

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'

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

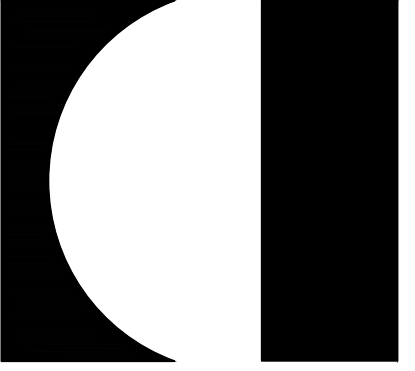
ARCHITECT: RRMM
115 SOUTH 15TH STREET, SUITE 502
RICHMOND, VA 23219
CONTACT: DOUG COFER, ARCHITECT
PHONE: 804-277-8987

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

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MARK	DATE	BY	DES
1	01/12/2024		
2	03/01/2024		

DATE	PROJECT	DESIGNED	DRAWN	CHECKED	PVN
09/07/2023	21852-00	TIMMONS	TIMMONS		



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

NOT FOR CONSTRUCTION
02/29/2024
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: 03-67-00-01
 FEB 18D

SHEET
C0.00

PROJECT NARRATIVE
 THIS SITE DEVELOPMENT 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 BY TIMMONS GROUP UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JEFFREY A. SMERALDO, A TIMMONS GROUP LICENSED SURVEYOR, 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, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, SHADED ZONE X OR AREAS OF 0.2% ANNUAL CHANCE FLOOD.

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.

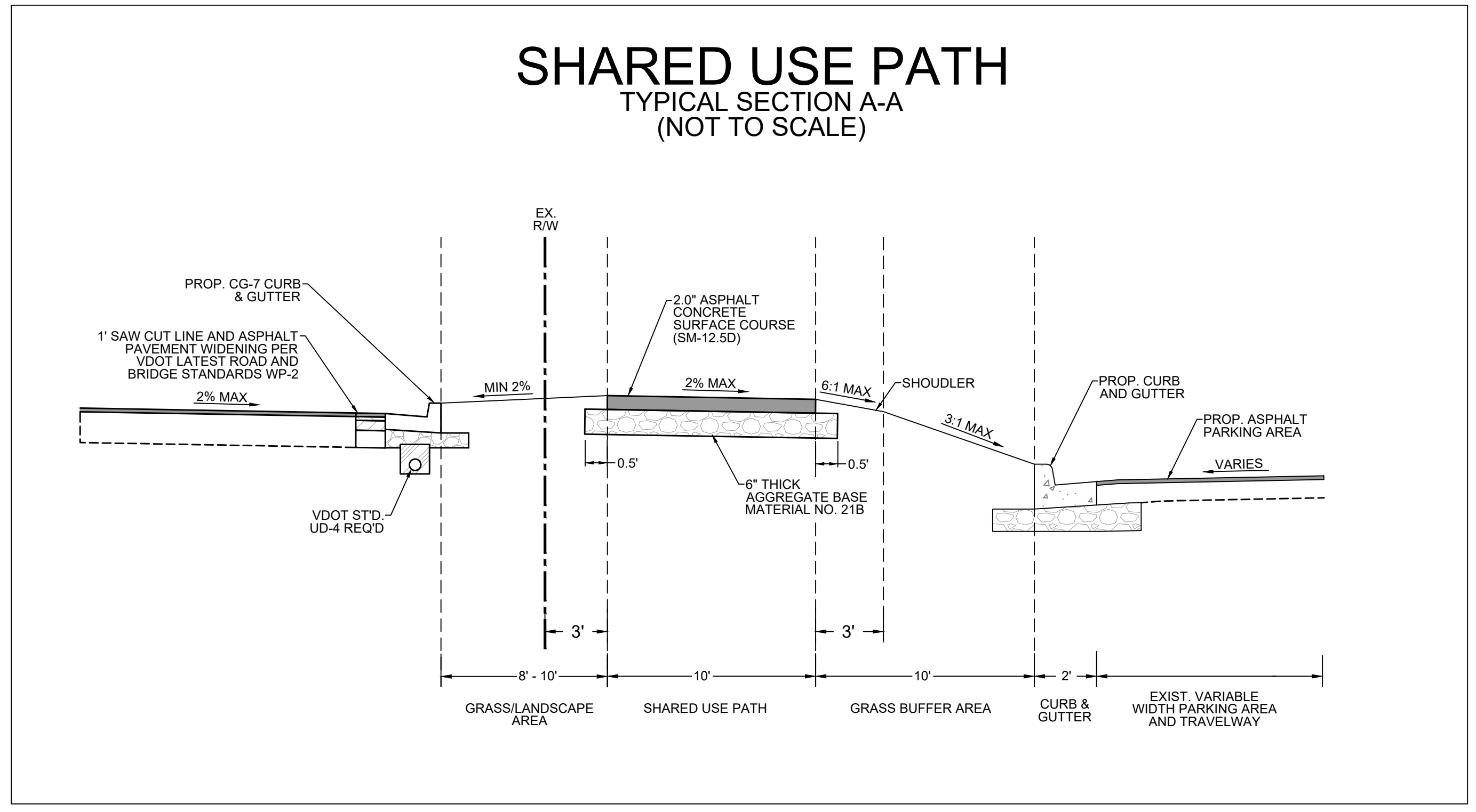
12. SOILS INFORMATION SHOWN HEREON IS TAKEN FROM THE 2007 FAUQUIER COUNTY SOIL SURVEY AND THE USDA WEB SOIL SURVEY. ORIGINAL SCALE 1" = 1000'.

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 ERRECTED 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:	39,180.5 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	
OTHER TOTAL EXISTING IMPERVIOUS AREA:	81,100 SF	
PROPOSED LOT COVERAGE:	235,000 SF	
	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 =	164 SPACES (INCLUDES 6 ADA SPACES)	
LOADING SPACES REQUIRED (AS THE TOWN ORDINANCE DOES NOT SPECIFY LOADING FOR INSTITUTIONAL USES, THE PROPOSED LOADING IS CONSISTENT WITH OTHER COUNTY MIDDLE SCHOOL FACILITIES AND MEETS THEIR OPERATIONAL NEEDS):		
LOADING SPACES PROVIDED =	2	

SOIL INFORMATION

MAP UNIT SYMBOL SOIL NAME SLOPE	SOIL DESCRIPTION	General Characteristics				LAND POTENTIALS	DEVELOPMENT POTENTIAL AND PROBLEMS LISTED	
		SOIL FEATURES		K _{sat}	CENTRAL WATER AND CENTRAL SEWER		CONVENTIONAL SEPTIC TANK AND DRAINFIELD	
12A Rohrer'sville 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
		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.					
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.					



01/12/2024
03/01/2024

09/07/2023

DATE PROJECT DESIGNED DRAWN CHECKED

21352-00
TIMMONS
TIMMONS

DES BY DATE REVISIONS

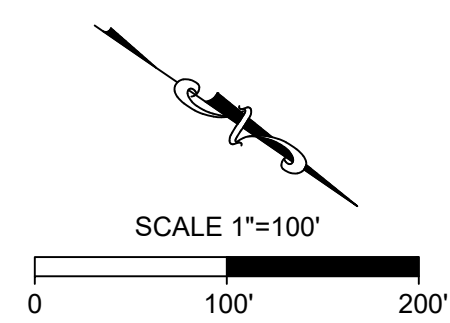
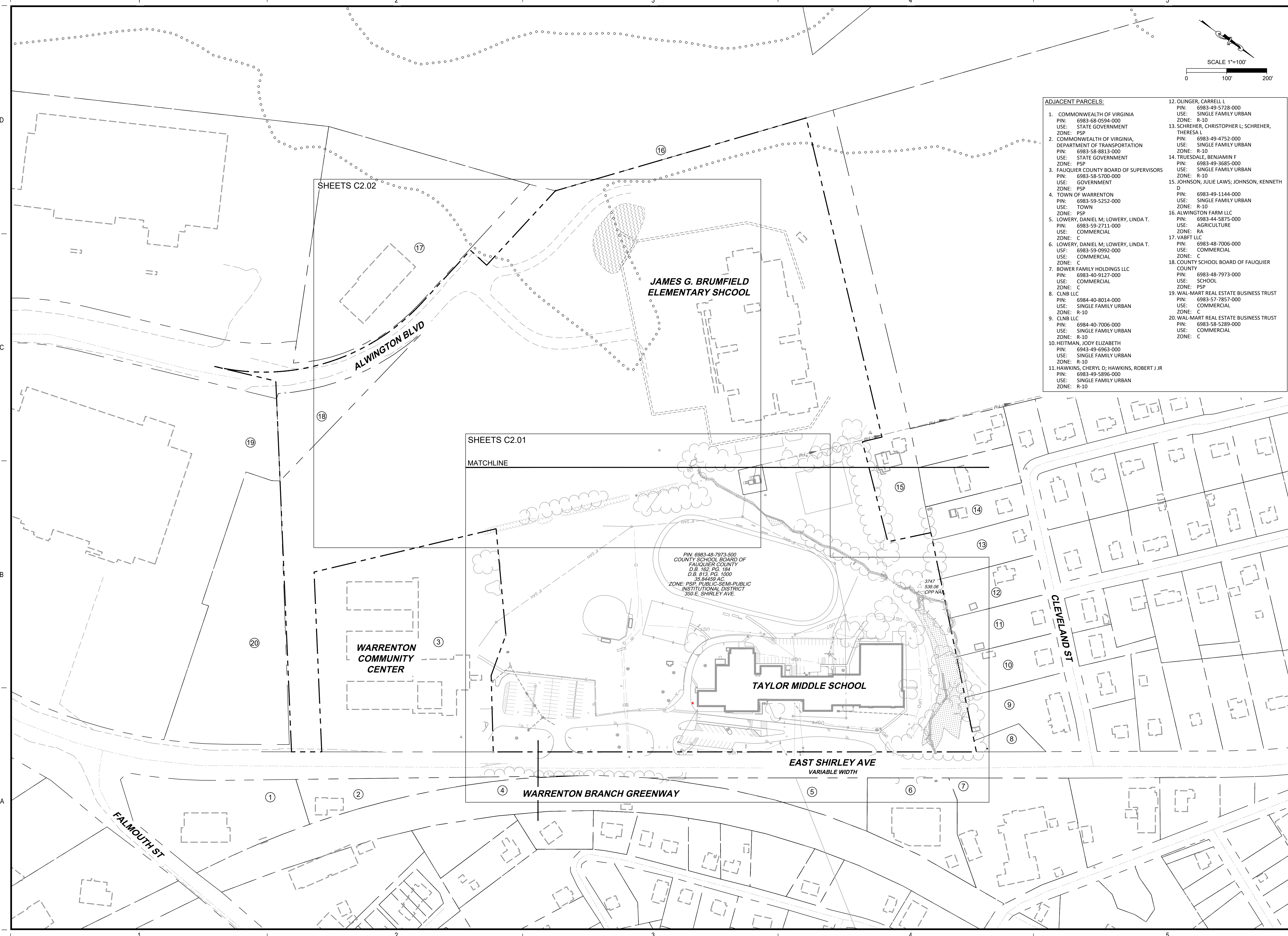
RRMM ARCHITECTS, PC
 115 South 15th Street, Suite 502
 Richmond, Virginia 23219
 (804)277-8987

NOT FOR CONSTRUCTION
 02/29/2024
 SUP APPLICATION

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

GENERAL NOTES

SHEET C1.01



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. PIN: 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	

SHEETS C2.02

SHEETS C2.01

MATCHLINE

**JAMES G. BRUMFIELD
ELEMENTARY SHCOOL**

**WARRENTON
COMMUNITY
CENTER**

TAYLOR MIDDLE SCHOOL

WARRENTON BRANCH GREENWAY

**EAST SHIRLEY AVE
VARIABLE WIDTH**

FALMOUTH ST

CLEVELAND ST

PIN: 6983-49-7973-500
COUNTY SCHOOL BOARD OF
FAUQUIER COUNTY
D.B. 162 PG. 184
D.B. 813 PG. 1000
35.84459 AC.
ZONE: PSP, PUBLIC-SEMI-PUBLIC
INSTITUTIONAL DISTRICT
320 E. SHIRLEY AVE.

3747
538.06
CPP NAME

SUP 2ND SUB	DES
SUP 3RD SUB	BY
01/12/2024	MARK
03/01/2024	DATE
1	REVISIONS
2	

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

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NOT*FOR*CONSTRUCTION
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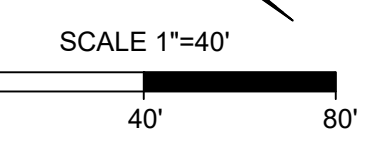
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350 EAST SHIRLEY AVENUE
WARRENTON, VA 20186

DRAWING: **OVERALL & ADJACENT OWNERS**

FILED: FEB 18 2024
VIRGINIA DEPARTMENT OF EDUCATION: 030-67-001-01

SHEET
C1.02

MATCHLINE - SEE SHEET C2.02



LEGEND

- 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

LEGEND

- PROPERTY BOUNDARY
- SOIL BOUNDARY
- SOIL IDENTIFICATION
- WETLAND BOUNDARY

54 B

- 1 01/12/2024
- 2 03/01/2024

DATE	PROJECT	DESIGNED	DRAWN	MARK	DATE	BY	DES
09/07/2023	21352-00	TIMMONS	TIMMONS				

DATE	PROJECT	DESIGNED	DRAWN	MARK	DATE	BY	DES
09/07/2023	21352-00	TIMMONS	TIMMONS				

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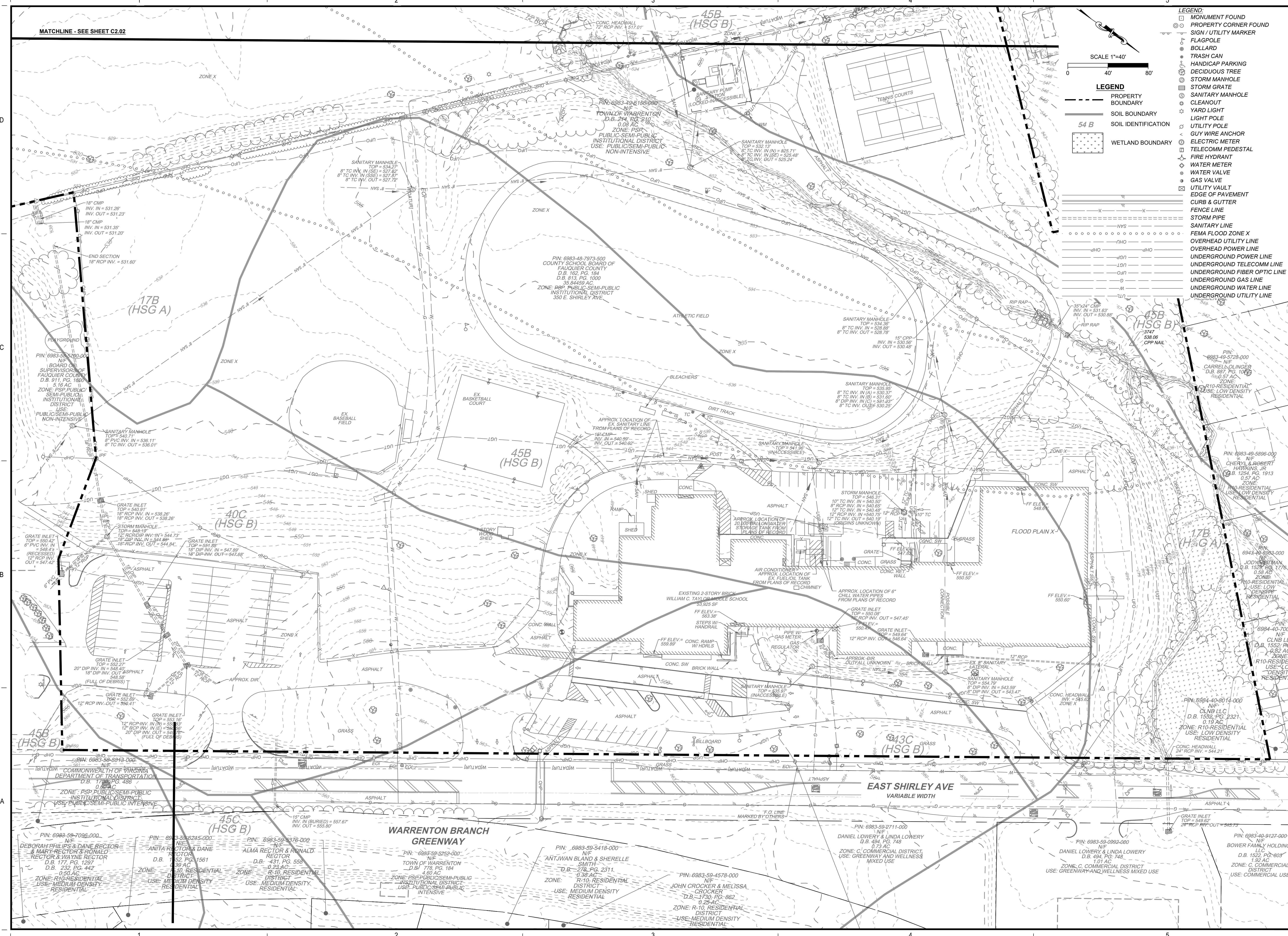
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FAUQUIER COUNTY PUBLIC SCHOOLS
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WARRENTON, VA 20186

EXISTING CONDITIONS PLAN

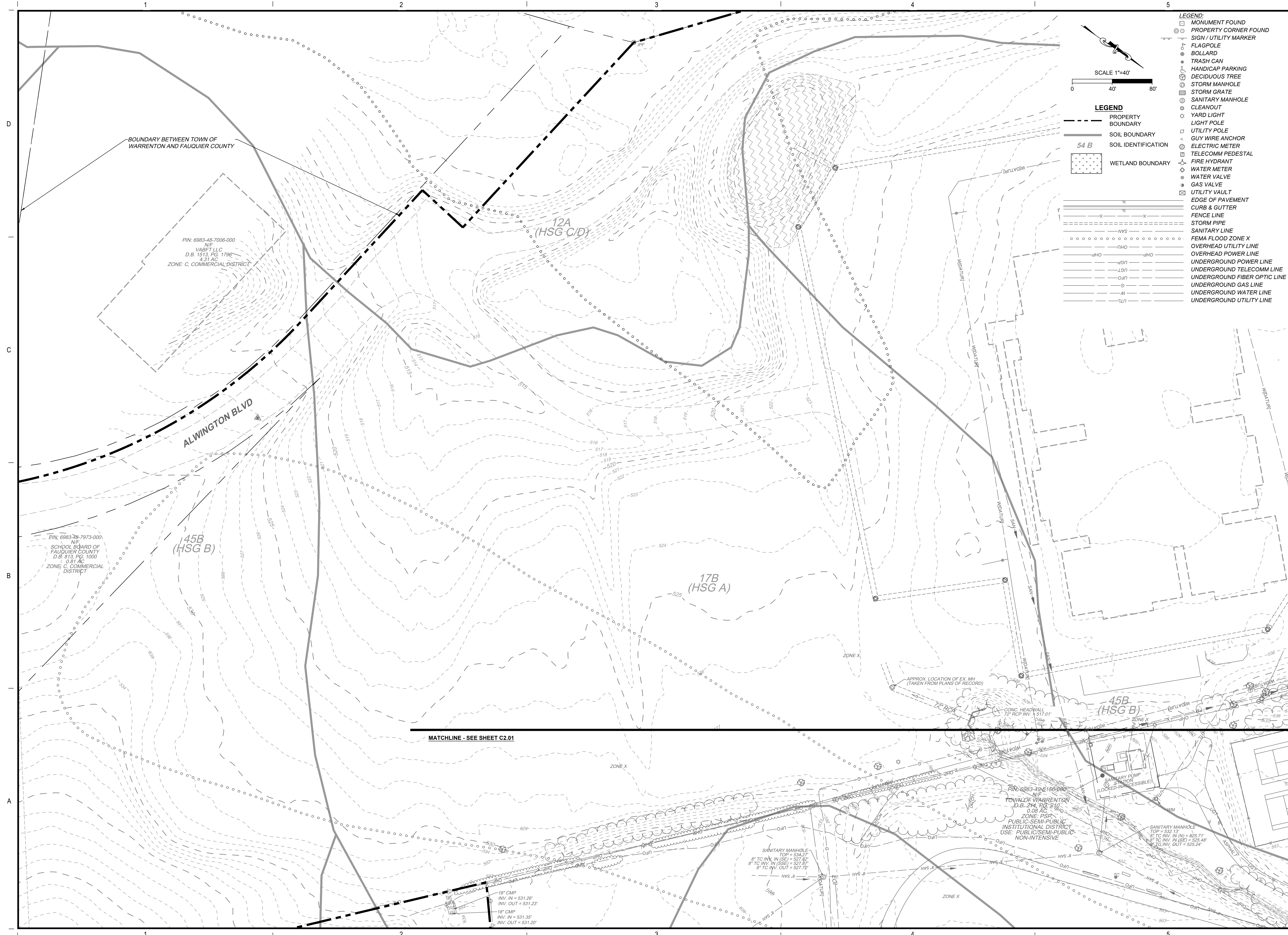
PROJECT
DRAWING

SHEET
C2.01

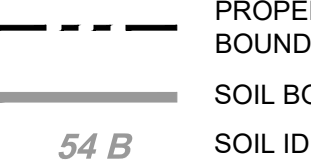


D
C
B
A

1 2 3 4 5



SCALE 1"=40'



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
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- OVERHEAD UTILITY LINE
- OVERHEAD POWER LINE
- UNDERGROUND TELECOMM LINE
- UNDERGROUND POWER LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND UTILITY LINE

BOUNDARY BETWEEN TOWN OF WARRENTON AND FAUQUIER COUNTY

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

ALWINGTON BLVD

45B (HSG B)

12A (HSG C/D)

17B (HSG A)

APPROX. LOCATION OF EX. MH
(TAKEN FROM PLANS OF RECORD)

CONC. HEADWALL
72" RCP INV. = 517.01'

45B (HSG B)

PIN: 6983-49-1565-000
N/F
TOWN OF WARRENTON
D.B. 214, PG. 210
0.08 AC
ZONE: PS-1
PUBLIC/SEMI-PUBLIC
INSTITUTIONAL DISTRICT
USE: PUBLIC/SEMI-PUBLIC
NON-INTENSIVE

SANITARY MANHOLE
TOP = 532.11'
8" TC INV. IN (N) = 525.71'
8" TC INV. IN (SE) = 525.48'
8" TC INV. OUT = 525.24'

SANITARY MANHOLE
TOP = 534.27'
8" TC INV. IN (SE) = 527.82'
8" TC INV. IN (SSE) = 527.87'
8" TC INV. OUT = 527.72'

MATCHLINE - SEE SHEET C2.01

16" CMP
INV. IN = 531.26'
INV. OUT = 531.23'

16" CMP
INV. IN = 531.35'
INV. OUT = 531.20'

DATE	PROJECT	DESIGNED	DRAWN	CHECKED	MARK	DATE	BY	DES
09/07/2023	21552-00	TIMMONS	TIMMONS	PVN				
01/12/2024								
03/01/2024								

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

NOT FOR CONSTRUCTION
02/29/2024
SUP APPLICATION

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

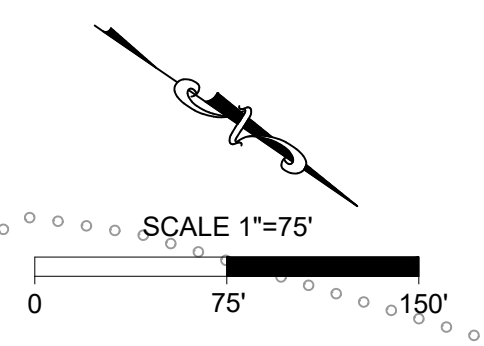
DRAWING: EXISTING CONDITIONS PLAN

VIRGINIA DEPARTMENT OF EDUCATION: 03-67-06-01
FEB 18D

SHEET
C2.02



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.



MARK	DATE	BY	DES
1	01/12/2024		
2	03/01/2024		

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

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

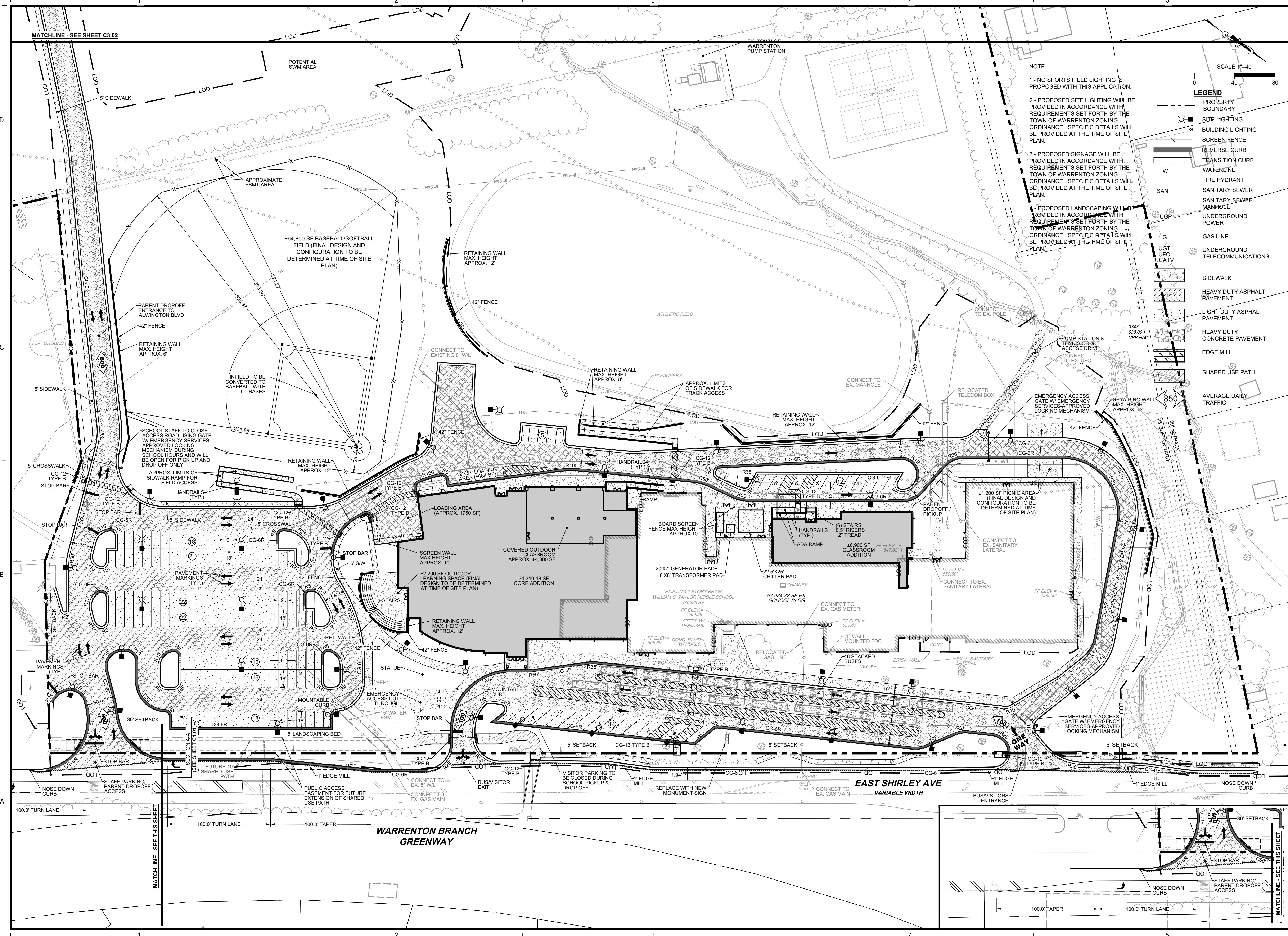
NOT FOR CONSTRUCTION
 02/29/2024
 SUP APPLICATION

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: 03-67-00-101
 FEB. TBD

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.

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
---	UNDERGROUND POWER
---	GAS LINE
---	UGT UFO UCATV
---	UNDERGROUND TELECOMMUNICATIONS
---	SIDEWALK
---	HEAVY DUTY ASPHALT PAVEMENT
---	LIGHT DUTY ASPHALT PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	EDGE MILL
---	SHARED USE PATH
---	AVERAGE DAILY TRAFFIC

01/12/2024	DES
03/01/2024	BY
1	MARK
2	DATE
	REVISIONS

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

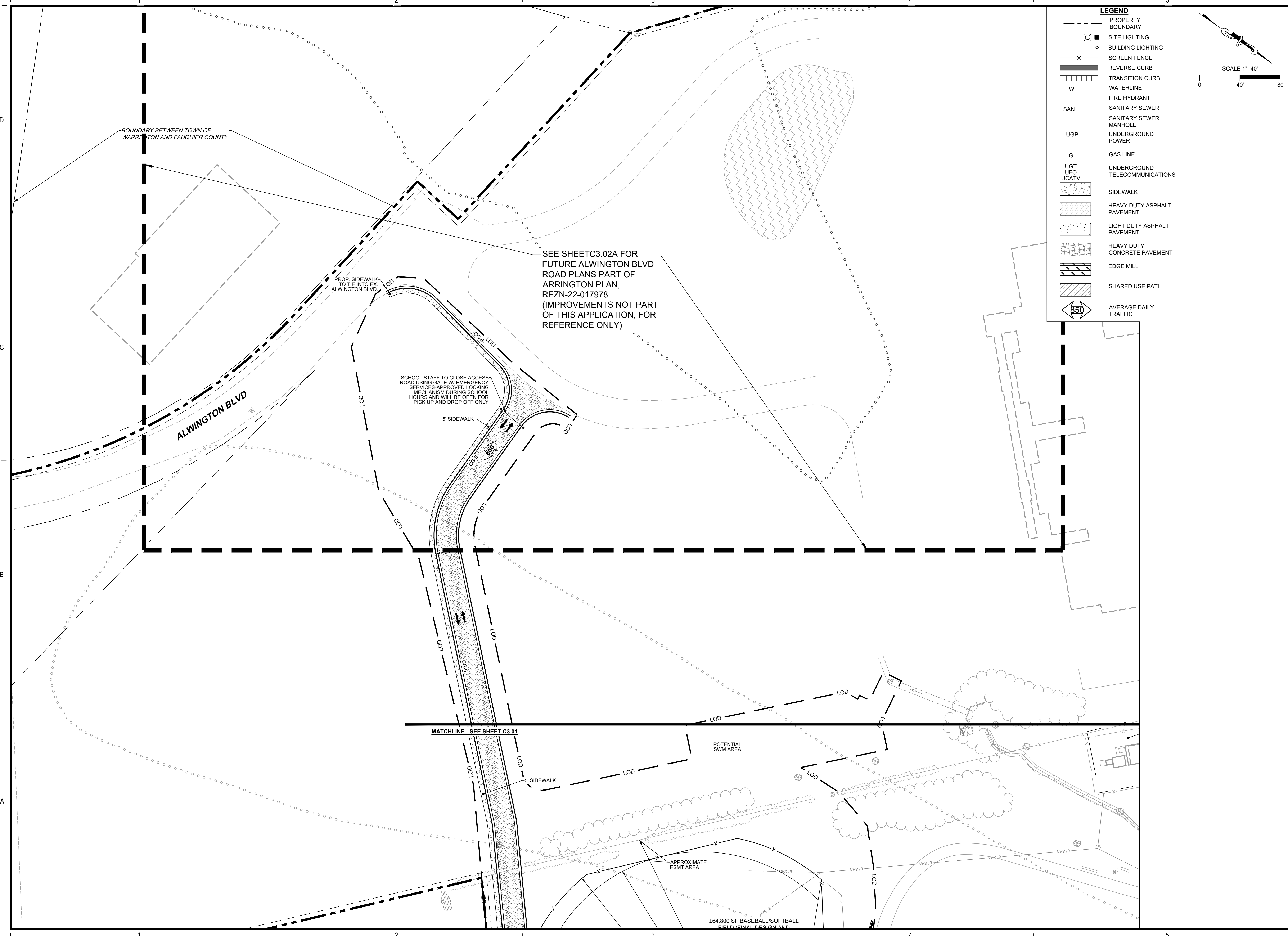
RRMM ARCHITECTS, PC
 115 South 15th Street, Suite 502
 Richmond, Virginia 23219
 (804)277-8987

NOT FOR CONSTRUCTION
 02/29/2024
 SUP APPLICATION

TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
 FAUQUIER COUNTY PUBLIC SCHOOLS
 350 EAST SHIRLEY AVENUE
 WARRENTON, VA 20186
 VIRGINIA DEPARTMENT OF EDUCATION 03A-F-01-01
 FEB 18D

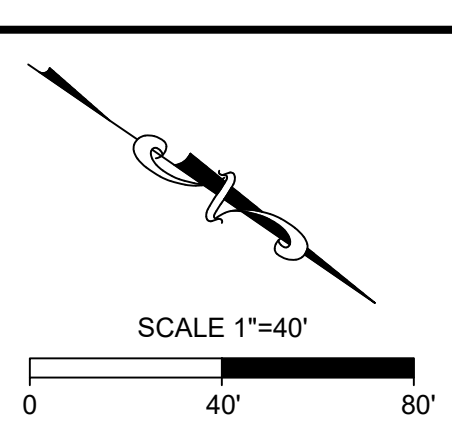
SPECIAL USE PERMIT PLAN

PROJECT	TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
PROJECT	FAUQUIER COUNTY PUBLIC SCHOOLS
PROJECT	350 EAST SHIRLEY AVENUE
PROJECT	WARRENTON, VA 20186
DRAWING	SPECIAL USE PERMIT PLAN
SHEET	C3.01



LEGEND

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



SUP 2ND SUB				
SUP 3RD SUB				
01/12/2024				
03/01/2024				
1				
2				
	DATE	PROJECT	DESIGNED	DRAWN
	09/07/2023	21352-00	TIMMONS	TIMMONS
			CHECKED	P/W
			MARK	DATE
			BY	DES
			REVISIONS	

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

NOT FOR CONSTRUCTION
 02/29/2024
 SUP APPLICATION

PROJECT: TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
 FAUQUIER COUNTY PUBLIC SCHOOLS
 350 EAST SHIRLEY AVENUE
 WARRENTON, VA 20186
 VIRGINIA DEPARTMENT OF EDUCATION: 03A-67-06-101
 DRAWING: SPECIAL USE PERMIT PLAN

SHEET
C3.02

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

BOUNDARY BETWEEN TOWN OF
 WARRENTON AND FAUQUIER COUNTY

PROPOSED SIDEWALK
 TO BE ADDED TO EX
 ALWINGTON BLVD

SCHOOL STAFF TO CLOSE ACCESS
 ROAD USING GATE W/ EMERGENCY
 SERVICES-APPROVED LOCKING
 MECHANISM DURING SCHOOL
 HOURS AND WILL BE OPEN FOR
 PICK UP AND DROP OFF ONLY

5' SIDEWALK

POTENTIAL
 SWM AREA

LEGEND

- PROPERTY BOUNDARY
- ☉ SITE LIGHTING
- BUILDING LIGHTING
- ✕ SCREEN FENCE
- ▬ REVERSE CURB
- ▬ TRANSITION CURB
- W WATERLINE
- SAN FIRE HYDRANT
- UGP SANITARY SEWER
- G SANITARY SEWER MANHOLE
- 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'

DATE	PROJECT	DESIGNED	DRAWN	CHECKED	MARK	DATE	BY	DES
09/07/2023	21352-00	TIMMONS	TIMMONS	PVN	1	01/12/2024		
					2	03/01/2024		

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

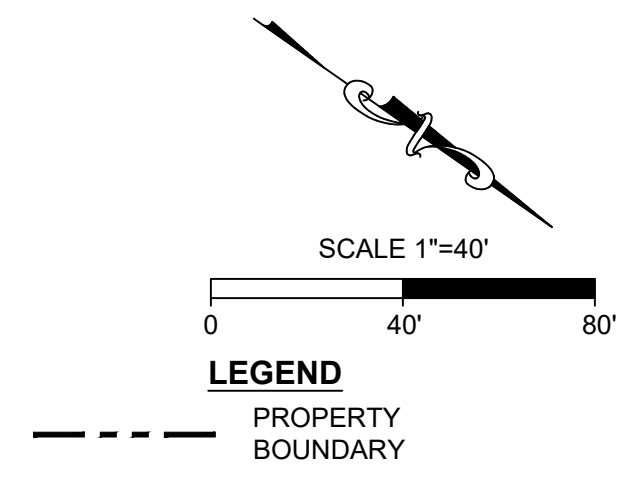
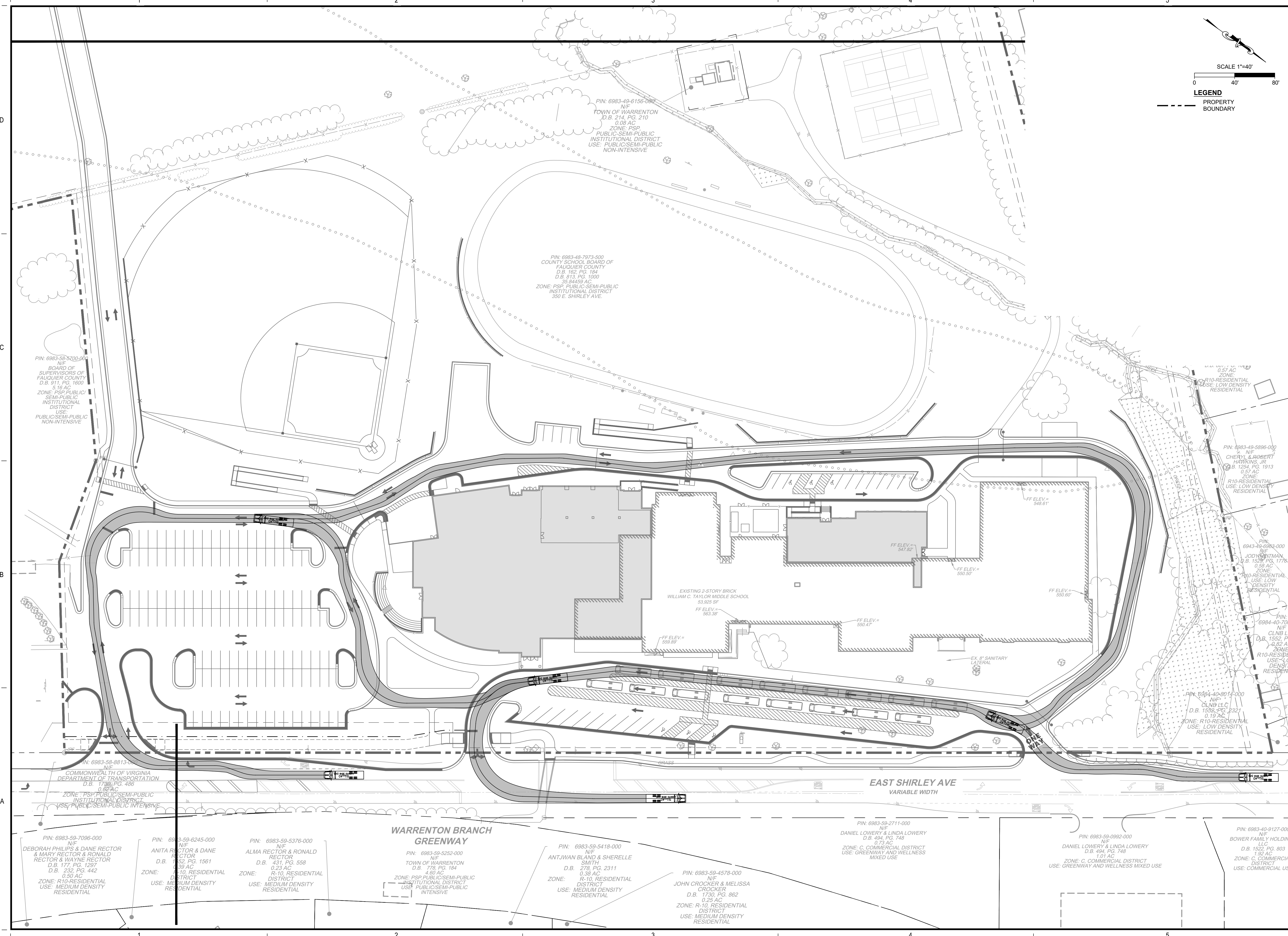
NOT FOR CONSTRUCTION
 02/29/2024
 SUP APPLICATION

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

REG. TED
 VIRGINIA DEPARTMENT OF EDUCATION: 03-67-00-01

SHEET
C3.02A



PIN: 6983-49-6156-000
N/F
TOWN OF WARRENTON
D.B. 214, PG. 210
0.08 AC
ZONE: PSP
PUBLIC SEMI-PUBLIC
INSTITUTIONAL DISTRICT
USE: PUBLIC SEMI-PUBLIC
NON-INTENSIVE

PIN: 6983-48-7973-500
COUNTY SCHOOL BOARD OF
FAUQUIER COUNTY
D.B. 162, PG. 184
D.B. 813, PG. 1000
35.84459 AC
ZONE: PSP, PUBLIC SEMI-PUBLIC
INSTITUTIONAL DISTRICT
350 E. SHIRLEY AVE.

PIN: 6983-58-5200-000
N/F
BOARD OF
SUPERVISORS OF
FAUQUIER COUNTY
D.B. 911, PG. 1600
5.16 AC
ZONE: PSP, PUBLIC SEMI-PUBLIC
INSTITUTIONAL DISTRICT
USE: PUBLIC SEMI-PUBLIC
NON-INTENSIVE

PIN: 6983-59-8813-000
N/F
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF TRANSPORTATION
D.B. 1788, PG. 486
0.62 AC
ZONE: PSP, PUBLIC SEMI-PUBLIC
INSTITUTIONAL DISTRICT
USE: PUBLIC SEMI-PUBLIC
INTENSIVE

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
0.50 AC
ZONE: R10-RESIDENTIAL
USE: MEDIUM DENSITY
RESIDENTIAL

PIN: 6983-59-6245-000
N/F
ANITA RECTOR & DANE
RECTOR
D.B. 192, 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
4.60 AC
ZONE: PSP, PUBLIC SEMI-PUBLIC
INSTITUTIONAL DISTRICT
USE: PUBLIC SEMI-PUBLIC
INTENSIVE

PIN: 6983-59-5418-000
N/F
ANTJWAN BLAND & SHERELLE
SMITH
D.B. 278, PG. 2311
0.36 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. 454, PG. 748
0.73 AC
ZONE: C, COMMERCIAL DISTRICT
USE: GREENWAY AND WELLNESS
MIXED USE

PIN: 6983-59-0592-000
N/F
DANIEL LOWERY & LINDA LOWERY
D.B. 484, PG. 749
1.01 AC
ZONE: C, COMMERCIAL DISTRICT
USE: GREENWAY AND WELLNESS MIXED USE

PIN: 6983-40-9127-000
N/F
BOWER FAMILY HOLDING
LLC
D.B. 1522, PG. 803
1.39 AC
ZONE: C, COMMERCIAL DISTRICT
USE: COMMERCIAL USE

PIN: 6983-49-5896-000
N/F
CHERYL & ROBERT
HAWKINS, JR.
D.B. 1254, PG. 1913
0.57 AC
ZONE: R10-RESIDENTIAL
USE: LOW DENSITY
RESIDENTIAL

PIN: 6943-49-6983-000
N/F
JODY WENTMAN
D.B. 1528, PG. 1776
0.59 AC
ZONE: R10-RESIDENTIAL
USE: LOW DENSITY
RESIDENTIAL

PIN: 6984-40-70
N/F
CLINE LLC
D.B. 1552, P
0.82 AC
ZONE: R10-RESIDENTIAL
USE: LOW DENSITY
RESIDENTIAL

PIN: 6994-40-9011-000
N/F
CLINE LLC
D.B. 1538, PG. 2321
0.19 AC
ZONE: R10-RESIDENTIAL
USE: LOW DENSITY
RESIDENTIAL

PIN: 6983-59-5200-000
N/F
BOARD OF
SUPERVISORS OF
FAUQUIER COUNTY
D.B. 911, PG. 1600
5.16 AC
ZONE: PSP, PUBLIC SEMI-PUBLIC
INSTITUTIONAL DISTRICT
USE: PUBLIC SEMI-PUBLIC
NON-INTENSIVE

PIN: 6983-59-8813-000
N/F
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF TRANSPORTATION
D.B. 1788, PG. 486
0.62 AC
ZONE: PSP, PUBLIC SEMI-PUBLIC
INSTITUTIONAL DISTRICT
USE: PUBLIC SEMI-PUBLIC
INTENSIVE

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
0.50 AC
ZONE: R10-RESIDENTIAL
USE: MEDIUM DENSITY
RESIDENTIAL

PIN: 6983-59-6245-000
N/F
ANITA RECTOR & DANE
RECTOR
D.B. 192, 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
4.60 AC
ZONE: PSP, PUBLIC SEMI-PUBLIC
INSTITUTIONAL DISTRICT
USE: PUBLIC SEMI-PUBLIC
INTENSIVE

PIN: 6983-59-5418-000
N/F
ANTJWAN BLAND & SHERELLE
SMITH
D.B. 278, PG. 2311
0.36 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. 454, PG. 748
0.73 AC
ZONE: C, COMMERCIAL DISTRICT
USE: GREENWAY AND WELLNESS
MIXED USE

PIN: 6983-59-0592-000
N/F
DANIEL LOWERY & LINDA LOWERY
D.B. 484, PG. 749
1.01 AC
ZONE: C, COMMERCIAL DISTRICT
USE: GREENWAY AND WELLNESS MIXED USE

PIN: 6983-40-9127-000
N/F
BOWER FAMILY HOLDING
LLC
D.B. 1522, PG. 803
1.39 AC
ZONE: C, COMMERCIAL DISTRICT
USE: COMMERCIAL USE

PIN: 6983-49-5896-000
N/F
CHERYL & ROBERT
HAWKINS, JR.
D.B. 1254, PG. 1913
0.57 AC
ZONE: R10-RESIDENTIAL
USE: LOW DENSITY
RESIDENTIAL

PIN: 6943-49-6983-000
N/F
JODY WENTMAN
D.B. 1528, PG. 1776
0.59 AC
ZONE: R10-RESIDENTIAL
USE: LOW DENSITY
RESIDENTIAL

PIN: 6984-40-70
N/F
CLINE LLC
D.B. 1552, P
0.82 AC
ZONE: R10-RESIDENTIAL
USE: LOW DENSITY
RESIDENTIAL

PIN: 6994-40-9011-000
N/F
CLINE LLC
D.B. 1538, PG. 2321
0.19 AC
ZONE: R10-RESIDENTIAL
USE: LOW DENSITY
RESIDENTIAL

WARRENTON BRANCH
GREENWAY

EXISTING 2-STORY BRICK
WILLIAM C. TAYLOR MIDDLE SCHOOL
53,925 SF
FF ELEV = 559.89'

FF ELEV = 563.38'

FF ELEV = 547.82'

FF ELEV = 550.50'

FF ELEV = 555.47'

FF ELEV = 550.69'

FF ELEV = 546.61'

EX. 8" SANITARY
LATERAL

EAST SHIRLEY AVE
VARIABLE WIDTH

SUP 2ND SUB	DES
SUP 3RD SUB	BY
01/12/2024	MARK
03/01/2024	DATE
1	REVISIONS
2	

09/07/2023	21852-00	TIMMONS	PIN
DATE	PROJECT	DESIGNED	CHECKED
		DRAWN	

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

NOT FOR CONSTRUCTION
02/29/2024
SUP APPLICATION


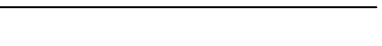
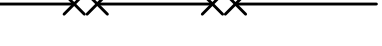
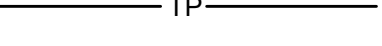


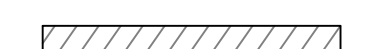
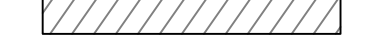



TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
FAUQUIER COUNTY PUBLIC SCHOOLS
350 EAST SHIRLEY AVENUE
WARRENTON, VA 20186
SPECIAL USE PERMIT PLAN - AUTO-TURN

VIRGINIA DEPARTMENT OF EDUCATION: 038-67-00-101
FEB 18D

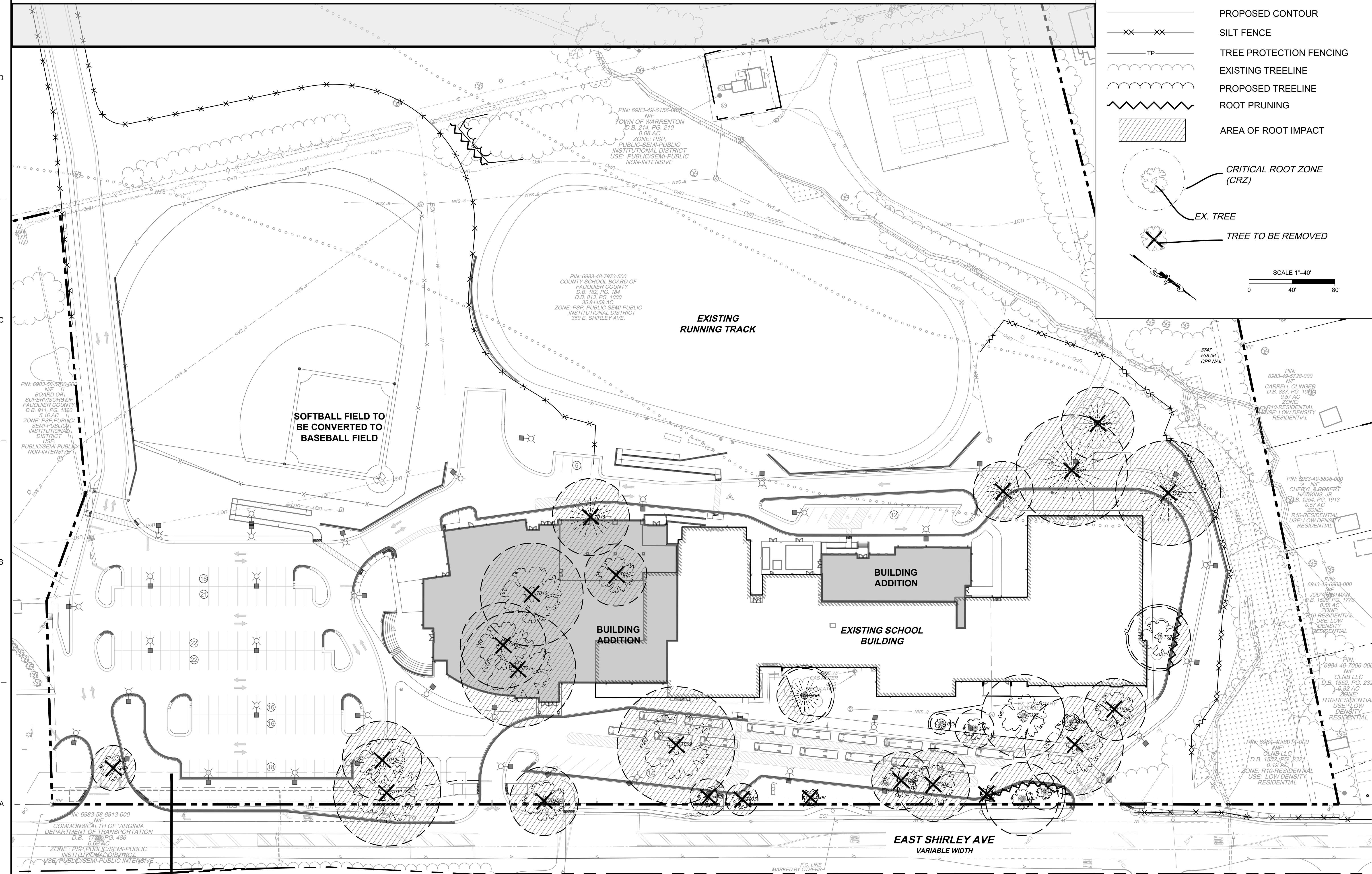
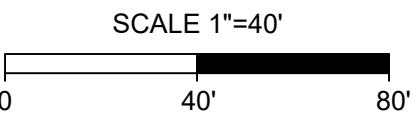
PROJECT SHEET
C3.03

MATCHLINE - SEE SHEET L1.04

LEGEND

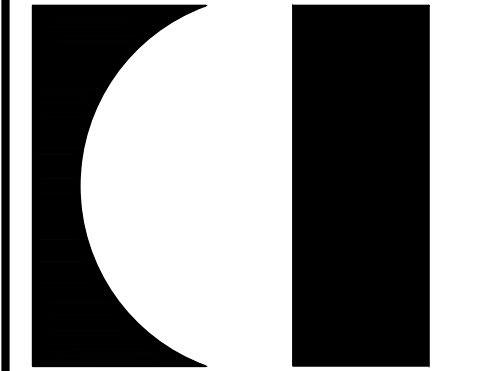
-  PROPERTY BOUNDARY
-  PROPOSED CONTOUR
-  SILT FENCE
-  TREE PROTECTION FENCING
-  EXISTING TREELINE
-  PROPOSED TREELINE
-  ROOT PRUNING
-  AREA OF ROOT IMPACT
-  CRITICAL ROOT ZONE (CRZ)
-  EX. TREE
-  TREE TO BE REMOVED

SCALE 1"=40'



SUP 2ND SUB		DES	
SUP 3RD SUB		BY	
01/12/2024	03/01/2024	MARK	DATE
1	2	REVISIONS	

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



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

NOT FOR CONSTRUCTION
 02/29/2024
 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: 0304-PF-00-01
 IFB-TBD

SHEET
L1.03

- PIN: 6983-59-7096-000 N/F EBORAH PHILIPS & DANE RECTOR & MARY RECTOR & RONALD RECTOR & WAYNE RECTOR D.B. 177, PG. 1297 D.B. 232, PG. 442 0.50 AC
- PIN: 6983-59-6245-000 N/F ANITA RECTOR & DANE RECTOR D.B. 152, PG. 1561 0.39 AC
- PIN: 6983-59-5378-000 N/F ALMA RECTOR & RONALD RECTOR D.B. 431, PG. 558 D.B. 778, PG. 194 4.60 AC
- PIN: 6983-59-5262-000 N/F TOWN OF WARRENTON D.B. 431, PG. 184 D.B. 778, PG. 194 0.23 AC
- PIN: 6983-59-5418-000 N/F ANTJWANI BLAND & SHERELLE SMITH D.B. 278, PG. 2311 0.38 AC
- PIN: 6983-59-4578-000 N/F
- PIN: 6983-59-2711-000 N/F DANIEL LOWERY & LINDA LOWERY D.B. 494, PG. 749 0.73 AC
- PIN: 6983-59-0992-000 N/F DANIEL LOWERY & LINDA LOWERY D.B. 494, PG. 749 1.92 AC
- PIN: 6983-40-9127-000 N/F BOWER FAMILY HOLDINGS LLC D.B. 1522, PG. 803 1.01 AC
- PIN: 6983-40-8014-000 N/F CLNB LLC D.B. 1538, PG. 2321 0.19 AC
- PIN: 6984-40-7006-000 N/F CLNB LLC D.B. 1552, PG. 2321 0.32 AC
- PIN: 6943-49-6983-000 N/F JODY WENTMAN D.B. 1529, PG. 1778 0.88 AC
- PIN: 6983-49-5996-000 N/F CHERYL & ROBERT HAWKINS JR D.B. 1254, PG. 1913 0.57 AC
- PIN: 6983-49-5729-000 N/F CARRELL OLINGER D.B. 887, PG. 1018 0.57 AC
- PIN: 6983-49-6156-000 N/F TOWN OF WARRENTON D.B. 214, PG. 210 0.08 AC
- PIN: 6983-48-7973-500 COUNTY SCHOOL BOARD OF FAUQUIER COUNTY D.B. 162, PG. 184 D.B. 813, PG. 1000 39.84459 AC
- PIN: 6983-58-5200-000 N/F BOARD OF SUPERVISORS OF FAUQUIER COUNTY D.B. 911, PG. 1800 5.16 AC
- PIN: 6983-58-8813-000 N/F COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION D.B. 1736, PG. 486 0.82 AC



BOUNDARY BETWEEN TOWN OF WARRENTON AND FAUQUIER COUNTY

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

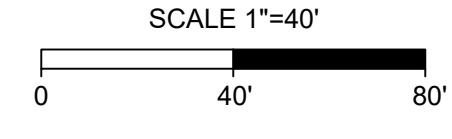
33-48-7973-000
 N/F
 PL BOARD OF
 FAUQUIER COUNTY
 113 PG. 1000
 0.81 AC
 COMMERCIAL DISTRICT

ALWINGTON BLVD

MATCHLINE - SEE SHEET L1.03

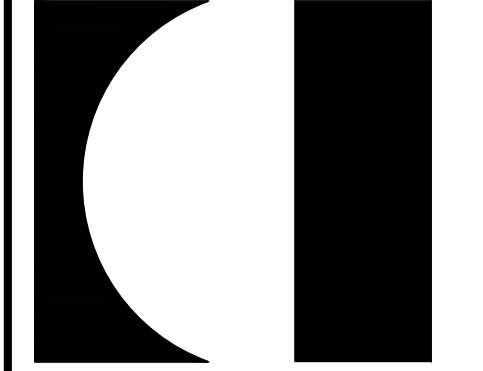
LEGEND

- 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



MARK	DATE	BY	DES
1	01/12/2024		
2	03/01/2024		

DATE	PROJECT	DESIGNED	DRAWN	CHECKED	P/W
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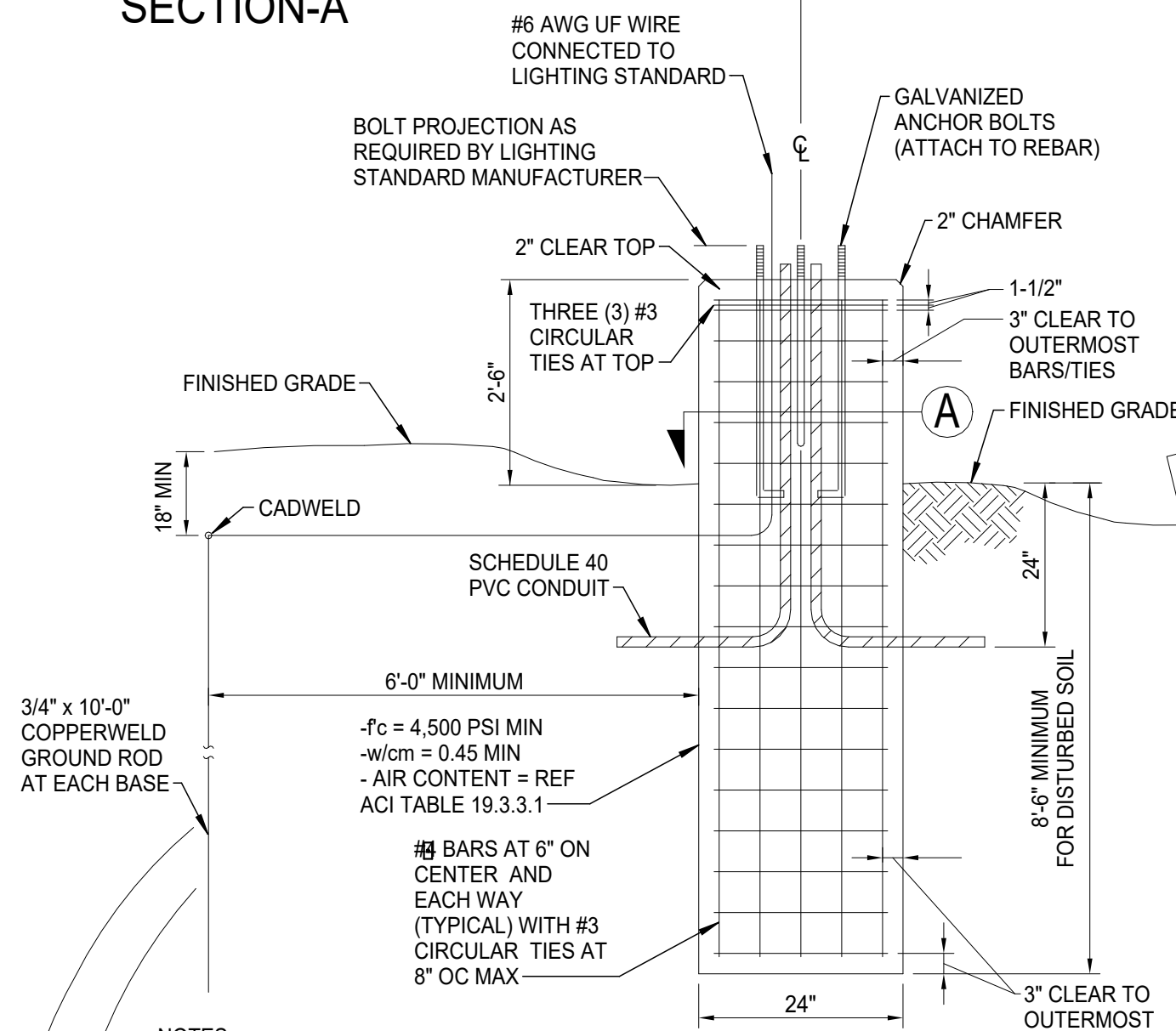
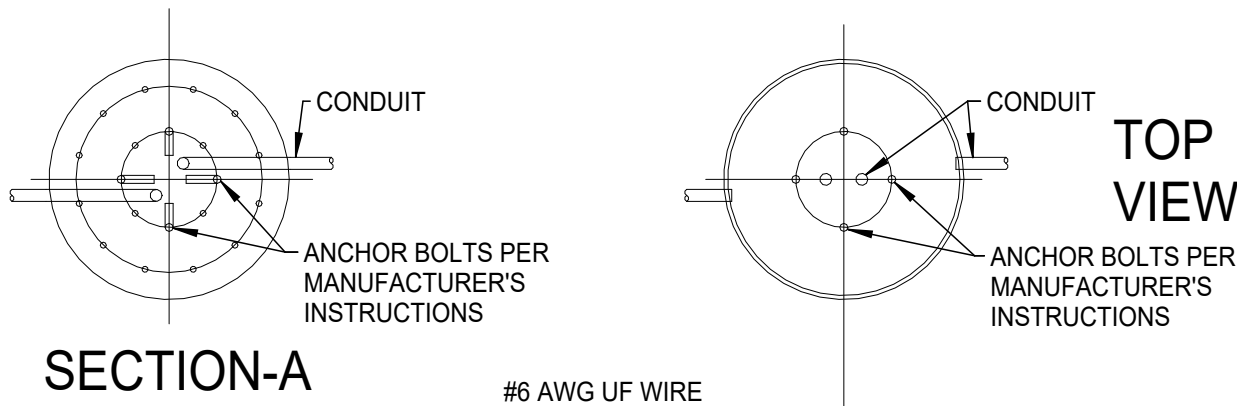
RRMM ARCHITECTS, PC
 115 South 15th Street, Suite 502
 Richmond, Virginia 23219
 (804)277-8987

NOT FOR CONSTRUCTION
 02/29/2024
 NOT FOR CONSTRUCTION
 SUP APPLICATION

PROJECT: TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
FAUQUIER COUNTY PUBLIC SCHOOLS
 350 EAST SHIRLEY AVENUE
 WARRENTON, VA 20186
 VIRGINIA DEPARTMENT OF EDUCATION: 03B-F7-001
 DRAWING: SPECIAL USE PERMIT - TREE PRESERVATION

SHEET
L1.04

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
SUP 3RD SUB	BY
01/12/2024	MARK DATE
03/01/2024	REVISIONS
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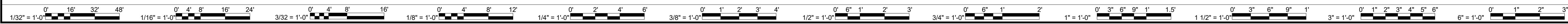
DATE	PROJECT	DESIGNED	DRAWN	CHECKED
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PROJECT TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
FAUQUIER COUNTY PUBLIC SCHOOLS
350 EAST SHIRLEY AVENUE
WARRENTON, VA 20186
DRAWING SPECIAL USE PERMIT - ELECTRICAL SITE PLAN

IFB: TBD
VIRGINIA DEPARTMENT OF EDUCATION: 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



SUP 2ND SUB	01/12/2024	BY	DES
SUP 3RD SUB	03/01/2024	MARK	DATE
		REVISIONS	

DATE	PROJECT	DESIGNED	CHECKED
09/07/2023	21362-00	DRAWN	



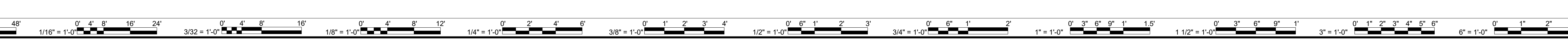
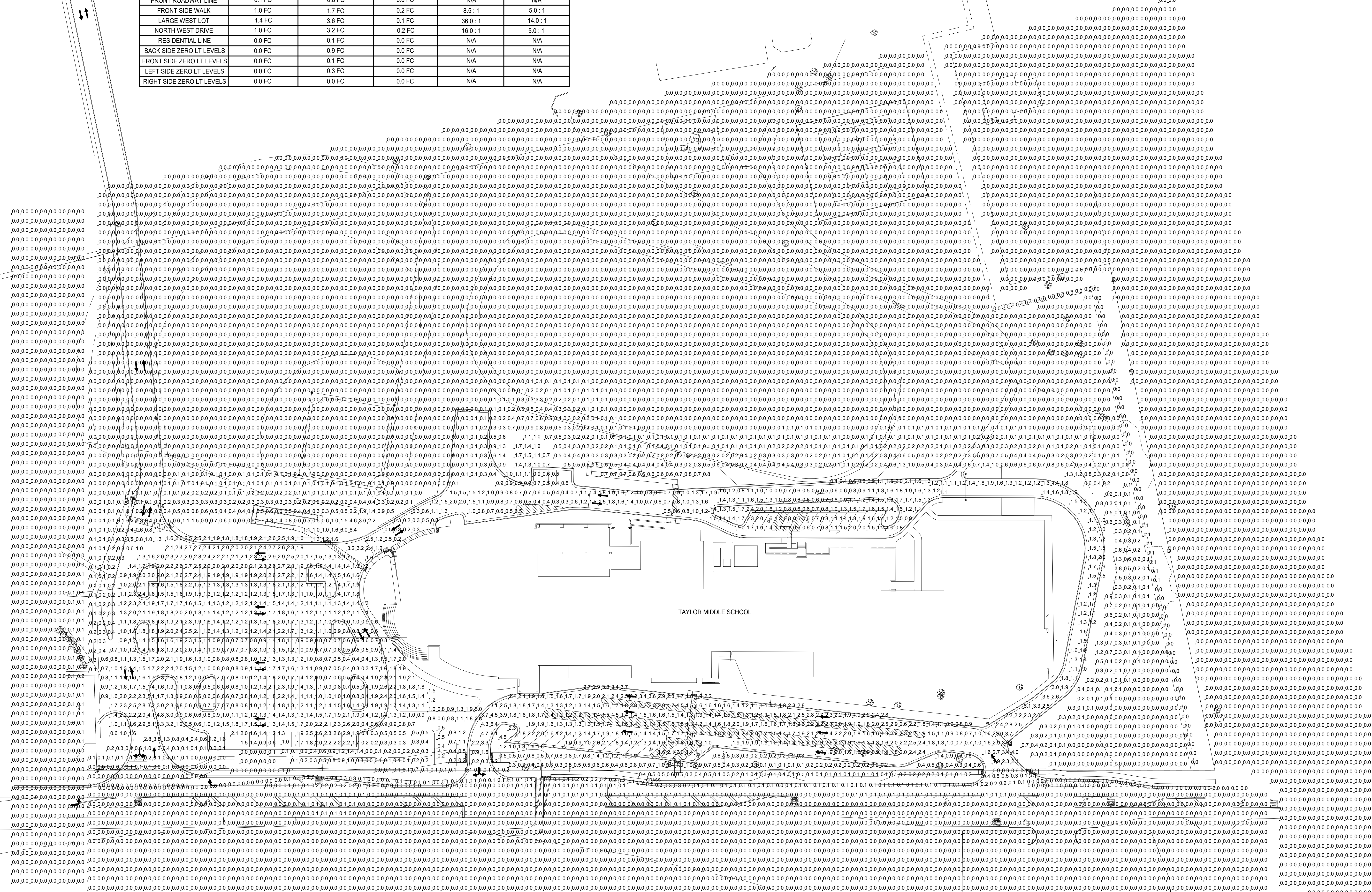
PROJECT TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
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 350 EAST SHIRLEY AVENUE
 WARRENTON, VA 20186

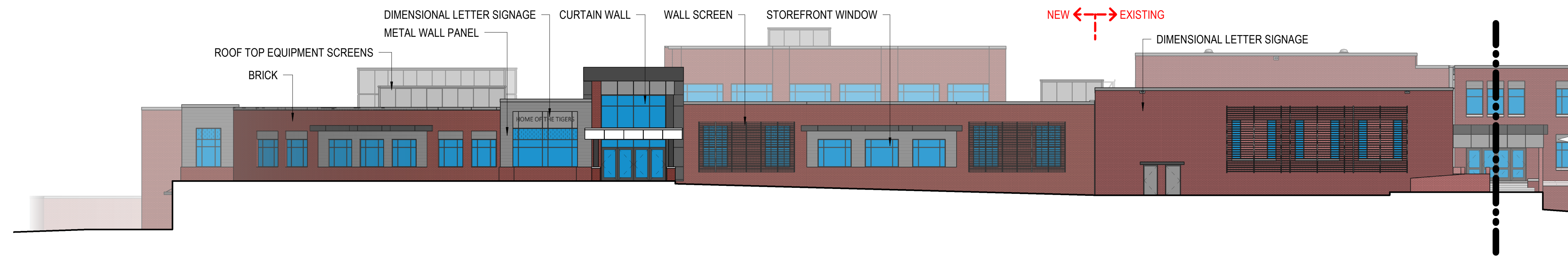
DRAWING ELECTRICAL SITE PLAN PHOTOMETRICS

SHEET E-402B

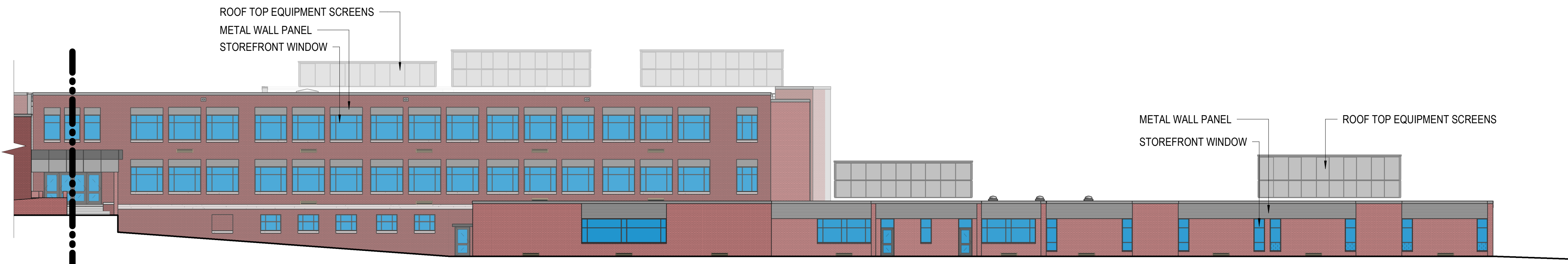
IFB/TBD
 VIRGINIA DEPARTMENT OF EDUCATION: 030-07-00-101

GENERAL NOTE THIS SHEET:
 1. SEE SHEET E-401B FOR POLE LIGHT AND BUILDING MOUNTED LIGHT FIXTURE LOCATIONS.

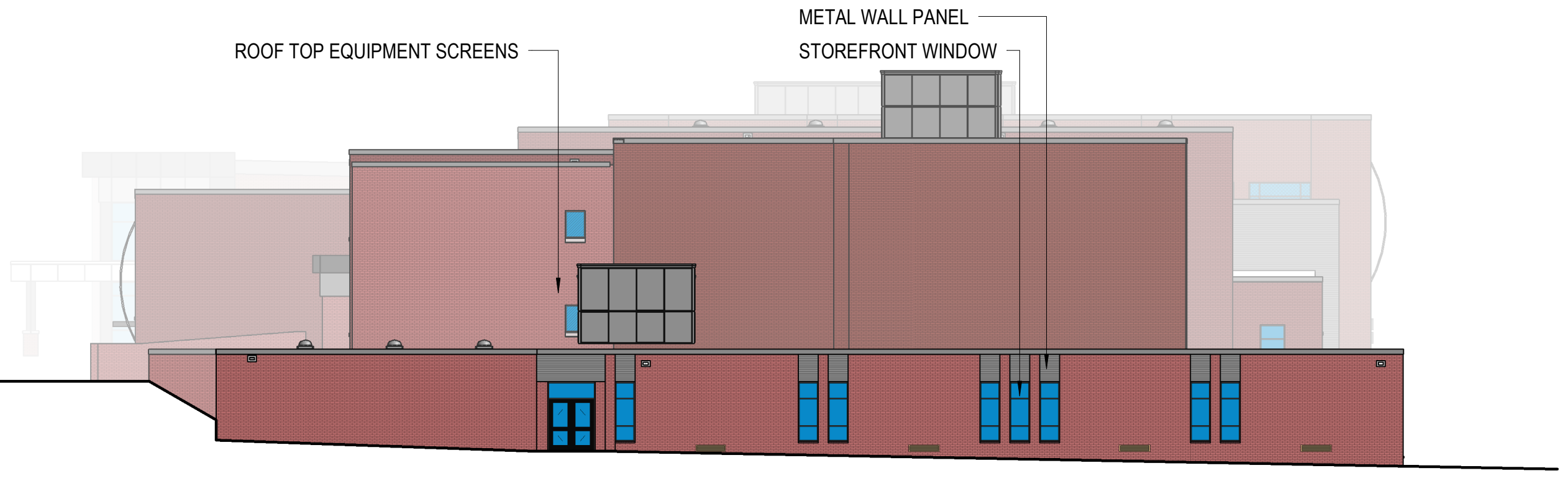




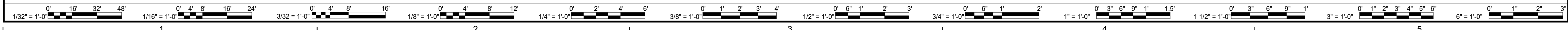
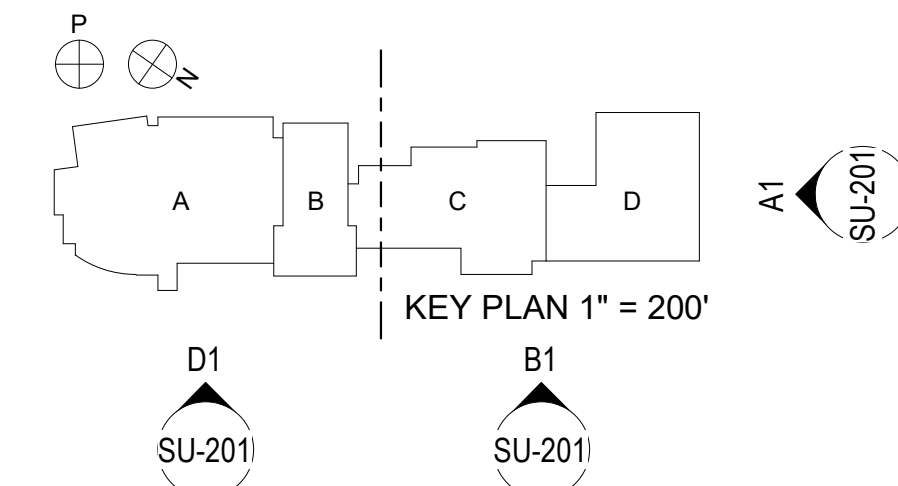
D1
SU-201 PLAN SOUTH ELEVATION (TRUE NORTH-EAST)
SCALE: 1/16" = 1'-0"



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"



NO.	DATE	BY	CHKD.	REVISIONS
1	01/12/2024	RRMM		
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DATE	09/07/2023	DESIGNED	RRMM	CHECKED	JAH
PROJECT	21352-00	DRAWN	RRMM		

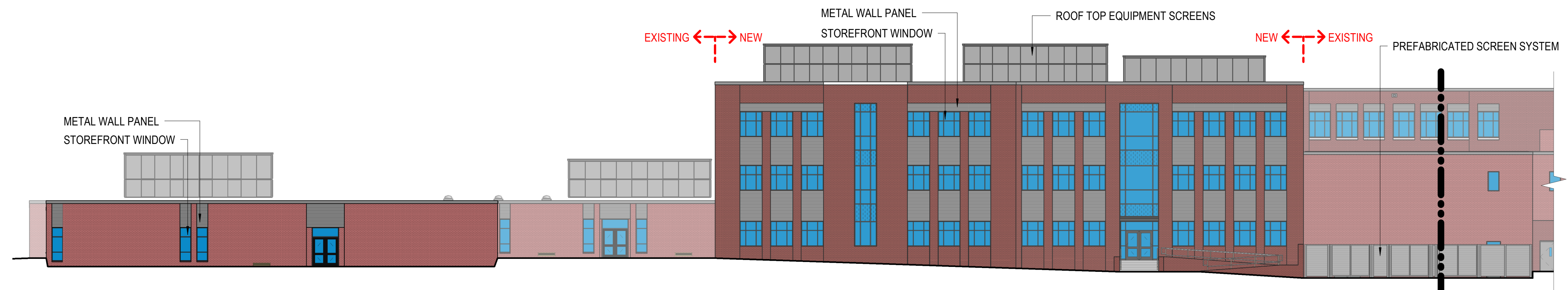
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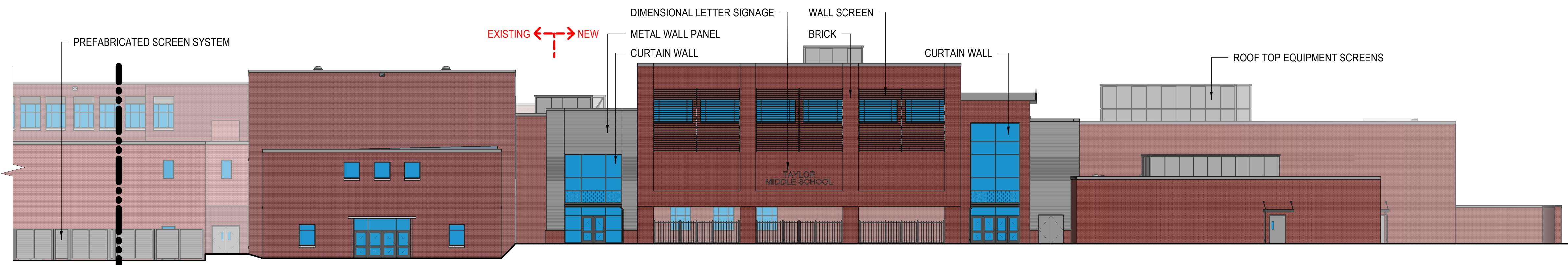
PROJECT TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION
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WARRENTON, VA 20186
VIRGINIA DEPARTMENT OF EDUCATION: 030-67-00-101
DRAWING SPECIAL USE PERMIT - OVERALL EXTERIOR ELEVATIONS

SHEET
SU-201

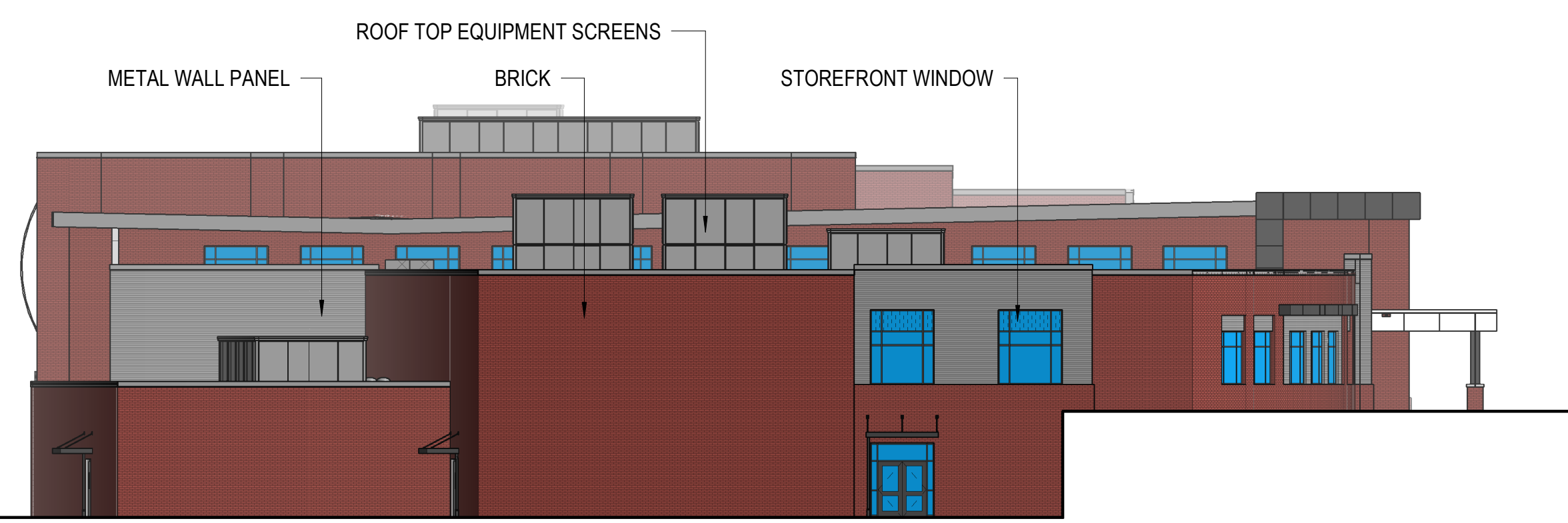
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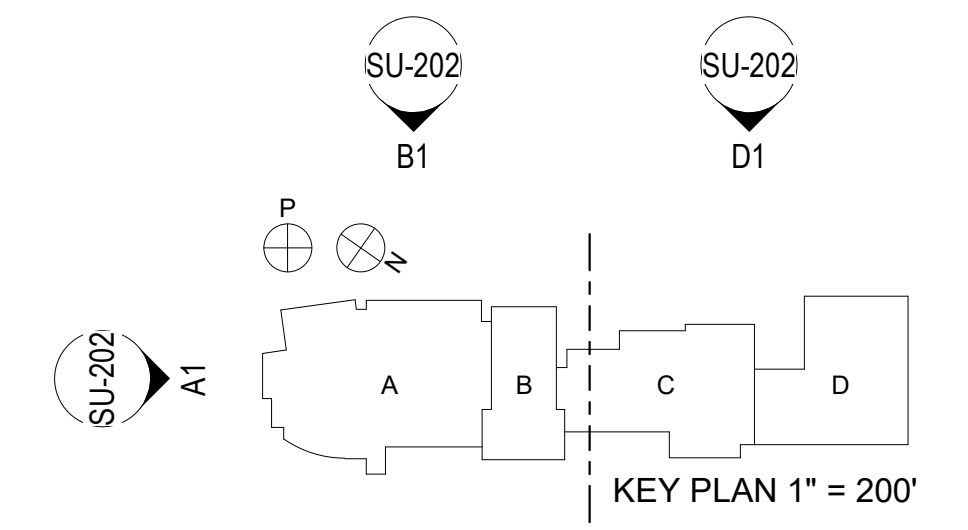
D1 PLAN NORTH ELEVATION (TRUE SOUTH-WEST)
 SU-202 SCALE: 1/16" = 1'-0"



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"



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SHEET
SU-202

2/28/2024 3:04:54 PM Autodesk Docs://21352-00 FCPs Taylor Middle School/21352-00.v23 FCPs Taylor MS - ARCH.rvt