

SPECIAL USE PERMIT CONCEPT PLAN AND ENGINEERING STUDY FOR
REGENTS SCHOOL OF CHARLOTTESVILLE

SP201800011

Samuel Miller District, County of Albemarle, Virginia

LEGEND		
EXIST	NEW	DESCRIPTION
16" TC	× 12" TC	TOP OF CURB ELEVATION
16"	× 12"	SPOT ELEVATION
16" TV	× 12" TV	TOP OF WALL ELEVATION
16" BW	× 12" BW	BOTTOM OF WALL ELEVATION
⊕		BENCHMARK
—	—	STORM SEWER
—	—	ROOF DRAIN
—	—	SEWER LINE
—	—	WATER LINE
—	—	GAS LINE
—	—	OVERHEAD ELECTRIC WIRE
—	—	UNDERGROUND ELECTRIC
—	—	OVERHEAD TELEPHONE LINE
—	—	UNDERGROUND TELEPHONE LINE
□	●	DRAIN INLET (DI)
○	○	STORM/SANITARY MANHOLE
⊥	⊥	PLUG
⊥	⊥	WATER VALVE & BOX
⊥	⊥	FIRE HYDRANT
⊥	⊥	WATER METER
⊥	⊥	LIGHT POLE
⊥	⊥	UTILITY POLE
—	—	PROPERTY LINE
—	—	ADJACENT PROPERTY LINE
—	—	VACATED PROPERTY LINE
—	—	BUILDING SETBACK
—	—	PARKING SETBACK
—	—	SANITARY EASEMENT
—	—	GRADING EASEMENT
—	—	DRAINAGE EASEMENT
—	—	UTILITY EASEMENT
—	—	WATER EASEMENT
—	—	ACCESS EASEMENT
—	—	STORM DRAINAGE EASEMENT
—	—	TREE LINE
—	—	FENCE
—	—	STREAM
— 312 —	— 12 —	INTERVAL CONTOUR
— 300 —	— 00 —	INDEX CONTOUR
CG-2	CG-2	STANDARD 6" CURB
CG-6	CG-6	COMBINATION 6" CURB & GUTTER
□	□	CONCRETE PAVEMENT / SIDEWALK
□	□	RIPRAP
□	□	ASPHALT
□	□	GRASS
□	□	EC-2 MATTING
□	□	EC-3 MATTING
□	□	WETLAND
⊙	⊙	PARKING COUNT
—	—	CROSSWALK
—	—	HANDICAP ACCESSIBLE AISLE
⊥	⊥	CG-12
⊥	⊥	HANDICAP PARKING

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

VICINITY MAP

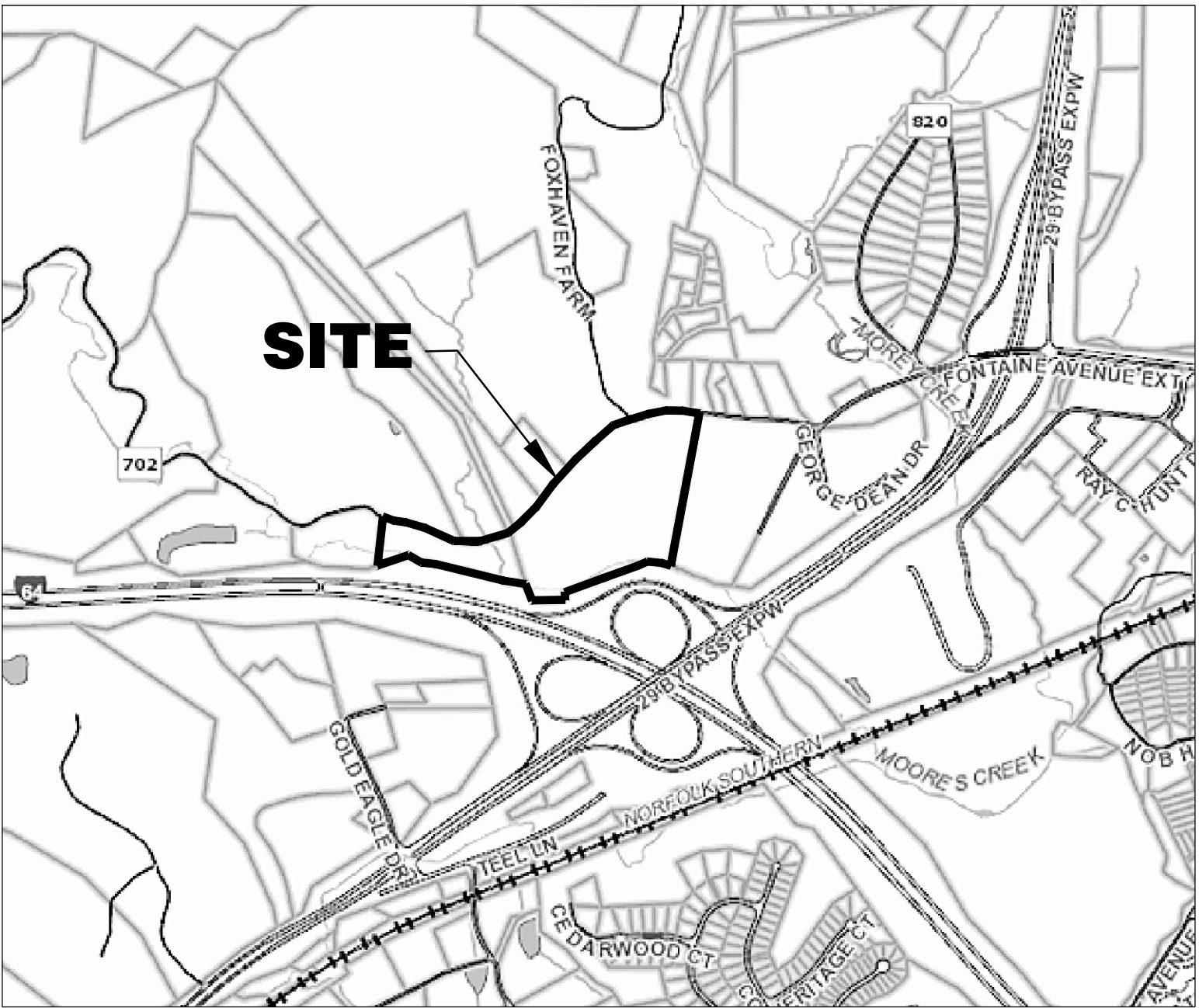


IMAGE PROVIDED BY ALBEMARLE COUNTY GIS MAPPING
SCALE: 1"=1,000'

SHEET INDEX

- C1 - COVER SHEET
- C2 - EXISTING SITE CONDITIONS
- C3 - SPECIAL USE CONDITIONS - OVERVIEW SHEET
- C4 - SPECIAL USE CONDITIONS - WESTERN PORTION
- C5 - SPECIAL USE CONDITIONS - EASTERN PORTION
- C6 - ENGINEERING FEASIBILITY STUDY

PARCEL ID

Parcel ID 07500-00-00-06600 3.558 AC
Parcel ID 07600-00-00-01700 15.556 AC
Total Acreage 19.114 acres

SOURCE OF TITLE

Parcel ID 07500-00-00-06600
DB 2712 P 325
DB 660 P 780 (plot)

Parcel ID 07600-00-00-01700
DB 2712 P 325

OWNER / DEVELOPER

Owner:
University of Virginia Foundation
P.O. Box 400218
Charlottesville, Virginia 22904-4218

Developer:
Regents School of Charlottesville Inc.
3045 Ivy Road
Charlottesville, Virginia 22903

PROPOSED DEVELOPMENT

Private School (Grades K-12)

ZONING

R-1 (Residential)
Entrance Corridor

NEIGHBORHOOD

Albemarle County Southern and
Western Urban Area

EXISTING USE

Vacant Land

BENCHMARK

NAVD88

SOURCE OF BOUNDARY & TOPO

Boundary is based on field survey by
Dewberry Engineers Inc.
4805 Lake Brook Drive
Glen Allen, Virginia 23060
Provided on 05/11/2018
Topographic survey with two foot (2') contours provided by Quantum Spatial

SEWER AND WATER

The property lies within the jurisdictional area of the Albemarle County
Service Authority for sanitary sewer and water. Access to existing sewer
and water service is available.

ADDITIONAL INFORMATION

Additional information, such as preserved and managed slopes, is retrieved
from Albemarle County GIS data.

These parcels appear to lie within FEMA flood zones "X" and "A" as defined
on FIRM map 51003C0268D, dated February 4, 2005.

The property lies within the Moore's Creek watershed and the creek shown
is a tributary of Moore's Creek. Wetlands have not been identified on these
parcels.

TRIP GENERATION DATA

Use	ITE Code	Independent Variable (IV)	Daily Trips	AM	PM
Private School (K-12)	536	Students - 280	991	198	142

AM and PM trips taken from Traffic Memo dated June 14, 2019 prepared by EPR P.C.

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
PHONE: (434) 227-5140
912 EAST HIGH STREET
CHARLOTTESVILLE, VA 22902
JUSTIN@SHIMP-ENGINEERING.COM



COVER SHEET		
Rev #	Date	Description
1	04-29-2019	County Comments
2	07-01-2019	County Comments
3	08-23-2019	County Comments

SP CONCEPT PLAN FOR:
REGENTS SCHOOL
ALBEMARLE COUNTY, VIRGINIA

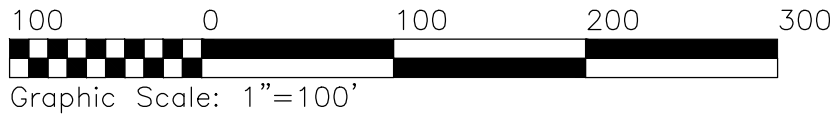
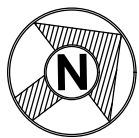
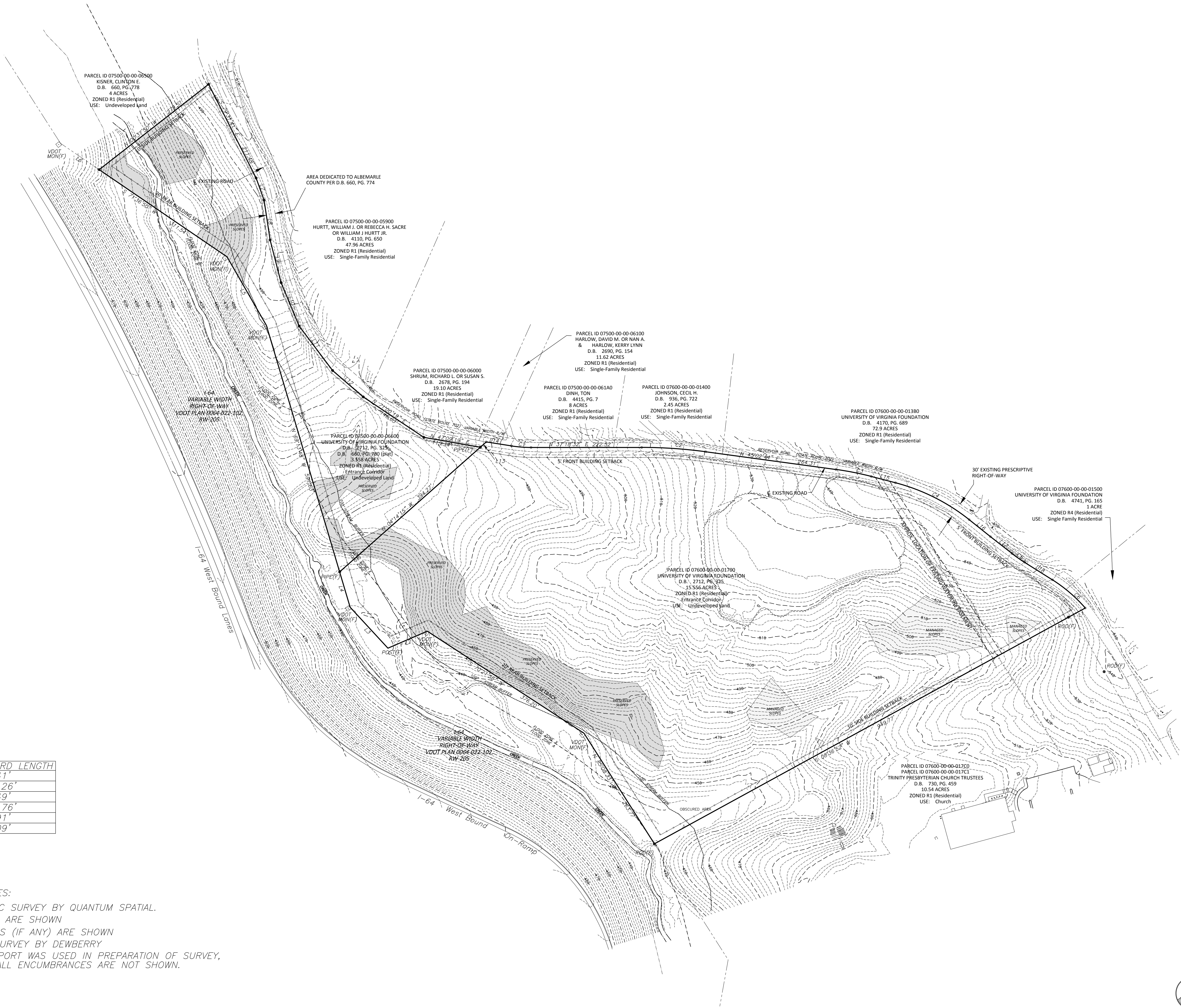
Date	07-16-2018
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.46'	252.00'	8°58'15"	N 41°47'39" E	39.41'
C2	129.36'	958.00'	7°44'12"	N 41°10'38" E	129.26'
C3	72.53'	602.00'	6°54'11"	N 48°29'50" E	72.49'
C4	166.97'	400.00'	23°55'01"	N 63°54'26" E	165.76'
C5	29.92'	300.00'	5°42'50"	N 72°25'52" E	29.91'
C6	87.40'	300.00'	16°41'31"	N 77°55'13" E	87.09'

LINE	BEARING	DISTANCE
L1	S 08°36'52" W	38.34'
L2	S 13°56'38" W	86.22'
L3	S 84°33'24" W	112.13'
L4	N 69°13'48" W	74.27'
L5	N 82°34'45" W	159.00'
L6	S 71°36'50" W	93.96'
L7	S 72°21'41" E	47.27'
L8	S 61°19'41" E	81.07'
L9	S 67°04'41" E	88.45'
L10	S 75°20'41" E	95.00'
L11	S 89°35'41" E	111.73'
L12	N 78°05'19" E	81.47'
L13	N 04°14'15" W	15.97'
L14	N 46°16'47" E	51.35'
L15	N 51°56'56" E	50.34'
L16	N 75°51'56" E	54.88'
L17	N 75°17'17" E	55.65'
L18	N 69°34'27" E	66.39'

SURVEYOR NOTES:

- 1) TOPOGRAPHIC SURVEY BY QUANTUM SPATIAL.
- 2) NO UTILITIES ARE SHOWN
- 3) NO WETLANDS (IF ANY) ARE SHOWN
- 4) BOUNDARY SURVEY BY DEWBERRY
- 5) NO TITLE REPORT WAS USED IN PREPARATION OF SURVEY, THEREFORE ALL ENCUMBRANCES ARE NOT SHOWN.



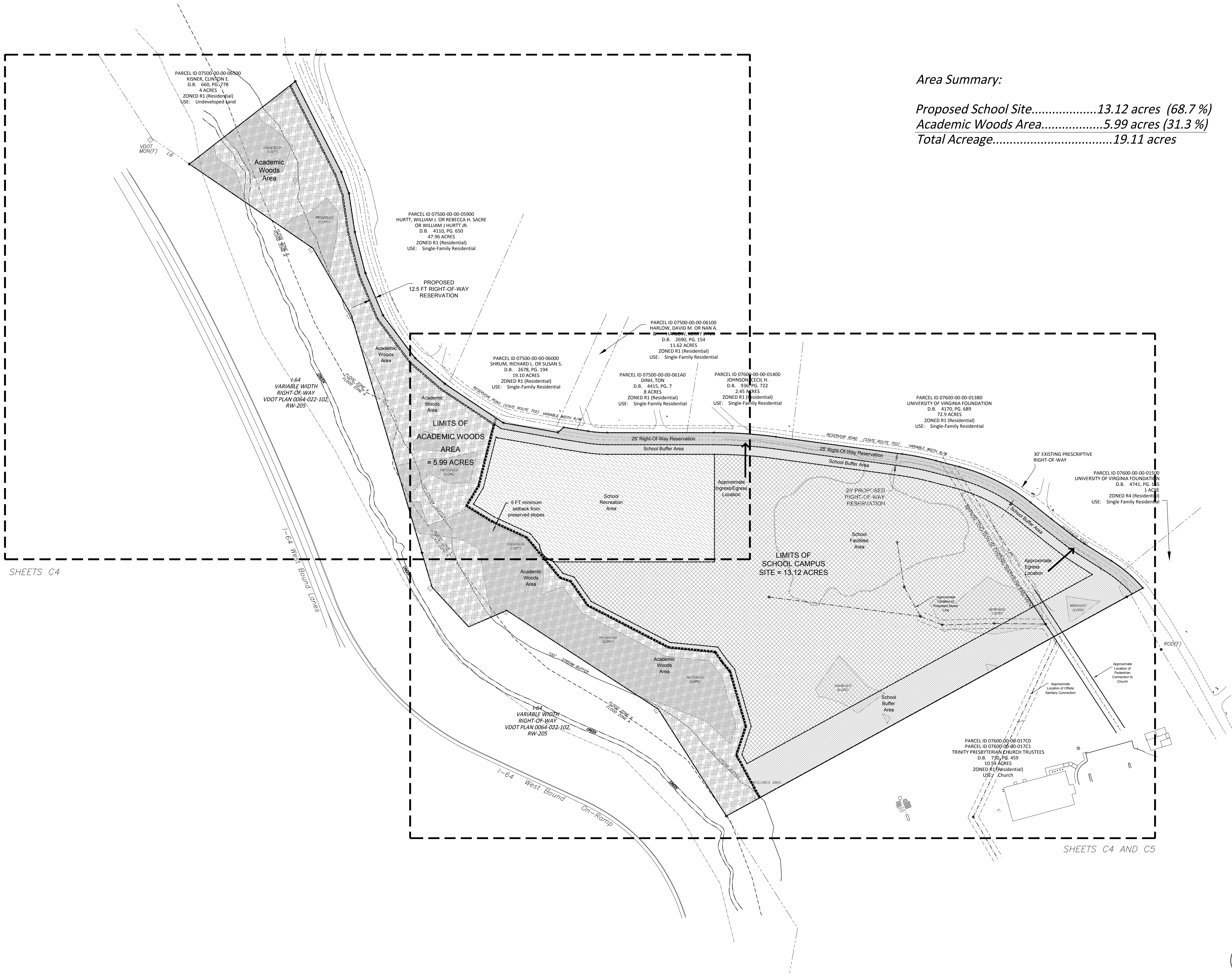
EXISTING CONDITIONS

Rev #	Date	Description
1	4-29-2019	County Comments
2	06-20-2019	County Comments
3	08-23-2019	County Comments

SP CONCEPT PLAN FOR:

REGENTS SCHOOL
ALBEMARLE COUNTY, VIRGINIA

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Area Summary:
Proposed School Site.....13.12 acres (68.7 %)
Academic Woods Area.....5.99 acres (31.3 %)
Total Acreage.....19.11 acres



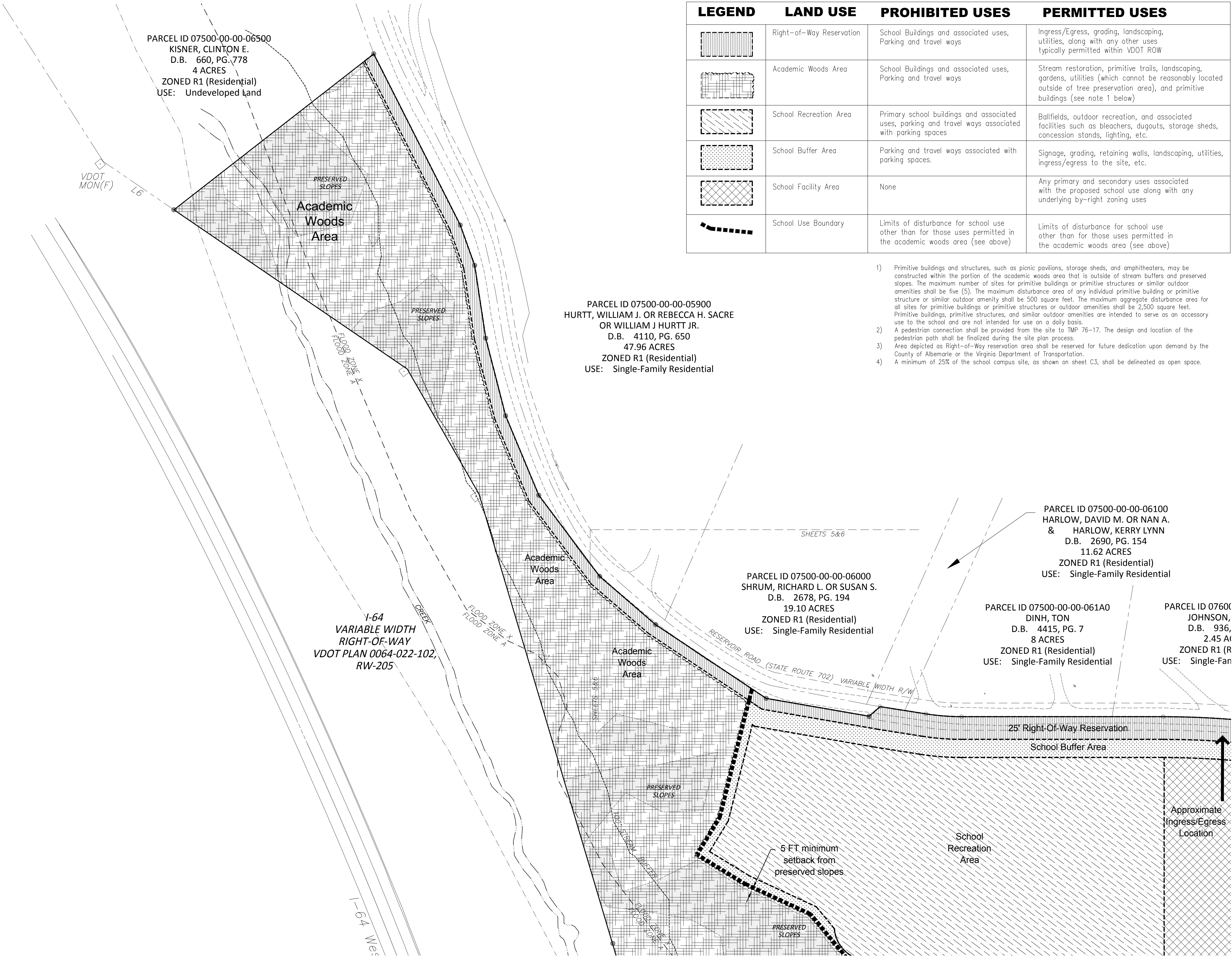
SPECIAL USE CONDITIONS
OVERVIEW

Rev #	Date	Description
1	04-29-2019	County Comments
2	08-31-2019	County Comments
3	08-23-2019	County Comments

SP CONCEPT PLAN FOR:

REGENTS SCHOOL
ALBEMARLE COUNTY, VIRGINIA

Date	07-16-2018
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LEGEND	LAND USE	PROHIBITED USES	PERMITTED USES
	Right-of-Way Reservation	School Buildings and associated uses, Parking and travel ways	Ingress/Egress, grading, landscaping, utilities, along with any other uses typically permitted within VDOT ROW
	Academic Woods Area	School Buildings and associated uses, Parking and travel ways	Stream restoration, primitive trails, landscaping, gardens, utilities (which cannot be reasonably located outside of tree preservation area), and primitive buildings (see note 1 below)
	School Recreation Area	Primary school buildings and associated uses, parking and travel ways associated with parking spaces	Ballfields, outdoor recreation, and associated facilities such as bleachers, dugouts, storage sheds, concession stands, lighting, etc.
	School Buffer Area	Parking and travel ways associated with parking spaces.	Signage, grading, retaining walls, landscaping, utilities, ingress/egress to the site, etc.
	School Facility Area	None	Any primary and secondary uses associated with the proposed school use along with any underlying by-right zoning uses
	School Use Boundary	Limits of disturbance for school use other than for those uses permitted in the academic woods area (see above)	Limits of disturbance for school use other than for those uses permitted in the academic woods area (see above)

- Primitive buildings and structures, such as picnic pavilions, storage sheds, and amphitheaters, may be constructed within the portion of the academic woods area that is outside of stream buffers and preserved slopes. The maximum number of sites for primitive buildings or primitive structures or similar outdoor amenities shall be five (5). The maximum disturbance area of any individual primitive building or primitive structure or similar outdoor amenity shall be 500 square feet. The maximum aggregate disturbance area for all sites for primitive buildings or primitive structures or outdoor amenities shall be 2,500 square feet. Primitive buildings, primitive structures, and similar outdoor amenities are intended to serve as an accessory use to the school and are not intended for use on a daily basis.
- A pedestrian connection shall be provided from the site to TMP 76-17. The design and location of the pedestrian path shall be finalized during the site plan process.
- Area depicted as Right-of-Way reservation area shall be reserved for future dedication upon demand by the County of Albemarle or the Virginia Department of Transportation.
- A minimum of 25% of the school campus site, as shown on sheet C3, shall be delineated as open space.



SPECIAL USE CONDITIONS
- WESTERN PORTION

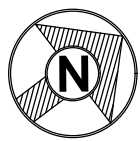
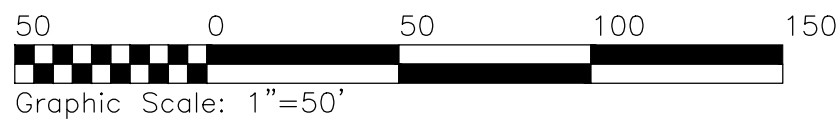
Rev #	Date	Description
1	04-29-2019	County Comments
2	02-01-2019	County Comments
3	05-23-2019	County Comments

SP CONCEPT PLAN FOR:

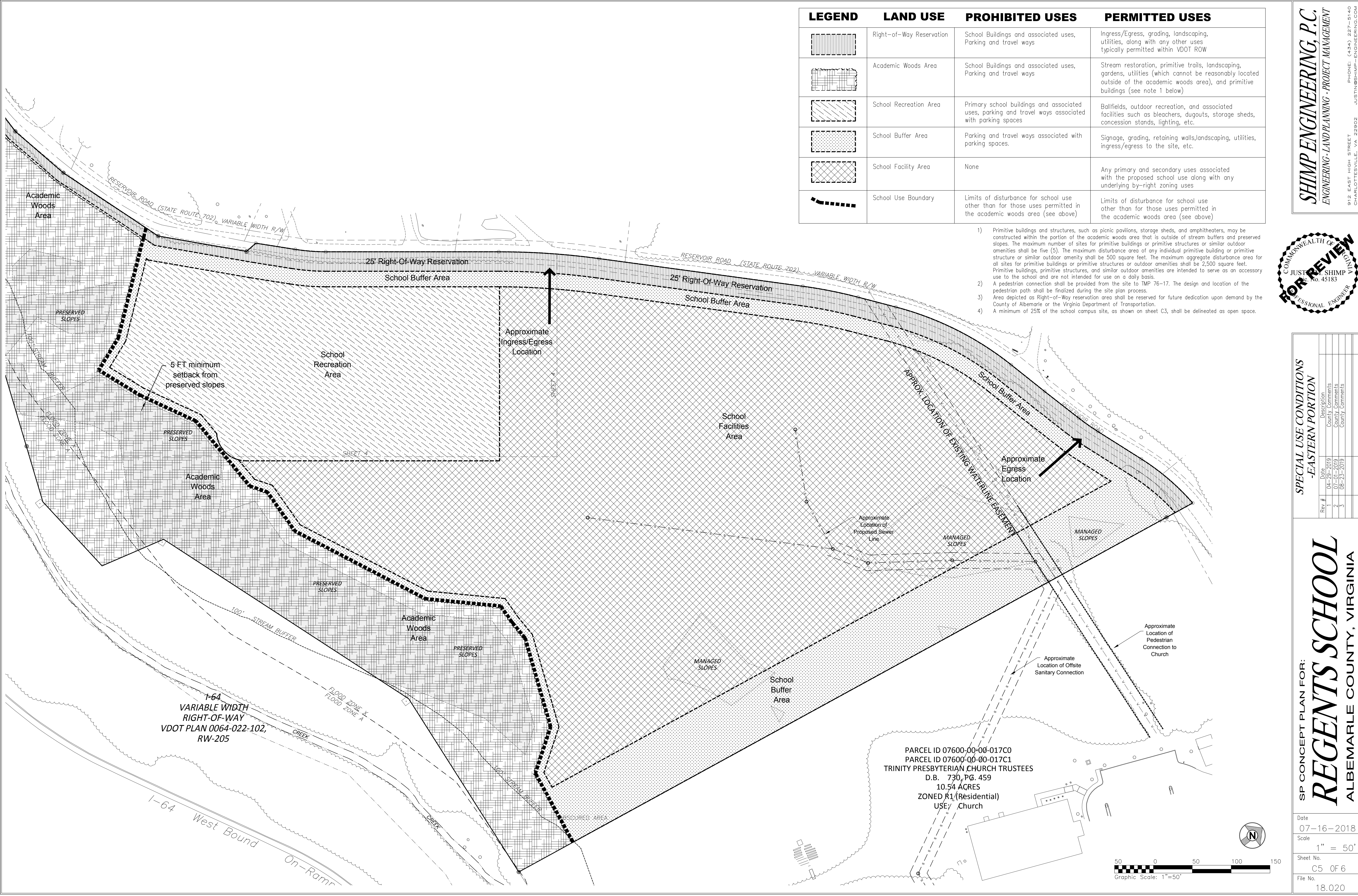
REGENTS SCHOOL

ALBEMARLE COUNTY, VIRGINIA

Date	07-16-2018
Scale	1" = 50'
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912 EAST HIGH STREET
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LEGEND	LAND USE	PROHIBITED USES	PERMITTED USES
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	School Facility Area	None	Any primary and secondary uses associated with the proposed school use along with any underlying by-right zoning uses
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- 1) Primitive buildings and structures, such as picnic pavilions, storage sheds, and amphitheaters, may be constructed within the portion of the academic woods area that is outside of stream buffers and preserved slopes. The maximum number of sites for primitive buildings or primitive structures or similar outdoor amenities shall be five (5). The maximum disturbance area of any individual primitive building or primitive structure or similar outdoor amenity shall be 500 square feet. The maximum aggregate disturbance area for all sites for primitive buildings or primitive structures or outdoor amenities shall be 2,500 square feet. Primitive buildings, primitive structures, and similar outdoor amenities are intended to serve as an accessory use to the school and are not intended for use on a daily basis.
- 2) A pedestrian connection shall be provided from the site to TMP 76-17. The design and location of the pedestrian path shall be finalized during the site plan process.
- 3) Area depicted as Right-of-Way reservation area shall be reserved for future dedication upon demand by the County of Albemarle or the Virginia Department of Transportation.
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SPECIAL USE CONDITIONS
-EASTERN PORTION

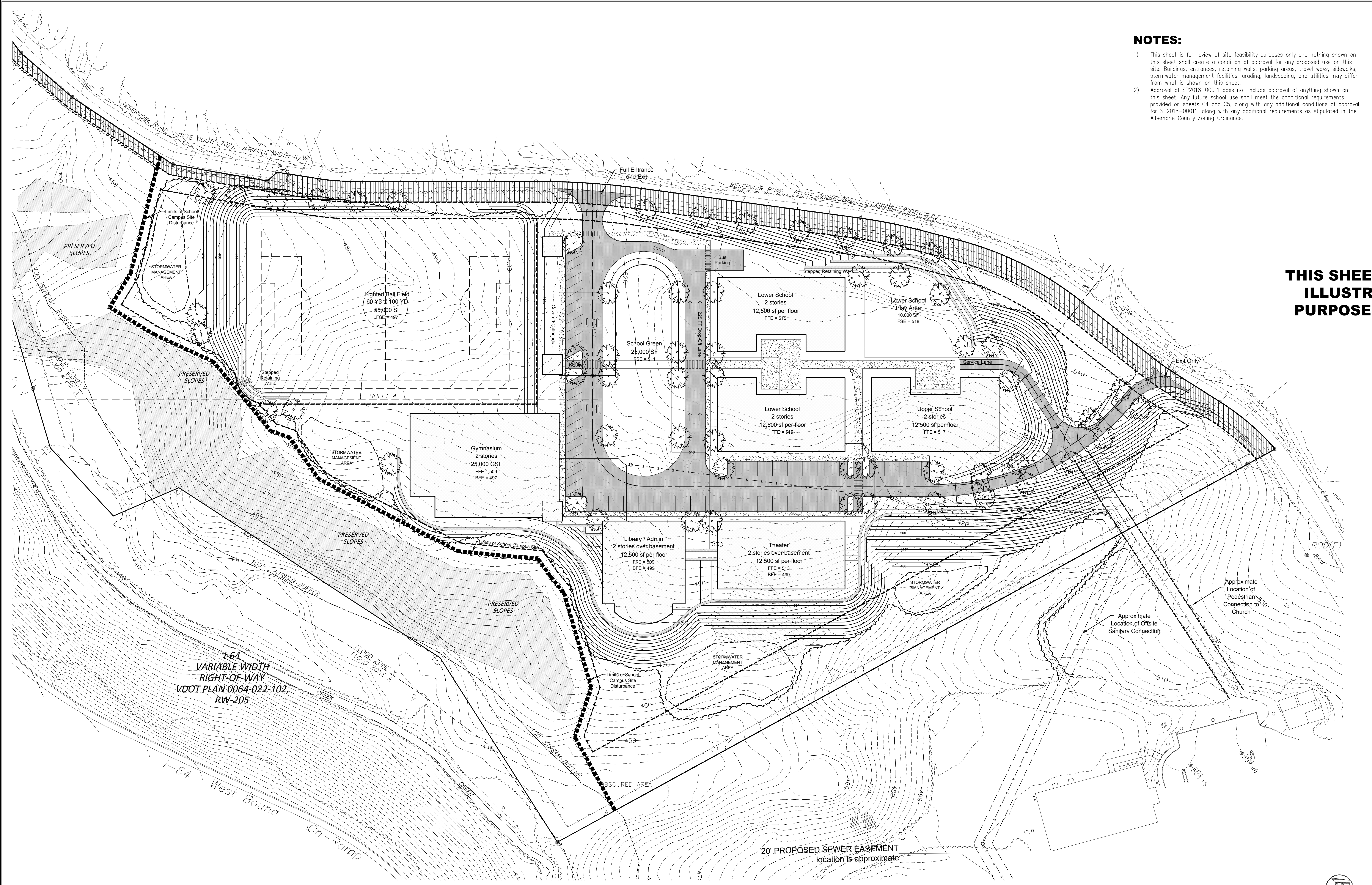
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1	04-29-2019	County Comments
2	01-01-2019	County Comments
3	08-23-2019	County Comments

SP CONCEPT PLAN FOR:

REGENTS SCHOOL

ALBEMARLE COUNTY, VIRGINIA

Date	07-16-2018
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- NOTES:**
- 1) This sheet is for review of site feasibility purposes only and nothing shown on this sheet shall create a condition of approval for any proposed use on this site. Buildings, entrances, retaining walls, parking areas, travel ways, sidewalks, stormwater management facilities, grading, landscaping, and utilities may differ from what is shown on this sheet.
 - 2) Approval of SP2018-00011 does not include approval of anything shown on this sheet. Any future school use shall meet the conditional requirements provided on sheets C4 and C5, along with any additional conditions of approval for SP2018-00011, along with any additional requirements as stipulated in the Albemarle County Zoning Ordinance.

**THIS SHEET IS FOR
ILLUSTRATIVE
PURPOSES ONLY**

ENGINEERING FEASIBILITY STUDY		
Rev #	Date	Description
1	04-29-2019	County Comments
2	02-01-2019	County Comments
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SP CONCEPT PLAN FOR:

REGENTS SCHOOL

ALBEMARLE COUNTY, VIRGINIA

Date	07-16-2018
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