

# 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

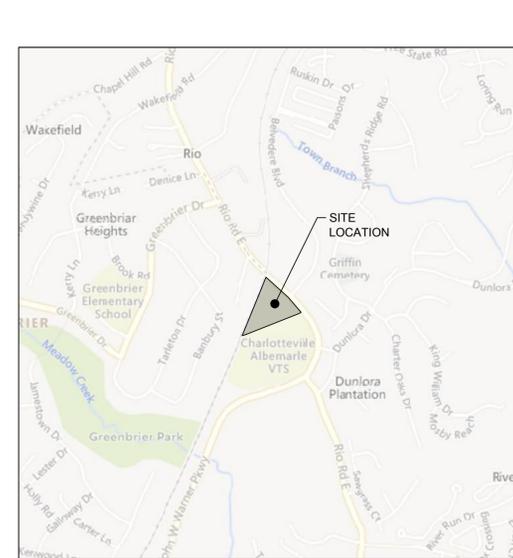
LIMITS OF DISTURBANCE: 1.29 ACRES

- NOTES:**
- 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.
  - 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.
  - ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
  - 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:**

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
<b>TOTAL</b>				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

TIMMONS GROUP

CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA

COVER

JOB NO. 55351

SHEET NO. C0.0

YOUR VISION ACHIEVED THROUGH OURS.

DATE 03/11/2024

DRAWN BY S. KIRBY

DESIGNED BY S. KIRBY

CHECKED BY C. KOTARSKI

SCALE

THIS DRAWING PREPARED AT THE CHARLOTTESVILLE OFFICE

608 Preston Avenue, Suite 200 | Charlottesville, VA 22903

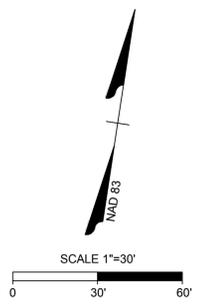
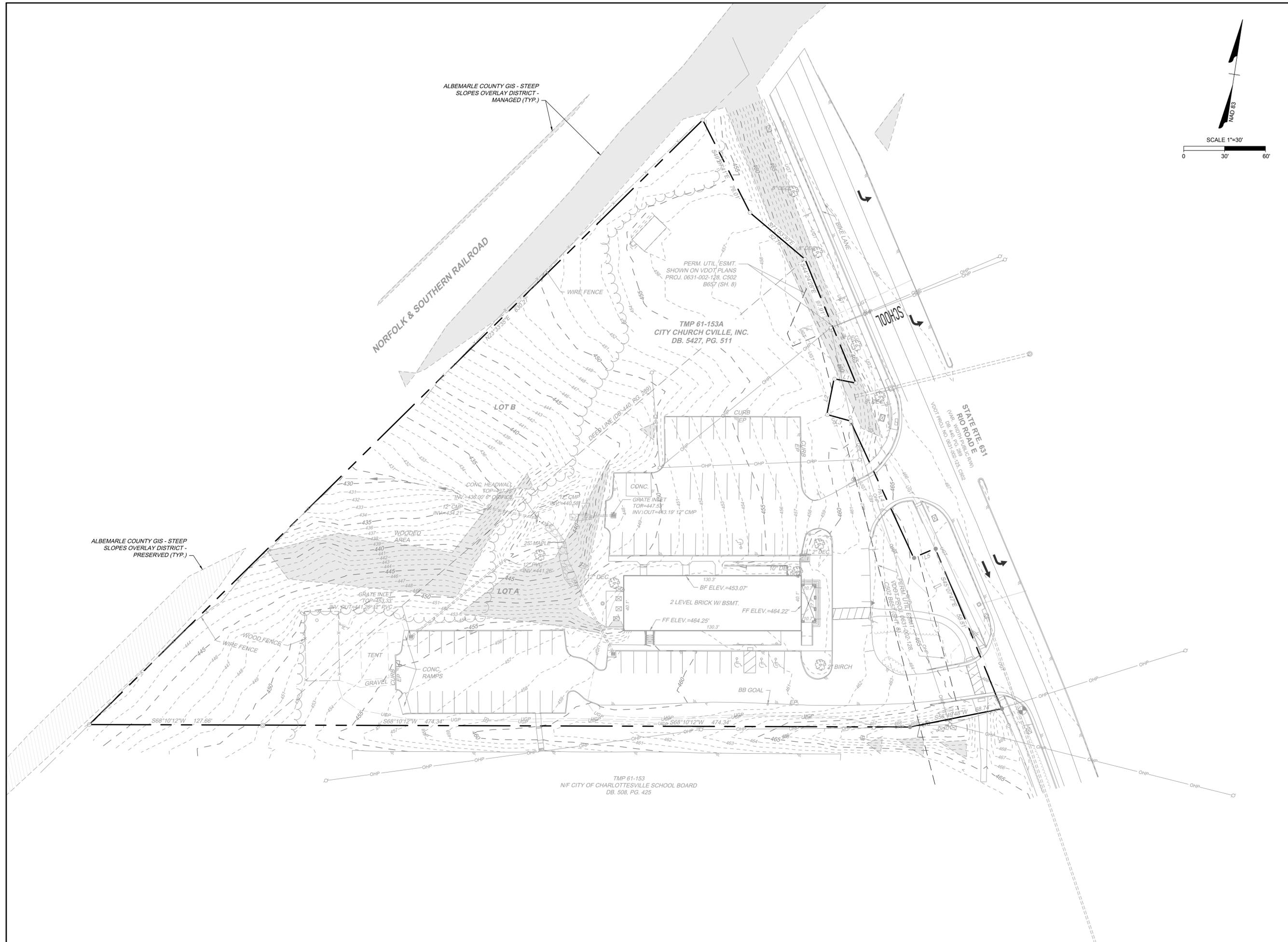
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

REVISION DESCRIPTION

REVISED PER COUNTY COMMENTS

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DATE	REVISION DESCRIPTION
07/12/2024	REVISED PER COUNTY COMMENTS
11/15/2024	REVISED PER COUNTY COMMENTS

DATE	03/11/2024
DRAWN BY	S. KIRBY
DESIGNED BY	S. KIRBY
CHECKED BY	C. KOTARSKI
SCALE	1"=30'

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## CITY CHURCH MULTI-USE SPACE ADDITION

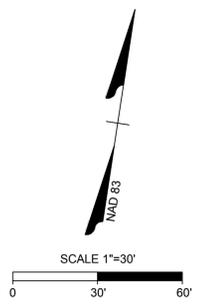
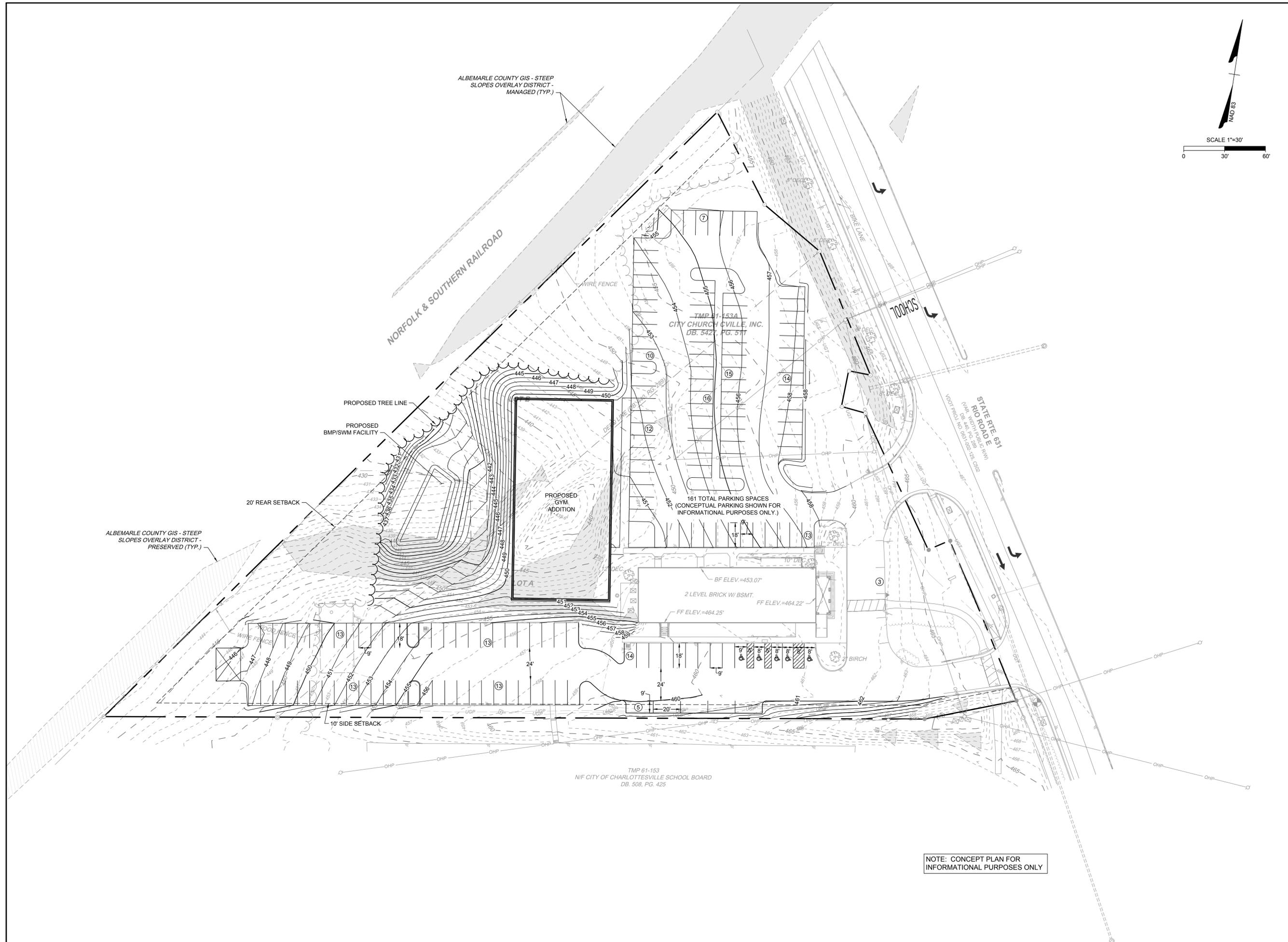
ALBEMARLE COUNTY, VA

EXISTING CONDITIONS

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 S. KIRBY  
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 C. KOTARSKI  
 SCALE  
 1"=30'

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

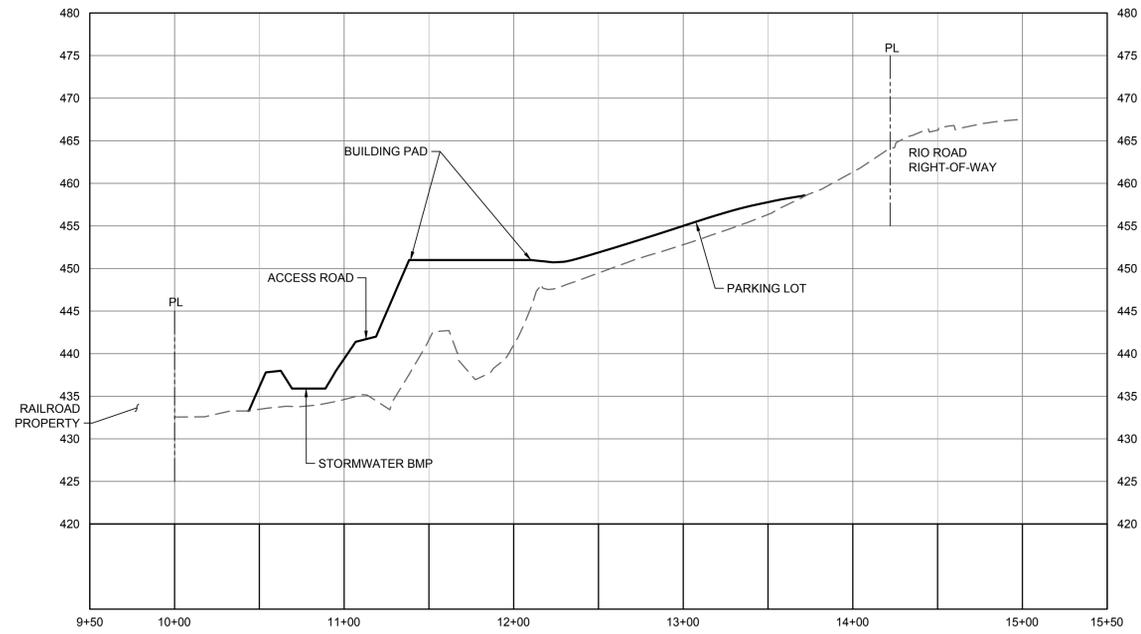
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 SHEET NO.  
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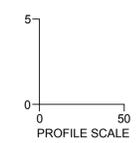
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CIVIL  
ENGINEERING  
OFFICE



CITY CHURCH - SITE CROSS SECTION  
 HORIZ SCALE: 1" = 50'  
 VERT SCALE: 1" = 5'

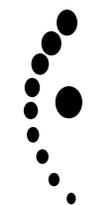


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 DESIGNED BY  
S. KIRBY  
 CHECKED BY  
C. KOTARSKI  
 SCALE  
AS SHOWN



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CITY CHURCH MULTI-USE SPACE ADDITION  
 ALBEMARLE COUNTY, VA  
 SITE CROSS SECTION

JOB NO.  
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C3.0

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