

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 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 VSMP (VIRGINIA STORM WATER MANAGEMENT PROGRAM) PLAN FOR THE PAVILION AREA WILL BE PROVIDED AT THE SITE PLAN SUBMISSION. THE VSMP PLAN WILL FOLLOW DEQ VSMP 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.



--- LIMITS OF WORK /

LIMITS OF DISTURBED AREA

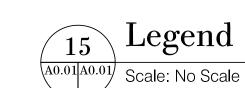
PROPOSED MAX FOOTPRINT OF BUILDING

(4,500 SF SHOWN HATCHED)

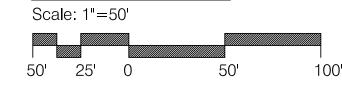
FIRE APPARATUS ACCESS

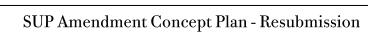
MANAGED STEEP SLOPES -(FROM COUNTY GIS)

NO WORK ANTICIPATED IN MANAGED STEEP SLOPE AREAS









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

Rev 01: 10 Dec 2019 612 East Jefferson Street Charlottesville Virginia 22902 434.293.2965 fax 295.5122 www.trainarchitects.com Rev 02: Not Used Rev 03: Not Used Rev 04: Not Used

Rev 05: Not Used

Concept Plan