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

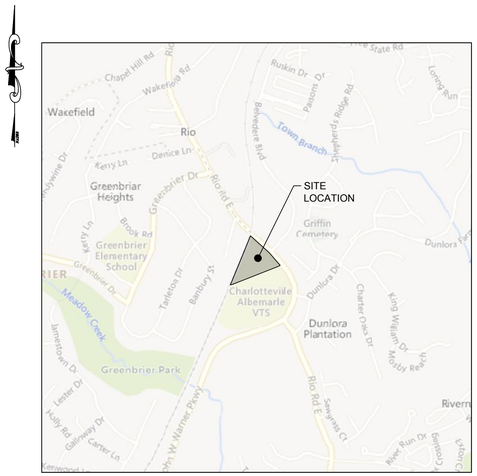
NOTES:

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		
					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	LAYOUT AND GRADING PLAN
C2.1	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.

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

TIMMONS GROUP

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

JOB NO. 55351
SHEET NO. C0.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

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

CITY CHURCH MULTI-USE SPACE ADDITION

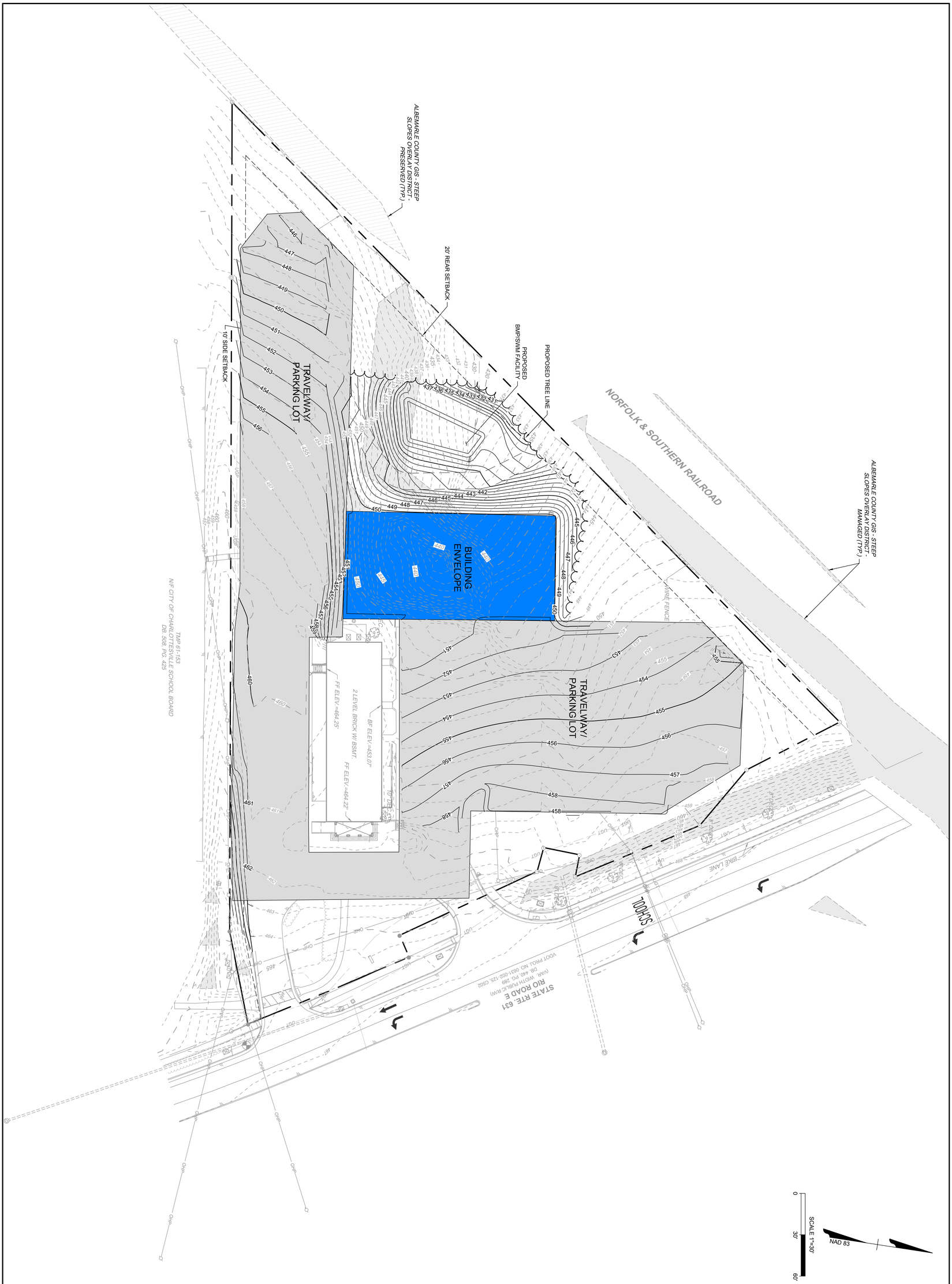
ALBEMARLE COUNTY, VA

EXISTING CONDITIONS

SHEET NO.	C1.0
JOB NO.	55351
SCALE	1"=30'
CHECKED BY	C. KOTARSKI
DESIGNED BY	S. KIRBY
DRAWN BY	S. KIRBY
DATE	03/11/2024

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

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

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

CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA

LAYOUT AND GRADING PLAN

SHEET NO.	C2.0
JOB NO.	55351
SCALE	1"=30'
CHECKED BY	C. KOTARSKI
DESIGNED BY	S. KIRBY
DRAWN BY	S. KIRBY
DATE	03/11/2024

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

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

ALBEMARLE COUNTY GIS - STEEP SLOPES OVERLAY DISTRICT - MANAGED (TYP.)

NORFOLK & SOUTHERN RAILROAD

WIRE FENCE

TMP 61-153A
CITY CHURCH CVILLE, INC.
DB. 5427, PG. 577

PROPOSED TREE LINE

PROPOSED BMP/SWM FACILITY

20' REAR SETBACK

ALBEMARLE COUNTY GIS - STEEP SLOPES OVERLAY DISTRICT - PRESERVED (TYP.)

PROPOSED GYM ADDITION

LOT A

161 TOTAL PARKING SPACES
(CONCEPTUAL PARKING SHOWN FOR INFORMATIONAL PURPOSES ONLY.)

BF ELEV.=453.07'

2 LEVEL BRICK W/ BSMT.

FF ELEV.=464.22'

FF ELEV.=464.25'

WOOD FENCE

10' SIDE SETBACK

BIKE LANE

STATE RTE 631
RIO ROAD E

VDOT PROJ. NO. 0001-002-139, C502
(VAR. WIDTH PUBLIC R/W)
DB. 440, PG. 289
PLAT NO. 0001-002-139, C502

SCHOOL

TMP 61-153
N/F CITY OF CHARLOTTESVILLE SCHOOL BOARD
DB. 508, PG. 425

NOTE: CONCEPT PLAN FOR INFORMATIONAL PURPOSES ONLY

NAD 83

SCALE 1"=30'
0 30' 60'

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	07/12/2024
REVISED PER COUNTY COMMENTS	11/15/2024

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

TIMMONS GROUP

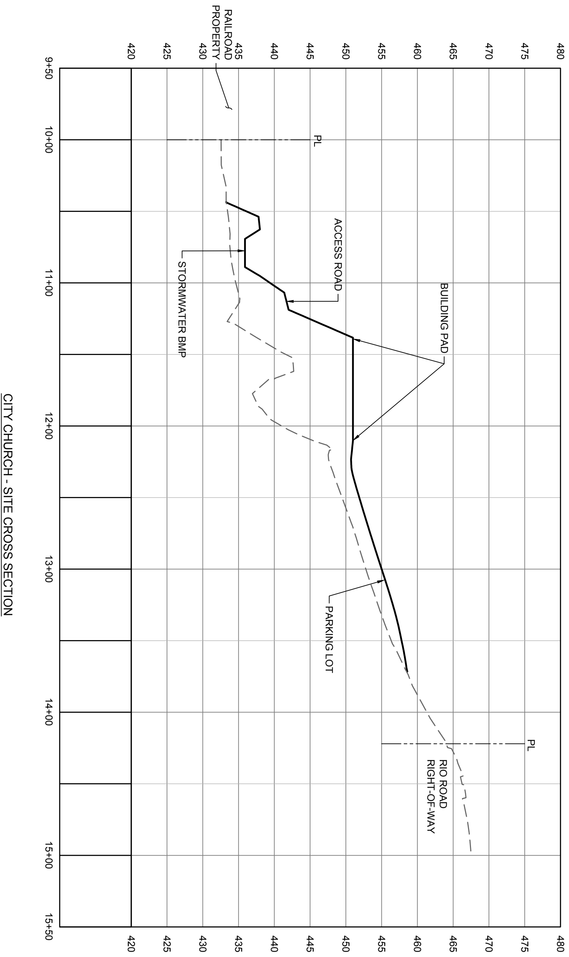
CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA

CONCEPT PLAN

JOB NO. 55351
SHEET NO. C2.1

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



CITY CHURCH - SITE CROSS SECTION

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

PROFILE SCALE
0 5
0 50

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

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

CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA

SITE CROSS SECTION

SHEET NO.	C3.0
JOB NO.	55351
SCALE	AS SHOWN
CHECKED BY	C. KOTARSKI
DESIGNED BY	S. KIRBY
DRAWN BY	S. KIRBY
DATE	03/11/2024

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

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.