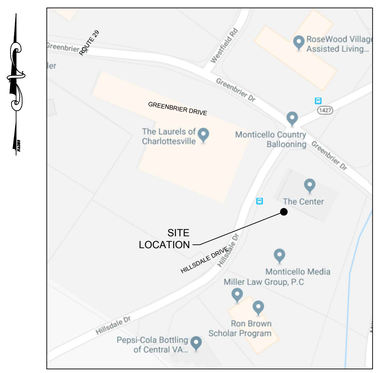
VIRGINIA INSTITUTE OF AUTISM ADULT SERVICE CENTER

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.

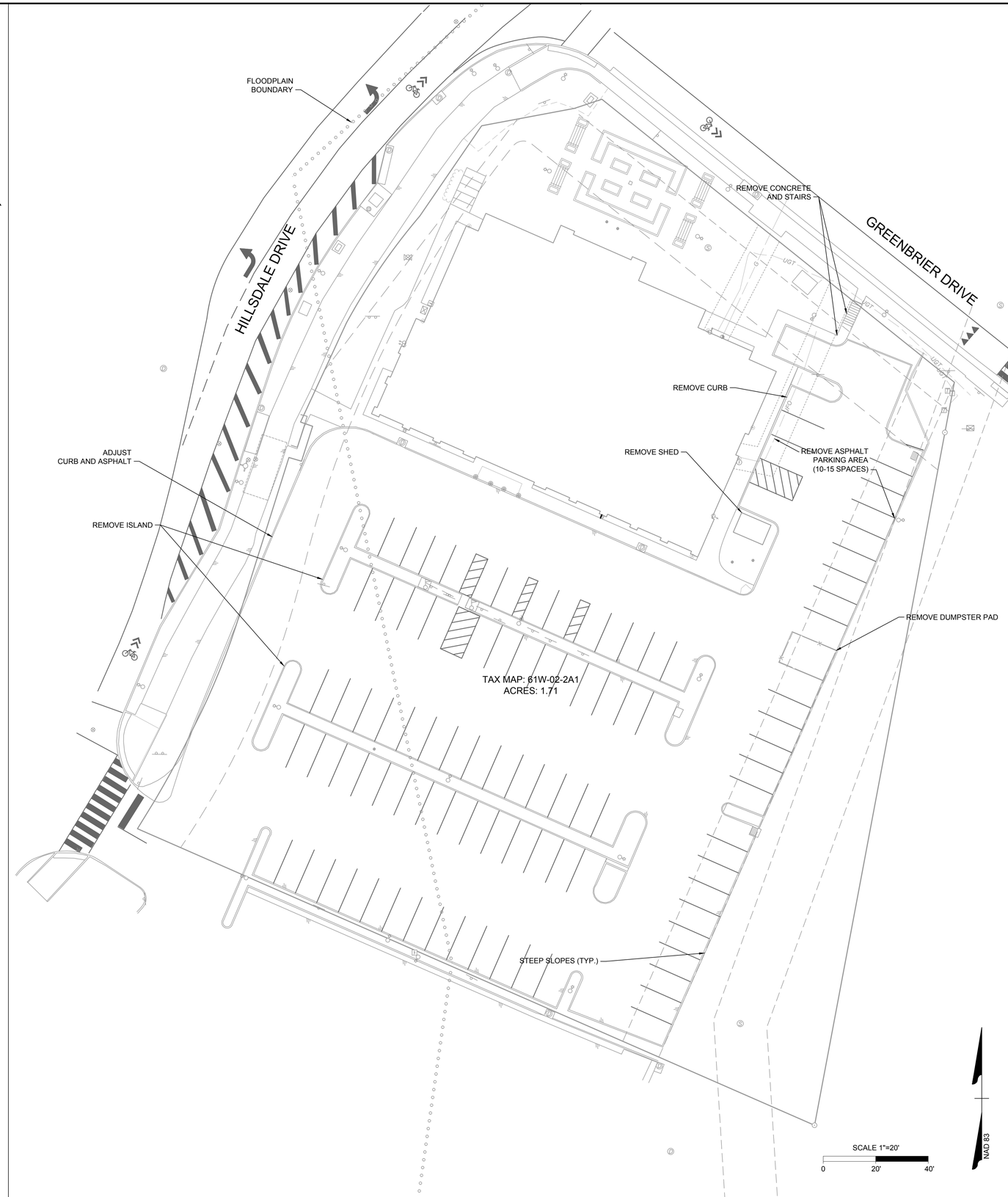
STEEP SLOPES: AREAS SHOWN AS PRESERVED SLOPES ARE FROM THE COUNTY GIS MAPPING SYSTEM, BUT MAY NOT BE ACCURATE. DURING SITE PLAN, THEY WILL BE FIELD VERIFIED AND HONORED.

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 200
CHARLOTTESVILLE, VA 22903
CONTACT: CRAIG KOTARSKI, PE
434-327-1688

Sheet Index

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



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

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
06/05/2019	FLOODPLAIN LINE ADJUSTMENT, REMOVE ASPHALT DETAIL
06/12/2019	REVISIONS PER COUNTY COMMENTS
07/15/2019	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

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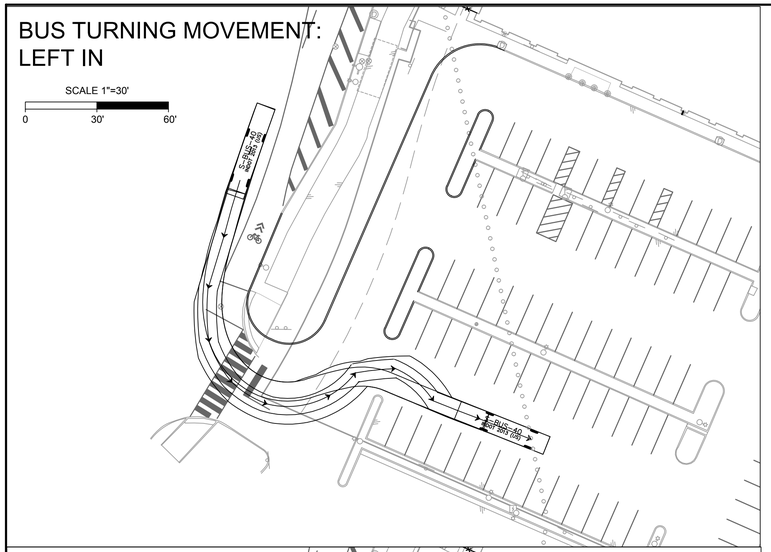

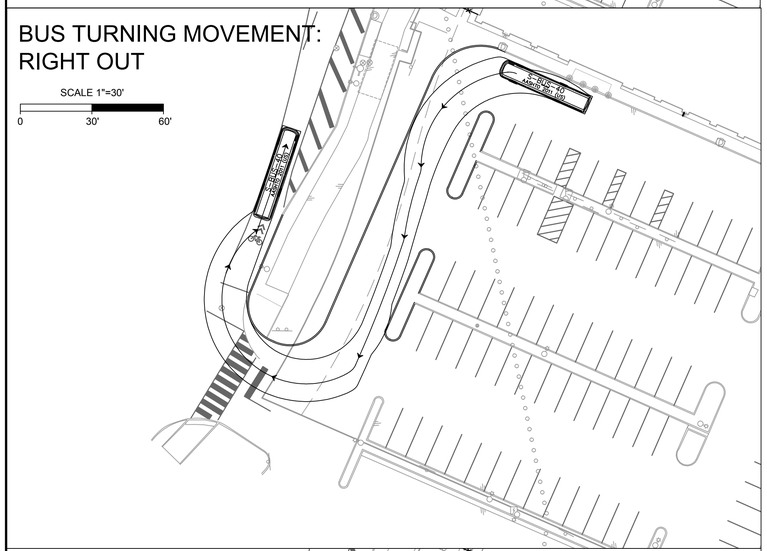

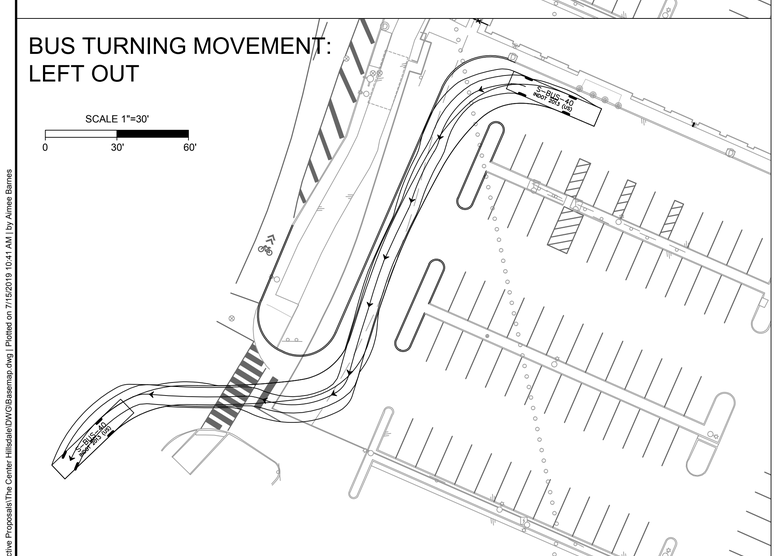

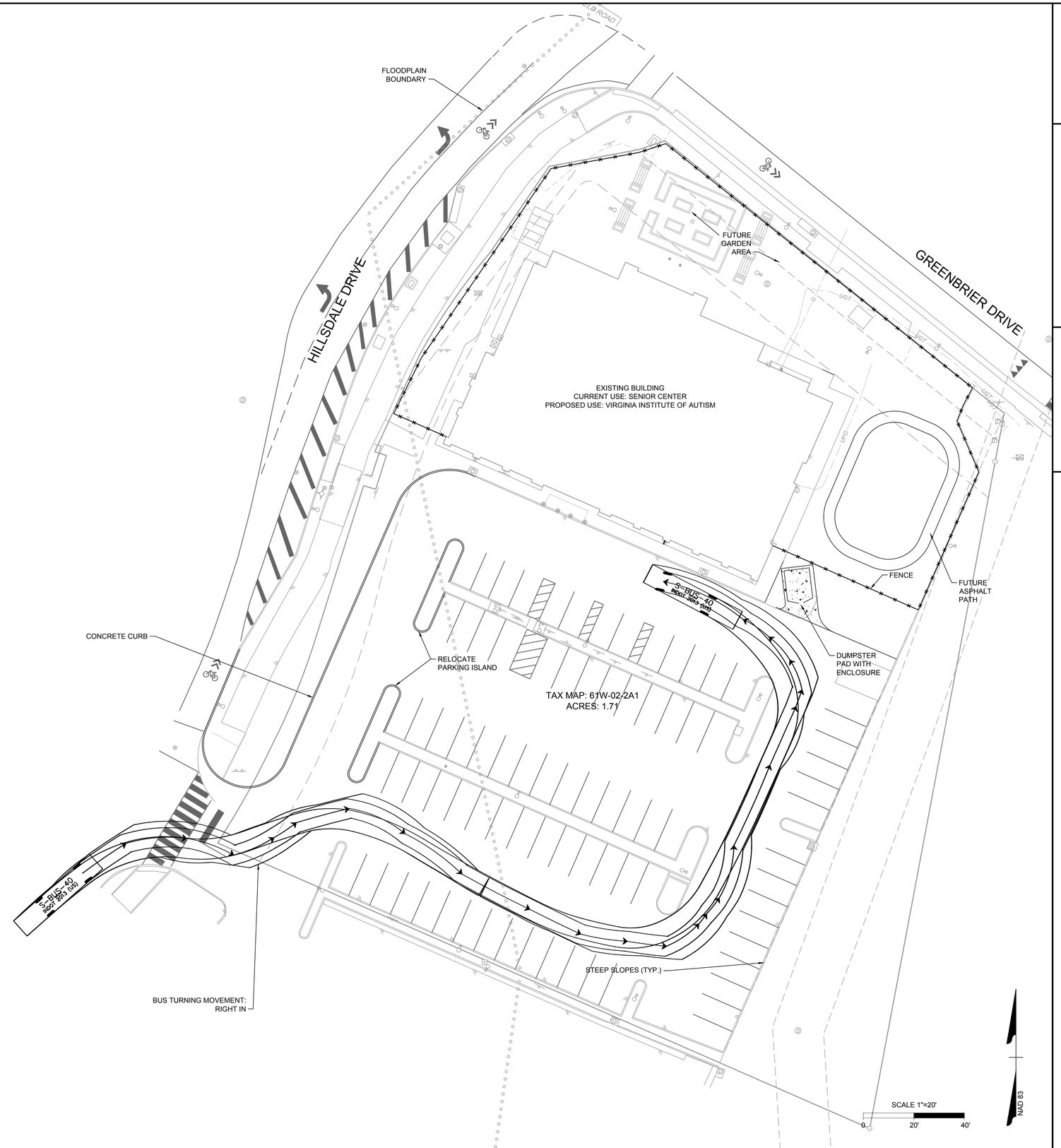

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DATE	REVISION DESCRIPTION
06/05/2019	GENERAL REVISIONS
06/12/2019	REVISIONS PER COUNTY COMMENTS
07/15/2019	REVISIONS PER COUNTY COMMENTS

DATE
04/15/2019

DRAWN BY
J.SANDERS

DESIGNED BY
C.KOTARSKI

CHECKED BY
C.KOTARSKI

SCALE
1"=50'

TIMMONS GROUP

VIRGINIA INSTITUTE OF AUTISM

COUNTY OF ALBEMARLE, VIRGINIA

CONCEPTUAL PLAN

JOB NO.

SHEET NO.
C2.0

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