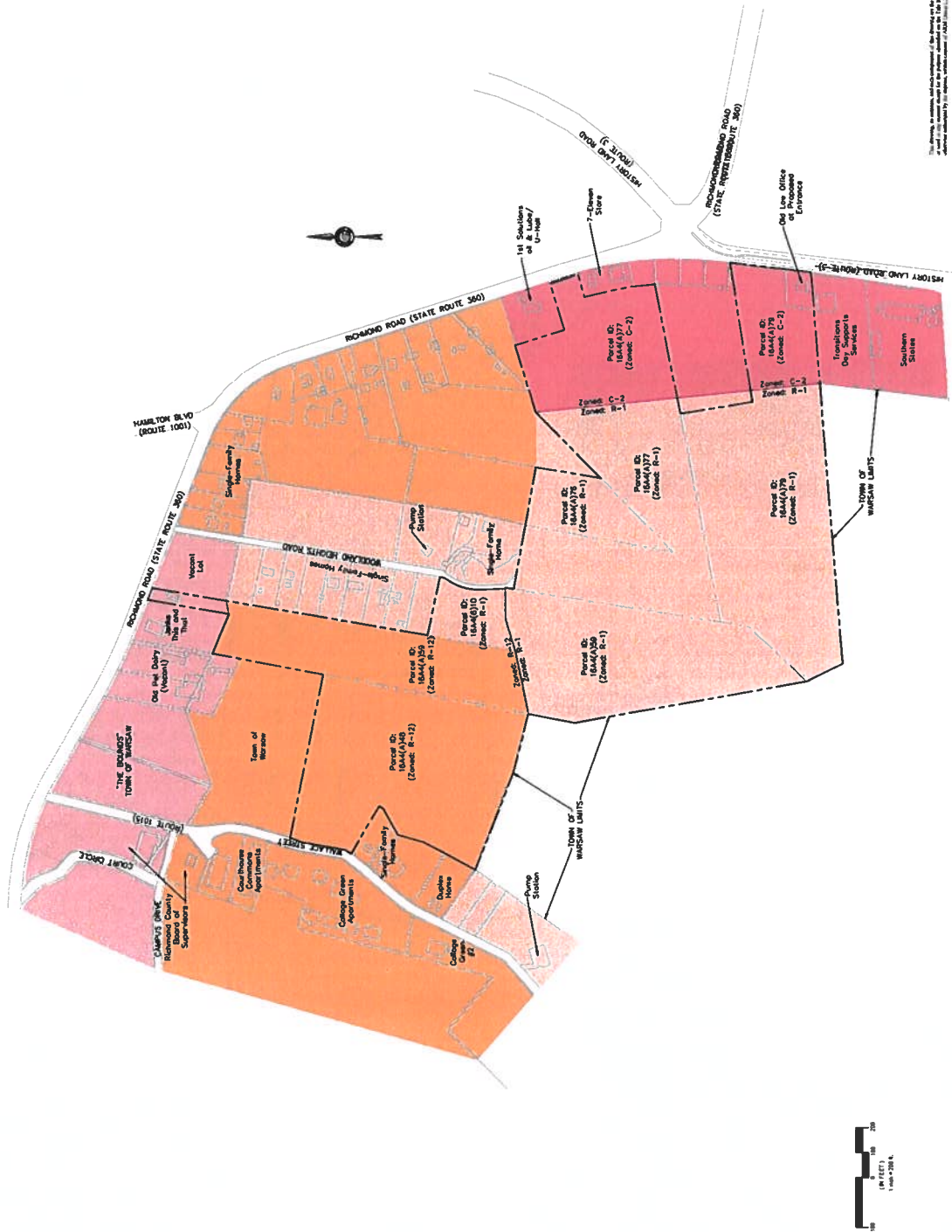


EXISTING ZONING PERMITTED IN THE
TRADITIONAL TOWN OVERLAY DISTRICT

C-1 C-2 R-1 R-12

15A4(A)48	=	11.48
15A4(A)59	=	16.35
15A4(A)76	=	2.38
15A4(A)77	=	16.18
15A4(A)79	=	15.09
15A4(6)10	=	1.68
TOTAL	=	~63.16



**EXISTING ZONING MAP
AND ADJACENT LAND USE MAP**

TOWN OF WARSAW, TOWN MANAGER
AGENT APPROVAL PANEL



ARM Group LLC
Engineers and Scientists
www.armgroup.com
9945 Temp Center Drive
Arlington, VA 22205
(804) 950-9280

10-30-2024	SCALE	1 = 200'	PN: 023011175 00	3	Sheet
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**PLAN OF DEVELOPMENT AND REZONING APPLICATION
PHASE I SUBMITTAL**

Rhodes Place and Broadus Creek Development

PROJECT NARRATIVE

Prepared for:

Warsaw, LLC
P.O. Box 28
Tappahannock, Virginia 23233

Prepared by:

ARM Group LLC
9560 Kings Charter Drive
Ashland, VA 23005

November 8, 2024

ARM Project 024012002.00



ARM Group LLC
Engineers and Scientists

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APPENDICES

Appendix A	Homes at Broadus Creek	Following Text
Appendix B	Villas at Broadus Creek	Following Text
Appendix C	Plan of Development.....	Following Text

1.0 INTRODUCTION

This application is a request to obtain approval for a Plan of Development and the rezoning of a 63.16+/- acres of property located within the Town limits of Warsaw, VA. The property includes Tax Parcels 16A4(A)48, 16A4(A)59, 16A4(6)10, 16A4(A)76, 16A4(A)77, 16A4(A)79. The Parcels are in the Traditional Town Overlay District with existing zoning classification of R-12, R-1, C-1 and C-2. The application requests that all 6 parcels be rezoned to R-12. The Plan of Development submitted with the application demonstrates the applicant's intention to comply with the Tradition Town Overlay Standards. The Plan has been prepared to meet certain conditions as outlined section 3-5-2 g.in the Density Bonus Provisions of the Towns Growth Management Ordinance.

2.0 DESCRIPTION OF PROPERTY

As represented by the Conceptual Development Plant (Appendix 3 – Sheets 1 thru 5), the property is located within the Town's Traditional Town Overlay District between Wallace Street, Route 360and Route 3. The Property has direct access to each of the Public Roads.

The property is composed of forest and cleared land without active development. There is a creek that runs north and south along the western boundary and also another stream that runs east and west and bisects the property. The northwest corner of the property contains the Tom Rhodes Tree Carving Trail that is often referred to as "Faces in the Trees". There appear to be wetlands along the stream banks and appear to be subject to a RPA buffer which is shown on the Plan of Development.

3.0 ZONING AMENDMENT CONSIDERATIONS

3.1 Current Zoning

As shown on Sheet 3 of the Plan of Development, the subject property has 4 separate zoning classifications to include R-1, R-12, C-1 and C-2. The Project is also located within the designated Traditional Town Overlay District.

3.2 Proposed Conditional Zoning Request

The proposed project, as presented, is intended to be a residential development. Because the property has four (4) separate zoning classifications including Commercial C-1 and C-2 zoning it is proposed that the entire project area be rezoned to R-12. This zoning will reflect the diverse mix of housing proposed and the densities necessary for development for each development phase. The project will also be developed utilizing the Traditional Town Overlay Standards and will include the Density Bonus Provisions in the GMP to provide a unique residential community meeting the needs of a diverse family and residential market.

The proposed zoning and development plan permits smaller lot sizes that will permit the developer to build more affordable housing options for the residential customers. These customers may include young professionals, retirees and families. The provision for open space

and protection of environmental resources provides an opportunity for a more sustainable development compatible with the Town's overall development plan.

4.0 GENERAL DESCRIPTION OF THE PROJECT

The proposed project will offer a diverse mix of housing products to meet the market interest in new and more modern construction standards. The existing stream that runs east to west through the property provides a natural separation between two specific areas of the project, called Rhodes Place and The Broadus Creek. While the project has 2 separate development areas, the project will offer an integrated sense of community with a proffered trail system that will connect each area. An interconnection with the existing Town's existing pathway system north of the project will offer walking access to the Town's Main Street business areas.

The overall project will provide public water and sewer and other landscaping and amenities as part of its community development plan and to comply with the Town's bonus density provisions.

While public road access is not offered between Rhodes Place and Broadus Creek an alternative access between the two (2) development areas will be completed. While normally closed by a gate or other methods, this will be an all-weather access road sufficient to support emergency vehicles when and if needed. This access will be built and integrated into the trail system.

4.1 Rhodes Place

This area has been designated as a multifamily development that may include Apartments and or Condos depending on market conditions and preference. This area is located in the where the Faces in the Trees carvings and trails are and will include up to 14 separate buildings containing 12 units each. The area will have its primary access from Wallace Street by a private road built by the developer crossing the existing stream. The private road network will provide integrated parking spaces directly in front of each residential building and additional spaces to accommodate visitors and overflow parking. The Rhodes Place project is proposing a clubhouse, pool, and community space, which when built will offer access to the Broadus Creek Community.

4.2 Broadus Creek Development

Located south of the stream that divides the project property, the Broadus Creek residential community will focus on owner occupied residential units feature both detached and attached single family residences. This residential community will offer public roads, sidewalks, walking trails and eventual integration with the Rhodes Place development. The Broadus Creek community will have a separate Boulevard entrance at the southeast corner of the property aligned with the existing median break on Route 3.

- A. **Broadus Creek** will be a single family detached community of 84 individual units. The community will contain a public road network with sidewalk, walking trails integrated with the Villas and Rhodes Place, open space, and a communal bus stop. Appendix A provides a conceptual illustration of the single-family homes that could be built on Broadus Creek.
- B. **The Villas at Broadus Creek** will offer multifamily housing units containing 4 or 5 villa attached residences for a total of 68 units. The individual units will have garages and driveways and a public road network that will offer on-street parking. The Villas will use the Boulevard Entrance at the southeast end of the property and the right-hand turn only exit on Route 360. Appendix B provides a conceptual illustration of the Villas.

5.0 Density Bonus Provisions

The proposed development plan, as presented, represents the intent to comply with the Town's Growth Management Ordinance (GMO) and the status intent to encourage site and project design harmonious with the adjoining properties, preserve natural resources, and provide positive influence on the quality of life of its residences. While the Density Bonus Provisions provide a range of project densities of 3 to no more than 8 dwelling units per acre, the proposed project has a calculated density of 5.15 units per acre.

In response to the GMO the Development Plans offer the following community elements:

1. **Preservation of natural resources** - a representative sample of the Faces of the Trees Carving, compatible with the development plan and to preserve wetland, RPA's and natural areas.
2. **Sidewalks** – Proposed on one side of each internal road, with handicap access ramps at appropriate access points.
3. **Integrated trail and path** – A path system between all separate development areas within the project.
4. **Connection with the Town trail/pathway system** - Pedestrian access to Main Street and the business community.
5. **Open space** – To be maintained and utilized by the residents and their Property Owners Association.
6. **Park** – Created in Open Space area to provide interpretative signage to describe natural and environmental features and information regarding the Rhodes Tree Carvings.
7. **A Boulevard Entrance** – a grassed median with landscaping for the Broadus Creek Community with a masonry entrance sign feature and decorative fence.
8. **Entrance feature** for the Rhodes Place community
9. **Cluster mailbox** locations for each community
10. **Sign posts and Lamp posts** - Compatible with the Town standards at each intersection in Broadus Creek Single Family Community,
11. **Automatic pole lights** - At each Single-Family house to provide added security lighting and require maintenance of those lights as part of the POA guidelines.
12. **Limit tree clearing** to the greatest extent possible.

13. **Community Clubhouse and Pool** – Once a community clubhouse and pool are constructed access will be provided to the entire development.
14. **Bus Stop** – a proposed bus stop for Bay Transit is in the Broadus Creek Development.
15. **Emergency Access** – A standby emergency only access connector between Rhodes Place and Broadus Creek development. This will be incorporated in the trail system and there will not be available access for vehicular traffic other than emergency vehicles.

APPENDIX A – Homes of Broadus Creek

Type text here

Conceptual illustrations



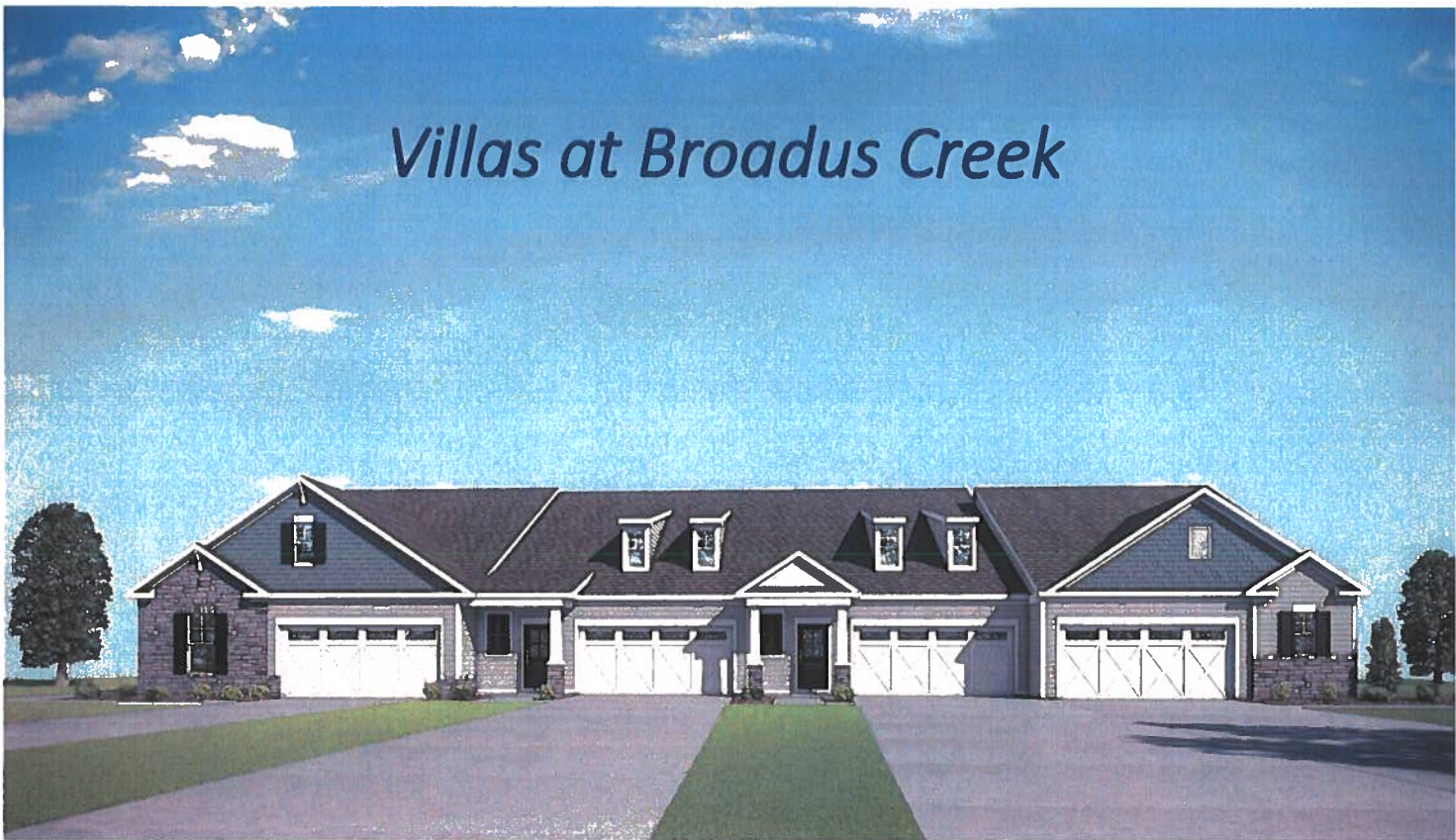




APPENDIX B – Villas at Broadus Creek

Conceptual illustration

Villas at Broadus Creek



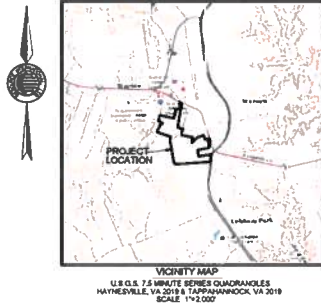
APPENDIX C - Plan of Development

RHODES PLACE AND
BROADUS CREEK
GENERAL DEVELOPMENT PLAN
TOWN OF WARSAW, VIRGINIA
OCTOBER 30, 2024



GENERAL NOTES

1. REFERENCES TO DRAINAGE AND ROAD STRUCTURES INDICATE STANDARDS IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS.
2. BOUNDARY INFORMATION BASED UPON COMPILED PLATS BY ARM RESOURCE LLC, MAY 2023.
3. TOPOGRAHY BASED ON U.S.G.S. HAYNEVILLE, VA (2018) & TAPPANWOCK, VA (2018) TOPOGRAHY.
4. THIS PROPERTY IS LOCATED WITHIN RESOURCE MANAGEMENT AREA (RMA). THIS PROPERTY DOES NOT CONTAIN RESOURCE PROTECTION AREA (RPA).
5. NO WETLANDS ARE.
6. THE CONTRACTOR SHALL NOTIFY ARM RESOURCE LLC AT 800-868-4201, FOURTEEN (14) DAYS PRIOR TO CONSTRUCTION OF ANY LAND DISTURBANCE OF ANY WETLANDS.
7. FLOOD INSURANCE RATE MAP (FIRM) SHOWING COUNTY "A" COMMUNITY IN FIRM NO. 11-000000, REVISED DATE JULY 1, 2023, ZONING 3 - AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.
8. LOCATION OF EXISTING BODIES OF WATER AND DAMS, COULDS AND OTHER STRUCTURES ACROSS UNDERGROUND OR OTHERWISE BEING THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON PLANS, AND IF SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGE DONE TO ANY STRUCTURES OR PROPERTIES THROUGH HIS NEGLIGENCE OR CARELESSNESS. CONTRACTOR SHALL VERIFY LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS BY AREAS OF CONSTRUCTION PRIOR TO EXCAVATING WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LOCATION OF UTILITIES IN DIFFERENT FROM THAT SHOWN ON PLANS UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLANS. FOR ASSISTANCE IN LOCATING EXISTING UTILITIES, CALL "USE UTILITY" AT 1-800-868-4201 OR 811 48 HOURS PRIOR TO EXCAVATION.
9. CONTRACTOR SHALL CALL "USE UTILITY" AT (800) 868-7891 OR 811 PRIOR TO BEGINNING CONSTRUCTION.
10. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER IF EXISTING CONDITIONS ARE MATERIALLY DIFFERENT FROM THE PLANS.
11. CONTRACTOR SHALL NOTIFY TOWN OF WARSAW DEPARTMENTS OF PUBLIC WORKS (804-323-5729) AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY UTILITY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE HANOVER COUNTY DEPARTMENT OF PUBLIC UTILITIES PRIOR TO ANY ADJUSTMENTS TO THE WATER OR SEWERAGE BY ERECTION.
12. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS. A LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. A BODILY ERECTION PERMIT IS REQUIRED FROM HANOVER COUNTY DEPARTMENT OF PLANNING (804-323-5729) FOR ANY PROPOSED BODILY ERECTION ON THIS SITE. A VOID LAND USE PERMIT IS REQUIRED FOR ANY HOME WITHIN A VOID RIGHT-OF-WAY.
13. CONTRACTOR SHALL NOTIFY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (800) 555-6868 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES ON SITE. A VOID PERMIT THROUGH TOWN OF WARSAW IS NECESSARY.
14. CONTRACTOR SHALL NOTIFY VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (800) 555-6868 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN WETLANDS.
15. THIS SITE DOES NOT CONTAIN ANY HISTORICAL SITES OR OBSTACLES.
16. ALL LOTS SHALL BE SERVED BY TOWN WATER AND SEWER.
17. ALL UTILITIES SHALL BE UNDERGROUND INCLUDING ELECTRIC, TELEPHONE AND CABLE TV.
18. CONCRETE CURB AND GUTTER THROUGHOUT THE DEVELOPMENT WITH STORM SEWER INLETS THAT LEAD TO A STORMWATER MANAGEMENT FACILITY.

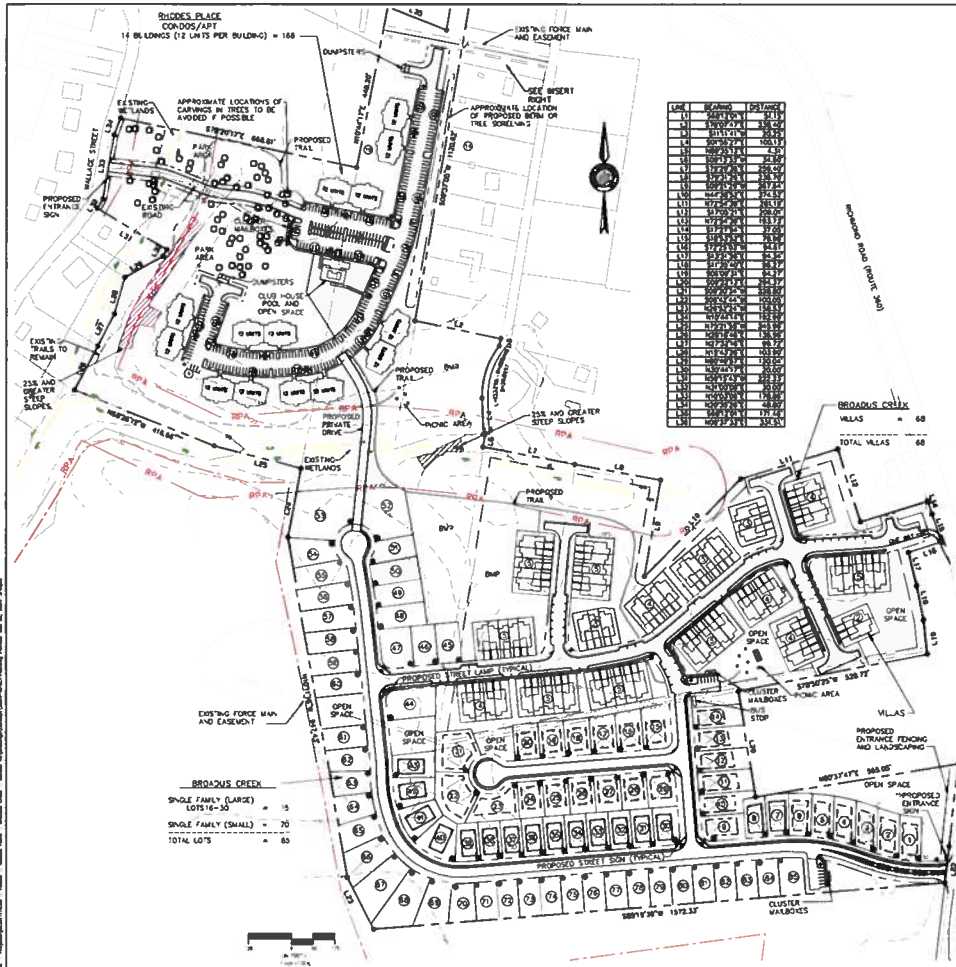


DRAWING INDEX

- SHEET 1 TITLE SHEET
SHEET 2 LAYOUT PLAN
SHEET 3 ZONING MAP & ADJACENT LAND
SHEET 4 LAYOUT MAP
SHEET 5 PHASING AND EASEMENT PLAN
SHEET 6 DETAILS

GENERAL SITE INFORMATION:

1. PARCELS: 15A0404, 15A0405, 15A0406, 15A0407, 15A0408, 15A0409, 15A0410, 15A0411, 15A0412, 15A0413, 15A0414, 15A0415, 15A0416, 15A0417, 15A0418, 15A0419, 15A0420, 15A0421, 15A0422, 15A0423, 15A0424, 15A0425, 15A0426, 15A0427, 15A0428, 15A0429, 15A0430, 15A0431, 15A0432, 15A0433, 15A0434, 15A0435, 15A0436, 15A0437, 15A0438, 15A0439, 15A0440, 15A0441, 15A0442, 15A0443, 15A0444, 15A0445, 15A0446, 15A0447, 15A0448, 15A0449, 15A0450, 15A0451, 15A0452, 15A0453, 15A0454, 15A0455, 15A0456, 15A0457, 15A0458, 15A0459, 15A0460, 15A0461, 15A0462, 15A0463, 15A0464, 15A0465, 15A0466, 15A0467, 15A0468, 15A0469, 15A0470, 15A0471, 15A0472, 15A0473, 15A0474, 15A0475, 15A0476, 15A0477, 15A0478, 15A0479, 15A0480, 15A0481, 15A0482, 15A0483, 15A0484, 15A0485, 15A0486, 15A0487, 15A0488, 15A0489, 15A0490, 15A0491, 15A0492, 15A0493, 15A0494, 15A0495, 15A0496, 15A0497, 15A0498, 15A0499, 15A0500, 15A0501, 15A0502, 15A0503, 15A0504, 15A0505, 15A0506, 15A0507, 15A0508, 15A0509, 15A0510, 15A0511, 15A0512, 15A0513, 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LINE	BEARING	DISTANCE
1	S 88° 12' 00" E	317.19
2	S 89° 00' 00" E	318.54
3	S 89° 12' 00" E	320.00
4	S 89° 24' 00" E	321.46
5	S 89° 36' 00" E	322.92
6	S 89° 48' 00" E	324.38
7	S 89° 59' 59" E	325.84
8	S 90° 11' 59" E	327.30
9	S 90° 23' 59" E	328.76
10	S 90° 35' 59" E	330.22
11	S 90° 47' 59" E	331.68
12	S 90° 59' 59" E	333.14
13	S 91° 11' 59" E	334.60
14	S 91° 23' 59" E	336.06
15	S 91° 35' 59" E	337.52
16	S 91° 47' 59" E	338.98
17	S 91° 59' 59" E	340.44
18	S 92° 11' 59" E	341.90
19	S 92° 23' 59" E	343.36
20	S 92° 35' 59" E	344.82
21	S 92° 47' 59" E	346.28
22	S 92° 59' 59" E	347.74
23	S 93° 11' 59" E	349.20
24	S 93° 23' 59" E	350.66
25	S 93° 35' 59" E	352.12
26	S 93° 47' 59" E	353.58
27	S 93° 59' 59" E	355.04
28	S 94° 11' 59" E	356.50
29	S 94° 23' 59" E	357.96
30	S 94° 35' 59" E	359.42
31	S 94° 47' 59" E	360.88
32	S 94° 59' 59" E	362.34
33	S 95° 11' 59" E	363.80
34	S 95° 23' 59" E	365.26
35	S 95° 35' 59" E	366.72
36	S 95° 47' 59" E	368.18
37	S 95° 59' 59" E	369.64
38	S 96° 11' 59" E	371.10
39	S 96° 23' 59" E	372.56
40	S 96° 35' 59" E	374.02
41	S 96° 47' 59" E	375.48
42	S 96° 59' 59" E	376.94
43	S 97° 11' 59" E	378.40
44	S 97° 23' 59" E	379.86
45	S 97° 35' 59" E	381.32
46	S 97° 47' 59" E	382.78
47	S 97° 59' 59" E	384.24
48	S 98° 11' 59" E	385.70
49	S 98° 23' 59" E	387.16
50	S 98° 35' 59" E	388.62
51	S 98° 47' 59" E	390.08
52	S 98° 59' 59" E	391.54
53	S 99° 11' 59" E	393.00
54	S 99° 23' 59" E	394.46
55	S 99° 35' 59" E	395.92
56	S 99° 47' 59" E	397.38
57	S 99° 59' 59" E	398.84
58	S 00° 11' 59" E	400.30
59	S 00° 23' 59" E	401.76
60	S 00° 35' 59" E	403.22
61	S 00° 47' 59" E	404.68
62	S 00° 59' 59" E	406.14
63	S 01° 11' 59" E	407.60
64	S 01° 23' 59" E	409.06
65	S 01° 35' 59" E	410.52
66	S 01° 47' 59" E	411.98
67	S 01° 59' 59" E	413.44
68	S 02° 11' 59" E	414.90
69	S 02° 23' 59" E	416.36
70	S 02° 35' 59" E	417.82
71	S 02° 47' 59" E	419.28
72	S 02° 59' 59" E	420.74
73	S 03° 11' 59" E	422.20
74	S 03° 23' 59" E	423.66
75	S 03° 35' 59" E	425.12
76	S 03° 47' 59" E	426.58
77	S 03° 59' 59" E	428.04
78	S 04° 11' 59" E	429.50
79	S 04° 23' 59" E	430.96
80	S 04° 35' 59" E	432.42
81	S 04° 47' 59" E	433.88
82	S 04° 59' 59" E	435.34
83	S 05° 11' 59" E	436.80
84	S 05° 23' 59" E	438.26
85	S 05° 35' 59" E	439.72
86	S 05° 47' 59" E	441.18
87	S 05° 59' 59" E	442.64
88	S 06° 11' 59" E	444.10
89	S 06° 23' 59" E	445.56
90	S 06° 35' 59" E	447.02
91	S 06° 47' 59" E	448.48
92	S 06° 59' 59" E	449.94
93	S 07° 11' 59" E	451.40
94	S 07° 23' 59" E	452.86
95	S 07° 35' 59" E	454.32
96	S 07° 47' 59" E	455.78
97	S 07° 59' 59" E	457.24
98	S 08° 11' 59" E	458.70
99	S 08° 23' 59" E	460.16
100	S 08° 35' 59" E	461.62
101	S 08° 47' 59" E	463.08
102	S 08° 59' 59" E	464.54
103	S 09° 11' 59" E	466.00
104	S 09° 23' 59" E	467.46
105	S 09° 35' 59" E	468.92
106	S 09° 47' 59" E	470.38
107	S 09° 59' 59" E	471.84
108	S 10° 11' 59" E	473.30
109	S 10° 23' 59" E	474.76
110	S 10° 35' 59" E	476.22
111	S 10° 47' 59" E	477.68
112	S 10° 59' 59" E	479.14
113	S 11° 11' 59" E	480.60
114	S 11° 23' 59" E	482.06
115	S 11° 35' 59" E	483.52
116	S 11° 47' 59" E	484.98
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148	S 18° 11' 59" E	531.70
149	S 18° 23' 59" E	533.16
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151	S 18° 47' 59" E	536.08
152	S 18° 59' 59" E	537.54
153	S 19° 11' 59" E	539.00
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155	S 19° 35' 59" E	541.92
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157	S 19° 59' 59" E	544.84
158	S 20° 11' 59" E	546.30
159	S 20° 23' 59" E	547.76
160	S 20° 35' 59" E	549.22
161	S 20° 47' 59" E	550.68
162	S 20° 59' 59" E	552.14
163	S 21° 11' 59" E	553.60
164	S 21° 23' 59" E	555.06
165	S 21° 35' 59" E	556.52
166	S 21° 47' 59" E	557.98
167	S 21° 59' 59" E	559.44
168	S 22° 11' 59" E	560.90
169	S 22° 23' 59" E	562.36
170	S 22° 35' 59" E	563.82
171	S 22° 47' 59" E	565.28
172	S 22° 59' 59" E	566.74
173	S 23° 11' 59" E	568.20
174	S 23° 23' 59" E	569.66
175	S 23° 35' 59" E	571.12
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177	S 23° 59' 59" E	574.04
178	S 24° 11' 59" E	575.50
179	S 24° 23' 59" E	576.96
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181	S 24° 47' 59" E	579.88
182	S 24° 59' 59" E	581.34
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184	S 25° 23' 59" E	584.26
185	S 25° 35' 59" E	585.72
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187	S 25° 59' 59" E	588.64
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189	S 26° 23' 59" E	591.56
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191	S 26° 47' 59" E	594.48
192	S 26° 59' 59" E	595.94
193	S 27° 11' 59" E	597.40
194	S 27° 23' 59" E	598.86
195	S 27° 35' 59" E	600.32
196	S 27° 47' 59" E	601.78
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199	S 28° 23' 59" E	606.16
200	S 28° 35' 59" E	607.62
201	S 28° 47' 59" E	609.08
202	S 28° 59' 59" E	610.54
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204	S 29° 23' 59" E	613.46
205	S 29° 35' 59" E	614.92
206	S 29° 47' 59" E	616.38
207	S 29° 59' 59" E	617.84
208	S 30° 11' 59" E	619.30
209	S 30° 23' 59" E	620.76
210	S 30° 35' 59" E	622.22
211	S 30° 47' 59" E	623.68
212	S 30° 59' 59" E	625.14
213	S 31° 11' 59" E	626.60
214	S 31° 23' 59" E	628.06
215	S 31° 35' 59" E	629.52
216	S 31° 47' 59" E	630.98
217	S 31° 59' 59" E	632.44
218	S 32° 11' 59" E	633.90
219	S 32° 23' 59" E	635.36
220	S 32° 35' 59" E	636.82
221	S 32° 47' 59" E	638.28
222	S 32° 59' 59" E	639.74
223	S 33° 11' 59" E	641.20
224	S 33° 23' 59" E	642.66
225	S 33° 35' 59" E	644.12
226	S 33° 47' 59" E	645.58
227	S 33° 59' 59" E	647.04
228	S 34° 11' 59" E	648.50
229	S 34° 23' 59" E	649.96
230	S 34° 35' 59" E	651.42
231	S 34° 47' 59" E	652.88
232	S 34° 59' 59" E	654.34
233	S 35° 11' 59" E	655.80
234	S 35° 23' 59" E	657.26
235	S 35° 35' 59" E	658.72
236	S 35° 47' 59" E	660.18
237	S 35° 59' 59" E	661.64
238	S 36° 11' 59" E	663.10
239	S 36° 23' 59" E	664.56
240	S 36° 35' 59" E	666.02
241	S 36° 47' 59" E	667.48
242	S 36° 59' 59" E	668.94
243	S 37° 11' 59" E	670.40
244	S 37° 23' 59" E	671.86
245	S 37° 35' 59" E	673.32
246	S 37° 47' 59" E	674.78
247	S 37° 59' 59" E	676.24
248	S 38° 11' 59" E	677.70
249	S 38° 23' 59" E	679.16
250	S 38° 35' 59" E	680.62
251	S 38° 47' 59" E	682.08
252	S 38° 59' 59" E	683.54
253	S 39° 11' 59" E	685.00
254	S 39° 23' 59" E	686.46
255	S 39° 35' 59" E	687.92
256	S 39° 47' 59" E	689.38
257	S 39° 59' 59" E	690.84
258	S 40° 11' 59" E	692.30
259	S 40° 23' 59" E	693.76
260	S 40° 35' 59" E	695.22
261	S 40° 47' 59" E	696.68
262	S 40° 59' 59" E	698.14
263	S 41° 11' 59" E	699.60
264	S 41° 23' 59" E	701.06
265	S 41° 35' 59" E	702.52
266	S 41° 47' 59" E	703.98
267	S 41° 59' 59" E	705.44
268	S 42° 11' 59" E	706.90
269	S 42° 23' 59" E	708.36
270	S 42° 35' 59" E	709.82
271	S 42° 47' 59" E	711.28
272	S 42° 59' 59" E	712.74
273	S 43° 11' 59" E	714.20
274	S 43° 23' 59" E	715.66
275	S 43° 35' 59" E	717.12
276	S 43° 47' 59" E	718.58
277	S 43° 59' 59" E	720.04
278	S 44° 11' 59" E	721.50
279	S 44° 23' 59" E	722.96
280	S 44° 35' 59" E	724.42
281	S 44° 47' 59" E	725.88
282	S 44° 59' 59" E	727.34
283	S 45° 11' 59" E	728.80
284	S 45° 23' 59" E	730.26
285	S 45° 35' 59" E	731.72
286	S 45° 47' 59" E	733.18
287	S 45° 59' 59" E	734.64
288	S 46° 11' 59" E	736.10
289	S 46° 23' 59" E	737.56
290	S 46° 35' 59" E	739.02
291	S 46° 47' 59" E	740.48
292	S 46° 59' 59" E	741.94

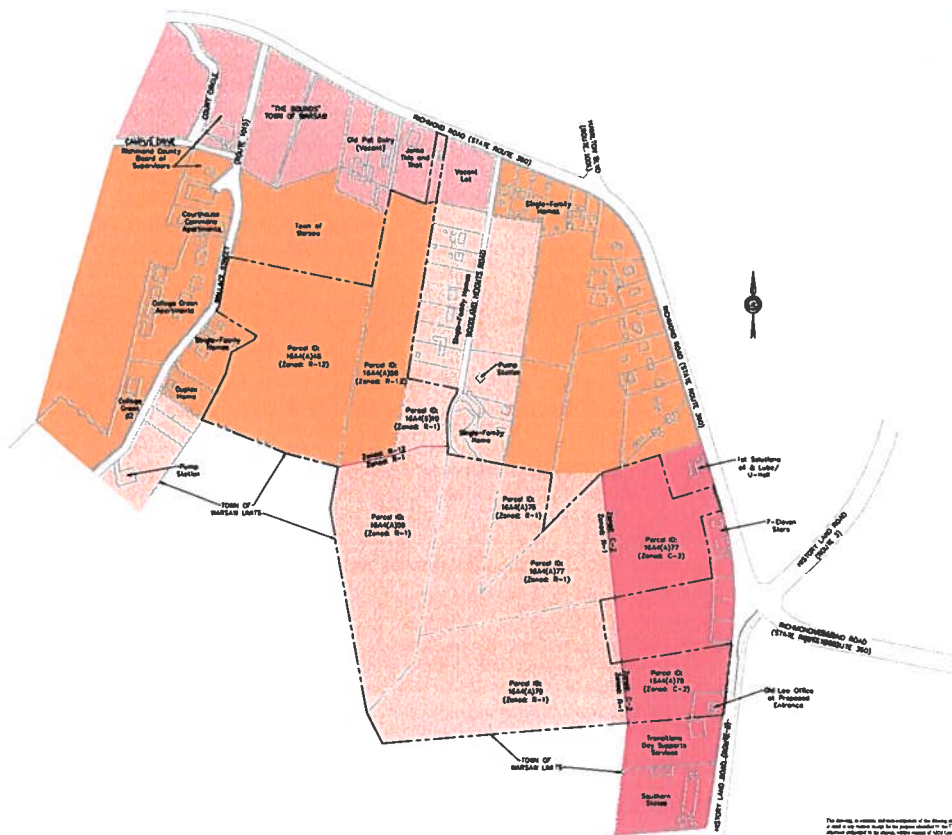
TRADITIONAL TOWN OVERLAY

EXISTING ZONING PERMITTED IN THE
TRADITIONAL TOWN OVERLAY DISTRICT



PARCELS FOR UTILIZATION OF
TRADITIONAL TOWN OVERLAY DISTRICT

16A4(A)48	=	11.48
16A4(A)59	=	18.35
16A4(A)76	=	2.38
16A4(A)77	=	18.18
16A4(A)79	=	15.09
16A4(A)10	=	1.68
TOTAL	=	63.16



TOWN OF WARSAW, TOWN MANAGER
AGENT APPROVAL PANEL

EXISTING ZONING MAP
AND ADJACENT LAND USE MAP

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EXISTING ZONING MAP &
ADJACENT LAND USE MAP
PACKETT PROPERTIES
TOWN OF WARSAW, VA

10-30-2024
SCALE
1" = 200'
Sheet
3

Sheet
5