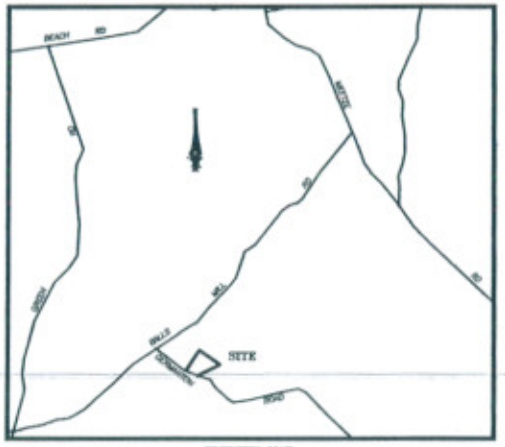
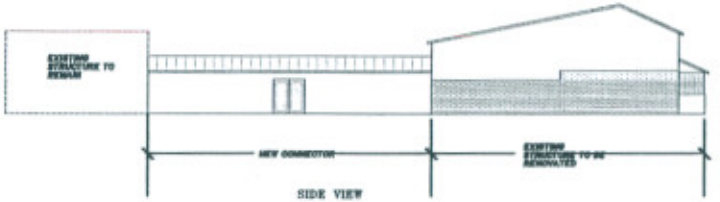
ATTACHMENT 4

MIDLAND ACADEMY EXTENSION

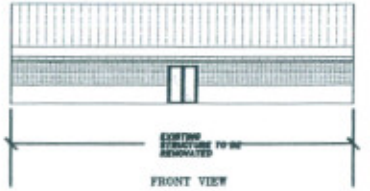
RECEIVED
NOV 26 2008
COMMUNITY DEVELOPMENT
FAUQUIER COUNTY, VA



VICINITY MAP
1"= 2000'



SIDE VIEW



FRONT VIEW

CONTEXT

SHEET 1 OF 4 COVER
SHEET 2 OF 4 CONCEPT PLAN
SHEET 3 OF 4 VDOT
SHEET 4 OF 4 SOIL MAP

COMMONWEALTH OF VIRGINIA
JOHN P. FOSTER
Lic. No. 1818
10/26/08
LAND SURVEYOR

CONCEPT PLAN
ON THE PROPERTY OF
DONNA M ANDES
LEE MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

SHEET 1 OF 4

rev 10/26/08 FEB CO COM

POSTER LAND SURVEYS LLC
P.O. BOX 407
ORLEAN, VIRGINIA 20125
540-364-6729

SCALE: 1"= 50'
DATE: 3/26/08
DRAWN BY JF
JOB # 08204014

NOTES

1) THIS CONCEPT PLAN SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
2) CONTOURS BASED ON FAUQUIER COUNTY'S GIS AND FIELD SHOT AT 2 FOOT CONTOURS
3) AS PER F.I.R.M. PANEL 510088 0400A THE PARCEL SHOWN HEREON IS NOT IN A 100 YEAR FLOOD HAZARD AREA.
4) UNDER GROUND UTILITIES MAY EXIST, BUT ARE NOT SHOWN.
5) TAX MAP 6990-88-0850-000
6) CURRENT USE RCS. CURRENT ZONING RA

PROPOSED USE

PROPOSED USE WILL BE THE RENOVATION OF EXISTING STRUCTURES TO BE USED AS A DAY SCHOOL OF 8 THROUGH 12 GRADES THAT WILL ACCOMMODATE APPROXIMATELY 180 STUDENTS AND 20 STAFF.

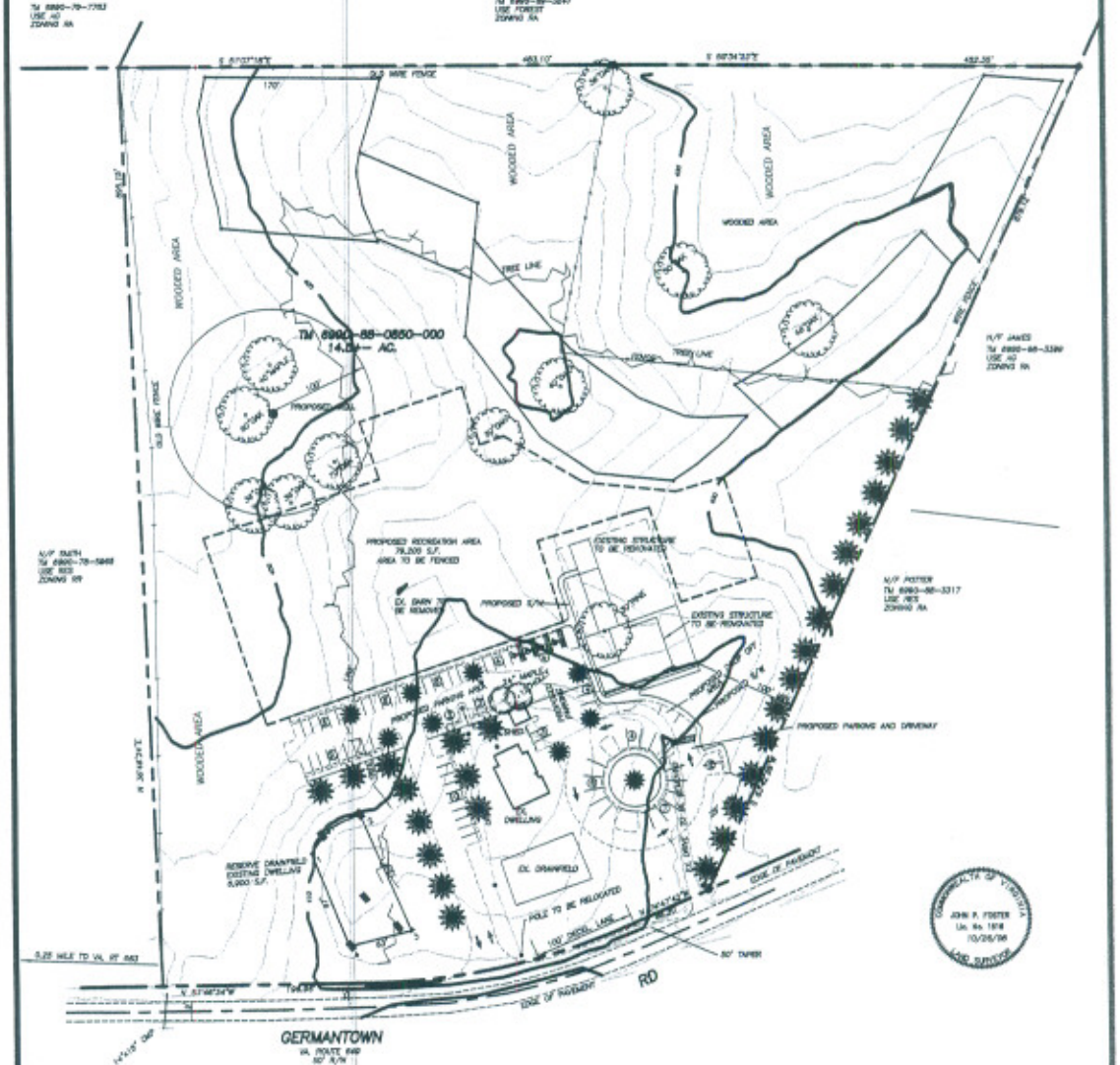
LEGEND

PROPOSED DRAINFIELDS

CONTOURS

PROPOSED ADDITIONAL LANDSCAPING BUFFERING

GRAPHIC SCALE - FEET



CONCEPT PLAN

ON THE PROPERTY OF

DONNA M ADDISS

LEE MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

SHEET 2 OF 4

REV 10/28/08 PER CO. COMM.

SCALE: 1"= 50'	DRAWN BY: JF	FOSTER LAND SURVEYS LLC
DATE: 3/28/08	JOB # 0804014	P.O. BOX 407 ORLEAN, VIRGINIA 20128 540-364-9728

NOTES

1) THE ENTRANCE SHALL BE COMMERCIAL IN DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH VDOT'S CURRENT SUBDIVISION STREET REQUIREMENTS, DRAINAGE MANUAL, AND ROAD AND BRIDGE ENGINEERS, ROAD AND BRIDGE SPECIFICATIONS, AND ANY DEVIATIONS OR MODIFICATIONS REQUIRED APPROVAL PRIOR TO CONSTRUCTION.
2) DATUM IS BASED ON FAUQUIER'S GIS SYSTEM AND FIELD SHOT AT 2 FOOT CONTOURS.

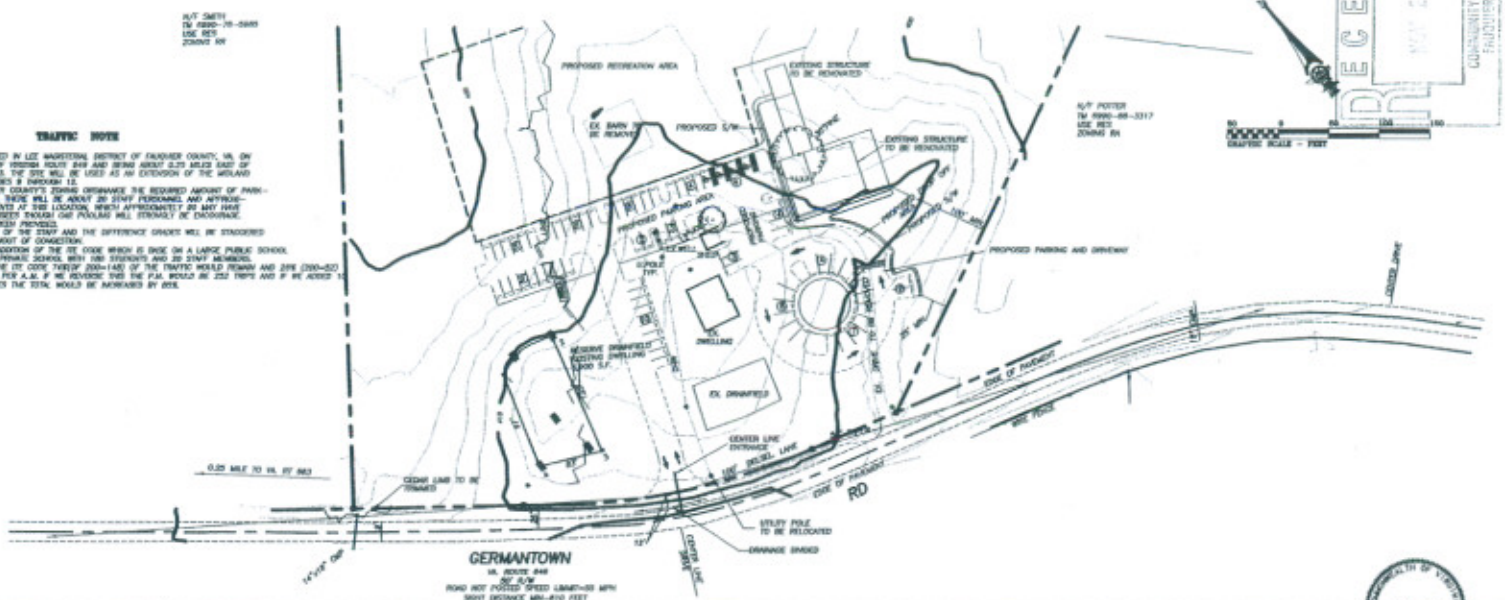
TRAFFIC NOTE

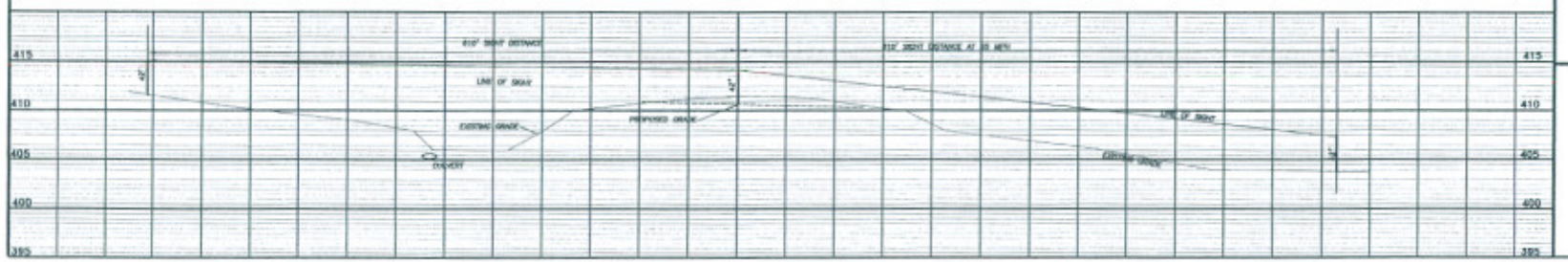
THE SITE IS LOCATED IN LEE MAGISTERIAL DISTRICT OF FAUQUIER COUNTY, VA. ON THE NORTH SIDE OF VIRGINIA ROUTE 649 AND BEING ABOUT 0.25 MILES EAST OF VIRGINIA ROUTE 663. THE SITE WILL BE USED AS AN EXTENSION OF THE MIDLAND ACADEMY FOR GRADES 9 THROUGH 12.

AS PER FAUQUIER COUNTY'S ZONING ORDINANCE THE REQUIRED AMOUNT OF PARKING IS 43 SPACES. THERE WILL BE ABOUT 20 STAFF PERSONNEL AND APPROXIMATELY 100 STUDENTS AT THE LOCATION, WHICH APPROXIMATELY 20 MAY HAVE HAVE DRIVER LICENSES THOUGH GAS PRICES WILL STRONGLY DISCOURAGE THE SPACES HAVE BEEN PROVIDED.

THE ARRIVAL TIME OF THE STAFF AND THE DIFFERENCE GRADES WILL BE STAGGERED TO REDUCE THE AMOUNT OF CONGESTION.

PER THE 9 TH ADDITION OF THE ITE CODE WHICH IS BASE ON A LARGE PUBLIC SCHOOL AND NOT A SMALL PRIVATE SCHOOL WITH 100 STUDENTS AND 20 STAFF MEMBERS. IN THE A.M. PER THE ITE CODE TWEEN 200-1(AB) OF THE TRAFFIC WOULD REMAIN AND 29% (200-52) TOTALING 152 TRIP PER A.M. IF WE REVERSE THIS THE P.M. WOULD BE 252 TRIPS AND IF WE ADDED TO TRIPS FOR DELIVERIES THE TOTAL WOULD BE INCREASED BY 85%.





SHEET 3 OF 4

FOSTER LAND SURVEYS LTC
P.O. BOX 407
ORLEAN, VIRGINIA 20186
540-364-4728

PLAT SHOWING
CONCEPT PLAN
OF
DOMINA E. ASSEMBLY
IN
LEE MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

REVISIONS
REV PER VDOT COM.

DATED MAR. 28, 2008
SCALE: 1" = 50', 1" = 5'
DRAWN BY: JF
FILE NO: 0804014

LEGEND

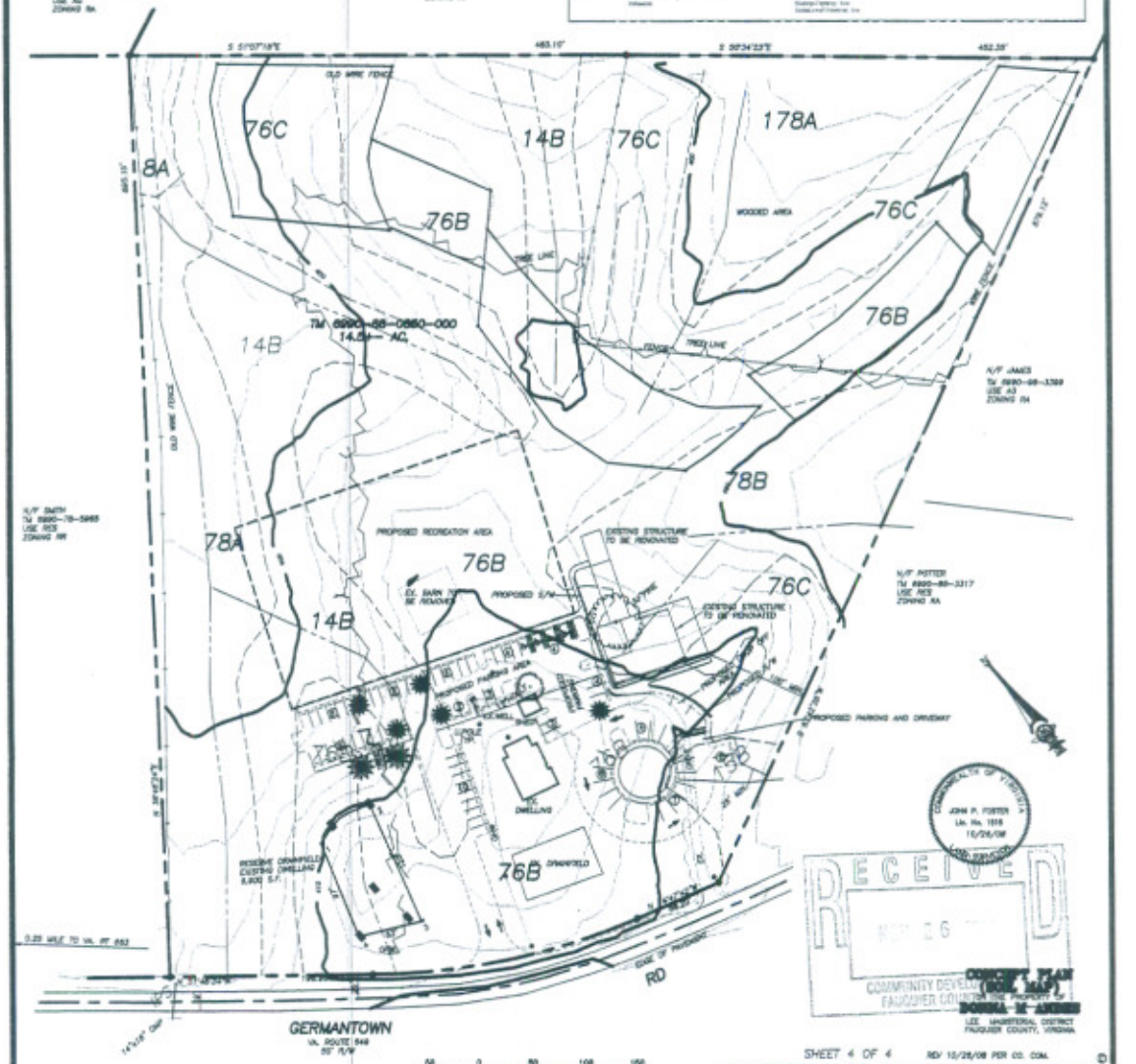
PROPOSED DRAINFIELDS

CONTOURE

SOIL LIMITS

NOTES

1) THIS CONCEPT PLAN SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OF OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
2) TYPE 1 SOIL MAP PROVIDED BY FAUQUIER COUNTY.
3) AS PER F.I.R.M. PANEL 5120050 0400A THE PARCEL SHOWN HEREON IS NOT IN A 100 YEAR FLOOD HAZARD AREA.
4) UNDER GROUND UTILITIES MAY EXIST, BUT ARE NOT SHOWN.
5) TAX MAP 6990-88-0850-000
6) CURRENT USE: RES. CURRENT ZONING: RA



RECEIVED
NOV 26
COMMUNITY DEVELOPMENT
FAUQUIER COUNTY, VA

CONCEPT PLAN
SOIL MAP
FOR THE PROPERTY OF
DONNA M. JAMES
LEE MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA

SHEET 4 OF 4 RD/ 10/28/08 PER CO. COM.

SCALE: 1"= 50'	DRAWN BY: JF	FOSTER LAND SURVEYS LLC P.O. BOX 457 ORLEAN, VIRGINIA 20138 540-364-9729
DATE: 5/28/08	JOB # 080401A	