County of Albemarle
**Community Development Department - Planning**

**Andy Reitelbach**
areitelbach@albemarle.org
Telephone: (434) 296-5832 ext.3261

November 12, 2021

Kelsey Schlein
Shimp Engineering
912 E High Street
Crozet VA 22932
kelsey@shimp-engineering.com

**RE: SP202100011 Field School of Charlottesville Action Letter**

Dear Ms. Schlein,

On November 3, 2021 the Board of Supervisors took action on your Special Use Permit on Tax Map Parcel Number 06000000006800 in the Jack Jouett District.

The Special Use Permit was approved by the Board's adoption of the attached Resolution and Conditions.

**Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property as approved above may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:**

- **compliance with the approved SPECIAL USE PERMIT;**
- **approval of and compliance with a SITE PLAN; and**
- **approval of a ZONING COMPLIANCE CLEARANCE.**

Should you have questions regarding the above-noted action, please contact me.

Sincerely,
Andy Reitelbach
Senior Planner
Planning Division

Cc. The Field School of Charlottesville
1408 Crozet Ave
Crozet VA 22932
toddbarnett@gmail.com

**RESOLUTION TO APPROVE**
**SP 202100011 FIELD SCHOOL OF CHARLOTTESVILLE**

**WHEREAS,** upon consideration of the staff report prepared for SP 202100011 Field School of Charlottesville and the attachments thereto, including staff's supporting analysis, the information presented at the public hearing, any comments received, and all of the factors relevant to the special use permit in Albemarle County Code §§ 18-10.2.2(58) and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Rural Areas district, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves SP 202100011 Field School of Charlottesville, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on November 3, 2021.

Clerk, Board of County Supervisors

| | Aye | Nay |
|---|---|---|
| Mr. Gallaway | Y | ____ |
| Ms. LaPisto-Kirtley | Y | ____ |
| Ms. Mallek | Y | ____ |
| Ms. McKeel | Y | ____ |
| Ms. Palmer | Y | ____ |
| Ms. Price | Y | ____ |

**SP 202100011 Field School of Charlottesville Special Use Permit Conditions**

1. Development of the use shall be in general accord with the concept plan entitled "Special Use Permit Concept Plan and Exhibits, Field School of Charlottesville, SP2021-00011 – Amendment to SP2019-12, Tax Map 60, Parcel 68, Albemarle County, Virginia," prepared by Shimp Engineering, P.C., dated May 17, 2021, last revised July 7, 2021, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the concept plan, the development and use shall reflect the following major elements as shown on the concept plan:
    a. Locations of buildings and sports fields within the indicated envelopes
    b. Maximum total building footprint of thirty thousand (30,000) square feet
    c. Maximum footprint of twelve thousand (12,000) square feet for any single building
    d. Preservation and installation of tree buffers as indicated
    e. Preservation of wooded areas and slopes outside of building and sports field envelopes as indicated

    Minor modifications to the plan which are in general accord with the elements above may be made to ensure compliance with the Zoning Ordinance. Modifications are to be considered in terms of minimizing or improving impacts on adjoining properties and roadways. Buildings and parking may be developed in phases.

2. The maximum enrollment shall be one hundred fifty (150) students.

3. Classroom instruction shall not begin before eight o'clock a.m. (8:00 a.m.) and shall not continue later than five o'clock p.m. (5:00 p.m.). These hours shall not apply to sports events. Classes shall not be held on Saturday or Sunday.

4. Occasional non-sporting school-related events may occur on and after five o'clock p.m. (5:00 p.m.) on Monday through Friday and at any hours on Saturday and Sunday. Occasional community events may occur on and after six o'clock p.m. (6:00 p.m.) on Monday through Friday and at any hours on Saturday and Sunday.

5. No construction for the use shall begin without written approval of the proposed septic facilities from the Virginia Department of Health.

6. No outdoor lighting of sports fields shall be installed for this use.

7. There shall be no outdoor amplified sound associated with this use.

8. Any new outdoor lighting shall be only full cut-off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at the property lines to no greater than 0.3 foot candles shall be submitted to the Zoning Administrator or his designee for approval.

9. If the construction of the private school for which this Special Use Permit is issued is not commenced by August 28, 2025, the permit shall be deemed abandoned and the authority granted thereunder shall thereupon terminate.

SPECIAL USE PERMIT CONCEPT PLAN AND EXHIBITS

# FIELD SCHOOL OF CHARLOTTESVILLE

SP2021-00011 - AMENDMENT TO SP2019-12
TAX MAP 60, PARCEL 68
ALBEMARLE COUNTY, VIRGINIA

.

## OWNER/DEVELOPER

Field School of Charlottesville
1408 Crozet Avenue
Crozet, Virginia 22932

## ZONING

EC - Entrance Corridor
RA - Rural Areas
AIA - Airport Impact Area
SP201500024, approved March 8, 2017 permits a private school use on the site

SP2019-12 approved on July 1, 2020 amended the "limits of SP" of SP2015-24, to incorporate a boundary line adjustment

## EXISTING USE

Vacant Land

## PROPOSED USE

Private school use (approved with SP201500024)
Approved SP2019-00012 was an amendment to SP2015-00024, revising the limits of SP, reducing school area from 24.57 acres to 21.00 acres.
SP2021-00011 proposes removal of condition #9

## DISTRICT

Jack Jouett

## SOURCE OF TITLE

DB 5462 P 556

## SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary is based on field survey by:
G.V. "Kirk" Hughes, Kirk Hughes & Associates
220 East High Street, Charlottesville, VA 22902
Provided on November 25, 2020

Topographic data of two foot (2') contours provided by Albemarle County GIS

## BENCHMARK

Datum for topography is NAVD 1988

## FLOODZONE

These parcels do not lie within FEMA flood zones as defined on FIRM map 51003C0267D, dated February 4, 2005.

## RESERVOIR WATERSHED

This site is located within the Ivy Creek Water Supply Watershed.
This site is located within a water supply protection area.

## WATER & SANITARY SERVICES

Potable water services are to be provided by the Albemarle County Service Authority.
At such time when a septic system is proposed for this site, Virginia Department of Health permitting and approvals shall be required. In conjunction with SP201500024, central sewerage system approved by the Board of Supervisors on April 12, 2017. The County Engineer and the Health Department shall approve the applicant's final plans before the central sewerage system is constructed. The number of connections shall be limited to three (3) connections.

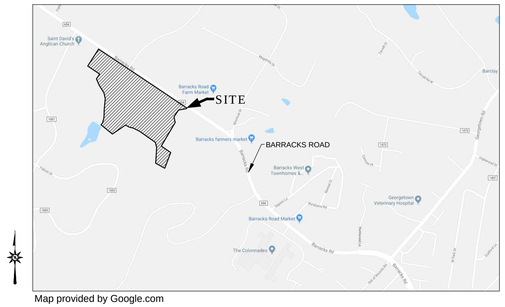
## CRITICAL SLOPES

Critical slopes are present on this property. 0.85 AC of critical slopes disturbance approved by special exception in conjunction with SP201500024.

## WATER PROTECTION ORDINANCE

A 100' stream buffer exists on the property.

## VICINITY MAP SCALE : 1"=1000'




Map provided by Google.com

## SHEET INDEX


**C1** COVER SHEET

**C2** APPROVED SP2015-24 CONCEPT PLAN/EXHIBITS, SPECIAL EXCEPTION, CENTRAL SEWERAGE SYSTEM

**C3** APPROVED SP2019-12 CONCEPT PLAN/EXHIBITS & CONDITIONS

**C4** EXISTING CONDITIONS

**C5** GENERAL CONDITIONS OF DEVELOPMENT

**C6** EXHIBIT - CONCEPTUAL PLAN OF DEVELOPMENT



SHIMP ENGINEERING PLLC
LAND PLANNING - PROJECT MANAGEMENT

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CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM


SP CONCEPT PLAN AND EXHIBITS

**FIELD SCHOOL OF CHARLOTTESVILLE**

ALBEMARLE COUNTY, VIRGINIA
**SUBMISSION:**
2021.05.17
REVISION:
2021.07.07

**FILE NO.**
15.032

**COVER**

SHEET C1 of C6

C1

**RESOLUTION TO APPROVE**
**SP 2017-24 THE FIELD SCHOOL OF CHARLOTTESVILLE**

**WHEREAS,** The Field School of Charlottesville submitted an application for a special use permit to construct a new private school on Tax Map Parcel Numbers 06000-00-00-06800 and 06000-00-00-068E0, and the application is identified as SP201500024 The Field School of Charlottesville ("SP 2015-24); and

**WHEREAS,** on December 13, 2016, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2015-24 with conditions; and

**WHEREAS,** on March 8, 2017, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2015-24.

**NOW, THEREFORE, BE IT RESOLVED** that, upon consideration of the foregoing, the staff report prepared for SP 2015-24 and all of its attachments, the information presented at the public hearing, and the factors relevant to a special use permit in Albemarle County Code § 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2015-24, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

_____
Clerk, Board of County Supervisors

| | Aye | Nay |
|---|---|---|
| Mr. Dill | ____ | ____ |
| Ms. Mallek | ____ | ____ |
| Ms. McKeel | ____ | ____ |
| Ms. Palmer | ____ | ____ |
| Mr. Randolph | ____ | ____ |
| Mr. Sheffield | ____ | ____ |

**SP-2015-24 The Field School of Charlottesville**
**Special Use Permit Conditions**

1. Development of the use shall be in general accord with sheet four (4) of the concept plan entitled "Special Use Concept Plan and Exhibits for Field School of Charlottesville" prepared by Shimp Engineering, P.C., revision #5, dated October 27, 2016, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the concept plan, the development and use shall reflect the following major elements as shown on the concept plan:
   a. Locations of buildings and sports fields within the indicated envelopes
   b. Maximum total building footprint of thirty thousand (30,000) square feet
   c. Maximum footprint of twelve thousand (12,000) square feet for any single building
   d. Preservation and installation of tree buffers as indicated
   e. Preservation of wooded areas and slopes outside of building and sports field envelopes as indicated
   Minor modifications to the plan which are in general accord with the elements above may be made to ensure compliance with the Zoning Ordinance. Modifications are to be considered in terms of minimizing or improving impacts on adjoining properties and roadways. Buildings and parking may be developed in phases.
2. The maximum enrollment shall be one hundred fifty (150) students.
3. Classroom instruction shall not begin before eight o'clock a.m. (8:00 a.m.) and shall not continue later than five o'clock p.m. (5:00 p.m.). These hours shall not apply to sports events. Classes shall not be held on Saturday or Sunday.
4. Occasional non-sporting school-related events may occur on and after five o'clock p.m. (5:00 p.m.) on Monday through Friday and at any hours on Saturday and Sunday. Occasional community events may occur on and after six o'clock p.m. (6:00 p.m.) on Monday through Friday and at any hours on Saturday and Sunday.
5. No construction for the use shall begin without written approval of the proposed septic facilities from the Virginia Department of Health
6. No outdoor lighting of sports fields shall be installed for this use.
7. There shall be no outdoor amplified sound associated with this use.
8. Any new outdoor lighting shall be only full cut-off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at the property lines to no greater than 0.3 foot candles shall be submitted to the Zoning Administrator or her designee for approval.
9. If the construction of the private school for which this Special Use Permit is issued is not commenced by February 28, 2022, the permit shall be deemed abandoned and the authority granted there under shall thereupon terminate.

**RESOLUTION TO APPROVE SPECIAL EXCEPTION**
**FOR SP 2015-24 THE FIELD SCHOOL OF CHARLOTTESVILLE**

**WHEREAS,** The Field School of Charlottesville submitted an application for a special use permit to construct a new private school on Tax Map Parcel Numbers 06000-00-00-06800 and 06000-00-00-068E0 (collectively, the "Property) ("SP 2015-24); and

**WHEREAS,** The Field School of Charlottesville filed a request for a special exception in conjunction with SP 2015-24 to allow the disturbance of .85 acres of existing critical slopes, as the Property is depicted on the pending plans under review by the County's Department of Community Development.

**NOW, THEREFORE, BE IT RESOLVED** that, upon consideration of the foregoing, the executive summary prepared in conjunction with the application, and its supporting analysis, the plans entitled "Special Use Permit Concept Plan and Exhibits for the Field School of Charlottesville" prepared by Shimp Engineering, P.C., and last revised on October 27, 2016, and all of the factors relevant to the special exception in Albemarle County Code § 18-4.2.5, the Albemarle County Board of Supervisors hereby approves the special exception to authorize the disturbance of critical slopes for the Field School of Charlottesville's construction of a new private school on the Property, subject to the conditions attached hereto.

* * * * *

**SP 2015-24, The Field School of Charlottesville Special Exception Conditions**

1. The area of land disturbance on critical slopes shall not exceed .85 acres as shown on pages 3 and 4 of the plan entitled "Special Use Permit Concept Plan and Exhibits for the Field School of Charlottesville" prepared by Shimp Engineering, L.C. and last revised on October 27, 2016.
2. Any land disturbing activity located within the critical slopes shall comply with the design standards in County Code § 18-30.7.5.

**ATTACHMENT 5**

**RESOLUTION TO APPROVE**
**A CENTRAL SEWERAGE SYSTEM**
**ON TAX MAP PARCELS 06000-00-00-06800**
**AND 06000-00-00-068E0**

**WHEREAS,** on March 8, 2017, the Board of Supervisors approved the Field School of Charlottesville's request for a special use permit to construct a new private school on Tax Map Parcels 06000-00-00-06800 and 06000-00-00-068E0 (collectively, the "property"), and the application is identified as Special Use Permit SP201500024 The Field School of Charlottesville ("SP 2015-24); and

**WHEREAS,** in conjunction with SP 2015-24, the Field School of Charlottesville requested approval of a central sewerage system to serve its private school on the property; and

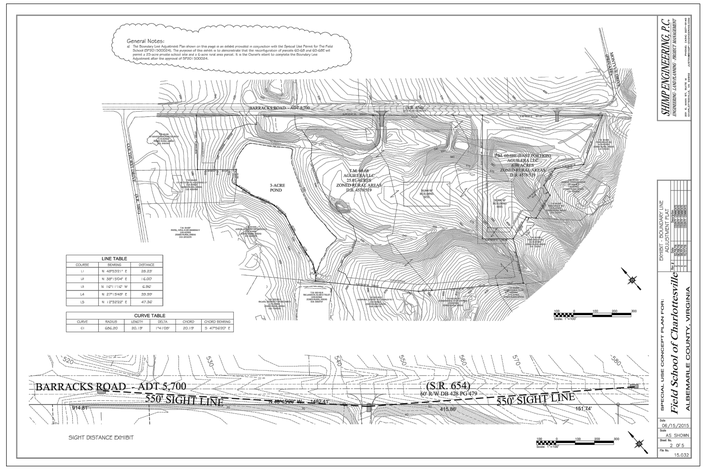
**WHEREAS,** on April 12, 2017, the Albemarle County Board of Supervisors considered the Field School of Charlottesville's request for approval of a central sewerage system on the property.

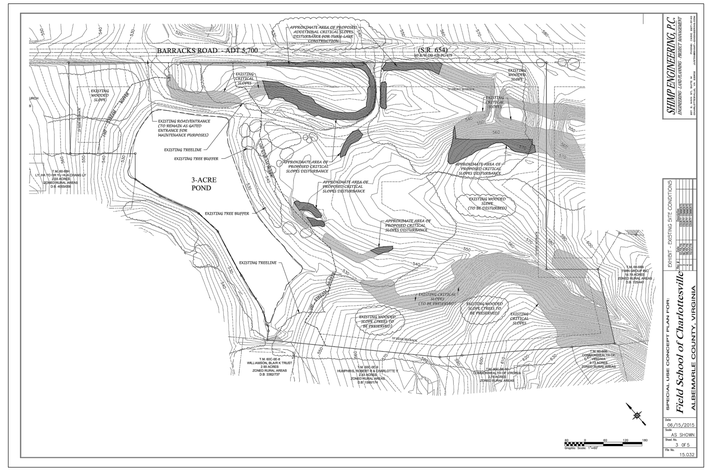
**NOW, THEREFORE, BE IT RESOLVED** that, upon consideration of the foregoing, the staff report prepared for this request and all of its attachments, the information presented to the Board of Supervisors, and the factors relevant to central sewerage systems in County Code Chapter 16 and the Albemarle County Comprehensive Plan, the Albemarle County Board of Supervisors hereby approves the Field School of Charlottesville's request for a central sewerage system on Tax Map Parcels 06000-00-00-06800 and 06000-00-00-068E0, subject to the conditions contained herein.

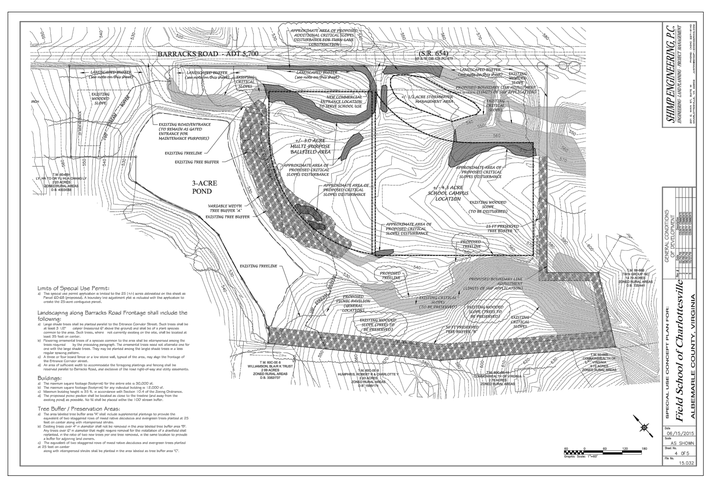
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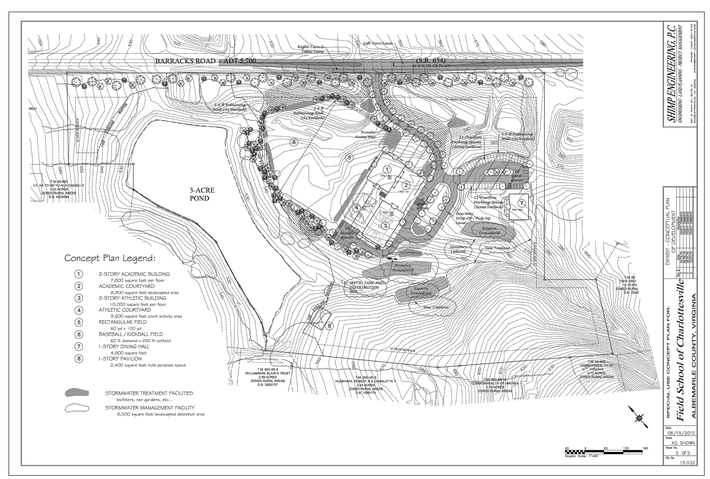
**The Field School of Charlottesville Central Sewerage System Conditions**

1. The County Engineer and the Health Department shall approve the applicant's final plans before the central sewerage system is constructed.
2. The number of connections shall be limited to three (3) connections.




GENERAL NOTES:
Approvals and concept plan affiliated with SP201500024 included for reference purposes.


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CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM


SP CONCEPT PLAN AND EXHIBITS

# FIELD SCHOOL OF CHARLOTTESVILLE

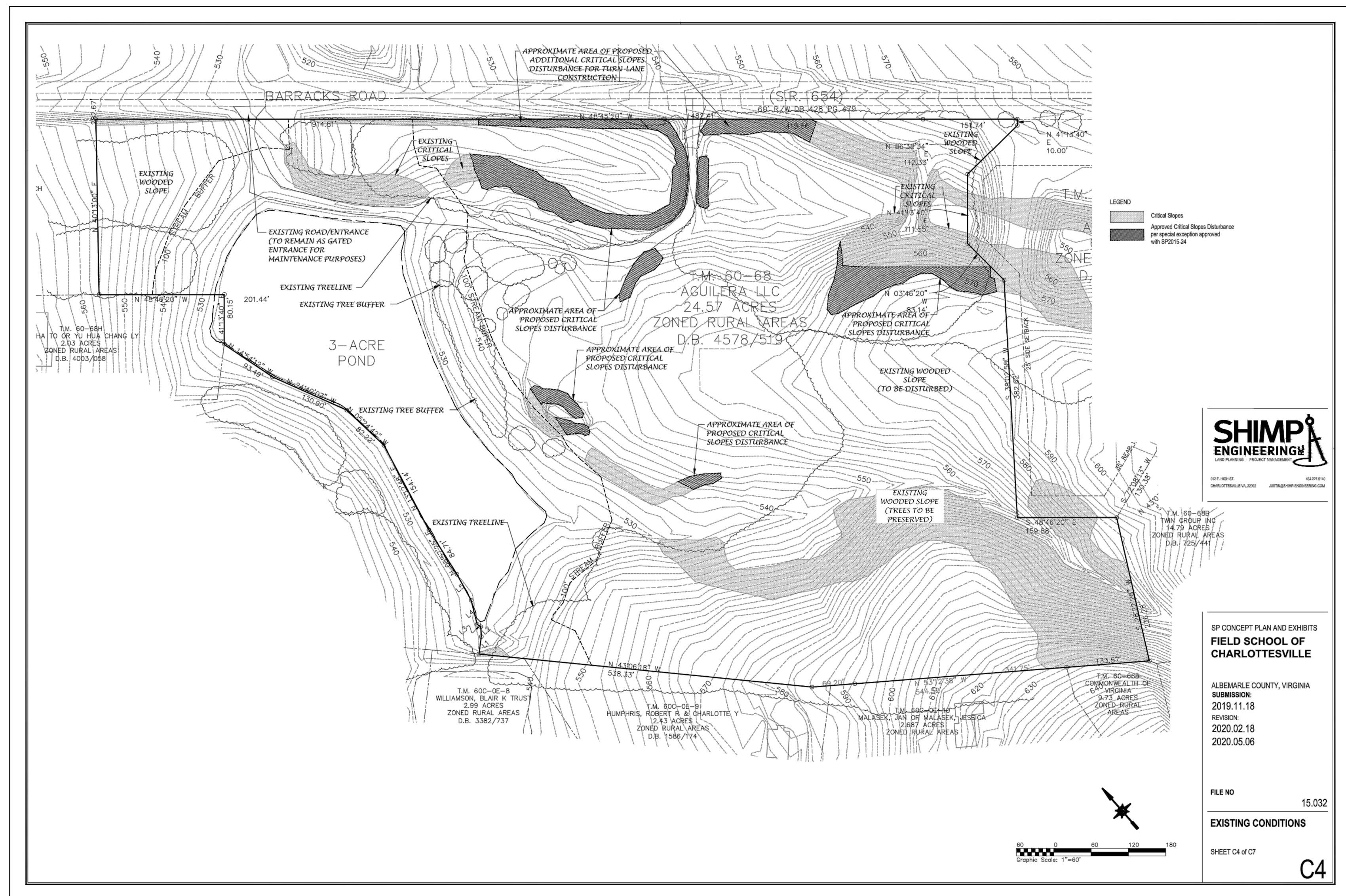
ALBEMARLE COUNTY, VIRGINIA
**SUBMISSION:**
2021.05.17
REVISION:
2021.07.07

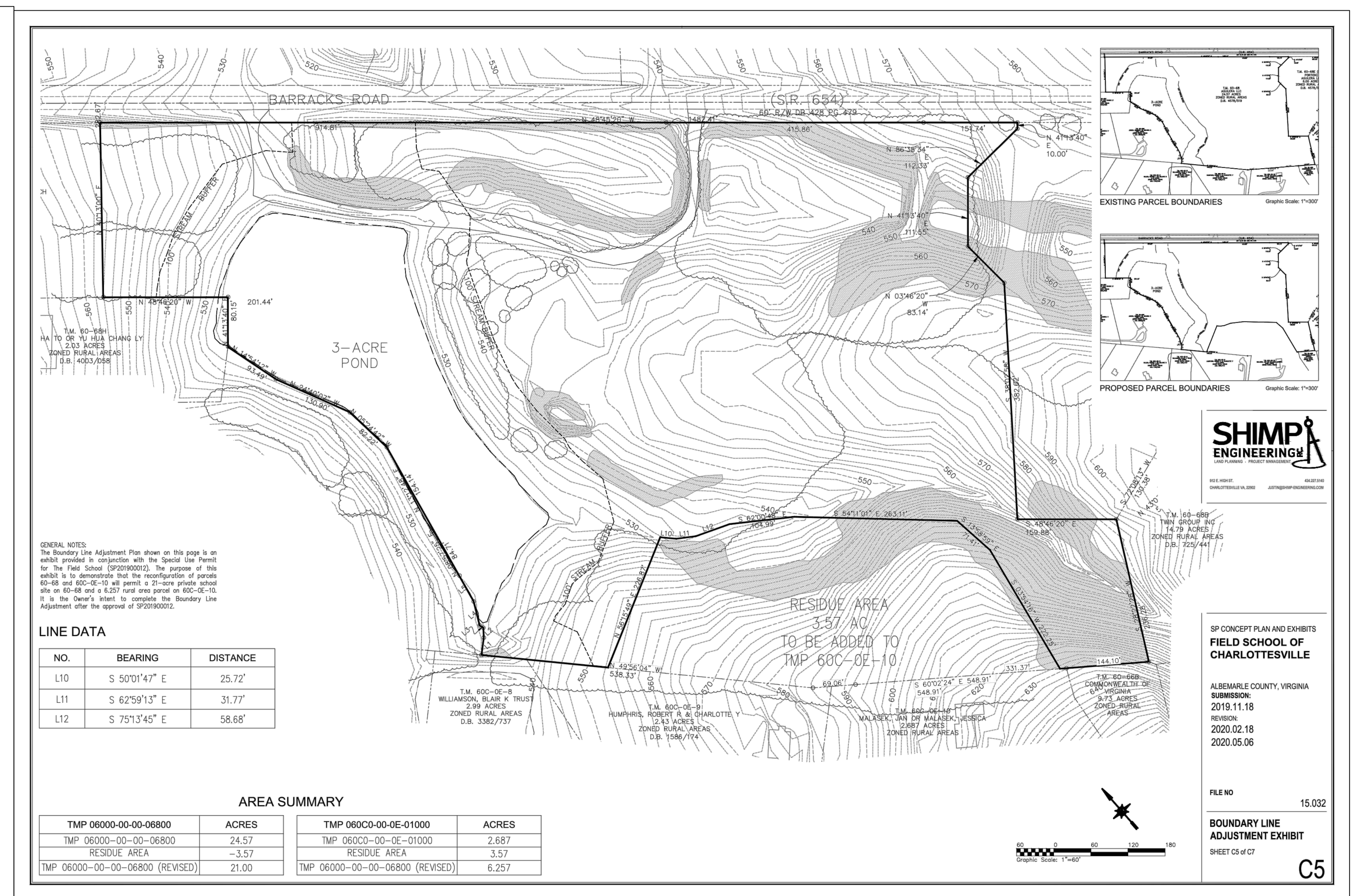
**FILE NO**
15.032

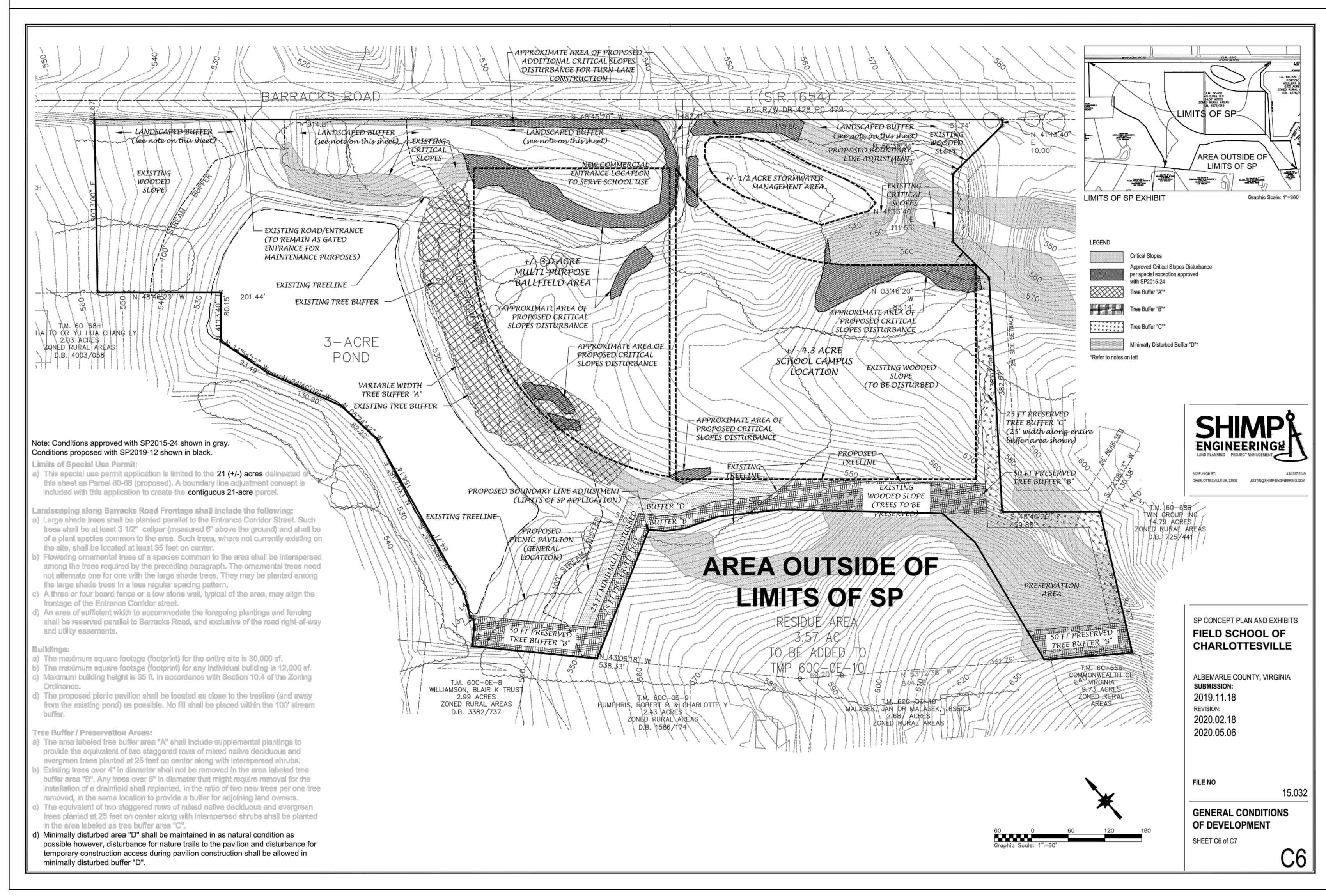
**APPROVED SP2015-24 CONCEPT PLAN AND EXHIBITS, SPECIAL EXCEPTION, CENTRAL SEWERAGE SYSTEM**

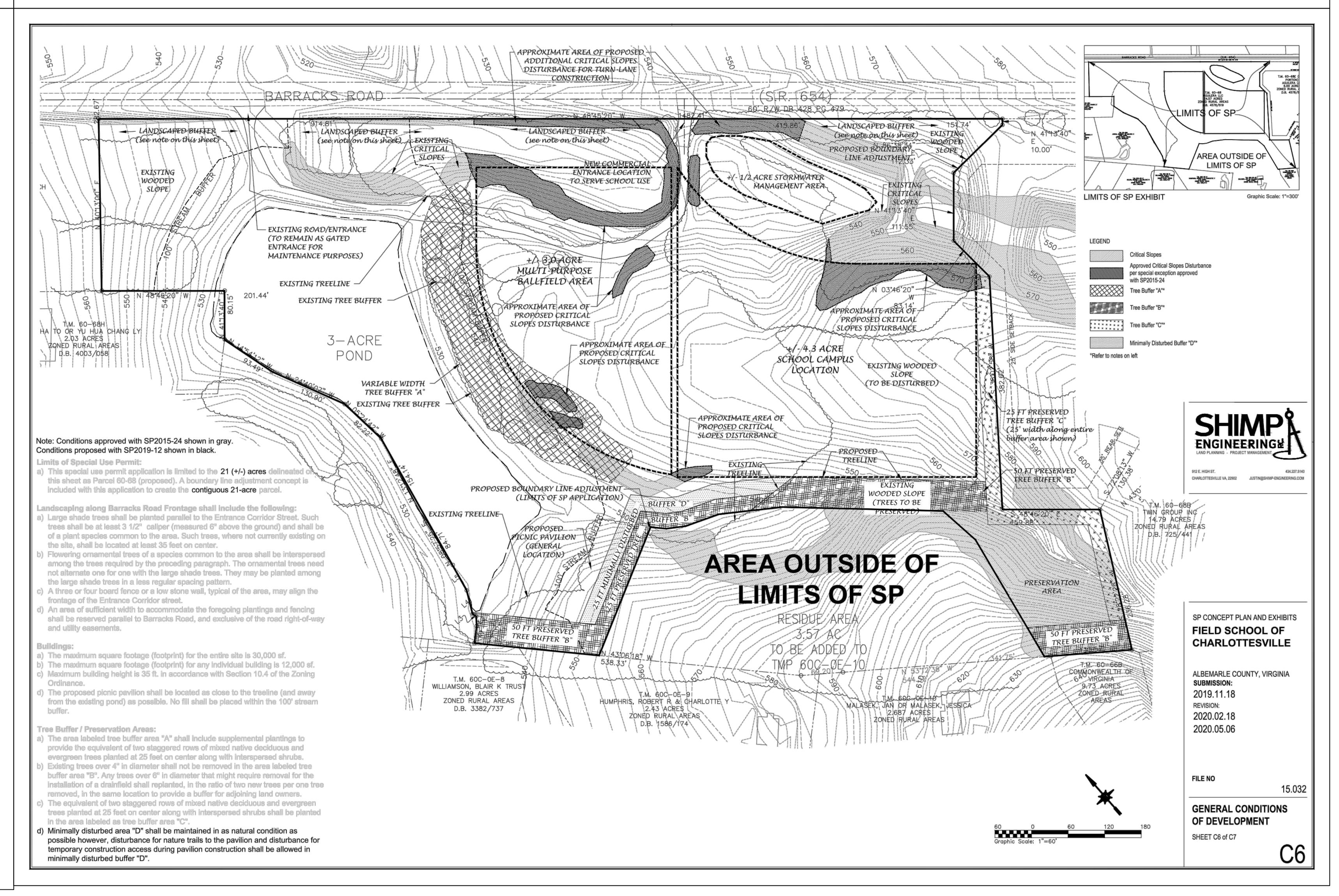
**SHEET C2**

C2




**RESOLUTION TO APPROVE**
**SP 201900012 FIELD SCHOOL OF CHARLOTTESVILLE**

**NOW, BE IT RESOLVED** that, upon consideration of the staff report prepared for SP 201900012 and all of its attachments, the information presented at the public hearing, any written comments received, and the factors relevant to a special use permit in Albemarle County Code §§ 18-10.2.2(5) and 18-33.40, the Albemarle County Board of Supervisors hereby approves SP 201900012, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on July 1, 2020.

Clerk, Board of County Supervisors

| | Aye | Nay |
|---|---|---|
| Mr. Gallaway | Y | |
| Ms. LaPisto-Kirtley | Y | |
| Ms. Mallek | Y | |
| Ms. McKeel | Y | |
| Ms. Palmer | Y | |
| Ms. Price | Y | |

**SP 201900012 Field School of Charlottesville Special Use Permit Conditions**

1. Development of the use shall be in general accord with the concept plan entitled "Special Use Permit Concept Plan and Exhibits, Field School of Charlottesville, SP2019-00012 – Amendment to SP2015-24, Tax Map 60, Parcel 68, Albemarle County, Virginia," prepared by Shimp Engineering, P.C., dated November 18, 2019, last revised on May 6, 2020, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the concept plan, the development and use shall reflect the following major elements as shown on the concept plan:
   a. Locations of buildings and sports fields within the indicated envelopes
   b. Maximum total building footprint of thirty thousand (30,000) square feet
   c. Maximum footprint of twelve thousand (12,000) square feet for any single building
   d. Preservation and installation of tree buffers as indicated
   e. Preservation of wooded areas and slopes outside of building and sports field envelopes as indicated

   Minor modifications to the plan which are in general accord with the elements above may be made to ensure compliance with the Zoning Ordinance. Modifications are to be considered in terms of minimizing or improving impacts on adjoining properties and roadways. Buildings and parking may be developed in phases.
2. The maximum enrollment shall be one hundred fifty (150) students.
3. Classroom instruction shall not begin before eight o'clock a.m. (8:00 a.m.) and shall not continue later than five o'clock p.m. (5:00 p.m.). These hours shall not apply to sports events. Classes shall not be held on Saturday or Sunday.
4. Occasional non-sporting school-related events may occur on and after five o'clock p.m. (5:00 p.m.) on Monday through Friday and at any hours on Saturday and Sunday. Occasional community events may occur on and after six o'clock p.m. (6:00 p.m.) on Monday through Friday and at any hours on Saturday and Sunday.
5. No construction for the use shall begin without written approval of the proposed septic facilities from the Virginia Department of Health.
6. No outdoor lighting of sports fields shall be installed for this use.
7. There shall be no outdoor amplified sound associated with this use.
8. Any new outdoor lighting shall be only full cut-off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at the property lines to no greater than 0.3 foot candles shall be submitted to the Zoning Administrator or his designee for approval.
9. If the construction of the private school for which this Special Use Permit is issued is not commenced by February 28, 2022, the permit shall be deemed abandoned and the authority granted there under shall thereupon terminate.

GENERAL NOTES:
Approvals and concept plan affiliated with SP201900012 included for reference purposes.

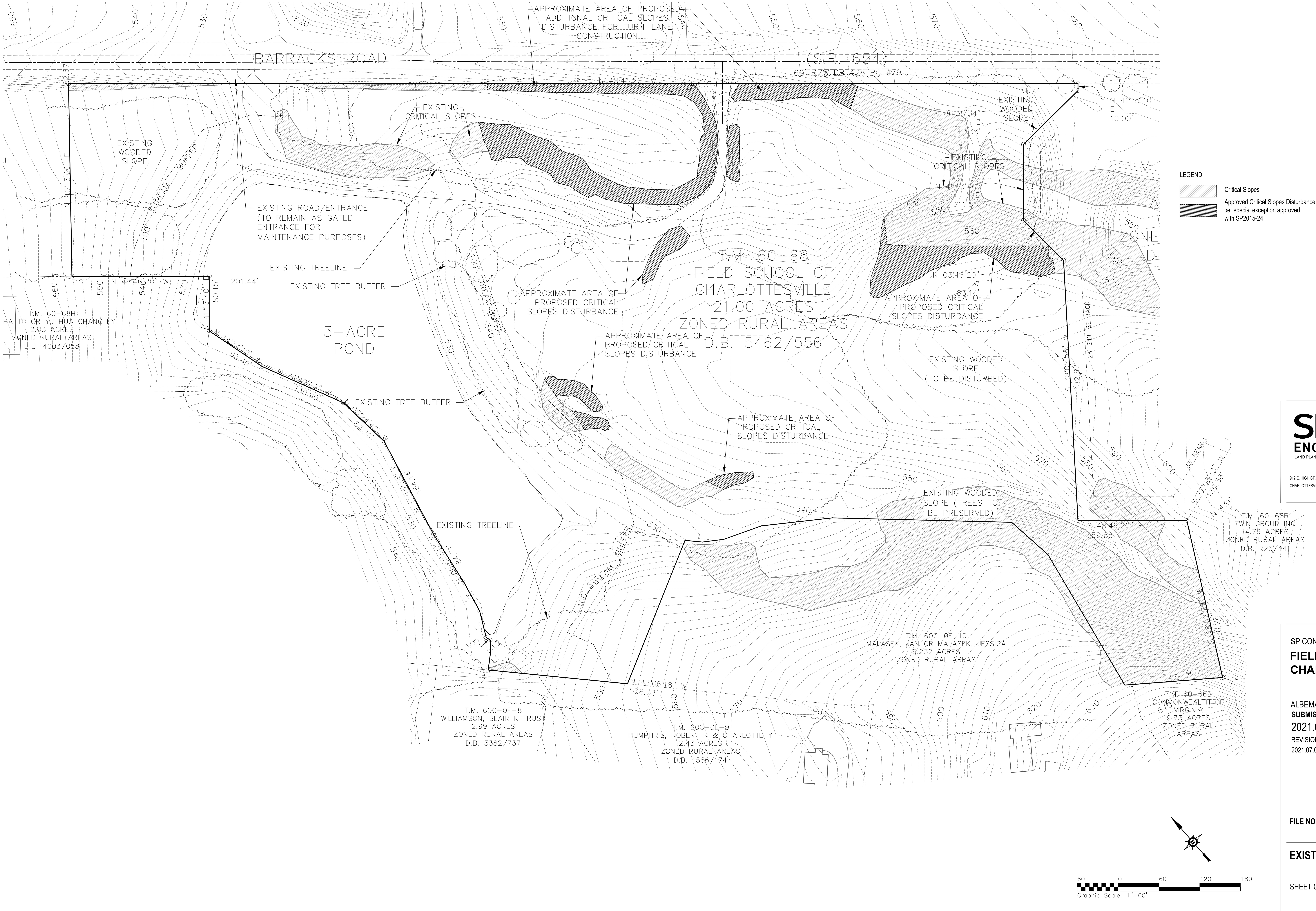
SHIMP ENGINEERING P.C.
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CHARLOTTESVILLE VA, 22902
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JUSTIN@SHIMP-ENGINEERING.COM

SP CONCEPT PLAN AND EXHIBITS
**FIELD SCHOOL OF CHARLOTTESVILLE**

ALBEMARLE COUNTY, VIRGINIA
**SUBMISSION:**
2021.05.17
REVISION:
2021.07.07

**FILE NO**
15.032

**APPROVED SP2019-12 CONCEPT PLAN AND EXHIBITS, AND CONDITIONS**
SHEET C3 of C6
C3




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LAND PLANNING - PROJECT MANAGEMENT


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SP CONCEPT PLAN AND EXHIBITS

**FIELD SCHOOL OF CHARLOTTESVILLE**

ALBEMARLE COUNTY, VIRGINIA

**SUBMISSION:**

2021.05.17

REVISION:

2021.07.07

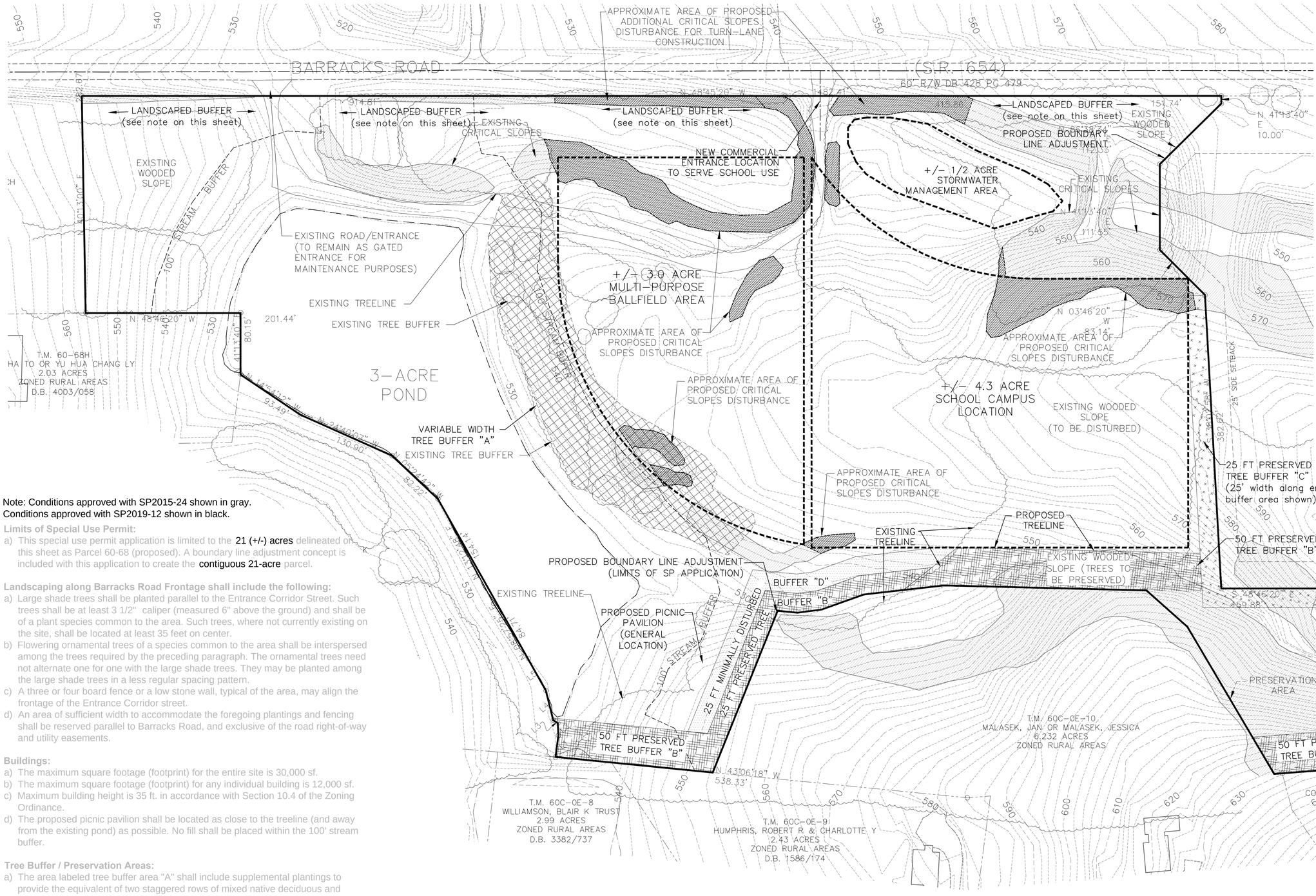
**FILE NO:**

15.032

**EXISTING CONDITIONS**

SHEET C4 of C6

C4




Note: Conditions approved with SP2015-24 shown in gray.
Conditions approved with SP2019-12 shown in black.

**Limits of Special Use Permit:**

a) This special use permit application is limited to the 21 (+/-) acres delineated on this sheet as Parcel 60-68 (proposed). A boundary line adjustment concept is included with this application to create the contiguous 21-acre parcel.

**Landscaping along Barracks Road Frontage shall include the following:**

a) Large shade trees shall be planted parallel to the Entrance Corridor Street. Such trees shall be at least 3 1/2" caliper (measured 6" above the ground) and shall be of a plant species common to the area. Such trees, where not currently existing on the site, shall be located at least 35 feet on center.
b) Flowering ornamental trees of a species common to the area shall be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern.
c) A three or four board fence or a low stone wall, typical of the area, may align the frontage of the Entrance Corridor street.
d) An area of sufficient width to accommodate the foregoing plantings and fencing shall be reserved parallel to Barracks Road, and exclusive of the road right-of-way and utility easements.

**Buildings:**

a) The maximum square footage (footprint) for the entire site is 30,000 sf.
b) The maximum square footage (footprint) for any individual building is 12,000 sf.
c) Maximum building height is 35 ft. in accordance with Section 10.4 of the Zoning Ordinance.
d) The proposed picnic pavilion shall be located as close to the treeline (and away from the existing pond) as possible. No fill shall be placed within the 100' stream buffer.

**Tree Buffer / Preservation Areas:**

a) The area labeled tree buffer area "A" shall include supplemental plantings to provide the equivalent of two staggered rows of mixed native deciduous and evergreen trees planted at 25 feet on center along with interspersed shrubs.
b) Existing trees over 4" in diameter shall not be removed in the area labeled tree buffer area "B". Any trees over 6" in diameter that might require removal for the installation of a drainfield shall replanted, in the ratio of two new trees per one tree removed, in the same location to provide a buffer for adjoining land owners.
c) The equivalent of two staggered rows of mixed native deciduous and evergreen trees planted at 25 feet on center along with interspersed shrubs shall be planted in the area labeled as tree buffer area "C".
d) Minimally disturbed area "D" shall be maintained in as natural condition as possible however, disturbance for nature trails to the pavilion and disturbance for temporary construction access during pavilion construction shall be allowed in minimally disturbed buffer "D".


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SP CONCEPT PLAN AND EXHIBITS

**FIELD SCHOOL OF CHARLOTTESVILLE**

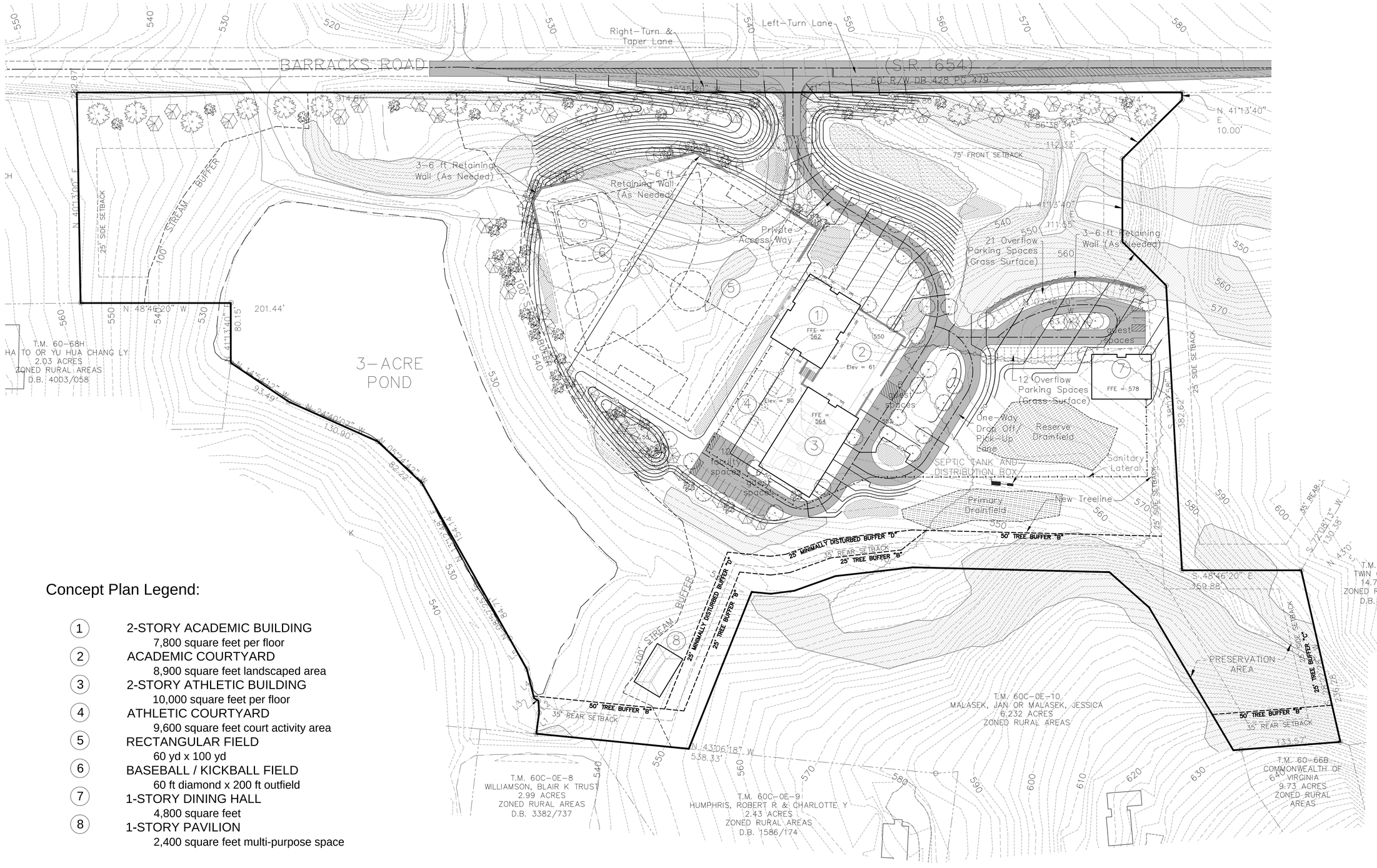
ALBEMARLE COUNTY, VIRGINIA
**SUBMISSION:**
2021.05.17
REVISION:
2021.07.07

**FILE NO:**
15.032

**GENERAL CONDITIONS OF DEVELOPMENT**

SHEET C5 of C6

C5




## Concept Plan Legend:

1. 2-STORY ACADEMIC BUILDING
   7,800 square feet per floor
2. ACADEMIC COURTYARD
   8,900 square feet landscaped area
3. 2-STORY ATHLETIC BUILDING
   10,000 square feet per floor
4. ATHLETIC COURTYARD
   9,600 square feet court activity area
5. RECTANGULAR FIELD
   60 yd x 100 yd
6. BASEBALL / KICKBALL FIELD
   60 ft diamond x 200 ft outfield
7. 1-STORY DINING HALL
   4,800 square feet
8. 1-STORY PAVILION
   2,400 square feet multi-purpose space

STORMWATER TREATMENT FACILITIES
biofilters, rain gardens, etc...

STORMWATER MANAGEMENT FACILITY
8,500 square feet landscaped detention area

60 0 60 120 180
Graphic Scale: 1"=60'

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**EXHIBIT - CONCEPTUAL PLAN OF DEVELOPMENT**

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C6