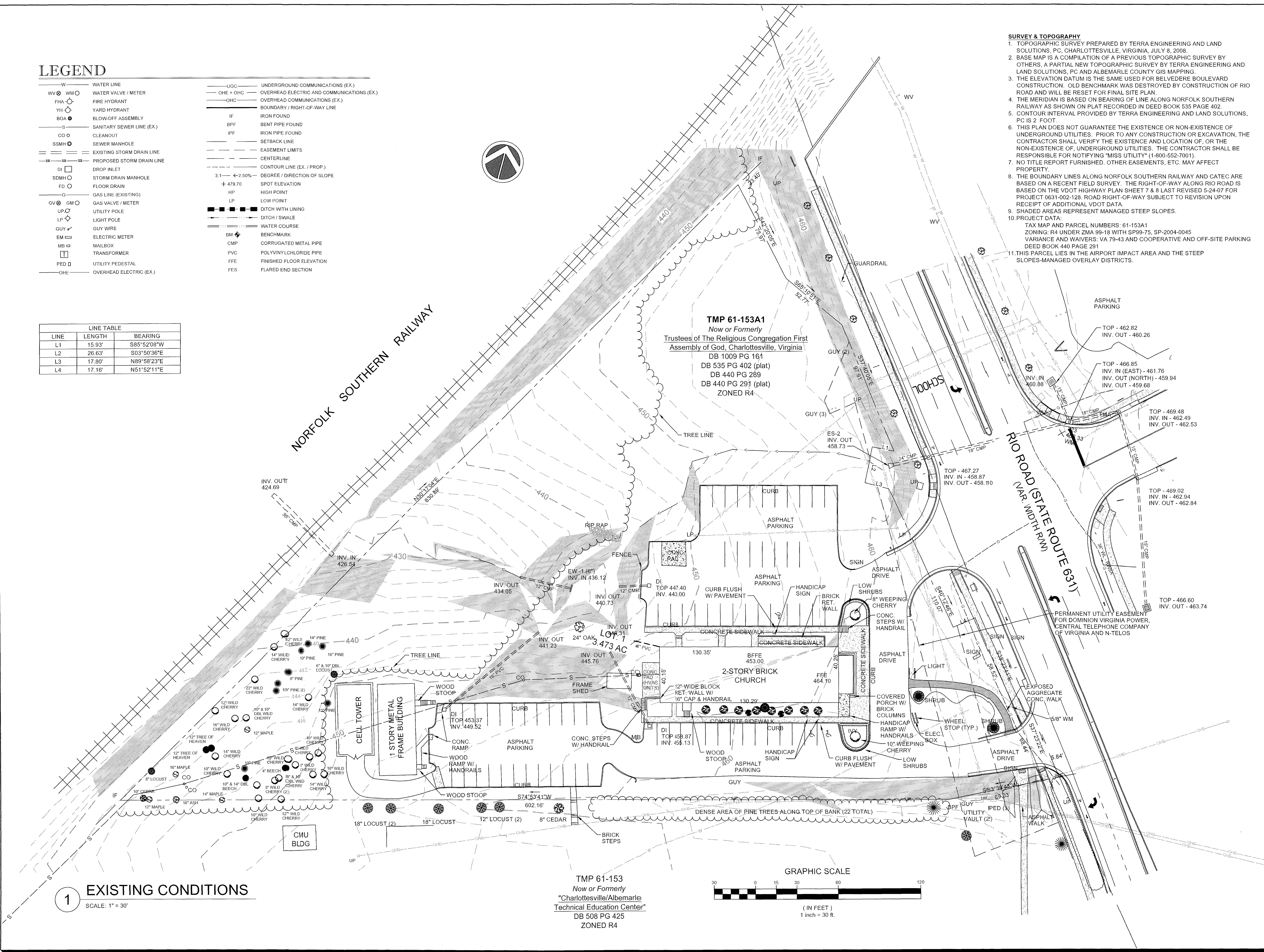


# LEGEND

W	WATER LINE	UGC	UNDERGROUND COMMUNICATIONS (EX.)
WV	WATER VALVE / METER	OHE + OHC	OVERHEAD ELECTRIC AND COMMUNICATIONS (EX.)
FHA	FIRE HYDRANT	OHC	OVERHEAD COMMUNICATIONS (EX.)
YH	YARD HYDRANT		
BOA	BLOW-OFF ASSEMBLY	IF	IRON FOUND
S	SANITARY SEWER LINE (EX.)	BPF	BENT PIPE FOUND
CO	CLEANOUT	IPF	IRON PIPE FOUND
SSMH	SEWER MANHOLE		
SD	EXISTING STORM DRAIN LINE	SL	SETBACK LINE
SD	PROPOSED STORM DRAIN LINE	EL	EASEMENT LIMITS
DI	DROP INLET	CL	CENTERLINE
SDMH	STORM DRAIN MANHOLE	CL	CONTOUR LINE (EX. / PROP.)
FD	FLOOR DRAIN	3:1	DEGREE / DIRECTION OF SLOPE
G	GAS LINE (EXISTING)	+ 479.70	SPOT ELEVATION
GV	GAS VALVE / METER	HP	HIGH POINT
UP	UTILITY POLE	LP	LOW POINT
LP	LIGHT POLE		
GUY	GUY WIRE	DW	DITCH WITH LINING
EM	ELECTRIC METER	DW	DITCH / SWALE
MB	MAILBOX	WC	WATER COURSE
TR	TRANSFORMER	BM	BENCHMARK
PED	UTILITY PEDESTAL	CMP	CORRUGATED METAL PIPE
OHE	OVERHEAD ELECTRIC (EX.)	PVC	POLYVINYLCHLORIDE PIPE
		FFE	FINISHED FLOOR ELEVATION
		FES	FLARED END SECTION

LINE	LENGTH	BEARING
L1	15.93'	S85°52'08"W
L2	26.63'	S03°50'36"E
L3	17.80'	N89°58'23"E
L4	17.16'	N51°52'11"E



- SURVEY & TOPOGRAPHY**
1. TOPOGRAPHIC SURVEY PREPARED BY TERRA ENGINEERING AND LAND SOLUTIONS, PC, CHARLOTTESVILLE, VIRGINIA, JULY 8, 2008.
  2. BASE MAP IS A COMPILED OF A PREVIOUS TOPOGRAPHIC SURVEY BY OTHERS. A PARTIAL NEW TOPOGRAPHIC SURVEY BY TERRA ENGINEERING AND LAND SOLUTIONS, PC AND ALBEMARLE COUNTY GIS MAPPING.
  3. THE ELEVATION DATUM IS THE SAME USED FOR BELVEDERE BOULEVARD CONSTRUCTION. OLD BENCHMARK WAS DESTROYED BY CONSTRUCTION OF RIO ROAD AND WILL BE RESET FOR FINAL SITE PLAN.
  4. THE MERIDIAN IS BASED ON BEARING OF LINE ALONG NORFOLK SOUTHERN RAILWAY AS SHOWN ON PLAT RECORDED IN DEED BOOK 535 PAGE 402.
  5. CONTOUR INTERVAL PROVIDED BY TERRA ENGINEERING AND LAND SOLUTIONS, PC IS 2 FEET.
  6. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF, OR THE NON-EXISTENCE OF, UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" (1-800-552-7001).
  7. NO TITLE REPORT FURNISHED. OTHER EASEMENTS, ETC. MAY AFFECT PROPERTY.
  8. THE BOUNDARY LINES ALONG NORFOLK SOUTHERN RAILWAY AND CATEC ARE BASED ON A RECENT FIELD SURVEY. THE RIGHT-OF-WAY ALONG RIO ROAD IS BASED ON THE VDOT HIGHWAY PLAN SHEET 7 & 8 LAST REVISED 5-24-07 FOR PROJECT 0631-002-128. ROAD RIGHT-OF-WAY SUBJECT TO REVISION UPON RECEIPT OF ADDITIONAL VDOT DATA.
  9. SHADED AREAS REPRESENT MANAGED STEEP SLOPES.
  10. PROJECT DATA:  
TAX MAP AND PARCEL NUMBERS: 61-153A1  
ZONING: R4 UNDER ZMA 99-18 WITH SP99-75, SP-2004-0045  
VARIANCE AND WAIVERS: VA 79-43 AND COOPERATIVE AND OFF-SITE PARKING  
DEED BOOK 440 PAGE 291
  11. THIS PARCEL LIES IN THE AIRPORT IMPACT AREA AND THE STEEP SLOPES-MANAGED OVERLAY DISTRICTS.

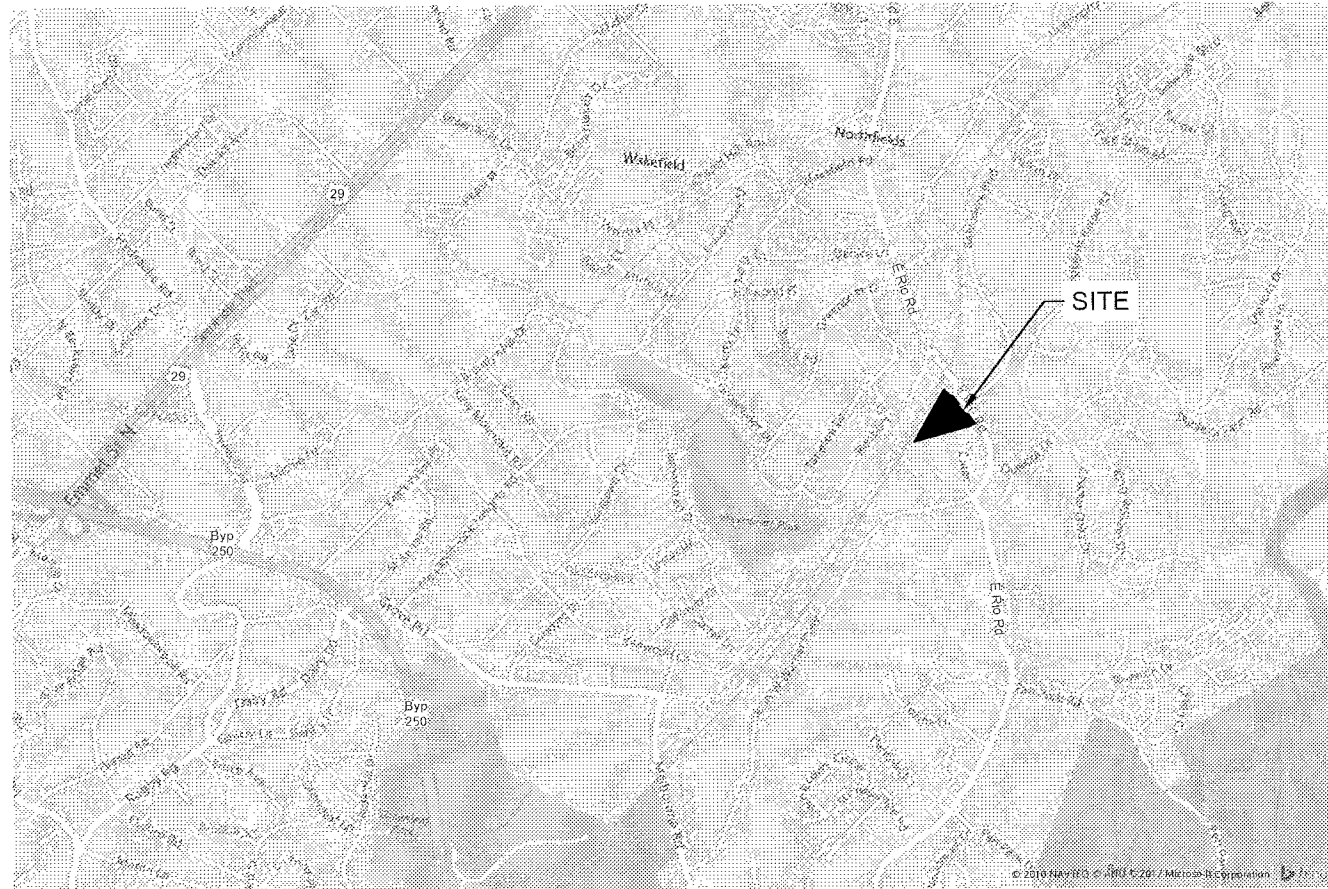
**TERRA ENGINEERING AND LAND SOLUTIONS, PC**  
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LAND SURVEYING  
CIVIL ENGINEERING  
2374 STUARTS DRAFT HIGHWAY  
STUARTS DRAFT, VIRGINIA 24477  
PH. 540-337-4591 FAX 540-337-5291

## CITY CHURCH ALBEMARLE COUNTY, VA SP APPLICATION PLAN EXISTING CONDITIONS

SCALE: AS NOTED  
ISSUED: 04/17/2017  
DRAWN: AE  
DESIGN: SLD  
CHECKED: SLD  
REVISIONS:  
1 7-28-17 COUNTY COMMENTS  
2 10-18-17 COUNTY COMMENTS

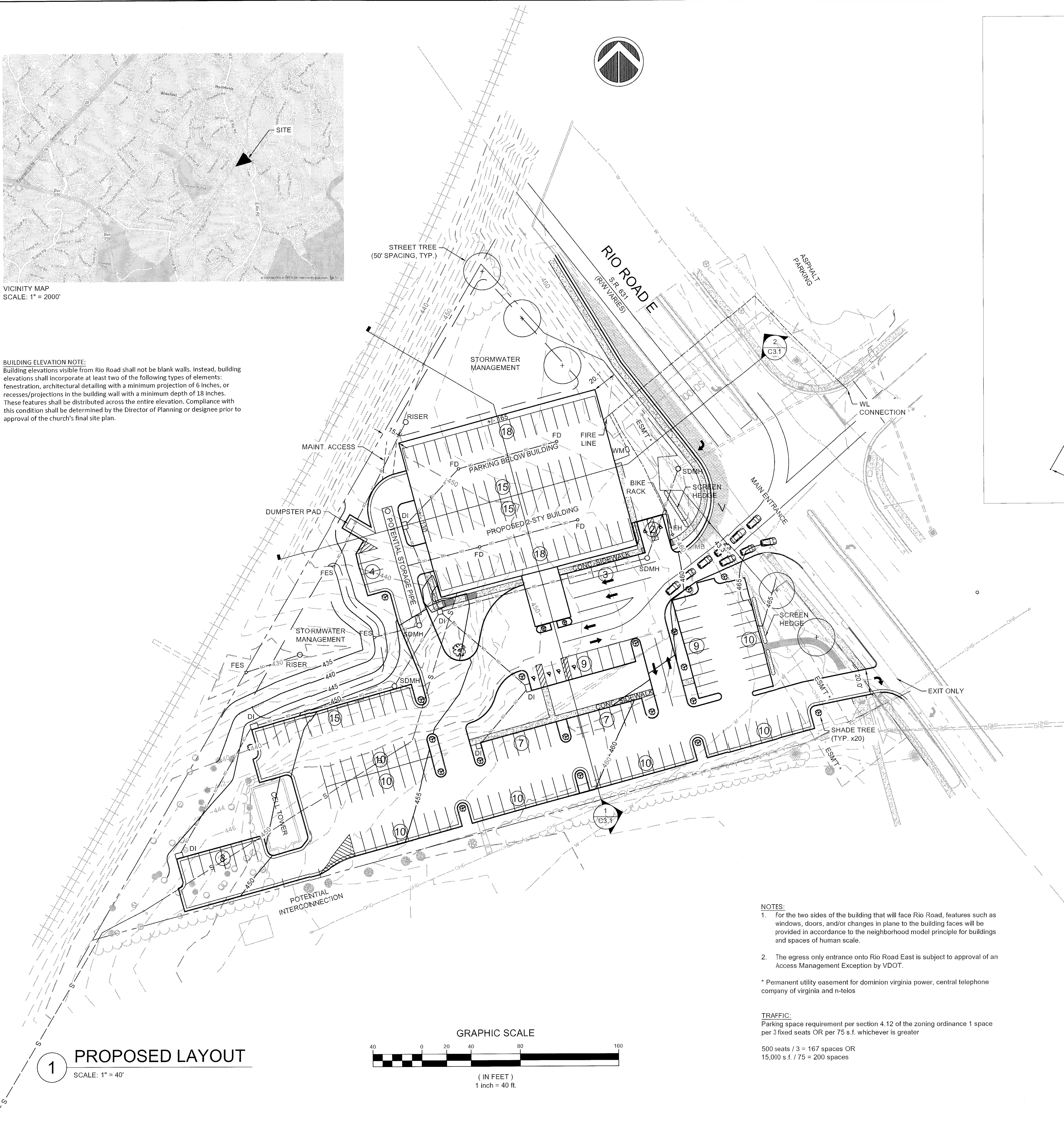
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VICINITY MAP  
SCALE: 1" = 2000'

**BUILDING ELEVATION NOTE:**  
Building elevations visible from Rio Road shall not be blank walls. Instead, building elevations shall incorporate at least two of the following types of elements: fenestration, architectural detailing with a minimum projection of 6 inches, or recesses/projections in the building wall with a minimum depth of 18 inches. These features shall be distributed across the entire elevation. Compliance with this condition shall be determined by the Director of Planning or designee prior to approval of the church's final site plan.



EXISTING OFFSITE SEWER CONNECTION  
(NTS)

**SITE DATA:**

BUILDING AREA:	21,450 S.F. +/-
BUILDING HEIGHT:	30' +/-
REGULAR PARKING SPACES:	194
HANDICAP SPACES:	5
VAN SPACES:	1
TOTAL PARKING SPACES:	200

**LEGEND**

W	WATER LINE	UGC	UNDERGROUND COMMUNICATIONS (EX.)
WV	WATER VALVE / METER	OHE + OHC	OVERHEAD ELECTRIC AND COMMUNICATIONS (EX.)
FHA	FIRE HYDRANT	OHC	OVERHEAD COMMUNICATIONS (EX.)
YH	YARD HYDRANT		BOUNDARY / RIGHT-OF-WAY LINE
BOA	BLOW-OFF ASSEMBLY	IF	IRON FOUND
CO	CLEANOUT	BPF	BENT PIPE FOUND
SSMH	SEWER MANHOLE	IPF	IRON PIPE FOUND
	EXISTING STORM DRAIN LINE		SETBACK LINE
	PROPOSED STORM DRAIN LINE		EASEMENT LIMITS
DI	DROP INLET		CENTERLINE
SDMH	STORM DRAIN MANHOLE		CONTOUR LINE (EX. / PROP.)
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UP	UTILITY POLE	HP	HIGH POINT
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MB	MAILBOX		DITCH / SWALE
PED	UTILITY PEDESTAL		WATER COURSE
OHE	OVERHEAD ELECTRIC (EX.)		
		BM	BENCHMARK
		CMP	CORRUGATED METAL PIPE
		PVC	POLYVINYLCHLORIDE PIPE
		FFE	FINISHED FLOOR ELEVATION
		FES	FLARED END SECTION

**NOTES:**  
1. For the two sides of the building that will face Rio Road, features such as windows, doors, and/or changes in plane to the building faces will be provided in accordance to the neighborhood model principle for buildings and spaces of human scale.

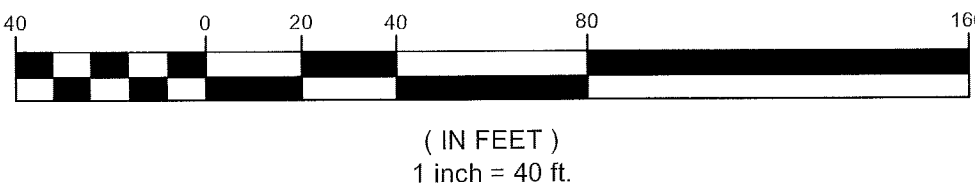
2. The egress only entrance onto Rio Road East is subject to approval of an Access Management Exception by VDOT.

\* Permanent utility easement for dominion virginia power, central telephone company of virginia and n-telos

**TRAFFIC:**  
Parking space requirement per section 4.12 of the zoning ordinance 1 space per 3 fixed seats OR per 75 s.f. whichever is greater

500 seats / 3 = 167 spaces OR  
15,000 s.f. / 75 = 200 spaces

**GRAPHIC SCALE**



**1 PROPOSED LAYOUT**  
SCALE: 1" = 40'



**CITY CHURCH**  
ALBEMARLE COUNTY, VA  
**SP APPLICATION PLAN**  
**PROPOSED LAYOUT**

**SCALE:** AS NOTED  
**ISSUED:** 04/17/2017  
**DRAWN:** AE  
**DESIGN:**  
**CHECKED:** SLD  
**REVISIONS:**

1 7-28-17 COUNTY COMMENTS  
2 10-16-17 COUNTY COMMENTS

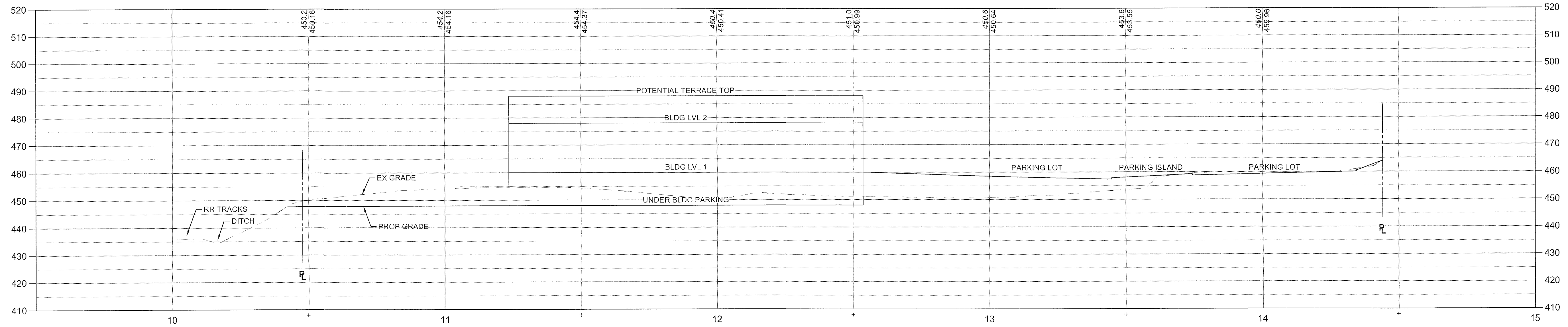
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**SHEET**  
**C2.0**

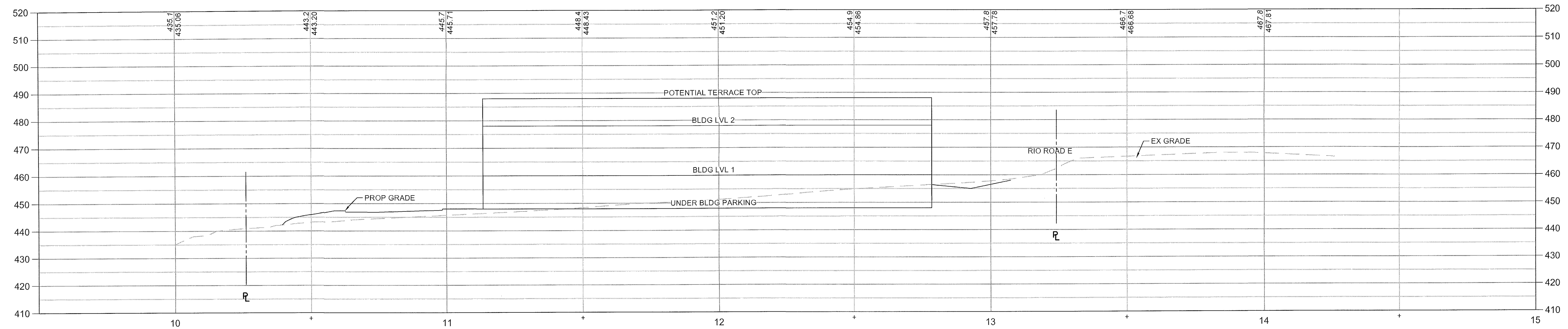
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**CITY CHURCH**  
ALBEMARLE COUNTY, VA  
**SP APPLICATION PLAN  
PROFILES**



**1 SECTION 1 PROFILE**  
SCALE: 1" = 20'



**1 SECTION 2 PROFILE**  
SCALE: 1" = 20'

SCALE: AS NOTED  
ISSUED: 04/17/2017  
DRAWN: AE  
DESIGN: SLD  
CHECKED: SLD  
REVISIONS:

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