



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 RIGHT OUT EGRESS ONLY 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 FOLLOWS:
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 FUTURE COUNTS DURING THE SITE PLAN PROCESS SO AN ADEQUATE METER SIZE CAN BE ESTABLISHED FOR THE SCHOOL.