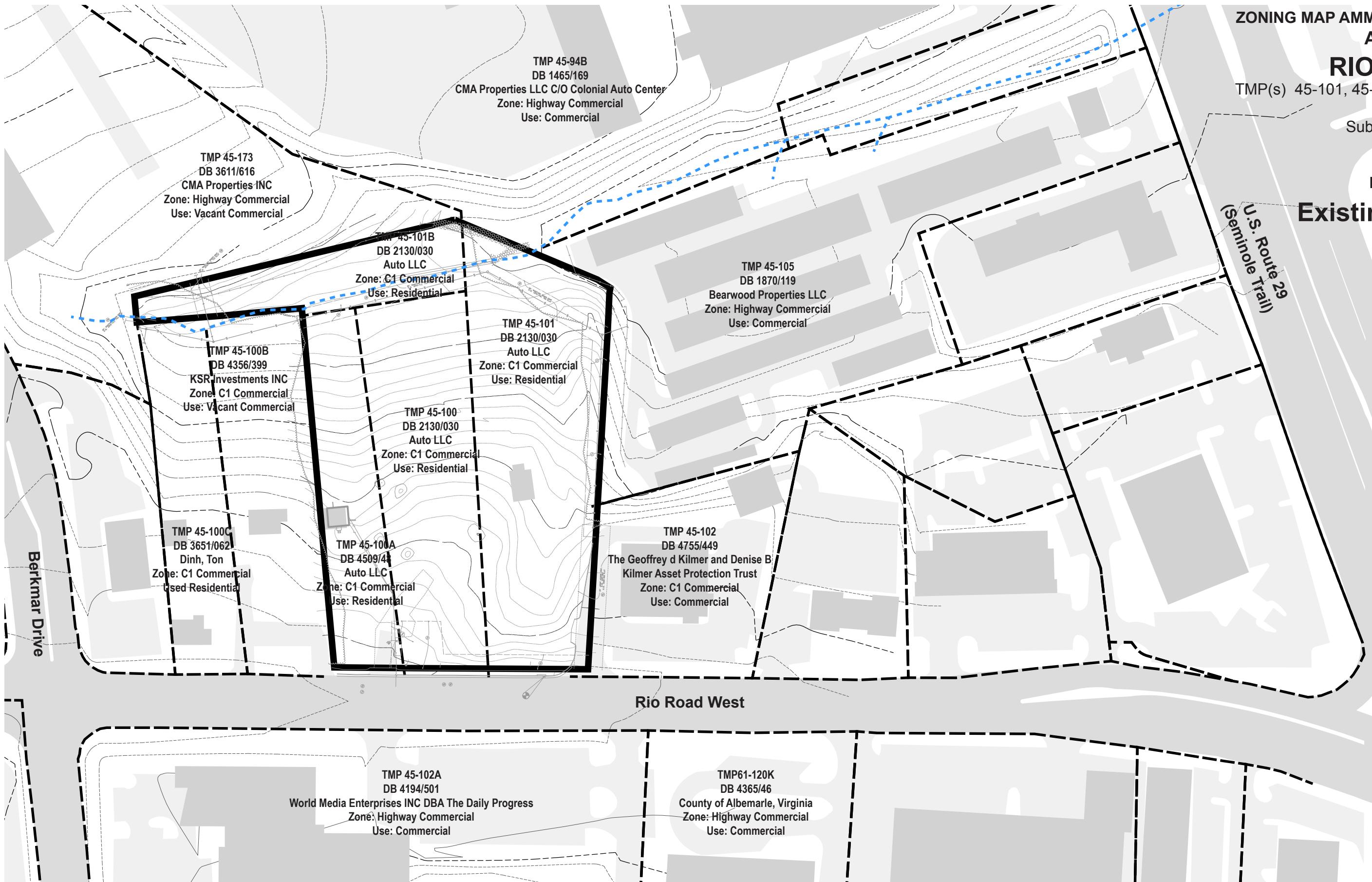
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Existing Conditions

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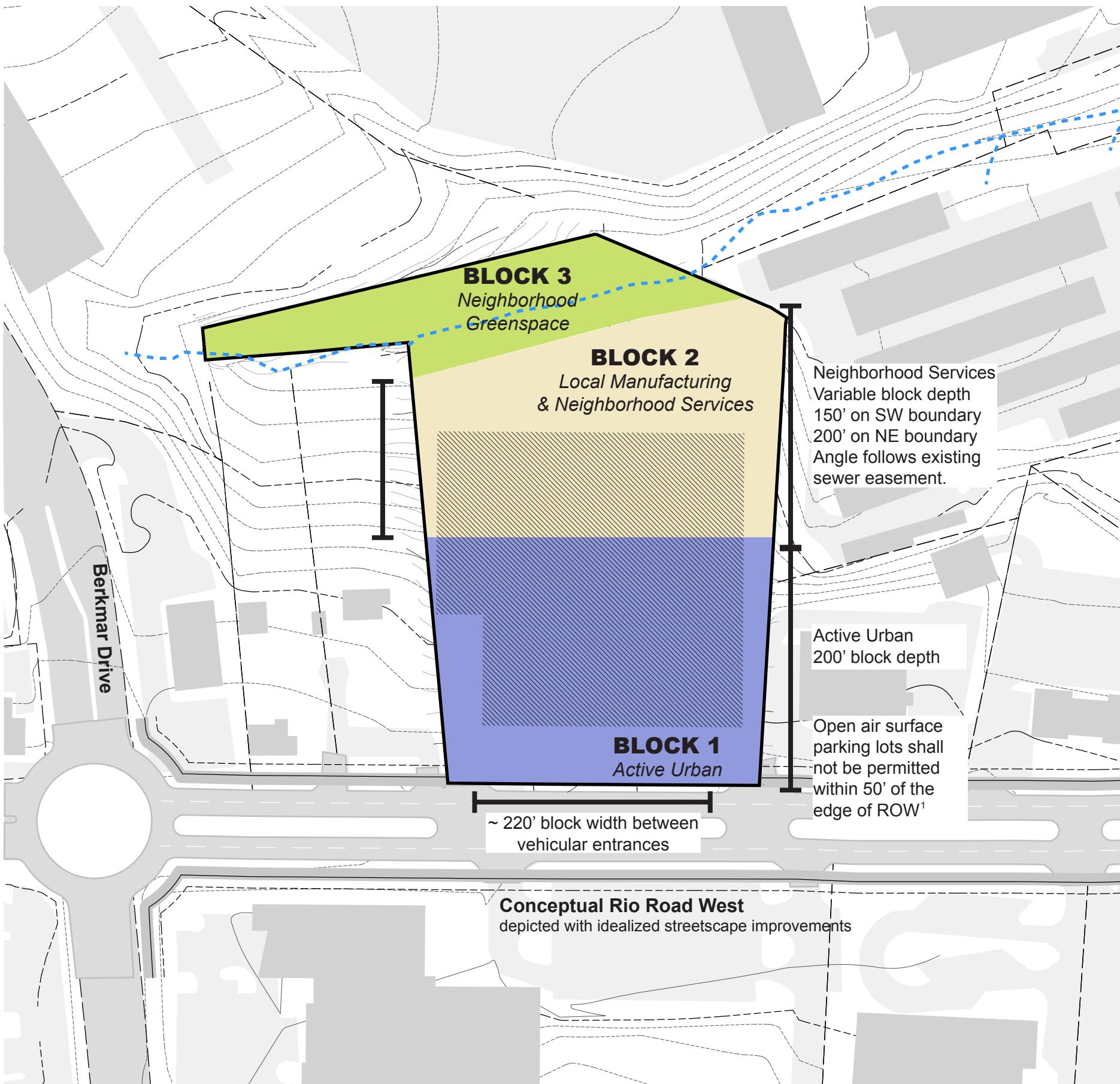
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Block & Activity Network

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Land Disturbance

3.32 Acres

All areas potentially changed by development.

Parking/Circulation

1.47 Acres

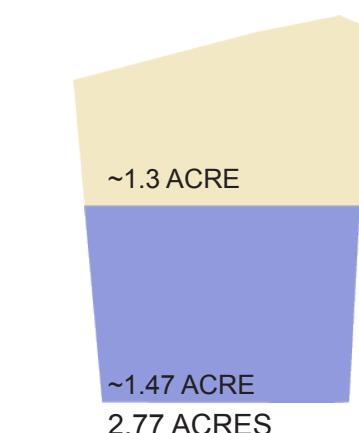
Includes pedestrian and bike zones to be developed in future site plans. Structured parking is permitted anywhere in buildable area



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.

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.

ZONING MAP AMMENDMENT 2018-00013
APPLICATION PLAN

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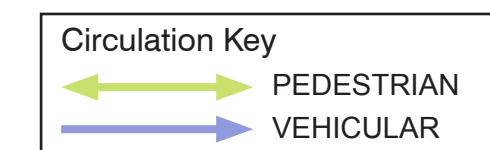
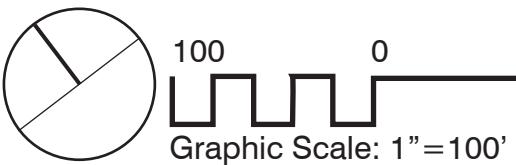
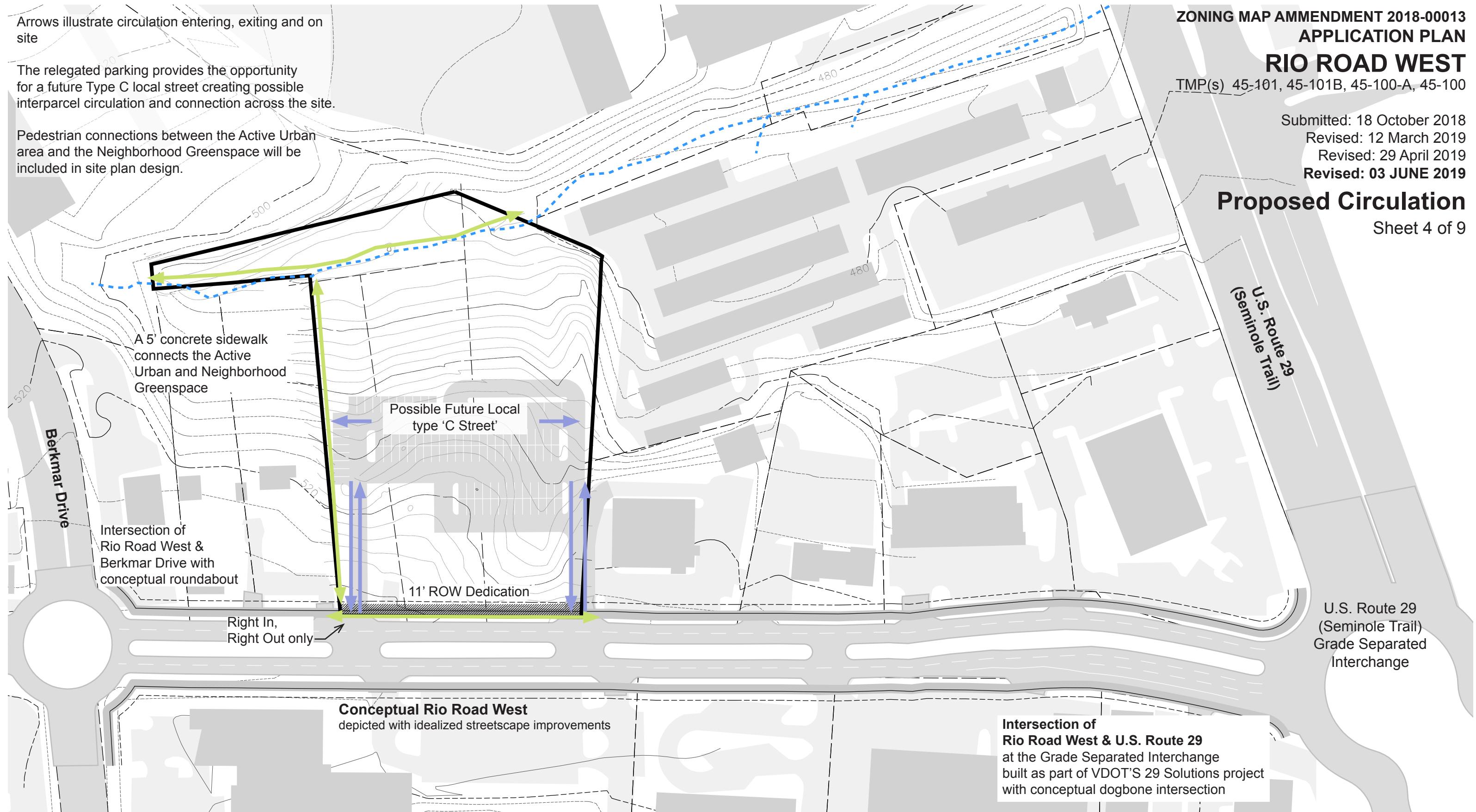
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Proposed Circulation

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SHIMP ENGINEERING, P.C.

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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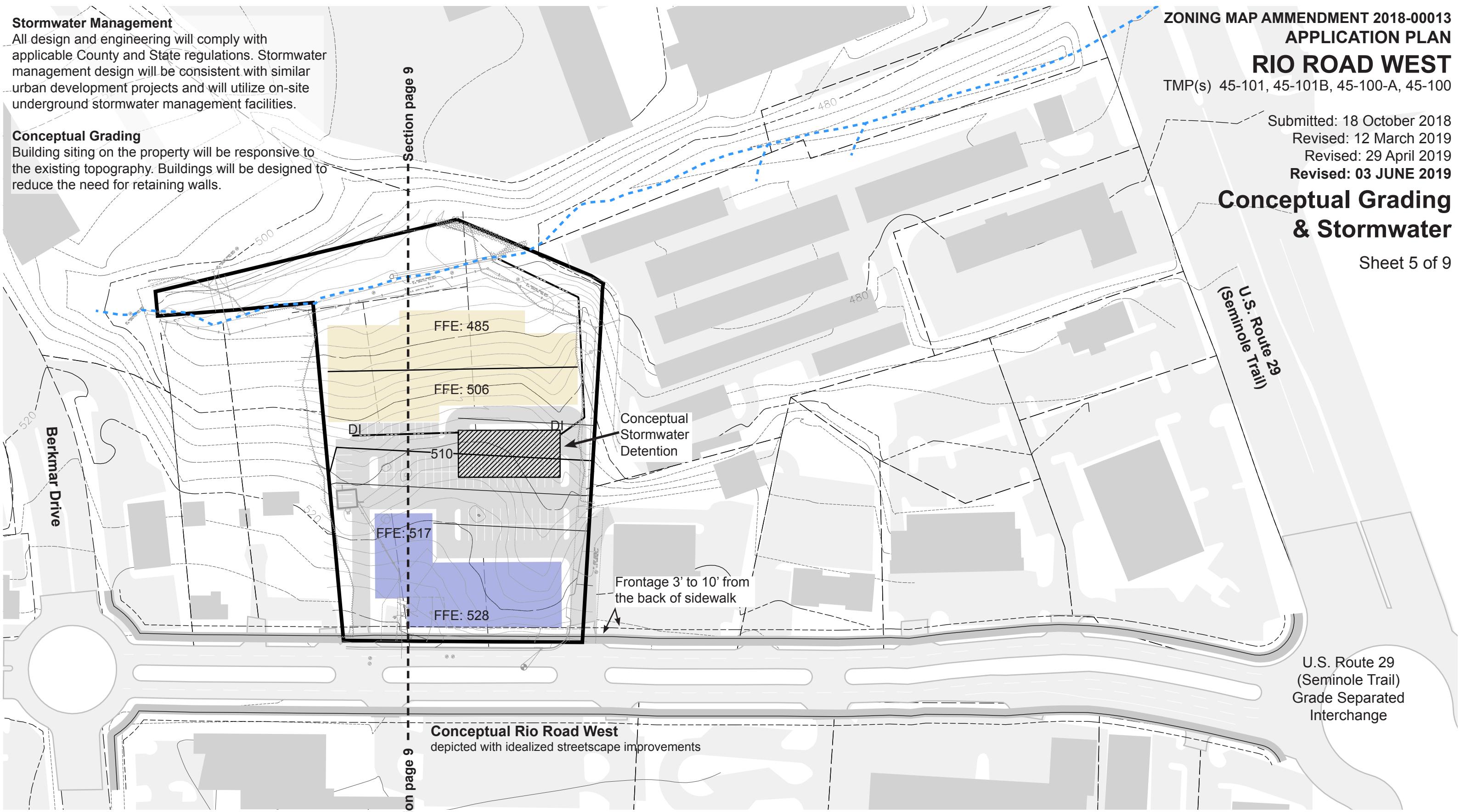
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Conceptual Grading & Stormwater

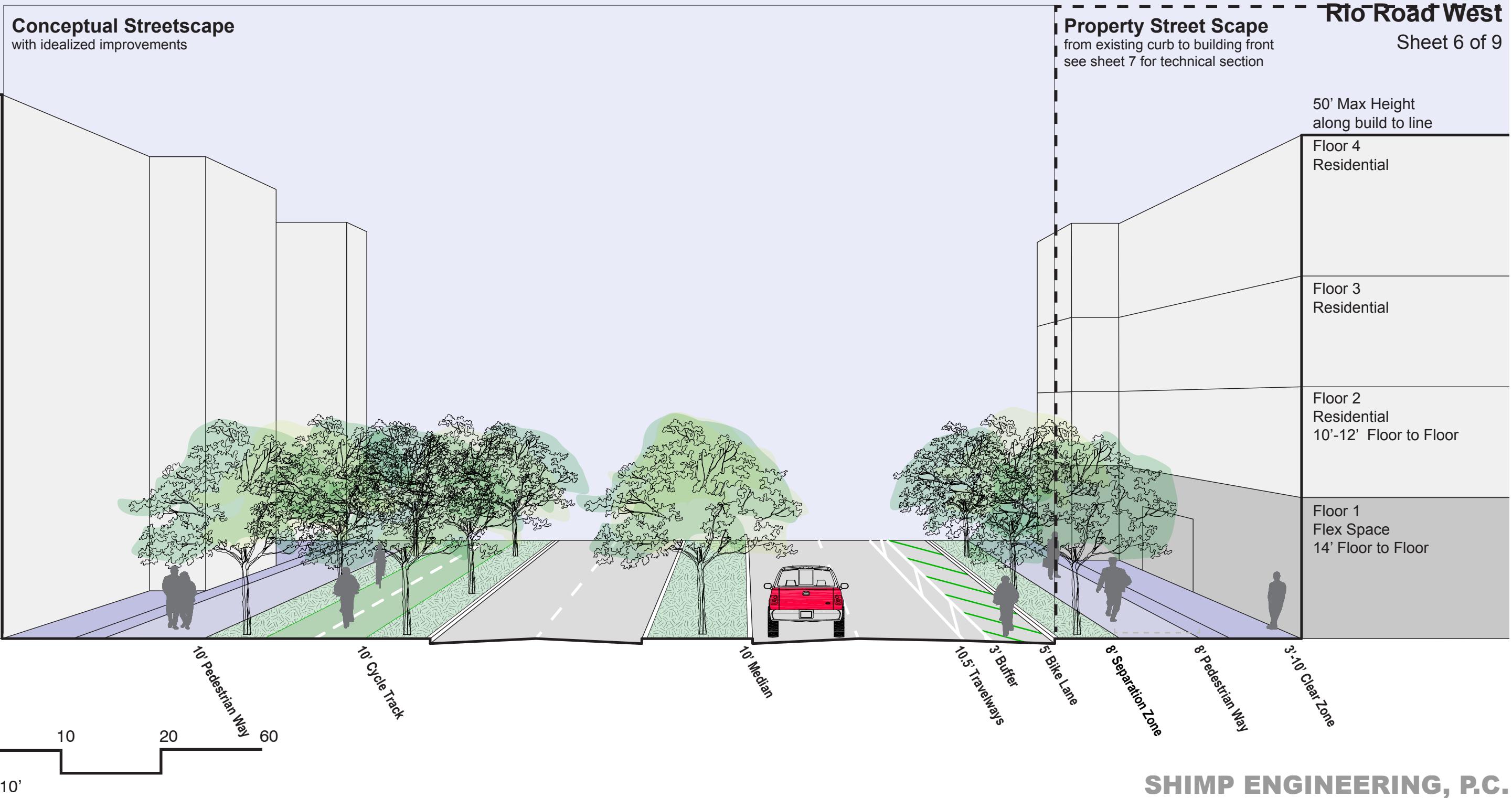
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ZONING MAP AMMENDMENT 2018-00013
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Conceptual Street Section:
Rio Road West
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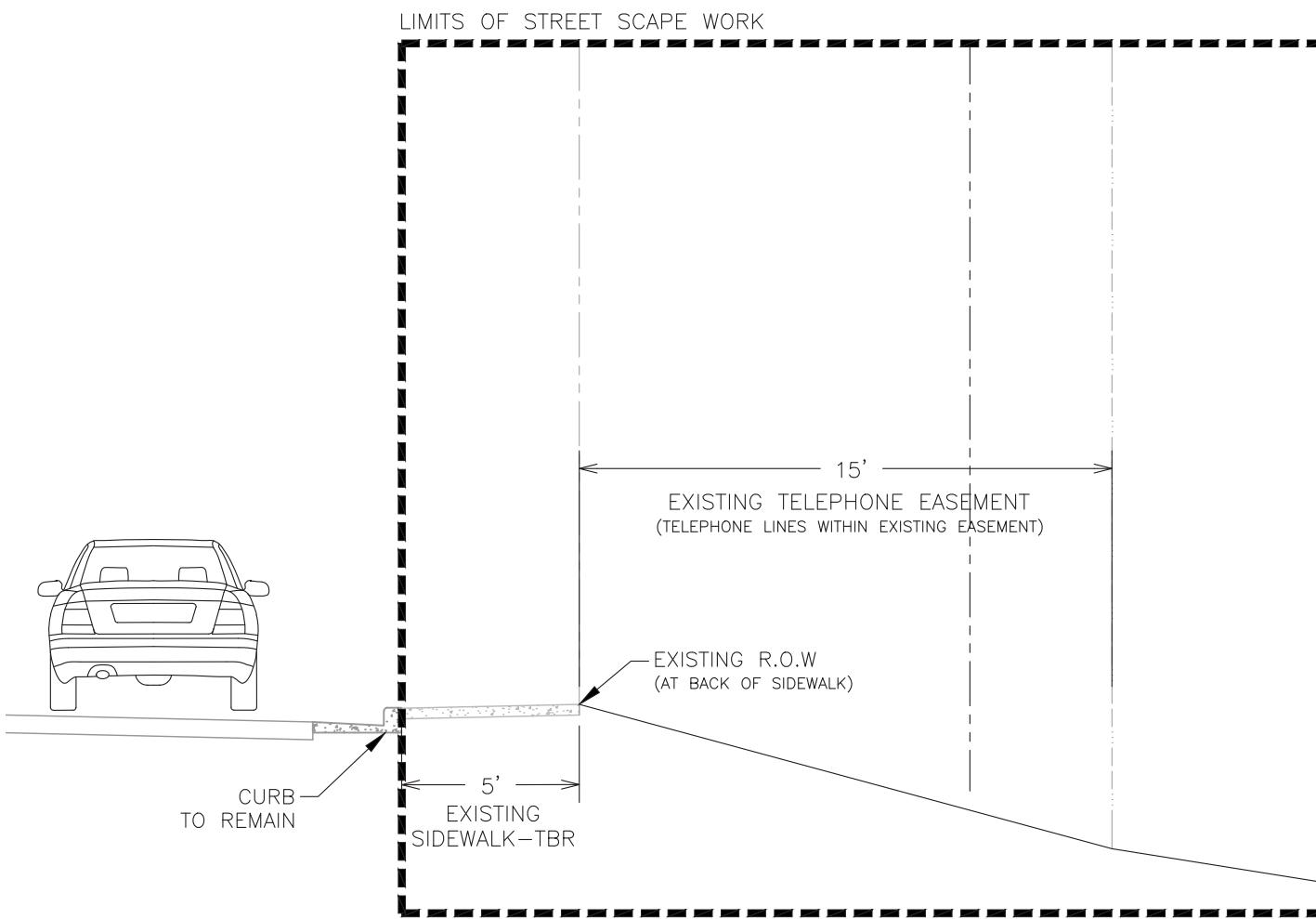


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Technical Conceptual Section

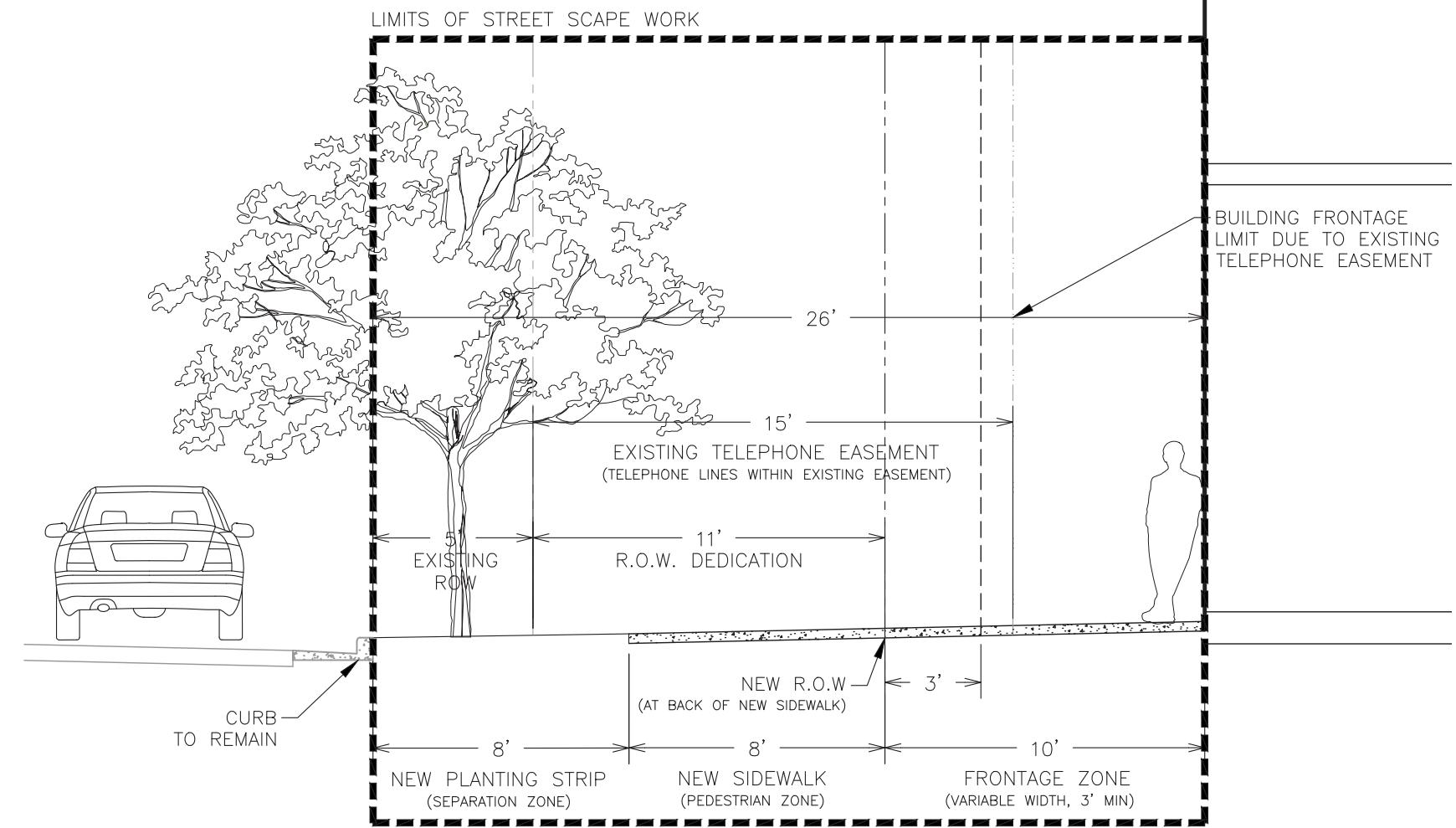
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Existing Conditions



5 0 5
 10 15
 Graphic Scale: 1"=5'

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

**ZONING MAP AMMENDMENT 2018-00013
APPLICATION PLAN**

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Conceptual Greenspace Section

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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

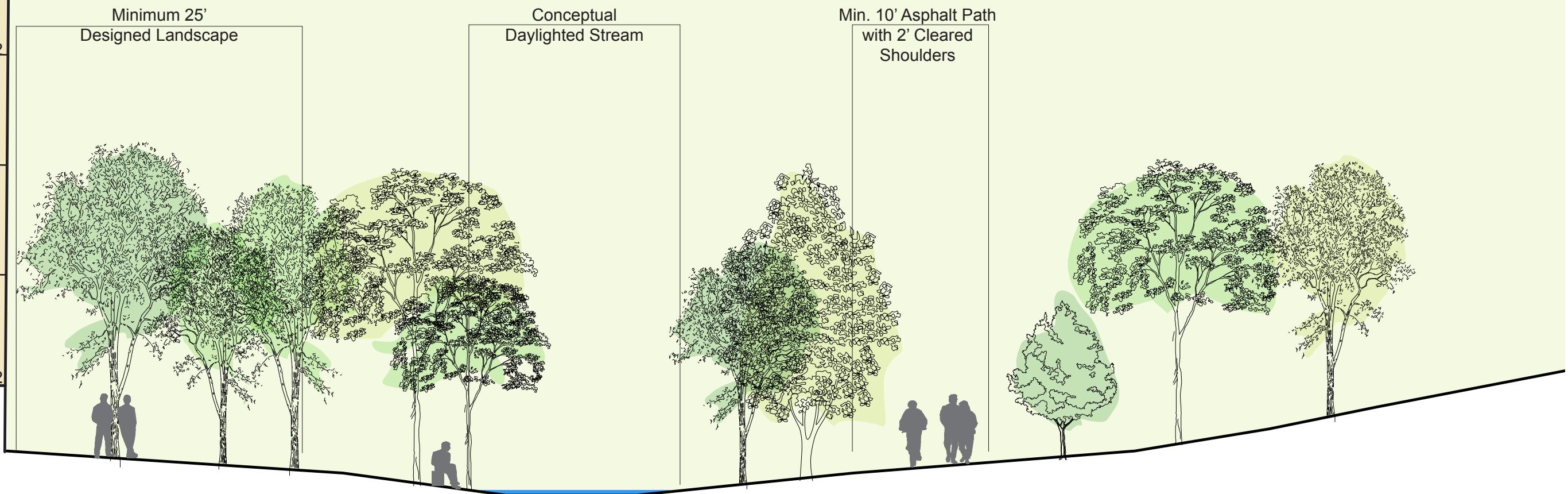
Rear facade made active through tactics outlined in COD

Floor 2

Floor 1

Basement 1

Basement 2



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'

SHIMP ENGINEERING, P.C.

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

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Conceptual Site Section
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