

TMP 90-35F
WOOD, FORREST WAYNE
& DOMINIQUE LYNN ROSE
5.06 ACRES
ZONING: R1 RESIDENTIAL

NOTE: THE POTENTIAL 10' SHARED USE PATHWAY SHOWN
WITHIN THE 37' PRIVATE RIGHT OF WAY ON THE AVINITY
ESTATES PROPERTY WILL ONLY BE INSTALLED IF THE AVINITY
ESTATES HOA PROVIDES THE APPROVAL AND PERMISSION
TO CONSTRUCT THE PATHWAY. ALTERNATIVELY, IN LIEU OF
A 10' ASPHALT PATHWAY, A 5' PRIMITIVE TRAIL COULD BE
INSTALLED IN THIS LOCATION, AGAIN WITH THE APPROVAL
OF THE AVINITY ESTATES HOA.

TMP 90-35W
HATMAKER AVIATION LLC
C/O JAMES B MURRAY JR
4.40 ACRES
ZONING: LIGHT INDUSTRIAL

LEGEND:

PARCEL NUMBER: 09100-00-00-016B0
LOT NUMBER: 016B0
ZONING: R1 (RESIDENTIAL)
ACREAGE: 6.811 ACRES

- BUILDING ENVELOPE
- BUILDING & PARKING ENVELOPE
- OPEN SPACE (AMENITY AREA)
- PROPERTY LINE
- PERIMETER LANDSCAPING BUFFER
- PEBBLE DRIVE (PRIVATE ROW)
- 10' ASPHALT SHARED-USE PATHWAY
- 10' ASPHALT PATH OR 5' PRIMITIVE TRAIL
- 50' PRIVATE RIGHT OF WAY
- PROPOSED 25' LANDSCAPING BUFFER
- EXISTING PEBBLE DRIVE RIGHT OF WAY
- BUILDING SETBACKS

CHARLOTTESVILLE COMMUNITY CHURCH SPECIAL USE PERMIT APPLICATION PLAN

CE COLLINS ENGINEERING
200 GARRET STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - OFFICE: 434-293-3719

TMP 90-35M
HATMAKER AVIATION LLC
C/O JAMES B MURRAY JR
3.10 ACRES
ZONING: R1 RESIDENTIAL

AVINITY ESTATES
NEIGHBORHOOD

NAD'83 GRID NORTH
VASP SOUTH ZONE

EXISTING
PROPERTY LINE

BUILDING/PARKING
ENVELOPE
2.2+/- ACRES

BUILDING
ENVELOPE
2+/- ACRES

OPEN SPACE
(AMENITY AREA)

SWM
FACILITY

PROPOSED VDOT
STD. ENTRANCE
RIGHT TURN LANE

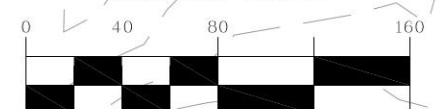
DELTA= 1°49'10"
CB=S48°53'27"W
C=53.25'
T=26.63'
A=53.25'
R=1677.01'

PROPOSED VDOT
STD. ENTRANCE

5' MIN. FRONT YARD
BUILDING SETBACK

ROUTE 20 LLC
153.24 ACRES
ZONING: RA RURAL

GRAPHIC SCALE



1" = 160' FEET

APPLICATION PLAN: 06/17/24
REVISED PLAN: 10/07/24

C1
R=1677.01'
A=81.98'
T=41.00'
C=81.97'
CB=S46°34'51"W
DELTA= 2°48'03"

C2
R=1403.09'
A=52.53'
T=26.27'
C=52.53'
CB=S46°01'45"W
DELTA= 2°08'43"

R=1403.09'
A=50.84'
T=25.42'
C=50.84'
CB=S48°08'23"W
DELTA= 2°04'34"

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HATMAKER AVIATION LLC
C/O JAMES B MURRAY JR
4.40 ACRES
ZONING: LIGHT INDUSTRIAL

LEGEND:

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ACREAGE: 6.811 ACRES

- PARKING LOT
- WORSHIP BUILDING
- CLASSROOMS, OFFICES, FELLOWSHIP HALL
- GYMNASIUM/ MULTI-PURPOSE ROOM
- PERIMETER LANDSCAPING BUFFER
- PEBBLE DRIVE (PRIVATE ROW)
- 10' ASPHALT SHARED-USE PATHWAY
- 10' ASPHALT PATH OR 5' PRIMITIVE TRAIL
- 50' PRIVATE RIGHT OF WAY
- PROPOSED 25' LANDSCAPING BUFFER
- PLAYGROUND
- SWM FACILITY
- RECREATIONAL AREAS

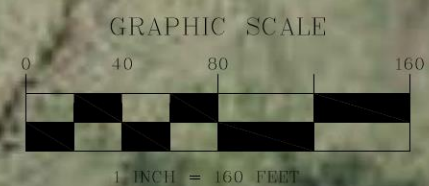
CHARLOTTESVILLE COMMUNITY CHURCH ILLUSTRATIVE PLAN

CE COLLINS ENGINEERING
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