

THIS APPLICATION, SP2019-0007, IS AN AMENDMENT/ADDITION TO THE APPROVED SP2015-00021 (FOR A PROPOSED MIDDLE SCHOOL). SP2019-0007 IS FOR A DINING/ASSEMBLY PAVILION OF 4,500 SF FOOTPRINT FOR THE BUILDING ENCLOSURE OF 1 TO 2 STORIES TO BE LOCATED IN A DIFFERENT AREA THAN THE MIDDLE SCHOOL SHOWN IN SP2015-00021. THIS SUBMISSION SHOWS INFORMATION FROM APRIL 01, 2015 CONCEPT PLAN FOR SP2015-00021 FOR PURPOSES OF CONTINUITY; THERE ARE NO MODIFICATIONS TO THE ELEMENTS OF THE 2015 PROPOSED MIDDLE SCHOOL CONCEPT PLAN.

THIS PROPERTY IS IN NEIGHBORHOOD 4 WITHIN THE SOUTHERN WESTERN URBAN NEIGHBORHOOD DEVELOPMENT AREA. THE LAND USE DESIGNATION IS 'NEIGHBORHOOD DENSITY RESIDENTIAL' R-1 RESIDENTIAL ZONING DISTRICT, ALONG WITH STEEP SLOPES - MANAGED, ENTRANCE CORRIDOR AND AIRPORT IMPACT AREA OVERLAY DISTRICTS.

- PER 'CONCEPTUAL PLAN CHECKLIST' SECTION 33.4:
1. THE STREET NETWORK, INCLUDING CIRCULATION WITHIN THE PROJECT AND CONNECTIONS TO EXISTING AND PROPOSED OR PLANNED STREETS WITHIN AND OUTSIDE OF THE PROJECT- THERE IS NO CHANGE; SEE MILL CREEK DRIVE ENTRANCE.
  2. TYPICAL CROSS-SECTIONS TO SHOW PROPORTIONS, SCALE AND STREETSCAPE / CROSSSECTIONS / CIRCULATION - NOT APPLICABLE; PROFILES TO BE DEVELOPED WITH THE PAVILION GRADING AND SITE PLAN SUBMISSION; SECTIONS THROUGH BUILDING DEVELOPED WITH PERMIT DRAWINGS.
  3. THE GENERAL LOCATION OF PEDESTRIAN AND BICYCLE FACILITIES - EXISTING.
  4. BUILDING ENVELOPES - SHOWN ON PLAN
  5. PARKING ENVELOPES - EXISTING PARKING TO REMAIN THE PARKING IS NOT CHANGING AS THE OVERALL ENROLLMENT SIZE OF THE SCHOOL IS NOT CHANGING.
  6. PUBLIC SPACES AND AMENITIES - PRIVATE SCHOOL, ATHLETIC FIELDS TO THE WEST ARE USED BY COMMUNITY ORGANIZATIONS, SOCA, ET. AL. 'QUAD' SPACE USED AS AN OUTDOOR ASSEMBLY SPACE PRESENTLY.
  7. AREAS TO BE DESIGNATED AS CONSERVATION AND/OR PRESERVATION AREAS - NOT APPLICABLE.
  8. CONCEPTUAL STORMWATER DETENTION FACILITY LOCATIONS - A VSM (VIRGINIA STORM WATER MANAGEMENT PROGRAM) PLAN FOR THE PAVILION AREA WILL BE PROVIDED AT THE SITE PLAN SUBMISSION. THE VSM PLAN WILL FOLLOW DEQ VSM STORMWATER MANAGEMENT GUIDELINES TO ADDRESS STORMWATER MANAGEMENT REQUIREMENTS.
  9. CONCEPTUAL GRADING - SEE PLAN. PAVILION TO HAVE SAME FINISHED FLOOR AS LOWER LEVEL OF COMMUNITY HALL.

SANITARY FACILITIES AND WATER LINE CONNECTIONS WILL BE PER ASCA GUIDELINES.

A FUTURE CODE COMPLIANT KITCHEN IS PLANNED WITHIN THE 4,500 SF FOOTPRINT OF THE BUILDING ENCLOSURE.

FIRST PHASE OF CONSTRUCTION WILL BE LESS THAN 4,500 SF. STEPPED DECK (UNCOVERED) WILL BE ADDITIVE BID ITEM - MAY NOT HAPPEN IN FIRST PHASE.

BATHROOM FACILITIES ARE ALSO PLANNED FOR INCLUSION IN THE NEW DINING PAVILION.

- PROPOSED FIXTURE COUNT:
- ASSEMBLY SPACE:
  - 1 MENS WC 1 WOMENS WC
  - 2 LAV
  - 1 WATER FOUNTAIN
  - 1 MOP SINK
  - 1 UTILITY SINK
  - 2 YARD HYDRANTS
  - FUTURE KITCHEN:
  - 1 PREP SINK
  - 1 HANDWASHING SINK
  - 1 DISHWASHING SINK

EXISTING WALKS SERVE THE NEW PAVILION PROJECT. SIDEWALK AREAS AROUND THE PAVILION TIE INTO THE EXISTING WALKS AND FLOOR LEVEL.

A LIGHTING PLAN THAT COMPLIES WITH SECTION 4.17 OF THE ALBEMARLE COUNTY ZONING ORDINANCE WILL BE SUBMITTED WITH THE SITE PLAN.

NO SIGNIFICANT POLICE AND FIRE DEPARTMENT IMPACTS ARE ANTICIPATED.

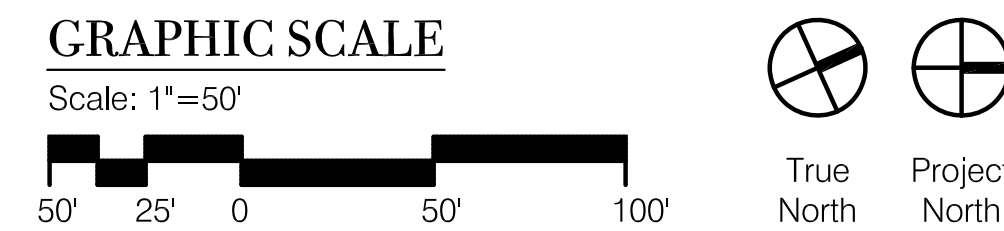
**10 Concept Plan Notes**

Scale: No scale

- LIMITS OF WORK / LIMITS OF DISTURBED AREA
- PROPOSED MAX FOOTPRINT OF BUILDING (4,500 SF SHOWN HATCHED)
- ▨ FIRE APPARATUS ACCESS
- ▩ MANAGED STEEP SLOPES - (FROM COUNTY GIS)

**15 Legend**

Scale: No scale



Concept Plan - Not for Construction

<p><b>Tandem Friends School</b> Outdoor Pavilion</p> <p>Tandem Friends School 279 Tandem Lane Charlottesville, VA 22902</p> <p>SP2019-0007 Concept Plan 24 March 2020 Architects Project Number: 3903</p> <p><b>Train Architects</b> 812 East Jefferson Street Charlottesville VA 22902 434.293.2995 fax 293.5172 www.trainarchitects.com</p>	<p>Rev 01: Not Used Rev 02: Not Used Rev 03: Not Used Rev 04: Not Used Rev 05: Not Used</p>
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09100-00-00-00100  
COUNTY OF ALBEMARLE  
DB/PC: 1979/044

09100-00-00-00100  
COUNTY OF ALBEMARLE  
DB/PC: 1979/044

09100-00-00-002A0  
THE TANDEM SCHOOL  
DB/PC: 1628/649

09100-00-00-00800  
TANDEM FRIENDS SCHOOL  
DB/PC: 4612/158

09100-00-00-002C1  
THE NAMELESS ONE LLC  
DB/PC: 3877/664

ADDITIONAL CLEARING MAY BE REQUIRED FOR THE INSTALLATION OF LOW IMPACT DEVELOPMENT SWM MEASURES SUCH AS ROOFTOP DISCONNECTION, WET/DRY SWALES, BIO-RETENTION, OTHER FILTERING PRACTICES, AND/OR SHEETFLOW TO CONSERVATION AREAS. REFER TO VSM PLANS FOR FINAL CONSTRUCTION DETAILS. REFER TO FINAL PLAT FOR DEDICATION OF PRESERVATION/CONSERVATION AREAS. PER 2015-00021

GRADE AND SCREEN OF TREES AND UNDERGROWTH BLOCKS VIEW TO AND FROM MILL CREEK DRIVE AND ROUTE 20

**16 Concept Plan**  
Scale: 1" = 50'