LEGEND:
- PROPERTY BOUNDARY
- LIMITS OF 10' UNDISTURBED BUFFER
- LIMITS OF OPEN SPACE
- LIMITS OF MANAGED SLOPES
- PROPOSED CLASSROOM ADDITION

RECORD NORTH D.B. 1342 P. 238 PLAT

T.M. 76M(1) – 16
ACREAGE: 7.63 AC.
STONEY RIDGE ROAD LLC
D.B. 2459, PG. 580
ZONED: PUD – LI

EX. BLDG (TYP.)

66' BLDG–ROAD

20' DRAINAGE EASEMENT
D.B. 1342 P. 238, 239 PLAT
D.B. 1102 P. 722

MH

20' SEWER EASEMENT D.B. 1102–722

S10°16'03"E 379.80

S67°58'05"E 453.35

EXISTING MANAGED SLOPES

TMP 76M(1)–3–0A
FOXCROFT OWNERS ASSOCIATION, INC.
D.B. 3483 P. 572

18" CMP

18" HDPE

N26°55'55"E 130.00'

OPEN SPACE
D.B. 1342 P. 238, 239 PLAT
D.B. 1102 P. 726 PLAT

EXISTING MANAGED SLOPES

N37°52'31"E 413.84'

TMP 76M(1)–2–0A
FOXCROFT OWNERS ASSOCIATION, INC.
D.B. 3483 P. 572
D.B. 1857 P. 135
D.B. 1662 P. 352 PLAT

20' ACSA SAN. SEWER ESMT.
D.B. 1342 P. 238, 239 PLAT
D.B. 1119 P. 33, 36 PLAT
D.B. 1102 P. 722

FOXCROFT SUBDIVISION OPEN SPACE

EXISTING 10' UNDISTURBED BUFFER
D.B. 4481 P. 568

R=710.00'
A=183.44'
T=92.23'
C=182.93'
CB=N61°50'02"W
DELTA= 14°48'11"

EXISTING LANDSCAPED BUFFER ALONG SOUTHERN PARKWAY

EXISTING MANAGED SLOPES

RELOCATION OF SWM ACCESS

PROPOSED CISTERNS

PROPOSED SPORT COURT RECREATION AREA

EXISTING SWM MAINTENANCE ACCESS

CHAIN LINK FENCE

CONC. WALK

PROPOSED PLAYGROUND

EXISTING PLAYFIELD AREA

EXISTING RAIN GARDEN

TMP 76M(1)–15
5.090 AC.
ZONE: PUD(ZMA 95–19)
THE PEABODY SCHOOL
D.B. 1599 P. 258
D.B. 1342 P. 238 PLAT

PROPOSED CLASSROOM EXPANSION

PROPOSED AMPHITHEATER

EXISTING 1 STORY BRICK AND FRAME WITH BASEMENT
PEABODY SCHOOL

EXISTING MULTI–PURPOSE BUILDING ADDITION

COURTYARD

SIDEWALK

TRANS. PAD

FRAME SHED

EXISTING PARKING/DROP–OFF AREA

EX. 15' VEPCO ESMT. D.B. 1332 P. 534

EX. 15' GASLINE EASEMENT D.B. 1120 P. 214, 217 PLAT

289.92' N54°30'52"W

EXISTING TREELINE

PROPOSED GRADING AND CULVERT PIPE FOR EGRESS CONNECTION

STOP SIGN

286' FROM FULL INTERSECTION TO EGRESS ONLY INTERSECTION

EXISTING PAVEMENT

SOUTHERN PARKWAY (RT 1165)
(90')
PUBLIC R/W

PROPOSED FULL ACCESS INGRESS/EGRESS LOCATION

BLDG–ROAD 72'

NOTE: FULL ACCESS CONNECTION TO BE DESIGNED TO VDOT STANDARDS AND SPECIFICATIONS. ENTRANCE SHALL BE RESTRICTED TO EGRESS ONLY DURING SCHOOL DROP–OFF AND PICK–UP HOURS. REQUIRED TAPERS AND/OR TURN LANES SHALL BE DESIGNED WITH THE FINAL SITE PLAN, BASED ON TURN LANE WARRANT ANALYSIS.

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

TMP 090C0–00–00–000A4
ACREAGE: 7.01 AC.
MILL CREEK PUD HOME OWNERS
D.B. 1267, PG. 089
ZONED: PUD

TMP 090C0–03–00–000A0
ACREAGE: 1.97 AC.
VILLAGE HOMES II AT MILL CREEK OWNER ASSOCIATION INC.
D.B. 2989, PG. 646
ZONED: PUD

R=385.00'
A=119.16'
T=60.06'
C=118.69'
CB=S54°47'23"W
DELTA= 17°44'02"

T.M. 76M(1) – 13
ACREAGE: 2.00 AC.
EXECUTIVE PROPERTIES LLC
D.B. 2929, PG. 125
ZONED: PUD

80' BLDG–ROAD

T.M. 76M(1) – 14
ACREAGE: 2.08 AC.
PETCHEL, ROBERT OR KATIE
D.B. 1525, PG. 259
ZONED: PUD

R=435.00'
A=214.48'
T=109.47'
C=212.31'
CB=S49°39'58"W
DELTA= 28°15'00"

STONEY RIDGE ROAD (RT 1000)
(50')

58' BLDG–ROAD

15' VEPCO ESMT
D.B. 1332 P. 534

S35°19'52"W 69.77'

EXISTING UTILITIES TO BE DEDICATED TO ACSA WITH THE FINAL SITE PLAN

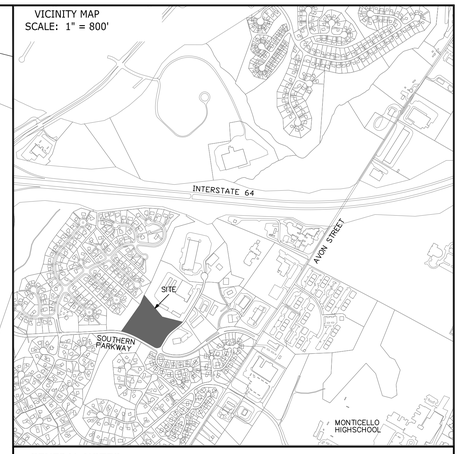
R=35.00'
A=54.95'
T=34.97'
C=49.48'
CB=S80°35'42"W
DELTA= 89°57'02"

76' BLDG–ROAD

70' BLDG–ROAD

EX. BLDG (TYP.)

VICINITY MAP
SCALE: 1" = 800'



GENERAL NOTES:

OWNER: THE PEABODY SCHOOL
1232 STONEY RIDGE ROAD
CHARLOTTESVILLE, VA 22902
TAX MAP: 076M1–00–00–01500

ENGINEER: COLLINS ENGINEERING, INC.
200 GARRETT STREET, SUITE K
CHARLOTTESVILLE, VA 22902
(434)293–3719

REPRESENTATIVE: WILLIAMS MULLEN
321 EAST MAIN STREET, SUITE 400
CHARLOTTESVILLE, VA 22901

CURRENT ZONING: PUD (ZMA 96–21), SUP 1996–46, & SUP 2012–30

ACREAGE: TOTAL ACREAGE OF PARCEL IS 5.09± ACRES

PROPOSED APPLICATION:
AMENDMENT TO CONDITION #2 OF SUP 2012–30 TO INCREASE THE STUDENT ENROLLMENT FROM 210 STUDENTS TO 240 STUDENTS AND REPLACE THE EXISTING 4,700 SF CLASSROOM WING WITH A NEW CLASSROOM WING (APPROX. 7,200 +/– SF). IN ADDITION, THE PROPOSED APPLICATION INCLUDES THE CONSTRUCTION OF A SPORT COURT, AN AMPHITHEATER, AND A PLAYGROUND AREA.

SETBACKS:
SETBACKS (PER ZONING ORDINANCE CHPT. 18, SECTION 20.9.2, REFERENCING SECTION 21.7(A)):
ADJACENT TO A PUBLIC STREET: 30' SETBACK, PREVIOUSLY APPROVED MODIFICATION TO A MINIMUM OF 10' SETBACK. EXISTING 10' PARKING SETBACK FROM STONEY RIDGE ROAD

UTILITIES: EXISTING FACILITY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER

SURVEY: SURVEY AND BOUNDARY PROVIDED BY LINCOLN SURVEYING.

ACCESS:
THE SITE CURRENTLY HAS AN EXISTING ACCESS ENTRANCE FROM STONEY RIDGE ROAD THAT SERVES AS BOTH INGRESS AND EGRESS TO THE SITE. AN ADDITIONAL FULL ACCESS CONNECTION POINT TO SOUTHERN PARKWAY IS PROPOSED WITH THIS APPLICATION PLAN.

OPEN SPACE:
1.92 ACRES OF THE 5.09 ACRE PARCEL IS CURRENTLY DEEDED OPEN SPACE IN DEED BOOK 1342, PG. 238 & 239; AND DEED BOOK 1102, PG. 722. THE DEEDED OPEN SPACE ON THE PARCEL IS CURRENTLY 38%± OF THE PARCEL'S TOTAL AREA.

PARKING:
THERE ARE CURRENTLY 62 EXISTING PARKING SPACES ON THE PARCEL WITH ADDITIONAL LOADING SPACES USED FOR DROP–OFF/PICK–UP AND SPECIAL EVENTS. IN ADDITION, THE PEABODY SCHOOL DOES HAVE PARKING AGREEMENTS WITH OTHER EDUCATIONAL FACILITIES FOR SCHOOL EVENTS AND OTHER SPECIAL EVENTS.
THE TOTAL PARKING FOR THE PEABODY SCHOOL IS AS FOLLOWED:
PROPOSED STUDENTS: 240 STUDENTS (170 FAMILIES)
PROPOSED TEACHERS/STAFF: 42 FULL TIME & 5 PART TIME STAFF EMPLOYEES
GUEST PARKING: 1 SPACE PER 15 STUDENTS = 16 PARKING SPACES
STAFF PARKING: 1 SPACE PER STAFF MEMBER = 46 PARKING SPACES
SPECIAL EVENTS: OFFSITE PARKING (ADJACENT PARCELS & BUSINESSES)
TOTAL PARKING REQUIRED: 62 SPACES
TOTAL PARKING PROVIDED: 62 SPACES

TRAFFIC GENERATION (TRIPS PER DAY):
SEE ATTACHED TRAFFIC ANALYSIS

STORMWATER MANAGEMENT:
THE EXISTING OFFSITE STORMWATER BASIN IS DESIGNED TO DETAIN THE RUN–OFF FROM THE PEABODY SCHOOL AND THE ADJACENT PROPERTIES WITHIN THE INDUSTRIAL BUSINESS PARK AREA. IN ADDITION, RAIN CISTERNS WILL BE INSTALLED TO COLLECT RAINWATER FROM THE CLASSROOM EXPANSION AREA. THE ADDITIONAL IMPERVIOUS AREA FROM THE CLASSROOM EXPANSION AND OTHER IMPROVEMENTS WILL BE OFFSET WITH THE EITHER THE CONSTRUCTION OF A GREEN ROOF ABOVE THE CLASSROOM EXPANSION AREA AND/OR PURCHASE OF NUTRIENT CREDITS.

NOTES:
1. A SITE PLAN WILL BE REQUIRED FOR THE EVALUATION OF THE PROPOSED ENTRANCE ON SOUTHERN PARKWAY, INCLUDING THE LOCATION, GEOMETRY, SITE LINES, SPACING AND CORNER CLEARANCES.
2. ALL EXISTING UTILITIES FOR THE PEABODY SCHOOL SHALL BE DEDICATED TO ACSA DURING THE SITE PLAN PROCESS.
3. THE PEABODY SCHOOL SHALL SUBMIT NEW AND EXISTING FIXTURE COUNTS DURING THE SITE PLAN PROCESS SO AN ADEQUATE METER SIZE CAN BE ESTABLISHED FOR THE SCHOOL.

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K, CHARLOTTESVILLE, VA 22902
TEL 434.987.1631 FAX 434.293.2813

5.21.2018

PEABODY SCHOOL APPLICATION PLAN FOR SPECIAL USE PERMIT

SCALE 1" = 30'

SHEET 1 OF 1

DATE	REVISION DESCRIPTION
4.2.18	PRE–APPLICATION EXHIBIT FOR ALBEMARLE COUNTY
5.21.18	1ST SUBMISSION TO ALBEMARLE COUNTY FOR SPECIAL USE PERMIT
7.16.18	2ND SUBMISSION TO ALBEMARLE COUNTY FOR SPECIAL USE PERMIT
10.15.18	SPECIAL USE PERMIT APPLICATION PLAN FOR BOARD OF SUPERVISORS MEETING