

NOTES

1. THIS PROJECT PROPOSES TO CONSTRUCT A NEW 5,500 SF CHURCH WITH ASSOCIATED PARKING, UTILITIES, ENTRANCE FROM ROUTE 744, AS WELL AS REQUIRED LANDSCAPING, SCREENING, ETC.

2. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 80 PARCEL 21.

3. EXISTING USE: VACANT
PROPOSED USE: CHURCH

4. A CHURCH IS ALLOWED IN THE RA ZONE WITH THE APPROVAL OF A SPECIAL USE PERMIT.

5. AREA TABULATION
MINIMUM LOT AREA REQUIRED= 2 AC. [PER RA ZONE]
TM 80 PARCEL 21= 300,695 S.F. OR 6.903 AC.
R-O-W DEDICATION= 10,233 S.F. OR 0.235 AC.
NET LOT AREA= 290,462 S.F. OR 6.668 AC.

6. FRONTAGE
MINIMUM REQUIRED FRONTAGE= 250' [PER RA ZONE]
PROVIDED FRONTAGE= 342'

7. LOT WIDTH
MINIMUM REQUIRED LOT WIDTH= 250' [PER RA ZONE]
PROVIDED LOT WIDTH= 351' (AT FRONT YARD)

8. BUILDING HEIGHT
MAXIMUM ALLOWABLE BUILDING HEIGHT= 35 FT. [PER RA ZONE]
MAXIMUM ALLOWABLE SPIRE HEIGHT= 100 FT. [PER 18-4.10.3.1(b)]
MAXIMUM ALLOWABLE PARAPET HEIGHT= 4 FT. [PER 18-4.10.3.3]
PROPOSED 1 STORY CHURCH= 20 FT.

9. MINIMUM YARD REQUIREMENTS
FRONT YARD: 75 FT. MIN. [PER RA ZONE]
SIDE YARD: 25 FT. MIN. [PER RA ZONE]
SIDE YARD: 6 FT. MIN. [ACCESSORY STRUCTURES PER 18-4.11.2(b)]
REAR YARD: 35 FT. MIN. [PER RA ZONE]
REAR YARD: 6 FT. MIN. [ACCESSORY STRUCTURES PER 18-4.11.2(b)]

10. PARKING REQUIREMENTS:
REQUIRED PARKING= GREATER OF 1 SPACE PER 3 SEATS [PER 18-4.12.6]
OR 1 SPACE PER 75 SF OF ASSEMBLY AREA

TOTAL SEATS= 150
ASSEMBLY AREA= 3,500 SF
SPACES REQUIRED= (1 SPACE/3 SEATS)(150 SEATS)= 50 SPACES
SPACES REQUIRED= (1 SPACE/75 SF)(3,500 SF)= 47 SPACES
TOTAL SPACES REQUIRED= 50 SPACES
TOTAL SPACES PROVIDED= 50 SPACES
HC SPACES REQUIRED= 2 [FOR 26-50 SPACES PROVIDED, PER ADA ACCESSIBILITY GUIDELINES]
HC VAN SPACES REQUIRED= 1 [FOR UP TO 6 HC SPACES PROVIDED, PER ADA ACCESSIBILITY GUIDELINES]
PROPOSED STD. SPACES PROVIDED= 48 SPACES (9'x18')
PROPOSED HC SPACES PROVIDED= 1 SPACES (8'x18')
PROPOSED HC VAN SPACES PROVIDED= 1 SPACES (8'x18')
PROPOSED TOTAL SPACES PROVIDED= 50 SPACES
REQUIRED LOADING SPACES= N/A (CHURCH) [PER 22-26-6 Z.O.]

11. THIS PROPERTY WILL BE SERVED BY A NEW PRIVATE WATER WELL AND SEPTIC SYSTEM. DESIGN COORDINATION WITH THE VIRGINIA DEPARTMENT OF HEALTH IS REQUIRED.

12. GROSS FLOOR AREA:
ONE STORY CHURCH= 5,500 SF

13. FLOOR AREA RATIO:
TOTAL PROPOSED FOR RA ZONE= 5,500/290,462= 0.02

14. THE BOUNDARY DELINEATED HEREON IS BASED ON A SURVEY BY B. AUBRY HUFFMAN & ASSOCIATES, LTD., DATED AUGUST 21, 2001. TOPOGRAPHICAL INFORMATION TAKEN FROM COUNTY RECORDS.

15. THIS SITE IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON F.I.R.M. MAP NO. 51003C0325D, DATED FEBRUARY 4, 2005.

16. THERE ARE NO VISIBLE GRAVESITES OR BURIAL GROUNDS LOCATED ON THIS PROPERTY.

17. NO TITLE REPORT WAS FURNISHED. SITE IS SUBJECT TO ENCUMBRANCES OF RECORD.

18. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS/TOXIC SUBSTANCES OR WASTE AND/OR PETROLEUM PRODUCTS TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON-SITE.

19. THIS SITE IS LOCATED IN RURAL AREA #2 PLANNING AREA PER THE ALBEMARLE COUNTY COUNTY COMPREHENSIVE PLAN.

20. THERE ARE NO WETLANDS ONSITE.

21. THERE ARE NO RESOURCE PROTECTION AREAS ONSITE.

22. A PORTION OF THE SITE IS LOCATED IN THE WATER PROTECTION OVERLAY DISTRICT.

23. A PORTION OF THE SITE IS LOCATED IN THE ENTRANCE CORRIDORS OVERLAY DISTRICT.

24. PREVIOUS SPECIAL USE PERMIT SP-2002-56 WAS APPROVED FOR THE SITE BUT HAS SINCE EXPIRED.

25. THE SITE WILL UTILIZE PRIVATE TRASH PICK UP, USING INDIVIDUAL TRASH RECEPTACLES, NOT A DUMPSTER.

26. ALL SITE LIGHTING SHALL MEET ALBEMARLE COUNTY LIGHTING ORDINANCE AND LATEST DESIGN STANDARDS.

27. ALL SIGNAGE SHALL MEET ALBEMARLE COUNTY SIGN ORDINANCE AND LATEST DESIGN STANDARDS.

28. THIS SITE IS LOCATED IN THE MIDDLE RIVANNA RIVER WATERSHED.

29. THIS SITE IS LOCATED IN THE EAST RIVANNA FIRE STATION SERVICE AREA.

30. THIS SITE IS LOCATED IN THE PANTOPS RESCUE SQUAD SERVICE AREA (WEEKDAYS)

31. THIS SITE IS LOCATED IN THE CARS RESCUE SQUAD SERVICE AREA (WEEKKNIGHTS/WEEKENDS)

32. THIS SITE IS LOCATED IN THE JEFFERSON DISTRICT, SECTOR 4, BEAT 12 POLICE SERVICE AREA.

33. THIS SITE IS LOCATED IN THE NO PUBLIC WATER OR SEWER SERVICE AREA.

34. THIS SITE IS LOCATED IN A LEAKING TANK 2,000 FOOT SITE BUFFER AREA.

35. A GEOTECHNICAL REPORT WILL BE REQUIRED TO VERIFY PROPOSED LOCATION OF THE BMP FACILITY.

TRIPS GENERATED

(PER 8TH EDITION ITE TRIP GENERATION REPORT)

USE	RATE	DAILY TRIPS
CHURCH	9.11 TRIPS/1,000 SF	(5,500 SF)(9.11/1000)= 50 TRIPS

TOTAL DAILY TRIPS= 50 TRIPS

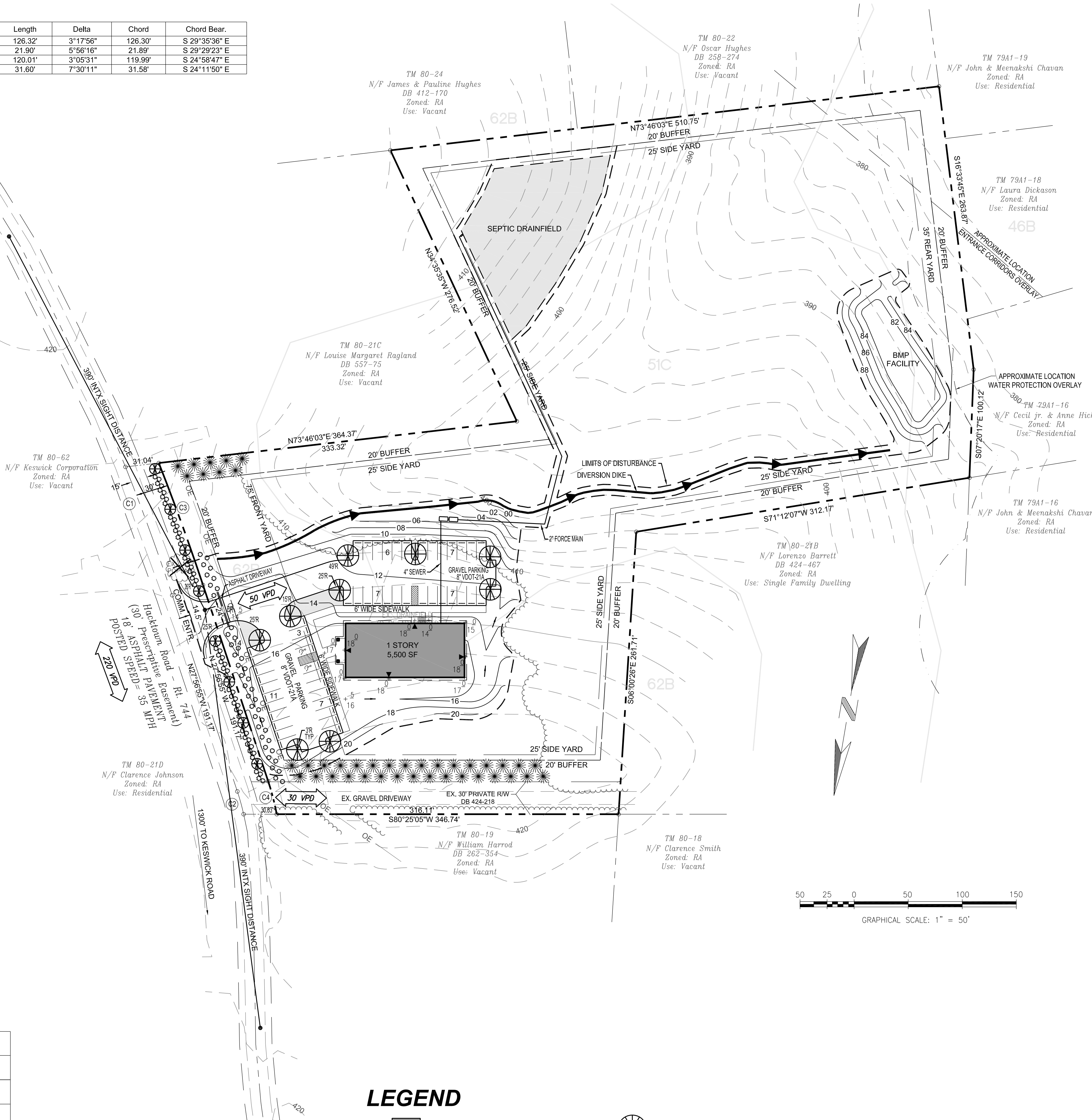
PHV= 0.11(ADT)=0.11(50)= 6 VPH

NO TURN LANES OR TAPERS REQUIRED PER FIG 3-26 APPENDIX F

SOILS DATA

MAP SYMBOL	SOIL NAME	SOIL SLOPE	HYDRC SOIL GROUP	WROLOGIC SOIL GROUP	NATURAL DRAINAGE CLASS	K-FACTOR
46B	LIGNUM SILT LOAM	2-7%	NO	D	MODERATELY WELL DRAINED	0.49
51C	MANTED CHANNERY SILT LOAM	7-15%	NO	D	SOMEWHAT EXCESSIVELY DRAINED	0.20
62B	NASON SILT LOAM	2-7%	NO	B	WELL DRAINED	0.37

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	2193.91'	126.32'	3°17'56"	126.30'	S 29°35'36" E
C2	211.32'	21.90'	5°56'16"	21.89'	S 29°29'23" E
C3	2223.91'	120.01'	3°05'31"	119.99'	S 24°58'47" E
C4	241.32'	31.60'	7°30'11"	31.58'	S 24°11'50" E



LEGEND

- DENOTES PARKING

DELINEATES LIMITS OF DISTURBANCE

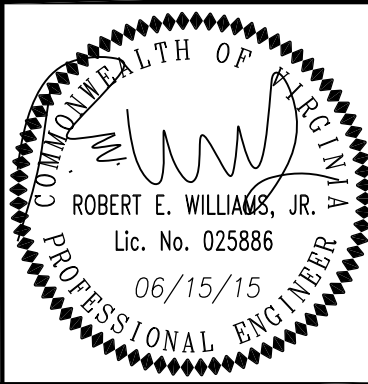
REMOVE EXISTING TREE
- PROPOSED DECIDUOUS TREE LOCATION

PROPOSED EVERGREEN TREE LOCATION

PROPOSED SHRUB LOCATION

REVISIONS:

Williams Enterprises Incorporated
Land Development Design
P.O. Box 67 Ruby, Virginia 22545
540-226-1203 and we.inc@live.com



DATE: JUNE 2015

SCALE: 1"=50'

DRAWING NAME:

GDP

CONCEPTUAL DEVELOPMENT PLAN

PROJECT:
CANAAH CHRISTIAN CHURCH
860 HACKTOWN ROAD
RIVANNA MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

SHEET
1
OF
1

FILE No.
VA-AL-01