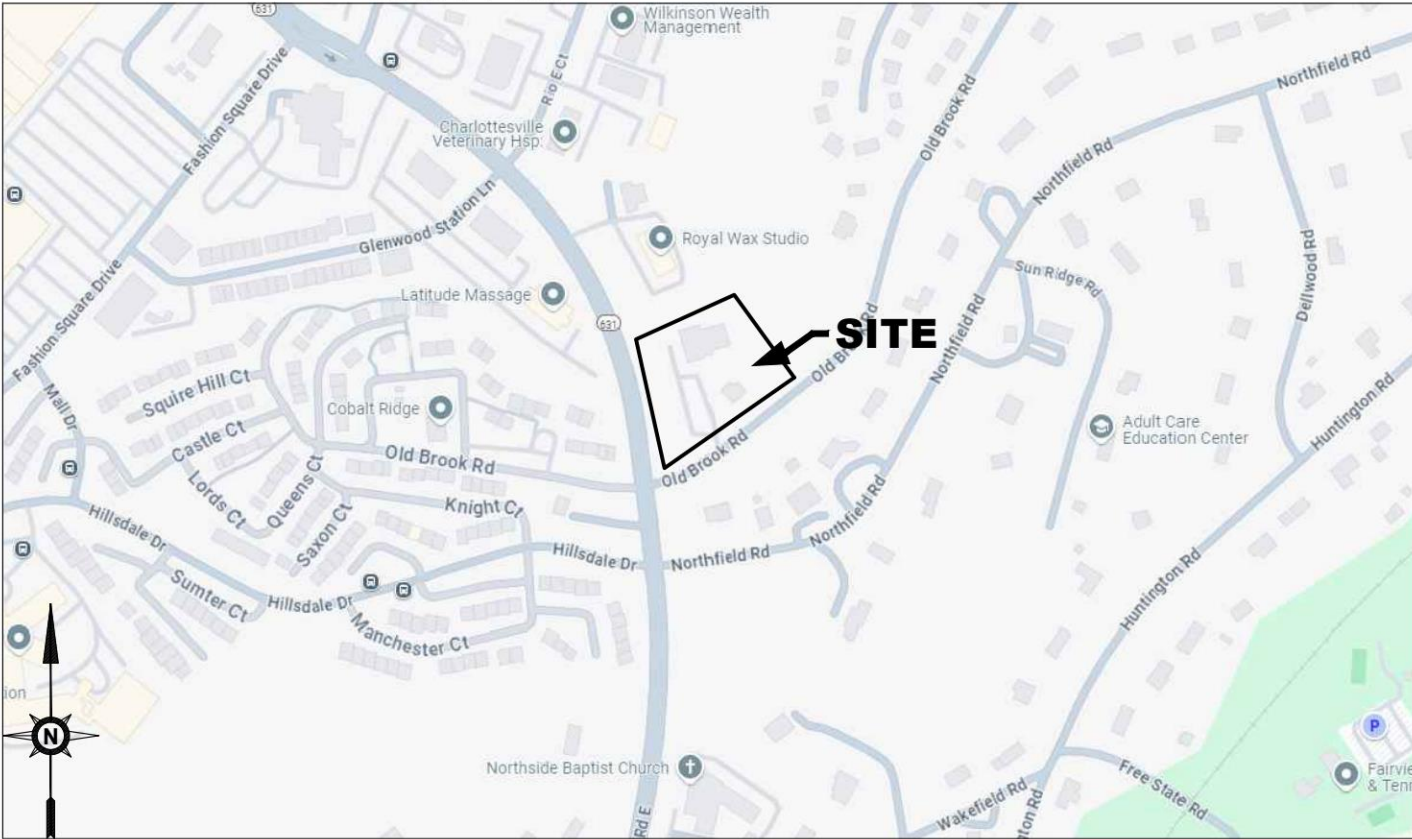


VICINITY MAP

SCALE : 1"=500'



Map provided by Google.com

SHEET INDEX

C1 COVER SHEET

C2 APPROVED CONDITIONS

C3 EXISTING CONDITIONS

C4 SITE PLAN

C5 GRADING PLAN

C6 UTILITY PLAN

C7 LANDSCAPE PLAN

C8 LIGHTING PLAN



912 E. HIGH ST.
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434.227.5140
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DESIGNED BY
JM

CHECKED BY
Justin Shimp, P.E.

SITE PLAN AMENDMENT

COMMUNITY
CHRISTIAN
ACADEMY

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2024.09.16

REVISION:
1) 2024.12.16

FILE NO.

Sheet 1 of 8

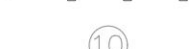
23.024

COVER SHEET

C1

LEGEND

EXISTING



LEGEND

TBR= TO BE REMOVED
EX = EXISTING

OWNER/DEVELOPER

Alliance Bible Church of Charlottesville et al, Trustees
1410 Old Brook Rd. Charlottesville VA 22901

ZONING

R2 Residential
Airport Impact Area Overlay District
Entrance Corridor Overlay District
SP198600050 approved November 5, 1986
SP202400016 approved September 4, 2024

DISTRICT

Rio Magisterial District

BUILDING STANDARDS

Front Minimum: 5'
Front Maximum: None
Side Minimum: 5'
Side Maximum: None
Rear Minimum: 20'
Rear Maximum: None

SOURCE OF TITLE

DB 919 - page 212.

SOURCE OF BOUNDARY AND TOPOGRAPHY

Survey completed by Roudabush, Gale, and Associates on August 26, 2024. Topographic and boundary data shown outside limits of survey obtained from Albemarle County GIS.

BENCHMARK

Datum for topography is NAVD 88

FLOODZONE

FEMA flood insurance rate map (community panel 51003C0288D), effective date February 4, 2005, shows no portion of this property is within the 100-year flood plain.

RESERVOIR WATERSHED

This site is not within a watershed of a public water supply.

WATER & SANITARY SERVICES

This project lies within the Albemarle County Service Authority Jurisdictional area for both water and sewer. An existing sanitary sewer line is located on the property and an existing waterline is located along Old Brook Road.

WATER DEMAND

Fixtures: 6 tank toilets, 2 wall flush urinals, 8 wash sinks
Proposed Meter Size: 1"

GENERAL CONSTRUCTION NOTES

- Prior to any construction within any existing right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transit (VDOT). This plan as drawn may not accurately reflect the requirements of the permit. Where any discrepancies occur the requirements of the permit shall govern.
- All materials and construction methods shall conform to the current specifications and standards of VDOT unless otherwise noted.
- Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and shall be installed prior to any clearing, grading or other construction.
- All slopes and disturbed areas are to be fertilized, seeded and mulched.
- The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
- Paved, rip-rap or stabilization amt lined ditch may be required when in the opinion of the County Engineer or designee it is deemed necessary in order to stabilize a drainage channel.
- All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
- Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and shall be installed prior to any clearing, grading or other construction.
- All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

GENERAL WATER & SEWER NOTES

- Work shall be subject to inspection by Albemarle County Service Authority inspectors. The Contractor will be responsible for notifying the proper service authority officials at the start of the work.
- The location of existing utilities across the line of the proposed work are not necessarily shown on the plans and where shown, are only approximately correct. The contractors shall on his own initiative locate all underground lines and structures as necessary.
- All materials and construction shall comply with the current edition of the general water and sewer construction specifications as adopted by the Albemarle County Service Authority.
- Datum for all elevations shown in National Geodetic Survey.
- The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).
- All water and sewer pipes shall have a minimum of 3.5 feet of cover measured from the top of pipe, over the centerline of pipe. This includes all fire hydrant lines, service laterals and water lines, etc.
- All water and sewer appurtenances are to be located outside of roadside ditches.
- Valves on deadend lines shall be rodded to provided adequate restraint for the valve during a future extension of the line.
- Trees are not permitted in the ACSA easement.
- The contractor shall be responsible to comply with the no-leak regulation regarding brass fittings effective January 4, 2014 (Senate Bill 3874 which amends the Safe Drinking Water Act).
- All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
- Backflow prevention is required for all connections to the water main.

FIRE PREVENTION

One existing ACSA fire hydrant is located on Old Brook Road, located approximately 300 ft. southwest of the site.

Required fire flow is 1500 gpm.
Per SDP198500015, estimated existing fire flow is 1500 gpm.

FIRE RESCUE NOTES

During construction, the following fire prevention steps are required, so please note them on the plan:

- Smoking shall be prohibited in areas where smoking is prohibited, such as to make smoking a hazard and these areas shall be designated with no smoking signs per Virginia Statewide Fire Prevention Code.
- Areas where smoking can occur, shall have appropriate receptacles for discarded smoking materials per Virginia Statewide Fire Prevention Code.
- Per the Virginia Statewide Fire Prevention Code, vehicular access for firefighting shall be provided at all construction and demolition sites, provide access to within 100 ft. of temporary or permanent fire department connections, and have no overhead wiring or other overhead obstructions lower than 13 ft. 6 inches; this access may be via permanent or temporary road, but shall be capable of supporting fire apparatus in all weather conditions.
- Contractor shall ensure the street numbers are always plainly visible from the frontage street during construction per the Virginia Statewide Fire Code.
- An approved water supply for firefighting operations shall be in place and available as soon as combustible materials arrive on site.
- Waste and combustible debris shall be removed from the building at the end of each day and disposed of in accordance with the Virginia Statewide Fire Code.
- Fire extinguishers shall be provided, with not less than one approved fire extinguisher at each stairwell, on all floor levels where combustible materials have accumulated, in every storage and construction shed and in areas of special hazards, such as where flammable and combustible liquids are stored or used, in accordance with the Virginia Statewide Fire Code.
- Operations involving the use of cutting and welding shall comply with the Virginia Statewide Fire Prevention Code and shall require a permit from the Albemarle County Fire Marshal's Office.

GENERAL RIVANNA WATER & SEWER AUTHORITY NOTES

- All materials and methods of construction shall comply with the latest version of the General Water and Sewer Design and Construction Standards – Version 1.0, adopted in December 2015 except as modified below or modified in special notes.
- RWSA shall approve all construction materials and methods of construction. A preconstruction conference shall be held with RWSA prior to the start of any work.
- The contractor shall be responsible for notifying Miss Utility (1-800-552-7001).
- RWSA Engineer (Victoria Fort at (541) 977-2570 ext. 205) shall be notified three business days prior to the start of construction.
- All work is subject to inspection by RWSA staff. No tie-ins to the existing system shall be made without coordination with and the presence of RWSA staff. No work shall be conducted on RWSA facilities on weekends or holidays without special written permission from RWSA.
- For sanitary sewer line construction: RWSA may require bypass pumping for tie-ins to the existing system. All doghouse manholes must be pressure-tested before a connection is made to the system.
- The location of existing utilities as shown on the plans is from data available at the time of design and is not necessarily complete or accurate. The Contractor shall be responsible for the verification of the location, size and depth of all existing utilities, both surface and subsurface. The Contractor shall immediately notify the Engineer of any discrepancies between the plans and field conditions. The Contractor shall use due diligence to protect all utilities and structures from damage at all times, whether shown on the plans or not. Damage to any existing utilities shall be repaired by the Contractor to the original condition at no additional cost to the Owner.
- Erosion and sediment control facilities shall not be permitted in the RWSA easement without special written permission from RWSA. No grading shall be permitted in the RWSA easement unless permitted otherwise by RWSA in writing.
- No blasting shall be permitted within 100 feet of RWSA facilities without written permission and RWSA approval of the blasting plan. Ground monitoring during blasting and a pre-blast survey may be required. For blasting within 100 feet of any operative RWSA sewerlines, bypass pumping and/or pre- and post-CCTV may be required. RWSA may also require certification from a licensed professional engineer stating that the proposed blasting will not damage any RWSA facilities. Damage to any utilities due to blasting shall be repaired by the Contractor to the original condition at no additional cost to the Owner.
- The contractor shall observe minimum separation requirements for utility crossings. When a crossing is made under an existing facility, adequate structural support shall be provided for the existing pipe. The area of the crossing shall be backfilled with compacted 57 stone to the springline of the existing pipe.
- New water main installations shall be pressure tested, chlorinated, flushed and have water samples approved prior to making any permanent connection to the public water system. Approved methods of filling and flushing new water mains will be required to prevent any contamination of the public water system.
- All easements for new RWSA facilities shall be recorded prior to placing the new facilities into service.
- No permanent structural facilities will be permitted in the RWSA easement. This includes building overhangs, retaining walls, footers for any structure, drainage structures, etc.
- Trees are not permitted in the RWSA easement.

EXISTING USE

Church and private school

PROPOSED USE

Expansion of existing private school

BUILDING HEIGHTS

Maximum Allowable Height: 35'
Maximum Proposed Height: 16'
FFE: 560.67'

LAND USE SCHEDULE

Existing	SF	AC	%	Proposed	SF	AC	%
Building	10,558	0.24	7.7%	Building	14,660	0.34	10.6%
Pavement	2,538	0.06	1.8%	Pavement	2,538	0.06	1.8%
Concrete	1496	0.03	1.1%	Concrete	1496	0.03	1.1%
Impervious	12,054	0.28	8.7%	Impervious	16,156	0.37	11.7%
Turf	125,782	2.89	91.3%	Turf	121,680	2.79	88.3%
Woods	0	0.00	0.0%				
Total	137,836	3.16	100.0%	Total	137,836	3.16	100.0%

FLOOR AREA RATIO (FAR):

Parcel area = 137,836 SF = 3.16 AC

Building GFA = Existing Church + New School = 14,660
Total Site Area = 137,836 = 0.11

Limits of Disturbance = 0.22 acres

PARKING SCHEDULE

Existing Parking provided onsite per SDP198500015: 67 spaces including 4 ADA spaces.

No additional parking is proposed.

Per Sec. 4.12.6, one space per three fixed seats shall be provided for religious assembly use. The church has no fixed seats - average attendance is 200 people. $\frac{200}{3} = 66.7$.

No changes to the church are proposed as part of this site plan. School uses are complementary given that they occur at different times than church services.

STEEP SLOPES

Steep slopes are not present on the property.

SIGNS

All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.

A sign permit must be issued in accordance with the Albemarle County Sign Regulations prior to placement of any signs on-site. Contractor shall provide handicap signs as shown on plan.

LIGHTING

Lighting shall comply with Section 4.17 of the Albemarle County Zoning Ordinance. There shall be no light fixtures exceeding 3000 lumens. No High Intensity Discharge Lighting shall be used. Illumination at the ground emitted by townhouse wall-mounted fixtures or any other fixture source shall not exceed 20 footcandles.

GENERAL NOTES

- The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
- When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
- The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
- The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
- Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
- Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
- Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. The owner's approval of submittals will be general and will not relieve the contractor from the responsibility of adherence to the contract and for any error that may exist.
- All bare areas shall be scarified, limed, fertilized, seeded and mulched.
- All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
- Retaining walls greater than 3 feet in height require a separate building permit. Walls exceeding 4 feet in height require a stamped engineered design also. Segmental walls require RDP inspections, others will require inspections as outlined in the USBC.
- All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.
- Accessible parking spaces, access isles, and accessible route shall be installed in accordance with ICC ANSI A117.1-17 and the 2021 Virginia Construction Code
- Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures. Plumbing fixtures having flood level rims above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve.
- All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.
- Buildings or structures built before January 1, 1985 must have an asbestos survey performed in order to apply for a demolition permit. Asbestos removal permits are required if positive for such from Albemarle County and VDOL. Contact VDOL for their additional requirements and permits for demolition projects at 540-562-3580 x131.
- All water, sewer and fire lines require NEW inspection and testing procedures. The ACSA performs any testing and inspections of the public sewer and water main(s).
- The Albemarle County Building Inspections Department(ACBID) does a visual inspection and witnesses the testing of the building drain, water service pipe and the sprinkler lead-in connection.
- The developer/contractor is responsible to retain a Special Inspector as outlined in the updated Albemarle County Policy for Site Utilities to perform the visual inspection and testing of all utilities
- not covered by the ACSA or ACBID. This includes building sewers, water and fire line branches between the main and the meter(s)/building(s).
- The Special Inspector's report must be submitted and approved by the Albemarle County Engineering Department prior to a Certificate of Occupancy being issued.

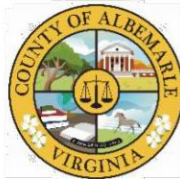
ITE Trip Generation, 11th Edition

Use Description	ITE	Qty	IV	AM			PM			WEEKDAY		
				In	Out	Total	In	Out	Total	In	Out	Total
Private School (K-12)	532	150,000	Students	76	44	120	33	47	80	186	186	372

Trip generation reflects AM and PM peak hour traffic.

VDOT NOTES

VDOT's land development south staff (540-967-3715 or 540-967-3716) shall be notified 48 hours in advance of any anticipated road/shoulder closures". The permittee or his or her designee shall report all work zones in the VDOT right of way on a daily basis at set up and take down to VDOT's Smart Traffic Center (540-332-9500). "Copies of all independent testing reports to be submitted to VDOT for verification." "A minimum 48 hours advance notification of a proof roll of both the subgrade and stone base is required by VDOT." "All areas excavated below existing pavement surface and within clear zone, at the conclusion of each workday, shall be backfilled to form an approximate 6:1 wedge, against the existing pavement surface for the safety and protection of vehicular traffic." And that "Traffic shall be maintained during construction of the tie-in and mill of the adjacent travel lanes." "water lines, sewer lines, etc. crossing future VDOT maintained roads have to be sleeved with ductile iron pipe "two (2) times diameter of the utility line)." And "A video (3 electronic copies to VDOT) of all stormwater systems carrying VDOT runoff or runoff under a future state road is required to be submitted to VDOT for review and approval prior to paving operations.



County of Albemarle
Community Development Department - Planning

Kevin McCollum
kmcollum@albemarle.org
Telephone: (434) 296-5832 ext. 3141

September 24, 2024

Kimberly Moore,
Community Christian Academy
PO Box 6659
Charlottesville VA 22906
kmoore@cca-va.org

RE: SP202400016 Community Christian Academy Modulares Action Letter

Dear Ms. Moore,

On September 4, 2024 the Board of Supervisors took action on the above noted Special Use Permit on Tax Map Parcel Number 06100-00-00-12700 in the Rio District.

The Special Use Permit was approved by the Board's adoption of the attached Resolution and Conditions.

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- compliance with the approved SPECIAL USE PERMIT; and
- approval of and compliance with a SITE PLAN.
- approval of a ZONING COMPLIANCE CLEARANCE.

Should you have questions regarding the above-noted action, please contact me.

Sincerely,
Kevin McCollum
Senior Planner II
Planning Division

Cc: Alliance Bible Church of Charlottesville Etal, Trustees
1419 Old Brook Rd
Charlottesville VA 22901
todd@crosslife.com

WWW.ALBEMARLE.ORG
401 McIntire Road, North Wing, Charlottesville, VA 22902-4579

RESOLUTION TO APPROVE SP202400016
COMMUNITY CHRISTIAN ACADEMY MODULARS

WHEREAS, upon consideration of the staff reports prepared for SP 202400016 Community Christian Academy Modulares and all of their attachments, including staff's supporting analysis, the information presented at the public hearings, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-14.2.2 and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the R-2 Residential zoning district, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP 202400016 Community Christian Academy Modulares, subject to the conditions attached hereto.

I, Travis O. Morris, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on September 4, 2024.

Senior Deputy Clerk, Board of County Supervisors

	Aye	Nay
Mr. Andrews	Y	_____
Mr. Gallaway	Y	_____
Ms. LaPisto-Kirtley	Y	_____
Ms. Mallek	Y	_____
Ms. McKeel	Y	_____
Mr. Pruitt	Y	_____

SP202400016 Community Christian Academy Special Use Permit Conditions

1. Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the Concept Plan titled "Community Christian Academy" prepared by Shimp Engineering, P.C., last revised June 6, 2024. To be in general accord with the Concept Plan, development must reflect the following major elements within the development essential to the design of the development.
 - a. Location of buildings, parking areas, playground areas, and buffer areas.
 - b. Site access including pick-up and drop-off locations and circulation as shown on the Concept Plan. Signage and pavement markings may be required at the time of Zoning Clearance to ensure safe vehicular circulation.Minor modifications to the Plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance or improve safety.
2. The maximum enrollment may not exceed one-hundred fifty (150) students.
3. All students must be over the age of two and one-half (2 1/2) years old.
4. Classroom instruction for the school is limited to between 7:30 a.m.-6:00 p.m. Monday through Friday, provided that occasional school-related events/activities may occur after 6:00 p.m.



912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM



DESIGNED BY
JM

CHECKED BY
Justin Shimp, P.E.

SITE PLAN AMENDMENT

COMMUNITY
CHRISTIAN
ACADEMY

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2024.09.16

REVISION:
1) 2024.12.16

Sheet 2 of 8

FILE NO.

23.024

APPROVED
CONDITIONS

C2



SHIMP
ENGINEERING & ARCHITECTURE
LAND PLANNING • PROJECT MANAGEMENT

912 E. HIGH ST.
CHARLOTTEVILLE VA, 22902

JUSTIN@SHIMP-ENGINEERING.COM
434.227.5140



DESIGNED BY
JM

CHECKED BY
Justin Shimp, P.E.

SITE PLAN AMENDMENT

**COMMUNITY
CHRISTIAN
ACADEMY**

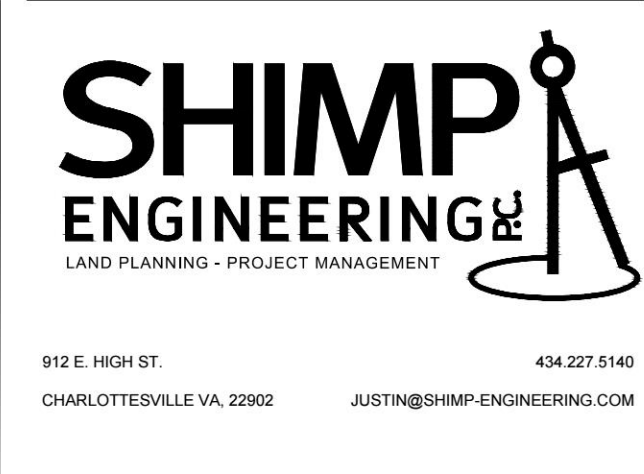
ALBEMARLE COUNTY, VIRGINIA
**SUBMISSION:
2024.09.16**

REVISION:
1) 2024.12.16

FILE NO. **23.024**

**EXISTING
CONDITIONS**

C3



DESIGNED BY
JM

CHECKED BY
Justin Shimp, P.E.

SITE PLAN AMENDMENT

**COMMUNITY
CHRISTIAN
ACADEMY**

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
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Sheet 4 of 8

FILE NO. **23.024**

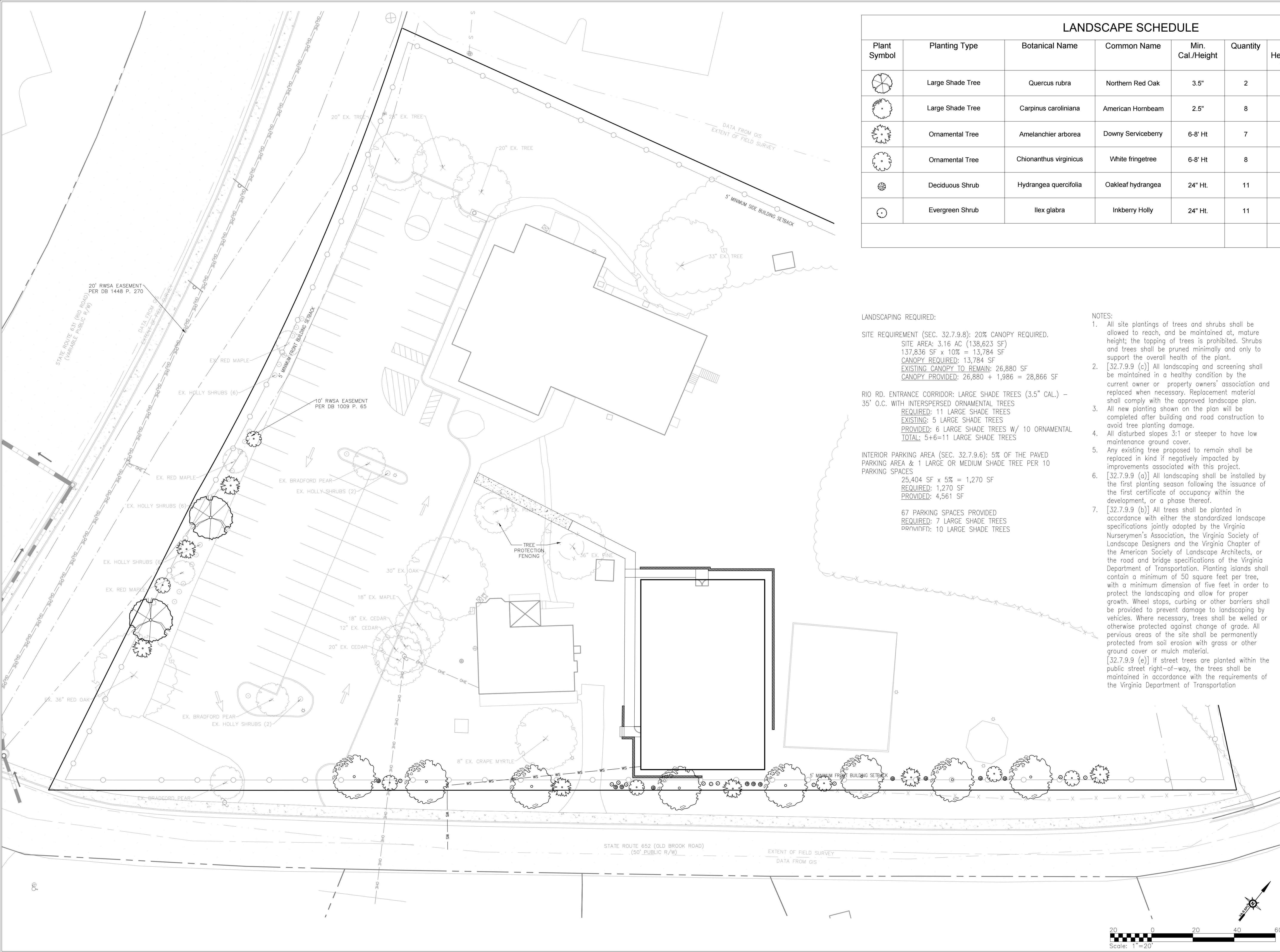
SITE PLAN

C4





C6



LANDSCAPE SCHEDULE								
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Total Height(ft) in 10 Yrs	Canopy SF	Total Canopy SF
	Large Shade Tree	Quercus rubra	Northern Red Oak	3.5"	2	25	541	1082
	Large Shade Tree	Carpinus caroliniana	American Hornbeam	2.5"	8	25	113	904
	Ornamental Tree	Amelanchier arborea	Downy Serviceberry	6-8' Ht	7	10	23	161
	Ornamental Tree	Chionanthus virginicus	White fringetree	6-8' Ht	8	10	23	184
	Deciduous Shrub	Hydrangea quercifolia	Oakleaf hydrangea	24" Ht.	11	10	10	110
	Evergreen Shrub	Ilex glabra	Inkberry Holly	24" Ht.	11	10	10	110
							TOTAL SF:	1986

LANDSCAPING REQUIRED:

SITE REQUIREMENT (SEC. 32.7.9.8): 20% CANOPY REQUIRED.
SITE AREA: 3.16 AC (138,623 SF)
137,836 SF x 10% = 13,784 SF
CANOPY REQUIRED: 13,784 SF
EXISTING CANOPY TO REMAIN: 26,880 SF
CANOPY PROVIDED: 26,880 + 1,986 = 28,866 SF

RIO RD. ENTRANCE CORRIDOR: LARGE SHADE TREES (3.5" CAL.) – 35' O.C. WITH INTERSPERSED ORNAMENTAL TREES
REQUIRED: 11 LARGE SHADE TREES
EXISTING: 5 LARGE SHADE TREES
PROVIDED: 6 LARGE SHADE TREES W/ 10 ORNAMENTAL
TOTAL: 5+6=11 LARGE SHADE TREES

INTERIOR PARKING AREA (SEC. 32.7.9.6): 5% OF THE PAVED PARKING AREA & 1 LARGE OR MEDIUM SHADE TREE PER 10 PARKING SPACES
25,404 SF x 5% = 1,270 SF
REQUIRED: 1,270 SF
PROVIDED: 4,561 SF

67 PARKING SPACES PROVIDED
REQUIRED: 7 LARGE SHADE TREES
PROVIDED: 10 LARGE SHADE TREES

NOTES:

- All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
- [32.7.9.9 (c)] All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
- All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
- All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
- Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.
- [32.7.9.9 (a)] All landscaping shall be installed by the first planting season following the issuance of the first certificate of occupancy within the development, or a phase thereof.
- [32.7.9.9 (b)] All trees shall be planted in accordance with either the standardized landscape specifications jointly adopted by the Virginia Nurserymen's Association, the Virginia Society of Landscape Designers and the Virginia Chapter of the American Society of Landscape Architects, or the road and bridge specifications of the Virginia Department of Transportation. Planting islands shall contain a minimum of 50 square feet per tree, with a minimum dimension of five feet in order to protect the landscaping and allow for proper growth. Wheel stops, curbing or other barriers shall be provided to prevent damage to landscaping by vehicles. Where necessary, trees shall be welled or otherwise protected against change of grade. All pervious areas of the site shall be permanently protected from soil erosion with grass or other ground cover or mulch material.
- [32.7.9.9 (e)] If street trees are planted within the public street right-of-way, the trees shall be maintained in accordance with the requirements of the Virginia Department of Transportation



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CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM



DESIGNED BY JM

CHECKED BY Justin Shimp, P.E.

SITE PLAN AMENDMENT
COMMUNITY CHRISTIAN ACADEMY

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION: 2024.09.16

REVISION:
1) 2024.12.16

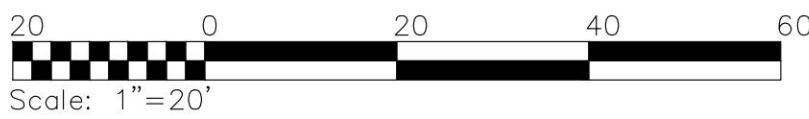
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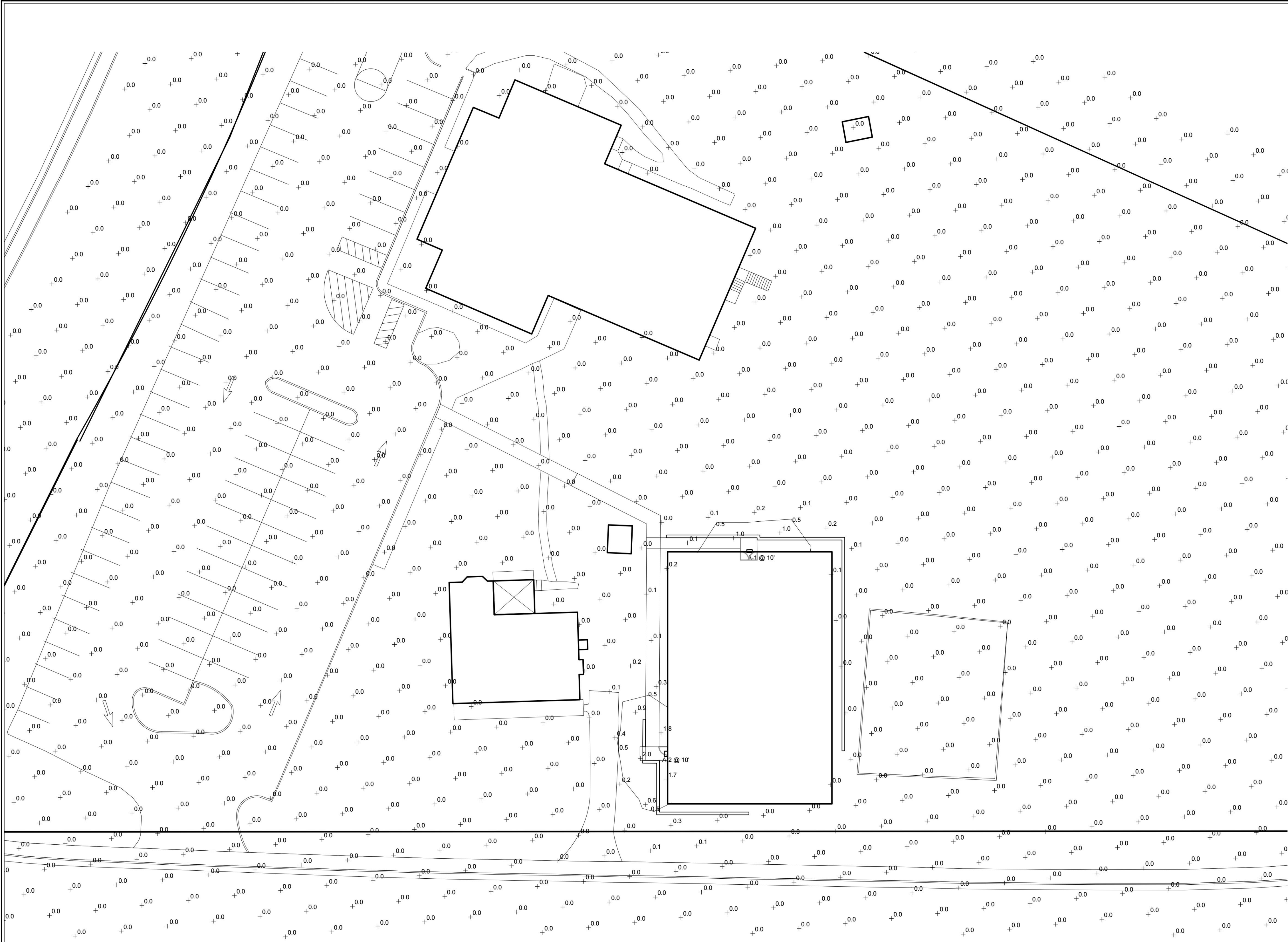
Sheet 7 of 8

23.024

LANDSCAPE PLAN

C7





Lighting Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Number of Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	C	2	GARDCO	GBS-A01-830-T2M	Geoform Wall Sconce - block, 20 LED's, 3000K CCT, TYPE T2M OPTIC, 80CRI	GBS-A01-830-T2M.ies	1	Absolute	1.00	10.2

CALCULATIONS
AVERAGE: 0.0 fc
MAXIMUM: 2.1 fc
MINIMUM: 0.0 fc

LIGHTING NOTES:

- Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.
- "C" fixtures shall be mounted at a height of 7'.
- "C" fixtures shall have a CCT of 3000K.

Wall Mount

GeoForm

GBS LED wall sconce

Gardco GeoForm block small LED wall sconce features a compact geometric design that will complement a range of architectural styles. GeoForm is available with two light engines: precision plus optics which feature type 2, 3, and 4 distributions, as well as light effects optics which offer wall wash, spot, and pencil beam distributions. GeoForm with light effects may be inverted for a wall location uplight option. A diffuse lens is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination and multiple control options further enhance energy savings.

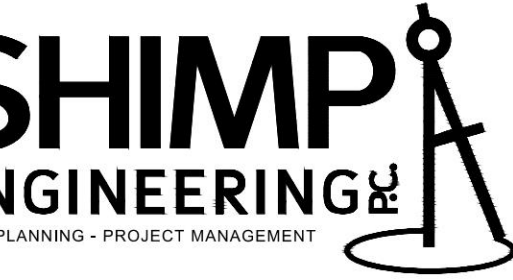
Ordering guide

Configuration (Block, Lens, Color, Temperature)	Distribution	Package	Mounting Bracket	Fixture	Options	Notes
GBS-GeoForm Block Small	150° 150W 200° 200W 270° 270W 300° 300W 360° 360W 400° 400W 450° 450W 500° 500W	150° 150W 200° 200W 270° 270W 300° 300W 360° 360W 400° 400W 450° 450W 500° 500W	None Lenses (block, pencil beam, spot, pencil beam, standard) BLAY (Downlight, Lenses, Accessible, Emergency, Battery Backup, Photocell, Dimmer, Switch, etc.) HAWK (Field, Adjustable, Mounting, Selector)	None Lenses (block, pencil beam, spot, pencil beam, standard) BLAY (Downlight, Lenses, Accessible, Emergency, Battery Backup, Photocell, Dimmer, Switch, etc.) HAWK (Field, Adjustable, Mounting, Selector)	None Lenses (block, pencil beam, spot, pencil beam, standard) BLAY (Downlight, Lenses, Accessible, Emergency, Battery Backup, Photocell, Dimmer, Switch, etc.) HAWK (Field, Adjustable, Mounting, Selector)	None Lenses (block, pencil beam, spot, pencil beam, standard) BLAY (Downlight, Lenses, Accessible, Emergency, Battery Backup, Photocell, Dimmer, Switch, etc.) HAWK (Field, Adjustable, Mounting, Selector)

Luminaire Accessories (order separately)*

GF-WB-BK	Wall Mounted Box for surface conduit, painted black
GF-INV	Inversion Mounting kit (required with inverted mounting)

GBS_GeoForm_Block_Small_04/24 Page 1 of 5



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DESIGNED BY
JM

CHECKED BY
Justin Shimp, P.E.

SITE PLAN AMENDMENT
**COMMUNITY
CHRISTIAN
ACADEMY**

ALBEMARLE COUNTY, VIRGINIA
**SUBMISSION:
2024.09.16**

REVISION:
1) 2024.12.16

FILE NO.

Sheet 8 of 8

23.024

LIGHTING PLAN

C8

