OUR LADY OF PEACE
SPECIAL USE PLAN

CONCEPTUAL PLAN
COUNTY OF ALBEMARLE, VIRGINIA

SPECIAL USE PERMIT FOR ASSISTED LIVING FACILITY AMENDMENT SP2024-00009

NOTES

PARCEL: 061Z0-03-00-001A0
061Z0-03-00-00800

ADDRESS: 751 HILLSDALE DRIVE, CHARLOTTESVILLE, VA 22901

ZONING: PLANNED UNIT DEVELOPMENT (REF. ZMA 198800007)
AIRPORT IMPACT OVERLAY DISTRICT

EXISTING CONDITIONS IS BASED ON SURVEY COMPLETED ON
05/05/23 BY TIMMONS GROUP AND SUPPLEMENTAL GIS INFORMATION

SETBACKS:
FRONT: 25' SETBACK
SIDE SETBACK: 15' BUILDING, 10' PARKING
REAR SETBACK: 20' REAR, 10' PARKING

PRESENT USE: 061Z0-03-00-001A0: CHURCH OF THE INCARNATION
061Z0-03-00-00800: EXISTING OUR LADY OF PEACE BUILDING (REF. SP199700042)

PROPOSED USE: 061Z0-03-00-001A0: CHURCH OF THE INCARNATION, OUR LADY OF PEACE EXPANSION
061Z0-03-00-00800: OUR LADY OF PEACE BUILDING WITH EXPANSION:

REQUIRED PARKING: CHURCH OF THE INCARNATION (REF. SDP 199800083)
1 SPACE PER 4 SANCTUARY SEATS = 115 REQUIRED SPACES (460 SEAT SANCTUARY)

OUR LADY OF PEACE NEW ADDITION:
ASSISTED LIVING FACILITY
20 UNITS x 1 SPACE/3 UNITS = 7 SPACES
5 EMPLOYEES ON LARGEST SHIFT = 5 SPACES

SKILLED NURSING FACILITY:
34 UNITS x 1 SPACE/4 UNITS = 9 SPACES
9 EMPLOYEES ON LARGEST SHIFT = 9 SPACES

TOTAL ADDITION: 30 SPACES

PROVIDED PARKING: CHURCH OF THE INCARNATION: 219 SPACES (REF. SDP199800083)
SPACES REMOVED: 23 SPACES
SPACES REPLACED: 9 SPACES
SPACES REMAINING: 205 SPACES

OUR LADY OF PEACE ADDITION: 38 SPACES PROVIDED IN PARKING GARAGE

BUILDING HEIGHT: REQUIRED PER PUD: 65' MAX.
PROPOSED ADDITION: 50' MAX (2 STORIES W/ PARKING GARAGE)

APPROXIMATE LIMITS OF CONSTRUCTION (LOC): 061Z0-03-00-00800: 0.13 ACRES
(BASED ON EXISTING PARCEL EXTENTS) 061Z0-03-00-001A0: 1.13 ACRES

EXISTING PARCEL AREA: 061Z0-03-00-00800: 6.99 ACRES
061Z0-03-00-001A0: 12.50 ACRES

PROPOSED APPROXIMATE PARCEL AREA WITH BLA: 061Z0-03-00-00800: 7.91 ACRES
061Z0-03-00-001A0: 11.58 ACRES

2/19/2024



VICINITY MAP
1" = 1000'

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	EXISTING EXHIBIT
C1.0	EXISTING CONDITIONS PLAN
C2.0	CONCEPTUAL PLAN
C3.0	CONCEPT GRADING PLAN
C4.0	CONCEPTUAL SITE CROSS-SECTION

STORMWATER QUANTITY AND QUALITY: IT IS ANTICIPATED THAT WATER QUANTITY FOR THE PROJECT WILL BE ADDRESSED THROUGH UNDERGROUND DETENTION PIPING. WATER QUALITY FOR THE OVERALL PROJECT WILL BE ADDRESSED THROUGH WATER QUALITY CREDITS. THIS DESIGN WILL BE FINALIZED FOR COUNTY REVIEW AND APPROVAL DURING THE SITE PLAN.

GRADING: FINE GRADING WILL BE SHOWN WITH SITE PLAN SUBMISSION TO ENSURE ADA COMPLIANT ACCESS. 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.

DEVELOPER INFORMATION
OUR LADY OF PEACE, INC.
751 HILLSDALE DR
CHARLOTTESVILLE, VA 22901
(434) 973-1155

CATHOLIC DIOCESE OF RICHMOND
7800 CAROUSEL LANE
RICHMOND, VA
(804)359-5661

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%

SOURCE: Institute of Transportation Engineers' *Trip Generation Manual* 11th Edition (2021)

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
05/20/2024
PROFESSIONAL ENGINEER

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	5/20/24

DATE: 02/19/2024
DRAWN BY: A. FLINT
DESIGNED BY: A. FLINT
CHECKED BY: J. SHOWALTER
SCALE: AS SHOWN

TIMMONS GROUP

OUR LADY OF PEACE SPECIAL USE PLAN
ALBEMARLE COUNTY, VA
COVER SHEET

JOB NO. 58157
SHEET NO. C0.0

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LEGEND

MANAGED SLOPES

PRESERVED SLOPES

STREAM CENTERLINE

EXISTING BUS STOP

HILLSDALE AVE

TMP 61Z-3-8
OUR LADY OF PEACE, INC.
DB. 1175, PG. 395
DB. 1692, PG. 315
DB. 1692, PG. 318 (PLAT)

OUR LADY OF PEACE
EXISTING BUILDING

ACSA 20' WATER EASEMENT
DB. 1269, PG. 208
APPROXIMATE DEPICTION
FROM LIMITED GEOMETRIES

ACSA WATER EASEMENT
LOCATION APPROXIMATE
14' WIDTH
DB. 1138, PG. 1

N42°16'56"W 386.43'

EXISTING SIDEWALK

EXISTING BIKE LANE

IRON IF

LSA

ACCESS EASEMENT
22' AND VARIABLE WIDTH
DB. 1692, PG. 315

TMP 61Z-3-8
CATHOLIC DIOCESE OF RICHMOND, VIRGINIA
DB. 313, PG. 220
DB. 709, PG. 688 (PG. 703, PLAT)

PUBLIC USE EASEMENT
DB. 3065, PG. 719

STREAM CL

N8°51'45"W 380.36'

NAD 83

SCALE 1"=30'
0 30' 60'

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JONATHAN M. SHOWALTER
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05/20/2024
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DATE
02/19/2024

DRAWN BY
A. FLINT

DESIGNED BY
A. FLINT

CHECKED BY
J. SHOWALTER

SCALE
AS SHOWN

OUR LADY OF PEACE SPECIAL USE PLAN

ALBEMARLE COUNTY, VA

EXISTING EXHIBIT

JOB NO.
58157

SHEET NO.
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JONATHAN M. SHOWALTER
Lic. No. 0402057151
05/20/2024
PROFESSIONAL ENGINEER

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OUR LADY OF PEACE SPECIAL USE PLAN

ALBEMARLE COUNTY, VA

EXISTING CONDITIONS PLAN

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LEGEND

MANAGED SLOPES

PRESERVED SLOPES

STREAM CENTERLINE

POTENTIAL BIKE RACK LOCATION

EXISTING BUS STOP

HILLSDALE AVE

TMP 61Z-3-8
OUR LADY OF PEACE, INC.
DB. 1175, PG. 395
DB. 1692, PG. 315
DB. 1692, PG. 318 (PLAT)

OUR LADY OF PEACE
EXISTING BUILDING

BUILDING LINE

CONC. SWK

1ST FLR

IRON PIPE (F)

STREAM CL

24" RCP

SAN

HILLSDALE AVE
EXISTING ROW

N42°16'56"W 386.43'

STAIRS WITH HANDRAIL

APPROXIMATE LIMITS OF CONSTRUCTION

POTENTIAL FIRE LINE WITH PIV

15' SIDE BUILDING SETBACK

POTENTIAL FIRE HYDRANT

POTENTIAL FDC

PROPOSED SIDEWALK 5' MIN

OUR LADY OF PEACE
PROPOSED BUILDING ADDITION
TOTAL NO. OF FLOORS:
3 (2 FINISHED, 1 GARAGE)
AREA OF BUILDING FOOTPRINT:
25,000 SQ. FT.
TOTAL SQ. FT FINISHED FLOORS:
50,000 SQ. FT

POTENTIAL BIKE RACK LOCATION

10 PEDESTRIAN ACCESS ROUTE THROUGH BUILDING

STAIRS WITH HANDRAIL

DOMESTIC WATER TO BE SERVED FROM EXISTING BUILDING

TIE IN TO EXISTING ROAD

EXISTING SIDEWALK

EXISTING BIKE LANE

PROPOSED SIDEWALK

IRON (F)

8"W

20'

5'

18" RCP

16" RCP

N8°51'45"W 390.38'

POTENTIAL LOCATION OF SEWER CONNECTION

TIE PROPOSED SIDEWALK TO EXISTING SIDEWALK

APPROXIMATE LIMITS OF CONSTRUCTION

PROPOSED ENTRANCE TO PARKING GARAGE

22'

26'

13'

PROPOSED SIDEWALK 5' MIN

15' SIDE BUILDING SETBACK

10' SIDE PARKING SETBACK

POTENTIAL 8" WATER MAIN EXTENSION

CROSSWALKS WITH ADA CURB RAMPS TO BE PROVIDED

APPROXIMATE PROPOSED PARCEL BOUNDARY LINE ADJUSTMENT

TMP 61Z-3-8
CATHOLIC DIOCESE OF RICHMOND, VIRGINIA
DB. 313, PG. 220
DB. 709, PG. 688 (PG. 703, PLAT)

APPROXIMATE LIMITS OF CONSTRUCTION

NAD 83

SCALE 1"=30'
0 30' 60'

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JONATHAN M. SHOWALTER
Lic. No. 0402057151
05/20/2024
PROFESSIONAL ENGINEER

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OUR LADY OF PEACE SPECIAL USE PLAN

ALBEMARLE COUNTY, VA

CONCEPTUAL PLAN

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LEGEND

MANAGED SLOPES

PRESERVED SLOPES

STREAM CENTERLINE

RETAINING WALL WITH MAX HEIGHT APPROX. 8' SLOPING WITH GRADE ON UPHILL SIDE. ON DOWNHILL SIDE GOING DOWN TO APPROXIMATELY 477.07' (FIRST FLOOR) ON BUILDING SIDE.

TW 485
BW 477.07

APPROXIMATE LIMITS OF CONSTRUCTION

PROPOSED BUILDING FFE'S:

SECOND FLOOR:	488.00'
FIRST FLOOR:	477.07'
GARAGE:	464.80'

N42°16'56"W 386.43'

N8°51'45"W 390.36'

8"W

8"SAN

18" RCP

15" RCP

24" RCP

SLOPE UP TO GARAGE

SLOPE UP TO GARAGE

SLOPE UP TO GARAGE

APPROXIMATE LIMITS OF CONSTRUCTION

POTENTIAL UNDERGROUND STORMWATER DETENTION PIPE

APPROXIMATE LIMITS OF CONSTRUCTION

CONNECTION TO EXISTING SIDEWALK TO CHURCH OF THE INCARNATION

NAD 83

SCALE 1"=20'

0 20' 40'

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
05/20/2024
PROFESSIONAL ENGINEER

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SCALE 1"=20'

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OUR LADY OF PEACE SPECIAL USE PLAN

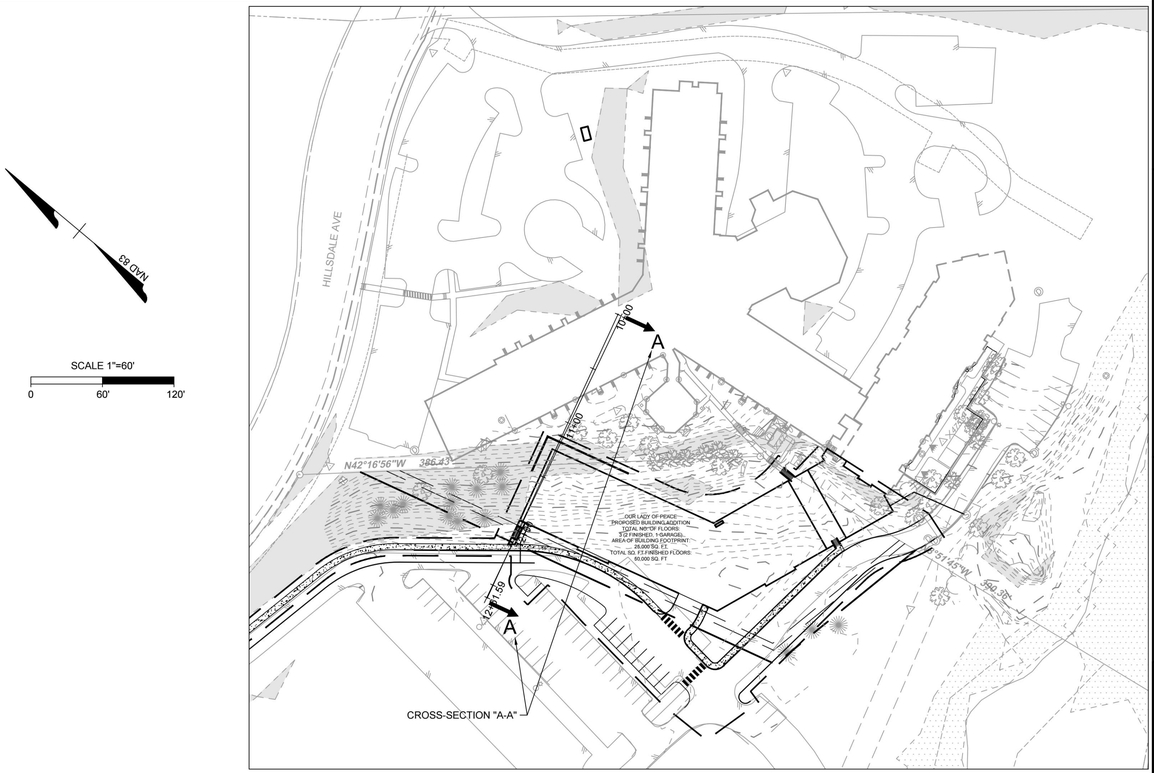
ALBEMARLE COUNTY, VA

CONCEPT GRADING PLAN

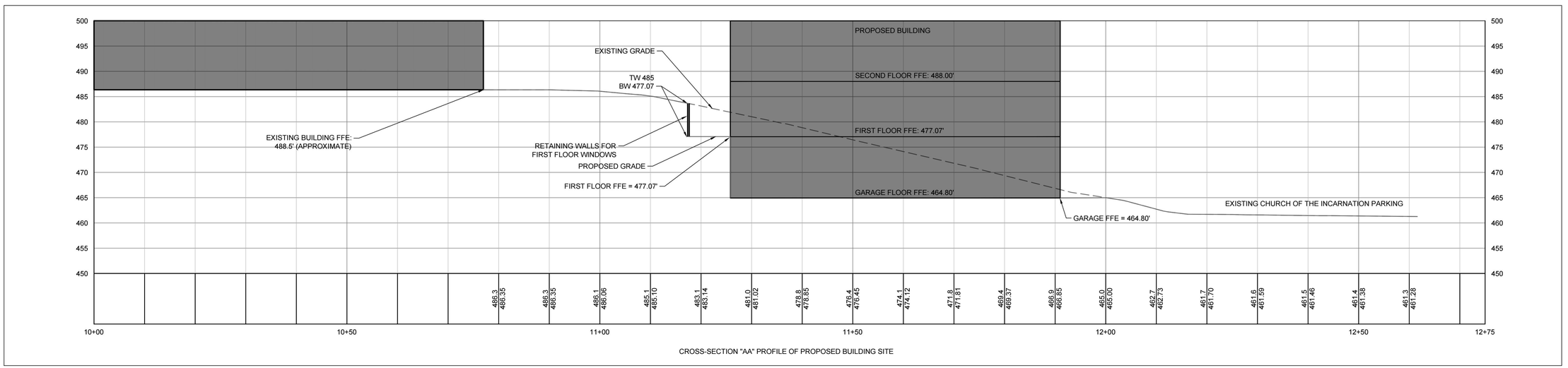
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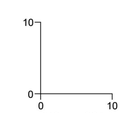
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SCALE 1"=60'
0 60' 120'



CROSS-SECTION "AA" PROFILE OF PROPOSED BUILDING SITE



PROFILE SCALE

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
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SCALE AS SHOWN

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OUR LADY OF PEACE SPECIAL USE PLAN

ALBEMARLE COUNTY, VA

CONCEPTUAL SITE CROSS-SECTION

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