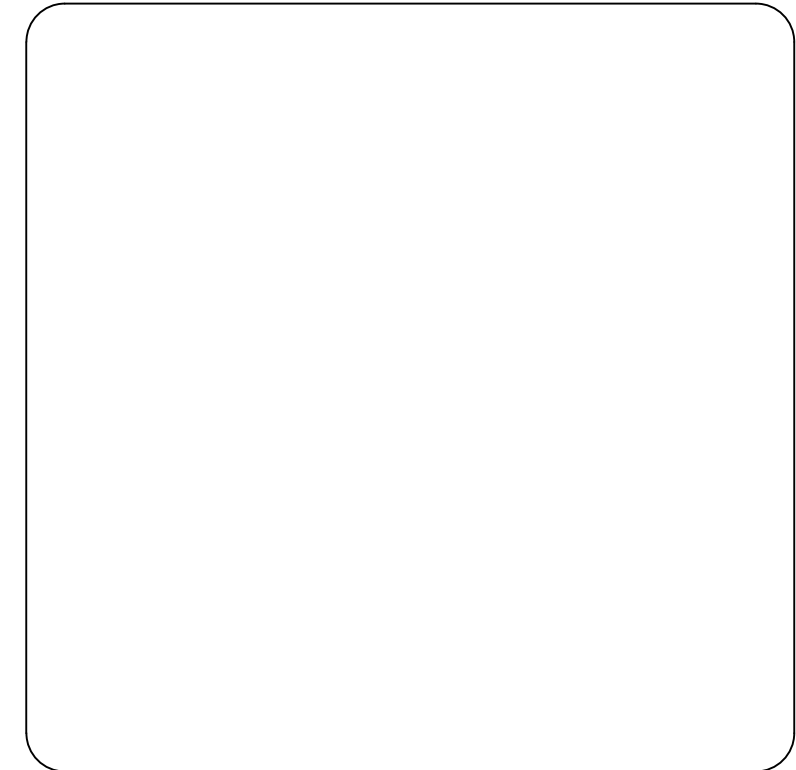


SPECIAL USE PERMIT PLAT ST JOHN THE EVANGELIST CATHOLIC CHURCH

**SUP 2023-1 (AMENDMENT TO
SUP DATED JUNE 3, 1986)
271 WINCHESTER STREET**

**TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA
FEBRUARY 10, 2023
LAST REVISED: MAY 30, 2023**

APPROVAL BLOCK



LEGEND	
Q	CENTERLINE
CO	CLEANOUT
EX	EXISTING
HC	HANDICAPPED
EP	EDGE OF PAVEMENT
S/C	SIAMESE YARD CONNECTION
IPS	IRON PIPE SET
IPF	IRON PIPE FOUND
RET	RETAINING
PKS	PK-NAIL SET
DHS	DRILL HOLE MADE
CONC	CONCRETE
CONN	CONNECTION
TELE	TELEPHONE
STM STR	STORM SEWER STRUCTURE
STM MH	STORM SEWER MANHOLE
SAN MH	SANITARY SEWER MANHOLE
ELEC TRANS	ELECTRIC TRANSFORMER
O	WATER VALVE UNLESS NOTED
Q	SIGN
⊕	FIRE HYDRANT
⊕	LIGHT OR UTILITY POLE
FC	FACE OF CURB
7	NUMBER OF PARKING SPACES
1 LS	NUMBER OF LOADING SPACES
5 HC	NUMBER OF HANDICAP SPACES
---	PROPERTY OR RW LINES
---	CENTER LINE
---	EASEMENT LINE
---	EXISTING TRAVEL WAY EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	FENCE LINE
---	ROADSIDE DELINEATORS
---	RAILROAD
---	ADJACENT PROPERTY OWNERS
---	EXISTING CULVERT OR STORM LINE
---	PROPOSED CULVERT OR STORM LINE
---	STORM SEWER (PROPOSED BY OTHERS)
---	EXISTING WATERLINE
---	PROPOSED WATERLINE
---	WATERLINE (PROPOSED BY OTHERS)
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	SANITARY SEWER (PROPOSED BY OTHERS)
---	EXISTING GAS LINE
---	PROPOSED GAS LINE
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING OVERHEAD TELEPHONE & ELECTRIC
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING RETAINING WALL
---	PROPOSED RETAINING WALL
---	EXISTING POWER OR TELEPHONE POLE
---	LIGHT POLE
---	EXISTING CONTOUR W/ ELEVATION
---	PROPOSED CONTOUR W/ ELEVATION
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	EARTH DEPRESSION
---	DITCH, SWALE, STREAM OR SPRING
---	SWAMP OR MARSH AREA
---	DRAINAGE DIVIDE
---	PATH (DIRT, GRAVEL, CRUSHED STONE, ETC.)
---	TREE LINE
---	LIMITS OF CLEARING & GRADING
---	NORTH ARROW
---	TREES AND SHRUBS
---	STD. VDOT CG-12, CURB RAMP
---	PROPOSED CONCRETE
---	PROPOSED GRAVEL
---	PROPOSED UNDERDRAIN

ADJACENT OWNERS

6984-45-0901-000
MANN, FAYE A/K/A, MANN, FAYE O
101 JOHN E MANN ST
WARRENTON VA 20186
BK 265 / PG 1584
ZONING: R-10

6984-45-1877-000
ELLIOTT, KELSEY A
216 ROBINSON ST
WARRENTON VA 20186
BK 1453 / PG 2270
ZONING: R-10

6984-45-2940-000
JAMES, CHERYL M
220 ROBINSON ST
WARRENTON VA 20186
BK 1458 / PG 1263
ZONING: R-10

6984-45-3912-000
PAYNE, MICHELLE A TRUSTEE;
PAYNE, MICHELLE ANN TRUST;
PAYNE, STEVEN C TRUSTEE;
PAYNE, STEVEN CARL TRUST
232 ROBINSON ST
WARRENTON VA 20186
BK 1587 / PG 69
ZONING: R-10

6984-46-1478-000
DEMBOVSKI, CHANTHELLE;
PEPIN, THOMAS G
348 PRESTON DR
WARRENTON VA 20186
BK 1694 / PG 1231
ZONING: R-10

6984-46-2402-000
CHESLEY, COLLEEN M;
CHESLEY, MICHAEL R
340 PRESTON DR
WARRENTON VA 20186
BK 1203 / PG 234
ZONING: R-10

6984-46-2324-000
MUSSER, COURTNEY CANFIELD
332 PRESTON DR
WARRENTON VA 20186
BK 1587 / PG 2406
ZONING: R-10

6984-46-2257-000
BARAHONA, ANGEL E, BARAHONA,
JHESSY CRYSL LAGUNA DE
324 PRESTON DR
WARRENTON VA 20186
BK 1209 / PG 1125
ZONING: R-10

6984-46-2280-000
EVANS, LIDA FULFORD
316 PRESTON DR
WARRENTON VA 20186
BK 1197 / PG 2207
ZONING: R-10

6984-46-3113-000
FAZENBAKER, ROBERT EUGENE;
STAFFORD, ANNALISA
308 PRESTON DR
WARRENTON VA 20186
BK 1321 / PG 2263
ZONING: R-10

6984-46-3056-000
WRIGHT, ANDREA J, WRIGHT, JOHN C
300 PRESTON DR
WARRENTON VA 20186
BK 1440 / PG 1211
ZONING: R-10

6984-36-9591-000
CHIPMAN, ALBERT W III;
CHIPMAN, KAREN S
287 WINCHESTER ST
WARRENTON VA 20186
BK 1249 / PG 2301
ZONING: R-10

6984-36-9684-000
CHIPMAN, ALBERT W III;
CHIPMAN, KAREN S
289 WINCHESTER ST
WARRENTON VA 20186
BK 1171 / PG 2455
ZONING: R-10

PARKING TABULATION

IN ACCORDANCE WITH ARTICLE 7 OF THE TOWN OF WARRENTON ZONING ORDINANCE THE PARKING REQUIRED FOR THE SITE ARE AS FOLLOWS:

CHURCH: ONE (1) SPACE PER FOUR (4) SEATS DESIGN CAPACITY OF THE PRINCIPLE PLACE OF WORSHIP
SCHOOL: ONE (1) SPACE PER TWENTY-FIVE (25) CLASSROOM SEATS PLUS ONE (1) PER EMPLOYEE CALCULATED FOR THE WORK PERIOD CONTAINING THE LARGEST NUMBER OF EMPLOYEES.

REQUIREMENTS

CHURCH = 793 SEATS (PER APPROVED AMENDED SITE PLAN)
PARKING REQUIRED: 750 SEATS / 4 = 187.5 = 188 SPACES
HC PARKING REQUIRED: 7 SPACES (PER ADA)

PRESCHOOL = 100 CLASSROOM SEATS / 25 = 4 SPACES
12 EMPLOYEES = 12 SPACES
= 16 SPACES TOTAL

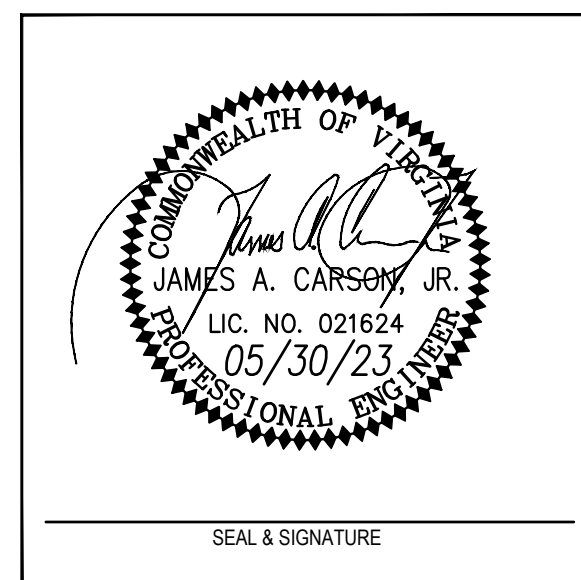
ST. JOHN'S SCHOOL (K-8) = 250 CLASSROOM SEATS / 25 = 10 SPACES
30 EMPLOYEES = 30 SPACES
= 40 SPACES

TOTAL NUMBER OF PARKING SPACES REQUIRED:
CHURCH 188
PRE-SCHOOL 16
SCHOOL 40
SPACES 244

TOTAL NUMBER OF PARKING SPACES PROVIDED: 244 SPACES PROVIDED (CURRENTLY)
TOTAL NUMBER OF PARKING SPACES PROVIDED: 277 SPACES PROPOSED (WITH THIS SUP AMENDMENT)

TOTAL CHANGE WITH THIS SUP AMENDMENT: ADDITION OF 229 SPACES (SUBJECT TO CHANGE)

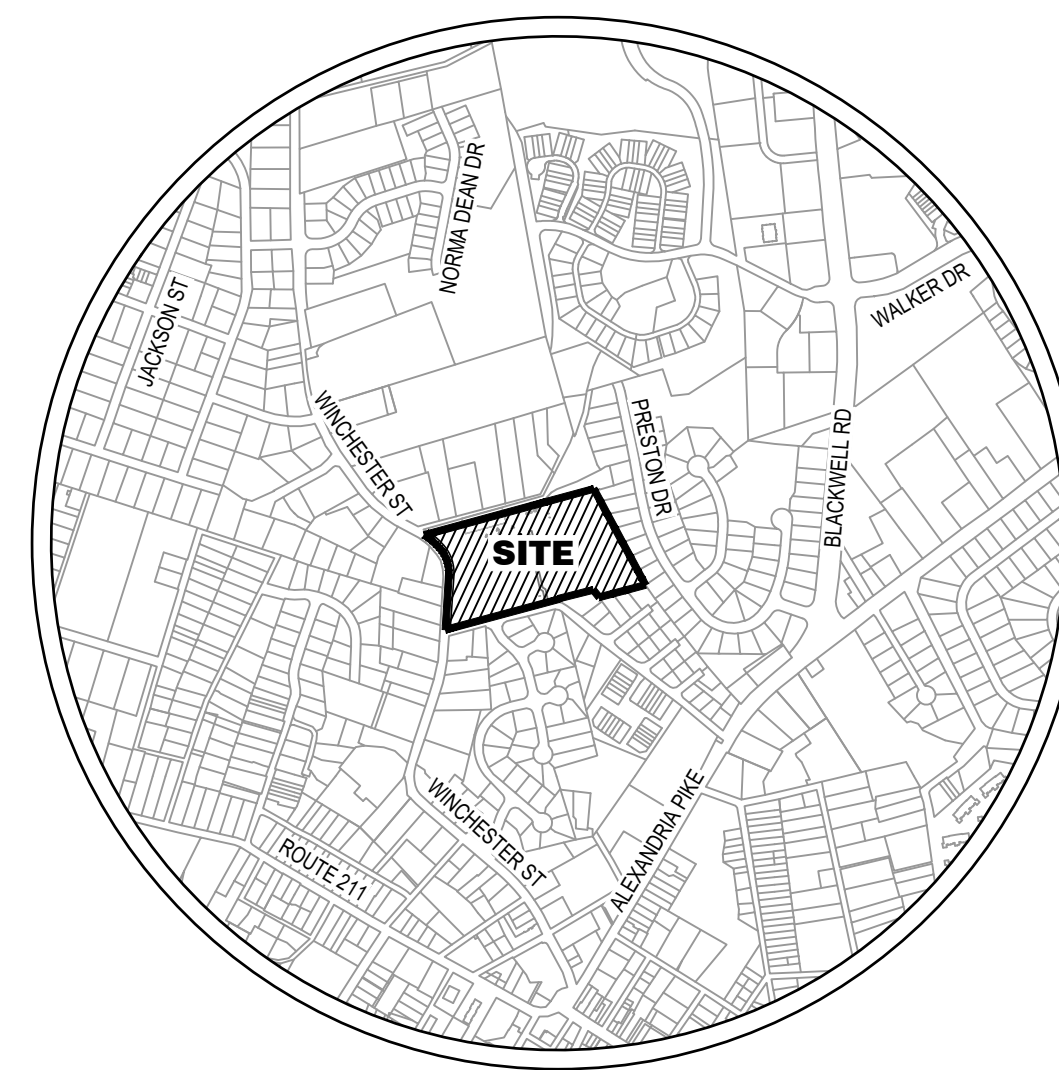
**NOT FOR
CONSTRUCTION**
UNDER REVIEW



ENGINEER'S CERTIFICATE

I, JAMES A. CARSON, JR., A LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES UPON WHICH THIS SITE PLAN IS PROPOSED LIE IN THE NAME OF ST. JOHN'S CATHOLIC SCHOOL TEES, AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA, IN DEED BOOK 205, PAGE 59.

James A. Carson, Jr.
JAMES A. CARSON, JR. P.E. NO. 21624



VICINITY MAP

SCALE 1"= 100'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SPECIAL USE PERMIT PLAT
4	BUILDING ELEVATIONS
4	TOTAL NUMBER OF SHEETS IN PLAN

GENERAL NOTES

- PROJECT DESCRIPTION: THIS PROJECT PROPOSES THE CONSTRUCTION OF AN APPROXIMATELY 13,000 SQUARE FOOT, THREE FLOOR OFFICE BUILDING, SIDEWALK, SITE GRADING AND PARKING LOT IMPROVEMENTS ARE ALSO A PART OF THE PROPOSED PROJECT. APPROXIMATE 0.90 ACRE WILL BE DISTURBED DURING THE CONSTRUCTION OF THE PROJECT.
- PINS: 6984-36-7135-000
- ACREAGE: 11.0664 AC
- CURRENT USE: CHURCH, SCHOOL
- PROPOSED USE: CHURCH, SCHOOL
- OWNERS/APPLICANT:
ST. JOHN'S CATHOLIC SCHOOL TEES
271 WINCHESTER STREET
WARRENTON VIRGINIA 20186
DEED BOOK 205, PAGE 59
- ZONING: RESIDENTIAL (R-10)
- ZONING REQUIREMENTS:
MINIMUM LOT AREA: 10,000 SQ. FT
MINIMUM LOT FRONTAGE: 75 FEET
FRONT SETBACK:
MINIMUM 25 FEET
SIDE SETBACKS: 15 FEET
REAR SETBACK: 20 FEET
MAXIMUM LOT COVERAGE: 65% IMPERVIOUS SURFACE
MAXIMUM BUILDING HEIGHT: 35 FEET
- TOPOGRAPHIC INFORMATION FIELD RUN BY CARSON LAND CONSULTANTS.
CONTOUR INTERVAL: 2 FT
DATUM: NAVD 88
- THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 51061C 0306 C, DATED FEB. 6, 2008. THE PROPERTY IS LOCATED IN ZONE "X". THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.
- STORMWATER MANAGEMENT WILL BE ADDRESSED WITH FINAL SITE DEVELOPMENT PLAN. THE PROPOSED OFFICE BUILDING AND ASSOCIATED PARKING AND CIRCULATION IMPROVEMENTS WILL BE TREATED AS A COMMON PLAN OF DEVELOPMENT. STORMWATER MANAGEMENT WILL BE ADDRESSED BY A COMBINATION OF ONSITE TREATMENT WITH STRUCTURAL BMPs SUCH AS BIORETENTION, DETENTION, AND/OR PURCHASE OF OFFSITE NUTRIENT CREDITS. AS CONSULT WITH THE TOWN WILL BE REQUIRED TO DETERMINE AND APPROVE ALLOWABLE DISCHARGE INTO THE EXISTING STORM SEWER SYSTEM. THE LOCATION AND ORIENTATION OF ONSITE FACILITIES WILL BE DETERMINED WITH THE SITE DEVELOPMENT PLANS. LOCATION AND SIZE HAVE NOT BEEN INDICATED ON THIS PLAN AS SUBSTANTIAL COMPLIANCE WITH THE SUP AMENDMENT LAYOUT WOULD BE REQUIRED. PLANS FOR STORMWATER MANAGEMENT ARE TENTATIVE AND SUBJECT TO CHANGE.

**SPECIAL USE PERMIT PLAT
ST JOHN THE EVANGELIST
CATHOLIC CHURCH
SUP 2023-1 (AMENDMENT TO
SUP DATED JUNE 3, 1986)
271 WINCHESTER STREET
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA
FEBRUARY 10, 2023
LAST REVISED: MAY 30, 2023**



45 Main Street, 1st Floor • Warrenton VA 20186 • (540) 347-9191
CarsonLC

NOT FOR CONSTRUCTION

SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
WARRENTON, VA

FAUQUIER COUNTY VIRGINIA

CENTER MAGISTERIAL DISTRICT

REVISIONS

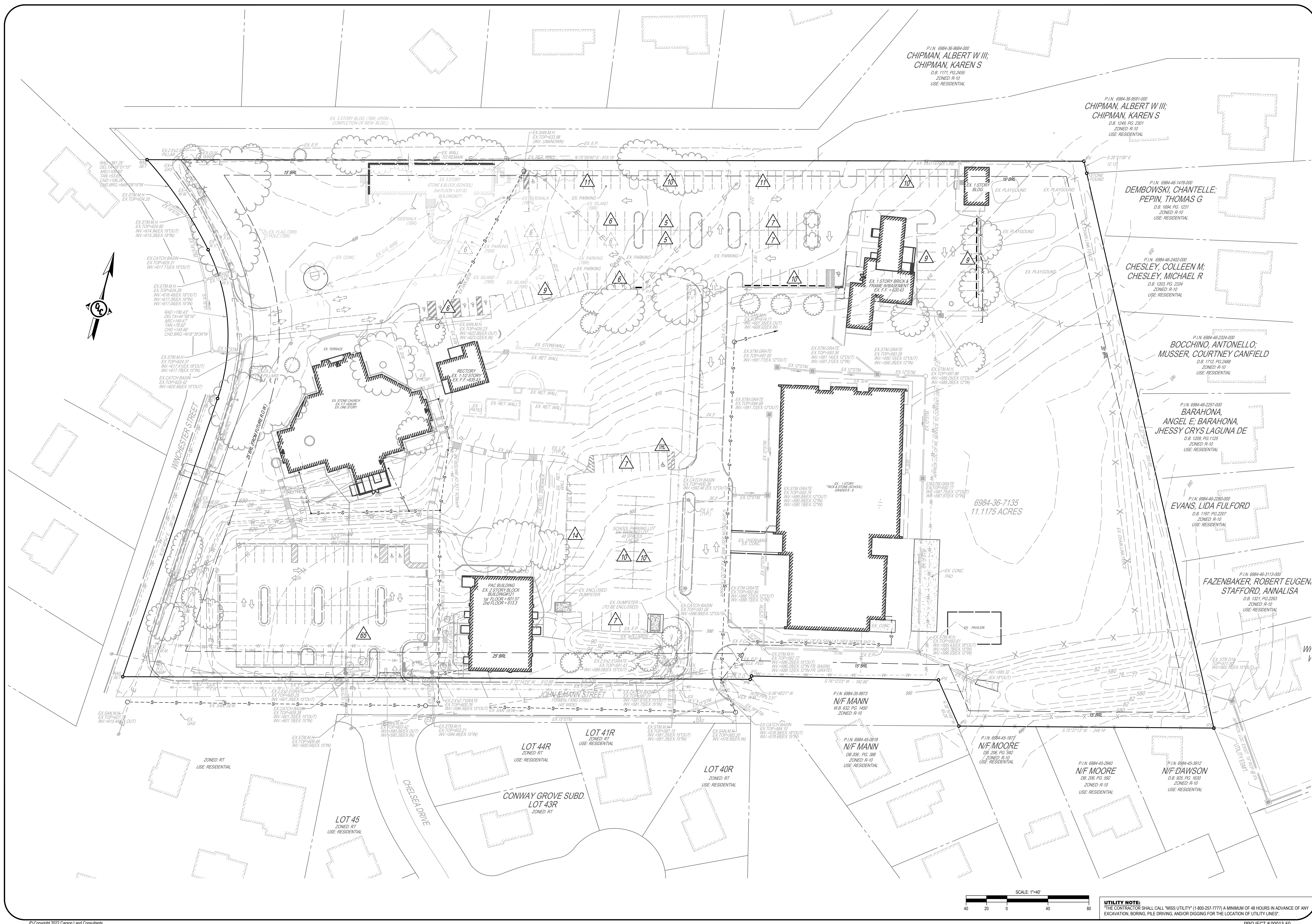
DESCRIPTION	DATE
TOWN COMMENTS	04/27/23
TOWN COMMENTS	04/27/23
TOWN COMMENTS	05/09/23

ENGINEER'S SEAL
COMMONWEALTH OF VIRGINIA
JAMES A. CARSON, JR.
LIC. NO. 021624
05/30/23
PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN

DATE: 12/6/22
SCALE: 1"=40'
SHEET 2 OF 4

SAINT JOHN'S OFFICE BUILDING



P.I.N. 6984-36-8884-000
**CHIPMAN, ALBERT W III;
CHIPMAN, KAREN S**
D.B. 1171, PG.2455
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-36-8891-000
**CHIPMAN, ALBERT W III;
CHIPMAN, KAREN S**
D.B. 1249, PG.2307
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-46-1478-000
**DEMBOWSKI, CHANTELE;
PEPIN, THOMAS G**
D.B. 1694, PG.1231
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-46-2402-000
**CHESLEY, COLLEEN M;
CHESLEY, MICHAEL R**
D.B. 1203, PG.2334
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-46-2324-000
**BOCCHINO, ANTONELLO;
MUSSER, COURTNEY CANFIELD**
D.B. 1712, PG.2488
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-46-2257-000
**BARAHONA,
ANGEL E. BARAHONA,
JHESSY CRYSLA LAGUNA DE**
D.B. 1308, PG.1125
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-46-2280-000
EVANS, LIDA FULFORD
D.B. 1197, PG.2207
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-46-3113-000
**FAZENBAKER, ROBERT EUGEN,
STAFFORD, ANNALISA**
D.B. 1321, PG.2263
ZONED: R-10
USE: RESIDENTIAL

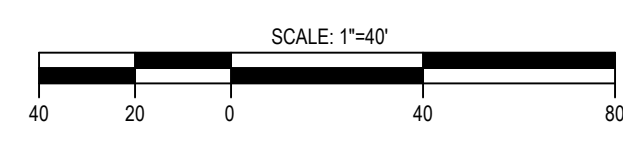
P.I.N. 6984-35-8973
N/F MANN
D.B. 632, PG. 1450
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-2819
N/F MANN
D.B. 206, PG. 592
ZONED: R-10
USE: RESIDENTIAL

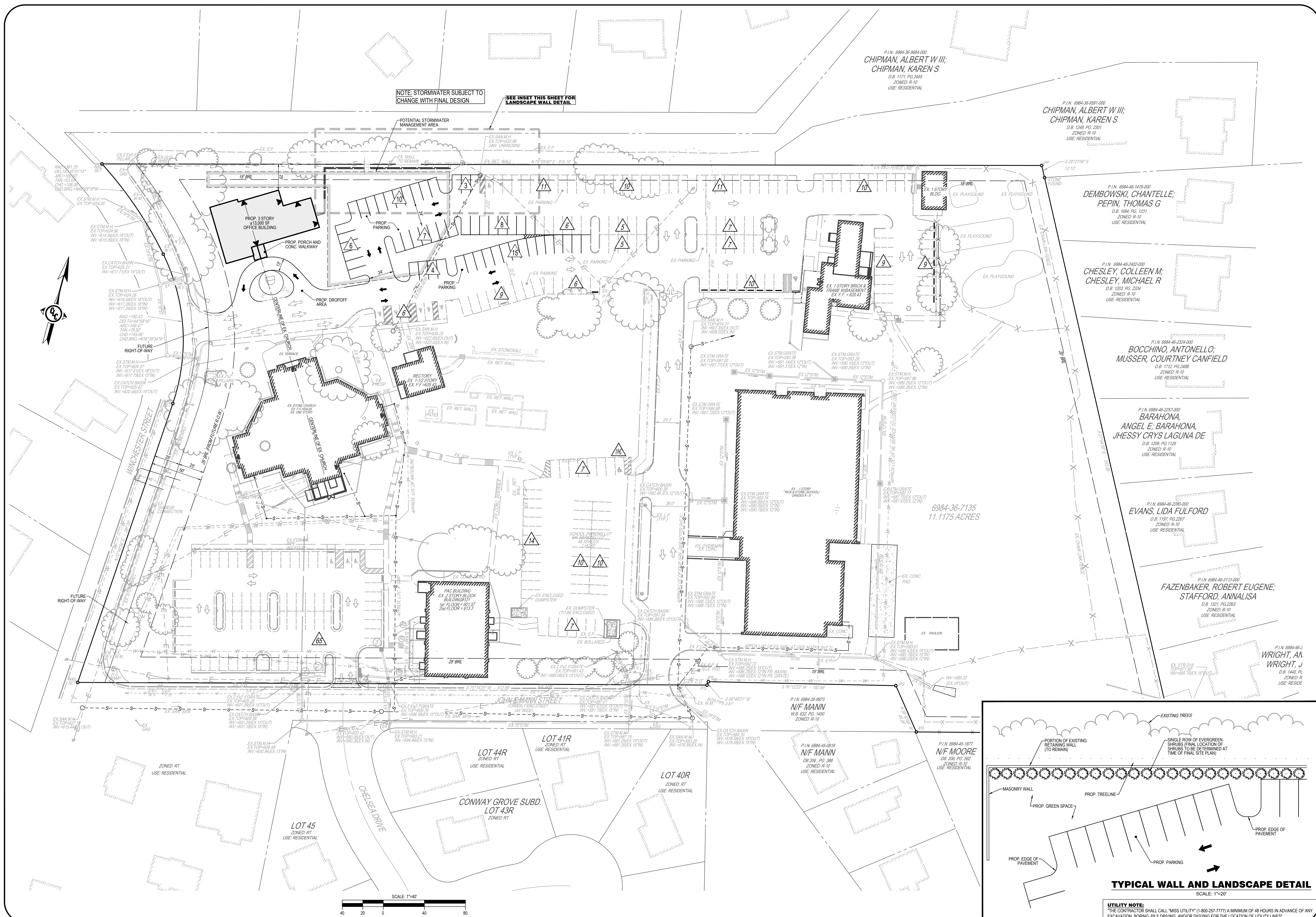
P.I.N. 6984-45-1977
N/F MOORE
D.B. 206, PG. 592
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-2940
N/F MOORE
D.B. 325, PG. 1630
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-3912
N/F DAWSON
D.B. 325, PG. 1630
ZONED: R-10
USE: RESIDENTIAL



UTILITY NOTE:
THE CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-257-7777) A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING, AND/OR DIGGING FOR THE LOCATION OF UTILITY LINES.



NOTE: STORMWATER SUBJECT TO CHANGE WITH FINAL DESIGN
SEE INSET THIS SHEET FOR LANDSCAPE WALL DETAIL

P.I.N. 6984-36-9884-000
CHIPMAN, ALBERT W III;
CHIPMAN, KAREN S
D.B. 1171, PG.2455
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-36-991-000
CHIPMAN, ALBERT W III;
CHIPMAN, KAREN S
D.B. 1249, PG. 2301
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-1478-000
DEMBOWSKI, CHANTELE;
PEPIN, THOMAS G
D.B. 1694, PG. 1231
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-2402-000
CHESLEY, COLLEEN M;
CHESLEY, MICHAEL R
D.B. 1331, PG. 2334
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-2324-000
BOCCHINO, ANTONELLO;
MUSSER, COURTNEY CANFIELD
D.B. 1712, PG.2488
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-2257-000
BARAHONA,
ANGEL E; BARAHONA,
JHESSY CRYS LAGUNA DE
D.B. 1209, PG. 1125
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-2280-000
EVANS, LIDA FULFORD
D.B. 1197, PG. 2207
ZONED: R-10
USE: RESIDENTIAL

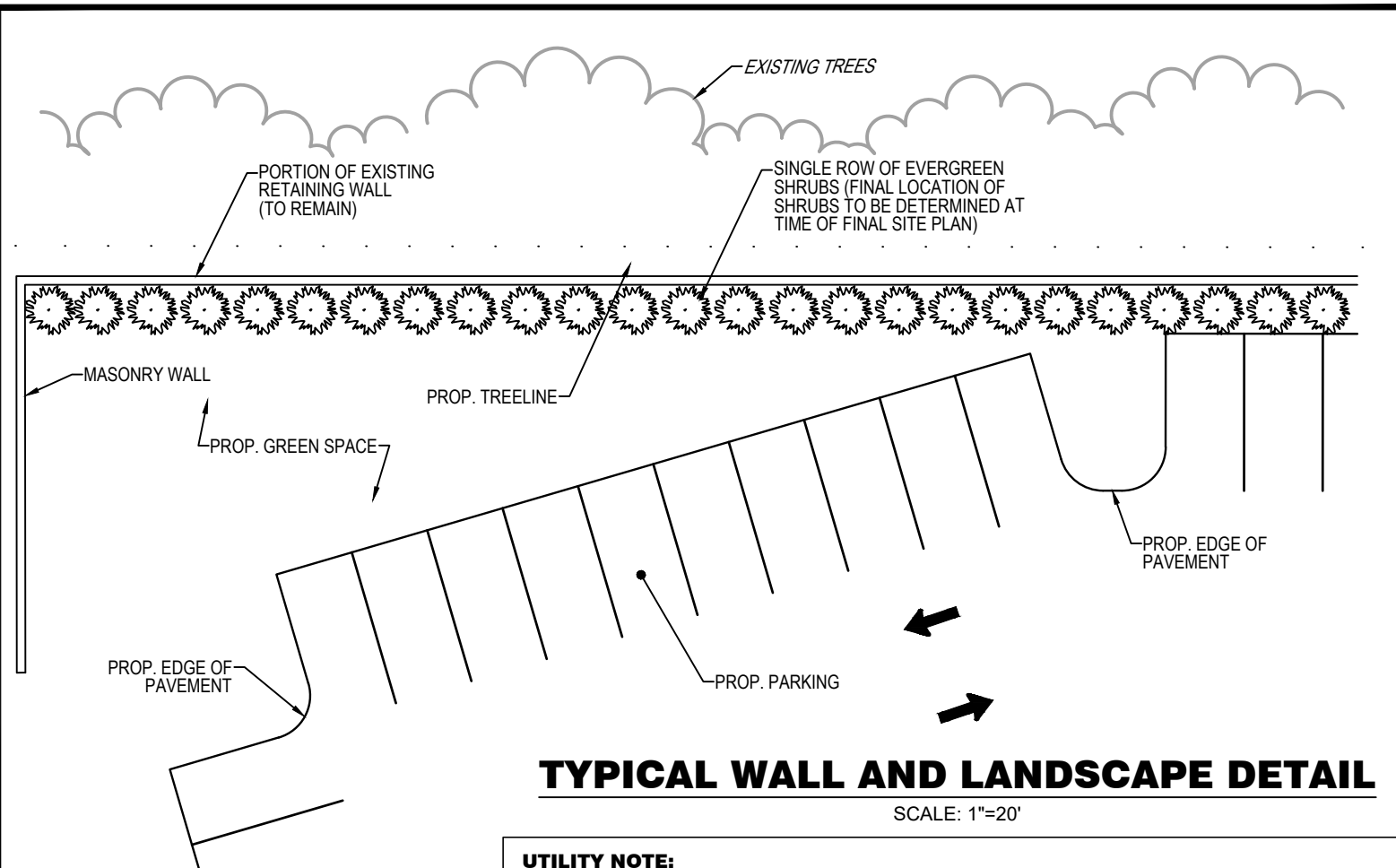
P.I.N. 6984-45-3113-000
FAZENBAKER, ROBERT EUGENE;
STAFFORD, ANNALISA
D.B. 1321, PG.2263
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-3
WRIGHT, J
WRIGHT, AN
D.B. 1440, PG.
ZONED: R
USE: RESIDE

P.I.N. 6984-35-9973
N/F MANN
W.B. 632, PG. 1450
ZONED: R-10

P.I.N. 6984-45-0918
N/F MOORE
D.B. 206, PG. 388
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-1877
N/F MOORE
D.B. 206, PG. 392
ZONED: R-10
USE: RESIDENTIAL



TYPICAL WALL AND LANDSCAPE DETAIL
SCALE: 1"=2'-0"

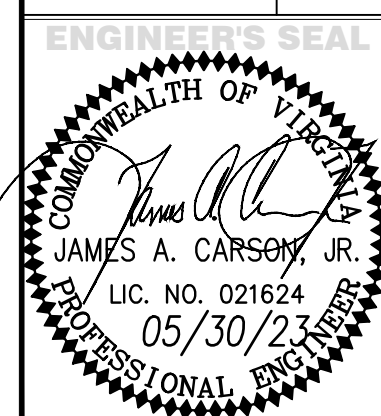
UTILITY NOTE:
THE CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-257-7777) A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING, AND/OR DIGGING FOR THE LOCATION OF UTILITY LINES.

NOT FOR CONSTRUCTION

**SAINT JOHN THE EVANGELIST
CATHOLIC CHURCH**
WARRENTON, VA

FAUQUIER COUNTY VIRGINIA
CENTER MAGISTERIAL DISTRICT

REVISIONS	DESCRIPTION	DATE
1	TOWN COMMENTS	02/27/23
2	TOWN COMMENTS	04/27/23
3	TOWN COMMENTS	05/30/23



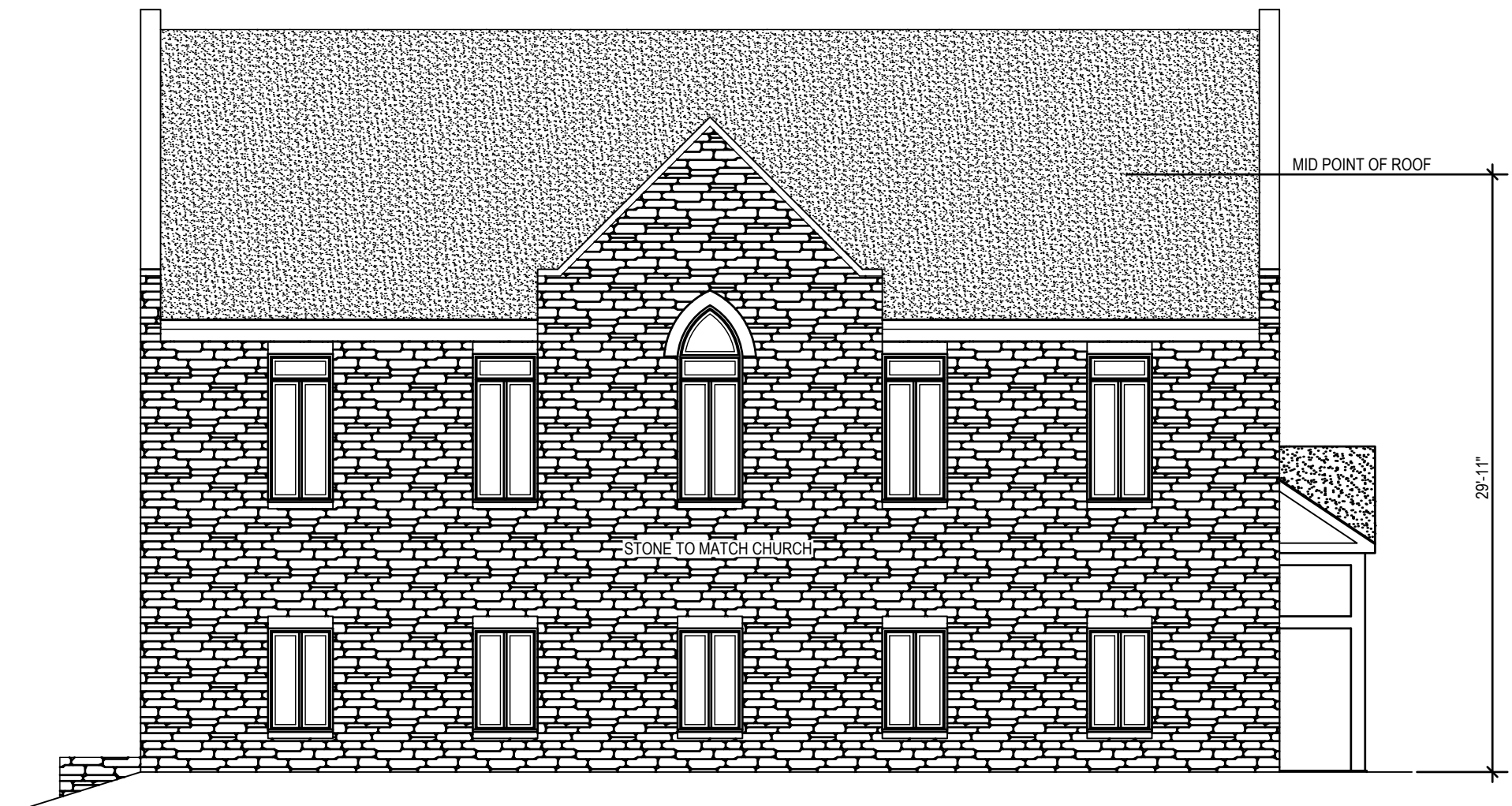
SPECIAL USE PERMIT PLAT

DATE: 12/6/22
SCALE: 1"=40'
SHEET 3 OF 4

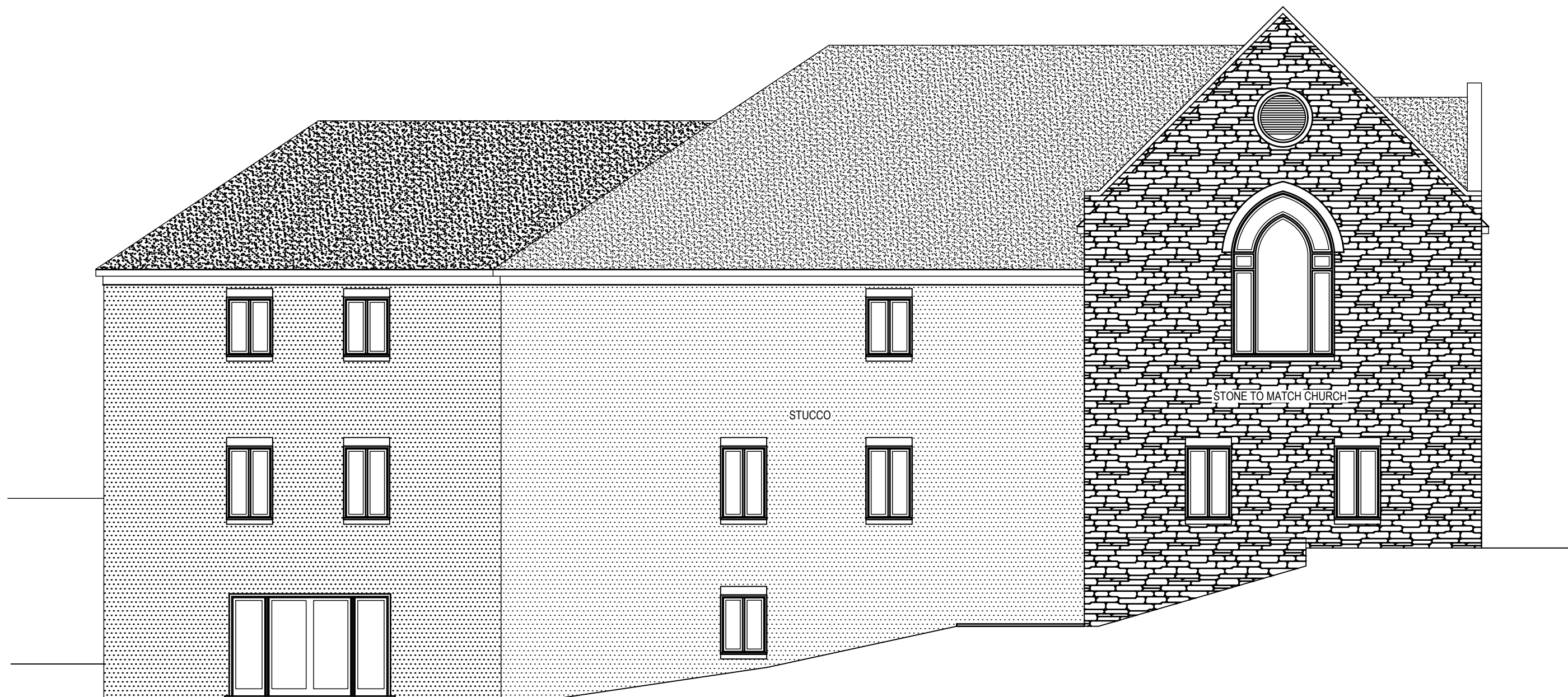
P:\00013100 - Office Building\Engineering\Special Permit\Plan\Presentation Drawings\00013-50_Special Permits.dwg, 6/17/2023 11:14:28 AM



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION - FACING WINCHESTER STREET
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

UTILITY NOTE:
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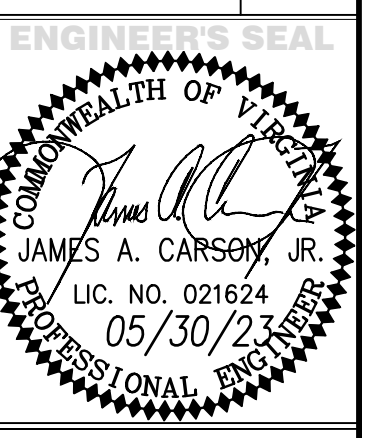
NOT FOR CONSTRUCTION

SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
WARRENTON, VA
FAUQUIER COUNTY VIRGINIA

CENTER MAGISTERIAL DISTRICT

REVISIONS	
DESCRIPTION	DATE
TOWN COMMENTS	03/27/23
TOWN COMMENTS	04/27/23
TOWN COMMENTS	05/30/23

REVISIONS	
DESCRIPTION	DATE
TOWN COMMENTS	03/27/23
TOWN COMMENTS	04/27/23
TOWN COMMENTS	05/30/23



BUILDING ELEVATIONS

DATE:	12/6/22
SCALE:	1"=20'
SHEET	4
OF	4

SAINT JOHN'S OFFICE BUILDING