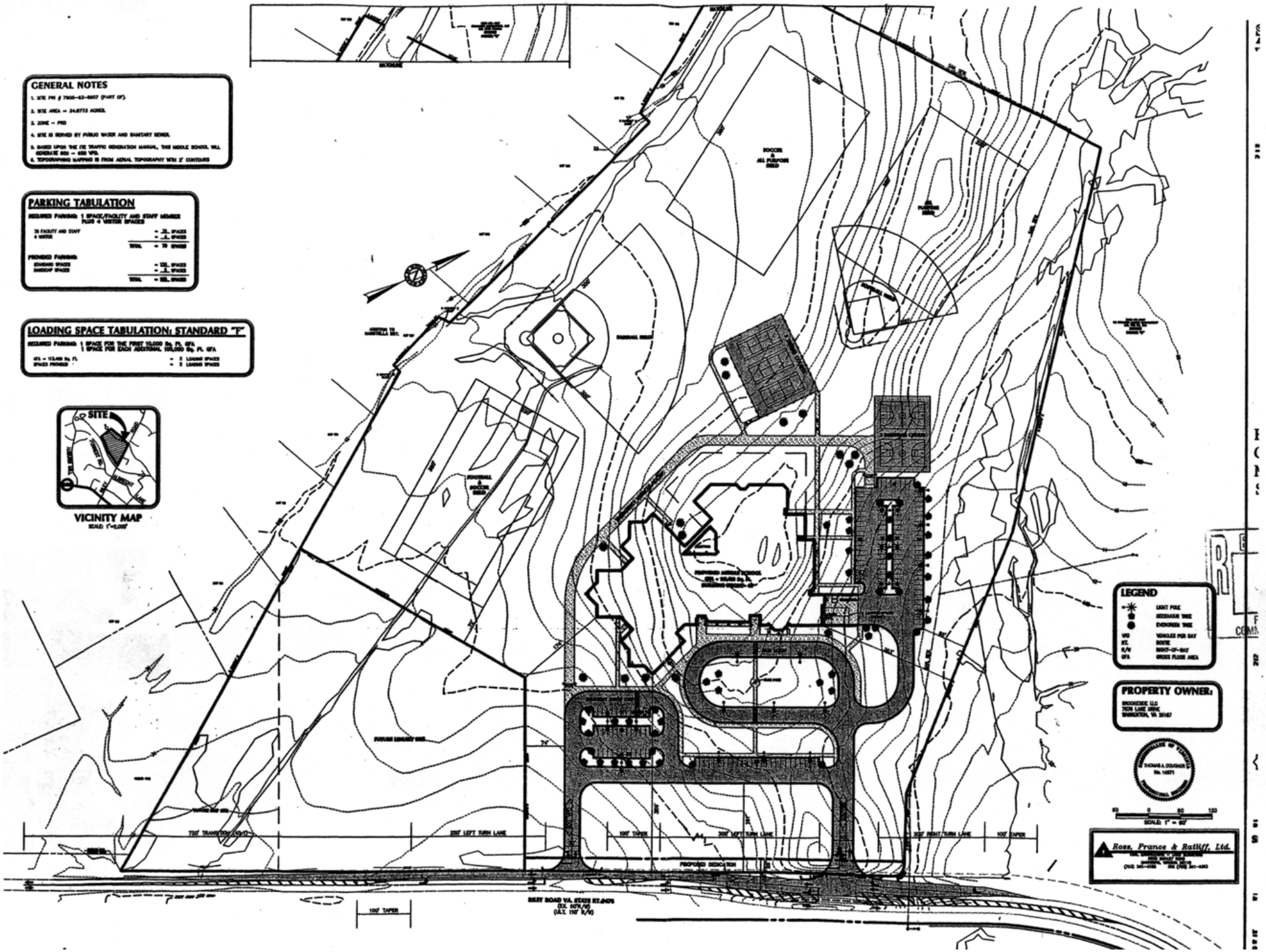
GENERAL NOTES
1. SITE PIN # 7905-63-6907 (PART OF).
2. SITE AREA = 34.8773 ACRES.
3. ZONE - PRD
4. SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
5. BASED UPON THE ITE TRAFFIC GENERATION MANUAL, THIS MIDDLE SCHOOL WILL GENERATE 800 - 650 VPD.
6. TOPOGRAPHING MAPPING IS FROM AERIAL TOPOGRAPHY WITH 2' CONTOURS
PARKING TABULATION
REQUIRED PARKING: 1 SPACE/FACILITY AND STAFF MEMBER PLUS 4 VISITOR SPACES
75 FACILITY AND STAFF = 75 SPACES
4 VISITOR = 4 SPACES
TOTAL = 79 SPACES
PROVIDED PARKING:
STANDARD SPACES = 130 SPACES
HANDICAP SPACES = 2 SPACES
TOTAL = 132 SPACES
LOADING SPACE TABULATION: STANDARD "F"
REQUIRED PARKING: 1 SPACE FOR THE FIRST 10,000 Sq. Ft. GFA
1 SPACE FOR EACH ADDITIONAL 100,000 Sq. Ft. GFA
GFA = 113,400 Sq. Ft. = 2 LOADING SPACES
SPACES PROVIDED = 2 LOADING SPACES
SITE
VICINITY MAP
SCALE: 1"=2,000'
SOCCER & ALL PURPOSE FIELD
BASEBALL FIELD
FOOTBALL & SOCCER FIELD
PROVIDED MIDDLE SCHOOL
FUTURE LIBRARY SITE
720' TRANSITION (45:1)
250' LEFT TURN LANE
100' TAPER
300' LEFT TURN LANE
200' RIGHT TURN LANE
100' TAPER
PROPOSED DEDICATION
RILEY ROAD VA. STATE RT.#676
(EX. 50'R/W)
(U.S.T. 110' R/W)
100' TAPER
LEGEND
LIGHT POLE
DECIDUOUS TREE
EVERGREEN TREE
VPD VEHICLES PER DAY
RT. ROUTE
R/W RIGHT-OF-WAY
GFA GROSS FLOOR AREA
PROPERTY OWNER:
BROOKSIDE LLC
7978 LAKE DRIVE
WARRENTON, VA 20187
THOMAS A. DOUGHER
No. 14871
SCALE: 1" = 60'
Ross, France & Ratliff, Ltd.