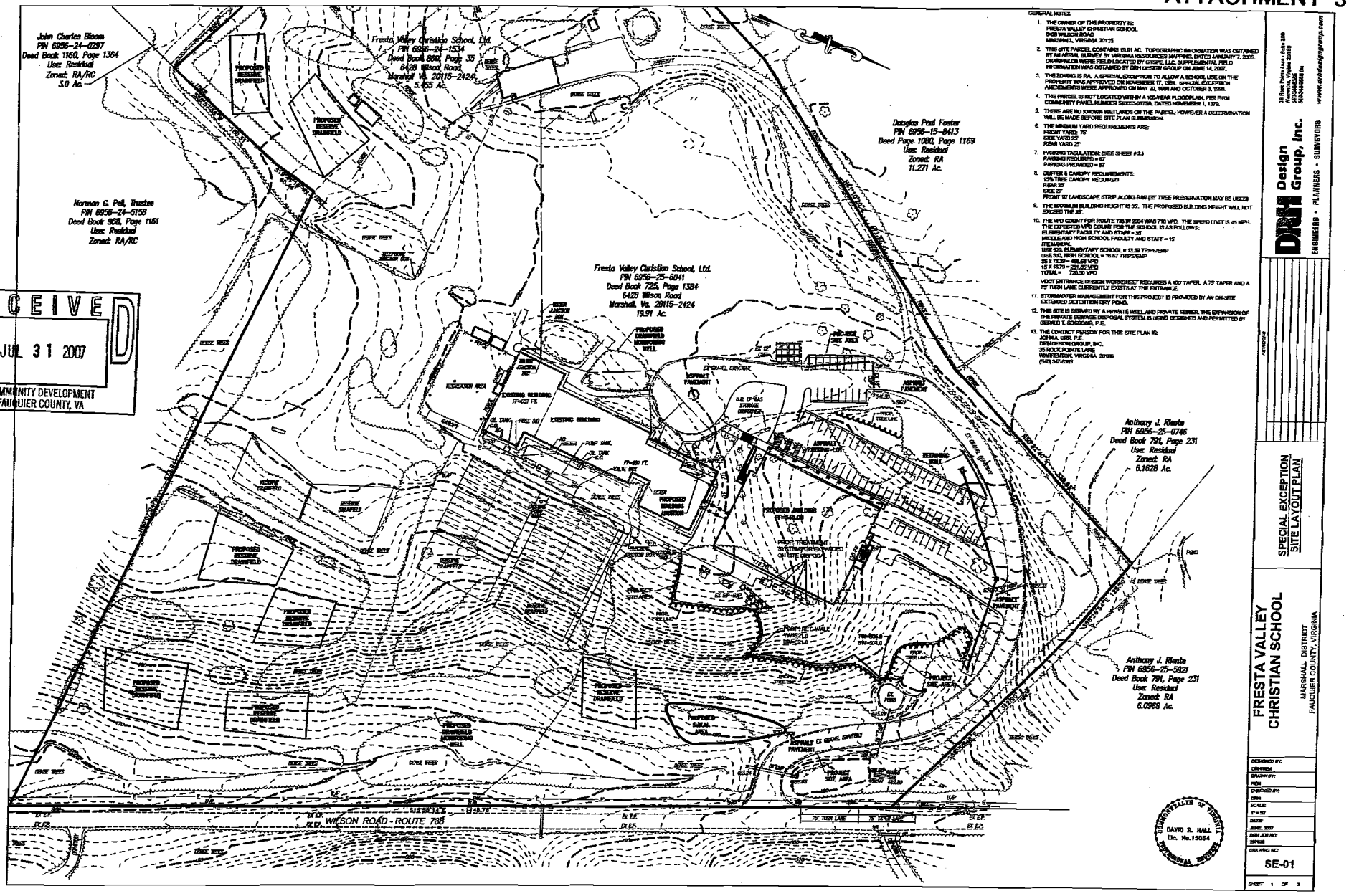
ATTACHMENT 3



RECEIVED
JUL 31 2007
COMMUNITY DEVELOPMENT
FAUQUIER COUNTY, VA

GENERAL NOTES

1. THE OWNER OF THIS PROPERTY IS:
FRESTA VALLEY CHRISTIAN SCHOOL
6428 WILSON ROAD
MARSHALL, VIRGINIA 20115
2. THIS SITE PARCEL CONTAINS 19.91 AC. TOPOGRAPHIC INFORMATION WAS OBTAINED BY AN AERIAL SURVEY BY VIRGINIA RESOURCES MAPPING, DATED JANUARY 7, 2006. DRAINFIELDS WERE FIELD LOCATED BY STAPE LLC. SUPPLEMENTAL FIELD INFORMATION WAS OBTAINED BY DRH DESIGN GROUP ON JUNE 14, 2007.
3. THE ZONING IS RA. A SPECIAL EXCEPTION TO ALLOW A SCHOOL USE ON THE PROPERTY WAS APPROVED ON NOVEMBER 17, 1994. SPECIAL EXCEPTION AMENDMENTS WERE APPROVED ON MAY 20, 1998 AND OCTOBER 3, 1998.
4. THIS PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN, PER FIRM COMMUNITY PANEL NUMBER 510055-0475B, DATED NOVEMBER 1, 1989.
5. THERE ARE NO KNOWN WETLANDS ON THE PARCEL; HOWEVER A DETERMINATION WILL BE MADE BEFORE SITE PLAN SUBMISSION.
6. THE MINIMUM YARD REQUIREMENTS ARE:
FRONT YARD: 75'
SIDE YARD 25'
REAR YARD 25'
7. PARKING TABULATION: (SEE SHEET # 2.)
PARKING REQUIRED = 67
PARKING PROVIDED = 87
8. BUFFER & CANOPY REQUIREMENTS:
15% TREE CANOPY REQUIRED
REAR 25'
SIDE 25'
FRONT 10' LANDSCAPE STRIP, ALONG RAV (25' TREE PRESERVATION MAY BE USED)
9. THE MAXIMUM BUILDING HEIGHT IS 35'. THE PROPOSED BUILDING HEIGHT WILL NOT EXCEED THE 35'.
10. THE VPD COUNT FOR ROUTE 768 IN 2004 WAS 710 VPD. THE SPEED LIMIT IS 45 MPH. THE EXPECTED VPD COUNT FOR THE SCHOOL IS AS FOLLOWS:
ELEMENTARY FACULTY AND STAFF = 35
MIDDLE AND HIGH SCHOOL FACULTY AND STAFF = 15
STEMMONS
USE 520, ELEMENTARY SCHOOL = 13.39 TRIPS/EMP
USE 530, HIGH SCHOOL = 16.67 TRIPS/EMP
35 X 13.39 = 468.65 VPD
15 X 16.70 = 250.50 VPD
TOTAL = 720.50 VPD
VDOT ENTRANCE DESIGN WORKSHEET REQUIRES A 100' TAPER, A 75' TAPER AND A 70' TURN LANE CURRENTLY EXISTS AT THE ENTRANCE.
11. STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY AN ON-SITE EXTENDED DETENTION DRY POND.
12. THIS SITE IS SERVED BY A PRIVATE WELL AND PRIVATE SEWER. THE EXPANSION OF THE PRIVATE SEWAGE DISPOSAL SYSTEM IS BEING DESIGNED AND PERMITTED BY GERALD T. GOSSONG, P.E.
13. THE CONTACT PERSON FOR THIS SITE PLAN IS:
JOHN A. GRIM, P.E.
DRH DESIGN GROUP, INC.
35 ROCK POINTE LANE
WARRENTON, VIRGINIA 20186
(540) 347-5383

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REVISIONS

SPECIAL EXCEPTION
SITE LAYOUT PLAN

FRESTA VALLEY
CHRISTIAN SCHOOL

MARSHALL DISTRICT
FAUQUIER COUNTY, VIRGINIA

DESIGNED BY: DRH
DRAWN BY: RDH
CHECKED BY: DRH
SCALE: 1" = 50'
DATE: JUNE, 2007
DRH JOB NO: 2070B
DRAWING NO: SE-01

SHEET 1 OF 3