

MAJOR SITE PLAN AMENDMENT TO SDP 2014-46

CHRISTIAN AID MISSION IVY ROAD

TAX MAP 59 PARCEL 23G1
ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING	NEW	DESCRIPTION
		BOUNDARIES
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		SITE TEXT
		PARKING COUNT
		TOPOGRAPHY
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		TOP OF CURB ELEVATION
		TOP OF WALL ELEVATION
		BOTTOM OF WALL ELEVATION
		STREAM
		STREAM BUFFER
		100 YEAR FLOODPLAIN
		BUILDING
		BUILDING
		RETAINING WALL
		STAIRS
		EDGE OF PAVEMENT
		ROAD CENTERLINE
		FRONT OF CURB
		BACK OF CURB
		CG-12 TRUNCATED DOME
		SIDEWALK
		BIKE PARKING
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		MATERIAL
		CONCRETE
		RIPRAP
		ASPHALT
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		TREELINE
		FENCE
		UTILITY
		UTILITY POLE
		GUY WIRE
		OVERHEAD UTILITY
		UNDERGROUND UTILITY
		STORM
		STORM MANHOLE
		DROP INLET
		STORM SEWER
		ROOF DRAIN
		SANITARY
		SANITARY MANHOLE
		SANITARY SEWER MAIN
		SANITARY SEWER LATERAL
		WATER
		WATER LINE
		WATER METER
		WATER METER VAULT
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		GAS
		GAS LINE
		EASEMENTS
		CONSTRUCTION
		GRADING
		ACCESS
		SIGHT DISTANCE
		UTILITY
		STORMWATER FACILITY MAINTENANCE
		STORMWATER ACCESS
		DRAINAGE
		SANITARY
		WATERLINE
		GASLINE

OWNER/DEVELOPER

Owner:
Christian Aid Mission
555 Broomley Road
Charlottesville, VA 22901

ZONING

Commercial Office
Entrance Corridor Overlay
SP For Private School Use Approved on April 12, 2017
Private School Vacated the property in August 2024

MAGISTERIAL DISTRICT

Samuel Miller

VOTING PRECINCT

East Ivy

SOURCE OF TITLE

D.B. 584, PG 265
D.B. 584, PG 269, 270 PLAT

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary & Topography is provided by Kirk Hughes & Associated Land Surveyors & Planners
Critical Slopes calculated by Shimp Engineering based on Kirk Hughes Associated Land Surveyors & Planners's survey
GIS Data for Critical Slopes outside project area.

BENCHMARK

Horizontal Datum: Magnetic North 2005

Vertical Datum: NGVD-27 Benchmark: Top of Fire Hydrant as shown on plan sheets, and obtained from Site Plan Titled
"Amended Site Plan, Christian Aid Mission Administration Building..." dated (revised) June 11, 1994 Prepared by Elim
Associates, Free Union, Virginia.

FLOODZONE

FEMA Flood Insurance Rate Map (Community Panel 51003C0266D), effective date February 04, 2012 shows this property is not within
zone AE and no portion of the property lies within the 100-year flood plain.

RESERVIOR WATERSHED

This site is within the Ivy Creek - Little Ivy Creek Reservoir Watershed.

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

WATER & SANITARY SERVICES

This project is located on a property that is designated "limited service" within the ACSA jurisdictional area. The building is
served by an existing water and sewer connection located on the property.

AMENDMENT NOTES

- This plan is an amendment to SDP2014-46, which is the most recently approved major amendment of SDP1992-052 for
Christian Aid Mission.
- This plan proposes the renovation of an existing building located at 255/257/259 Bob Finley Way. The existing building is
approximately 22,000 square feet (11,000 square feet with a lower level walk-out) and the proposed renovated building will
be approximately 14,760 square feet with the same uses.
- This plan shows the approximate areas where portions of the building will be demolished and rebuilt, along with existing and
proposed locations of ingress/egress.
- Existing VDOT entrance curbing to be removed and pavement to be patched.
- No changes are proposed to the existing parking areas.
- No changes are proposed to the existing stormwater management system.
- No changes in landscaping are proposed outside of those shown on sheet C4, where some new landscape areas are
created in association with the reconstruction of the building.
- Land disturbance will not exceed 10,000 square feet.

FIRE PREVENTION

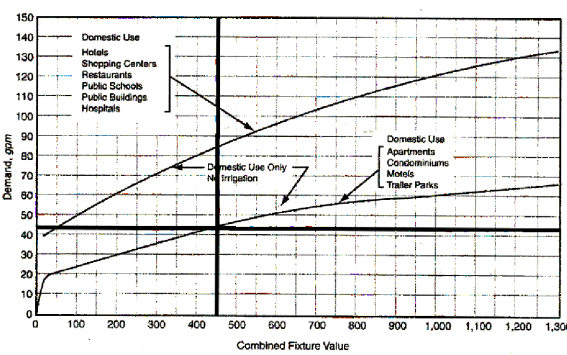
- An existing ACSA fire hydrant is located adjacent to the entrance to the site, approximately 300 feet from the building.
- Additional fire suppression may be provided at a future date when building plans are finalized.

WATER DEMAND

1.5" water meter currently installed.

The fixtures list below is representative of all fixtures on the site served by the existing 1.5" meter including those proposed in
the renovated building.

Water Meter Sizing Calculations			
Project: Christian Aid Mission			
Fixture Type	Number of Fixtures	Fixture Units (UPC 2009)	Total Fixture Unit Count
Bathrooms:			
Tub/Shower combined	1	8	8
Tub only	3	8	24
Shower only	13	2.5	32.5
Sinks (Bathroom)	31	4	124
Toilets (Tank Type)	28	4	112
Toilets (Flush Valve Type)	2	35	70
Subtotal			370.5
Kitchen:			
Sinks (Kitchen)	8	2.2	17.6
Dishwasher	0	2	0
Subtotal			17.6
Laundry Room:			
Sinks (Entry)	5	4	20
Clothes Washer	2	6	12
Subtotal			32
Miscellaneous:			
Drinking Fountain	4	2	8
Garden Hose (1/2")	2	2	4
Garden Hose (3/4")	0	12	0
Subtotal			26
Total Fixture Unit Count:			446
Demand (gpm):			45
Meter Size (in):			1.5



ACSA Water Meter Flow Ranges					
Size	Type	Brand	Model	Flow Range	Low Min Flow
1/4"	ISI	Sensus	IPSR	0 - 25 gpm	
1"	ISI	Sensus	IPSR	20.1 - 50 gpm	0.75 gpm
1.5"	Ultrasonic	Sensus	Conflored	30.1 - 100 gpm	1.5 gpm
2"	Ultrasonic	Sensus	Conflored	100.1 - 150 gpm	2 gpm
3"	Ultrasonic	Sensus	Conflored	150.1 - 450 gpm	2.5 gpm
4"	Ultrasonic	Sensus	Conflored	450.1 - 750 gpm	3 gpm

BUILDING HEIGHT

Maximum building height allowed = 65 feet (40 feet requires a setback). The proposed
reconstructed building shall be *less than 35 feet in height*.

BUILDING SETBACKS

Front (Min.) = 10 feet from the right-of-way or the exterior edge of the sidewalk.
front (Max.) = 30 feet from the right-of-way or the exterior edge of the sidewalk.
This plan amendment is for the reconstruction of an existing non-conforming building.

PARKING SETBACKS

Section 4.20 stipulates that no parking or loading shall be located closer than 10 feet from
the right-of-way. This plan does not propose any changes to the existing parking or travel
ways.

EXISTING USE

Church, Social Hall, Private School (SUP 2013-10 and SP2014-005), and Guest House.

PROPOSED USE

Renovation of the former theater building for office and religious assembly uses.

PARKING SCHEDULE

PRE-RENOVATION PARKING CALCULATION:

Private School:	1 space per 10 students + 1 space per administrator (130 / 10) +18	= 31 spaces required
Guest House:	1 space per bedroom =	4 spaces required
Church:	1 per 75 square feet of sanctuary area	= 16 spaces required
Office:	1 space per 200 sf (net) (1,500 sf x 0.8) + 200=	6 spaces required
Total parking required:		= 57 spaces
Total parking provided:		= 57 spaces

POST-RENOVATION PARKING CALCULATION:

Weekday:

Guest House:	1 space per bedroom =	3 spaces required
Church Annex:	1 space per bedroom=	3 spaces required
Admin. Building:	1 space per 200 sf office space (net) 4,000 sf + 200 =	23 spaces required
Office:	1 space per 200 sf office space (net) 4,480 sf + 200 =	23 spaces required
Total parking required:		= 52 spaces
Total parking provided:		= 57 spaces

Weeknight/Weekend:

Guest House:	1 space per bedroom =	3 spaces required
Church Annex:	1 space per bedroom=	3 spaces required
Assembly:	1.5 space per 75 sf assembly area (1.5)x1,040 sf + 75 =	21 spaces required
Total parking required:		= 21 spaces
Total parking provided:		= 57 spaces

Parking Notes:

- There is no change in total proposed parking from previously approved plans and amendments.

SIGNS

- No change in signage is proposed with this amendment.

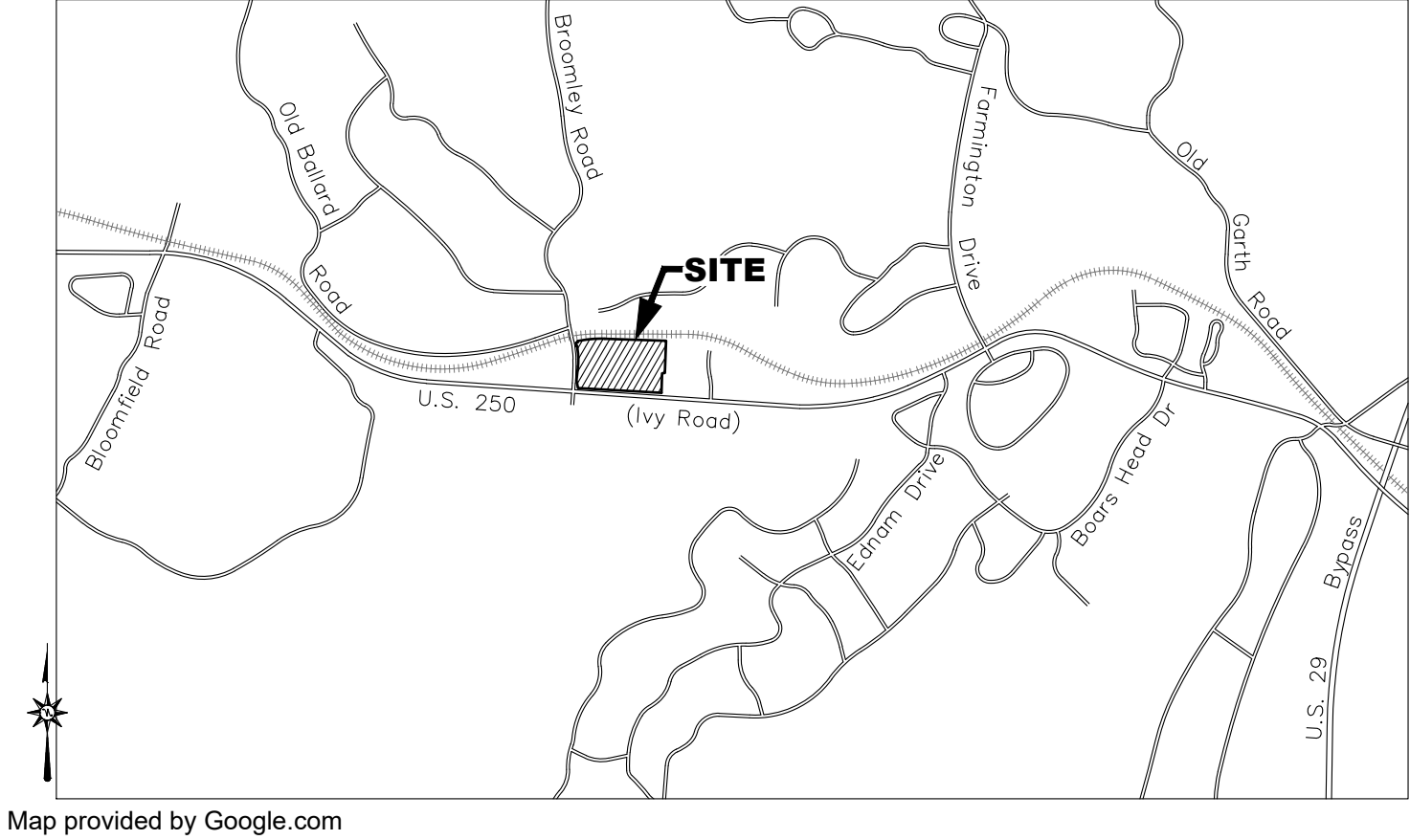
CRITICAL SLOPES

1. There are critical slopes identified on this site, however, this amendment does
not propose any disturbances of critical slopes.

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 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.
- Retaining walls require separate building permits.

VICINITY MAP SCALE : 1"=2000'



Map provided by Google.com

SHEET INDEX. TOTAL 4 SHEETS

- C1 COVER SHEET
- C2 SITE OVERVIEW
- C3 EXISTING CONDITIONS & DEMOLITION
- C4 SITE PLAN



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MAJOR SITE PLAN AMENDMENT FOR
CHRISTIAN AID
MISSION IVY ROAD

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:

2025.02.24

REVISION:

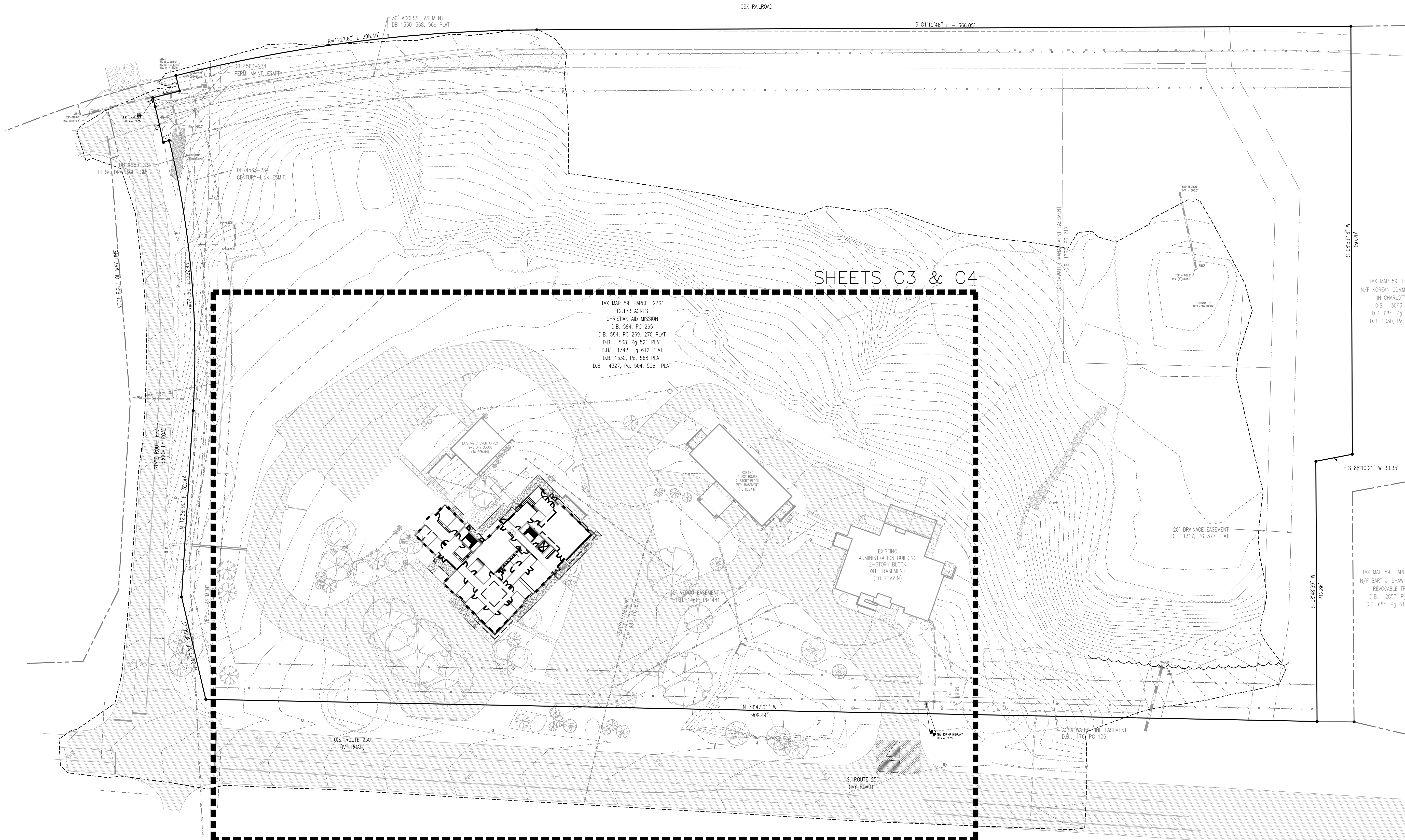
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COVER SHEET

SHEET C1 of C4

C1



SHEETS C3 & C4

TAX MAP 59, PARCEL 2361
12.173 ACRES
CHRISTIAN AID MISSION
D.B. 584, PG 265
D.B. 584, PG 269, 270 PLAT
D.B. 538, PG 521 PLAT
D.B. 1342, PG 612 PLAT
D.B. 1330, PG 568 PLAT
D.B. 4327, PG 504, 506 PLAT

TAX MAP 59, PARCEL 236
N/F KOREAN COMMUNITY CHURCH
IN CHARLOTTESVILLE
D.B. 3063, PG 110
D.B. 684, PG 613 PLAT
D.B. 1330, PG 568 PLAT

TAX MAP 59, PARCEL 2382
N/F BART J. SHAW-KENNEDY
REVOCABLE TRUST
D.B. 2853, PG 446
D.B. 684, PG 613 PLAT



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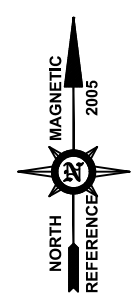
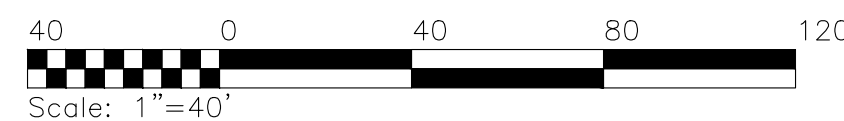
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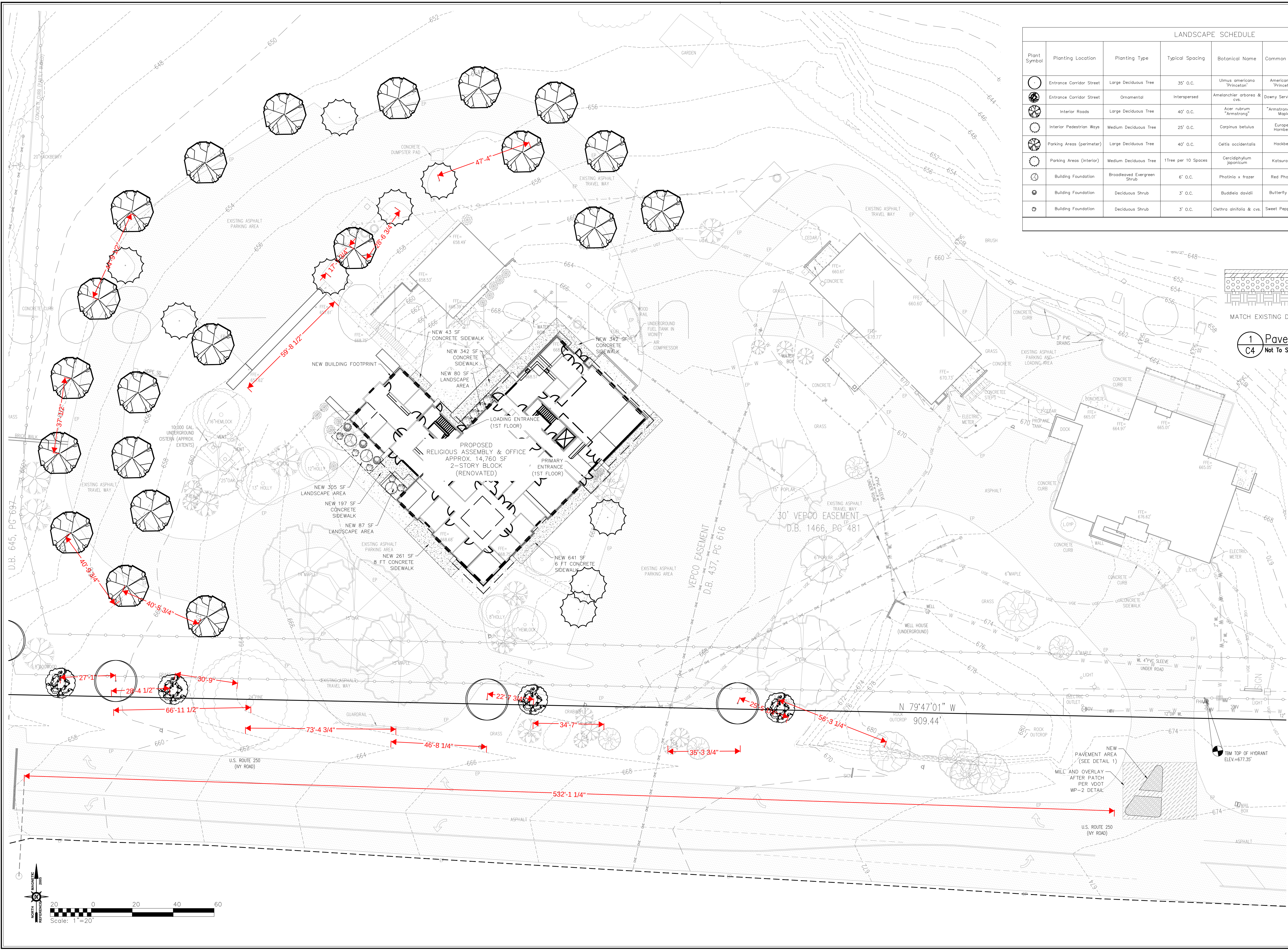
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SITE OVERVIEW

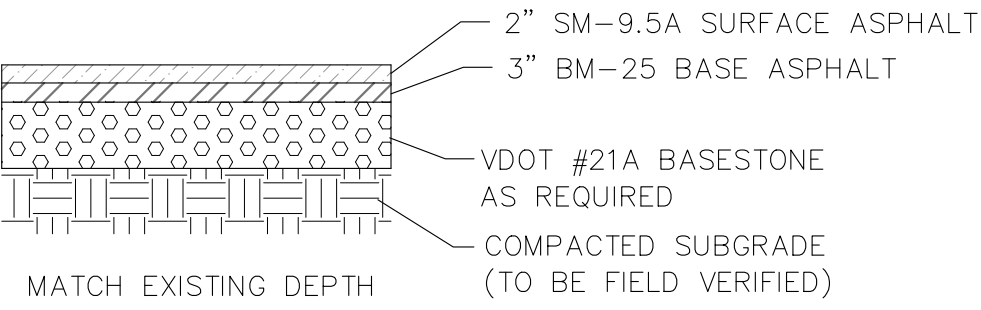
SHEET C2 of C4

C2





LANDSCAPE SCHEDULE									
Plant Symbol	Planting Location	Planting Type	Typical Spacing	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
	Entrance Corridor Street	Large Deciduous Tree	35' O.C.	Ulmus americana "Princeton"	American Elm "Princeton"	3.5"	4	535	2140
	Entrance Corridor Street	Ornamental	Interspersed	Amelanchier arborea & cvs.	Dawny Serviceberry	6"-8" Ht.	4	113	452
	Interior Roads	Large Deciduous Tree	40' O.C.	Acer rubrum "Armstrong"	"Armstrong" Red Maple	2.5"	16	53	848
	Interior Pedestrian Ways	Medium Deciduous Tree	25' O.C.	Carpinus betulus	European Hornbeam	2.5"	3	234	702
	Parking Areas (perimeter)	Large Deciduous Tree	40' O.C.	Celtis occidentalis	Hackberry	2.5"	5	651	3255
	Parking Areas (interior)	Medium Deciduous Tree	1 Tree per 10 Spaces	Cercidiphyllum japonicum	KatsurTREE	2.5"	6	289	1734
	Building Foundation	Broadleaved Evergreen Shrub	6' O.C.	Photinia x frazer	Red Photinia	24" Ht.	3	20	60
	Building Foundation	Deciduous Shrub	3' O.C.	Buddleia davidii	Butterfly Bush	24" Ht.	3	16	48
	Building Foundation	Deciduous Shrub	3' O.C.	Olethra alnifolia & cvs.	Sweet Pepperbush	24" Ht.	9	16	144
							TOTAL SF:	9383	



1 Pavement Area Section
C4 Not To Scale

SHIMP
ENGINEERING & ARCHITECTS
LAND PLANNING - PROJECT MANAGEMENT

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SITE PLAN

SHEET C4 of C4

C4