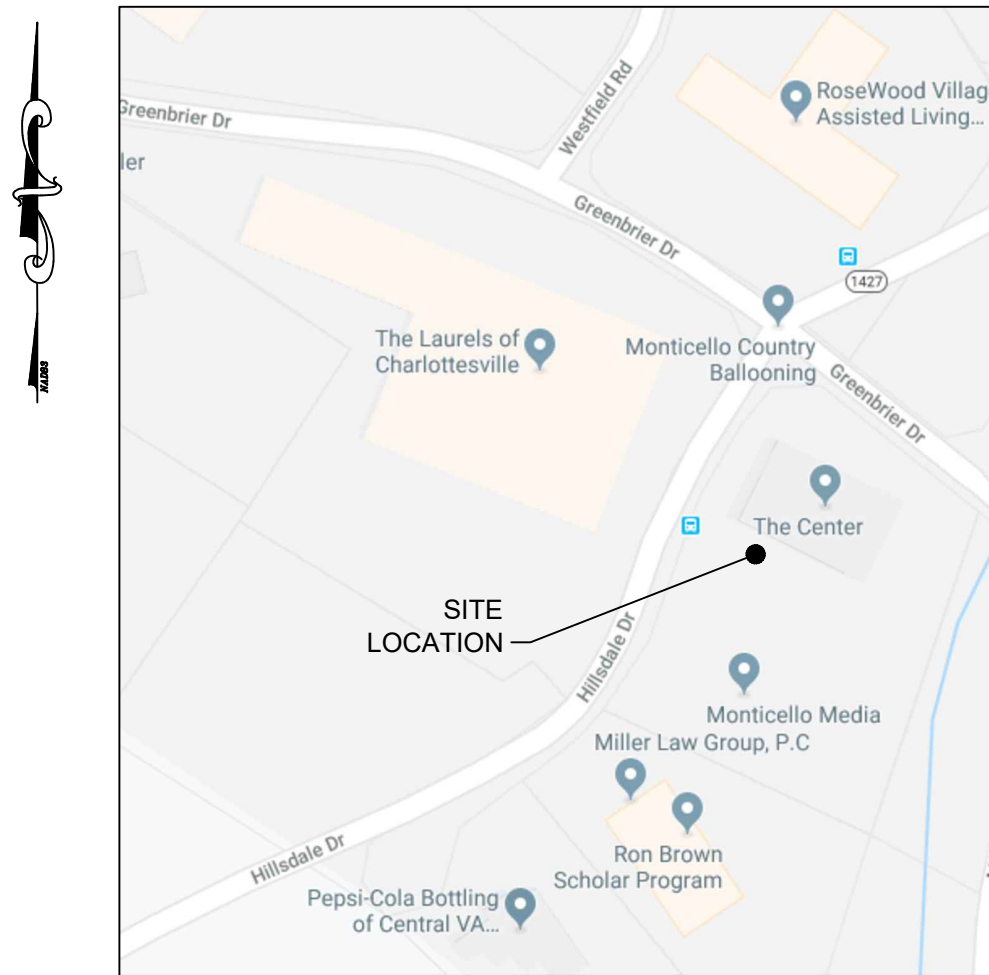


VIRGINIA INSTITUTE OF AUTISM ADULT SERVICE CENTER

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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TIMMONS GROUP

VIRGINIA INSTITUTE OF AUTISM
COUNTY OF ALBEMARLE, VIRGINIA
EXISTING CONDITIONS

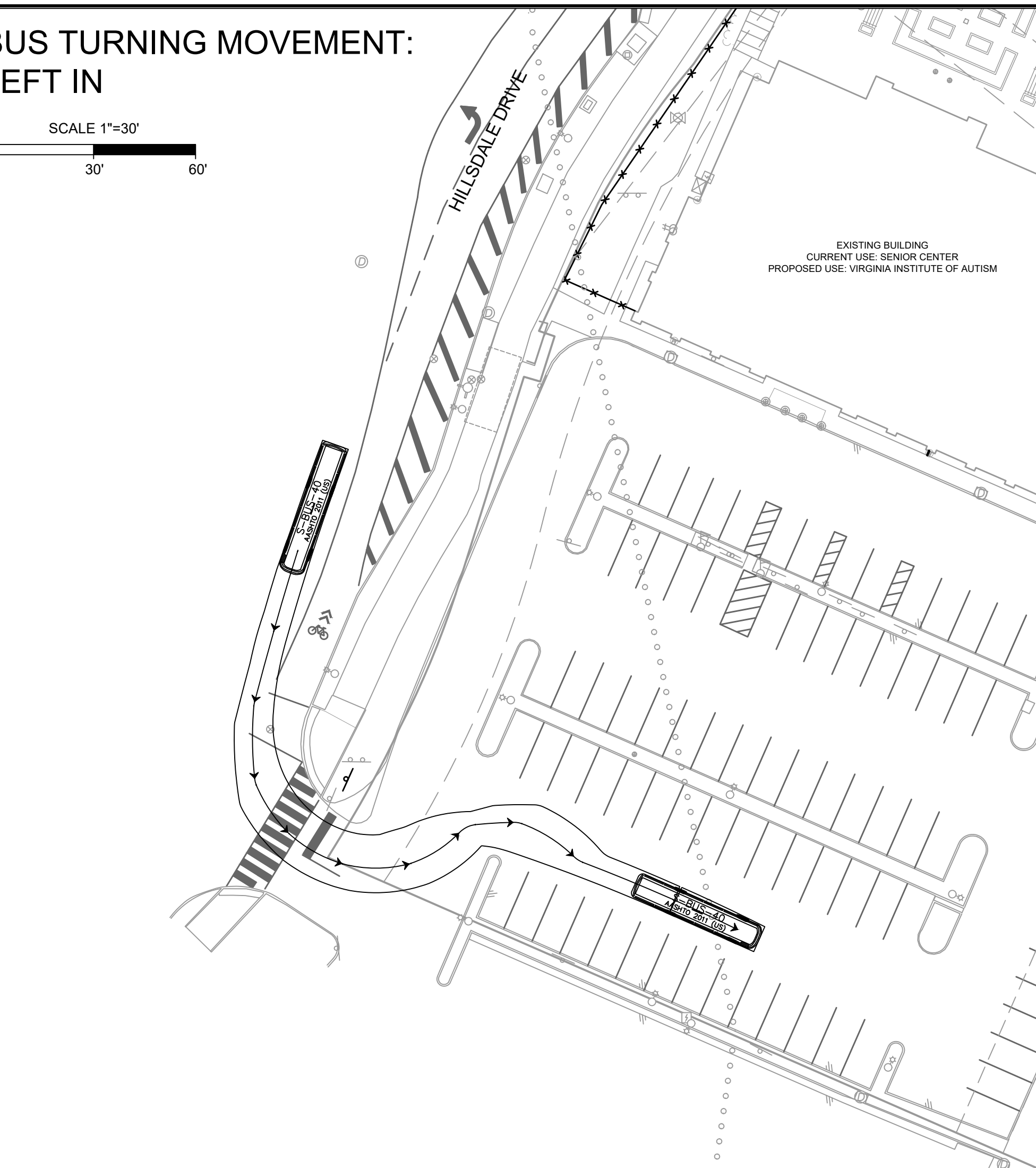
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SHEET NO.
C1.0

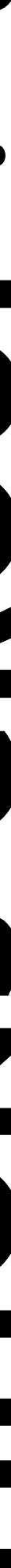
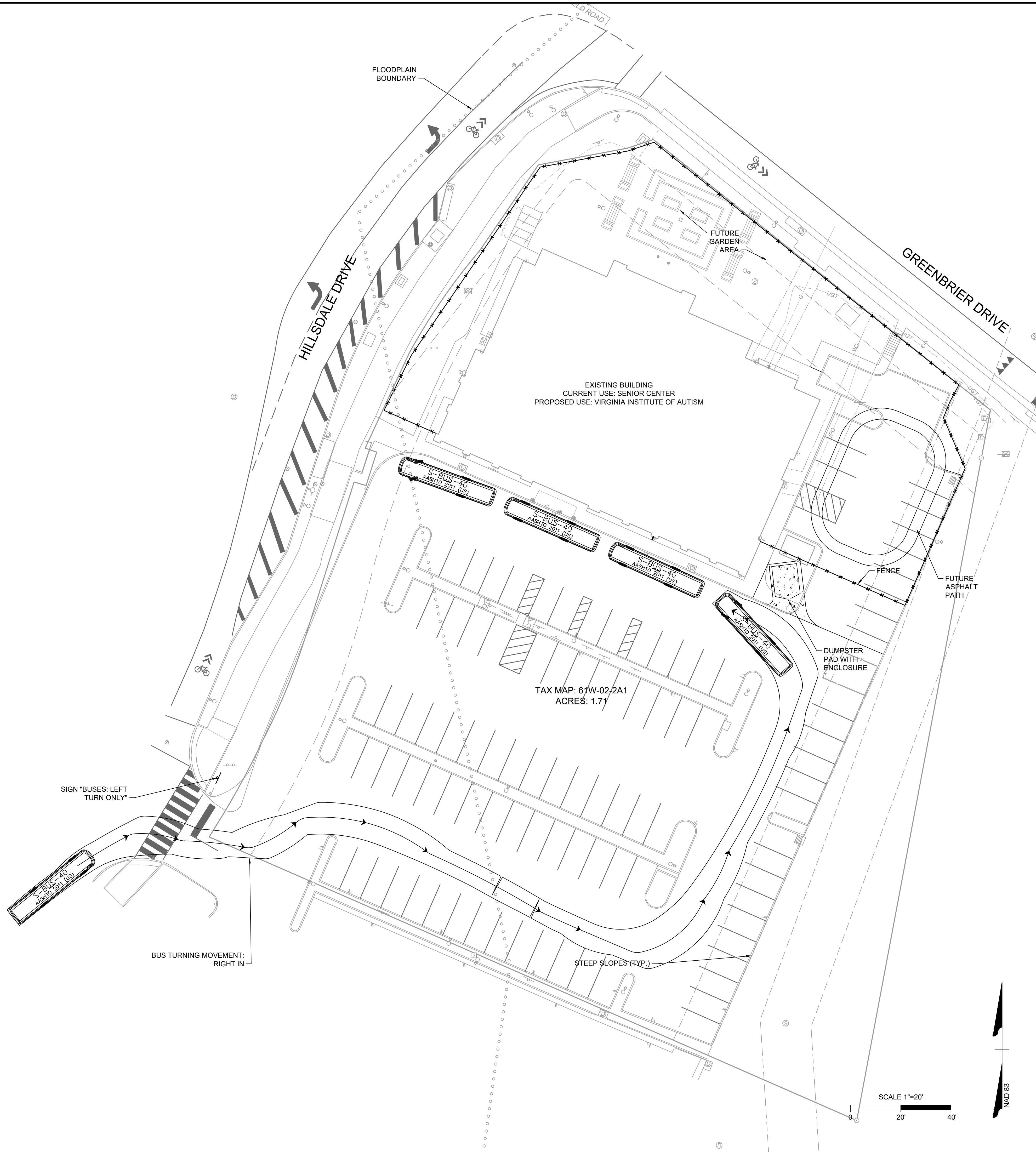
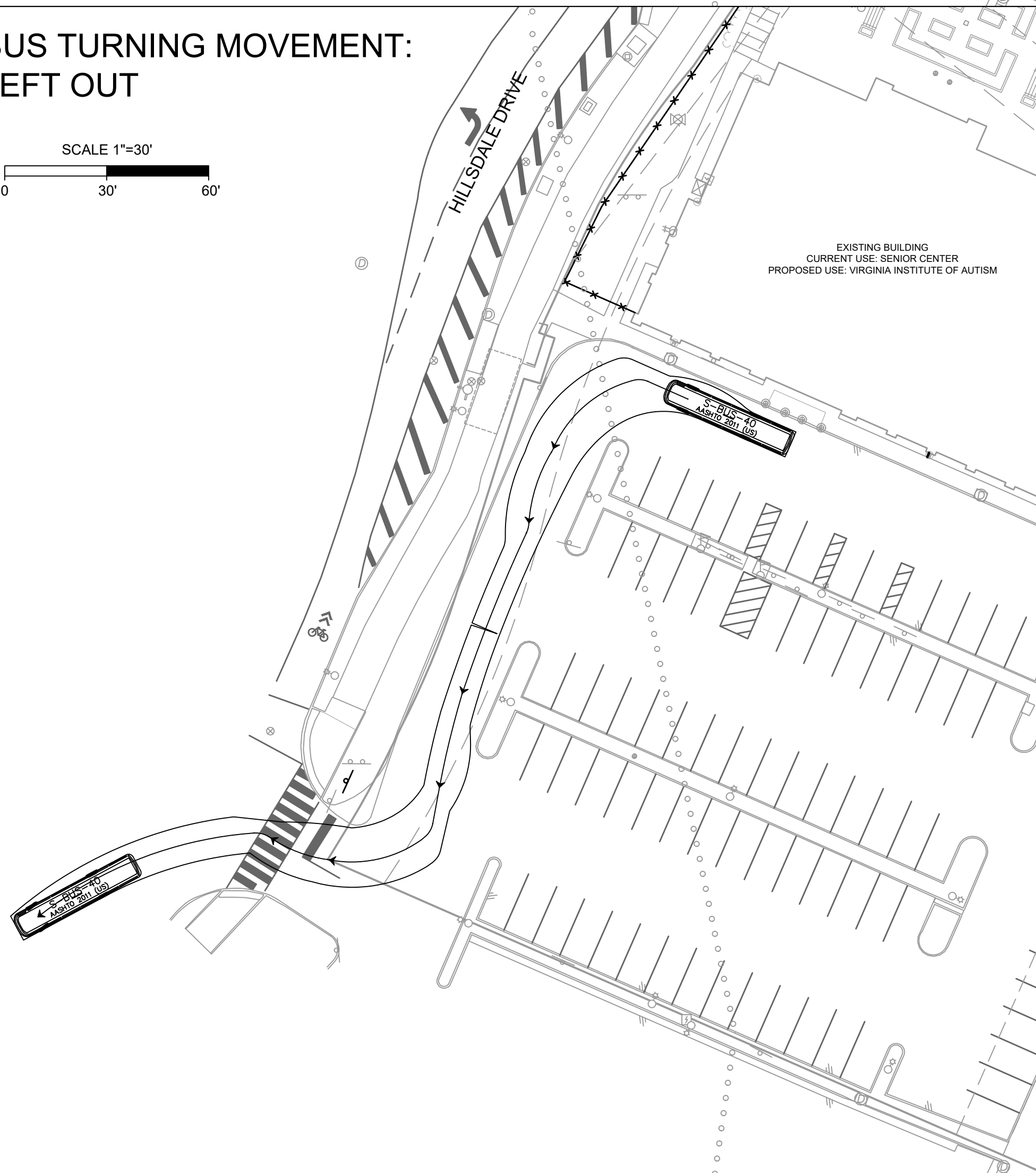
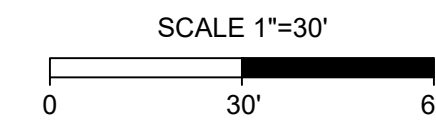
DATE	REVISION DESCRIPTION
06/05/2019	FLOODPLAIN LINE ADJUSTMENT - REMOVE ASPHALT DETAIL
06/12/2019	REVISIONS PER COUNTY COMMENTS
07/15/2019	REVISIONS PER COUNTY COMMENTS
08/06/2019	REVISIONS PER VDOT COMMENTS

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BUS TURNING MOVEMENT:
LEFT IN



BUS TURNING MOVEMENT:
LEFT OUT

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

VIRGINIA INSTITUTE OF AUTISM
COUNTY OF ALBEMARLE, VIRGINIA
CONCEPTUAL PLAN

DATE	REVISION DESCRIPTION
06/05/2019	GENERAL REVISIONS
06/12/2019	REVISIONS PER COUNTY COMMENTS
07/15/2019	REVISIONS PER COUNTY COMMENTS
08/06/2019	REVISIONS PER VDOT COMMENTS

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