

SPECIAL USE PERMIT CONCEPT PLAN AND EXHIBITS

FIELD SCHOOL OF CHARLOTTESVILLE

SP2019-00012 - AMENDMENT TO SP2015-24
TAX MAP 60, PARCEL 68
ALBEMARLE COUNTY, VIRGINIA

OWNER/DEVELOPER

Field School of Charlottesville
1408 Crozet Avenue
Crozet, Virginia 22932

ZONING

EC - Entrance Corridor
RA - Rural Areas
AIA - Airport Impact Area
SP201500024, approved March 8, 2017
permits a private school use on the site

EXISTING USE

Vacant Land

PROPOSED USE

Private school use (approved with SP201500024)
SP2019-00012 is an amendment to SP2015-00024 and proposes a revision to the limits of SP, reducing school area from 24.57 acres to 21.00 acres.

DISTRICT

Jack Jouett

SOURCE OF TITLE

DB 5149 P 187

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary is based on field survey by:
Brian S. Ray, Roger W. Ray & Assoc., Inc.
663 Berkmar Court
Charlottesville, VA 22901
Provided on January 7, 2019
Topographic data of two foot (2') contours provided by Albemarle County GIS

BENCHMARK

Datum for topography is NAVD 1988

FLOODZONE

These parcels do not lie within FEMA flood zones as defined on FIRM map 51003C0267D, dated February 4, 2005.

RESERVOIR WATERSHED

This site is located within the Ivy Creek Water Supply Watershed.
This site is located within a water supply protection area.

WATER & SANITARY SERVICES

Potable water services are to be provided by the Albemarle County Service Authority.
At such time when a septic system is proposed for this site, Virginia Department of Health permitting and approvals shall be required. In conjunction with SP201500024, central sewerage system approved by the Board of Supervisors on April 12, 2017. The County Engineer and the Health Department shall approve the applicant's final plans before the central sewerage system is constructed. The number of connections shall be limited to three (3) connections.

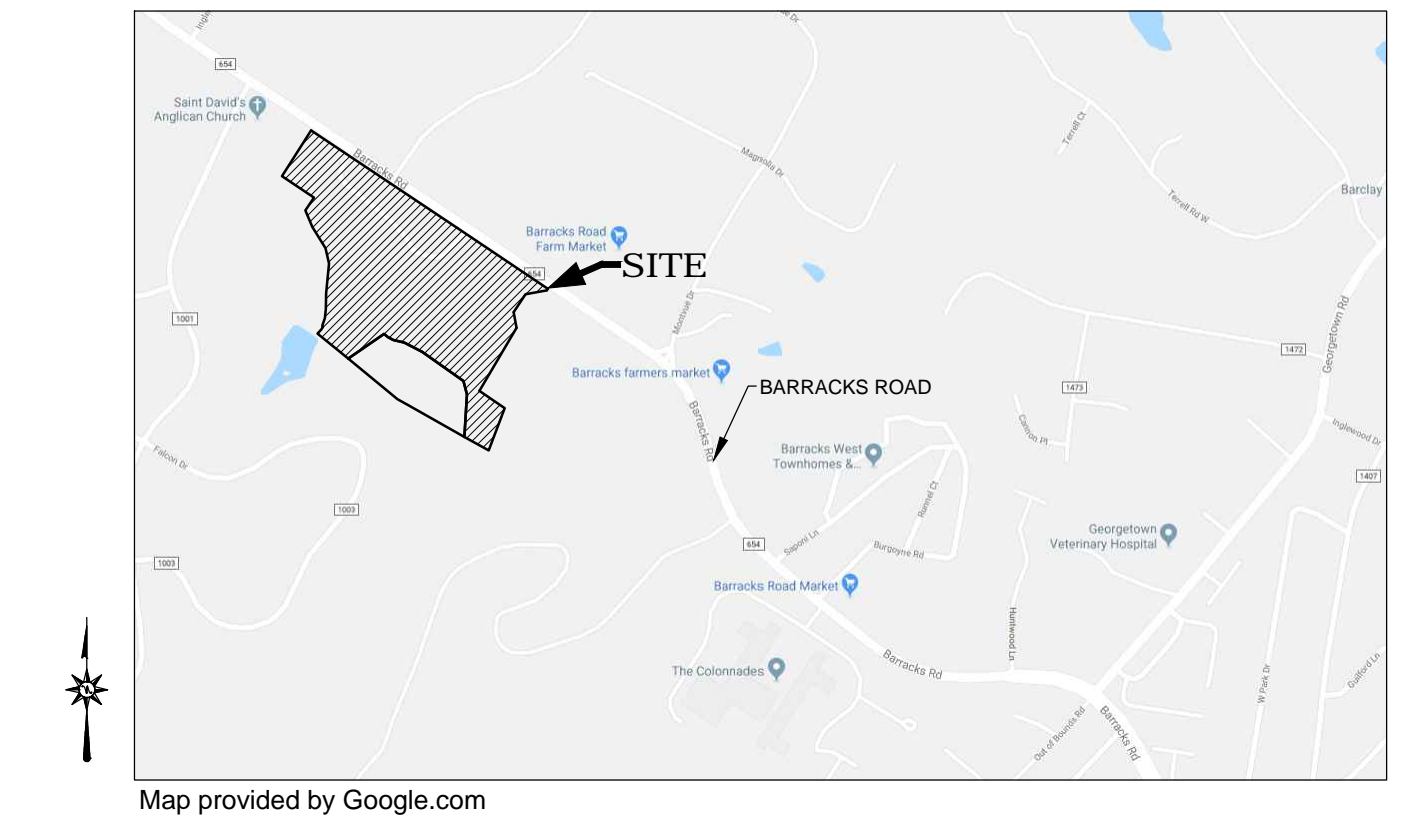
CRITICAL SLOPES

Critical slopes are present on this property. 0.85 AC of critical slopes disturbance approved by special exception in conjunction with SP201500024.

WATER PROTECTION ORDINANCE

A 100' stream buffer exists on the property.

VICINITY MAP SCALE : 1"=1000'



SHEET INDEX

- C1 COVER SHEET
- C2 APPROVED SP2015-24 CONCEPT PLAN/EXHIBITS & CONDITIONS
- C3 APPROVED SP2015-24 CONCEPT PLAN/EXHIBITS & CONDITIONS
- C4 EXISTING CONDITIONS
- C5 BOUNDARY LINE ADJUSTMENT
- C6 GENERAL CONDITIONS OF DEVELOPMENT
- C7 EXHIBIT - CONCEPTUAL PLAN OF DEVELOPMENT



912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA 22902 JUSTIN@SHIMP-ENGINEERING.COM

SP CONCEPT PLAN AND EXHIBITS
FIELD SCHOOL OF CHARLOTTESVILLE

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2019.11.18
REVISION:
2020.02.18
2020.05.06

FILE NO: 15.032

COVER

SHEET C1 of C7

C1

**RESOLUTION TO APPROVE
SP 2017-24 THE FIELD SCHOOL OF CHARLOTTESVILLE**

WHEREAS, The Field School of Charlottesville submitted an application for a special use permit to construct a new private school on Tax Map Parcel Numbers 06000-00-00-06800 and 06000-00-00-068E0, and the application is identified as SP201500024 The Field School of Charlottesville ("SP 2015-24); and

WHEREAS, on December 13, 2016, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2015-24 with conditions; and

WHEREAS, on March 8, 2017, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2015-24.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for SP 2015-24 and all of its attachments, the information presented at the public hearing, and the factors relevant to a special use permit in Albemarle County Code § 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2015-24, subject to the 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 ____ to ____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Dill	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____
Mr. Sheffield	_____	_____

**SP-2015-24 The Field School of Charlottesville
Special Use Permit Conditions**

- Development of the use shall be in general accord with sheet four (4) of the concept plan entitled "Special Use Concept Plan and Exhibits for Field School of Charlottesville" prepared by Shimp Engineering, P.C., revision #5, dated October 27, 2016, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the concept plan, the development and use shall reflect the following major elements as shown on the concept plan:
 - Locations of buildings and sports fields within the indicated envelopes
 - Maximum total building footprint of thirty thousand (30,000) square feet
 - Maximum footprint of twelve thousand (12,000) square feet for any single building
 - Preservation and installation of tree buffers as indicated
 - Preservation of wooded areas and slopes outside of building and sports field envelopes as indicated
 Minor modifications to the plan which are in general accord with the elements above may be made to ensure compliance with the Zoning Ordinance. Modifications are to be considered in terms of minimizing or improving impacts on adjoining properties and roadways. Buildings and parking may be developed in phases.
- The maximum enrollment shall be one hundred fifty (150) students.
- Classroom instruction shall not begin before eight o'clock a.m. (8:00 a.m.) and shall not continue later than five o'clock p.m. (5:00 p.m.). These hours shall not apply to sports events. Classes shall not be held on Saturday or Sunday.
- Occasional non-sporting school-related events may occur on and after five o'clock p.m. (5:00 p.m.) on Monday through Friday and at any hours on Saturday and Sunday. Occasional community events may occur on and after six o'clock p.m. (6:00 p.m.) on Monday through Friday and at any hours on Saturday and Sunday.
- No construction for the use shall begin without written approval of the proposed septic facilities from the Virginia Department of Health
- No outdoor lighting of sports fields shall be installed for this use.
- There shall be no outdoor amplified sound associated with this use.
- Any new outdoor lighting shall be only full cut-off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at the property lines to no greater than 0.3 foot candles shall be submitted to the Zoning Administrator or her designee for approval.
- If the construction of the private school for which this Special Use Permit is issued is not commenced by February 28, 2022, the permit shall be deemed abandoned and the authority granted there under shall thereupon terminate.

**SPECIAL USE PERMIT CONCEPT PLAN AND EXHIBITS FOR
THE FIELD SCHOOL OF CHARLOTTESVILLE
SP 2015-00024
Albemarle County, Virginia**



RENDERED CONCEPT OF DEVELOPMENT (not to scale)

SPECIAL USE PERMIT APPLICATION FOR:
TAX MAP 60, PARCEL 60

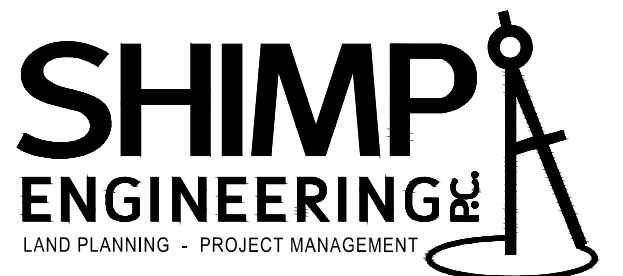
JACK JOUETT MAGISTERIAL DISTRICT,
ALBEMARLE COUNTY, VIRGINIA
JUNE 15, 2015

Current Revision Date: October 27, 2016



- SHEET INDEX**
- C1 - COVER SHEET
 - C2 - EXHIBIT - BOUNDARY LINE ADJUSTMENT
 - C3 - EXHIBIT - EXISTING CONDITIONS
 - C4 - CONCEPT PLAN OF DEVELOPMENT-GUIDELINES
 - C5 - EXHIBIT - CONCEPTUAL PLAN OF DEVELOPMENT

SHEET 1 OF 5



912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA 22902 JUSTIN@SHIMP-ENGINEERING.COM

**RESOLUTION TO APPROVE SPECIAL EXCEPTION
FOR SP 2015-24 THE FIELD SCHOOL OF CHARLOTTESVILLE**

ATTACHMENT 5

WHEREAS, The Field School of Charlottesville submitted an application for a special use permit to construct a new private school on Tax Map Parcel Numbers 06000-00-00-06800 and 06000-00-00-068E0 (collectively, the "Property") ("SP 2015-24); and

WHEREAS, The Field School of Charlottesville filed a request for a special exception in conjunction with SP 2015-24 to allow the disturbance of .85 acres of existing critical slopes, as the Property is depicted on the pending plans under review by the County's Department of Community Development.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the executive summary prepared in conjunction with the application, and its supporting analysis, the plans entitled "Special Use Permit Concept Plan and Exhibits for the Field School of Charlottesville" prepared by Shimp Engineering, P.C., and last revised on October 27, 2016, and all of the factors relevant to the special exception in Albemarle County Code § 18-4.2.5, the Albemarle County Board of Supervisors hereby approves the special exception to authorize the disturbance of critical slopes for the Field School of Charlottesville's construction of a new private school on the Property, subject to the conditions attached hereto.

* * * * *

SP 2015-24, The Field School of Charlottesville Special Exception Conditions

- The area of land disturbance on critical slopes shall not exceed .85 acres as shown on pages 3 and 4 of the plan entitled "Special Use Permit Concept Plan and Exhibits for the Field School of Charlottesville" prepared by Shimp Engineering, L.C. and last revised on October 27, 2016.
- Any land disturbing activity located within the critical slopes shall comply with the design standards in County Code § 18-30.7.5.

**RESOLUTION TO APPROVE
A CENTRAL SEWERAGE SYSTEM
ON TAX MAP PARCELS 06000-00-00-06800
AND 06000-00-00-068E0**

WHEREAS, on March 8, 2017, the Board of Supervisors approved the Field School of Charlottesville's request for a special use permit to construct a new private school on Tax Map Parcels 06000-00-00-06800 and 06000-00-00-068E0 (collectively, the "property"), and the application is identified as Special Use Permit SP201500024 The Field School of Charlottesville ("SP 2015-24); and

WHEREAS, in conjunction with SP 2015-24, the Field School of Charlottesville requested approval of a central sewerage system to serve its private school on the property; and

WHEREAS, on April 12, 2017, the Albemarle County Board of Supervisors considered the Field School of Charlottesville's request for approval of a central sewerage system on the property.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the staff report prepared for this request and all of its attachments, the information presented to the Board of Supervisors, and the factors relevant to central sewerage systems in County Code Chapter 16 and the Albemarle County Comprehensive Plan, the Albemarle County Board of Supervisors hereby approves the Field School of Charlottesville's request for a central sewerage system on Tax Map Parcels 06000-00-00-06800 and 06000-00-00-068E0, subject to the conditions contained herein.

* * * * *

The Field School of Charlottesville Central Sewerage System Conditions

- The County Engineer and the Health Department shall approve the applicant's final plans before the central sewerage system is constructed.
- The number of connections shall be limited to three (3) connections.

**SP CONCEPT PLAN AND EXHIBITS
FIELD SCHOOL OF
CHARLOTTESVILLE**

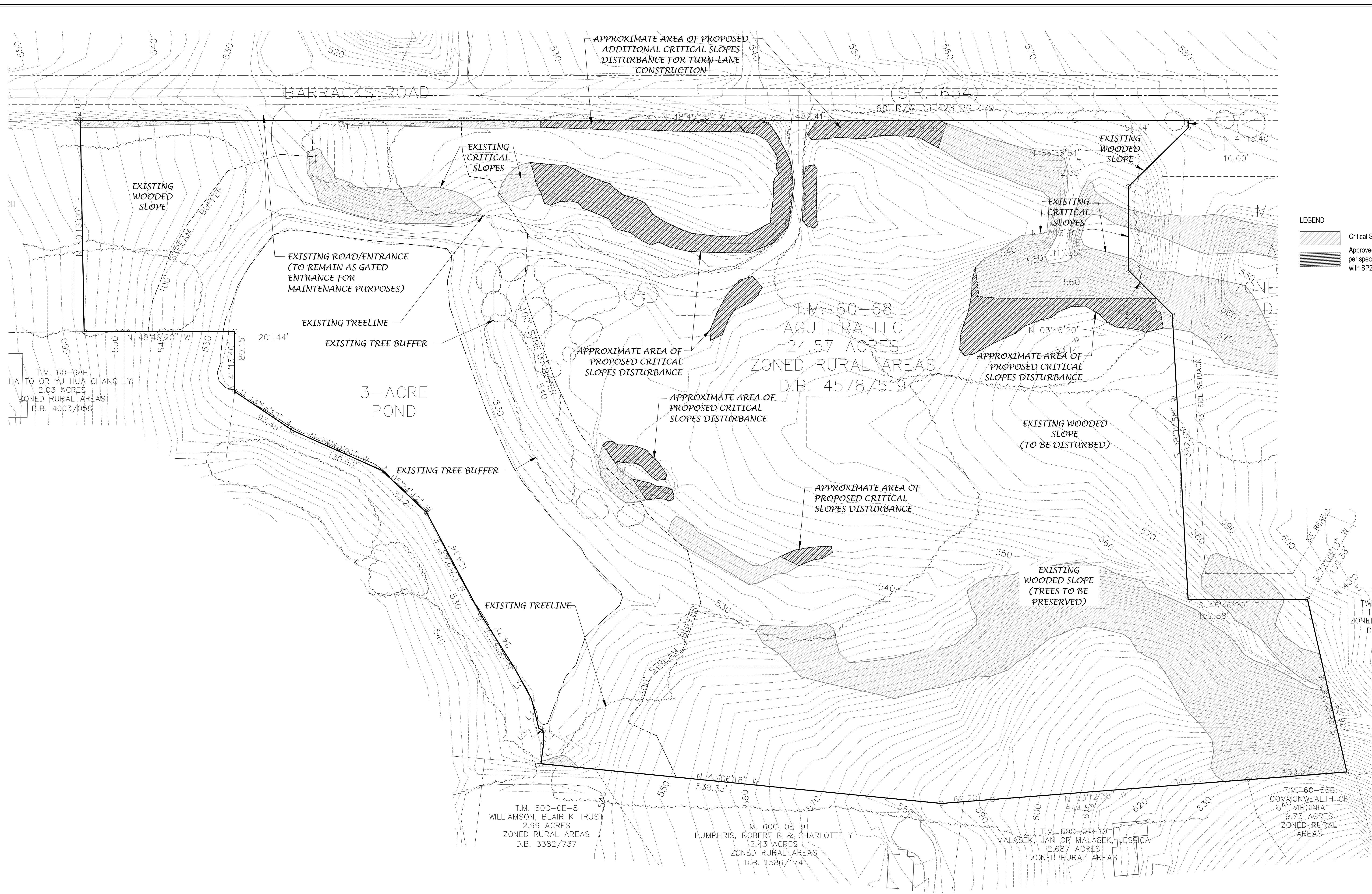
ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2019.11.18
REVISION:
2020.02.18
2020.05.06

FILE NO: 15.032

**APPROVED SP2015-24
CONCEPT PLAN AND
EXHIBITS, AND
CONDITIONS
SHEET C2 || C1**

C2

GENERAL NOTES:
Approvals and concept plan affiliated with SP201500024 included for reference purposes.



LEGEND

- Critical Slopes
- Approved Critical Slopes Disturbance per special exception approved with SP2015-24

SHIMP ENGINEERING
 LAND PLANNING - PROJECT MANAGEMENT

912 E. HIGH ST. CHARLOTTEVILLE VA 22902 434.227.5140 JUSTIN@SHIMP-ENGINEERING.COM

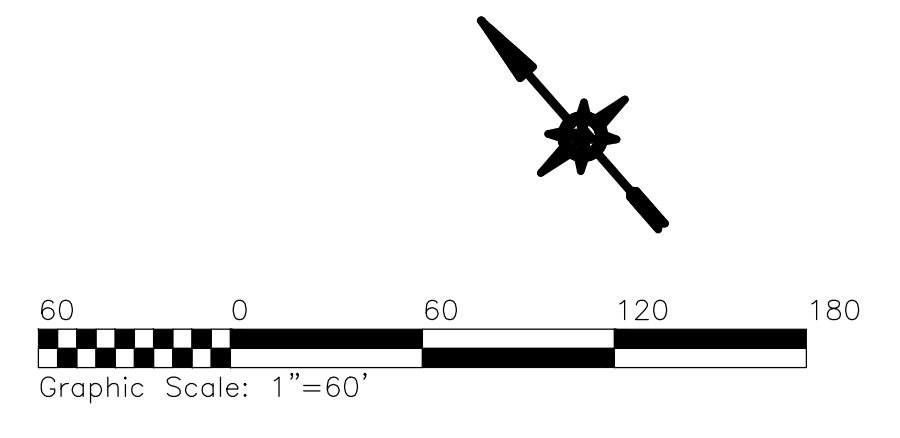
SP CONCEPT PLAN AND EXHIBITS
FIELD SCHOOL OF CHARLOTTEVILLE

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION: 2019.11.18
REVISION: 2020.02.18
 2020.05.06

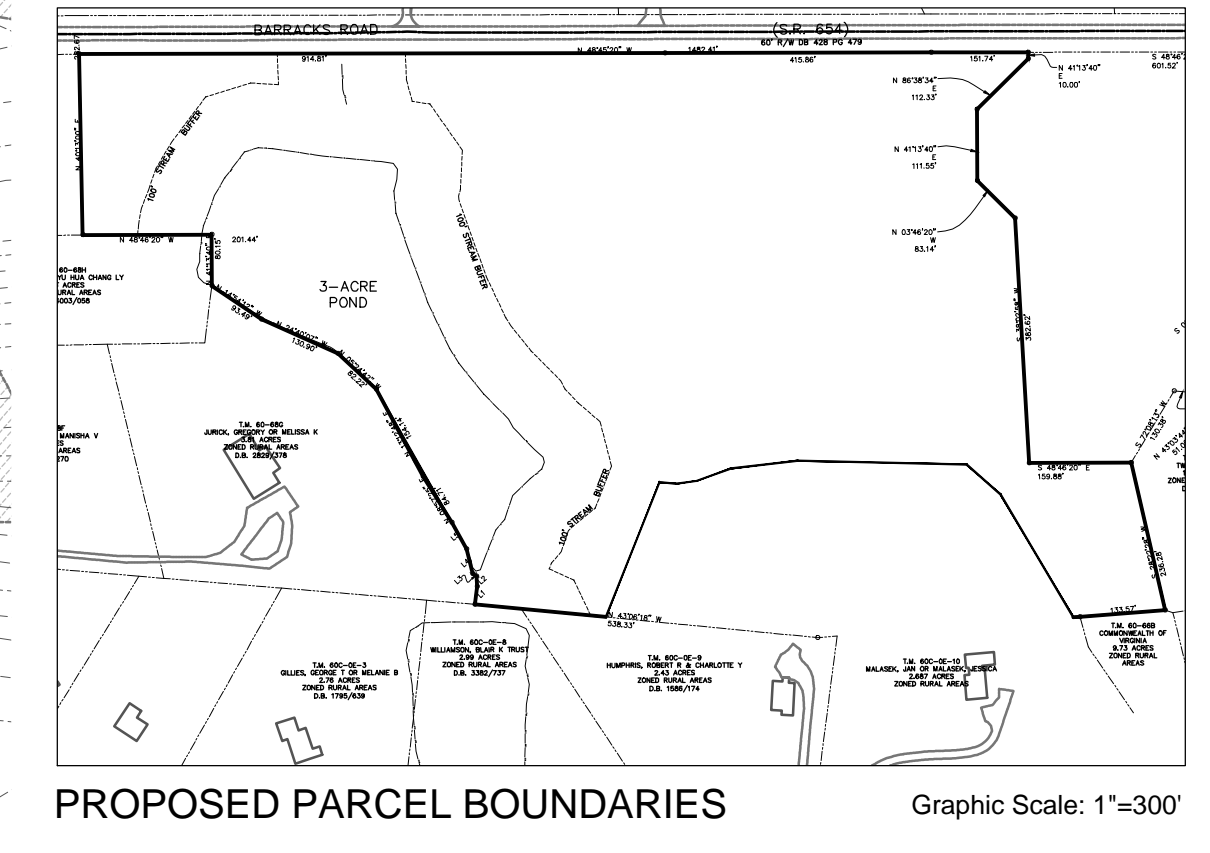
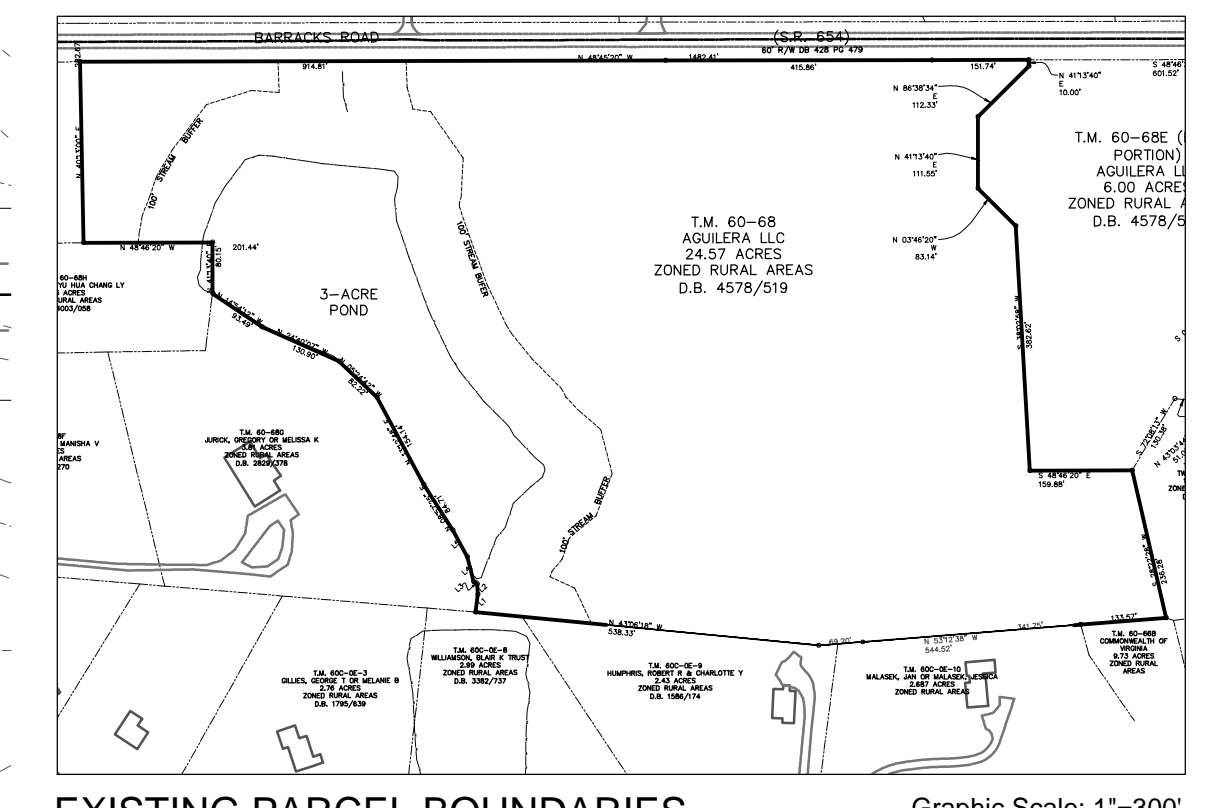
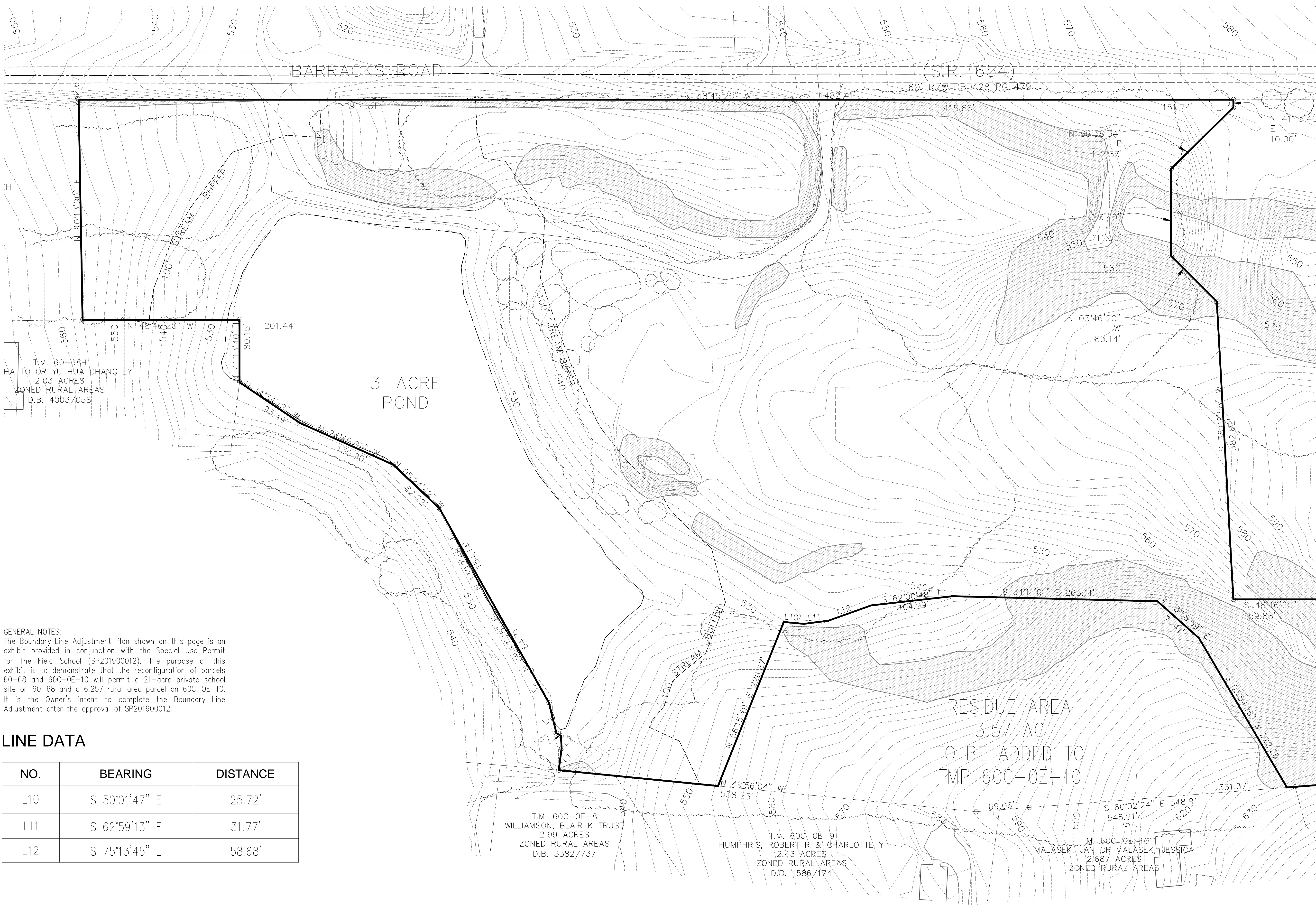
FILE NO: 15.032

EXISTING CONDITIONS

SHEET C4 of C7



C4



SHIMP ENGINEERING & LAND PLANNING - PROJECT MANAGEMENT

912 E. HIGH ST. CHARLOTTEVILLE VA 22902 434.227.5140 JUSTIN@SHIMP-ENGINEERING.COM

GENERAL NOTES:
The Boundary Line Adjustment Plan shown on this page is an exhibit provided in conjunction with the Special Use Permit for The Field School (SP201900012). The purpose of this exhibit is to demonstrate that the reconfiguration of parcels 60-68 and 60C-0E-10 will permit a 21-acre private school site on 60-68 and a 6.257 rural area parcel on 60C-0E-10. It is the Owner's intent to complete the Boundary Line Adjustment after the approval of SP201900012.

LINE DATA

NO.	BEARING	DISTANCE
L10	S 50°01'47" E	25.72'
L11	S 62°59'13" E	31.77'
L12	S 75°13'45" E	58.68'

AREA SUMMARY

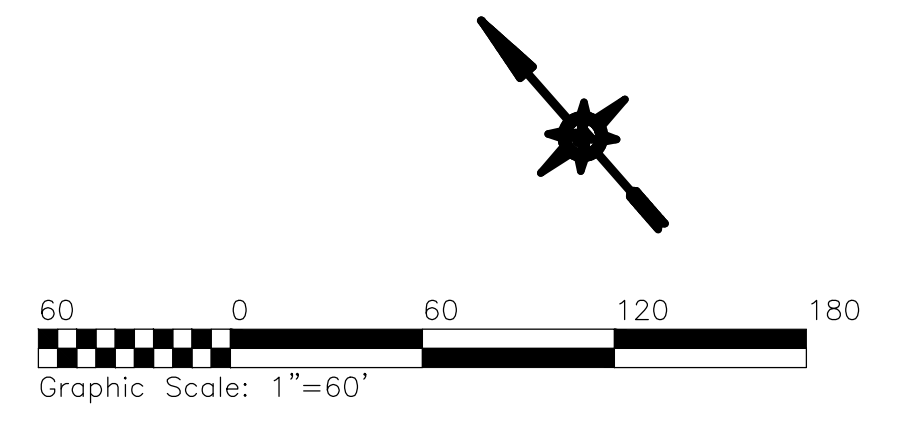
TMP 06000-00-00-06800	ACRES	TMP 060C0-00-0E-01000	ACRES
TMP 06000-00-00-06800	24.57	TMP 060C0-00-0E-01000	2.687
RESIDUE AREA	-3.57	RESIDUE AREA	3.57
TMP 06000-00-00-06800 (REVISED)	21.00	TMP 06000-00-00-06800 (REVISED)	6.257

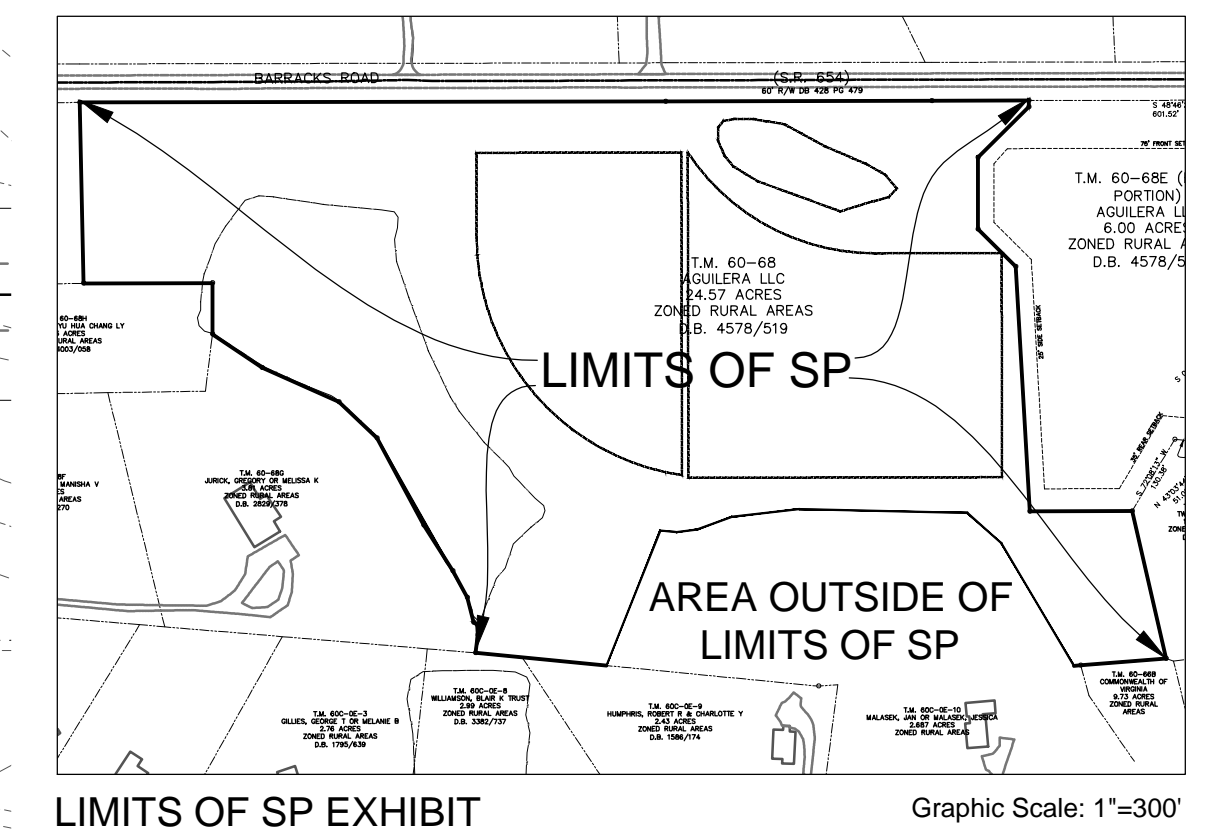
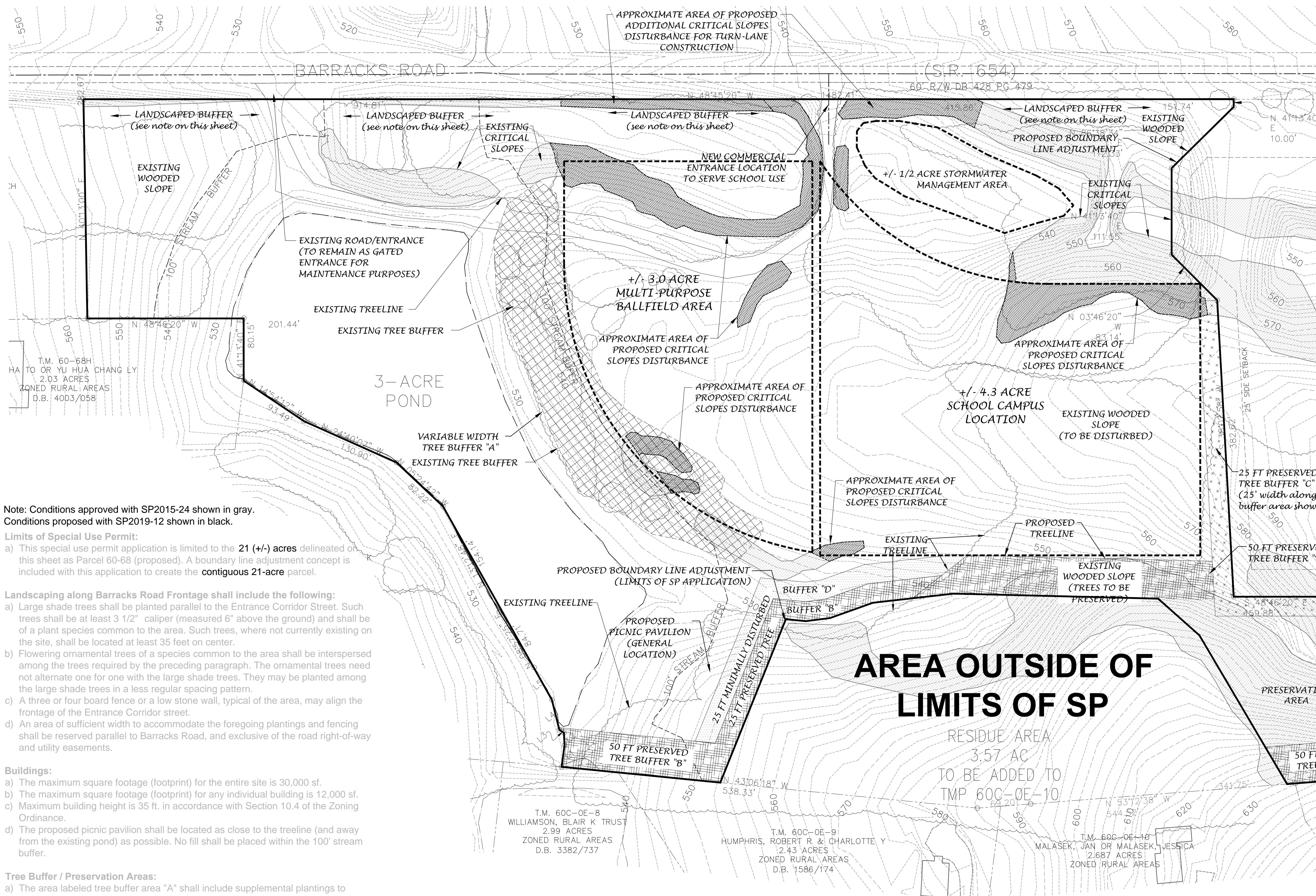
SP CONCEPT PLAN AND EXHIBITS
FIELD SCHOOL OF CHARLOTTEVILLE

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2019.11.18
REVISION:
2020.02.18
2020.05.06

FILE NO: 15.032

BOUNDARY LINE ADJUSTMENT EXHIBIT
SHEET C5 of C7





- LEGEND**
- Critical Slopes
 - Approved Critical Slopes Disturbance per special exception approved with SP2015-24
 - Tree Buffer "A"
 - Tree Buffer "B"
 - Tree Buffer "C"
 - Minimally Disturbed Buffer "D"
- *Refer to notes on left

SHIMP ENGINEERING
 LAND PLANNING - PROJECT MANAGEMENT
 912 E. HIGH ST. CHARLOTTEVILLE VA 22902 434.227.5140
 JUSTIN@SHIMP-ENGINEERING.COM

Note: Conditions approved with SP2015-24 shown in gray. Conditions proposed with SP2019-12 shown in black.

Limits of Special Use Permit:

a) This special use permit application is limited to the 21 (+/-) acres delineated on this sheet as Parcel 60-68 (proposed). A boundary line adjustment concept is included with this application to create the contiguous 21-acre parcel.

Landscaping along Barracks Road Frontage shall include the following:

a) Large shade trees shall be planted parallel to the Entrance Corridor Street. Such trees shall be at least 3 1/2" caliper (measured 6" above the ground) and shall be of a plant species common to the area. Such trees, where not currently existing on the site, shall be located at least 35 feet on center.

b) Flowering ornamental trees of a species common to the area shall be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern.

c) A three or four board fence or a low stone wall, typical of the area, may align the frontage of the Entrance Corridor street.

d) An area of sufficient width to accommodate the foregoing plantings and fencing shall be reserved parallel to Barracks Road, and exclusive of the road right-of-way and utility easements.

Buildings:

a) The maximum square footage (footprint) for the entire site is 30,000 sf.

b) The maximum square footage (footprint) for any individual building is 12,000 sf.

c) Maximum building height is 35 ft. in accordance with Section 10.4 of the Zoning Ordinance.

d) The proposed picnic pavilion shall be located as close to the treeline (and away from the existing pond) as possible. No fill shall be placed within the 100' stream buffer.

Tree Buffer / Preservation Areas:

a) The area labeled tree buffer area "A" shall include supplemental plantings to provide the equivalent of two staggered rows of mixed native deciduous and evergreen trees planted at 25 feet on center along with interspersed shrubs.

b) Existing trees over 4" in diameter shall not be removed in the area labeled tree buffer area "B". Any trees over 6" in diameter that might require removal for the installation of a drainfield shall be replanted, in the ratio of two new trees per one tree removed, in the same location to provide a buffer for adjoining land owners.

c) The equivalent of two staggered rows of mixed native deciduous and evergreen trees planted at 25 feet on center along with interspersed shrubs shall be planted in the area labeled as tree buffer area "C".

d) Minimally disturbed area "D" shall be maintained in as natural condition as possible however, disturbance for nature trails to the pavilion and disturbance for temporary construction access during pavilion construction shall be allowed in minimally disturbed buffer "D".

AREA OUTSIDE OF LIMITS OF SP

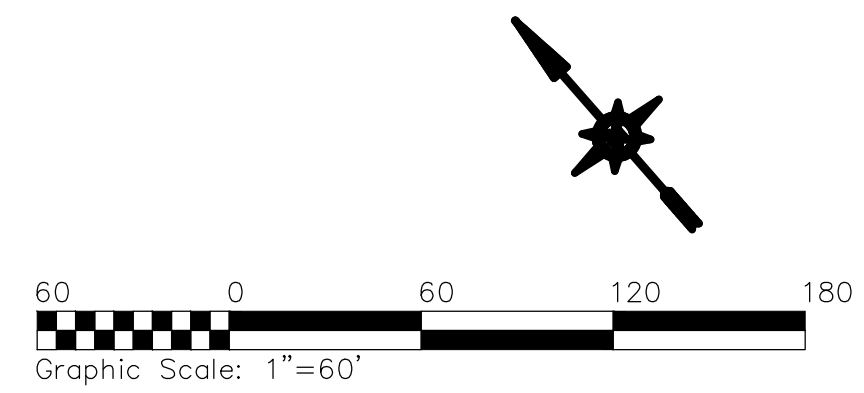
RESIDUE AREA
 3.57 AC
 TO BE ADDED TO
 TMP 60C-0E-10

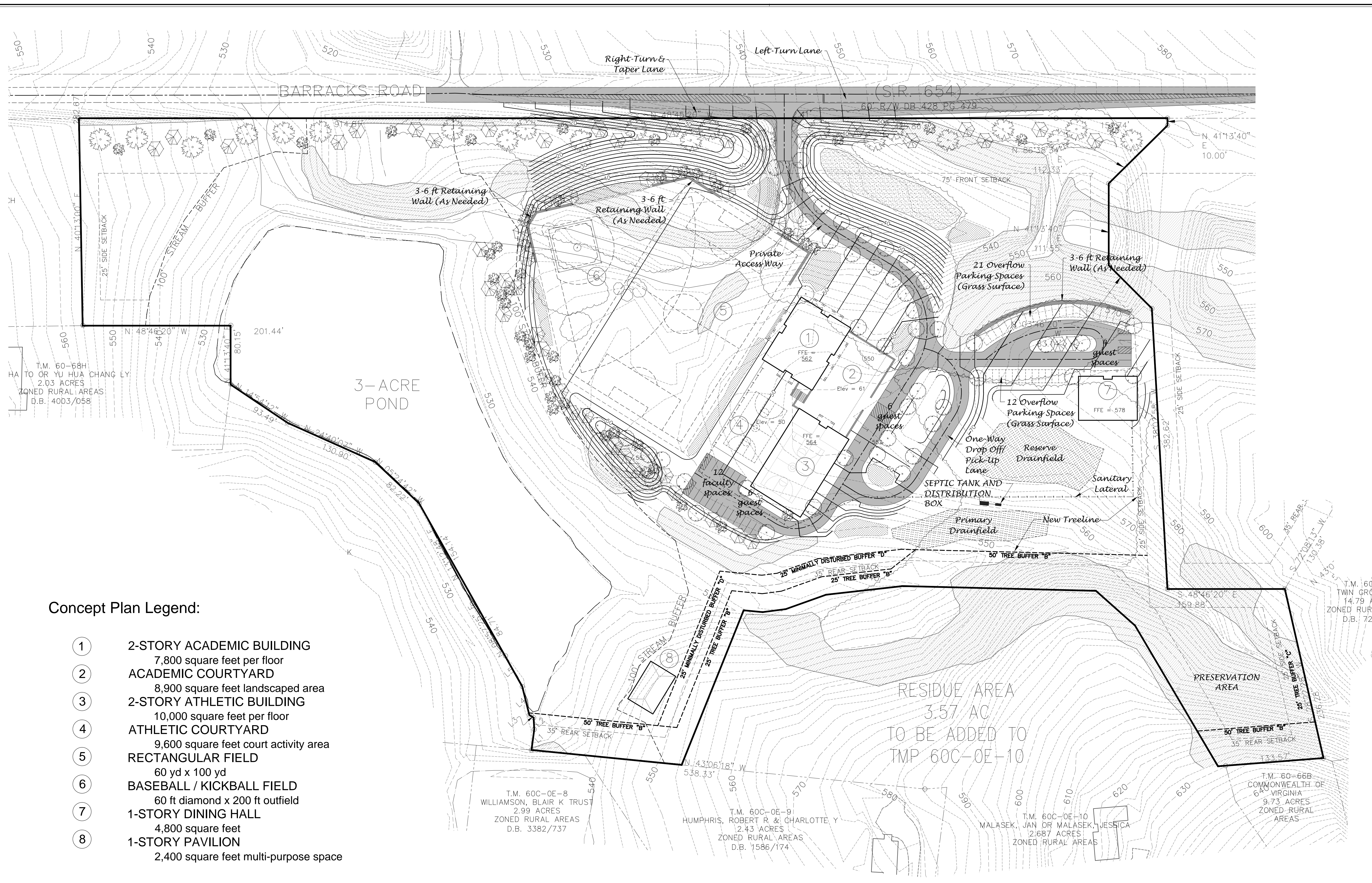
SP CONCEPT PLAN AND EXHIBITS
FIELD SCHOOL OF CHARLOTTESVILLE

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
 2019.11.18
REVISION:
 2020.02.18
 2020.05.06

FILE NO: 15.032

GENERAL CONDITIONS OF DEVELOPMENT
 SHEET C6 of C7





T.M. 60-68H
HA TO OR YU HUA CHANG LY
2.03 ACRES
ZONED RURAL AREAS
D.B. 4003/058


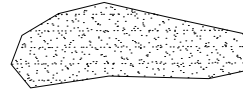
SHIMP ENGINEERING & ARCHITECTURE
LAND PLANNING - PROJECT MANAGEMENT

912 E. HIGH ST. CHARLOTTEVILLE VA 22902
434.227.5140 JUSTIN@SHIMP-ENGINEERING.COM

T.M. 160-68B
TWIN GROUP INC
14.79 ACRES
ZONED RURAL AREAS
D.B. 725/441

Concept Plan Legend:

- ① 2-STORY ACADEMIC BUILDING
7,800 square feet per floor
- ② ACADEMIC COURTYARD
8,900 square feet landscaped area
- ③ 2-STORY ATHLETIC BUILDING
10,000 square feet per floor
- ④ ATHLETIC COURTYARD
9,600 square feet court activity area
- ⑤ RECTANGULAR FIELD
60 yd x 100 yd
- ⑥ BASEBALL / KICKBALL FIELD
60 ft diamond x 200 ft outfield
- ⑦ 1-STORY DINING HALL
4,800 square feet
- ⑧ 1-STORY PAVILION
2,400 square feet multi-purpose space

-  STORMWATER TREATMENT FACILITIES
biofilters, rain gardens, etc...
-  STORMWATER MANAGEMENT FACILITY
8,500 square feet landscaped detention area

SP CONCEPT PLAN AND EXHIBITS
FIELD SCHOOL OF CHARLOTTEVILLE

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2019.11.18
REVISION:
2020.02.18
2020.05.06

FILE NO: 15.032

EXHIBIT - CONCEPTUAL PLAN OF DEVELOPMENT
SHEET C7 of C7

