

OUR LADY OF PEACE SPECIAL USE PLAN

CONCEPTUAL PLAN COUNTY OF ALBEMARLE, VIRGINIA

SPECIAL USE PERMIT FOR ASSISTED LIVING FACILITY AMENDMENT SP2024-00009



THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL: 541.293.5624 FAX: 541.293.8317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 02/19/2024
DRAWN BY: A. FLINT
DESIGNED BY: A. FLINT
CHECKED BY: J. SHOWALTER
SCALE: AS SHOWN

TIMMONS GROUP
OUR LADY OF PEACE SPECIAL USE PLAN
ALBEMARLE COUNTY, VA
COVER SHEET
JOB NO. 58157
SHEET NO. C0.0

NOTES

PARCEL: 061Z0-03-00-001A0
061Z0-03-00-00800

ADDRESS: 751 HILLSDALE DRIVE, CHARLOTTESVILLE, VA 22901

ZONING: PLANNED UNIT DEVELOPMENT (REF. ZMA 19880007)
AIRPORT IMPACT OVERLAY DISTRICT

EXISTING CONDITIONS IS BASED ON SURVEY COMPLETED ON 05/05/23 BY TIMMONS GROUP AND SUPPLEMENTAL GIS INFORMATION

SETBACKS:
FRONT: 25' SETBACK
SIDE SETBACK: 15' BUILDING, 10' PARKING
REAR SETBACK: 20' REAR, 10' PARKING

PRESENT USE: 061Z0-03-00-001A0: CHURCH OF THE INCARNATION
061Z0-03-00-00800: EXISTING OUR LADY OF PEACE BUILDING (REF. SP199700042)

PROPOSED USE: 061Z0-03-00-001A0: CHURCH OF THE INCARNATION, OUR LADY OF PEACE EXPANSION
061Z0-03-00-00800: OUR LADY OF PEACE BUILDING WITH EXPANSION:

REQUIRED PARKING: CHURCH OF THE INCARNATION (REF. SDP 199800083)
1 SPACE PER 4 SANCTUARY SEATS = 115 REQUIRED SPACES (460 SEAT SANCTUARY)

OUR LADY OF PEACE NEW ADDITION:
ASSISTED LIVING FACILITY:
20 UNITS x 1 SPACE/3 UNITS = 7 SPACES
5 EMPLOYEES ON LARGEST SHIFT = 5 SPACES

SKILLED NURSING FACILITY:
34 UNITS x 1 SPACE/4 UNITS = 9 SPACES
9 EMPLOYEES ON LARGEST SHIFT = 9 SPACES

TOTAL ADDITION: 30 SPACES

PROVIDED PARKING: CHURCH OF THE INCARNATION: 219 SPACES (REF. SDP199800083)
SPACES REMOVED: 23 SPACES
SPACES REPLACED: 9 SPACES
SPACES REMAINING: 205 SPACES

OUR LADY OF PEACE ADDITION: 38 SPACES PROVIDED IN PARKING GARAGE

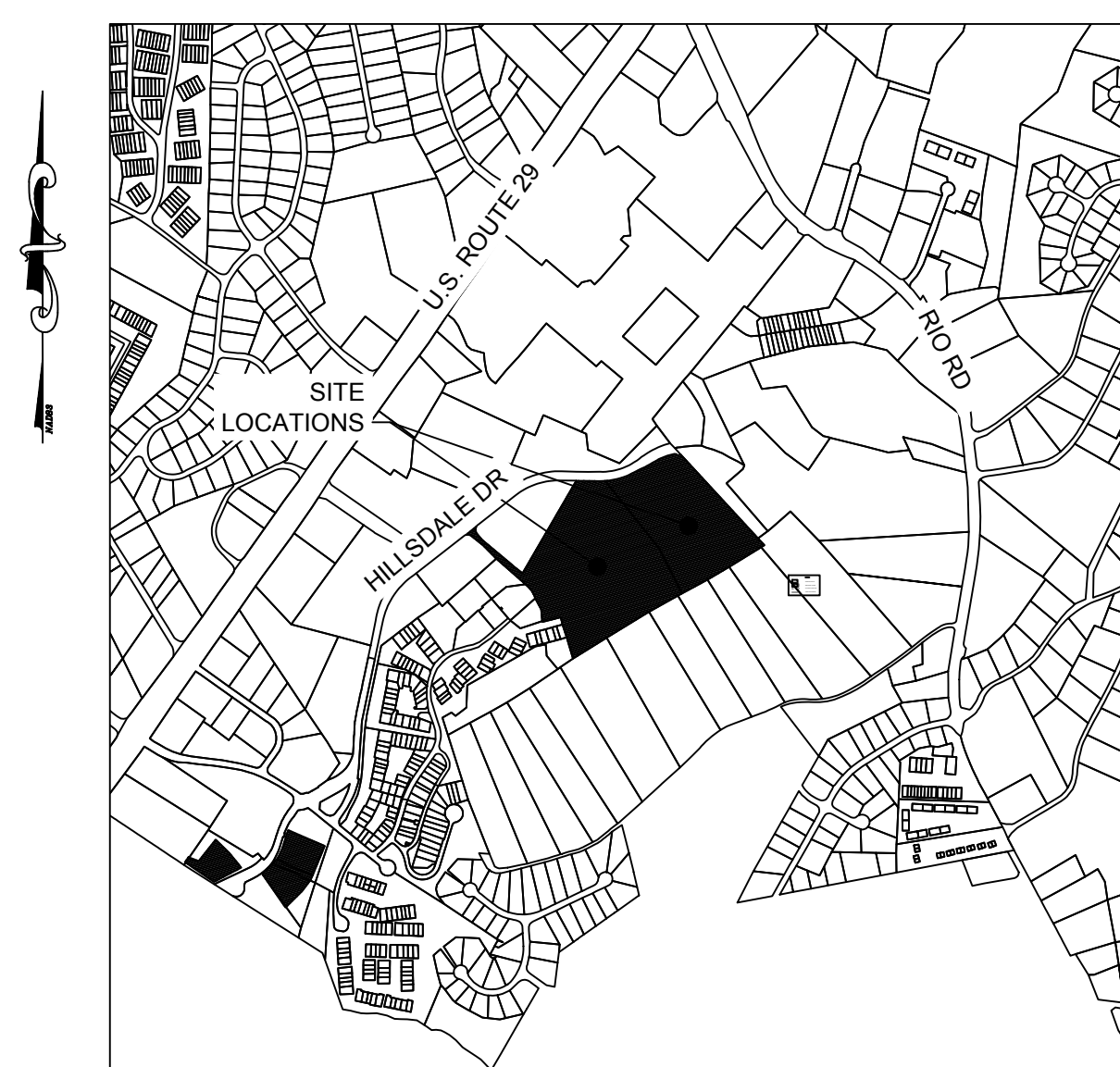
BUILDING HEIGHT: REQUIRED PER PUD: 65' MAX.
PROPOSED ADDITION: 50' MAX (2 STORIES W/ PARKING GARAGE)

APPROXIMATE LIMITS OF CONSTRUCTION (LOC): 061Z0-03-00-00800: 0.13 ACRES
(BASED ON EXISTING PARCEL EXTENTS) 061Z0-03-00-001A0: 1.13 ACRES

EXISTING PARCEL AREA: 061Z0-03-00-00800: 6.99 ACRES
061Z0-03-00-001A0: 12.50 ACRES

PROPOSED APPROXIMATE PARCEL AREA WITH BLA: 061Z0-03-00-00800: 7.91 ACRES
061Z0-03-00-001A0: 11.59 ACRES

2/19/2024



VICINITY MAP
1" = 1000'

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	EXISTING EXHIBIT
C1.0	EXISTING CONDITIONS PLAN
C2.0	CONCEPTUAL PLAN
C3.0	CONCEPT GRADING PLAN
C4.0	CONCEPTUAL SITE CROSS-SECTION

TOTAL SHEETS = 6

STORMWATER QUANTITY AND QUALITY: IT IS ANTICIPATED THAT WATER QUANTITY FOR THE PROJECT WILL BE ADDRESSED THROUGH UNDERGROUND DETENTION PIPING. WATER QUALITY FOR THE OVERALL PROJECT WILL BE ADDRESSED THROUGH WATER QUALITY CREDITS. THIS DESIGN WILL BE FINALIZED FOR COUNTY REVIEW AND APPROVAL DURING THE SITE PLAN.

GRADING: FINE GRADING WILL BE SHOWN WITH SITE PLAN SUBMISSION TO ENSURE ADA COMPLIANT ACCESS. MINOR GRADING WILL BE REQUIRED TO PROVIDE ADA COMPLIANT ACCESS TO THE BUILDING AND TO PROVIDE SUFFICIENT DRAINAGE AWAY FROM THE BUILDING.

STEEP SLOPES: AREAS SHOWN AS PRESERVED AND MANAGED SLOPES ARE FROM THE COUNTY GIS MAPPING SYSTEM, BUT MAY NOT BE ACCURATE. DURING SITE PLAN, THEY WILL BE FIELD VERIFIED AND HONORED.

LANDSCAPING: ALL REQUIRED LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE SITE PLAN ORDINANCE AT THE SITE PLAN STAGE.

DEVELOPER INFORMATION
OUR LADY OF PEACE, INC.
751 HILLSDALE DR
CHARLOTTESVILLE, VA 22901
(434) 973-1155

ENGINEER INFORMATION
TIMMONS GROUP
608 PRESTON AVENUE, SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: JONATHAN SHOWALTER, PE
434-327-1681

CATHOLIC DIOCESE OF RICHMOND
7800 CAROUSEL LANE
RICHMOND, VA
(804)359-5661

TRIP GENERATION TABLE

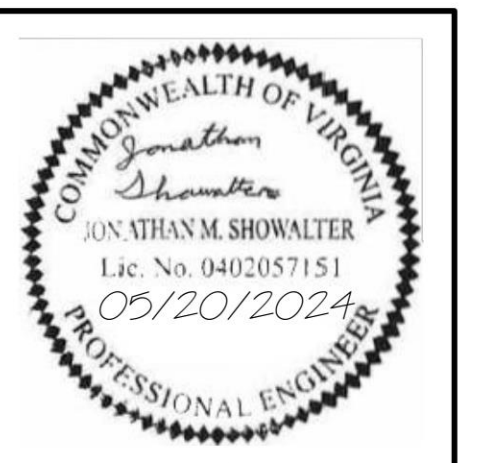
LAND USE	ITECODE	AMOUNT	UNITS	WEEKDAY						
				ADT		AM PEAK HOUR		PM PEAK HOUR		
				IN	OUT	TOTAL	IN	OUT	TOTAL	
Existing										
Independent Living (Senior Adult Housing) - Apartments	252	25	Beds	81	2	3	5	4	2	6
Assisted Living	254	84	Beds	218	9	6	15	8	12	21
Assisted Living Memory Care	254	24	Beds	62	3	1	4	2	4	6
Nursing Home	620	30	Beds	92	3	1	4	1	3	4
TOTAL		163		454	17	12	29	15	21	36
Proposed										
Independent Living (Senior Adult Housing) - Apartments	252	25	Beds	81	2	3	5	4	2	6
Assisted Living	254	84	Beds	218	9	6	15	8	12	21
Assisted Living Memory Care	254	24	Beds	114	5	3	8	4	7	11
Nursing Home	620	30	Beds	196	6	3	9	3	6	9
TOTAL		163		610	22	15	37	19	27	46
Net Difference - Trips				156	5	3	8	4	6	10
% Difference				34.4%	29.4%	28.9%	29.2%	26.7%	28.0%	26.3%

SOURCE: Institute of Transportation Engineers' Trip Generation Manual 11th Edition (2021)



LEGEND

- MANAGED SLOPES
- PRESERVED SLOPES
- STREAM CENTERLINE



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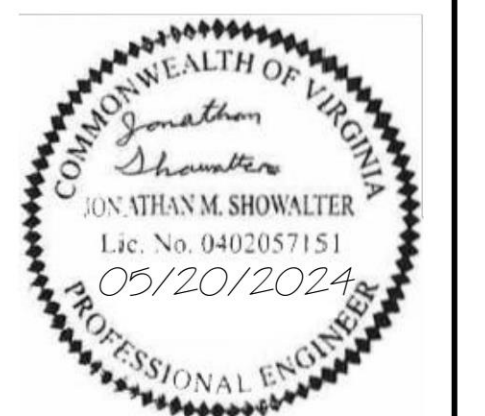
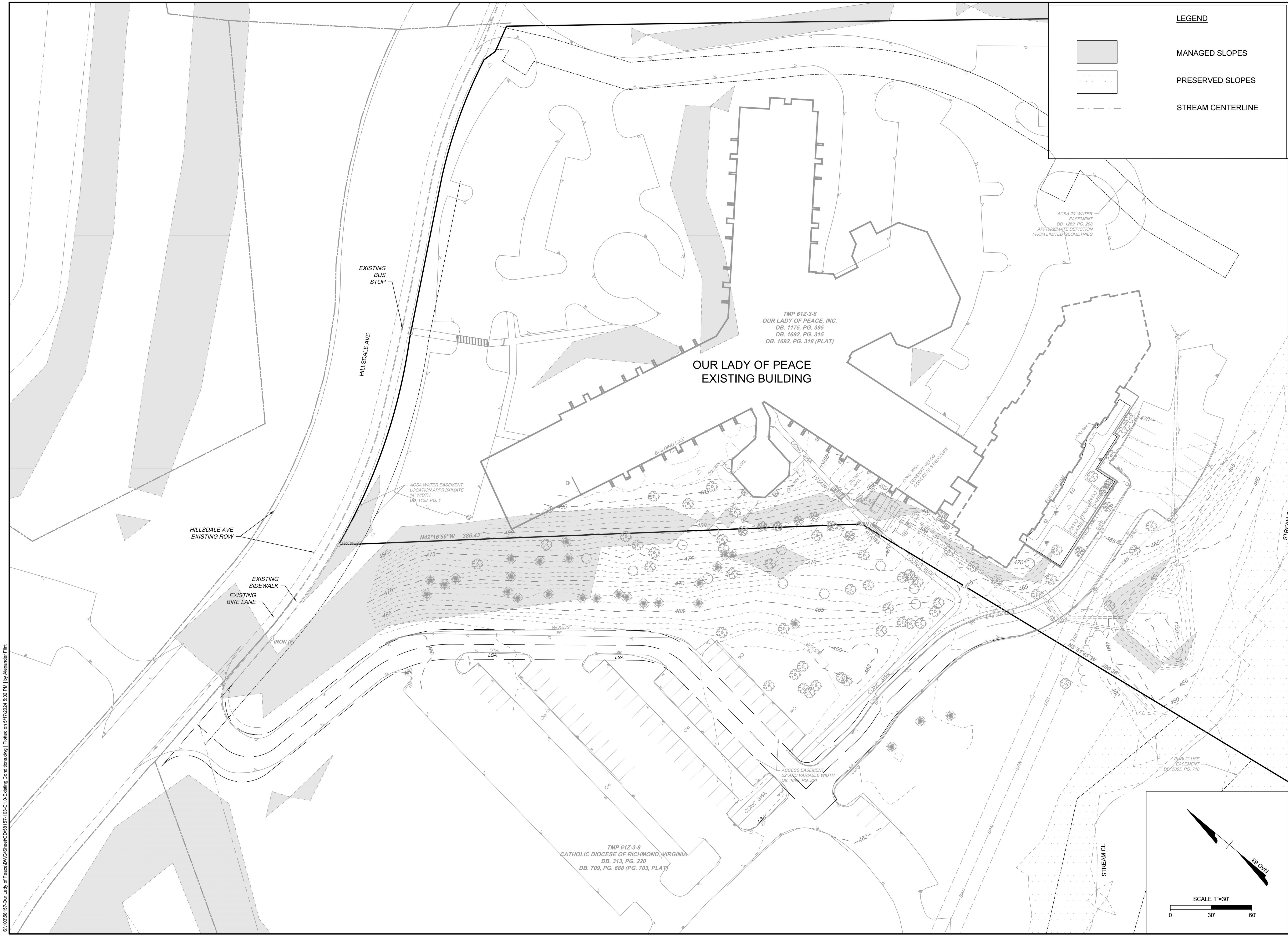
TIMMONS GROUP

OUR LADY OF PEACE SPECIAL USE PLAN
 ALBEMARLE COUNTY, VA
 EXISTING EXHIBIT

JOB NO.	58157
SHEET NO.	C0.1

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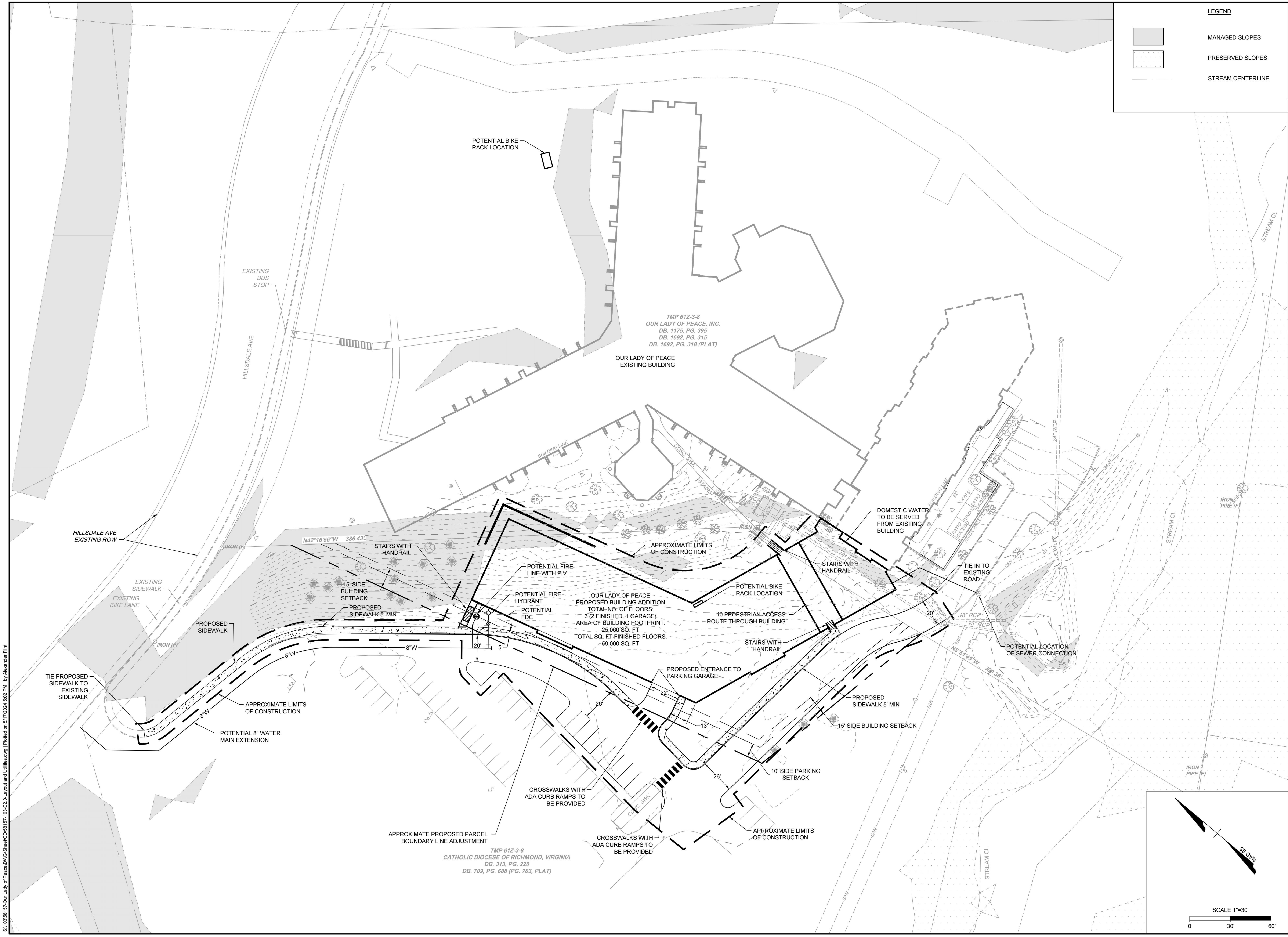
OUR LADY OF PEACE SPECIAL USE PLAN
 ALBEMARLE COUNTY, VA

EXISTING CONDITIONS PLAN

JOB NO.	58157
SHEET NO.	C1.0

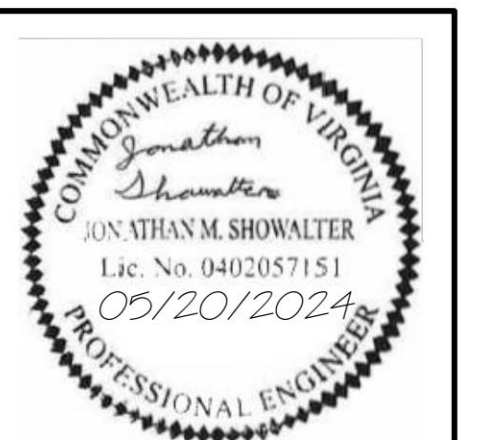
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LEGEND

- MANAGED SLOPES
- PRESERVED SLOPES
- STREAM CENTERLINE



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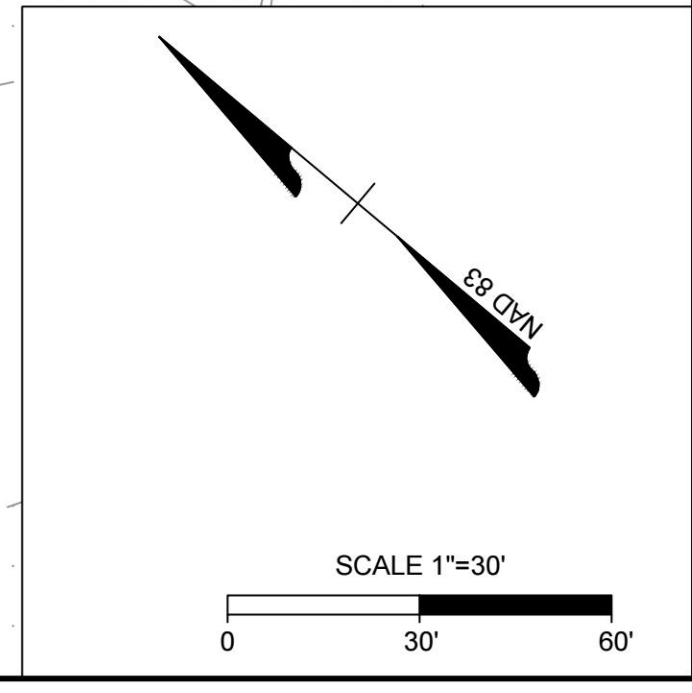
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SCALE
1" = 30'

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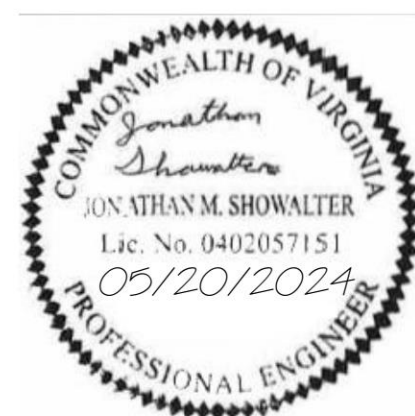
OUR LADY OF PEACE SPECIAL USE PLAN
 ALBEMARLE COUNTY, VA
 CONCEPTUAL PLAN

JOB NO.	58157
SHEET NO.	C2.0



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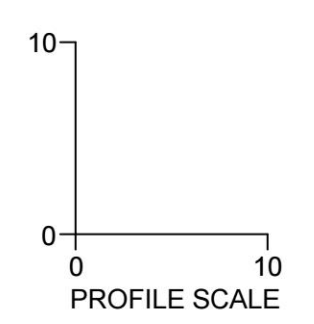
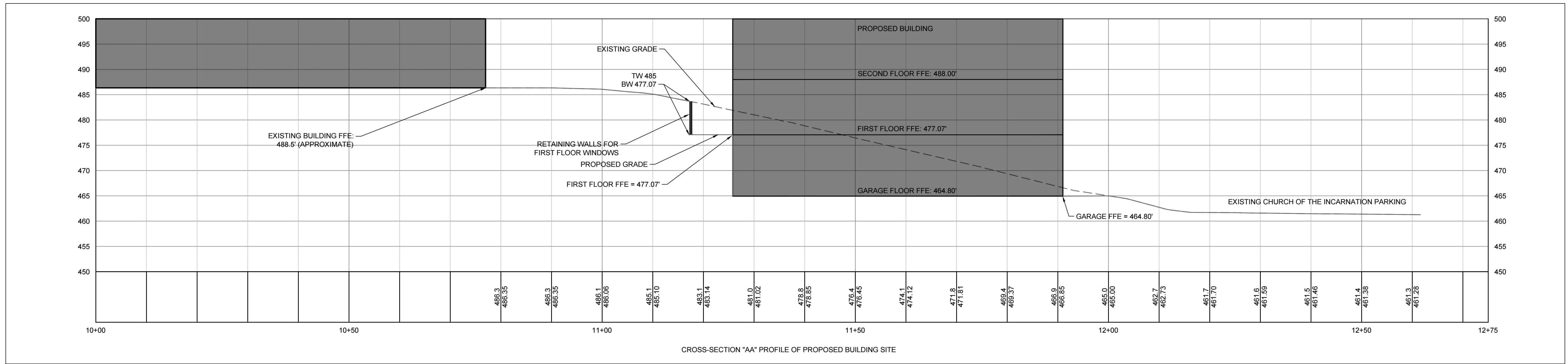
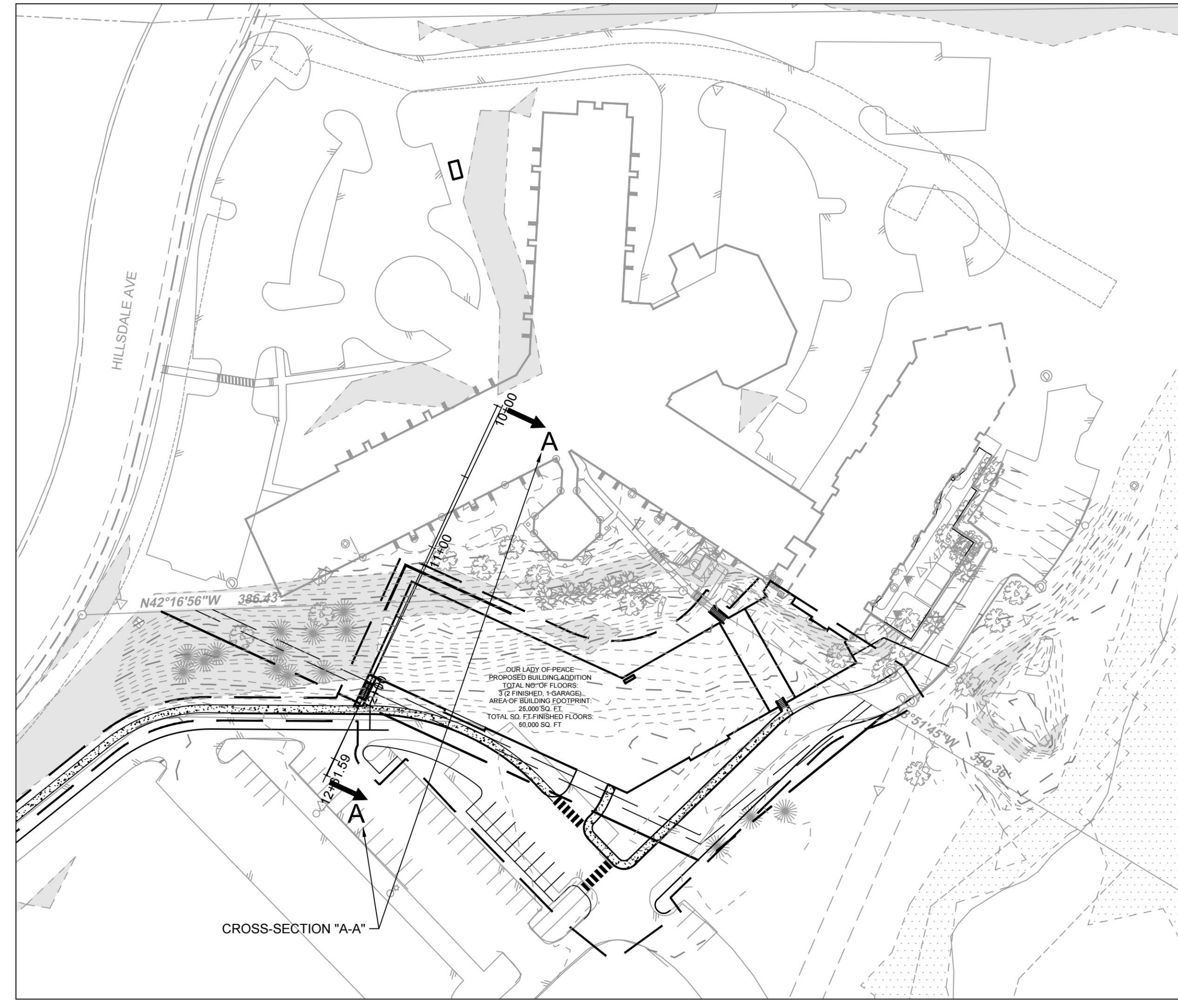
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OUR LADY OF PEACE SPECIAL USE PLAN
 ALBEMARLE COUNTY, VA

CONCEPTUAL SITE CROSS-SECTION

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