ALBEMARLE COUNTY PUBLIC SCHOOLS
HIGH SCHOOL CENTER II

SITE PLAN
COUNTY OF ALBEMARLE, VIRGINIA
4/01/2024

SITE DATA:

TAX MAP PARCEL: 09100-00-00-01100

PARCEL AREA: 216.691 ACRES

LIMITS OF DISTURBANCE: 9.22 ACRES

ZONING: R10 - RESIDENTIAL

MAGISTERIAL DISTRICT: JACK JOUETT

SOURCE OF BOUNDARY AND TOPOGRAPHY: TIMMONS GROUP,
608 PRESTON AVENUE, SUITE 300
CHARLOTTESVILLE, VA 22903
(434) 327-1681

SOURCE TOPOGRAPHY: TIMMONS GROUP, MARCH, 12, 2020

DATUM: HORIZONTAL: NAD83 VIRGINIA STATE GRID SOUTH ZONE
VERTICAL: NAVD88 ESTABLISHED THROUGH LEICA SMARTNET

MISS UTILITY TICKET NO.(s): B004200891 & B004200841

UTILITIES
WATER SUPPLY: ACSA
SANITARY SEWER: ACSA

WATERSHED: IVY CREEK SUPPLY WATERSHED

ZONING SITE REQUIREMENTS:

SETBACKS REQUIRED
FRONT 10' MIN. 30' MAX.
SIDE/REAR NONE

USE
PRESENT SCHOOL SERVICES AND PARKING
PROPOSED HIGH SCHOOL CENTER II

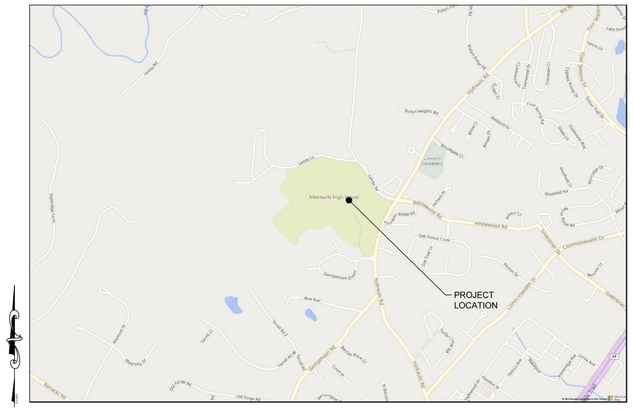
PARKING
PROVIDED: 222 SPACES

IMPERVIOUS AREA (WITHIN PROJECT LIMITS)
EXISTING: 5.31 ACRES
PROPOSED: 6.86 ACRES

WETLAND IMPACTS: NONE

MANAGED SLOPES LOCATED WITHIN THE PARCEL ARE SHOWN ON SHEETS C2.0 AND C5.0.

THERE ARE NO CONSTRUCTION ACTIVITIES PROPOSED WITHIN THE 100-YR FLOODPLAIN.



VICINITY MAP
SCALE: 1" = 1000'

OWNER:
ALBEMARLE COUNTY SCHOOL BOARD
401 MCINTIRE RD
CHARLOTTESVILLE, VA 22902
CONTACT: MATT WERTMAN
TELEPHONE: 434 977-4511
FAX: (434) 979-0698

ENGINEER OF RECORD:
TIMMONS GROUP
608 PRESTON AVE.
CHARLOTTESVILLE, VA 22903
CONTACT: JONATHAN SHOWALTER, P.E.
TELEPHONE: 434-327-1681

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	OVERALL SITE LAYOUT
C1.0	NOTES & DETAILS
C1.1	NOTES & DETAILS
C2.0	EXISTING CONDITIONS PLAN
C2.1	EXISTING CONDITIONS PLAN
C2.2	EXISTING CONDITIONS PLAN
C2.3	DEMOLITION PLAN
C2.4	DEMOLITION PLAN
C2.5	DEMOLITION PLAN
~~C3.0~~	~~EROSION & SEDIMENT CONTROL NOTES & DETAILS~~
~~C3.1~~	~~EROSION & SEDIMENT CONTROL NOTES & DETAILS~~
~~C3.2~~	~~EROSION & SEDIMENT CONTROL PLAN - PHASE IA~~
~~C3.3~~	~~EROSION & SEDIMENT CONTROL PLAN - PHASE IB~~
~~C3.4~~	~~EROSION & SEDIMENT CONTROL PLAN - PHASE I~~
~~C3.5~~	~~EROSION & SEDIMENT CONTROL PLAN - PHASE II~~
~~C3.6~~	~~EROSION & SEDIMENT CONTROL PLAN - PHASE II~~
C4.0	SITE PLAN
C4.1	SITE PLAN
C4.2	SITE PLAN
C5.0	GRADING & DRAINAGE PLAN
C5.1	GRADING & DRAINAGE PLAN
C5.2	GRADING & DRAINAGE PLAN
~~C6.3~~	~~INLET DRAINAGE AREA MAP~~
~~C6.0~~	~~STORMWATER MANAGEMENT PLAN~~
~~C6.1~~	~~STORMWATER MANAGEMENT PLAN~~
~~C6.2~~	~~STORMWATER MANAGEMENT NOTES & DETAILS~~
C7.0	STORM PROFILES
C7.1	UTILITY PROFILES
L1.0	PLANTING PLAN
L1.1	PLANTING PLAN
L2.0	PLANTING DETAILS

TOTAL SHEETS = 21

SIGNATURE PANEL:

	APPROVAL	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT:		
PLANNING & ZONING		
ENGINEERING		
INSPECTIONS		
ARCHITECTURAL REVIEW BOARD		
DEPARTMENT OF FIRE AND RESCUE		
ALBEMARLE COUNTY SERVICE AUTHORITY		
VIRGINIA DEPARTMENT OF TRANSPORTATION		
HEALTH DEPARTMENT		

QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
4/01/2024
PROFESSIONAL ENGINEER

KEYNOTES

KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

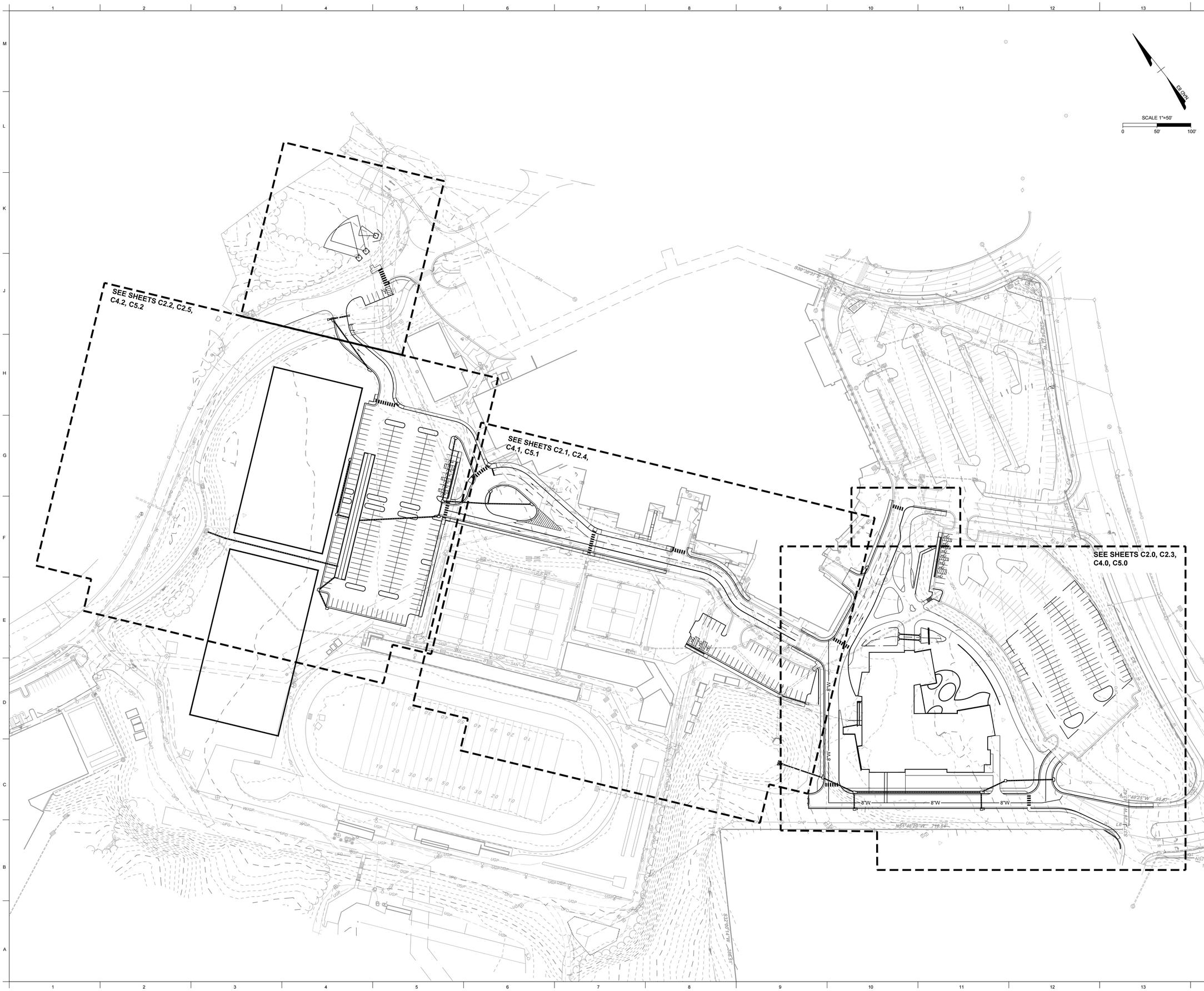
PROJECT MANAGER: J. Showalter
DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

COVER SHEET

C0.0



QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
4/01/2024
PROFESSIONAL ENGINEER

KEYNOTES	
KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

PROJECT MANAGER: J. Showalter
DRAWN BY: S. Kirby

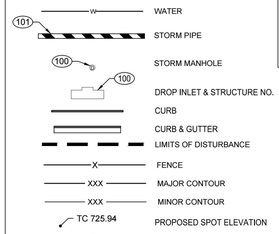
QEA No.41911390

DESIGN DEVELOPMENT

OVERALL SITE LAYOUT

C0.1

SITE PLAN LEGEND



GRADING

TC = TOP OF CURB
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS

ALBEMARLE COUNTY
FINAL PLAN GENERAL NOTES

General Construction Notes

1. Prior to any construction within any existing public 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.
2. All materials and construction methods shall conform to current specifications and standards of VDOT unless otherwise noted.
3. 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.
4. All slopes and disturbed areas are to be fertilized, seeded and mulched.
5. The maximum allowable slope is 2:1 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
6. 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.
7. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
8. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe – Class III.
9. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

ACSA GENERAL WATER & SEWER CONDITIONS

JUNE 27, 2019

1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
2. THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION FOR THE FLIGHT OF UNMANNED AERIAL VEHICLES FOR THE PURPOSE OF IMAGERY COLLECTION.
3. 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 CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.
4. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
5. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
7. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE AND A HALF (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.
8. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
9. VALVES ON DEAD END LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
10. TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
11. 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).
12. THE SEWER LATERAL BEYOND THE CONNECTION AT THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB-OUT SHALL UNDERGO THE ACSA LOW-PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. VISUAL INSPECTION OF THE SEWER LATERAL STUB-OUT
SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
13. THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
14. THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE IS PRIVATE. VISUAL INSPECTION AND TESTING OF THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
15. ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.

BLASTING NOTES

1. BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT.

ALBEMARLE COUNTY STORMWATER MANAGEMENT NOTES

1. ALL DAMS AND CONSTRUCTED FILL TO BE WITHIN 95% OF MAXIMUM DRY DENSITY AND 2% OF OPTIMUM MOISTURE CONTENT. ALL FILL MATERIAL TO BE APPROVED BY A GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS TO BE PRESENT DURING CONSTRUCTION OF DAMS.
2. PIPE AND RISER JOINTS ARE TO BE WATERTIGHT WITHIN STORMWATER MANAGEMENT FACILITIES.
3. FOR TEMPORARY SEDIMENT TRAPS OR BASINS WHICH ARE TO BE CONVERTED TO PERMANENT STORMWATER MANAGEMENT FACILITIES; CONVERSION IS NOT TO TAKE PLACE UNTIL THE SITE IS STABILIZED, AND PERMISSION HAS BEEN OBTAINED FROM THE COUNTY EROSION CONTROL INSPECTOR.

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL

1. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
7. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
11. ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA. EARTH FILL SHALL BE INERT MATERIALS ONLY, FREE OF ROOTS, STUMPS, WOOD, RUBBISH, AND OTHER DEBRIS.
12. BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.28.
13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00AM TO 9:00PM.
15. BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, OR ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND STRUCTURES/IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
16. THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE ALL EROSION CONTROL MEASURES REQUIRED BY THIS PLAN REGARDLESS OF THE SALE OF ANY LOT, UNIT, BUILDING OR OTHER PORTION OF THE PROPERTY.
17. TEMPORARY STABILIZATION SHALL BE TEMPORARY SEEDING AND MULCHING. SEEDING IS TO BE AT 75 LBS/ACRE, AND IN THE MONTHS OF SEPTEMBER TO FEBRUARY TO CONSIST A 50/50 MIX OF ANNUAL RYEGRASS AND CEREAL WINTER RYE, OR IN MARCH AND APRIL TO CONSIST OF ANNUAL RYE, OR MAY THROUGH AUGUST TO CONSIST OF GERMAN MILLET. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
18. PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90LBS/1000SF, INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000LBS/ACRE AND CONSIST OF A 10-20-10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0-5% PERENNIAL RYEGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
19. MAINTENANCE: ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES SHALL BE REPAIRED IMMEDIATELY. SILT TRAPS SHALL BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS SHALL BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH COLLECT SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
21. PERMANENT VEGETATION SHALL BE INSTALLED ON ALL DENUDED AREAS WITHIN NINE (9) MONTHS AFTER THE DATE THE LAND DISTURBING ACTIVITY COMMENCED. (WATER PROTECTION ORDINANCE SECTION 17-207B)

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO THE BEGINNING CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
4. LAND USE PERMITS (LUP-A) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).
5. VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
7. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER'S REPRESENTATIVE, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
8. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS. PRIOR TO TYING IN PRIVATE STORMWATER PIPES, VIDEO INSPECTION OF EXISTING STORMWATER PIPES IS REQUIRED TO CONFIRM CONDITION.
9. ALL STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE WITHIN THE RIGHT OF WAY SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.
10. IF PRE-CAST UNITS ARE TO BE USED, VDOT SHALL BE NOTIFIED AND THE MANUFACTURER SHALL SUBMIT DRAWING DETAILS FOR REVIEW. CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
11. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
12. ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS.
13. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
14. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001. THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY REQUIRED BY THE DEVELOPMENT.
15. CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS FOR GAS, POWER, TELEPHONE AND CABLE TV SERVICE TRUNK LINES.
16. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
17. VDOT & ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY .
18. VDOT SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER'S REPRESENTATIVE FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
19. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
20. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
21. THE OWNER'S REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
22. A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE.
23. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
24. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
25. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT OF WAY.
26. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD.
27. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.
28. WHERE A TYPE "B" NOSE IS SPECIFIED ON AN INLET IN CONJUNCTION WITH ROLL FACE CURB AND GUTTER OR CG-7, THERE SHALL BE A 20' TRANSITION ON EACH SIDE OF THE INLET.
29. CONTRACTOR SHALL PROVIDE A SEQUENCE OF CONSTRUCTION/MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES CONTAINED IN THE 2011 EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL FOR REVIEW BY THE ENGINEER, OWNER'S REPRESENTATIVE, AND VDOT PRIOR TO STARTING WORK THAT IMPACTS TRAFFIC ON STATE ROADS.
30. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE 2015 UNIFORM STATEWIDE BUILDING CODE, 2015 VIRGINIA CONSTRUCTION CODE, 2010 STANDARDS FOR ACCESSIBLE DESIGN, AND ICC/ANSI A117.1-03.
31. THE CLEAR ZONE IS TO BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.
32. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
33. ALL EXCAVATED AREAS WITHIN THE CLEAR ZONE THAT HAVE A DEPTH GREATER THAN 6" SHALL HAVE A 6:1 STONE WEDGE PLACED AT THE END OF THE DAY
34. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
35. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT HAVE A SURFACE SLOPE GREATER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE TO THE PARKING FACILITY. WHERE BUILDINGS HAVE MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-09 AND THE 2015 VIRGINIA CONSTRUCTION CODE.
36. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
37. 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 VDOLI. CONTACT VDOLI FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FORE DEMOLITION PROJECTS AT 540-562-3580 x131.
38. 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.
39. CONTACT ACSA 3 DAYS PRIOR TO ESTABLISHING A CONNECTION TO THE ACSA WATER MAIN.

QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
4/01/2024
PROFESSIONAL ENGINEER

KEYNOTES

KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

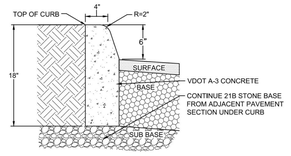
PROJECT MANAGER: J. Showalter
DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

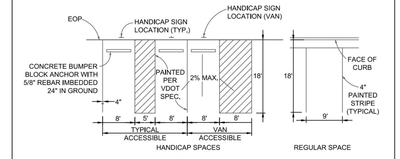
NOTES & DETAILS

C1.0



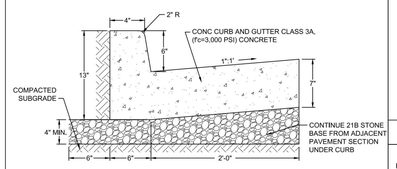
VDOT STANDARD CG-2 CURB

No Scale



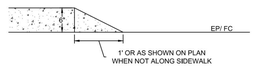
TYPICAL PARKING SPACE DETAILS

No Scale



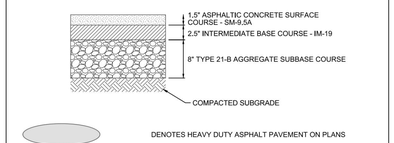
VDOT STANDARD CG-6 CURB & GUTTER

No Scale



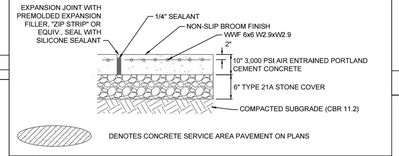
CURB WIPE DOWN DETAIL

No Scale



HEAVY DUTY ASPHALT PAVEMENT SECTION

No Scale

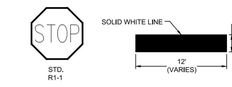


HEAVY DUTY CONCRETE SECTION

No Scale

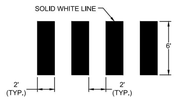
SIGNAGE NOTES:

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
   A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES,
   B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES,
   C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS,
   D. THE 2000 INTERNATIONAL FIRE CODE,
2. SIGN LOCATIONS ARE APPROXIMATE AND ARE TO BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1 ABOVE.
3. ALL SIGNS AND PAVEMENT MARKINGS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS TO BE FURNISHED AND INSTALLED WITH STANDARD U POST GALVANIZED BY THE CONTRACTOR.



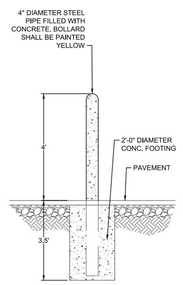
NOTE: STOP SIGNS TO BE 30" WITH HIGH INTENSITY SHEETING

STOP BAR DETAIL
NO SCALE



STRIPING AND SIGNAGE DETAIL

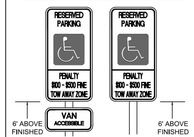
No Scale



BOLLARD DETAIL

No Scale

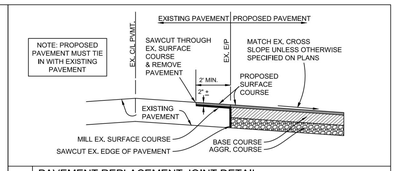
VA. SIGN FOR THE DISABLED ON 0.80 GAUGE ALUMINUM, COLORS: GREEN BORDER & LEGEND, BLUE SYMBOL FOR ACCESSIBILITY, WHITE BACKGROUND.



SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST 1-1/2" O PAINTED BLACK SET IN MIN. 2' OF CONCRETE.

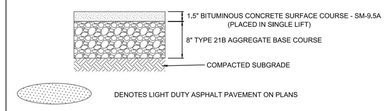
ADA PARKING SIGNS

No Scale



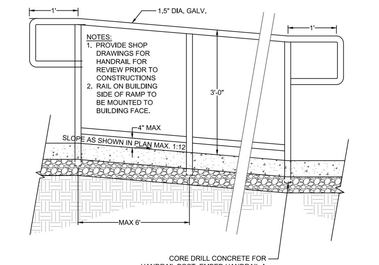
PAVEMENT REPLACEMENT JOINT DETAIL

No Scale



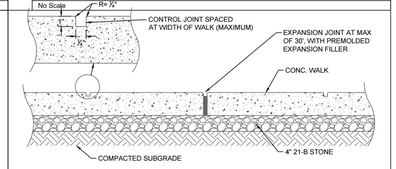
LIGHT DUTY ASPHALT PAVEMENT SECTION

No Scale



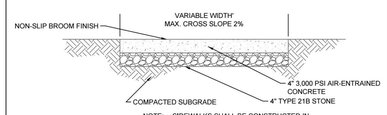
ADA RAMP AND HANDRAIL DETAIL

No Scale



CONCRETE SIDEWALK JOINT DETAIL

No Scale



CONCRETE SIDEWALK PAVEMENT SECTION

No Scale

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JOSEPH C. MEDLEY FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: MAY 22 THROUGH JUNE 07, 2023; JUNE 23, 2023; JULY 26, 2023; AUGUST 01, 2023; NOVEMBER 08 & 09, 2023; & JANUARY 05 & 08, 2024. THIS BASE-MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

OWNER: COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY;
VIRGINIA REFERENCE: DB. 267, PG. 414
COUNTY TAX MAP NUMBER: 60-78A (06000-78-0A-00000)
PROPERTY ADDRESS: 2775 HYDRAULIC ROAD
AREA: 218.69 ACRES (GIS)
ZONED: RA (RURAL AREAS)

2. 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.

3. NOT TITLE REPORT PROVIDED; EASEMENTS MAY EXIST WHICH ARE NOT DEPICTED HEREON.

4. THIS PLAT DOES NOT REPRESENT A FORMAL BOUNDARY SURVEY PERFORMED BY THIS FIRM.

5. BASIS OF MERIDIAN NAD83 (NA 2011) VA SOUTH ZONE VIA NETWORK GPS OBSERVATIONS.

6. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0230D, (PANEL 230 OF 570) 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.

7. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE IVY CREEK WATERSHED PER COUNTY GIS. PROPERTY IS ALSO WITHIN A WATER SUPPLY PROTECTION AREA.

8. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

9. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN ENTRANCE CORRIDOR OVERLAY AREA.

10. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AIRPORT IMPACT AREA.

11. NO MANAGED OR PRESERVED STEEP SLOPES PRESENT ON / WITHIN PROPERTY. CRITICAL SLOPES EXIST ON PROPERTY, REGULATED BY ORDINANCE.

12. CONTOUR INTERVAL = 1'

13. SEE SHEET 3 FOR SHEET LAYOUT

LEGEND

- *WATER VALVE*
- *FIRE HYDRANT*
- *WATER METER*
- *SPIGOT*
- *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 MANHOLE*
- *POWER BOX*
- *UTILITY VAULT, AS NOTED*
- *UTILITY POLE*
- *LIGHT POLE*
- *GUY LINE ANCHOR*
- *GROUND LIGHT*
- *TELECOMM PEDESTAL*
- *CELLULAR TOWER*
- *SANITARY PIPE*
- *OHP OVERHEAD POWER*
- *UNDERGROUND POWER*
- *UNDERGROUND FIBER OPTIC*
- *WATER LINE*
- *GAS LINE*
- *UNDERGROUND UTILITY*
- *FENCE, AS NOTED*
- *CENTERLINE SWALE/CREEK*
- *EDGE OF GRAVEL (EG)*
- *EDGE OF PAVEMENT (EP)*
- *DECIDUOUS TREE (DEC)*
- *CONIFER (CON)*
- *HOLLY TREE*
- *SIDEWALK*
- *CONCRETE*
- *EDGE OF CONCRETE*
- *CURB*
- *FLAGPOLE*
- *BOLLARD*
- *TRAFFIC SIGNAL POLE*
- *MAILBOX*
- *TRAFFIC SYMBOLOGY*
- *PROPERTY MARKER FOUND, AS NOTED*
- *SURVEY CONTROL*

UIG UTILITY DESIGNATION NOTES:

1) UIG UTILITY DESIGNATION PERFORMED BY TIMMONS GROUP AND COMPLETED IN AUGUST OF 2023 & NOVEMBER OF 2023.

2) ALL U/G UTILITIES FOUND ON-SITE ARE DESIGNATED AS QUALITY LEVEL B UNLESS OTHERWISE NOTED.

EOI = END OF INFORMATION FOR CONDUCTIVE UTILITY FIELD SIGNALS.

QLD-DATR = QUALITY LEVEL D - DATA ACCORDING TO RECORDS. APPROXIMATE LOCATION SHOWN OF AN NON-CONDUCTIVE / UNLOCATABLE UNDERGROUND UTILITY LINE.

UTILITY OWNERS:

-ALBEMARLE COUNTY SERVICE AUTHORITY
-SEGRA / LUMOS NETWORKS
-DOMINION ENERGY
-CITY OF CHARLOTTESVILLE
-CITY OF CHARLOTTESVILLE NATURAL GAS
- RIVANNA WATER & SEWER AUTHORITY
- BRIGHTSPEED

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'

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'
EC8	358.31'	210.36'	108.31'	33°38'16"	S47°19'45"E	207.35'

QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
Jonathan M. Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
PROFESSIONAL ENGINEER
4/01/2024

KEYNOTES

KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

PROJECT MANAGER: J. Showalter
DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

NOTES & DETAILS

C1.1



QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
4/01/2024
PROFESSIONAL ENGINEER

KEYNOTES	
KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

PROJECT MANAGER: J. Showalter

DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

EXISTING CONDITIONS PLAN

C2.0

QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
PROFESSIONAL ENGINEER
4/01/2024

KEYNOTES	
KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

PROJECT MANAGER: J. Showalter
DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

EXISTING CONDITIONS PLAN

C2.1

SCALE 1"=20'
0 20' 40'



QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
PROFESSIONAL ENGINEER
4/01/2024

KEYNOTES	
KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

PROJECT MANAGER: J. Showalter

DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

EXISTING CONDITIONS PLAN

C2.2

VIEW PORT MATCHLINE

MATCHLINE SEE SHEET C2.4

MATCHLINE SEE SHEET C2.3

SAWCUT LINE

REMOVE PAINTED BOULDER

REMOVE GATE

REMOVE STORM INLET W/ GRATE 2.5'X 2.5' TOP=578.86' INV. OUT=573.61' 15" RCP

SAWCUT AND REMOVE ASPHALT

REMOVE ASPHALT

REMOVE U/G POWER

REMOVE INLET TOP AND PRESERVE BASE. ADD NEW MANHOLE TOP AT FINAL GRADE

REMOVE 8" ASBESTOS CEMENT

REMOVE MHD W/ CURB INLET TOP=583.24' INV. IN=578.15' 15" RCP (S) INV. OUT=578.39' 15" RCP (N)

REMOVE MHS TOP=576.83' INV. IN=573.63' (SE) INV. IN=569.37' 8" PVC (S) INV. OUT=569.28' 8" PVC (NW)

REMOVE U/G COMM FIBER

REMOVE U/G NATURAL GAS (CITY OF CHARLOTTESVILLE)

REMOVE CHAIN FENCE

REMOVE STONE WALL

REMOVE OUTFALL INV. =562.30' 15" RCP

REMOVE GRAVEL

REMOVE TRENCH DRAIN W/ GRATE

REMOVE HANDRAIL

REMOVE ROOF OVERHANG

REMOVE STAIRS

REMOVE WOOD WALL

REMOVE AC

REMOVE WALL

REMOVE STORM INLET W/ GRATE 2.5' x 2.5' TOP=575.5' INLET DEBRIS-FILLED; INVERT NOT MEASURABLE

REMOVE STORM INLET W/ GRATE 2.5' x 2.5' TOP=576.57' INV.=572.47' 15" RCP (W)

REMOVE 1-LEVEL METAL & BLOCK BUILDING "ALBEMARLE COUNTY BUILDING SERVICES" 2751 HYDRAULIC RD

REMOVE STORM INLET W/ GRATE 2.5' x 2.5' TOP=575.51' INV.=571.48'-15" RCP (N).

REMOVE CHAIN FENCE

REMOVE WOOD FENCE

REMOVE MODULE/WIDE TRAILER

REMOVE EXISTING CURB

SAWCUT PAVEMENT AND CONCRETE SAWCUT LINE

SAWCUT LINE

MATCHLINE SEE SHEET C2.3

STORM INLET W/ GRATE & CURB INLET 2.5' x 1.6' TOP=581.79' INV. IN=577.92' 8" PVC INV. OUT=577.79' 12" RCP

STORM INLET W/ GRATE 2.5' x 2.5' TOP=583.54' INV. IN=580.84' 12" RCP (SE) INV. OUT=580.74' 12" RCP (SW)

STORM INLET W/ GRATE & CURB-STYLE CONC INLET 1.7' x 2.5' TOP=583.73' VAN'=578.73' 12" RCP (NE) INV.=578.23' 24" RCP (SW) INV.=N/A' 18" RCP (NW)

MHD W/ CURB INLET TOP=584.44' INV. IN=578.54' 18" RCP (SW) INV. OUT=578.44' 24" RCP (NE)

MHD W/ CURB INLET TOP=580.11' INV. OUT=575.91' 15" RCP (SW)

MHD W/ CURB INLET TOP=584.64' INV. OUT=580.54' 18" RCP

MHD W/ CURB INLET TOP=577.36' INV. OUT=572.61' 12" RCP (S)

STORM INLET W/ GRATE TOP=576.32' INV. OUT=573.32' 12" RCP

MHD TOP=577.24' INV. IN=570.54' 18" RCP (N) INV. IN=569.39' 30" RCP (SE) INV. OUT=569.04' 42" RCP (SW)

MHD TOP=579.31' INV. IN=571.91' 12" RCP (N) INV. IN=573.66' 15" RCP (NE) INV. IN=571.61' 15" RCP (SE) INV. OUT=570.41' 30" RCP (NW)

STORM INLET W/ GRATE & CURB INLET 1.9' x 2.5' TOP=573.26' INV.=570.11' 18" RCP CONNECTION TO DRAINAGE NETWORK NOT APPARENT. FLOW DIRECTION DEPICTED ACCORDING TO APPARENT ELEVATIONS.

MHD W/ CURB INLET TOP=575.70' INV. IN=568.20' 18" RCP (E) INV. OUT=568.08' 18" RCP (W)

STORM INLET W/ GRATE & CURB INLET TOP=573.03' INV.=570.13' 18" RCP

STORM INLET W/ GRATE 2.6' x 2.5' TOP=571.57' INV. IN=566.62' 15" RCP (S) INV. OUT=566.47' 15" RCP (W)

MHD W/ CURB INLET TOP=570.76' INV. IN=560.26' 42" RCP (NE) INV. IN=565.01' 18" RCP (SE) INV. OUT=559.96' 24" RCP (W)

MHD W/ CURB INLET TOP=586.79' INV. OUT=581.31' 15" RCP

MHD W/ CURB INLET TOP=586.49' INV. IN=579.09' 15" RCP (N) INV. IN=574.89' 15" RCP (S) INV. OUT=574.79' 18" RCP (W)

MHD W/ CURB INLET TOP=591.34' INV. IN=587.19' 15" RCP (S) INV. OUT=586.84' 15" RCP (N)

MHD W/ CURB INLET TOP=608.84' INV. IN=605.14' 18" HDPE (E) INV. OUT=604.86' 18" RCP (N)

STORM INLET WITH GRATE TOP=618.29' INV. OUT=614.74' 18" HDPE

MHD W/ CURB INLET TOP=595.01' INV. IN=577.01' 12" RCP (NW) INV. IN=576.81' 15" RCP (N) INV. IN=576.66' 30" RCP (NE) INV. IN=576.61' 18" RCP (SE) INV. OUT=576.51' 24" RCP (SW)

MHD W/ CURB INLET TOP=595.54' INV. OUT=585.15' 15" RCP (W)

STORM INLET W/ GRATE 2.5' x 2.5' TOP=583.73' INV. IN=580.84' 12" RCP (SE) INV. OUT=580.74' 12" RCP (SW)

STORM INLET W/ GRATE & CURB-STYLE CONC INLET 1.7' x 2.5' TOP=583.73' VAN'=578.73' 12" RCP (NE) INV.=578.23' 24" RCP (SW) INV.=N/A' 18" RCP (NW)

MHD W/ CURB INLET TOP=584.44' INV. IN=578.54' 18" RCP (SW) INV. OUT=578.44' 24" RCP (NE)

MHD W/ CURB INLET TOP=580.11' INV. OUT=575.91' 15" RCP (SW)

MHD W/ CURB INLET TOP=584.64' INV. OUT=580.54' 18" RCP

MHD W/ CURB INLET TOP=591.34' INV. IN=587.19' 15" RCP (S) INV. OUT=586.84' 15" RCP (N)

STORM INLET W/ GRATE 2.6' x 2.5' TOP=571.57' INV. IN=566.62' 15" RCP (S) INV. OUT=566.47' 15" RCP (W)

MHD W/ CURB INLET TOP=570.76' INV. IN=560.26' 42" RCP (NE) INV. IN=565.01' 18" RCP (SE) INV. OUT=559.96' 24" RCP (W)

MHD W/ CURB INLET TOP=583.24' INV. IN=578.15' 15" RCP (S) INV. OUT=578.39' 15" RCP (N)

MHD W/ CURB INLET TOP=595.01' INV. IN=577.01' 12" RCP (NW) INV. IN=576.81' 15" RCP (N) INV. IN=576.66' 30" RCP (NE) INV. IN=576.61' 18" RCP (SE) INV. OUT=576.51' 24" RCP (SW)

MHD W/ CURB INLET TOP=595.54' INV. OUT=585.15' 15" RCP (W)

MHD W/ CURB INLET TOP=591.34' INV. IN=587.19' 15" RCP (S) INV. OUT=586.84' 15" RCP (N)

MHD W/ CURB INLET TOP=608.84' INV. IN=605.14' 18" HDPE (E) INV. OUT=604.86' 18" RCP (N)

STORM INLET WITH GRATE TOP=618.29' INV. OUT=614.74' 18" HDPE

UNNAMED ENTRANCE ROAD AKA "GEORGETOWN GREEN" VAR. WIDTH R/W DB. 440, PG. 107 | DB. 440, PG. 74 VDOT PROJ 0743-002-153

N51°48'29"W 710.64'

N46°49'25"W 54.87'

S37°17'35"W 43.68'

L5

L6

LEGEND

- REMOVE TREE/ BUSH
- REMOVE BUILDING
- SAW CUT CURB SIDEWALK OR ASPHALT (SIDEWALKS AND CURB TO BE CUT AT NEAREST JOINT)
- REMOVE CONCRETE
- REMOVE ASPHALT

69 CMN

SCALE 1"=20'

0 20' 40'

QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
4/01/2024
PROFESSIONAL ENGINEER

KEYNOTES

KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

PROJECT MANAGER: J. Showalter

DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

DEMOLITION PLAN

C2.3

SAWCUT LINE

SAWCUT AND REMOVE 1' OF ASPHALT TO MATCH PAVEMENT

REMOVE
STORM INLET W/ GRATE
TOP=579.03'
INV. IN=573.73' 15" RCP
INV. OUT=573.68' 15" RCP

REMOVE
MHD W/ CURB INLET
TOP=579.30'
INV. OUT=573.80' 15" RCP

REMOVE
MHD W/ CURB INLET
TOP=579.37'
INV. OUT=574.07' 15" RCP

REMOVE
STORM INLET W/ GRATE & CURB INLET
TOP=573.72'
INV. OUT=570.62' 12" RCP

REMOVE
STORM INLET W/ GRATE & CURB INLET
TOP=570.14'
INV. OUT=565.66' 15" RCP

REMOVE PIPE AND PATCH MANHOLE

REMOVE
SWK

REMOVE
C&G

REMOVE
GATE

REMOVE

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.5

CONC. SWK & C&G

CONC. SWK & CURB

EP

EOI

W

G

UGP

SAN

UFO

OHP

15" RCP

12" RCP

18" RCP

24" RCP

36" RCP

42" RCP

MHD
TOP=577.47'

MHD
TOP=577.36'
INV. IN=572.76' 12" RCP (W)
INV. OUT=572.61' 12" RCP (S)
STORM INLET W/ GRATE
TOP=576.32'
INV. OUT=573.52' 12" RCP

MHD IN RAMP
TOP=571.33'
INV. IN=565.60' 15" RCP (NW)
INV. IN=566.08' 15" RCP (N)
INV. IN=565.53' 15" RCP (NE)
INV. IN=565.53' 15" RCP (E)
INV. IN=565.53' 15" RCP
INV. IN=563.53' 15" RCP
INV. OUT=563.43' 36" RCP

STORM INLET W/ GRATE & CURB INLET
TOP=569.99'
INV. OUT=566.14' 15" RCP

STORM INLET W/ GRATE & CURB INLET
TOP=570.56'
INV.=565.86' 24" RCP

MHD
TOP=574.39'
INV. IN=569.74' 12" RCP (SW)
INV. IN=569.54' 12" RCP (NE)
INV. OUT=569.44' 15" RCP (SE)

STORM INLET W/ GRATE & CURB INLET
TOP=573.76'
INV. OUT=571.16' 12" RCP

MHD
TOP=577.24'
INV.=570.54' 18" RCP (N)
INV.=569.39' 30" RCP (SE)
INV.=569.04' 42" RCP (SW)

STORM INLET W/ GRATE & CURB INLET
1.5' x 2.5'
TOP=573.26'
INV.=570.11' 18" RCP
CONNECTION TO DRAINAGE NETWORK NOT APPARENT.
FLOW DIRECTION DEFECTED ACCORDING TO APPARENT ELEVATIONS.

REMOVE INLET TOP AND PRESERVE BASE. ADD NEW MANHOLE TOP AT FINAL GRADE

STORM INLET W/ GRATE & CURB INLET
TOP=570.03'
INV.=571.13' 18" RCP

STORM INLET W/ GRATE
TOP=570.73'
INV. IN=568.73' 6" PVC
INV. OUT=568.68' 6" PVC

STORM INLET W/ GRATE
TOP=570.91'
INV. OUT=568.98' 6" PVC

STORM INLET W/ GRATE
TOP=571.13'
INV. OUT=567.25' 15" RCP

STORM INLET W/ GRATE
2.2' x 2.4'
TOP=570.60'
INV. IN=567.08' 15" RCP (SE)
INV. OUT=567.05' 15" RCP (NE)

STORM INLET W/ GRATE
2.2' x 2.6'
TOP=570.63'
INV. OUT=567.37' 15" RCP (SE)

STORM INLETS W/ 8" NYLOPLAST GRATES
NO MEASURABLE INV.

STORM INLET W/ GRATE
TOP=578.05'
INV. IN=566.39' 12" HDPE (N)
INV. OUT=566.26' 12" HDPE (S)

MHD
TOP=571.89'
INV. IN=561.69' 36" RCP (NE)
INV. IN=561.79' 24" RCP (N)
INV. OUT=561.69' 36" RCP (NW)

MHD
TOP=571.37'
INV. IN=566.27' 15" RCP (NW)
INV. IN=560.78' 36" RCP (NE)
INV. IN=560.77' 36" RCP (SE)
INV. OUT=560.67' 42" RCP (SW)

STORM INLET W/ GRATE;
2.6' x 2.6'
TOP=571.57'
INV. IN=566.62' 15" RCP (S)
INV. OUT=566.41' 15" RCP (W)

MHD W/ CURB INLET
TOP=570.26'
INV. IN=558.45' 42" RCP (N)
INV. IN=557.98' 24" RCP (E)
INV. OUT=558.68' 24" RCP (W)

OUTFALL
INV.=547.37' 42" RCP

REMOVE
OUTFALL
INV.=562.30' 15" RCP

CONC.-COVERED STRUCTURE INACCESSIBLE / CONNECTIONS UNKNOWN

OUTFALL
INV.=570.18' 6" PVC

INLET
INV.=570.60' 6" PVC

8" DEC. (X3)

12" DEC. (X2)

18" MAPLE

10" MAPLE

5" HOLLY

4" HOLLY

3" DEC.

25" RED OAK

24" RED OAK

18" RED OAK

15" RED OAK

LEGEND

- REMOVE TREE/ BUSH
- REMOVE BUILDING
- SAW CUT CURB SIDEWALK OR ASPHALT (SIDEWALKS AND CURB TO BE CUT AT NEAREST JOINT)
- REMOVE CONCRETE
- REMOVE ASPHALT

NAD 83

SCALE 1"=20'

0 20' 40'

KEYNOTES

KEY VALUE	TEXT

QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
PROFESSIONAL ENGINEER
4/01/2024

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

PROJECT MANAGER: J. Showalter

DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

DEMOLITION PLAN

C2.4

VIEW PORT MATCHLINE

MATCHLINE SEE SHEET C2.5

TMP [NONE]
RIVANNA WATER AND SEWER AUTHORITY INST. 202200003250 (APPROXIMATE)

REMOVE
ROW OF MOUNTED ELECTRIC BOXES

REMOVE PAVED PATH

REMOVE
ONE-LEVEL METAL FRAME ACCESSORY BUILDING

REMOVE METAL RAMP

FFE=574.82'

REMOVE WOOD FENCE

REMOVE RAMP

REMOVE PAVED PATH

REMOVE WOOD FENCE

REMOVE CHAIN FENCE

REMOVE
INV. IN=577.49' 8" HDPE

REMOVE
INV. OUT=575.84' 8" HDPE

GOAL

TO BE RELOCATED

REMOVE SOCCER FIELD

REMOVE SOCCER FIELD

REMOVE
STORM INLET W/ GRATE
TOP=571.77'
INV. IN=567.75' 15" RCP (SE)
INV. OUT=567.67' 15" RCP (SW)

REMOVE
INV. IN=565.90' 18" RCP W/ FLARED END

REMOVE
INV. OUT=565.81' 18" RCP W/ FLARED END

SAWCUT LINE

GATE

REMOVE CHAIN FENCE

REMOVE
INV. IN=568.90' 12" HDPE

OUT TO CONC. DITCH
INV.=545.80' 24" RCP

MHD
TOP=554.04'
INV. IN=549.74' 24" RCP (NE)
INV. IN=549.74' 24" RCP (S)
INV. OUT=549.54' 24" RCP (NW)

24" RCP
POND OUTLET STRUCTURE
W/ DEBRIS CAGE
BOTTOM=549.89
INV. IN=551.55' 6" OPENING
INV. IN=550.03' 6" OPENING
INV. OUT=550.09' 24" RCP (N)

INLET W/ FLARED END SECTION
INV.=567.81' 15" RCP

STORM INLET W/ GRATE
2.4' x 2.4'
TOP=570.50'
INV. IN=566.79' 15" RCP (NE)
INV. IN=567.19' 15" RCP (SE)
INV. OUT=566.68' 15" RCP (SW)

APPROX. LOCATION OF STORM SEWER PER AS-BUILTS

MHD
TOP=571.69'
INV. IN=566.57' 15" RCP (NE)
INV. IN=566.59' 15" RCP (SE)
INV. OUT=566.54' 15" RCP (NW)

LEGEND

- REMOVE TREE/ BUSH
- REMOVE BUILDING
- SAW CUT CURB SIDEWALK OR ASPHALT (SIDEWALKS AND CURB TO BE CUT AT NEAREST JOINT)
- REMOVE CONCRETE
- REMOVE ASPHALT

NAD 83

SCALE 1"=20'
0 20' 40'

QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
PROFESSIONAL ENGINEER
4/01/2024

KEYNOTES	
KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

PROJECT MANAGER: J. Showalter
DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

DEMOLITION PLAN

C2.5

MATCHLINE SEE SHEET C4.1

RAMP WITH HANDRAILS

STAIRS WITH HANDRAILS

PROPOSED DROP-OFF LANE

PROPOSED SIDEWALK

PROPOSED SIDEWALK

APPROX. LOCATION OF PROPOSED GEOTHERMAL WELL FIELDS LOCATION

BIORETENTION

RETAINING WALL WITH PEDESTRIAN GUARD RAIL. MAXIMUM 4' HIGH

RAMP DOWN FROM LOADING DOCK

REBUILD SANITARY MANHOLE TO MATCH PROPOSED GRADE

RETAINING WALL MAX 2' HIGH

6' WIDE SIDEWALK

4' HIGH LOADING DOCK

HIGH VISIBILITY CROSSWALK (TYP)

8" VALVE

8" DIP ACSA WATERLINE

8" VALVES

90° BEND CONNECT TO EXISTING WATER LINE

FHA

4' WIDE BUFFER STRIP

45° BEND

11.25° BEND

TIE TO EXISTING SIDEWALK

TIE TO EXISTING SIDEWALK

N46°49'25"W 34.87'

S37°37'42"W 45.82'

N51°48'29"W 710.84'

UNNAMED ENTRANCE ROAD
AKA 'GEORGETOWN GREEN'
VAR. WIDTH R/W
DB. 440, PG. 107 | DB. 445, PG. 74
VDOT PROJ. 0743-002-153

HATCH LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE
- BRICK CROSSING

SCALE 1"=20'

0 20' 40'

NAD 83

QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
4/01/2024
PROFESSIONAL ENGINEER

KEYNOTES

KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

PROJECT MANAGER: J. Showalter

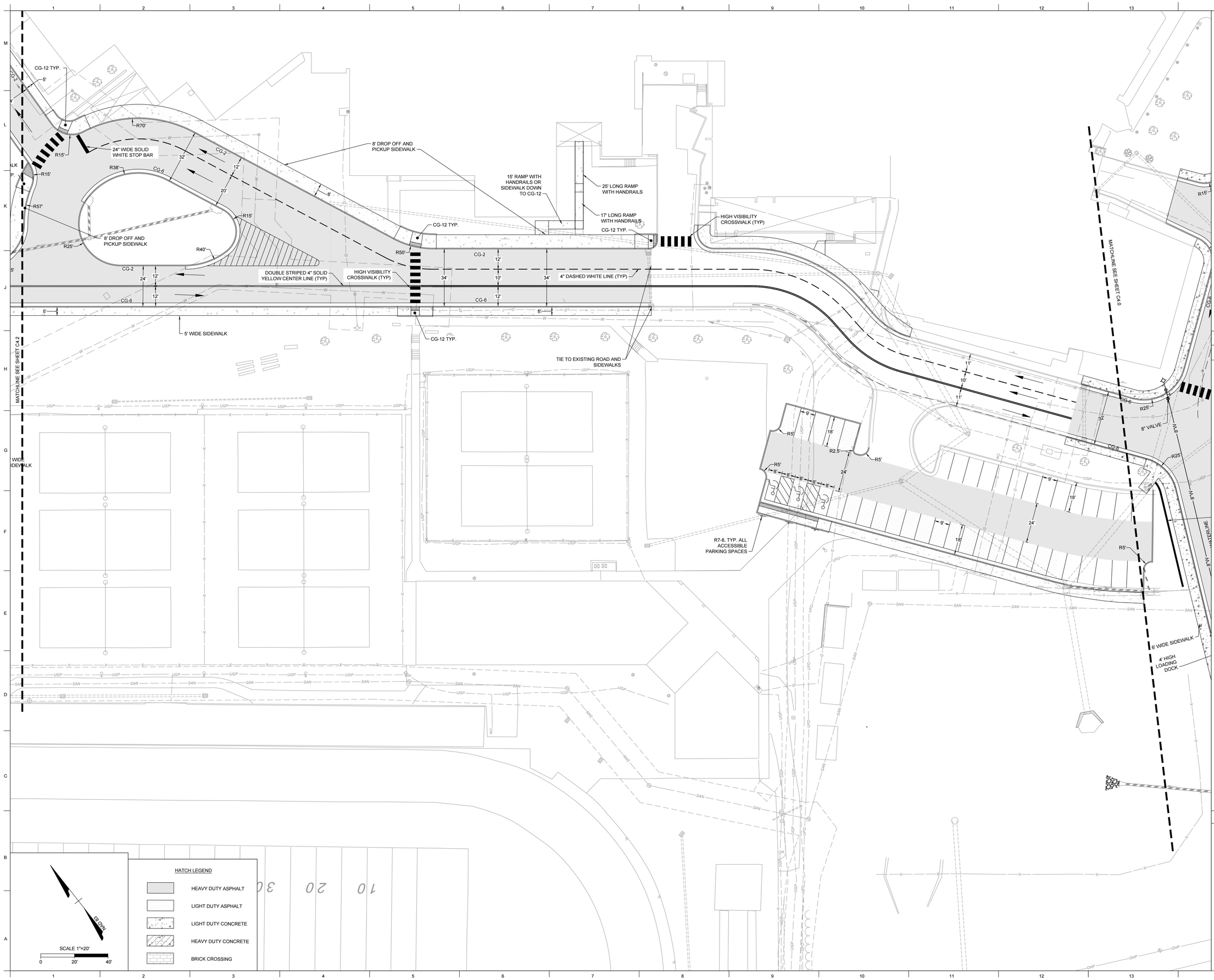
DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

SITE PLAN

C4.0



QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
PROFESSIONAL ENGINEER
4/01/2024

KEYNOTES	
KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

PROJECT MANAGER: J. Showalter
DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

SITE PLAN

C4.1

DISCUS FIELD

SHOTPUT FIELD

560.0'

560.0'

568.0'

568.1'

568.0'

568.1'

PROPERTY LINE

R5'

CG-2

R25'

R15'

R-1, STOP SIGN

CONNECTION ROAD TO LAMBS LANE

R38'

CG-2

CG-6

24'

R62'

R38'

CG-12 TYP.

CG-12 TYP.

5' WIDE SIDEWALK

R25'

R5'

HIGH VISIBILITY CROSSWALK (TYP)

CG-3

R49'

CG-2

24'

R4'

R5'

R25'

CG-6

9'

18'

24'

6'

18'

VAN

VAN

6' WIDE SIDEWALK

CG-12 TYP

8'

5'

R2.5'

R10'

R25'

R7-8, TYP. ALL ACCESSIBLE PARKING SPACES

BOLLARD (TYP)

TOTAL # OF SPACES = 193

6' WIDE SIDEWALK

MATCHLINE SEE SHEET C4.1

300'

160'

160'

300'

HATCH LEGEND

HEAVY DUTY ASPHALT

LIGHT DUTY ASPHALT

HEAVY DUTY CONCRETE

BRICK CROSSING

SCALE 1"=20'

0 20' 40'

QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
4/01/2024
PROFESSIONAL ENGINEER

KEYNOTES

KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

PROJECT MANAGER: J. Showalter

DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

SITE PLAN

C4.2

MATCHLINE SEE SHEET C5.1

BIORETENTION

BIORETENTION

18" NYLOPLAST BASIN WITH DOME GRATE. TIE TO EXISTING PIPE WITH INSERTA TEE.

RETAINING WALL MAXIMUM 4' HIGH

DA-ROOF #2 + OUT SIDE TOTAL= 1.31 AC TO BIO-FILTER

DA-ROOF #1
0.21 AC
TO INLET # 604

RETAINING WALLS

TMP 60-78A
COUNTY SCHOOL BOARD OF
ALBEMARLE COUNTY, VIRGINIA
DB. 287, PG. 414
ZONED: RA

618 | 0.8
0.26

-10.65%

N46°49'25"W 54.87'

S37°37'26"W

N51°48'29"W 710.84'

IRON (F)

UNNAME
AKA 'GE

DB. 440
PG.

SCALE 1"=20'
0 20' 40'

QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
PROFESSIONAL ENGINEER
4/01/2024

KEYNOTES	
KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

PROJECT MANAGER: J. Showalter
DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

GRADING & DRAINAGE PLAN

C5.0

MATCHLINE: SEE SHEET C5.2

MATCHLINE SEE SHEET C5.0

408
412
411
407
406
700
701
608
607

SCALE 1"=20'
0 20' 40'

NAD 83

QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
4/01/2024
PROFESSIONAL ENGINEER

KEYNOTES	
KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

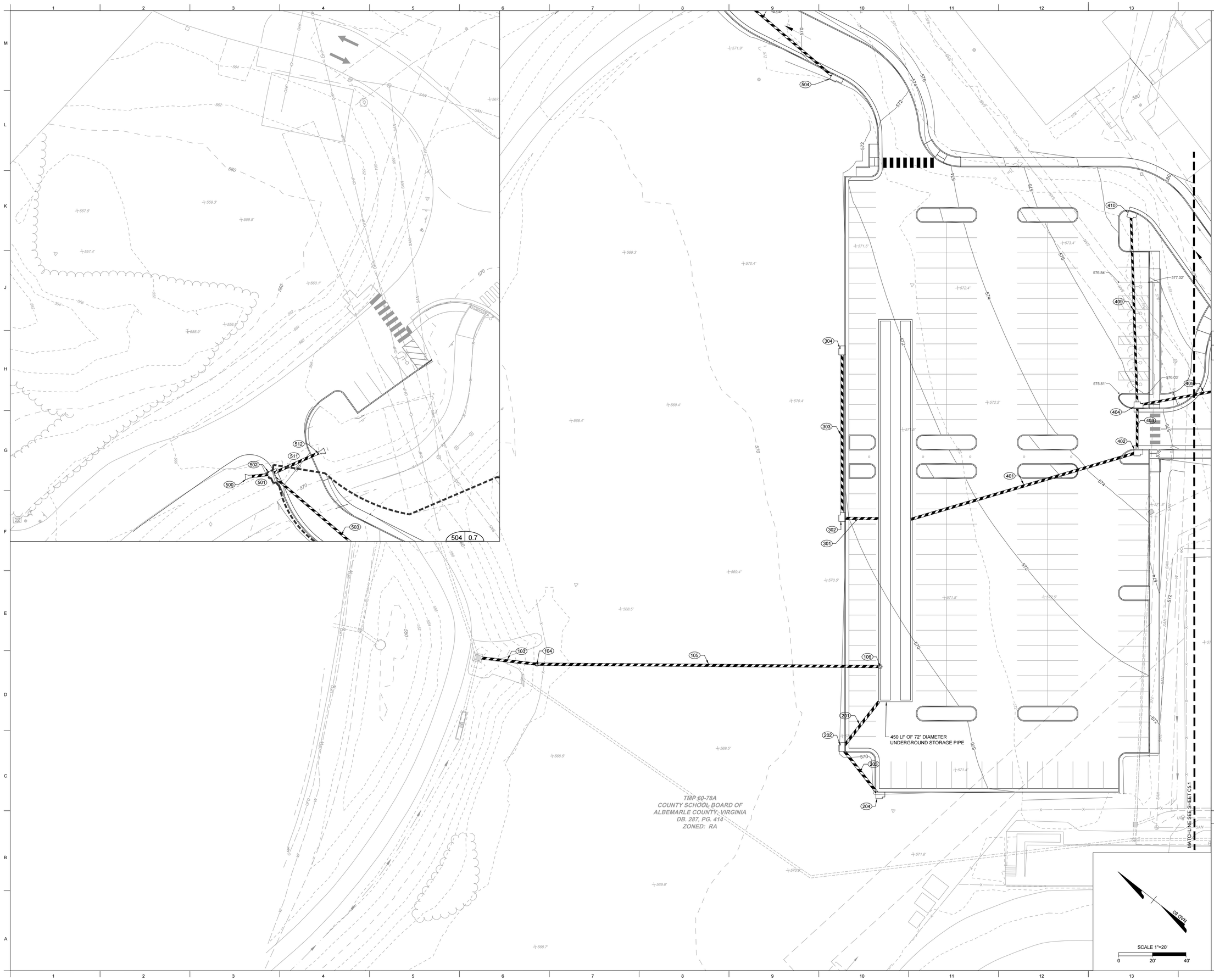
PROJECT MANAGER: J. Showalter
DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

GRADING & DRAINAGE PLAN

C5.1



QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
4/01/2024
PROFESSIONAL ENGINEER

KEYNOTES	
KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

PROJECT MANAGER: J. Showalter

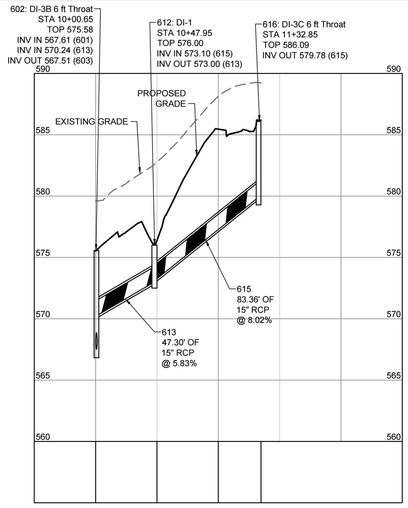
DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

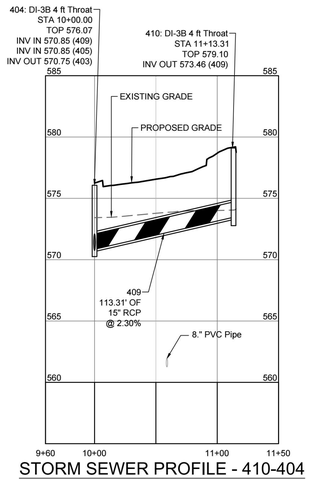
GRADING & DRAINAGE PLAN

C5.2



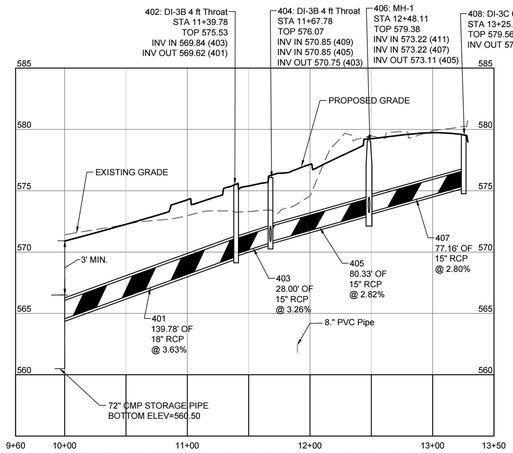
STORM SEWER PROFILE - 616-602 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



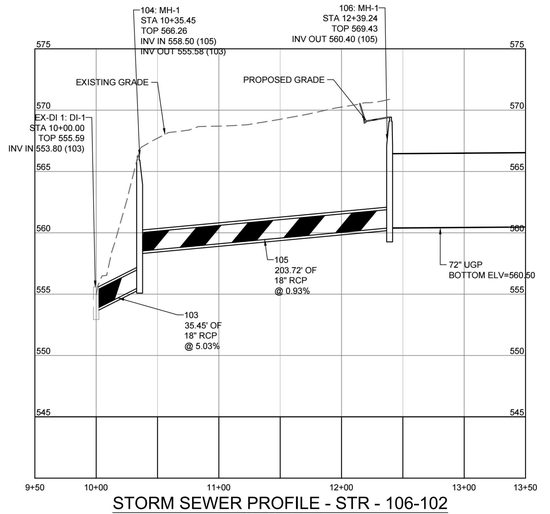
STORM SEWER PROFILE - 410-404

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



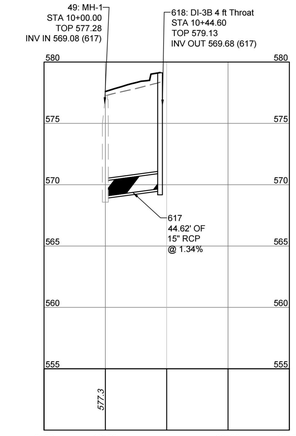
STORM SEWER PROFILE - 408- STORAGE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



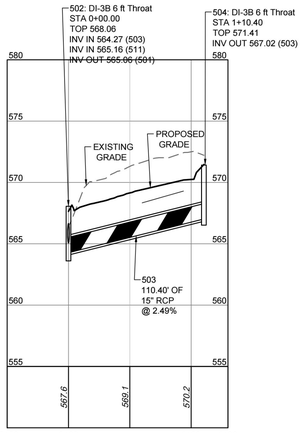
STORM SEWER PROFILE - STR - 106-102

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



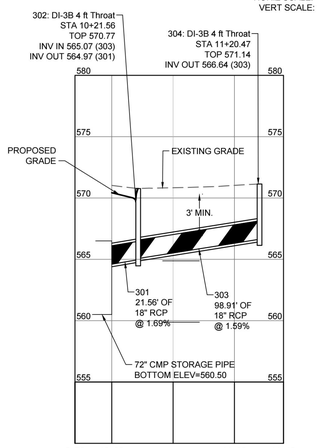
STORM SEWER PROFILE - STR 618-EX

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



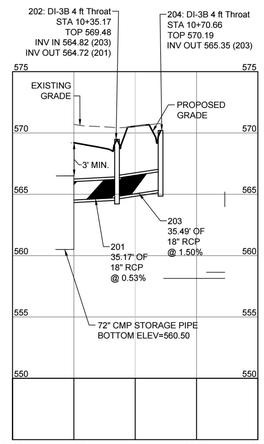
STORM SEWER PROFILE - STR 502-504

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



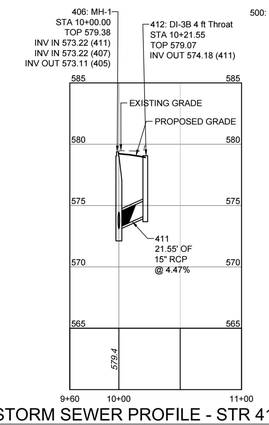
STORM PROFILE - STR 304 - STORAGE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



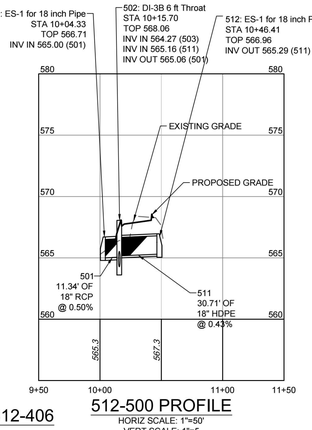
STORM PROFILE - STR 204 - STORAGE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



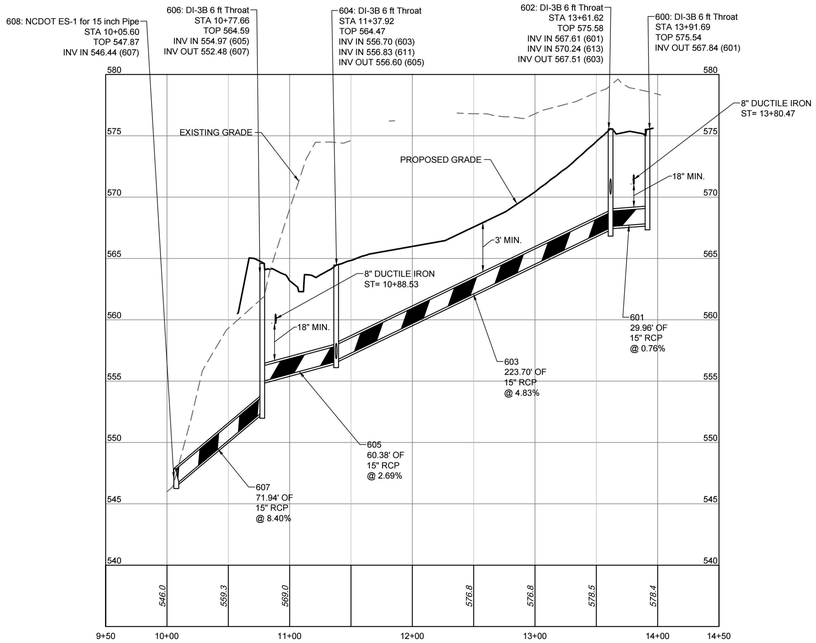
STORM SEWER PROFILE - STR 412-406

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



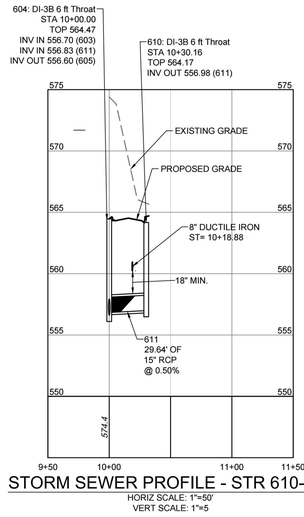
512-500 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



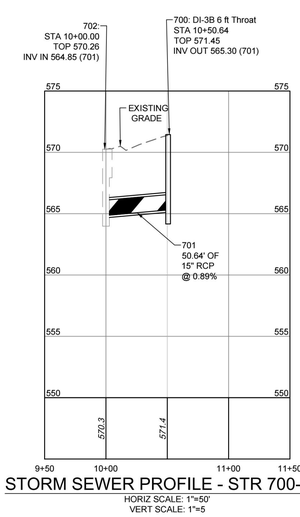
STORM SEWER PROFILE STR- 600-608

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



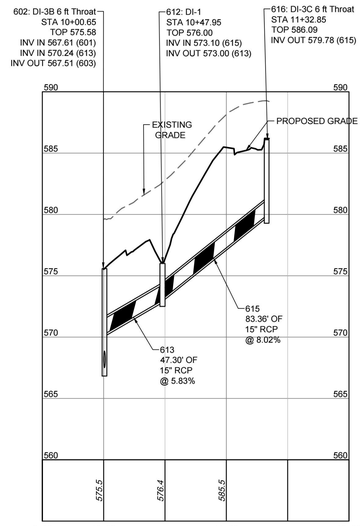
STORM SEWER PROFILE - STR 610-604

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STORM SEWER PROFILE - STR 700-702

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



616-602 PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

PROFILE SCALE

QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
PROFESSIONAL ENGINEER
4/01/2024

KEYNOTES

KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No.	Date	Description

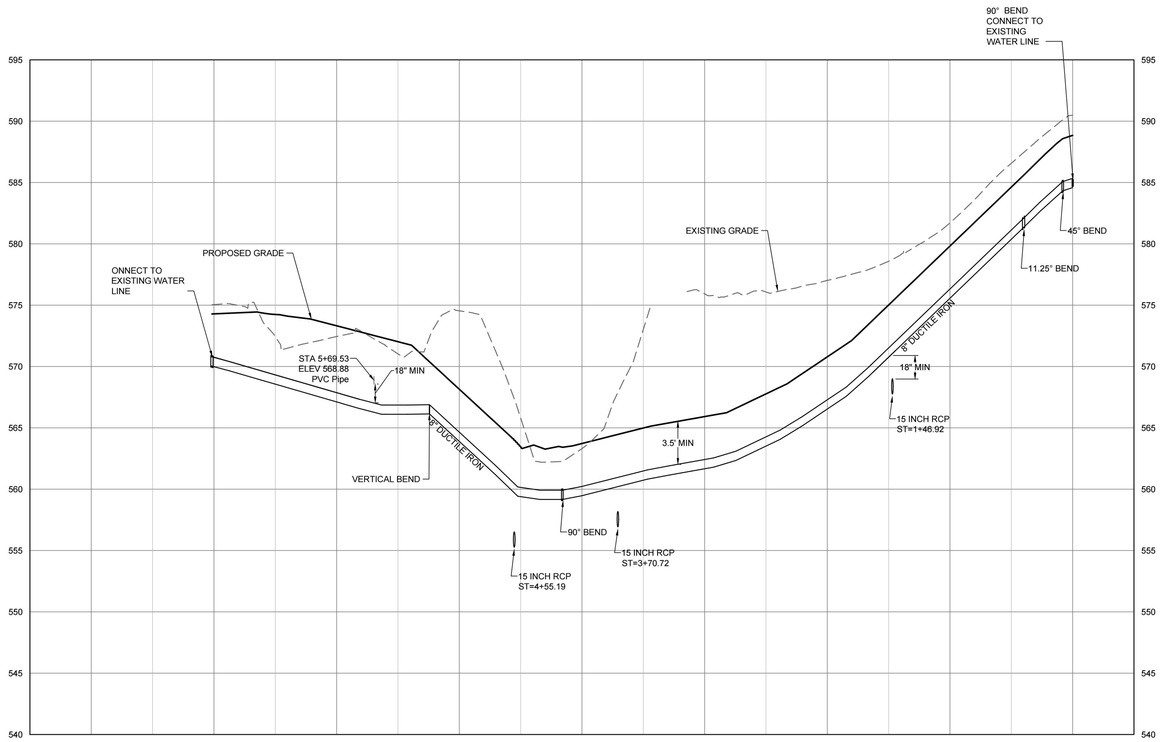
PROJECT MANAGER: J. Showalter
DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

STORM PROFILES

C7.0



WATERLINE

HORIZ SCALE: 1"=20'
VERT SCALE: 1"=2



QUINN EVANS

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
4/01/2024
PROFESSIONAL ENGINEER

KEYNOTES	
KEY VALUE	TEXT

HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd, Charlottesville, VA 22901

KEY PLAN:

No. Date Description

PROJECT MANAGER: J. Showalter

DRAWN BY: S. Kirby

QEA No.41911390

DESIGN DEVELOPMENT

UTILITY PROFILES

C7.1

PLANTING LEGEND

DECIDUOUS SHADE TREES: WILL INCLUDE NATIVE OR ADOPTED SPECIES SUCH AS NORTHERN RED OAK,SWAMP WHITE OAK, LONDON PLANETREE, AND BLACK GUM.

UNDERSTORY TREES: WILL INCLUDE NATIVE SPECIES SUCH AS FLOWERING DOGWOOD, CANADIAN REDBUD, ALLEGHANY SERVICEBERRY, AND SWEETBAY MAGNOLIA

BIORETENTION PLANTINGS: WILL INCLUDE A MIX OF NATIVE SPECIES SUCH AS WOODY SHRUBS, HERBACEOUS PERENNIALS, AND NATIVE GRASSES SUITED TO BIORETENTION APPLICATIONS

EXISTING TREES: CANOPY SIZE NOT SHOWN ON PLANS

0 30 60 Feet

NORTH

GRAPHIC SCALE

PATH & FILENAME:
PLOTTING DATE & TIME:

QUINN EVANS

1840 WEST BROAD STREET
SUITE 400
RICHMOND, VA 23220

v 804.788.4774

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
JOHN STANLEY KNIGHT
Lic. No. 3046
02.15.2024
LANDSCAPE ARCHITECT

Albemarle County Public Schools

ACPS HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd., Charlottesville, VA 22901

NOT FOR CONSTRUCTION

No.	Date	Description

PROJECT MANAGER: KS
DRAWN BY: DR

QEA No. 419113960

SITE PLAN REVIEW
4/1/2024

PLANTING PLAN

L1.0

PLANTING LEGEND

DECIDUOUS SHADE TREES: WILL INCLUDE NATIVE OR ADOPTED SPECIES SUCH AS NORTHERN RED OAK,SWAMP WHITE OAK, LONDON PLANETREE, AND BLACK GUM.

UNDERSTORY TREES: WILL INCLUDE NATIVE SPECIES SUCH AS FLOWERING DOGWOOD, CANADIAN REDBUD, ALLEGHANY SERVICEBERRY, AND SWEETBAY MAGNOLIA

BIORETENTION PLANTINGS: WILL INCLUDE A MIX OF NATIVE SPECIES SUCH AS WOODY SHRUBS, HERBACEOUS PERENNIALS, AND NATIVE GRASSES SUITED TO BIORETENTION APPLICATIONS

EXISTING TREES: CANOPY SIZE NOT SHOWN ON PLANS

450 LF OF 72" DIAMETER UNDERGROUND STORAGE PIPE

0 30 60 Feet

NORTH GRAPHIC SCALE

PATH & FILENAME:
PLOTTING DATE & TIME:

QUINN EVANS

1840 WEST BROAD STREET
SUITE 400
RICHMOND, VA 23220

v 804.788.4774

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
JOHN SYDNEY KNIGHT
Lic. No. 3046
02.15.2024
LANDSCAPE ARCHITECT

Albemarle County Public Schools

ACPS HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd., Charlottesville, VA 22901

NOT FOR CONSTRUCTION

No.	Date	Description

PROJECT MANAGER: KS
DRAWN BY: DR

QEA No. 419113960

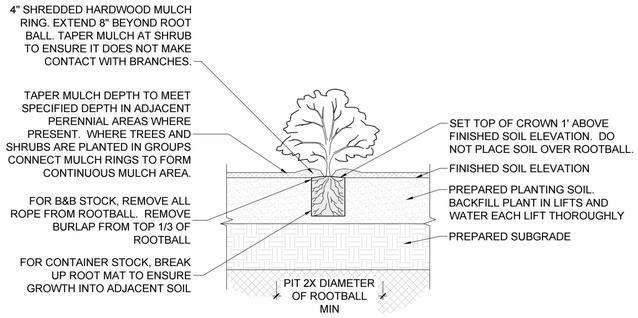
SITE PLAN REVIEW
4/1/2024

PLANTING PLAN

L1.1

NOTES:

1. LOCATE ALL SHRUBS PER PLAN.
2. DO NOT PRUNE UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT.

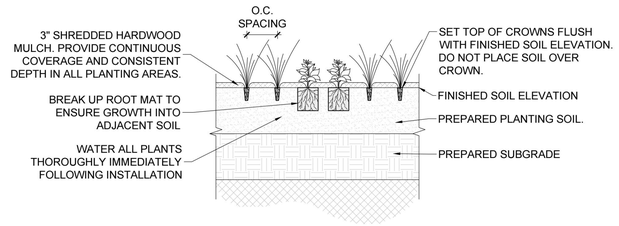


1 L504 SHRUB PLANTING

SCALE 1/2" = 1'-0"

NOTES:

1. THIS DETAIL APPLIES TO ALL HERBACEOUS, SEDGE, GROUNDCOVER AND OTHER PERENNIAL SPECIES SHOWN ON THE PLAN.
2. LOCATE ALL PLANTS PER PLAN.
4. FOR SEDGE AND GROUNDCOVER PLANTINGS WHERE INDIVIDUAL PLANTS ARE NOT SHOWN ON THE PLAN, SPACE PLANTS EQUIDISTANT IN A STAGGERED / TRIANGULAR PATTERN.
5. REFER TO PLANT SCHEDULE FOR TYPICAL ON CENTER (O.C.) SPACING.



2 L504 HERBACEOUS PLANTING

SCALE 1/2" = 1'-0"

ALBEMARLE COUNTY LANDSCAPE REQUIREMENTS

LANDSCAPING ALONG INTERIOR ROADS

***PER THE ENTRANCE CORRIDOR REQUIREMENTS OF THE ALBEMARLE ARB DESIGN GUIDELINES**

REQUIREMENT	
1 LG TREE PER 40 LF	

INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS

***PER SEC. 32.7.9.6 OF THE ALBEMARLE COUNTY CODE**

REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
5% GROSS PARKING AREA	67,000 (NEW PARKING LOT)	67,000 X 0.05 = 3,350	3,350	4,025

INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS

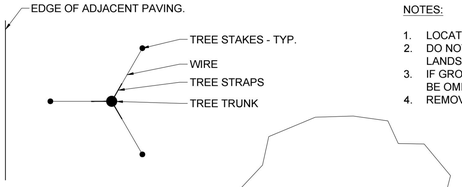
***PER SEC. 32.7.9.6 OF THE ALBEMARLE COUNTY CODE**

REQUIREMENT	PARKING LOT SPACES	CALCULATIONS	REQUIRED	PROVIDED
1 MED-LG SHADE TREE PER 10 PARKING SPACES	193 (NEW PARKING LOT)	193 / 10 = 19.3	20	25

TREE CANOPY COVER

***PER SEC. 32.7.9.8 OF THE ALBEMARLE COUNTY CODE**

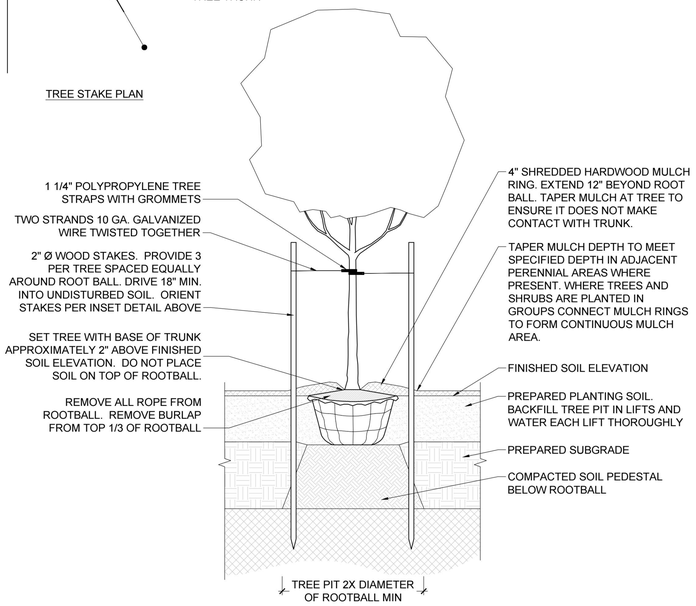
REQUIREMENT	SITE AREA	CALCULATIONS	REQUIRED	CALCULATIONS (NEW TREES)	PROVIDED (NEW)
10% CANOPY COVER	402,000 SF (9.22 AC)	402,000/0.10 = 40,200 SF	40,200 SF	99 TREES @ 450 SF = 44,550 SF 12 TREES @ 125 SF = 1,875 SF	46,425 SF



TREE STAKE PLAN

NOTES:

1. LOCATE ALL TREES PER PLAN.
2. DO NOT PRUNE UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT.
3. IF GROWING CONDITIONS ARE STABLE, STAKING MAY BE OMITTED WITH LANDSCAPE ARCHITECT APPROVAL.
4. REMOVE TREE STAKING 1 YEAR AFTER PLANTING

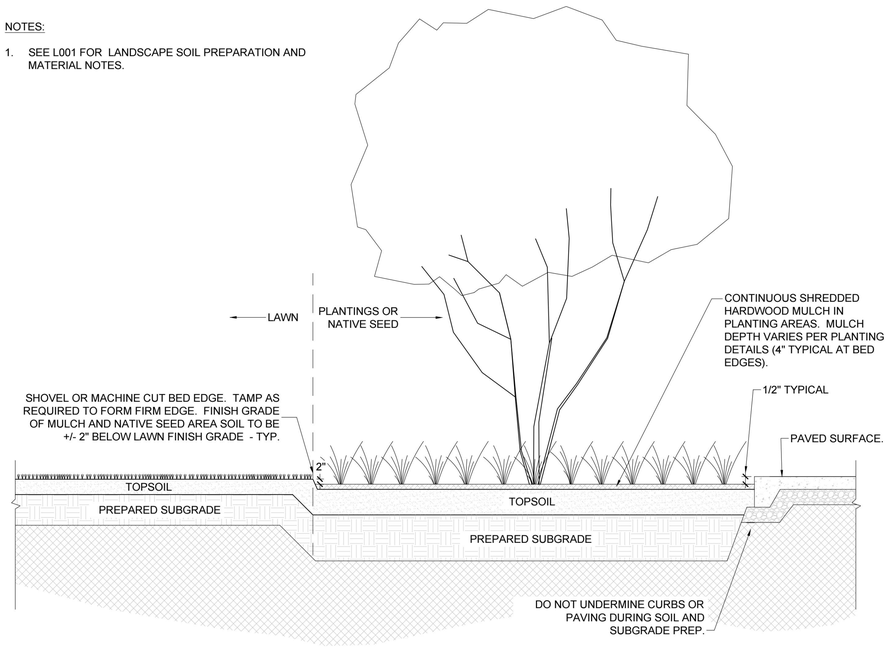


3 L504 TREE PLANTING

SCALE 1/2" = 1'-0"

NOTES:

1. SEE L001 FOR LANDSCAPE SOIL PREPARATION AND MATERIAL NOTES.



4 L504 LAWN AND PLANTING BED TYPICAL SECTION

SCALE 1/2" = 1'-0"

QUINN EVANS

1840 WEST BROAD STREET
SUITE 400
RICHMOND, VA 23220

v 804.788.4774

QUINNEVANS.COM

COMMONWEALTH OF VIRGINIA
JOHN SYDNEY KNIGHT
Lic. No. 3946
02.15.2024
LANDSCAPE ARCHITECT

Albemarle County Public Schools

ACPS HIGH SCHOOL CENTER II

Albemarle County Public Schools

2775 Hydraulic Rd., Charlottesville, VA 22901

NOT FOR CONSTRUCTION

No.	Date	Description

PROJECT MANAGER: KS
DRAWN BY: DR

QEA No. 419113960

SITE PLAN REVIEW
4/1/2024

PLANTING DETAILS

L2.0

PATH & FILENAME:
PLOTTING DATE & TIME: