TMP 90-35F
WOOD, FORREST WAYNE
& DOMINIQUE LYNN ROSE
5.06 ACRES
ZONING: R1 RESIDENTIAL

NOTE: THE POTENTIAL 10' SHARED USE PATHWAY SHOWN WITHIN THE 37' PRIVATE RIGHT OF WAY ON THE AVINITY ESTATES PROPERTY WILL ONLY BE INSTALLED IF THE AVINITY ESTATES HOA PROVIDES THE APPROVAL AND PERMISSION TO CONSTRUCT THE PATHWAY. ALTERNATIVELY, IN LIEU OF A 10' ASPHALT PATHWAY, A 5' PRIMITIVE TRAIL COULD BE INSTALLED IN THIS LOCATION, AGAIN WITH THE APPROVAL OF THE AVINITY ESTATES HOA.

TMP 90-35W
HATMAKER AVIATION LLC
C/O JAMES B MURRAY JR
4.40 ACRES
ZONING: LIGHT INDUSTRIAL

S61°13'25"E
21.81'

MOFFAT STREET
(VAR. WIDTH PRIVATE RW)

MONTAGUE ST
(VAR. WIDTH PRIVATE RW)

AVINITY ESTATES
NEIGHBORHOOD

NAD'83 GRID NORTH
VASP SOUTH ZONE

N28°15'55"E
200.34'

15' LANDSCAPE BUFFER

POTENTIAL LOCATION
OF A 10' SHARED-USE
PATHWAY OR 5'
PRIMITIVE TRAIL

37' PRIVATE
RIGHT OF WAY
INST.#:201800013903

EX. PEBBLE DRIVE

S61°13'25"E 807.16'

13' LANDSCAPE BUFFER

PF @
FENCE
CORNER

20' MIN. REAR YARD
BUILDING SETBACK

EX. HOUSE

5' SIDE MIN. YARD BUILDING SETBACK

N28°15'55"E
134.15'

BUILDING/PARKING
ENVELOPE
2.2+/- ACRES

N55°29'35"W
31.27'

S50°35'20"W
209.86'

PEBBLE DRIVE
EX. 50' RIGHT OF WAY
D.B.321, PG. 248

15' LANDSCAPE BUFFER

BUILDING
ENVELOPE
2+/- ACRES

OPEN SPACE
(AMENITY AREA)

25' LANDSCAPING
BUFFER WITH
10' SHARED USE
PATHWAY

PROPOSED VDOT
STD. ENTRANCE
RIGHT TURN LANE

DELTA= 1°49'10"
CB=S48°53'27"W
C=53.25'
T=26.63'
A=53.25'
R=1677.01'

PROPOSED VDOT
STD. ENTRANCE

5' MIN. FRONT YARD
BUILDING SETBACK

EXISTING
PROPERTY LINE

664.33'
N52°15'36"W

5' MIN. SIDE YARD
BUILDING SETBACK

SWM
FACILITY

223.93' S45°04'34"W

SCOTTSVILLE ROAD
(ROUTE 20)

R=1403.09'
A=50.84'
T=25.42'
C=50.84'
CB=S48°08'23"W
DELTA= 2°04'34"

C1
R=1677.01'
A=81.98'
T=41.00'
C=81.97'
CB=S46°34'51"W
DELTA= 2°48'03"

C2
R=1403.09'
A=52.53'
T=26.27'
C=52.53'
CB=S46°01'45"W
DELTA= 2°08'43"

ROUTE 20 LLC
153.24 ACRES
ZONING: RA RURAL

GRAPHIC SCALE
0 40 80 160
1 INCH = 160 FEET

LEGEND:

PARCEL NUMBER:	09100-00-00-016B0
LOT NUMBER:	016B0
ZONING:	R1 (RESIDENTIAL)
ACREAGE:	6.811 ACRES

- BUILDING ENVELOPE
- BUILDING & PARKING ENVELOPE
- OPEN SPACE (AMENITY AREA)
- PROPERTY LINE
- PERIMETER LANDSCAPING BUFFER
- PEBBLE DRIVE (PRIVATE ROW)
- 10' ASPHALT SHARED-USE PATHWAY
- 10' ASPHALT PATH OR 5' PRIMITIVE TRAIL
- 50' PRIVATE RIGHT OF WAY
- PROPOSED 25' LANDSCAPING BUFFER
- EXISTING PEBBLE DRIVE RIGHT OF WAY
- BUILDING SETBACKS

TMP 90-35M
HATMAKER AVIATION LLC
C/O JAMES B MURRAY JR
3.10 ACRES
ZONING: R1 RESIDENTIAL

CHARLOTTESVILLE COMMUNITY CHURCH
SPECIAL USE PERMIT APPLICATION PLAN

COLLINS ENGINEERING
200 GARRET STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - OFFICE: 434-293-3719

APPLICATION PLAN: 06/17/24
REVISED PLAN: 10/07/24

TMP 90-35F
WOOD, FORREST WAYNE
& DOMINIQUE LYNN ROSE
5.06 ACRES
ZONING: R1 RESIDENTIAL

TMP 90-35W
HATMAKER AVIATION LLC
C/O JAMES B MURRAY JR
4.40 ACRES
ZONING: LIGHT INDUSTRIAL

MOFFAT STREET
(VAR. WIDTH PRIVATE R/W)

MONTAGUE ST
(VAR. WIDTH PRIVA

AVINITY ESTATES
NEIGHBORHOOD

NAD'83 GRID NORTH
VASP SOUTH ZONE

15' LANDSCAPE BUFFER

EX. PEBBLE DRIVE

15' LANDSCAPE BUFFER

PARKING LOT

GYMNASIUM/
MULTI-PURPOSE
BUILDING

FELLOWSHIP/
CLASSROOMS/
OFFICES

WORSHIP
BUILDING

RECREATION
FIELD

PLAYGROUND

SWM
FACILITY

UP

SCOTTSVILLE ROAD
(ROUTE 20)

ROUTE 20 LLC
153.24 ACRES
ZONING: RA RURAL

TMP 90-35M
HATMAKER AVIATION LLC
C/O JAMES B MURRAY JR
3.10 ACRES
ZONING: R1 RESIDENTIAL

LEGEND:

PARCEL NUMBER:	09100-00-00-016B0
LOT NUMBER:	016B0
ZONING:	R1 (RESIDENTIAL)
ACREAGE:	6.811 ACRES

- PARKING LOT
- WORSHIP BUILDING
- CLASSROOMS, OFFICES, FELLOWSHIP HALL
- GYMNASIUM/ MULTI-PURPOSE ROOM
- PERIMETER LANDSCAPING BUFFER
- PEBBLE DRIVE (PRIVATE ROW)
- 10' ASPHALT SHARED-USE PATHWAY
- 10' ASPHALT PATH OR 5' PRIMITIVE TRAIL
- 50' PRIVATE RIGHT OF WAY
- PROPOSED 25' LANDSCAPING BUFFER
- PLAYGROUND
- SWM FACILITY
- RECREATIONAL AREAS

GRAPHIC SCALE
0 40 80 160
1 INCH = 160 FEET

CHARLOTTESVILLE COMMUNITY CHURCH
ILLUSTRATIVE PLAN

COLLINS ENGINEERING
200 GARRET STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - OFFICE: 434-293-3719

APPLICATION PLAN: 06/17/24
REVISED PLAN: 10/07/24