



TOWN OF WARRENTON

Community Development Department

PO BOX 341
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(540) 347-2405

SITE PLAN APPROVAL

October 1, 2024

Project Name	Taylor Middle School Addition & Renovation	
Project Number	SDP-2024-7	
Location	350 E Shirley Avenue (6983-48-7973-500)	
Use	School (Z.O. 3-4.9.3)	
Zoning	Public-Semi-Public (PSP)	
Applicant	Engineer/Applicant Representative	Owner
David Graham, Construction Manager Fauquier County Public Schools Facilities & Construction Department 124 Manor Court, Suite 5 Warrenton, VA 20186 dgraham@fcps.org 540-905-6056	Luke Fetcho Timmons Group 20110 Ashbrook Place, Suite 100 Ashburn, VA 20147 Luke.fetcho@timmons.com	County School Board of Fauquier County 320 Hospital Drive, Suite 40 Warrenton, VA 20186

CONDITIONS OF APPROVAL

1. Development of the subject property shall conform to all notes and design layouts on the approved plan. This approval shall be for this Site Plan only; any change or increase in use or intensity may require the submittal of a new or amended site plan.
2. Development of this property is subject to all approval conditions of the Special Use Permit, case number SUP 2023-04, approved by Town Council on April 9, 2024.
3. All required easements, dedications and reservations shall be recorded in conformance with the Special Use Permit and as shown in this site plan; proof of recordation must be provided prior to issuance of any Certificate of Occupancy.
4. Refuse storage areas shall be screened with a solid enclosure compatible with the buildings on the property. Final design of all refuse enclosures shall be shown as a part of the required Zoning Permit.
5. Prior to issuance of a Certificate of Occupancy, the public access easement dedicated along E. Shirley Avenue from the southern parking lot entrance shall be graded according to VDOT standards to accommodate a future extension of a 10' wide shared use path.
6. Prior to issuance of a Certificate of Occupancy, the Applicant/Owner must schedule a site meeting with the Zoning Administrator to verify the conditions of Zoning/Use Buffer A, during which time the location and number of additional plantings will be determined so as to ensure that the condition of the buffer area will conform to SUP approval condition #6 and Article 8 of the Zoning Ordinance. All required plantings must be in place and in a healthy growing condition prior to any reduction or release of the performance bond.
7. A Stormwater Management/BMP Maintenance Agreement is required for this project; proof of recordation must be provided prior to release of this site plan to authorize construction.
8. A performance Bond is required for improvements associated with this project; bonding shall be provided in the amount of **\$1,457,701.32** prior to the issuance of the Land Disturbing Permit.
9. A Right-of-Way permit must be obtained from the Department of Public Works prior to the release of this Site Development Plan to authorize construction activities within the public right-of-way.
10. A Land Disturbance permit is required for this project. A complete application for a Land Disturbance permit must be submitted for review and approval to include the following:
 - a. A Stormwater Pollution Prevention Plan (SWPPP)
 - b. 2024 Registration Statement Application
 - c. Land Disturbance Permit fee of **\$780.50**
 - d. State Stormwater Permit fee of **\$4,500.00**

- e. Nutrient Credit Proof of Purchase Letter for **1.76 lbs.**
 - f. The necessary documentation showing compliance by the Army Corps of Engineers, Department of Environmental Quality (DEQ) - Virginia Water Protection (VWP).
 - g. The necessary documentation showing compliance by the U.S. Fish and Wildlife Service (Northern long-eared bat as Endangered under the Endangered Species Act)
11. All fire hydrants shall be provided with adequate protection, and all fire lanes shall be posted, prior to the issuance of any Certificate of Occupancy, as deemed acceptable by the Fire Official.
 12. A separate Sign Permit is required for all site and entrance signage in conformance with Article 6 of the Ordinance.
 13. All exterior lighting shall conform to Section 9-8 of the Ordinance; all fixtures shall consist of fully-shielded, full cut-off fixtures, where no light is emitted above a horizontal plane passing through the lowest point of the light-emitting element.
 14. An As-Built Plan is required for this project. The As-Built Plan must be submitted within one year of issuance of the first occupancy permit for review and approval. Final approval of the As-Built Plan is required prior to the final release of any Bond per Section 10-9 of the Ordinance.
 15. The approval of the subject site plan shall expire five (5) years after the date of approval unless building permits have been obtained for construction, per Section 10-7.8 of the Zoning Ordinance.

ZONING ADMINISTRATOR APPROVAL:

This Site Development Plan is approved subject to all conditions and requirements noted above.

ZONING ADMINISTRATOR SIGNATURE:

DATE:

Heather Jenkins

10-1-2024

CONDITIONS OF RELEASE:

NOTE: Site work/construction cannot commence until the site plan has been released!

Prior to the release of this plan to authorize construction, the following must be addressed:

1. The Stormwater Management/BMP Maintenance Agreement must be recorded.
2. All required off-site easements must be recorded.
3. The Bond must be provided.
4. A Right-of-Way Permit must be obtained.
5. A Land Disturbing Permit must be issued.

THIS SITE DEVELOPMENT PLAN HAS BEEN RELEASED:

STAFF SIGNATURE:

DATE:
