

# **TAYLOR MIDDLE SCHOOL**

## **ADDITION & RENOVATION**

### **FAUQUIER COUNTY PUBLIC SCHOOLS**

350 EAST SHIRLEY AVENUE  
WARRENTON, VA 20186



**TIMMONS GROUP**  
ENGINEERING | DESIGN | TECHNOLOGY



## VICINITY MAP

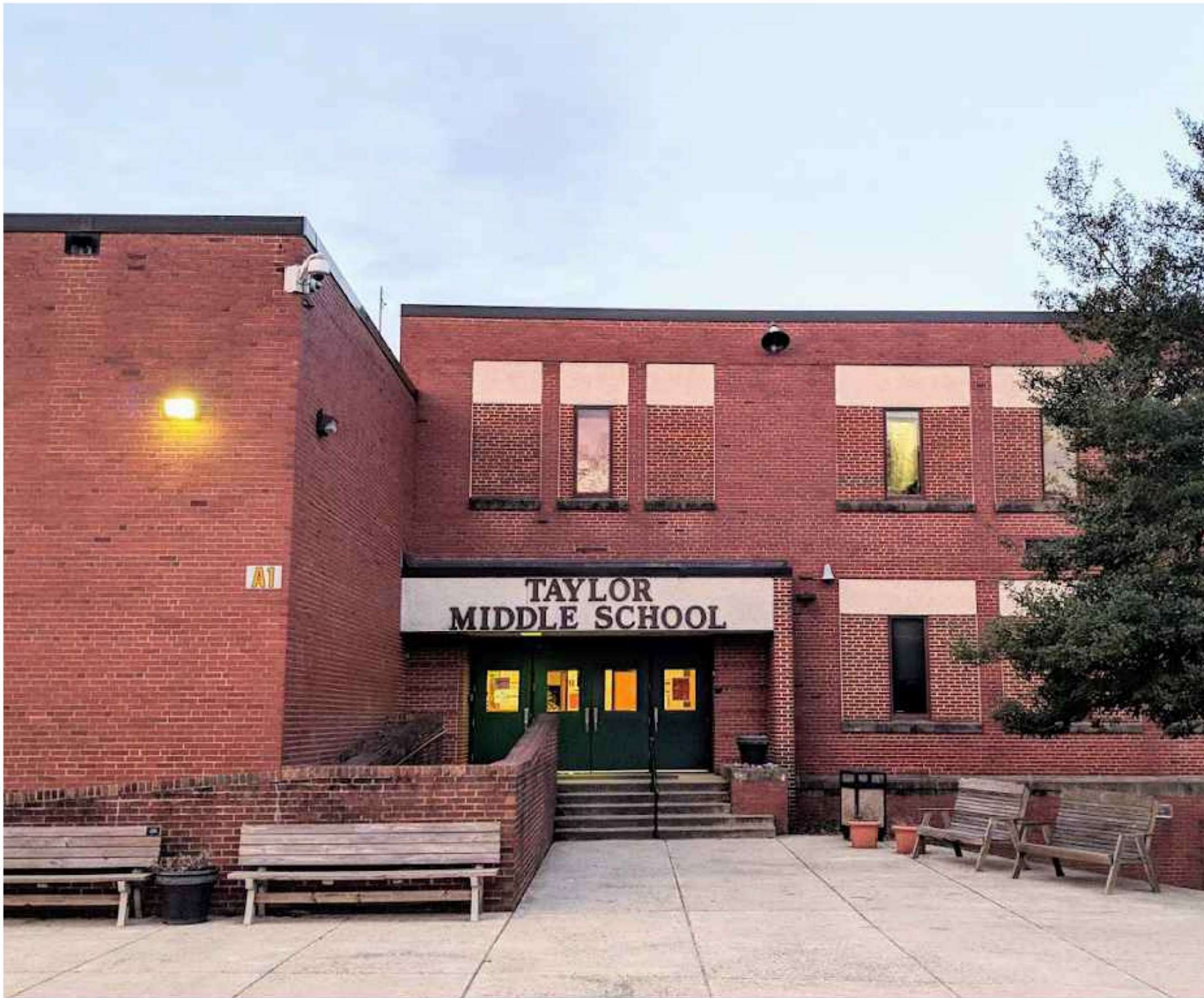
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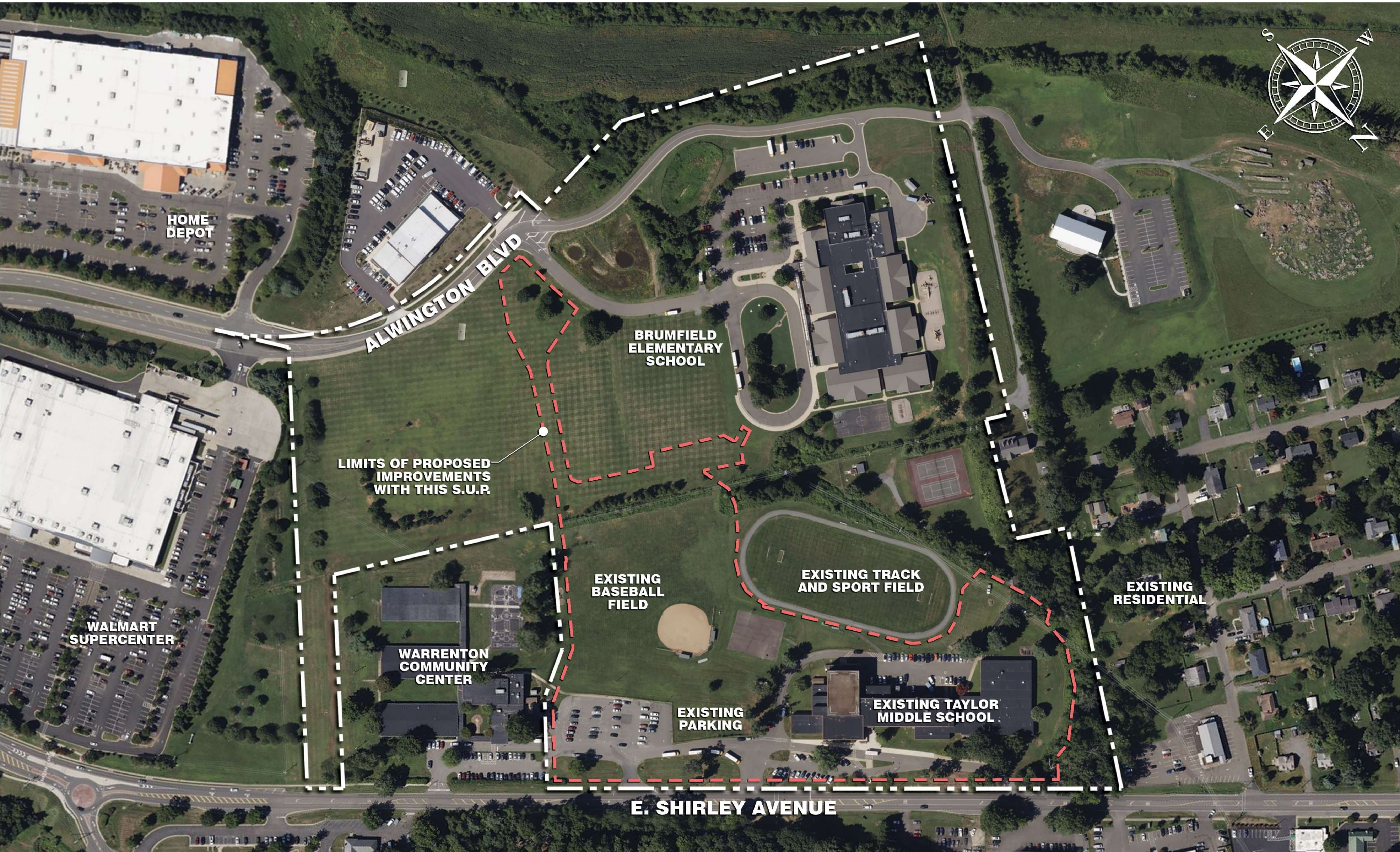
## **PROUD LEGACY**

- **IN 1952, WILLIAM C. TAYLOR HIGH SCHOOL OPENED AS THE FIRST HIGH SCHOOL TO SERVE AFRICAN AMERICAN STUDENTS IN THE WARRENTON AREA. MANY W.C. TAYLOR ALUMNI REMAIN ACTIVE MEMBERS OF THE WARRENTON COMMUNITY. THE SCHOOL'S HISTORY AND STRONG ROOTS MAKE THIS BUILDING A LANDMARK FOR MANY IN THE LOCAL COMMUNITY.**
- **MANY DESCENDANTS OF W.C. TAYLOR HIGH SCHOOL ALUMNI HAVE ATTENDED, OR CURRENTLY ATTEND, WHAT IS NOW CALLED W.C. TAYLOR MIDDLE SCHOOL. THE SHARED USE OF THE W.C. TAYLOR BUILDING OVER MULTIPLE GENERATIONS HAS ENHANCED THE COMMUNITIES SENSE OF PRIDE AND HERITAGE.**
- **THE W.C. TAYLOR AUDITORIUM CARRIES A RICH LEGACY OF IT'S OWN. THE AUDITORIUM HAS SERVED AS A POPULAR ENTERTAINMENT VENUE, HOSTING MANY WELL-KNOWN REGIONAL AND NATIONAL ARTISTS. THE AUDITORIUM IS A PARTICULARLY IMPORTANT SPACE FOR MEMBERS OF THE W.C. TAYLOR HIGH SCHOOL ALUMNI COMMITTEE.**
- **THE PROPOSED ADDITION / RENOVATION OF W.C. TAYLOR MIDDLE SCHOOL STRIVES TO PRESERVE THE HISTORIC NATURE OF THE EXISTING BUILDING, WHILE IMPROVING THE LEARNING ENVIRONMENT FOR IT'S STUDENTS AND STAFF. THE PROPOSED ADDITIONS COMPLIMENT THE ARCHITECTURE OF THE EXISTING BUILDING, INCREASE STUDENT CAPACITY, AND ALLOW FOR A MORE FUNCTIONAL AND ENERGY EFFICIENT SCHOOL.**

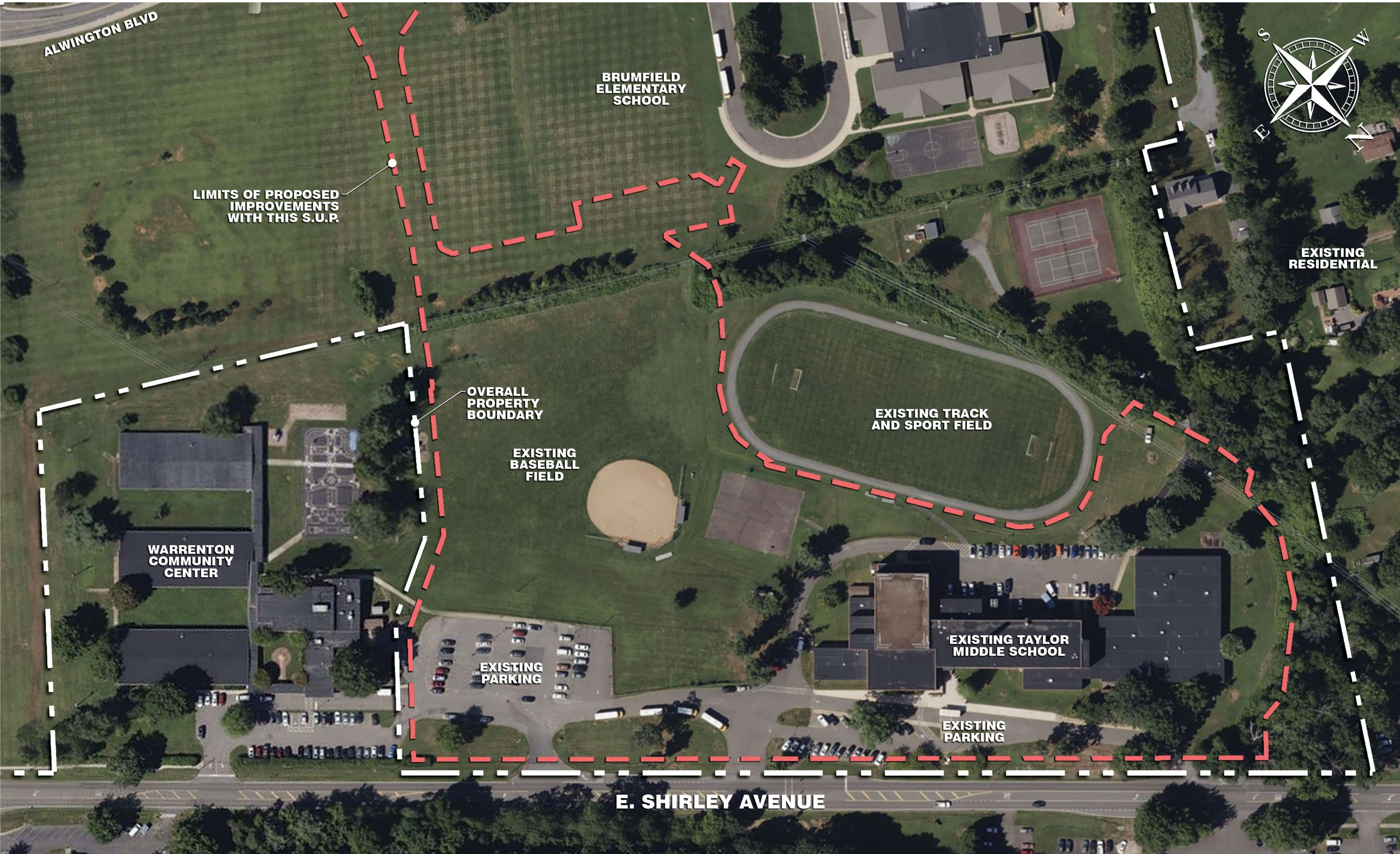
## **PROJECT HISTORY**

FAUQUIER COUNTY PUBLIC SCHOOLS  
**TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION**

350 EAST SHIRLEY AVENUE  
WARRENTON, VA 20186



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



**EXISTING CONDITIONS**  
 FAUQUIER COUNTY PUBLIC SCHOOLS  
 TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION  
 350 EAST SHIRLEY AVENUE  
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ALWINGTON BLVD

BRUMFIELD  
ELEMENTARY  
SCHOOL

LIMITS OF PROPOSED  
IMPROVEMENTS  
WITH THIS S.U.P.

EXISTING  
RESIDENTIAL

OVERALL  
PROPERTY  
BOUNDARY

EXISTING TRACK  
AND SPORT FIELD

EXISTING  
BASEBALL  
FIELD

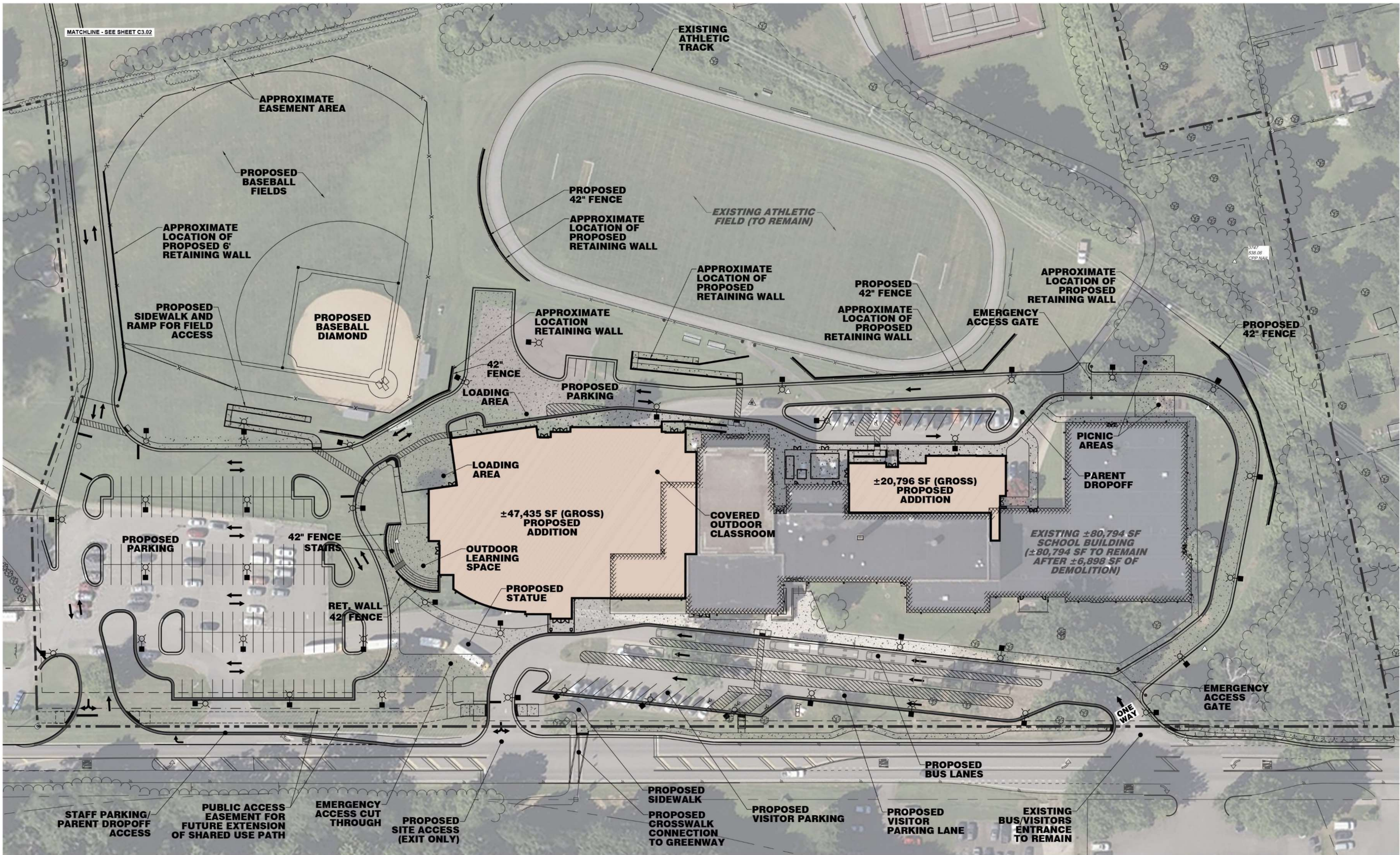
WARRENTON  
COMMUNITY  
CENTER

EXISTING TAYLOR  
MIDDLE SCHOOL

EXISTING  
PARKING

EXISTING  
PARKING

E. SHIRLEY AVENUE



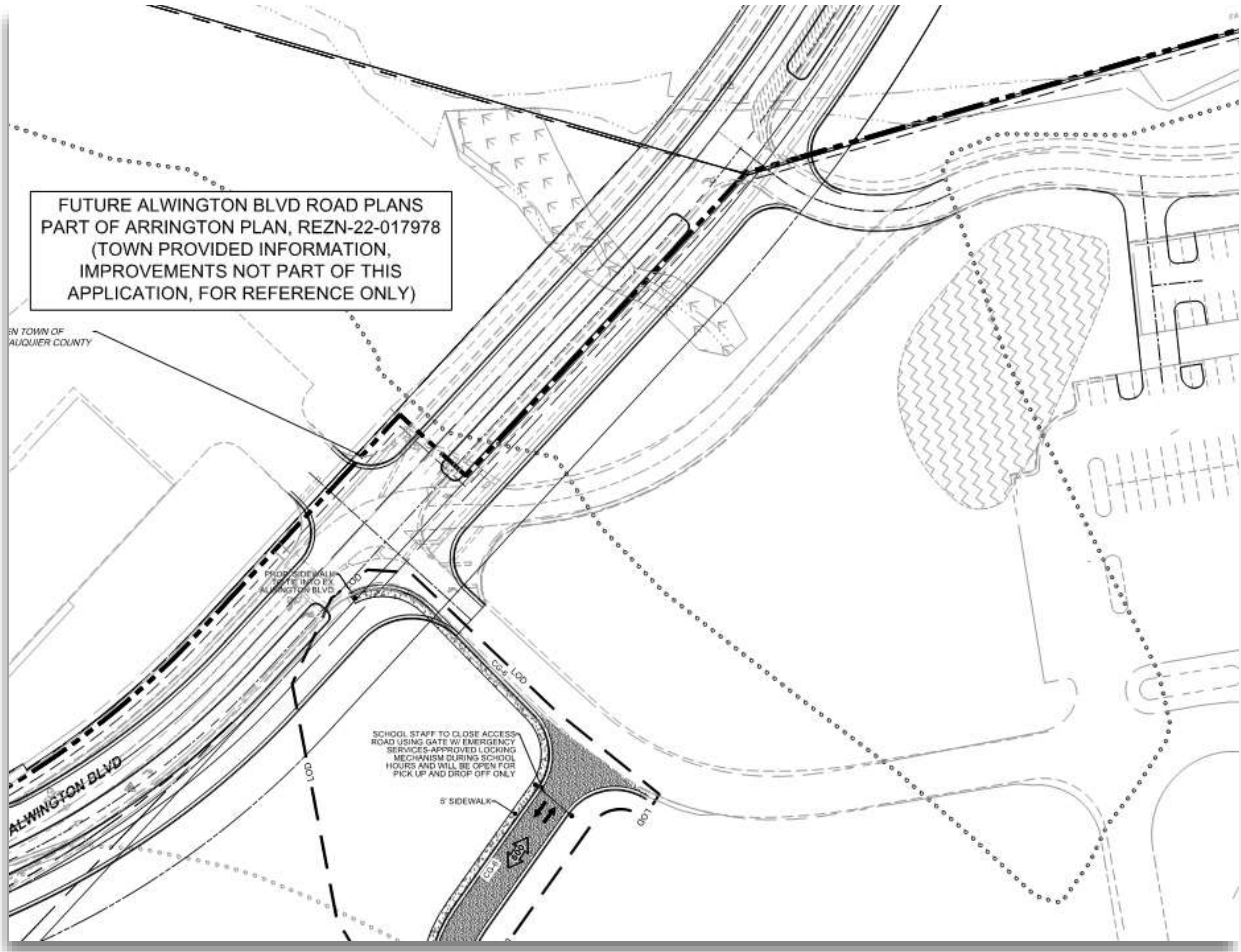
**PROPOSED SITE LAYOUT**  
 FAUQUIER COUNTY PUBLIC SCHOOLS  
 TAYLOR MIDDLE SCHOOL ADDITION & RENOVATION  
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**OVERALL PROPOSED LAYOUT**  
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FUTURE ALWINGTON BLVD ROAD PLANS  
PART OF ARRINGTON PLAN, REZN-22-017978  
(TOWN PROVIDED INFORMATION,  
IMPROVEMENTS NOT PART OF THIS  
APPLICATION, FOR REFERENCE ONLY)

IN TOWN OF  
ALBUQUERQUE COUNTY



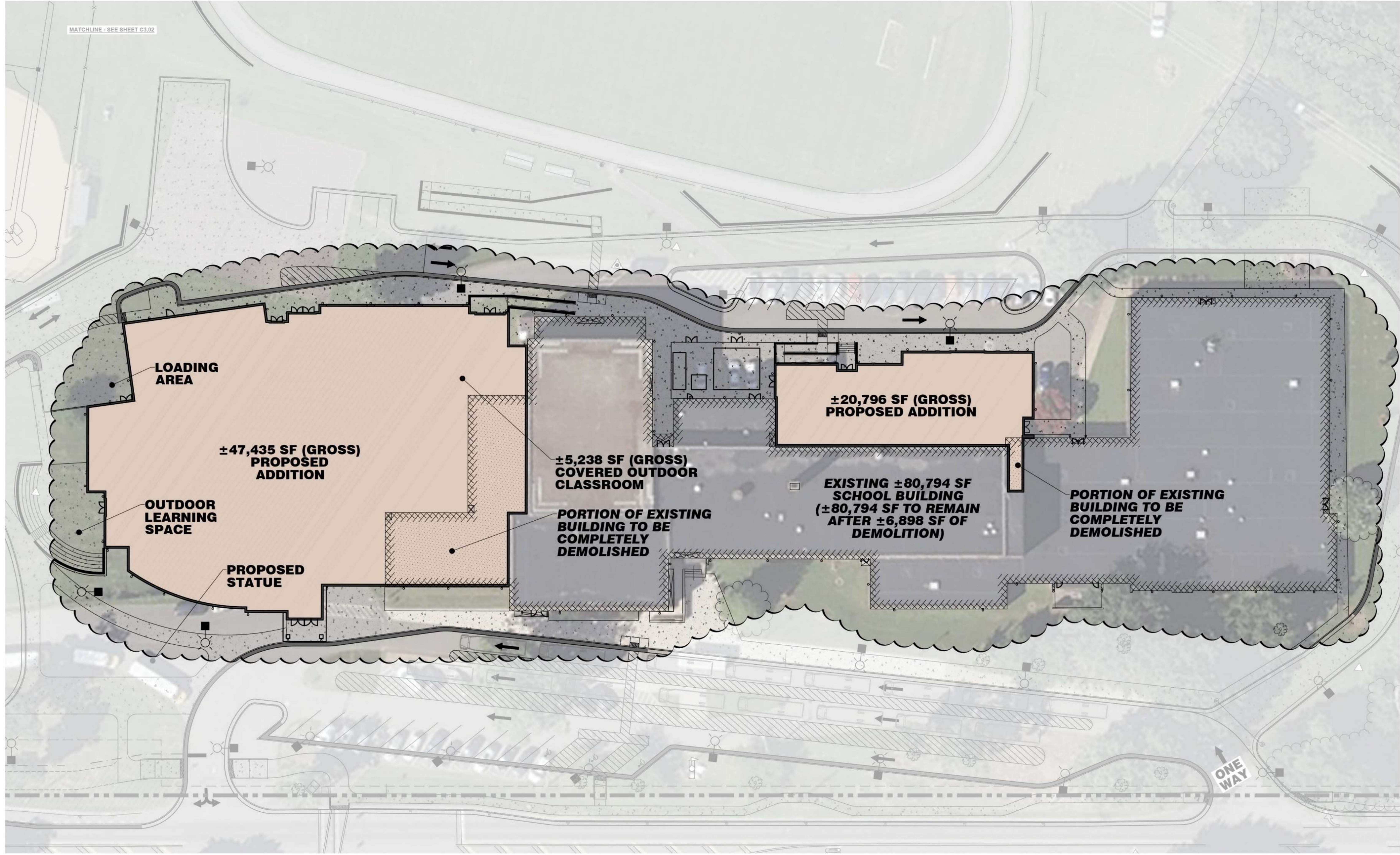


**ON APRIL 12, 2022, THE TOWN OF WARRENTON PASSED  
AN AMENDMENT TO THE ZONING ORDINANCE (ZOTA  
2020-04) THAT REQUIRES ANY NEW SCHOOL, OR  
EXPANSION TO AN EXISTING SCHOOL, GREATER THAN  
10,000 SQUARE FEET TO OBTAIN APPROVAL THROUGH  
A SPECIAL USE PERMIT BY THE TOWN COUNCIL  
(SECTION 3-4.9.3)**





MATCHLINE - SEE SHEET C3.02



LOADING AREA

±47,435 SF (GROSS)  
PROPOSED ADDITION

OUTDOOR LEARNING SPACE

PROPOSED STATUE

±5,238 SF (GROSS)  
COVERED OUTDOOR CLASSROOM

PORTION OF EXISTING BUILDING TO BE COMPLETELY DEMOLISHED

±20,796 SF (GROSS)  
PROPOSED ADDITION

EXISTING ±80,794 SF SCHOOL BUILDING  
(±80,794 SF TO REMAIN AFTER ±6,898 SF OF DEMOLITION)

PORTION OF EXISTING BUILDING TO BE COMPLETELY DEMOLISHED

ONE WAY

**THIS APPLICATION ALSO REQUESTS A ZONING MODIFICATION TO Z.O. 2-19.4, TO PERMIT SITE RETAINING WALLS TO EXCEED 6' IN HEIGHT, IN ORDER TO:**

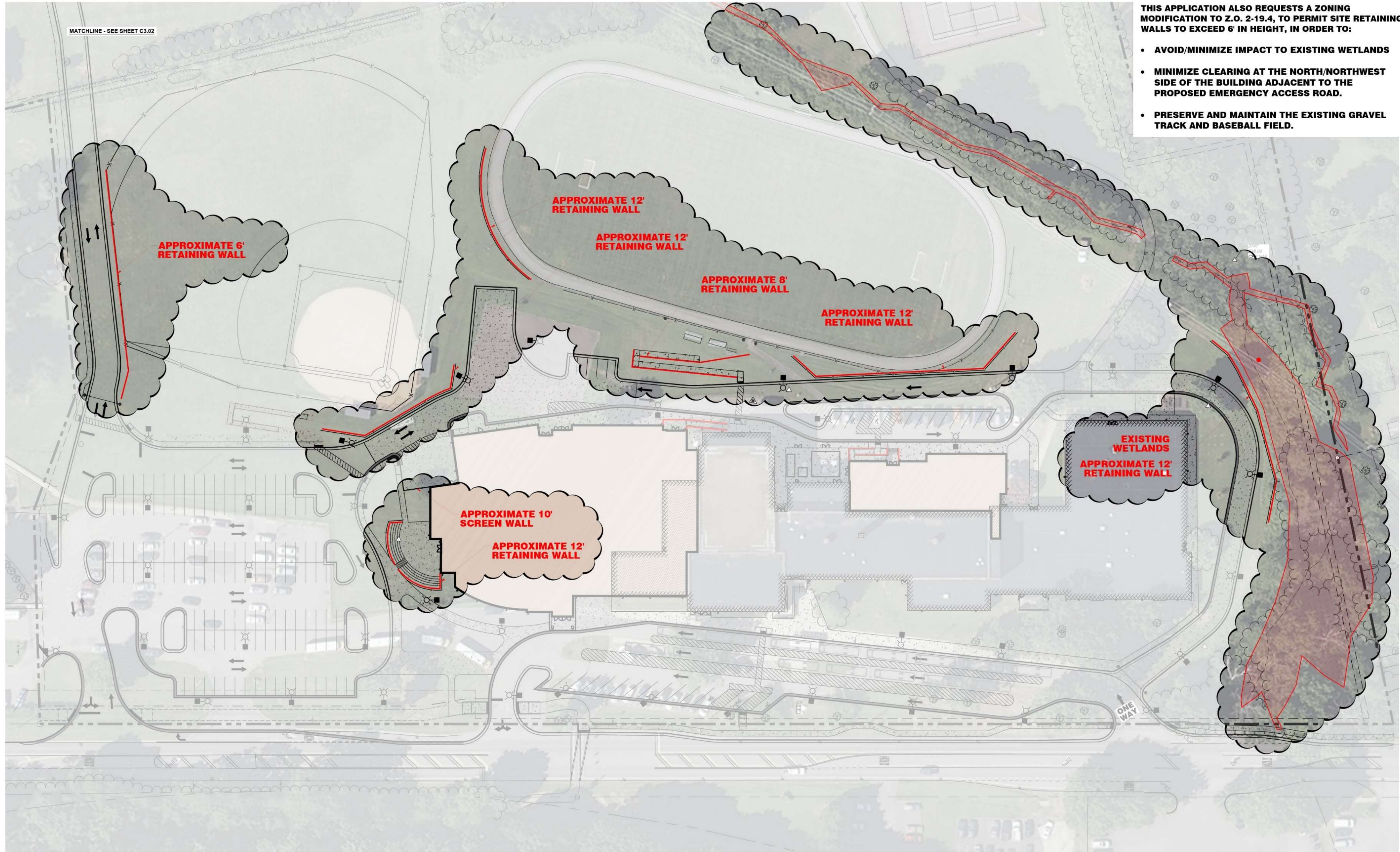
- **AVOID/MINIMIZE IMPACT TO EXISTING WETLANDS**
- **MINIMIZE CLEARING AT THE NORTH/NORTHWEST SIDE OF THE BUILDING ADJACENT TO THE PROPOSED EMERGENCY ACCESS ROAD.**
- **PRESERVE AND MAINTAIN THE EXISTING GRAVEL TRACK AND BASEBALL FIELD.**



MATCHLINE - SEE SHEET C3.02

THIS APPLICATION ALSO REQUESTS A ZONING MODIFICATION TO Z.O. 2-19.4, TO PERMIT SITE RETAINING WALLS TO EXCEED 6' IN HEIGHT, IN ORDER TO:

- AVOID/MINIMIZE IMPACT TO EXISTING WETLANDS
- MINIMIZE CLEARING AT THE NORTH/NORTHWEST SIDE OF THE BUILDING ADJACENT TO THE PROPOSED EMERGENCY ACCESS ROAD.
- PRESERVE AND MAINTAIN THE EXISTING GRAVEL TRACK AND BASEBALL FIELD.



**WAIVER REQUESTS**

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RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY



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# **SITE CONFORMANCE**

- LANDSCAPING WILL BE PROVIDED AT THE TIME OF SITE PLAN, PER ARTICLE 8.
- LIGHTING WILL BE PROVIDED AT THE TIME OF SITE PLAN, PER ARTICLE 9-8.
- SITE SIGNAGE WILL BE PROVIDED AT THE TIME OF SITE PLAN, PER ARTICLE 6.

## **DRAFT CONDITIONS OF APPROVAL**

(PROVIDED FOR REVIEW ON 2/13/24)

**CONDITION 7.D:** *"ALL EXTERIOR LIGHTING FIXTURES, NEW AND REPLACEMENT LIGHT FIXTURES USING LED, SHALL CONSIST OF FULL CUT-OFF FIXTURES WITH A COLOR TEMPERATURE OF 3,000 K OR LOWER."*

**CONDITION 8.E:** *"PRIOR TO APPROVAL OF THE FINAL SITE PLAN, THE APPLICANT SHALL ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE ADJACENT DEVELOPER OF THE ARRINGTON DEVELOPMENT AGREEING TO DEDICATE NECESSARY RIGHT OF WAY AND A CONSTRUCTION EASEMENTS AT NO COST OF SUFFICIENT RIGHT-OF-WAY FOR TRANSPORTATION IMPROVEMENTS AS SHOWN IN THE PAGE C 3.02A OF THE SUP PLANS FOR THE IMPROVEMENT OF THE EXTENSION OF ALWINGTON BOULEVARD, DRAINAGE IMPROVEMENTS, INTERSECTION IMPROVEMENTS, AND CONSTRUCTION OF MULTI-USE FACILITIES. FORMAL DEDICATION OF THE NOTED ROW/EASEMENTS WILL BE GRANTED AT THE TIME OF SITE PLAN FOR THE TRANSPORTATION IMPROVEMENTS PROPOSED BY THE ARRINGTON DEVELOPMENT AS REQUIRED BY THE APPROVED REZN-22-017978"*

**CONDITION 8.F:** *"BEFORE FINAL CERTIFICATE OF OCCUPANCY, THE PUBLIC ACCESS EASEMENT DEDICATED ALONG E. SHIRLEY AVENUE FROM THE SOUTHERN PARKING LOT ENTRANCE TO THE SOUTHERN PROPERTY LINE WITH THE ADJACENT COMMUNITY CENTER SHALL BE GRADED ACCORDING TO VDOT STANDARDS TO ACCOMMODATE A FUTURE EXTENSION OF A 10' WIDE SHARED USE PATH."*