

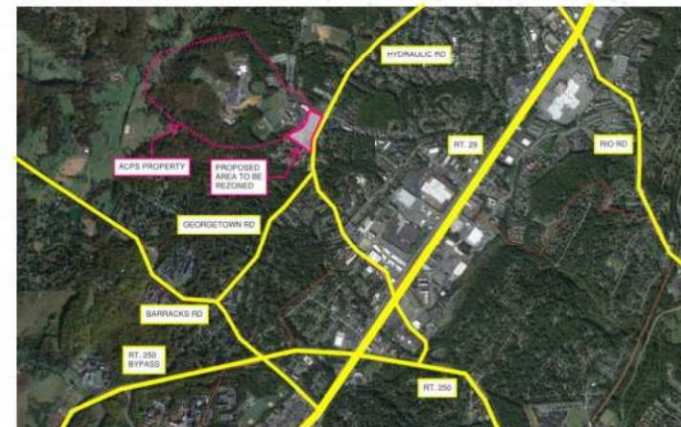
**PROPERTY INFORMATION**

OWNER:	COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY
VIRGINIA REFERENCE:	DB. 287, PG 414
COUNTY TAX MAP NUMBER:	60-78A (06000-78-0A-00000)
PROPERTY ADDRESS:	2775 HYDRAULIC ROAD
AREA:	216.68 ACRES (GIS)
ZONED:	RA (RURAL AREAS)

**USE TABLE**

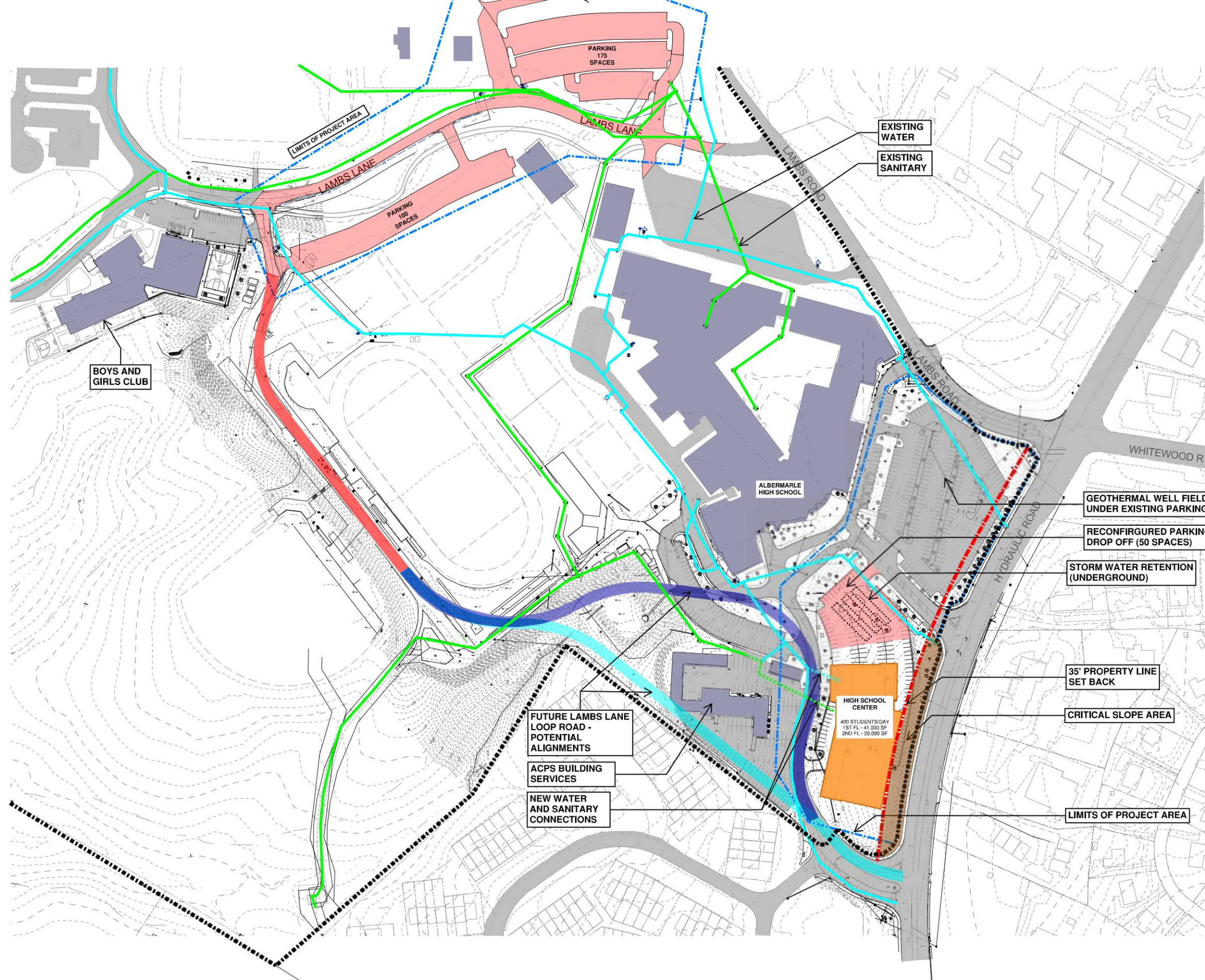
USE TYPES	PUBLIC K-12 SCHOOL, RELATED FACILITIES
NUMBER OF DWELLING UNITS	NONE
NON-RESIDENTIAL SQUARE FOOTAGE	HIGH SCHOOL CENTER 2 (PROPOSED) - 62,000 SF ALBEMARLE HIGH SCHOOL - 320,823 SF ACPS BUILDING SERVICES - 14,915 SF
BUILDING STORIES AND/OR HEIGHTS	2 STORIES PROPOSED BUILDING HEIGHT < 40'-0" (MAX) (R10 ALLOWS 65')
BUILD-TO LINES	NONE
SETBACKS AND YARDS	PROPOSED >35'-0" (MINIMUM)
OTHER FEATURES	INDICATED ON ILLUSTRATION 1

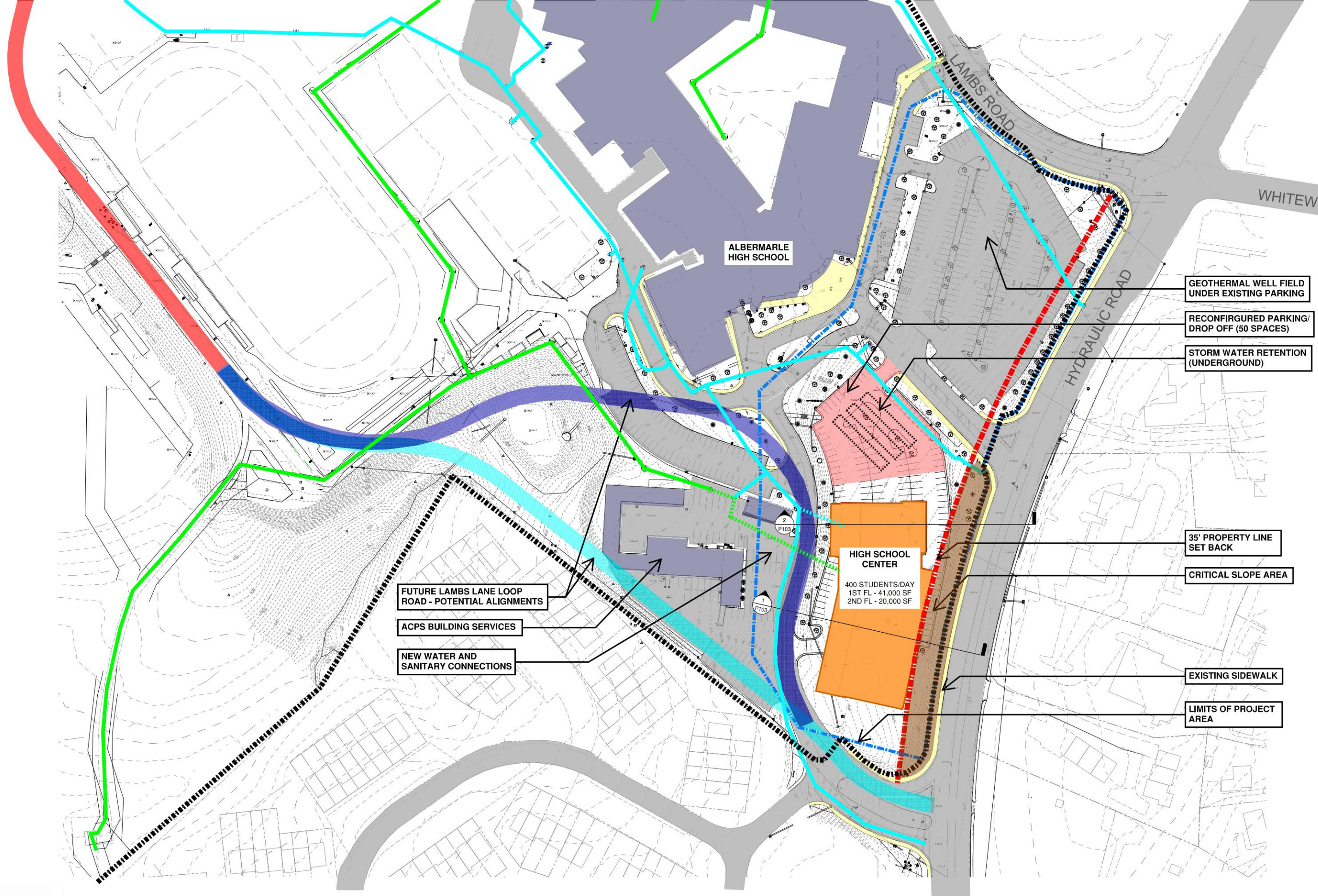
**VICINITY MAP**



**LIST OF ILLUSTRATIONS**

- ILLUSTRATION 1 - EXISTING SITE PLAN AND NOTES
- ILLUSTRATION 2 - CONCEPT SITE PLAN
- ILLUSTRATION 3 - ENLARGED CONCEPT SITE PLAN
- ILLUSTRATION 4 - SITE CROSS SECTIONS
- ILLUSTRATION 5 - BUILDING MASSING
- ILLUSTRATION 6 - ARCHITECTURAL CONCEPT - MAIN ENTRY
- ILLUSTRATION 7 - ARCHITECTURAL CONCEPT - STUDENT PROJECT PLAZA
- ILLUSTRATION 8 - PROPERTY BOUNDARY SURVEY





ALBERMARLE  
HIGH SCHOOL

HIGH SCHOOL  
CENTER

400 STUDENTS/DAY  
1ST FL - 41,000 SF  
2ND FL - 20,000 SF

FUTURE LAMBS LANE LOOP  
ROAD - POTENTIAL ALIGNMENTS

ACPS BUILDING SERVICES

NEW WATER AND  
SANITARY CONNECTIONS

GEOHERMAL WELL FIELD  
UNDER EXISTING PARKING

RECONFIGURED PARKING/  
DROP OFF (50 SPACES)

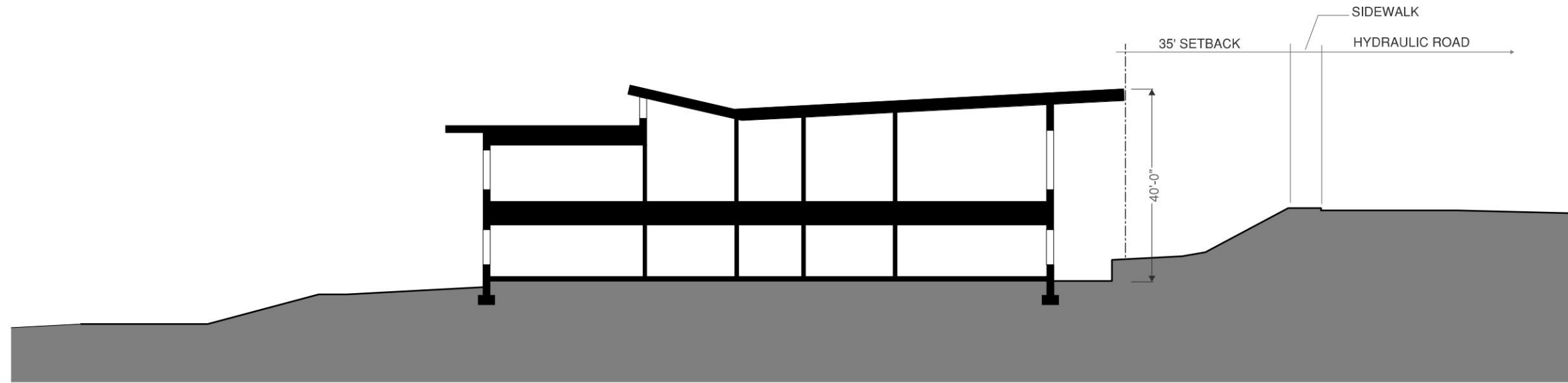
STORM WATER RETENTION  
(UNDERGROUND)

35' PROPERTY LINE  
SET BACK

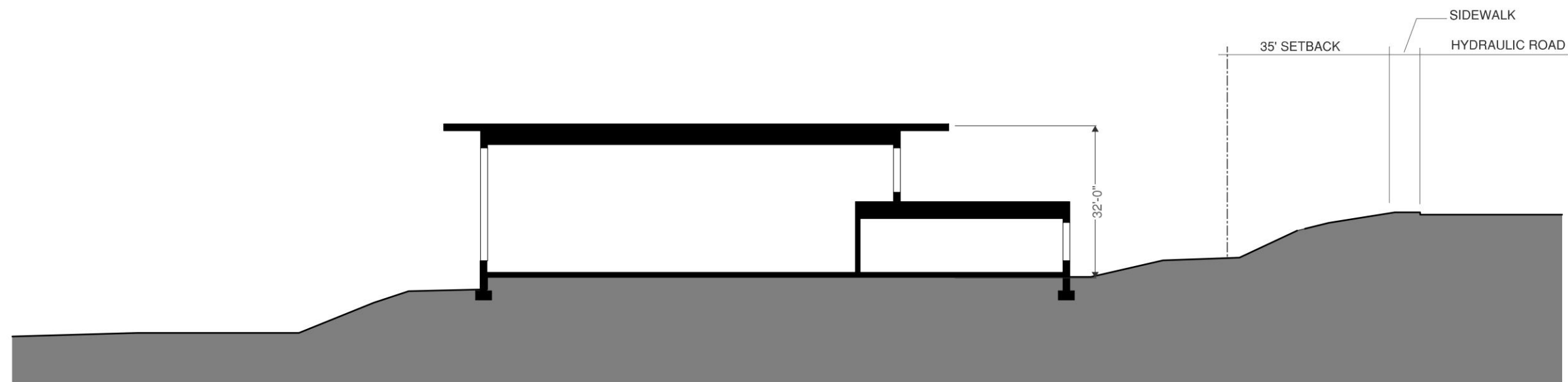
CRITICAL SLOPE AREA

EXISTING SIDEWALK

LIMITS OF PROJECT  
AREA



① BUILDING SECTION 1  
1" = 10'-0"

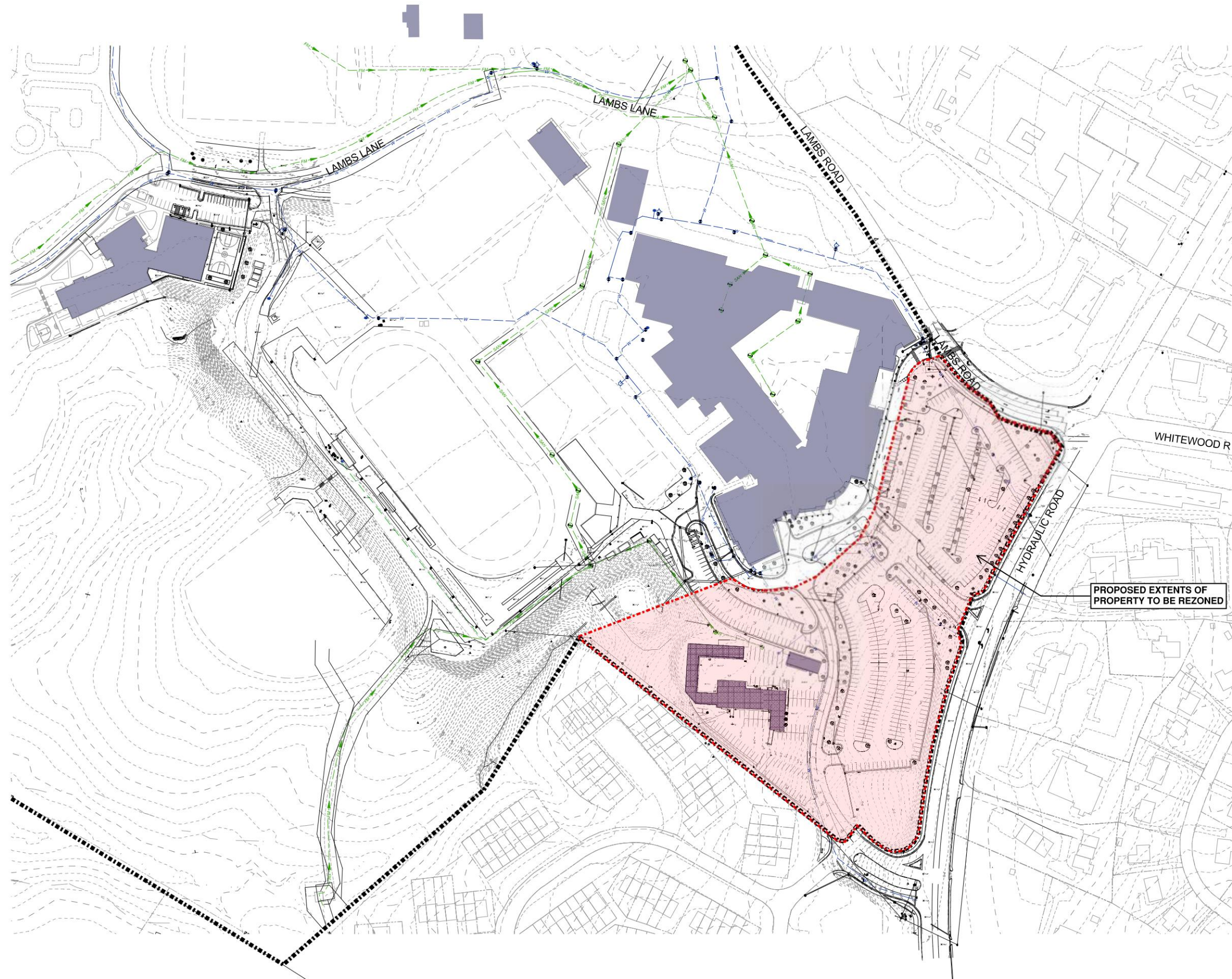


② BUILDING SECTION 2  
1" = 10'-0"





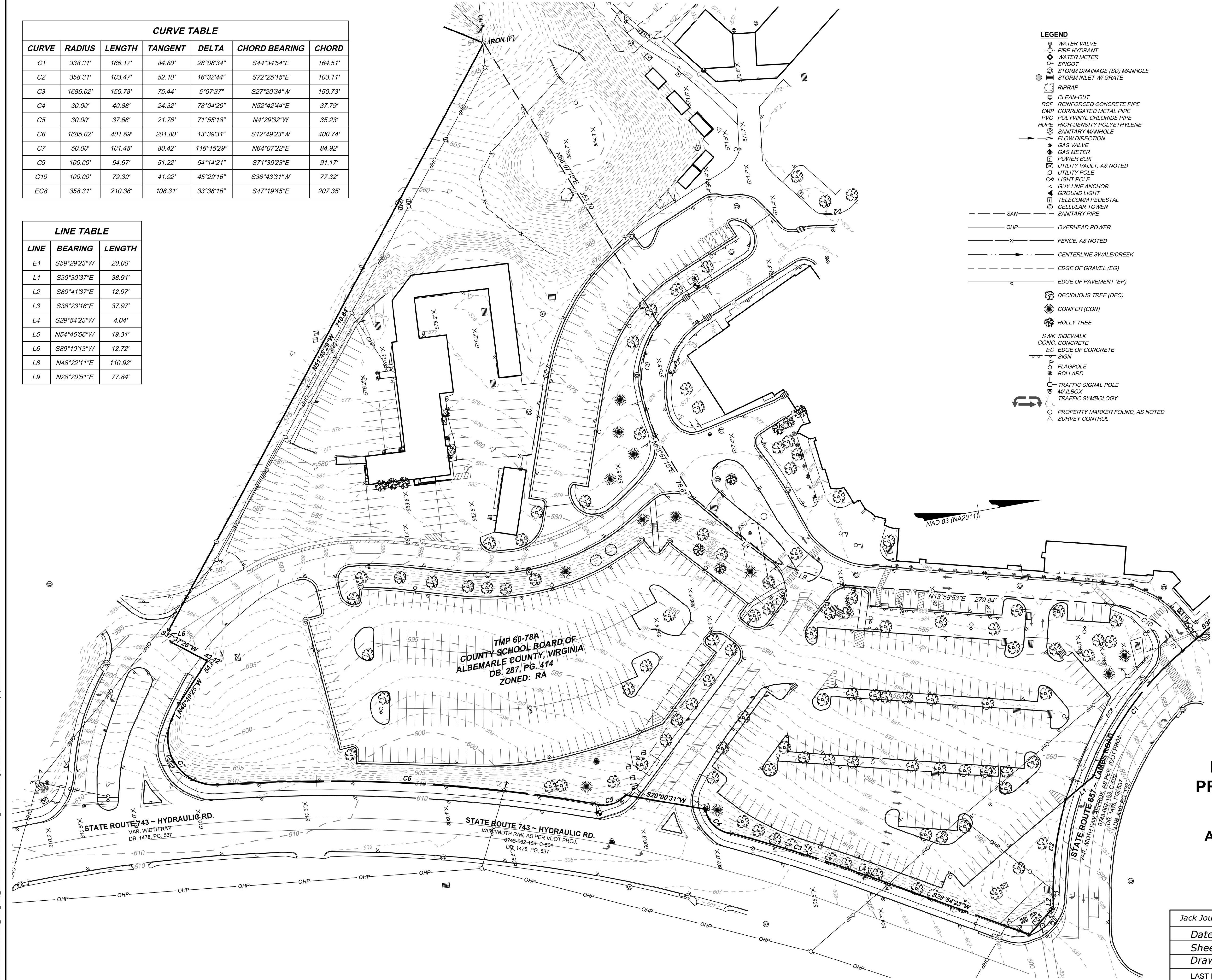






CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	338.31'	166.17'	84.80'	28°08'34"	S44°34'54"E	164.51'
C2	358.31'	103.47'	52.10'	16°32'44"	S72°25'15"E	103.11'
C3	1685.02'	150.78'	75.44'	5°07'37"	S27°20'34"W	150.73'
C4	30.00'	40.88'	24.32'	78°04'20"	N52°42'44"E	37.79'
C5	30.00'	37.66'	21.76'	71°55'18"	N4°29'32"W	35.23'
C6	1685.02'	401.69'	201.80'	13°39'31"	S12°49'23"W	400.74'
C7	50.00'	101.45'	80.42'	116°15'29"	N64°07'22"E	84.92'
C9	100.00'	94.67'	51.22'	54°14'21"	S71°39'23"E	91.17'
C10	100.00'	79.39'	41.92'	45°29'16"	S36°43'31"W	77.32'
EC8	358.31'	210.36'	108.31'	33°38'16"	S47°19'45"E	207.35'

LINE TABLE		
LINE	BEARING	LENGTH
E1	S59°29'23"W	20.00'
L1	S30°30'37"E	38.91'
L2	S80°41'37"E	12.97'
L3	S38°23'16"E	37.97'
L4	S29°54'23"W	4.04'
L5	N54°45'56"W	19.31'
L6	S89°10'13"W	12.72'
L8	N48°22'11"E	110.92'
L9	N28°20'51"E	77.84'



- LEGEND**
- WATER VALVE
  - FIRE HYDRANT
  - WATER METER
  - SPRIGOT
  - STORM DRAINAGE (SD) MANHOLE
  - STORM INLET W/ GRATE
  - RIPRAP
  - CLEAN-OUT
  - RCP REINFORCED CONCRETE PIPE
  - CMP CORRUGATED METAL PIPE
  - PVC POLYVINYL CHLORIDE PIPE
  - HDPE HIGH-DENSITY POLYETHYLENE
  - SANITARY MANHOLE
  - FLOW DIRECTION
  - GAS VALVE
  - GAS METER
  - POWER BOX
  - UTILITY VAULT, AS NOTED
  - UTILITY POLE
  - LIGHT POLE
  - GUY LINE ANCHOR
  - GROUND LIGHT
  - TELECOMM PEDESTAL
  - CELLULAR TOWER
  - SANITARY PIPE
  - SAN ---
  - OHP ---
  - X ---
  - CENTERLINE SWALE/CREEK ---
  - EDGE OF GRAVEL (EG) ---
  - EDGE OF PAVEMENT (EP) ---
  - DECIDUOUS TREE (DEC)
  - CONIFER (CON)
  - HOLLY TREE
  - SWK SIDEWALK ---
  - CONC. CONCRETE ---
  - EC EDGE OF CONCRETE ---
  - SIGN ---
  - FLAGPOLE
  - BOLLARD
  - TRAFFIC SIGNAL POLE
  - MAIL BOX
  - TRAFFIC SYMBOL
  - PROPERTY MARKER FOUND, AS NOTED
  - SURVEY CONTROL

- SURVEY NOTES:**
- PROPERTY & ZONING INFORMATION:  
OWNER: COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA  
REFERENCE: DB. 287, PG. 414  
COUNTY TAX MAP NUMBER: 60-78A (06000-78-04-00000)  
PROPERTY ADDRESS: 2175 HYDRAULIC ROAD  
AREA: 216.69 ACRES (GIS)  
ZONED: RA (RURAL AREAS)
  - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON:  
a) LAND RECORDS OBTAINED (& REFERENCED) FROM THE CLERK'S OFFICE OF ALBEMARLE COUNTY, VA & VDOT PLANS OF RECORD AS REFERENCED HEREON;  
b) FIELD SURVEY BY THIS FIRM FOR RECOVERY AND VERIFICATION OF EXISTING PROPERTY CORNERS AS SHOWN HEREON.
  - RIGHT OF WAY CORRIDOR OF STATE ROUTE 743, HYDRAULIC ROAD, IS NOT MONUMENTED ALONG ITS MARGIN WITH THE SUBJECT PROPERTY DEPICTED HEREON. DELINEATION OF RIGHT OF WAY RELIES ON RECOVERY OF FOUND BOUNDARY EVIDENCE NORTH OF THE INTERSECTION OF SAID HYDRAULIC ROAD AND LAMBS LANE.
  - NOT TITLE REPORT PROVIDED; EASEMENTS MAY EXIST WHICH ARE NOT DEPICTED HEREON.
  - THIS PLAT DOES NOT REPRESENT A FORMAL BOUNDARY SURVEY PERFORMED BY THIS FIRM.
  - BASIS OF MERIDIAN NAD83 (NA 2011) VA SOUTH ZONE VIA NETWORK GPS OBSERVATIONS.
  - BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 5100300280D, (PANEL 280 OF 575) EFFECTIVE FEBRUARY 4, 2005, PORTIONS OF THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE IVY CREEK WATERSHED PER COUNTY GIS; PROPERTY IS ALSO WITHIN A WATER SUPPLY PROTECTION AREA.
  - THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.
  - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN ENTRANCE CORRIDOR OVERLAY AREA.
  - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AIRPORT IMPACT AREA.
  - NO MANAGED OR PRESERVED STEEP SLOPES PRESENT ON / WITHIN PROPERTY. CRITICAL SLOPES EXIST ON PROPERTY, REGULATED BY ORDINANCE.
  - CONTOUR INTERVAL = 1'

EXHIBIT SHOWING  
**PROPOSED EXTENTS OF  
 PROPERTY TO BE REZONED**  
 IN THE NAME OF  
**COUNTY SCHOOL BOARD OF  
 ALBEMARLE COUNTY, VIRGINIA**  
 BEING A PORTION OF  
**TMP 60-78A**  
 IN THE  
 COUNTY OF ALBEMARLE, VIRGINIA

Jack Jouett Magisterial District	ALBEMARLE COUNTY, VA
Date: August 07, 2023	Scale: 1" = 30'
Sheet 1 of 1	J.N.: 53987.003
Drawn by: MKT	Checked by: JCM
LAST REVISED: _	

THIS DRAWING PREPARED AT THE  
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YOUR VISION ACHIEVED THROUGH OURS.

**TIMMONS GROUP**

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