SPECIAL USE PERMIT

CONCEPT PLAN

SP 202400016

An amendment to SP 2023-00002

COMMUNITY CHRISTIAN ACADEMY

TMP 61-127

Project ID: 23.024
Submitted 15 APRIL 2024
Revised 06 MAY 2024
Revised 06 June 2024

Context Map

Sheet 1 of 4

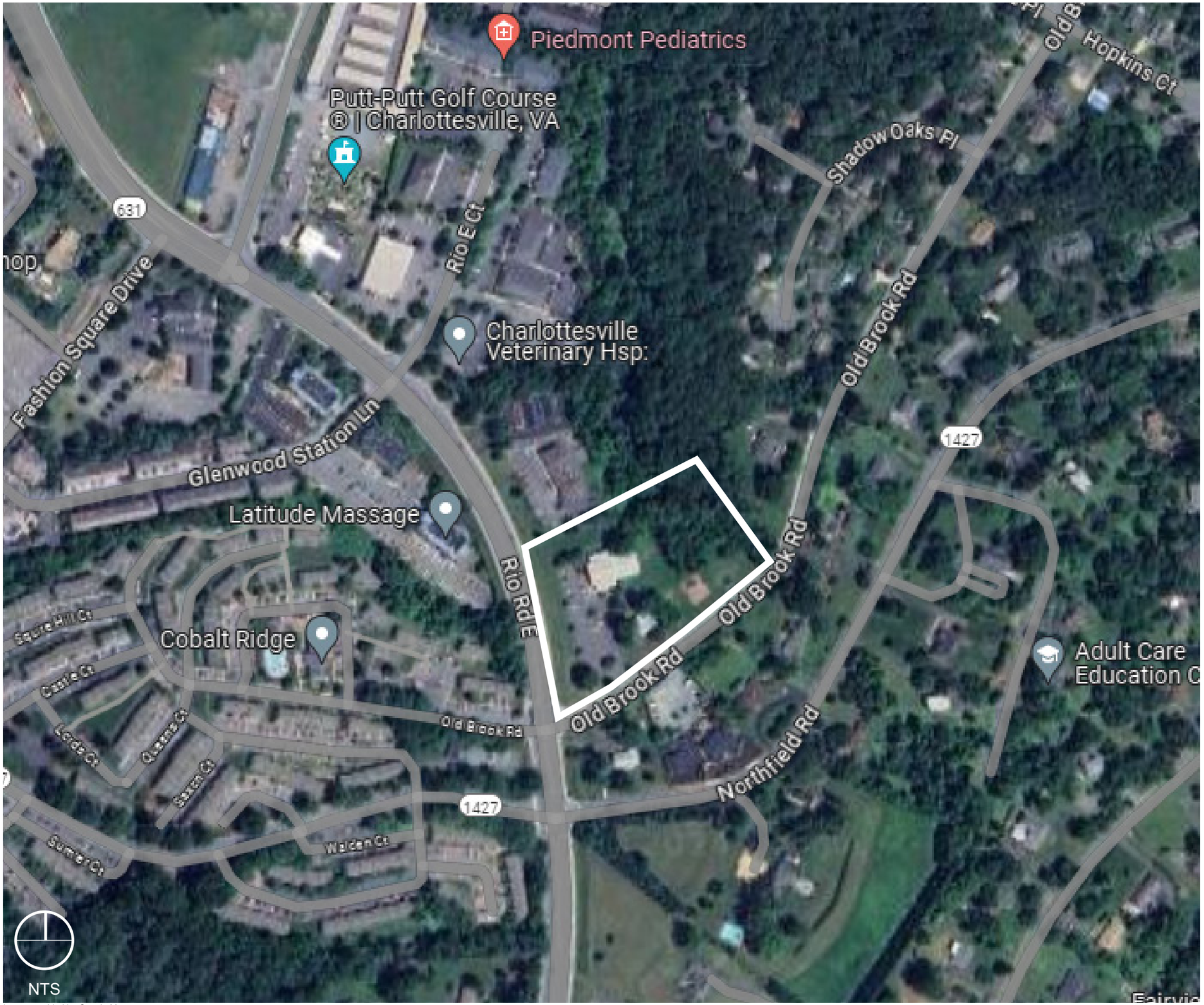


Image provided by Google Maps

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SPECIAL USE PERMIT
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COMMUNITY CHRISTIAN ACADEMY

SITE & SP DETAILS

OWNER
Alliance Bible Church of Charlottesville Etal, Trustees

TMP(S)
TMP 61-127

ACREAGE
3.141 Acres

MAGISTERIAL DISTRICT
Rio

STEEP SLOPES & WATER PROTECTION
Steep slopes are not present within project area. A water protection ordinance buffer is not present on the property.

SOURCE OF BOUNDARY & TOPOGRAPHY
Boundary shown per plat record D.B. 919-212.
Topography obtained from Albemarle County GIS.

FLOOD ZONE
According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0279D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED
The property is not within a water supply watershed.

USE
Private School

ZONING
R2 Residential

COMPREHENSIVE PLAN DESIGNATION
Neighborhood Density Residential

WATER AND SANITARY SERVICES
The property is served by public water and sanitary services.

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COMMUNITY CHRISTIAN ACADEMY

EXISTING CONDITIONS

Sheet 3 of 4

Existing parking

Existing church building + private school

Existing parsonage

Existing playground

Rio Road

Old Brook Road

5' FRONT BLDG SETBACK

5' SIDE BLDG SETBACK

5' SIDE BLDG SETBACK

5' FRONT BLDG SETBACK

12 spaces

13 spaces

520

540

560

50 0 50 100 150

Graphic Scale: 1"=50'

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Additional Notes:

1. On-site stormwater detention and /or BMP's to be provided if land distrubance necessititates VSMP review and evaluation of proposed site conditons requires on-site storm water detention and/or BMP's.
2. Landscape Buffer Area includes existing landscaping to remain and additional landscaping, as required by the Architectural Review Board, to mitigate impacts of the proposed modular buildings.

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COMMUNITY CHRISTIAN ACADEMY

PROPOSED CONCEPT PLAN

Sheet 4 of4

LEGEND

Landscape Buffer Area

Existing parking to remain

Existing church building + private school

Proposed SWM

Student drop-off

Building envelope

Playground

Existing sidewalk

Rio Road

Old Brook Road

5' FRONT BLDG SETBACK

5' SIDE BLDG SETBACK

5' FRONT BLDG SETBACK

12 spaces

13 spaces

552

556

540

560

552

50 0 50 100 150

Graphic Scale: 1"=50'

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