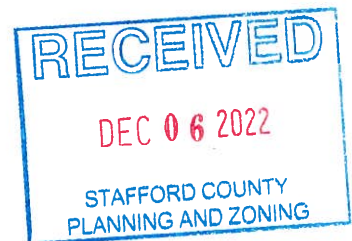


COMPREHENSIVE PLAN COMPLIANCE REVIEW

APPLICATION



OCTOBER 2018

Stafford County Department of Planning & Zoning

1300 Courthouse Road
P.O. Box 339
Stafford, VA 22555-0339

Phone: 540-658-8668
Fax: 540-658-6824

www.staffordcountyva.gov

NOTICE

Stafford County treats all applications and applicants equally. The County does not discriminate against religion, or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the laws of the United States and the Commonwealth of Virginia, no government may discriminate against any religion or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the Religious Land Use and Institutionalized Persons Act ("RLUIPA"), no government may apply its zoning or land use laws, or its policies and procedures in a manner that unjustifiably imposes a substantial burden on the religious exercise of a person, assembly, or institution.

RLUIPA also provides that no government may apply its zoning or land use laws in a manner that treats a religious assembly or institution on unequal terms with a non-religious institution or assembly.

Finally, RLUIPA provides that no government may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

Stafford County does not discriminate in its planning, permitting, utilities, and land use processes, practices, and policies. Stafford County treats all applications and applicants equally.

Application Submittal Checklist

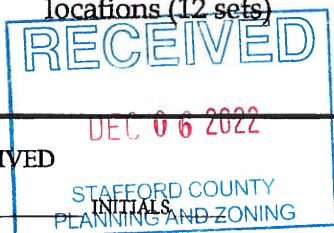
- ☒ Completed "Project Information & Primary Contacts" form (Pages 3 & 4)
- ☒ Signed "Statements of Understanding" from the owner(s) and applicant (Page 5)
- ☒ Completed "General Information" sheet (Pages 6 & 7)
- ☒ Completed "Review Fee Calculation" sheet and appropriate fees payable to "County of Stafford" and "Virginia Department of Transportation" (if applicable) (Page 8)
- ☒ Completed "List of Adjoining Property Owners" (Pages 9 - 17)
- ☒ **Site Layout Plans** (12 Sets)

Applications for the **Extension of Water and/or Sewer outside the Urban Services Area** shall also include:

- ☐ Conceptual sewer and/or water line layout plan

Applications for **Telecommunication Facilities** shall also include:

- ☐ Propagation Maps showing the existing and proposed network coverage area (12 color copies)
- ☐ Profile or elevation views of the Telecommunication facility or structure being used to support telecommunication equipment, showing all proposed and future antenna locations (12 sets)

| | |
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|  | |
| RECEIVED DATE: _____ STAFFORD COUNTY PLANNING AND ZONING INITIALS _____ | OFFICIALLY SUBMITTED DATE: _____ INITIALS _____ |

Optional Application Materials:

Although not required, the following additional materials are requested to be included with the initial application submission, if available, to assist in the review process.

1. Electronic Version of any plans, surveys, and illustrations (a pdf on a CD, DVD, sent via email, or through ftp site is acceptable)

Project Information & Primary Contacts

| | |
|---|---------------------------|
| <u>PROJECT INFORMATION</u> | <u>PROJECT #</u> _____ |
| Stafford County Public Schools - Future Elementary School | |
| PROJECT NAME Not Applicable | SECTION 34.7 |
| ADDRESS (IF AVAILABLE) Parcel 36-37 (portion) | TOTAL SITE ACREAGE A-1 |
| TAX MAP /PARCEL(S) Between Warrenton Road & Truslow Road at Stafford Plaza Drive | ZONING DISTRICT |
| LOCATION OF PROJECT | |

| | |
|---|--|
| <u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ) | Primary Contact Person <input checked="" type="checkbox"/> |
| Chris Fulmer, Assistant Superintendent | Stafford County Public Schools |
| NAME 31 Stafford Avenue Stafford | COMPANY VA 22554 |
| ADDRESS 540-658-6000 | CITY 540-658-6600 |
| PHONE NUMBER | STATE fulmerc@staffordschools.net |
| FAX NUMBER | ZIP EMAIL ADDRESS |

| | |
|--|---|
| <u>OWNER</u> (Provide attachments if multiple owners)* | Primary Contact Person <input type="checkbox"/> |
| Ward Corporation (Parcel 36-37; fronting Truslow Road) | Ward Corporation |
| NAME 1300 PICCARD DRIVE STE 150 Rockville | COMPANY MD 20850-4322 |
| ADDRESS c/o Jason Hickman, Esq. 703-565-5137 | CITY 703-583-6066 |
| PHONE NUMBER | STATE je@comptonduling.com |
| FAX NUMBER | ZIP EMAIL ADDRESS |

| | |
|--|---|
| <u>PROFESSIONAL</u> (Engineer, Surveyor, etc.) | Primary Contact Person <input type="checkbox"/> |
| Steve Raugh | Timmons Group |
| NAME 1001 Boulders Parkway, Suite 300 Richmond | COMPANY VA 23225 |
| ADDRESS 804-200-6525 | CITY STATE steve.raugh@timmons.com |
| PHONE NUMBER | FAX NUMBER EMAIL ADDRESS |

*See Attachment A (page 4) for additional owners.

Attachment A - Additional Owners

OWNER (Provide attachments if multiple owners)

Stafford E&A LLC (Parcel 44-61A; fronting Route 17)

Primary Contact Person ☐

C T Corporation System

NAME

1221 Main Street, Suite 1000

Columbia

SC

29201-0000

ADDRESS

CITY

STATE

ZIP

COMPANY

PHONE NUMBER

FAX NUMBER

EMAIL ADDRESS

OWNER (Provide attachments if multiple owners)

Sumner Falls Run, LLC (Parcel 44-62)

Primary Contact Person ☐

Steve Klebanoff

NAME

5110 Nahant Street

Bethesda

MD

20816-2336

ADDRESS

CITY

STATE

ZIP

COMPANY

PHONE NUMBER

FAX NUMBER

EMAIL ADDRESS

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 comprehensive plan compliance for review and approval as provided under the requirements and applicable provisions of Section 15.2-2232 of the Code of Virginia and the Stafford County Comprehensive Plan.

N/A

Signature of Owner/Co Owner

Printed Name

Date

N/A

Signature of Owner/Co Owner

Printed Name

Date

N/A


Signature of Owner/Co Owner

Printed Name

Date

*** Applicant is not the owner, but applicant has made the owner aware of this pending application.**

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have submitted this application for comprehensive plan compliance for review and approval as provided under the requirements and applicable provisions of Section 15.2-2232 of the Code of Virginia and the Stafford County Comprehensive Plan.



Signature of Applicant/Agent

Chris Fulmer

Printed Name

12/5/2022

Date

* Additional sheets may be used, if necessary.

General Information

CLEARLY INDICATE ALL INFORMATION THAT APPLIES TO THIS PROJECT:

NAME OF PROJECT: Future Elementary School SECTION: _____

Is this application submitted in conjunction with another application? ☐ Yes ☒ No

If YES, application name or number (if available): N/A

COMPREHENSIVE PLAN LAND USE DESIGNATION: Suburban

FEATURE REQUIRING REVIEW FOR COMPLIANCE WITH THE COMPREHENSIVE PLAN:

- ☐ Extension of sewer outside of the Urban Service Area (complete additional information)
- ☐ Telecommunication facility or collocation of telecommunication antennas on a structure which is not a telecommunication facility. (complete additional information)
- ☒ New or relocation of a street, connection or change to existing street, not identified on the Transportation Plan or not shown on a Preliminary Subdivision or Site Plan approved by the Planning Commission.
- ☐ Public Park or Area
- ☒ Public Building or Structure
- ☒ Public Utilities Facilities **(Sewer line to serve upstream developments along with the schools)**
- ☐ Public Service Corporation Facility
- ☐ Other: _____

DETAILED DESCRIPTION AND LOCATION OF PROJECT/FEATURE:

A future elementary school is planned to house up to 964 students and serve grades Kindergarten through fifth. This project includes the construction of the school building, parking lots, and outdoor playground as well a public street for access from Route 17 and a sanitary sewer connection. The school is included in the Stafford County FY2023-2032 Capital Improvement Program, the Stafford County Comprehensive Plan 5-Year Update (page 6-43), and the Stafford County School Board Approved FY2024-33 Capital Improvement Plan (page 18). This project will be located next to the Sixth High School that the Planning Commission found to be consistent with the Comprehensive Plan on April 27, 2022 by Case #21154253. The project is approximately 0.8 miles east of Poplar Road and just north of the intersection with Warrenton Road (Route 17) and Stafford Plaza Drive. It backs to Truslow Road to the North. A request may be forthcoming for a conditional use permit, if the school building exceeds the allowable maximum building height. (See Attachment B on page 18 for continued project description).

COMPLETE ADDITIONAL INFORMATION IF APPLICABLE:

FOR EXTENSION OF SEWER OUTSIDE OF THE URBAN SERVICE AREA:

Number of lots connecting onto sewer: _____

Linear feet from existing sewer: _____

Connects to existing sewer outside of the Urban Service Area? ☐ Yes ☒ No

Will sewer extend outside the limits of the site? ☐ Yes ☒ No

If yes, how many existing dwellings would have access to the sewer? Not Applicable

Pump station required? ☐ Yes ☒ No

Type of proposed sewer:

☒ Gravity

☐ Low Pressure

Type: ☐ Grinder

☐ Ejector

☐ Other: _____

FOR TELECOMMUNICATION FACILITIES:

☐ New telecommunication facility

Height of tower: _____

Type of tower: ☐ Monopole

☐ Self-supporting lattice

☐ Guide wire

☐ Stealth

☐ Other; _____

☐ Collocation on existing structure other than a telecommunication facility

Type of structure: _____

Height of structure (without antennas): _____

Total height of structure with antennas (not including lightning rod): _____

Number of antennas: _____

Telecommunication ground equipment? ☐ Yes ☐ No

Within existing compound? ☐ Yes ☐ No

Type of ground equipment: ☐ Unmanned shelter

☐ Cabinets

Dimensions of telecommunication ground equipment: _____

Height of the telecommunication ground equipment: _____

Review Fee Calculations

| | |
|--|-------------------------|
| A. Application Fee: | \$ <u>300.00</u> |
| B. Technology Fee (Application Fee x 2.75% or 0.0275)..... | \$ <u>8.25</u> |
| TOTAL (Add lines A and B)..... | \$ <u>308.25</u> |

MAKE CHECK PAYABLE TO "STAFFORD COUNTY"

Note: The application fees are for the administrative process and review of this application and do not constitute an approval.

List of Adjoining Property Owners

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 subject to this application. If the application applies to only a portion of a parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

| | | |
|--------------------------|---|--------------|
| <u>36B 2 8</u> | <u>HOWDERSHELT MATTHEW L & KRISTY L</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1544 Truslow Road</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|--------------------------|-----------------------------------|--------------|
| <u>36B 2 7</u> | <u>HILL KYLE B & MONICA Y</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>9 Cool Breeze Way</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|---------------------------|---------------------------------------|--------------|
| <u>36B 2 6</u> | <u>STILTNER ROGER L & LINDA C</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>10 Cool Breeze Way</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

STAFFORD COUNTY
Department of Planning and Zoning

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|--------------------------|---|--------------|
| <u>36B 1 5</u> | <u>HAMMONS CARRIE CANNON & MICAH WILLIA</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1496 Truslow Road</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|--------------------------|-------------------------------------|--------------|
| <u>36B 1 4</u> | <u>HUNLEY DAVID F & SONYA L</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1480 Truslow Road</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|--------------------------|--|--------------|
| <u>36B 1 3</u> | <u>MARRS JONATHAN D & NICOLE D</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1464 Truslow Road</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|--------------------------|---|--------------|
| <u>36B 1 2</u> | <u>BARAHONA YOVANY & SANDRA ILBEA</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1448 Truslow Road</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

STAFFORD COUNTY
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| | | |
|------------------------------|---------------------|--------------|
| <u>36B 2 10</u> | <u>FERENCE LISA</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>15 Summer Breeze Lane</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|---------------------------|--|--------------|
| <u>36B 2 9</u> | <u>MORRISON GEORGE W & CYNTHIA SCHULAN</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>4 Eddy Stone Court</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|--------------------------|---|--------------|
| <u>36 30 1</u> | <u>HENNEBURY REED KENNETH & LINDA S</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1407 Truslow Road</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

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|--------------------------|------------------------|--------------|
| <u>36 30 2</u> | <u>NORRIS DENNIS S</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1399 Truslow Road</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

STAFFORD COUNTY
Department of Planning and Zoning

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|--------------------------------|--|--------------|
| <u>36 30</u> | <u>KOCH DANIEL AKIRA & KOCH PEREZ MONICA DEL PILAR</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1742 SEAGULL CT APT 403</u> | | |
| MAILING ADDRESS | | |
| <u>Reston</u> | <u>VA</u> | <u>20194</u> |
| CITY | STATE | ZIP |

| | | |
|--------------------------|---|--------------|
| <u>36 30 4</u> | <u>MILLS LEWIS EARL & TINA LOUISE</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1385 Truslow Road</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|-------------------------|---|--------------|
| <u>44L 3 66</u> | <u>FRIGA STEVEN L JR & JILLIAN DENISE</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>17 Baldwin Drive</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|------------------|-------------------------------------|-------------------|
| <u>44L 3 65</u> | <u>KIRSTEIN ALEC L & SARA N</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>PSC 557</u> | | |
| MAILING ADDRESS | | |
| <u>FPO</u> | <u>AP</u> | <u>96379-0006</u> |
| CITY | STATE | ZIP |

STAFFORD COUNTY
Department of Planning and Zoning

| | | |
|-----------------------|---|--------------|
| <u>44L 3 64</u> | <u>HARPINE JAMES FRANKLIN & VICTORIA AN</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>13 BALDWIN DR</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

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|-----------------------|-------------------------------------|--------------|
| <u>44L 3 63</u> | <u>WASHINGTON WILLIAM CALVIN JR</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>11 BALDWIN DR</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|-----------------------|--|--------------|
| <u>44L 3 62</u> | <u>MORRIS JEFFREY W & RHONDA M</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>9 BALDWIN DR</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

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|------------------------|--|--------------|
| <u>44L 3 61</u> | <u>AYCOCK STEPHEN R & PAMELA M</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>7 BALDWIN DRIVE</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|-----------------------|---|--------------|
| <u>44L 3 60</u> | <u>ELLIOTT-SULLIVAN HILLARY ANNE & SULLIVAN MICHAEL ASHBY</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>5 BALDWIN DR</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|-----------------------|--|--------------|
| <u>44L 2 32</u> | <u>VAUGHN MATTHEW ALLEN & JANDE NICOLE</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>6 AMBER CT</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|-----------------------|-----------------------|--------------|
| <u>44L 2 31</u> | <u>PECKHAM ROBERT</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>5 AMBER CT</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|-----------------------|--|--------------|
| <u>44L 2 26</u> | <u>JONES MICHAEL C & MALINDA RAE</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>6 GABLE CT</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

STAFFORD COUNTY
Department of Planning and Zoning

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|-----------------------|---|--------------|
| <u>44L 2 25</u> | <u>MCGAR KRISTOPHER HAROLD & CHERYL LYN</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>7 GABLE CT</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|-----------------------|--------------------------------------|--------------|
| <u>44L 2 24</u> | <u>STRAWN ROBERT D & ALICE M</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>5 GABLE COURT</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

| | | |
|-----------------------|---|-------------------|
| <u>44L 1 B</u> | <u>CARDINAL FOREST HOMEOWNERS ASSOC</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>PO BOX 7268</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22404-7268</u> |
| CITY | STATE | ZIP |

| | | |
|---------------------------|-----------------------------|-------------------|
| <u>44 62</u> | <u>SUMNER FALLS RUN LLC</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>5110 NAHANT STREET</u> | | |
| MAILING ADDRESS | | |
| <u>BETHESDA</u> | <u>MD</u> | <u>20816-2336</u> |
| CITY | STATE | ZIP |

STAFFORD COUNTY
Department of Planning and Zoning

| | | |
|-------------------------------------|-----------------------------|-------------------|
| <u>44 61A</u> | <u>STAFFORD E&A LLC</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1221 Main Street, Suite 1000</u> | | |
| MAILING ADDRESS | | |
| <u>COLUMBIA</u> | <u>SC</u> | <u>29201-0000</u> |
| CITY | STATE | ZIP |

| | | |
|--------------------------------|-------------------------|-------------------|
| <u>36 29</u> | <u>WARD CORPORATION</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1300 PICCARD DR STE 150</u> | | |
| MAILING ADDRESS | | |
| <u>ROCKVILLE</u> | <u>MD</u> | <u>20850-4386</u> |
| CITY | STATE | ZIP |

| | | |
|--------------------------------|---|-------------------|
| <u>36 37A</u> | <u>THE WARD GRANDCHILDREN IRREVOCABLE D</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1300 PICCARD DR STE 103</u> | | |
| MAILING ADDRESS | | |
| <u>ROCKVILLE</u> | <u>MD</u> | <u>20850-4386</u> |
| CITY | STATE | ZIP |

| | | |
|--------------------------|--|--------------|
| <u>36 28C</u> | <u>HAMILTON DAVID W & DOROTHY P TRSTES</u> | |
| TAX MAP / PARCEL | NAME | |
| <u>1330 WARRENTON RD</u> | | |
| MAILING ADDRESS | | |
| <u>FREDERICKSBURG</u> | <u>VA</u> | <u>22406</u> |
| CITY | STATE | ZIP |

STAFFORD COUNTY
Department of Planning and Zoning

| | | | |
|---------------------------|--|--------------------------------------|-------|
| 36 28A | | TOLSON RAYMOND B JR & CHARLES N & JO | |
| TAX MAP / PARCEL | | NAME | |
| 534 ROCK HILL CHURCH ROAD | | | |
| MAILING ADDRESS | | | |
| STAFFORD | | VA | 22556 |
| CITY | | STATE | ZIP |

| | | |
|------------------|------------------|-------|
| 36 28E | TOLSON CHARLES N | |
| TAX MAP / PARCEL | NAME | |
| 1551 TRUSLOW RD | | |
| MAILING ADDRESS | | |
| FREDERICKSBURG | VA | 22406 |
| CITY | STATE | ZIP |

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| <hr/> | |
| TAX MAP / PARCEL | NAME |
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| MAILING ADDRESS | |
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| CITY | STATE ZIP |

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| TAX MAP / PARCEL | NAME | |
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| MAILING ADDRESS | | |
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| CITY | STATE | ZIP |

Attachment B - Project Description

As Stafford County continues to grow in population, the future Elementary School will relieve crowding and also significantly improve quality of life and community development opportunities. Stafford County Public Schools begins planning for an elementary school when the aggregate elementary school enrollment projections are 90% of the aggregate elementary school program capacity. In Fall 2022, actual elementary school enrollment was above 90% of the aggregate elementary school program capacity. Projections suggest that elementary school enrollment will exceed 100% of aggregate elementary school program capacity in Fall 2026. Temporary capacity solutions will be deployed to accommodate elementary school crowding.

The future Elementary School would be located within the Urban Service Area ("USA") boundary with access to public sewer of adequate capacity through the planned connection over parcel 36-37 to an existing manhole. The school's location is consistent with Policy 3.6.1 of the Comprehensive Plan that encourages future public facilities be located within the USA and also Policy 8.1.3 of the Comprehensive Plan that explicitly states "future schools should be located within the Urban Services Area". Moreover, the proposed elementary school will be located next to the Sixth High School that the Planning Commission found to be consistent with the Comprehensive Plan on April 27, 2022 by Case #21154253.

The school would also have access to public sewer of adequate capacity through the planned connection over parcel 36-37 to an existing manhole. The school's access to public sewer is consistent with Policy 8.1.4 which suggests that consideration should be given to locate schools proximate to other public facilities and services necessary to the site (i.e. potable water, etc.) and means to assure safe access to schools (i.e. sidewalks, turn lanes, signalization, etc.).

The school would also be served by adequate transportation infrastructure through a new road connection over parcel 44-61A to Route 17. It would be well buffered from existing residential subdivisions while also being located in an area that is proximate to demand. The school's proximity to a demand area aligns with Policy 8.1.4 that also suggests locating schools near existing and planned residential areas to promote walking zones and/or minimize the length of bus trips.

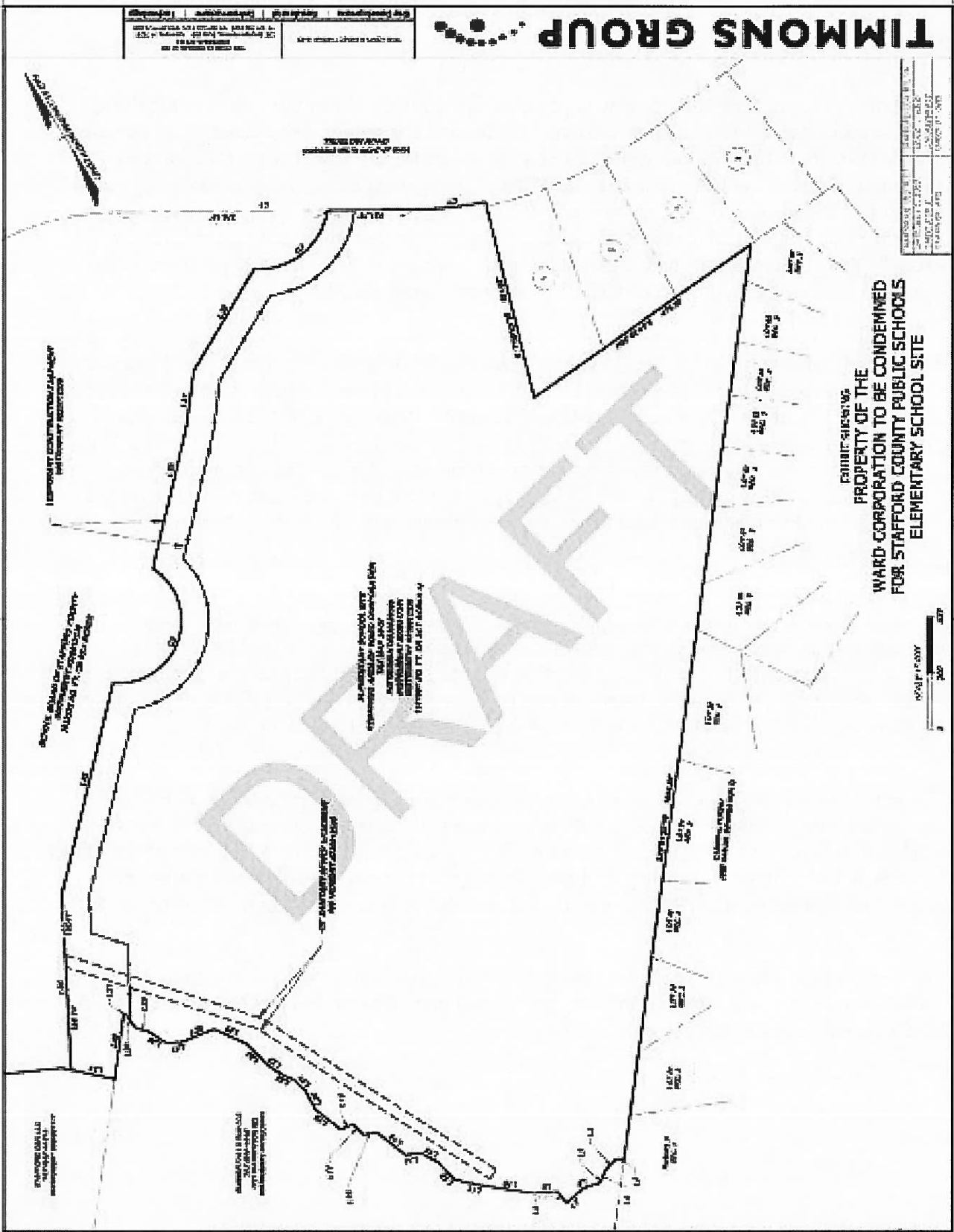
The design of the school is still under review, but total square footage is estimated to be at, or near, 100,000 square feet. The future Elementary School will provide up to 964 much needed seats and have an energy efficient and practical design.

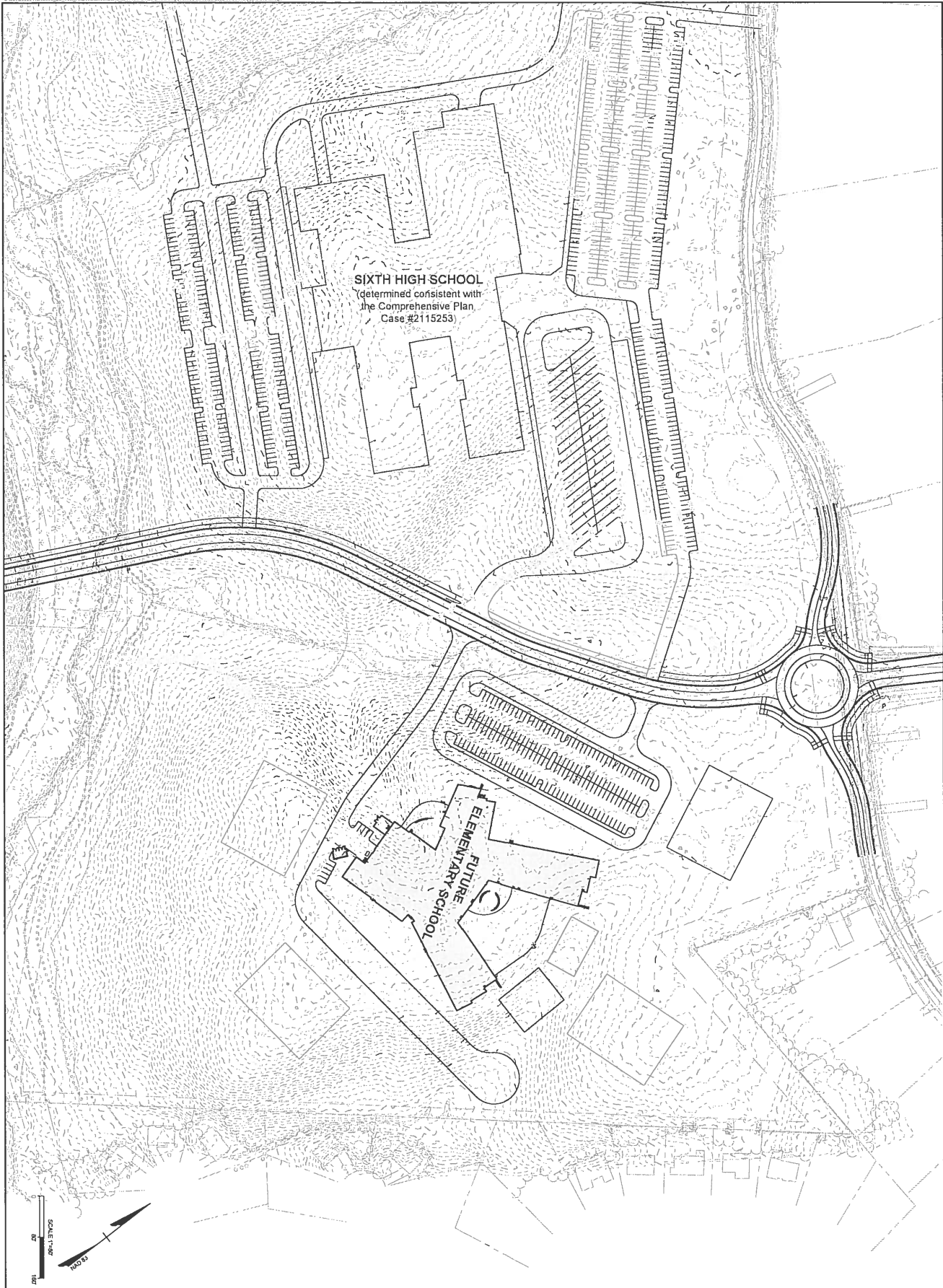
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DATE **TIME**

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ADDRESS





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TEL 804.200.6530 FAX 804.560.1016 www.tirrimons.com

FUTURE ELEMENTARY SCHOOL

STAFFORD COUNTY - VIRGINIA

LAYOUT PLAN

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REVISION DESCRIPTION

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