

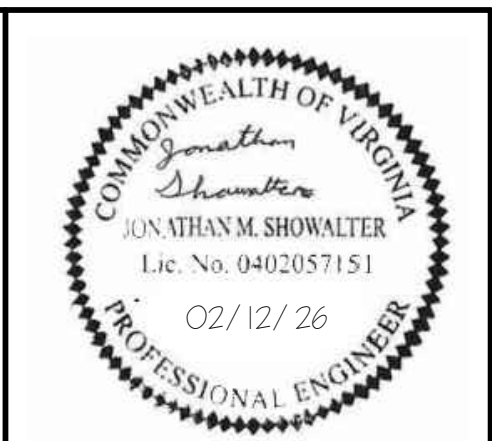
CITY CHURCH MULTI-USE SPACE ADDITION

SITE PLAN

COUNTY OF ALBEMARLE, VIRGINIA

SP2025-00113

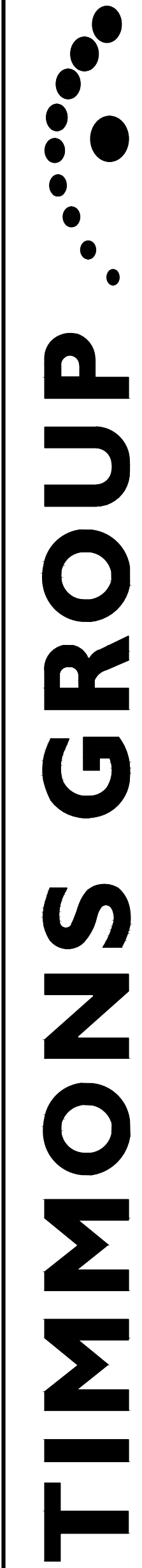
08/26/2025



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608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.6317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.	REVISION DESCRIPTION			
	REVISIONS PER COUNTY COMMENTS		REVISIONS PER COUNTY COMMENTS	
	DATE	11/25/2025	02/12/2026	
	DATE	08/26/2025		

DRAWN BY	S. KIRBY
DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	N/A



CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA

COVER SHEET

JOB NO.	55351
SHEET NO.	C0.0

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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
SPECIAL USE PERMIT: SP202400012
AIRPORT IMPACT AREA
STEEP SLOPES - MANAGED
ENTRANCE CORRIDOR OVERLAY DISTRICT
INITIAL SITE PLAN: SDP-2025-00113

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:

161 SPACES (REFER TO SE202400018)

PROPOSED PARKING:

131 SPACES

MAXIMUM BUILDING HEIGHT:

34' - 5"

MAGISTERIAL DISTRICT:

RIO

EXISTING AREA:

4.23 ACRES

EXISTING IMPERVIOUS AREA:

1.11 ACRES

PROPOSED IMPERVIOUS AREA:

1.57 ACRES

LIMITS OF DISTURBANCE:

2.14 ACRES

FIRE FLOW CALCULATIONS:

2,500 GPM

NOTES:

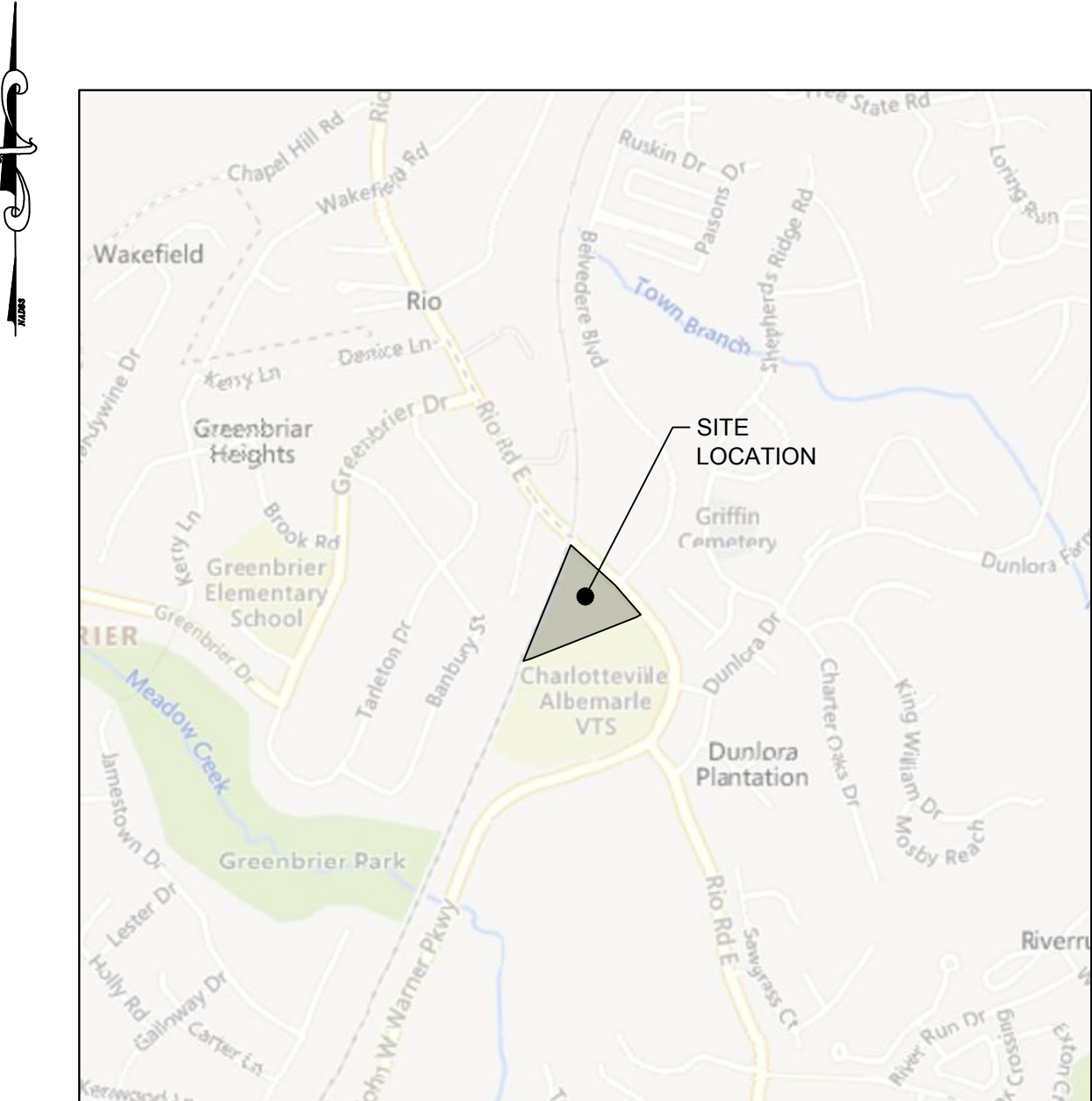
1. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBG.
2. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES SHALL BE INSTALLED IN ACCORDANCE 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.
8. MOUNT A KNOX BOX TO THE RIGHT OF THE MAIN ENTRANCE, UNLESS APPROVED BY THE FIRE MARSHAL TO BE MOUNTED ELSEWHERE.

THIS SITE IS NOT LOCATED IN THE WATERSHED OF A PUBLIC SUPPLY RESERVOIR.

SITE 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		
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: JONATHAN SHOWALTER, P.E.
TELEPHONE: (434) 327-1681

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
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C1.2	GENERAL NOTES & DETAILS
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L4.0	LIGHTING CUT SHEETS

TOTAL: 13 SHEETS

Albemarle County

Service Authority

Serving • Conserving

1618 Spotswood Road Charlottesville, VA 22911 (434) 977-4511

Hydrant Flow

Test Report

Date of Report

5/29/2025

Location

1010 Rio Road E

Pressure Zone

Urban Ring

Date and Time of Test

5/29/2025 9:37:00 AM

Minutes of Flow

2

Pipe Size (Inches)

12

Pressure Hydrant

12311

Static Pressure (psi)

77.3

Residual Pressure (psi)

75.2

☒ Q20 Looped

☐ Q20 Multiple Inline Hydrants

☐ Q20 Single Flow

☐ Sprinkler Test Single Flow

Flow Hydrant #1

10076

Pitot Pressure #1 (psi)

52.7

Yellow 1

☒

Test Flow 1

1220

Flow Hydrant #2

11091

Pitot Pressure #2 (psi)

57.4

Yellow 2

☐

Test Flow 2

1059

Flow Hydrant #3

12312

Pitot Pressure #3 (psi)

57.3

Yellow 3

☒

Test Flow 3

1267

Total Estimated Flow (gpm)

3546

AWWA Q20 Calculation (gpm)

(No value in Q20 indicates insufficient pressure drop for Q20 OR a sprinkler test.)

Comments

Hydrants were fully opened. Insufficient pressure drop to achieve a Q20 value.

For method of calculating pitot flow with a red Pollard diffuser see sec. 13, Walshi and Lutes article 1990 Journal Management and Operations AWWA. For yellow Pollard diffusers, a best fit third order polynomial equation of the Pollard flow vs. pitot pressure gauge is used.

Estimated Consumption (gal)

7092

☐ Modeling Purposes Only

Signature:

Alan Bryant

DUMPSTER PAD & ENCLOSURE DETAIL

No Scale

NOTES:

- ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
D. THE 2000 INTERNATIONAL FIRE CODE.
- SIGN LOCATIONS ARE APPROXIMATE AND ARE TO BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1 ABOVE.
- ALL SIGNS AND PAVEMENT MARKINGS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS TO BE FURNISHED AND INSTALLED WITH A 2" METAL SQUARE TUBE POST AND TYPE D FOUNDATIONS IN ACCORDANCE WITH VDOT STANDARD STP-1.
- ALL MARKING DIMENSIONS AND MATERIALS SHALL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATION SECTION 246.
A. MARKINGS 6" AND SMALLER SHALL BE VDOT TYPE A PAINT.
B. MARKING LARGER THAN 6" SHALL BE VDOT TYPE B, CLASS 1 (THERMOPLASTIC).

STRIPING AND SIGNAGE DETAIL

No Scale

CONCRETE SIDEWALK JOINT DETAIL

No Scale

CONCRETE SIDEWALK PAVEMENT SECTION

No Scale

VDOT STANDARD CG-2 CURB

No Scale

VDOT STANDARD CG-6 CURB & GUTTER

No Scale

ADA PARKING SIGNS

No Scale

PARKING SIGNS FOR THE DISABLED

No Scale

PRECAST CONCRETE WHEEL STOP

No Scale

TYPICAL PARKING SPACE DETAILS

No Scale

LIGHT DUTY ASPHALT PAVEMENT SECTION

No Scale

HEAVY DUTY ASPHALT PAVEMENT SECTION

No Scale

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DRAWN BY	
S. KIRBY	
DESIGNED BY	
S. KIRBY	
CHECKED BY	
J. SHOWALTER	
SCALE	

TIMMONS GROUP

CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA

GENERAL NOTES & DETAILS

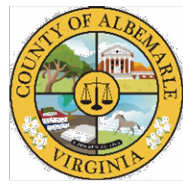
JOB NO.

55351

SHEET NO.

C1.1

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County of Albemarle
Community Development Department - Planning

Syd Shoaf
sshoaf@albemarle.org
Telephone: (434) 296-5832 ext.3902

February 21, 2025

Craig Kotarski
Timmons Group
craig.kotarski@timmons.com

RE: SP2024000012 City Church Multi-Use Space Action Letter

Dear Mr. Kotarski,

On February 5, 2025, the Board of Supervisors took action on the above noted Special Use Permit on Tax Map Parcel Number 06100-00-00-153A1 in the Rio District.

The Special Use Permit was approved by the Board's adoption of the attached Resolution and Conditions.

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- compliance with the approved SPECIAL USE PERMIT; and
- approval of any necessary SITE PLAN
- approval of a ZONING COMPLIANCE CLEARANCE.

Should you have questions regarding the above-noted action, please contact me.

Sincerely,
Syd Shoaf
Senior Planner II

CC: City Church Cville, Inc
chris@citychurchcville.com

WWW.ALBEMARLE.ORG
401 McIntire Road, North Wing, | Charlottesville, VA 22902-4579

RESOLUTION TO APPROVE SP202400012
CITY CHURCH MULTI-USE SPACE ADDITION

WHEREAS, upon consideration of the staff report prepared for SP202400012 – City Church Multi-Use Space Addition, the recommendation of the Planning Commission and the information presented at the public hearing, any comments received, and all of the relevant factors in Albemarle County Code § 18-15.2.2 and § 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

- not be a substantial detriment to adjacent parcels;
- not change the character of the adjacent parcels and the nearby area;
- be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the R-4 Residential District, and general welfare (including equity); and
- be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP202400012 – City Church Multi-Use Space Addition, subject to conditions attached hereto.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on February 5, 2025.

Claudette K. Borgersen
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Andrews	Y	—
Mr. Gallaway	Y	—
Ms. LaPisto-Kirtley	Y	—
Ms. Mallek	Y	—
Ms. McKeel	Y	—
Mr. Pruitt	Y	—

SP202400012 – City Church Multi-Use Space Addition Conditions

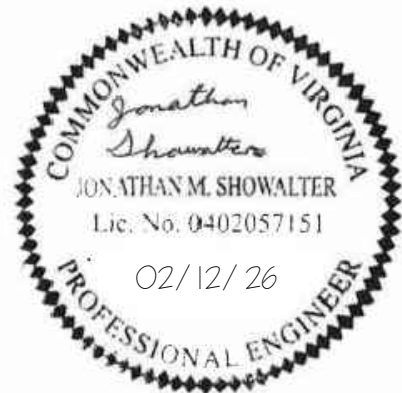
- Development of the use must be in general accord, as determined by the Director of Planning and the Zoning Administrator, with Sheet C2.1, titled "Concept Plan", provided in the document entitled "City Church Multi-Use Space Addition Application Plan", prepared by Timmons Group dated March 11, 2024, last revised November 15, 2024 (hereafter, the "Concept Plan"). To be in general accord with the Concept Plan, development and use must reflect the following major elements as shown on the plan:
 - Location of the proposed building;
 - Location of parking;
 - 20' buffer along the western property line;
 - Wooded areas to remainMinor modifications to the Concept Plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

- Landscaping may be required to exceed the minimum requirements of the ARB guidelines and/or the Zoning Ordinance, in order to mitigate the visual impacts of the proposed use.

- The area of assembly is limited to a maximum 320-seat sanctuary.

- Upon demand of the County, the owner(s) must dedicate sufficient right-of-way adjacent to Rio Road for improvements identified in the Rio Corridor Road Plan, dated June 30, 2022.

- The use must commence on or before February 5, 2030 or the permit will expire and be of no effect.



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02/12/2026		

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DESIGNED BY

S. KIRBY

CHECKED BY

J. SHOWALTER

SCALE

TIMMONS GROUP

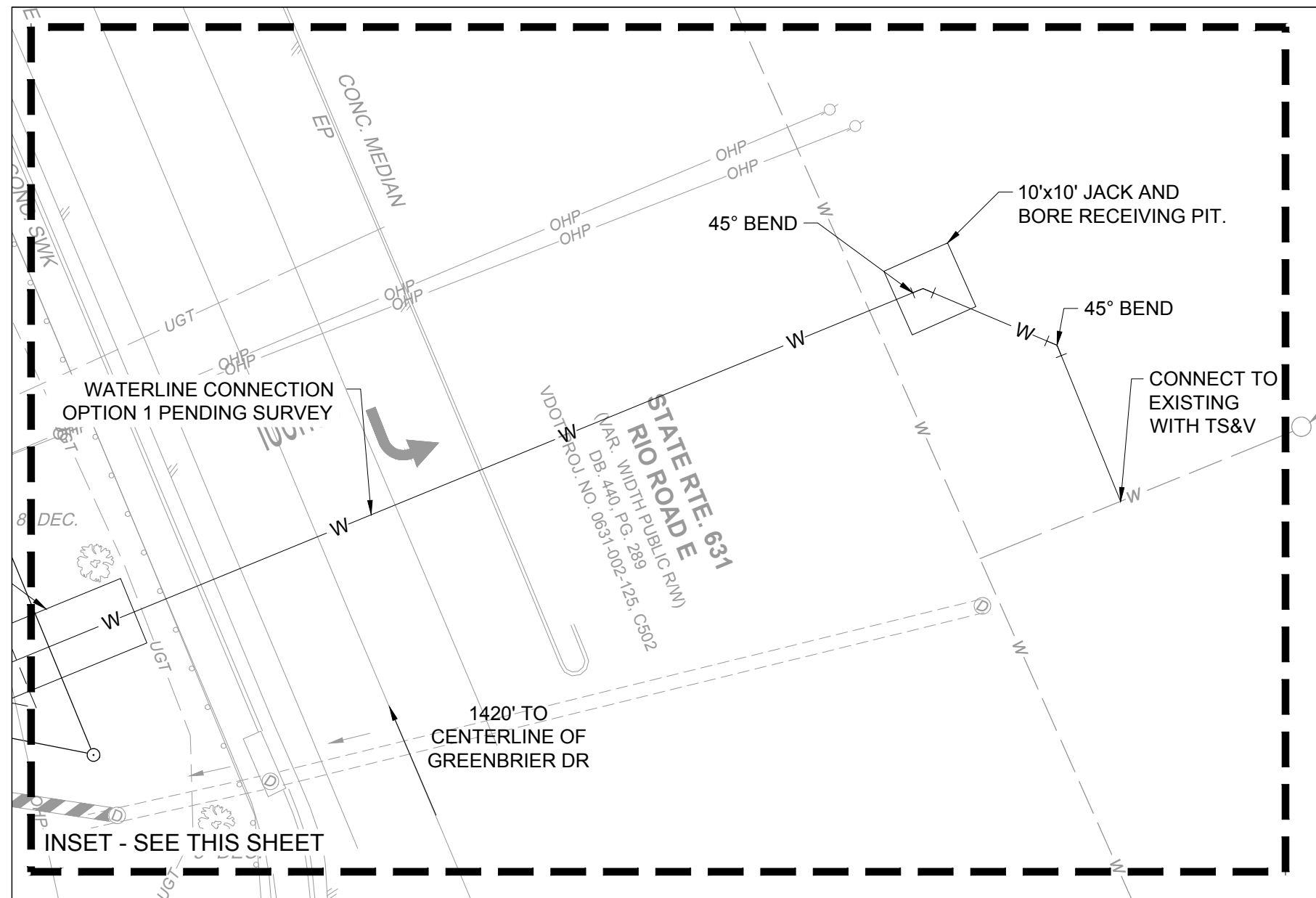
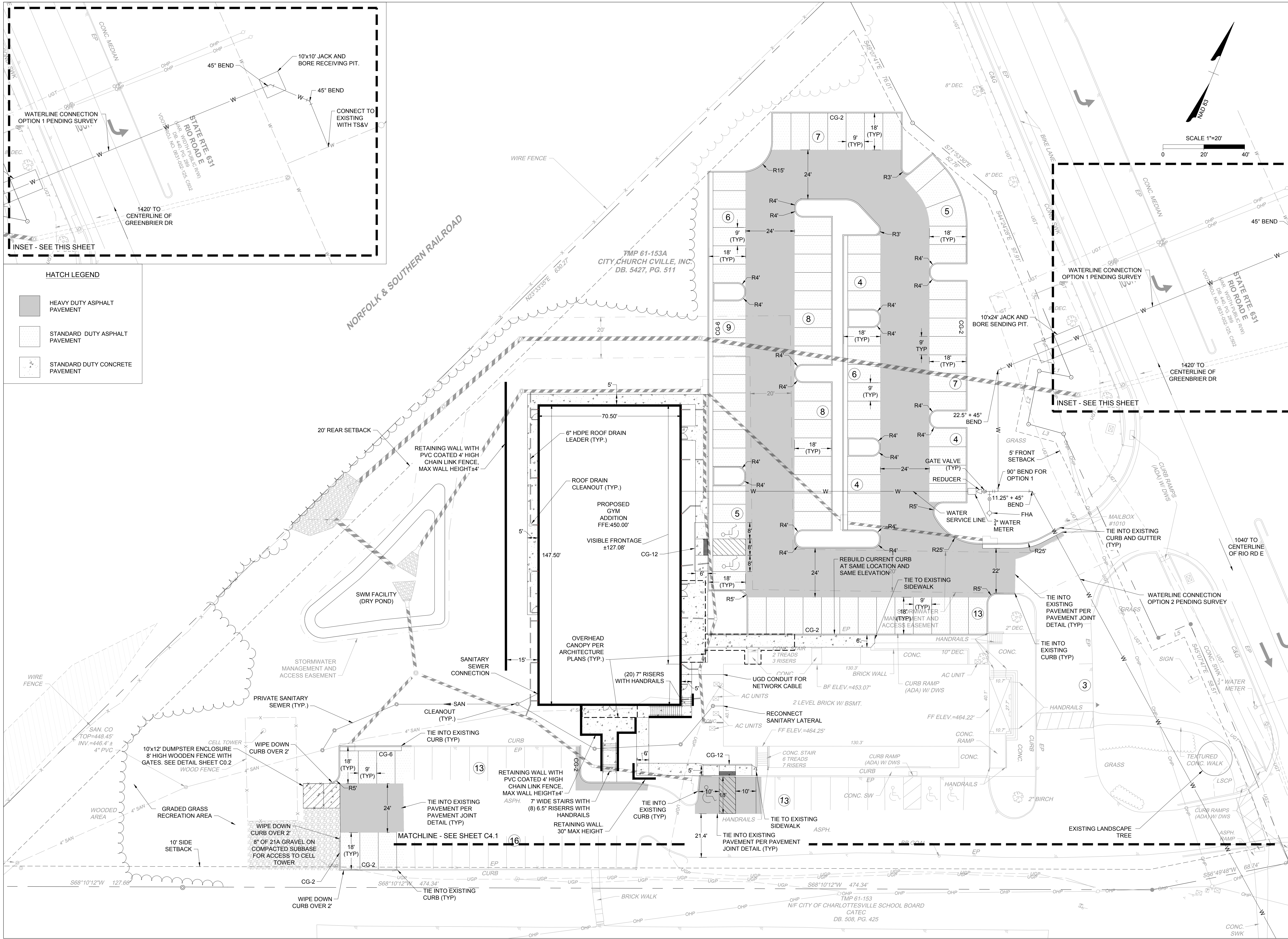
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ALBEMARLE COUNTY, VA
GENERAL NOTES & DETAILS

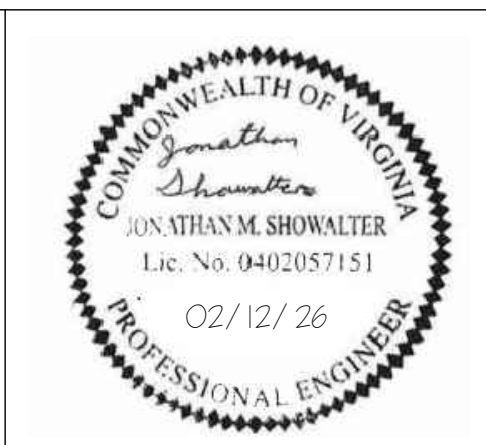
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C1.2

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HATCH LEGEND	
	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT



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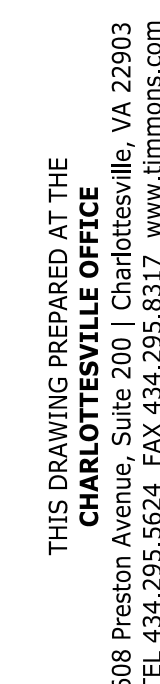
08/26/2025
DRAWN BY
S. KIRBY
DESIGNED BY
S. KIRBY
CHECKED BY
J. SHOWALTER
SCALE
1"=20'

TIMMONS GROUP

CITY CHURCH MULTI-USE SPACE ADDITION
ALBEMARLE COUNTY, VA
LAYOUT PLAN

JOB NO.	55351
SHEET NO.	C4.0

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REVISION DESCRIPTION
COUNTY COMMENTS
COUNTY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

	DATE	REVISIONS P
	11/25/2025	REVISIONS P
	02/12/2026	

DATE

08/26/2025

•

DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	1"=20'

TIMMONS GROUP

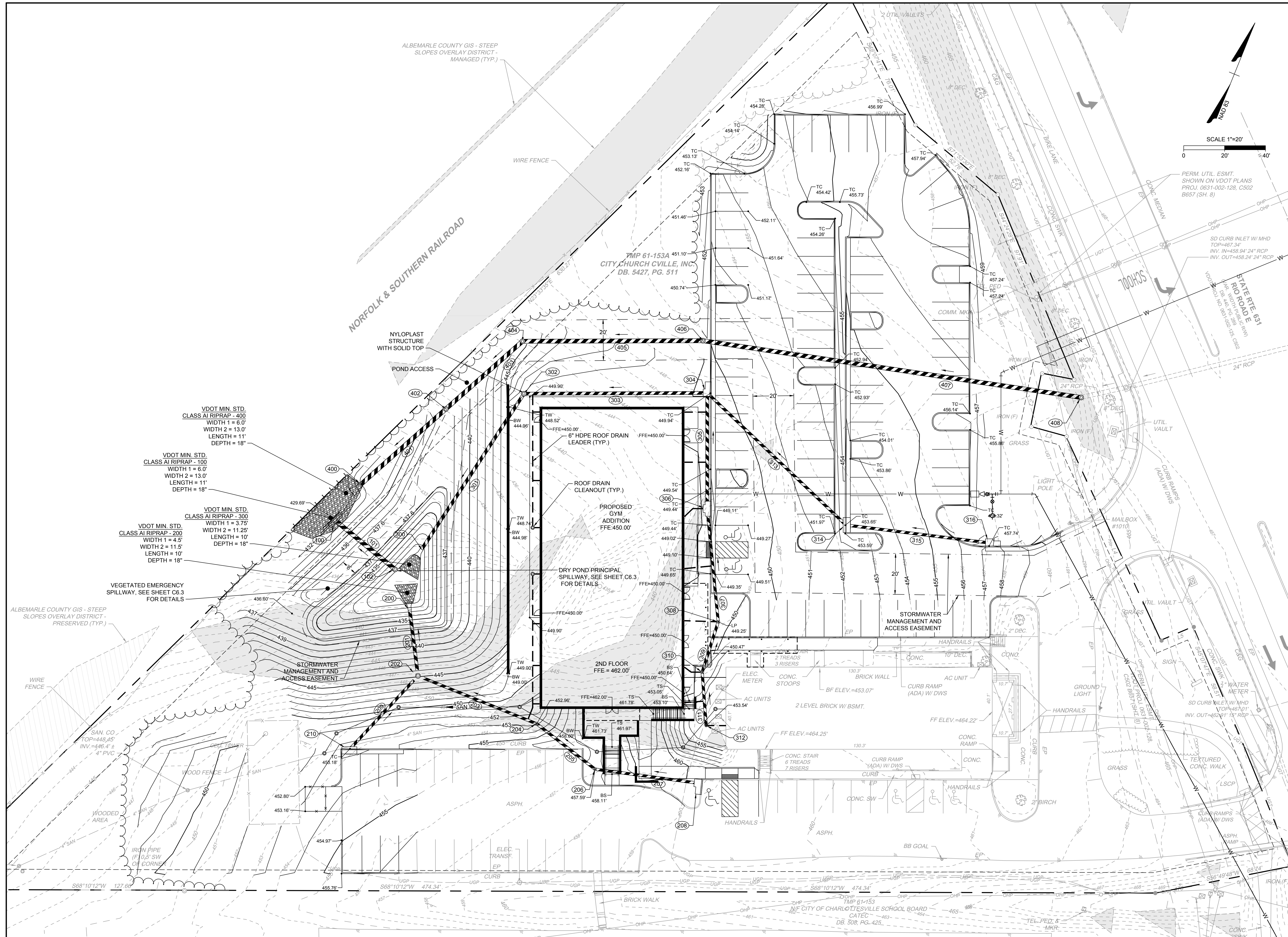
CITY CHURCH MULTI-USE SPACE ADDITION

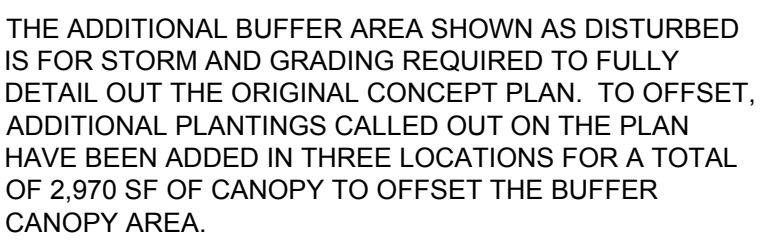
**ALBEMARLE COUNTY, VA
GRADING PLAN**

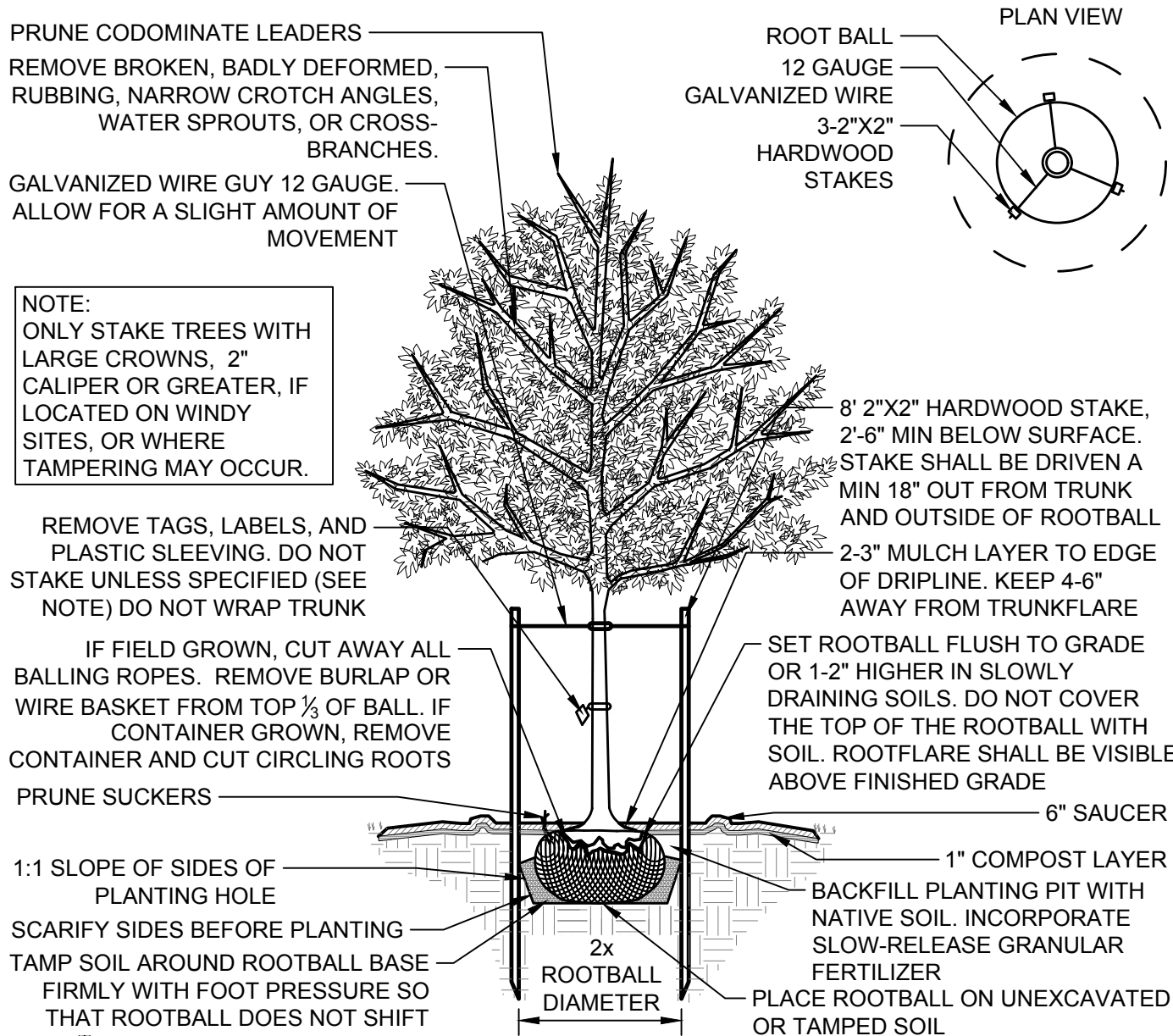
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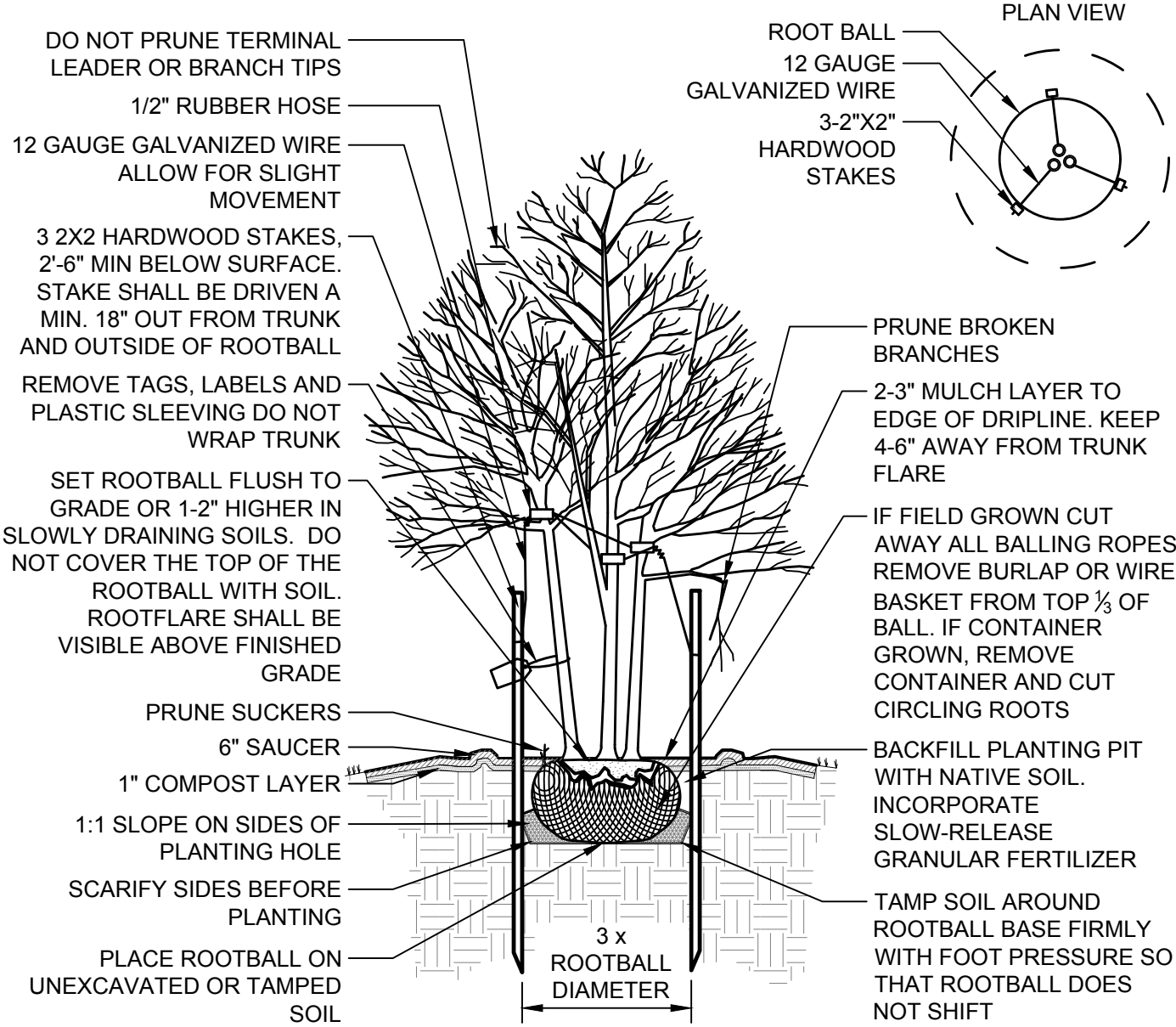






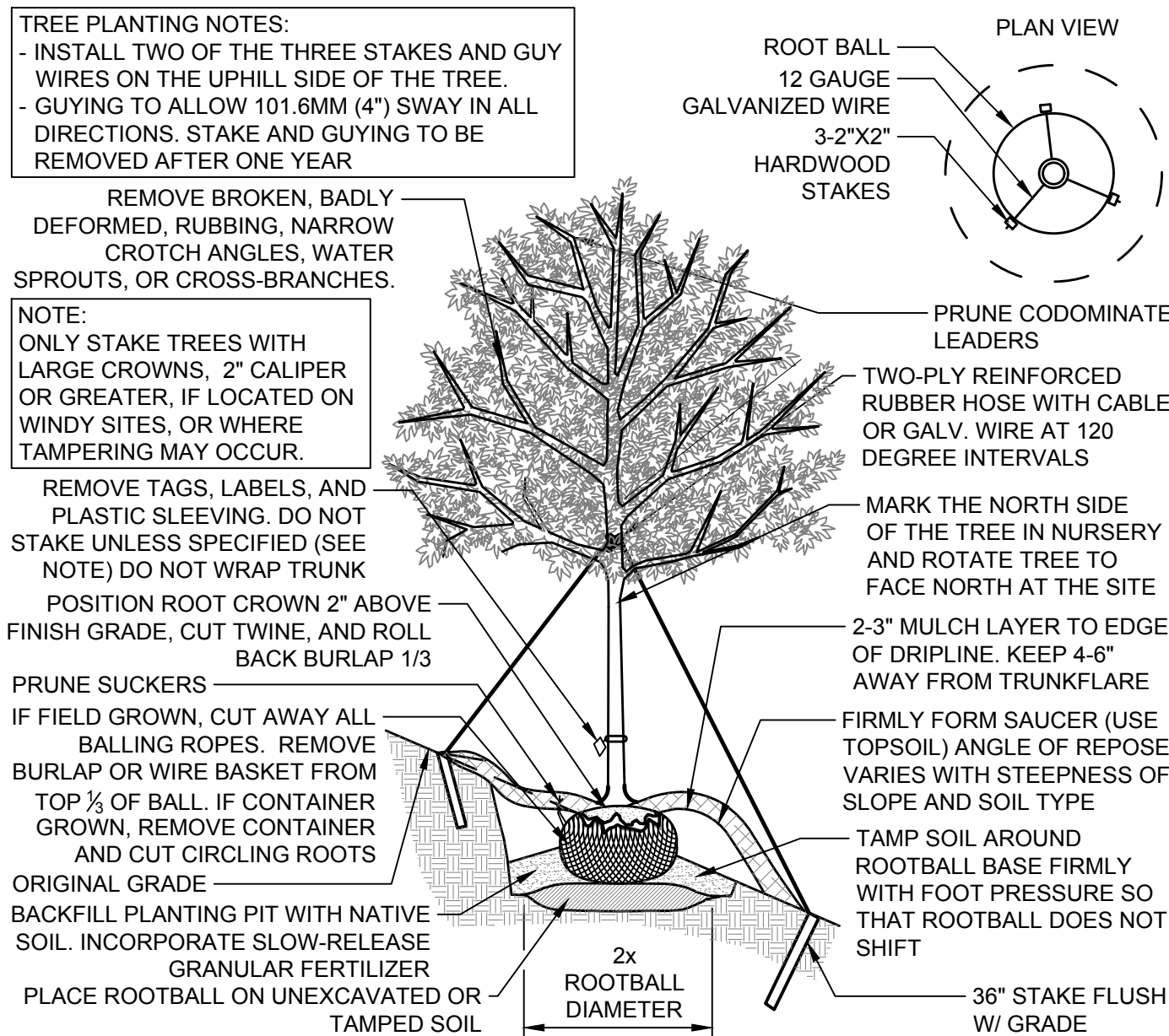
4 DECIDUOUS TREE PLANTING DETAIL

NTS



5 MULTI-STEM TREE PLANTING DETAIL

NTS



6 TREE PLANTING WITH GUYS ON SLOPE DETAIL

NTS

County of Albemarle
Conservation Plan Checklist - To be placed on Landscape Plans
(Handbook, pp.111-284-411-237 for complete specifications)

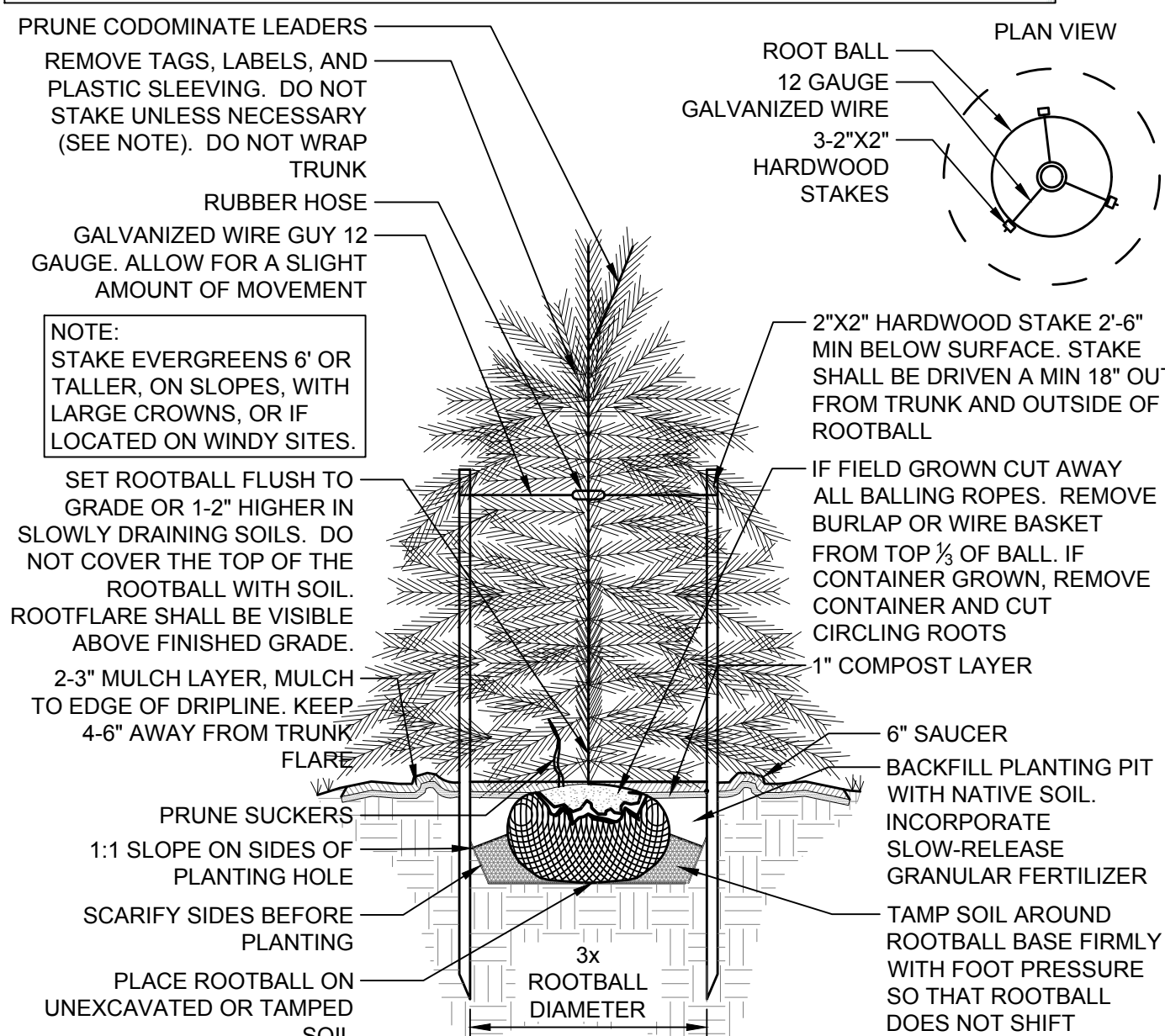
- The following items shall be shown on the plan:
 - Trees to be saved;
 - Limits of clearing (outside dripline of trees to be saved);
 - Location and type of protective fencing;
 - Grade changes requiring tree wells or walls;
 - Proposed trenching or tunneling beyond the limits of clearing;
- Markings:
 - All trees to be saved shall be marked with paint or ribbon at a height clearly visible to equipment operators;
 - No grading shall begin until the tree marking has been inspected and approved by a County Inspector;
- Pre-Construction Conference:
 - Tree preservation and protection measures shall be reviewed with the contractor on site;
- Equipment Operation and Storage:
 - Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved;
- Soil Erosion and Stormwater Detention Devices:
 - Such devices shall not adversely affect trees to be saved;
- Fires:
 - Fires are not permitted within 100 feet of the dripline of trees to be saved;
- Toxic Materials:
 - Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved;
- Protective Fencing:
 - Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing;
 - Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction;
- Tree Wells:
 - When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval;
- Tree Walls:
 - When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval;
- Trenching and Tunneling:
 - When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible; Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots;
- Cleanups:
 - Protective fencing shall be the last item removed during the final cleanup;
- Damaged Trees:
 - Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist;

NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

OWNER SIGNATURE _____ (DATE) _____

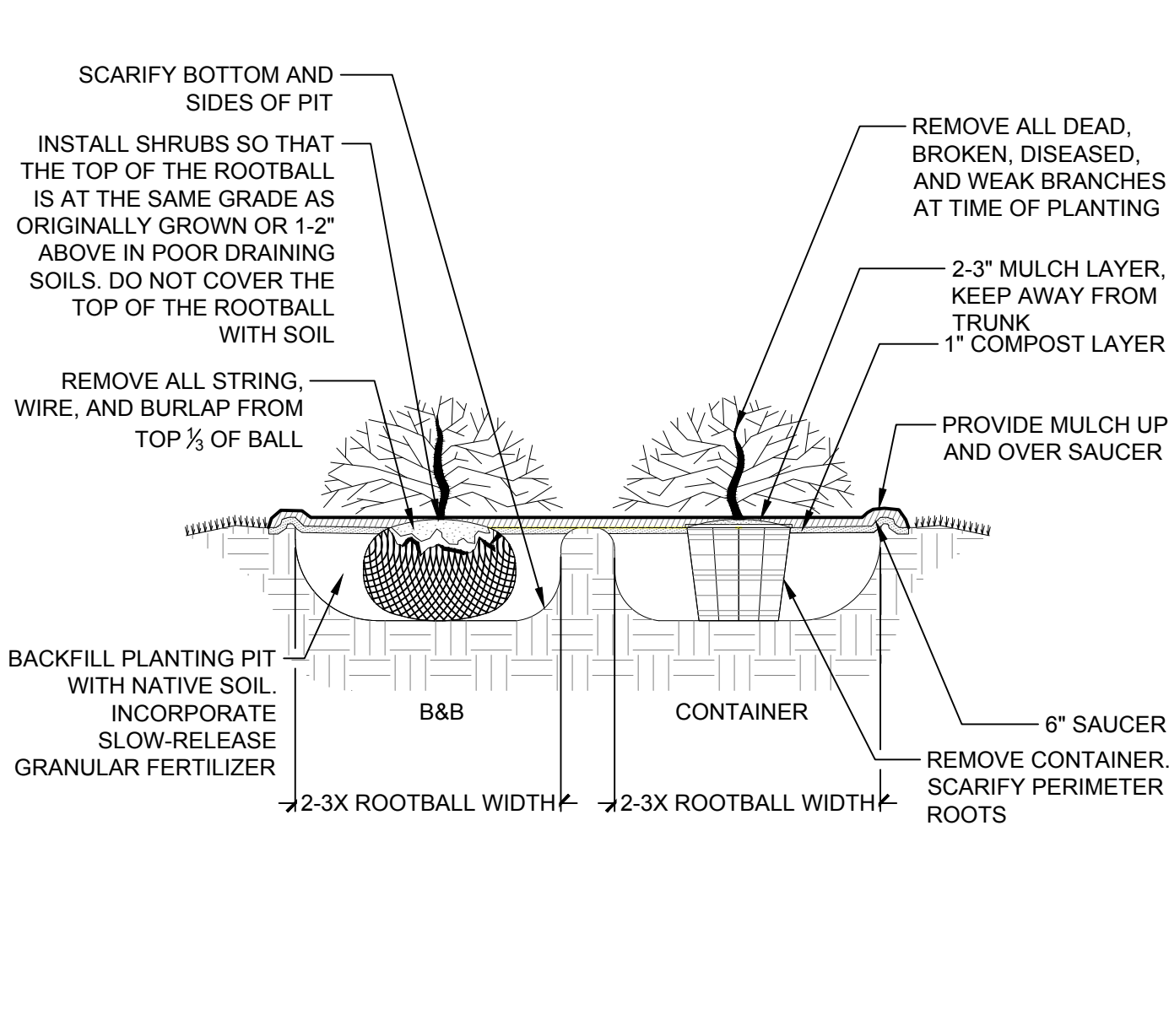
CONTRACT PURCHASER SIGNATURE _____ (DATE) _____

5/1/06 Page 1 of 1



2 EVERGREEN TREE PLANTING DETAIL

NTS



3 SHRUB PLANTING DETAIL

NTS

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING VIRGINIA 811 AT 1.800.553.3120 FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
- SOIL TESTS SHALL BE PERFORMED TO DETERMINE SOIL CHARACTER AND QUALITY. NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER TEST RESULTS TO ENSURE PLANT HEALTH.

CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

INSPECTIONS/GUARANTEES

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

1 GENERAL NOTES AND DETAILS

DETAIL-SCALE

PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY TOTAL
CANOPY TREES						
BET DUR	6	BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH	2" CAL, 6' MIN HT	B&B OR CONTAINER	464SF
NYS WIL	4	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	2.5" CAL	B&B	151SF
QUE PHE	3	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL	B&B	419SF
TIL RED	6	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3.5" CAL	B&B	222SF
ULM JEF	5	ULMUS AMERICANA 'JEFFERSON'	JEFFERSON AMERICAN ELM	3.5" CAL	B&B	2,320SF
						= 8,297SF
EVERGREEN TREES						
ILE AME	3	ILEX OPACA	AMERICAN HOLLY	6' HT.	B&B OR CONTAINER	88SF
JUN EAS	12	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6' HT.	B&B OR CONTAINER	130SF
						= 2,000SF
UNDERSTORY TREES						
AME GRA	8	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	6' HT.	B&B OR CONTAINER	130SF
COR CHE	6	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	2" CAL.	B&B OR CONTAINER	124SF
CRA VIR	9	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2" CAL.	B&B OR CONTAINER	184SF
MAG MOO	6	MAGNOLIA VIRGINIANA 'MOON GLOW'	SWEET BAY	2" CAL.	B&B OR CONTAINER	79SF
						= 3,914SF
EVERGREEN SHRUBS						
ILE INK	23	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" HT./SPRD.	CONTAINER	
ILE SCH	35	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	18" HT./SPRD.	CONTAINER	
KAL OLY	11	KALMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE MOUNTAIN LAUREL	24" HT./SPRD.	CONTAINER	
MYR DON	35	MYRICIA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	24" HT./SPRD.	CONTAINER	
						= 14,211SF

INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS * per Sec. 32.7.9.6 of the Albemarle County Code.

REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
5% OF GROSS PARKING AREA	49,490SF	49,490 X .05 = 2,474.5	2,475SF	5,762SF

INTERIOR PARKING LOT TREE REQUIREMENTS * per Sec. 32.7.9.6 of the Albemarle County Code.

PARKING LOT	REQUIREMENT	PARKING SPACES	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT 1	1 LARGE TREE PER 10 PARKING SPACES	86 NEW PARKING SPACES	86/10 = 8.6	9 LARGE TREES	9 LARGE TREES
PARKING LOT 2	1 LARGE TREE PER 10 PARKING SPACES	8 NEW PARKING SPACES	8/10 = 0.8	1 LARGE TREES	2 LARGE TREES

NOTES:
- THESE PARKING CALCULATIONS ONLY ACCOUNT FOR NEW OR RE-STRIPED PARKING LOT SPACES.

LANDSCAPING ALONG THE FRONTAGE OF E.C. STREETS * per Albemarle County ARB DESIGN GUIDELINES

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
RIO ROAD EAST	393 LF	1 LARGE TREE PER 35 LF WITH INTERSPERSED FLOWERING TREES	393/35 = 11.2	12 LARGE TREES WITH INTERSPERSED FLOWERING TREES	12 LARGE TREES 15 SMALL TREES

NOTES:
- LARGE SHADE TREES ALONG ENTRANCE CORRIDOR NEED TO BE 3.5" CALIPER IN SIZE.
- THE ROAD FRONTAGE LENGTH TOTALS 482.5LF, HOWEVER, 89.5LF WAS SUBTRACTED DUE TO ENTRY DRIVES AND EXISTING TREE CANOPY.

TREE COVER CALCULATIONS * per Sec. 32.7.9.8 of the Albemarle County Code

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
150,970 SF (GROSS SITE AREA)	10% COVER	150,970 x .1 = 15,097	15,097SF	14,430*1.25 = 18,037 (EXISTING) + 14,211SF (PROPOSED) = 32,248SF

NOTES:
- WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET, SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12".
- ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
- CONCEPTUAL TREES ARE ESTIMATED AS FOLLOWS: 250SF FOR LARGE SHADE TREES, 100SF FOR SMALL ORNAMENTAL FLOWERING TREES.
- ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT, OR A PHASE THEREOF. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION. PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 50 SQUARE FEET PER TREE, WITH A MINIMUM DIMENSION OF FIVE FEET IN ORDER TO PROTECT THE LANDSCAPING AND ALLOW FOR PROPER GROWTH. WHEEL STOPS, CURBING OR OTHER BARRIERS SHALL BE PROVIDED TO PREVENT DAMAGE TO LANDSCAPING BY VEHICLES. WHERE NECESSARY, TREES SHALL BE WELLED OR OTHERWISE PROTECTED AGAINST CHANGE OF GRADE. ALL PVIOUS AREAS OF THE SITE SHALL BE PERMANENTLY PROTECTED FROM SOIL EROSION WITH GRASS OR OTHER GROUND COVER OR MULCH MATERIAL.
- ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR A PROPERTY OWNERS' ASSOCIATION, AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.
- IF STREET TREES ARE PLANTED WITHIN THE PUBLIC STREET RIGHT-OF-WAY, THE TREES SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.



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08/22/2025
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DESIGNED BY
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N.A.

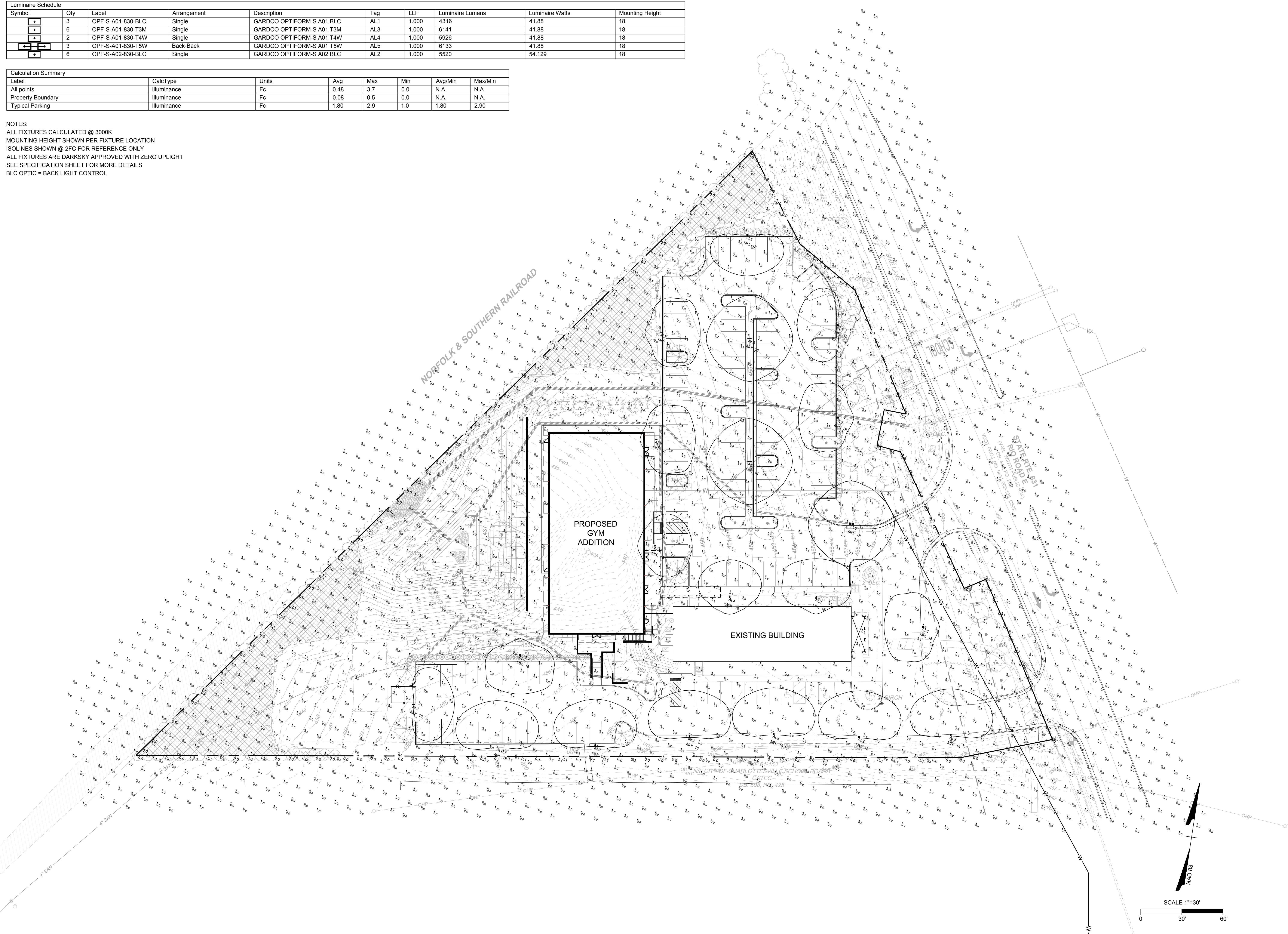
TIMMONS GROUP
CITY CHURCH MULTI-USE SPACE ADDITION
ALBEMARLE COUNTY, VA
LANDSCAPE NOTES AND DETAILS
JOB NO.
55351
SHEET NO.
L2.0

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Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
	3	OPF-S-A01-830-BLC	Single	GARDCO OPTIFORM-S A01 BLC	AL1	1.000	4316	41.88	18
	6	OPF-S-A01-830-T3M	Single	GARDCO OPTIFORM-S A01 T3M	AL3	1.000	6141	41.88	18
	2	OPF-S-A01-830-T4W	Single	GARDCO OPTIFORM-S A01 T4W	AL4	1.000	5926	41.88	18
	3	OPF-S-A01-830-T5W	Back-Back	GARDCO OPTIFORM-S A01 T5W	AL5	1.000	6133	41.88	18
	6	OPF-S-A02-830-BLC	Single	GARDCO OPTIFORM-S A02 BLC	AL2	1.000	5520	54.129	18

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
All points	Illuminance	Fc	0.48	3.7	0.0	N.A.	N.A.
Property Boundary	Illuminance	Fc	0.08	0.5	0.0	N.A.	N.A.
Typical Parking	Illuminance	Fc	1.80	2.9	1.0	1.80	2.90

NOTES:
ALL FIXTURES CALCULATED @ 3000K
MOUNTING HEIGHT SHOWN PER FIXTURE LOCATION
ISOLINES SHOWN @ 2FC FOR REFERENCE ONLY
ALL FIXTURES ARE DARKSKY APPROVED WITH ZERO UPLIGHT
SEE SPECIFICATION SHEET FOR MORE DETAILS
BLC OPTIC = BACK LIGHT CONTROL



Prepared by:
OLD DOMINION LIGHTING ASSOCIATES
3761 WESTERRE PARKWAY, SUITE D
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REVISION DESCRIPTION

DATE

DATE

08/22/2025

DRAWN BY

M. RACHNER

DESIGNED BY

M. RACHNER

CHECKED BY

C. OLDAKER

SCALE

1"=30'

TIMMONS GROUP

CITY CHURCH MULTI-USE SPACE ADDITION

ALBEMARLE COUNTY, VA

SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO.
55351

SHEET NO.
L3.0

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Site and Area

OptiForm

OPF-S Small



Project: CITY CHURCH MULTI-USE SPACE ADDITION
Location:
Cst.No.:
Type:
Lamps: Qty:
Notes:

Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Ordering guide

example: OPF-S-A01-840-T4M-AR1-120-BL50-L3-BZ

Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Mounting	Voltage
OPF-S					
OPF-S	Site and Area	Precision Plus*	827° 80CRI 2700K 120/138/148/158/168/178/188/198/208/218/228/238/248/258/268/278/288/298/308/318/328/338/348/358/368/378/388/398/408/418/428/438/448/458/468/478/488/498/508/518/528/538/548/558/568/578/588/598/608/618/628/638/648/658/668/678/688/698/708/718/728/738/748/758/768/778/788/798/808/818/828/838/848/858/868/878/888/898/908/918/928/938/948/958/968/978/988/998/1008/1018/1028/1038/1048/1058/1068/1078/1088/1098/1108/1118/1128/1138/1148/1158/1168/1178/1188/1198/1208/1218/1228/1238/1248/1258/1268/1278/1288/1298/1308/1318/1328/1338/1348/1358/1368/1378/1388/1398/1408/1418/1428/1438/1448/1458/1468/1478/1488/1498/1508/1518/1528/1538/1548/1558/1568/1578/1588/1598/1608/1618/1628/1638/1648/1658/1668/1678/1688/1698/1708/1718/1728/1738/1748/1758/1768/1778/1788/1798/1808/1818/1828/1838/1848/1858/1868/1878/1888/1898/1908/1918/1928/1938/1948/1958/1968/1978/1988/1998/2008/2018/2028/2038/2048/2058/2068/2078/2088/2098/2108/2118/2128/2138/2148/2158/2168/2178/2188/2198/2208/2218/2228/2238/2248/2258/2268/2278/2288/2298/2308/2318/2328/2338/2348/2358/2368/2378/2388/2398/2408/2418/2428/2438/2448/2458/2468/2478/2488/2498/2508/2518/2528/2538/2548/2558/2568/2578/2588/2598/2608/2618/2628/2638/2648/2658/2668/2678/2688/2698/2708/2718/2728/2738/2748/2758/2768/2778/2788/2798/2808/2818/2828/2838/2848/2858/2868/2878/2888/2898/2908/2918/2928/2938/2948/2958/2968/2978/2988/2998/3008/3018/3028/3038/3048/3058/3068/3078/3088/3098/3108/3118/3128/3138/3148/3158/3168/3178/3188/3198/3208/3218/3228/3238/3248/3258/3268/3278/3288/3298/3308/3318/3328/3338/3348/3358/3368/3378/3388/3398/3408/3418/3428/3438/3448/3458/3468/3478/3488/3498/3508/3518/3528/3538/3548/3558/3568/3578/3588/3598/3608/3618/3628/3638/3648/3658/3668/3678/3688/3698/3708/3718/3728/3738/3748/3758/3768/3778/3788/3798/3808/3818/3828/3838/3848/3858/3868/3878/3888/3898/3908/3918/3928/3938/3948/3958/3968/3978/3988/3998/4008/4018/4028/4038/4048/4058/4068/4078/4088/4098/4108/4118/4128/4138/4148/4158/4168/4178/4188/4198/4208/4218/4228/4238/4248/4258/4268/4278/4288/4298/4308/4318/4328/4338/4348/4358/4368/4378/4388/4398/4408/4418/4428/4438/4448/4458/4468/4478/4488/4498/4508/4518/4528/4538/4548/4558/4568/4578/4588/4598/4608/4618/4628/4638/4648/4658/4668/4678/4688/4698/4708/4718/4728/4738/4748/4758/4768/4778/4788/4798/4808/4818/4828/4838/4848/4858/4868/4878/4888/4898/4908/4918/4928/4938/4948/4958/4968/4978/4988/4998/5008/5018/5028/5038/5048/5058/5068/5078/5088/5098/5108/5118/5128/5138/5148/5158/5168/5178/5188/5198/5208/5218/5228/5238/5248/5258/5268/5278/5288/5298/5308/5318/5328/5338/5348/5358/5368/5378/5388/5398/5408/5418/5428/5438/5448/5458/5468/5478/5488/5498/5508/5518/5528/5538/5548/5558/5568/5578/5588/5598/5608/5618/5628/5638/5648/5658/5668/5678/5688/5698/5708/5718/5728/5738/5748/5758/5768/5778/5788/5798/5808/5818/5828/5838/5848/5858/5868/5878/5888/5898/5908/5918/5928/5938/5948/5958/5968/5978/5988/5998/6008/6018/6028/6038/6048/6058/6068/6078/6088/6098/6108/6118/6128/6138/6148/6158/6168/6178/6188/6198/6208/6218/6228/6238/6248/6258/6268/6278/6288/6298/6308/6318/6328/6338/6348/6358/6368/6378/6388/6398/6408/6418/6428/6438/6448/6458/6468/6478/6488/6498/6508/6518/6528/6538/6548/6558/6568/6578/6588/6598/6608/6618/6628/6638/6648/6658/6668/6678/6688/6698/6708/6718/6728/6738/6748/6758/6768/6778/6788/6798/6808/6818/6828/6838/6848/6858/6868/6878/6888/6898/6908/6918/6928/6938/6948/6958/6968/6978/6988/6998/7008/7018/7028/7038/7048/7058/7068/7078/7088/7098/7108/7118/7128/7138/7148/7158/7168/7178/7188/7198/7208/7218/7228/7238/7248/7258/7268/7278/7288/7298/7308/7318/7328/7338/7348/7358/7368/7378/7388/7398/7408/7418/7428/7438/7448/7458/7468/7478/7488/7498/7508/7518/7528/7538/7548/7558/7568/7578/7588/7598/7608/7618/7628/7638/7648/7658/7668/7678/7688/7698/7708/7718/7728/7738/7748/7758/7768/7778/7788/7798/7808/7818/7828/7838/7848/7858/7868/7878/7888/7898/7908/7918/7928/7938/7948/7958/7968/7978/7988/7998/8008/8018/8028/8038/8048/8058/8068/8078/8088/8098/8108/8118/8128/8138/8148/8158/8168/8178/8188/8198/8208/8218/8228/8238/8248/8258/8268/8278/8288/8298/8308/8318/8328/8338/8348/8358/8368/8378/8388/8398/8408/8418/8428/8438/8448/8458/8468/8478/8488/8498/8508/8518/8528/8538/8548/8558/8568/8578/8588/8598/8608/8618/8628/8638/8648/8658/8668/8678/8688/8698/8708/8718/8728/8738/8748/8758/8768/8778/8788/8798/8808/8818/8828/8838/8848/8858/8868/8878/8888/8898/8908/8918/8928/8938/8948/8958/8968/8978/8988/8998/9008/9018/9028/9038/9048/9058/9068/9078/9088/9098/9108/9118/9128/9138/9148/9158/9168/9178/9188/9198/9208/9218/9228/9238/9248/9258/9268/9278/9288/9298/9308/9318/9328/9338/9348/9358/9368/9378/9388/9398/9408/9418/9428/9438/9448/9458/9468/9478/9488/9498/9508/9518/9528/9538/9548/9558/9568/9578/9588/9598/9608/9618/9628/9638/9648/9658/9668/9678/9688/9698/9708/9718/9728/9738/9748/9758/9768/9778/9788/9798/9808/9818/9828/9838/9848/9858/9868/9878/9888/9898/9908/9918/9928/9938/9948/9958/9968/9978/9988/9998/10008/10018/10028/10038/10048/10058/10068/10078/10088/10098/10108/10118/10128/10138/10148/10158/10168/10178/10188/10198/10208/10218/10228/10238/1024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