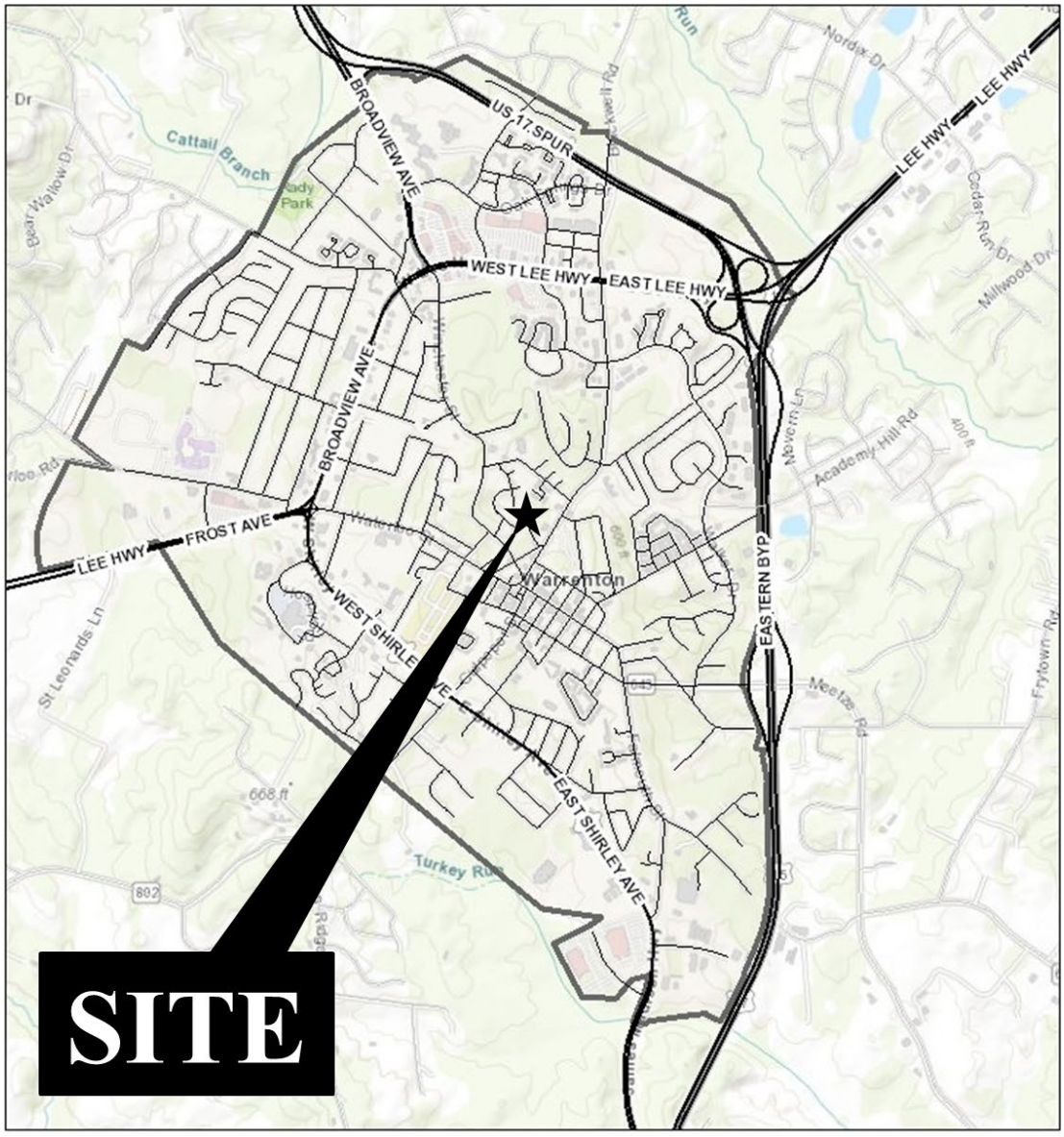
Attachment A - Map
VICINITY MAP

Town of Warrenton, VA WebGIS



July 27, 2017

1:36,363

0 0.3 0.6 1.2 mi
0 0.5 1 2 km

Major Roads

- <all other values>
- COUNTY
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP
- Town Limits

Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Attachment A - Map
AERIAL MAP

Town of Warrenton, VA WebGIS Parcels - Parcel ID: 6984-44-0899-000

June 8, 2021

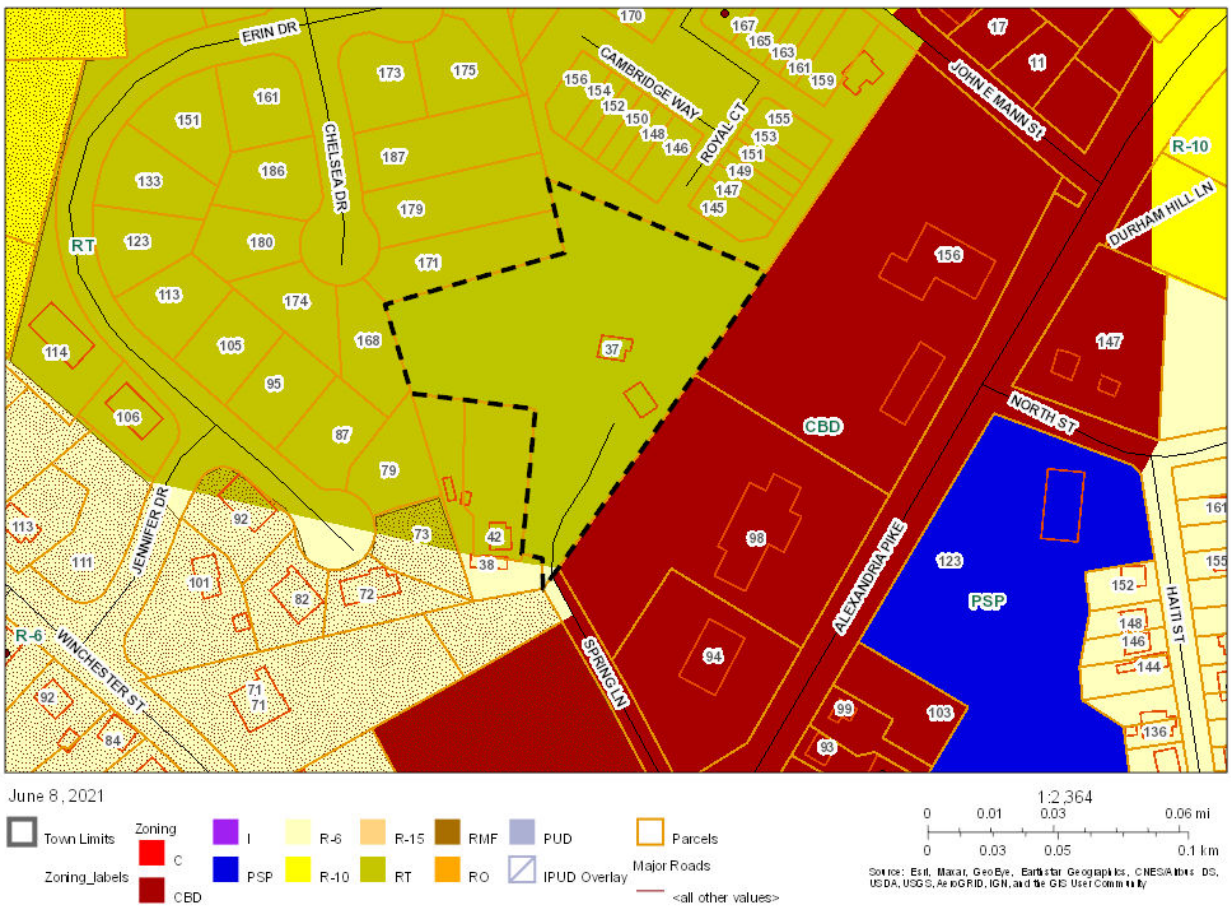
Parcels
Major Roads
<all other values>
LOCAL
MINOR
RAMP
COUNTY
MAJOR
PRIVATE
Buildings

1:2,364
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Attachment A - Map
EXISTING ZONING MAP

Town of Warrenton, VA WebGIS Parcels - Parcel ID: 6984-44-0899-000

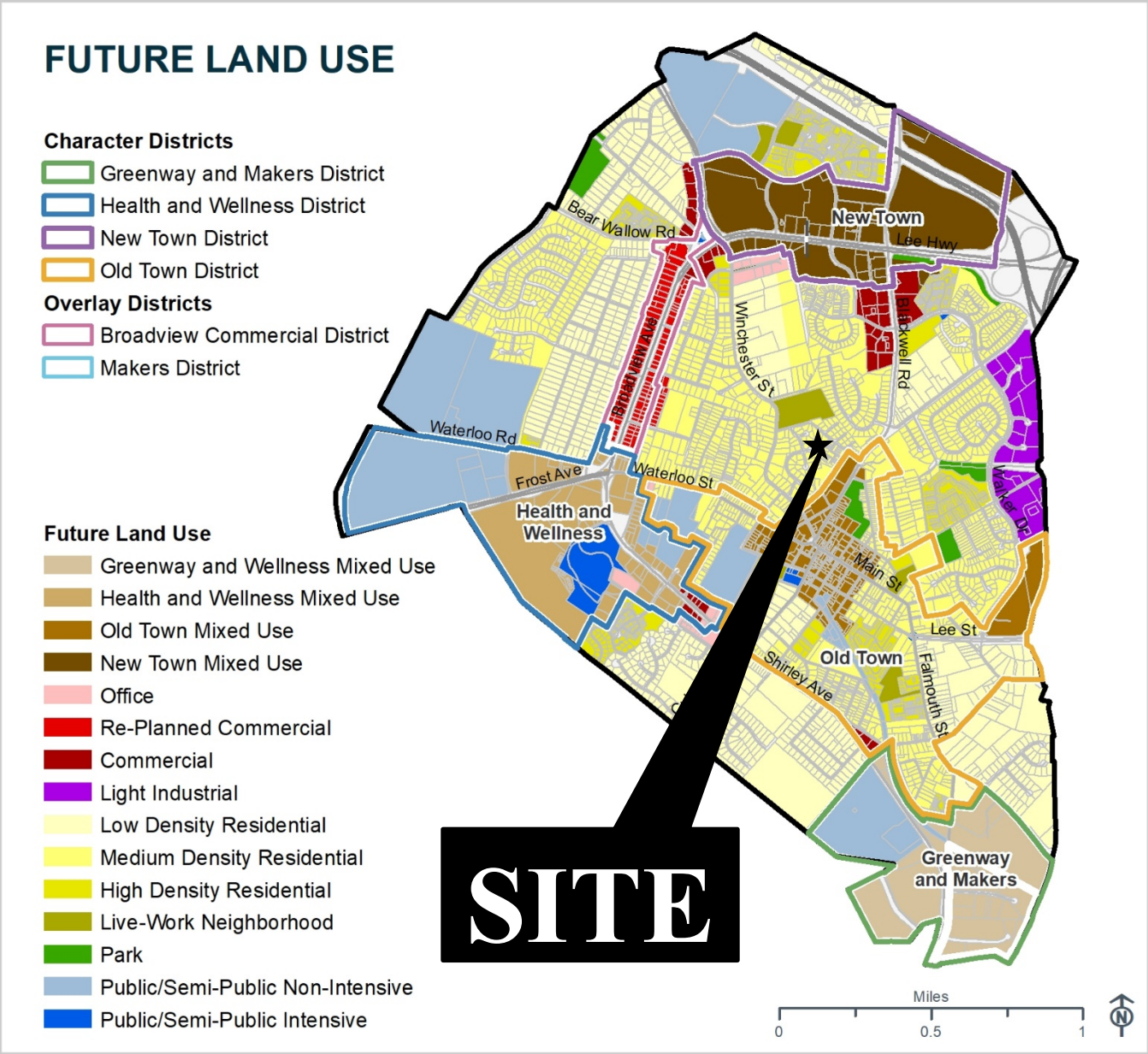


June 8, 2021

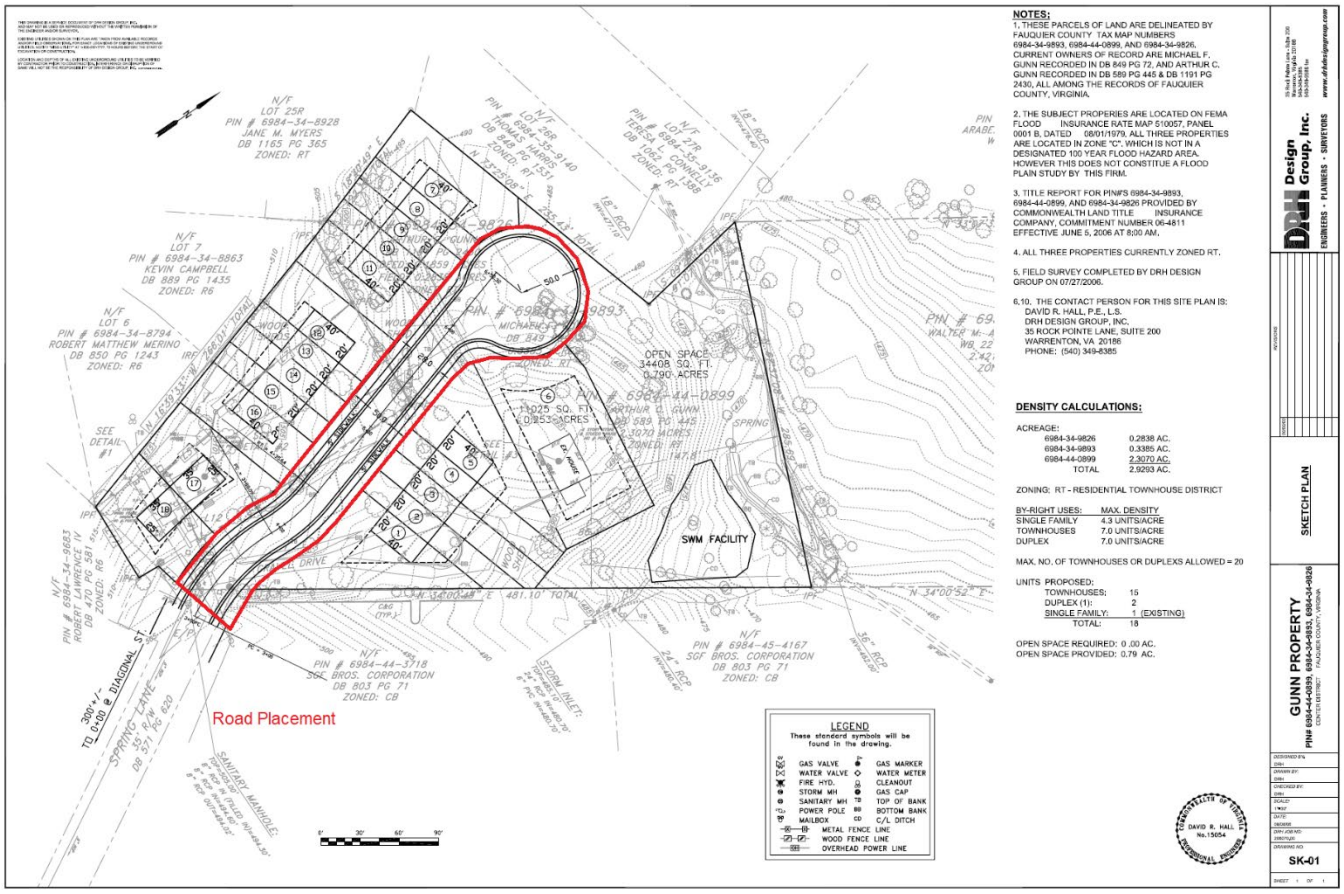
Town Limits
Zoning_labels
Zoning: C, CBD, I, PSP, R-6, R-10, R-15, RT, RMF, RO, PUD, IPUD Overlay
Parcels
Major Roads
<all other values>

1:2,364
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


FUTURE LAND USE
Character Districts
Greenway and Makers District
Health and Wellness District
New Town District
Old Town District
Overlay Districts
Broadview Commercial District
Makers District
Future Land Use
Greenway and Wellness Mixed Use
Health and Wellness Mixed Use
Old Town Mixed Use
New Town Mixed Use
Office
Re-Planned Commercial
Commercial
Light Industrial
Low Density Residential
Medium Density Residential
High Density Residential
Live-Work Neighborhood
Park
Public/Semi-Public Non-Intensive
Public/Semi-Public Intensive
Bear Wallow Rd
New Town
Lee Hwy
Winchester St
Blackwell Rd
Broadview Ave
Waterloo Rd
Frost Ave
Waterloo St
Walker Dr
Health and Wellness
Main St
Lee St
Old Town
Shirley Ave
Falmouth St
Greenway and Makers
SITE
Miles
0
0.5
1
N

Attachment A - Map
PROPOSED ROAD



NOTES:

1. THESE PARCELS OF LAND ARE DELINEATED BY FAUQUIER COUNTY TAX MAP NUMBERS 6984-34-9893, 6984-44-0899, AND 6984-34-9826. CURRENT OWNERS OF RECORD ARE MICHAEL F. GUNN RECORDED IN DB 849 PG 72, AND ARTHUR C. GUNN RECORDED IN DB 589 PG 445 & DB 1191 PG 2430, ALL AMONG THE RECORDS OF FAUQUIER COUNTY, VIRGINIA.

2. THE SUBJECT PROPERIES ARE LOCATED ON FEMA FLOOD INSURANCE RATE MAP 510057, PANEL 0001 B, DATED 09/01/1979, ALL THREE PROPERTIES ARE LOCATED IN ZONE "C", WHICH IS NOT IN A DESIGNATED 100 YEAR FLOOD HAZARD AREA. HOWEVER THIS DOES NOT CONSTITUE A FLOOD PLAIN STUDY BY THIS FIRM.

3. TITLE REPORT FOR PIN#'S 6984-34-9893, 6984-44-0899, AND 6984-34-9826 PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 06-4811 EFFECTIVE JUNE 5, 2006 AT 8:00 AM.

4. ALL THREE PROPERTIES CURRENTLY ZONED RT.

5. FIELD SURVEY COMPLETED BY DRH DESIGN GROUP ON 07/27/2006.

6,10. THE CONTACT PERSON FOR THIS SITE PLAN IS:
DAVID R. HALL, P.E., L.S.
DRH DESIGN GROUP, INC.
35 ROCK POINTE LANE, SUITE 200
WARRENTON, VA 20186
PHONE: (540) 349-8385

DENSITY CALCULATIONS:

ACREAGE:

6984-34-9826	0.2838 AC.
6984-34-9893	0.3385 AC.
6984-44-0899	2.3070 AC.
TOTAL	2.9293 AC.

ZONING: RT - RESIDENTIAL TOWNHOUSE DISTRICT

BY-RIGHT USES:	MAX. DENSITY
SINGLE FAMILY	4.3 UNITS/ACRE
TOWNHOUSES	7.0 UNITS/ACRE
DUPLEX	7.0 UNITS/ACRE

MAX. NO. OF TOWNHOUSES OR DUPLEXS ALLOWED = 20

UNITS PROPOSED:

TOWNHOUSES:	15
DUPLEX (1):	2
SINGLE FAMILY:	1 (EXISTING)
TOTAL:	18

OPEN SPACE REQUIRED: 0.00 AC.
OPEN SPACE PROVIDED: 0.79 AC.

DAVID R. HALL No.15054

DRH Design Group, Inc. ENGINEERS • PLANNERS • SURVEYORS www.drhdesigngroup.com

SKETCH PLAN

GUNN PROPERTY
PIN# 6984-44-0899, 6984-34-9893, 6984-34-9826
CENTER DISTRICT FAUQUIER COUNTY, VIRGINIA

SK-01