EXISTING CONDITIONS CONCEPTUAL SCHEDULE

	EXISTING SMALL TREE	5
	EXISTING TURF	31,403 SF
	EXISTING PAVEMENT AREA	166,117 SF

CONCEPT STORAGE SCHEDULE

	EXISTING NON-CONFORMING OUTDOOR STORAGE	79,342 SF

NAD 83

SCALE 1"=30'

0 30' 60'

NON-CONFORMING OUTDOOR STORAGE AREA

EXISTING GATE

EXISTING BUILDING

EXISTING GATE

EXISTING 6' CHAINLINK FENCE

TMP. 45-30B1

EXISTING 6' CHAINLINK FENCE AND GATE

EXISTING PAVED EMPLOYEE PARKING AND VEHICULAR/TRAILER STORAGE AREA

TMP. 45-25C1

TMP. 45-25G

EXISTING BUILDING

400

EXISTING EMPLOYEE PARKING

TMP. 45-25C

TMP. 45-25D

EXISTING GATE

EXISTING 6' CHAINLINK FENCE

(5)EXISTING TREES

EXISTING TURF

EXISTING TURF

EXISTING ENTRANCE/EXIT

RIO ROAD WEST (VA. 631)

EXISTING SIDEWALK

EXISTING MECHANICAL EQUIPMENT

EXISTING ENTRANCE/EXIT

PROGRESS PRINT10/29/2024

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TIMMONS GROUP

REVISION DESCRIPTION	DATE

DATE 10/30/2024
DRAWN BY C. ROTHERMEL
DESIGNED BY K. BARGER
CHECKED BY C. BOLTON
SCALE

400 RIO RD. WEST
ALBEMARLE COUNTY, VA
EXISTING CONDITIONS

JOB NO. 99999
SHEET NO. L1.0

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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 RIGIDA / PITCH 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 TSUGA CAROLINIANA / CAROLINA HEMLOCK	23
SHRUB	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE SUMMERSWEET ILEX GLABRA 'DENSA' / INKBERRY HOLLY KALMIA LATIFOLIA 'OLYMPIC FIRE' / OLYMPIC FIRE MOUNTAIN LAUREL MYRICA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE VIBURNUM DENTATUM 'BLUE MUFFIN' / BLUE MUFFIN ARROWWOOD VIBURNUM	21
LARGE SHRUB	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / HUMMINGBIRD SUMMERSWEET HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA KALMIA LATIFOLIA 'MINUET' / MINUET MOUNTAIN LAUREL MYRICA CERIFERA 'STRAWBERRY SHORTCAKE' / STRAWBERRY SHORTCAKE WAX MYRTLE THUJA OCCIDENTALIS 'BOBOZAM' / MR. BOWLING BALL® ARBORVITAE	5
SMALL SHRUB	ABELIA X GRANDIFLORA 'ROSE CREEK' / ROSE CREEK ABELIA ITEA VIRGINICA 'LITTLE HENRY' / VIRGINIA SWEETSPIRE PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS PHYSOCARPUS OPULIFOLIUS 'SMPOTW' / TINY WINE® NINEBARK	38
MULCH		12,117 SF
SEED/SOD		14,247 SF

CONCEPT STORAGE AREA SCHEDULE

EXISTING NON-CONFORMING OUTDOOR STORAGE	158,684 SF
PROPOSED OUTDOOR STORAGE	88,788 SF

NON-CONFORMING OUTDOOR STORAGE AREA TO REMAIN

EXISTING BUILDING TO REMAIN

RELOCATE EXISTING 6' CHAINLINK FENCE AND GATE

EXISTING 6' CHAINLINK FENCE

PROPOSED OUTDOOR STORAGE AREA

PROPOSED 3' TALL BERM

PROPOSED BLACK ALUMINUM GATE

PROPOSED 8' BLACK ALUMINUM FENCE

EXISTING BUILDING TO REMAIN

EXISTING EMPLOYEE PARKING TO REMAIN

EXISTING MECHANICAL EQUIPMENT TO REMAIN

RELOCATE EXISTING 6' CHAINLINK FENCE AND GATE

TMP. 45-25G

TMP. 45-25C1

TMP. 45-30B1

TMP. 45-25C

TMP. 45-25D

RIO ROAD WEST (VA. 631)

NAD 83

SCALE 1"=30'

0 30' 60'

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DESIGNED BY K. BARGER
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SCALE

TIMMONS GROUP

400 RIO RD. WEST
ALBEMARLE COUNTY, VA
CONCEPTUAL LAYOUT PLAN

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SHEET NO. L2.0

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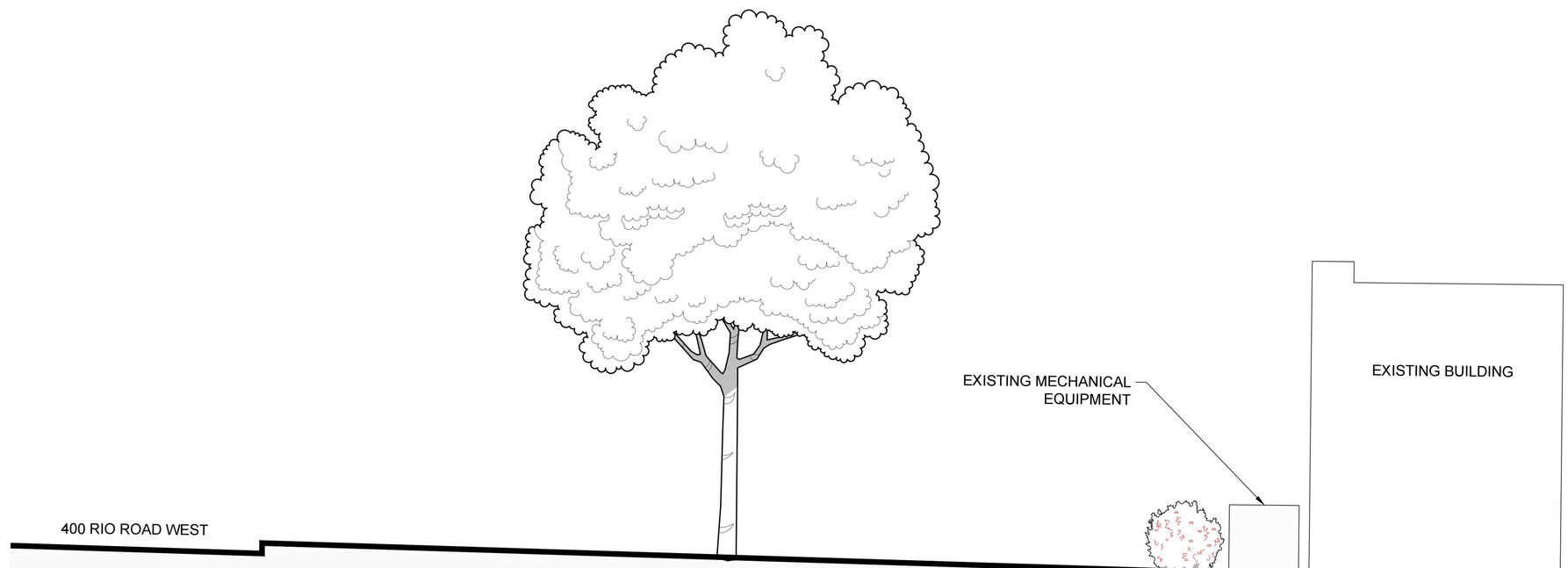
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BLACK ALUMINUM FENCE EXAMPLE



1 STREETSCAPE SECTION - BUFFER
1" = 3'



2 STREETSCAPE SECTION - BUFFER
1" = 3'

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400 RIO RD. WEST
ALBEMARLE COUNTY, VA
CONCEPTUAL SECTIONS

JOB NO.
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SHEET NO.
L3.0

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CONCEPTUAL RENDERING - PLAN RENDERING



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SHEET NO. L4.0

JOB NO. 99999

400 RIO RD. WEST

ALBEMARLE COUNTY, VA

CONCEPTUAL RENDERINGS

SCALE

CHECKED BY C. BOLTON

DESIGNED BY K. BARGER

DRAWN BY C. ROTHERMEL

DATE 10/30/2024

DATE	REVISION DESCRIPTION

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EXISTING FRONTAGE CONDITION - WEST ENTRANCE VIEW

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ALBEMARLE COUNTY, VA

EXISTING CONDITIONS IMAGES

JOB NO. 99999
SHEET NO. L4.1

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CONCEPTUAL RENDERING - WEST ENTRANCE VIEW

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DESIGNED BY
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CHECKED BY
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SCALE

400 RIO RD. WEST
ALBEMARLE COUNTY, VA
CONCEPTUAL RENDERINGS

JOB NO.
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SHEET NO.
L4.2

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CONCEPTUAL RENDERING - WEST ENTRANCE VIEW WITH 5 YEARS OF GROWTH

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ALBEMARLE COUNTY, VA
CONCEPTUAL RENDERINGS

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SHEET NO. L4.3

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EXISTING FRONTAGE CONDITION - EAST ENTRANCE VIEW

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400 RIO RD. WEST
ALBEMARLE COUNTY, VA

EXISTING CONDITIONS IMAGES

JOB NO.
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SHEET NO.
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CONCEPTUAL RENDERING - EAST ENTRANCE VIEW

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400 RIO RD. WEST
ALBEMARLE COUNTY, VA
CONCEPTUAL RENDERINGS

JOB NO.
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