

CITY CHURCH MULTI-USE SPACE ADDITION

APPLICATION PLAN

SPECIAL USE PERMIT

COUNTY OF ALBEMARLE, VIRGINIA

PRE APP-2023-00063

03/11/2024

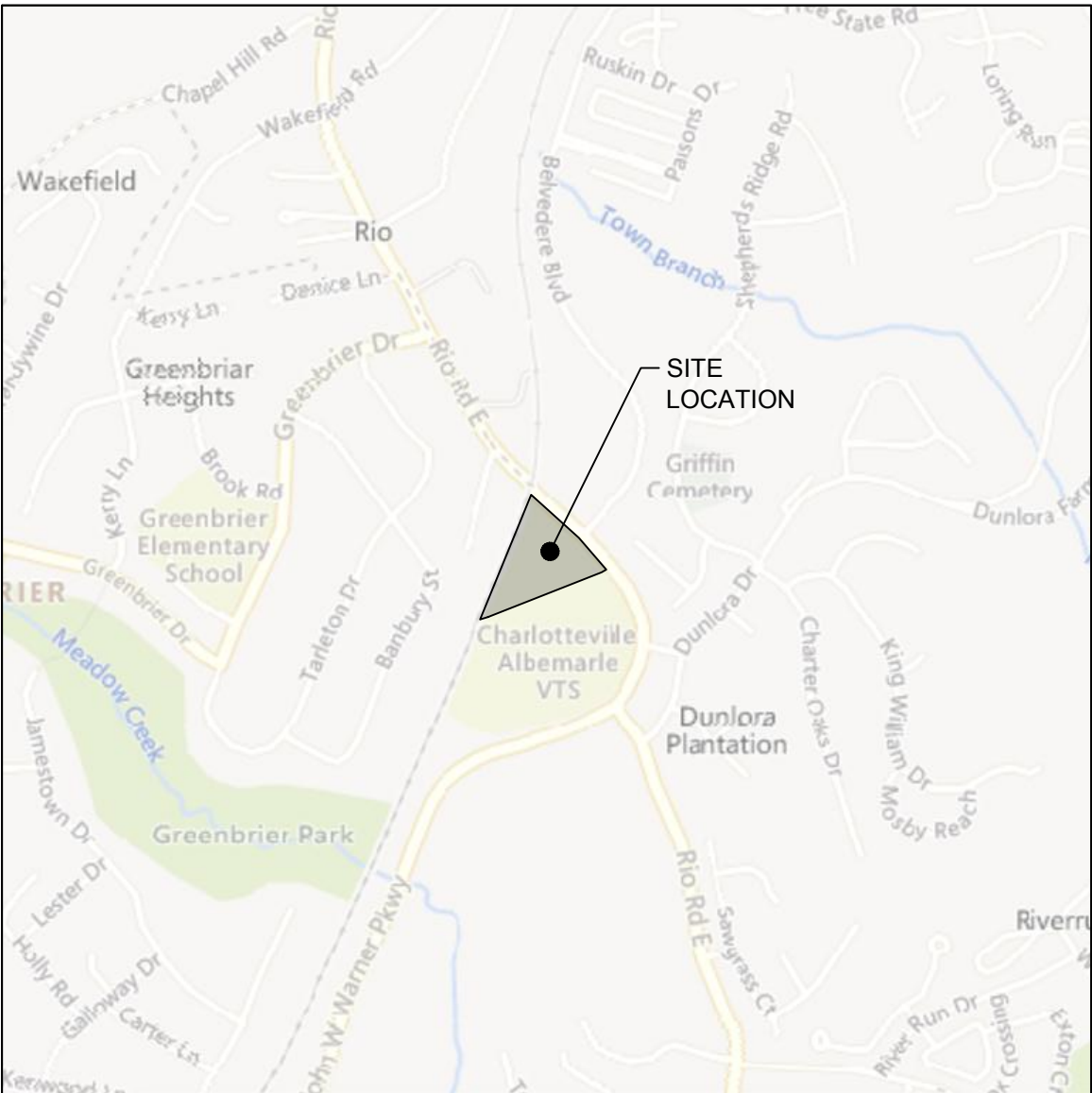
TAX MAP PARCEL AND OWNER INFO:	PARCEL 06100-00-00-153A1 CITY CHURCH CVILLE, INC 1010 RIO ROAD EAST CHARLOTTESVILLE, VA 22901
EXISTING ZONING:	R4 - RESIDENTIAL PROFFERED WITH ZMA-1999-00018 SP202200012
SETBACKS:	FRONT: CLOSEST SETBACK OF AN EXISTING MAIN BUILDING WITHIN 500' IN EACH DIRECTION ALONG THE SAME SIDE OF THE STREET FRONTED SIDE: 10 FEET
REAR: 20 FEET	
PRESENT USE:	CHURCH (± 5,860 SF)
PROPOSED USE:	CHURCH (± 19,000 SF (EX. CHURCH AND ±13,000 SF MULTI USE SPACE))
REQUIRED PARKING:	ASSEMBLY > 100 PERSONS 1 SPACE PER 3 FIXED SEATS OR PER 75 SF OF ASSEMBLY (WHICHEVER IS GREATER) 1 SPACE / 3 FIXED SEATS (320 SEATS) = 107 SPACES 1 SPACE / 75 SF (5,860 SF ASSEMBLY) = 78 SPACES
EXISTING PARKING:	74 SPACES (2 ADA SPACES)
MAXIMUM PARKING:	107 SPACES x 50% = 161 SPACES
PROPOSED PARKING:	161 SPACES
MAGISTERIAL DISTRICT:	RIO
EXISTING AREA:	4.23 ACRES
EXISTING IMPERVIOUS AREA:	1.11 ACRES
PROPOSED IMPERVIOUS AREA:	1.57 ACRES
LIMITS OF DISTURBANCE:	1.29 ACRES

- NOTES:
1. 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. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
 2. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-09 AND THE 2018 VIRGINIA CONSTRUCTION CODE.
 3. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
 4. 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).
 5. 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.
 6. 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).
 7. 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:

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY									SUNDAY		
				ADT	AM PEAK HOUR			PM PEAK HOUR			SUNDAY PEAK HOUR				
					IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL		
CHURCH	560	320	SEATS	281	13	9	22	14	18	32	72	76	148		
TOTAL				281	13	9	22	14	18	32	72	76	148		

SOURCE: INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION MANUAL 11TH EDITION (2021)



VICINITY MAP

1"=1000'

DEVELOPER:

CITY CHURCH CVILLE, INC
1010 RIO ROAD EAST
CHARLOTTESVILLE, VA 22901
CONTACT: CHRIS BECKER
CHRIS@CITYCHURCHCVILLE.COM

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVE. SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: CRAIG KOTARSKI, P.E.
TELEPHONE: (434) 295-5624

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	LAYOUT AND GRADING PLAN
C2.1	CONCEPT PLAN
C3.0	SITE CROSS SECTION

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DATE
07/12/2024
11/15/2024

REVISION DESCRIPTION
REVISED PER COUNTY COMMENTS
REVISED PER COUNTY COMMENTS

DATE
03/11/2024

DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
C. KOTARSKI

SCALE

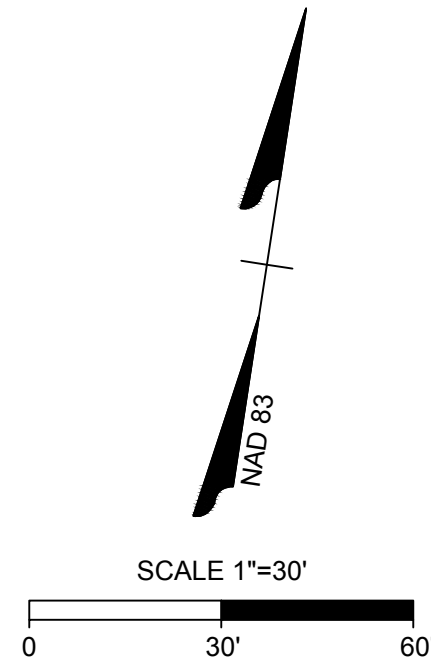
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CITY CHURCH MULTI-USE SPACE ADDITION
ALBEMARLE COUNTY, VA
COVER

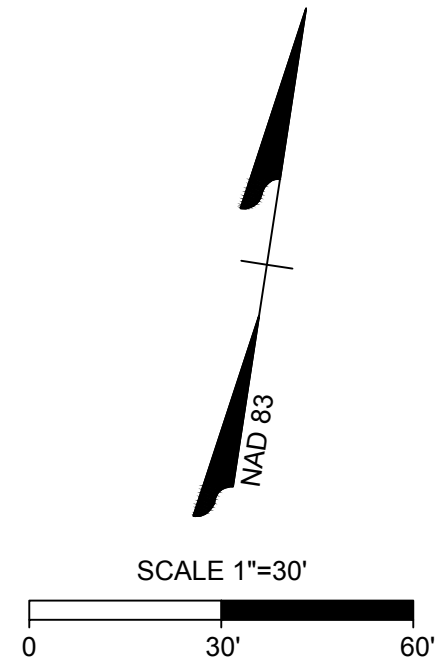
JOB NO.
55351

SHEET NO.
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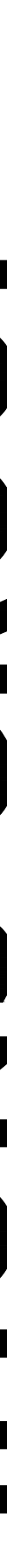
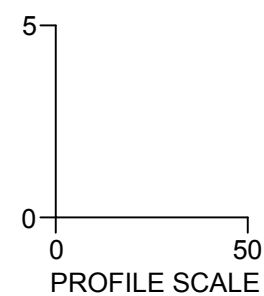
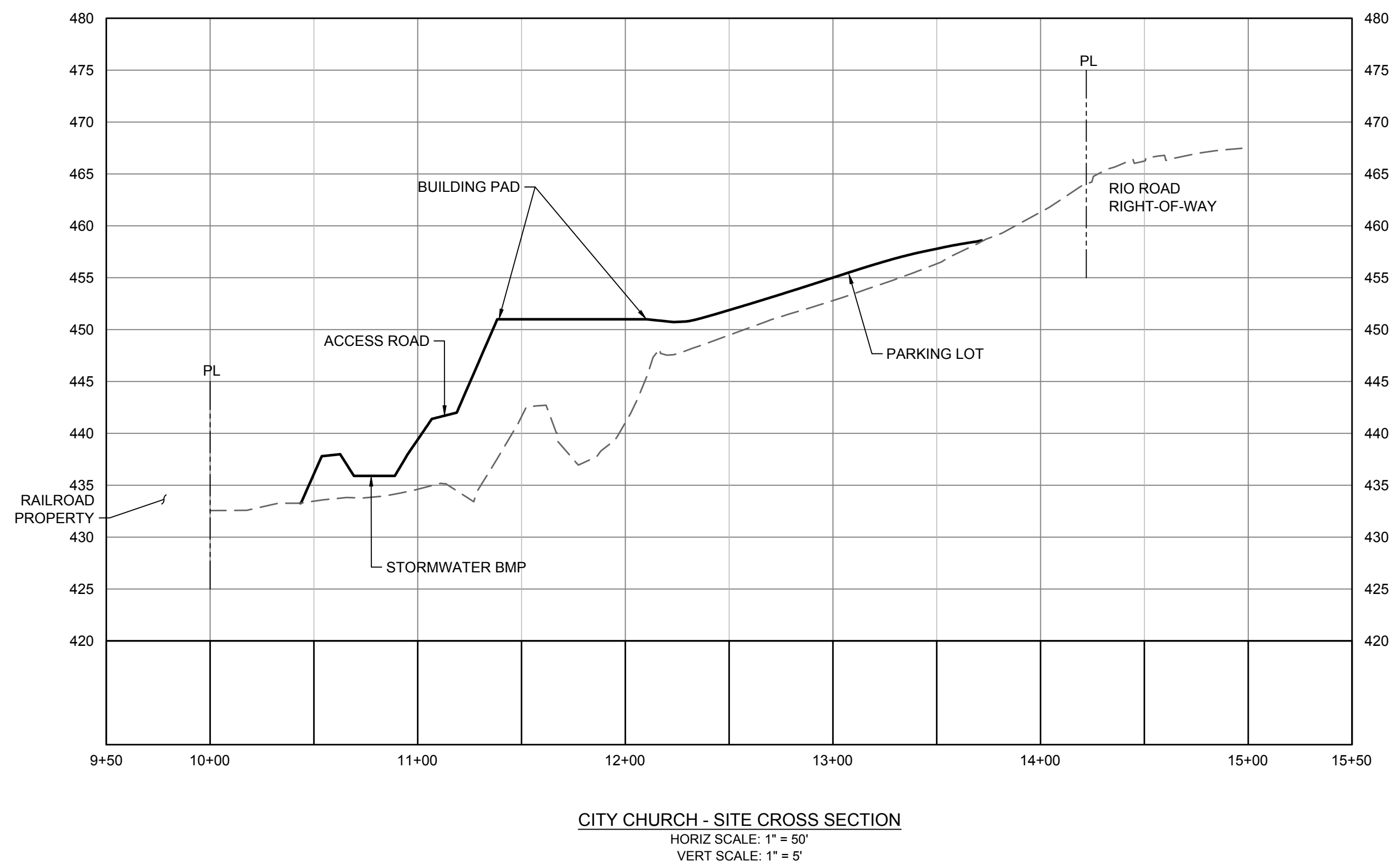
DATE	03/11/2024
DRAWN BY	S. KIRBY
DESIGNED BY	S. KIRBY
CHECKED BY	C. KOTARSKI
SCALE	1"=30'

CITY CHURCH MULTI-USE SPACE ADDITION
ALBEMARLE COUNTY, VA
CONCEPT PLAN

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CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA
SITE CROSS SECTION

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SCALE

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CITY CHURCH MULTI-USE SPACE ADDITION

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INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS

* per Sec. 32.7.9.6 of the Albemarle County Code.

REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
5% OF GROSS PARKING AREA	49,490SF	49,490 X .05 = 2,474.5	2,475SF	5,762SF

INTERIOR PARKING LOT TREE REQUIREMENTS

* per Sec. 32.7.9.6 of the Albemarle County Code.

PARKING LOT	REQUIREMENT	PARKING SPACES	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT 1	1 LARGE TREE PER 10 PARKING SPACES	88 PARKING SPACES	88/10 = 8.8	9 LARGE TREES	10 LARGE TREES
PARKING LOT 2	1 LARGE TREE PER 10 PARKING SPACES	71 PARKING SPACES	71/10 = 7.1	8 LARGE TREES	8 LARGE TREES

LANDSCAPING ALONG THE FRONTAGE OF E.C. STREETS

* per Albemarle County ARB DESIGN GUIDELINES

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
RIO ROAD EAST	393 LF	1 LARGE TREE PER 35 LF WITH INTERSPERSED FLOWERING TREES	393/35 = 11.2	12 LARGE TREES WITH INTERSPERSED FLOWERING TREES	12 LARGE TREES 15 SMALL TREES

- NOTES:
- LARGE SHADE TREES ALONG ENTRANCE CORRIDOR NEED TO BE 3.5" CALIPER IN SIZE.
 - THE ROAD FRONTAGE LENGTH TOTALS 482.5LF, HOWEVER, 89.5LF WAS SUBTRACTED DUE TO ENTRY DRIVES AND EXISTING TREE CANOPY.

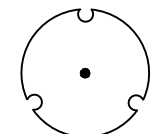
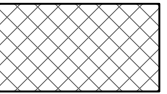
TREE COVER CALCULATIONS

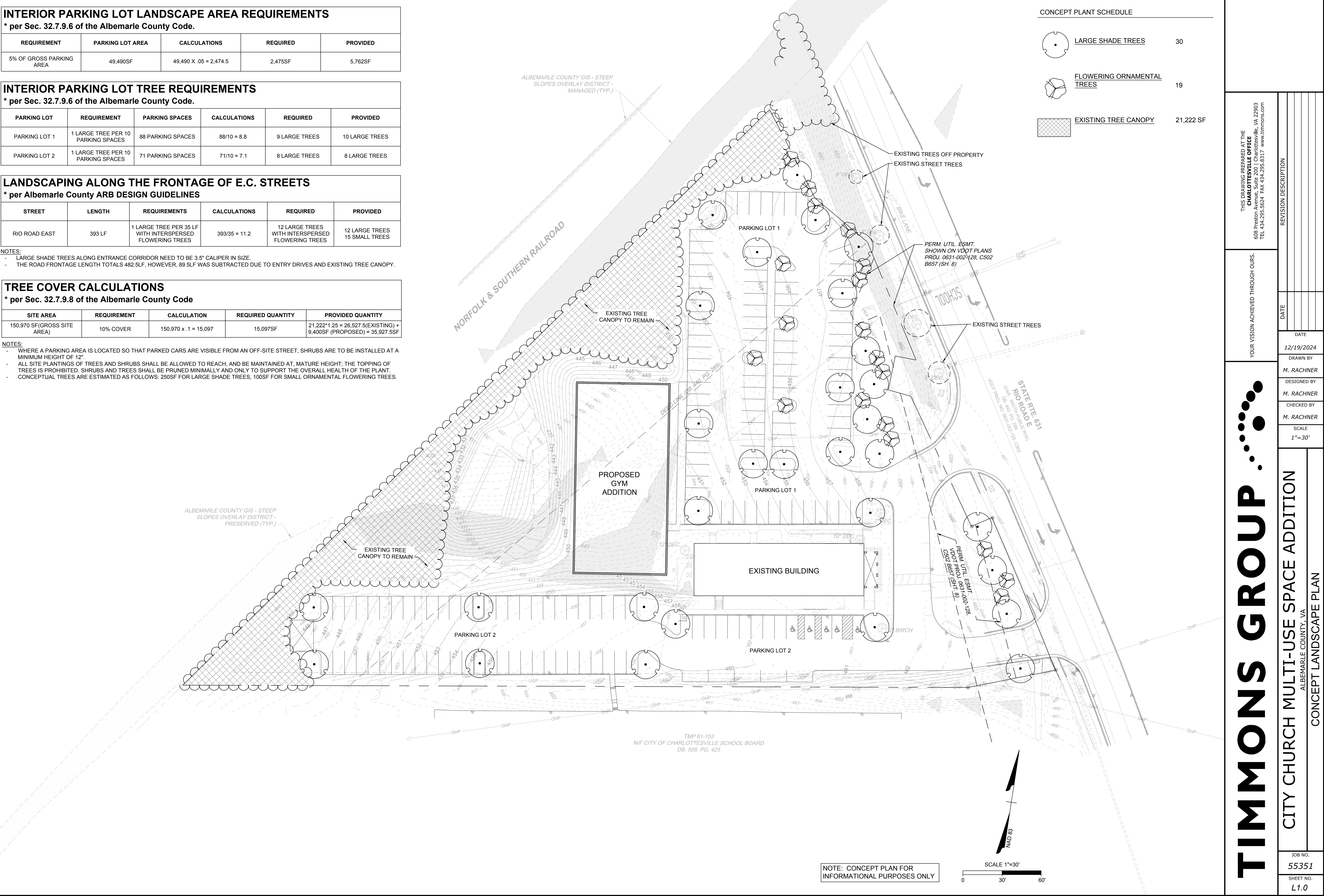
* per Sec. 32.7.9.8 of the Albemarle County Code

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
150,970 SF(GROSS SITE AREA)	10% COVER	150,970 X .1 = 15,097	15,097SF	21,222'1.25 = 26,527.5(EXISTING) + 9,400SF (PROPOSED) = 35,927.5SF

- NOTES:
- WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET, SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12".
 - 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.
 - CONCEPTUAL TREES ARE ESTIMATED AS FOLLOWS: 250SF FOR LARGE SHADE TREES, 100SF FOR SMALL ORNAMENTAL FLOWERING TREES.

CONCEPT PLANT SCHEDULE

	LARGE SHADE TREES	30
	FLOWERING ORNAMENTAL TREES	19
	EXISTING TREE CANOPY	21,222 SF



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CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA
CONCEPT LANDSCAPE PLAN

JOB NO.
55351
SHEET NO.
L1.0

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