



28 Blackwell Park Lane, Suite 201  
Warrenton, VA 20186  
o. 540.349.4500

October 31, 2022  
Via Hand Delivery

Town of Warrenton  
Community Development Department  
21 Main Street  
Warrenton, VA 20186

Attn: To Whom It May Concern

Re: Bond Release Narrative  
Chick-fil-A #2116  
256 West Lee Highway  
Warrenton, VA 20186  
Fauquier County  
BE# VAB220007.00

To Whom It May Concern:

Bohler Engineering, VA LLC is pleased to present on behalf of Chick-fil-A, Inc., the formal request for release of the Public Improvement bond in the amount of \$43,181.40. The As-Built Plan was approved by the Town on October 12, 2022 therefore this request should be the final step in the bond release process.

Should you have any questions regarding this project or require additional information, please do not hesitate to contact me at (804) 893-8200.

Sincerely,

**Bohler Engineering VA, LLC**

A handwritten signature in black ink, appearing to read "K. Roberts", written over a light blue rectangular background.

Katherine Roberts, P.E.

KR/tk  
H:\2022\VAB220007.00\Admin\Letters\221031 Bond Release Narrative.doc



## TOWN OF WARRENTON

Department of Community Development

PO BOX 341  
WARRENTON, VIRGINIA 20188  
<http://www.warrentonva.gov>  
[Permittech@warrentonva.gov](mailto:Permittech@warrentonva.gov)  
(540) 347-2405

### Land Development Application

Type of Development [select type(s) below]

Permit # \_\_\_\_\_

Planning	Zoning		
<input type="checkbox"/> Commission Permit (\$2232)	<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Concept Plan Review	<input type="checkbox"/> Record / Vacate Plat
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> As-Built	<input type="checkbox"/> Easement Plat	<input type="checkbox"/> Site Development Plan
<input type="checkbox"/> Special Use Permit	<input checked="" type="checkbox"/> Bond Release/ Reduction	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Variance
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Bond Extension	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Waiver, Administrative
	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Re-approval of Plat	<input type="checkbox"/> Waiver/Exception, Legislative

☐ Amendment to Existing Approved Application? If Yes, List Application \_\_\_\_\_

#### Project Description

Project Name: Chick-fil-A

Property Address (if no address, give closest cross street): 256 West Lee Highway, Warrenton, VA 20186

Purpose of Request: Bond Release

Zoning District: C

Total Acres: 1.21

Acres for Proposed Use: N/A

Parcel Identification Number(s): 6984-28-8927-000

#### Contact Information (Attach separate page if necessary)

##### All Current Owners

Name & Company: Warrenton Crossroads, LLC

Address: 5200 Buffington Road, Atlanta, GA 30349

Phone: 717-877-5939

Email: [doug.wolfe@cfacorp.com](mailto:doug.wolfe@cfacorp.com)

##### All Current Applicants (if different then owner):

Name & Company: Chick-fil-A, Inc.

Address: 5200 Buffington Road, Atlanta, GA 30349

Phone: 717-877-5939

Email: [doug.wolfe@cfacorp.com](mailto:doug.wolfe@cfacorp.com)

##### Representative (if different then owner/applicant):

Name & Company: Bohler

Address: 28 Blackwell Park Lane, Suite 201, Warrenton, VA 20186

Phone: 540-349-4500

Email: [kroberts@bohlereng.com](mailto:kroberts@bohlereng.com)

#### OWNER(S) AFFIDAVIT (Original Signatures Required)

I have read this application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Town of Warrenton officials and other authorized government agents on official business to enter the property to process this application.

#### APPLICANT(S) AFFIDAVIT (Original Signatures Required)

The information provided is accurate to the best of my knowledge. I acknowledge that all tests, studies, and other requirements of the Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirements of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

Owner's Signature & Date: Dorothy L Wood 7 APR 2022

Applicant's Signature & Date: Doug L Wolfe

Print Owner's Name: DOROTHY L WOOD

Print Applicant's Name: Douglas L. Wolfe

Date Stamp

**TOWN OF WARRENTON**

P.O. Drawer 341  
Warrenton, VA 20188  
(540) 347-1101 x106  
Permittech@warrentonva.gov



**LAND USE APPLICATION:**

**AFFIDAVIT**

NO. \_\_\_\_\_

This affidavit certifies that the party listed, who is listed as the Applicant's Representative on a land use application, has been granted authorization to make an application and act on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance. Copies of affidavits are unacceptable.

I, DOROTHY L WOOD am the owner of the property listed below and I certify that I have granted, Chick-fil-A, Inc. as my duly authorized agent and give permission to make a land use application and act on my behalf for the following address:

256 West Lee Highway, Warrenton, VA 20186

for the land use application of Bond Release

Signature of Property Owner: Dorothy L Wood Date: 7 APR 2022

**(FOR NOTARY USE ONLY)**

State/District of Virginia City/Town/County of Fauquier  
a Notary Public in and for the aforesaid hereby certify that the following person:

Dorothy L. Wood

appeared before me in the State/District and City/Town/County aforesaid and executed this affidavit on the following date (month, day, and year): April 7, 2022

Notary Signature: Rebecca A. Atkins Registration Number: 137002

My Commission Expires: 03/31/2026

**REBECCA A. ATKINS  
NOTARY PUBLIC 137002  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES 03-31-2026**

**TOWN OF WARRENTON  
BOND ESITMATE**

Project: Chick-Fil-A Store #2116Disturbed Acreage: 0.35± AcresDate: 4-Nov-22**CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY****SITE WORK**

<u>DESCRIPTION</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>QUANTITY</u>	<u>TOTAL COST</u>
Concrete Sidewalk and Entrance Removal and Disposal	SY	\$30.00	225	\$0.00
Pavement Marking Removal	LF	\$0.50	550	\$0.00
Final Grading	SY	\$1.00	225	\$0.00
Curb and Gutter	LF	\$50.00	130	\$0.00
CG-11 (Concrete Entrance)	EA	\$3,000.00	1	\$0.00
CG-12 Ramp	EA	\$2,500.00	2	\$0.00
Sidewalk (5' Width)	LF	\$30.00	100	\$0.00
Pavement Marking (Paint)	LF	\$0.70	500	\$0.00
<b>Sub-Total</b>				<b>\$0.00</b>
<b>20% Contingencies</b>			<b>20%</b>	<b>\$0.00</b>
<b><u>Total Construction Cost</u></b>				<b>\$0.00</b>

**EROSION AND SEDIMENT CONTROL**

<u>VESC Std.</u>	<u>DESCRIPTION</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>QUANTITY</u>	<u>TOTAL COST</u>
3.01	Safety Fence (SAF)	LF	\$3.00	760	\$0.00
3.02	Temporary Gravel Construction Entrance	EA	\$1,000.00	1	\$0.00
3.05	Silt Fence (SF)	LF	\$6.00	250	\$0.00
3.07	Storm Drain Inlet Protection (IP)	EA	\$165.00	4	\$0.00
3.32	Permanent Seeding with Straw	SY	\$3.00	350	\$0.00
3.38	Tree Preservation and Protection (TP)	EA	\$250.00	6	\$0.00
	<b>ESC Sub-Total</b>				<b>\$0.00</b>
	<b>20% Contingencies</b>			<b>20%</b>	<b>\$0.00</b>
	<b><u>Total ESC Bond</u></b>				<b>\$0.00</b>
	<b>Grand Total Bond</b>				<b>\$0.00</b>

