VIRGINIA INSTITUTE OF AUTISM HILLSDALE EXPANSION

SPECIAL USE

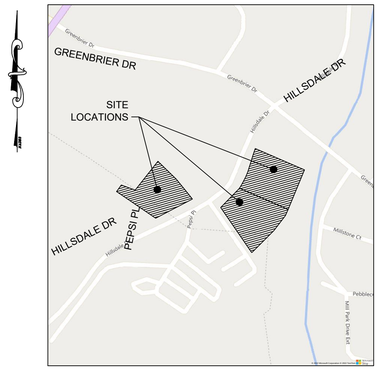
CONCEPTUAL PLAN

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 List Table

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 22901
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

TRIP GENERATION TABLE

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY ADT	AM PEAK HOUR IN	AM PEAK HOUR OUT	AM PEAK HOUR TOTAL	PM PEAK HOUR IN	PM PEAK HOUR OUT	PM PEAK HOUR 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	106
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%

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

YOUR VISION ACHIEVED THROUGH OURS.

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

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

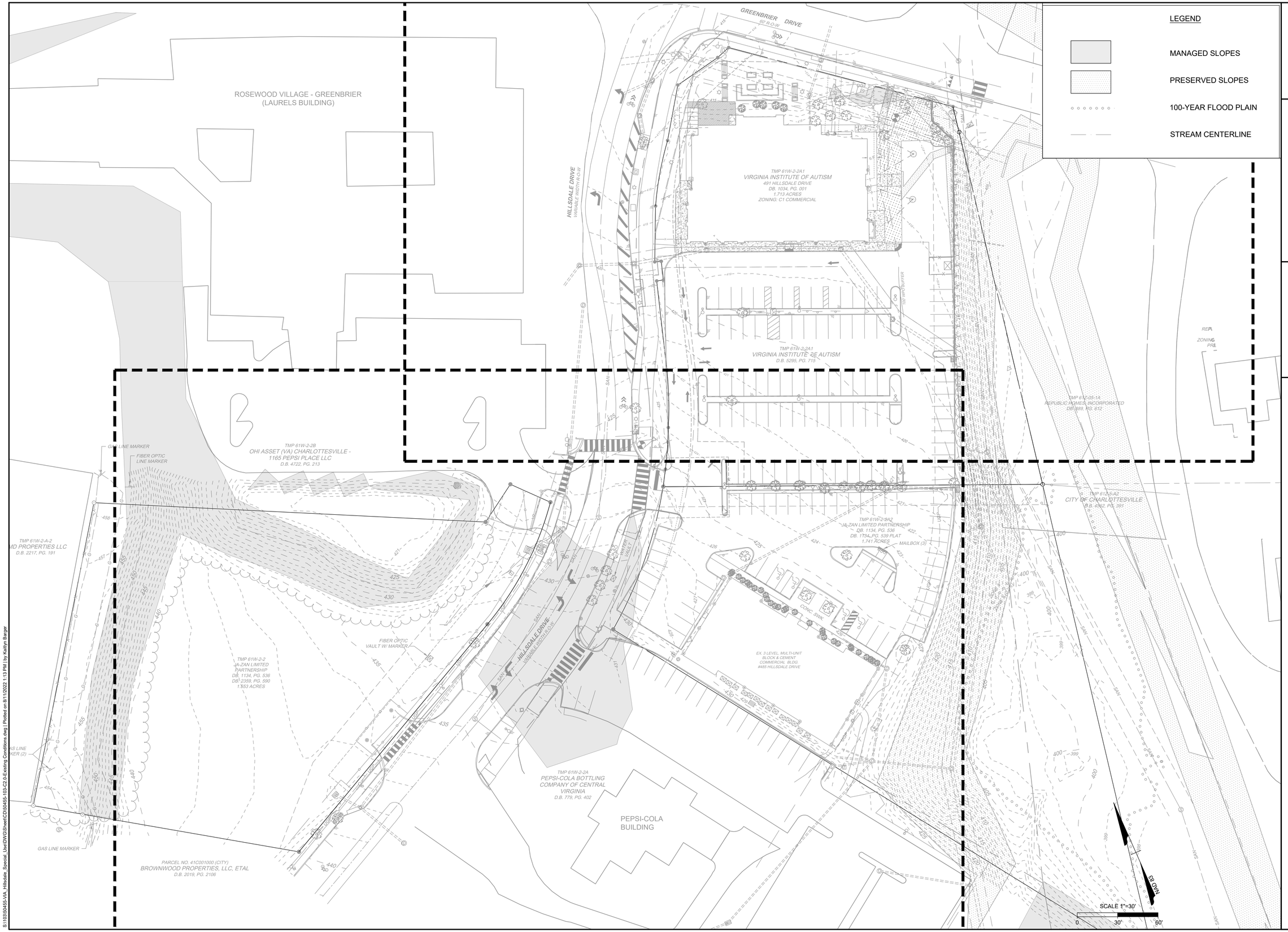
TIMMONS GROUP

VIA HILLSDALE SPECIAL USE
ALBEMARLE COUNTY, VA
COVER

JOB NO. 50455
SHEET NO. C0.0

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.

S:\103\50455-VIA_Hillsdale_Special_Use\DWG\Sheet\C0\50455-103-C0.0-Cover.dwg | Plotted on 8/11/2022 1:12 PM | by Kaitlyn Barger



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

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

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

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

VIA HILLSDALE SPECIAL USE

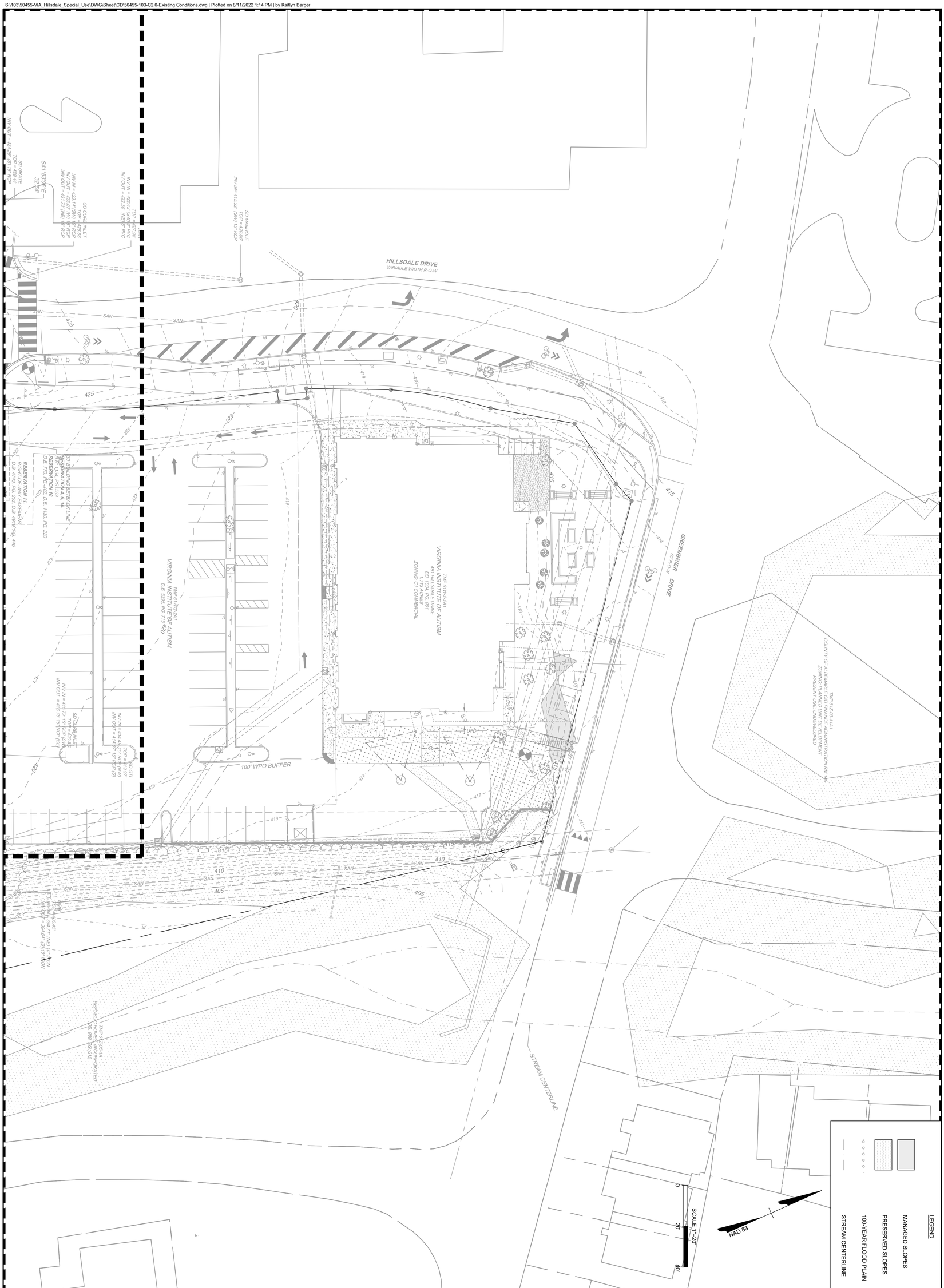
ALBEMARLE COUNTY, VA

EXISTING CONDITIONS OVERALL

JOB NO. 50455
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.

S:\105\50455\VA_Hillsdale_Special_Use\DWG\Sheet\C\50455_103-C2.0-Existing Conditions.dwg | Plotted on 8/11/2022 1:13 PM | by Kaitlyn Barger



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

VIA HILLSDALE SPECIAL USE

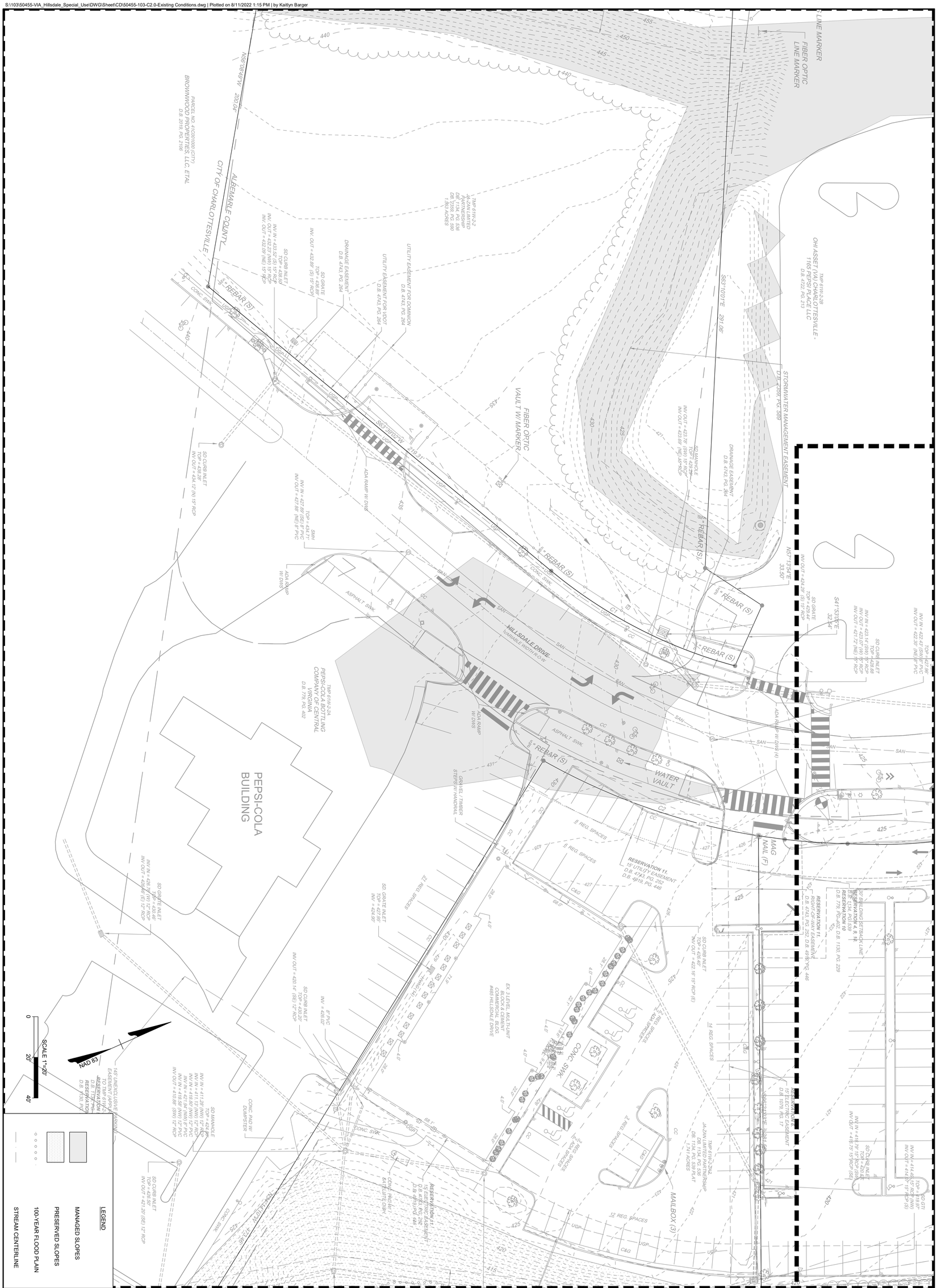
ALBEMARLE COUNTY, VA

EXISTING CONDITIONS

JOB NO.	SHEET NO.	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
50455	C1.1	1"=20'	J. SHOWALTER	K. BARGER	J. SHOWALTER	03/21/2022

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

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.



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

VIA HILLSDALE SPECIAL USE

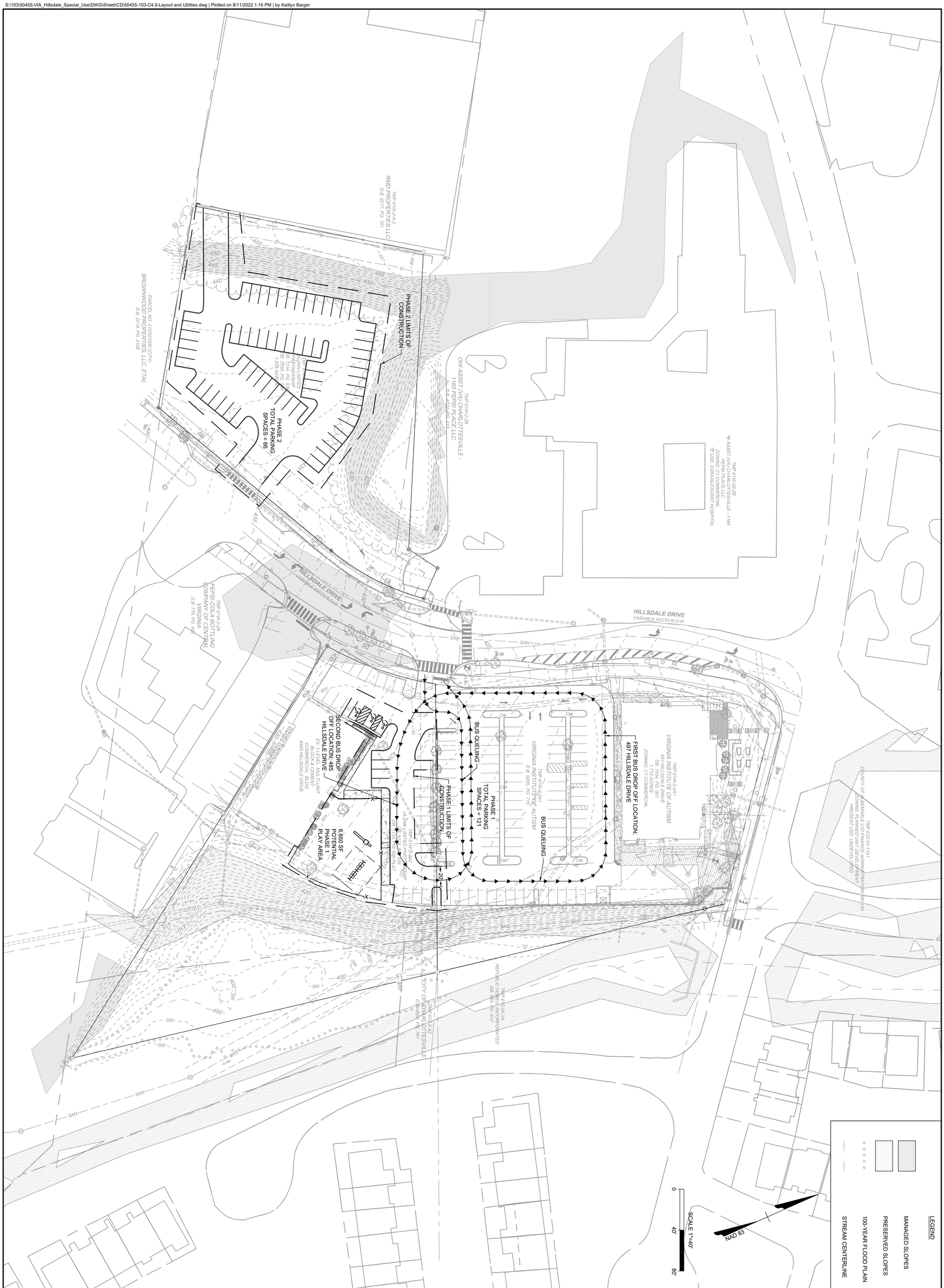
ALBEMARLE COUNTY, VA

EXISTING CONDITIONS

SHEET NO.	C1.2
JOB NO.	50455
SCALE	1"=20'
CHECKED BY	J. SHOWALTER
DESIGNED BY	J. SHOWALTER
DRAWN BY	K. BARGER
DATE	03/21/2022

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

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.



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

VIA HILLSDALE SPECIAL USE

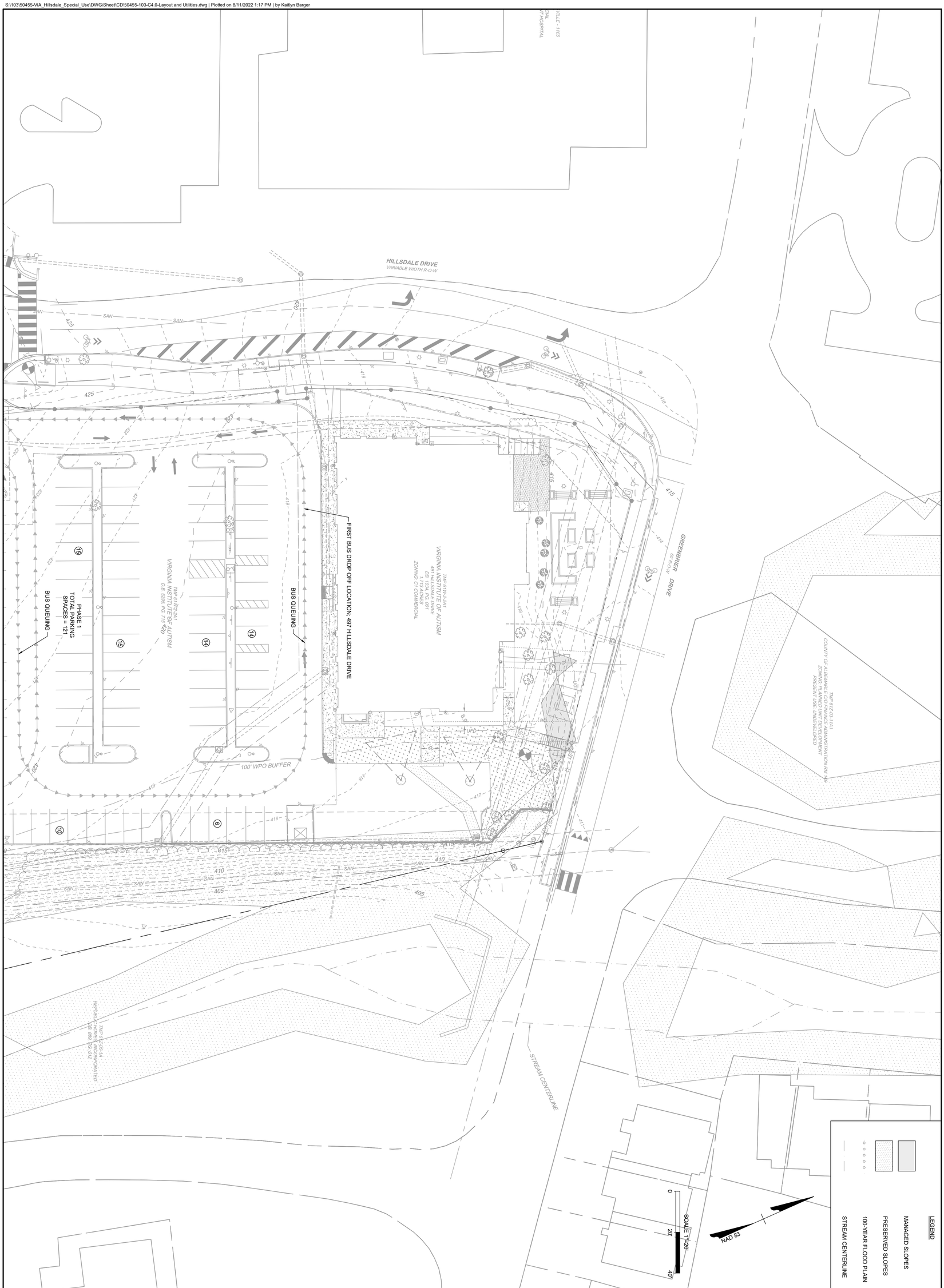
ALBEMARLE COUNTY, VA

OVERALL SITE LAYOUT

JOB NO.	50455
SHEET NO.	C2.0
SCALE	1"=40'
CHECKED BY	J. SHOWALTER
DESIGNED BY	J. SHOWALTER
DRAWN BY	K. BARGER
DATE	03/21/2022

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

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.



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

VIA HILLSDALE SPECIAL USE

ALBEMARLE COUNTY, VA

SITE LAYOUT

JOB NO.	SHEET NO.	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
50455	C2.1	1"=20'	J. SHOWALTER	K. BARGER	J. SHOWALTER	03/21/2022

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

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.

PHASE 2 LIMITS OF CONSTRUCTION

PHASE 2
TOTAL PARKING
SPACES = 66

PHASE 1
TOTAL PARKING
SPACES = 121

BUS QUEUING

SECOND BUS DROP OFF LOCATION; 485 HILLSDALE DRIVE

PHASE 1 LIMITS OF CONSTRUCTION

S - BUS - 40
AASHTO 2018 (US)

S - BUS - 40
AASHTO 2018 (US)

8' SIDEWALK

MAX SLOPE 2% IN ALL DIRECTIONS FOR ADA PARKING SPACES

DROP OFF AREAS (MAX 2% SLOPE)

POTENTIAL SLIDE

5' SIDEWALK

1,000 SF POTENTIAL SWING AREA

ENCLOSED FENCE AREA FOR PLAYGROUND

6,650 SF POTENTIAL PHASE 1 PLAY AREA

FFE=427.18'

EX GND 423.50'

HILLSDALE DRIVE
VARIABLE WIDTH R.O.W.

EX. 3 LEVEL, MULTI-UNIT BLOCK & CEMENT COMMERCIAL BLDG. #485 HILLSDALE DRIVE

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

TMP 61W-2-2A1
JA-ZAN LIMITED PARTNERSHIP
DB. 1134, PG. 531
DB. 1134, PG. 539
24.11 AC

TMP 61W-2-2
JA-ZAN LIMITED PARTNERSHIP
DB. 1134, PG. 536
DB. 2359, PG. 590
1.553 ACRES

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

PARCEL NO. 41C001900 (CITY)
BROWNWOOD PROPERTIES, LLC, ETAL
D.B. 2019, PG. 2106

NAD 83

SCALE 1"=20'
0 20' 40'

LEGEND

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

S:\10\50455-VIA_Hillsdale_Special_Use\DWG\Sheet\CD\50455-103-C4.01-Layout and Utilities.dwg | Plotted on 8/11/2022 1:18 PM | by Kaitlyn Barger

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

VIA HILLSDALE SPECIAL USE

ALBEMARLE COUNTY, VA

SITE LAYOUT

REVISION DESCRIPTION
REVISED PER COUNTY COMMENTS

DATE
8/12/2022

DATE: 03/21/2022
DRAWN BY: K.BARGER
DESIGNED BY: J. SHOWALTER
CHECKED BY: J. SHOWALTER
SCALE: 1"=20'

JOB NO. 50455
SHEET NO. C2.2

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.