

INITIAL SITE DEVELOPMENT PLAN

FIELD SCHOOL OF CHARLOTTESVILLE

TAX MAP 60, PARCEL 68
ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING	NEW	DESCRIPTION
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		PARKING COUNT
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		TOP OF CURB/BOTTOM OF CURB ELEVATION
		TOP OF WALL ELEVATION
		BOTTOM OF WALL ELEVATION
		STREAM
		STREAM BUFFER
		100 YEAR FLOODPLAIN
		BUILDING
		RETAINING WALL
		RETAINING WALL HATCH
		RAILING
		STAIRS
		EDGE OF PAVEMENT
		ROAD CENTERLINE
		FRONT OF CURB
		BACK OF CURB
		CG-12 TRUNCATED DOME
		SIDEWALK
		BIKE PARKING
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		CROSSWALK
		CONCRETE
		ASPHALT
		RIPRAP
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		TREELINE
		FENCE
		UTILITY POLE
		GUY WIRE
		OVERHEAD UTILITY
		OVERHEAD ELECTRIC
		UNDERGROUND UTILITY
		UNDERGROUND ELECTRIC
		FIBER OPTIC
		STORM STRUCTURE NOMENCLATURE
		STORM MANHOLE
		DROP INLET (CAST INPLACE/PRECAST)
		STORM SEWER PIPES
		ROOF DRAIN
		SANITARY STRUCTURE NOMENCLATURE
		SANITARY MANHOLE
		SANITARY SEWER MAIN
		SANITARY SEWER LATERAL
		WATER LINE
		WATER SERVICE LINE
		WATER METER (WM>1", WM<1")
		WATER METER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		GAS LINE
		EASEMENTS
		CONSTRUCTION/GRADING
		ACCESS
		SIGHT DISTANCE
		UTILITY
		STORMWATER
		DRAINAGE
		SANITARY
		WATERLINE
		GASLINE

OWNER/DEVELOPER

Field School of Charlottesville
1408 Crozet Avenue
Crozet, VA 22932

ZONING

Rural Area | Overlays: Entrance Corridor, Airport Impact Area
SP201500024 approved on March 8, 2017, permitting a private school use on the property.
SP201900012 approved on July 1, 2020, amending the "Limits of SP" to incorporate a boundary line adjustment.
SP202100011 approved on November 3, 2021, amending the sunset clause of the special use permit request.

CRITICAL SLOPES

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

DISTRICT

Jack Jouett

SETBACKS

Per approved SP202100011, location of buildings shall be located within the private school use envelopes. See C3.

SOURCE OF TITLE

DB 5462 PG 556 PLAT

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 LIDAR, Virginia Geographic Information Network, 2016

BENCHMARK

Datum for topography is NAVD 88

FLOODZONE

FEMA flood insurance rate map (community panel 51003C0260D), effective date February 4, 2005 shows the property is outside of the 100-year flood plain.

RESERVOIR WATERSHED

This site is within the Ivy Creek-Little Ivy Creek Watershed. HUC12: 020802040202
This site is within a water supply protection area.

WATER & SANITARY SERVICES

This project lies within the Albemarle County Service Authority Jurisdictional Area for water only.
Site to be served by on-site septic.

GENERAL CONSTRUCTION NOTES

- Prior to any construction within any existing right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transportation (VDOT). This plan as drawn may not accurately reflect the requirements of the permit. Where any discrepancies occur the requirements of the permit shall govern.
- All materials and construction methods shall conform to the current specifications and standards of VDOT unless otherwise noted.
- Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and shall be installed prior to any clearing, grading or other construction.
- All slopes and disturbed areas are to be fertilized, seeded and mulched.
- The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
- Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the County Engineer or designee it is deemed necessary in order to stabilize a drainage channel.
- All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
- Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
- All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

GENERAL WATER & SEWER NOTES

- Work shall be subject to inspection by Albemarle County Service Authority inspectors. The Contractor will be responsible for notifying the proper service authority officials at the start of the work.
- The location of existing utilities across the line of the proposed work are not necessarily shown on the plans and where shown, are only approximately correct. The contractors shall on his own initiative locate all underground lines and structures as necessary.
- All materials and construction shall comply with the current edition of the general water and sewer construction specifications as adopted by the Albemarle County Service Authority.
- Datum for all elevations shown in National Geodetic Survey.
- The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).
- All water and sewer pipes shall have a minimum of 3.5 feet of cover measured from the top of pipe, over the centerline of pipe. This includes all fire hydrant lines, service laterals and water lines, etc.
- All water and sewer appurtenances are to be located outside of roadside ditches.
- Valves on deadend lines shall be rodded to provide adequate restraint for the valve during a future extension of the line.
- Trees are not permitted in the ACSA easement.
- The contractor shall be responsible to comply with the no-lead regulation regarding brass fittings effective January 4, 2014 (Senate Bill 3874 which amends the Safe Drinking Water Act).
- All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
- Backflow prevention is required for all connections to the water main.

ITE TRIP GENERATION

Use Description	ITE	Qty	IV	AM			PM			Daily Total
				In	Out	Total	In	Out	Total	
Private School (K-8)	530	150	Students	70	56	126	18	21	39	617

Trip Generation reflects AM and PM peak hour traffic.

EXISTING USE

Undeveloped

PROPOSED USE

Private School - 150 students

BUILDING HEIGHT

Maximum Allowable Height: 35'
Maximum Proposed Height: 35'

LAND USE SCHEDULE

Existing	SF	AC	%	Proposed	SF	AC	%
Impervious	0	0.00	0.0%	Impervious	82051	1.88	9.0%
Open Space	914,760	21.00	100.0%	Open Space	832,709	19.12	91.0%
Total	914,760	21.00	100.0%	Total	914760	21.00	100.0%

Limits of Disturbance = 7.00 acres

PARKING SCHEDULE

REQUIRED PARKING:
Private School Use - Zoning Determination to be submitted for review prior to final site plan approval

PARKING PROVIDED:

59 spaces + 9 drop off spaces = 68 spaces

SIGNS

All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.
A sign permit must be issued in accordance with the Albemarle County Sign Regulations prior to placement of any signs on-site.
Contractor shall provide handicap signs as shown on plan.

GENERAL NOTES

- The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
- When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
- The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
- The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
- Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
- Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
- Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports, the owner's approval of submittals will be general and will not relieve the contractor from the responsibility of adherence to the contract and for any error that may exist.
- All bare areas shall be scarified, limed, fertilized, seeded and mulched.
- All trees, saplings, brush, etc. shall be removed within the right of way and the drainage easements.
- Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
- Retaining walls require separate building permits.
- All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.
- Accessible parking spaces, access isles, and accessible route shall be installed in accordance with ICC ANSI A117.1-09 and the 2018 Virginia Construction Code
- Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, the fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures. Plumbing fixtures having flood level rims above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve.
- All roof drains shall discharge in a manner not to cause a public nuisance and not over sidewalks.
- Buildings or structures built before January 1, 1985 must have an asbestos survey performed in order to apply for a demolition permit. Asbestos removal permits are required if positive for such from Albemarle County and VDOL. Contact VDOL for their additional requirements and permits for demolition projects at 540-562-3560 x131.
- All water, sewer and fire lines require NEW inspection and testing procedures. The ACSA performs any testing and inspections of the public sewer and water main(s).
- The Albemarle County Building Inspections Department(ACBID) does a visual inspection and witnesses the testing of the building drain, water service pipe and the sprinkler lead-in connection.
- The developer/contractor is responsible to retain a Special Inspector as outlined in the updated Albemarle County Policy for Site Utilities to perform the visual inspection and testing of all utilities
- not covered by the ACSA or ACBID. This includes building sewers, water and fire line branches between the main and the meter(s)/building(s).
- The Special Inspector's report must be submitted and approved by the Albemarle County Engineering Department prior to a Certificate of Occupancy being issued.

VICINITY MAP

SCALE: 1"=2000'



Map provided by Google.com

SHEET INDEX

- C1 COVER SHEET
- C2 SE & SUP APPROVAL
- C3 EXISTING CONDITIONS
- C4 SITE LAYOUT
- C5 GRADING & UTILITY PLAN
- C6 LANDSCAPE PLAN



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DESIGNED BY

CW

CHECKED BY

Justin Shimp, P.E.

INITIAL SITE DEVELOPMENT PLAN
FIELD SCHOOL OF CHARLOTTESVILLE

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2024.04.15

FILE NO.

15.032

COVER SHEET

C1

**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 06000-00-00-06800 (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.

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

WHEREAS, upon consideration of the staff report prepared for SP202100011 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(5,8) 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.

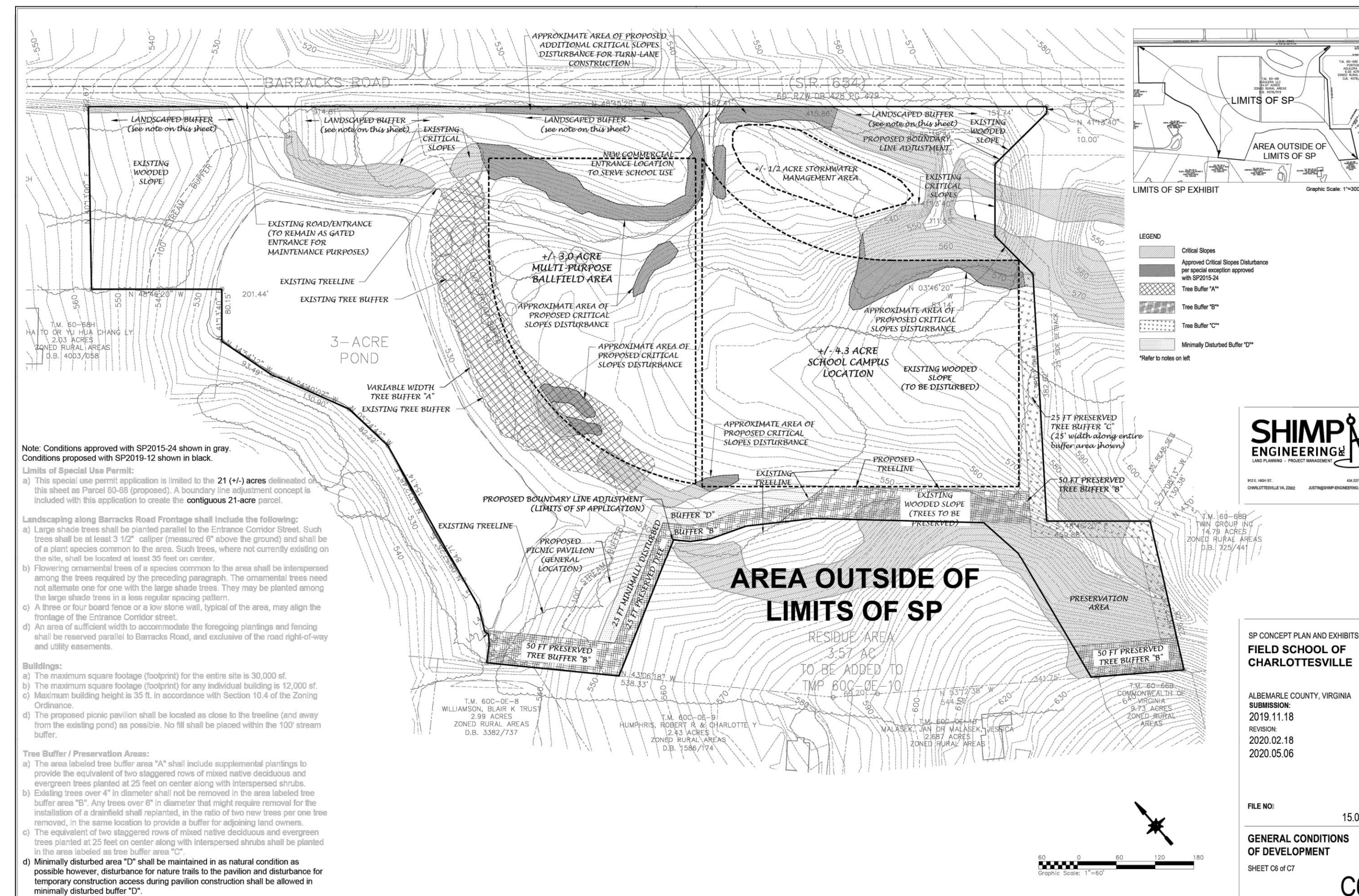
I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on November 3, 2021.

Claudette K. Borgersen
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Gallaway	Y	_____
Ms. LaPisto-Kirley	Y	_____
Ms. Mallek	Y	_____
Ms. McKee	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.



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DESIGNED BY
CW

CHECKED BY
Justin Shimp, P.E.

INITIAL SITE DEVELOPMENT PLAN
**FIELD SCHOOL OF
CHARLOTTESVILLE**

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2024.04.15

FILE NO.

15.032

**SE & SUP
APPROVAL**

C2

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

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2019.11.18
REVISION:
2020.02.18
2020.05.06

FILE NO. 15.032

GENERAL CONDITIONS
OF DEVELOPMENT
SHEET 06 OF 07

C6



TMP 06000-00-00-06810
 Y'S ANGLICAN CHURCH; WILLIAM LEE
 RSON, GRANT HOWETT, ETAL TRS
 B. 2493 PG. 353, 544(PLAT)
 I. 2369 PG. 405, 409 (PLAT)
 LOT 4
 2.19 ACRES
 ZONING: RA

TMP 06000-00-00-06810
 N/F HA TO LY AND YU HUA CHANG
 D.B. 4083 PG. 58
 D.B. 2369 PG. 405, 409 (PLAT)
 LOT 3
 2.03 ACRES
 ZONING: RA

TMP 06000-00-00-06800
 N/F GREGORY AND MELISSA K. JURICK
 D.B. 2929 PG. 378
 D.B. 2445 PG. 616, 627 (PLAT)
 REVISED LOT 2
 3.81 ACRES
 ZONING: RA

TMP 06000-00-00-06800
 WILLIAMSON, BLAIR K TRUST; BLAIR K
 WILLIAMSON TRUSTEE
 D.B. 3382 PAGE 737
 D.B. 2252, PG 153, 158-A (PLAT)
 2.99 ACRES
 ZONING: RA

TMP 06000-00-00-06800
 TRUSTEE OF THE ROBERT R HUMPHRIES
 JR. AND ROBERT R JR HUMPHRIES
 D.B. 5318 PAGE 201
 D.B. 340, PG. 421 LOT 9, BLOCK "E"
 2.43 ACRES
 ZONING: RA

TMP 06000-00-00-06800
 FIELD SCHOOL OF CHARLOTTESVILLE
 D.B. 5149, PG. 187
 D.B. 5132, PG. 506, 504 (PLAT)
 21.00+ ACRES

TMP 06000-00-00-01000
 PATTI, MARCO C & MELINA R.
 KIBBE
 D.B. 5592 PAGE 624
 6.23 ACRES
 ZONING: RA

TMP 06000-00-00-06800
 EQUITATION PROPERTIES LLC
 INST # 202200011665
 6.44 ACRES
 ZONING: RA

TMP 06000-00-00-06880
 TWIN GROUP LLC
 INST # 20230009793
 14.79 ACRES
 ZONING: PLANNED
 RESIDENTIAL DEVELOPMENT



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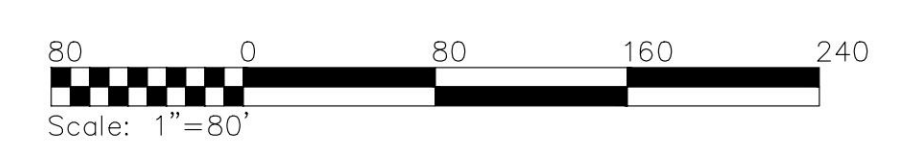
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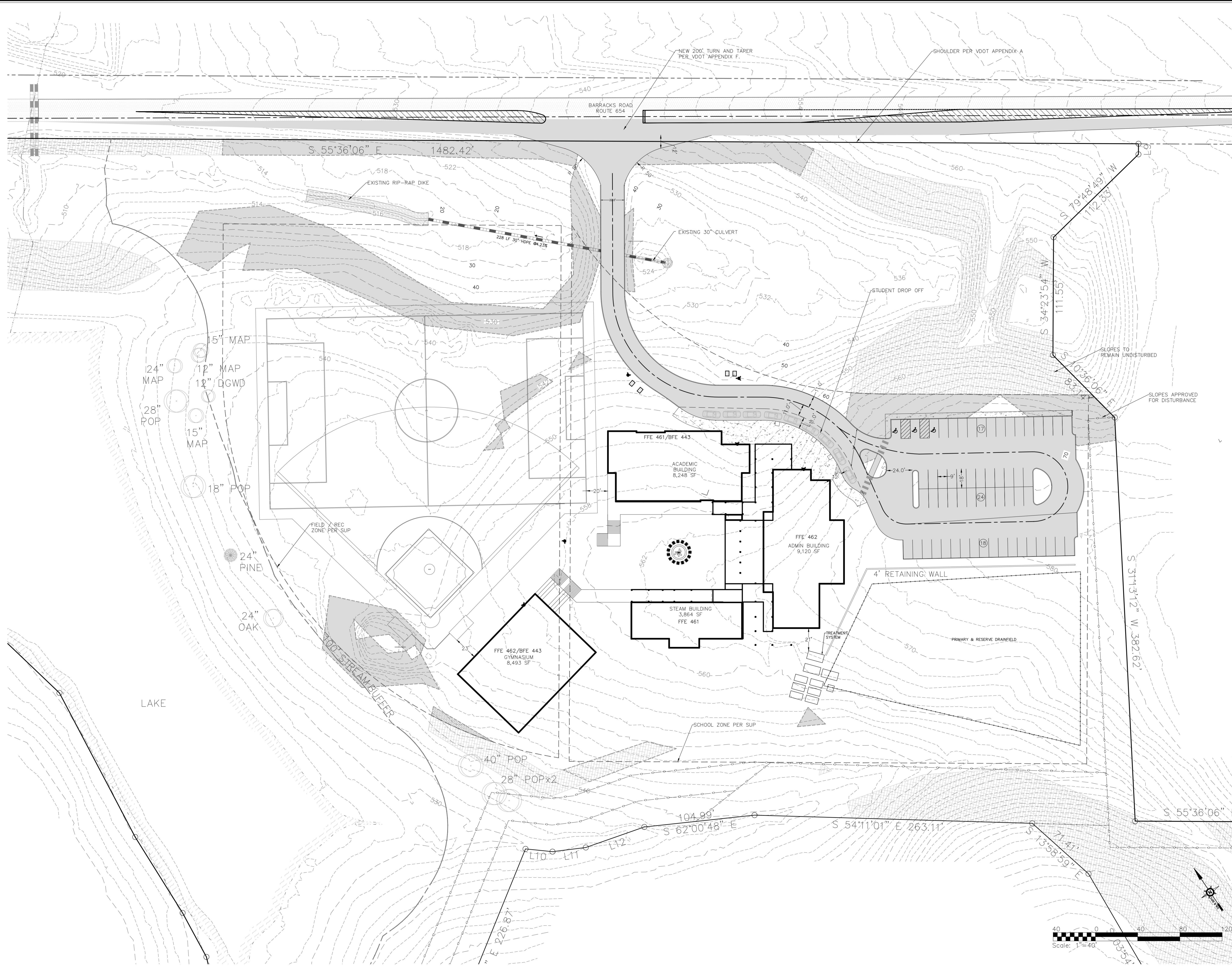
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**EXISTING
 CONDITIONS
 OVERVIEW**
C3





CRITICAL SLOPES LEGEND

- SLOPES TO REMAIN UNDISTURBED
- SLOPES APPROVED FOR DISTURBANCE PER SE 2015-24

SHIMP ENGINEERING & LAND PLANNING - PROJECT MANAGEMENT

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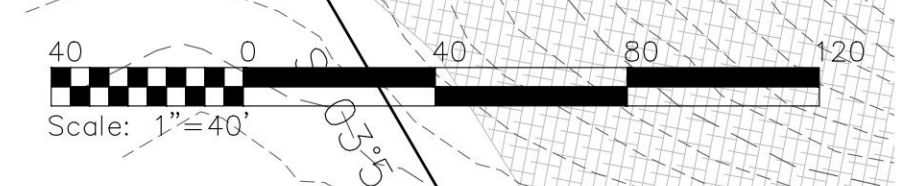


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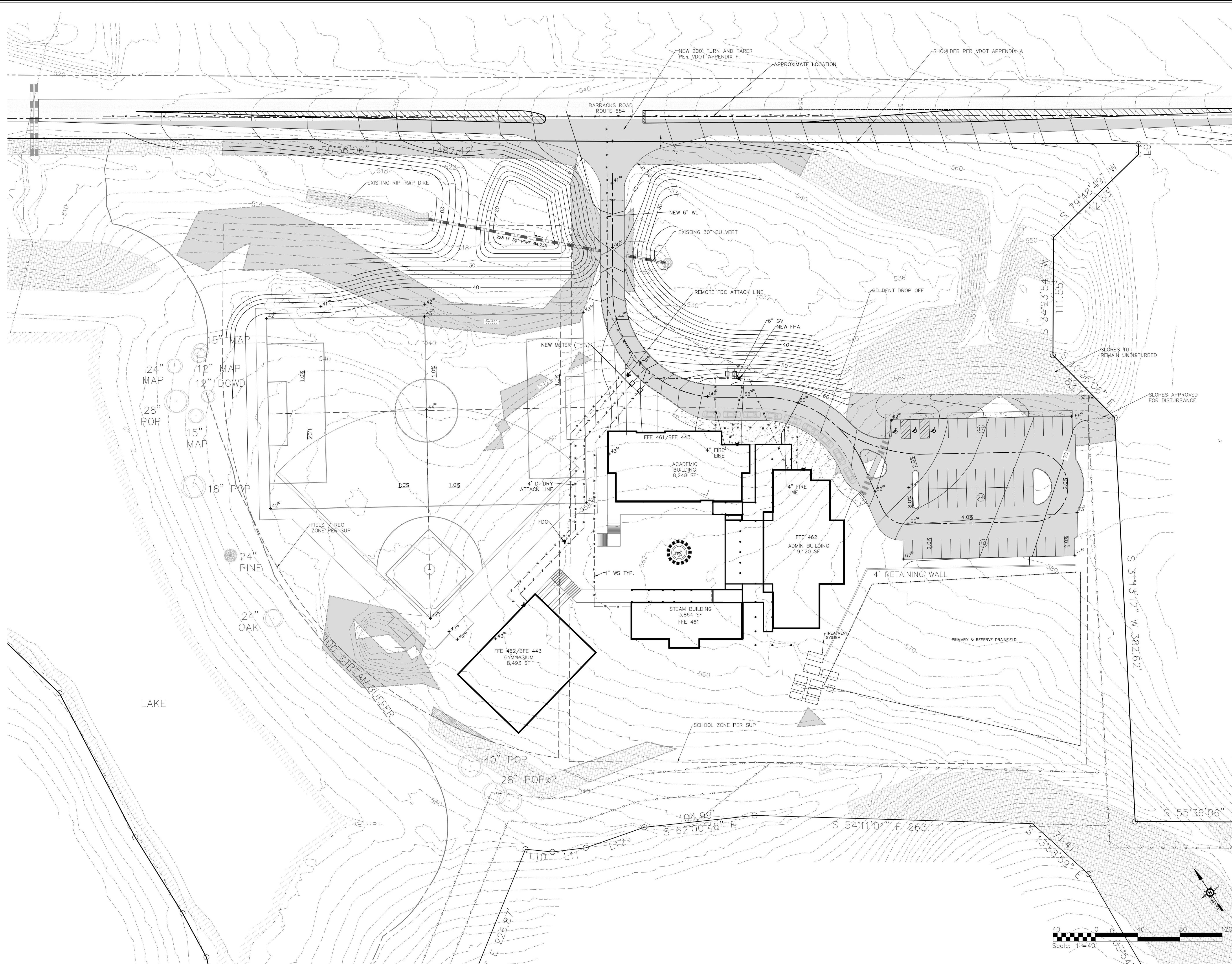
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FIELD SCHOOL OF CHARLOTTEVILLE

ALBEMARLE COUNTY, VIRGINIA
 SUBMISSION: 2024.04.15

FILE NO. 15.032
 SITE LAYOUT



C4



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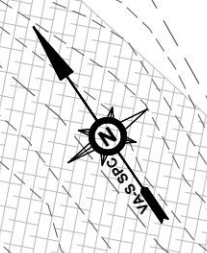
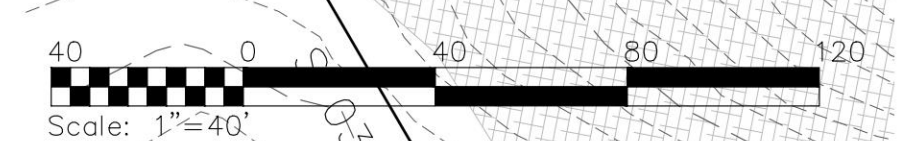
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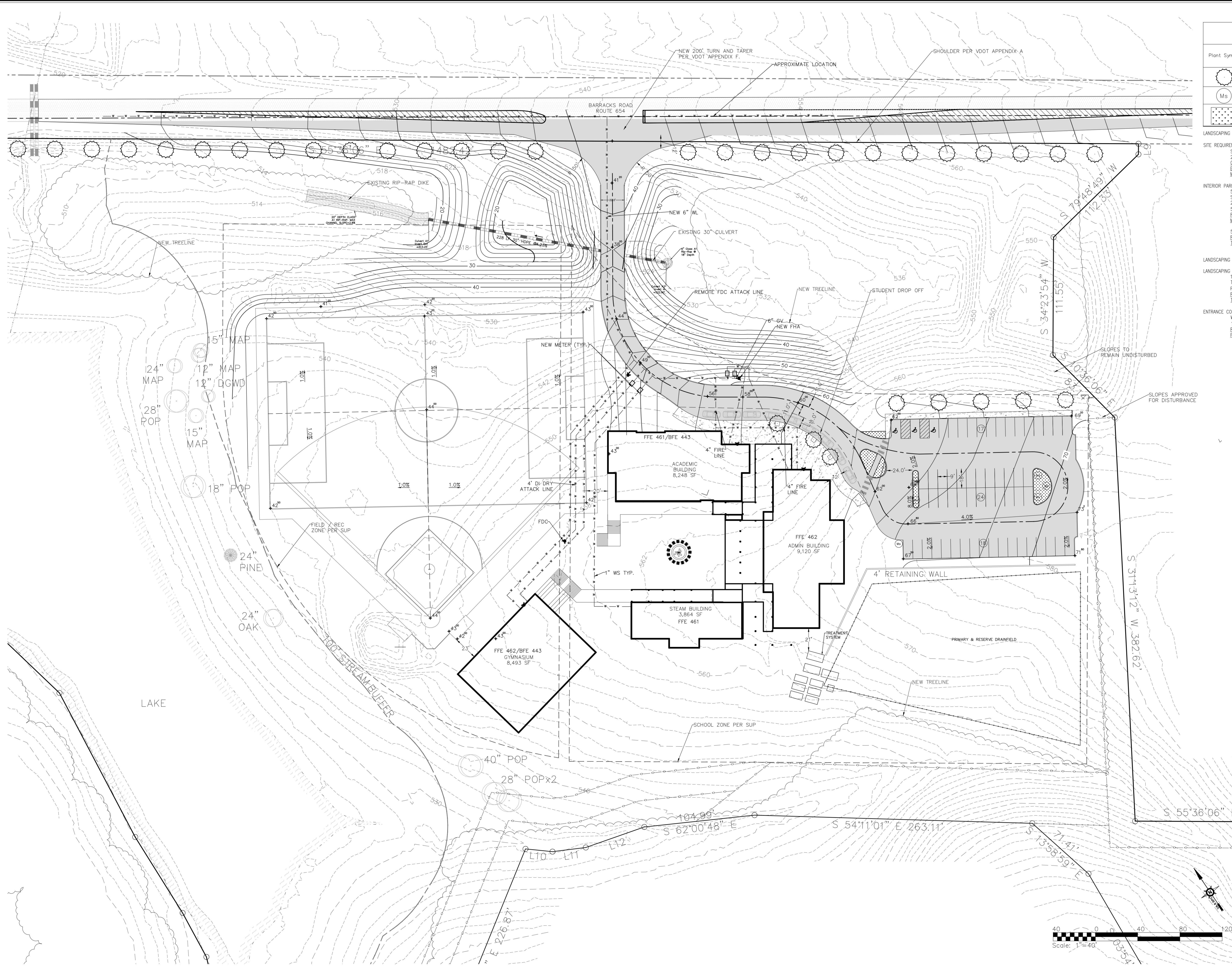
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GRADING & UTILITY

C5





LANDSCAPE SCHEDULE		
Plant Symbol	Planting Type	Quantity
	Large Deciduous Tree	42
	Medium Tree	6
	Landscaping within Parking Area	1,089 (5%)

LANDSCAPING REQUIRED PER SEC. 32.7.9:
 SITE REQUIREMENT (SEC. 32.7.9.B): 10% CANOPY REQUIRED.
 SITE AREA: 21 AC (21,784 SF)
 21,784 SF x 10% = 2,178 SF
 CANOPY REQUIRED: 2,178 SF
 EXISTING CANOPY TO REMAIN: XXXX SF
 MIN. CANOPY TO BE PROVIDED: XXXX + XXXX = 2,178 SF

INTERIOR PARKING AREA (SEC. 32.7.9.6):
 5% OF THE PAVED PARKING AREA & 1 LARGE OR MEDIUM SHADE TREE PER 10 PARKING SPACES
 21,784 SF x 5% = 1,089 SF
 59 SPACES / 10 = 5.9
 REQUIRED: 1,089 SF
 MIN. AREA TO BE PROVIDED: 1,089 SF

59 PARKING SPACES PROVIDED
 REQUIRED: 6 LARGE OR MEDIUM SHADE TREES
 TO BE PROVIDED: MIN. 6 LARGE OR MEDIUM SHADE TREES

LANDSCAPING REQUIRED PER ENTRANCE CORRIDOR GUIDELINES
 LANDSCAPING OF PARKING AREAS:
 1 LARGE SHADE TREE LOCATED 40 FEET ON CENTER ALONG THE PERIMETER OF PARKING AREAS
 PERIMETER OF PARKING AREAS: 180' x 40 = 4.5
 REQUIRED: 5 LARGE SHADE TREES ON CENTER
 TO BE PROVIDED: 5 LARGE SHADE TREES ON CENTER

ENTRANCE CORRIDOR STREETS: LARGE SHADE TREES (3.5" CAL.) = 35' O.C. WITH INTERSPERSED ORNAMENTAL TREES
 1340 LF OF FRONTAGE (LESS 142 FT ENTRY) = 1340 LF x 35 = 38,280
 REQUIRED: 39 LARGE SHADE TREES
 PROVIDED: 39 LARGE SHADE TREES



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SUBMISSION: 2024.04.15

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LANDSCAPE PLAN

C6

