

SPECIAL USE PERMIT (SUP 23-4)

TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION

FAUQUIER COUNTY PUBLIC SCHOOLS

350 EAST SHIRLEY AVENUE WARRENTON, VIRGINIA 20186

CENTER MAGISTERIAL DISTRICT
TOWN OF WARRENTON, VIRGINIA
PARCEL ID: 6983-48-7973-500



VICINITY MAP
SCALE: 1" = 2,000'

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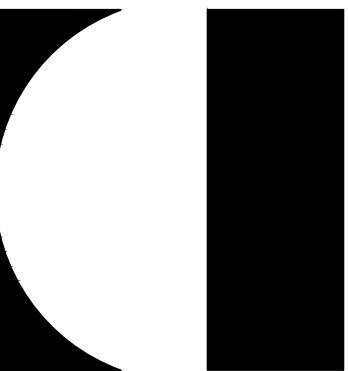
**OWNER: COUNTY SCHOOL BOARD
OF FAUQUIER COUNTY**
320 HOSPITAL DRIVE, SUITE 40
WARRENTON, VA 20186
CONTACT: DAVID GRAHAM
PHONE: 540-422-7017

ARCHITECT: RRMM
115 SOUTH 15TH STREET, SUITE 502
RICHMOND, VA 23219
CONTACT: DOUG COFER, ARCHITECT
PHONE: 804-277-8987

ENGINEER: TIMMONS GROUP
20110 ASHBROOK PLACE, SUITE 100
ASHBURN, VIRGINIA 20147
CONTACT: LUKE FETCHO, PE
EMAIL: LUKE.FETCHO@TIMMONS.COM
PHONE: 703-544-6712

1	01/12/2024	TG	SUP 2ND SUB
		BY	DES
		DATE	REVISIONS
		MARK	

09/07/2023	21352-00	TIMMONS	TIMMONS	PVN
DATE	PROJECT	DESIGNED	DRAWN	CHECKED



RRMM ARCHITECTS, PC
115 South 15th Street, Suite 502
Richmond, Virginia 23219
(804)277-8987

NOT FOR CONSTRUCTION
01/12/2024
SUP APPLICATION

PROJECT: TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
 FAUQUIER COUNTY PUBLIC SCHOOLS
 350 EAST SHIRLEY AVENUE
 WARRENTON, VA 20186
 DRAWING: COVER SHEET
 VIRGINIA DEPARTMENT OF EDUCATION: 03B-F-06-01
 FEB. TED

SHEET
C0.00

PROJECT NARRATIVE
 THIS SITE PLAN PROPOSES A CORE ADDITION AND A CLASSROOM ADDITION, ALONG WITH RENOVATIONS TO THE EXISTING TAYLOR MIDDLE SCHOOL BUILDING. ALL EXISTING UTILITIES AND STORM DRAINAGE WILL BE RELOCATED AS NECESSARY.

SITE INFORMATION

APPLICANT:
 COUNTY SCHOOL BOARD OF FAUQUIER COUNTY
 320 HOSPITAL DR STE 40
 WARRENTON VA, 20186

PREPARERS:
 TIMMONS GROUP
 20110 ASHBROOK PLACE, SUITE 100
 ASHBURN, VIRGINIA 20147
 (703) 554-6712

RRMM ARCHITECTS
 115 SOUTH 15TH STREET, SUITE 502
 RICHMOND, VA 23219
 (804) 277-8987

1. THE SUBJECT PARCEL SHOWN HEREON IS LOCATED IN TOWN OF WARRENTON:

OWNER	PIN #	ACRES	ZONING	USE
COUNTY SCHOOL BOARD OF FAUQUIER COUNTY	6983-48-7973-500	39.18	PSP	MIDDLE SCHOOL

2. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JEFFREY A. SMERALDO FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED IN MARCH, 2023. THIS PLAT, MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

3. SUBSURFACE UTILITIES WERE LOCATED ON MARCH 9 & 10, 2023 BY THIS FIRM.

4. THE BOUNDARY INFORMATION SHOWN HEREON PER RECORD DESCRIPTIONS AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS DEFINED BY THE COMMONWEALTH OF VIRGINIA.

5. PHYSICAL FEATURES ARE SHOWN BASED ON CONVENTIONAL SURVEYING METHODS AND AERIAL MAPPING PROVIDED BY TUCK MAPPING SOLUTIONS, INC. FROM IMAGERY DATED MARCH 8, 2023.

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

7. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 51061C308C, EFFECTIVE DATE FEBRUARY 6, 2008, THE PROPERTY LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, SHADED ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE A, SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED.

8. BASIS OF MERIDIAN: VCS NAD83 (2011)

9. VERTICAL DATUM: NAVD88

10. DATUM AND MERIDIAN WERE ESTABLISHED BY GPS OBSERVATIONS.

11. TOPOGRAPHIC FIELD WORK COMPLETED MARCH 27, 2023.

12. SOILS INFORMATION SHOWN HEREON IS TAKEN FROM THE 2007 FAUQUIER COUNTY SOIL SURVEY AND THE USDA WEB SOIL SURVEY, ORIGINAL SCALE 1" = 1000'.

ZONING TABULATIONS

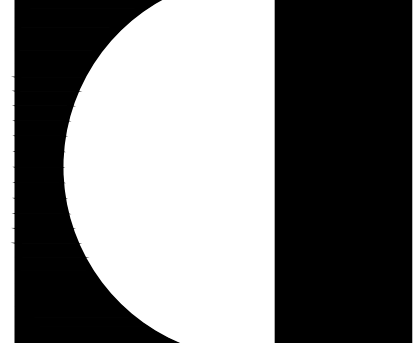
ZONING REQUIREMENTS (ARTICLE 3-4.9)	EXISTING/REQUIRED	PROPOSED
ZONING DISTRICT:	PUBLIC-SEMI-PUBLIC INSTITUTIONAL (PSP)	PSP
		(SPECIAL USE PERMIT) TO ALLOW SCHOOLS WITH EXPANSIONS TO SCHOOL FACILITIES EQUAL TO/OVER 10,000 SF (ARTICLE 3-4.9.3)
LOT AND YARD REGULATIONS (ARTICLE 3-4.9.4)	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	NONE	39.18 AC
MINIMUM LOT FRONTAGE:	50 FEET	1,202 FEET (EAST SHIRLEY AVE)
MAXIMUM LOT COVERAGE:	85%	36% (85% MAX)
FRONT YARD SETBACK (ADJACENT TO C, PSP, R-10, I DISTRICT)	NONE WHEN ADJACENT/ ACROSS FROM C, CBD, I DISTRICTS; 25' WHEN ADJACENT/ACROSS R DISTRICTS	5 FEET/30 FEET*
RIGHT SIDE YARD SETBACK (ADJACENT TO R-10 DISTRICT)	NONE WHEN ADJACENT/ ACROSS FROM C, CBD, I DISTRICTS; 15' WHEN ADJACENT/ACROSS R DISTRICTS	20 FEET*
LEFT SIDE YARD SETBACK (ADJACENT TO C, DISTRICT)	NONE WHEN ADJACENT/ ACROSS FROM C, CBD, I DISTRICTS; 15' WHEN ADJACENT/ACROSS R DISTRICTS	5 FEET*
REAR YARD SETBACK (ADJACENT TO C, RA DISTRICT LOCATED IN FAUQUIER COUNTY)	NONE WHEN ADJACENT/ ACROSS FROM C, CBD, I DISTRICTS; 35' WHEN ADJACENT/ACROSS R DISTRICTS	5 FEET*
		*FIVE (5) ADDITIONAL FEET ADDED TO MINIMUM SETBACK REQUIREMENTS BASED ON PROPOSED HEIGHT OF BUILDING (INCREASE OF ONE FOOT FOR EACH FOOT IN HEIGHT OVER 35 FEET)
BUILDING REGULATIONS (ARTICLE 3-4.9.5)	REQUIRED	PROPOSED
MAXIMUM HEIGHT*	35 FEET*	±40 FEET**
		*A PUBLIC OR INSTITUTIONAL BUILDING OR CHURCH MAY BE ERECTED TO A HEIGHT OF 60 FEET FROM GRADE PROVIDED THAT REQUIRED FRONT, SIDE, AND REAR YARDS SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT IN HEIGHT OVER 35 FEET.
		**EXISTING AND PROPOSED BUILDING HEIGHT OF 38 FEET IS REFERENCED FROM AVERAGE ELEVATION OF GROUND SURFACE ALONG FRONT OF BUILDING (ARTICLE 12). NOTE BUILDING HEIGHT EXCLUDES HEIGHT OF MOUNTED ROOFTOP MECHANICAL EQUIPMENT AND ASSOCIATED SCREENS.
BUILDING INFORMATION		
EXISTING BUILDING GROSS AREA (PRE-DEMOLITION):	87,692 SF GFA	
EXISTING BUILDING GROSS AREAS (POST-DEMOLITION):	80,794 SF GFA	
PROPOSED CORE ADDITION GROSS AREA:	47,353 SF GFA	
PROPOSED CLASSROOM ADDITION GROSS AREA:	20,796 SF GFA	
COMBINED PROPOSED ADDITIONS GROSS AREA:	68,149 SF GFA	
TOTAL MIDDLE SCHOOL GROSS AREA:	148,943 SF GFA	
OPEN SPACE CALCULATION (ARTICLE 3-4.9.4)		
MAXIMUM LOT COVERAGE:	85%	
TOTAL SITE AREA:	39,1805 AC = 1,706,702.58 SF	
EXISTING BUILDING AREA POST-DEMOLITION (TAYLOR MIDDLE SCHOOL):	48,970 SF	
PROPOSED CORE ADDITION BUILDING AREA:	34,310 SF	
PROPOSED CLASSROOM ADDITION BUILDING AREA:	6,900 SF	
COMBINED PROPOSED ADDITIONS BUILDING AREA:	41,210 SF	
TOTAL TAYLOR MIDDLE SCHOOL BUILDING AREA:	90,180 SF	
ROAD AND PARKING LOT:		
EXISTING BUILDING AREA (JAMES G. BRUMFIELD ELEMENTARY SCHOOL):	208,500 SF	
EXISTING BUILDING AREA (JAMES G. BRUMFIELD ELEMENTARY SCHOOL):	81,100 SF	
OTHER TOTAL EXISTING IMPERVIOUS AREA:	235,000 SF	
PROPOSED LOT COVERAGE:	614,780 SF/1,706,702.58 SF = 36% (MAX 85%)	
PARKING STANDARDS FOR INSTITUTIONAL AND COMMUNITY SERVICES USE (ARTICLE 7-4)		
1 SPACE PER 15 STUDENTS + 1 SPACE PER EMPLOYEE CALCULATED FOR THE WORK PERIOD CONTAINING THE LARGEST NUMBER OF EMPLOYEES		
TOTAL STUDENTS =	850 STUDENTS	
TOTAL EMPLOYEES =	100 EMPLOYEES	
TOTAL SPACES REQUIRED = 1 SPACE/15 STUDENTS * 850 STUDENTS =	57 SPACES	
1 SPACE/1 EMPLOYEE * 100 EMPLOYEES =	100 SPACES	
	157 SPACES	
ADA PARKING SPACES REQUIRED (ARTICLE 7-19.4) = 6 (AT LEAST 1 VAN ACCESSIBLE SPACE)		
TOTAL EXISTING SPACES =	134 SPACES (INCLUDES 5 ADA SPACES)	
TOTAL SPACES PROVIDED =	166 SPACES (INCLUDES 6 ADA SPACES)	
LOADING SPACES REQUIRED PER FAUQUIER COUNTY ZONING ORDINANCE 7-203:		
STANDARD F (SCHOOLS) - 1 SPACE FOR THE FIRST 10,000 SF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 100,000 SF GFA OR MAJOR FRACTION THEREOF.		
1 SPACE + ((148,943 SF - 10,000 SF)/100,000 SF) = 2.39 SPACES = 2 SPACES REQUIRED (MAJOR FRACTION)		
LOADING SPACES PROVIDED =	2	

SOIL INFORMATION

MAP UNIT SYMBOL SOIL NAME SLOPE	SOIL DESCRIPTION	General Characteristics				LAND POTENTIALS	DEVELOPMENT POTENTIAL AND PROBLEMS USING	
		SOIL FEATURES			K _{sat}		CENTRAL WATER AND CENTRAL SEWER	CONVENTIONAL SEPTIC TANK AND DRAINFIELD
12A Rohrersville loam	Very deep, somewhat poorly drained, brownish-yellow loam soils with intermittent high water tables in drainageways; developed in recent greenstone colluvium/alluvium	Slope (%)	0 - 2	Erosional Hazard Potential:	Slight	Surface: Moderate	AGRICULTURE	VERY POOR May be within 100-year floodplain; frequent flooding; high water table; concentrated runoff from higher areas; overland flow-significant destructive potential during flooding events
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.37	Subsoil: low	SECONDARY PASTURE	
		Waterable Depth (in.):	10 - 20	K Factor (subsoil):	0.32	Substratum: Moderate	FORESTRY (HARDWOOD)	
		Shrink-Swell Potential:	Mod.	Hydrologic Group:	D		MODERATE	
	May have Hydric Soil inclusions	Bearing Capacity:	low					
17B Middleburg loam	Very deep, well drained, brown loamy soils in concave swales and along small drainageways; developed in recent colluvium and local wash from crystalline uplands	Slope (%)	2 - 7	Erosional Hazard Potential:	Mod.	Surface: Moderate	AGRICULTURE	POOR Frequent flooding; intermittent high water table; concentrated runoff from higher areas; low bearing capacity when wet
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.37	Subsoil: Moderate	PRIME CROPLAND	
		Waterable Depth (in.):	> 40	K Factor (subsoil):	0.32	Substratum: Moderate	FORESTRY (HARDWOOD)	
		Shrink-Swell Potential:	low	Hydrologic Group:	B		HIGH	
	May have Hydric Soil inclusions	Bearing Capacity:	Mod.					
40C Myersville silt loam	Deep, well drained, strong brown silty soils on rolling summits and strongly sloping backslopes; developed in residuum from greenstone and chloritic schist	Slope (%)	7 - 15	Erosional Hazard Potential:	Mod.	Surface: Moderate	AGRICULTURE	FAIR Shallow to rock
		Bedrock Depth (in.):	40 - 60	K Factor (surface):	0.37	Subsoil: Moderate	SECONDARY CROPLAND	
		Waterable Depth (in.):	> 40	K Factor (subsoil):	0.32	Substratum: Moderate	FORESTRY (HARDWOOD)	
		Shrink-Swell Potential:	low	Hydrologic Group:	B	Weathered Bedrock: Impermeable	MODERATELY HIGH	
		Bearing Capacity:	Mod.				MARGINAL Shallow to rock	
43C Alanthus silt loam	Very deep, well drained, yellowish-red silty soils on strongly sloping backslopes; developed in residuum from greenstone and chloritic schist	Slope (%)	7 - 15	Erosional Hazard Potential:	Mod.	Surface: Moderate	AGRICULTURE	GOOD GOOD
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.37	Subsoil: Moderate	SECONDARY CROPLAND	
		Waterable Depth (in.):	> 40	K Factor (subsoil):	0.32	Substratum: Moderate	FORESTRY (HARDWOOD)	
		Shrink-Swell Potential:	low	Hydrologic Group:	B		HIGH	
		Bearing Capacity:	Mod.					
45B Fauquier silt loam	Very deep, well drained, red clayey soils on undulating summits and gently sloping backslopes; developed in residuum from massive greenstone and chloritic schist	Slope (%)	2 - 7	Erosional Hazard Potential:	Mod.	Surface: Moderate	AGRICULTURE	GOOD MARGINAL Slow percolation
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.32	Subsoil: Moderate	PRIME CROPLAND	
		Waterable Depth (in.):	> 40	K Factor (subsoil):	0.28	Substratum: Moderate	FORESTRY (HARDWOOD)	
		Shrink-Swell Potential:	Mod.	Hydrologic Group:	C		HIGH	
		Bearing Capacity:	Mod.					
45C Fauquier silt loam	Very deep, well drained, red clayey soils on strongly sloping backslopes; developed in residuum from massive greenstone and chloritic schist	Slope (%)	7 - 15	Erosional Hazard Potential:	Mod.	Surface: Moderate	AGRICULTURE	GOOD MARGINAL Slow percolation
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.32	Subsoil: Moderate	SECONDARY CROPLAND	
		Waterable Depth (in.):	> 40	K Factor (subsoil):	0.28	Substratum: Moderate	FORESTRY (HARDWOOD)	
		Shrink-Swell Potential:	Mod.	Hydrologic Group:	C		HIGH	
		Bearing Capacity:	Mod.					

SUP 2ND SUB	DES
TG	BY
1 01/12/2024	DATE
MARK	REVISIONS

09/07/2023	21352-00	TIMMONS	PVN
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		DRAWN	



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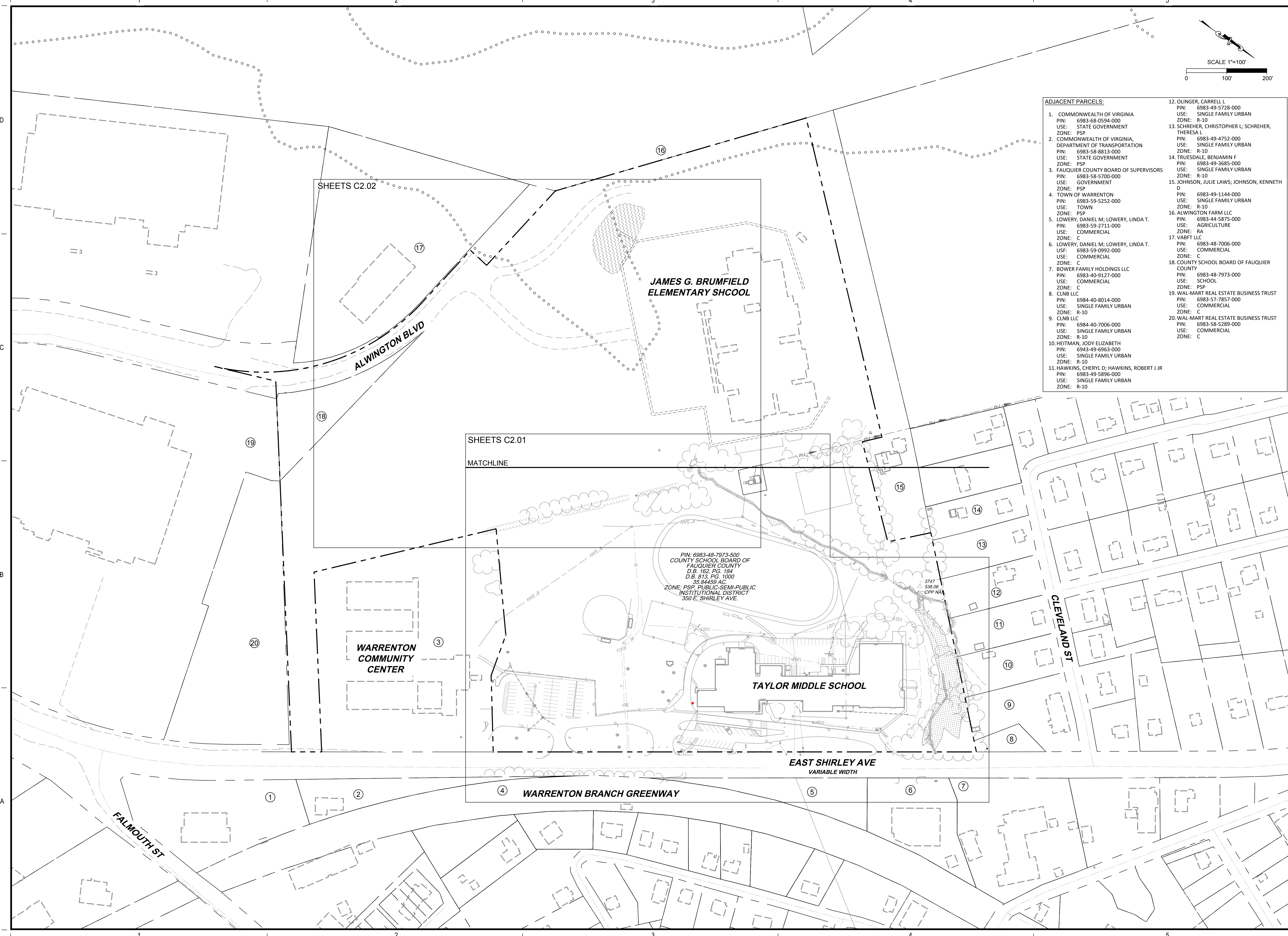
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FEB TED
 VIRGINIA DEPARTMENT OF EDUCATION 036-F-07-01

TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
FAUQUIER COUNTY PUBLIC SCHOOLS
 350 EAST SHIRLEY AVENUE
 WARRENTON, VA 20186
GENERAL NOTES

SHEET
C1.01

8/30/2023 11:07:37 AM Autodesk Docs:121352-00 FCP5 Taylor Middle School1352-00 v23 FCP5 Taylor MS - ARCH.rvt



SHEETS C2.02

SHEETS C2.01

MATCHLINE

**JAMES G. BRUMFIELD
ELEMENTARY SHCOOL**

**WARRENTON
COMMUNITY
CENTER**

TAYLOR MIDDLE SCHOOL

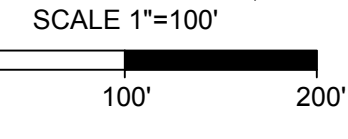
WARRENTON BRANCH GREENWAY

ALWINGTON BLVD

EAST SHIRLEY AVE
VARIABLE WIDTH

CLEVELAND ST

FALMOUTH ST



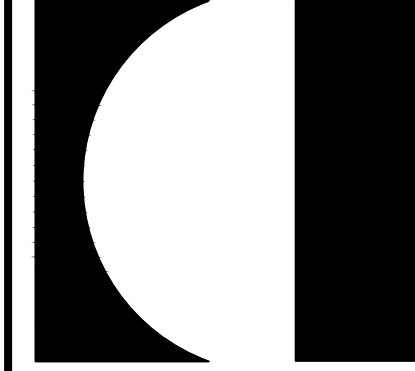
ADJACENT PARCELS:

1. COMMONWEALTH OF VIRGINIA PIN: 6983-68-0594-000 USE: STATE GOVERNMENT ZONE: PSP	12. OLINGER, CARRELL L PIN: 6983-49-5728-000 USE: SINGLE FAMILY URBAN ZONE: R-10
2. COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION PIN: 6983-58-8813-000 USE: STATE GOVERNMENT ZONE: PSP	13. SCHREHER, CHRISTOPHER I; SCHREHER, THERESA L PIN: 6983-49-4752-000 USE: SINGLE FAMILY URBAN ZONE: R-10
3. FAUQUIER COUNTY BOARD OF SUPERVISORS PIN: 6983-58-5700-000 USE: GOVERNMENT ZONE: PSP	14. TRUESDALE, BENJAMIN F PIN: 6983-49-3685-000 USE: SINGLE FAMILY URBAN ZONE: R-10
4. TOWN OF WARRENTON PIN: 6983-59-5252-000 USE: TOWN ZONE: PSP	15. JOHNSON, JULIE LAWS; JOHNSON, KENNETH D PIN: 6983-49-1144-000 USE: SINGLE FAMILY URBAN ZONE: R-10
5. LOWERY, DANIEL M; LOWERY, LINDA T. PIN: 6983-59-2711-000 USE: COMMERCIAL ZONE: C	16. ALWINGTON FARM LLC PIN: 6983-49-5875-000 USE: AGRICULTURE ZONE: RA
6. LOWERY, DANIEL M; LOWERY, LINDA T. USF: 6983-59-0992-000 USE: COMMERCIAL ZONE: C	17. VABFT LLC PIN: 6983-48-7006-000 USE: COMMERCIAL ZONE: C
7. BOWER FAMILY HOLDINGS LLC PIN: 6983-40-9127-000 USE: COMMERCIAL ZONE: C	18. COUNTY SCHOOL BOARD OF FAUQUIER COUNTY PIN: 6983-48-7973-000 USE: SCHOOL ZONE: PSP
8. CLNB LLC PIN: 6984-40-8014-000 USE: SINGLE FAMILY URBAN ZONE: R-10	19. WAL-MART REAL ESTATE BUSINESS TRUST PIN: 6983-57-7857-000 USE: COMMERCIAL ZONE: C
9. CLNB LLC PIN: 6984-40-7006-000 USE: SINGLE FAMILY URBAN ZONE: R-10	20. WAL-MART REAL ESTATE BUSINESS TRUST PIN: 6983-58-5289-000 USE: COMMERCIAL ZONE: C
10. HEITMAN, JODY ELIZABETH PIN: 6943-49-6963-000 USE: SINGLE FAMILY URBAN ZONE: R-10	
11. HAWKINS, CHERYL D; HAWKINS, ROBERT J JR PIN: 6983-49-5896-000 USE: SINGLE FAMILY URBAN ZONE: R-10	

SUP 2ND SUB

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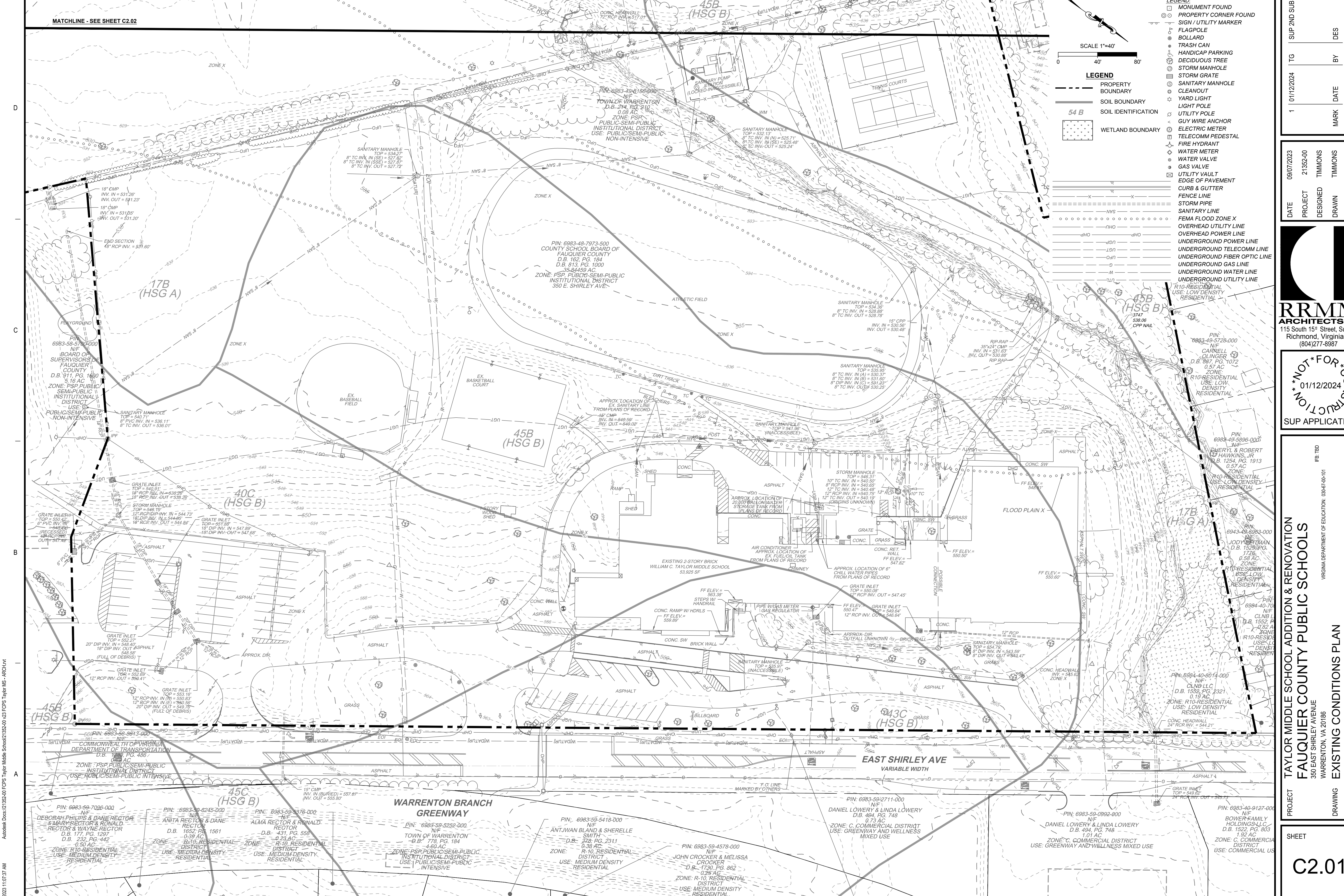
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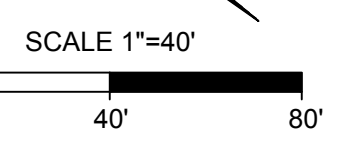
OVERALL & ADJACENT OWNERS

PROJECT: TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
DRAWING: OVERALL & ADJACENT OWNERS

SHEET
C1.02



MATCHLINE - SEE SHEET C2.02

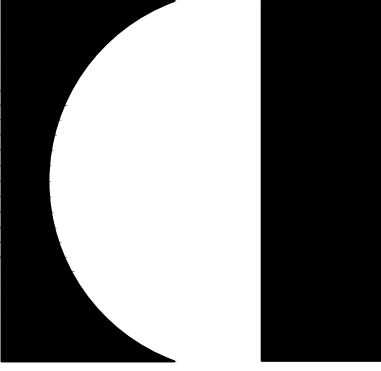


LEGEND

- PROPERTY BOUNDARY
- SOIL BOUNDARY
- 54 B SOIL IDENTIFICATION
- WETLAND BOUNDARY
- MONUMENT FOUND
- PROPERTY CORNER FOUND
- SIGN / UTILITY MARKER
- FLAGPOLE
- BOLLARD
- TRASH CAN
- HANDICAP PARKING
- DECIDUOUS TREE
- STORM MANHOLE
- STORM GRATE
- SANITARY MANHOLE
- CLEANOUT
- YARD LIGHT
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- ELECTRIC METER
- TELECOMM PEDESTAL
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS VALVE
- UTILITY VAULT
- EDGE OF PAVEMENT
- CURB & GUTTER
- FENCE LINE
- STORM PIPE
- SANITARY LINE
- FEMA FLOOD ZONE X
- OVERHEAD UTILITY LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELECOMM LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND UTILITY LINE

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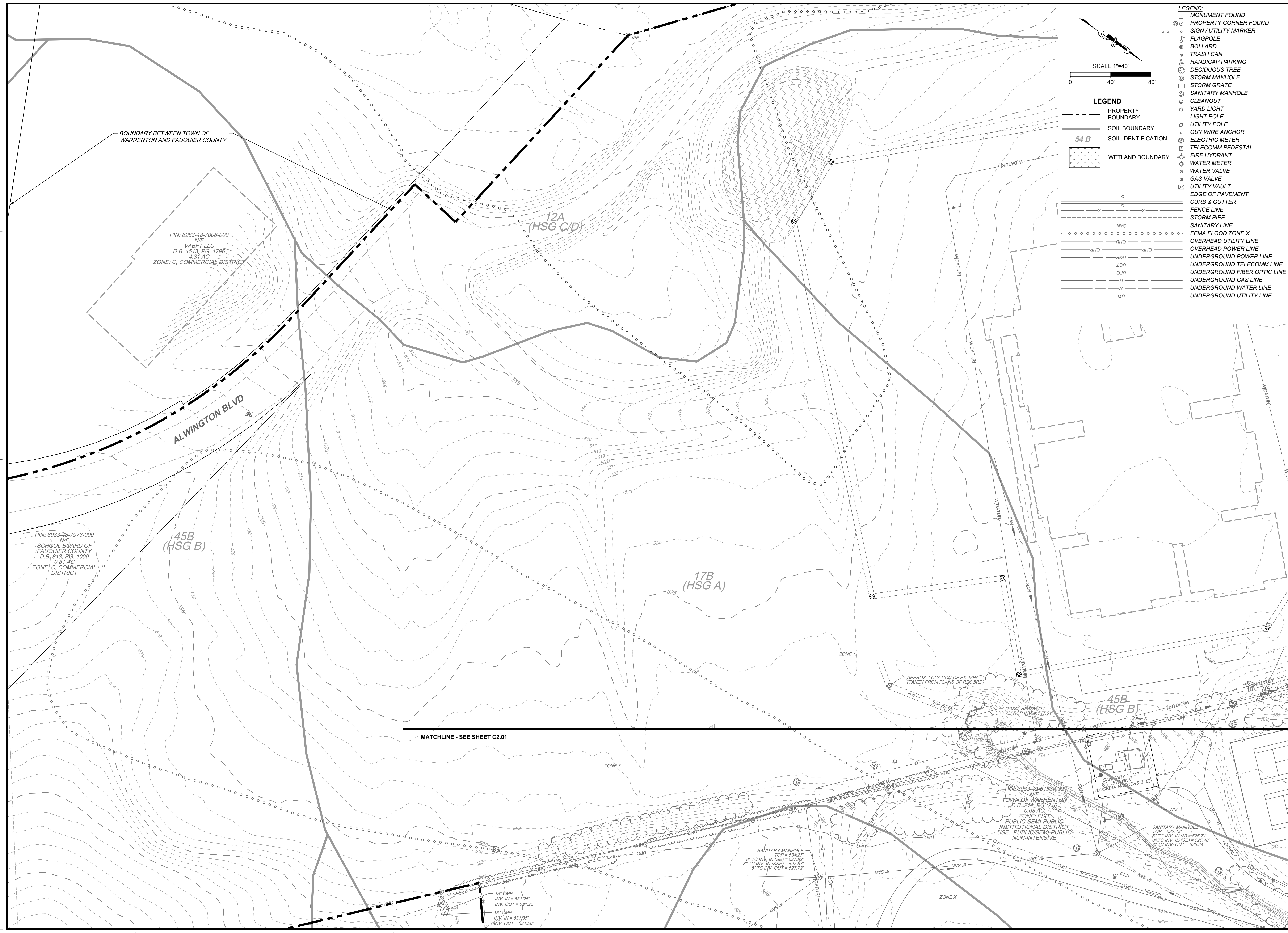
EXISTING CONDITIONS PLAN

PROJECT
DRAWING

SHEET
C2.01

8/30/2023 11:07:37 AM Autodesk Docs:121352-00 FCP3 Taylor Middle School:1352-00-23 FCP3 Taylor MS - ARCH-14

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SCALE 1"=40'

0 40' 80'

LEGEND

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- UNDERGROUND UTILITY LINE

DATE	PROJECT	DESIGNED	DRAWN	CHECKED
09/07/2023	21352-00	TIMMONS	TIMMONS	PVN

DATE	PROJECT	DESIGNED	DRAWN	CHECKED
01/12/2024	TG			

RRMM ARCHITECTS, PC
 115 South 15th Street, Suite 502
 Richmond, Virginia 23219
 (804)277-8987

NOT FOR CONSTRUCTION
 01/12/2024
 SUP APPLICATION

TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
FAUQUIER COUNTY PUBLIC SCHOOLS
 350 EAST SHIRLEY AVENUE
 WARRENTON, VA 20186

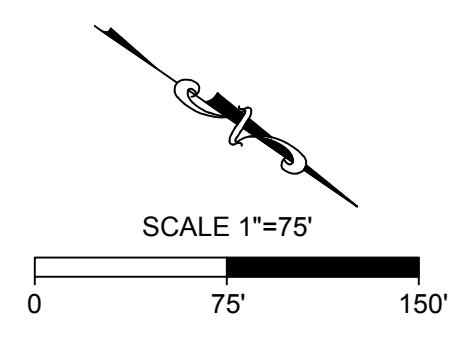
EXISTING CONDITIONS PLAN

SHEET
C2.02

8/30/2023 11:07:37 AM Autodesk Docs:121352-00 FCP5 Taylor Middle School121352-00 v23 FCP5 Taylor MS - ARCH.rvt



APPROXIMATE LOCATION OF 12' WIDE PUBLIC ACCESS EASEMENT FOR FUTURE EXTENSION OF 10' WIDE SHARED USE PATH. EASEMENT TO EXTEND FROM THE EAST SHIRLEY AVE ROW TO ALWINGTON BLVD ROW. FINAL CONFIGURATION OF THE EASEMENT TO BE DETERMINED AND APPROVED AT THE TIME OF SITE PLAN.



1	01/12/2024	TG	SUP 2ND SUB
			DES
			BY
			DATE
			REVISIONS

09/07/2023	21352-00	TIMMONS	TIMMONS	PVN
DATE	PROJECT	DESIGNED	DRAWN	CHECKED

RRMM
ARCHITECTS, PC
115 South 15th Street, Suite 502
Richmond, Virginia 23219
(804)277-8987

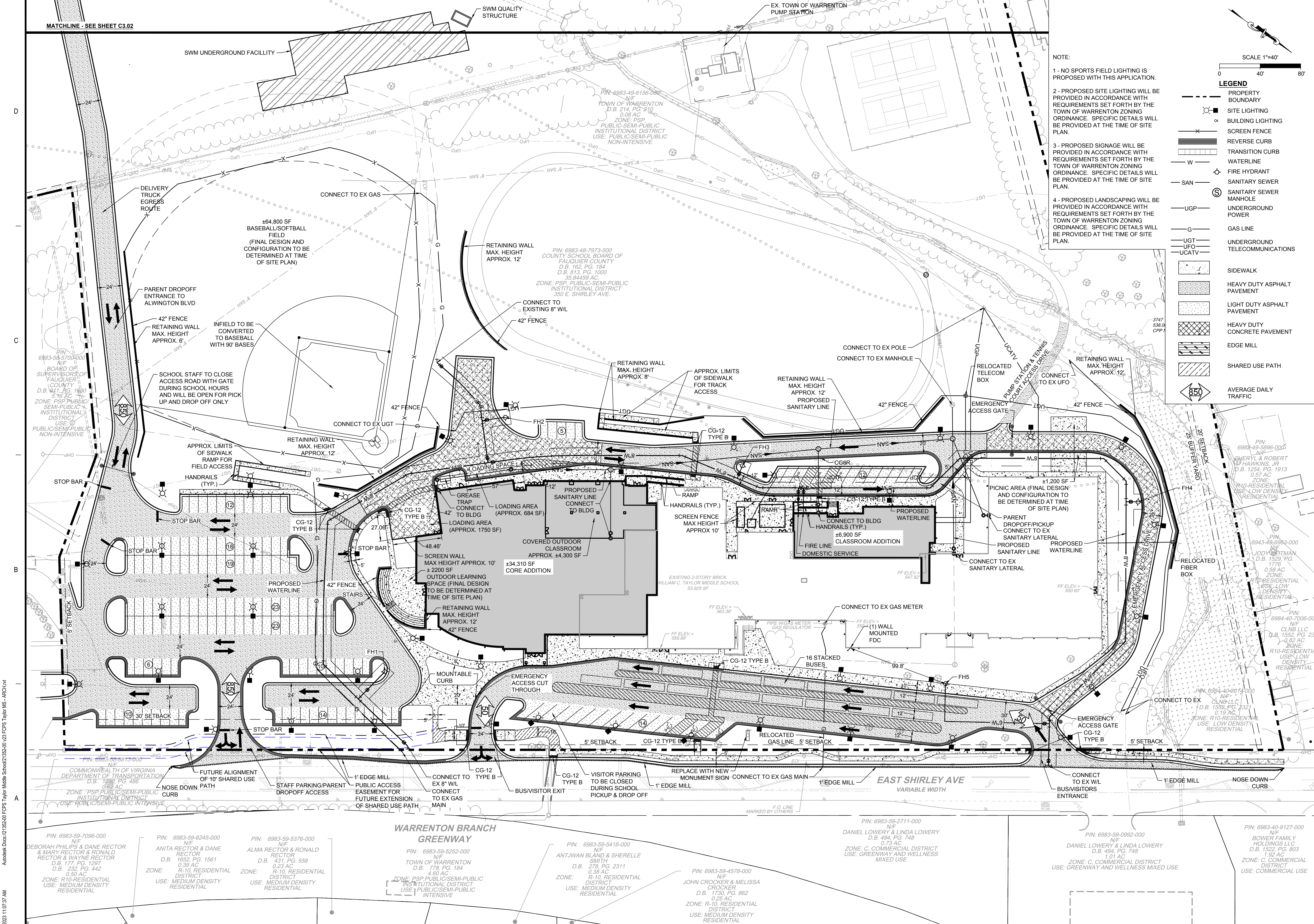
NOT FOR CONSTRUCTION
01/12/2024
SUP APPLICATION

PROJECT: TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
FAUQUIER COUNTY PUBLIC SCHOOLS
350 EAST SHIRLEY AVENUE
WARRENTON, VA 20186

DRAWING: OVERALL SPECIAL USE PERMIT PLAN

VIRGINIA DEPARTMENT OF EDUCATION: 03B-67-06-01
FEB TEB

SHEET
C3.00



NOTE:

- 1 - NO SPORTS FIELD LIGHTING IS PROPOSED WITH THIS APPLICATION.
- 2 - PROPOSED SITE LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH BY THE TOWN OF WARRENTON ZONING ORDINANCE. SPECIFIC DETAILS WILL BE PROVIDED AT THE TIME OF SITE PLAN.
- 3 - PROPOSED SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH BY THE TOWN OF WARRENTON ZONING ORDINANCE. SPECIFIC DETAILS WILL BE PROVIDED AT THE TIME OF SITE PLAN.
- 4 - PROPOSED LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH BY THE TOWN OF WARRENTON ZONING ORDINANCE. SPECIFIC DETAILS WILL BE PROVIDED AT THE TIME OF SITE PLAN.

SCALE 1"=40'

LEGEND

- PROPERTY BOUNDARY
- SITE LIGHTING
- BUILDING LIGHTING
- SCREEN FENCE
- REVERSE CURB
- TRANSITION CURB
- WATERLINE
- FIRE HYDRANT
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- UGP UNDERGROUND POWER
- GAS LINE
- UGT UNDERGROUND TELECOMMUNICATIONS
- UCATV
- SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- EDGE MILL
- SHARED USE PATH
- AVERAGE DAILY TRAFFIC

SUP 2ND SUB	DES
TG	BY
1 01/12/2024	MARK DATE
	REVISIONS

09/07/2023	21652-00	TIMMONS	PIN
DATE	PROJECT	DESIGNED	CHECKED
		DRAWN	

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 115 South 15th Street, Suite 502
 Richmond, Virginia 23219
 (804)277-8987

NOT FOR CONSTRUCTION
 01/12/2024
 SUP APPLICATION

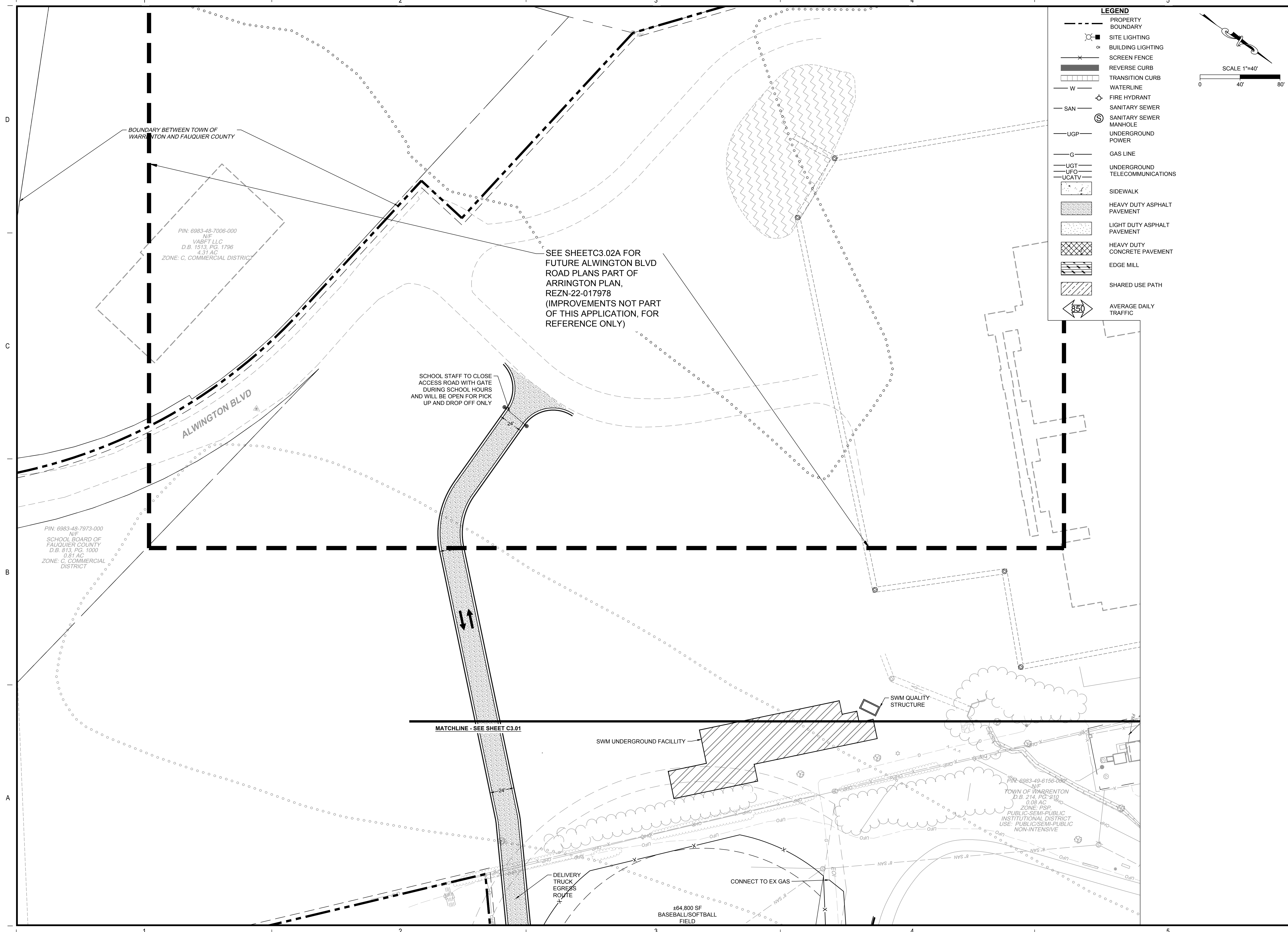
TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
 FAUQUIER COUNTY PUBLIC SCHOOLS
 350 EAST SHIRLEY AVENUE
 WARRENTON, VA 20186

SPECIAL USE PERMIT PLAN

PROJECT	TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
DRAWING	SPECIAL USE PERMIT PLAN
SHEET	C3.01

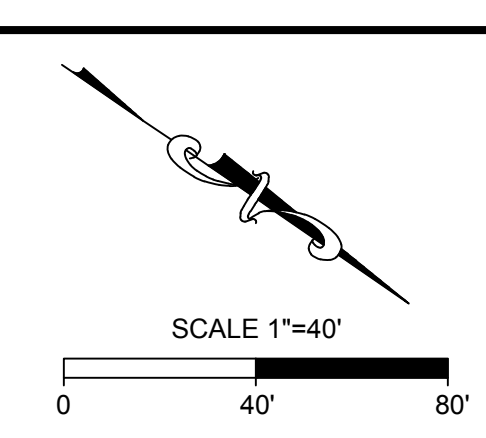
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6/30/2023 11:07:37 AM Autodesk Docs:121352-00 FCPS Taylor Middle School\121352-00\23 FCPS Taylor MS - ARCH.rvt



LEGEND

---	PROPERTY BOUNDARY
☉	SITE LIGHTING
○	BUILDING LIGHTING
×	SCREEN FENCE
▬	REVERSE CURB
▬▬▬	TRANSITION CURB
W	WATERLINE
○	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
—	UNDERGROUND POWER
G	GAS LINE
—	UNDERGROUND TELECOMMUNICATIONS
UFO	UNDERGROUND TELECOMMUNICATIONS
UCATV	UNDERGROUND TELECOMMUNICATIONS
▬▬▬	SIDEWALK
▬▬▬	HEAVY DUTY ASPHALT PAVEMENT
▬▬▬	LIGHT DUTY ASPHALT PAVEMENT
▬▬▬	HEAVY DUTY CONCRETE PAVEMENT
▬▬▬	EDGE MILL
▬▬▬	SHARED USE PATH
850	AVERAGE DAILY TRAFFIC



SUP 2ND SUB	
TG	DES
1 01/12/2024	BY
MARK	DATE
REVISIONS	

09/07/2023	21352-00	TIMMONS	TIMMONS	PVN
DATE	PROJECT	DESIGNED	DRAWN	CHECKED

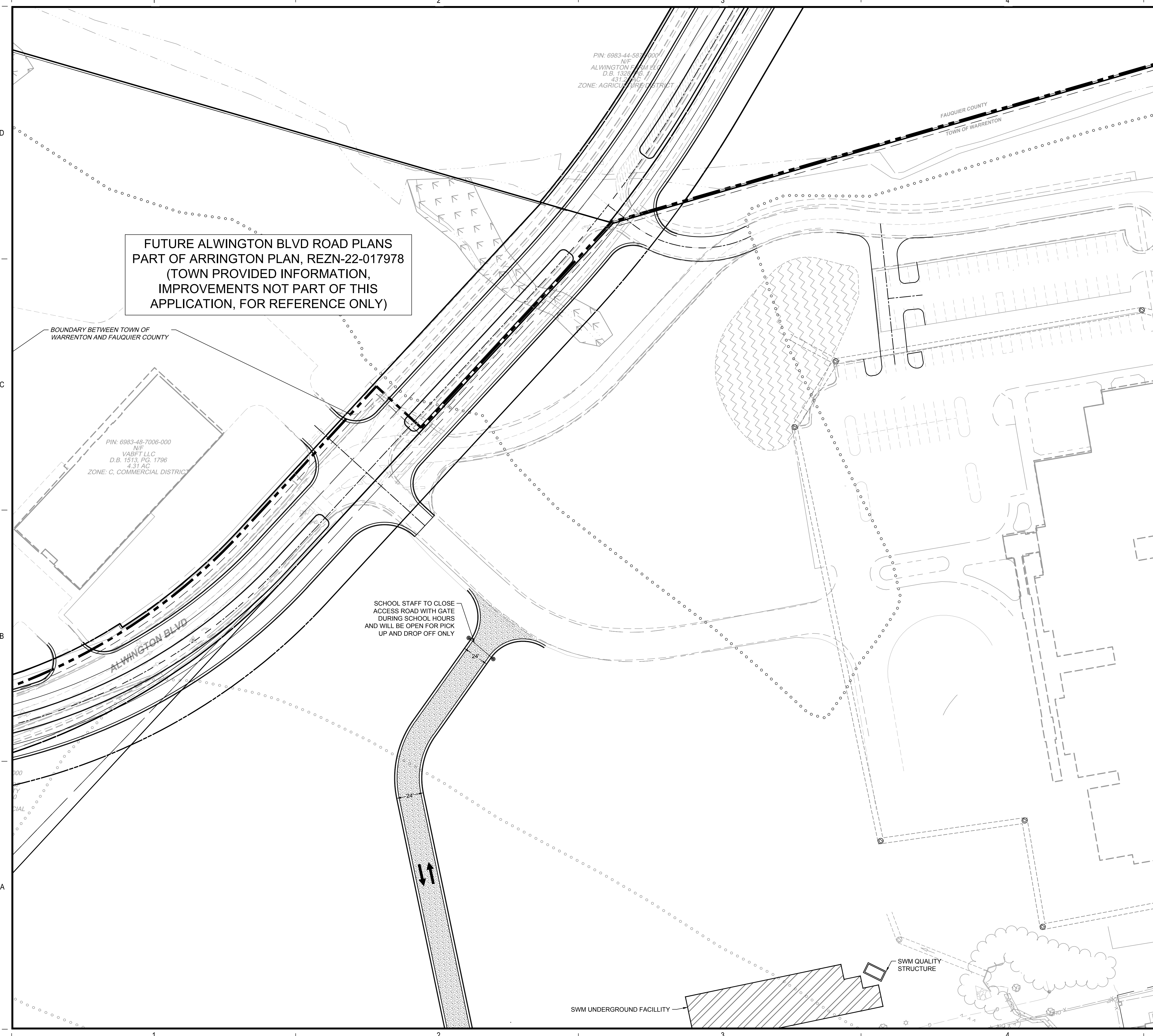
RRMM ARCHITECTS, PC
 115 South 15th Street, Suite 502
 Richmond, Virginia 23219
 (804)277-8987

NOT FOR CONSTRUCTION
 01/12/2024
 SUP APPLICATION

TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
FAUQUIER COUNTY PUBLIC SCHOOLS
 350 EAST SHIRLEY AVENUE
 WARRINGTON, VA 20186
 VIRGINIA DEPARTMENT OF EDUCATION: 03B-67-001
SPECIAL USE PERMIT PLAN

SHEET
C3.02

8/30/2023 11:07:37 AM Autodesk Docs://21352-00 FCPs Taylor Middle School/21352-00 v23 FCPs Taylor MS - ARCH.rvt



**FUTURE ALWINGTON BLVD ROAD PLANS
PART OF ARRINGTON PLAN, REZN-22-017978
(TOWN PROVIDED INFORMATION,
IMPROVEMENTS NOT PART OF THIS
APPLICATION, FOR REFERENCE ONLY)**

LEGEND

- PROPERTY BOUNDARY
- ☼ SITE LIGHTING
- BUILDING LIGHTING
- ✕ SCREEN FENCE
- ▬ REVERSE CURB
- ▬ TRANSITION CURB
- W WATERLINE
- FIRE HYDRANT
- SAN SANITARY SEWER
- UGP UNDERGROUND POWER
- G GAS LINE
- UGT UNDERGROUND TELECOMMUNICATIONS
- UFO
- UCATV
- SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- EDGE MILL
- SHARED USE PATH
- 850 AVERAGE DAILY TRAFFIC

SCALE 1"=40'

0 40' 80'

NO.	DATE	BY	REVISIONS
1	01/12/2024	TG	SUP 2ND SUB

DATE	PROJECT	DESIGNED	DRAWN	CHECKED
09/07/2023	21352-00	TIMMONS	TIMMONS	PVN

RRMM ARCHITECTS, PC
115 South 15th Street, Suite 502
Richmond, Virginia 23219
(804)277-8987

NOT*FOR*CONSTRUCTION
01/12/2024
SUP APPLICATION

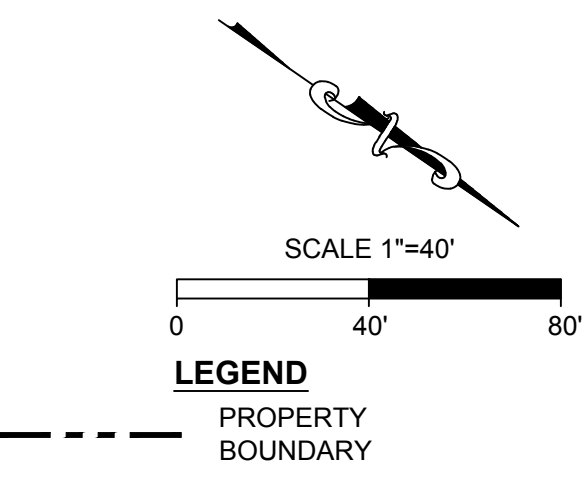
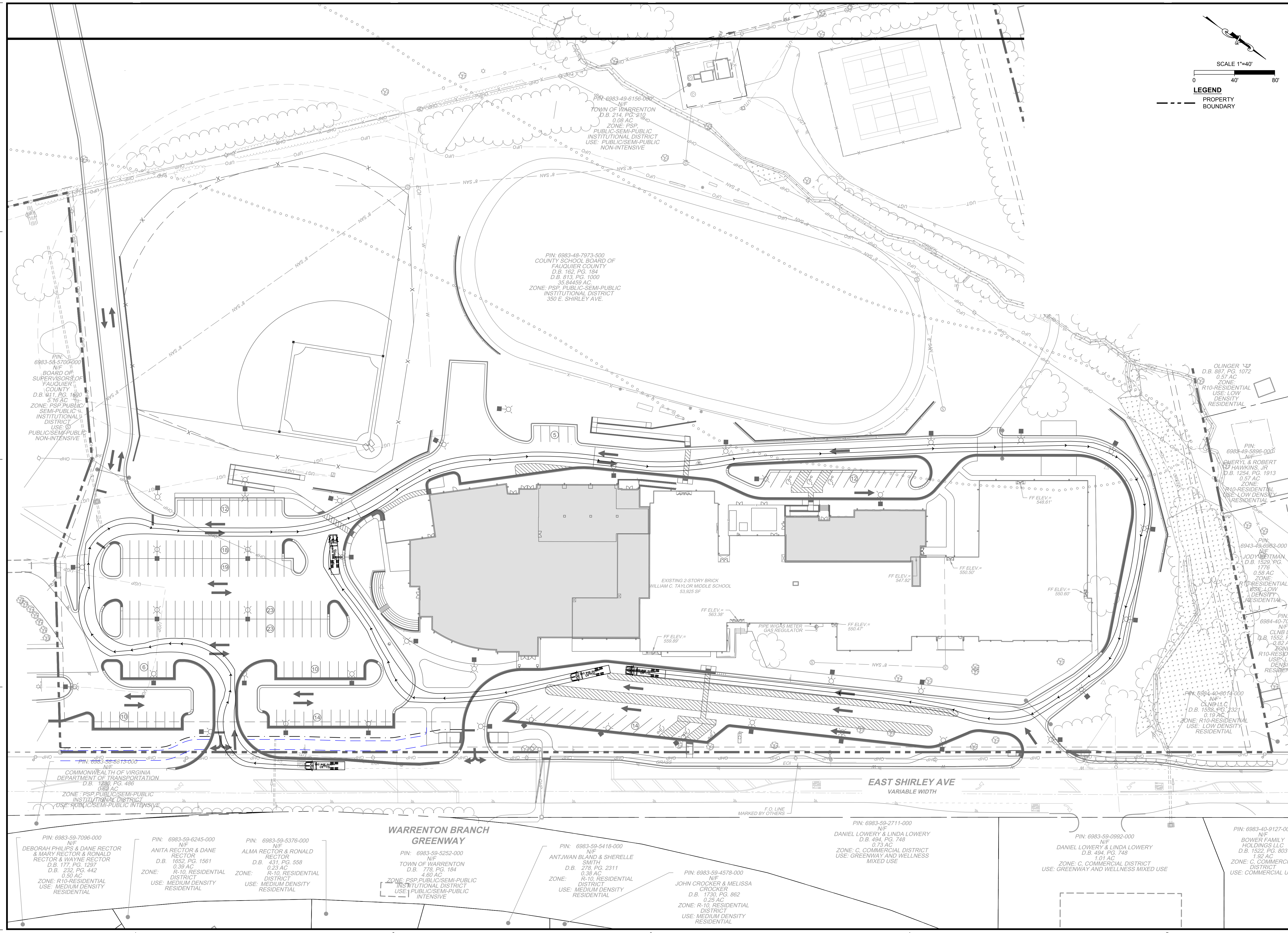
PROJECT: TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
FAUQUIER COUNTY PUBLIC SCHOOLS
350 EAST SHIRLEY AVENUE
WARRENTON, VA 20186

DRAWING: SPECIAL USE PERMIT PLAN - FUTURE ARRINGTON PLANS

VIRGINIA DEPARTMENT OF EDUCATION: 03B-67-00-01

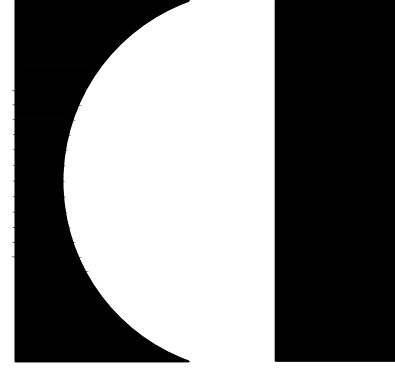
SHEET
C3.02A

6/30/2023 11:07:37 AM Autodesk Docs:121352-00 FCP3 Taylor Middle School:1352-00 v21 FCP3 Taylor M.S. - ARCH.rvt



DATE	PROJECT	DESIGNED	DRAWN	CHECKED
09/07/2023	21352-00	TIMMONS	TIMMONS	PVN
1	01/12/2024	TG	BY	DES
		MARK	DATE	REVISIONS

DATE	PROJECT	DESIGNED	DRAWN	CHECKED
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Richmond, Virginia 23219
(804)277-8987

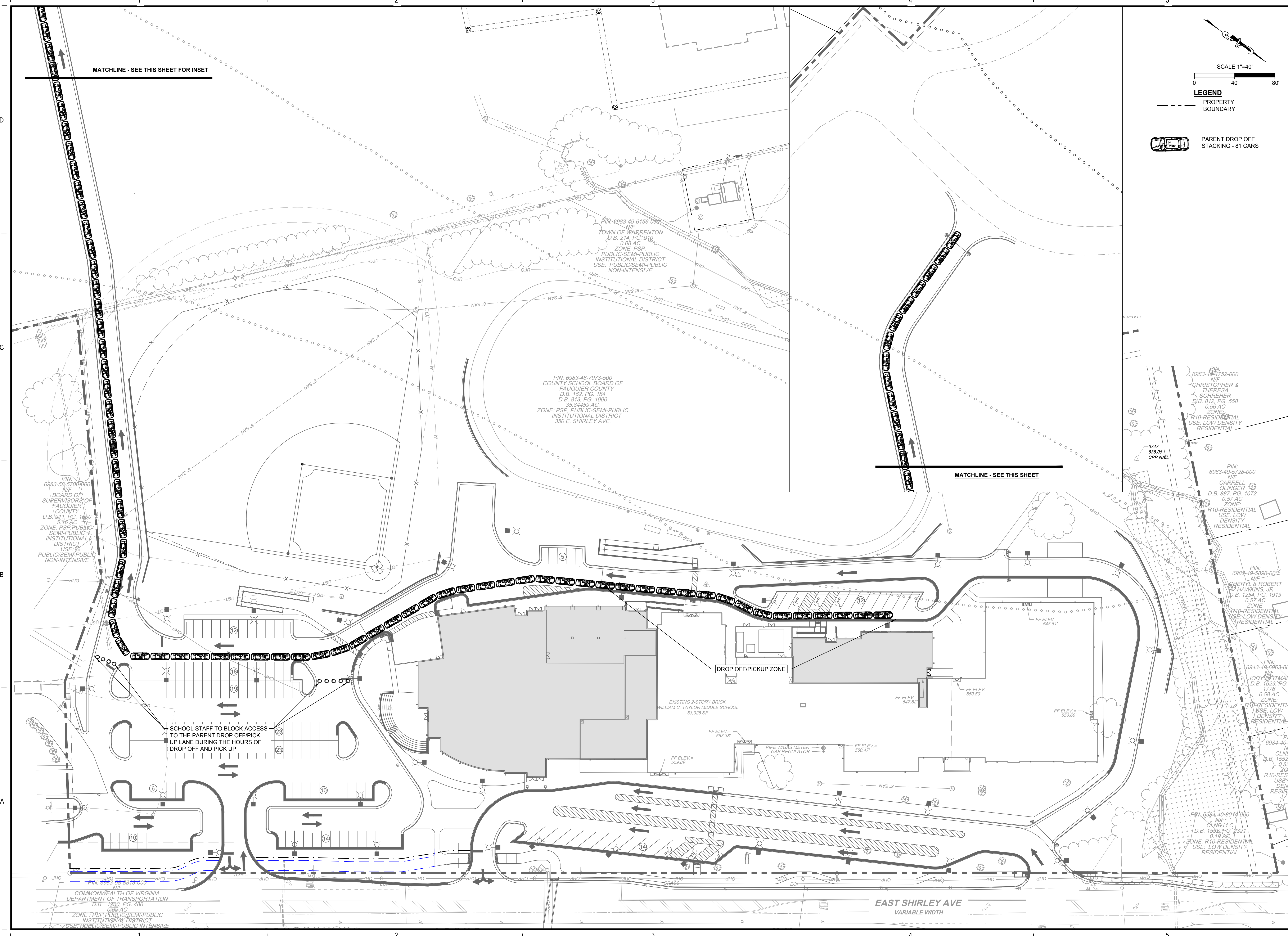
NOT*FOR*CONSTRUCTION
01/12/2024
SUP APPLICATION

TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
FAUQUIER COUNTY PUBLIC SCHOOLS
350 EAST SHIRLEY AVENUE
WARRENTON, VA 20186
SPECIAL USE PERMIT PLAN - AUTO-TURN

PROJECT
DRAWING
SHEET
C3.03

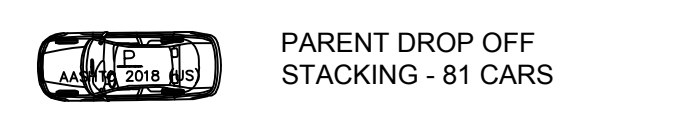
- PIN: 6983-59-7096-000 N/F DEBORAH PHILIPS & DANE RECTOR & MARY RECTOR & RONALD RECTOR & WAYNE RECTOR D.B. 177, PG. 1297 0.50 AC ZONE: R10-RESIDENTIAL USE: MEDIUM DENSITY RESIDENTIAL
- PIN: 6983-59-6245-000 N/F ANITA RECTOR & DANE RECTOR D.B. 1652, PG. 1561 0.39 AC ZONE: R-10, RESIDENTIAL DISTRICT USE: MEDIUM DENSITY RESIDENTIAL
- PIN: 6983-59-5376-000 N/F ALMA RECTOR & RONALD RECTOR D.B. 431, PG. 558 0.23 AC ZONE: R-10, RESIDENTIAL DISTRICT USE: MEDIUM DENSITY RESIDENTIAL
- PIN: 6983-59-5252-000 N/F TOWN OF WARRENTON D.B. 778, PG. 184 0.23 AC ZONE: PSP, PUBLIC/SEMI-PUBLIC INSTITUTIONAL DISTRICT USE: PUBLIC/SEMI-PUBLIC INTENSIVE
- PIN: 6983-59-5418-000 N/F ANTIJWAN BLAND & SHERELLE SMITH D.B. 273, PG. 2311 0.38 AC ZONE: R-10, RESIDENTIAL DISTRICT USE: MEDIUM DENSITY RESIDENTIAL
- PIN: 6983-59-4578-000 N/F JOHN CROCKER & MELISSA CROCKER D.B. 1730, PG. 862 0.25 AC ZONE: R-10, RESIDENTIAL DISTRICT USE: MEDIUM DENSITY RESIDENTIAL
- PIN: 6983-59-2711-000 N/F DANIEL LOWERY & LINDA LOWERY D.B. 494, PG. 748 0.73 AC ZONE: C, COMMERCIAL DISTRICT USE: GREENWAY AND WELLNESS MIXED USE
- PIN: 6983-59-0992-000 N/F DANIEL LOWERY & LINDA LOWERY D.B. 494, PG. 748 1.01 AC ZONE: C, COMMERCIAL DISTRICT USE: GREENWAY AND WELLNESS MIXED USE
- PIN: 6983-40-9127-000 N/F BOWER FAMILY HOLDINGS LLC D.B. 1322, PG. 803 1.92 AC ZONE: C, COMMERCIAL DISTRICT USE: COMMERCIAL USE

6/30/2023 11:07:37 AM
Address: Docs:\21352-00 FCP3 Middle School\21352-00-23 FCP3 Taylor MS - ARCH.rvt



SCALE 1"=40'
0 40' 80'

LEGEND
- - - PROPERTY BOUNDARY



SUP 2ND SUB	DES
TG	BY
01/12/2024	DATE
1	MARK
	REVISIONS

09/07/2023	21352-00	TIMMONS	PVN
DATE	PROJECT	DESIGNED	CHECKED
		DRAWN	

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115 South 15th Street, Suite 502
Richmond, Virginia 23219
(804)277-8987

NOT FOR CONSTRUCTION
01/12/2024
SUP APPLICATION

PROJECT: TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
FAUQUIER COUNTY PUBLIC SCHOOLS
350 EAST SHIRLEY AVENUE
WARRENTON, VA 20186


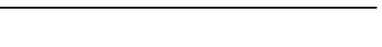
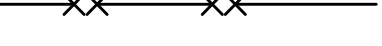
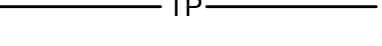


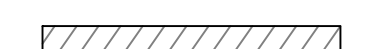




DRAWING: SPECIAL USE PERMIT PLAN - AUTO-TURN

VIRGINIA DEPARTMENT OF EDUCATION: 03B-67-00-01
FEB T8D

SHEET
C3.04

MATCHLINE - SEE SHEET L1.04

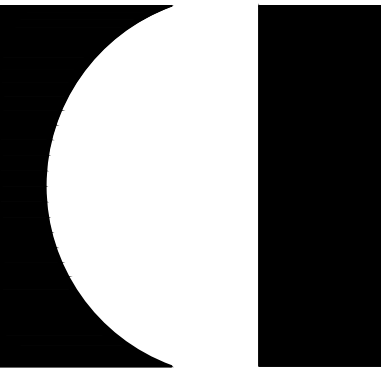
LEGEND

-  PROPERTY BOUNDARY
-  PROPOSED CONTOUR
-  SILT FENCE
-  TREE PROTECTION FENCING
-  EXISTING TREELINE
-  PROPOSED TREELINE
-  ROOT PRUNING
-  AREA OF ROOT IMPACT
-  CRITICAL ROOT ZONE (CRZ)
-  EX. TREE
-  TREE TO BE REMOVED

SCALE 1"=40'

SUP 2ND SUB			
TG			DES
1	01/12/2024		BY
			DATE
			MARK
			REVISIONS

09/07/2023	21352-00	TIMMONS	P/W
DATE	PROJECT	DESIGNED	CHECKED
		DRAWN	



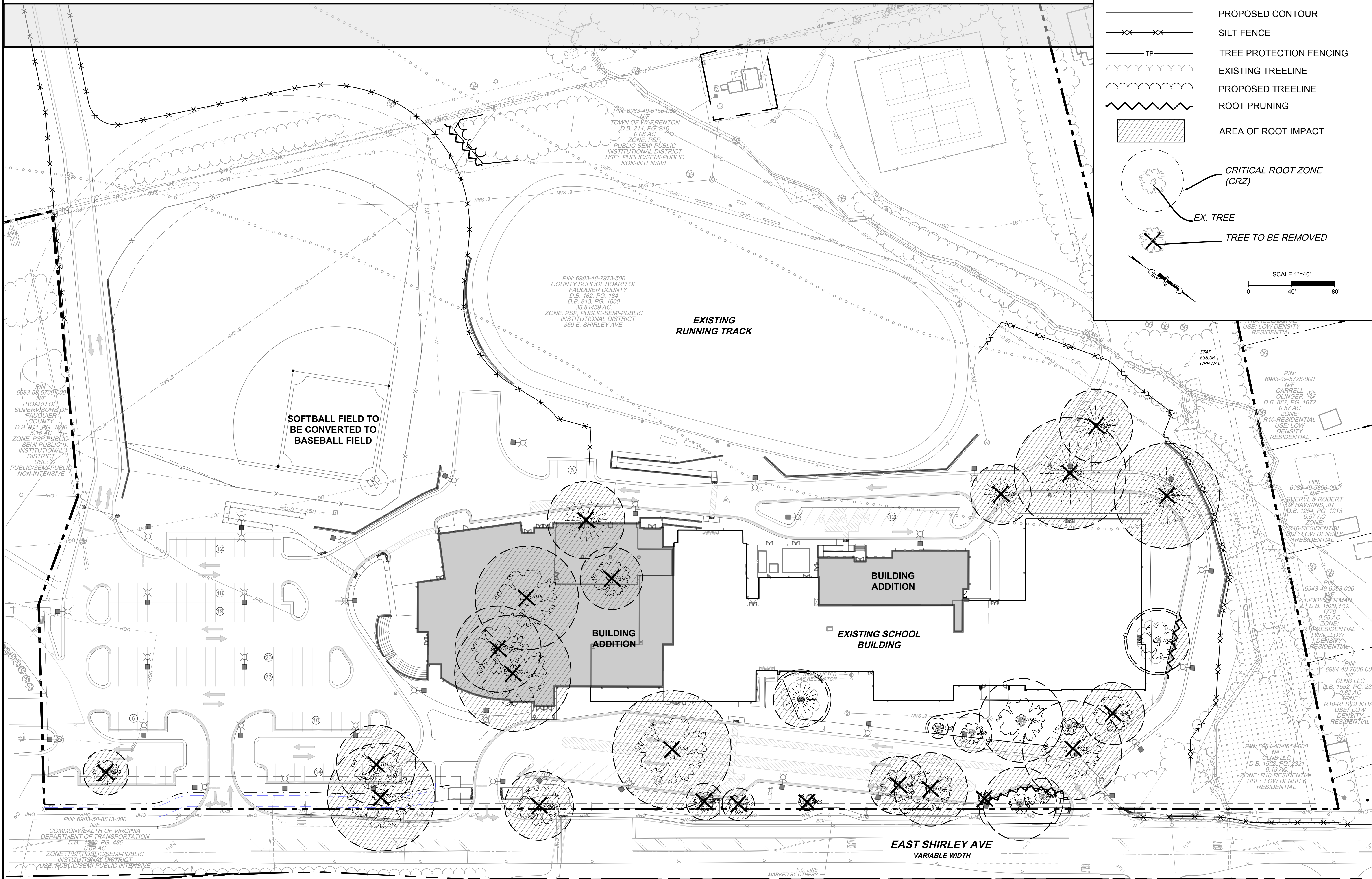
RRMM ARCHITECTS, PC
115 South 15th Street, Suite 502
Richmond, Virginia 23219
(804)277-8987

NOT FOR CONSTRUCTION
01/12/2024
SUP APPLICATION

PROJECT: TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
FAUQUIER COUNTY PUBLIC SCHOOLS
350 EAST SHIRLEY AVENUE
WARRENTON, VA 20186
DRAWING: SPECIAL USE PERMIT - TREE PRESERVATION
VIRGINIA DEPARTMENT OF EDUCATION: 030-FP-001-01
IFB: TBD

SHEET
L1.03

8/30/2023 11:07:37 AM Autodesk Docs:21352-00 FCPSS Taylor Middle School\21352-00\23 FCPSS Taylor MS - ARCH.rvt



PIN: 6983-59-7096-000 N/F DEBORAH PHILIPS & DANE RECTOR & MARY RECTOR & RONALD RECTOR & WAYNE RECTOR D.B. 177, PG. 1297 D.B. 232, PG. 442 0.30 AC	PIN: 6983-59-6245-000 N/F ANITA RECTOR & DANE RECTOR D.B. 1662, PG. 1561 0.39 AC ZONE: R-10, RESIDENTIAL DISTRICT	PIN: 6983-59-5376-000 N/F ALMA RECTOR & RONALD RECTOR D.B. 431, PG. 558 0.23 AC ZONE: R-10, RESIDENTIAL DISTRICT	PIN: 6983-59-5252-000 N/F TOWN OF WARRENTON D.B. 778, PG. 184 4.60 AC	PIN: 6983-59-5418-000 N/F ANTJWAN BLAND & SHERELLE SMITH D.B. 278, PG. 2311 0.38 AC ZONE: R-10, RESIDENTIAL DISTRICT	PIN: 6983-59-2711-000 N/F DANIEL LOWERY & LINDA LOWERY D.B. 494, PG. 748 0.73 AC ZONE: C, COMMERCIAL DISTRICT USE: GREENWAY AND WELLNESS MIXED USE	PIN: 6983-40-9127-000 N/F DANIEL LOWERY & LINDA LOWERY D.B. 494, PG. 748 1.01 AC ZONE: C, COMMERCIAL DISTRICT USE: GREENWAY AND WELLNESS MIXED USE	PIN: 6983-40-9127-000 N/F BOWEN FAMILY HOLDINGS LLC D.B. 1522, PG. 803 1.92 AC ZONE: C, COMMERCIAL DISTRICT USE: COMMERCIAL USE
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WARRENTON BRANCH GREENWAY

EXISTING RUNNING TRACK

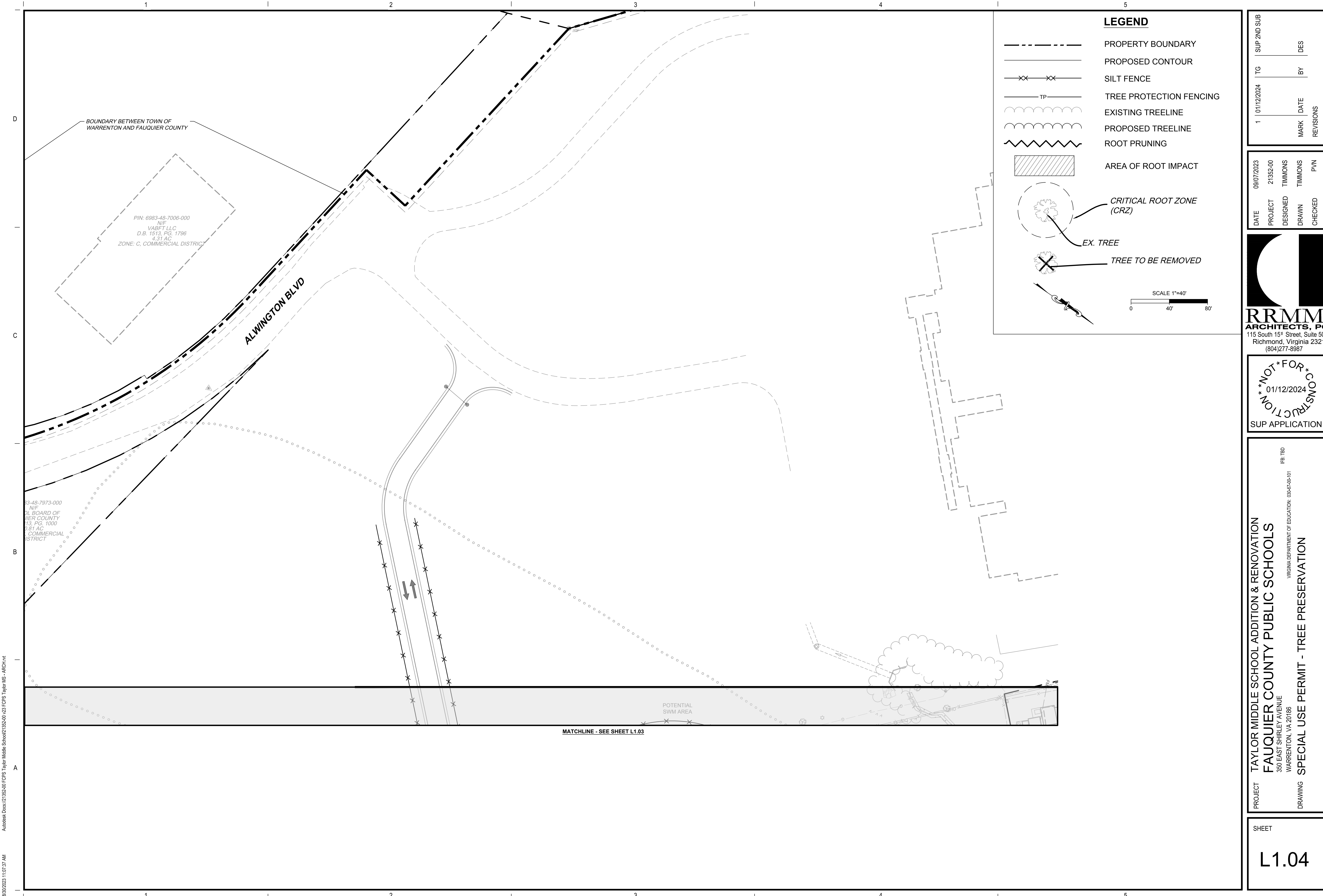
SOFTBALL FIELD TO BE CONVERTED TO BASEBALL FIELD

BUILDING ADDITION

BUILDING ADDITION

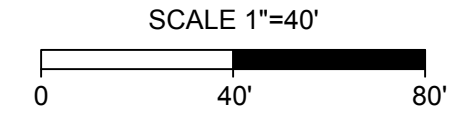
EXISTING SCHOOL BUILDING

EAST SHIRLEY AVE
VARIABLE WIDTH



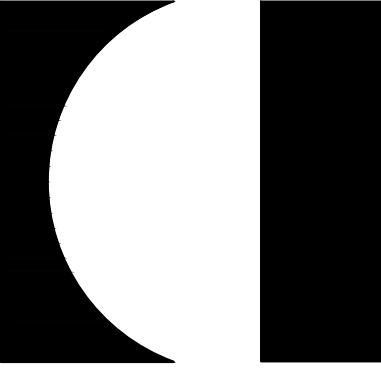
LEGEND

- PROPERTY BOUNDARY
- PROPOSED CONTOUR
- X-X- SILT FENCE
- TP- TREE PROTECTION FENCING
- ~~~~~ EXISTING TREELINE
- - - - - PROPOSED TREELINE
- ~~~~~ ROOT PRUNING
- [Hatched Box] AREA OF ROOT IMPACT
- (Circle with Tree) CRITICAL ROOT ZONE (CRZ)
- (Tree Symbol) EX. TREE
- (Tree Symbol with X) TREE TO BE REMOVED



DATE	01/12/2024	MARK	DATE
PROJECT	TG	BY	DES
DESIGNED	09/07/2023	DRAWN	REVISIONS
CHECKED	21352-00	TIMMONS	P/VN
DRAWN	TIMMONS	TIMMONS	

DATE	09/07/2023	MARK	DATE
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DESIGNED	09/07/2023	DRAWN	REVISIONS
CHECKED	21352-00	TIMMONS	P/VN
DRAWN	TIMMONS	TIMMONS	



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 01/12/2024
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PROJECT: TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
FAUQUIER COUNTY PUBLIC SCHOOLS
 350 EAST SHIRLEY AVENUE
 WARRENTON, VA 20186
 DRAWING: SPECIAL USE PERMIT - TREE PRESERVATION

SHEET
L1.04

6/30/2023 11:07:37 AM Autodesk Docs://21352-00 FCPs Taylor Middle School/21352-00-23 FCPs Taylor MS - ARCH-14

BOUNDARY BETWEEN TOWN OF WARRENTON AND FAUQUIER COUNTY

PIN: 6983-48-7006-000
 N/F
 VADPT LLC
 D.B. 1513, PG. 1796
 4.31 AC
 ZONE: C, COMMERCIAL DISTRICT

3-48-7973-000
 N/F
 PL BOARD OF FAUQUIER COUNTY
 13, PG. 1000
 0.81 AC
 COMMERCIAL DISTRICT

ALWINGTON BLVD

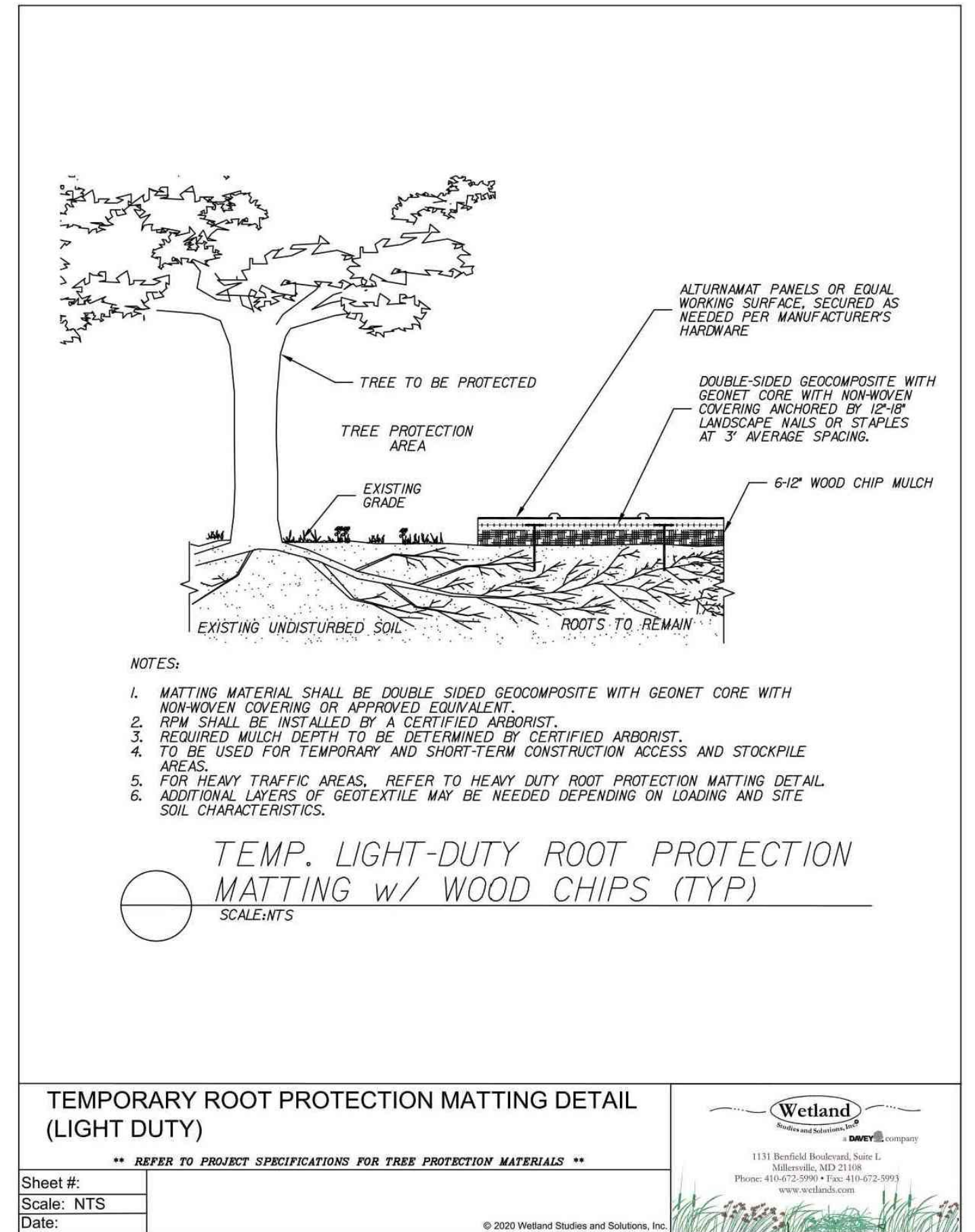
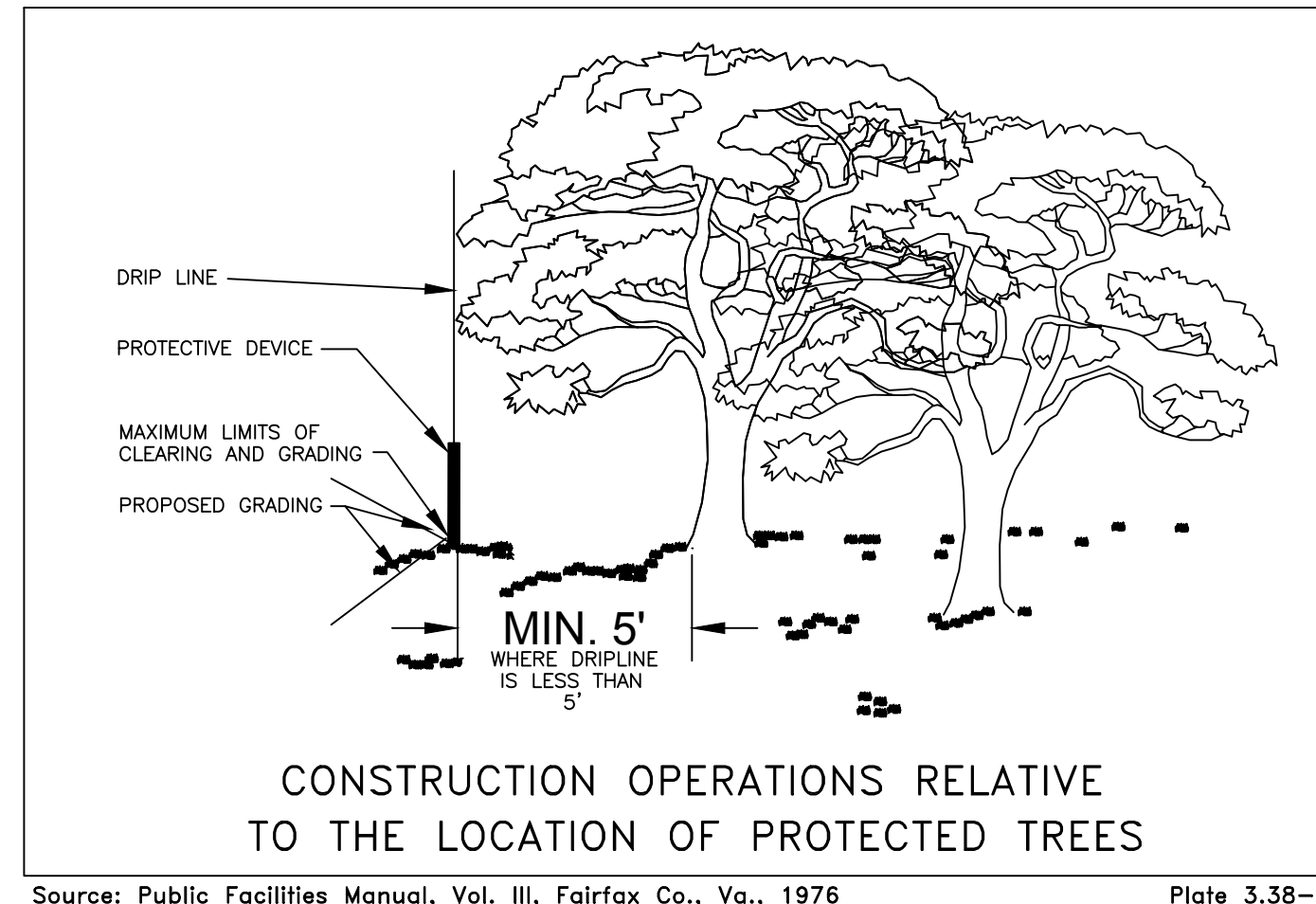
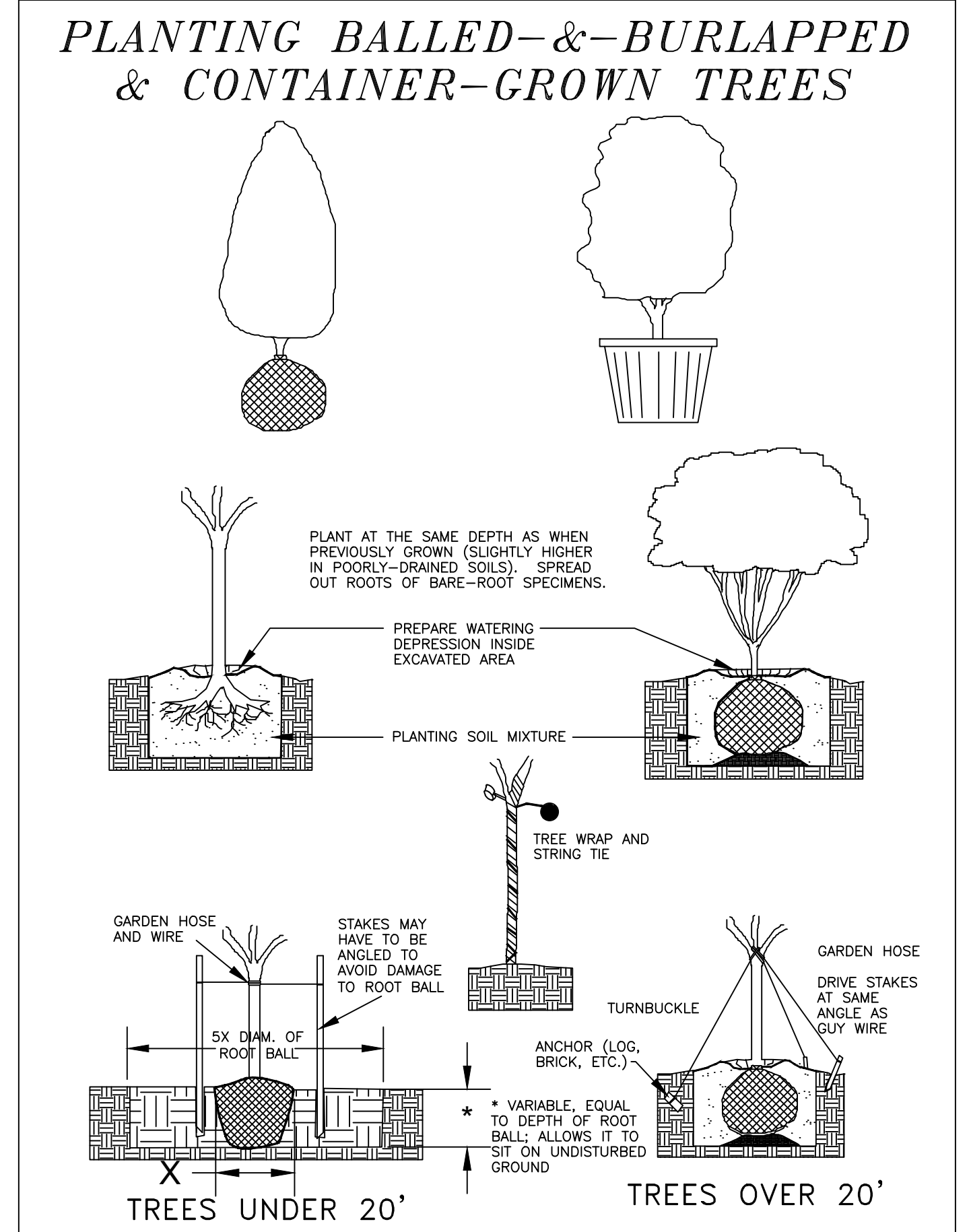
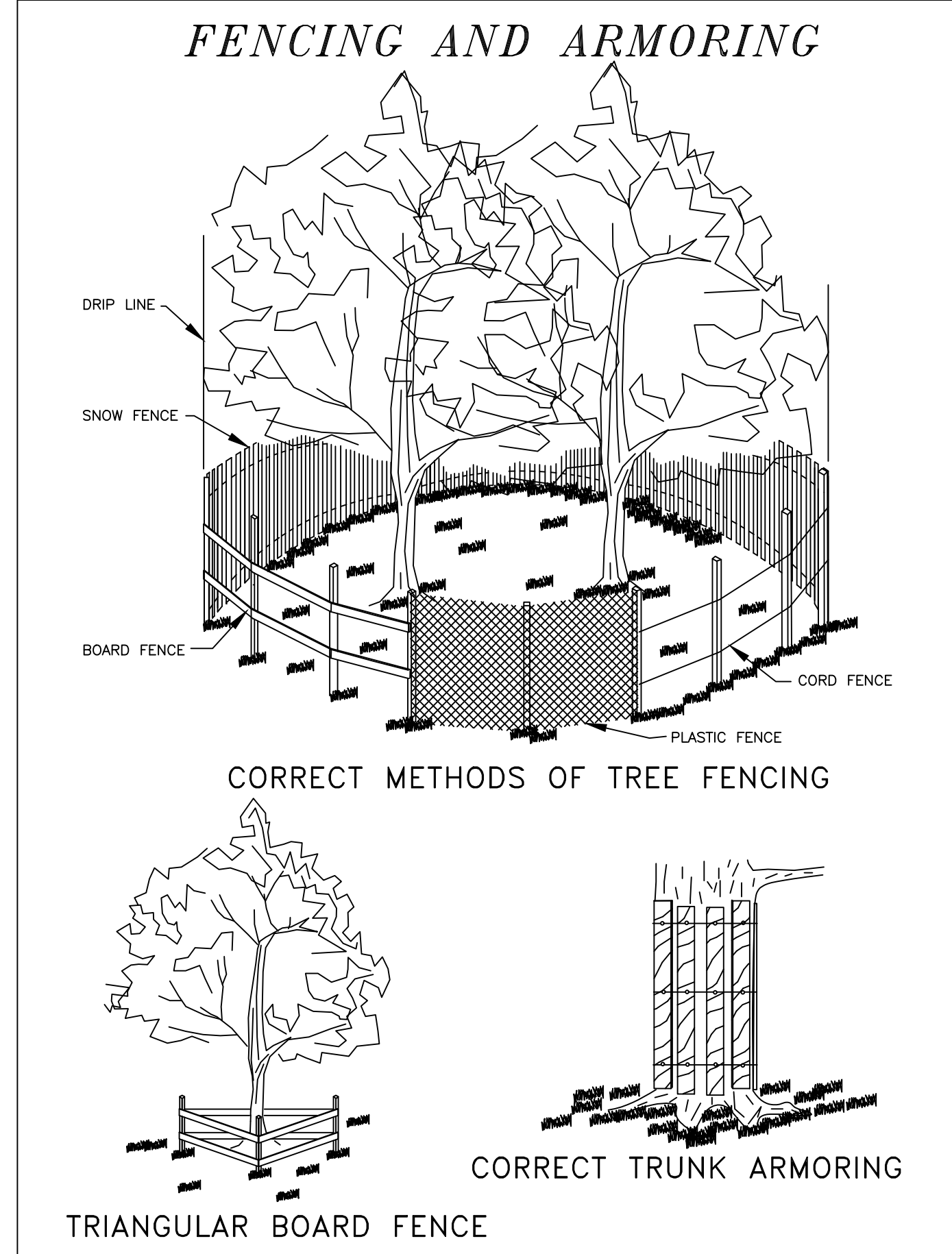
POTENTIAL SWM AREA

MATCHLINE - SEE SHEET L1.03

TREE INVENTORY AND CONDITION ANALYSIS

Table with columns: TREE NO., BOTANICAL NAME, COMMON NAME, D.B.H. (in.), CONDITION, CRZ (SF), CRZ IMPACT (SF), CRZ IMPACT %, DISPOSITION. Rows list various tree species like Quercus alba, Prunus spp., Pinus strobus, etc.

Table with columns: STATU S, ROOT PRUNING, CROWN REDUCTION, WATERING, FERTILIZING, MULCHING, OTHER. A grid for recording tree care activities.



SUP 2ND SUB
TG
01/12/2024
MARK DATE REVISIONS

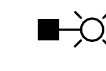
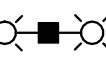

09/07/2023
PROJECT 21652-00
DESIGNED TIMMONS
DRAWN TIMMONS
CHECKED P/VN

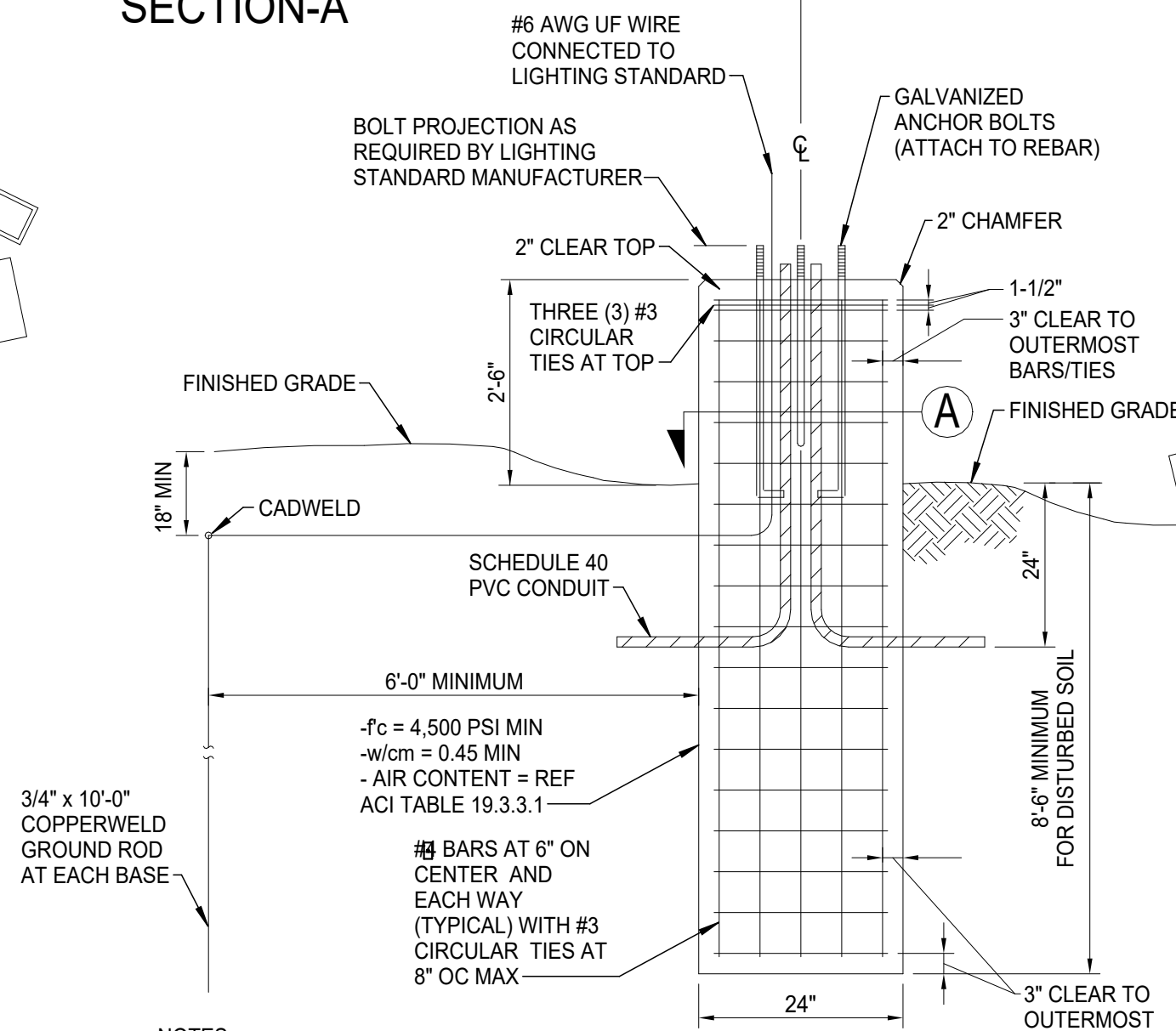
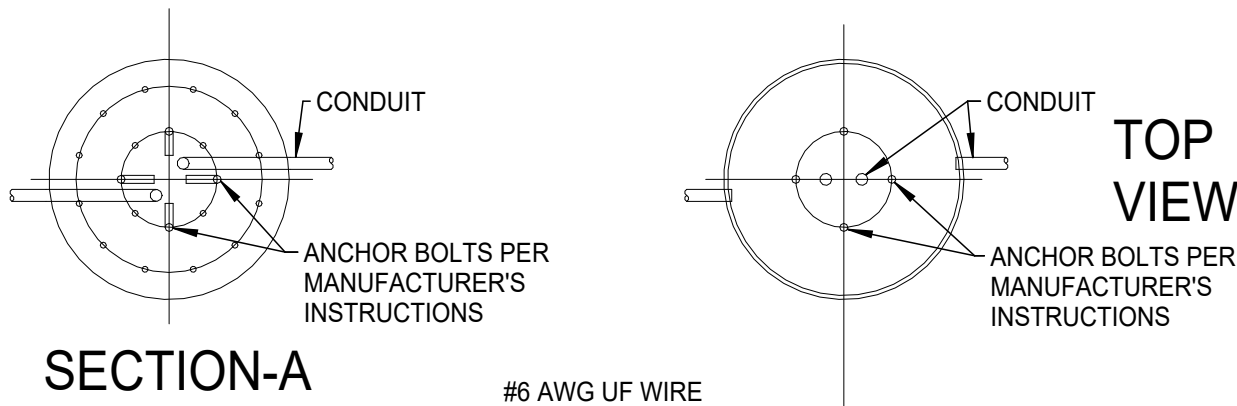
RRMM ARCHITECTS, PC
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(804)277-8987

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* 01/12/2024
SUP APPLICATION

TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
FAUQUIER COUNTY PUBLIC SCHOOLS
350 EAST SHIRLEY AVENUE
WARRENTON, VA 20186
SPECIAL USE PERMIT - TREE PRES NOTES AND DETAILS

SHEET
L1.05
L1.05

SITE LIGHT LEGEND	
	LED SINGLE HEAD LED POLE LIGHT ON CONCRETE BASE B AT 22.5'.
	LED DOUBLE HEAD LED POLE LIGHT ON CONCRETE BASE B AT 22.5'.
	LED SINGLE HEAD LED WALL MOUNTED LIGHT AT 12'.



- NOTES:
- POLE FOUNDATIONS TO BE SET-BACK FROM PAVEMENT OR CURB AT LEAST 4'-0".
 - REFER TO NEC 410.30 FOR BONDING, GROUNDING AND OTHER CODES REGARDING LIGHTING POLE INSTALLATIONS.
 - CYLINDER TYPE CONCRETE BASE ABOVE AND BELOW GRADE. CONCRETE MIXTURE 4,500 PSI.
 - NOMINAL MAXIMUM AGGREGATE SIZE SHALL BE 1" WITH TARGET AIR CONTENT 6 PERCENT PER F2 CLASSIFICATION.

LIGHTING STANDARD FOUNDATION (B)
SCHEMATIC

GENERAL SITE LIGHTING ELECTRICAL NOTES:

- THE SITE LIGHTING WILL BE DEVELOPED IN ACCORDANCE WITH FAUQUIER COUNTY LIGHTING SUPPLEMENTAL USE REGULATIONS AND STANDARDS.
- ALL LIGHT POLE LUMINAIRES AND EXTERIOR BUILDING MOUNTED LIGHTS ARE LED TYPE WITH FULL CUTOFF (NOT UPLIGHTING) WITH LIGHT SHIELDING TO PREVENT LIGHT POLLUTION AND GLARE (LOW BUG RATING) TO FRONT ROAD AT SCHOOL AND ADJOINING PROPERTY LINES.
- PUBLIC STREET LIGHTING MAXIMUM FOOTCANDLES WILL BE NO HIGHER THAN 1.0 FC AND LIGHT TRESPASS TO ADJOINING PROPERTIES WILL BE NO HIGHER THAN 0.5 FC.
- ALL BUILDING MOUNTED LIGHTS AND POLE LIGHTS OUTPUT WILL BE REDUCE BY 50 PERCENT AFTER CLOSING PER TIME SCHEDULE THAT MEETING THE GUIDELINES. ALL OF THE EXTERIOR LIGHTS WILL TURN OFF AFTER THE FIRST REDUCTION IN LIGHT AT A TIME SETTING PER THE STANDARDS. IF EXTERIOR LIGHTING IS TO BE USED AFTER 11 PM, IT WILL BE USED AT REDUCED 50 PERCENT OUTPUT. ALL EXTERIOR LIGHTS SHALL HAVE INTEGRAL PHOTOCELLS TO ALLOW THE LIGHTS TO COME ON DURING OFF HOURS TO ALLOW PEOPLE TO ENTER THE SITE AND GET TO THE BUILDING. ONLY THE ACTIVATED PHOTOCELLS AND RESPECTIVE LIGHTS WILL TURN ON FOR A SET TIME AND THAN TURN OFF UNLESS ACTIVATED AGAIN. THE CONTROLLING LIGHTING CONTACTORS SHALL ALSO HAND OFF AUTOMATIC CONTROLS.
- ALL LIGHT FIXTURES SHALL HAVE REPLACEABLE LEDS AND DRIVES FOR MAINTENANCE PURPOSES.
- POLE LIGHT FIXTURES SHALL NOT BE HIGHER AND 22.5 WITH CONCRETE BASE.
- ALL CONDUITS SERVING POLL LIGHTS SHALL BE UNDERGROUND AND CONCEALED WITHIN BASE AND POLE.



SUP 2ND SUB	DES
01/12/2024	MARK DATE
1	REVISIONS

DATE	PROJECT	DESIGNED	DRAWN	CHECKED
09/07/2023	21352-00	ROS	ROS	ROS



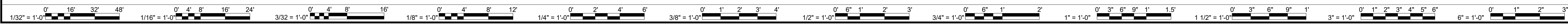
PROJECT TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
FAUQUIER COUNTY PUBLIC SCHOOLS
 350 EAST SHIRLEY AVENUE
 WARRENTON, VA 20186

VIRGINIA DEPARTMENT OF EDUCATION: 030-97-00-101

SPECIAL USE PERMIT - ELECTRICAL SITE PLAN

IFB: TBD
 030-97-00-101

SHEET
E-401B

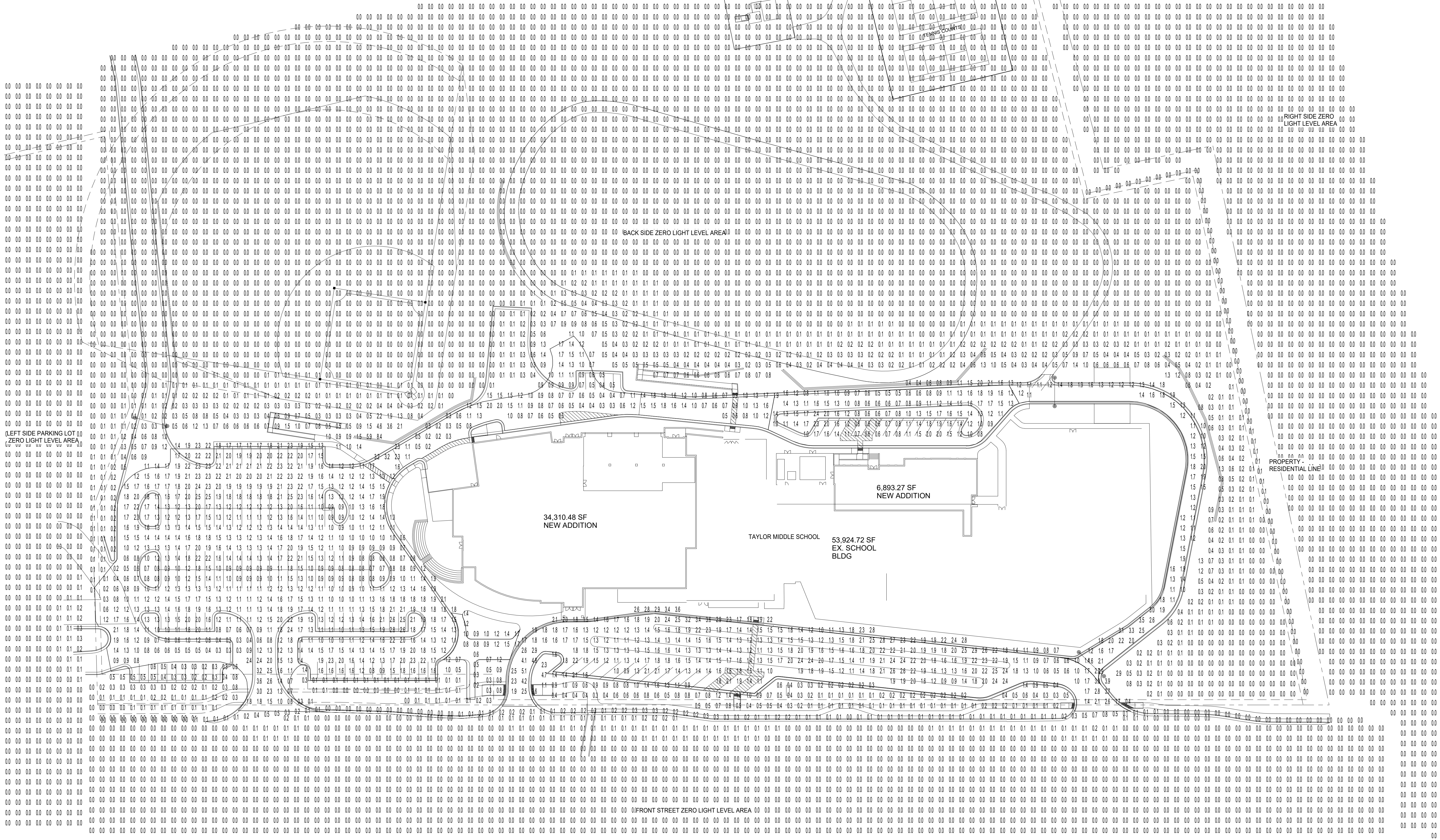


PHOTOMETRICS

LOCATION	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN RATIO	AVERAGE/MIN RATIO
BACK LOT	1.2 FC	2.4 FC	0.4 FC	6.0 : 1	3.0 : 1
EAST DRIVE	1.6 FC	3.5 FC	1.0 FC	3.5 : 1	1.6 : 1
FRONT LOT	1.8 FC	5.1 FC	0.4 FC	12.8 : 1	4.5 : 1
FRONT ROADWAY LINE	0.1 FC	0.8 FC	0.0 FC	N/A	N/A
FRONT SIDE WALK	1.0 FC	1.7 FC	0.2 FC	8.5 : 1	5.0 : 1
LARGE WEST LOT	1.4 FC	3.6 FC	0.1 FC	36.0 : 1	14.0 : 1
NORTH WEST DRIVE	1.0 FC	3.2 FC	0.2 FC	16.0 : 1	5.0 : 1
RESIDENTIAL LINE	0.0 FC	0.1 FC	0.0 FC	N/A	N/A
BACK SIDE ZERO LT LEVELS	0.0 FC	0.9 FC	0.0 FC	N/A	N/A
FRONT SIDE ZERO LT LEVELS	0.0 FC	0.1 FC	0.0 FC	N/A	N/A
LEFT SIDE ZERO LT LEVELS	0.0 FC	0.3 FC	0.0 FC	N/A	N/A
RIGHT SIDE ZERO LT LEVELS	0.0 FC	0.0 FC	0.0 FC	N/A	N/A

GENERAL NOTE THIS SHEET:

- SEE SHEET E401B FOR POLE LIGHT AND BUILDING MOUNTED LIGHT LOCATIONS.



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RRMM ARCHITECTS, PC
115 South 15th Street, Suite 502
Richmond, Virginia 23219
(804)277-8987

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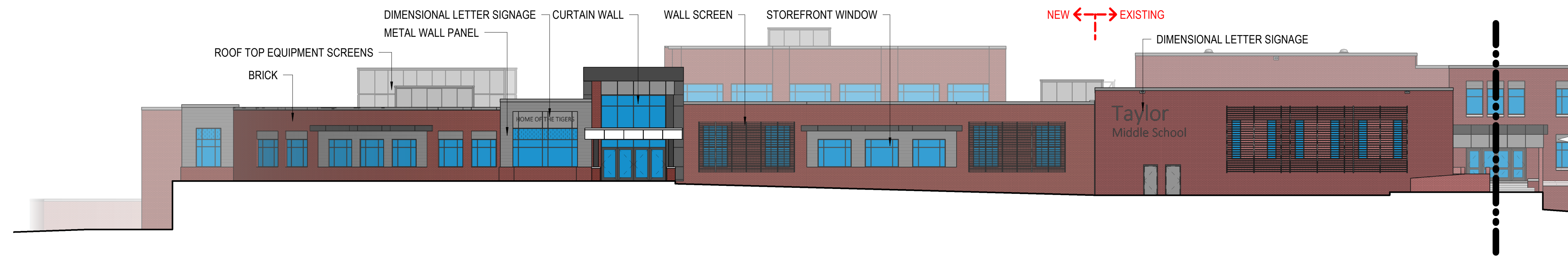
PROJECT: TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
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360 EAST SHIRLEY AVENUE
WARRENTON, VA 20186

DRAWING: SPECIAL USE PERMIT - ELECTRICAL SITE PLAN
PHOTOMETRICS

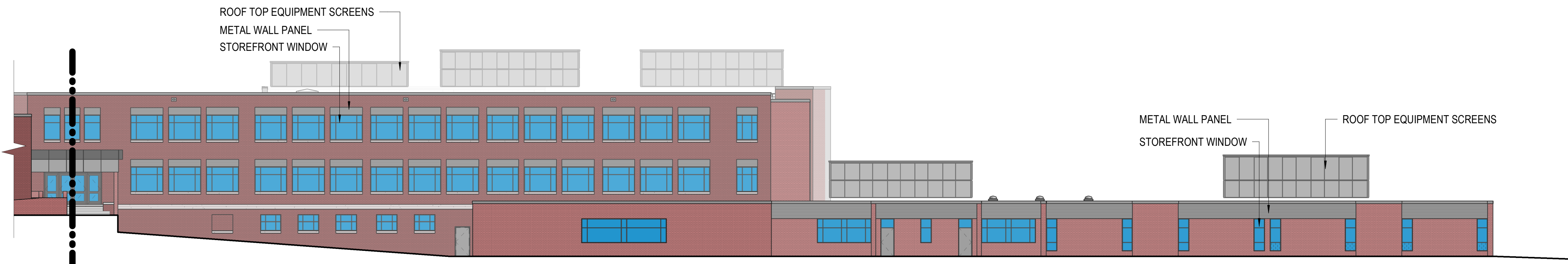
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IFB: TBD

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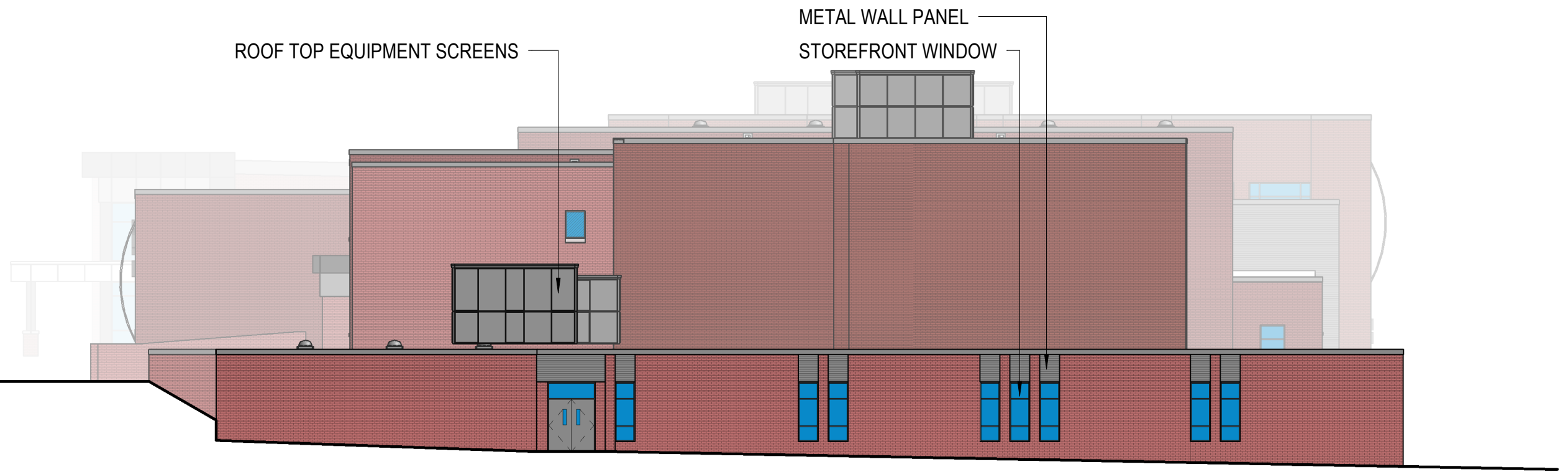




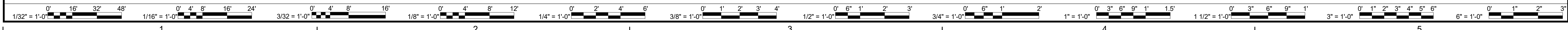
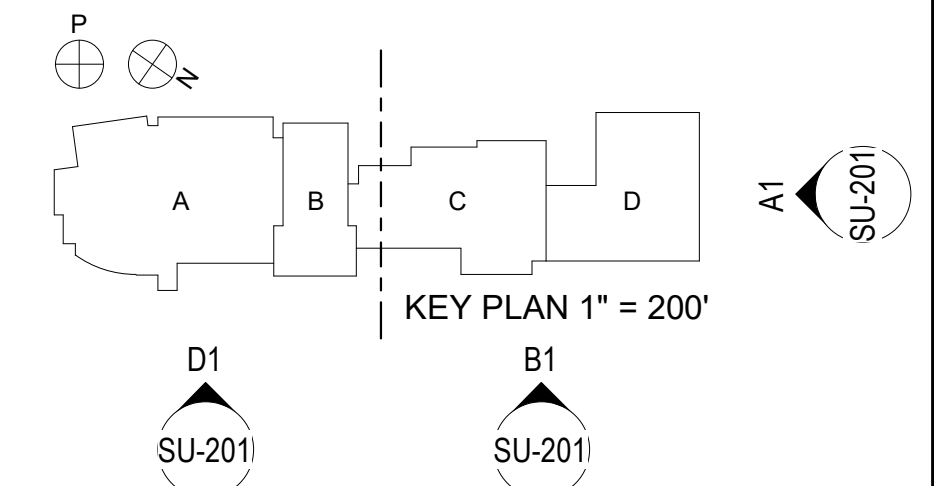
D1
SU-201 PLAN SOUTH ELEVATION (TRUE NORTH-EAST)
SCALE: 1/16" = 1'-0"



B1
SU-201 PLAN SOUTH ELEVATION (TRUE NORTH-EAST)
SCALE: 1/16" = 1'-0"



A1
SU-201 PLAN EAST ELEVATION (TRUE NORTH-WEST)
SCALE: 1/16" = 1'-0"



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		MARK
		DATE
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 DRAWING SPECIAL USE PERMIT - OVERALL EXTERIOR ELEVATIONS

SHEET
SU-201

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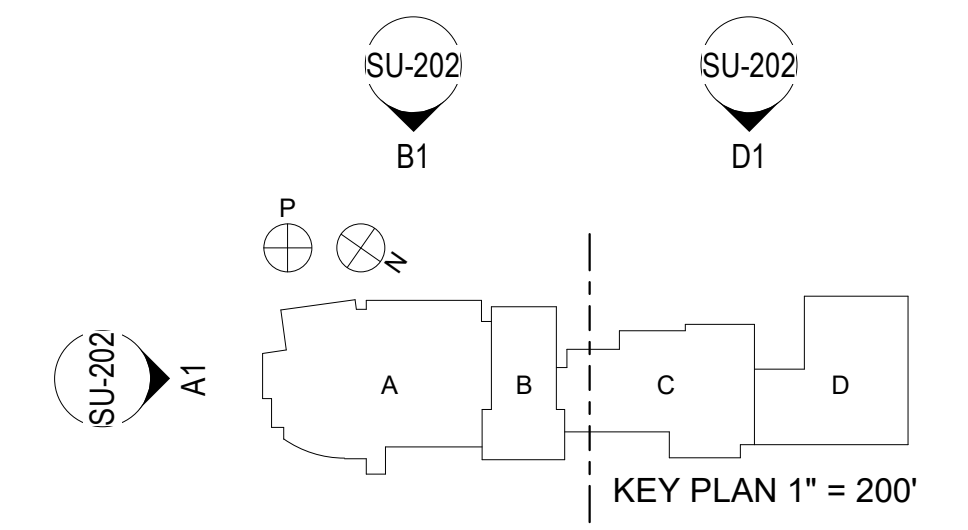
D1 PLAN NORTH ELEVATION (TRUE SOUTH-WEST)
 SU-202 SCALE: 1/16" = 1'-0"



B1 PLAN NORTH ELEVATION (TRUE SOUTH-WEST)
 SU-202 SCALE: 1/16" = 1'-0"



A1 PLAN WEST ELEVATION (TRUE SOUTH-EAST)
 SU-202 SCALE: 1/16" = 1'-0"



01/12/2024	RRMM	SUP AND SUB
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