

**ALBEMARLE COUNTY
PLANNING STAFF REPORT SUMMARY**

Proposal: SP201900007 Tandem Friends School Pavilion	Staff: Andy Reitelbach, Senior Planner
Planning Commission Public Hearing: February 18, 2020	Board of Supervisors Hearing: April 15, 2020
Owner: The Tandem School	Applicant: The Tandem School, represented by Train Architects
Acreage: 24.508 acres	Special Use Permit for: Request to amend an existing special use permit for a private school in accordance with Section 13.2.2(5) of the Zoning ordinance.
TMP: 09100000002A0 Location: 279 Tandem Lane, Charlottesville, VA 22902	By-right use: R-1 Residential (1 unit/acre) which allows residential uses; private schools by special use permit. By special use permit, this facility may have up to 250 students.
Magisterial District: Scottsville	Conditions: Yes EC: Yes
Proposal: Request to amend existing special use permit SP201500021 to permit the construction of an approximately 4,500-square foot pavilion-type building for use as dining and meeting space at an existing private school campus on a 24.508-acre parcel. No increase in student enrollment is proposed.	Requested # of Dwelling Units: No dwelling units proposed.
DA (Development Area): Southern and Western Urban Neighborhoods Master Plan Area	Comp. Plan Designation: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses and small-scale neighborhood serving retail and commercial; in Neighborhood 4 in the Southern and Western Urban Neighborhoods Master Plan area.
Character of Property: The property is currently developed as a private school campus, the Tandem Friends School, with several school buildings and athletic fields. There is a maximum permitted enrollment of 250 students.	Use of Surrounding Properties: Monticello H.S. to the north, across Mill Creek Drive. Monticello Fire-Rescue Station to the west. Wooded properties and one single-family house to the south, with land owned by the County or the County School Board. Wooded parcel and apartments to the east.
Factors Favorable: 1. The school would continue to provide enhanced educational opportunities to the community. 2. As no enrollment increase is requested, the addition of a building is not expected to have an impact on the surrounding area.	Factors Unfavorable: 1. None identified.
RECOMMENDATION: Special Use Permit: Staff recommends approval of SP201900007, Tandem Friends School Pavilion, with conditions.	

STAFF PERSON:
PLANNING COMMISSION:
BOARD OF SUPERVISORS:

Andy Reitelbach, Senior Planner
February 18, 2020
April 15, 2020

SP201900007 Tandem Friends School Pavilion

PETITION

PROJECT: SP201900007 Tandem Friends School Pavilion

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 091000000002A0

LOCATION: 279 Tandem Lane, Charlottesville, VA 22902

PROPOSAL: Addition of a pavilion-type building for dining and meeting space at an existing private school campus.

PETITION: Request to amend existing special use permit SP201500021 to permit the construction of an approximately 4,500-square foot pavilion-type building for use as dining and meeting space at an existing private school campus on a 24.508-acre parcel. No increase in student enrollment is proposed. No dwelling units are proposed.

ZONING: R-1 Residential – 1 unit per acre.

OVERLAY DISTRICT(S): Entrance Corridor; Airport Impact Area; Steep Slopes - Managed

COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses and small-scale neighborhood serving retail and commercial; in Neighborhood 4 in the Southern and Western Urban Neighborhoods Master Plan area.

CHARACTER OF SURROUNDING AREA

The subject property is zoned R-1 Residential and is located along Mill Creek Drive, approximately 1,300 feet west of the intersection of Mill Creek Drive and Scottsville Road (see Attachment 1 – Location Map and Attachment 2 – Zoning Map). The area around the Tandem Friends School is largely composed of institutional uses. Monticello High School is located to the north, directly across Mill Creek Drive from the Tandem School. The Monticello Fire Rescue station is located on the parcel to the west of the Tandem School. There are additional County-owned or County School Board-owned properties, zoned R-1, to the south of the Tandem School. These parcels are largely wooded, with a single-family home located on a County-owned property. Directly to the east of the Tandem School is a wooded property, zoned R-1, with no structures. Farther to the east, at the northwest corner of the Mill Creek-Scottsville intersection is the Stone Creek apartment complex, zoned PRD.

PLANNING AND ZONING HISTORY

The school property is zoned R-1, Residential. The school use began in 1972.

SP1996-6 – Request for a 10,000-square ft. Community Hall for the school; approved 1996.

SP1996-25 – Request for increase in total enrollment and staffing from 177 to 200; approved 1996.

SP1996-49 – Request for 15,000-square ft. field house and gymnasium; approved 1996.

SP199700053 – Request for 14,000-square ft. math and science building; approved 1998.

SP200800065 – Request to add a classroom trailer to the site; approved 2009.

SP201300019 – Request to replace 8,000-square ft. gym building with 18,400-square ft. field house and to increase student enrollment to 250; approved 2014.

SP201500021 – Request for two-story middle school building with a 15,000-square ft. footprint; approved 2016.

DETAILS OF THE PROPOSAL

The applicant has requested to amend an existing special use permit to construct an additional building, one story plus mezzanine, on a private school campus (see Attachment 3 for the applicant's project narrative and Attachment 4 for the concept plan). The building would be a pavilion-type building to be used for extra dining space for students and a meeting space that can be used for student activities or as a rain location for outdoor activities. This building would have a covered footprint of approximately 4,500-square ft. The proposed building would have garage doors on the sides to allow for the building to be open to the elements during nice weather or to enclose the building during inclement weather. Bathrooms and storage space are also intended to be included in the space. At full build-out of the structure, the applicant also intends to include a kitchen to serve the assembly space, although this element is intended to be a later phase of the project. This kitchen, however, would be within the proposed 4,500-square-ft. footprint. A covered porch is proposed for the southern side of the building, along with an open deck on the western side of the new structure. New sidewalks are proposed around the sides of the building to provide access and help integrate the structure into the overall campus of the school. The location of the proposed building is adjacent to the existing grouping of instructional buildings. The proposed construction area is currently open grass with a few isolated trees. The applicant does not intend to disturb nearby managed steep slopes. If they are disturbed, however, the area of steep slopes will be subject to the design standards of managed steep slopes, including review by the County Engineer at the site plan stage for grading that is respectful of the terrain. This building will be subject to site plan review if the special use permit is approved.

No increase in the enrollment of the school is proposed with this request. There are also no proposed changes to the entrances into the school property, to the parking lots, or to the other existing buildings on the campus.

COMMUNITY MEETING

No community meeting was held for this application. Due to the nature of the proposal, including the addition of one building for use by existing students of the school as a dining and meeting space, with no proposed enrollment increase and no change to entrances or traffic flow along nearby streets, it was determined that the requirement for a community meeting could be waived.

ANALYSIS OF THE SPECIAL USE PERMIT REQUEST

Section 33.39(B) states that the Commission, in making its recommendation, shall consider the same factors found in Section 33.40 (B):

- 1. No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.***

In evaluating whether a use will be a detriment to adjacent properties, the intensity of the use and other impacts are evaluated. One measure of intensity of the use in relation to nearby and adjoining properties is the traffic impacts of the proposal. Another measure is the potential impact of the use on adjacent properties.

VDOT had no objection to the request as the maximum student enrollment is not being increase with this request and there are no proposed changes to the entrances to the Tandem School's property. No additional parking is needed with this request, as enrollment levels are not proposed to change.

The intent of both the applicant (the Tandem Friends School) and the conditions proposed in this Staff Report are to mitigate potential impacts on adjacent properties. There is not expected to be any impact on the parcel closest to the new pavilion building, which is TMP 92-2C1, to the east. This parcel is currently wooded with no structures. There is a line of trees along the Tandem School's side of the property boundary that is not expected to be disturbed, per the attached concept plan. In addition, this property is in the Entrance Corridor. The ARB (Architectural Review Board) staff planner has reviewed this proposal and has no objections. However, because this property is in the Entrance Corridor, a Certificate of Appropriateness will be required, and any potential impacts will be addressed with an ARB application at the site plan stage. Condition 4 in this staff report places conditions on amplified sound at the site to ensure that potential noise from the building does not have a detrimental effect on adjacent properties.

Staff finds that, with the proposed conditions, the use will not be a detriment to adjacent properties.

2. Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

The school has been operating in this location for several decades. The single additional building will not change the character of the adjacent parcels or nearby area, as the new building is proposed to be grouped among the other existing buildings on the school campus.

3. Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter,

The R-1 Residential zoning district was established to (1) recognize the existence of previously established low density residential districts in communities and the urban area; (2) provide incentives for clustering of development and provision of locational, environmental, and development amenities; and (3) provide for low density residential development in community areas and the urban area. Institutional uses such as a private school are allowed by special use permit.

A school has existed on this site since 1972. The proposed amendment would keep the same use, which is supportive of the residential uses permitted by right in the district. The additional building being requested with this application does not change the use and is in harmony with the purpose and intent of the district. The proposal will not significantly change the impact of the use (with the recommended conditions) or its consistency with the purpose and intent of the ordinance.

a. with the uses permitted by right in the district,

The proposed expansion of one additional building will not restrict the current uses or other by-right uses available at this property or adjacent properties.

b. with the regulations provided in Section 5 as applicable,

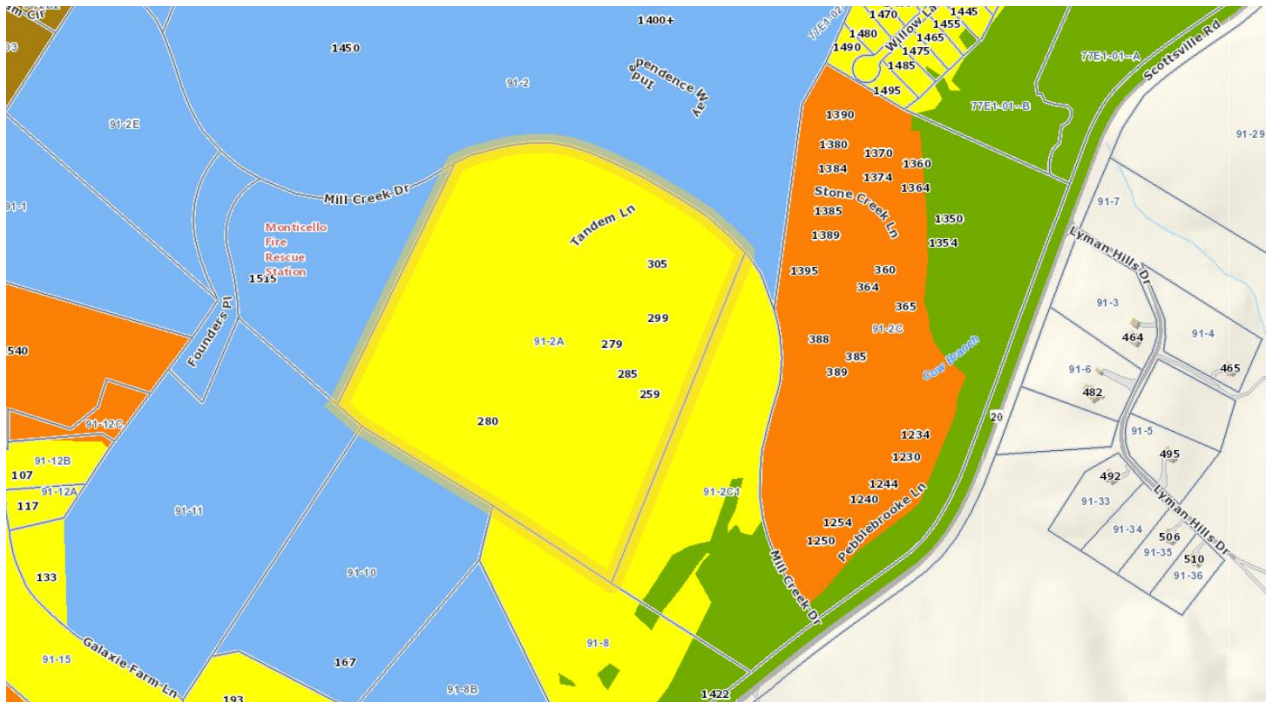
There are no supplementary regulations in Section 5 that are applicable to this use.

c. **and with the public health, safety, and general welfare.**

The character of the use and scale of the use would not change with the proposed additional building. The new building will not create off-site impacts to health or safety. VDOT has no objections based on traffic management, as discussed under factor 1 above. Noise mitigation is included in the conditions to the special use permit, as discussed under factor 1 above. There are no anticipated safety-related impacts from the proposed request. Albemarle County Fire Rescue (ACFR) has reviewed the application and has no objections to the special use permit. ACFR will review this proposal at the site plan stage, and any access or fire safety-related issues will be addressed at that time.

4. Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

The Comprehensive Plan (Southern and Western Urban Neighborhoods Master Plan) designates this property as Neighborhood Density Residential (yellow in the map below), which allows residential uses as primary uses, as well as supporting uses such as places of worship, schools, public and institutional uses, and small-scale neighborhood serving retail and commercial uses. As a school, this use is consistent with the Comprehensive Plan, and no change in the type of use on the site is proposed.



NEIGHBORHOOD MODEL ANALYSIS

A full analysis for consistency with the Neighborhood Model was not done for this project, since the only proposed physical change to the site is the addition of one new building adjacent to several existing school buildings on a private school campus. There are sidewalks and pathways

proposed to provide access to the new building and integrate this building into the larger school campus. Otherwise, the design of the site is not proposed to change.

SUMMARY

Staff finds the following factors favorable to this request:

1. The school would continue to provide enhanced educational opportunities to the community.
2. As no enrollment increase is requested, the addition of a building is not expected to have an impact on the surrounding area.

Staff finds the following factor(s) unfavorable to this request:

1. None identified.

RECOMMENDED ACTION

Based on the findings described in this report and factors identified as favorable, **staff recommends approval of special use permit application SP201900007 Tandem Friends School Pavilion, with the following conditions:**

1. The development of the use shall be in general accord with the concept plan entitled "SUP Amendment Concept Plan – Resubmission," prepared by Train Architects, dated 09 December 2019, and last revised 10 December 2019, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the specified plan, development and use shall reflect the following major elements as shown on the plan:
 - a. Building orientation
 - b. Building size (including height)
 - c. Location of buildings
 - d. Limits of disturbance
 - e. Parking lot layout and landscaping

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance;

2. Additional buildings may only be authorized by a new special use permit;
3. Total school enrollment shall not exceed two hundred and fifty (250) students; and
4. Amplified sound from the pavilion will be subject to maximum sound level regulations as provided in Chapter 18-4.18.04. Amplified sound is prohibited between 10:00 p.m. each Sunday through Thursday night and 7:00 a.m. the following morning, and between 11:00 p.m. each Friday and Saturday night and 7:00 a.m. the following morning. Unamplified sound will not be subject to the maximum sound level regulations, as provided in Chapter 18-4.18.05(N).

POSSIBLE PLANNING COMMISSION MOTIONS for SP201900007

A. Should the Planning Commission **choose to recommend approval** of this special use permit:

Move to recommend approval of SP201900007, Tandem Friends School Pavilion, with conditions as stated in the staff report.

B. Should the Planning Commission **choose to recommend denial** of this special use permit:

Move to recommend denial of SP201900007, Tandem Friends School Pavilion.

Should a commissioner motion to recommend denial, he or she should state the reason(s) for recommending denial.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Zoning Map

Attachment 3 – Project Narrative, dated December 10, 2019

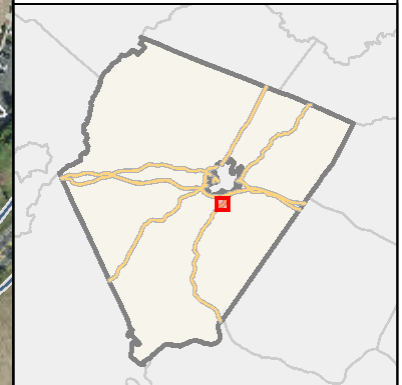
Attachment 4 – Concept Plan, dated December 10, 2019

Attachment 1 - SP2019-00007 Tandem Friends School Location Map



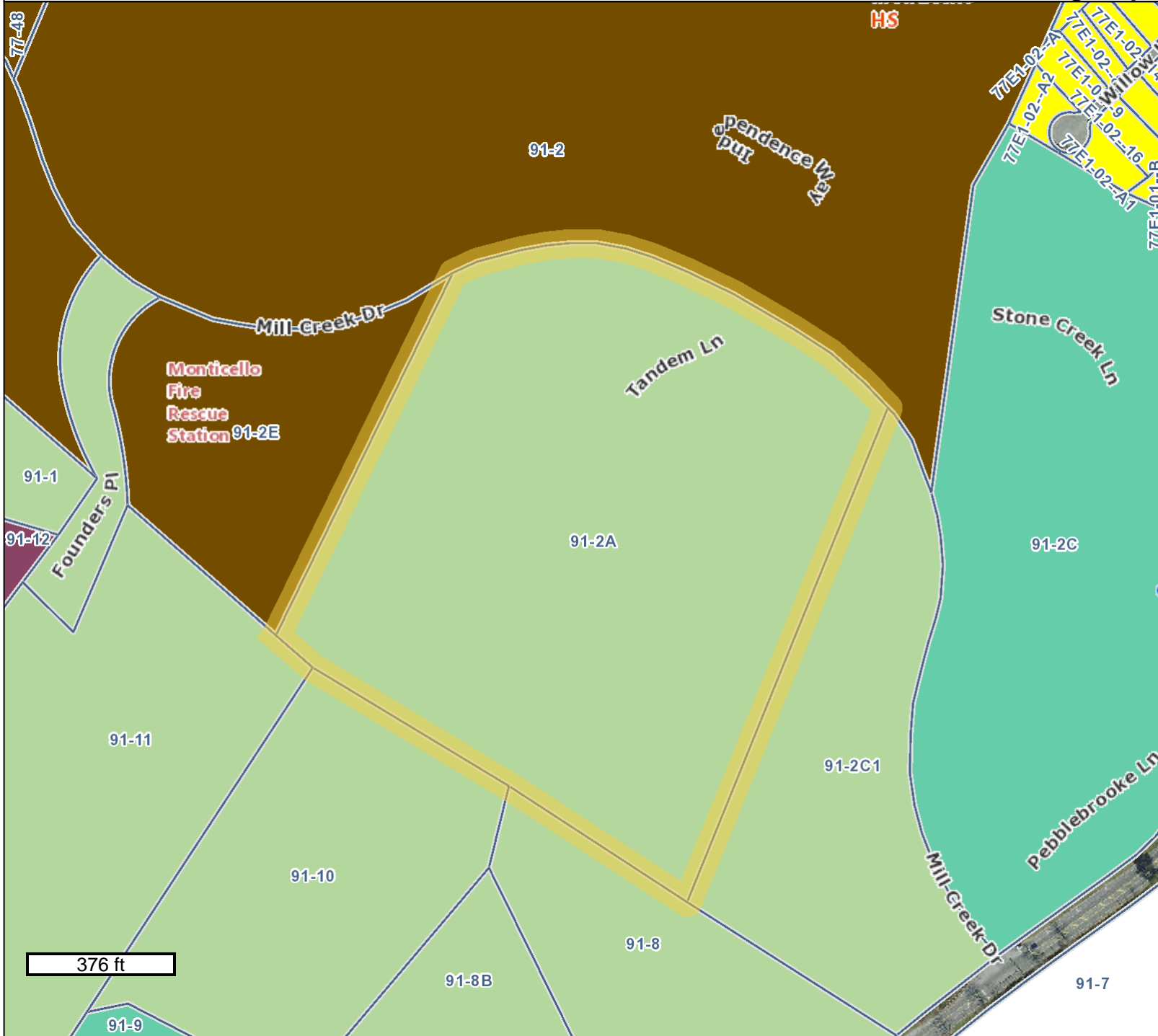
Legend
 (Note: Some items on map may not appear in legend)

- Parcel Info
- Parcels



GIS-Web
 Geographic Data Services
www.albemarle.org/gis
 (434) 296-5832

Attachment 2 - SP2019-00007 Tandem Friends School Zoning Map



Legend
 (Note: Some items on map may not appear in legend)

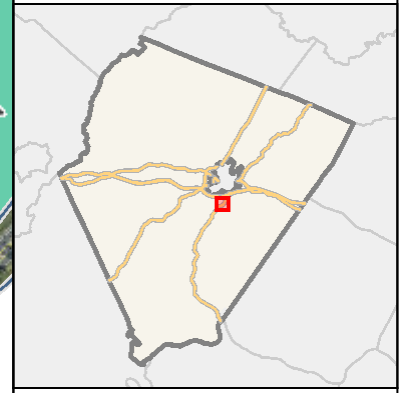
Parcel Info

- Parcels

Zoning Info

Zoning Classifications

- Rural Areas
- Village Residential
- R1 Residential
- R2 Residential
- R4 Residential
- R6 Residential
- R10 Residential
- R15 Residential
- Planned Unit Development
- Planned Residential Development
- Neighborhood Model District
- Monticello Historic District
- C1 Commercial
- Commercial Office
- Highway Commercial
- Planned Development Shopping Ctr.
- Planned Development Mixed Comm.
- Downtown Crozet District
- Light Industry
- Heavy Industry
- Planned Development Industrial Par
- Town of Scottsville




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376 ft



December 10, 2019

Andy Reitelbach, Senior Planner
Albemarle County Community
Development 401 McIntire Road
Charlottesville, Virginia 22902

**RE: Resubmission: Tandem Friends School (TM 91-2A) - Proposed Pavilion
Expansion • Special Use Permit Amendment Project Narrative**

Dear Andy,

This is to serve as our narrative to accompany the submission of our Special Use Permit Amendment request to the Planning Commission to construct a dining and meeting pavilion for the students at Tandem Friends School. For specific responses to comments on the first submission, please see the responses to comments attached to the 18 October resubmission. We have revised this letter/narrative per your subsequent comments and per the email correspondence that followed. Also see the attached revised SUP Concept Plan dated 10 December 2019, which includes changes requested or suggested in the reviews.

The existing school has a maximum enrollment of 250 students and enrollment will not expand with this proposal as discussed at the pre-application meeting. There is currently an approved Special Use permit (SP2015-00021) for an expansion to the Middle School, shown on the attached concept plan. The Middle School will not be built at this time, but is shown on the attached concept plan 'per SP2015-00021'.

PROJECT PROPOSAL

The proposal is to construct a new pavilion building which will have glazed openings and garage doors to have the option of being completely open for temperate weather and enclosed for colder weather. The finished floor or main level of the new pavilion will be at the same level as the lower level of the assembly building. The building will be organized around a tall (double height) assembly space of approximately 42'x42' (square in the Quaker tradition) and have other spaces (entry porch, storage, bathrooms, janitor, etc.) that 'serve' the main space. The building will have a maximum enclosed footprint of 4,500-sf and a maximum height of 34 feet at a central cupola; with a continuous ridge height of 28'; only the central light cupola (which we see as an appurtenance) will extend above the 28'. In the plan, the building is listed as 1 to 2 stories; this refers both to the

279 TANDEM LANE CHARLOTTESVILLE, VA 22902
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overall height and the potential for the area that serves the assembly space to have a mezzanine (as defined in the building code, it would be part of the first floor) for non-assembly purposes, possibly storage or office function. There will be restrooms in the building to serve the assembly function of the main room; estimated fixture counts are shown on the concept plan. There will also be storage to serve the various configurations of use in the main assembly space- dining, classroom and assembly. There will be the potential for a future fit-out for a kitchen within the 4,500 sf. Not all of the 4,500 sf footprint may be constructed in the first construction effort. The concept plan shows the full 4,500 sf building footprint hatched, but the first construction effort will have an open porch of 527 sf and an enclosed building area of 2,740 sf. leaving room for a later 1,233 sf. addition to the North. There would also be uncovered concrete sidewalk areas around the building. Also, there is an uncovered 'stepped porch' (wood deck) to the East- this will be an additive bid item and may or may not be in the first construction effort.

The proposed building will be located to the East/Northeast of the existing school buildings/courtyard. The new building is anticipated to meet two essential needs identified by school administrators: to provide unique dining, and additional meeting space. At this point, the design of the building is conceptual, and the conceptual footprint (and areas noted above) and grading are shown on the concept plan.

The maximum school enrollment of 250 students will not change with this proposal. Since there is no proposed expansion in enrollment, the parking requirements will still be met by the current parking program. No additional outdoor events will be held; and the new structure would serve as a 'rain location' for those events that are held. Outdoor events are often held in the 'quad', or the open space in between buildings and in front of the Pavilion location. If anything, this building would provide more containment of sound and activities than the present outdoor assembly space in the 'quad'.

PUBLIC NEED

This proposed pavilion expansion will benefit the public since it provides an improvement on the available private school options in the area. In Charlottesville, there are a number of diverse opportunities for schooling and Tandem Friends offers a unique experience for our area youth. There is no existing dining space and the existing assembly space is currently undersized and does not meet the main criteria listed above. The new pavilion would allow the two needs to be met under one roof, thereby improving the educational options available.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan Area is neighborhood 4 within the Southern Western urban neighborhood development area' and the land use designation is 'neighborhood density residential': the proposal is harmonious with the Comprehensive Plan.

Zoning of this property is R-1 Residential, along with the Steep Slopes – Managed, Entrance

Corridor, and Airport Impact Area overlays. Managed slopes are shown graphically in the plan and noted. Entrance corridor concerns are addressed in responses to comments.

IMPACTS ON PUBLIC FACILITIES AND INFRASTRUCTURE

There are no negative impacts anticipated on public facilities and infrastructure.

The site is currently served by public water and sewer and no new extension of public water or sewer is anticipated. There may be a tap and new meters set for domestic and irrigation water from the existing ASCA easement or new water to serve the building will come from 'behind an existing meter'; there will be a new sanitary lateral from the building to an ASCA manhole. See responses to ASCA comments in the previous submittal. Also see preliminary concepts for water and sanitary laterals and a proposed fixture schedule on the concept plan.

Access to the site is via Mill Creek Drive by way of Tandem Lane, Since there is no increase in enrollment, there will be no increase in trip generation and existing roads and parking are adequate.

The site is also located outside of the public viewshed so there will no impact on adjacent properties; the site is well screened.

No significant Police and Fire Department impacts are anticipated.

IMPACTS ON ENVIRONMENTAL FEATURES

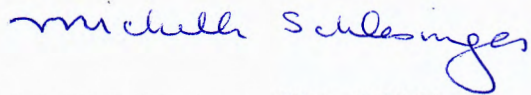
The proposed pavilion building is to be located on the northeast edge of the property in a predominantly cleared area that is a mix of grass and wooded buffer. Minor clearing is anticipated in order to construct the building and stormwater management measures. The view from the building will be of the wooded buffer below.

In the area of the proposed construction, runoff flows via sheet flow to the south for approximately 800 feet until it is intercepted by Cow Branch., which runs parallel to Route 20 and flows to the northeast along the west side of Route 20. As part of the proposed construction, the developer will comply with the requirements of the VSMP program. Various low impact techniques will be considered, including rooftop disconnection, wet/dry swales, bi-retention, other filtering practices, and/or sheetflow to conservation areas. It is anticipated that the square footage of disturbance will be under 1 Acre to be exempt from DEQ review. See notes on the Concept plan and in the responses to comments from the previous submission for more information.

New Lighting will comply with section 4.17 of the Albemarle County Zoning Ordinance and a photometric plan will be submitted with the Site Plan.

We thank you very much for your review of this project and look forward to your thoughtful review and staff report

Best Regards,



Michelle Schlesinger, CPA, CGMA

Cc: William Adams, Train Architects
Tom Keogh, Train Architects
Whitney Thompson, Tandem Friends School

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

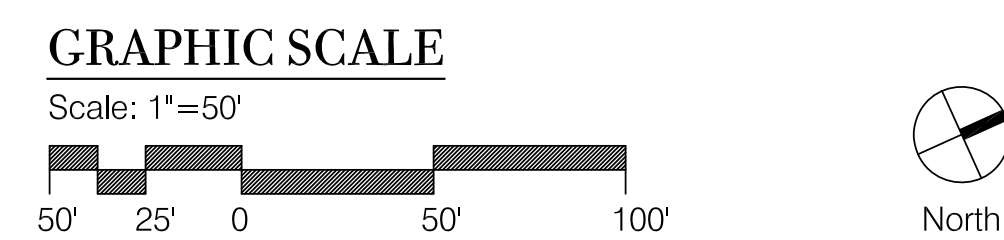
10 Concept Plan Notes

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



SUP Amendment Concept Plan - Resubmission

Tandem Friends School
New Dining Pavilion

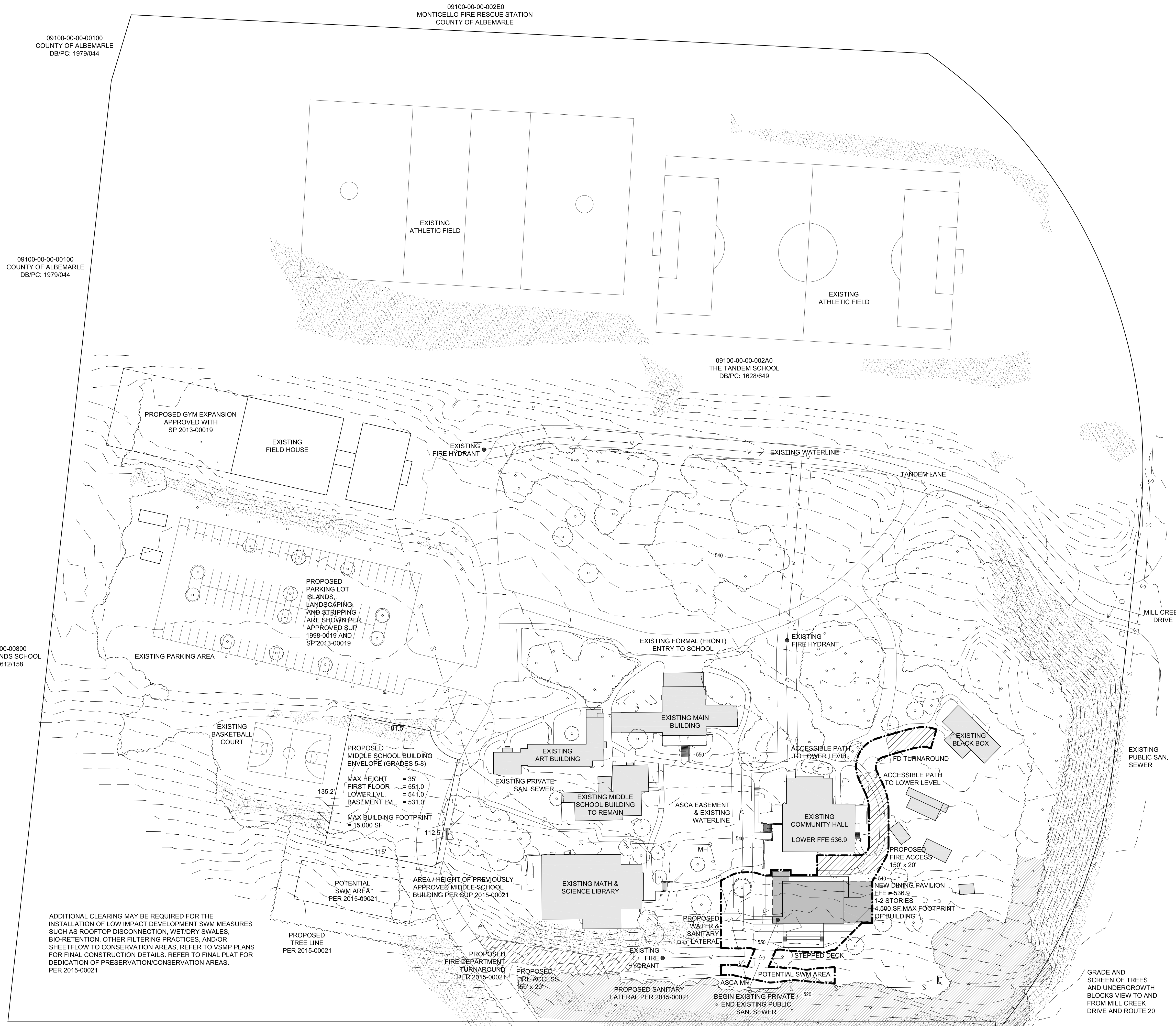
Tandem Friends School
279 Tandem Lane
Charlottesville, VA 22902

SP2019-0007
Concept Plan
09 December 2019
Architects Project Number: 3903

Train Architects
612 East Jefferson Street Charlottesville VA 22902 434.293.2995 fax 793.5172
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



09100-00-00-002E0
MONTICELLO FIRE RESCUE STATION
COUNTY OF ALBEMARLE

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

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 PLAT FOR DEDICATION OF PRESERVATION/CONSERVATION AREAS. PER 2015-00021

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

POTENTIAL SWM AREA PER 2015-00021

PROPOSED TREE LINE PER 2015-00021

PROPOSED FIRE DEPARTMENT TURNAROUND PER 2015-00021

PROPOSED FIRE ACCESS 100' x 20'

PROPOSED SANITARY LATERAL PER 2015-00021

ASCA MH
BEGIN EXISTING PRIVATE / END EXISTING PUBLIC SAN. SEWER

GRADE AND SCREEN OF TREES AND UNDERGROWTH BLOCKS VIEW TO AND FROM MILL CREEK DRIVE AND ROUTE 20

09100-00-00-002C1
THE NAMELESS ONE LLC
DB/PC: 3877/664

11 Concept Plan

Scale: 1" = 50'