

NOTES

- SOURCE OF MERIDIAN: VIRGINIA STATE PLANE, SOUTH ZONE (NAD83), BASED UPON GPS OBSERVATIONS BY DRAPER ADEN ASSOCIATES ON JUNE 16, 2021.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE TITLE.
- EXTERIOR PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DOCUMENTS. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY.
- LOT 'X' IS A SPECIAL LOT ESTABLISHED SOLELY FOR THE PURPOSES OF OPERATING, MAINTAINING AND CONSTRUCTING UTILITIES OWNED BY RIVANNA WATER AND SEWER AUTHORITY. LOT 'Y' IS TO BE JOINED WITH AND BECOME A PART OF PARCEL 06000-00-00-078A0.
- THE PROPERTIES SHOWN HEREON ARE LOCATED WITHIN FLOOD ZONE X BASED UPON A SCALED LOCATION ON FLOOD INSURANCE RATE MAP PANEL #51003C0260D WITH THE EFFECTIVE DATE OF FEBRUARY 4, 2005. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY DRAPER ADEN ASSOCIATES TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE.
- THE PROPERTIES SHOWN HEREON ARE LOCATED WITHIN THE IVY CREEK WATER SUPPLY WATERSHED.
- THE PROPERTIES SHOWN HEREON ARE LOCATED WITHIN THE AIRPORT IMPACT AREA AND ENTRANCE CORRIDOR OVERLAY DISTRICTS.
- THE PROPERTIES SHOWN HEREON ARE NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.
- THIS SURVEY WAS PREPARED FOR THE RIVANNA WATER AND SEWER AUTHORITY. DRAPER ADEN ASSOCIATES ASSUMES NO LIABILITY FOR REUSE OR MODIFICATION OF THIS DOCUMENT.
- NO RESIDENTIAL BUILDINGS ARE TO BE CONSTRUCTED ON LOT X.
- PARCEL X IS ASSIGNED 0 DEVELOPMENT RIGHTS AND MAY NOT BE FURTHER DIVIDED. THE RESIDUE OF TAX MAP PARCEL 06000-00-00-078A0 IS RETAINING 5 DEVELOPMENT RIGHTS AND WHEN FURTHER DIVIDED IT SHALL NOT CONSIST OF MORE THAN 206.8765 ACRES.
- NO GRAVES OR PLACES OF BURIAL ARE FOUND ON LOTS Y AND X.
- THERE ARE NO STREAM BUFFERS TO BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.
- LOCATION AND DIMENSIONS OF THE BOUNDARY OF LOT CREATED IN DEED BOOK 546 AT PAGE 643 AS SHOWN HEREON IS AGREED UPON BY THE ALBEMARLE COUNTY SCHOOL BOARD AND THE RIVANNA WATER AND SEWER AUTHORITY.
- UTILITIES SHOWN ARE BASED UPON SUE QUALITY LEVEL B, ASCE 38-02 FIELD DESIGNATION OF UNDERGROUND UTILITIES PERFORMED BY DRAPER ADEN ASSOCIATES AND MISS UTILITY, TICKET #B115800547, AND VISIBLE EVIDENCE IN CONJUNCTION WITH COMPILED RECORDS.
- PROPOSED TEMPORARY ACCESS & CONSTRUCTION EASEMENT IS COMPRISED OF THE ENTIRETY OF LOT Y AND IS TO BE VACATED UPON COMPLETION OF PROPOSED NEW PUMP STATION ON LOT X.

ALBEMARLE COUNTY CODE

CHAPTER 18 - ZONING, ARTICLE I - GENERAL PROVISIONS, SECTION 2 - APPLICATION OF REGULATIONS
 SEC. 2.1.7 - CREATION AND USE OF SPECIAL LOTS.
 A SPECIAL LOT SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER FOR THE CREATION OF A LOT INCLUDING, BUT NOT LIMITED TO, THE BUILDING SITE REQUIREMENTS IN SECTION 4.2.1, THE FRONTAGE AND LOT WIDTH REQUIREMENTS IN SECTION 4.6.1, THE AREA AND BULK REGULATIONS OF THE ZONING DISTRICT IN WHICH THE SPECIAL LOT IS LOCATED AND, FOR SPECIAL LOTS IN THE RURAL AREAS ZONING DISTRICT, THE REQUIREMENT IN SECTION 10.3 THAT EACH LOT LESS THAN 21 ACRES IN SIZE HAVE A DEVELOPMENT RIGHT. A SPECIAL LOT SHALL BE SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER PERTAINING TO THE USE OF THE SPECIAL LOT AND THE LOCATION OF A BUILDING, STRUCTURE, AND IMPROVEMENTS ON A SPECIAL LOT.

STATEMENT OF CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, IDENTIFIED AS PARCEL 06000-00-00-078A0 WITHIN ALBEMARLE COUNTY, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

AGENT, ALBEMARLE COUNTY SCHOOL BOARD DATE

CERTIFICATE OF ACKNOWLEDGMENT

CITY/COUNTY OF _____
 COMMONWEALTH OF VIRGINIA
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 THIS ____ DAY OF _____, 20 ____ BY _____

 NOTARY REGISTRATION NUMBER: _____
 MY COMMISSION EXPIRES: _____

STATEMENT OF CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, IDENTIFIED AS THE RECTANGULAR PARCEL OF LAND CONVEYED IN DEED BOOK 546 AT PAGE 643, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

AGENT, RIVANNA WATER AND SEWER AUTHORITY DATE

CERTIFICATE OF ACKNOWLEDGMENT

CITY/COUNTY OF _____
 COMMONWEALTH OF VIRGINIA
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 THIS ____ DAY OF _____, 20 ____ BY _____

 NOTARY REGISTRATION NUMBER: _____
 MY COMMISSION EXPIRES: _____

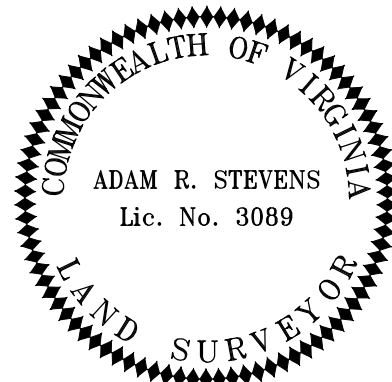
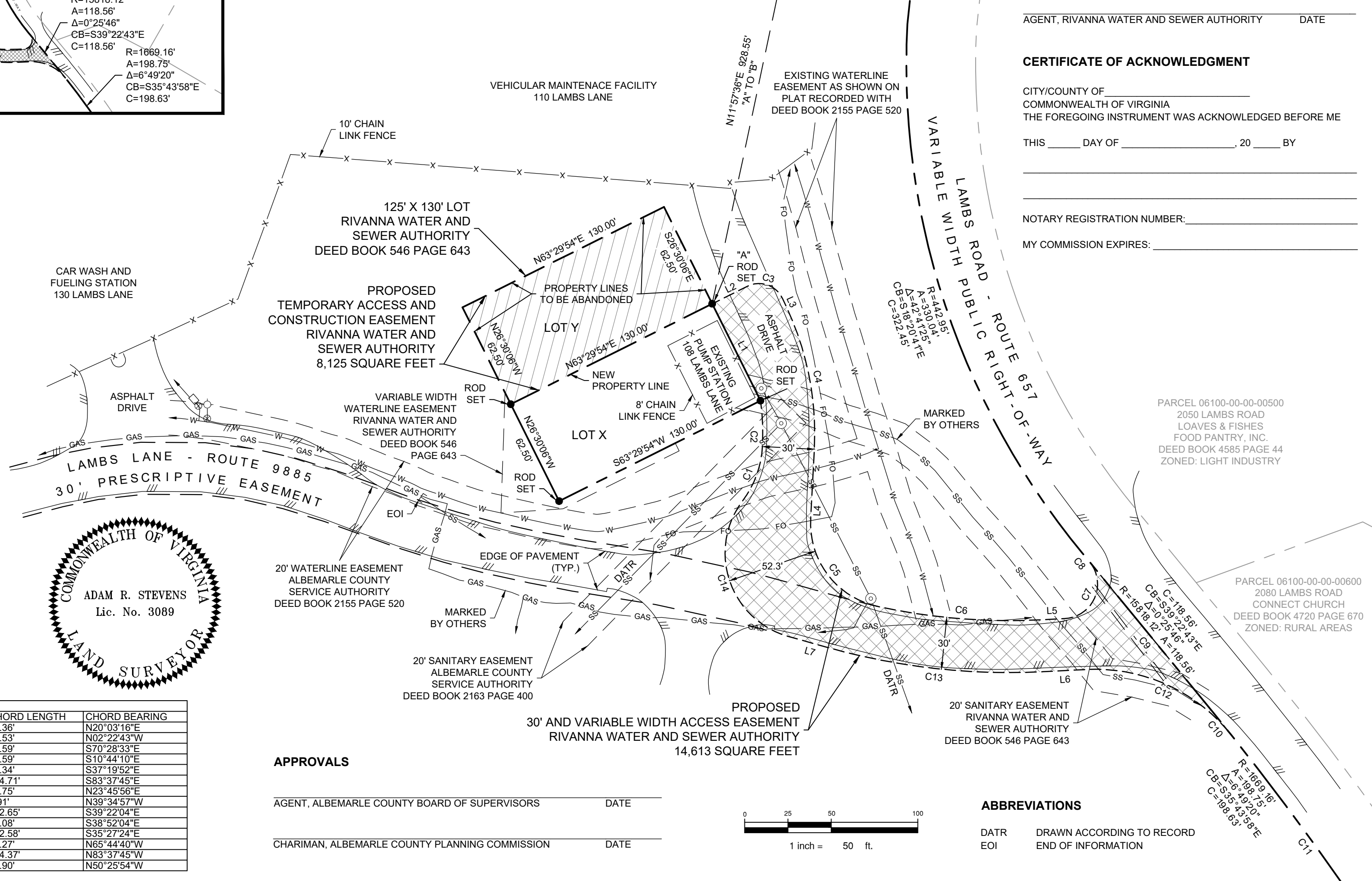
PARCEL 06000-00-00-078A0
 2775 HYDRAULIC ROAD
 ALBEMARLE COUNTY SCHOOL BOARD
 DEED BOOK 287 PAGE 414
 DEED BOOK 287 PAGE 416 (PLAT)
 DEED BOOK 419 PAGE 132
 (LAMBS ROAD ROW DEDICATION)
 ZONED: RURAL AREAS

AREA SUMMARY

| | |
|-------------------------|-----------------------|
| DB 546 PG 643 PARCEL | 0.3730 ACRE |
| LESS LOT 'Y' | 0.1865 ACRE |
| LOT 'X' TOTAL | 0.1865 ACRE |
| 06000-00-00-078A0 | 216.69 ACRES (RECORD) |
| PLUS LOT 'Y' | 0.1865 ACRE |
| 06000-00-00-078A0 TOTAL | 216.8765 ACRES |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N26°30'06"W | 62.50' |
| L2 | N63°29'54"E | 22.72' |
| L3 | S24°26'59"E | 7.42' |
| L4 | S02°58'40"W | 40.41' |
| L5 | N87°06'11"E | 14.08' |
| L6 | S87°06'11"W | 25.31' |
| L7 | N74°21'42"W | 24.37' |

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD LENGTH | CHORD BEARING |
|-------|-----------|------------|-------------|--------------|---------------|
| C1 | 56.80' | 33.86' | 34°09'13" | 33.36' | N20°03'16"E |
| C2 | 142.08' | 26.57' | 10°42'45" | 26.53' | N02°22'43"W |
| C3 | 15.00' | 24.10' | 92°03'07" | 21.59' | S70°28'33"E |
| C4 | 172.08' | 82.38' | 27°25'39" | 81.59' | S10°44'10"E |
| C5 | 48.95' | 68.88' | 80°37'04" | 63.34' | S37°19'52"E |
| C6 | 356.15' | 115.21' | 18°32'07" | 114.71' | S83°37'45"E |
| C7 | 20.00' | 44.22' | 126°40'30" | 35.75' | N23°45'56"E |
| C8 | 15818.12' | 5.91' | 0°01'17" | 5.91' | N39°34'57"W |
| C9 | 15818.12' | 112.65' | 0°24'29" | 112.65' | S39°22'04"E |
| C10 | 1669.16' | 16.08' | 0°33'07" | 16.08' | S38°52'04"E |
| C11 | 1669.16' | 182.67' | 6°16'13" | 182.58' | S35°27'24"E |
| C12 | 100.00' | 94.78' | 54°18'18" | 91.27' | N65°44'40"W |
| C13 | 386.15' | 124.92' | 18°32'07" | 124.37' | N83°37'45"W |
| C14 | 80.00' | 66.83' | 47°51'36" | 64.90' | N50°25'54"W |



APPROVALS

AGENT, ALBEMARLE COUNTY BOARD OF SUPERVISORS DATE
 CHARIMAN, ALBEMARLE COUNTY PLANNING COMMISSION DATE

ABBREVIATIONS

DATR DRAWN ACCORDING TO RECORD
 EOI END OF INFORMATION

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 • Virginia Beach, VA

• Richmond, VA
 • Blacksburg, VA
 • Hampton Roads, VA



**SPECIAL LOT SUBDIVISION FOR
 ALBEMARLE-BERKELEY
 PUMP STATION**

JACK JOUETT MAGISTERIAL DISTRICT, ALBEMARLE COUNTY
 CHARLOTTESVILLE, VIRGINIA

REVISIONS

| | |
|------------|---------------|
| 07/26/2021 | RWSA COMMENTS |
| 08/27/2021 | RWSA COMMENTS |
| 09/09/2021 | RWSA COMMENTS |

DESIGNED BY:
 DRAWN BY: ARS
 CHECKED BY: CAS
 SCALE: 1" = 50'
 DATE: 06/28/2021
 PROJECT NUMBER:
 2101144

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