

400 RIO RD. WEST
MINOR SITE PLAN AMENDMENT

COUNTY OF ALBEMARLE, VIRGINIA

SDP202500XXX

10/20/2025

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 ALTA SURVEY COMPLETED ON:
11/20/24 BY LMS SURVEYING OF VIRGINIA AND SUPPLEMENTAL COUNTY TOPOGRAPHIC
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 SP 2024-025
FOR OUTDOOR STORAGE, DISPLAY, AND/OR SALES.

THIS PLAN IS AN AMENDMENT TO APPROVED SITE PLAN SDP198600047.



VICINITY MAP

1" = 1000'

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	BOARD OF SUPERVISORS ACTION LETTER
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	LAYOUT PLAN
C3.0	BERM GRADING PLAN
C4.0	SECTIONS & DETAILS
C5.0	SIGHT DISTANCE PROFILES
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS

TOTAL SHEETS = 9

SIGNATURE PANEL:

DEPARTMENT OF COMMUNITY DEVELOPMENT,	APPROVAL	DATE
PLANNING & ZONING		
ENGINEERING		
INSPECTIONS		
ARCHITECTURAL REVIEW BOARD		
DEPARTMENT OF FIRE AND RESCUE		
ALBEMARLE COUNTY SERVICE AUTHORITY		
VIRGINIA DEPARTMENT OF TRANSPORTATION		
HEALTH DEPARTMENT		



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TEL 434.293.5624 FAX 434.293.8317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

09/30/2025

DRAWN BY

A. FLINT

DESIGNED BY

A. FLINT

CHECKED BY

J. SHOWALTER

SCALE

AS SHOWN

TIMMONS GROUP

400 RIO RD. WEST
ALBEMARLE COUNTY, VA

COVER SHEET

JOB NO.

70219

SHEET NO.

C0.0



Khris Taggart
ktaggart@albemarle.org
 Telephone: (434) 296-5832 ext.3278

Valerie Long
Williams Mullen
vlong@williamsmullen.com

Dear Ms. Long

On May 21 2025, the Board of Supervisors took action on the above noted Special Use Permit on Tax Map Parcel Numbers 4500-00-00-025C0 and 04500-00-00-025C1 in the Rio District.

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- compliance with the approved SPECIAL USE PERMIT; and
- approval of any necessary SITE PLAN
- approval of a ZONING COMPLIANCE CLEARANCE.

Sincerely,
Khris Taggart
Senior Planner

Cc: Shanna Pfau
B&D Holdings
shanna@bndholdings.com

WWW.ALBEMARLE.ORG

401 McIntire Road, North Wing, | Charlottesville, VA 22902-4579

RESOLUTION TO APPROVE SP202400025
400 RIO ROAD WEST OUTDOOR STORAGE, DISPLAY, AND/OR SALES

WHEREAS, upon consideration of the staff reports prepared for SP202400025 400 Rio Road: West Outdoor Storage, Display, and/or Sales and all of their attachments, including staff's supporting analysis, the information presented at the public hearings, any comments received, and all of the relevant factors in Alameda County Code §§ 18-30.6(a)(2)(b) and 18-33.8(A), the Alameda County Board of Supervisors hereby finds that the proposed special use will:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Light Industrial (LI) zoning district, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan and the applicable design guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP202400025 400 Rio Road West Outdoor Storage, Display, and/or Sales, subject to the conditions attached hereto.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisor of Albemarle County, Virginia, by a vote of four to zero, as recorded below, at a meeting held on May 21, 2025.


Clerk, Board of County Supervisors

Mr. Andrews	Aye	Nay
Mr. Gallaway	Y	
Ms. LaPisto-Kirtley	Absent	
Ms. Mallek	Y	
Ms. McKeel	Y	
Mr. Pruitt	Absent	
	Y	

SP202400025 400 Rio Road West Outdoor Storage, Display, and/or Sales Special Use Permit Conditions

1. Use of this site must be in general accord with the 400 Rio Road West Conceptual Layout Plan by Timmons Group dated March 07, 2025. To be in general accord:
 - a. Materials and equipment must be stored only in areas indicated for storage on the Concept Plan; and
 - b. The security fence must be a metal picket style and is subject to ARB approval with the final site plan.
2. Materials and equipment taller than the fence height must be stored outside of the cross-hatched area as shown on the Concept Plan.
3. Site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan). Landscaping shown on the plan may be required to exceed the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate the visual impacts of the proposed use.
4. Any new lighting is subject to ARB approval. Maximum light levels must not exceed 20 footcandles. The maximum height of pole lights must not exceed 20'. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin. All site- and building-mounted fixtures must be full cutoff.



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DATE _____

DATE

A. FLINT

DESIGNED BY

A. FLINT

CHECKED BY
J. SHOWALTER

SCALE
S SHOWN

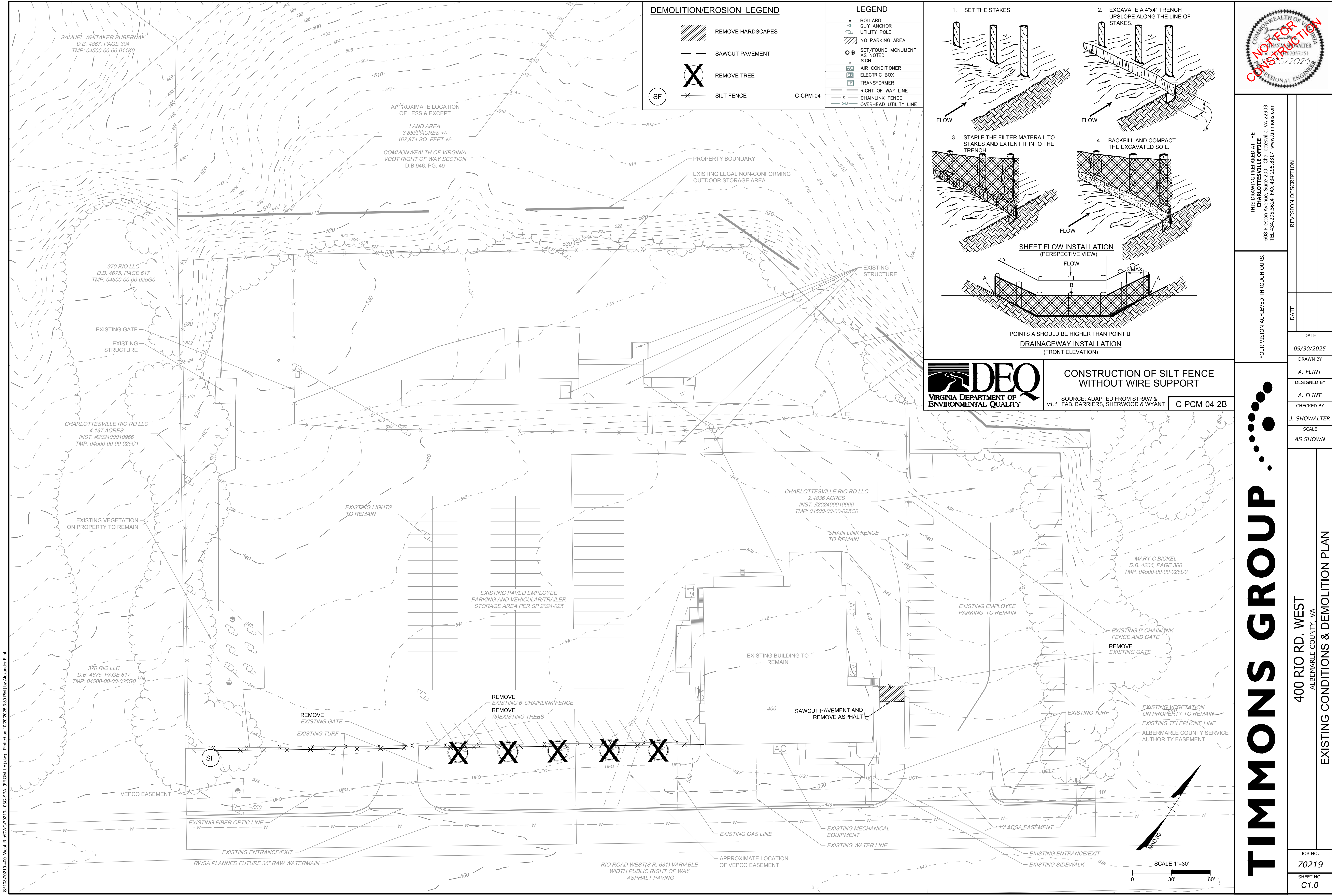
400 RIO RD. WEST
ALBEMARLE COUNTY, VA

BOARD OF SUPERVISORS ACTION LETTER

JOB NO.
70219

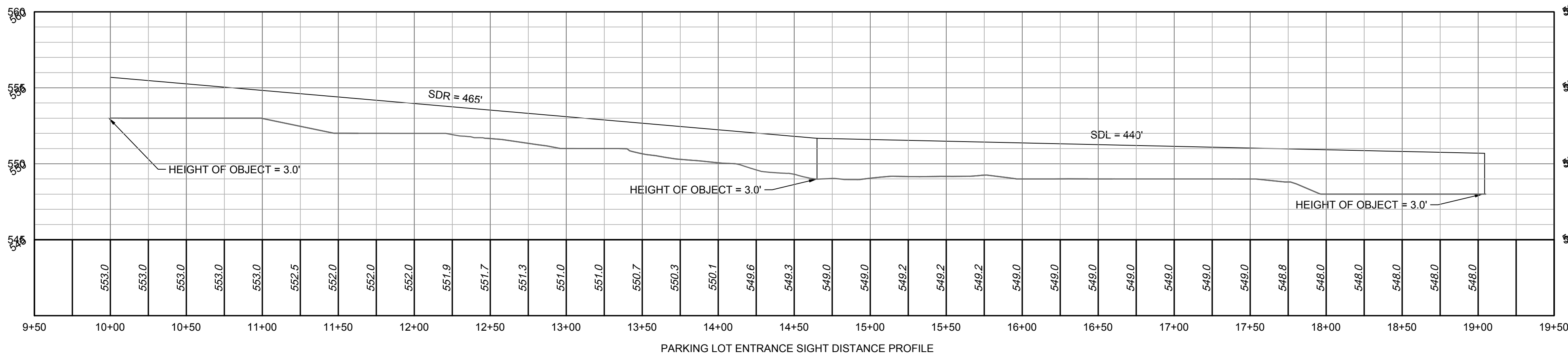
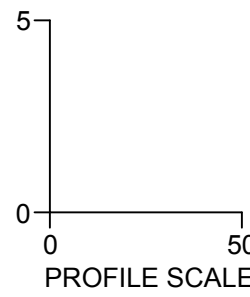
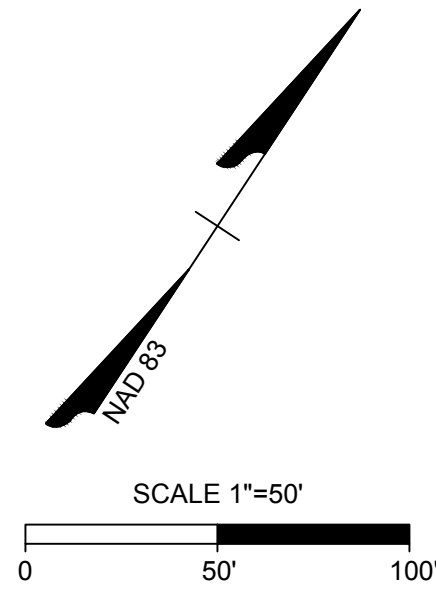
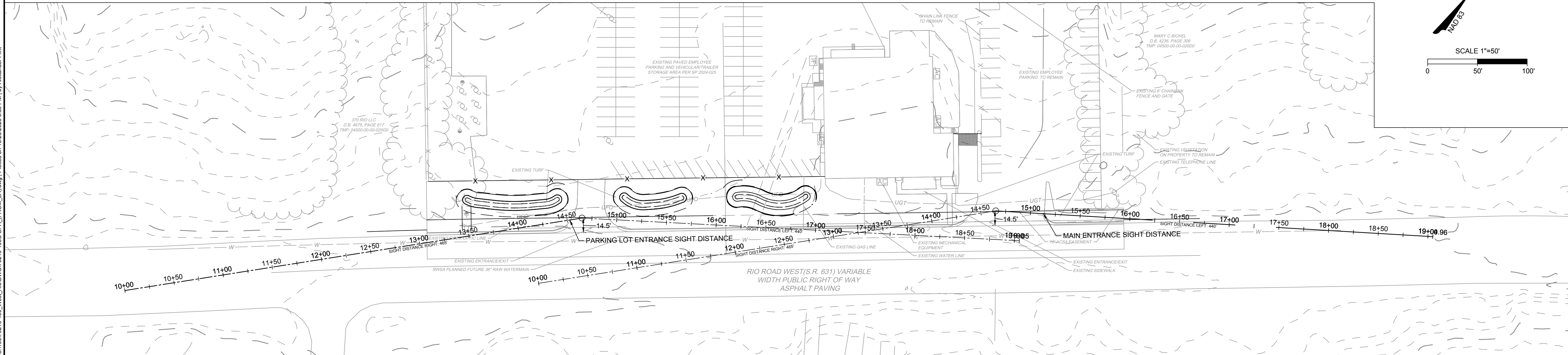
SHEET NO
C0.1

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SCALE
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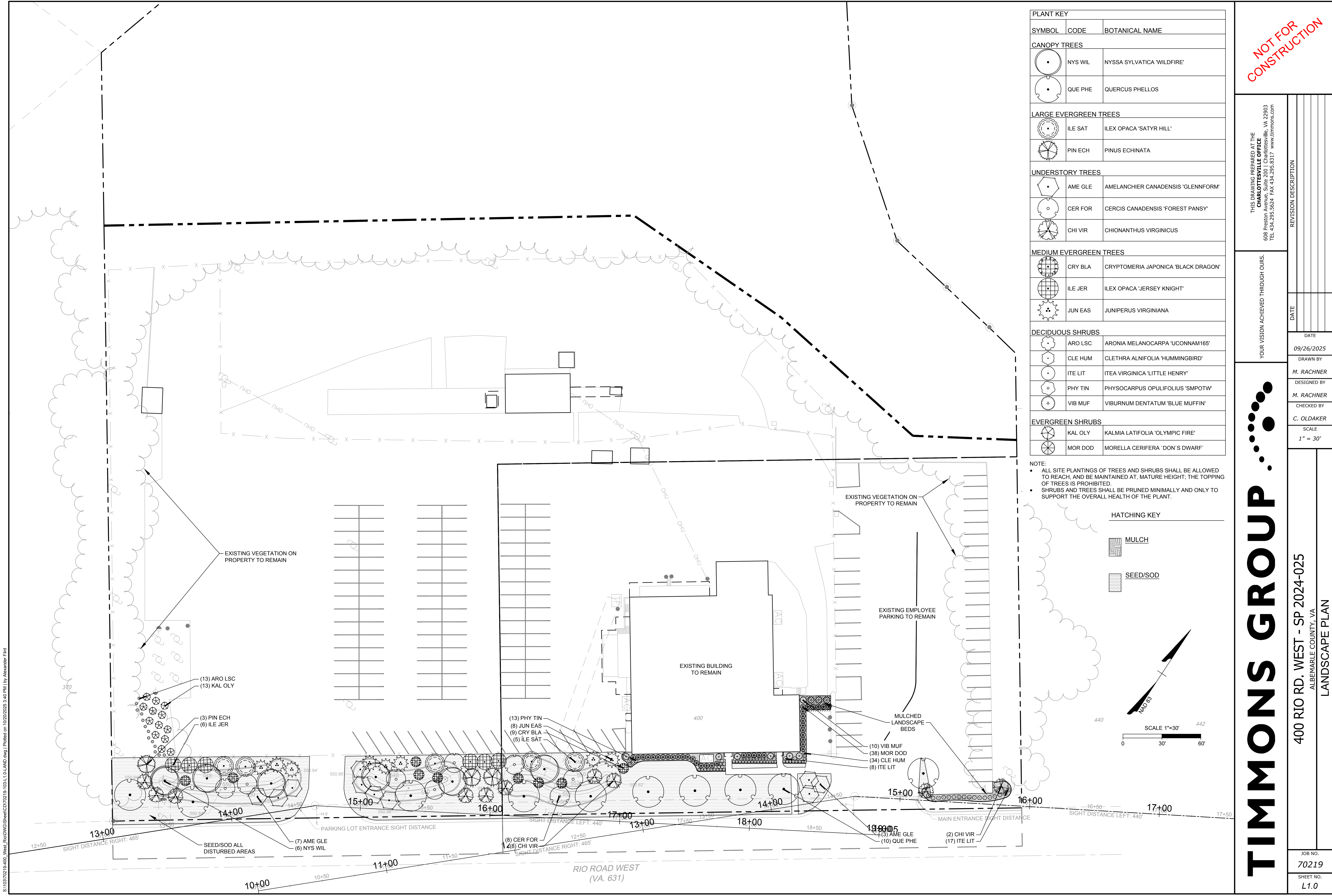
400 RIO RD. WEST
ALBEMARLE COUNTY, VA

SIGHT DISTANCE PROFILES

JOB NO.
70219

SHEET NO.
C5.0

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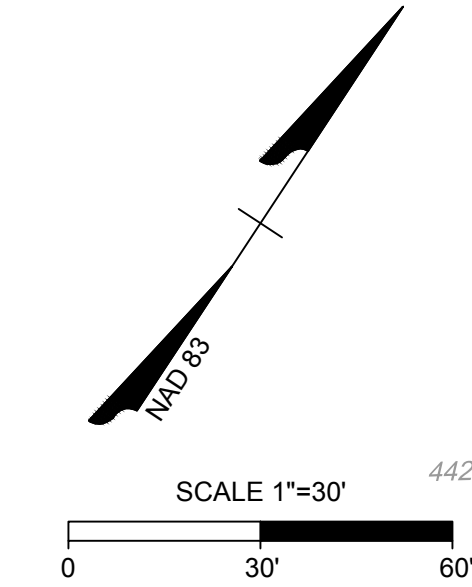
PLANT KEY		
SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
	NYS WIL	NYSSA SYLVATICA 'WILDFIRE'
	QUE PHE	QUERCUS PHELLOS
LARGE EVERGREEN TREES		
	ILE SAT	ILEX OPACA 'SATYR HILL'
	PIN ECH	PINUS ECHINATA
UNDERSTORY TREES		
	AME GLE	AMELANCHIER CANADENSIS 'GLENNFORM'
	CER FOR	CERCIS CANADENSIS 'FOREST PANSY'
	CHI VIR	CHIONANTHUS VIRGINICUS
MEDIUM EVERGREEN TREES		
	CRY BLA	CRYPTOMERIA JAPONICA 'BLACK DRAGON'
	ILE JER	ILEX OPACA 'JERSEY KNIGHT'
	JUN EAS	JUNIPERUS VIRGINIANA
DECIDUOUS SHRUBS		
	ARO LSC	ARONIA MELANOCARPA 'UCONNAM165'
	CLE HUM	CLETHRA ALNIFOLIA 'HUMMINGBIRD'
	ITE LIT	ITEA VIRGINICA 'LITTLE HENRY'
	PHY TIN	PHYSOCARPUS OPULIFOLIUS 'SMPOTW'
	VIB MUF	VIBURNUM DENTATUM 'BLUE MUFFIN'
EVERGREEN SHRUBS		
	KAL OLY	KALMIA LATIFOLIA 'OLYMPIC FIRE'
	MOR DOD	MORELLA CERIFERA 'DON'S DWARF'

NOTE:

- ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED.
- SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

HATCHING KEY

- MULCH
- SEED/SOD



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DATE

REVISION DESCRIPTION

TIMMONS GROUP

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ALBEMARLE COUNTY, VA

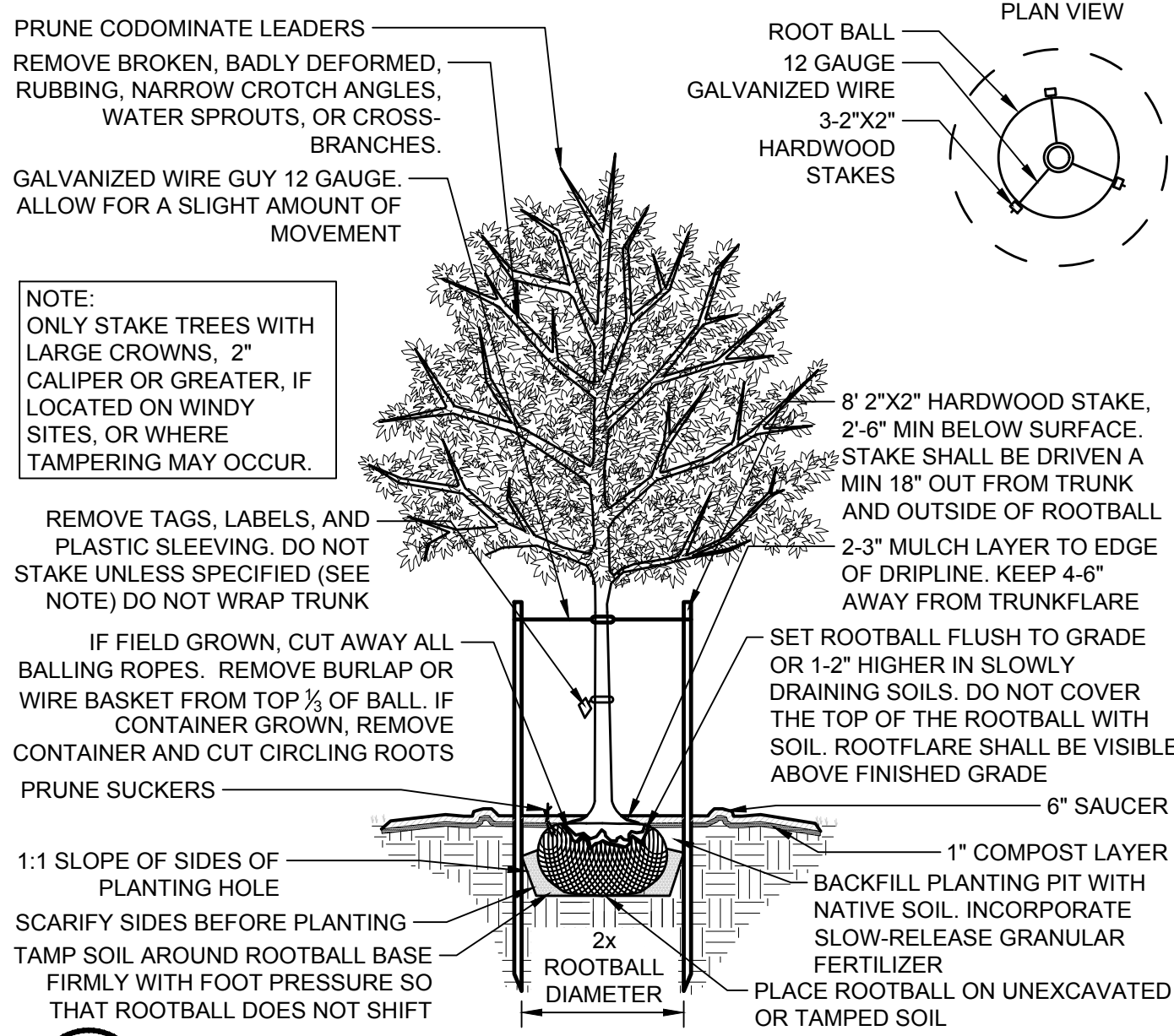
JOB NO.
70219

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L1.0

LANDSCAPE PLAN

NOT FOR CONSTRUCTION

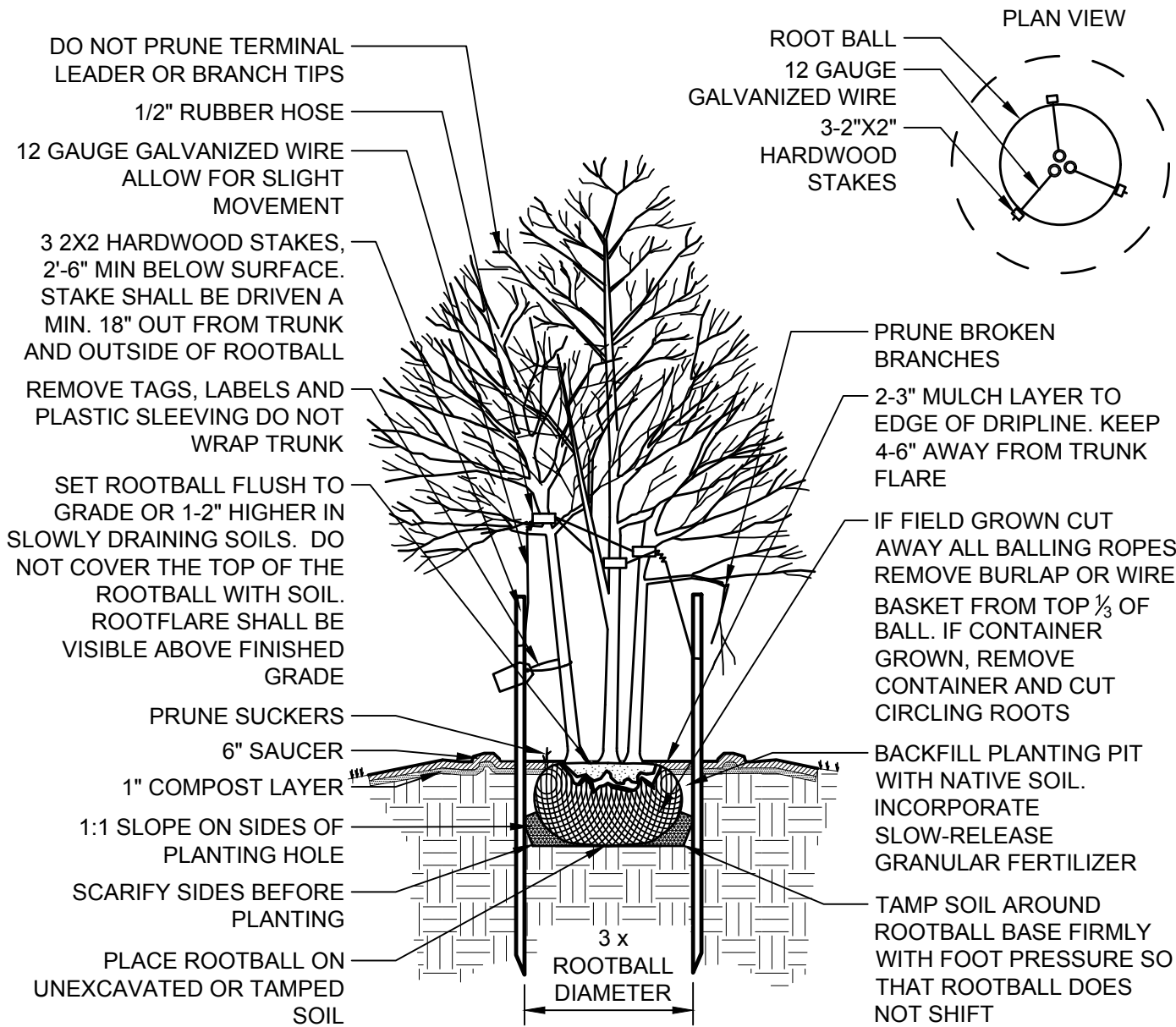
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4

DECIDUOUS TREE PLANTING DETAIL

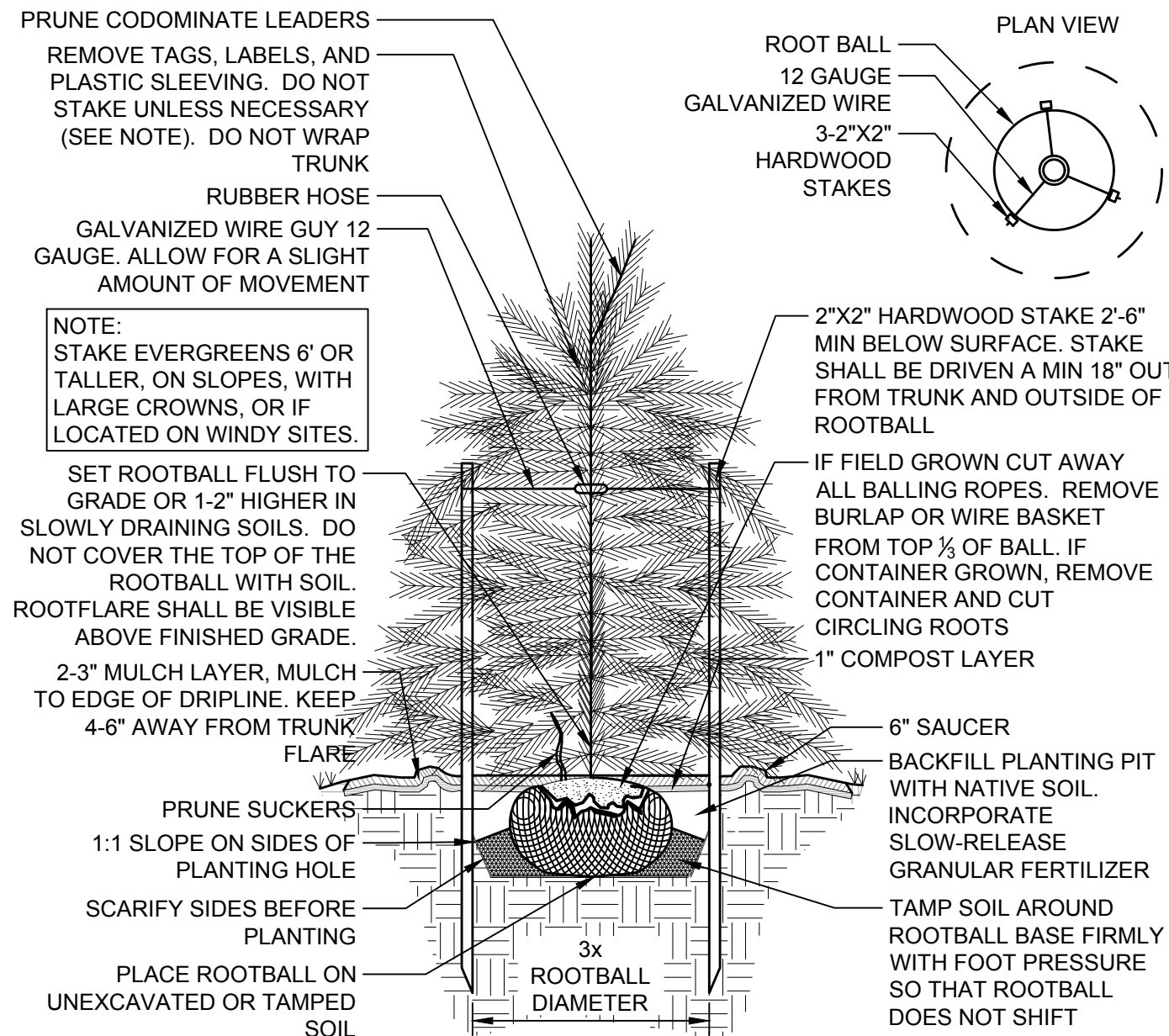
NTS



5

MULTI-STEM TREE PLANTING DETAIL

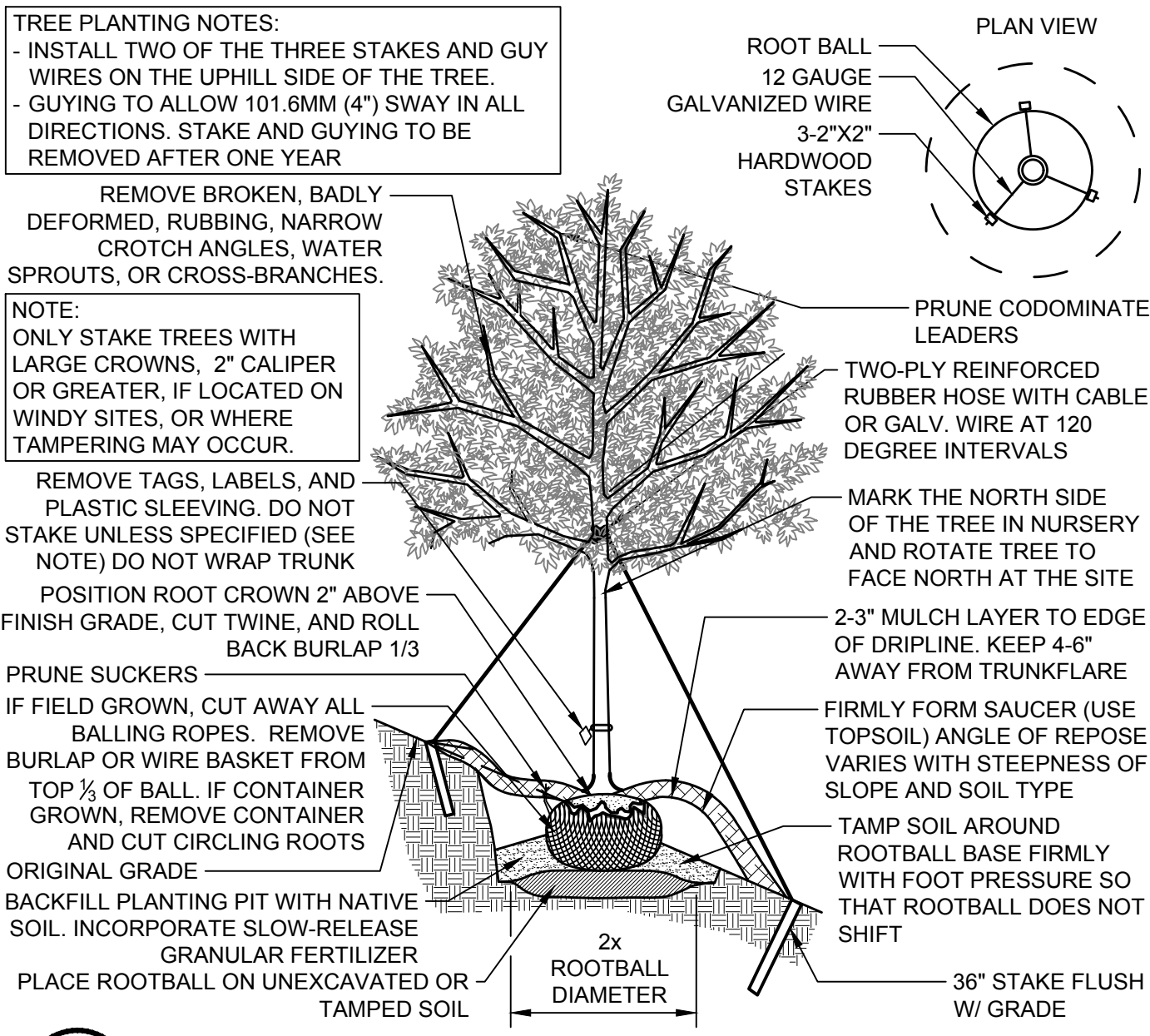
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6

EVERGREEN TREE PLANTING DETAIL

NTS



2

TREE PLANTING WITH GUYS ON SLOPE DETAIL

NTS

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING VIRGINIA 811 AT 1.800.553.3120 FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
- SOIL TESTS SHALL BE PERFORMED TO DETERMINE SOIL CHARACTER AND QUALITY. NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER TEST RESULTS TO ENSURE PLANT HEALTH.

CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

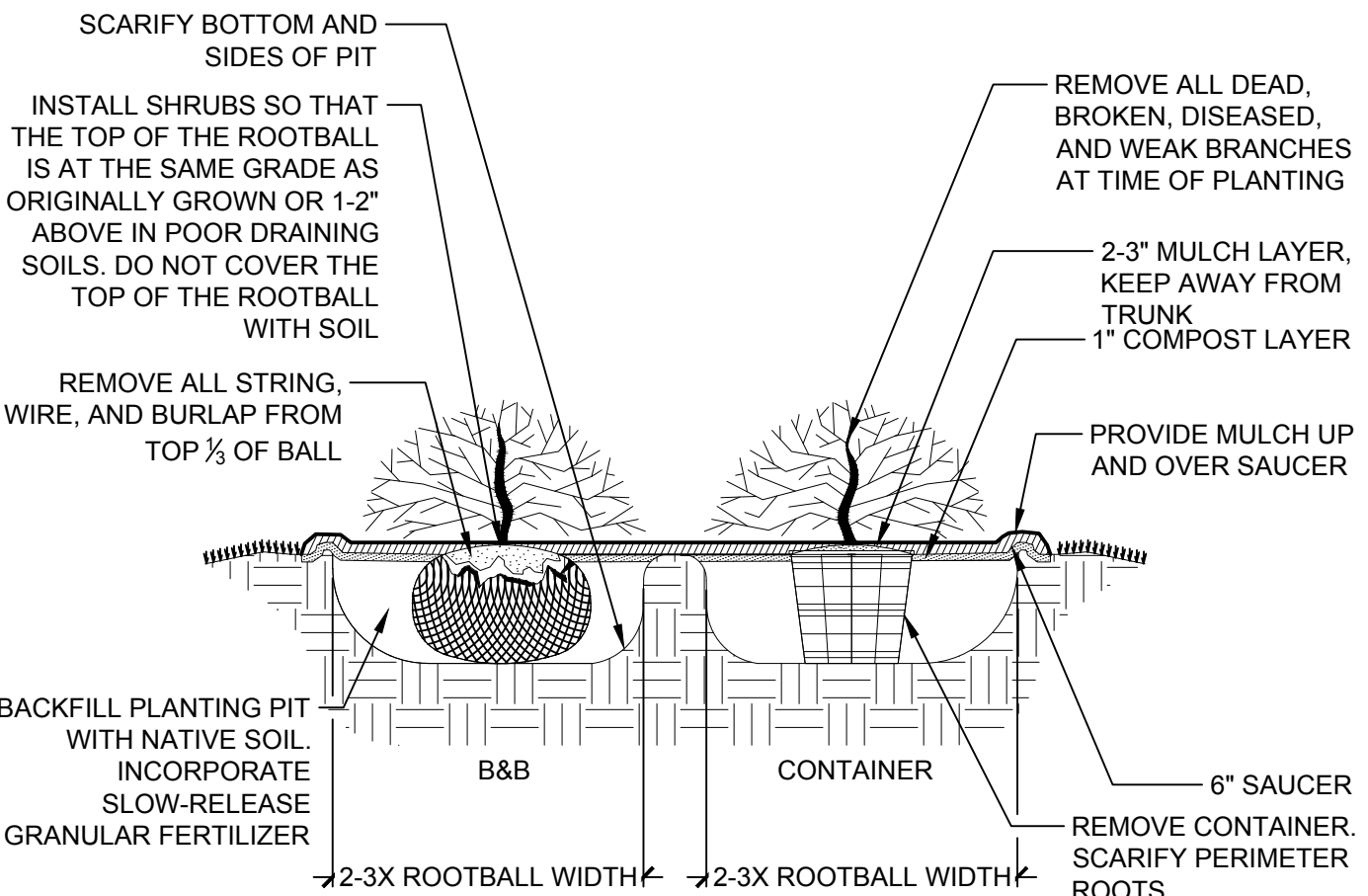
INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

3

GENERAL NOTES AND DETAILS

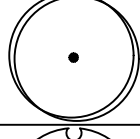
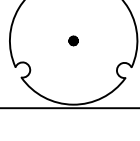
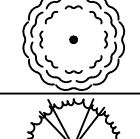
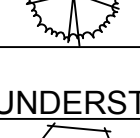
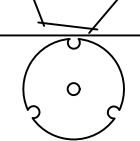
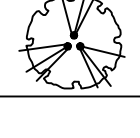
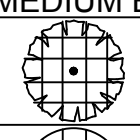
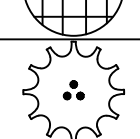
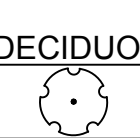
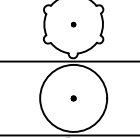
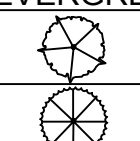
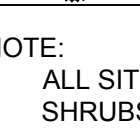
DETAIL-SCALE



1

SHRUB PLANTING DETAIL

NTS

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT
CANOPY TREES						
	NYS WIL	6	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	3.5" CAL.	B&B
	QUE PHE	10	QUERCUS PHELLOS	WILLOW OAK	3.5" CAL.	B&B
LARGE EVERGREEN TREES						
	ILE SAT	5	ILEX OPACA 'SATYR HILL'	SATYR HILL AMERICAN HOLLY	7'-8" HT.	B&B OR CONTAINER
	PIN ECH	3	PINUS ECHINATA	SHORT LEAF PINE	7'-8" HT.	B&B OR CONTAINER
UNDERSTORY TREES						
	AME GLE	10	AMELANCHIER CANADENSIS 'GLENIFORM'	RAINBOW PILLAR® CANADIAN SERVICEBERRY	6' HT.	B&B OR CONTAINER
	CER FOR	8	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	6' HT.	B&B OR CONTAINER
	CHI VIR	10	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6' HT.	B&B OR CONTAINER
MEDIUM EVERGREEN TREES						
	CRY BLA	9	CRYPTOMERIA JAPONICA 'BLACK DRAGON'	BLACK DRAGON JAPANESE CEDAR	6' HT.	B&B OR CONTAINER
	ILE JER	6	ILEX OPACA 'JERSEY KNIGHT'	JERSEY KNIGHT AMERICAN HOLLY	6' HT.	B&B OR CONTAINER
	JUN EAS	8	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6' HT.	B&B OR CONTAINER
DECIDUOUS SHRUBS						
	ARO LSC	13	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	3 GAL.	CONTAINER
	CLE HUM	34	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	5 GAL.	CONTAINER
	ITE LIT	25	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPIRE	3 GAL.	CONTAINER
	PHY TIN	13	PHYSOCARPUS OPULIFOLIUS 'SMPTW'	TINY WINE® NINEBARK	3 GAL.	CONTAINER
	VIB MUF	10	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD VIBURNUM	5 GAL.	CONTAINER
EVERGREEN SHRUBS						
	KAL OLY	13	KALMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE MOUNTAIN LAUREL	5 GAL.	CONTAINER
	MOR DOD	38	MORELLA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	5 GAL.	CONTAINER

NOTE:

- ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED.
- SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

HATCHING SCHEDULE

	MULCH	1,920 SF
	SEED/SOD	23,623 SF

County of Albemarle
Conservation Plan Checklist – To be placed on Landscape Plans
(Handbook, pp 111-284-111-297 for complete specifications)

1. **The following items shall be shown on the plan:**

☐ Trees to be saved;
☐ Limits of clearing (outside dripline of trees to be saved);
☐ Location and type of protective fencing;
☐ Grade changes requiring tree wells or walls;
☐ Proposed trenching or tunneling beyond the limits of clearing.

2. **Markings:**

☐ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
☐ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.

3. **Pre-Construction Conference:**

☐ Tree preservation and protection measures shall be reviewed with the contractor on site.

4. **Equipment Operation and Storage:**

☐ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.

5. **Soil Erosion and Stormwater Detention Devices:**

☐ Such devices shall not adversely affect trees to be saved.

6. **Fires:**

☐ Fires are not permitted within 100 feet of the dripline of trees to be saved.

7. **Toxic Materials:**

☐ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.

8. **Protective Fencing:**

☐ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
☐ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.

9. **Tree Wells:**

☐ When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.

10. **Tree Walls:**

☐ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval.

11. **Trenching and Tunneling:**

☐ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.

12. **Cleanup:**

☐ Protective fencing shall be the last items removed during the final cleanup.

13. **Damaged Trees:**

☐ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

OWNER SIGNATURE

(DATE)

CONTRACT PURCHASER SIGNATURE

(DATE)

5/1/06 Page 1 of 1

NOT FOR
CONSTRUCTION

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09/26/2025
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400 RIO RD. WEST - SP 2024-025
ALBEMARLE COUNTY, VA
LANDSCAPE NOTES AND DETAILS

JOB NO.
70219
SHEET NO.
L2.0

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