

FOR

WATERLOO JUNCTION

PARCEL IDENTIFICATION TABLE

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SHEET TITLE	SHEET NUMBER
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THE

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PLANNING
TRANSPORTATION SERVICES

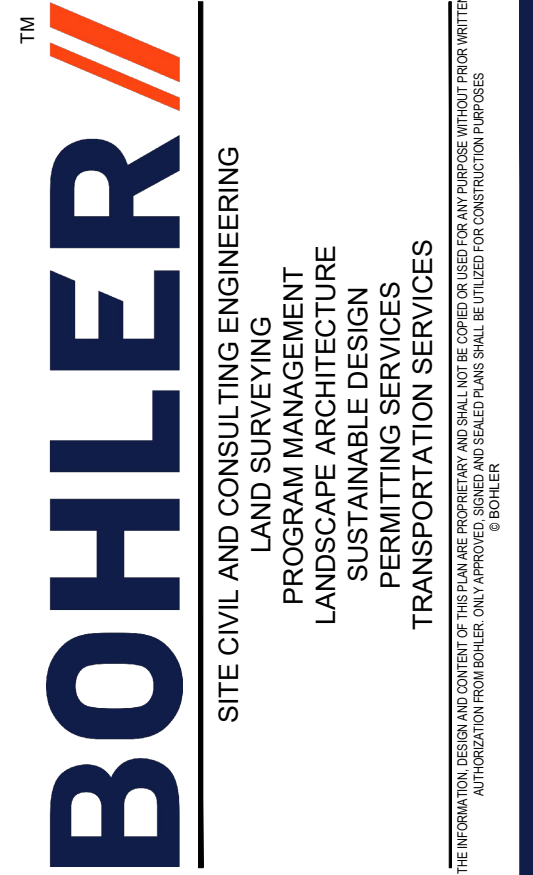
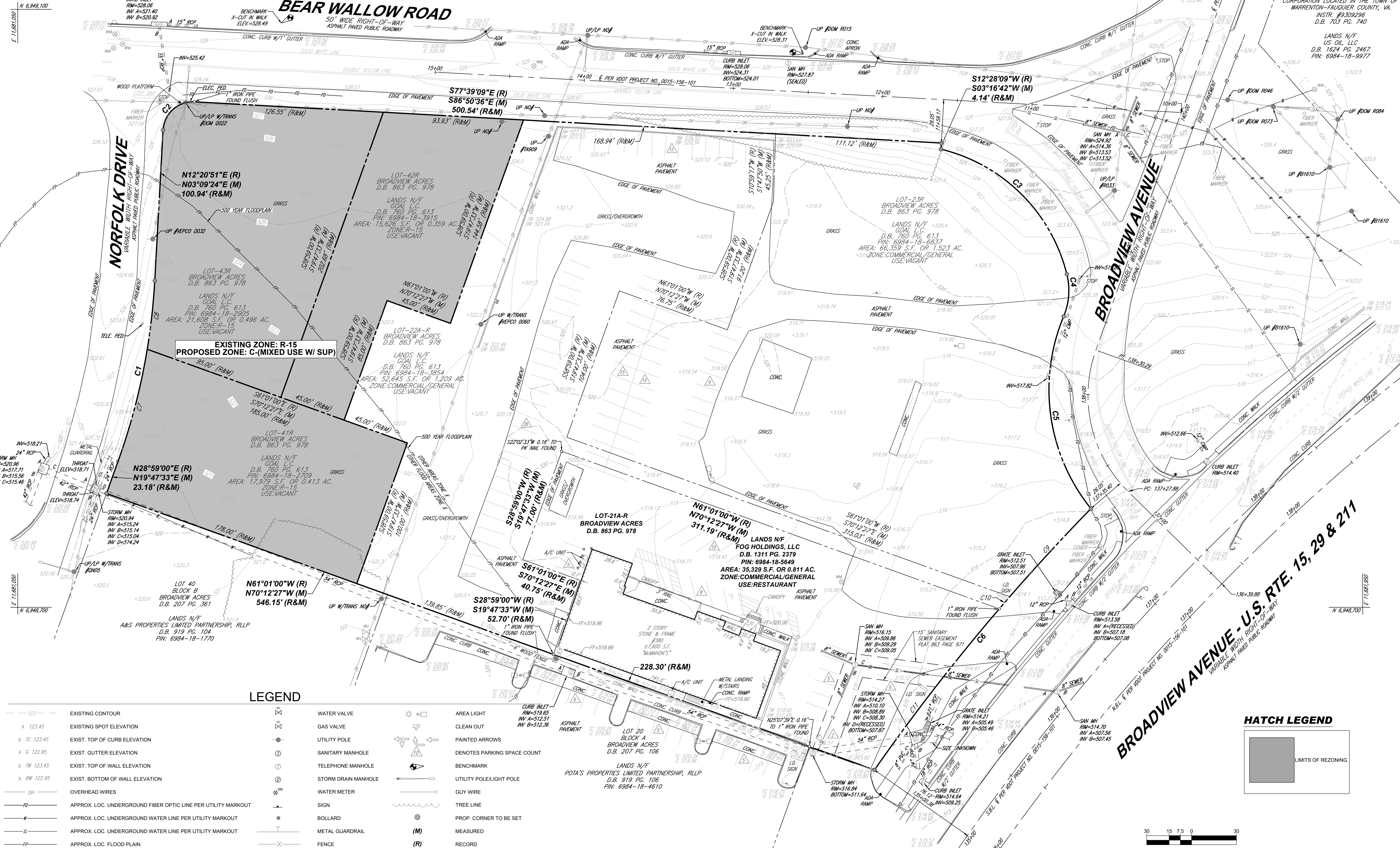
BOHLER //

Commonwealth of Virginia
John C. Wright
 JOHN C. WRIGHT
 Lic. No. 046960
 6/3/2022
 PROFESSIONAL ENGINEER

COVER SHEET

1

JUL 19, 2022
PROGRAMDATA\BOHLER\2022\C302022\TEMP\ACPUBLISH_82560\W182099 - RZON - 2----->LAYOUT: 1 - COVER SHEET



REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	6/3/2022	TOWN COMMENTS	DSH	JCW
2	7/19/2022	TOWN COMMENTS	DSH	JCW



NOT APPROVED FOR CONSTRUCTION

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.: V182099
DRAWN BY: DSH
CHECKED BY: JCW
DATE: 3/22/2022
CAD ID: EXCP-2

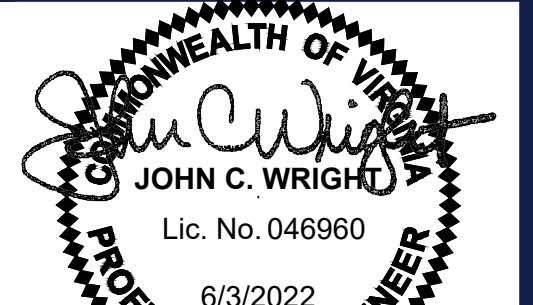
REZONING PLAN

FOR

FARRISH PROPERTIES & ACQUISITIONS, LLC

LOCATION OF SITE
BROADVIEW AVENUE
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

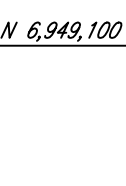
BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com



LAND USE/ EXISTING CONDITIONS PLAN

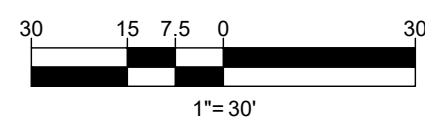
SHEET NUMBER: 2

REVISION 2 - 7/19/2022



N 6,949,100

N 6,948,700



	PROP BUILDING (SEE ARCH DRAWINGS)
	PAVEMENT & ADA STRIPING
	SIDEWALK CONCRETE
	DECORATIVE PAVERS
	ASPHALT

1. THIS PLAN IS BASED ON THE FOLLOWING:
BOUNDARY & TOPOGRAPHIC SURVEY:
 394 BRADYVIEW AVENUE, TOWN OF
 WARRENTON, FAJQUIER COUNTY VIRGINIA*
 PREPARED BY: BOHLER
 DATED 8/17/2020.

2. SITE AREA

PMN	6984-18-6837-000 = 1.523 AC±
	6984-18-6540-000 = 0.811 AC±
	6984-18-3854-000 = 1.209 AC±
	6984-18-3915-000 = 0.359 AC±
	6984-18-2708-000 = 0.413 AC±
	6984-19-2005-000 = 0.498 AC±
	TOTAL AREA = 4.81045 ACRES

3. SITE WILL BE SERVICED BY TOWN WATER AND SEWER.

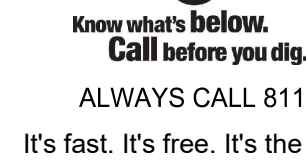
4. TOPOGRAPHIC INFORMATION:
 HORIZONTAL DATUM: NAD 83
 VERTICAL DATUM: NAVD 88

5. THE PROPOSED BUILDING, DIMENSIONAL ELEMENTS, AND OTHER
 SITES SHOWN ARE FOR PRELIMINARY AND SUBJECT TO
 CHANGE WITH FINAL ENGINEERING.

<i>SITE DATA TABLE</i>	
SITE AREA	4.81 AC ±
TOWNHOMES	47 UNITS
APARTMENTS ABOVE RESTAURANT	6 UNITS
RETAIL	3,600 SF±
EXISTING RESTAURANT	7,600 SF±

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TOWNHOMES:	DRIVEWAY	47 SPACES
	GARAGE	47 SPACES
VISITOR SPACES		20 SPACES
APARTMENTS ABOVE RESTAURANT		6 SPACES
RETAIL / SHARED		42 SPACES
EXISTING RESTAURANT (7,600 SF±)		29 SPACES
TOTAL		191 SPACES

[illegible]

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PROJECT No.:	V1820/20
DRAWN BY:	DJ
CHECKED BY:	JC
DATE:	3/22/20
CAD I.D.:	RZON

PROJECT:

FOR

FARRISH PROPERTIES
ACQUISITIONS, LLC

LOCATION OF SITE

BROADVIEW AVENUE
TOWN OF 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:

**CONCEPT
DEVELOPMENT
PLAN**

SHEET NUMBER: _____

3

REVISION 2 - 7/19/2022