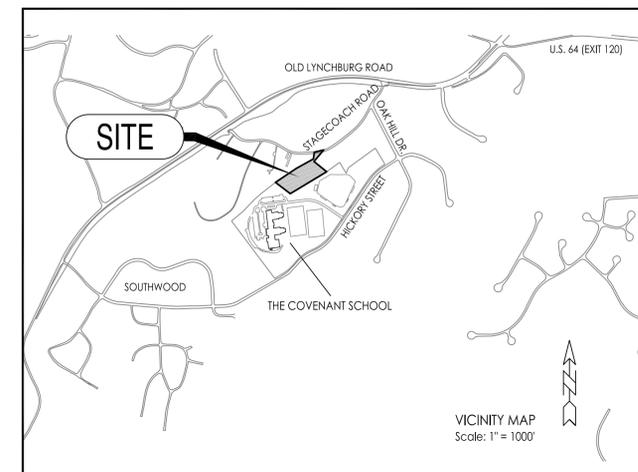


# COVENANT SCHOOL HICKORY CAMPUS SPECIAL USE

## SP202300001 CONCEPTUAL PLAN

PREAPP202200101 COVENANT SCHOOL AMENDMENT TO SP199900054  
TO ADD PARCEL 07600-00-00-053J0 FOR TENNIS FACILITIES

COUNTY OF ALBEMARLE, VIRGINIA  
SCOTTSVILLE MAGISTERIAL DISTRICT



### Site Plan Notes

1. Owner/Developer:  
The Covenant School  
175 Hickory Street  
Charlottesville, Virginia 22903  
Tel: 434.220.7329
2. Engineer:  
Woolley Engineering  
210 5th St. NE  
Charlottesville, Virginia 22902  
Tel: 434.973.0045
3. Landscape Architect:  
Grounded Landscape Architecture & Design, LLC  
Secretarys Sand Road  
Esmont, Virginia 22937  
Tel: 434.249.7779
4. The purpose of this special use permit amendment (SP199900054) is to add parcel 07600-00-00-053J0 for Tennis Facilities
5. Source of Information:  
County Research and/or Owner provided.
6. Source of Survey:  
A Topographic and physical survey of the site was provided by Kirk Hughes & Associates (October 2022)  
Horizontal Datum: NAD-83 Virginia South Zone  
Vertical Datum: NAVD-88

7. Parcel Information:  
Proposed Tennis Facilities Parcel  
Owner: Covenant School of Charlottesville, Inc.  
Parcel Number: 07600-00-00-053J0  
499 Stagecoach Road, Charlottesville, Virginia 22903  
Site: 2.61 ac  
Current Use: Residential  
Deed Book: 810, p. 82  
Zoning: R2, Residential  
Watershed: Moores Creek  
Steep Slopes: Steep Slopes - Managed
- Existing Private School Parcel  
Owner: The Covenant School  
Parcel Number: 090A0-00-00-00200  
175 Hickory Street, Charlottesville, Virginia 22903  
Site: 25.93 ac  
Current Use: Private School  
Deed Book: 1755, p. 173  
Zoning: R2, Residential  
Watershed: Moores Creek  
Steep Slopes: Steep Slopes - Managed, Steep Slopes - Preserved

8. Parking Tabulations  
A. Existing Parking: 2 spaces (residential driveway)  
B. Required Parking: 2 spaces per court (Sec. 4.12.6) = 12 spaces  
C. Proposed Parking: 6 spaces including 1 HC accessible space  
D. A shared parking arrangement with the school property will be pursued with the site plan to achieve minimum parking requirements for the proposed use.
9. Stormwater Management  
A. The School intends to purchase off-site nutrient credits to satisfy State Stormwater Quality Regulations.  
B. Underground stormwater vaults will be utilized to satisfy State Stormwater Quantity Regulations.

### SHEET INDEX

- C1.0 Cover
- C2.0 Concept Layout Plan
- C3.0 Concept Grading Plan
- C4.0 Concept Utilities Plan
- C4.1 Concept Sanitary Sewer Plan
- C4.2 Concept Stormwater Management Plan
- C5.0 Site Lighting Plan
- C5.1 Site Lighting Details
- L1.0 Site Landscape Plan
- Filled Box Indicates Drawing Included in Set



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Covenant School Hickory Campus Tennis Courts  
Special Use Concept Plan  
COUNTY OF ALBEMARLE, VIRGINIA

COVER  
SHEET

Job Number:  
22080

Date:  
February 20, 2023

Revision:  
June 9, 2023  
October 6, 2023

Scale:  
As Noted

Sheet No.:

C1.0



**Covenant School Hickory Campus Tennis Courts**  
**Special Use Concept Plan**  
 COUNTY OF ALBEMARLE, VIRGINIA

**CONCEPT LAYOUT PLAN**

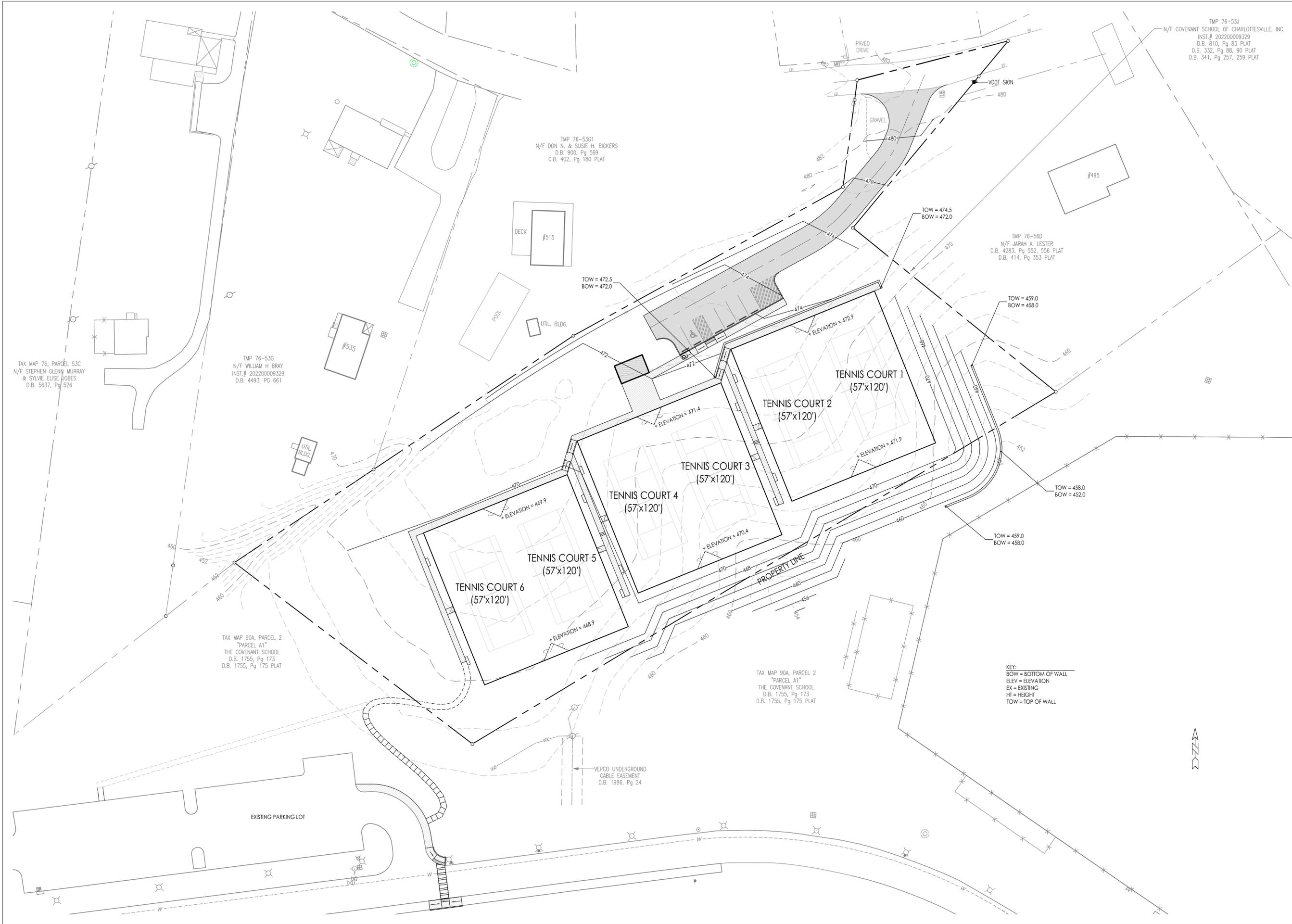
Job Number:  
 22080

Date:  
 February 20, 2023  
 Revision:  
 June 9, 2023

Scale:  
 1" = 30'

Sheet No.:

C2.0



TMP 76-53J  
 N/F COVENANT SCHOOL OF CHARLOTTESVILLE, INC.  
 INST. # 202200009329  
 D.B. 810, Pg 83 PLAT  
 D.B. 332, Pg 88, 90 PLAT  
 D.B. 341, Pg 257, 259 PLAT

TMP 76-53G1  
 N/F DON N. & SUSIE H. BICKERS  
 D.B. 900, Pg 569  
 D.B. 402, Pg 180 PLAT

TMP 76-56D  
 N/F JARAH A. LESTER  
 D.B. 4283, Pg 552, 556 PLAT  
 D.B. 414, Pg 353 PLAT

TMP 76-53G  
 N/F WILLIAM H BRAY  
 INST. # 202200009329  
 D.B. 4493, PG 661

TAX MAP 76, PARCEL 53C  
 N/F STEPHEN GLENN MURRAY  
 & SYLVIE ELISE JOBES  
 D.B. 5637, Pg 526

TAX MAP 90A, PARCEL 2  
 "PARCEL A1"  
 THE COVENANT SCHOOL  
 D.B. 1755, Pg 173  
 D.B. 1755, Pg 175 PLAT

TAX MAP 90A, PARCEL 2  
 "PARCEL A1"  
 THE COVENANT SCHOOL  
 D.B. 1755, Pg 173  
 D.B. 1755, Pg 175 PLAT

VEPCO UNDERGROUND  
 CABLE EASEMENT  
 D.B. 1986, Pg 24

KEY:  
 BOW = BOTTOM OF WALL  
 ELEV = ELEVATION  
 EX = EXISTING  
 HT = HEIGHT  
 TOW = TOP OF WALL



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**Covenant School Hickory Campus Tennis Courts**  
**Special Use Concept Plan**  
 COUNTY OF ALBEMARLE, VIRGINIA

**CONCEPT**  
**GRADING**  
**PLAN**

Job Number:  
 22080

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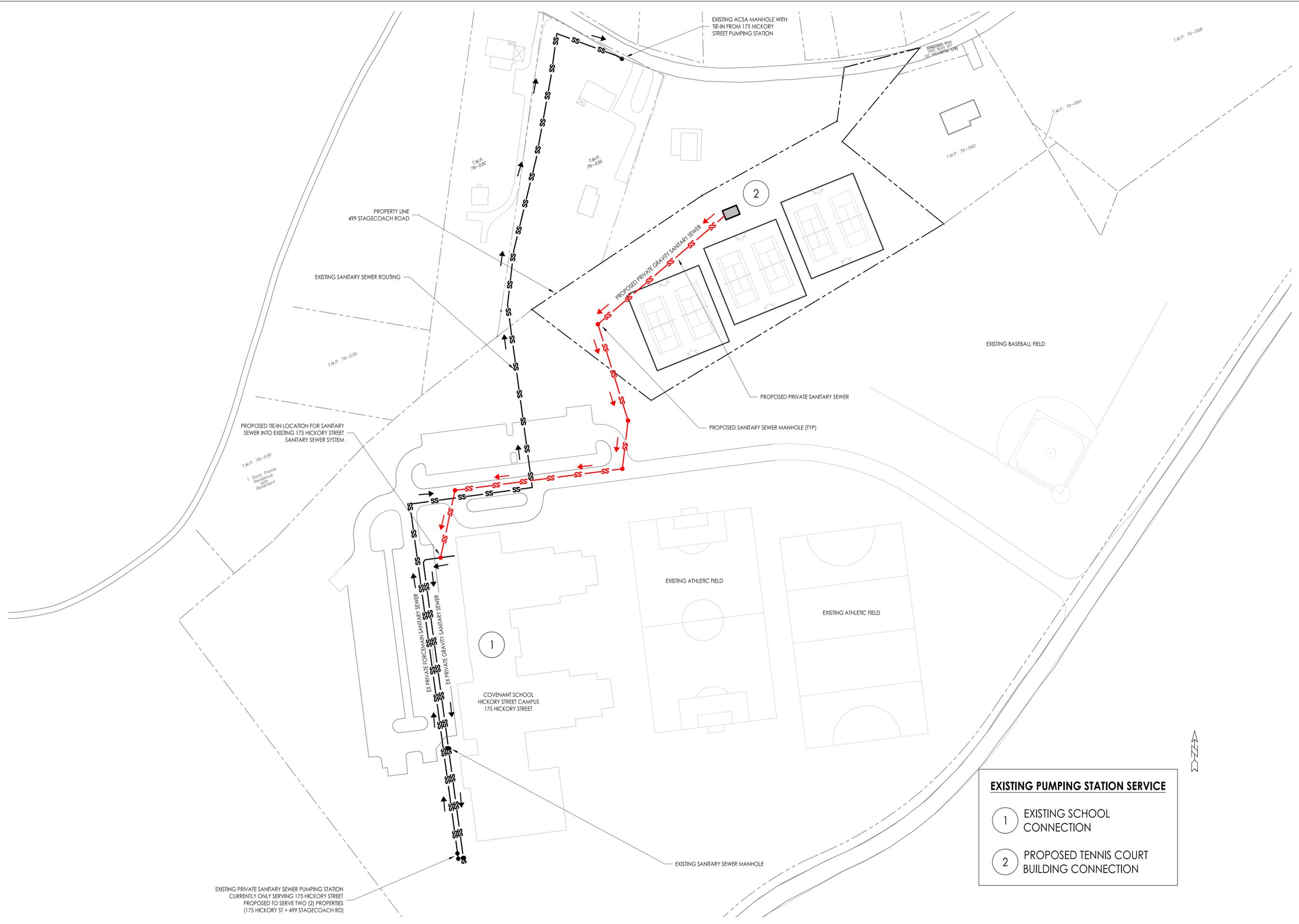
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**Covenant School Hickory Campus Tennis Courts**  
*Special Use Concept Plan*  
 COUNTY OF ALBEMARLE, VIRGINIA

**CONCEPT**  
**SANITARY**  
**SEWER PLAN**

Job Number:  
 22080

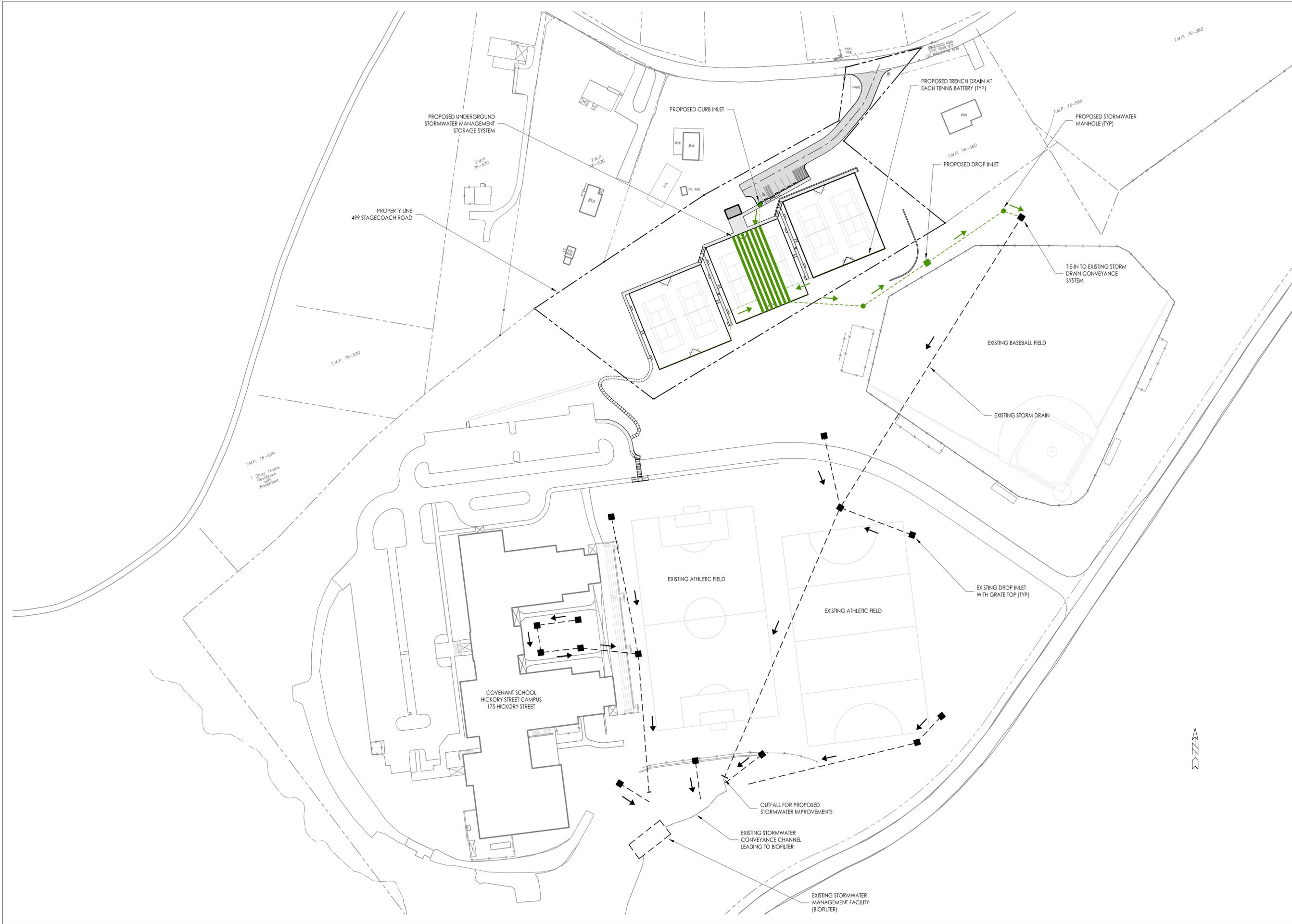
Date:  
 June 9, 2023

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Scale:  
 1" = 60'

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**Covenant School Hickory Campus Tennis Courts**  
*Special Use Concept Plan*  
 COUNTY OF ALBEMARLE, VIRGINIA

**CONCEPT**  
**STORMWATER**  
**PLAN**

Job Number:  
22080

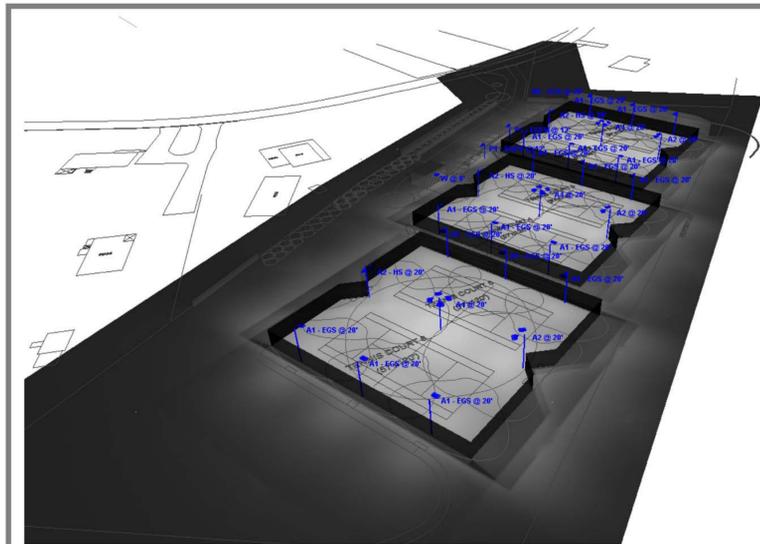
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June 9, 2023

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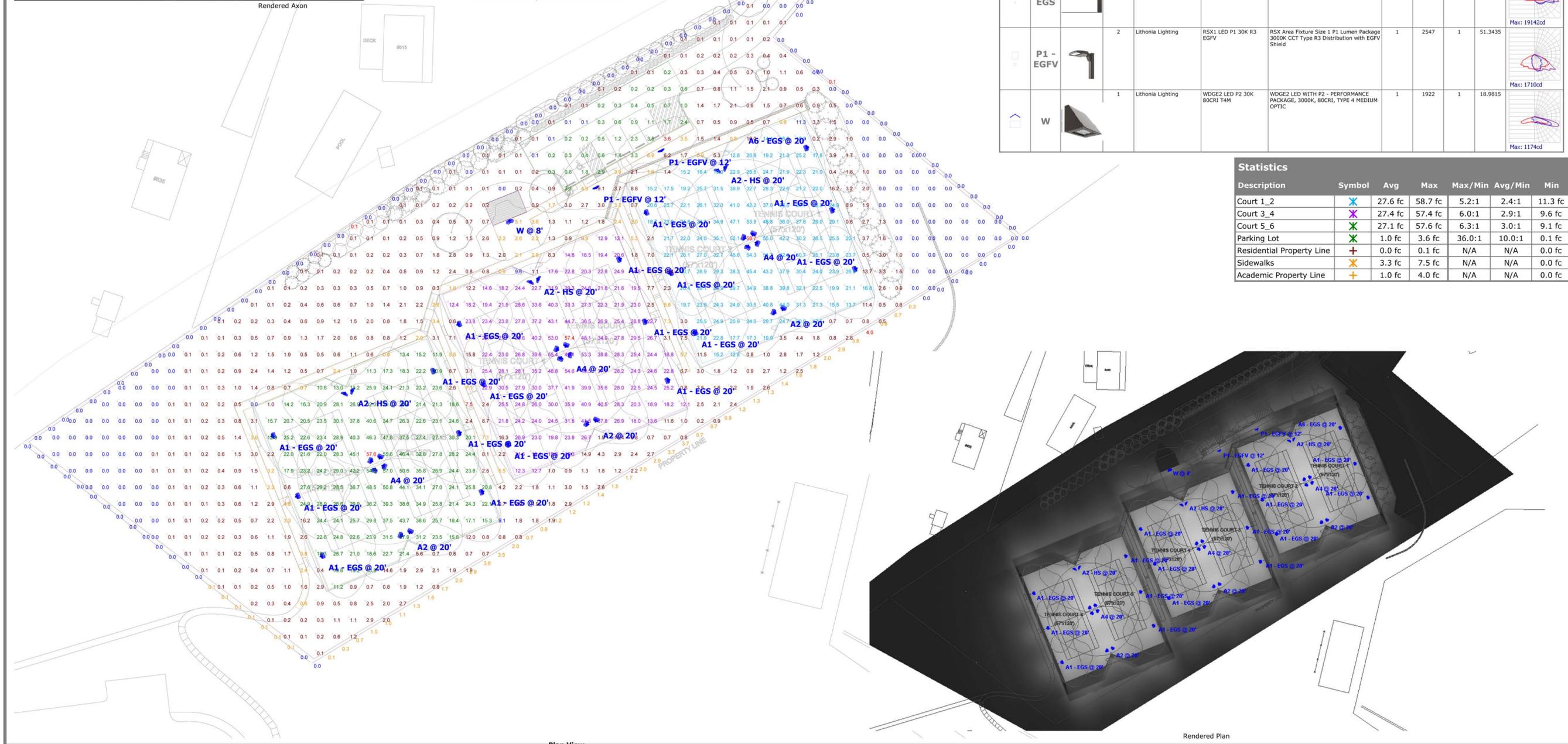
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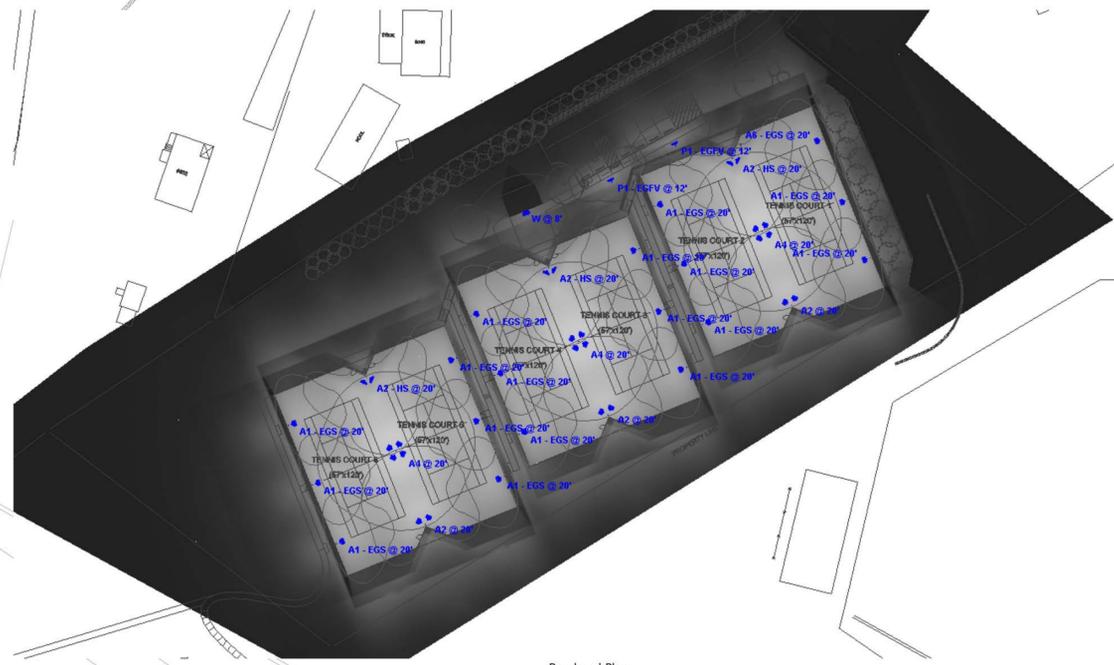
Rendered Axon

NOTE:  
EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE-HALF FOOTCANDLE.



Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
[Symbol]	A1 - EGS	[Image]	17	Lithonia Lighting	RSX3 LED P4 30K R4 EGS	RSX Area Fixture Size 3 P4 Lumen Package 3000K CCT Type R4 Distribution with EGS Shield	1	32485	1	311.9213	[Polar Plot]
[Symbol]	A2	[Image]	3	Lithonia Lighting	RSX3 LED P4 30K R4 EGS	RSX Area Fixture Size 3 P4 Lumen Package 3000K CCT Type R4 Distribution with EGS Shield	1	32485	1	623.8426	[Polar Plot]
[Symbol]	A2 - HS	[Image]	3	Lithonia Lighting	RSX3 LED P4 30K R4 HS	RSX LED Area Luminaire Size 3 P4 Lumen Package 3000K CCT Type R4 Distribution with HS shield	1	24512	1	623.84	[Polar Plot]
[Symbol]	A4	[Image]	3	Lithonia Lighting	RSX3 LED P4 30K R4 EGS	RSX Area Fixture Size 3 P4 Lumen Package 3000K CCT Type R4 Distribution with EGS Shield	1	32485	1	1247.685	[Polar Plot]
[Symbol]	A6 - EGS	[Image]	1	Lithonia Lighting	RSX3 LED P4 30K R4 EGS	RSX Area Fixture Size 3 P4 Lumen Package 3000K CCT Type R4 Distribution with EGS Shield	1	32485	1	311.9213	[Polar Plot]
[Symbol]	P1 - EGFV	[Image]	2	Lithonia Lighting	RSX1 LED P1 30K R3 EGFV	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R3 Distribution with EGFV Shield	1	2547	1	51.3435	[Polar Plot]
[Symbol]	W	[Image]	1	Lithonia Lighting	WDGE2 LED P2 30K 80CRI T4M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 4 MEDIUM OPTIC	1	1922	1	18.9815	[Polar Plot]

Statistics						
Description	Symbol	Avg	Max	Max/Min	Avg/Min	Min
Court 1_2	[Symbol]	27.6 fc	58.7 fc	5.2:1	2.4:1	11.3 fc
Court 3_4	[Symbol]	27.4 fc	57.4 fc	6.0:1	2.9:1	9.6 fc
Court 5_6	[Symbol]	27.1 fc	57.6 fc	6.3:1	3.0:1	9.1 fc
Parking Lot	[Symbol]	1.0 fc	3.6 fc	36.0:1	10.0:1	0.1 fc
Residential Property Line	[Symbol]	0.0 fc	0.1 fc	N/A	N/A	0.0 fc
Sidewalks	[Symbol]	3.3 fc	7.5 fc	N/A	N/A	0.0 fc
Academic Property Line	[Symbol]	1.0 fc	4.0 fc	N/A	N/A	0.0 fc



Rendered Plan





TMP 76-53J  
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**LANDSCAPE PLAN**

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**L1.0**

PLANTING SCHEDULE			
SYMBOL	SPECIES	QTY.	SIZE / NOTES
	QUERCUS PHELLOS (WILLOW OAK)	4	B&B, AS SHOWN, 3" CAL.
	TSUGA CANADENSIS (HEMLOCK)	1	B&B, 10'-12' HT
	THUJA STANDISHII X PLICATA (ARBORVITAE) 'GREEN GIANT'	15	B&B, 12'-14' HT; 10' O.C.
	PROPOSED EVERGREEN SCREENING	-	8' O.C.
	FOTHERGILLA GARDENII (DWARF FOTHERGILLA)	3	B&B, 18" HT
	EXISTING EVERGREEN TREE ONLY TREES 6" CALIPER OR LARGER ARE ILLUSTRATED	-	SIZE AND TYPE OF EX. TREES MARKED
	EXISTING DECIDUOUS TREE ONLY TREES 6" CALIPER OR LARGER ARE ILLUSTRATED	-	SIZE AND TYPE OF EX. TREES MARKED

NOTE:  
 FINAL EVERGREEN LANDSCAPE SCREENING  
 SPECIES SELECTION AND SIZES WILL BE  
 APPROVED WITH THE FINAL SITE PLAN