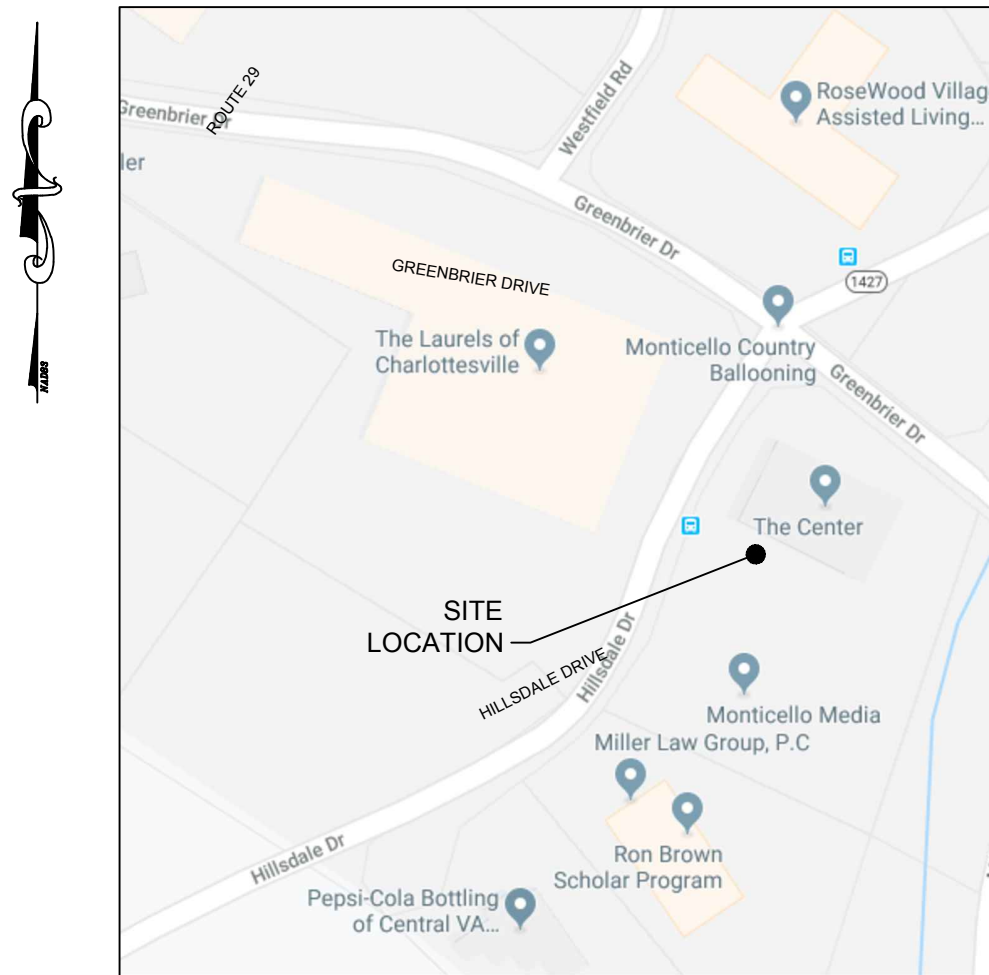


VIRGINIA INSTITUTE OF AUTISM ADULT SERVICE CENTER

CONCEPTUAL PLAN
COUNTY OF ALBEMARLE, VIRGINIA

SPECIAL USE PERMIT SUP 2019-00004

4/15/2019



VICINITY MAP
1" = 300'

NOTES

PARCEL: 061W0-02-00-002A1
ADDRESS: 491 HILLSDALE DRIVE, CHARLOTTESVILLE, VA 22901
ZONING: C1 COMMERCIAL (AIRPORT IMPACT AREA)
EXISTING CONDITIONS IS BASED ON ALBEMARLE COUNTY GIS
SETBACKS:
FRONT: 10' (MIN), 30' (MAX)
SIDE AND REAR: 50' ADJACENT TO RESIDENTIAL, 0' OTHERWISE
PRESENT USE: SENIOR CENTER
PROPOSED USE: PRIVATE SCHOOL
EXISTING PARKING: 109 SPACES (6 ADA SPACES)
PROPOSED PARKING: 90 PARKING SPACES (6 ADA SPACES)
EXISTING IMPERVIOUS AREA = 1.36 ACRES
PROPOSED IMPERVIOUS AREA = 1.22 ACRES

WATER QUANTITY AND QUALITY: NO WATER QUANTITY DETENTION OR WATER QUALITY IMPROVEMENTS WILL BE REQUIRED DUE TO THE LIMITED DISTURBANCE AND THE REDUCTION OF IMPERVIOUS SURFACE

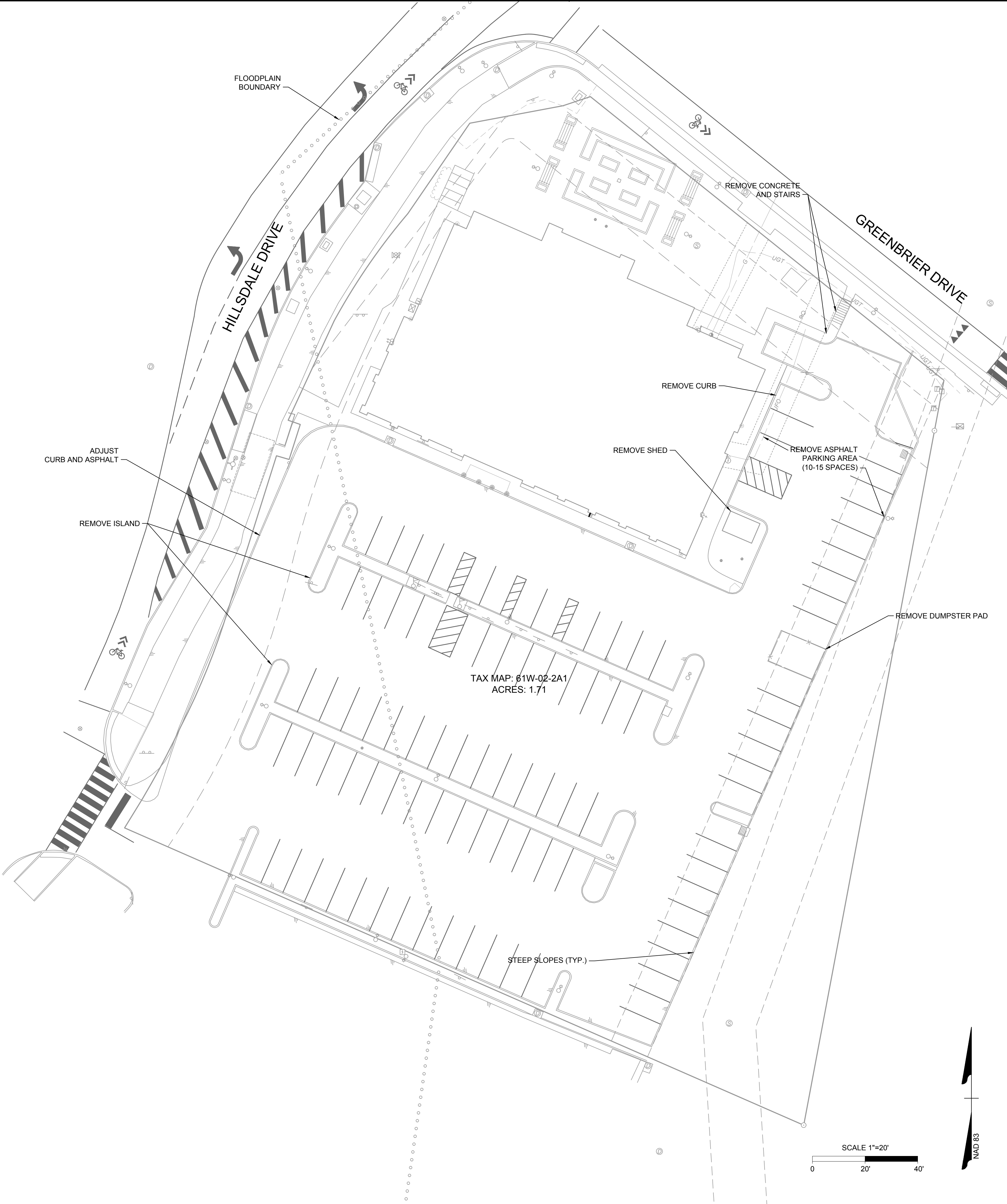
GRADING: FINE GRADING WILL BE SHOWN WITH SITE PLAN SUBMISSION. NO CONTOURS, PER GIS, REQUIRE ADJUSTMENT.

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

DEVELOPER INFORMATION
VIRGINIA INSTITUTE OF AUTISM
943 GLENWOOD STATION LANE, SUITE 201
CHARLOTTESVILLE, VA 22901
CONTACT: ETHAN LONG
434-923-8252

ENGINEER INFORMATION
TIMMONS GROUP
608 PRESTON AVENUE, SUITE 100
CHARLOTTESVILLE, VA 22903
CONTACT: CRAIG KOTARSKI, PE
434-327-1688

Sheet Index	
Sheet Number	Sheet Title
C1.0	EXISTING CONDITIONS
C2.0	CONCEPTUAL PLAN



THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.293.5624 FAX 434.293.8317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
06/05/2019
06/12/2019
07/15/2019

REVISION DESCRIPTION
FLOODPLAIN LINE ADJUSTMENT
REMOVE ASPHALT DETAIL
REVISIONS PER COUNTY COMMENTS
REVISIONS PER COUNTY COMMENTS

DATE
4-9-2019

DRAWN BY
J.SANDERS

DESIGNED BY
C.KOTARSKI

CHECKED BY
C.KOTARSKI

SCALE
1"=20'

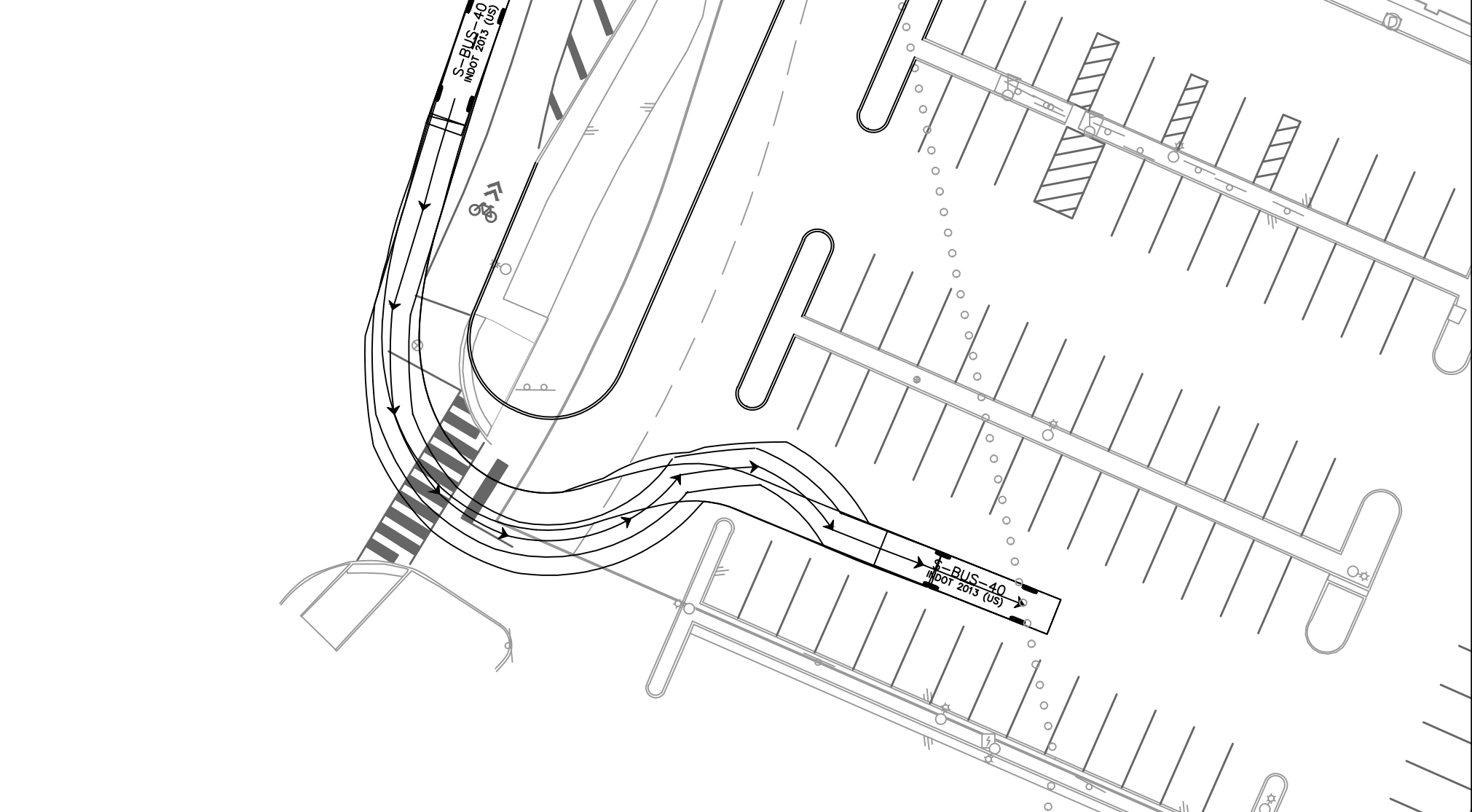
TIMMONS GROUP

VIRGINIA INSTITUTE OF AUTISM
COUNTY OF ALBEMARLE, VIRGINIA
EXISTING CONDITIONS

JOB NO.
SHEET NO.
C1.0

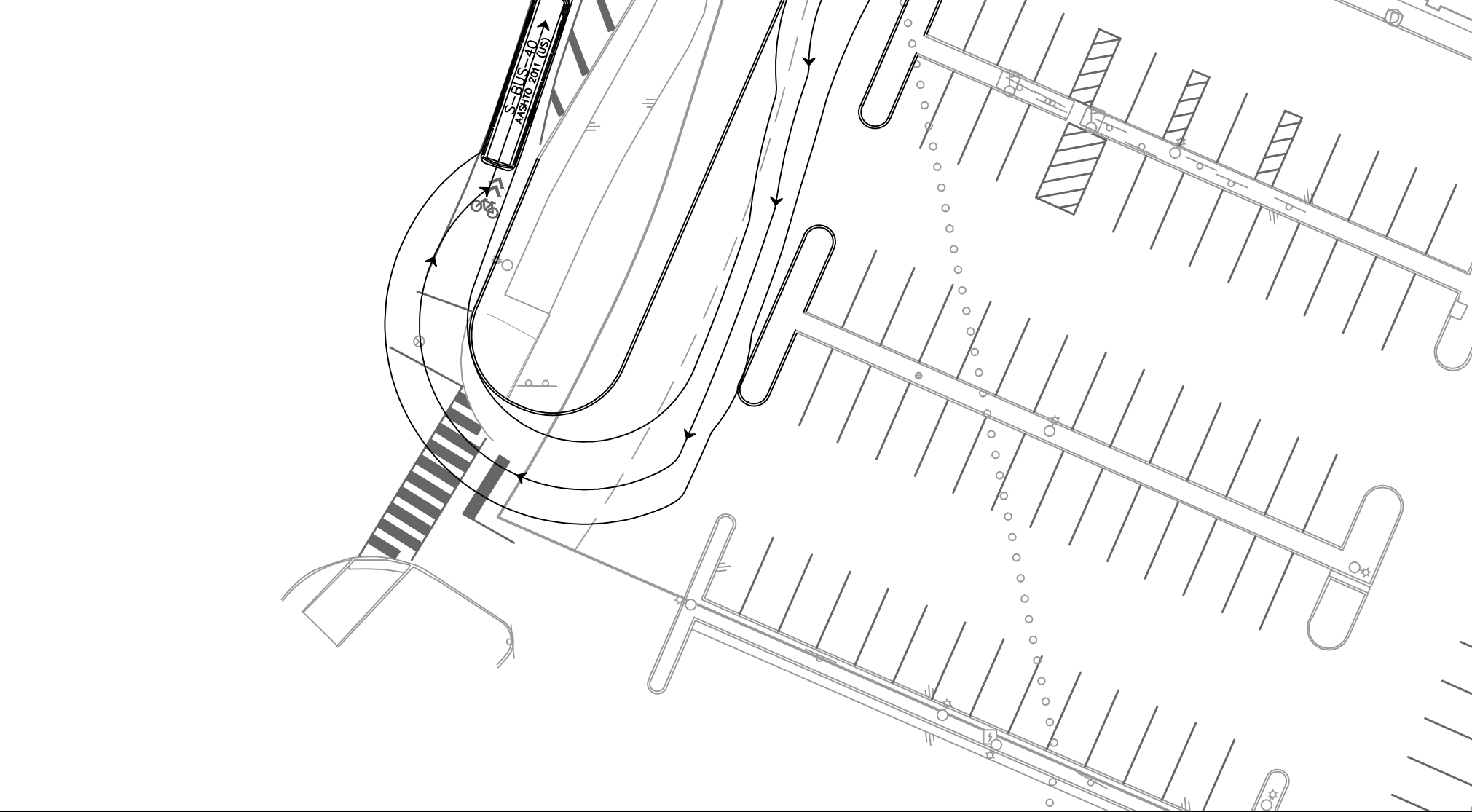
These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

SCALE 1"=30'

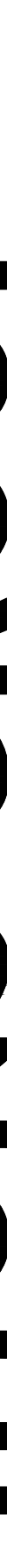
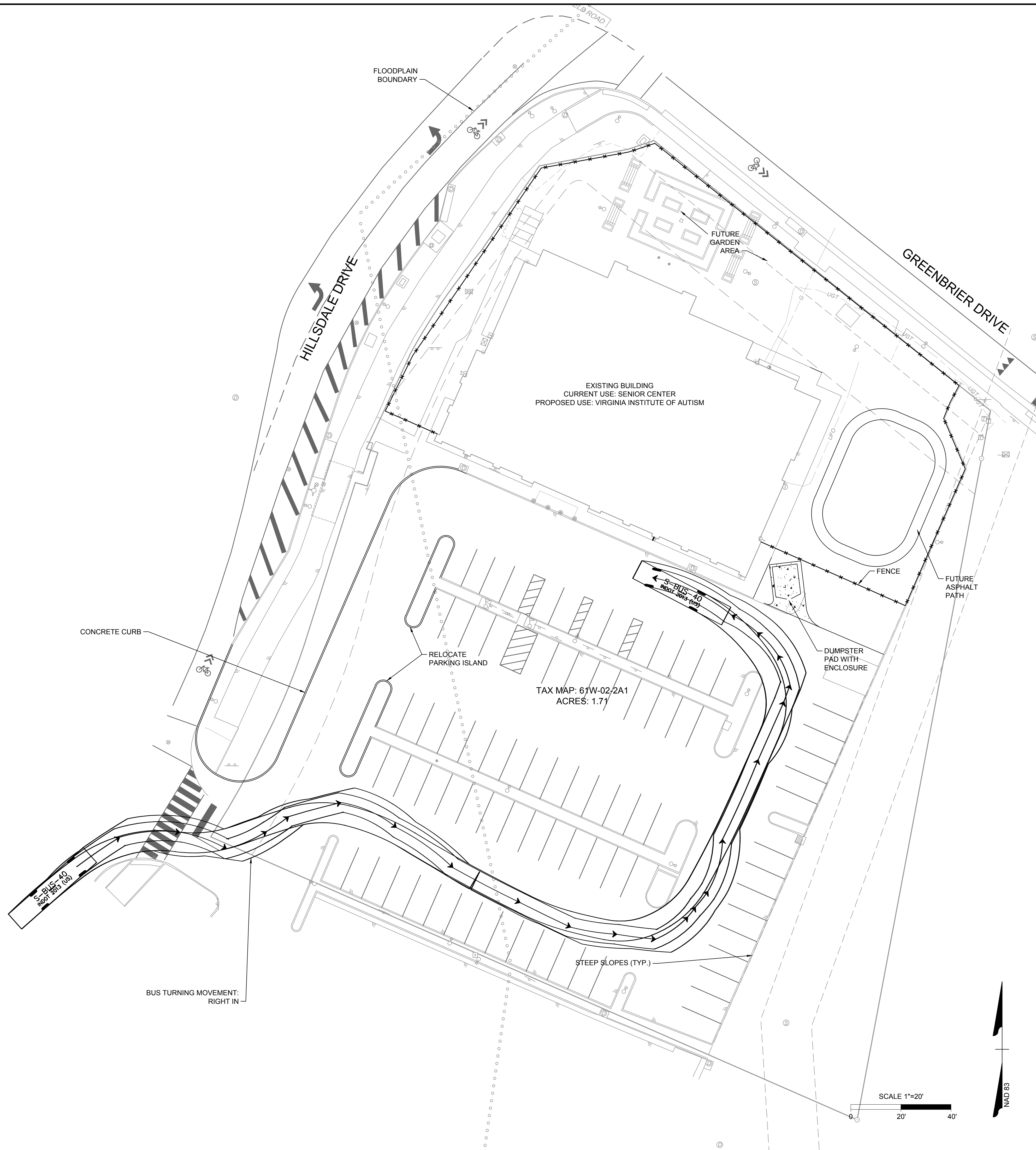
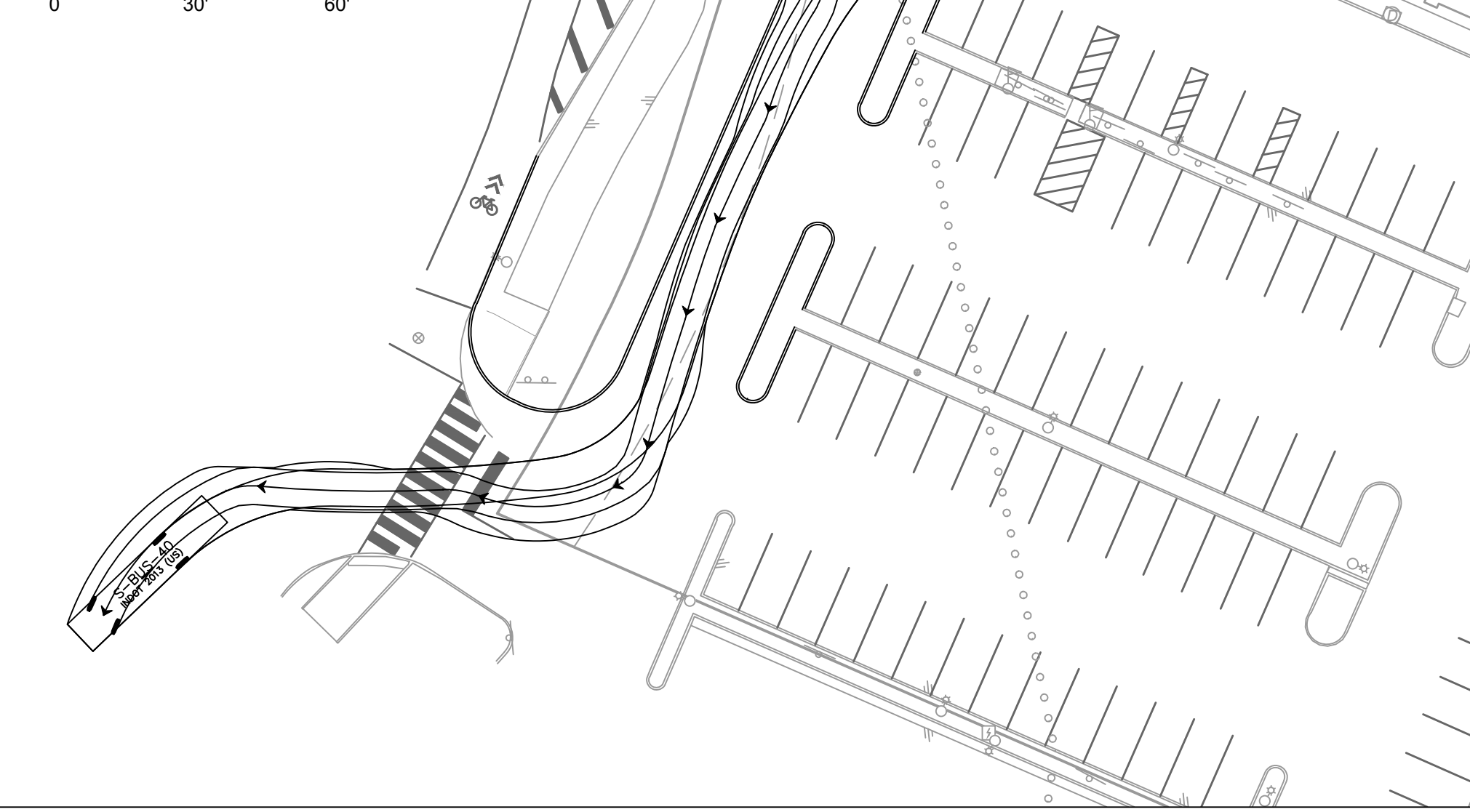
A horizontal scale bar with a white background and a black outline. It is divided into two equal segments by a vertical line. The left segment is white, and the right segment is black. Below the bar, the numbers 0, 30', and 60' are printed at the start, midpoint, and end respectively. Above the bar, the text "SCALE 1"=30'" is centered.

SCALE 1"=30'

A horizontal scale bar with a white left half and a black right half. It is marked with '0' at the left end, '30'' at the midpoint, and '60'' at the right end.



SCALE 1"=30'

The logo for the Timmons Group, featuring the company name in a bold, sans-serif font, followed by a graphic of several black dots of varying sizes arranged in a curved, upward-sloping pattern.

VIRGINIA INSTITUTE OF AUTISM
COUNTY OF ALBEMARLE, VIRGINIA
CONCEPTUAL PLAN

INSTITUTE OF
COUNTY OF ALBEMARLE, VIRGINIA

CONCEPTUAL PLAN

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

DATE	REVISION DESCRIPTION
06/05/2019	GENERAL REVISIONS
06/12/2019	REVISIONS PER COUNTY COMMENTS
07/15/2019	REVISIONS PER COUNTY COMMENTS

DATE
04/15/2019

DRAWN BY
J. SANDERS

DESIGNED BY
C.KOTARSK.

CHECKED BY
C.KOTARSK.

SCALE
 $1''=50'$

--	--