

**Project Information & Primary Contacts**

<b>PROJECT INFORMATION</b> <u>STAFFORD CO SCHL</u> <b>PROJECT #</b> <u>16151433</u>	
<u>Rebuild</u> <b>Moncure Elementary School</b> <u>BLDG HEIGHT</u>	
<b>PROJECT NAME</b> Juggins Road	<b>SECTION</b> 24.51
<b>ADDRESS (IF AVAILABLE)</b> 20-66B, 20-66C, 21-15, 21-16	<b>TOTAL SITE ACREAGE</b> A-1
<b>TAX MAP / PARCEL(S)</b>	<b>ZONING DISTRICT</b>
<b>LOCATION OF PROJECT</b>	

<b>APPLICANT/AGENT</b> (Provide attachment if Applicant and Agent differ)		<b>Primary Contact Person</b> <input checked="" type="checkbox"/>
<u>David Whale</u>		<u>Grimm + Parker Architects</u>
<b>NAME</b> 8609 Westwood Center Dr. Suite 425, Vienna, VA 22182		<b>COMPANY</b>
<b>ADDRESS</b> 703.839.7516	<b>CITY</b> 703.903.9100	<b>STATE</b> <b>ZIP</b> dwhale@gparch.com
<b>PHONE NUMBER</b>	<b>FAX NUMBER</b>	<b>EMAIL ADDRESS</b>

<b>OWNER</b> (Provide attachments if multiple owners)		<b>Primary Contact Person</b> <input type="checkbox"/>
<u>Scott Horan</u>		<u>Stafford County Public Schools</u>
<b>NAME</b> 31 Stafford Ave., Stafford, VA 22554		<b>COMPANY</b>
<b>ADDRESS</b> 540.658.6540	<b>CITY</b> 540.658.5951	<b>STATE</b> <b>ZIP</b> horangs@staffordschools.net
<b>PHONE NUMBER</b>	<b>FAX NUMBER</b>	<b>EMAIL ADDRESS</b>

<b>PROFESSIONAL</b> (Engineer, Surveyor, etc.)		<b>Primary Contact Person</b> <input type="checkbox"/>
<u>Jason Mullins</u>		<u>Timmons Group</u>
<b>NAME</b> 1001 Boulders Pkwy, Suite 300, Richmond, VA 23225		<b>COMPANY</b>
<b>ADDRESS</b> 804,200.6466	<b>CITY</b> 804,560.1016	<b>STATE</b> <b>ZIP</b> jason.mullins@timmons.com
<b>PHONE NUMBER</b>	<b>FAX NUMBER</b>	<b>EMAIL ADDRESS</b>

### Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.



\_\_\_\_\_  
Signature of Owner/Co Owner

**Scott Horan**

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner/Co Owner

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner/Co Owner

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.



\_\_\_\_\_  
Signature of Applicant/Agent

**David Whale**

\_\_\_\_\_  
Printed Name

**8/19/16**

\_\_\_\_\_  
Date

\* Additional sheets may be used, if necessary.

**General Information**

Clearly indicate all information that applies to this project:

**DETAILED DESCRIPTION OF PROJECT**

New 3-story elementary school

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**INFORMATION FOR FEE CALCULATIONS**

24.51 \_\_\_\_\_ # of Acres

Type of Conditional Use Permit:

- Standard Conditional Use Permit (including amendments)
- Minor Conditional Use Permit Amendment
- Minor Conditional Use Permit Amendment (when submitted simultaneously with a Minor Proffer Amendment Application)

\* See Background Information on page 3 to determine if the request qualifies as a minor amendment.

**INFORMATIONAL**

Previous Resolution # \_\_\_\_\_

Zoning District A-1 \_\_\_\_\_

Proposed Use(s) Educational \_\_\_\_\_

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**Review Fee Calculations**

The County review fee calculations are divided into two sections. Each section is based on a different type of application. Determine the application fee by filling out the one section that applies.

**Section I. Standard Conditional Use Permit:**

A. Base Fee: (Required) .....	\$ <u>9,750.00</u> ✓
B. General Fee: (If greater than 5 acres)	
( <u>24.51</u> Acres - 5) X \$125 .....	\$ <u>2438.75</u> ✓
C. Fire & Rescue Review Fee (required).....	\$ <u>95.00</u> ✓
D. Utilities Department Review Fee (required).....	\$ <u>95.00</u> ✓
E. Public Works Review Fee (required).....	\$ <u>120.00</u> ✓
F. Traffic Impact Analysis Review Fee: (If TIA required)	
Volume <1,000 VPD .....	\$200.00
Volume >1,000 VPD .....	\$400.00.....
.....	\$ _____
G. Adjacent Property Notification (required):	
( <u>25</u> Adjacent properties) X \$6.48 .....	\$ <u>162.00</u> ✓
<b>Sub-total (Add appropriate amounts from lines A thru G above).....</b>	<b>\$ <u>12660.75</u></b>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>348.17</u> ✓
<b>TOTAL (Sub-total + H. Technology Fee).....</b>	<b>\$ <u>13008.92</u> ✓</b>

**Section II. Minor Conditional Use Permit Amendment:**

A. General Fee: .....	\$ <u>6,190.00</u>
B. Adjacent Property Notification (required):	
(____ Adjacent properties) X \$6.48 .....	\$ _____
<b>Sub-total (Add lines A and B) .....</b>	<b>\$ _____</b>
C. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ _____
<b>TOTAL (Sub-total + C. Technology Fee).....</b>	<b>\$ _____</b>

**Section III. Minor Conditional Use Permit Amendment (when submitted simultaneously with a Minor Proffer Amendment Application):**

A. General Fee: .....	\$ <u>3,095.00</u>
B. Adjacent Property Notification (required): (_____Adjacent properties) X \$6.48 .....	\$ _____
<b>Sub-total (Add lines A and B) .....</b>	<b>\$ _____</b>
C. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ _____
<b>TOTAL (Sub-total + C. Technology Fee).....</b>	<b>\$ _____</b>

**MAKE CHECK PAYABLE TO "STAFFORD COUNTY"**

**List of Adjoining Property Owners**

The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

<b>20 66</b>	<b>Cepeda, Pablo E, Life Estate Etals</b>		
TAX MAP / PARCEL	NAME		
<b>180 Nelson Road</b>			
MAILING ADDRESS			
<b>Vestal</b>	<b>NY</b>	<b>13850</b>	
CITY	STATE	ZIP	

<b>20 66A</b>	<b>Cepeda, Pablo E, Life Estate Etals</b>		
TAX MAP / PARCEL	NAME		
<b>180 Nelson Road</b>			
MAILING ADDRESS			
<b>Vestal</b>	<b>NY</b>	<b>13850</b>	
CITY	STATE	ZIP	

<b>20 65</b>	<b>Thomas A. Browne, Jr and Latasha S. Brown</b>		
TAX MAP / PARCEL	NAME		
<b>155 Juggins Road</b>			
MAILING ADDRESS			
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>	
CITY	STATE	ZIP	

<b>20 65J</b>	<b>James B. Clegg and Margaret C. Mackay</b>	
TAX MAP / PARCEL	NAME	
<b>115 Erle Phillips Road</b>		
MAILING ADDRESS		
<b>Huntsville</b>	<b>AL</b>	<b>35806</b>
CITY	STATE	ZIP

<b>21P 1</b>	<b>Thomas E. Davis and Remona L. Davis</b>	
TAX MAP / PARCEL	NAME	
<b>9 Smith Lake Drive</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>21P 2</b>	<b>Ellen Rebecca King</b>	
TAX MAP / PARCEL	NAME	
<b>17 Smith Lake Drive</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>21P 3</b>	<b>William D. Cobb and Ann M. Cobb</b>	
TAX MAP / PARCEL	NAME	
<b>25 Smith Lake Drive</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>21P 4</b>	<b>Steven Davis and Yvette Davis</b>	
TAX MAP / PARCEL	NAME	
<b>33 Smith Lake Drive</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>21 17</b>	<b>Theofilos A. Giannopoulos</b>	
TAX MAP / PARCEL	NAME	
<b>216 Potomac Ave</b>		
MAILING ADDRESS		
<b>Quantico</b>	<b>VA</b>	<b>22134</b>
CITY	STATE	ZIP

<b>21L 4 69</b>	<b>Darrell Harris and Sandra Harris</b>	
EL	NAME	
<b>30 Chadwick Drive</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4622</b>
CITY	STATE	ZIP

<b>21L 4 70</b>	<b>Michael Bain and Suzanne Nash</b>	
TAX MAP / PARCEL	NAME	
<b>28 Chadwick Drive</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>21L 4 74</b>	<b>Dennis and Stacie L. Graziosi</b>	
TAX MAP / PARCEL	NAME	
<b>20 Chadwick Drive</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>21L 4 75</b>	<b>Felicia R. McIntyre</b>	
TAX MAP / PARCEL	NAME	
<b>18 Chadwick Drive</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>21L 4 76</b>	<b>Melissa Wolf</b>	
TAX MAP / PARCEL	NAME	
<b>16 Chadwick Drive</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>21L 4.77</b>	<b>Evelyn Fuentes and Jose Lopez</b>	
TAX MAP / PARCEL	NAME	
<b>12 Chadwick Drive</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>21L 6 118</b>	<b>Jose C. Lopez and Lorena D. Lopez</b>	
TAX MAP / PARCEL	NAME	
<b>10 Chadwick Drive</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>21L 6 119</b>	<b>Rodrick F. Obee and Lashree A. Obee</b>	
TAX MAP / PARCEL	NAME	
<b>6 Chadwick Drive</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>21L 6 M</b>	<b>Perry Farms Homeowners' Association, Inc.</b>	
TAX MAP / PARCEL	NAME	
<b>P.O. Box 7268</b>		
MAILING ADDRESS		
<b>Fredricksburg</b>	<b>VA</b>	<b>22404</b>
CITY	STATE	ZIP

<b>21K 2 11</b>	<b>Hardy Homes &amp; Properties, Inc.</b>	
TAX MAP / PARCEL	NAME	
<b>50 Juggins Road</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>21L 4 H</b>	<b>Perry Farms Homeowners' Association, Inc.</b>	
TAX MAP / PARCEL	NAME	
<b>P.O. Box 7268</b>		
MAILING ADDRESS		
<b>Fredricksburg</b>	<b>VA</b>	<b>22404</b>
CITY	STATE	ZIP

<b>20 66C</b>	<b>Stafford County, Virginia</b>	
TAX MAP / PARCEL	NAME	
<b>add</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>21 15</b>	<b>Stafford County, Virginia</b>	
TAX MAP / PARCEL	NAME	
<b>add</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>20 64</b>	<b>QCH Smith Lake, LLC</b>	
TAX MAP / PARCEL	NAME	
<b>13662 Office Place #201</b>		
MAILING ADDRESS		
<b>Woodbridge</b>	<b>VA</b>	<b>22192</b>
CITY	STATE	ZIP

<b>20 66B</b>	<b>Stafford County, Virginia</b>	
TAX MAP / PARCEL	NAME	
<b>add</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556-4507</b>
CITY	STATE	ZIP

<b>21L 4 73</b>	<b>Johanna &amp; Garry Pierre</b>	
TAX MAP / PARCEL	NAME	
<b>22 Chadwick Drive</b>		
MAILING ADDRESS		
<b>Stafford</b>	<b>VA</b>	<b>22556</b>
CITY	STATE	ZIP

<b>##</b>	<b>Name</b>	
TAX MAP / PARCEL	NAME	
<b>add</b>		
MAILING ADDRESS		
<b>city</b>	<b>ST</b>	<b>00000</b>
CITY	STATE	ZIP

<b>##</b>	<b>Name</b>	
TAX MAP / PARCEL	NAME	
<b>add</b>		
MAILING ADDRESS		
<b>city</b>	<b>ST</b>	<b>00000</b>
CITY	STATE	ZIP

### Application Affidavit

This form to be filed with:

STAFFORD COUNTY  
BOARD OF SUPERVISORS  
  
1300 COURTHOUSE ROAD  
STAFFORD, VIRGINIA 22555

Internal Use Only	
Project Name:	_____
A/P #:	_____
Date:	_____

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

#### 1. Applicant information

Name of Applicant Scott Horan  
Name of Company Stafford County Public Schools  
  
Applicant Address 31 Stafford Ave., Stafford, VA 22554  
\_\_\_\_\_  
  
Applicant's Signature \_\_\_\_\_  
Name of Agent David Whale  
Grimm + Parker Architects  
Address of Agent 8609 Westwood Center Dr., Suite 425  
Vienna, VA 22182

#### 2. Type of Application

- Conditional Use Permit       Variance  
 Rezoning       Special Exception

**Application Affidavit**

Page 2

Applicant: Scott Horan; SCPS

Project Name: _____
A/P #: _____
Date: _____

**3. Property Information**

Assessors Parcel(s) 20-66B, 20-66C, 21-15, 21-16

Address Juggins Rd.

**4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.**

<u>Name of owners</u>	<u>Address</u>
Stafford County Public Schools	31 Stafford Ave., Stafford, VA 22554
_____	_____
_____	_____
_____	_____

**5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders.**

<u>Name of Members</u>	<u>Address</u>
N/A	N/A
_____	_____
_____	_____
_____	_____
_____	_____

**6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.**

<u>Name of Members</u>	<u>Address</u>
N/A	N/A
_____	_____
_____	_____
_____	_____
_____	_____

**Application Affidavit**

Page 3

Applicant: Scott Horan; SCPS

Project Name: _____
A/P #: _____
Date: _____

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders

Name of Members

<u>N/A</u>	<u>N/A</u>
_____	_____
_____	_____
_____	_____
_____	_____

8. Have all individuals listed on this affidavit been notified of the purpose of the application?

Yes       No

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

<u>Name</u>	<u>Address, including zip code, no P.O. Box please</u>
<u>N/A</u>	<u>N/A</u>
_____	_____
_____	_____
_____	_____
_____	_____

Number of owners to be notified: 1 X  
Cost for certified letters      \$ N/A (cost as of the day of submittal)  
Total due:      \$ 0 (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.

Application Affidavit

Page 4

Applicant: Scott Horan; SCPS

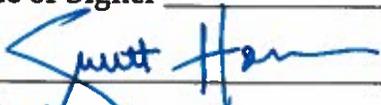
Project Name:	_____
A/P #:	_____
Date:	_____

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer Scott Horan

Corporate Office of Signer Stafford County Public Schools, FPDC

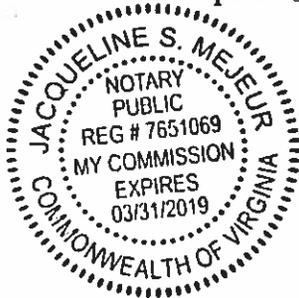
Signature 

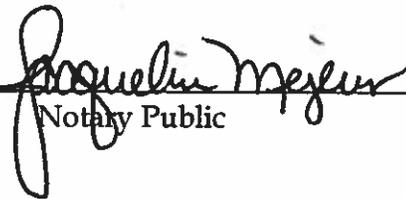
Date 8/23/16

COMMONWEALTH OF VIRGINIA  
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 23<sup>rd</sup> day of August, 2016 by Stafford County Public Schools owner/applicant.

My commission expires: My Commission Expires March 31, 2019



  
Notary Public

**Checklist for Generalized Development Plans (GDP)**

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

N/A    COMPLETE

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(1)  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Date of drawing,   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | true north arrow,  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | scale,   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | legend for all symbols used,   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the applicant,   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the owner,   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the development,   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | person preparing the drawing,  |
| <input type="checkbox"/> | <input type="checkbox"/>            | match lines if applicable;   |
|                          |                                     | Sec 28-225(2)  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Boundaries of the area covered by the application,                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | vicinity map showing the general location of the proposed development,   |
|                          |                                     | major roads and existing subdivisions at a scale of one inch equals two  |
|                          |                                     | thousand (2,000) feet;   |
|                          |                                     | Sec 28-225(3)  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate locations and identification of any easements and rights-of- |
|                          |                                     | way on or abutting the site;   |
|                          |                                     | Sec 28-225(4)  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location of each existing and proposed structure on the site |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | the number of stories,   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | height,  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | roof line,   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | gross floor areas and  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | location of building entrances and exits;                                |
|                          |                                     | Sec 28-225(5)  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Identification and location of uses and structures on all abutting       |
|                          |                                     | properties;  |
|                          |                                     | Sec 28-225(6)  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location of all existing and proposed parking and loading    |
|                          |                                     | areas,   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | outdoor trash storage,   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | lighting facilities, and   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | pedestrian walkways;   |
|                          |                                     | Sec 28-225(7)  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location, height and type of each existing and proposed      |
|                          |                                     | wall, fence, and other types of screening;                               |

**Checklist for Generalized Development Plans (continued)**

N/A	COMPLETE	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sec 28-225(8) Approximate location and description of all proposed landscaping;
<input type="checkbox"/>	<input type="checkbox"/>	Sec 28-225(9) Approximate location, height and dimensions of all proposed signage on site;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sec 28-225(10) Approximate location of all existing drainage ways, floodplains and wetlands on site;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sec 28-225(11) Approximate location of all common open space, recreational areas and bufferyards;
<input type="checkbox"/>	<input type="checkbox"/>	Sec 28-225(12) Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope;
<input type="checkbox"/>	<input type="checkbox"/>	Sec 28-225(13) Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH

**Waiver of GDP Requirements**

In accordance with Section 28-223 of the Stafford County Code, the Director of Planning and Zoning may waive the requirement for the submission of a GDP if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.

A request for a waiver shall be made in writing to the Director of Planning and Zoning identifying the sections in which you are requesting a waiver and the reason for the request.

**CONDITIONAL USE PERMIT  
TRANSPORTATION IMPACT  
ANALYSIS DETERMINATION**

Name of development Rebuild Moncure Elementary School  
Type of development Educational  
Parcel # 20-66B, 20-66C, 21-15, 21-16

RECEIVED BUT NOT OFFICIALLY SUBMITTED	
DATE: _____	INITIALS _____
OFFICIALLY SUBMITTED	
DATE: _____	INITIALS _____

**Traffic Volume Calculations**

This site generates:

- 386 VPH (insert the highest VPH)
- 1126 VPD on state controlled highways (insert highest volume).
- 386 Peak AM (VPH)
- 258 Peak PM (VPH)
- N/A Peak Saturday (VPH)
- 1126 VPD highest intensity\*

\*\*\*Attach a page showing the calculations and the ITE trip generation codes to this form.\*\*\*

**Minimum Thresholds to submit a TIA**

Any proposal that generates 150 or more vehicle trips per day above the existing use, and the site meets the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements. See "VDOT Traffic Impact Analysis Requirements" table on next page.

**Trip Generation Calculation Guidelines**

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site's connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be developed at a higher intensity, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

\*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The only exception is if proffers limit the area and type of uses.

## VDOT Traffic Impact Analysis Requirements

Process		Threshold	Review Process*	Fee**
Comprehensive Plan and Plan Amendments (including small area plans)		5,000 VPD on state-controlled highways, or Major change to infrastructure / transportation facilities	Application submitted to VDOT for review and comment VDOT may request a meeting with the locality within 30 days Review to be completed in 60 days or later if mutually agreed	\$1000 covers first and second review. No fee if initiated by locality or public agency. No fee for citizens' organization or neighborhood association proposing plan amendments.
Rezoning	Residential Low Volume Road Submission	400 VPD AND exceeds the current traffic volume on a state controlled highway	VDOT or local TIA (certified by VDOT) and Application submitted to VDOT for review and comment VDOT may request a meeting with the locality & applicant within 45 days Review to be completed in 120 days if VDOT requests a meeting Otherwise review to be completed in 45 days	For first and second review: \$250 - Low Volume Rd \$1000 - All other submissions
	All Other Land Uses including residential	5,000 VPD on state controlled highways, or 5,000 VPD on locality maintained streets AND within 3000 feet of a state controlled highway	Review to be completed in 120 days if VDOT requests a meeting Otherwise review to be completed in 45 days  NOTE: When a related comprehensive plan revision and rezoning proposal are being considered concurrently for the same geographical area, then only a rezoning TIA package is required.	No fee if initiated by locality or public agency  No fee if using a VDOT TIA prepared for a small area plan

\* For proposals generating less than 1000VPH the locality and/or applicant may request a Scope of Work Meeting with VDOT. For proposals generating 1000 VPH or more the locality and/or applicant shall hold a Scope of Work Meeting with VDOT.

\*\* Third or subsequent submissions require additional fee as though they were an initial submission.

**Filing Dates and Public Hearing Schedules**

**REZONING AND CONDITIONAL USE PERMIT APPLICATIONS**

Final Application Date	Initial Comments Provided to Applicants	Potential Planning Commission Public Hearing *	Potential Board of Supervisors Public Hearing **
June 19, 2015	July 24, 2015	September 23, 2015	October 20, 2015
July 17, 2015	August 28, 2015	October 28, 2015	January 19, 2016
August 21, 2015	September 25, 2015	December 9, 2015	January 19, 2016
September 18, 2015	October 23, 2015	January 13, 2016	February 16, 2016
October 16, 2015	November 25, 2015	January 27, 2016	March 1, 2016
November 20, 2015	December 23, 2015	February 24, 2016	April 5, 2016
December 18, 2015	January 22, 2016	March 23, 2016	May 3, 2016
January 15, 2016	February 26, 2016	April 27, 2016	June 7, 2016
February 19, 2016	March 25, 2016	May 25, 2016	July 5, 2016
March 18, 2016	April 22, 2016	June 22, 2016	August 2, 2016
April 15, 2016	May 27, 2016	July 27, 2016	September 6, 2016
May 20, 2016	June 24, 2016	August 24, 2016	October 4, 2016
June 17, 2016	July 22, 2016	September 28, 2016	November 8, 2016
July 15, 2016	August 26, 2016	October 26, 2016	December 6, 2016
August 19, 2016	September 23, 2016	December 14, 2016	January 17, 2017

\* Subject to receipt of final applicant resubmission 30 days in advance of public hearing date.

\*\* Board of Supervisors date subject to change depending on dates of Planning Commission action.

**PARCEL DESCRIPTION**  
PARCELS 20-66B, 20-66C, 21-15 AND 21-16  
(23.704 ACRES)

DESCRIPTION OF A 23.704 ACRE PARCEL OF LAND LOCATED IN THE ROCK HILL DISTRICT OF STAFFORD COUNTY, VIRGINIA.

SAID 23.704 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, SAID POINT BEING THE NORTH LINE OF CHADWICK DRIVE AND THE WEST LINE OF JUGGINS ROAD EXTENDED.

THENCE; ALONG A SURVEY TIE LINE, N01°46'08" W, 225.82 FEET TO A POINT ON THE NORTH LINE OF JUGGINS ROAD AND BEING THE TRUE AND ACTUAL POINT OF BEGINNING.

THENCE; ALONG SAID NORTHERN LINE OF JUGGINS ROAD, N 63°52'54" W, 220.28 FEET TO A POINT;

THENCE; CONTINUING ALONG SAID NORTHERN LINE, N 23°19'59" E, 11.17 FEET TO AN IRON ROD FOUND;

THENCE; CONTINUING ALONG SAID NORTHERN LINE, N 65°20'43" W, 223.36 FEET TO A POINT;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 95.00 FEET, A TANGENT LENGTH OF 90.68 FEET, A CENTRAL ANGLE OF 87°20'13", THE RADIUS OF WHICH BEARS N 24°39'17" E, THE CHORD OF WHICH BEARS N 21°40'36" W FOR A DISTANCE OF 131.19 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 144.81 FEET TO A POINT ON THE EASTERN LINE OF JUGGINS ROAD;

THENCE; ALONG SAID EASTERN LINE, N 21°59'37" E, 204.97 FEET TO AN IRON ROD FOUND;

THENCE, CONTINUING ALONG SAID EASTERN LINE, ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2889.79 FEET, A TANGENT LENGTH OF 121.67 FEET, A CENTRAL ANGLE OF 04°49'18", THE RADIUS OF WHICH BEARS N 68°00'23" W, THE CHORD OF WHICH BEARS N 19°34'58" E FOR A DISTANCE OF 243.12 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 243.19 FEET TO AN IRON ROD FOUND;

THENCE; N 17°10'19" E, 374.82 FEET TO AN IRON ROD FOUND;

THENCE, CONTINUING ALONG SAID EASTERN LINE, ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 373.65 FEET, A TANGENT LENGTH

OF 105.60 FEET, A CENTRAL ANGLE OF 31°33'50", THE RADIUS OF WHICH BEARS S 72°49'41" E, THE CHORD OF WHICH BEARS N 32°57'14" E FOR A DISTANCE OF 203.25 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 205.84 FEET TO AN IRON ROD FOUND ON THE SOUTHERN LINE OF JUGGINS ROAD;

THENCE; ALONG SAID SOUTHERN LINE, N 06°55'20" W, 5.62 FEET TO A POINT;

THENCE; CONTINUING ALONG SAID SOUTHERN LINE, N 56°49'24" E, 429.42 FEET TO A POINT;

THENCE; LEAVING SAID SOUTHERN LINE, S 32°01'15" E, 551.72 FEET TO AN IRON ROD FOUND;

THENCE; S 26°12'36" E, 76.22 FEET TO AN IRON ROD FOUND;

THENCE; S 22°22'53" E, 346.76 FEET TO AN IRON ROD FOUND;

THENCE; S 47°35'13" W, 648.68 FEET TO AN IRON ROD SET;

THENCE; S 69°40'54" W, 207.35 FEET TO AN IRON PIPE FOUND;

THENCE; S 28°27'49" W, 164.18 FEET TO THE TRUE AND ACTUAL POINT OF BEGINNING AND CONTAINING 1,032,540 SQUARE FEET OR 23.704 ACRES OF LAND.



August 22, 2016

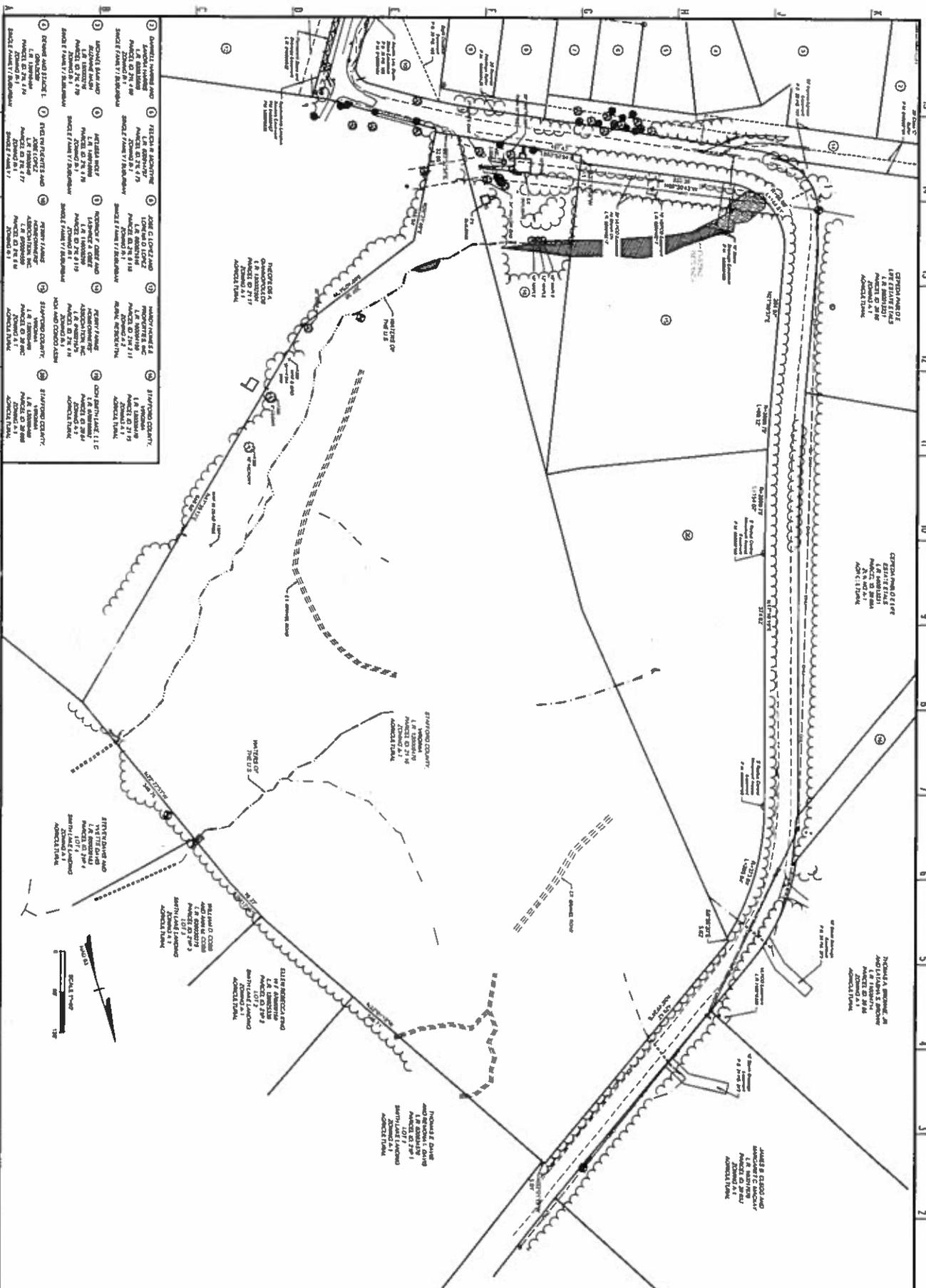
D. Brice Queen  
Project Manager  
Design and Construction  
Stafford County Public Schools  
31 Stafford Ave  
Stafford VA 22554

**Utility Impact Statement Anne Moncure ES**

The project is within the urban service area and thus has access to public water from the 8 inch PVC line in Juggins Road. The water line will be looped around the proposed building to provide upgraded pressure and fire flows. Connection to public sewer will be near the intersection of Juggins Road & Chadwick Drive. As the proposed Anne Moncure ES is a replacement for the existing school, which is a half mile from our proposed site, we do not foresee an impact to the county's availability for water and sewer capacity.

Sincerely,

Jason Mullins, P.E.  
Project Manager



**C10**  
 08-17-18

**EXISTING CONDITIONS PLAN**  
 ANNE MONCURE ELEMENTARY SCHOOL  
 80 JUGGINS ROAD STAFFORD COUNTY, VA 22556

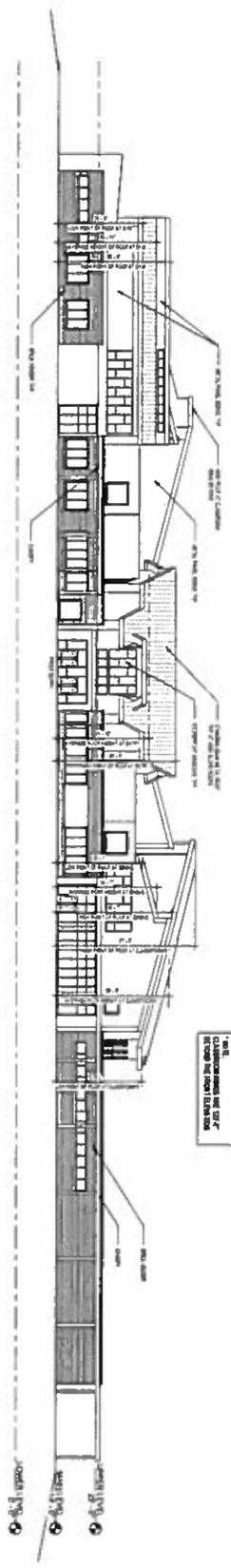


1335 Beverly Road  
 Suite 105  
 McLean, VA 22101  
 Tel: 501-565-1000  
 www.grimm-and-parker.com

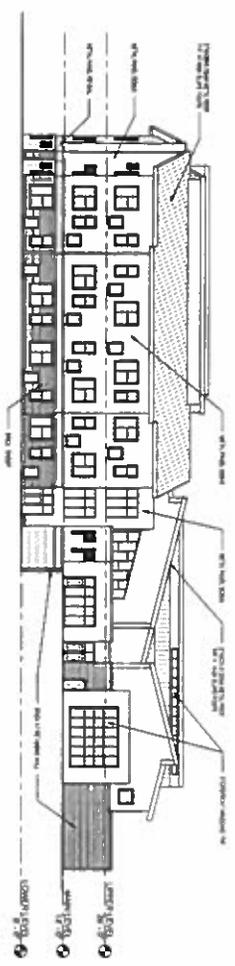
**THOMAS A. BROWN**  
 1011 Juggins Road  
 Stafford County, VA 22556  
 (540) 885-1111

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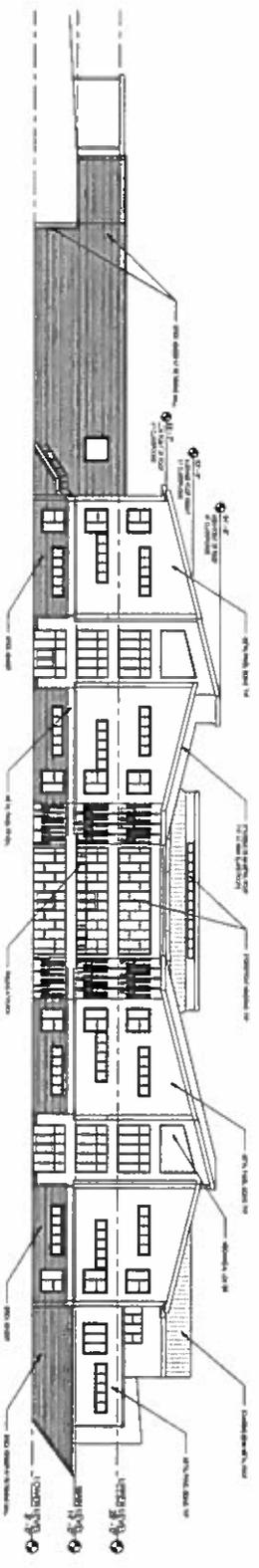
**THOMAS A. BROWN**  
 1011 Juggins Road  
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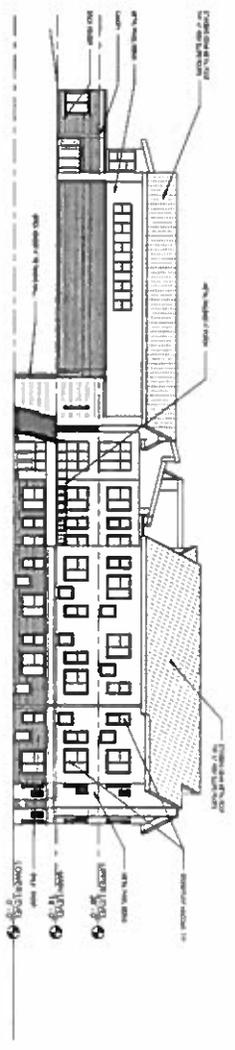
1 FRONT (WEST) ELEVATION  
SHEET 1 OF 2



2 NORTH ELEVATION  
SHEET 2 OF 2



3 EAST ELEVATION  
SHEET 3 OF 2



4 SOUTH ELEVATION  
SHEET 4 OF 2

SEE PLAN FOR LOCATION OF THIS ELEVATION