SITE TABULATION:

PARCEL DESIGNATION:	ID# 6983-69-5456 4.2 ACRES
	ID# 6983-69-7548 1.0 ACRES
TOTAL PARCEL AREA:	5.20 ACRES
EXISTING ZONING:	I (INDUSTRIAL)

PROPOSED R-15 ZONING DATA:

MINIMUM LOT SIZE:	15,000 S.F.
MINIMUM LOT FRONTAGE:	90 FT.
MAXIMUM LOT COVERAGE:	65%
MINIMUM SETBACKS:	FRONT: 25 FT.
	SIDE: 12' FT.
	REAR: 35 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.
PROPOSED NUMBER OF LOTS:	8 LOTS (INCLUDING THE EXISTING MANOR HOUSE)
PROPOSED DENSITY:	1.54 DU/AC.

GENERAL NOTES:

1. THE PROPERTY IS IN THE NAME OF WORSHAM, SUZANNE W. AND WORSHAM, WILLIAM T. 4437 SPINKS FERRY ROAD, LEESBURG, VIRGINIA 20176. PARCEL ID: 6983-69-7548-000 AND 6983-69-5456-000 AMONG THE LAND RECORDS OF THE TOWN OF WARRENTON, VIRGINIA.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS COMPILED FROM THE TOWN OF WARRENTON GEOGRAPHIC INFORMATION SYSTEM.
3. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD. A TITLE REPORT HAS NOT BEEN PROVIDED, AND THEREFORE, THIS EXHIBIT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY, IF ANY.
4. THE PROPERTY AS SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN.
5. THE PROPERTY IS NOT LOCATED IN THE TOWN OF WARRENTON'S HISTORIC DISTRICT.
6. THERE ARE NO KNOWN GRAVES OR CEMETERY ON THE SUBJECT PROPERTY.
7. THERE ARE NO KNOWN WETLANDS ON THE SUBJECT PROPERTY. A WETLAND STUDY HAS NOT BEEN PERFORMED.
8. THE SUBJECT SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
9. SHARED DRIVEWAY ENTRANCES SHALL BE USED TO THE FULLEST EXTENT POSSIBLE, AND FURTHERMORE, THAT CAN BE ACHIEVED WITH THE EXISTING AND PROPOSED TOPOGRAPHY.
10. THE PROPOSED HALF SECTION FOR FALMOUTH STREET IS A "MAJOR COLLECTOR" PER THE TOWN'S FACILITY STANDARDS MANUAL AND A "SIGNATURE STREET" PER THE TOWN'S COMPREHENSIVE PLAN STREET RECOMMENDATIONS.
11. THE PROPOSED HALF SECTION FOR OLD MEETZE ROAD IS A "MINOR COLLECTOR" PER THE TOWN'S FACILITY STANDARDS MANAUL AND A "NEIGHBORHOOD STREET" PER THE TOWN'S COMPREHENSIVE PLAN STREET RECOMMENDATIONS.
12. PARCELS "A", SHALL BE USED FOR OPEN SPACE PURPOSES AND OR A TREE/VEGITATION PRESERVATION AREA.
13. THE EXISTING ALWYNGTON MANOR HOUSE SHALL REMAIN ON LOT 8 AS A SINGLE FAMILY RESIDENTIAL USE.

Bowman

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REZONING EXHIBIT

ALWYNGTON MANOR

TOWN OF WARRENTON, VIRGINIA
WARD - 2

COUNTY PROJECT NUMBER

DRAFT COPY

PLAN STATUS	
DATE	DESCRIPTION

DRG DESIGN	DRG DRAWN	DRG CHKD

SCALE H: 1"= 40'
V: N/A

JOB No. 140259-01-001

DATE : AUG. 2022

FILE No. 140259-01-001

SHEET 1 OF 1