## COMMUNITY CHRISTIAN

TAX MAP 61, PARCEL 127

ALBEMARLE COUNTY, VIRGINIA

VICINITY MAP	SCALE : 1"=500'				
Gille *	B o E C I	Wilkinson Wealth Management	1 2 2	1 = ==	Northfield Rd
in the state of th	Charlottesville Veterinary Hsp.	70	Olubrooked	ald Rd	10
	Glenwood Station II	Royal Wax Studio	=/ ~	Northfield Rd	pa
Estimated and the Hill Ct	Latitude Massage O	19	Page 1	Sun Ridge Ag	DellwoodRd
	palt Ridge		-SITE		tongo
castle	Old Brook Rd	Old Brack Rd	1	Adult Care Education Cen	ter Huntington Rd
Hillsdale Dr. Jords Cr. J.	Knight C,	ale Dr. Northfield Rd	Northied 20	2 20	10
Sumler a Hillsdale D	0 0	No. III	1,	Hafting on Rd	
A STATE OF	Aanchester Ct			4 / 24	

Map provided by Google.com

ACADEMY

## I AND LISE SCHEDIII E

**EXISTING USE** 

**PROPOSED USE** 

Maximum Proposed Height: 35'

**BUILDING HEIGHTS** 

Church and private school

Church and private school

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

 $\frac{\text{Building GFA}}{\text{Total Site Area}} = \frac{\text{Existing Church + New School}}{\text{Total Site Area}} = \frac{14,660}{137,836} = 0.11$ 

Limits of Disturbance = 0.22 acres

PARKING SCHEDULE Existing Parking provided onsite per SDP198500015

No additional parking is proposed. 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 Albermale County Sign Regulations prior to placement of any signs on-site. Contractor shall provide handicap signs as shown on plan.

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**

1. 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

2. 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.

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.

3. 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.

4. 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.

5. Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction

6. Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer. 7. 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.

9. All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.

10. Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated. 11. Retaining walls require separate building permits.

12. All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the

13. Accessible parking spaces, access isles, and accessible route shall be installed in accordance with ICC ANSI A117.1-09 and the 2018 Virginia Construction Code

14. 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.

15. All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.

16. 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 VDOLI. Contact VDOLI for their additional

requirements and permits for demolition projects at 540-562-3580 x131. 17. 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)

18. 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.

19. 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 20.not covered by the ACSA or ACBID. This includes building sewers, water and fire line branches between the main and the

21. The Special Inspector's report must be submitted and approved by the Albemarle County Engineering Department prior to a Certificate of

					АМ			PM			WEEKDAY		
Use Description	ITE	Qty	IV	In	Out	Total	In	Out	Total	ln	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 DETAILS

Contractor shall construct all improvements per applicable VDOT construction standards Found in the VDOT Road & Bridge Standards. At a minimum, the following standards should be reviewed:

1. VDOT 315: WP-2 asphelt pavement widening 2. VDOT CG-12: Detectable warning surface (general notes) 3. VDOT CG-12: Detectable warning surface (method of

4. VDOT CG-12: Detectable warning surface (type a) 5. VDOT CG-12: Detectable warning surface (type b) 6. VDOT CG-11: Method of treatment connection for street

VDOT CG-2: Standard 6" curb

9. VDOT MH-1: Manhole for 12" - 48" pipe culvert 10. VDOT MH-1 Frame & cover: manhole for 12" - 48" pipe

11. VDOT DI-3A, B, & C: Standard curb drop inlet

12. VDOT IS-1: Standard method of shaping manholes & inlet

## 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

**ENGINEERING** 



DESIGNED BY	
JM	
JIVI	

ALBEMARLE COUNTY, VIRGINIA SUBMISSION:

2024.09.16

Sheet 1 of 6

FILE NO.

**COVER SHEET** 

SITE PLAN AMENDMENT **COMMUNITY CHRISTIAN ACADEMY** 

Date

## **APPROVALS**

Architectural Review Board

Current Development Planner	Date
Current Development Engineer	Date
Fire Official	Date
Building Official	Date
Albemarle County Service Authority	Date

Virginia Department of Transportation

23.024

# **EXISTING**

00000000

----- OHU -----

\_\_\_\_\_

\_\_\_\_

\_\_\_\_

LEGEND

\_\_\_\_\_ \_\_\_\_10\_\_\_\_ ---508---311.5 x 311.5 TC x 311.5 TW x 311.5 BW x

RD RD

\_\_\_\_ ws \_\_\_\_

\_\_\_\_\_

**NEW** 

**STREAM** STREAM BUFFER

100 YEAR FLOODPLAIN BUILDING **RETAINING WALL** 

RETAINING WALL HATCH  $\multimap$   $\multimap$   $\multimap$ **STAIRS** 

**EDGE OF PAVEMENT** ROAD CENTERLINE FRONT OF CURB **BACK OF CURB** CG-12 TRUNCATED DOME SIDEWALK

**BIKE PARKING** HANDICAP ACCESSIBLE AISLE

HANDICAP PARKING CROSSWALK CONCRETE **ASPHALT RIPRAP EC-2 MATTING EC-3 MATTING** WETLAND TREELINE **FENCE** 

 $-\bigcirc$ **UTILITY POLE** OVERHEAD UTILITY ----- OHU -----**UNDERGROUND UTILITY** ——— UGU ——— **OVERHEAD ELECTRIC** ----- OHE -----UNDERGROUND ELECTRIC ----- UGE -----\_\_\_\_ FO \_\_\_\_

> STORM STRUCTURE NOMENCLATURE STORM MANHOLE DROP INLET (CAST INPLACE/PRECAST)

SANITARY STRUCTURE NOMENCLATURE SANITARY MANHOLE SANITARY SEWER MAIN

WATER LINE WATER SERVICE LINE WATER METER (WM>1",WM<1")

WATER METER VALVE FIRE HYDRANT FIRE DEPARTMENT CONNECTION

**ACCESS** SIGHT DISTANCE UTILITY **STORMWATER** DRAINAGE

GASLINE

**GAS LINE** 

DESCRIPTION

BENCHMARK SITE PROPERTY LINE ADJACENT PROPERTY LINE **BUILDING SETBACK** PARKING SETBACK

PARKING COUNT INDEX CONTOUR INTERVAL CONTOUR SPOT ELEVATION TOP OF CURB/BOTTOM OF CURB ELEVATION

TOP OF WALL ELEVATION **BOTTOM OF WALL ELEVATION** 

FIBER OPTIC

STORM SEWER PIPES

ROOF DRAIN

SANITARY SEWER LATERAL

**EASEMENTS** CONSTRUCTION/GRADING

SANITARY WATERLINE OWNER/DEVELOPER Alliance Bible Church of Charlottesville et al. Trustees 1410 Old Brook Rd. Charlottesville VA 22901

ZONING 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

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

**GENERAL CONSTRUCTION NOTES** 

line is located on the property and an existing waterline is located along Old Brook Road.

1. 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. 2. All materials and construction methods shall conform to the current specifications and standards of VDOT unless otherwise noted.

3. 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. 4. All slopes and disturbed areas are to be fertilized, seeded and mulched.

5. The maximum allowable slope is 2:1 (horizontle:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be 6. Paved, rip-rap or stabilization amt lined ditch may be required when in the opinion of the County Engineer or designee it is deemed

7. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices. 8. Unless othrewise noted all concrete pipe shall be reinforced concrete pipe - Class III. 9. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

**GENERAL WATER & SEWER NOTES** 

1. 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. 2. 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. 3. All materials and construction shall comply with the current edition of the general water and sewer construction specifications as

necessary in order to stabilize a drainage channel.

adopted by the Albemarle County Service Authority. 4. Datum for all elevations shown in National Geodetic Survey. 5. The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).

6. 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. 7. All water and sewer appurtenances are to be located outside of roadside ditches.

8. Valves on deadend lines shall be rodded to provided adequate restraint for the valve during a future extension of the line. 9. Trees are not permitted in the ACSA easement. 10. The contractor shall be responsible to comply with the no-lead regulation regarding brass fittings effective January 4, 2014 (Senate

11. All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority. 12. Backflow prevention is required for all connections to the water main.

submitted to VDOT for review and approval prior to paving operations.

Bill 3874 which amends the Safe Drinking Water Act).

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

## Per SDP198500015, estimated fire flow is 1500 gpm.

FIRE RESCUE NOTES During construction, the following fire prevention steps are required, so please note them on the plan: 1. Smoking shall be prohibited in areas where smoking makes conditions such as to make smoking a hazard and these areas shall be

designated with no smoking signs per Virginia Statewide Fire Prevention Code. 2. Areas where smoking can occur, shall have appropriate receptacles for discarded smoking materials per Virginia Statewide Fire

3. 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.

5. An approved water supply for firefighting operations shall be in place and available as soon as combustible materials arrive on site. 6. 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 7. Fire extinguishers shall be provided, with not less than one approved fire extinguisher at each stairwell, on all floor levels where

4. Contractor shall ensure the street numbers are always plainly visible from the frontage street during construction per the Virginia

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 8. 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

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

4446 E 4141

ITE Trip Gener	ation, '	11th E	dition	99			00			550			
					AM			PM			WEEKDAY		
Use Description	ITE	Qty	IV	In	Out	Total	In	Out	Total	In	Out	Tot	
Private School (K-12)	522	150,000	Ctudente	76	4.4	120	22	47	90	106	106	27	

intersections and commercial entrances VDOT CG-6: Combination 6" curb & gutter.

#### RESOLUTION TO APPROVE SP202400016 COMMUNITY CHRISTIAN ACADEMY MODULARS

WHEREAS, upon consideration of the staff reports prepared for SP 202400016 Community Christian Academy Modulars 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 Modulars, subject to the conditions attached hereto.

\* \* \*

I, Claudette K. Borgersen, 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 \_\_\_\_\_ to \_\_\_\_\_, as recorded below, at a regular meeting held on \_

Clerk, Board of County Supervisors

	<u>Aye</u>	N
Mr. Andrews	-	
Mr. Gallaway		1 <del>1</del>
Ms. LaPisto-Kirtley		
Ms. Mallek		
Ms. McKeel		
Mr. Pruitt	-	

#### SP202300002 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  $\frac{1}{2}$ ) 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.





DESIGNED BY

CHECKED BY Justin Shimp, P.E.

SITE PLAN AMENDMENT

**COMMUNITY** CHRISTIAN **ACADEMY** 

ALBEMARLE COUNTY, VIRGINIA SUBMISSION: 2024.09.16

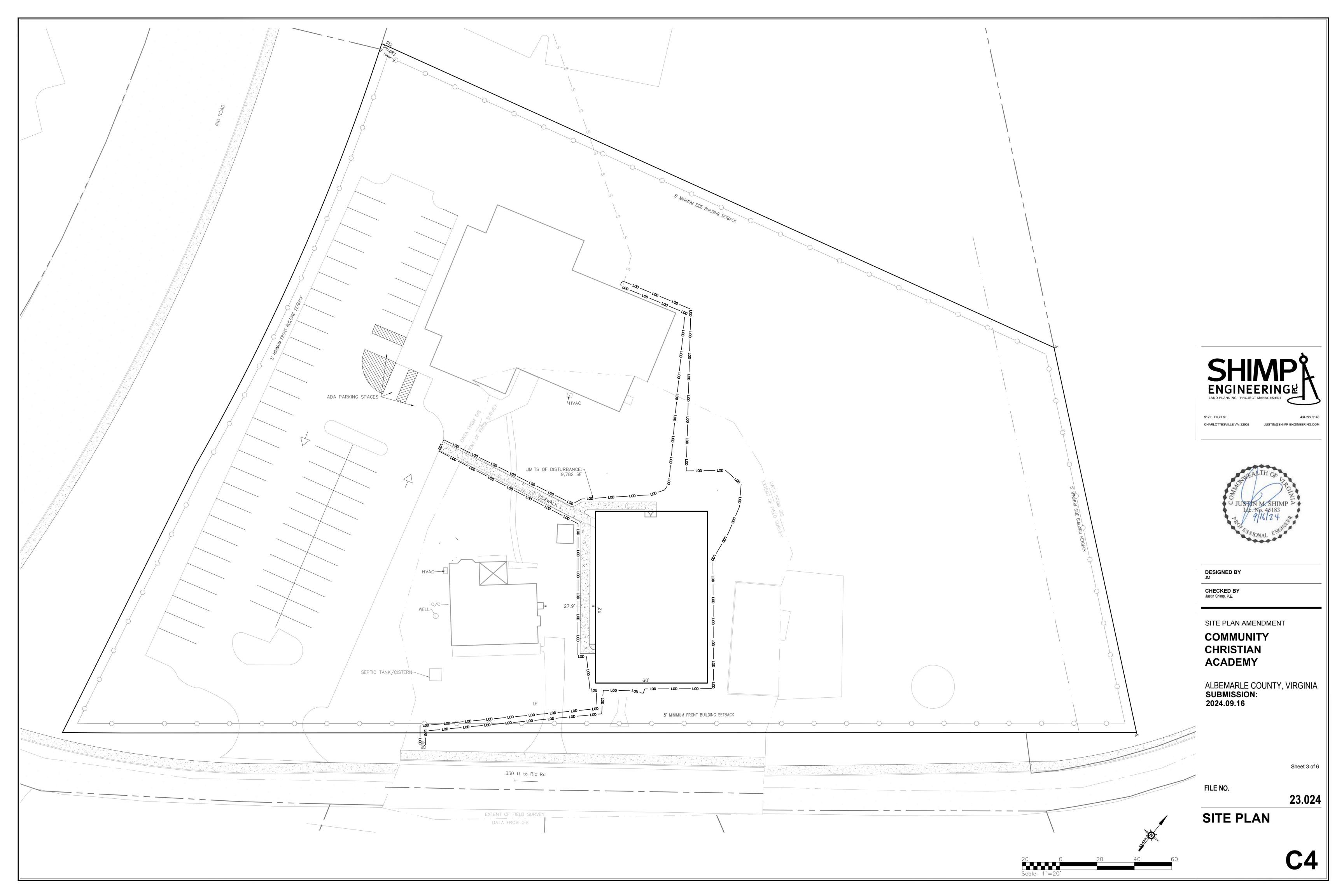
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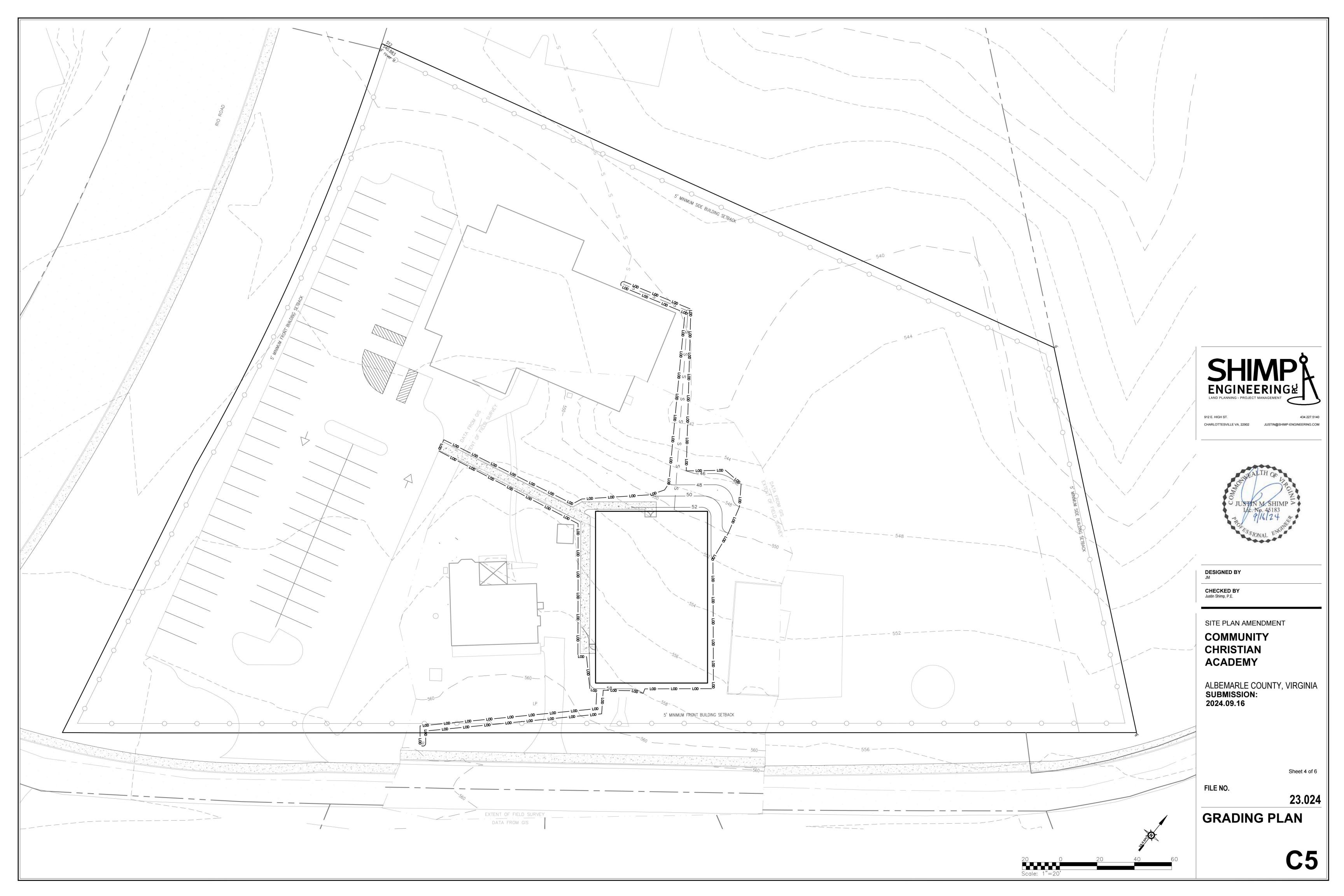
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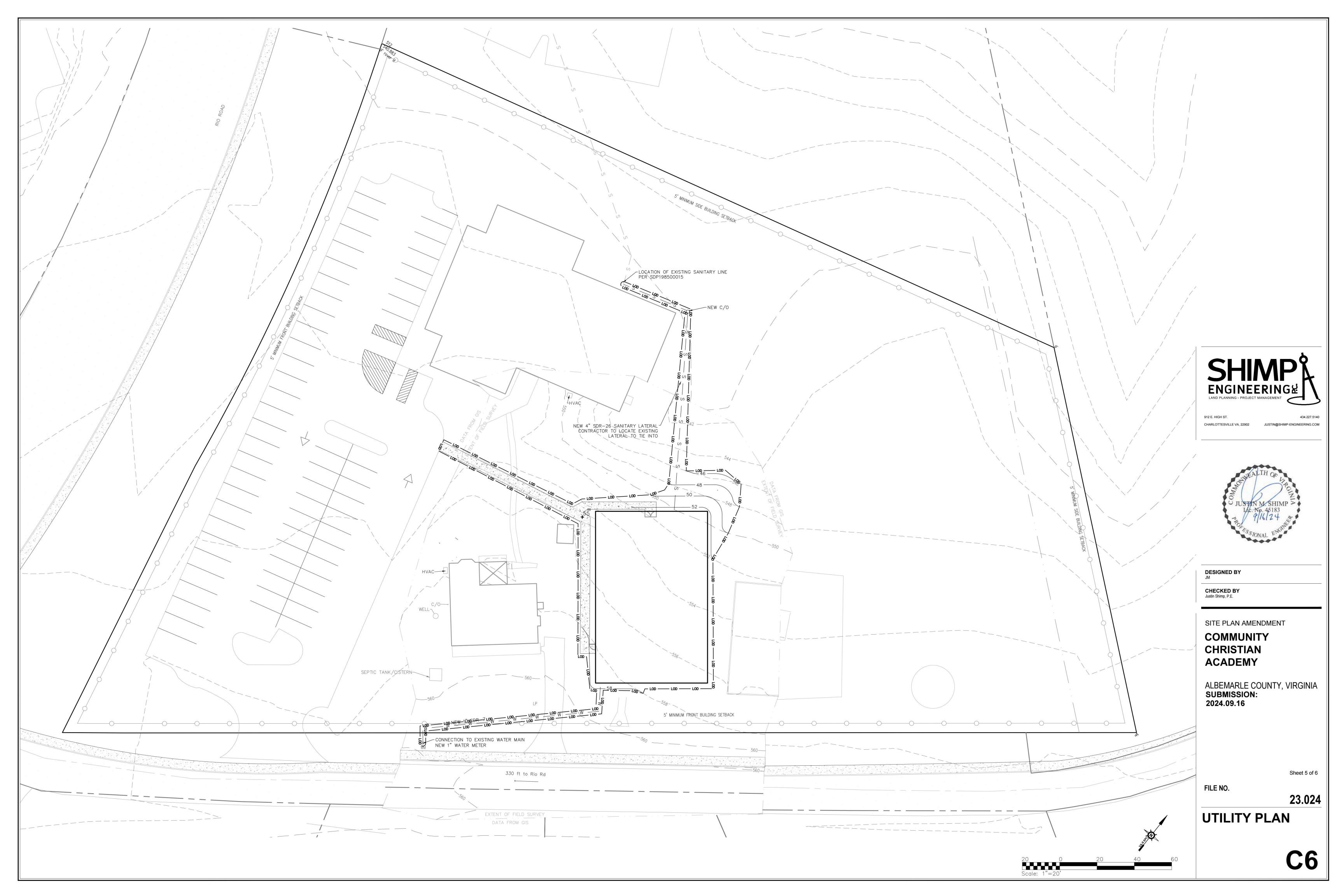
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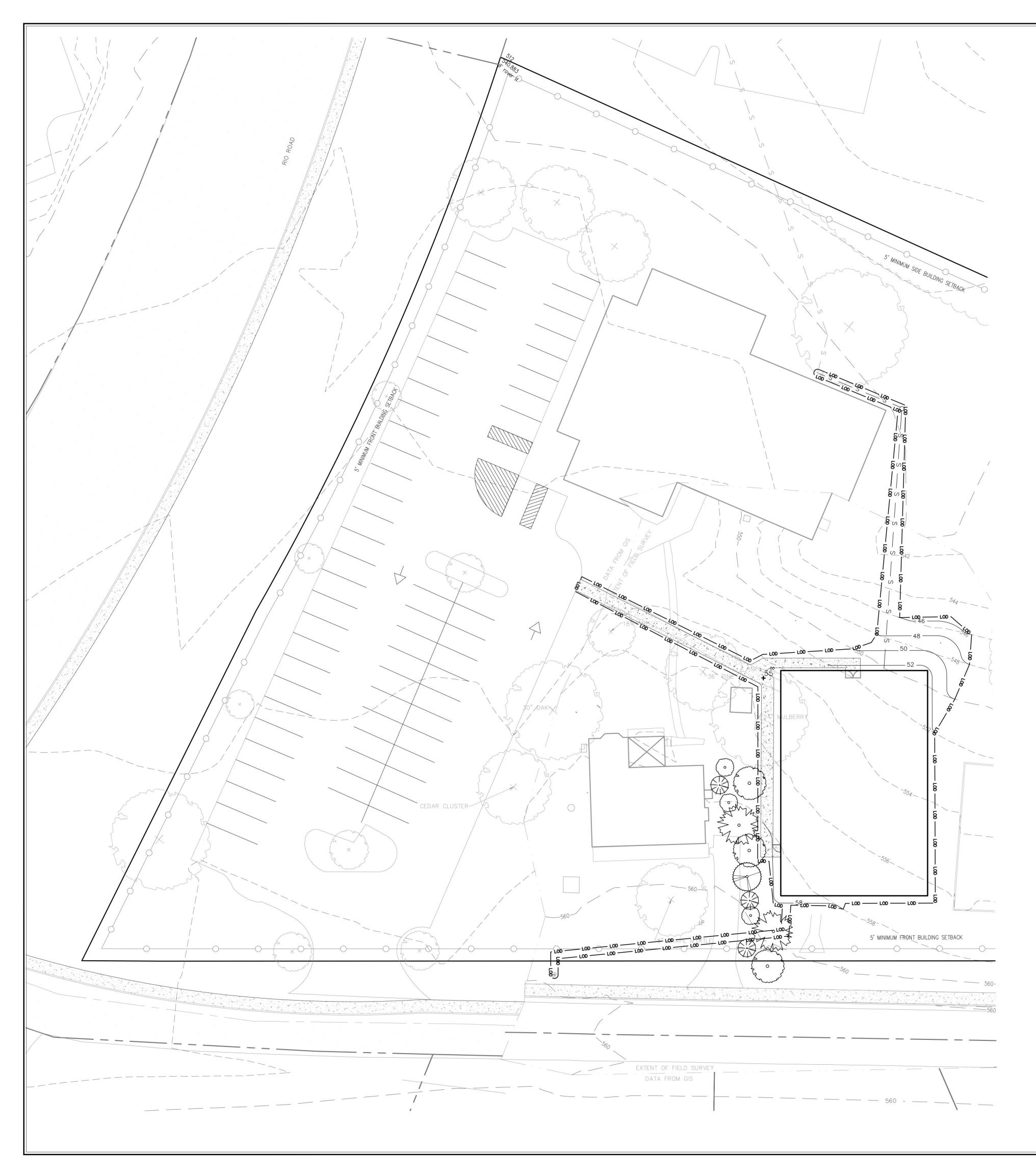
**APPROVED** CONDITIONS











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			
WANT SAME	Large Shade Tree	Carpinus caroliniana	American Hornbeam	2.5"	2	25	113	226			
0	Evergreen Tree	Thuja occidentalis	Arborvitae	6-8' Ht.	3	10	10	30			
0	Evergreen Tree	Magnolia grandiflora	Southern Magnolia	6-8' Ht.	1	20	54	54			
0	Deciduous Shrub	Hydrangea quercifolia	Oakleaf hydrangea	6-8' Ht.	3	10	10	30			
₩	Evergreen Shrub	llex glabra	Inkberry Holly	6-8' Ht.	3	10	23	69			
		1	1				TOTAL SF:	256			

#### NOTES:

- 1. 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
- 2. 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.
- 3. All new planting shown on the plan will be completed after building and road construction to avoid tree
- planting damage.
  4. All disturbed slopes 3:1 or steeper to have low
- maintenance ground cover.

  5. Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.



CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM



DESIGNED BY
JM

CHECKED BY Justin Shimp, P.E.

SITE PLAN AMENDMENT

COMMUNITY CHRISTIAN **ACADEMY** 

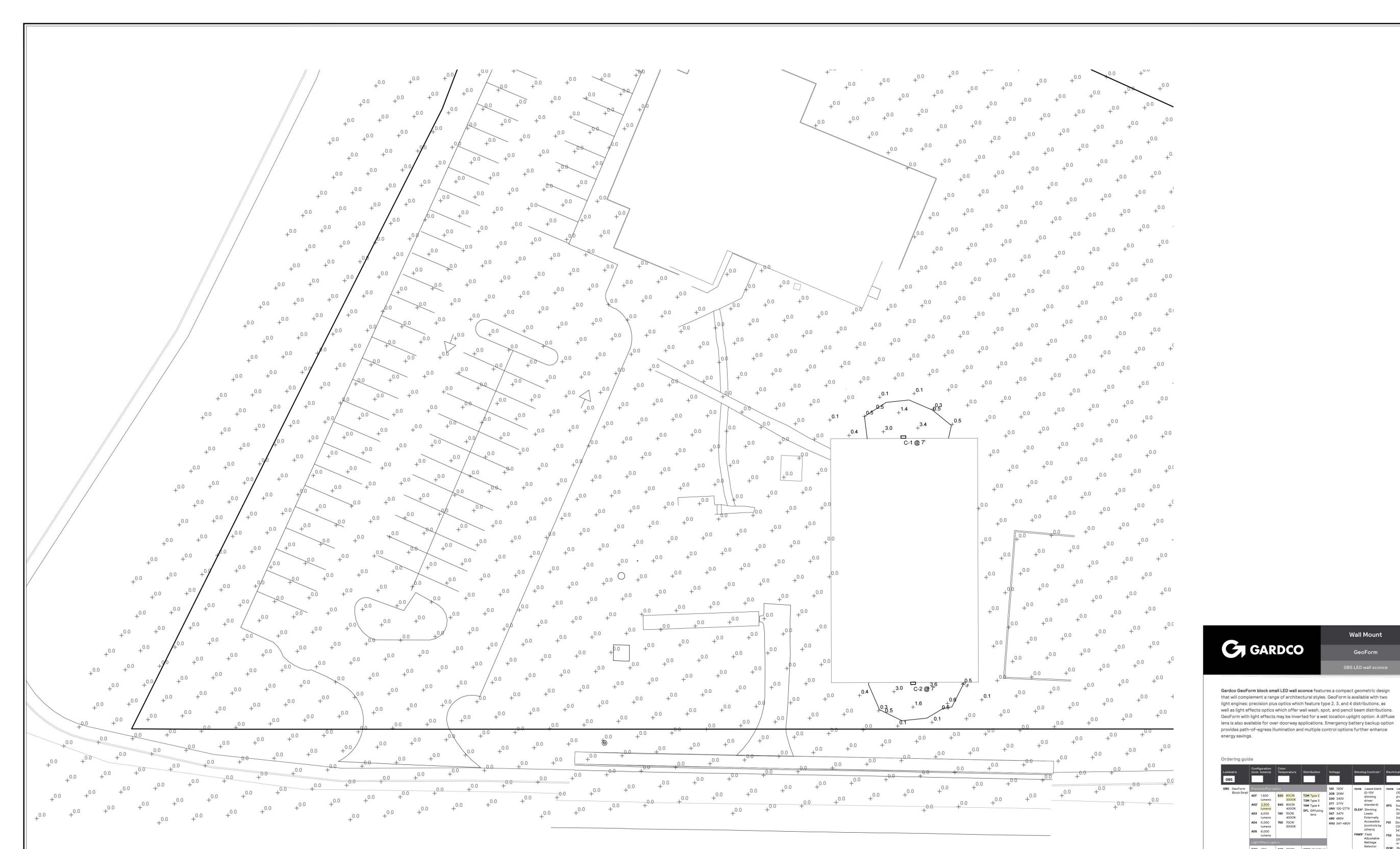
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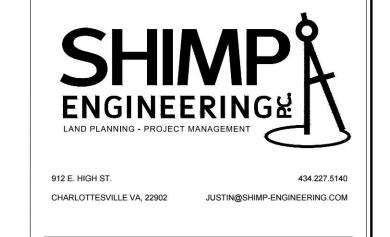
**LANDSCAPE PLAN** 



Lighting Sch	edule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Number of Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	С	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: 3.6 fc MINIMUM: 0.0 fc

1. Only available from 120-277V, or in UNV. 4. Only available from 120-277V, must specify voltage. Luminaire Accessories (order separately)6 Wall Mounted Box for surface conduit, painted black Inversion Mounting kit (required with inverted mounting) GBS\_GeoForm\_Block\_Small 04/24 page 1 of 5





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CHECKED BY Justin Shimp, P.E.

SITE PLAN AMENDMENT

**COMMUNITY CHRISTIAN ACADEMY** 

ALBEMARLE COUNTY, VIRGINIA SUBMISSION: 2024.09.16

Sheet 5 of 6

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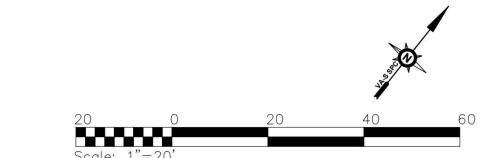
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LIGHTING PLAN

LIGHTING NOTES:

1. 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

"C" fixtures shall be mounted at a height of 7'.
 "C" fixtures shall have a CCT of 3000K.



example: GBS-A03-840-T3M-UNV-MG

Nank surge | Park | Emergency | Battery Pack | (0-40°C) | BAC<sup>5</sup> | Meets the requirements of the Buy American Act of 1933 (BAA) | Textured | BK Black | WH White | BZ Bronze | DC Dark Gray | MG Medium Gray | MG Medium Gray | Customer specified

GeoForm