

FOSTER FORGE FARM SCHOOL

SPECIAL USE PERMIT CONCEPT PLAN

TERRA ENGINEERING
AND
LAND SOLUTIONS, PC
PLANNING
LAND SURVEYING
CIVIL ENGINEERING
2374 STUARTS DRAFT HIGHWAY
STUARTS DRAFT, VIRGINIA 24477
PH. 540-337-4591 FAX 540-337-5291

FOSTER FORGE FARM SCHOOL
BARRACKS RD., ALBEMARLE COUNTY, VIRGINIA
COVER SHEET

SCALE: AS NOTED
ISSUED: 12/13/2021
DRAWN: BE
DESIGN: SLD
CHECKED: SLD
REVISIONS:

1 02-18-2022 COUNTY COMMENTS

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SHEET
C0.1
J.N. 2160 1 OF 3

PROJECT DATA:

PROJECT NAME: FOSTER FORGE SCHOOL
SITE ADDRESS: BARRACKS ROAD, WEST OF MONTVUE DR
CHARLOTTESVILLE, VIRGINIA 22901
OWNER: AGUILERA, LLC
CONTACT: STEVEN L. DRIVER, PE, LS
AGENT: TERRA ENGINEERING AND LAND SOLUTIONS, PC
2374 STUARTS DRAFT HIGHWAY
STUARTS DRAFT, VA 24477
PHONE: 540-337-4591
FAX: 540-337-5291
CONTACT: STEVEN L. DRIVER, PE, LS
TAX MAP: 60-68E
INSTRUMENT #
ZONING: RA - RURAL AREA, EC - ENTRANCE CORRIDOR, AIA - AIRPORT IMPACT AREA
MAGISTERIAL DISTRICT: JACK JOUETTE
EXISTING USE: VACANT LAND
PROPOSED USE: PRIVATE SCHOOL
ADJACENT PROPERTY USE: RESIDENTIAL AND PRIVATE SCHOOL
SITE AREA: 6.44 AC
WATER: PUBLIC
SEWER: PRIVATE

NOTES:

- Contours are based on County GIS mapping and are 4' intervals.
- Critical Slope areas are based on County GIS topo.
- No disturbance of critical slopes is proposed. The only encroachment is a planned mulch trail which replaces topsoil with permeable mulch. No change in grading or increase in runoff on critical slopes.
- The existing pond will be modified as needed to meet stormwater management requirements. Although these slopes exceed 25%, they will be treated as Manages Slopes.
- Very little grading is needed for this concept. Most improvements will be constructed at or near existing grade.
- This parcel does not lie within FEMA flood zones as defined on FIRM map 51003C0260D dated February 4, 2005.
- This site is located within the Ivy Creek Water Supply Watershed.



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CIVIL ENGINEERS PLANNERS LAND SURVEYORS
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DATE: 12/13/2021

SHEET INDEX:

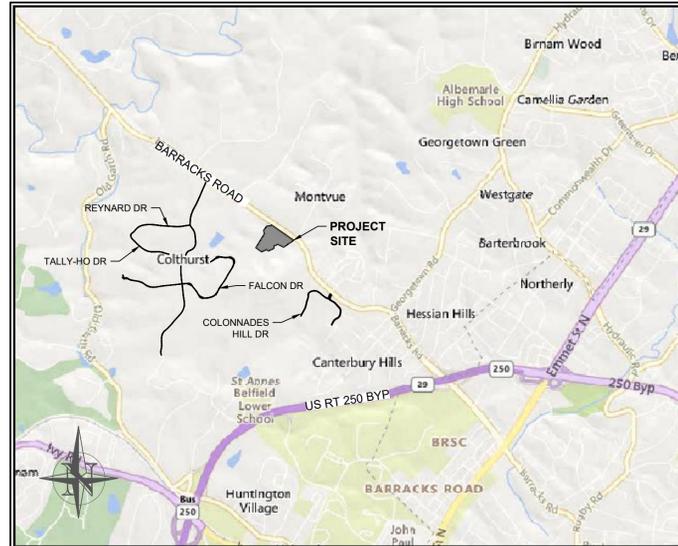
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|---|------|--|
| 1 | C0.1 | Cover sheet |
| 2 | C2.1 | Concept Plan |
| 3 | C3.1 | Entrance Sight Distance Plan & Profile |

REVISIONS:

- | | | |
|----|-----------|-----------------|
| 1. | 2/18/2022 | County Comments |
| 2. | 3/7/2022 | County Comments |
| 3. | 5/4/2022 | County Comments |

VICINITY MAP

1" = 2000'



CONTRACTOR SHALL CONTACT
MISS UTILITY (811) IN ADVANCE
OF BEGINNING CONSTRUCTION
WORK IN ACCORDANCE WITH
MISS UTILITY GUIDELINES



APPROVALS

SIGNEE _____ DATE _____

FOSTER FORGE FARM SCHOOL
 BARRACKS RD., ALBEMARLE COUNTY, VIRGINIA
CONCEPT PLAN

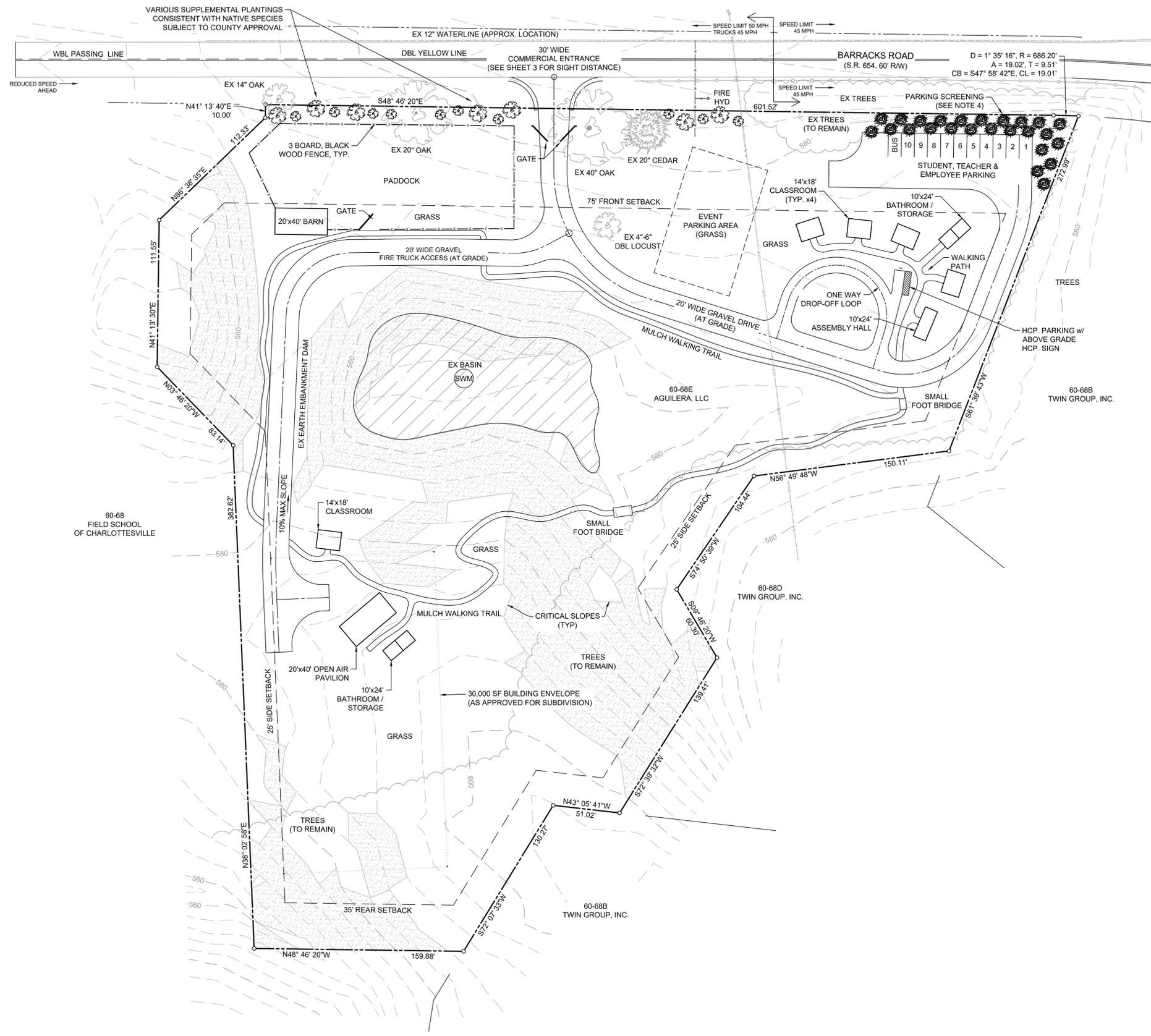
SCALE: AS NOTED
ISSUED: 12/13/2021
DRAWN: AE
DESIGN: AE
CHECKED: SLD
REVISIONS:

1	02-18-2022	COUNTY COMMENTS
2	03-07-2022	COUNTY COMMENTS
3	05-04-2022	COUNTY COMMENTS

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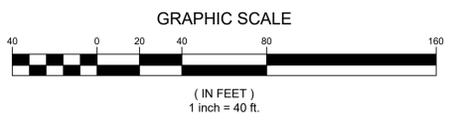


LEGEND:

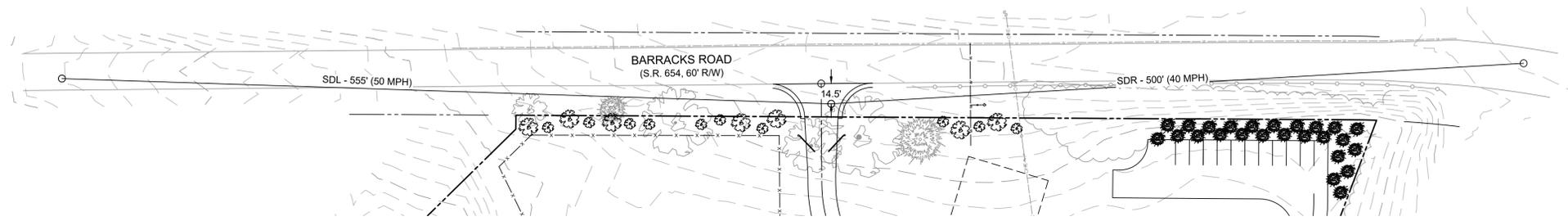
- OHE OVERHEAD ELECTRIC
- UP-O UTILITY POLE
- GUY W GUY WIRE
- EXISTING WATERLINE
- - - PROPOSED WATERLINE
- BOUNDARY / RIGHT-OF-WAY LINE
- - - SETBACK LINE
- TREE LINE
- - - EX CONTOURS
- FENCE (3 BOARD, BLACK, WOOD)
- CRITICAL SLOPES

- NOTES:**
- CONTOUR LINES ARE BASED ON COUNTY GIS DATA AND ARE AT 4' INTERVAL.
 - WATER IS AVAILABLE TO SITE VIA EXISTING WATERLINE ALONG BARRACKS ROAD.
 - STRUCTURES SHOWN HEREON ARE FOR CONCEPT PURPOSES ONLY AND ARE SUBJECT TO MINOR REVISIONS AS MAY BE REQUIRED DURING FINAL SITE PLAN REVIEW TO BE IN COMPLIANCE WITH BUILDING SETBACKS.
 - SUPPLEMENTARY ON-SITE SCREENING IS TO BE WITH NATIVE SPECIES AND WILL BE PROVIDED ALONG THE PROPOSED PARKING AREA IN ACCORDANCE WITH SECTION 32.7.9.7. SUBJECT TO COUNTY APPROVAL.
 - LIMITS OF DISTURBANCE TO BE DETERMINED AT FINAL SITE PLAN.
 - APPLICANT IS CONSIDERING COMPOSTING TOILETS AND/OR INCINERATOR TOILETS. IN COORDINATION WITH VDH AND BUILDING CODE REQUIREMENTS, THE DOMESTIC WATERLINE MAY BE EXTENDED TO THE BUILDINGS. ACCORDINGLY, A GRAY WATER DISCHARGE SYSTEM MAY BE UTILIZED.
 - THE 30,000 SF BUILDING ENVELOPE IS SHOWN PER THE PREVIOUSLY APPROVED SUBDIVISION PLAN AND INCLUDES A SUITABLE AREA FOR CONVENTIONAL DRAINFIELD. THIS PROVIDES AN OPTION TO THE USE OF ALTERNATIVE WASTE WATER SYSTEMS.

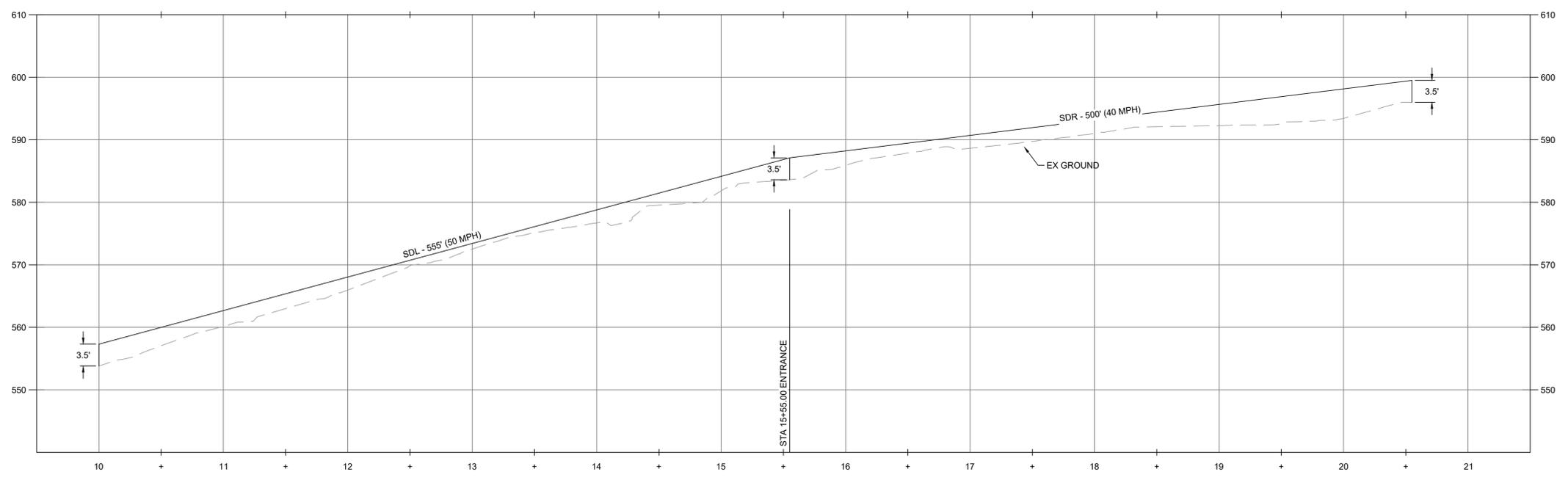
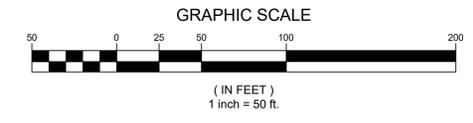
1 CONCEPT PLAN
 SCALE: 1" = 40'



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1 PLAN VIEW
ENTRANCE SIGHT DISTANCE
SCALE: 1" = 50'



1 PROFILE VIEW
ENTRANCE SIGHT DISTANCE
SCALE: H: 1" = 50' V: 1" = 10'

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C3.1
J.N. 2160 3 OF 3

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