

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR CONDITIONAL USE PERMIT REVIEW
CUP2024-00004, HANOVER COUNTY PUBLIC SCHOOLS
Due Date: 02/23/2024

REQUESTED REVIEWERS:

- Public Works
- Public Utilities
- GIS Department
- Fire Marshal
- VDOT
- Sheriff's Office
- Health Department
- Building Inspections
- Commissioner of Revenue
- Current Planning
- Development Review
- Code Compliance
- Assessor

FROM: Brendan Mchugh

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for Wednesday, February 21, 2024, at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

Recommend approval; No Further Review Necessary

Revisions Required/ Comments Attached

No Comment at this time; please route additional resubmittals

No Comment at this time; do not route resubmittals

DATE: _____ REVIEWED BY: _____

Attachments:

DPW:



















DPU:

VDOT:

Hanover County, Virginia

Land Use Map

Legend

-  Rural/Agricultural
-  Town of Ashland
-  Business Flexible
-  Parks and Conserved Lands
-  Destination commerce
-  Employment Center
-  Multi-Family Residential
-  Highway Commercial
-  Industrial
-  Limited Industrial
-  Suburban Neighborhood Residential
-  Suburban High Residential
-  Suburban Center
-  Neighborhood Commercial
-  Natural Conservation
-  Rural Crossroads
-  Rural Village
-  Suburban Transitional Residential

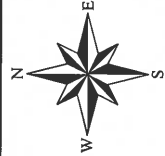
CUP2024-00004

HCSB - Beaverdam

amendment

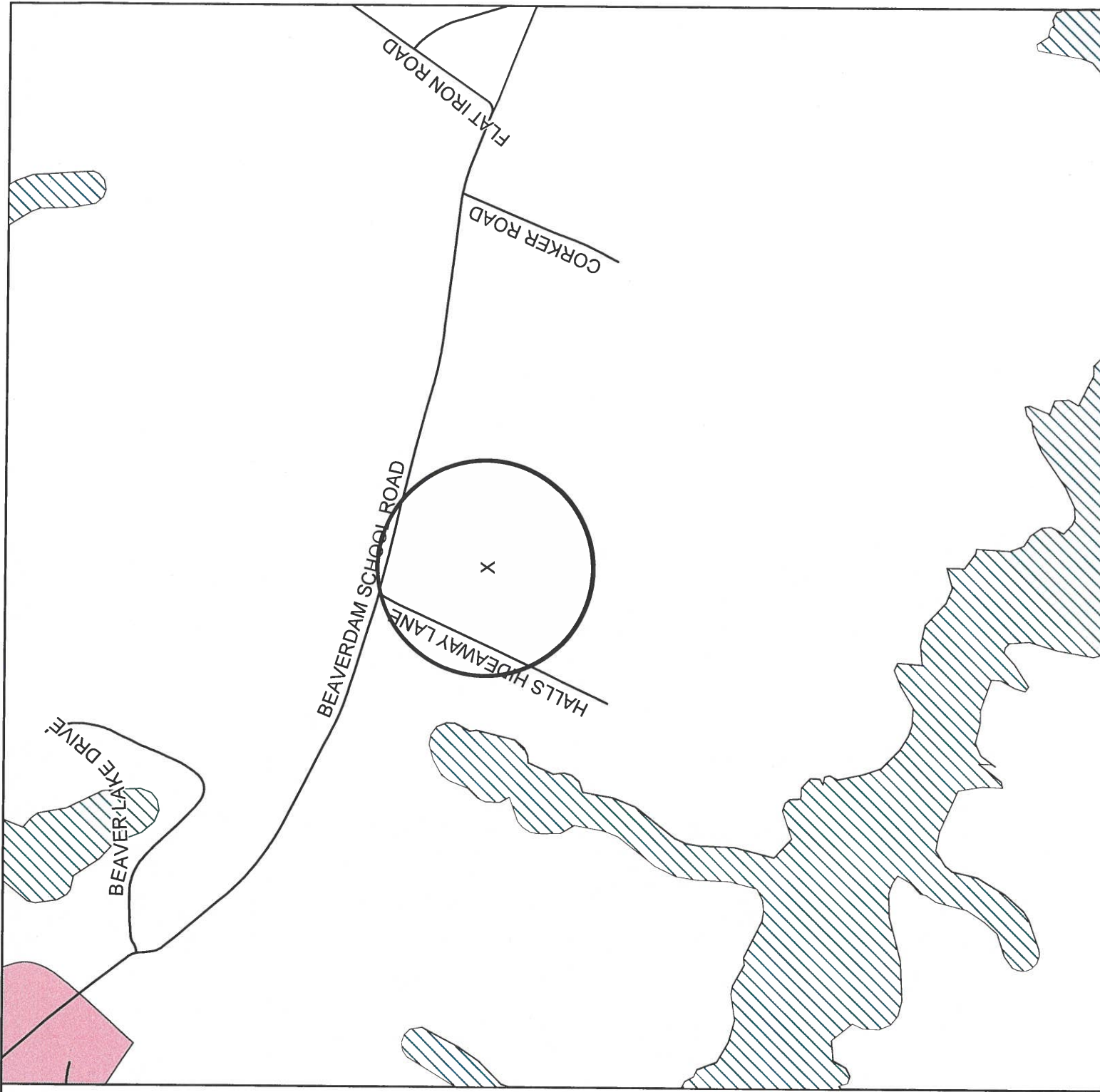
Rural/Agricultural Land Use

GPIN's: 7836-04-2404 & 7836-04-4007
Beaverdam Magisterial District



1 inch = 800 feet

January 31, 2024



**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- - - Water
- Structures
- Parcels
- ▨ Trees

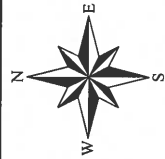
CUP2024-00004

HCSB - Beaverdam

amendment

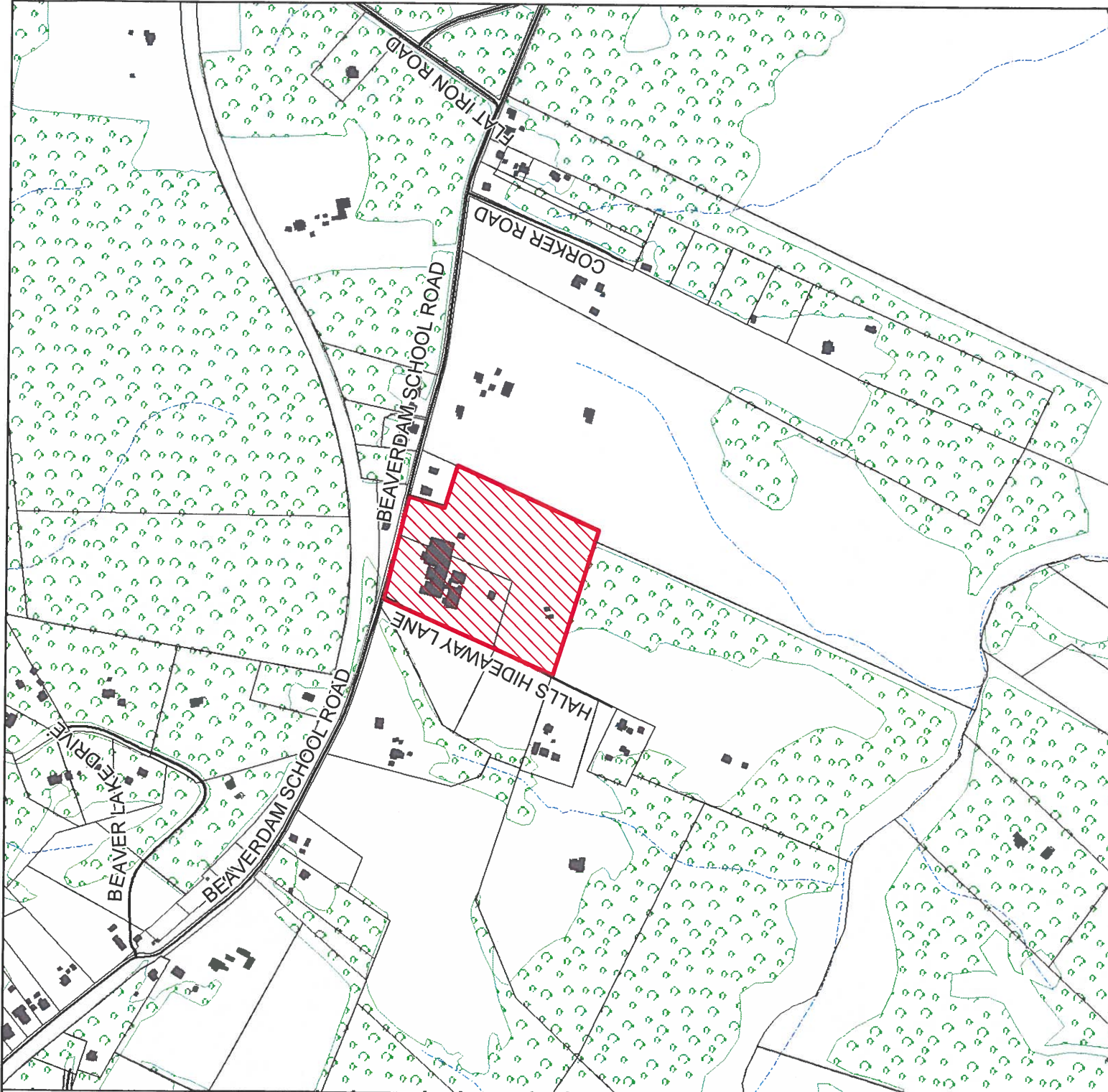
Zoned A-1

GPIN's: 7836-04-2404 & 7836-04-4007
Beaverdam Magisterial District



1 inch = 800 feet





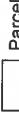





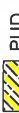





















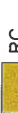


January 31, 2024



Hanover County, Virginia

Zoning Map

Legend

	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MIX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

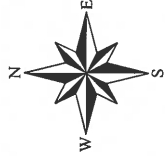
CUP2024-00004

HCSB - Beaverdam

amendment

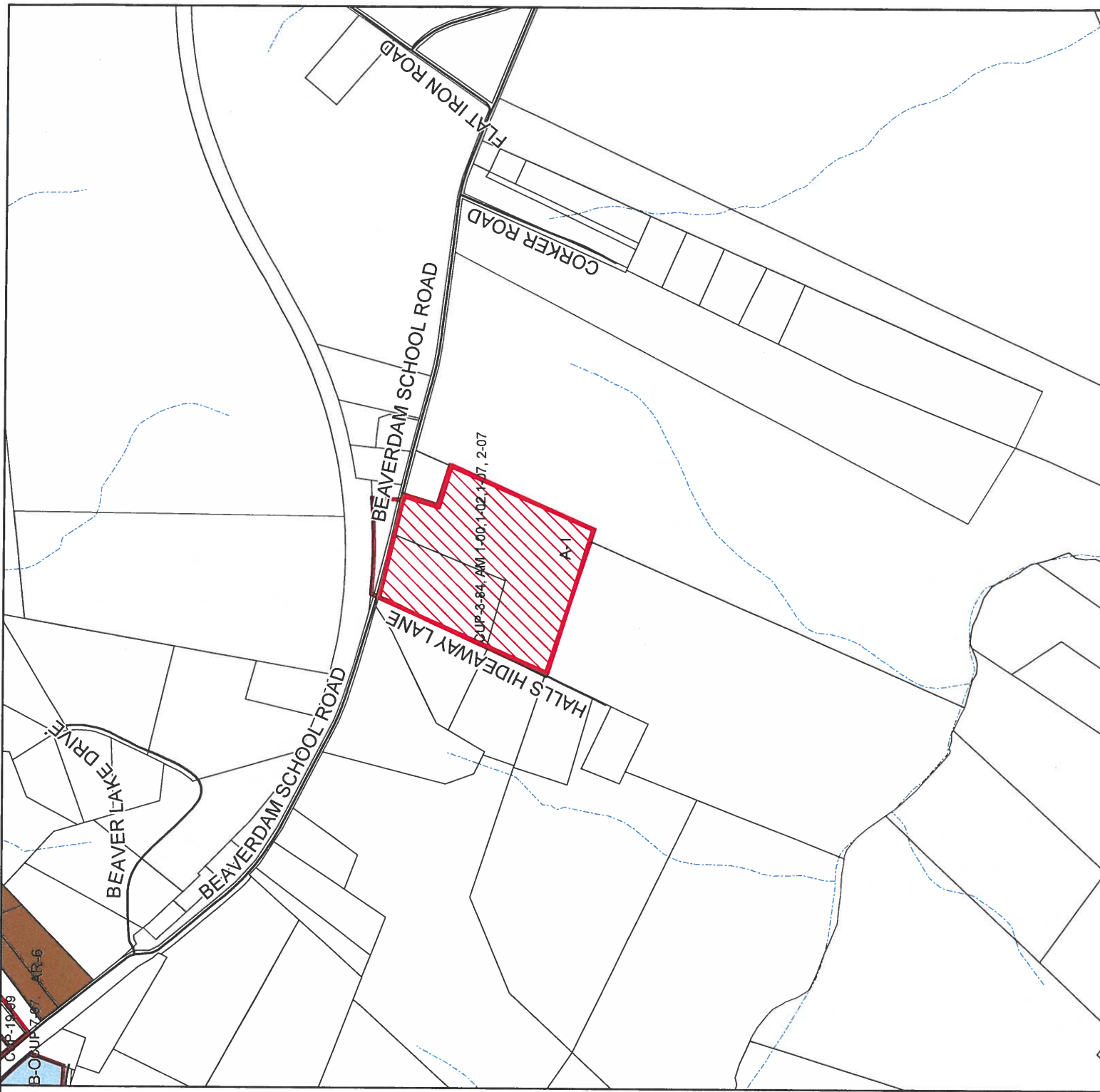
Zoned A-1

GPIN's: 7836-04-2404 & 7836-04-4007
Beaverdam Magisterial District

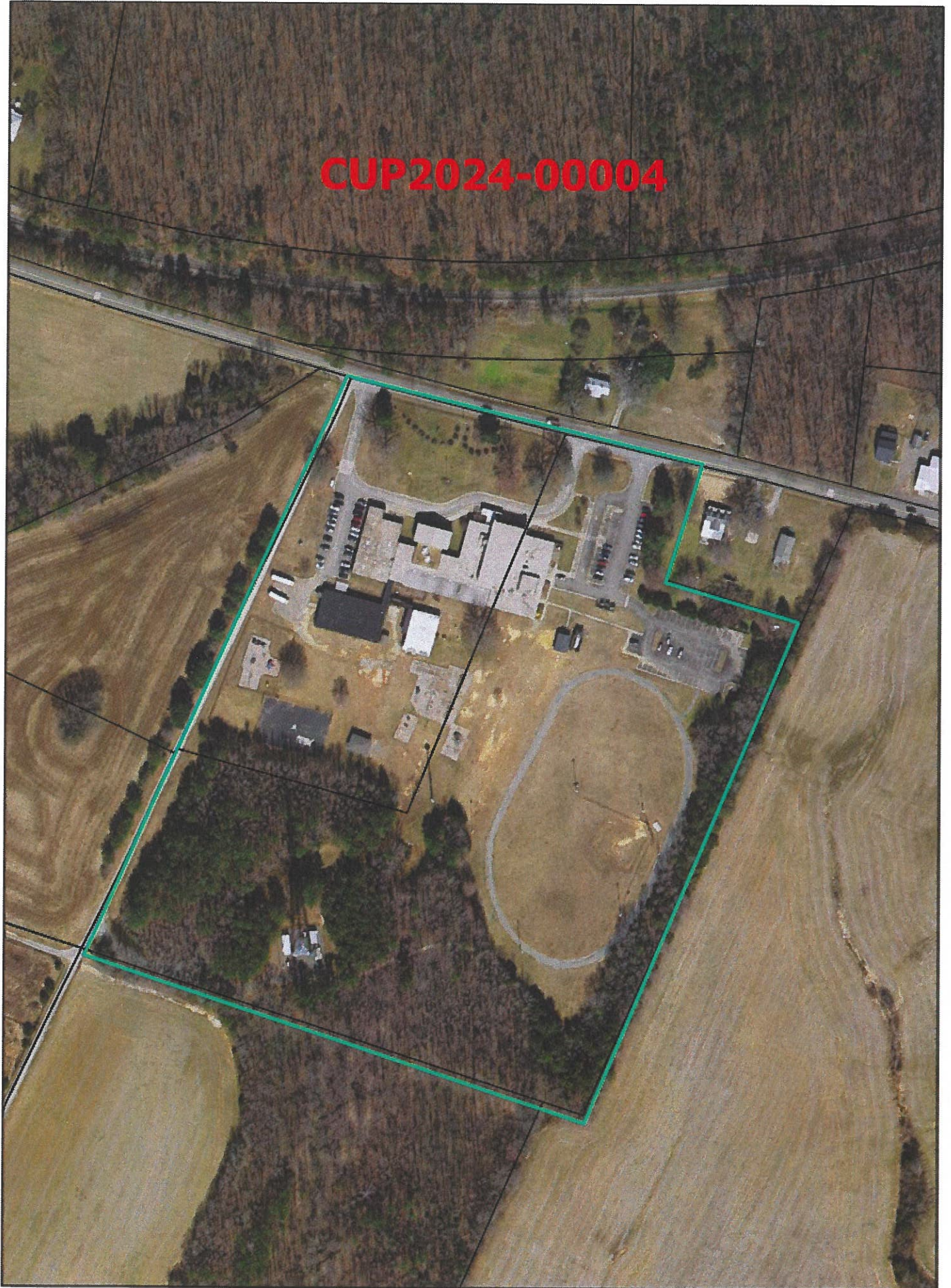


1 inch = 800 feet

January 31, 2024



CUP2024-00004



RECEIVED

Hanover County Planning Department Application

JAN 29 2024

Request for a Conditional Use Permit

HANOVER COUNTY PLANNING DEPARTMENT

Case #: CUP2024 - 00004

Please type or print in black ink.

APPLICANT INFORMATION	
Owner/Applicant: <u>Hanover County Public Schools</u>	Telephone No. <u>804-365-4526</u>
Contact Name: <u>Christina P. Berta - Assistant Superintendent of Business and Operations</u>	Fax No. <u>804-365-4818</u>
Address: <u>200 Berkley Street, Ashland, VA 23005</u>	Email Address <u>cberta@hcps.us</u>

PARCEL INFORMATION	For <u>multiple</u> parcels, please also complete Page 4 <input checked="" type="checkbox"/>
GPIN(s)(Tax ID #'s) <u>7836-04-2404, 7836-04-4007</u>	Total CUP Area (acres/square feet) <u>20.07 ac / 874,249.2 sf</u>
Total Area (acres/square feet) <u>20.055 ac / 874,249.2 sf</u>	Current Zoning <u>A-1</u>
Magisterial District <u>Beaverdam</u>	In accordance with Article 3, Division <u>1</u> Section <u>26-20</u>
Location Description (Street Address, if applicable) <input checked="" type="checkbox"/>	§ <u>11</u> of the Ordinance the following use is requested:
<u>15485 Beaverdam School Rd, Beaverdam, VA 23015</u>	<u>New elementary school building adjacent to existing elementary school that will be removed once new school is open.</u>

SIGNATURE OF OWNER <input checked="" type="checkbox"/> POWER OF ATTORNEY <input type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> (attach contract)
As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives' entry onto the property for purposes of reviewing this request.
Signature <u>Christina P Berta</u> Date <u>1/29/2024</u>
Print Name <u>Christina P. Berta</u>
Signature _____ Date _____
Print Name _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:	
Name <u>Steve Raugh</u>	Telephone No. <u>804-200-6467</u>
Address: <u>1001 Boulders Pkwy, Suite 300</u>	Fax No. _____
<u>Richmond , VA 23225</u>	Email Address <u>steve.raugh@timmons.co</u>
**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.	

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7836-04-2404	Print		6 acres	A-1	
	Sign				
7836-04-4007	Print	DB 420, PG 130	14.055	A-1	
	Sign				
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REQUIREMENTS/ ATTACHMENTS FOR ALL REQUESTS you must submit the following:

- a. **Signature of Property Owner or Contract Purchaser** (Page 3) – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.
- b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- c. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.
- d. **A plat of the subject property**, which accurately reflects the current property boundaries. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- e. **Responses to questions on Page 10**
- f. **Historic Impact Information** (Page 11) (This information is available on the County website or may be obtained from the Planning Department.)
- g. **Traffic Impact Analysis Certification Form** (Page 12) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal; (2) the Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- h. **Sketch Plan Checklist (Page 13) and ten (10) copies of the sketch plan and architectural elevations**, folded no larger than 9" x 12", and **1 - 8 ½" x 11" reduction**. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will not be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.
- i. For CUP applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.
- j. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent Christina P. Berta Date 1/29/2024
 Print Name Christina P. Berta

Signature of applicant/authorized agent _____ Date _____
 Print Name _____

Address to which notification letter is to be sent:
200 Berkley Street, Ashland, VA 23005

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:
 Email cberta@hcps.us Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Conditional Use Permit	\$1500 + \$75/acre*
Amendment (after final approval)	\$1500

*Fractions of acreage are rounded up to the nearest whole number
 Please note: Applicants who request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fees: Base Fee _____ Acreage Fee _____ TOTAL _____	Accepted by: _____ HTE #: _____
---	------------------------------------

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: Christina P. Berta

COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER) to-wit:

The foregoing instrument was acknowledged before me this 29th day of January, 2024, by Christina P. Berta (Name of Applicant).

My commission expires: **MUNTEAN**
Notary Public
Commonwealth of Virginia
Registration No. 355768
My Commission Expires Jul 31, 2027

[Signature]
Notary Public

Board of Supervisors Representative: Jeff Stoneman, Beaverdam District, 15991 Newfound Hills Land, Mc Beaverdam district

Planning Commission Representative: Edmonia Iverson, Beaverdam District, 17104 Annefield Rd, Beaver Beaverdam district

List of Adjacent Property Owners:

GPIN	Name	Address
7826-84-6487	LAUREN ARMSTRONG	16033 BEAVERDAM SCHOOL ROAD BEAVERDAM, VA 23015
7826-94-8408	MONTANA HALL LAYNE	15250 LAZY CREEK ROAD BEAVERDAM, VA 23015
7826-94-5121	BRITTANY & JOHN AXSELLE IV	19191 HALLS HIDEAWAY LANE BEAVERDAM, VA 23015
7826-93-3789	ESMOND mCkOY	19187 HALLS HIDEAWAY LANE BEAVERDAM, VA 23015
7826-92-5645	MATTHEW & MARY WICKHAM	17070 BEAVERDAM ROAD BEAVERDAM, VA 23015
7836-02-8647	WILLIAM HOPE	12183 TILLER CIRCLE ROCKVILLE, VA 23146
7836-25-7170	ROBERT & JAMES PRICE	19493 LANDORA BRIDGE ROAD RUTHER GLEN, VA 22546
7836-14-4657	15444 BEAVERDAM SCHOOL ROAD LLC	18216 TEMAN ROAD BEAVERDAM, VA 23015
7836-14-2867	SAMUEL CARTER	15452 BEAVERDAM SCHOOL ROAD BEAVERDAM, VA 23015

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: Timmons Group on Behalf of Hanover County Public Schools

DATE: _____

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: Hanover County Public Schools

Property Location: 15485 Beaverdam School Rd, Beaverdam, VA 23015

GPIN(s): 7836-04-2404

Requested Zoning District: A-1

Requested Use/Exception: Construct new elementary school, bus loop, and parking lot on the existing school site.

Hanover County Public Schools requests permission to construct a new elementary school adjacent to the existing elementary school. The existing school will be removed once students/staff have transitioned into the new building.

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? No change in use. The property will continue to be used as a public school.

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. _____

The existing property currently houses the existing Beaverdam Elementary School. The proposed plan is to build a new school building, bus loop and parking adjacent to the existing school while it is still in use. Once the students/staff have transitioned to the new school, the old school will be demolished.

3. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? (For example, this may include traffic or environmental impacts.) There will be no change in use, the community will simply be getting a new school facility. The construction area will be fenced off and contain erosion and sediment control measures around the entire site to minimize downstream environmental impacts. Stormwater management strategies will also be implemented to reduce post development runoff from the site.

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) None

5. Is the subject property located in a Dam Break Inundation Zone? Yes No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. FAIRVIEW SCHOOL / 42-0452 GPIN 8735-13-6656
- 2. Historic Resource/File No. FAIRVIEW SCHOOL / 42-0452 GPIN 7836-04-2404
- 3. Historic Resource/File No. DR HATCH HOUSE / 42-0509 GPIN 7826-84-6487

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? No
- b) Is the historic site open to the public? N.A.
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. N.A.

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. N.A.

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature: *[Handwritten Signature]* Date: 1/17/24

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

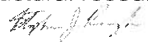
- 1. Historic Resource/File No. HATCH HOUSE / 42-0843 GPIN 7826-92-5645
- 2. Historic Resource/File No. BRENTWOOD / 42-0685 GPIN 7836-02-8647
- 3. Historic Resource/File No. _____ GPIN _____

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? No
- b) Is the historic site open to the public? N.A.
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. N.A.

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. N.A.

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature:  Date: 1/17/24

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 163 vehicles per day and a site peak hour trip generation of 53 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 520 and Page Number 325).

Choose one of the two options below:

- I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

- I certify that this proposal **DOES NOT MEET** any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
- I certify that this proposal **MEETS** at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

01/23/2024

(Date)

W. Scott Dunn

(Applicant/Applicant's Representative - Print Name)

Note: The application is for replacement of the existing ES that will increase the capacity from 474 students to 500. The trip generation estimate above is based on the School District's forecast of 72 additional students by 2028.

SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff:
<input checked="" type="checkbox"/>	1. The proposed title of the project, the name of the developer, and the name of the preparer of the plan.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. The north point, scale, and date. The required scale of the sketch plan shall be as follows: <ul style="list-style-type: none"> a) For projects containing more than 200 acres, not more than 1" = 200' b) For projects containing 50 acres to 200 acres, not more than 1" = 100' c) For projects containing 10 acres to 50 acres, not more than 1" = 50' d) For projects containing 10 acres or less, not more than 1" = 30' 	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	<input type="checkbox"/>
<input type="checkbox"/>	6. Proposed changes in zoning, if any.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	<input type="checkbox"/>
<input type="checkbox"/>	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	<input type="checkbox"/>
<input type="checkbox"/>	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	<input type="checkbox"/>

HANOVER COUNTY SCHOOL BOARD
 CONDITIONAL USE PERMIT SET
 AT
 BEAVERDAM SCHOOL ROAD
 HANOVER COUNTY - BEAVERDAM - VIRGINIA

DRAFT

RECEIVED
 JAN 29 2024
 HANOVER COUNTY
 PLANNING DEPARTMENT



VICINITY MAP
 SCALE 1" = 2000'

- CONDITIONAL USE PERMIT DRAWINGS**
- 1 - PROPERTY PLAT EXHIBIT
 - 2 - ADJACENT PROPERTY EXHIBIT
 - 3 - PHASE 1 SKETCH PLAN
 - 4 - PHASE 2 SKETCH PLAN
 - 5 - ARCHITECTURAL ELEVATIONS

ENGINEER
 TIMMONS GROUP
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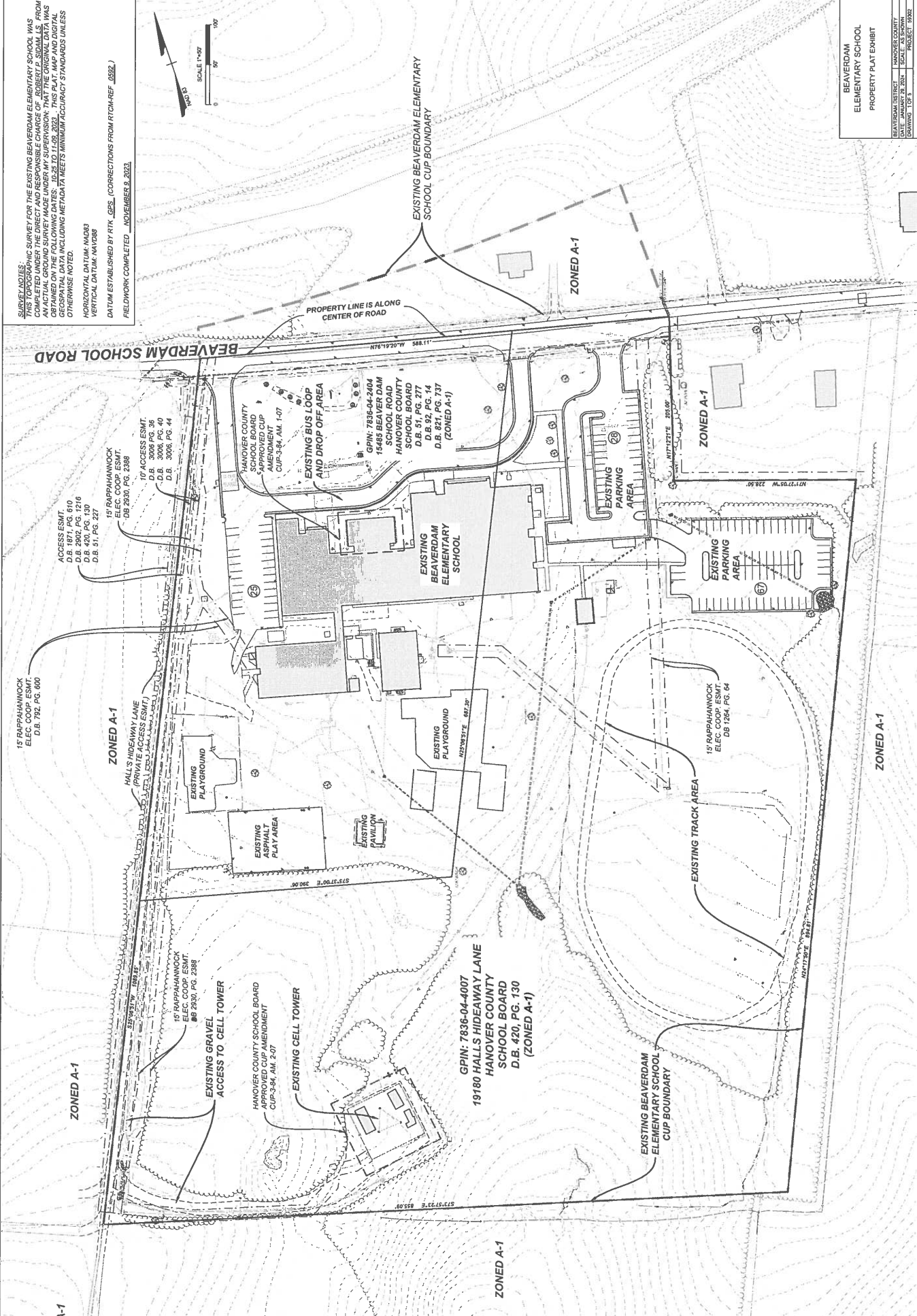
CLIENT
 HANOVER COUNTY SCHOOL BOARD
 CHRISTINA P. BEAVERDAM
 ASSISTANT SUPERINTENDENT OF BUSINESS AND OPERATIONS
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 PHONE: (804) 384-2626
 EMAIL: CBEAVER@HCS.US

APPLICATION PLAN

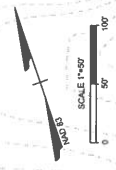
BEAVERDAM
 ELEMENTARY SCHOOL
 COVER

BEAVERDAM COUNTY	HANOVER COUNTY
DATE: JANUARY 29, 2024	SCALE: AS SHOWN
DRAWING: EDP 5	PROJECT: 5902

DATE: JANUARY 28, 2024	SCALE: AS SHOWN
DRAWING: TOP 5	PROJECT: 19180



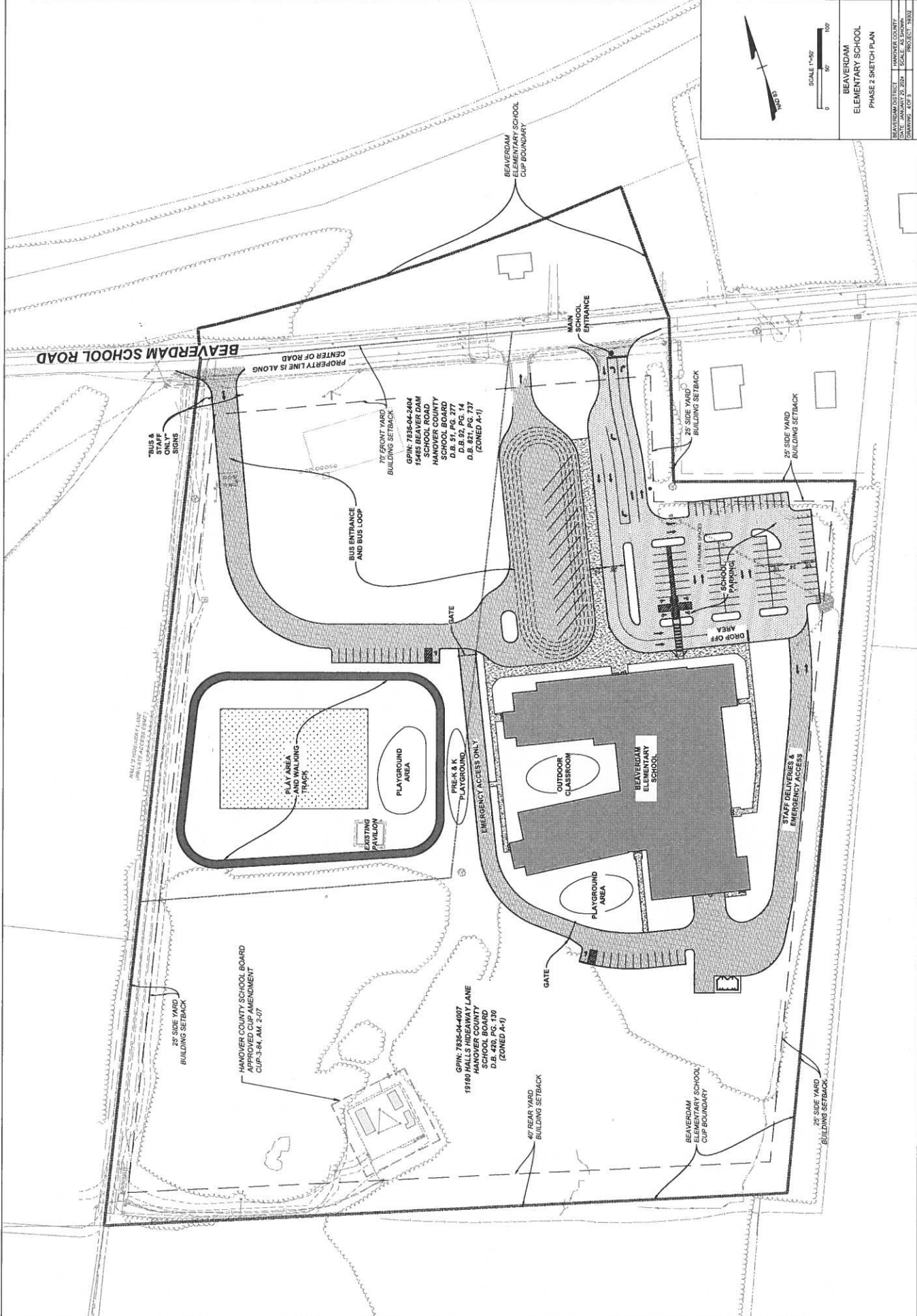
SURVEY NOTES:
 THIS TOPOGRAPHIC SURVEY FOR THE EXISTING BEAVERDAM ELEMENTARY SCHOOL WAS CONDUCTED BY TIMMONS GROUP, INC. ON 11/09/2023. THE SURVEY DATA WAS OBTAINED ON THE FOLLOWING DATES: 10/23 TO 11/09/2023. THIS PLAN, MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
 HORIZONTAL DATUM: NAD83
 VERTICAL DATUM: NAVD83
 DATUM ESTABLISHED BY: GCS (CORRECTIONS FROM RTCM REF. 6832.)
 FIELDWORK COMPLETED: NOVEMBER 8, 2023.



BEAVERDAM
 ELEMENTARY SCHOOL
 PROPERTY PLAT EXHIBIT
 HANOVER COUNTY
 DATE: JANUARY 28, 2024
 SCALE: AS SHOWN
 DRAWING: TOP 5
 PROJECT: 19180

**BEAVERDAM
 ELEMENTARY SCHOOL
 PHASE 2 SKETCH PLAN**

BEAVERDAM DISTRICT HANOVER COUNTY
 DATE: JANUARY 29, 2024 SCALE: AS SHOWN
 DRAWING: CIP-5 PROJECT: 19332



BEAVERDAM SCHOOL ROAD
 CENTER OF ROAD
 PROPERTY LINES ALONG

BUS & STAFF
 STAFF
 SIGNS

BUS ENTRANCE
 AND BUS LOOP

70' FRONT YARD
 BUILDING SETBACK

GPIN: 7836-04-204
 19300 HIDEAWAY LANE
 HANOVER COUNTY
 SCHOOL BOARD
 D.B. 31, PG. 277
 D.B. 81, PG. 278
 D.B. 81, PG. 277
 (ZONED A-1)

MAIN
 SCHOOL
 ENTRANCE

25' SIDE YARD
 BUILDING SETBACK

25' SIDE YARD
 BUILDING SETBACK

GATE

DROP OFF
 AREA

PARKING

EXISTING
 BUILDING

PLAY AREA
 AND WALKING
 TRACKS

PLAYGROUND
 AREA

FIRE-K & K
 PLAYGROUND

EMERGENCY ACCESS ONLY

OUTDOOR
 CLASSROOM

BEAVERDAM
 ELEMENTARY
 SCHOOL

PLAYGROUND
 AREA

STATE DELIVERIES &
 EMERGENCY ACCESS

25' SIDE YARD
 BUILDING SETBACK

HANOVER COUNTY SCHOOL BOARD
 APPROVED CIP AMENDMENT
 CIP-3-54, AM. 2-07

GPIN: 7836-04-007
 18180 HALLS HIDEAWAY LANE
 HANOVER COUNTY
 SCHOOL BOARD
 D.B. 31, PG. 277
 D.B. 81, PG. 278
 (ZONED A-1)

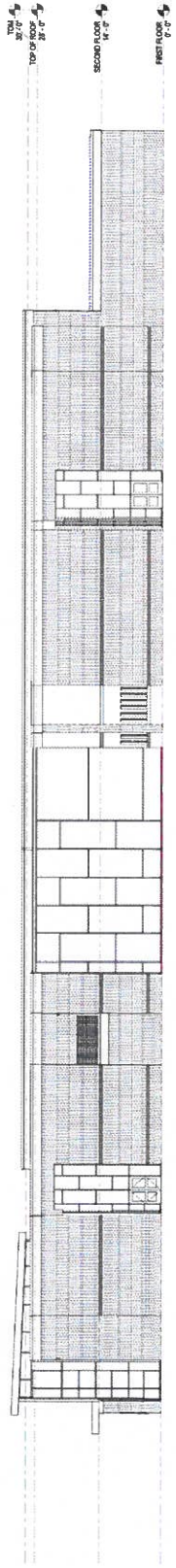
40' REAR YARD
 BUILDING SETBACK

BEAVERDAM
 ELEMENTARY SCHOOL
 CUP BOUNDARY

25' SIDE YARD
 BUILDING SETBACK

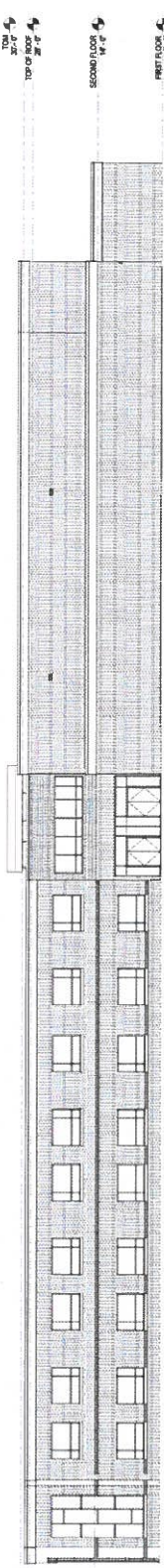
BEAVERDAM
 ELEMENTARY SCHOOL
 ARCHITECTURAL ELEVATIONS

BEAVERDAM DISTRICT	HANDOVER COUNTY
DATE: JANUARY 29, 2024	SCALE: AS SHOWN
DRAWING: 50P-5	PROJECT: 19350



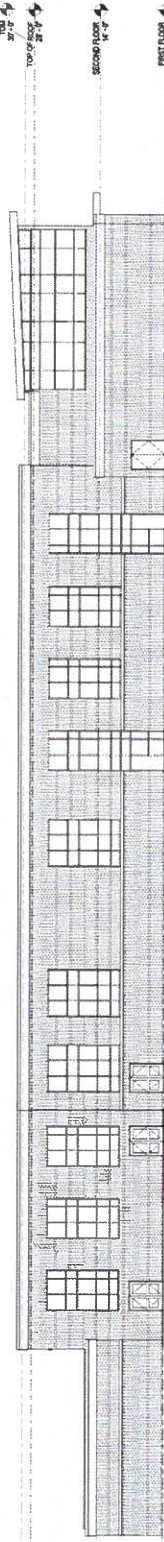
0'-0" FINISH FLOOR
 0'-0" SECOND FLOOR
 0'-0" TOP OF ROOF
 0'-0" TOP
 0'-0" FINISH FLOOR
 0'-0" SECOND FLOOR
 0'-0" TOP OF ROOF
 0'-0" TOP

1
 1/4" = 1'-0"
 EXTERIOR ELEVATIONS
 N.T.S.



0'-0" FINISH FLOOR
 0'-0" SECOND FLOOR
 0'-0" TOP OF ROOF
 0'-0" TOP
 0'-0" FINISH FLOOR
 0'-0" SECOND FLOOR
 0'-0" TOP OF ROOF
 0'-0" TOP

1
 1/4" = 1'-0"
 EXTERIOR ELEVATIONS
 N.T.S.



0'-0" FINISH FLOOR
 0'-0" SECOND FLOOR
 0'-0" TOP OF ROOF
 0'-0" TOP
 0'-0" FINISH FLOOR
 0'-0" SECOND FLOOR
 0'-0" TOP OF ROOF
 0'-0" TOP

1
 1/4" = 1'-0"
 EXTERIOR ELEVATIONS
 N.T.S.



0'-0" FINISH FLOOR
 0'-0" SECOND FLOOR
 0'-0" TOP OF ROOF
 0'-0" TOP
 0'-0" FINISH FLOOR
 0'-0" SECOND FLOOR
 0'-0" TOP OF ROOF
 0'-0" TOP