

SITE TABULATIONS

STREET ADDRESS 341 CHURCH STREET
P.I.D. 6984-16-5101, 6984-16-7013
EX. ZONE R-10
PROP. ZONE R-PUD
TOTAL R-PUD AREA 9,8640 ACRES
OR 429,675 SF

PROPOSED USE: MULTIFAMILY WITH ADU
LOT SIZE MINIMUM 10,000 SF
LOT WIDTH MINIMUM 80'

BUILDING SETBACKS
FRONT 20'
SIDE 15'
REAR 35'

F.A.R.
ALLOWABLE (PER ZONING) 0.40 (0.40*429,675 SF=171,870 SF)
PROPOSED 24,368 SF EXISTING CHURCH +
26,400 SF ADU +
6,000 SMALL OFFICE/COMMUNITY CENTER
PROPOSED 0.13 (36,768 SF/429,675 SF)

BUILDING HEIGHT
MAXIMUM ALLOWED 35'
PROPOSED PROVIDED <35'

CHURCH (EXISTING)
BUILDING HEIGHT 47'
GROSS FLOOR AREA (GFA) 24,368 SF

DUPLEX:
BUILDING HEIGHT <35'
BEDROOMS 1 PER UNIT
GFA (UNIT) 600 SF (APPROX.)
TOTAL BEDROOMS 1*44 UNITS=44 BEDROOMS
TOTAL GFA 600 SF*44 UNITS=26,400 SF (APPROX.)

OFFICE BUILDING:
BUILDING HEIGHT <35'
GFA 6,000 SF (APPROX.)

PARKING REQUIRED

CHURCH (EXISTING): PER ZONING ORDINANCE ARTICLE 7-4
1 PER 5 SEATS DESIGN CAPACITY
REQUIRED (375 SEATS) 75 SPACES
PROVIDED 175 SPACES

DWELLING UNIT: PER ZONING ORDINANCE ARTICLE 7-3
0.5 PER DWELLING UNIT
REQUIRED (44 UNITS) 22 SPACES
PROVIDED 35 SPACES

OFFICE: PER ZONING ORDINANCE ARTICLE 7-6
1 PER 500 SF OF GROSS FLOOR AREA (GFA)
REQUIRED (6,000 SF GFA) 12 SPACES
PROVIDED 12 SPACES

REGULAR PARKING REQUIRED 109 SPACES
ACCESSIBLE SPACES REQUIRED 5 SPACES
TOTAL PARKING REQUIRED 114 SPACES
REGULAR PARKING PROVIDED 211 SPACES
ACCESSIBLE SPACES PROVIDED 11 SPACES
TOTAL PARKING PROVIDED 222 SPACES

EXISTING TRAFFIC VOLUME
TYPE: CHURCH
(ITE 11TH EDITION, LAND USE CODE 560)
TOTAL GFA: 24,368 SF = 182 VPD (WEEKDAY), 767 VPD (SUNDAY)
TOTAL GFA: 24,368 SF = 27 VPH (WEEKDAY), 285 VPH (SUNDAY)

ESTIMATED TRAFFIC VOLUME PER THIS APPLICATION:

TYPE: AFFORDABLE HOUSING (SENIOR)
(ITE 11TH EDITION, LAND USE CODE 223)
TOTAL DWELLING UNITS: 44 = 4/0.11 = 37 VPD (WEEKDAY AND SUNDAY)
TOTAL DWELLING UNITS: 44 = 4/0.11 = 4 VPH (WEEKDAY AND SUNDAY)

TYPE: SMALL OFFICE/COMMUNITY CENTER
(ITE 11TH EDITION, LAND USE CODE 712)
TOTAL EMPLOYEES: 4 = 31 VPD (WEEKDAY AND SUNDAY)
TOTAL EMPLOYEES: 4 = 8 VPH (WEEKDAY AND SUNDAY)

TOTAL EXISTING VPD:
182 VPD (WEEKDAY), 767 VPD (SUNDAY)
27 VPH (WEEKDAY), 285 VPH (SUNDAY)

TOTAL ADDITIONAL VPD PER THIS APPLICATION:
68 VPD (WEEKDAY AND SUNDAY)
12 VPH (WEEKDAY AND SUNDAY)

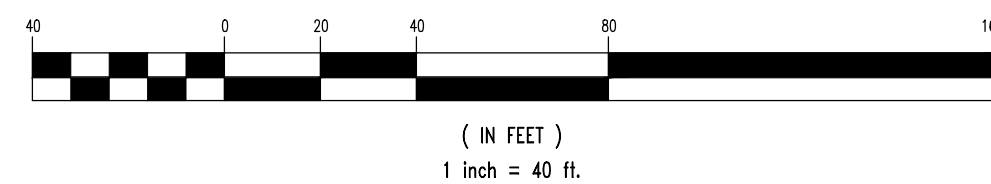
TOTAL SITE VPD PER THIS APPLICATION:
250 VPD (WEEKDAY), 835 VPD (SUNDAY)
39 VPH (WEEKDAY), 297 VPH (SUNDAY)

--- DENOTES ANTICIPATED LIMITS OF DISTURBANCE

--- DENOTES PROPOSED R-PUD AREA

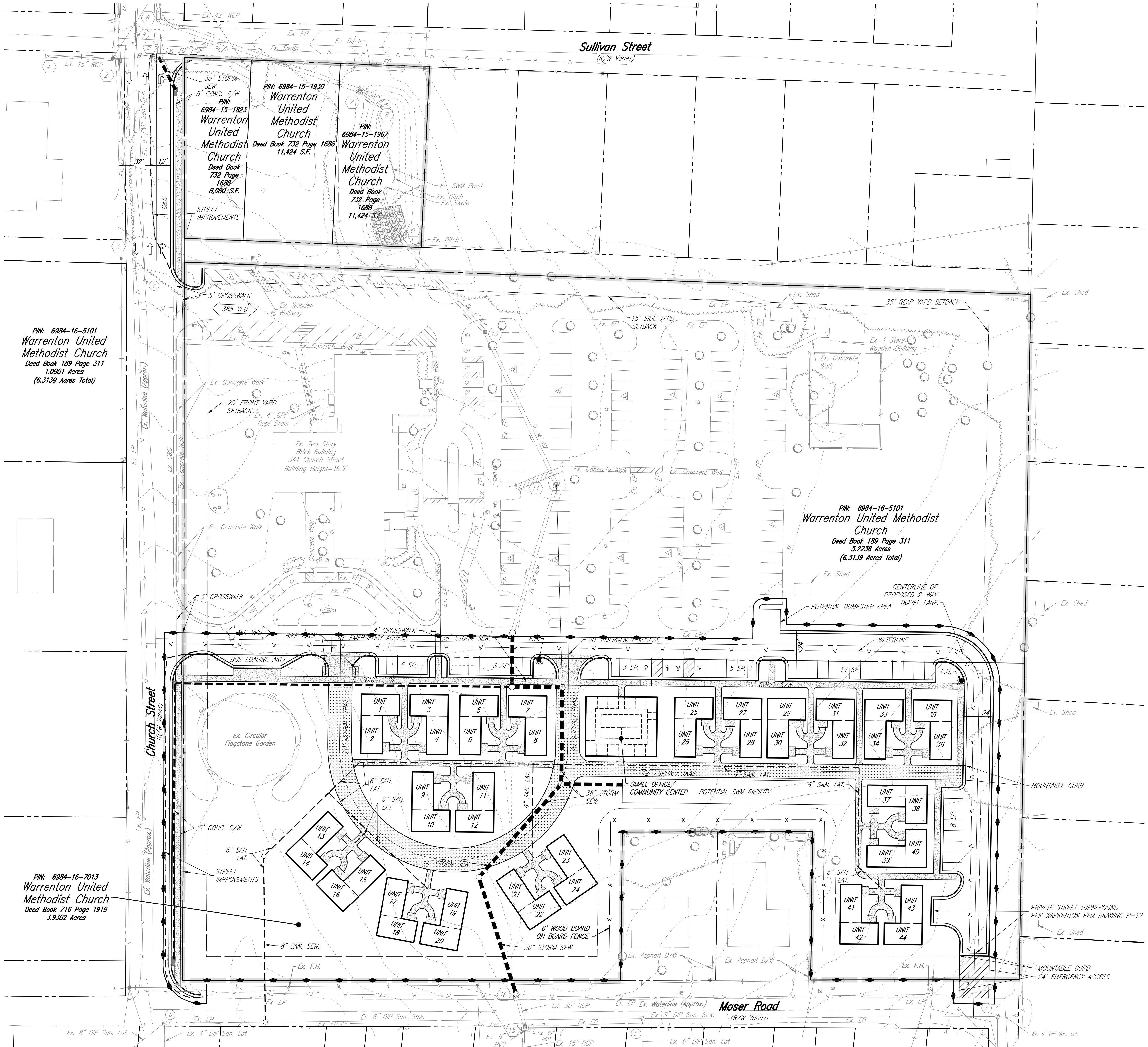
VCS NORTH 198.3

GRAPHIC SCALE



PIN: 6984-16-5101
Warrenton United
Methodist Church
Deed Book 189 Page 311
1.0901 Acres
(6.3139 Acres Total)

PIN: 6984-16-7013
Warrenton United
Methodist Church
Deed Book 716 Page 1919
3.9302 Acres



Rinker Design Associates

11100 Endeavor Court, Suite 200, Manassas, VA 20109
Telephone: (703) 368-7373 www.rdacivil.com

Engineering * Surveying * Transportation * Environmental Services



REZONING CONCEPT PLAN

WARRENTON UNITED METHODIST
CHURCH / HERO'S BRIDGE
ZONING MAP AMENDMENT

REVISIONS:

PLAN DATE: SEPTEMBER 19, 2024
DESIGN BY: AS
CHECKED BY: JLK
ARCHITECT: N/A
JURISDICTIONAL PLAN NO. ZMA 2023-01
RDA PLAN #: 21171-002
SHEET NUMBER: 1 OF 2

LANDSCAPING TABULATIONS

INTERIOR PARKING LOT LANDSCAPING (MINIMUM REQUIREMENTS)
REQUIRED (PLANTING) 1 TREE AND 3 SHRUBS FOR EVERY 8 SP.
47 SP./8=6 TREES, 47 SP.*3/8=18 SHRUBS
PROVIDED (PLANTING) 6 TREES, 18 SHRUBS

BUFFER YARD LANDSCAPING (MINIMUM REQUIREMENTS)
*FROM SINGLE FAMILY DETACHED DWELLINGS:
REQUIRED (PLANTING) A FENCE WITH MIN. 6" HEIGHT, WITH EVERGREEN TREES INTERSPERSED EVERY 25' ALONG THE SIDE OF THE WALL FACING THE RESIDENTIAL USE.
310'/25'=13 TREES
PROVIDED (PLANTING) 28 TREES, 37 SHRUBS

**REAR BOUNDARY OF RESIDENTIAL USES FROM PUBLIC RIGHT-OF-WAYS:
REQUIRED (PLANTING) DOUBLE, STAGGERED ROW OF EVERGREEN TREES PLANTED FIFTEEN FEET ON CENTER FORMING A DENSE, CONTINUOUS VISUAL SCREEN AT LEAST FEET IN HEIGHT WITHIN ONE YEAR OF PLANTING
950'/15'x2=127 TREES
PROVIDED (PLANTING) 127 TREES

OPEN SPACE (MINIMUM REQUIREMENTS)
REQUIRED 25% (0.25*9,8640 AC=2,4660 AC OR 107,420 SF)
PROVIDED >25% (6,4125 AC ANTICIPATED AS SHOWN)

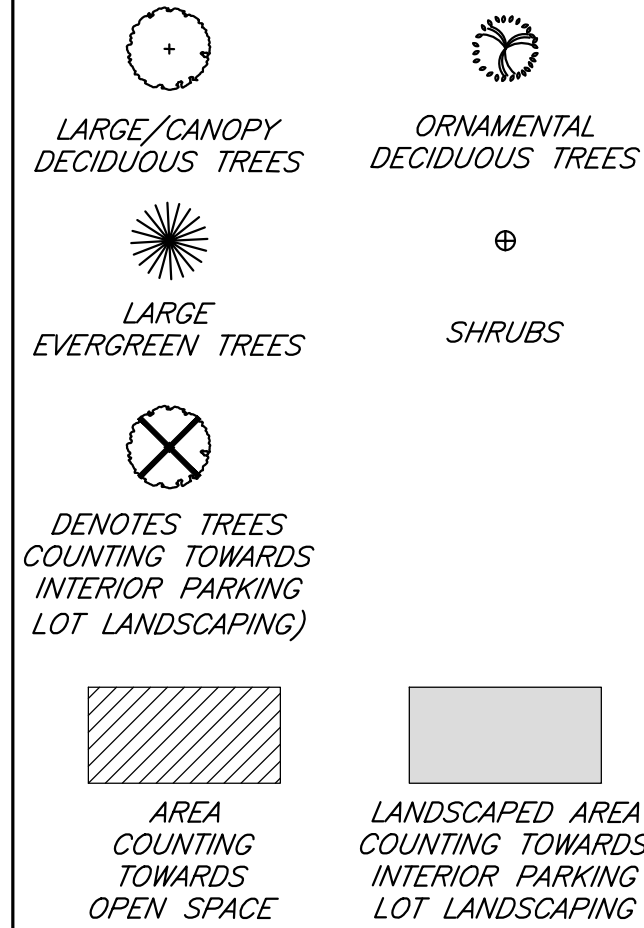
* DURING THE SITE PLAN PROCESS EVERY EFFORT WILL BE MADE TO SAVE THE EXISTING TREES ADJACENT TO THE EXISTING HOMES. IF IT IS DETERMINED THAT THEY CANNOT BE SAVED THEN THE BUFFER SHALL BE PLANTED FULLY PER THIS LANDSCAPE PLAN. IF THE TREES CAN BE SAVED THEN IT IS ASSUMED THAT THE REQUIREMENTS FOR THE BUFFER CAN BE ALTERED THROUGH COORDINATION WITH THE TOWN REVIEWERS DURING THE FINAL SITE PLAN PROCESS.

** THERE ARE PUBLIC STREET IMPROVEMENTS BEING PROPOSED WITH THIS APPLICATION; HOWEVER, IT WAS DETERMINED THAT THE STREET TREES REQUIREMENT PER TOWN OF WARRENTON ZONING ORDINANCE ARTICLE 8.5.1 WOULD BE SUPERSEDED BY MEETING THE REAR BOUNDARY OF RESIDENTIAL USES FROM RIGHT-OF-WAYS AND THEREFORE IS NOT REQUIRED.

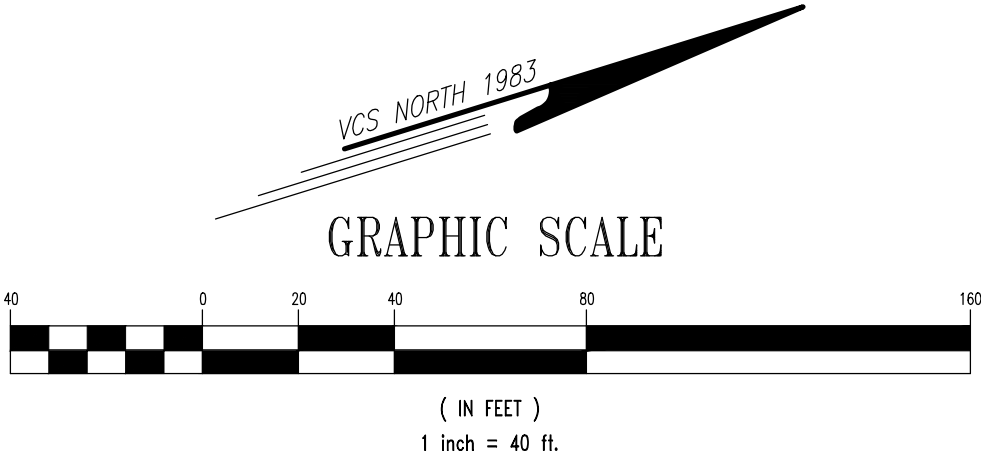
BUFFER AREA LEGEND

LABEL	TYPE	LENGTH	WIDTH
BUFFER "A"	REAR BOUNDARY OF RESIDENTIAL USES FROM PUBLIC RIGHT-OF-WAYS	164'	25' MIN.
BUFFER "B"	REAR BOUNDARY OF RESIDENTIAL USES FROM PUBLIC RIGHT-OF-WAYS	369'	25' MIN.
BUFFER "C"	FROM SINGLE-FAMILY DETACHED DWELLINGS	125'	15' MIN.
BUFFER "D"	FROM SINGLE-FAMILY DETACHED DWELLINGS	160'	15' MIN.
BUFFER "E"	FROM SINGLE-FAMILY DETACHED DWELLINGS	125'	15' MIN.
BUFFER "F"	REAR BOUNDARY OF RESIDENTIAL USES FROM PUBLIC RIGHT-OF-WAYS	125'	25' MIN.
*BUFFER "G"	FROM SINGLE-FAMILY DETACHED DWELLINGS	292'	15' MIN.

*BUFFER G SHALL BE PLANTED PER THE "REAR BOUNDARY OF RESIDENTIAL USES FROM PUBLIC RIGHT-OF-WAYS" REQUIREMENT PER THIS APPLICATION.

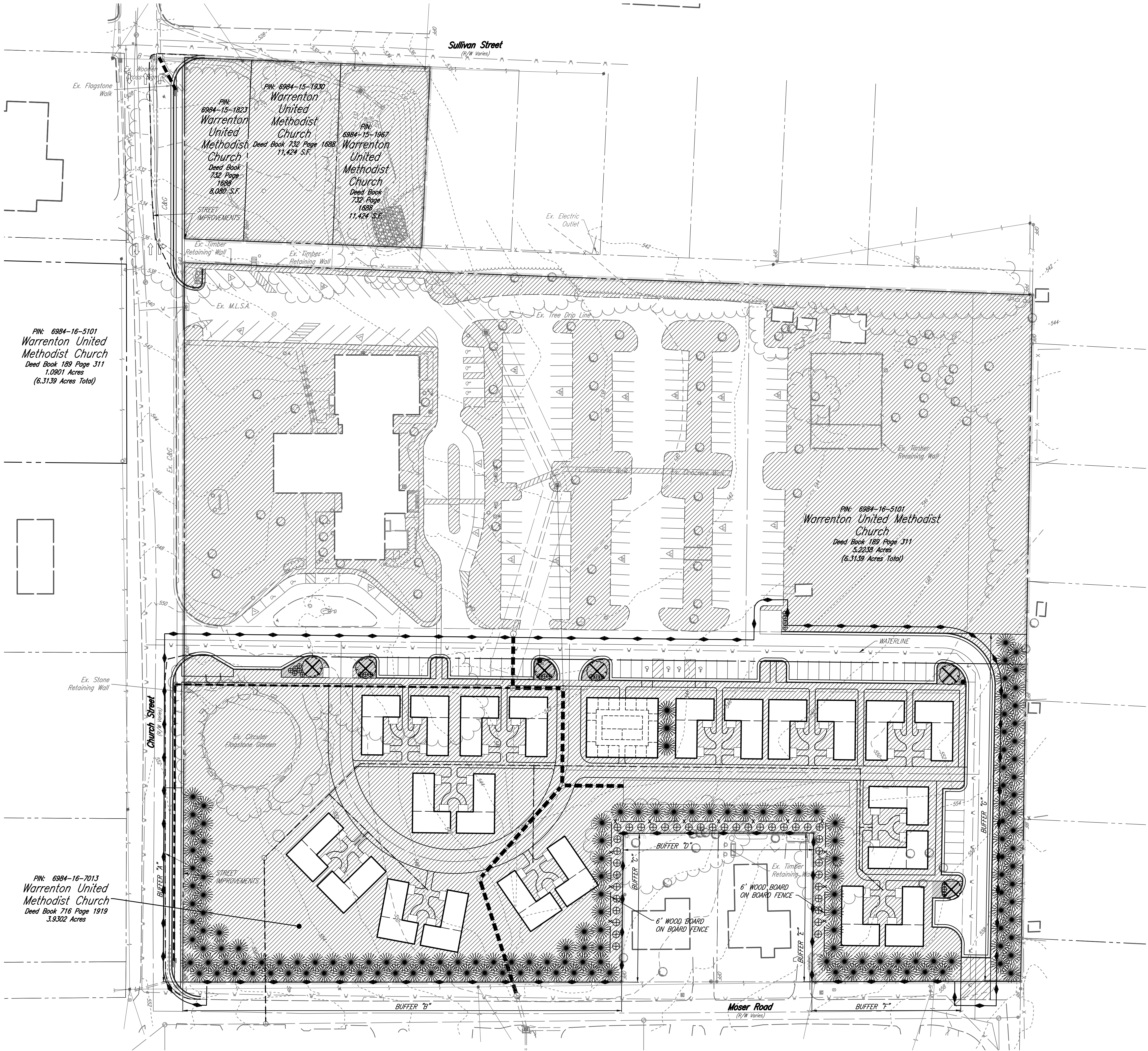


--- DENOTES ANTICIPATED LIMITS OF DISTURBANCE
--- DENOTES PROPOSED R-PUD AREA

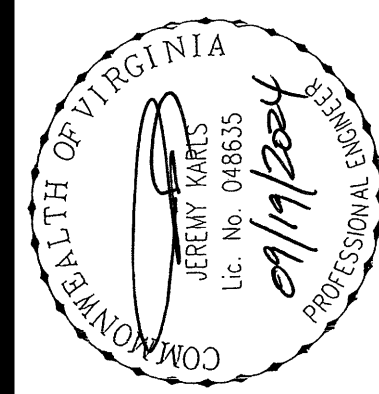


PIN: 6984-16-5101
Warrenton United Methodist Church
Deed Book 189 Page 311
1.0901 Acres
(6.3139 Acres Total)

PIN: 6984-16-7013
Warrenton United Methodist Church
Deed Book 716 Page 1919
3.9302 Acres



Rinker Design Associates
11100 Endeavor Court, Suite 200, Manassas, VA 20109
Telephone: (703) 368-7373 www.rdacivil.com
Engineering * Surveying * Transportation * Environmental Services



LANDSCAPE CONCEPT PLAN
WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE ZONING MAP AMENDMENT
DISTRICT CENTER OF WARRENTON

REVISIONS:

PLAN DATE: SEPTEMBER 19, 2024
DESIGN BY: AS
CHECKED BY: JLK
ARCHITECT: N/A
JURISDICTIONAL PLAN NO. ZMA 2023-01
RDA PLAN #: 21171-002
SHEET NUMBER: 2 OF 2