FOSTER FORGE FARM SCHOOL

SPECIAL USE PERMIT CONCEPT PLAN

PROJECT DATA:

PROJECT NAME:	FOSTER FORGE SCHOOL
SITE ADDRESS:	BARRACKS ROAD, WEST OF MONTVUE DR CHARLOTTESVILLE, VIRGINIA 22901
OWNER:	AGUILERA, LLC
CONTACT:	STEVEN L. DRIVER, PE, LS
AGENT:	TERRA ENGINEERING AND LAND SOLUTIONS, PC 2374 STUARTS DRAFT HIGHWAY STUARTS DRAFT, VA 24477 PHONE: 540-337-4591 FAX: 540-337-5291
CONTACT:	STEVEN L. DRIVER, PE, LS
TAX MAP:	60-68E
INSTRUMENT #	
ZONING:	RA - RURAL AREA, EC - ENTRANCE CORRIDOR, AIA - AIRPORT IMPACT AREA
MAGISTERIAL DISTRICT:	JACK JOUETTE
EXISTING USE:	VACANT LAND
PROPOSED USE:	PRIVATE SCHOOL
ADJACENT PROPERTY USE:	RESIDENTIAL AND PRIVATE SCHOOL
SITE AREA:	6.44 AC
WATER:	PUBLIC
SEWER:	PRIVATE

NOTES:
1. Contours are based on County GIS mapping and are 4' intervals.
2. Critical Slope areas are based on County GIS topo.
3. No disturbance of critical slopes is proposed. The only encroachment is a planned mulch trail which replaces topsoil with permeable mulch. No change in grading or increase in runoff on critical slopes.
4. The existing pond will be modified as needed to meet stormwater management requirements. Althogh these slopes exceed 25%, they will be treated as Manages Slopes.
5. Very little grading is needed for this concept. Most improvements will be constructed at or near existing grade.
6. This parcel does not lie within FEMA flood zones as defined on FIRM map 51003C0260D dated February 4, 2005.
7. This site is located within the Ivy Creek Water Supply Watershed.

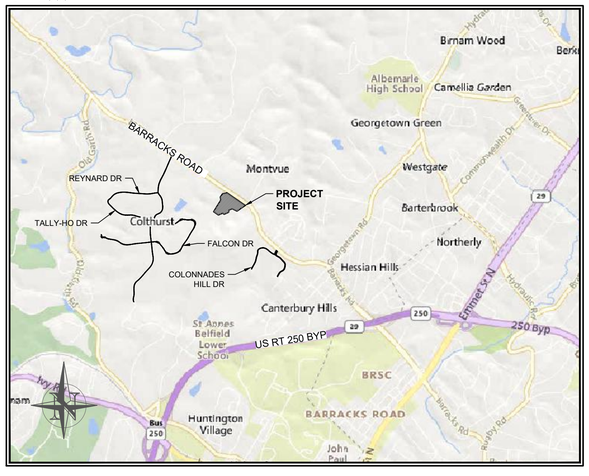
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CIVIL ENGINEERS PLANNERS LAND SURVEYORS
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PH. 540-337-4591 FAX 540-337-5291

DATE: 12/13/2021

VICINITY MAP

1"= 2000'



SHEET INDEX:

1	C0.1	Cover sheet
2	C2.1	Concept Plan
3	C3.1	Entrance Sight Distance Plan & Profile

REVISIONS:

1.	2/18/2022	County Comments
2.	3/7/2022	County Comments
3.	5/4/2022	County Comments

CONTRACTOR SHALL CONTACT MISS UTILITY (811) IN ADVANCE OF BEGINNING CONSTRUCTION WORK IN ACCORDANCE WITH MISS UTILITY GUIDLINES

va811.com Dig With CARE

C.A.R.E! Call 811 before you dig. KEEP VIRGINIA SAFE DIG WITH

APPROVALS

SIGNEE DATE

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FOSTER FORGE FARM SCHOOL

BARRACKS RD. ALBEMARLE COUNTY, , VIRGINIA

COVER SHEET

SCALE: AS NOTED
ISSUED: 12/13/2021
DRAWN: BE
DESIGN: .
CHECKED: SLD
REVISIONS:

1	02-18-2022	COUNTY COMMENTS

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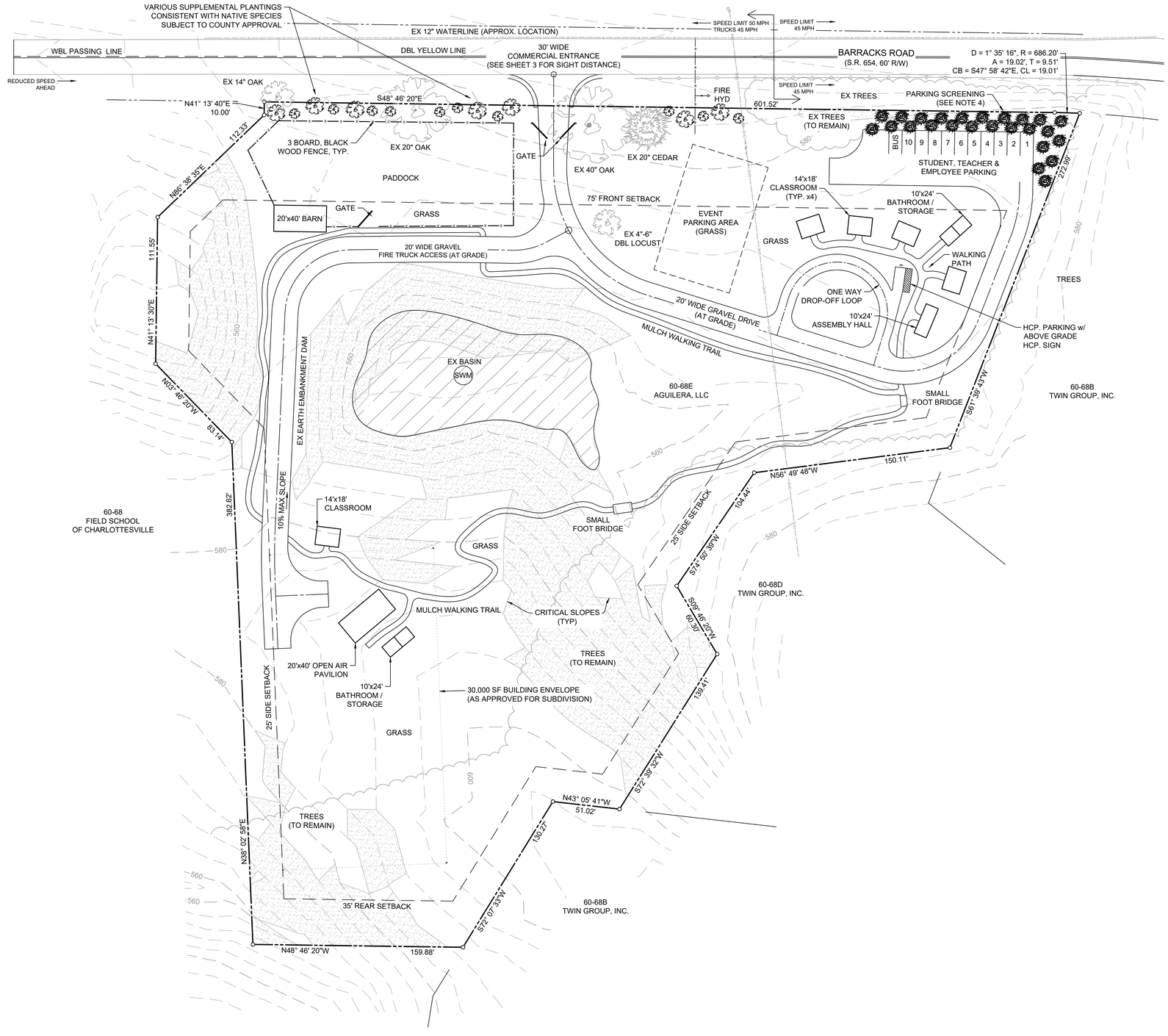
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SHEET C0.1

J.N. 2160 1 OF 3

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1 CONCEPT PLAN
SCALE: 1" = 40'

LEGEND:

- OHE — OVERHEAD ELECTRIC
- UP — UTILITY POLE
- GUY — GUY WIRE
- EXISTING WATERLINE
- PROPOSED WATERLINE
- BOUNDARY / RIGHT-OF-WAY LINE
- SETBACK LINE
- TREE LINE
- 580 — EX CONTOURS
- FENCE (3 BOARD, BLACK, WOOD)
- CRITICAL SLOPES

NOTES:

1. CONTOUR LINES ARE BASED ON COUNTY GIS DATA AND ARE AT 4' INTERVAL.
2. WATER IS AVAILABLE TO SITE VIA EXISTING WATERLINE ALONG BARRACKS ROAD.
3. STRUCTURES SHOWN HEREON ARE FOR CONCEPT PURPOSES ONLY AND ARE SUBJECT TO MINOR REVISIONS AS MAY BE REQUIRED DURING FINAL SITE PLAN REVIEW TO BE IN COMPLIANCE WITH BUILDING SETBACKS.
4. SUPPLEMENTARY ON-SITE SCREENING IS TO BE WITH NATIVE SPECIES AND WILL BE PROVIDED ALONG THE PROPOSED PARKING AREA IN ACCORDANCE WITH SECTION 32.7.9.7, SUBJECT TO COUNTY APPROVAL.
5. LIMITS OF DISTURBANCE TO BE DETERMINED AT FINAL SITE PLAN.
6. APPLICANT IS CONSIDERING COMPOSTING TOILETS AND/OR INCINERATOR TOILETS. IN COORDINATION WITH VDH AND BUILDING CODE REQUIREMENTS, THE DOMESTIC WATERLINE MAY BE EXTENDED TO THE BUILDINGS. ACCORDINGLY, A GRAY WATER DISCHARGE SYSTEM MAY BE UTILIZED.
7. THE 30,000 SF BUILDING ENVELOPE IS SHOWN PER THE PREVIOUSLY APPROVED SUBDIVISION PLAN AND INCLUDES A SUITABLE AREA FOR CONVENTIONAL DRAINFIELD. THIS PROVIDES AN OPTION TO THE USE OF ALTERNATIVE WASTE WATER SYSTEMS.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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FOSTER FORGE FARM SCHOOL

BARRACKS RD. ALBEMARLE COUNTY, , VIRGINIA

CONCEPT PLAN

SCALE:	AS NOTED
ISSUED:	12/13/2021
DRAWN:	AE
DESIGN:	.
CHECKED:	SLD
REVISIONS:	

1	02-18-2022	COUNTY COMMENTS
2	03-07-2022	COUNTY COMMENTS
3	05-04-2022	COUNTY COMMENTS

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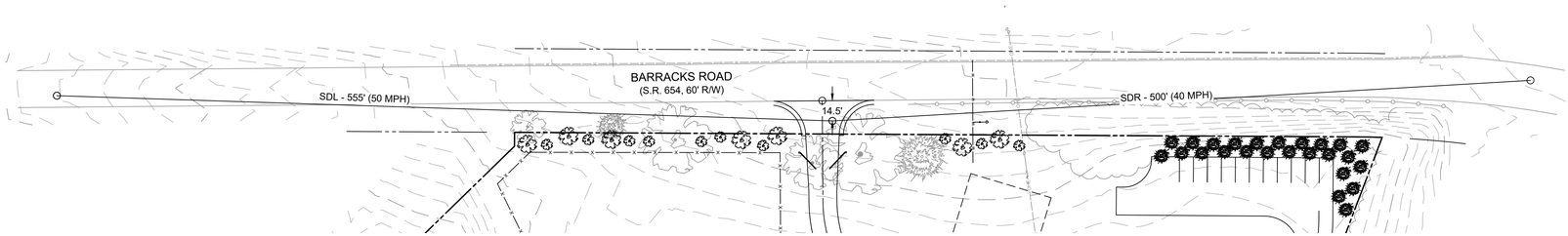
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SHEET
C2.1

J.N. 2160
2 OF 3

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PLAN VIEW
ENTRANCE SIGHT DISTANCE

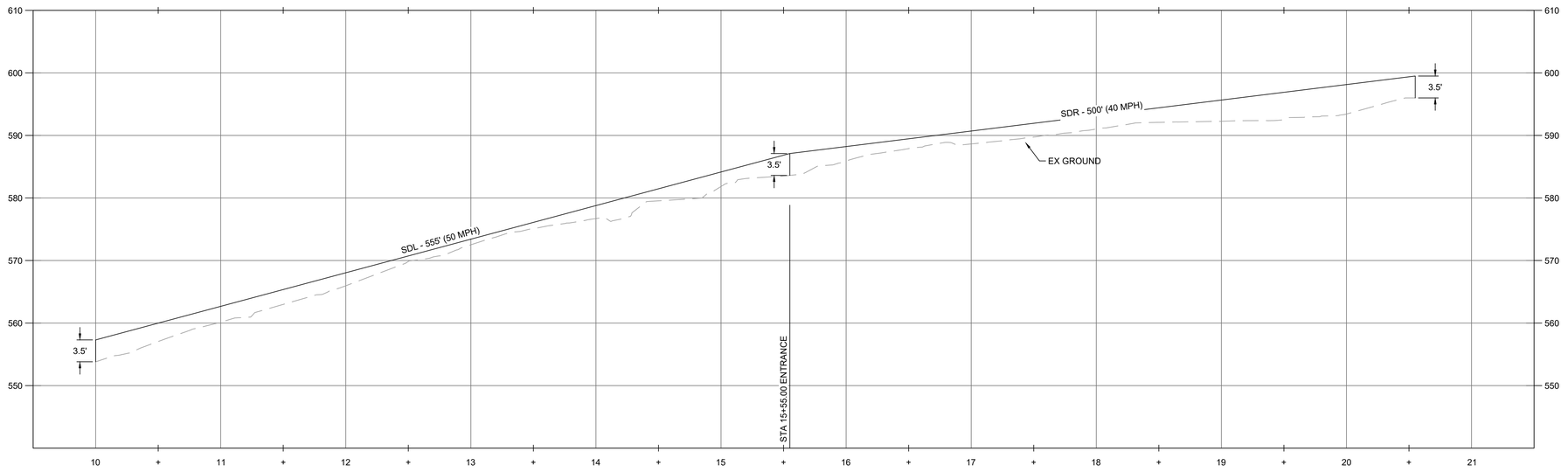
1

SCALE: 1" = 50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



PROFILE VIEW
ENTRANCE SIGHT DISTANCE

1

SCALE: H: 1" = 50' V: 1" = 10'

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FOSTER FORGE FARM SCHOOL

BARRACKS RD. ALBEMARLE COUNTY, , VIRGINIA

ENTRANCE SIGHT DISTANCE
PLAN & PROFILE

SCALE: AS NOTED
ISSUED: 12/13/2021
DRAWN: AE
DESIGN: .
CHECKED: SLD
REVISIONS:

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SHEET

C3.1

J.N. 2160

3 OF 3

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