

Future Department of Public Works Site Analysis

PREPARED FOR

**Town of Warrenton
Fauquier County, Virginia
BE #V212171**

BY

BOHLER //

**28 BLACKWELL PARK LANE
SUITE 201
WARRENTON, VA 20186
(540) 349-4500**

September 29, 2021

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PURPOSE

Bohler Engineering VA, LLC was contracted by the Town of Warrenton to conduct a desktop analysis of three (3) potential sites for the future Department of Public Works site. As we understand at this time, the Town will be purchasing 10-15± acres from Fauquier County. It should be noted that additional environmental, geotechnical and surveying studies should be completed on the preferred option.

SCOPE

Bohler Engineering VA, LLC has provided the following scope of work in order to complete the tasks noted above:

1. Review of FEMA, wetland inventory maps, and County GIS
2. Conduct site visit to obtain current site conditions
3. Prepare a Constraints Exhibit based on County GIS information

BACKGROUND

Site visits were conducted on three potential sites for the future Town of Warrenton Department of Public Works Site. Each site is shown at roughly 10 acres and located on larger parcels owned by Fauquier County Board of Supervisors. Option A is located on Bingham Road next to the Fauquier County Landfill. Option B is located on Meetze Road adjacent to the Fauquier Education Farm. Option C is located on the western side of the same Parcel as Option B. Of the three options investigated, our team would recommend pursuing Option A assuming soils on the site are adequate. If for any reason Option A presents complications that would prohibit development, Option B would be the next recommendation. Below are site conditions, photos, and analysis of site features for each option.

Option A:

PIN: 6983-81-0145-000

Address: 8499 Bingham Road

Total Parcel Acreage: 199.90 Acres

Proposed Use Acreage: 10.00± Acres

Existing Zoning: RA; R1

Proposed Zoning: I1

Wetlands/Floodplain: No

Additional Site Features:

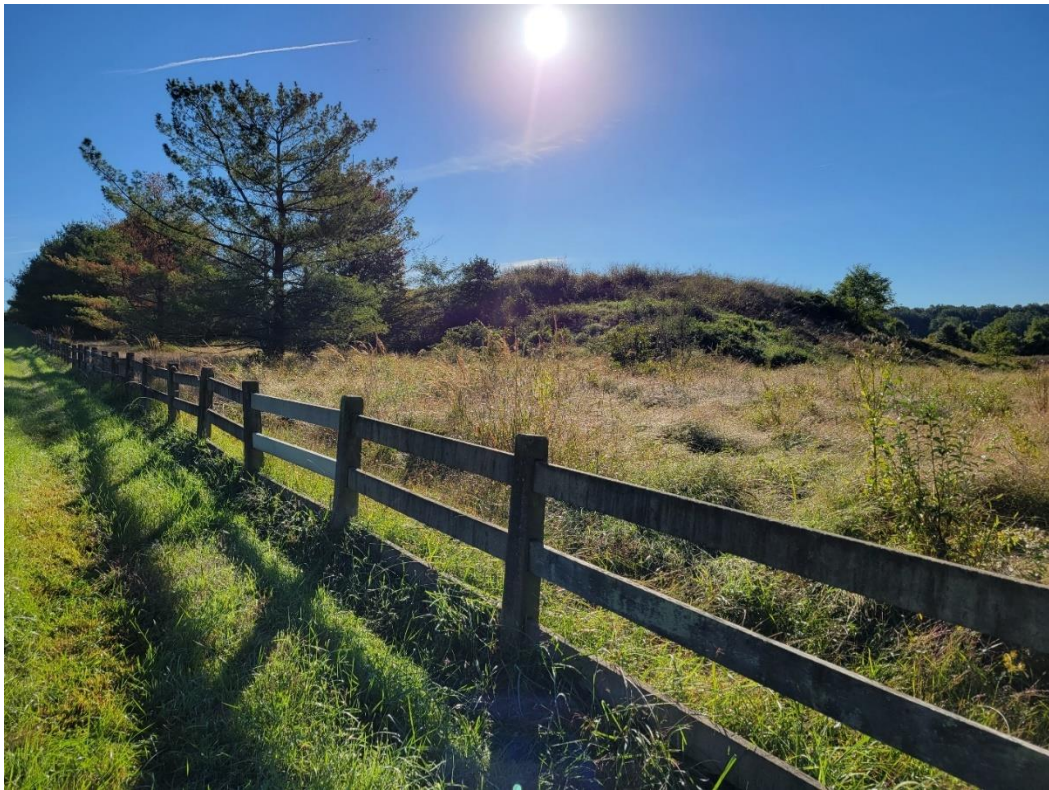
- Easy access to James Madison Highway and Town of Warrenton via existing Bingham Road.
- Two potential entrance locations; one existing.
- Adequate sight distance along Bingham Road.
- Slopes ranging from 2%-10% consisting of majority grass cover and an existing BMP pond.
- Existing stream between western property line and James Madison Highway.
- Existing tree screen along north side of property adjacent to Bingham Road.
- Area appears to be previous stockpile associated with landfill; a geotechnical report would be recommended to ensure soils are adequate for development.



Option A Photo 1: Westbound Bingham Road



Option A Photo 2: Eastbound Bingham Road.



Option A Photo 3: South side of site.



Option A Photo 4: North side of site along Bingham road.

Option B:

PIN: 6993-04-4192-000

Address: 8362 Meetze Road

Total Acreage: 153.52 Acres

Proposed Use Acreage: 10.11 Acres

Existing Zoning: RA

Proposed Zoning: I1

Easements: Electric (assumed)

Wetlands/Floodplain: Yes; 51061C0309C 02/06/2008; LOMR 15-03-0741P 06/09/2016

Additional Site Features:

- Easy access to Meetze Road and Town of Warrenton.
- Potential entrance location on northeast side of property.
- Access to Meetze Road may require access easement on adjacent neighbor.
- Sight distance adequate along Meetze Road.
- Existing walking trail along entire northeast property line.
- Slopes ranging from 5%-10% consisting of partially forested land.
- Existing stream along southeastern property line drains to pond south of property. Small portion of floodplain exists on site but development in the area could be avoided.
- Existing tree screen along northwest, northeast and southeast property lines.
- Area contains overhead electrical lines along southwest side of property.



Option B Photo 1: Existing tree line along northeast side of site.
Walking path located along entire northeast side of site.



Option B Photo 2: Existing vegetation southeast side of site. Overhead electric lines.



Option B Photo 3: Existing pond south of site.

Option C:

PIN: 6993-04-4192-000

Address: 8362 Meetze Road

Total Acreage: 153.52 Acres

Proposed Use Acreage: 10.10 Acres

Existing Zoning: RA

Proposed Zoning: I1

Easements: Electric (assumed)

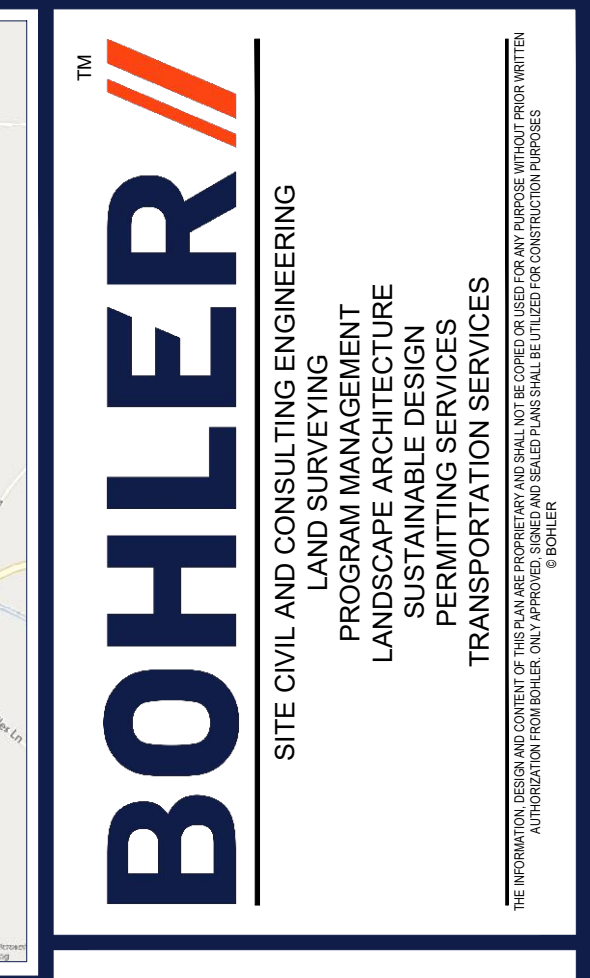
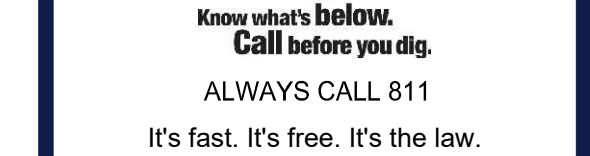
Wetlands/Floodplain: Yes; 51061C0325C 02/06/2008; LOMR 15-03-0741P 06/09/2016

Site Features:

- Potential access road from existing landfill site (approximately 1,000 feet).
- Potential access road from existing Fauquier Education Farm site (approximately 2,500 feet). This would require an access road extend through approximately 500 of Turkey Run floodplain which would be costly.
- Easy access to Town of Warrenton via James Madison Highway or Meetze Road depending on access location.
- Sight distance appears to be adequate along both potential access points.
- Slopes ranging from 10%-20% consisting of heavily forested land outside of cleared area of overhead electric lines.
- Due to location, access to this site was not available and photos were obtained.

References

Overall Constraints Plan
Constraints Plan Option A (with Photo Map)
Constraints Plan Option B (with Photo Map)
FEMA Map (Option A)
FEMA Map (Option B)
FEMA Map (Option C)
National Wetlands Inventory ("Wetlands 210916")
National Wetlands Inventory ("Warrenton")
Fauquier County GIS

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

***PROP
CONSTRAINTS
PLAN***

_____ FOR _____

PROPOSED
DEVELOPMENT

8362 MEETZE ROAD
WARRENTON
FAUQUIER COUNTY, VIRGINIA

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

CONSTRAINTS PLAN

1

ORG. DATE - 9/16/2021

1. THIS CONCEPT WAS PREPARED BASED UPON FAULKNER COUNTY GIS INFORMATION AND AERIAL IMAGERY.

2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER THOROUGH EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND THE REQUIREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.

3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO BE AND SHOULD NOT BE UTILIZED AS A ZONING AND CONSTRUCTION DOCUMENT.

OVERALL PARCEL LIMITS

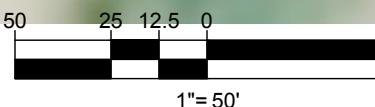
PROPOSED PARCEL AREA

LIMITS OF FLOODPLAIN PER GIS

LIMITS OF WETLANDS (PER NATIONAL WETLANDS INVENTORY MAP DATED 9/14/2021)

CONTOUR (GIS TOPOGRAPHY)

ORG. DATE - 9/16/2021



SITE

DRAWN BY	
CHECKED BY	



FOR CONCEPT
PURPOSES ONLY

PROJECT No.:	V212171
DRAWN BY:	JCW
CHECKED BY:	DSH
DATE:	9/16/2021
CAD I.D.:	CNTP-0

PROPOSED
DEVELOPMENT
62 MEETZE ROAD
WARRENTON
CLATSOP COUNTY, VIRGINIA

PROPOSED
DEVELOPMENT

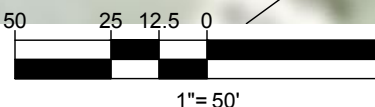
8362 MEETZE ROAD
WARRENTON
FAUQUIER COUNTY, VIRGINIA

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

1

ORG. DATE - 9/16/2021

sep 27, 2021
\\0121\\V212171\\TECHNICAL\\TEMP FILES\\BRANDON CAMPBELL\\V212171-CONT-P-0----->LAYOUT: CONCEPT



COPYRIGHT 2016
MICROSOFT CORPORATION
SCALE: 1" = 2,000'

[illegible]

It's fast. It's free. It's the law.

FOR CONCEPT
PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	V212171
DRAWN BY:	JCW
CHECKED BY:	DSH
DATE:	9/16/2021
CAD I.D.:	CNTP-0

PROJECT:

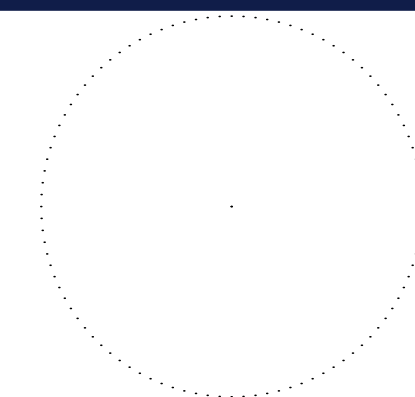
PROP CONSTRAINTS PLAN

TOWN OF WARRENTON

PROPOSED
DEVELOPMENT
8362 MEETZE ROAD
WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER//

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com



SHEET TITLE:

**CONSTRAINTS
PLAN
OPTION B**

SHEET NUMBER:

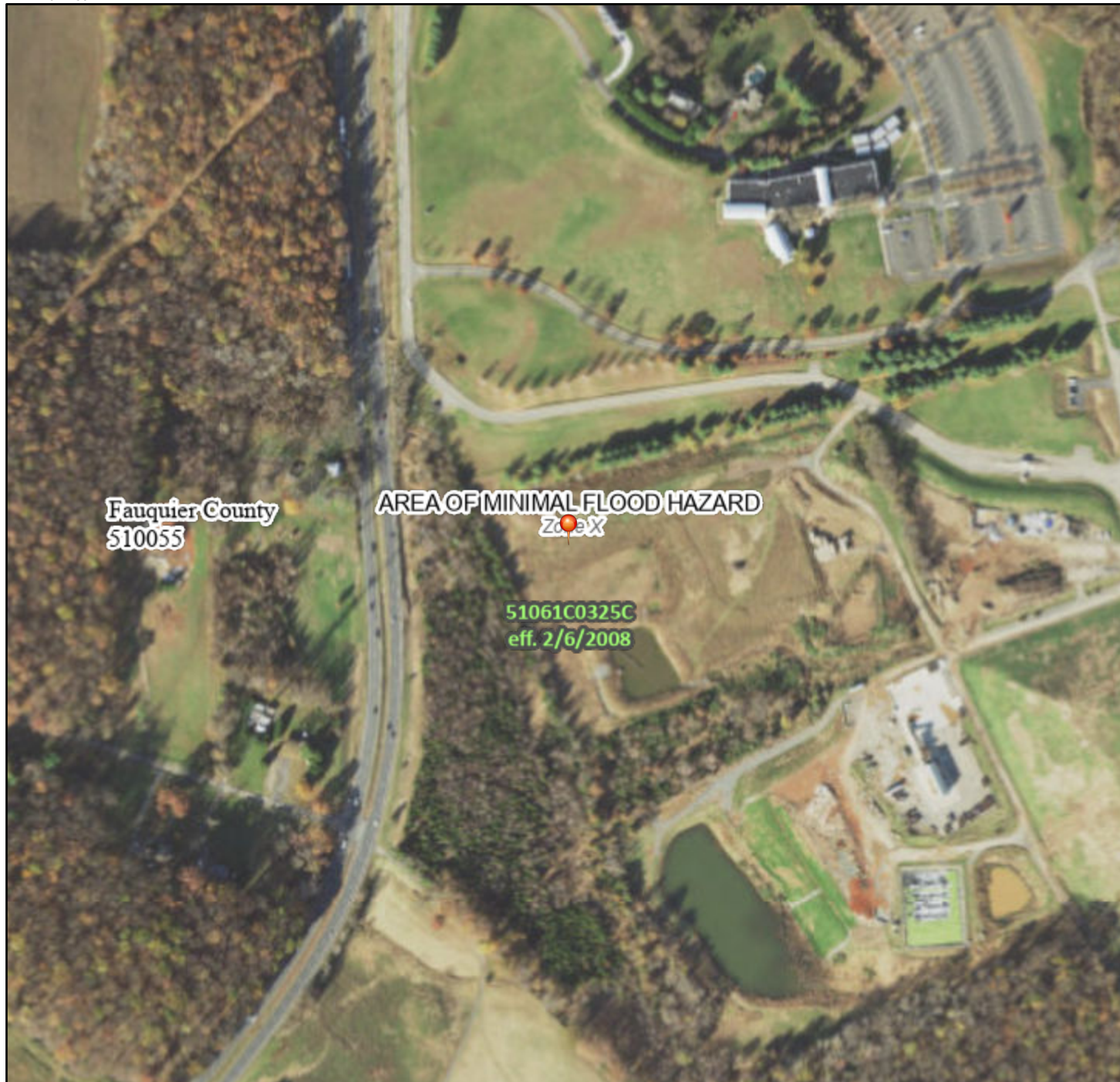
2

ORG. DATE - 9/16/2021

National Flood Hazard Layer FIRMette



77°47'26"W 38°41'N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

77°46'49"W 38°40'32"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/27/2021 at 2:47 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette



77°46'41"W 38°41'39"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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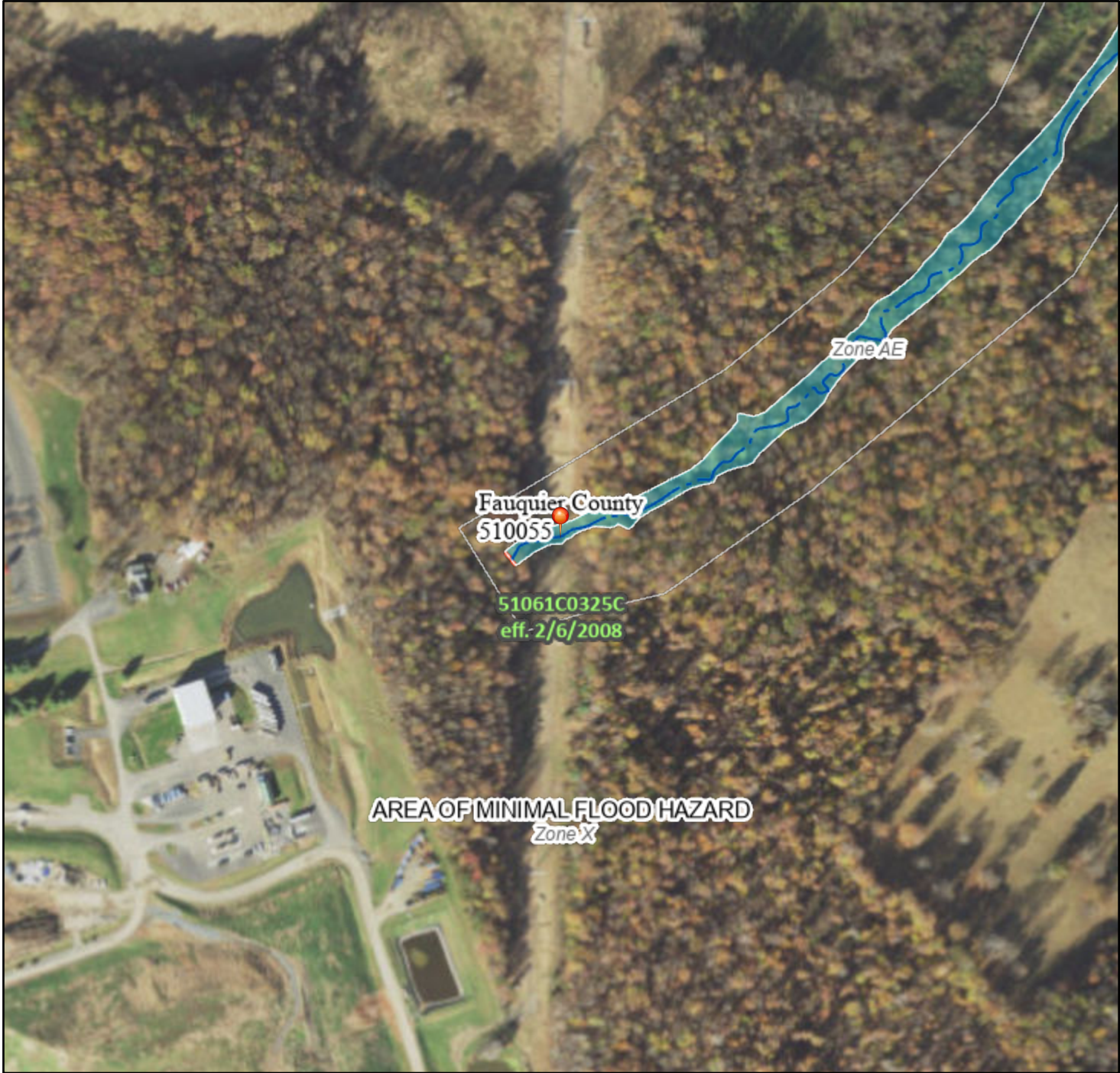
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/27/2021 at 2:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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National Flood Hazard Layer FIRMMette



77°46'53"W 38°41'10"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
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OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/27/2021 at 2:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service

National Wetlands Inventory

wetlands 210916



September 16, 2021

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

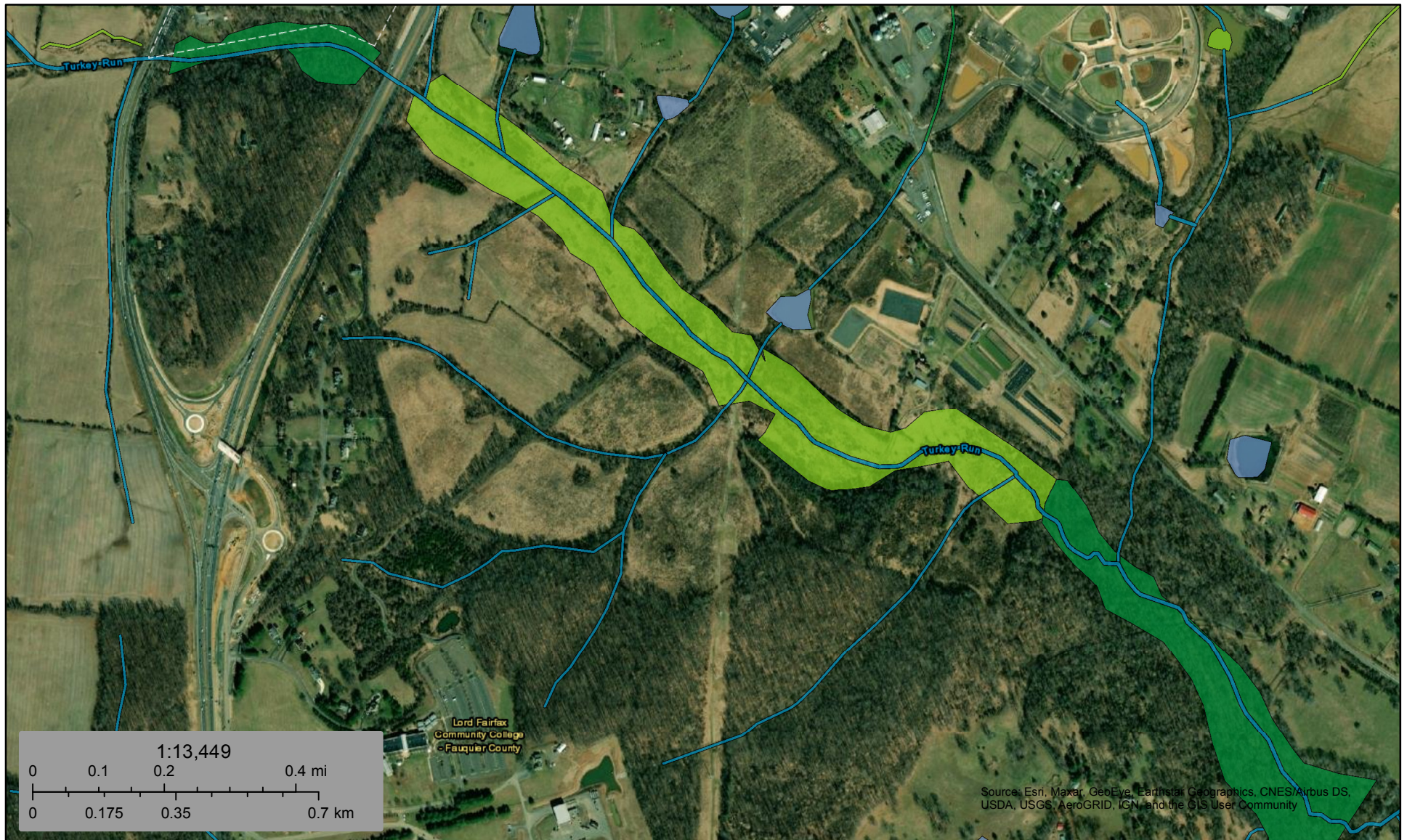
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



U.S. Fish and Wildlife Service

National Wetlands Inventory

warrenton



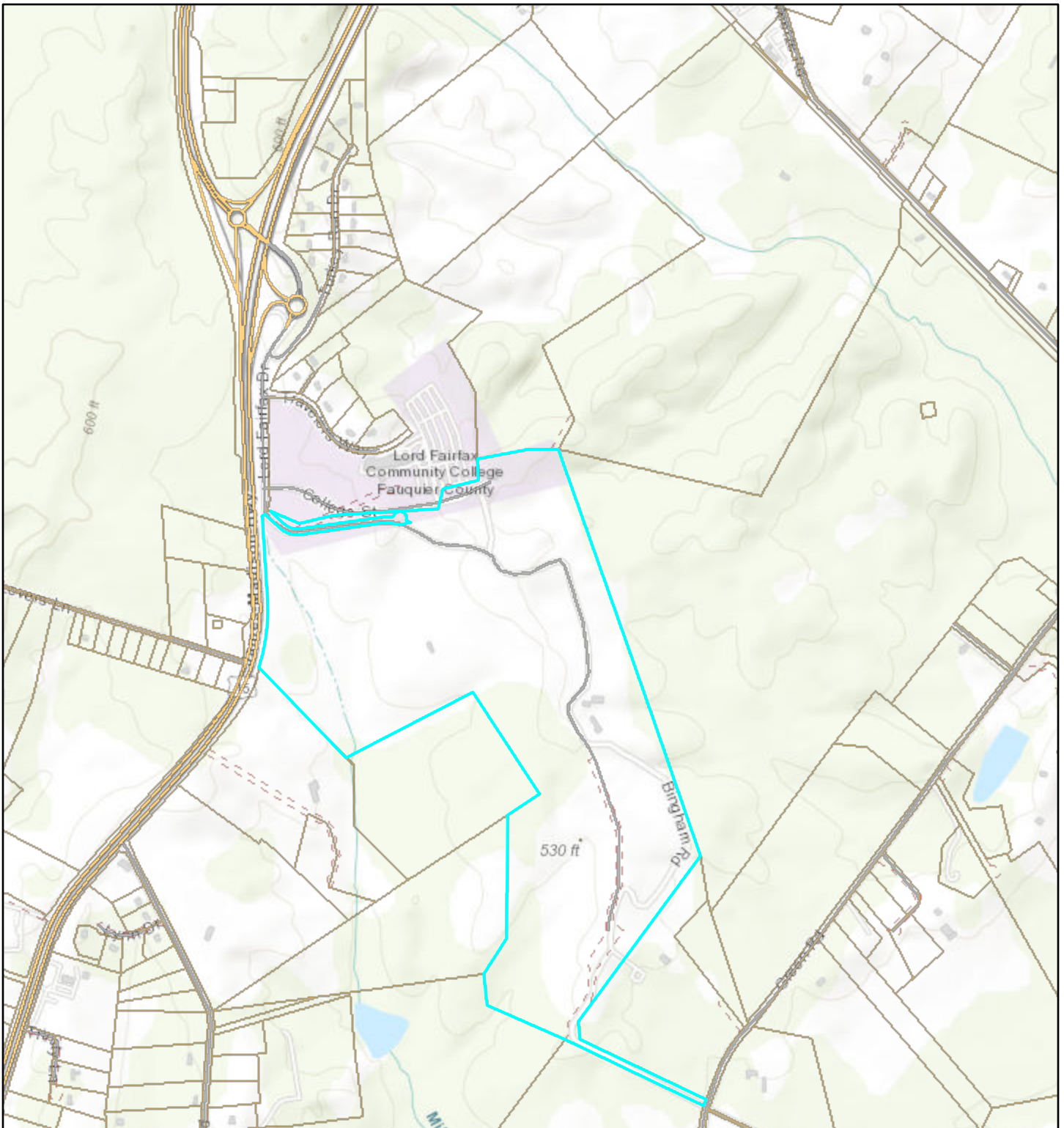
September 14, 2021

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
	Freshwater Pond		Riverine		

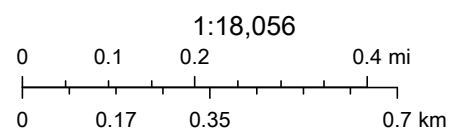
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Tax Parcel Viewer - Property Report



9/29/2021, 4:18:34 PM

- | | |
|-----------------------|-------------------------------------|
| Towns_18K | Road Centerlines_without labels_18K |
| ● TownsPts_18K | MAJOR |
| 🚓 School Location_18K | MINOR; RAMP |
| -- Municipal | COUNTY |
| + Railroad_18K | LOCAL |
| □ TaxParcel_18K | PRIVATE |
| | Encumbrances_18K |



VITA, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, Bloomfield Township MI, Esri., Inc.

Parcel Detail for PIN 6993-04-4192-000

Street Address: 8362 MEETZE RD

Legal Description:

Current Assessment Summary

Improvements Value	Land Value	Deferment	Total Taxable Value
\$166,300	\$2,199,600	\$0	\$2,365,900

Parcel	Improvements	Land	Transfers
--------	--------------	------	-----------

Owners :	BOARD OF SUPERVISORS OF FAUQUIER COUNTY
Subdivision :	
Map Sheet :	6993.00
Landscape :	AVERAGE
Road Type :	PAVED
Topography :	ON GRADE
	ROLLING
Book/Page	1218/1340 DEED
& Instrument :	
Ancestors :	6983-93-5702-000 (/Details/6983935702000)
Mailing Address :	10 HOTEL ST 2ND FLR
	WARRENTON, VA 20186
Neighborhood :	
Neighborhood Group :	0004
Tax District :	CEDAR RUN
Class :	GOVERNMENT
Acreage :	153.5214
Utilities :	WELL WATER
	SEPTIC TANK
Zoning :	AGRICULTURE DISTRICT
Descendents :	

Transfer Notes : 2019-ACCORDING TO COMM DEV 197.28AC IS ACTUALLY TWO SEPARATE LOTS OF RECORD THEREFORE 197.28A IS DIV INTO 72.0AC & 125.28AC (ACS ESTIMATES ONLY) 2020-BDY LINE ADJUST BTWN 218.2593AC (6983- 81-0145); 125.6282AC (AC CORR FR 125.28AC) (6993- 04-4192) & 71.5987AC (AC CORR FR 72AC) (6983-83- 8350) TO CREATE A PCL OF 211.9648AC; 153.5214AC & 50.0AC - PL DB 1603/902

Land Conservation Easement Summary

Purchase of Development Rights	County of Fauquier	Open Space Easement	Other

Copyright © 2019

Parcel Detail for PIN 6983-81-0145-000

Street Address: 8499 BINGHAM RD

Legal Description: RESIDUE

Current Assessment Summary

Improvements Value	Land Value	Deferment	Total Taxable Value
\$1,744,200	\$0	\$0	\$1,744,200

Parcel	Improvements	Land	Transfers
--------	--------------	------	-----------

Owners :

BOARD OF SUPERVISORS OF FAUQUIER COUNTY

Subdivision :

Map Sheet :

6983.00

Landscape :

AVERAGE

Road Type :

PAVED

Topography :

ON GRADE

ROLLING

Book/Page

692/431 DEED

& Instrument :

Ancestors :

6983-61-8156-000 (/Details/6983618156000)

Mailing Address :

10 HOTEL ST 2ND FLR

WARRENTON, VA 20186

Neighborhood :

Neighborhood Group :

0004

Tax District :

CEDAR RUN

Class :

GOVERNMENT

Acreage :

199.8988

Utilities :

WELL WATER

SEPTIC TANK

Zoning :

AGRICULTURE DISTRICT

RES, 1 DWELL/AC

Descendents :

[View 1 more](#)

Transfer Notes : 1998-47.4176AC FROM 267.1927AC OF FAUQ CO BD OF SUP LVING 219.7751AC THEN 47.4176AC MERGED W/ 2.5824AC OF STATE BD FOR COMM COLLEGES TO MK 50AC DB 789/1738 PL 1744 2001-PLAT RECRD WHEREAS 1.5207 AC DEDICATED TO PUBLIC STREET USE -DB 869/1863 2020-BDY LINE ADJUST BTWN 218.2593AC (6983- 81-0145); 125.6282AC (AC CORR FR 125.28AC) (6993- 04-4192) & 71.5987AC (AC CORR FR 72AC) (6983-83- 8350) TO CREATE A PCL OF 211.9648AC; 153.5214AC & 50.0AC - PL DB 1603/902 2022-12.066AC IS DIV OUT OF 211.9648AC (6983-81- 0145) LVG A PCL OF 199.8988AC THEN 12.066AC IS CONV FR FAUQUIER CO BD OF SUPV TO FAIRFAX COMM COLLEGE EDUCATIONAL FOUND INC TO BE MERGED W/THEIR 50.0AC (6983-83- 8350) TO CREATE ONE PCL BEING 62.0660AC - DB 1700/786 PL 791

Land Conservation Easement Summary

Purchase of Development Rights	County of Fauquier	Open Space Easement	Other