CITY CHURCH MULTI-USE SPACE ADDITION

SPECIAL USE PERMIT

COUNTY OF ALBEMARLE, VIRGINIA

PRE APP-2022-00014

05/16/2022

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
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 (± 16,080 SF)
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)
PROPOSED PARKING:	107 SPACES (INCLUDING 5 ADA 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

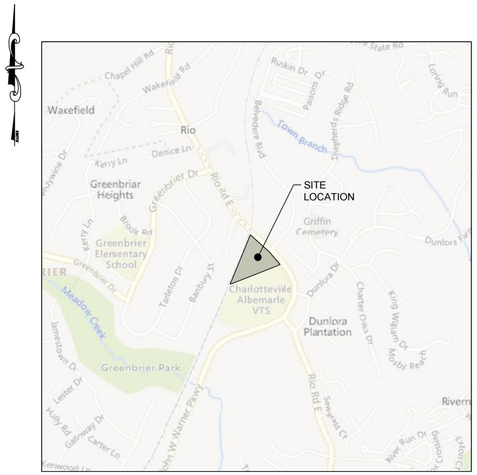
NOTES:

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		
					AM PEAK HOUR			PM PEAK HOUR			SUNDAY PEAK HOUR		
				ADT	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	CONCEPT PLAN
C3.0	SITE CROSS SECTION

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

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
REVISED PER COUNTY COMMENTS	*10/12/2022*

DATE *5/16/2022*
DRAWN BY *R.vNiekerk*
DESIGNED BY *R.vNiekerk*
CHECKED BY *J. DENKO*
SCALE

TIMMONS GROUP

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

JOB NO. *55351*
SHEET NO. *C0.0*

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CITY CHURCH MULTI-USE SPACE ADDITION

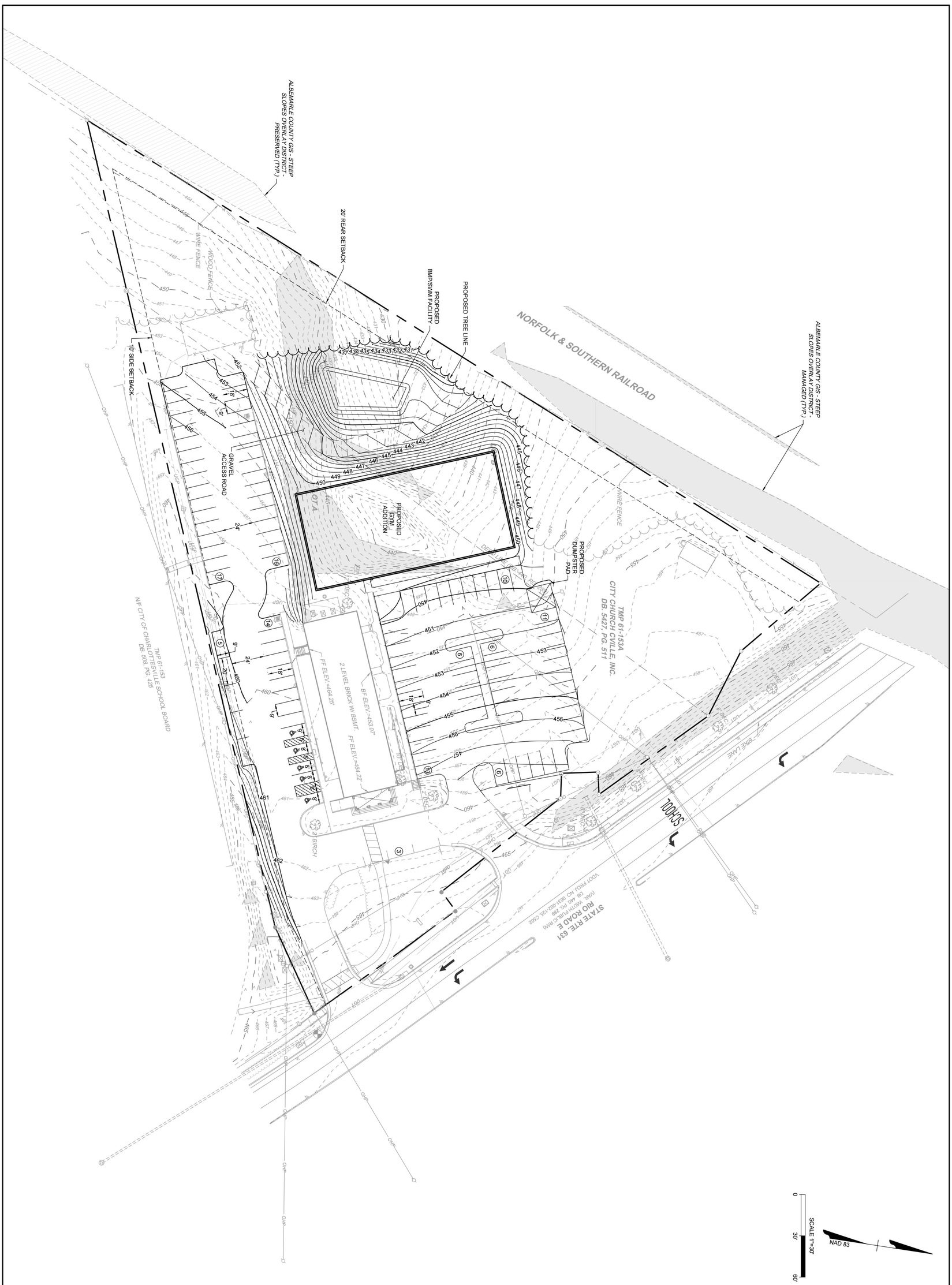
ALBEMARLE COUNTY, VA

EXISTING CONDITIONS

SHEET NO.	C1.0
JOB NO.	55351
SCALE	1"=30'
CHECKED BY	J. DENKO
DESIGNED BY	R.VWeierk
DRAWN BY	R.VWeierk
DATE	5/16/2022

DATE	REVISION DESCRIPTION
10/12/2022	REVISED PER COUNTY COMMENTS

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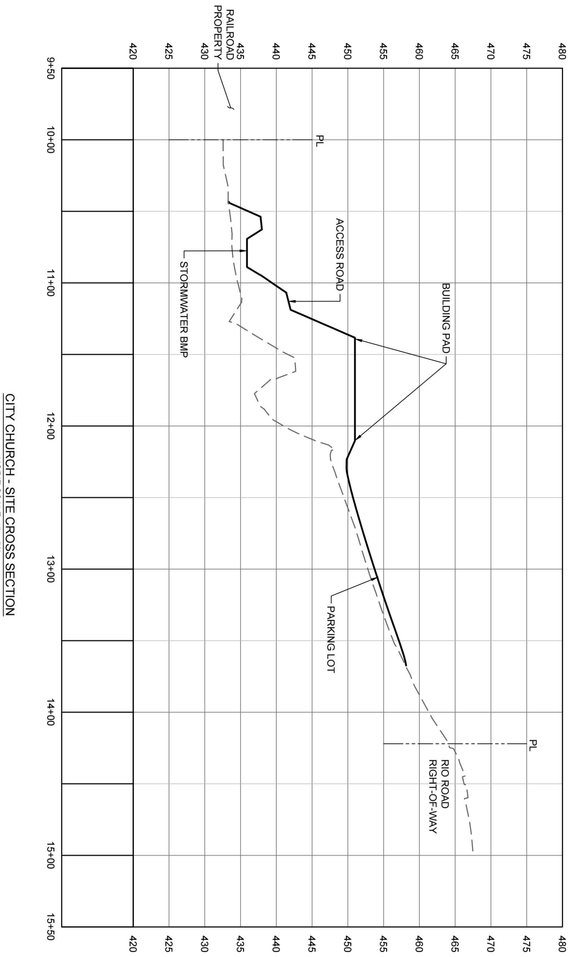
ALBEMARLE COUNTY, VA

CONCEPT PLAN

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C2.0	55351	1"=30'	J. DENKO	R. VWeikerk	R. VWeikerk	5/16/2022

DATE	REVISION DESCRIPTION
10/12/2022	REVISED PER COUNTY COMMENTS

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CITY CHURCH - SITE CROSS SECTION

HORIZ SCALE: 1" = 50'
VERT SCALE: 1" = 5'

PROFILE SCALE

0 5
0 50

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CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA

SITE CROSS SECTION

JOB NO.	55351
SHEET NO.	C3.0
SCALE	AS SHOWN
CHECKED BY	J. DENKO
DESIGNED BY	R.VWeikerk
DRAWN BY	R.VWeikerk
DATE	5/16/2022

DATE	REVISION DESCRIPTION
10/12/2022	REVISED PER COUNTY COMMENTS

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