

LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

EXISTING ZONING: R-U W/ SPECIAL USE

PROPOSED ZONING: R-U W/ SPECIAL USE AMENDMENT

TAX MAP NUMBERS: 37-A-47 & 37-A-47A

VOTING DISTRICT: BERKELEY

STREET ADDRESSES: 9400 THORNTON ROLLING RD.

OWNER/APPLICANT:

FREDERICKSBURG CHRISTIAN EDUCATIONAL SERVICES, INC
9400 THORNTON ROLLING ROAD
FREDERICKSBURG, VA. 22408
ATTN: RICK YOST
(540) 371-3852

SITE STATISTICS:

1. TAX MAP: 37-A-47 & 37-A-47A
2. PARCEL ACREAGE: 75.2693 ACRES
3. EXISTING ZONING: R-U W/ SPECIAL USE
4. PROPOSED ZONING: R-U W/ SPECIAL USE AMENDMENT
5. OVERALL FLOOR AREA: 139,168 SQ. FT.
6. EXISTING USE: PRIVATE EDUCATIONAL SERVICES FROM GRADES 6-12
7. PROPOSED USE: PRIVATE EDUCATIONAL SERVICES FROM GRADES K-12 WITH ADDITIONAL BUILDINGS, PARKING & BALL FIELDS.
8. NUMBER OF BUILDINGS: TWO (2) BUILT
9. NUMBER OF FLOORS: ONE (1) FLOOR
10. EXISTING SETBACKS: 30' FRONT YARD, 10' SIDE YARD, 35' REAR YARD
11. LOT GENERATIONS: 2.301 VPD SECTION 536 - PRIVATE CHURCH, K-12)
12. NO EVIDENCE OF CIVIL WAR TRENCHES OR HISTORICAL BUILDINGS, STRUCTURES OR SITES ON PROPERTY.
13. NO EVIDENCE OF ANY PLACES OF BURIAL ON SITE.
14. PROPERTY WITHIN ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PLAN# NO. 519038 225 C, DATED 7/28/1998.
15. WETLANDS WITHIN 100' OF SITE: SHOWN ON PLAN AS DELINEATED
16. WETLANDS PERMIT REQUIRED: YES
17. RMA ON SITE: ENTIRE SITE
18. RMA ON SITE: SHOWN ON PLAN AS DELINEATED
19. THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.
20. THIS WASTEY LARGE, OUTSIDE COMBUSTION CONTAINERS WILL BE LOCATED ON THE SITE. SOLID WASTE WILL BE COLLECTED BY A PRIVATE REFUSE COMPANY AND DISPOSED OF AT A COUNTY-APPROVED DISPOSAL SITE.

PARKING TABULATION:

PARKING LOT TABLE	
EXIST. MAIN LOT:	108 SPACES
EXIST. AUX. LOT:	64 SPACES
EXIST. LOWER LOT:	26 SPACES
PRO. MAIN LOT:	122 SPACES
PRO. REAR LOT:	32 SPACES
TOTAL FRONT LOT:	352 SPACES
BALL PARK LOT:	142 SPACES
TOTAL PARKING:	494 SPACES

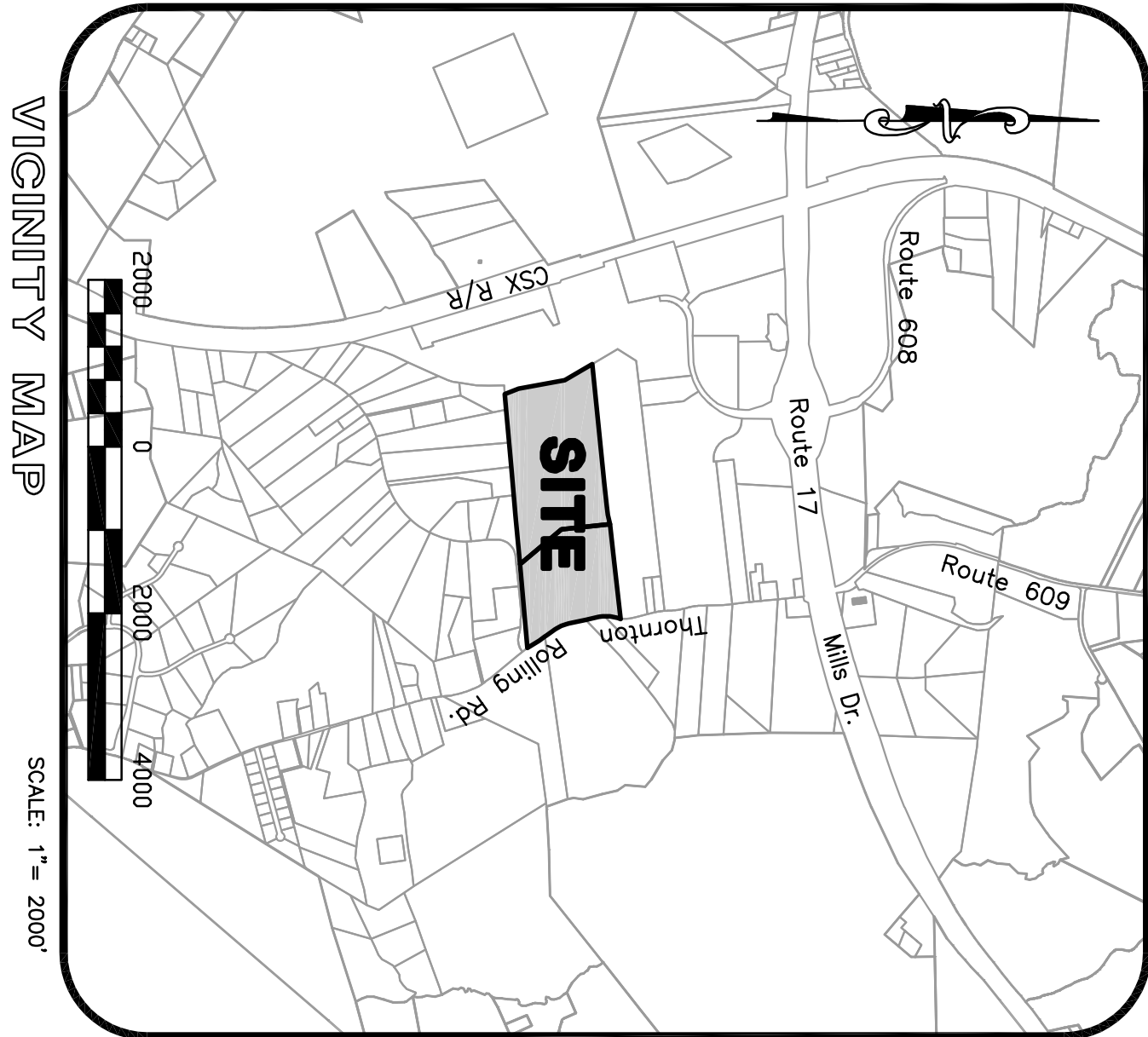
IMPERVIOUS CALCS:

EXISTING BUILDINGS:	90,768 SQ. FT.
PROPOSED BUILDING:	48,400 SQ. FT.
TOTAL BUILDINGS:	139,168 SQ. FT.
EXISTING ASPHALT:	78,417 SQ. FT.
PROPOSED ASPHALT:	176,712 SQ. FT.
TOTAL ASPHALT:	255,129 SQ. FT.
EXISTING CONCRETE:	14,004 SQ. FT.
PROPOSED CONCRETE:	8,029 SQ. FT.
TOTAL CONCRETE:	22,033 SQ. FT.
EXISTING GRAVEL:	18,619 SQ. FT.
TOTAL IMPERVIOUS:	434,846 SQ. FT.
RATIO:	434,846/225,198= 1.93%
OPEN SPACE:	36.51%

ENGINEERING - SURVEYING - LAND PLANNING

11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA 22408

OFFICE (540)371-1209 - FAX (540)371-4650



STORMWATER MANAGEMENT NARRATIVE:

STORMWATER MANAGEMENT SHALL BE ADDRESSED AT TIME OF SITE PLAN SUBMITTAL. ON-SITE DETENTION FACILITIES OR OTHER SUITABLE BMP'S WILL BE UTILIZED IN ACCORDANCE WITH THE PENNSYLVANIA COUNTY DESIGN STANDARDS MANUAL. STORMWATER RUNOFF WILL BE COLLECTED IN MULTIPLE POND FACILITIES AT ALL OUTFALLS AS SHOWN ON PLANS AND RELEASED INTO ON-SITE EXISTING STREAMS, ALL FLOWING IN A NORTHEAST DIRECTION. A CONTROL STRUCTURE WILL BE UTILIZED TO REGULATE THE DISCHARGE RATE.

EROSION AND SEDIMENT CONTROL NARRATIVE:

EROSION AND SEDIMENT CONTROL WILL BE ADDRESSED AT TIME OF SITE PLAN SUBMITTAL. SUITABLE CONTROL MEASURES WILL BE UTILIZED IN ACCORDANCE WITH THE PENNSYLVANIA COUNTY DESIGN STANDARDS MANUAL AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

LANDSCAPING NARRATIVE:

ALL ON-SITE LANDSCAPING TO BE IN CONFORMANCE WITH ARTICLE 6, LANDSCAPING AND SCREENING OF THE COUNTY'S DESIGN STANDARDS MANUAL, AND ARTICLE 5, DIVISION 5 OF THE ZONING ORDINANCE. EXISTING VEGETATION WILL BE UTILIZED WHERE APPROPRIATE TO MAINTAIN MATURE GROWTH. PER SP05-06, THIS PROPERTY IS TO MAINTAIN A 50' UNDISTURBED BUFFER AROUND THE CENTRE BOUNDARY EXCEPT FOR THE DRIVEWAY ENTRANCE AND REQUIRED UTILITY LINES ALSO PER C992-223. CURRENT CONDITIONS MEET THIS CRITERIA. DUE TO AN EXTENSIVE RIGHT-OF-WAY DEDICATION TO ACCOMMODATE THE PROPOSED 10' WIDE BI-CYCLE PATH, THE 50' BUFFER ALONG THE ROAD FRONTAGE NEEDS TO BE REDUCED AS SHOWN ON THE PLAN.

INDEX TO DRAWINGS:

- 1.) COVER SHEET
- 2.) EXISTING CONDITIONS PLAN
- 3.) PROPOSED IMPROVEMENTS
- 4.) LANDSCAPE PLAN
- 5.) ROAD IMPROVEMENT PLAN
- 6.) TURN LANE ANALYSIS
- 7.) INTERNAL TRAFFIC PATTERN PLAN

COMMONWEALTH OF VIRGINIA
Daniel C. Webb
DANIEL C. WEBB
 LICENSE NO.
 036528
 6-25-18
 PROFESSIONAL ENGINEER



WW WEBB
& ASSOCIATES, PLLC
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GENERALIZED DEVELOPMENT PLAN

**FREDERICKSBURG CHRISTIAN
SCHOOL CAMPUS EXPANSION**

LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE:	MAR. 8, 2018
SCALE:	
DESIGNED BY:	DWMR
DRAWN BY:	DWMR
CHECKED BY:	DCW

ACAD FILE: 17D018GDP

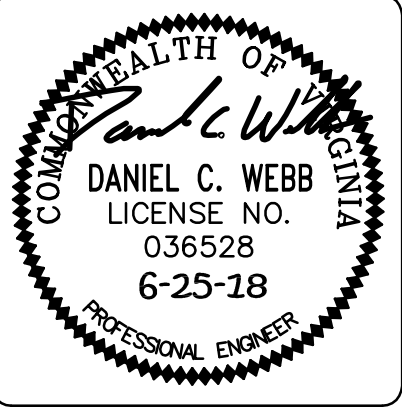
DRAWING NO: 17-D-018

SHEET NO. 1
OF 7 SHEETS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	255.48'	34.40'	130.9248'E	70.42/53°	172.3°	
C2	376.67'	176.69'	175.07'	26.52/55°	90.00°	
C3	474.12'	197.11'	195.61'	23.49/13°	100.00°	
C4	1792.82'	99.97'	99.96'	03.11/42°	50.00°	



REVISION BLOCK		
5/15/18	PER COUNTY & VDOT COMMENTS	D.W.R.
6/25/18	PER VDOT COMMENTS	D.W.R.
DATE	DESCRIPTION	BY





W W WEBB
& ASSOCIATES, PLLC
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FREDERICKSBURG, VA. 22408
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EXISTING CONDITIONS

**FREDERICKSBURG CHRISTIAN
SCHOOL CAMPUS EXPANSION**

LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

DATE:	MAR. 8, 2018
SCALE:	1" = 100'
DESIGNED BY:	DWR
DRAWN BY:	DWR
CHECKED BY:	DCW

ACAD FILE: 17D018GDP

DRAWING NO: 17-D-018

SHEET NO. 2

OF 7 SHEETS

LANDSCAPING NARRATIVE:
ALL ON-SITE LANDSCAPING TO BE IN CONFORMANCE WITH ARTICLE 6- LANDSCAPING AND SCREENING OF THE COUNTY'S DESIGN STANDARDS MANUAL, AND ARTICLE 5, DIVISION 5 OF THE ZONING ORDINANCE. EXISTING VEGETATION WILL BE UTILIZED WHERE APPLICABLE TO MAINTAIN MATURE GROWTH. PER SP05-06, THIS PROPERTY IS TO MAINTAIN A 50' UNDISTURBED BUFFER AROUND THE ENTIRE BOUNDARY EXCEPT FOR THE DRIVEWAY ENTRANCE AND REQUIRED UTILITY LINES ALSO PER CP92-22). CURRENT CONDITIONS MEET THIS CRITERIA. DUE TO AN EXTENSIVE RIGHT-OF-WAY DEDICATION TO ACCOMMODATE THE PROPOSED 10' WIDE BICYCLE PATH, THE 50' BUFFER ALONG THE ROAD FRONTAGE NEEDS TO BE REDUCED AS SHOWN ON THE PLAN.

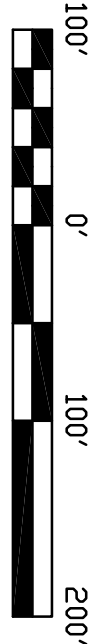
SEEDING NOTE:
THE CONTRACTOR SHALL SEED OR MULCH ALL DENUDED OR DISTURBED AREAS IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL ORDINANCE REGULATIONS, STANDARDS: MS-1, MS-2, AND MS-3.

LIGHTING NOTE:
ALL SITE LIGHTING MAINLY FOR THE PARKING AREAS AND THE ATHLETIC FIELDS WILL BE SUBJECT TO UPDATED OUTDOOR LIGHTING CODE IN SECTION 23-5-12.

GRAPHIC	DESCRIPTION
	-DENOTES 10' EXISTING CONTOUR INTERVALS
	-DENOTES 2' EXISTING CONTOUR INTERVALS
	-DENOTES PROPOSED CONTOUR WITH ELEVATION
	-DENOTES EXISTING TREE LINE
	-DENOTES PROPOSED LIMITS OF DISTURBANCE
	-DENOTES 100' RESTRICTED PRESERVATION AREA
	-DENOTES OVERHEAD UTILITY LINE
	-DENOTES FENCING
	-DENOTES DELINEATED WETLANDS
	-DENOTES GRAVEL SURFACE ROADS AND PARKING
	-DENOTES EXIST. ASPHALT SURFACE ROADS AND PARKING
	-DENOTES PROP. ASPHALT SURFACE ROADS AND PARKING
	-DENOTES BUILDING AREAS
	-DENOTES TRANSITIONAL SCREENING AND BUFFER AREAS

TREE COVER CALCULATIONS (10%)

A:	GROSS SITE AREA=	74.0403 ACRES
B:	BUILDING FOOTPRINT=	EXISTING - 2.0837 ACRES PROPOSED - 1.1111 ACRES
	TOTAL	- 3.1948 ACRES
C:	ADJUSTED GROSS SITE AREA=	70.8455 ACRES
	TREE COVER PERCENTAGE=	X 0.10
	REQUIRED TREE COVER=	7.0846 ACRES
	PROVIDED TREE COVER=	EXIST: #17,4930 ACRES PROP: 0 ACRES TOTAL: #17,4930 ACRES
		17.4930 AC > 7.0846 AC. O.K.



COUNTY PROJ. NO. : SUP18-0005

DATE:	MAR. 8, 2018
SCALE:	1"= 100'
DESIGNED BY:	DWC
DRAWN BY:	DWC
CHECKED BY:	DCW
ACAD FILE:	17D0180DP
DRAWING NO:	17-D-018
SHEET NO.	4
OF	7 SHEETS

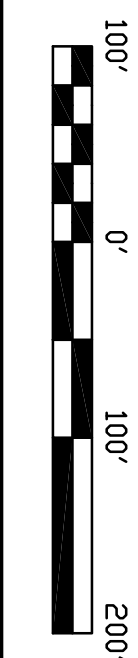
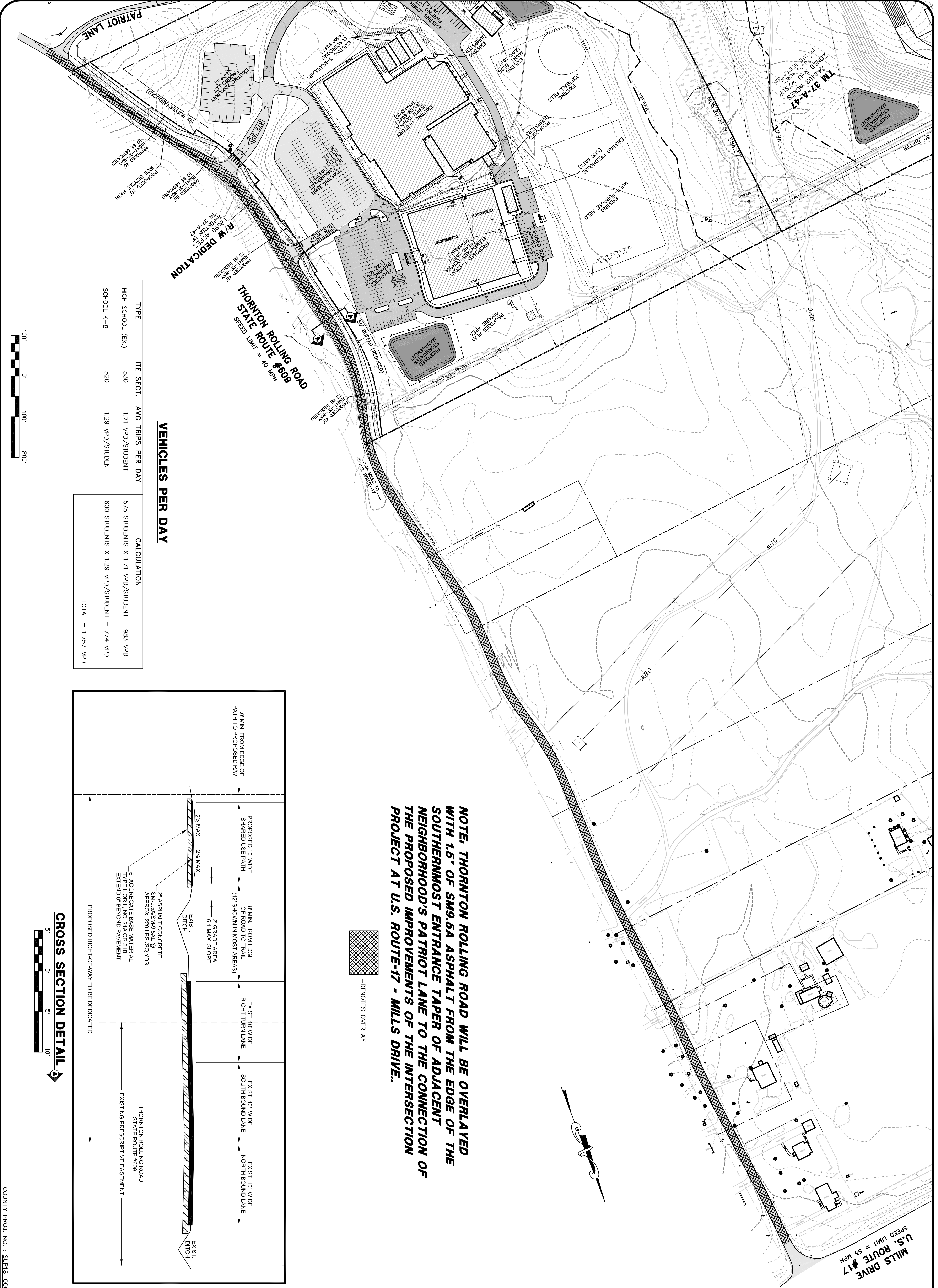
LANDSCAPE PLAN

FREDERICKSBURG CHRISTIAN SCHOOL CAMPUS EXPANSION

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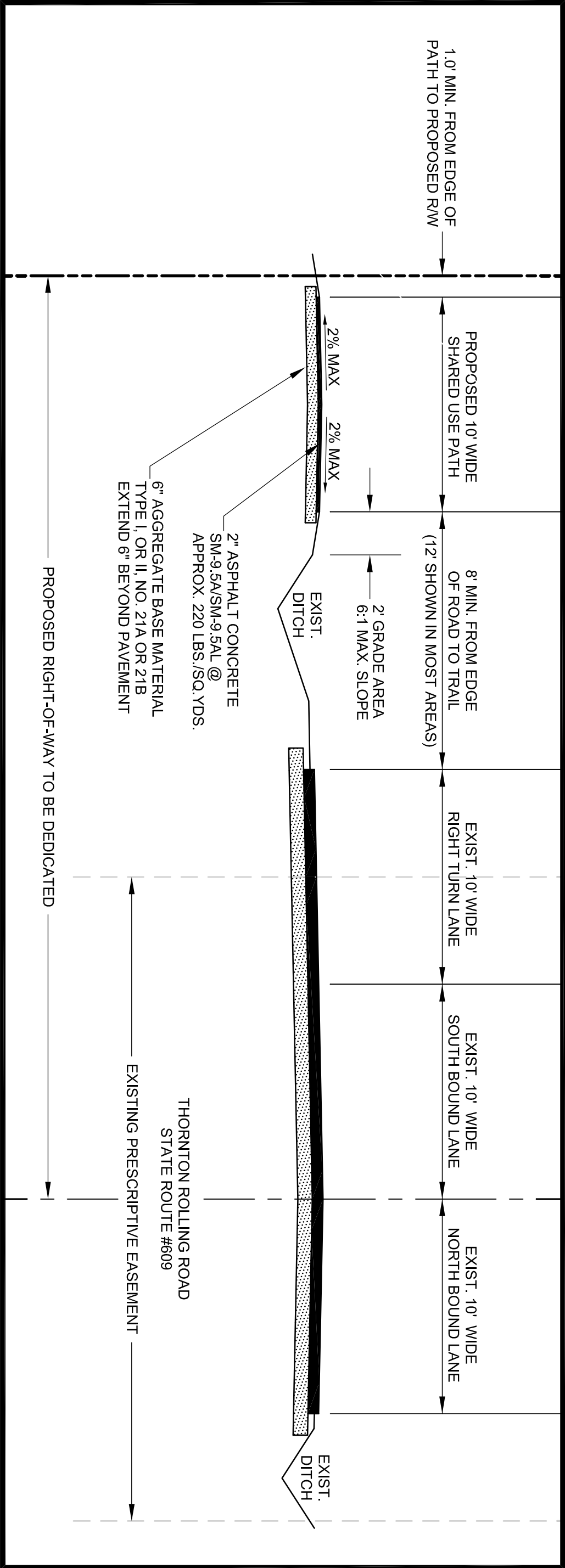
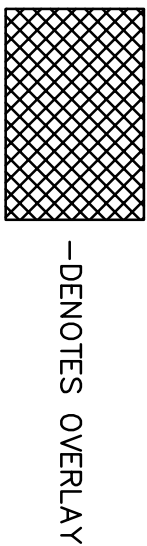
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5/15/18	PER COUNTY & VDOT COMMENTS	D.W.R.
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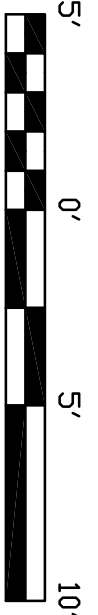
VEHICLES PER DAY

TYPE	TTE SECT.	AVG TRIPS PER DAY	CALCULATION
HIGH SCHOOL (EX.)	530	1.71 VPD/STUDENT	575 STUDENTS X 1.71 VPD/STUDENT = 983 VPD
SCHOOL K-8	520	1.29 VPD/STUDENT	600 STUDENTS X 1.29 VPD/STUDENT = 774 VPD
			TOTAL = 1,757 VPD

NOTE: THORNTON ROLLING ROAD WILL BE OVERLAYED WITH 1.5" OF SM9.5A ASPHALT FROM THE EDGE OF THE SOUTHERNMOST ENTRANCE TAPER OF ADJACENT NEIGHBORHOOD'S PATRIOT LANE TO THE CONNECTION OF THE PROPOSED IMPROVEMENTS OF THE INTERSECTION OF THE PROJECT AT U.S. ROUTE-17 - MILLS DRIVE..



CROSS SECTION DETAIL



ROAD IMPROVEMENT PLAN

FREDERICKSBURG CHRISTIAN SCHOOL CAMPUS EXPANSION

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SPOTSYLVANIA COUNTY, VIRGINIA

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DANIEL C. WEBB
LICENSE NO. 036528
5-15-18
PROFESSIONAL ENGINEER

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DRAWING NO: 17-D-018

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SHEET NO. 5 OF 7 SHEETS

