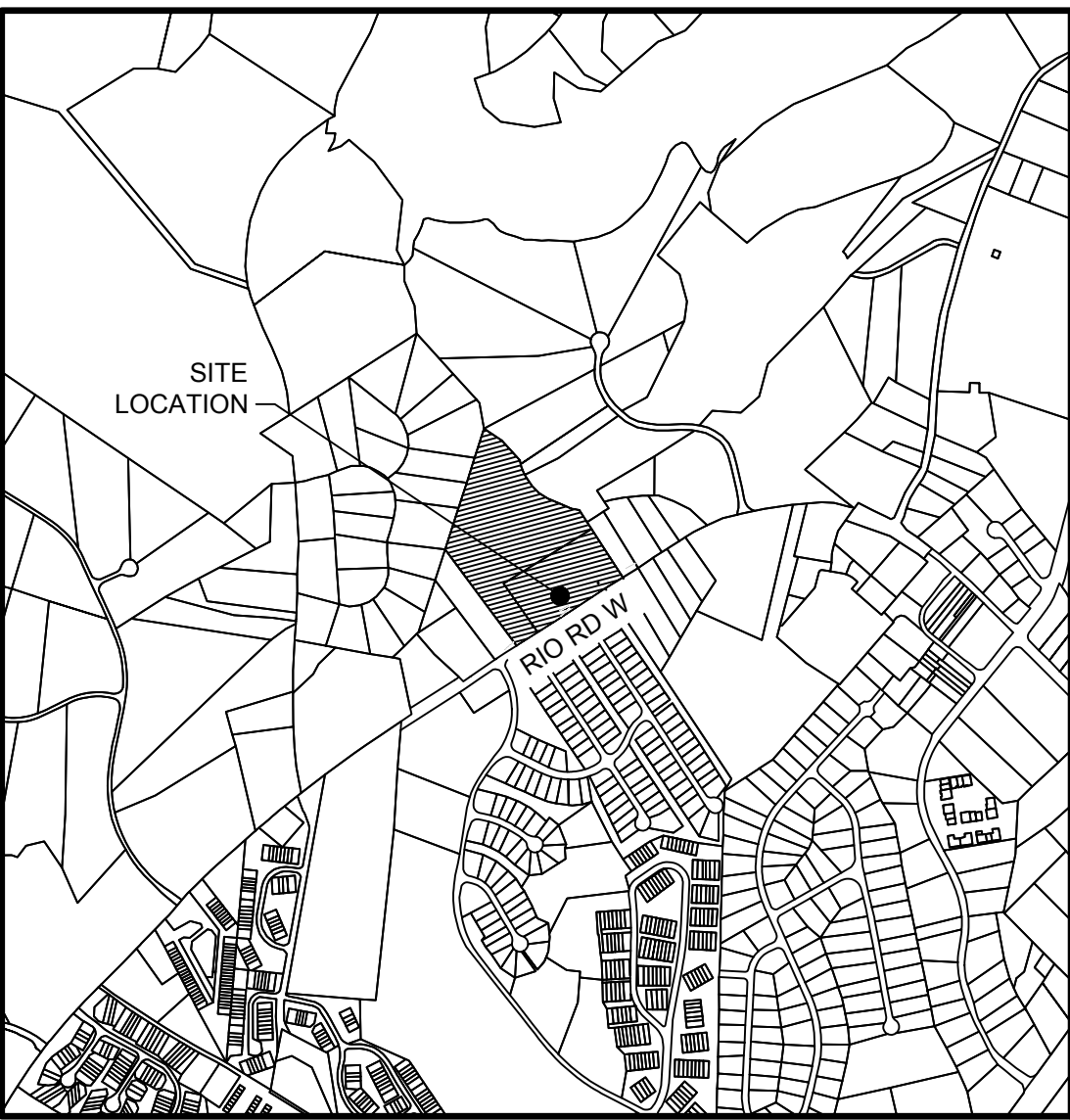


400 RIO RD. WEST
SPECIAL USE PERMIT

SP 2024-025
CONCEPTUAL PLAN

COUNTY OF ALBEMARLE, VIRGINIA
SPECIAL USE PERMIT FOR OUTDOOR DISPLAY,
STORAGE, AND/OR SALES

10/24/2024
REVISED: 02/20/2025



VICINITY MAP

1" = 1000'

NOTES

- OWNER: CHARLOTTESVILLE RIO ROAD LLC
67 MOUNTAIN BLVD, SUITE 201
WARREN, NJ 07059
- PARCEL: 04500-00-00-025C0 - 2.4836 ACRES
04500-00-00-025C1 - 4.1970 ACRES
- ADDRESS: 400 RIO RD. WEST CHARLOTTESVILLE, VA 22901
- ZONING: LIGHT INDUSTRIAL (LI); ENTRANCE CORRIDOR (EC);
AIRPORT IMPACT AREA (AIA); CRITICAL SLOPES
- EXISTING CONDITIONS IS BASED ON SURVEY COMPLETED ON:
11/20/24 BY LMS SURVEYING OF VIRGINIA AND SUPPLEMENTAL COUNTY GIS INFORMATION
- SETBACKS: FRONT MINIMUM: 10 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR
EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY; FOR
OFF-STREET PARKING OR LOADING SPACES, 10 FEET FROM ANY PUBLIC STREET
RIGHT-OF-WAY
- FRONT MAXIMUM: NONE
- SIDE AND REAR MINIMUM: IF THE ABUTTING LOT IS ZONED RESIDENTIAL, RURAL AREAS, OR
THE MONTICELLO HISTORIC DISTRICT: (I) NO PORTION OF ANY STRUCTURE, EXCLUDING
SIGNS, SHALL BE LOCATED CLOSER THAN 50 FEET FROM THE DISTRICT BOUNDARY; AND (II)
NO PORTION OF ANY OFF-STREET PARKING SPACE SHALL BE LOCATED CLOSER THAN 30
FEET FROM THE DISTRICT BOUNDARY. IF THE ABUTTING LOT IS ZONED COMMERCIAL OR
INDUSTRIAL, ANY PRIMARY STRUCTURE SHALL BE CONSTRUCTED AND SEPARATED IN
ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING CODE
- SIDE AND REAR MAXIMUM: NONE
- PREVIOUS USE: BRIGHTSPEED OF VIRGINIA, LLC F/K/A CENTRAL TELEPHONE COMPANY OF VIRGINIA
- PROPOSED USE: WHOLESALE WATERWORKS CENTER AND OFFICE WITH SPECIAL USE PERMIT FOR OUTDOOR
STORAGE, DISPLAY, AND/OR SALES.

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	CONCEPTUAL LAYOUT PLAN
4	CONCEPTUAL SECTIONS

TOTAL SHEETS = 4

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REVISION DESCRIPTION	COUNTY COMMENT RESPONSE

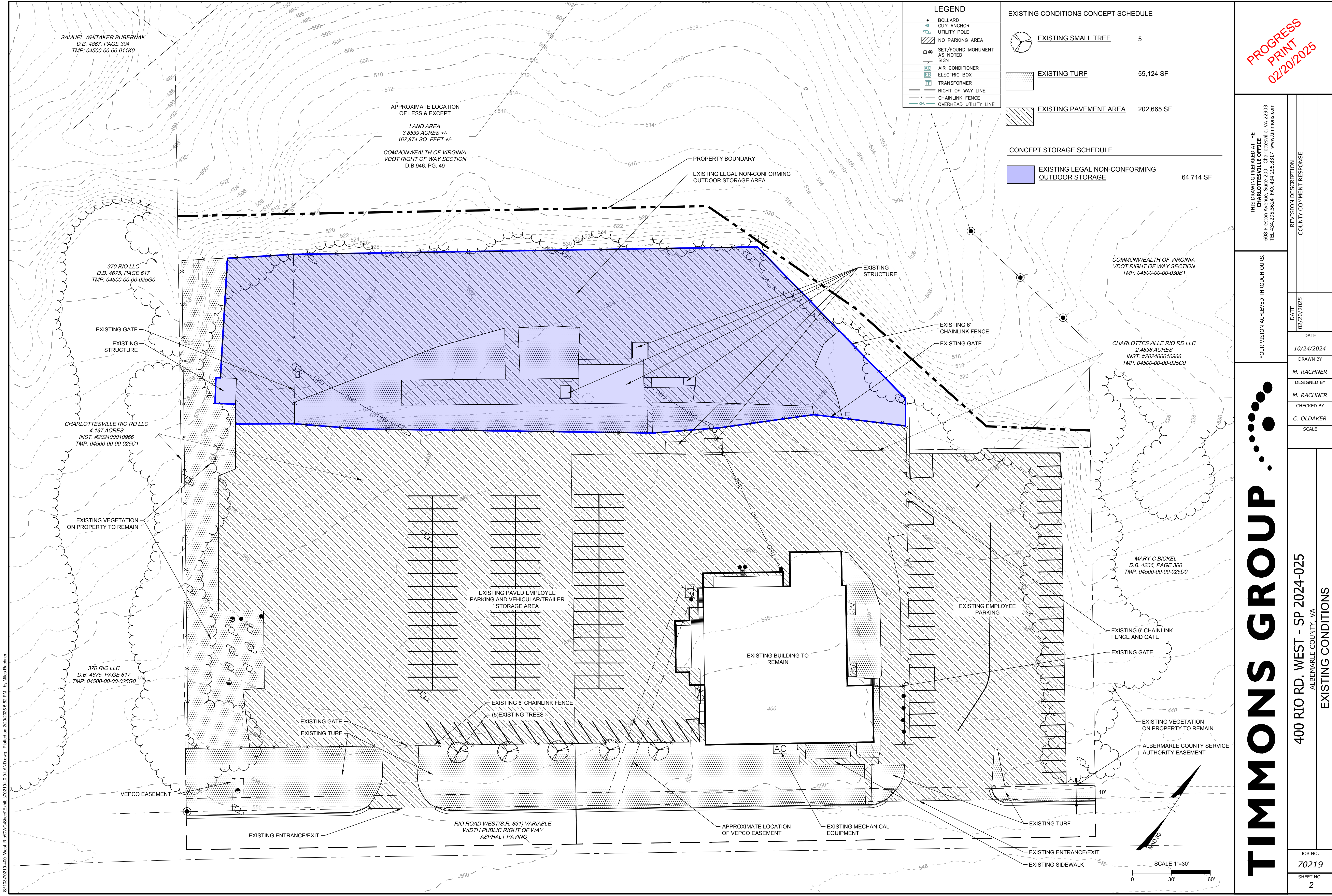
DATE	DRAWN BY
10/24/2024	M. RACHNER
	DESIGNED BY
	M. RACHNER
	CHECKED BY
	C. OLDAKER
	SCALE

TIMMONS GROUP

400 RIO RD. WEST - SP 2024-025
ALBEMARLE COUNTY, VA

COVER SHEET

JOB NO.
70219
SHEET NO.
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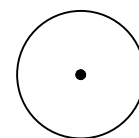
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SHEET NO.	2

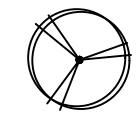
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CONCEPT PLANT SCHEDULE



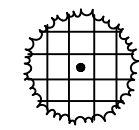
LARGE DECIDUOUS TREE
ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE
NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE TUPELO
QUERCUS ALBA / WHITE OAK
QUERCUS COCCINEA / SCARLET OAK
QUERCUS PHELLOS / WILLOW OAK

16



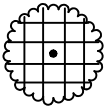
SMALL FLOWERING TREE
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD
CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
CORNUS FLORIDA 'CHEROKEE BRAVE' / CHEROKEE BRAVE DOGWOOD
MAGNOLIA VIRGINIANA 'MOON GLOW' / SWEET BAY

28



LARGE EVERGREEN TREE
ILEX OPACA / AMERICAN HOLLY
PINUS ECHINATA / SHORT LEAF PINE
PINUS STROBUS / WHITE PINE

7



SMALL EVERGREEN TREE
CEDRUS ATLANTICA / ATLAS CEDAR
CRYPTOMERIA JAPONICA 'BLACK DRAGON' / BLACK DRAGON JAPANESE CEDAR
JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE

23



SHRUB
ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY
CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE SUMMERSWEET
ILEX GLABRA 'DENSEA' / INKBERRY HOLLY
KALMIA LATIFOLIA 'OLYMPIC FIRE' / OLYMPIC FIRE MOUNTAIN LAUREL
MORELLA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE
VIBURNUM DENTATUM 'BLUE MUFFIN' / BLUE MUFFIN ARROWWOOD VIBURNUM

55



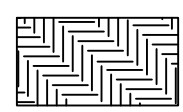
LARGE SHRUB
CLETHRA ALNIFOLIA 'HUMMINGBIRD' / HUMMINGBIRD SUMMERSWEET
HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA
KALMIA LATIFOLIA 'MINUET' / MINUET MOUNTAIN LAUREL
MORELLA CERIFERA 'STRAWBERRY SHORTCAKE' / STRAWBERRY SHORTCAKE WAX MYRTLE
THUJA OCCIDENTALIS 'BOBOZAM' / MR. BOWLING BALL® ARBORVITAE

10



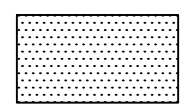
SMALL SHRUB
ABELIA X GRANDIFLORA 'ROSE CREEK' / ROSE CREEK ABELIA
ITEA VIRGINICA 'LITTLE HENRY' / VIRGINIA SWEETSPIRE
PHYSOCARPUS OPULIFOLIUS 'SMPOTW' / TINY WINE® NINEBARK

55



MULCH

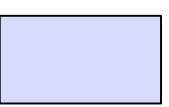
13,468 SF



SEED/SOD

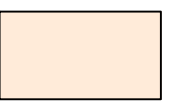
13,055 SF

CONCEPT STORAGE AREA SCHEDULE



**PROPOSED OUTDOOR STORAGE
(EXISTING LEGAL NON-CONFORMING)**

64,714 SF



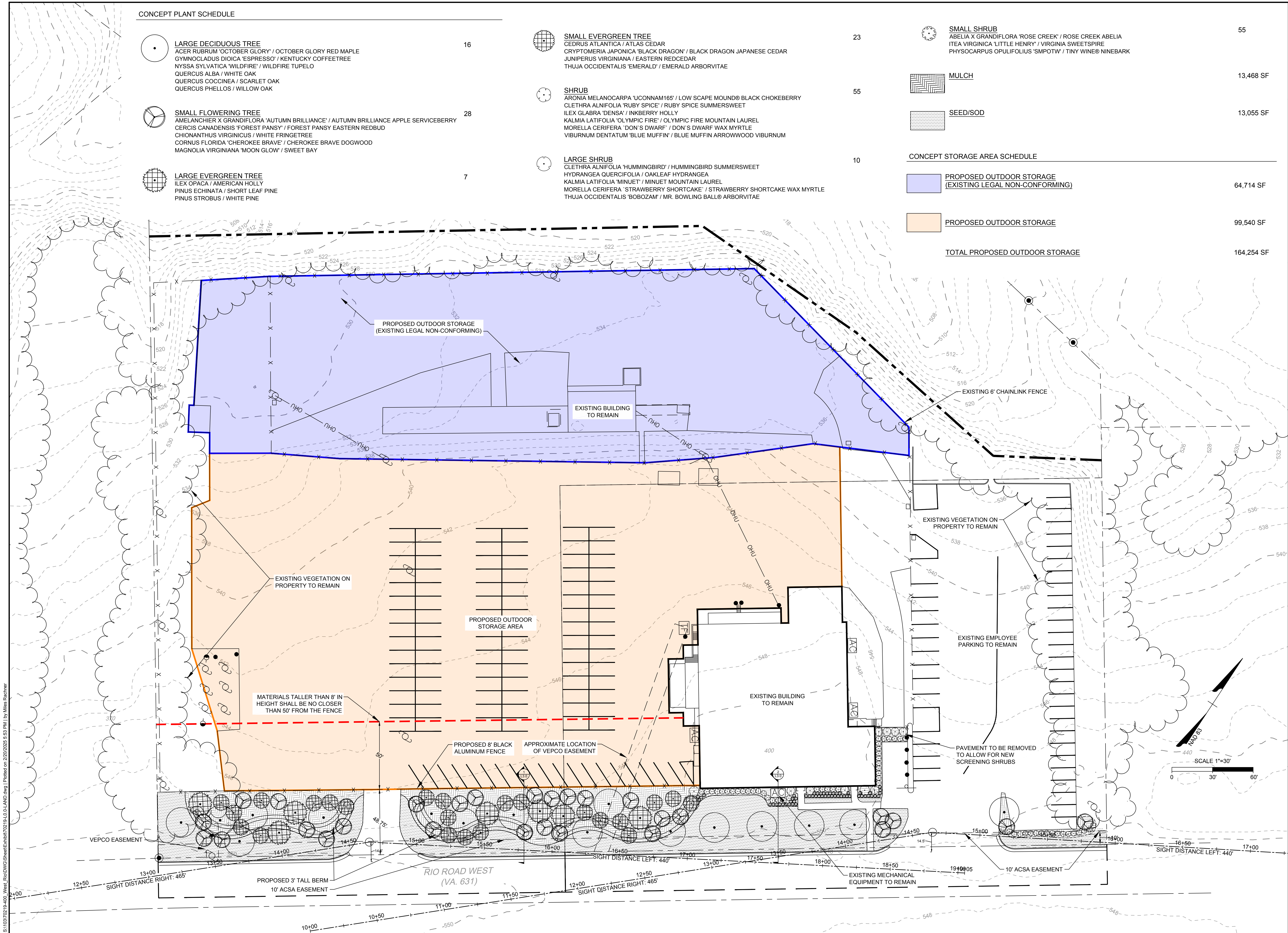
PROPOSED OUTDOOR STORAGE

99,540 SF

TOTAL PROPOSED OUTDOOR STORAGE

164,254 SF

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M. RACHNER

DESIGNED BY
M. RACHNER

CHECKED BY
C. OLDAKER

SCALE

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400 RIO RD. WEST - SP 2024-025
ALBEMARLE COUNTY, VA

CONCEPTUAL LAYOUT PLAN

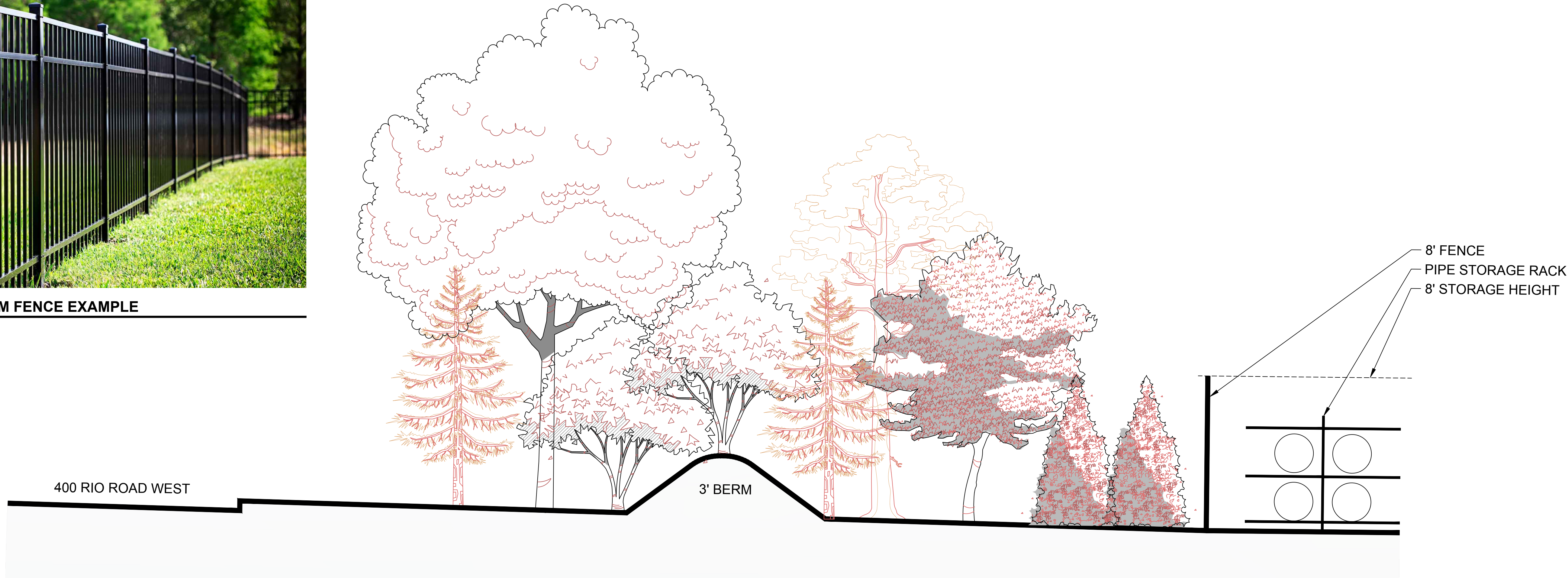
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BLACK ALUMINUM FENCE EXAMPLE



1 STREETScape SECTION - BUFFER
1" = 3'



2 STREETScape SECTION - BUILDING FRONTAGE
1" = 3'

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ALBEMARLE COUNTY, VA
CONCEPTUAL SECTIONS

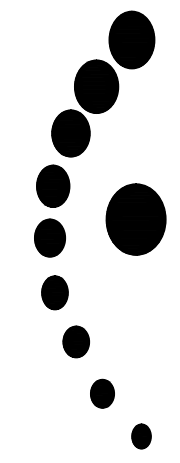
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CONCEPTUAL RENDERING - PLAN RENDERING

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CONCEPTUAL PLAN RENDERING

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EXISTING FRONTAGE CONDITION - WEST ENTRANCE VIEW

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CHECKED BY
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ALBEMARLE COUNTY, VA

EXISTING CONDITIONS IMAGES

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CONCEPTUAL RENDERING - WEST ENTRANCE VIEW

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M. RACHNER

DESIGNED BY

M. RACHNER

CHECKED BY

C. OLDAKER

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ALBEMARLE COUNTY, VA

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CONCEPTUAL RENDERING - WEST ENTRANCE VIEW WITH 5 YEARS OF GROWTH

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M. RACHNER

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EXISTING FRONTAGE CONDITION - EAST ENTRANCE VIEW

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ALBEMARLE COUNTY, VA

EXISTING CONDITIONS IMAGES

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CONCEPTUAL RENDERING - EAST ENTRANCE VIEW

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CONCEPTUAL RENDERINGS	
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EXISTING FRONTAGE CONDITION - CONTINUED EAST ENTRANCE VIEW

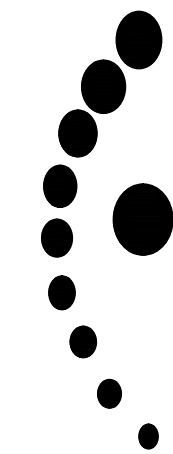
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<i>M. RACHNER</i>
DESIGNED BY
<i>M. RACHNER</i>
CHECKED BY
<i>C. OLDAKER</i>
SCALE



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400 RIO RD. WEST - SP 2024-025
ALBEMARLE COUNTY, VA

CONCEPTUAL RENDERINGS

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CONCEPTUAL RENDERING - CONTINUED VIEW FROM EAST ENTRANCE VIEW

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400 RIO RD. WEST - SP 2024-025

ALBEMARLE COUNTY, VA

CONCEPTUAL RENDERINGS

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