

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; TO BE DEVELOPED WITH THE PAVILION GRADING.
 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 SPACES; 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 2 WOMENS WC
2 LAV
1 MOP 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 IMPACT TO MANAGED STEEP SLOPES IS ANTICIPATED - SEE 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)
- NO WORK ANTICIPATED IN MANAGED STEEP SLOPE AREAS

15 Legend

Scale: No Scale

GRAPHIC SCALE

Scale: 1"=50'

50' 25' 0 50' 100'

North

SUP Amendment Concept Plan - Resubmission

Tandem Friends School

New Dining Pavilion

Tandem Friends School

279 Tandem Lane

Charlottesville, VA 22902

SP2019-0007

Concept Plan

09 December 2019

Architect's Project Number: 3903

Train Architects

612 East Jefferson Street Charlottesville Virginia 22902 434.303.3903 fax 363.5132

www.trainarchitects.com

Rev 01: 10 Dec 2019

Rev 02: Not Used

Rev 03: Not Used

Rev 04: Not Used

Rev 05: Not Used

Concept Plan

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

EXISTING ATHLETIC FIELD

EXISTING ATHLETIC FIELD

PROPOSED GYM EXPANSION
APPROVED WITH
SP 2013-00019

EXISTING FIELD HOUSE

EXISTING FIRE HYDRANT

EXISTING WATERLINE

TANDEM LANE

MILL CREEK DRIVE

EXISTING PUBLIC SAN. SEWER

EXISTING FORMAL (FRONT) ENTRY TO SCHOOL

EXISTING MAIN BUILDING

EXISTING ART BUILDING

EXISTING PRIVATE SAN. SEWER

EXISTING MIDDLE SCHOOL BUILDING TO REMAIN

ASCA EASEMENT & EXISTING WATERLINE

EXISTING COMMUNITY HALL
LOWER FFE 536.9

EXISTING BACK BOX

FD TURNAROUND

ACCESSIBLE PATH TO LOWER LEVEL

ACCESSIBLE PATH TO LOWER LEVEL

PROPOSED FIRE ACCESS
150' x 20'

NEW DINING PAVILION
FFE # 536.9
1-2 STORIES
4,500 SF MAX FOOTPRINT OF BUILDING

STEPPED DECK

POTENTIAL SWM AREA

ASCA MH

BEGIN EXISTING PRIVATE / END EXISTING PUBLIC SAN. SEWER

PROPOSED SANITARY LATERAL PER 2015-00021

EXISTING FIRE HYDRANT

PROPOSED FIRE DEPARTMENT TURNAROUND PER 2015-00021

PROPOSED FIRE ACCESS
160' x 20'

AREA / HEIGHT OF PREVIOUSLY APPROVED MIDDLE SCHOOL BUILDING PER SUP 2015-00021

POTENTIAL SWM AREA PER 2015-00021

PROPOSED TREE LINE PER 2015-00021

EXISTING BASKETBALL COURT

PROPOSED MIDDLE SCHOOL BUILDING ENVELOPE (GRADES 5-8)

MAX HEIGHT = 35'
FIRST FLOOR = 551.0
LOWER LVL. = 541.0
BASEMENT LVL. = 531.0

MAX BUILDING FOOTPRINT = 15,000 SF

PROPOSED PARKING LOT ISLANDS, LANDSCAPING, AND STRIPPING ARE SHOWN PER APPROVED SUP 1998-0019 AND SP 2013-00019

EXISTING PARKING AREA

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 FINAL 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

11 Concept Plan

Scale: 1" = 50'