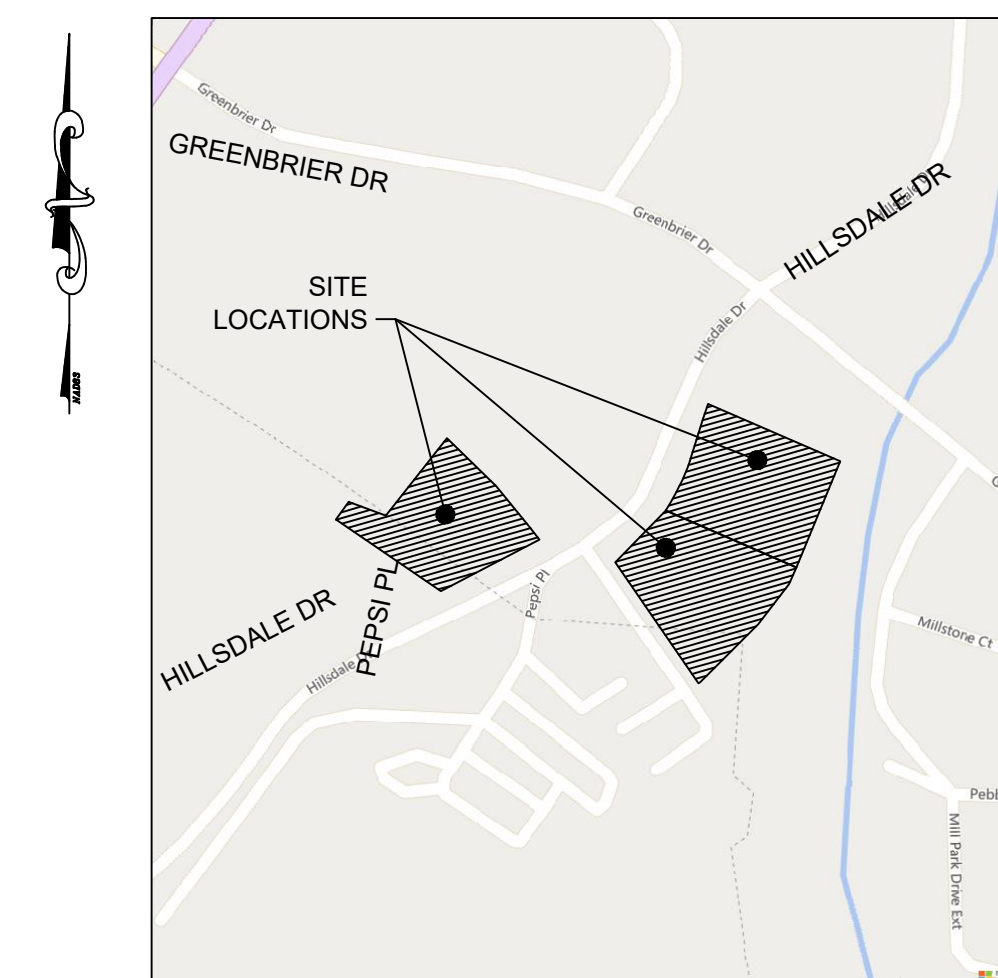


VIRGINIA INSTITUTE OF AUTISM HILLSDALE EXPANSION SPECIAL USE

CONCEPTUAL PLAN COUNTY OF ALBEMARLE, VIRGINIA

SPECIAL USE PERMIT PRIVATE SCHOOL SP 2022-009
SPECIAL USE PERMIT STAND ALONE PARKING SP 2022-010

3/21/2022



VICINITY MAP
1" = 300'

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS OVERALL
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C2.0	OVERALL SITE LAYOUT
C2.1	SITE LAYOUT
C2.2	SITE LAYOUT

NOTES

PARCEL: 061W0-02-00-002A1
061W0-02-00-002A2
061W0-02-00-00200

ADDRESS: 485 HILLSDALE DRIVE, CHARLOTTESVILLE, VA 22901

ZONING: C1 COMMERCIAL (AIRPORT IMPACT AREA)

EXISTING CONDITIONS IS BASED ON COMPILED SURVEYS COMPLETED ON 02/08/2022 BY TIMMONS GROUP AND SUPPLEMENTAL GIS INFORMATION

SETBACKS:
FRONT: 10' (MIN), 30' (MAX)
SIDE AND REAR: 50' ADJACENT TO RESIDENTIAL, 0' OTHERWISE

PRESENT USE: 061W0-02-00-002A1: EXISTING VIRGINIA INSTITUTE OF AUTISM (VIA)
061W0-02-00-002A2: EXISTING OFFICE/COMMERCIAL BUILDING
061W0-02-00-00200: EXISTING VACANT LOT

PROPOSED USE: 061W0-02-00-002A1: EXISTING VIA
061W0-02-00-002A2: NEW VIA ELEMENTARY SCHOOL (PHASE 1)
061W0-02-00-00200: STAND ALONE PARKING LOT (PHASE 2)

EXISTING PARKING: 061W0-02-00-002A1 & 061W0-02-00-002A2: 140 SPACES (11 ADA SPACES)

ANTICIPATED PARKING REQUIRED AND PROVIDED: REFER TO TABLE BELOW AND THE VIRGINIA INSTITUTE OF AUTISM - HILLSDALE EXPANSION PARKING STUDY

REQUIRED & PROVIDED PARKING			
Phase	Employees	Anticipated Parking Needed*	Parking Provided
Phase 1	128	121	121
Phase 2	39	37	66
Total	167	157	187

*REQUIRED PARKING = EMPLOYEES * 0.94

LIMITS OF CONSTRUCTION (LOD): 061W0-02-00-002A2: 0.45 ACRES
061W0-02-00-00200: 0.87 ACRES

EXISTING IMPERVIOUS AREA (WITHIN LOD): 061W0-02-00-002A2: 0.37 ACRES
061W0-02-00-00200: 0.0 ACRES

PROPOSED IMPERVIOUS AREA (WITHIN LOD): 061W0-02-00-002A2: 0.22 ACRES
061W0-02-00-00200: 0.59 ACRES

STORMWATER QUANTITY AND QUALITY: IT IS ANTICIPATED THAT IN PHASE 1 THE AMOUNT OF IMPERVIOUS AREA WILL BE REDUCED BY CONVERTING PARKING TO PLAY AREA WHICH WILL MEET STORMWATER QUALITY AND QUANTITY. WATER QUANTITY FOR PHASE 2 WILL BE ADDRESSED THROUGH UNDERGROUND DETENTION PIPING. WATER QUALITY FOR THE OVERALL PROJECT WILL BE ADDRESSED THROUGH WATER QUALITY CREDITS.

GRADING: FINE GRADING WILL BE SHOWN WITH SITE PLAN SUBMISSION. 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, INCLUDING SCREENING FOR STAND ALONE PARKING.

DEVELOPER INFORMATION
VIRGINIA INSTITUTE OF AUTISM
943 GLENWOOD STATION LANE, SUITE 201
CHARLOTTESVILLE, VA 22903
CONTACT: ETHAN LONG
434-923-8252

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

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

DATE	REVISION DESCRIPTION
8/12/2022	REVISED PER COUNTY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 03/21/2022

DRAWN BY: K.BARGER

DESIGNED BY: J. SHOWALTER

CHECKED BY: J. SHOWALTER

SCALE: AS SHOWN

TIMMONS GROUP

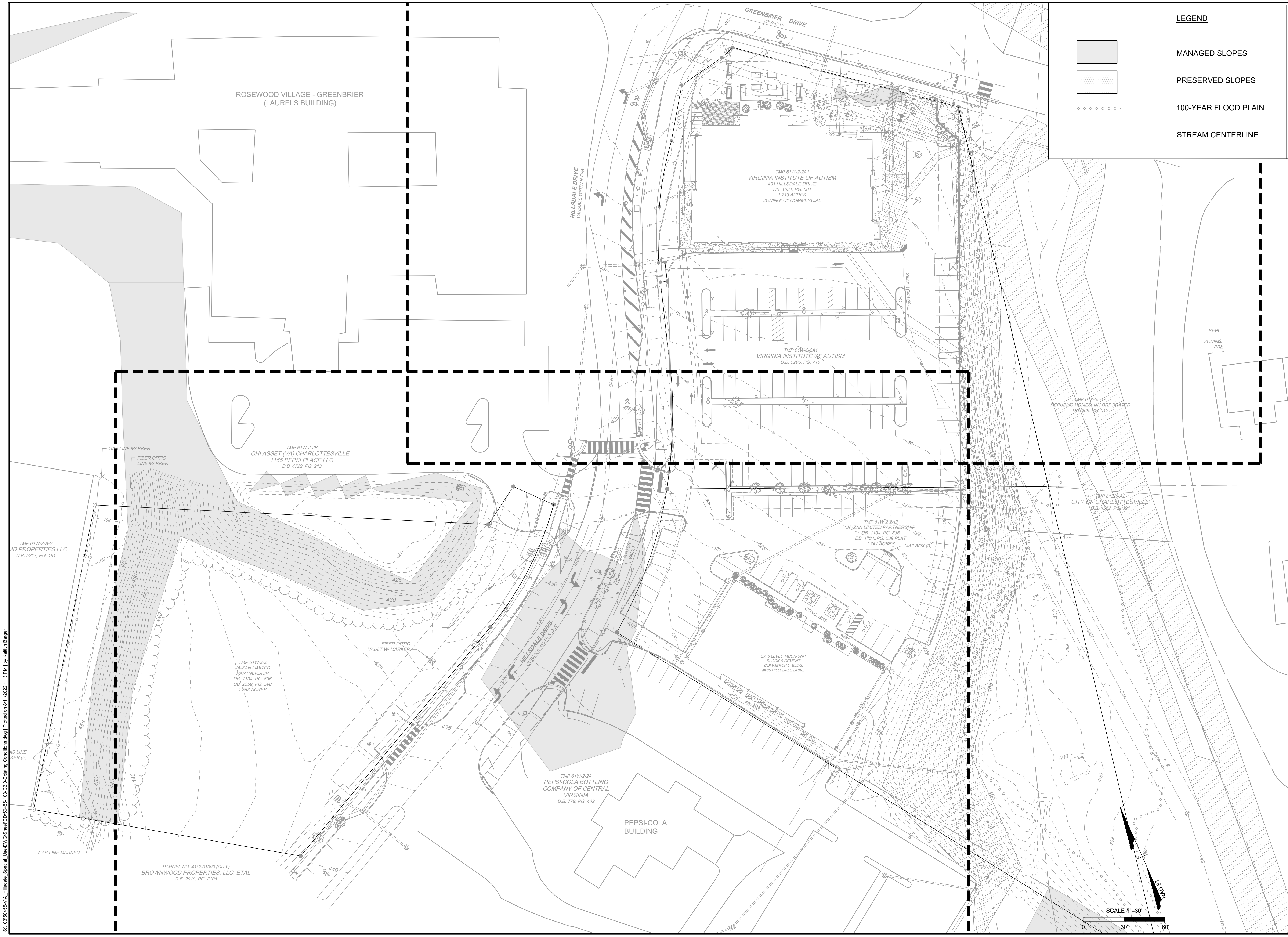
VIA HILLSDALE SPECIAL USE
ALBEMARLE COUNTY, VA

COVER

JOB NO. 50455

SHEET NO. C0.0

LAND USE	ITE CODE	AMOUNT	UNITS	ADT	WEEKDAY					
					AM PEAK HOUR			PM PEAK HOUR		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Existing										
Private School (K-12)	532	65	Students	161	33	19	52	14	20	34
General Office Building	710	36,000	SF (GFA)	477	61	9	70	12	59	71
TOTAL				638	94	28	122	26	79	105
Proposed										
Private School (K-12) - Phase 1	532	105	Students	260	53	31	84	23	33	56
Private School (K-12) - Phase 2	532	32	Students	79	16	10	26	7	10	17
TOTAL				340	69	41	110	30	43	73
Net Difference - Trips				-299	-25	13	-12	4	-37	-33
% Difference				-46.8%	-26.6%	47.5%	-9.8%	15.0%	-46.4%	-31.2%



LEGEND

- MANAGED SLOPES
- PRESERVED SLOPES
- 100-YEAR FLOOD PLAIN
- STREAM CENTERLINE

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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
8/12/2022	REVISED PER COUNTY COMMENTS

DATE	DRAWN BY
03/21/2022	K. BARGER
DESIGNED BY	J. SHOWALTER
CHECKED BY	J. SHOWALTER
SCALE	AS SHOWN

TIMMONS GROUP

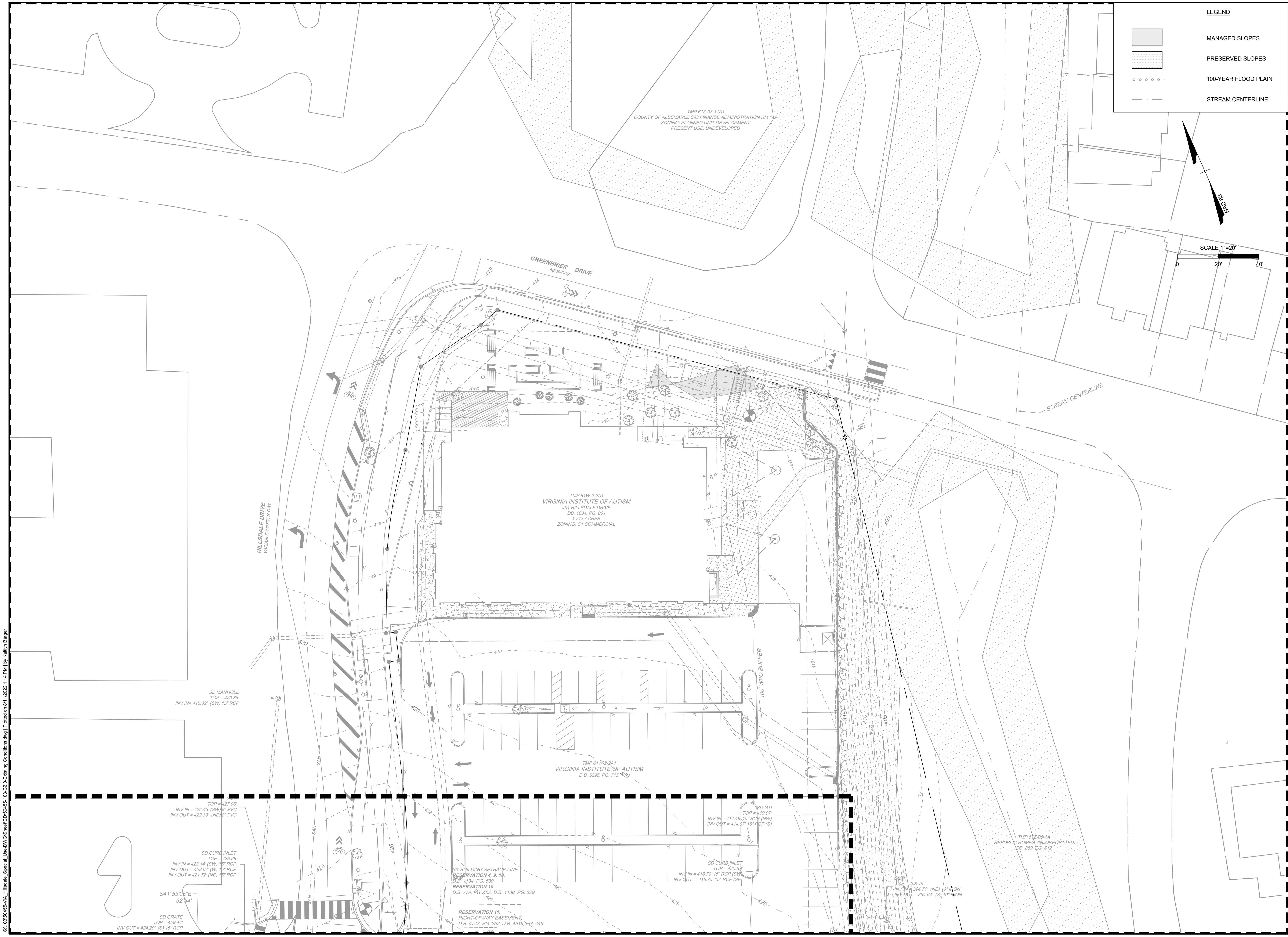
VIA HILLSDALE SPECIAL USE
 ALBEMARLE COUNTY, VA

EXISTING CONDITIONS OVERALL

JOB NO.	50455
SHEET NO.	C1.0

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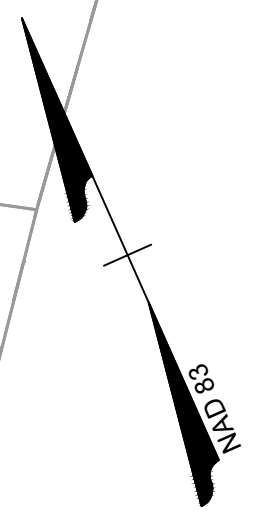
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LEGEND

- MANAGED SLOPES
- PRESERVED SLOPES
- 100-YEAR FLOOD PLAIN
- STREAM CENTERLINE

SCALE 1"=20'



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DATE
 03/21/2022

DRAWN BY
 K. BARGER

DESIGNED BY
 J. SHOWALTER

CHECKED BY
 J. SHOWALTER

SCALE
 1"=20'

JOB NO.
50455

SHEET NO.
C1.1

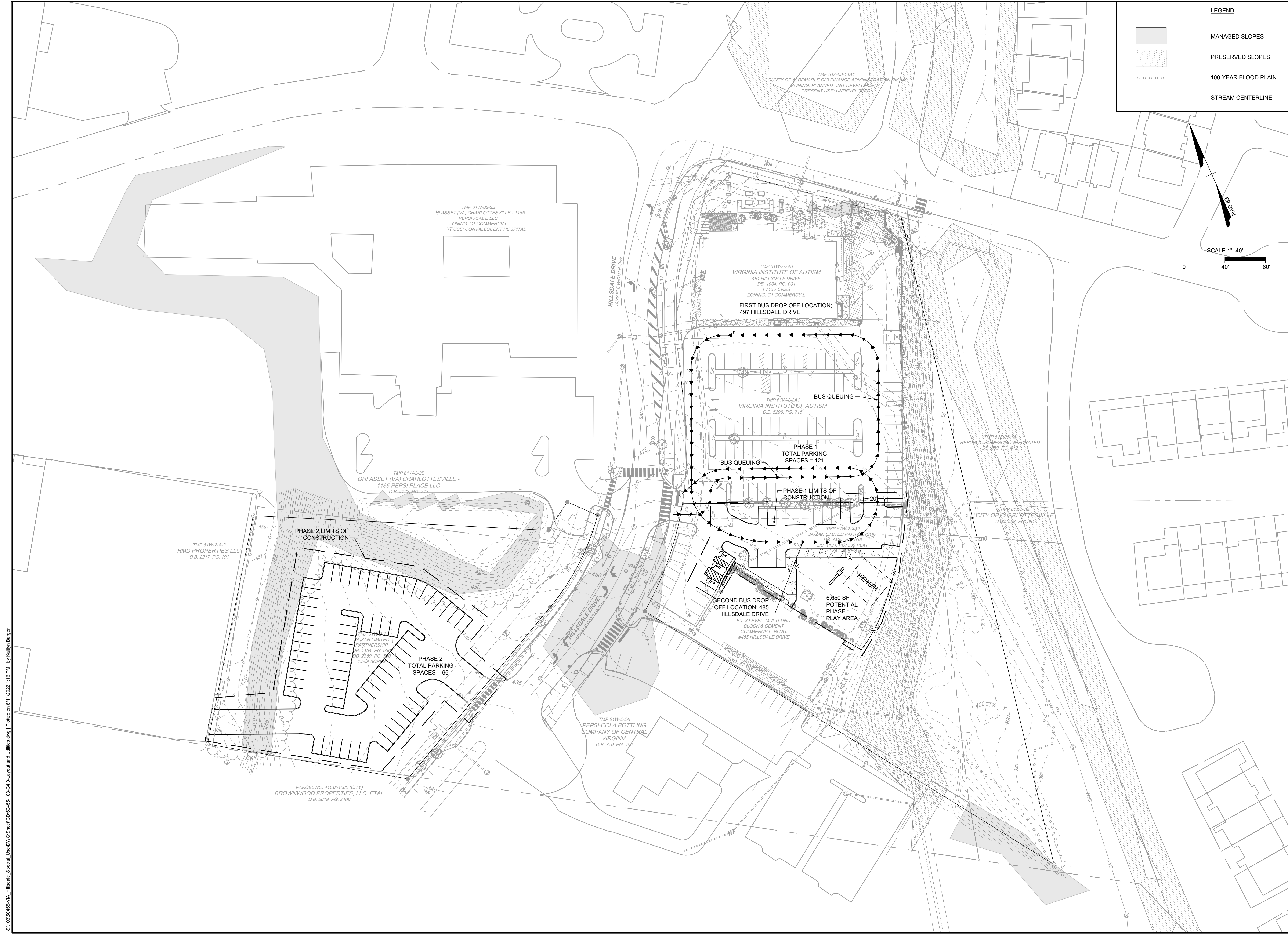
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VIA HILLSDALE SPECIAL USE
 ALBEMARLE COUNTY, VA

EXISTING CONDITIONS

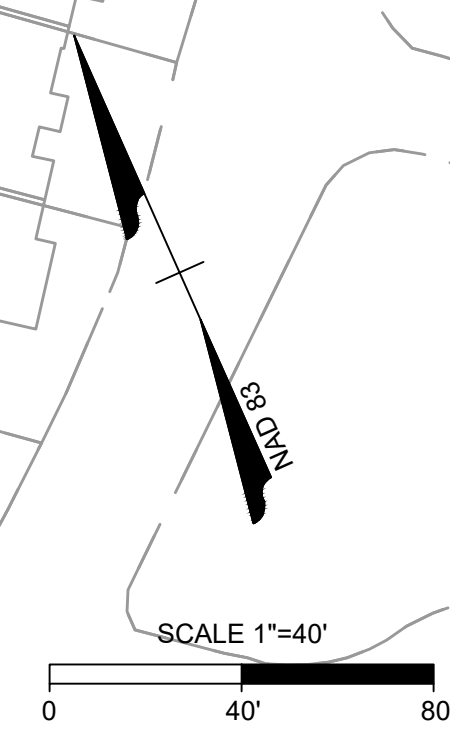
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LEGEND

- MANAGED SLOPES
- PRESERVED SLOPES
- 100-YEAR FLOOD PLAIN
- STREAM CENTERLINE



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DATE	REVISION DESCRIPTION
8/12/2022	REVISED PER COUNTY COMMENTS

DATE	DRAWN BY
03/21/2022	K. BARGER

CHECKED BY	SCALE
J. SHOWALTER	1" = 40'

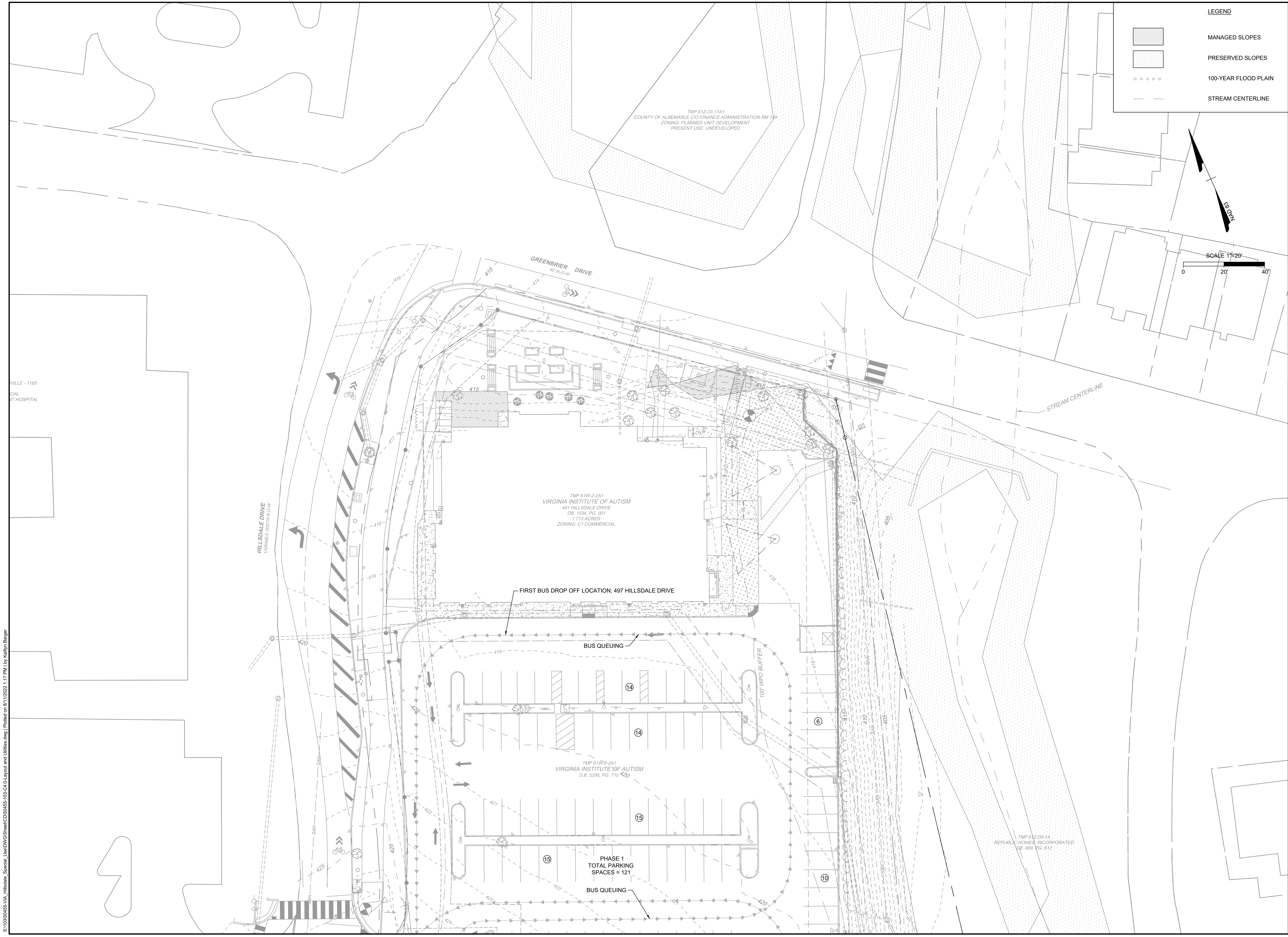
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VIA HILLSDALE SPECIAL USE
 ALBEMARLE COUNTY, VA
 OVERALL SITE LAYOUT

JOB NO.	50455
SHEET NO.	C2.0

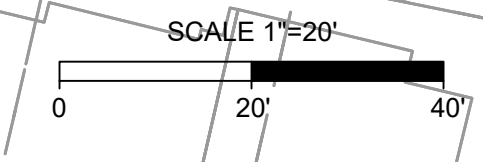
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LEGEND

- MANAGED SLOPES
- PRESERVED SLOPES
- 100-YEAR FLOOD PLAIN
- STREAM CENTERLINE



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8/12/2022	REVISED PER COUNTY COMMENTS
03/21/2022	

DRAWN BY
K. BARGER

DESIGNED BY
J. SHOWALTER

CHECKED BY
J. SHOWALTER

SCALE
1" = 20'

TIMMONS GROUP

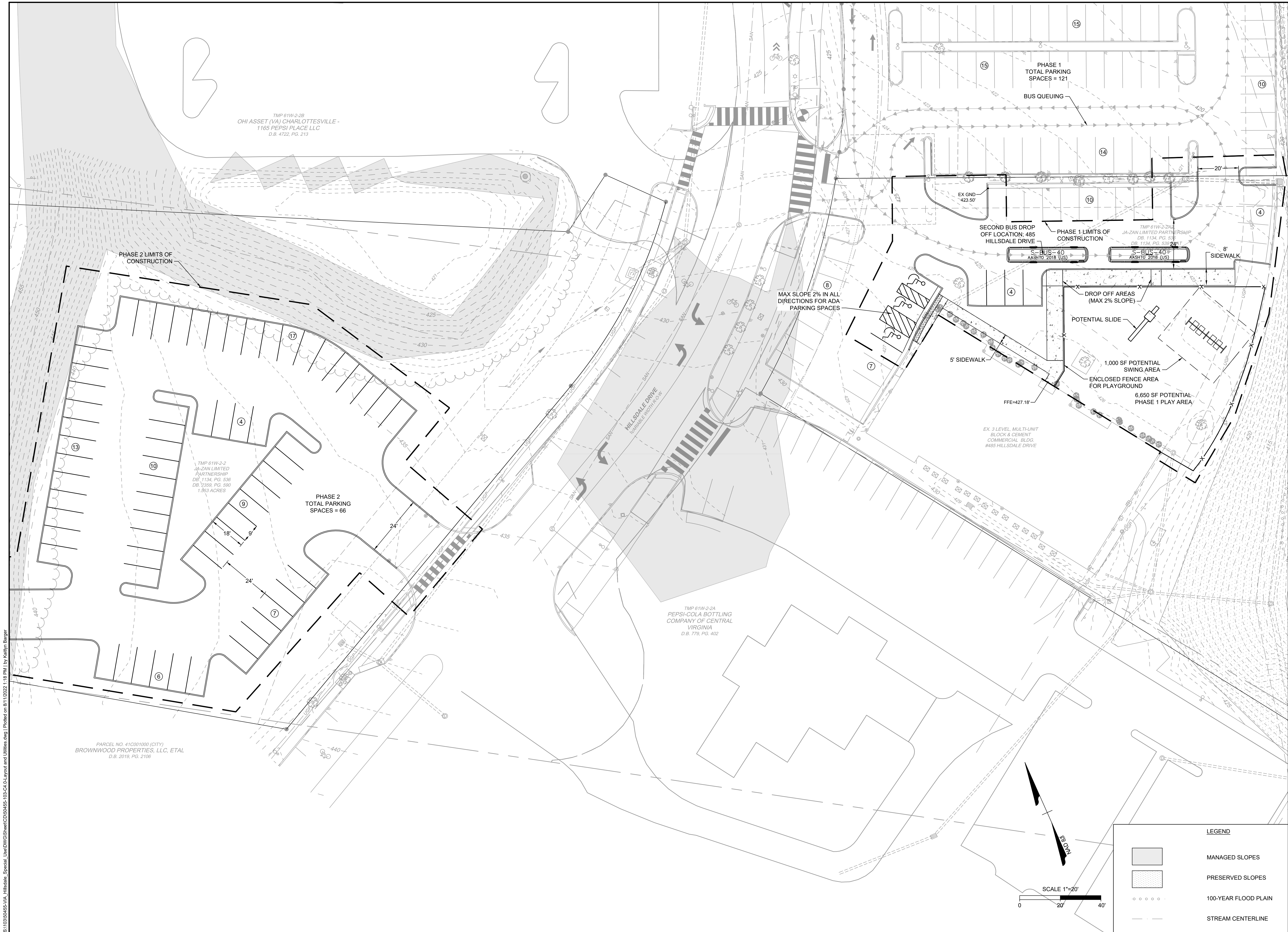
VIA HILLSDALE SPECIAL USE
ALBEMARLE COUNTY, VA
SITE LAYOUT

JOB NO.
50455

SHEET NO.
C2.1

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TMP 61W-2-2B
OHI ASSET (VA) CHARLOTTEVILLE -
1165 PEPSI PLACE LLC
D.B. 4722, PG. 213

PHASE 2 LIMITS OF
CONSTRUCTION

TMP 61W-2-2
JA-ZAN LIMITED
PARTNERSHIP
DB 1134, PG. 536
DB 1369, PG. 590
1.263 ACRES

PHASE 2
TOTAL PARKING
SPACES = 66

TMP 61W-2-2A
PEPSI-COLA BOTTLING
COMPANY OF CENTRAL
VIRGINIA
D.B. 779, PG. 402

SCALE 1"=20'
0 20' 40'

LEGEND	
	MANAGED SLOPES
	PRESERVED SLOPES
	100-YEAR FLOOD PLAIN
	STREAM CENTERLINE

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DATE	REVISION DESCRIPTION
8/12/2022	REVISED PER COUNTY COMMENTS

DATE	DRAWN BY
03/21/2022	K. BARGER

CHECKED BY	DESIGNED BY
J. SHOWALTER	J. SHOWALTER

SCALE
1"=20'

TIMMONS GROUP

VIA HILLSDALE SPECIAL USE
ALBEMARLE COUNTY, VA
SITE LAYOUT

JOB NO.	50455
SHEET NO.	C2.2

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PARCEL NO. 41C001000 (CITY)
BROWNWOOD PROPERTIES, LLC, ETAL
D.B. 2019, PG. 2106