

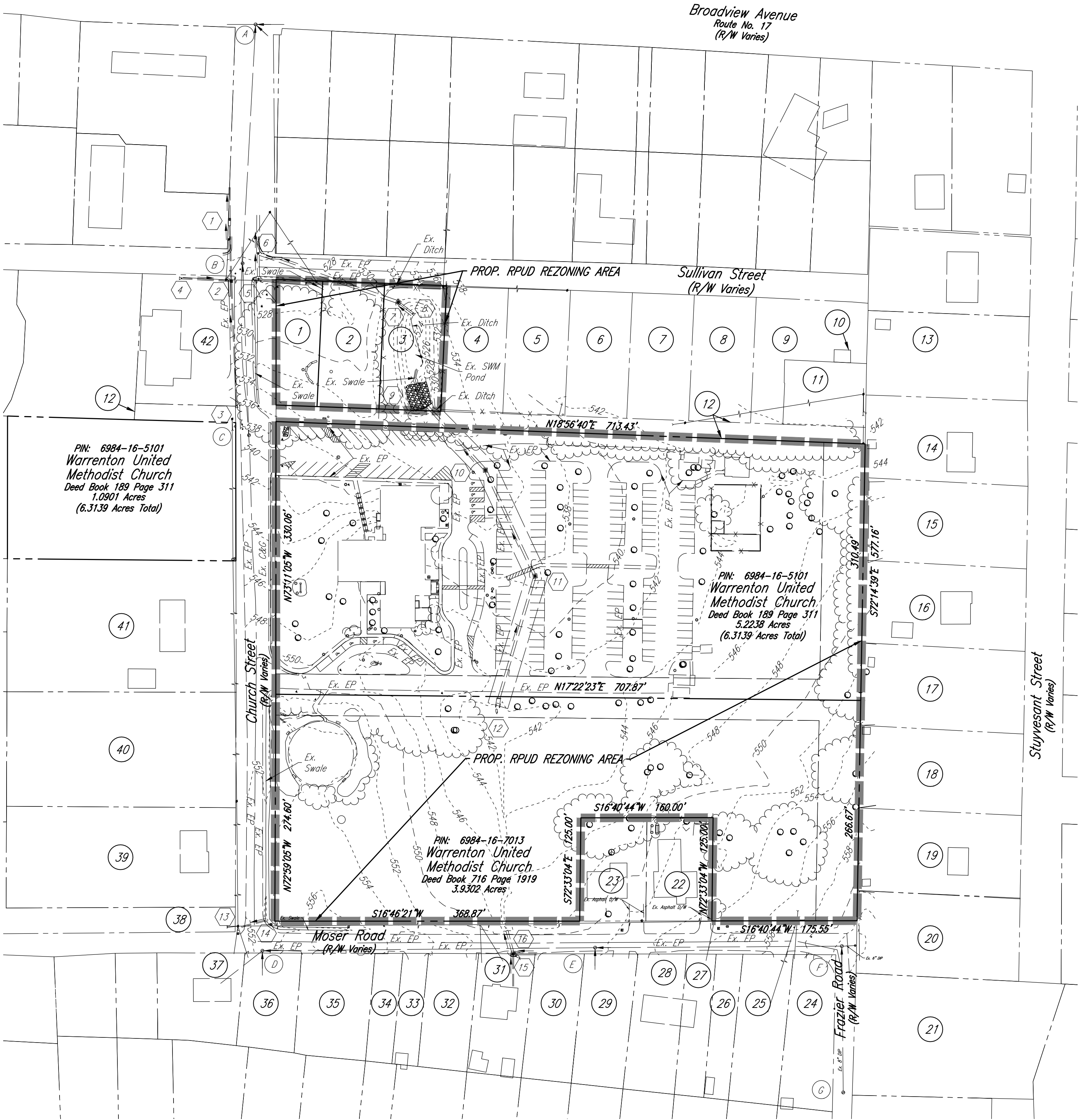
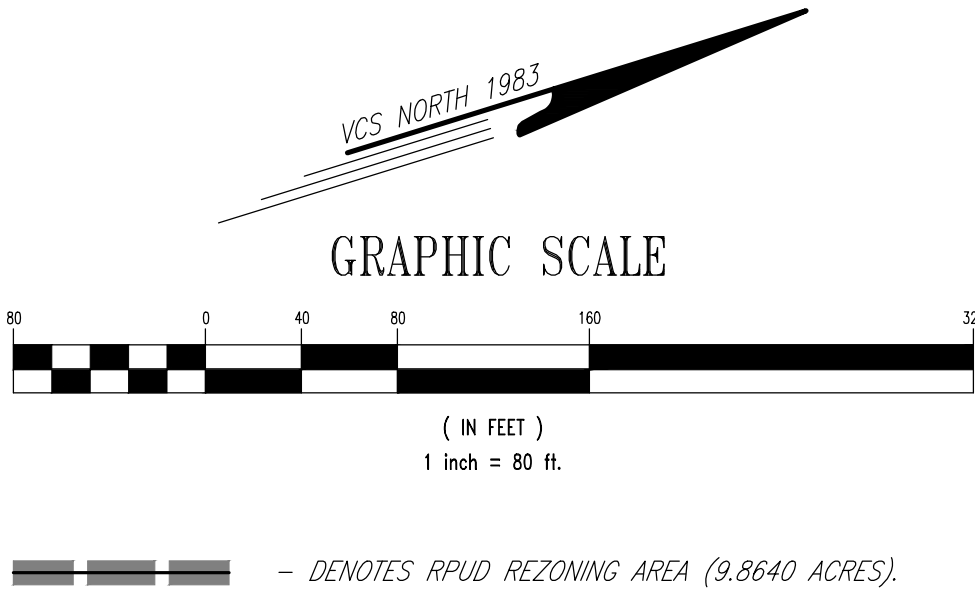
NOTES:

- 1. THE PARCEL IDENTIFICATION NUMBERS FOR THE PROPERTY SHOWN HEREON ARE 6984-16-5101 AND 6984-16-7013. THE PROPERTIES SHOWN HEREON ARE CURRENTLY ZONED R-10 AND ARE RECORDED IN IN THE FAUQUIER COUNTY DEED BOOK 189 PG. 311, AND BOOK 716 PG. 1919, RESPECTIVELY. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF WARRENTON METHODIST CHURCH TEES AND WARRENTON UNITED METHODIST CHURCH, RESPECTIVELY, AS RECORDED AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
- 2. BOUNDARY BASED ON A FIELD RUN SURVEY BY RDA, DATED JUNE 8, 2023.
- 3. THIS PLAN IS SUBJECT TO ANY DEEDS AND RESTRICTIONS OF RECORD.
- 4. CONTOUR INTERVAL 2 FEET, TAKEN FROM SURVEY BY RDA, DATED JUNE 8, 2023 AND IS BASED ON NAVD ZONING 1988 DATUM (NAVD88 1988 DATUM.)
- 5. ACCORDING TO THE DEEDS OF RECORD FOR THIS PROPERTY, THE TOWN'S PUBLISHED ZONING AND TOPOGRAPHY MAPS, AND FROM AN ON-SITE VISIT, NO DELINEATION OF ANY GRAVE, OBJECT, OR STRUCTURE MARKING A PLACE OF BURIAL WAS INDICATED ON-SITE.
- 6. NO WETLANDS, RPA, OR 100 YEAR FLOODPLAINS EXIST ON SITE.

ADJACENT OWNER INFORMATION							
SYMBOL	P.I.D.	OWNER	D.B./PG.	AREA (AC.)	EX. ZONE	EX. CLASS	HISTORIC BUILDING OR STRUCTURE
1	6984-15-1823	WARRENTON UNITED METHODIST CHURCH	732/1688	0.1855	RO	RELIGIOUS	NO
2	6984-15-1930	WARRENTON UNITED METHODIST CHURCH	732/1688	0.2623	RO	RELIGIOUS	NO
3	6984-15-1967	WARRENTON UNITED METHODIST CHURCH	732/1688	0.2623	RO	RELIGIOUS	NO
4	6984-16-1084	HELEN J. GRIMSLEY, TRUSTEE & JOSEPH O. GRIMSLEY, TRUSTEE	1435/1454	0.2623	RO	SINGLE FAMILY-URBAN	NO
5	6984-16-2102	HELEN J. GRIMSLEY, TRUSTEE & JOSEPH O. GRIMSLEY, TRUSTEE	1435/1454	0.2623	RO	SINGLE FAMILY-URBAN	NO
6	6984-16-2149	KENNETH W. DOWSON	953/1189	0.2627	C	COMMERCIAL & INDUSTRIAL	NO
7	6984-16-2267	KENNETH W. DOWSON	953/1189	0.2627	C	COMMERCIAL & INDUSTRIAL	NO
8	6984-16-3313	RELYANCE PROPERTIES, LLC.	1601/1481	0.2627	RO	COMMERCIAL & INDUSTRIAL	NO
9	6984-16-2482	RELYANCE PROPERTIES, LLC.	1601/1481	0.2928	RO	SINGLE FAMILY-URBAN	NO
10	6984-16-3427	COLUMBIA GAS OF VIRGINIA, INC.	204/526	0.0052	RO	INTERSTATE PIPELINE TRANS. CO.	NO
11	6984-16-3465	TOWN OF WARRENTON	105/333	0.2660	RO	TOWN OF WARRENTON	NO
12	6984-16-3113	MALCOLM W. ALLS & PRISCILLA G. HOTTE	1301/1492	0.4113	R-10	SINGLE FAMILY-URBAN	NO
13	6984-16-3568	WOODWARD ESTATE, LLC.	1332/2407	0.4588	R-10	SINGLE FAMILY-URBAN	NO
14	6984-16-4564	MELANIE J. REIL	755/982	0.4542	R-10	SINGLE FAMILY-URBAN	NO
15	6984-16-5551	JOLIE J. SMITH	1718/1717	0.4542	R-10	SINGLE FAMILY-URBAN	NO
16	6984-16-6468	STUYVESANT LLC.	1194/1626	0.4542	R-10	SINGLE FAMILY-URBAN	NO
17	6984-16-7459	MELISSA A. HUNT	1660/1651	0.4542	R-10	SINGLE FAMILY-URBAN	NO
18	6984-16-8433	GEORGE W. SOUTHARD	241/199 & 1691/1894	0.4500	R-10	SINGLE FAMILY-URBAN	NO
19	6984-16-9430	PATRICIA S. FRANSSELLA & PAUL FRANSSELLA SR.	1459/193	0.4521	R-10	SINGLE FAMILY-URBAN	NO
20	6984-26-0337	MICHAEL & TERRI CHURCH	1440/248	0.4600	R-10	SINGLE FAMILY-URBAN	NO
21	6984-26-1376	WILLIAM W. SANDERS, III	656/1505	0.7078	R-10	SINGLE FAMILY-URBAN	NO
22	6984-16-8079	JANET L. THOMPSON	1429/1757	0.2295	R-10	SINGLE FAMILY-URBAN	NO
23	6984-16-8042	JAMES & KATHLEEN CALDWELL	1569/511	0.2295	R-10	SINGLE FAMILY-URBAN	NO
24	6984-26-1109	MARGARET A. HODGE	1467/2163	0.2420	R-10	SINGLE FAMILY-URBAN	NO
25	6984-26-0174	GREGORY ALAN GEORGE	1488/550	0.2515	R-10	SINGLE FAMILY-URBAN	NO
26	6984-26-0141	GREGORY ALAN GEORGE	1488/550	0.1255	R-10	SINGLE FAMILY-URBAN	NO
27	6984-26-0047	OWEN V. CUMMINGS & MARY M. NEWMAN	1568/821	0.1300	R-10	SINGLE FAMILY-URBAN	NO
28	6984-26-0032	OWEN V. CUMMINGS & MARY M. NEWMAN	1568/821	0.2460	R-10	SINGLE FAMILY-URBAN	NO
29	6984-25-0916	AMANDA BERNADETTE HAMMACK TRUSTEE & STEPHEN LEE HAMMACK TRUSTEE	1742/667	0.2352	R-10	SINGLE FAMILY-URBAN	NO
30	6984-25-0900	CARRIE J. BANKS & PHILLIP BANKS	1423/1479	0.2126	R-10	SINGLE FAMILY-URBAN	NO
31	6984-15-9864	MATTHEW D. BIERLEIN	1694/1102	0.2150	R-10	SINGLE FAMILY-URBAN	NO
32	6984-15-9769	MARCIA P. SOUTHERN & MICHAEL L. SOUTHERN	1683/2354	0.1941	R-10	SINGLE FAMILY-URBAN	NO
33	6984-15-9734	MARCIA P. SOUTHERN & MICHAEL L. SOUTHERN	1683/2354	0.0980	R-10	SINGLE FAMILY-URBAN	NO
34	6984-15-9712	STEPHEN T. SHIPE & THOMAS M. SHIPE	282/2220	0.1002	R-10	SINGLE FAMILY-URBAN	NO
35	6984-15-9616	STEPHEN T. SHIPE & THOMAS M. SHIPE	282/2220	0.2549	R-10	SINGLE FAMILY-URBAN	NO
36	6984-15-8670	RIGOBERTO CASTANEDA & MARIA MEZA SANTOS	1657/1669	0.1876	R-10	SINGLE FAMILY-URBAN	NO
37	6984-15-8552	DARYLE W. HAWKINS & PEGGY SUE HAWKINS	1347/60	0.2539	R-10	SINGLE FAMILY-URBAN	NO
38	6984-15-6256	WILLIAM EDLOE SUDDUTH JR. REVOC. LVC. TRUST	253/1250	0.7400	R-10	SINGLE FAMILY-URBAN	NO
39	6984-15-6437	WILLIAM EDLOE SUDDUTH JR. REVOC. LVC. TRUST	253/1250	0.7800	R-10	SINGLE FAMILY-URBAN	NO
40	6984-15-5531	CHRISTOPHER KENNETH GATTI & NANCY HAINES GATTI	811/42	0.8081	R-10	SINGLE FAMILY-URBAN	NO
41	6984-15-3575	DONALD BROMLEY & MIYUKI SUMI MALONEY	1735/1555	1.0000	R-10	SINGLE FAMILY-URBAN	NO
42	6984-15-0772	360 CHURCH STREET LLC.	1301/2414	0.3900	RO	SINGLE FAMILY-URBAN	NO

Sanitary As-built			
From	To	Pipe Information	
B	A	289.6 ' - 8 "	PVC @ 2.22%
C	B	208.0 ' - 8 "	PVC @ 5.38%
E	D	402.6 ' - 8 "	DIP @ 0.47%
F	E	248.5 ' - 8 "	DIP @ 3.59%

Storm As-built			
From	To	Pipe Information	
2	1	74.4 ' - 15 "	RCP @ 5.99%
3	2	153.2 ' - 15 "	RCP @ 6.17%
4	2	63.0 ' - 15 "	RCP @ 0.78%
5	6	31.1 ' - 30 "	RCP @ 5.37%
7	6	179.5 ' - 42 "	RCP @ 1.12%
8	7	24.7 ' - 24 "	RCP @ 0.85%
10	9	104.9 ' - 36 "	RCP @ 2.07%
11	10	141.5 ' - 36 "	RCP @ 2.97%
12	11	154.8 ' - 36 "	RCP @ 4.88%
14	13	30.3 ' - 15 "	CMP @ 1.85%
15	16	29.1 ' - 30 "	RCP @ 0.79%



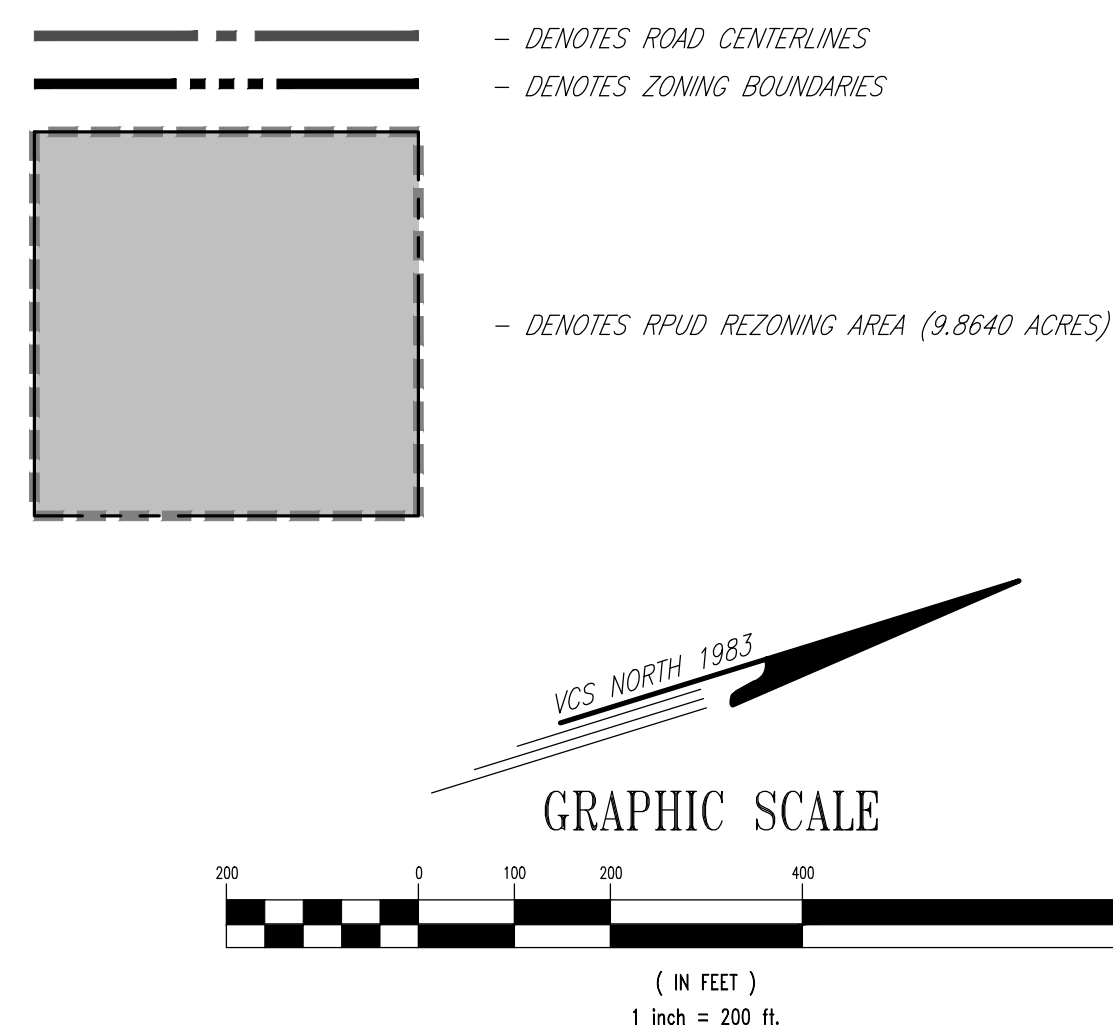
Rinker Design Associates
11100 Endeavor Court, Suite 200, Manassas, VA 20109
Telephone: (703) 368-7373 www.rdacivil.com
Engineering * Surveying * Transportation * Environmental Services

EXISTING CONDITIONS PLAT

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

REVISIONS:

PLAN DATE:	JUNE 3, 2024
DESIGN BY:	AS
CHECKED BY:	JLK
ARCHITECT:	N/A
JURISDICTIONAL PLAN NO.	
RDA PLAN #:	21171-002
SHEET NUMBER:	C.01



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



ZONING PLAT

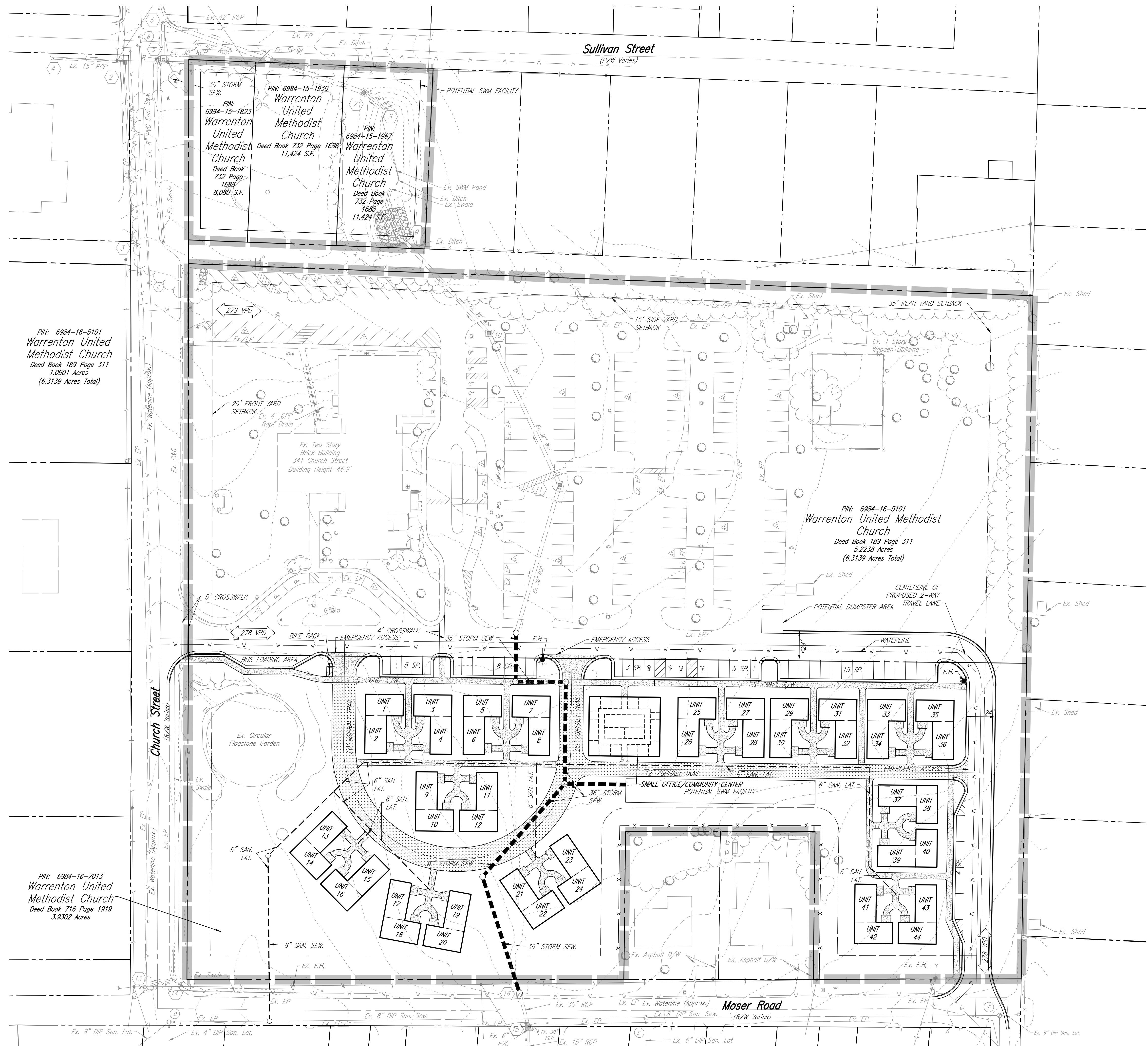
WARRENTON UNITED METHODIST
CHURCH / HERO'S BRIDGE
ZONING MAP AMENDMENT

CENTER, DISTRICT
TOWN OF

REVISIONS:

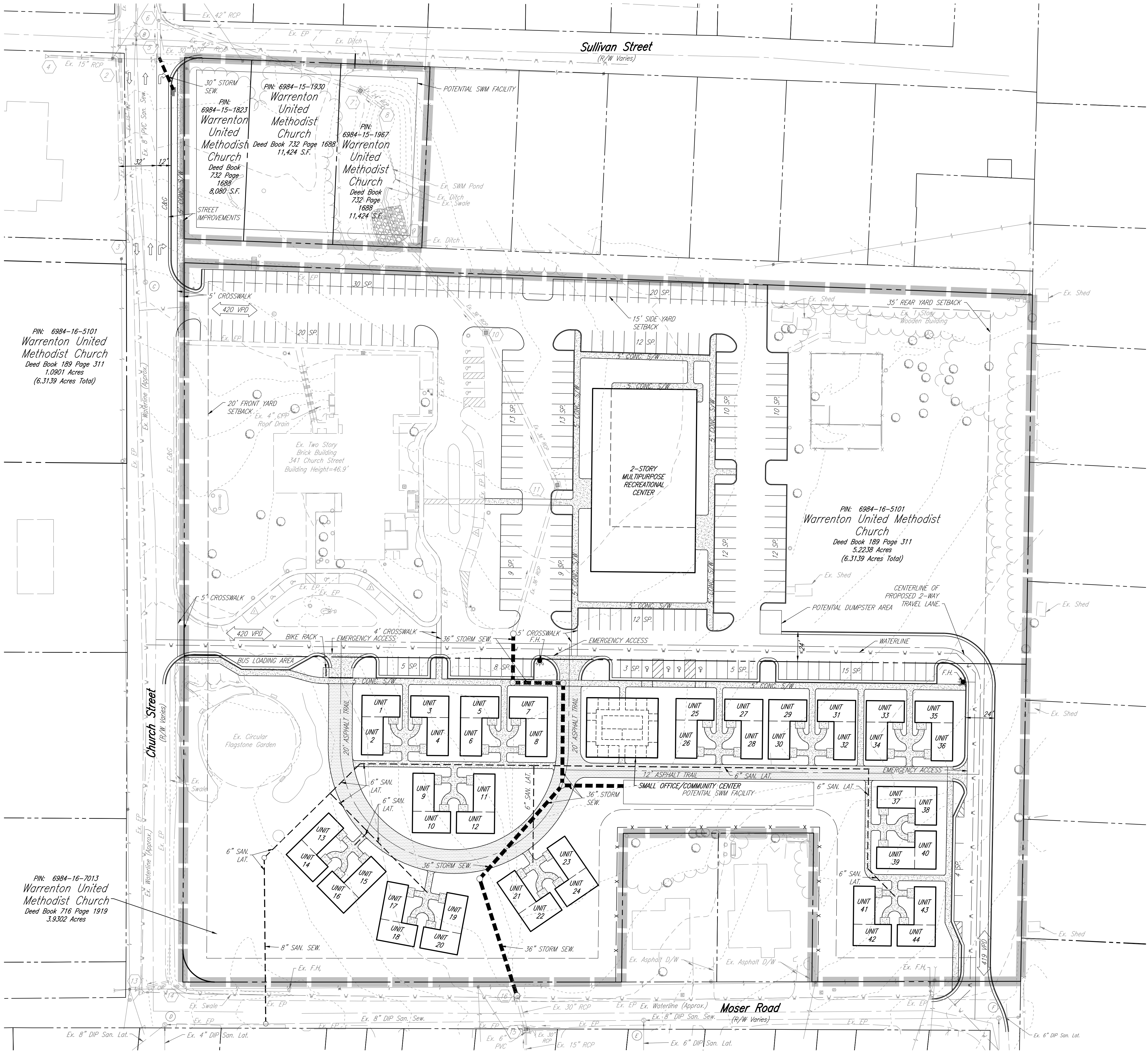
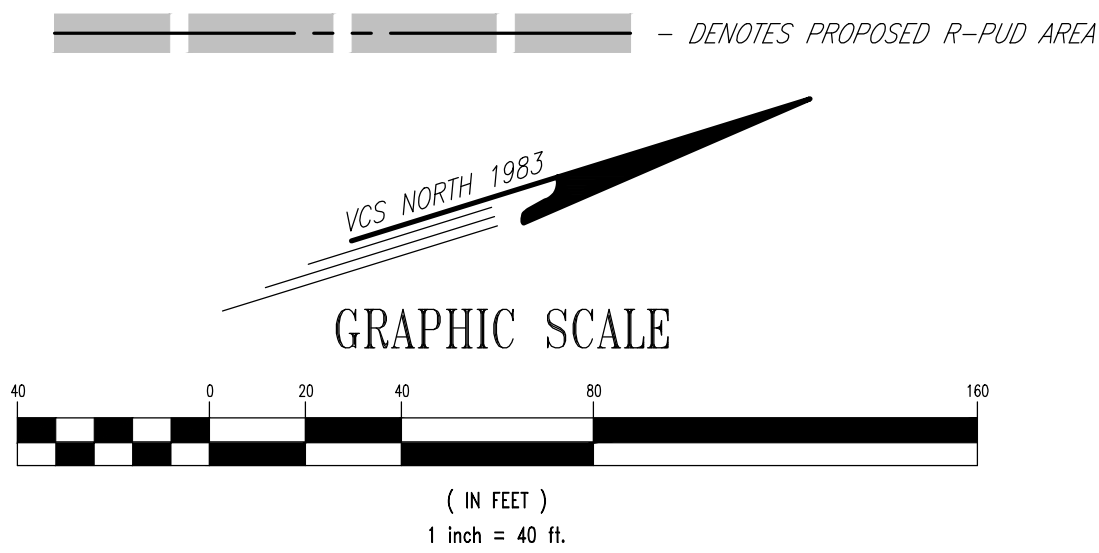
[illegible]

PLAN DATE:	JUNE 3, 2024
DESIGN BY:	AS
CHECKED BY:	JLK
ARCHITECT:	N/A
JURISDICTIONAL PLAN NO.	
RDA PLAN #:	21171-002
SHEET NUMBER:	C.02



SITE TABULATIONS

STREET ADDRESS	341 CHURCH STREET
P.I.D.	6984-16-5101, 6984-16-7013
PROP. ZONE	R-PUD
TOTAL R-PUD AREA	9.864 ACRES OR 429,680 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*429,680 SF=171,872 SF)
PROPOSED	0.18 (75,768 SF/429,680 SF)
BUILDING HEIGHT	
MAXIMUM ALLOWED	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.)
RECREATIONAL CENTER:	
BUILDING HEIGHT	<35'
GFA	
FITNESS CLUB	8,500 SF (APPROX.)
OFFICE SPACE	10,500 SF (APPROX.)
TOTAL	19,000 SF (APPROX.)
PARKING REQUIRED	
CHURCH (EXISTING):	PER ZONING ORDINANCE ARTICLE 7-4
1 PER 5 SEATS DESIGN CAPACITY	REQUIRED (375 SEATS) 75 SPACES
DUPLEX:	PER ZONING ORDINANCE ARTICLE 7-3
0.5 PER DWELLING UNIT	REQUIRED (44 UNITS) 22 SPACES
OFFICE:	PER ZONING ORDINANCE ARTICLE 7-6
1 PER 500 SF OF GROSS FLOOR AREA (GFA)	REQUIRED (6,000 SF GFA) 12 SPACES
RECREATIONAL CENTER:	PER ZONING ORDINANCE ARTICLE 7-5, 7-6
1 PER 200 SF OF GFA (FITNESS CLUB)	REQUIRED (8,500 SF GFA) 43 SPACES
1 PER 500 SF OF GFA (OFFICE)	REQUIRED (10,500 SF GFA) 21 SPACES
REGULAR PARKING REQUIRED	173 SPACES
HANDICAP SPACES REQUIRED	9 SPACES
REGULAR PARKING PROVIDED	232 SPACES
HANDICAP SPACES PROVIDED	11 SPACES
TOTAL PARKING PROVIDED	243 SPACES
EXISTING TRAFFIC VOLUME	
TYPE: CHURCH	(ITE 11TH EDITION, LAND USE CODE 560)
TOTAL GFA: 24,368 SF = 182 VPD (WEEKDAY), 767 (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)	
TYPE: SMALL OFFICE/COMMUNITY CENTER	(ITE 11TH EDITION, LAND USE CODE 712)
TOTAL EMPLOYEES: 4 = 31 VPD (WEEKDAY AND SUNDAY)	
TYPE: SMALL OFFICE	(ITE 11TH EDITION, LAND USE CODE 712)
TOTAL GFA: 10,500 SF = 151 VPD (WEEKDAY AND SUNDAY)	
TYPE: MULTIPURPOSE RECREATIONAL FACILITY	(ITE 11TH EDITION, LAND USE CODE 435)
TOTAL GFA: 8,500 SF = 273 VPD (WEEKDAY AND SUNDAY)	
TOTAL ADDITIONAL VPD PER THIS APPLICATION: 492 (WEEKDAY AND SUNDAY)	
TOTAL SITE VPD: 674 (WEEKDAY), 1,259 (SUNDAY)	



Rinker Design Associates

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



CONCEPT PLAN - PHASE II

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

REVISIONS:

PLAN DATE:	JUNE 3, 2024
DESIGN BY:	AS
CHECKED BY:	JLK
ARCHITECT:	N/A
JURISDICTIONAL PLAN NO.	
RDA PLAN #:	21171-002
SHEET NUMBER:	C.04

LANDSCAPING TABULATIONS

INTERIOR PARKING LOT LANDSCAPING (MINIMUM REQUIREMENTS)
REQUIRED (PLANTING) 1 TREE AND 3 SHRUBS FOR EVERY 8 SP.
40 SP./8=5 TREES, 40 SP.*3/8=15 SHRUBS
PROVIDED 6 TREES, 15 SHRUBS

BUFFER YARD LANDSCAPING (MINIMUM REQUIREMENTS)
FROM SINGLE FAMILY DETACHED DWELLINGS:
REQUIRED A FENCE WITH MIN. 6" HEIGHT, WITH EVERGREEN TREES INTERSPERSED EVERY 25' ALONG THE THE SIDE OF THE WALL FACING THE RESIDENTIAL USE.
677/25=28 TREES
PROVIDED 28 TREES

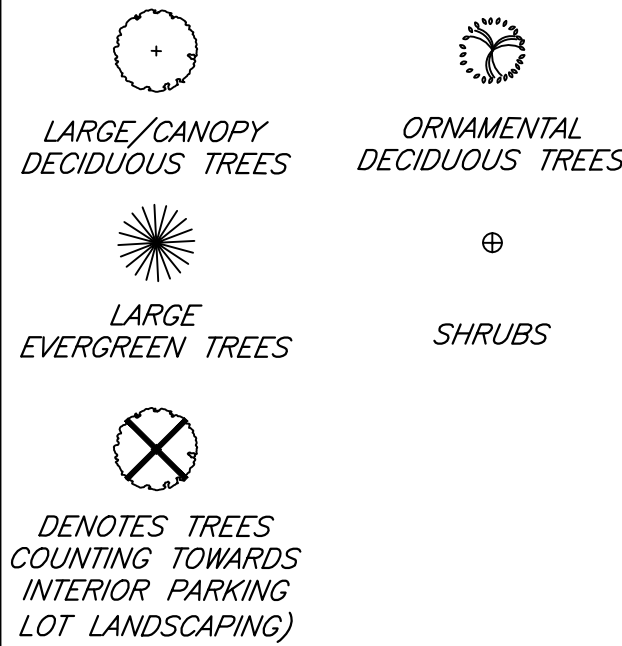
FROM ADJACENT MAJOR COLLECTOR OR ARTERIAL STREETS
REQUIRED (PLANTING) 1 LARGE EVERGREEN TREE FOR EVERY 15'.
709/15=48 TREES
PROVIDED 48 TREES

OPEN SPACE (MINIMUM REQUIREMENTS)
REQUIRED 25% (0.25*9.8640 AC=2.4660 AC OR 107,420 SF)
PROVIDED 63% (6.4295 AC/9.8640 AC)

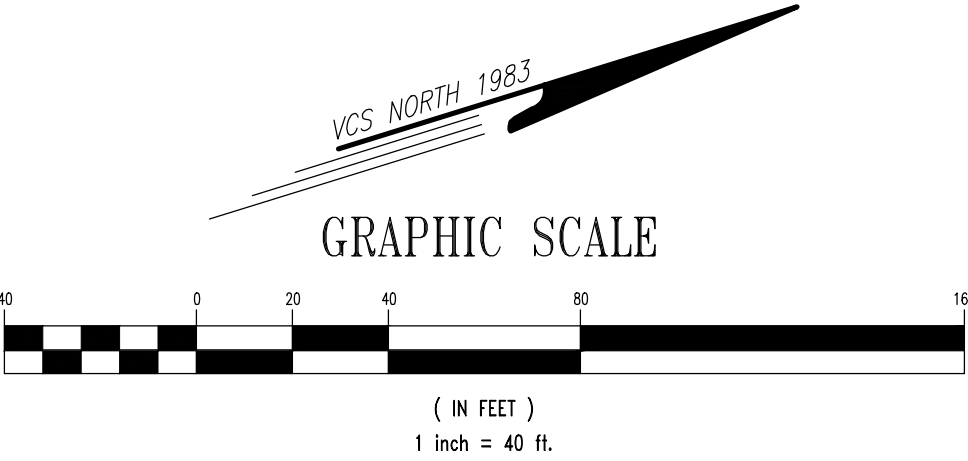
*NO PUBLIC STREET IS BEING PROPOSED AND THE EXISTING PUBLIC STREETS ARE NOT BEING EXTENDED OR WIDENED WITH THIS PROJECT. THEREFORE, NO STREET TREES ARE REQUIRED PER TOWN OF WARRENTON ZONING ORDINANCE ARTICLE 8.5.1 BUT ARE STILL BEING PROPOSED TO ENHANCE SITE LANDSCAPING.

BUFFER AREA LEGEND

LABEL	TYPE	LENGTH	WIDTH
BUFFER "A"	FROM ADJACENT MAJOR COLLECTOR OR ARTERIAL STREET	164'	25' MIN.
BUFFER "B"	FROM ADJACENT MAJOR COLLECTOR OR ARTERIAL STREET	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"	FROM ADJACENT MAJOR COLLECTOR OR ARTERIAL STREET	176'	25' MIN.
BUFFER "G"	FROM SINGLE-FAMILY DETACHED DWELLINGS	267'	15' MIN.

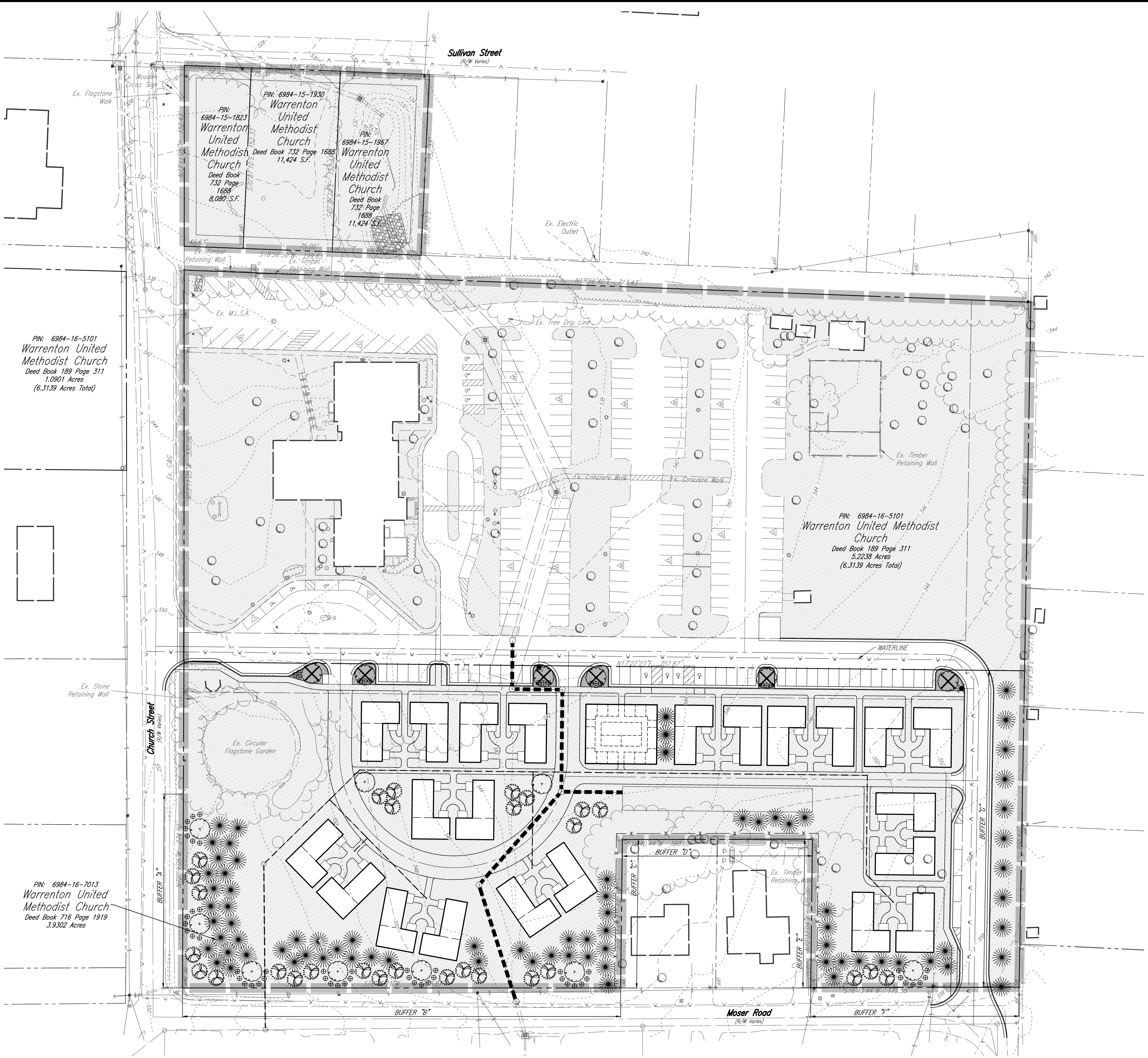


- DENOTES PROPOSED R-PUD AREA



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 PLAN - PHASE I
WARRENTON UNITED METHODIST CHURCH / HERO'S BRIDGE
ZONING MAP AMENDMENT
DISTRICT CENTER
TOWN OF WARRENTON

REVISIONS:

PLAN DATE:	JUNE 3, 2024
DESIGN BY:	AS
CHECKED BY:	JLK
ARCHITECT:	N/A
JURISDICTIONAL PLAN NO.	
RDA PLAN #:	21171-002
SHEET NUMBER:	C.05

LANDSCAPING TABULATIONS

INTERIOR PARKING LOT LANDSCAPING (MINIMUM REQUIREMENTS)

REQUIRED (PLANTING) 1 TREE AND 3 SHRUBS FOR EVERY 8 SP.
214 SP./8=28 TREES, 214 SP.*3/8=84 SHRUBS
PROVIDED 28 TREES, 84 SHRUBS

BUFFER YARD LANDSCAPING (MINIMUM REQUIREMENTS)

FROM SINGLE FAMILY DETACHED DWELLINGS:

REQUIRED A FENCE WITH MIN. 6" HEIGHT, WITH EVERGREEN TREES INTERSPERSED EVERY 25' ALONG THE SIDE OF THE WALL FACING THE RESIDENTIAL USE.
410'/25'=17 TREES
PROVIDED 17 TREES

FROM ADJACENT MAJOR COLLECTOR OR ARTERIAL STREETS

REQUIRED 1 LARGE EVERGREEN TREE FOR EVERY 15'.
710'/15'=48 TREES
PROVIDED 48 TREES

STREET TREE PLANTING (MINIMUM REQUIREMENTS)

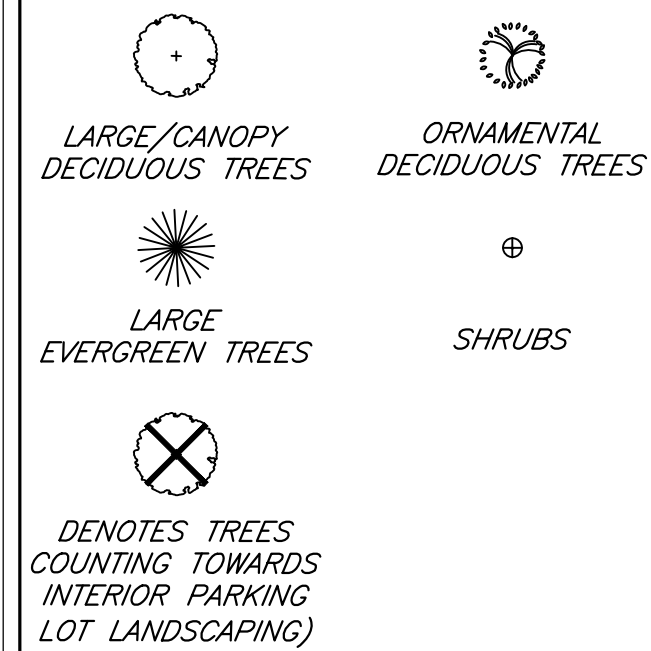
REQUIRED 1 CANOPY TREE FOR EVERY 50' OF STREET FRONTAGE OR 2 ORNAMENTAL TREES FOR EACH CANOPY TREE REQUIRED.
200' FRONTAGE/50'=4 CANOPY TREES
7 CANOPY TREES, 20 ORNAMENTAL TREES
PROVIDED

OPEN SPACE (MINIMUM REQUIREMENTS)

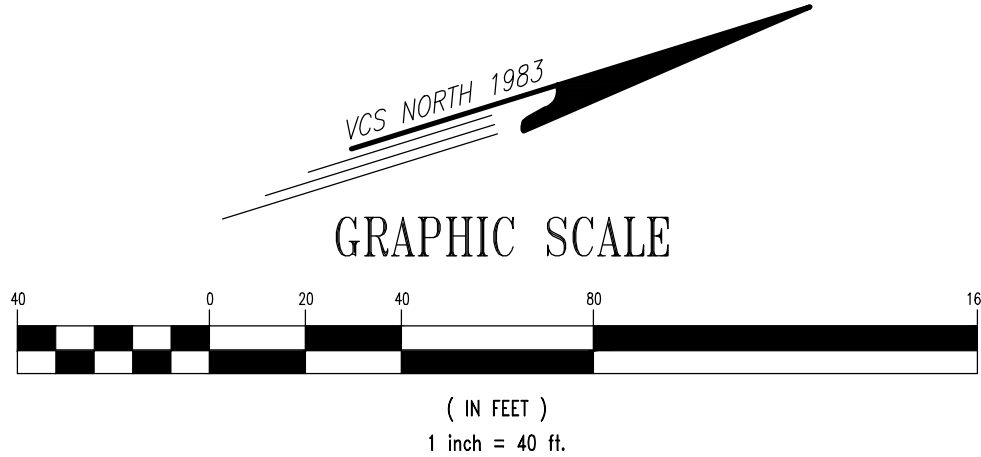
REQUIRED 25% (0.25*9.8640 AC=2.4660 AC OR 107,420 SF)
PROVIDED 63% (6.2075 AC/9.8640 AC)

BUFFER AREA LEGEND

LABEL	TYPE	LENGTH	WIDTH
BUFFER "A"	FROM ADJACENT MAJOR COLLECTOR OR ARTERIAL STREET	164'	25' MIN.
BUFFER "B"	FROM ADJACENT MAJOR COLLECTOR OR ARTERIAL STREET	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"	FROM ADJACENT MAJOR COLLECTOR OR ARTERIAL STREET	176'	25' MIN.
BUFFER "G"	FROM SINGLE-FAMILY DETACHED DWELLINGS	267'	15' MIN.

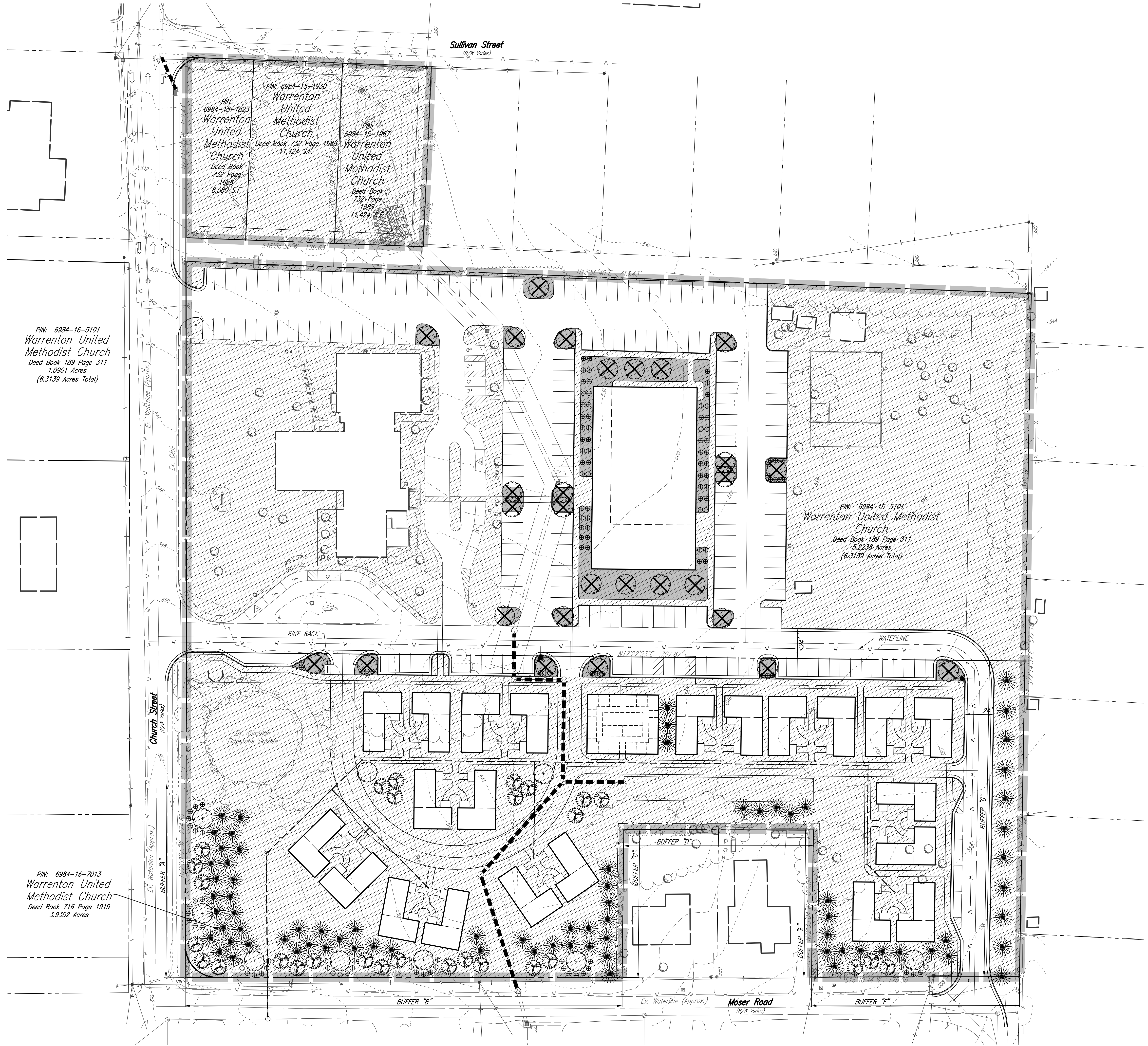


--- DENOTES PROPOSED R-PUD AREA



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



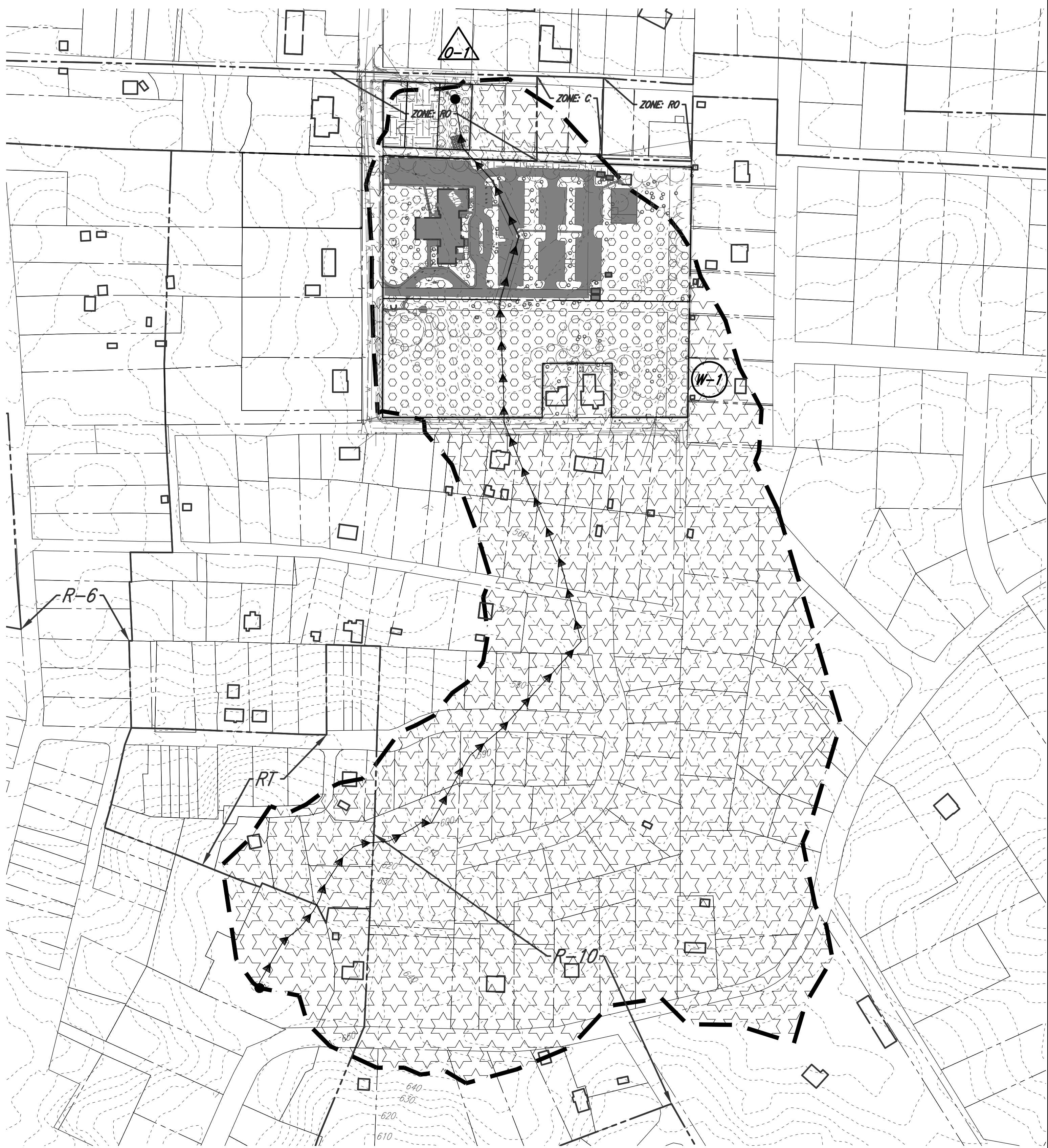
LANDSCAPE PLAN - PHASE II

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

REVISIONS:

PLAN DATE:	JUNE 3, 2024
DESIGN BY:	AS
CHECKED BY:	JLK
ARCHITECT:	N/A
JURISDICTIONAL PLAN NO.	
RDA PLAN #:	21171-002
SHEET NUMBER:	C.06

PRE-DEVELOPMENT DRAINAGE MAP



VCS NORTH 1983

GRAPHIC SCALE

(IN FEET)

1 inch = 150 ft.

LEGEND

DENOTES OUTFALL NUMBER

DENOTES OUTFALL WATERSHED DIVIDE

DENOTES WATERSHED NUMBER

DENOTES PROPOSED R-PUD AREA

DENOTES TOC FLOW LINE

ON-SITE (IMPERVIOUS)
A = 2.40 AC
C = 0.90

ON-SITE (OPEN SPACE)
A = 6.45 AC
C = 0.30

ON-SITE (WOODS)
A = 0.55 AC
C = 0.25

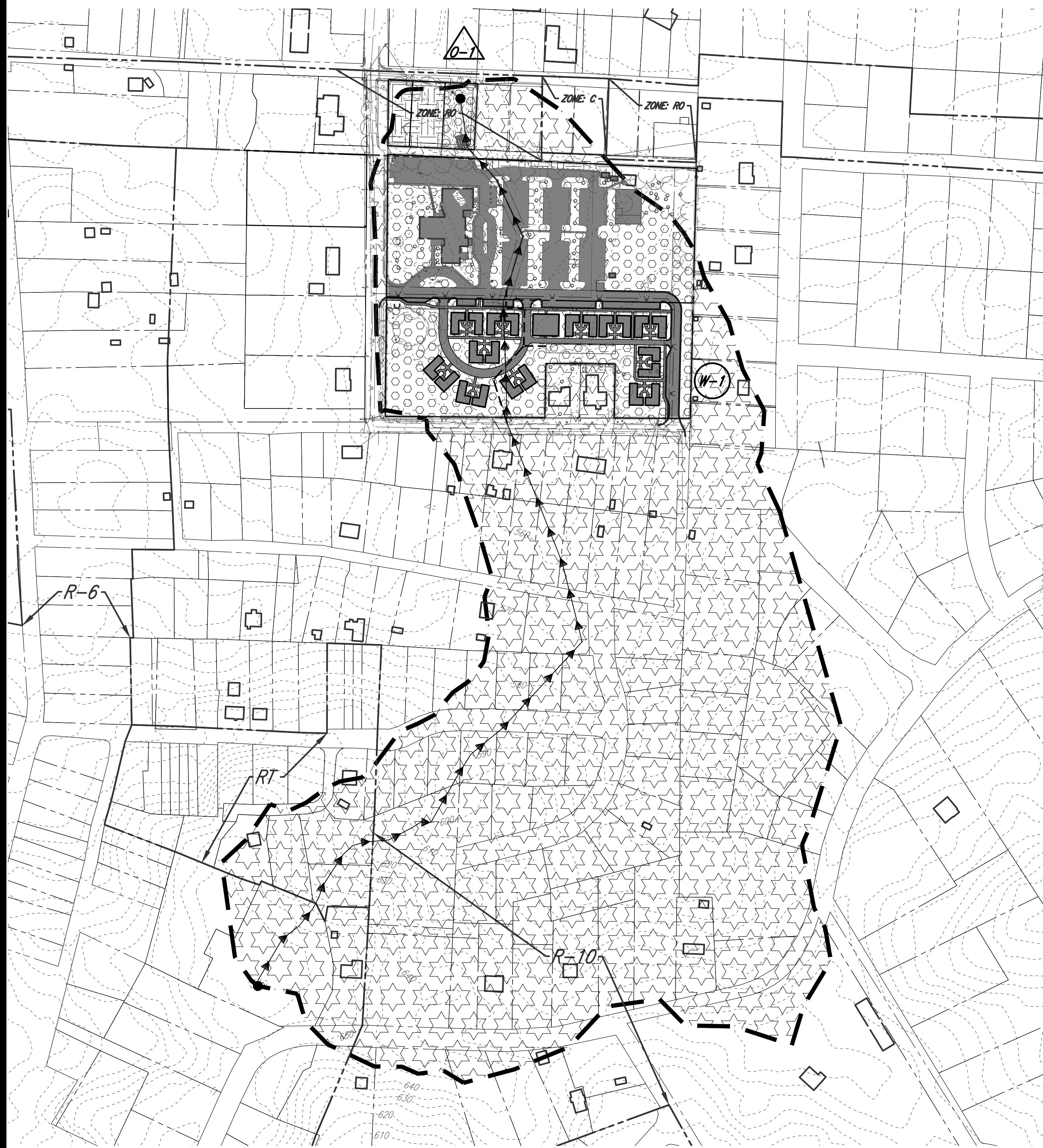
OFF-SITE (RESIDENTIAL)
A = 35.85 AC
C = 0.40

PRE-DEVELOPMENT ON-SITE RUNOFF TO OUTFALL O-1
A = 9.40 AC
C = 0.45
TOC = 10 MIN.*
I = 5.30 IN/HR
Q (10-YR) = 22.40 CFS

PRE-DEVELOPMENT OFF-SITE RUNOFF TO OUTFALL O-1
A = 35.85 AC
C = 0.40
TOC = 10 MIN.*
I = 5.30 IN/HR
Q (10-YR) = 76.00 CFS

*TOC DETERMINED USING VDOT DRAINAGE MANUAL APPENDIX 6D-5 WITH A HEIGHT OF 130' AND A MAXIMUM LENGTH OF TRAVEL OF 2,500 FT.

POST-DEVELOPMENT DRAINAGE MAP



LEGEND

DENOTES OUTFALL NUMBER

DENOTES OUTFALL WATERSHED DIVIDE

DENOTES WATERSHED NUMBER

DENOTES PROPOSED R-PUD AREA

DENOTES TOC FLOW LINE

ON-SITE (IMPERVIOUS)
A = 4.20 AC
C = 0.90

ON-SITE (OPEN SPACE)
A = 4.65 AC
C = 0.35

ON-SITE (WOODS)
A = 0.55 AC
C = 0.25

OFF-SITE (RESIDENTIAL)
A = 35.85 AC
C = 0.40

POST-DEVELOPMENT ON-SITE RUNOFF TO OUTFALL O-1
A = 9.40 AC
C = 0.60
TOC = 10 MIN.*
I = 5.30 IN/HR
Q (10-YR) = 29.90 CFS

POST-DEVELOPMENT OFF-SITE RUNOFF TO OUTFALL O-1
A = 35.85 AC
C = 0.40
TOC = 10 MIN.*
I = 5.30 IN/HR
Q (10-YR) = 76.00 CFS

*TOC DETERMINED USING VDOT DRAINAGE MANUAL APPENDIX 6D-5 WITH A HEIGHT OF 130' AND A MAXIMUM LENGTH OF TRAVEL OF 2,500 FT.

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

COMMONWEALTH OF VIRGINIA
GREGORY A. RINKER
U.S. No. 00000000000000000000
06/05/2024
PROFESSIONAL ENGINEER

PRE & POST DEVELOPMENT DRAINAGE MAP - PHASE I

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

CENTER DISTRICT TOWN OF WARRENTON

REVISIONS:

NO.	DESCRIPTION	DATE

PLAN DATE: JUNE 3, 2024

DESIGN BY: AS

CHECKED BY: JLK

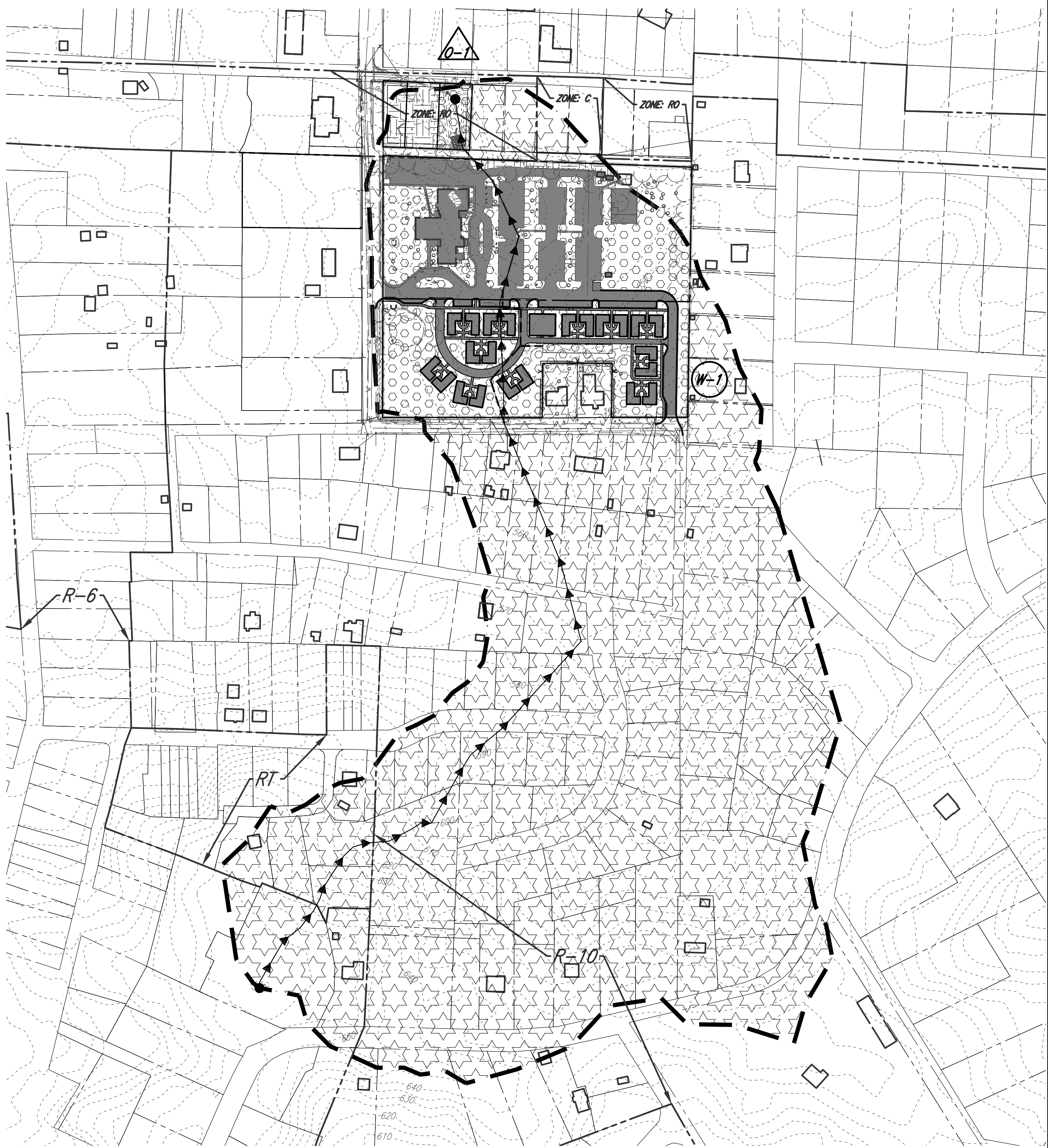
ARCHITECT: N/A

JURISDICTIONAL PLAN NO.

RDA PLAN #: 21171-002

SHEET NUMBER: C.07

PRE-DEVELOPMENT DRAINAGE MAP



GRAPHIC SCALE

(IN FEET)

1 inch = 150 ft.

LEGEND

DENOTES OUTFALL NUMBER

DENOTES OUTFALL WATERSHED DIVIDE

DENOTES WATERSHED NUMBER

DENOTES PROPOSED R-PUD AREA

DENOTES TOC FLOW LINE

ON-SITE RUNOFF (IMPERVIOUS)

A = 4.20 AC
C = 0.90

ON-SITE RUNOFF (OPEN SPACE)

A = 4.65 AC
C = 0.35

ON-SITE RUNOFF (WOODS)

A = 0.55 AC
C = 0.25

OFF-SITE RUNOFF (RESIDENTIAL)

A = 35.85 AC
C = 0.40

POST-DEVELOPMENT ON-SITE RUNOFF TO OUTFALL O-1

A = 9.40 AC
C = 0.60
TOC = 10 MIN.*
I = 5.30 IN/HR
Q (10-YR) = 29.90 CFS

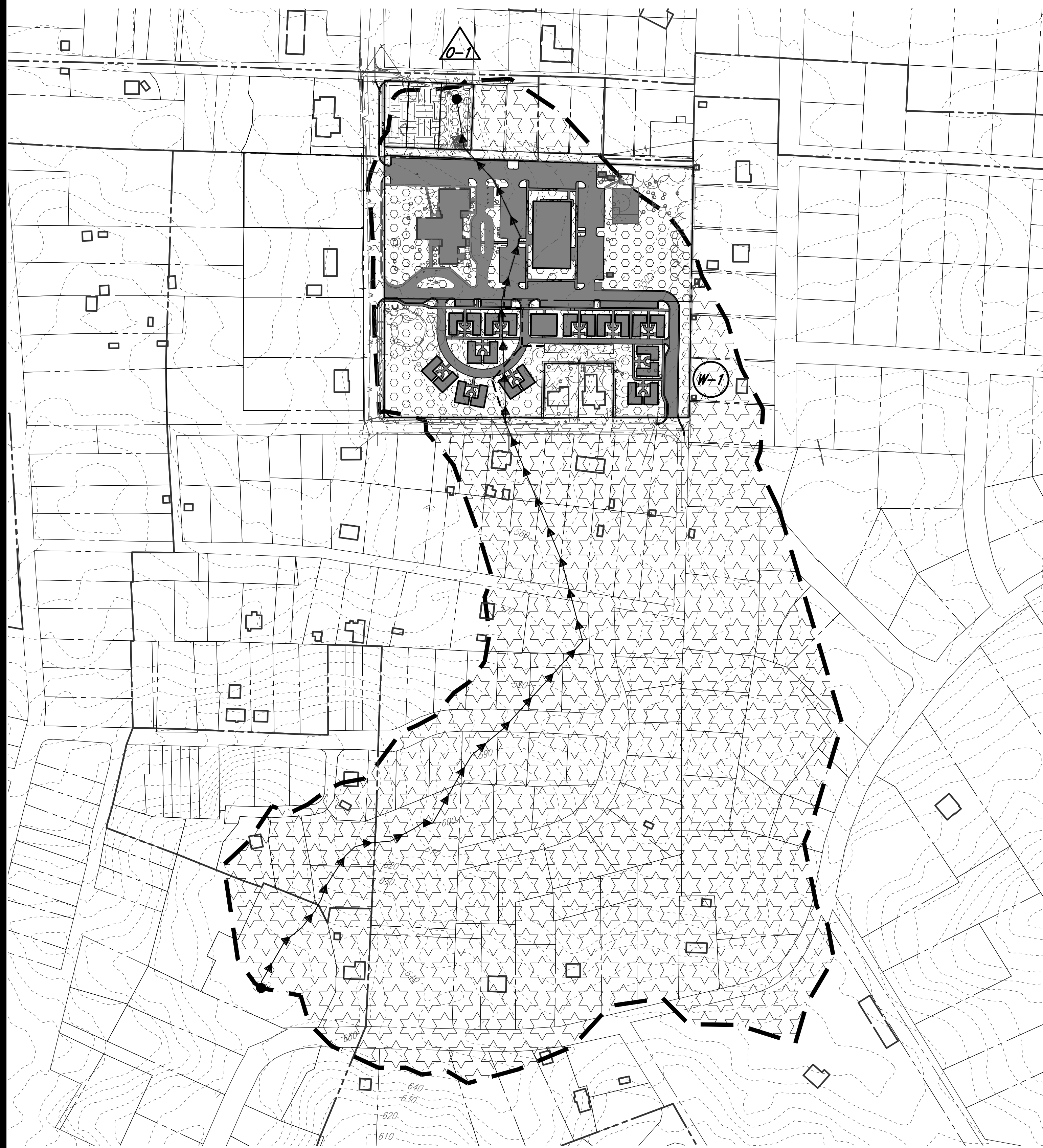
PRE-DEVELOPMENT OFF-SITE RUNOFF TO OUTFALL O-1

A = 35.85 AC
C = 0.40
TOC = 10 MIN.*
I = 5.30 IN/HR
Q (10-YR) = 76.00 CFS

*TOC DETERMINED USING VDOT DRAINAGE MANUAL APPENDIX 6D-5 WITH A HEIGHT OF 130' AND A MAXIMUM LENGTH OF TRAVEL OF 2,500 FT.

NOTE: DRAINAGE AREA IS DELINEATED USING AVAILABLE INFORMATION FROM TOWN OF WARRENTON GIS

POST-DEVELOPMENT DRAINAGE MAP



LEGEND

DENOTES OUTFALL NUMBER

DENOTES OUTFALL WATERSHED DIVIDE

DENOTES WATERSHED NUMBER

DENOTES PROPOSED R-PUD AREA

DENOTES TOC FLOW LINE

ON-SITE RUNOFF (IMPERVIOUS)

A = 4.55 AC
C = 0.90

ON-SITE RUNOFF (OPEN SPACE)

A = 4.50 AC
C = 0.35

ON-SITE RUNOFF (WOODS)

A = 0.35 AC
C = 0.25

OFF-SITE RUNOFF (RESIDENTIAL)

A = 35.85 AC
C = 0.40

POST-DEVELOPMENT ON-SITE RUNOFF TO OUTFALL O-1

A = 9.40 AC
C = 0.60
TOC = 10 MIN.*
I = 5.30 IN/HR
Q (10-YR) = 29.90 CFS

POST-DEVELOPMENT OFF-SITE RUNOFF TO OUTFALL O-1

A = 35.85 AC
C = 0.40
TOC = 10 MIN.*
I = 5.30 IN/HR
Q (10-YR) = 76.00 CFS

*TOC DETERMINED USING VDOT DRAINAGE MANUAL APPENDIX 6D-5 WITH A HEIGHT OF 130' AND A MAXIMUM LENGTH OF TRAVEL OF 2,500 FT.

NOTE: DRAINAGE AREA IS DELINEATED USING AVAILABLE INFORMATION FROM TOWN OF WARRENTON GIS

Rinker Design Associates

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

COMMITTEE OF THE TOWN OF WARRENTON
WARRENTON, OREGON
06/05/2024
PROFESSIONAL ENGINEER

PRE & POST DEVELOPMENT DRAINAGE MAP - PHASE II

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

CENTER DISTRICT TOWN OF WARRENTON

REVISIONS:

PLAN DATE: JUNE 3, 2024

DESIGN BY: AS

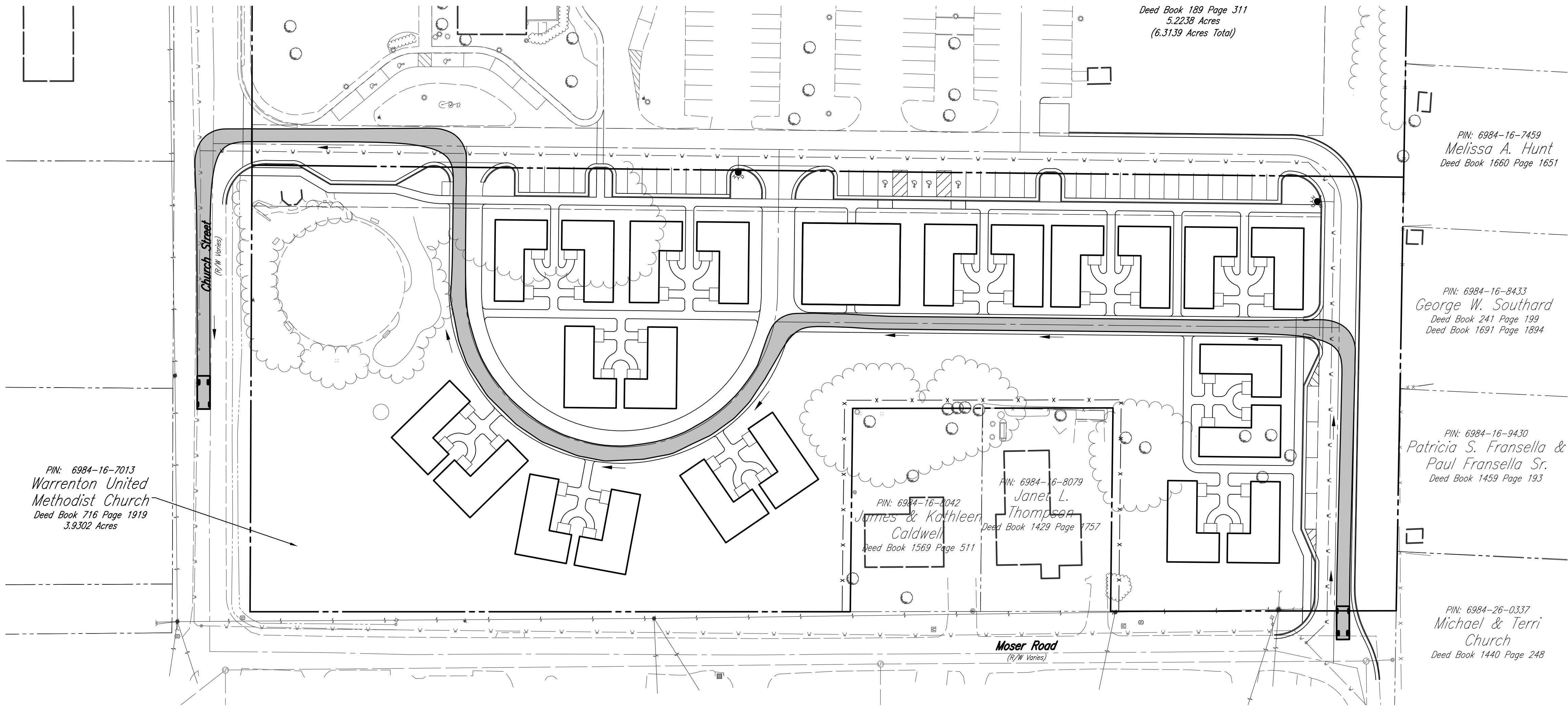
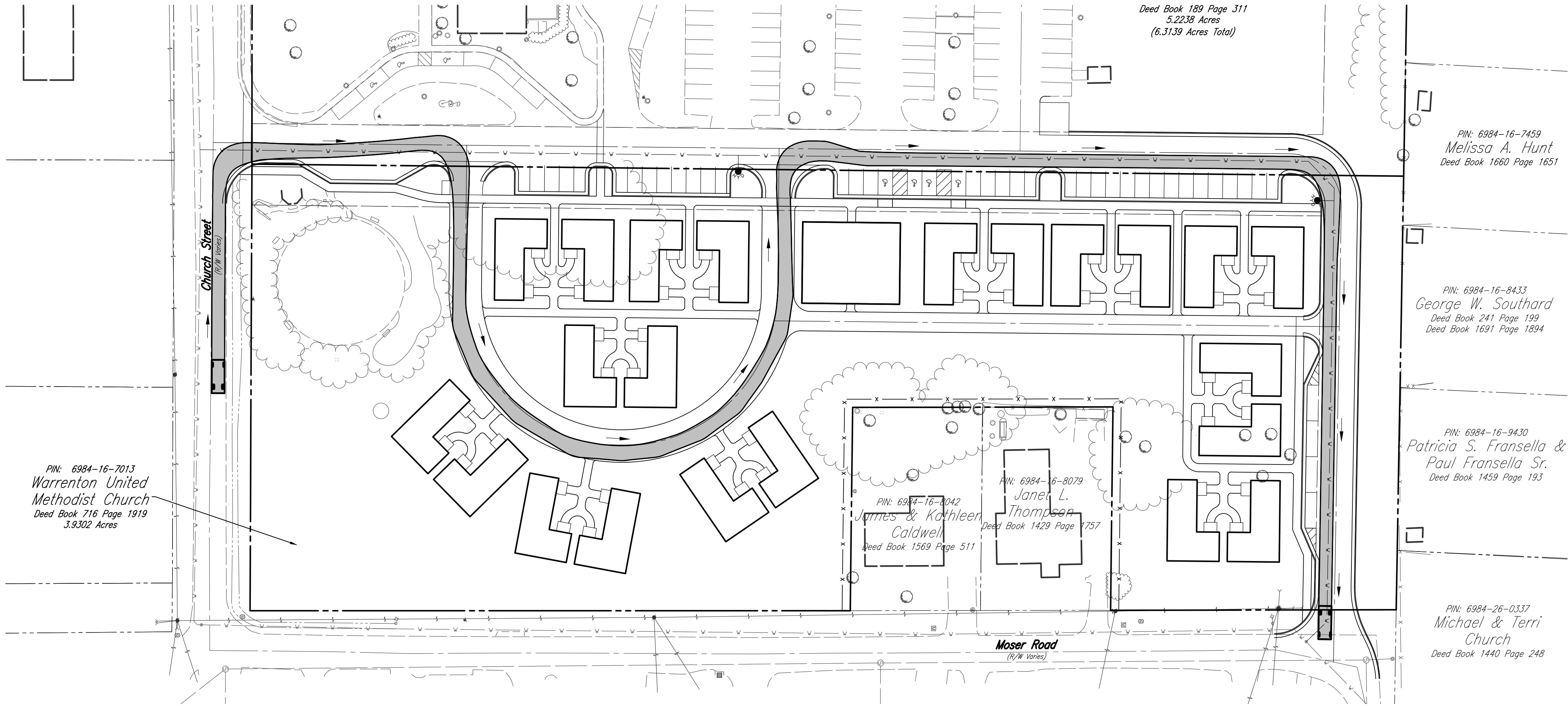
CHECKED BY: JLK

ARCHITECT: N/A

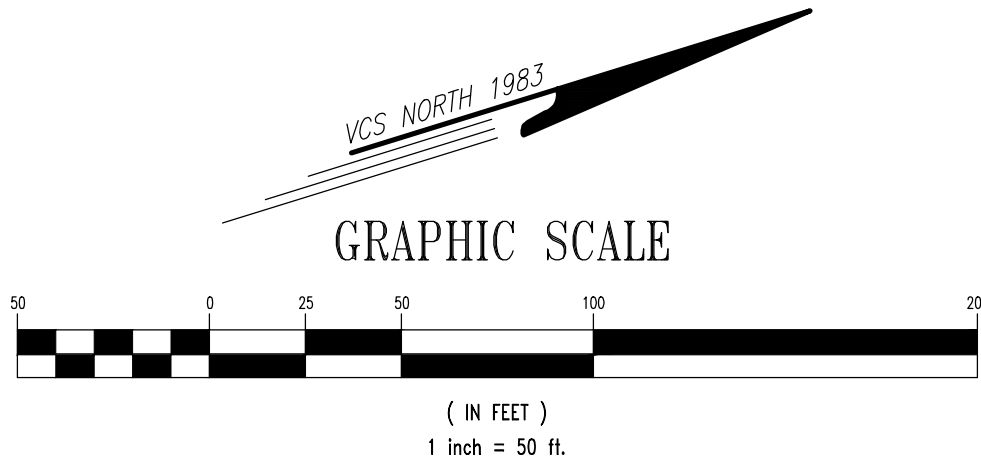
JURISDICTIONAL PLAN NO.

RDA PLAN #: 21171-002

SHEET NUMBER: C.08



NOTE: AMBULANCE VEHICLE TRACKING PATH CREATED USING
A HORTON 453 TYPE III FORD E-SERIES AMBULANCE VEHICLE
(DIMENSIONS=20.4'x7.8')



Rinker Design Associates

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

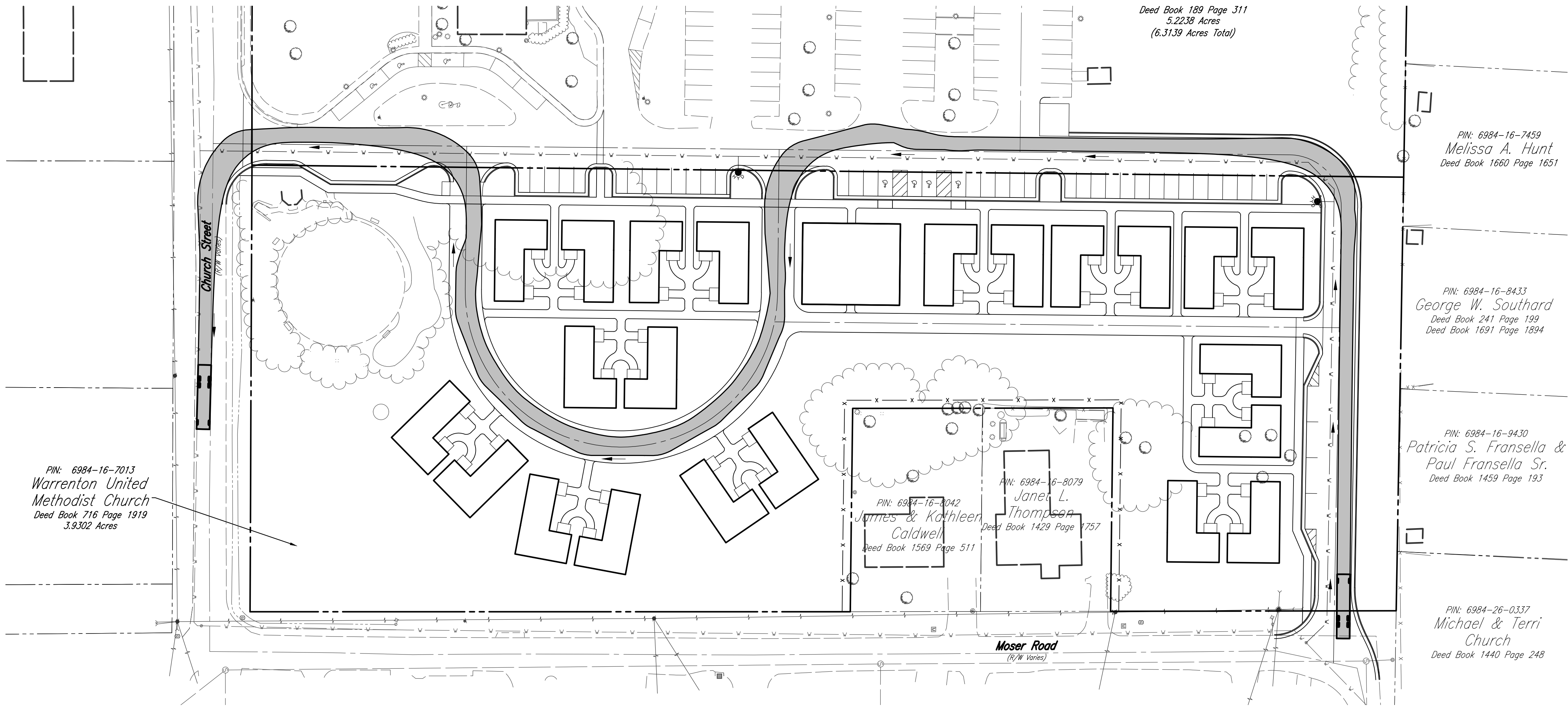
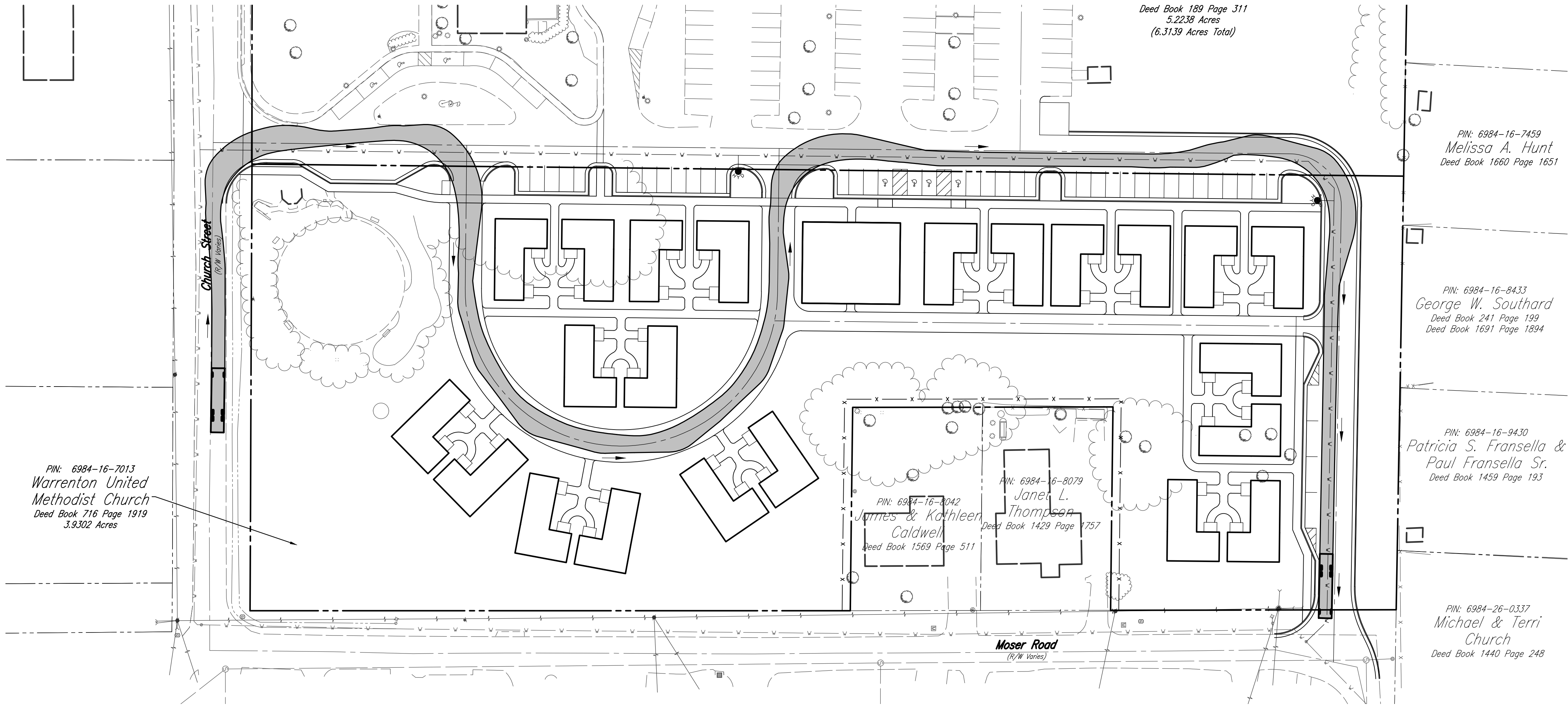


VEHICLE TURNING ANALYSIS -
AMBULANCE - PHASE I

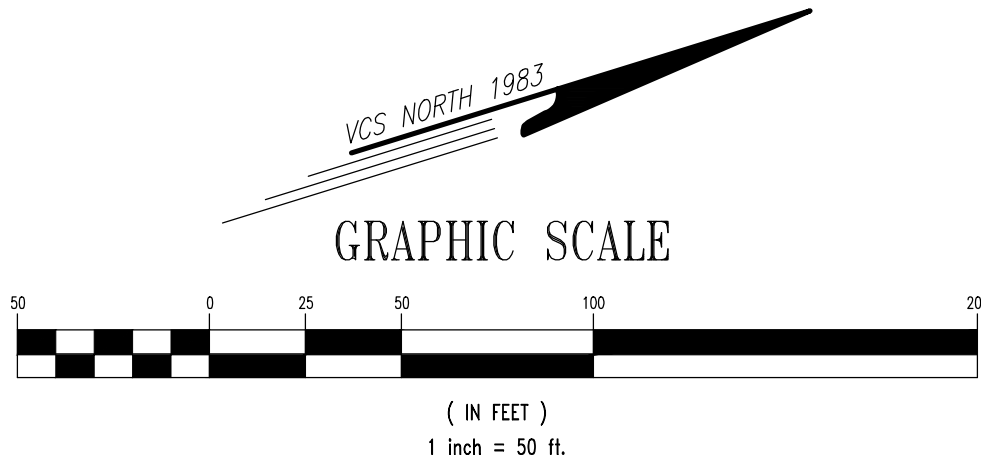
WARRENTON UNITED METHODIST
CHURCH / HERO'S BRIDGE
ZONING MAP AMENDMENT
DISTRICT
CENTER
TOWN OF WARRENTON

REVISIONS:

PLAN DATE:	JUNE 3, 2024
DESIGN BY:	AS
CHECKED BY:	JKL
ARCHITECT:	N/A
JURISDICTIONAL PLAN NO.	
RDA PLAN #:	21171-002
SHEET NUMBER:	C.09



NOTE: FIRE TRUCK VEHICLE TRACKING PATH CREATED USING
AASHTO 2011 (US CUSTOMARY), SU-40 VEHICLE
(DIMENSIONS=39.5'x8').



Rinker Design Associates

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



VEHICLE TURNING ANALYSIS -
FIRE TRUCK - PHASE I

WARRENTON UNITED METHODIST
CHURCH / HERO'S BRIDGE
ZONING MAP AMENDMENT
DISTRICT
CENTER
TOWN OF WARRENTON

REVISIONS:

PLAN DATE:	JUNE 3, 2024
DESIGN BY:	AS
CHECKED BY:	JLK
ARCHITECT:	N/A
JURISDICTIONAL PLAN NO.	
RDA PLAN #:	21171-002
SHEET NUMBER:	C.10