

SITE TABULATIONS

P.I.N. 6984-16-5101 (PORTION), 6984-16-7013,
6984-15-1823, 6984-15-1930
EX. ZONE R-10, RO
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 (56,768 SF/429,675 SF)

TWO-FAMILY RESIDENTIAL HOMES:
PROPOSED BUILDING HEIGHT: <35'

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

TWO-FAMILY RESIDENTIAL HOMES:
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.)

SMALL OFFICE/COMMUNITY CENTER:
PROPOSED BUILDING HEIGHT <35'
GFA 6,000 SF (APPROX.)

PARKING REQUIRED

CHURCH (EXISTING): PER ZONING ORDINANCE ARTICLE 7-4
1 PER 5 SEATS (DESIGN CAPACITY) 75 SPACES
REQUIRED (375 SEATS) 163 SPACES
PROVIDED

TWO-FAMILY AFFORDABLE RESIDENTIAL
HOMES FOR THE ELDERLY: PER ZONING ORDINANCE ARTICLE 9-3.6*
1.0 PER DWELLING UNIT
REQUIRED (44 UNITS) 44 SPACES
PROVIDED 47 SPACES

SMALL OFFICE/COMMUNITY CENTER: 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

TOTAL PARKING:
TOTAL PARKING REQUIRED 131 SPACES
ACCESSIBLE SPACES REQUIRED 5 SPACES
TOTAL PARKING PROVIDED 222 SPACES
ACCESSIBLE SPACES PROVIDED 11 SPACES

*PARKING REQUIREMENTS FOR THE DWELLING UNITS WERE DETERMINED USING REDUCTIONS FOR SINGLE
ROOM OCCUPANCIES, IN ACCORDANCE WITH TOWN OF WARRENTON ZONING ORDINANCE 9-3.6.

NOTE: FINAL PARKING TABULATION TO BE PROVIDED IN COORDINATION WITH SITE DEVELOPMENT PLAN IN
COORDINATION WITH THE ZONING ADMINISTRATOR.

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)

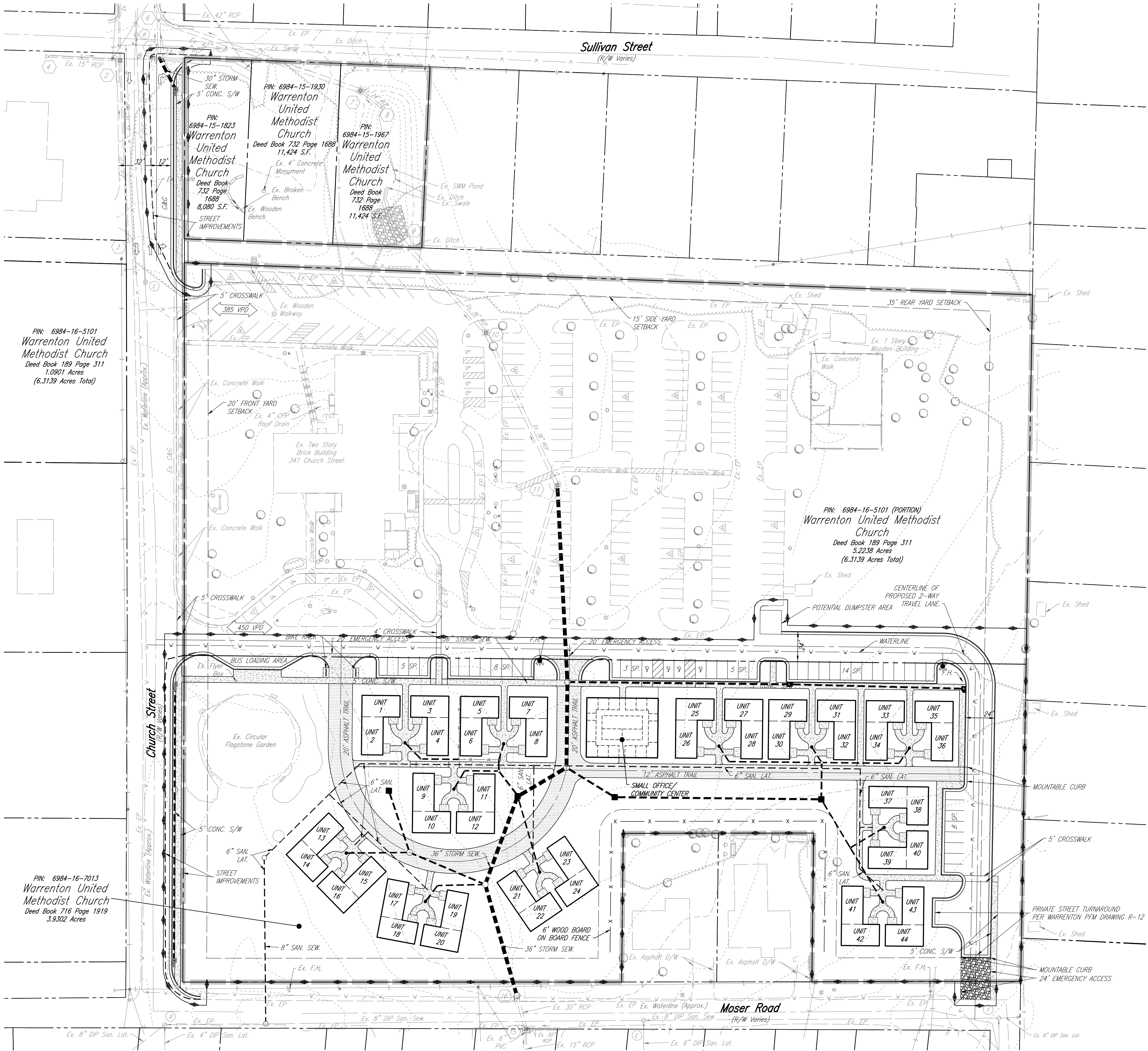
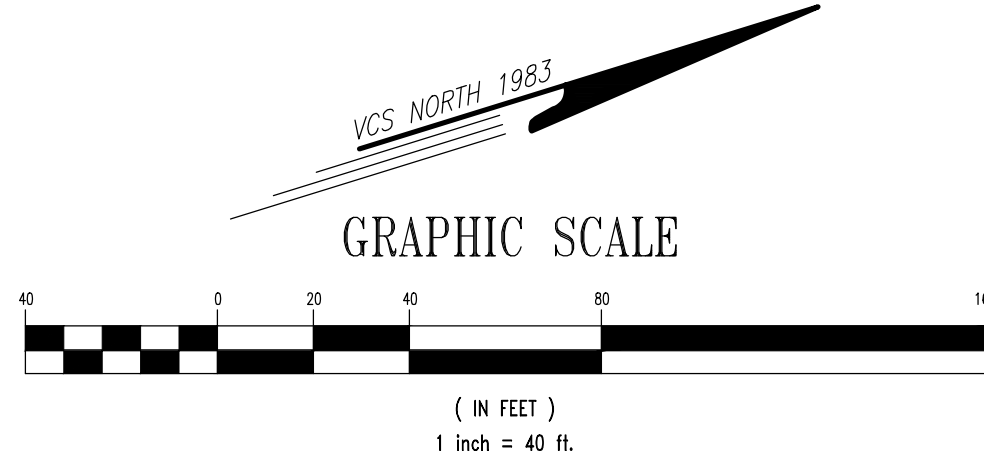
TYPE: SMALL OFFICE/COMMUNITY CENTER
(ITE 11TH EDITION, LAND USE CODE 712)
TOTAL EMPLOYEES: 4 = 31 VPD (WEEKDAY AND SUNDAY)
TOTAL EMPLOYEES: 4 = 8 VPH (WEEKDAY AND SUNDAY)

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



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REZONING CONCEPT PLAN

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

REVISIONS:

PLAN DATE: OCTOBER 30, 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 = 65% 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.


LARGE/CANOPY
DECIDUOUS TREES

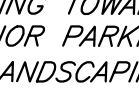

ORNAMENTAL
DECIDUOUS TREES


LARGE
EVERGREEN TREES


SHRUBS

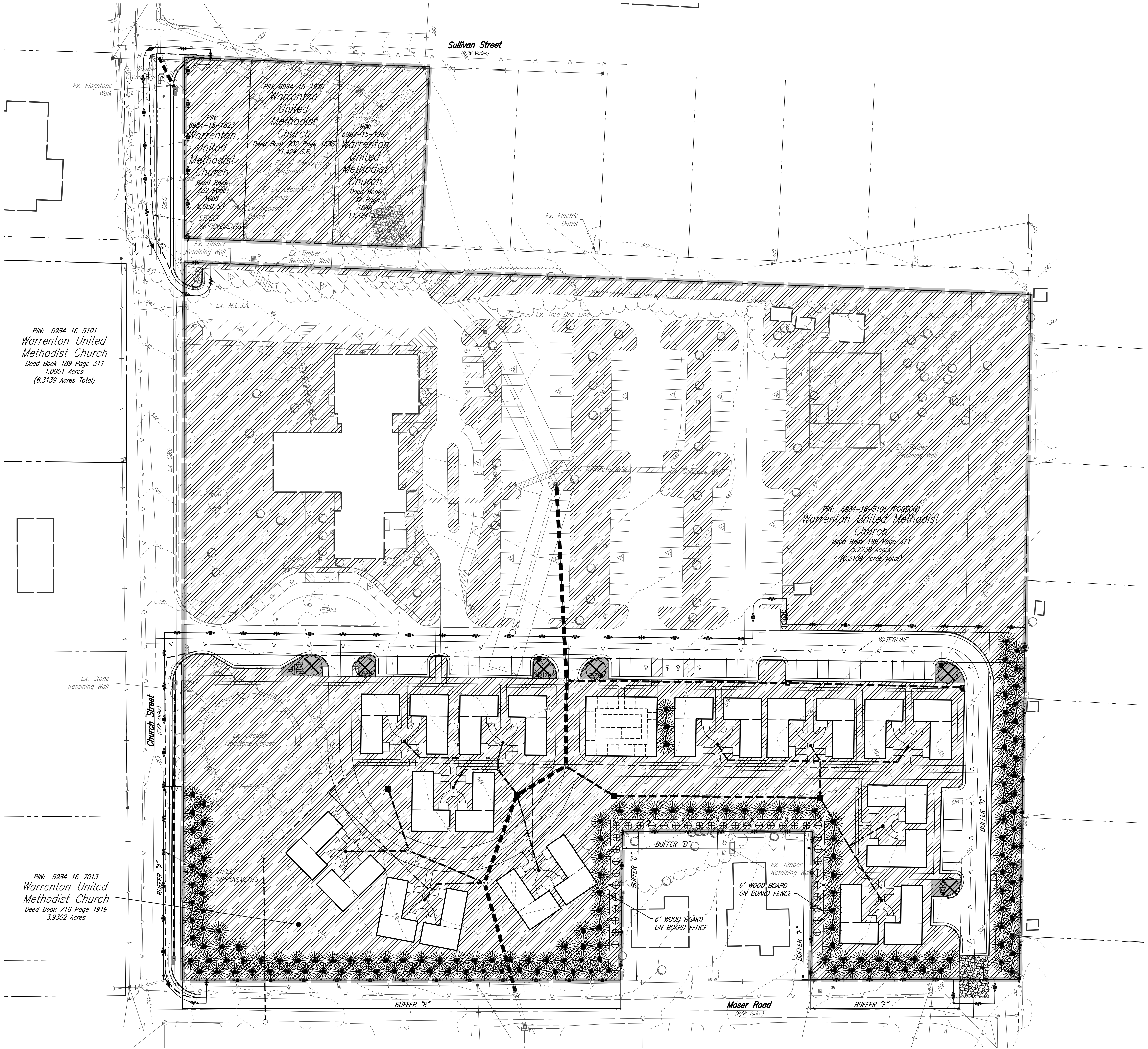
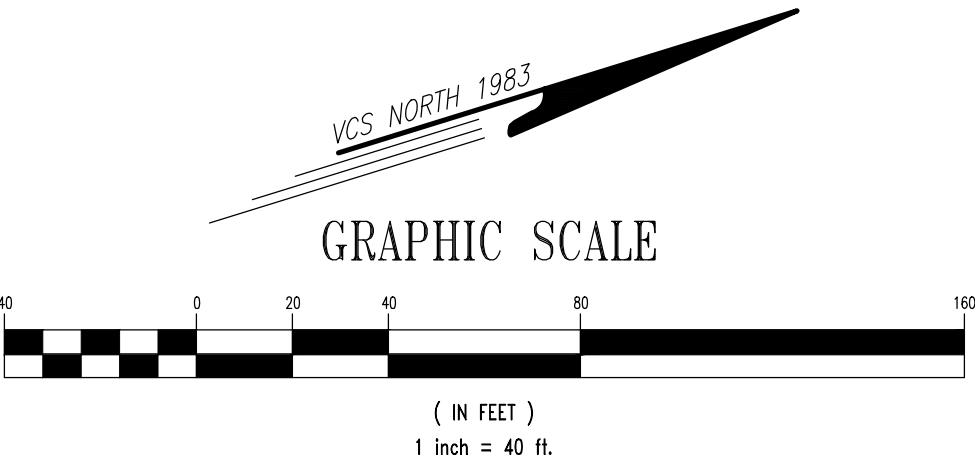

DENOTES TREES
COUNTING TOWARDS
INTERIOR PARKING
LOT LANDSCAPING


AREA
COUNTING
TOWARDS
INTERIOR PARKING
LOT LANDSCAPING


AREA
COUNTING
TOWARDS
OPEN SPACE

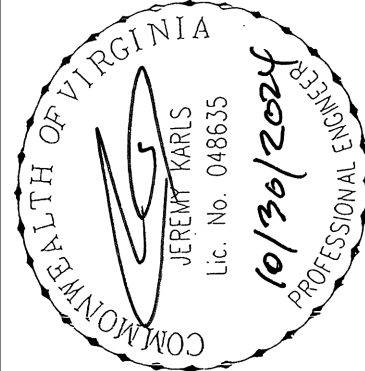

LANDSCAPED AREA
COUNTING TOWARDS
INTERIOR PARKING
LOT LANDSCAPING

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



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