

ZMA 2021-01/SUP2021-01
North Rock Harris Teeter Service Station



April 19, 2022

PLANNING COMMISSION WORK SESSION



PROPERTY LOCATION

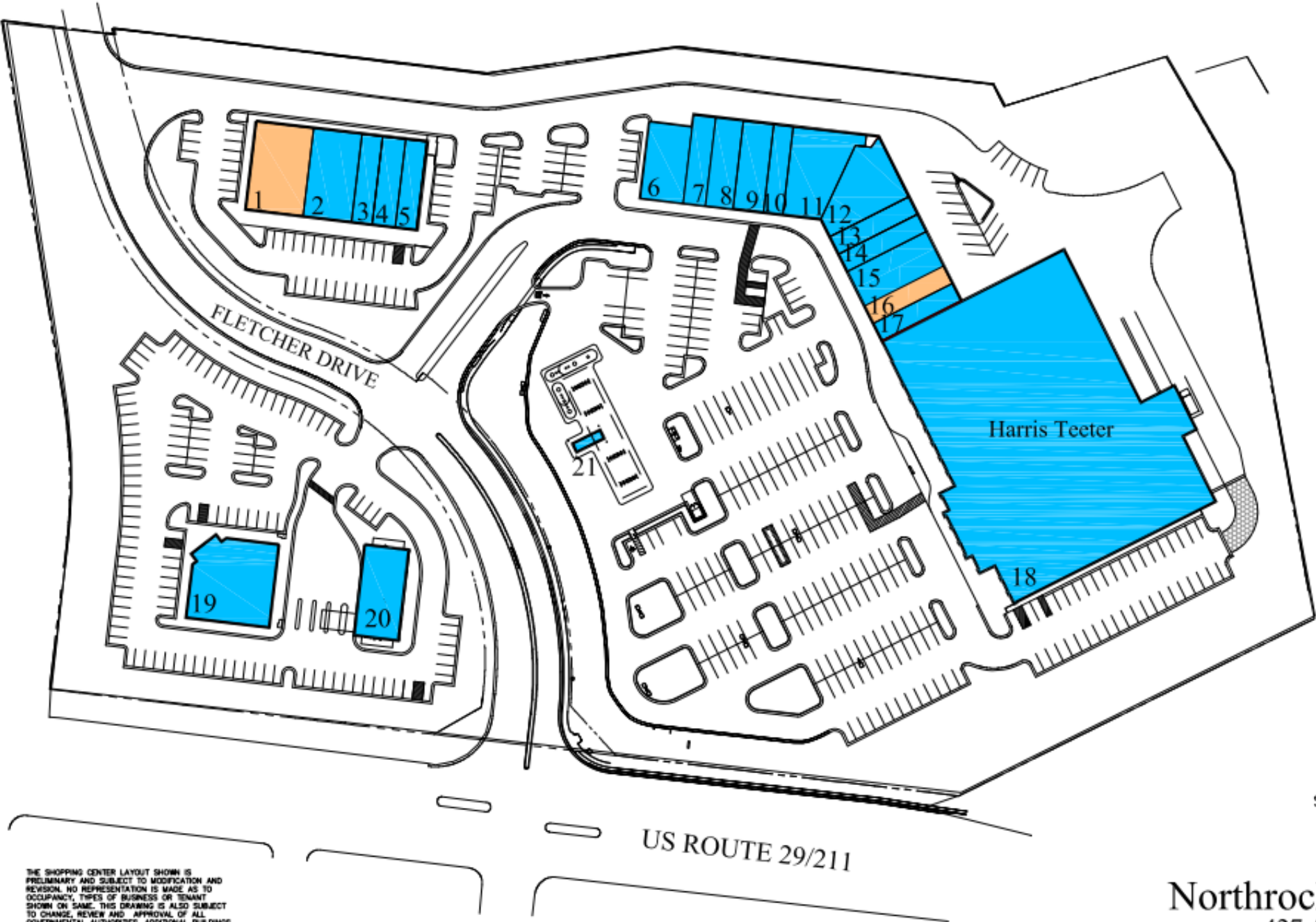
Northrock Shopping Center

SAUL CENTERS, INC.

100,432 SF

Warrenton, VA 20186

7501 Wisconsin Avenue
Suite 1500
Bethesda, Maryland
20814-6522
(301) 986-6200
www.saulcenters.com



Tenant List

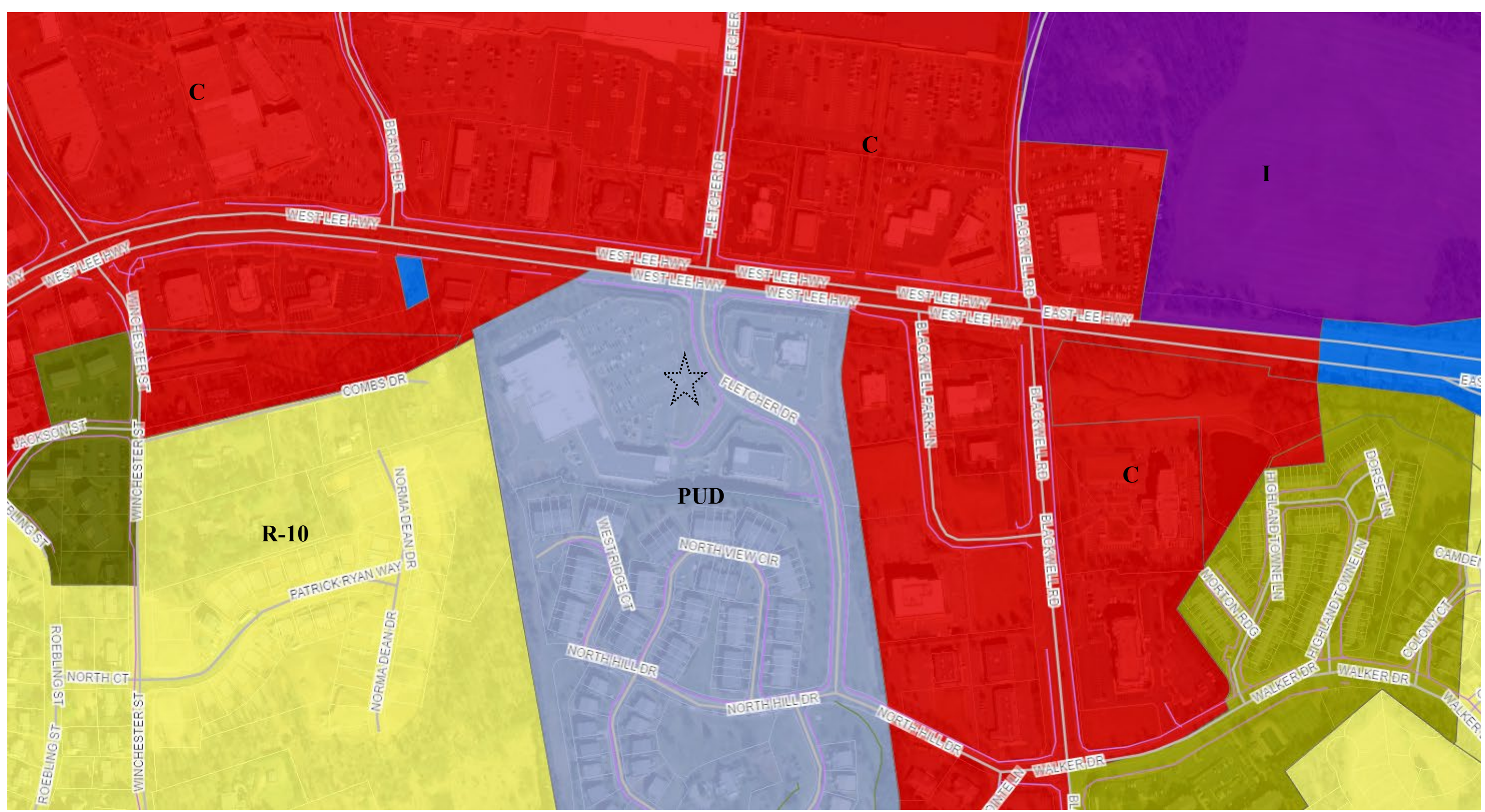
1	Available	4,200	SF
2	Novant Health	3,563	SF
3	T-Mobile	1,680	SF
4	ASAP Cleaners	1,700	SF
5	Sweet Frog	1,500	SF
6	Ledo Pizza	2,596	SF
7	Amazing Smile Dental Care	1,616	SF
8	Warrenton Eye Assocs.	2,000	SF
9	Club Paradise Tanning Salon	2,223	SF
10	Mathnasium	1,410	SF
11	Mandarin Buffet & Sushi	3,900	SF
12	We Care Pharmacy	3,639	SF
13	Sharp Reliance Allstate Insurance	1,410	SF
14	Envy Nails & Spa	1,400	SF
15	Warrenton Jewelers	2,820	SF
16	Available	1,410	SF
17	Northrock Barbershop	1,410	SF
18	Harris Teeter	52,700	SF
Total		91,114	SF
Pad Sites			
19	Longhorn Steakhouse	5,695	SF
20	Capital One Bank	3,160	SF
21	Harris Teeter Gas Station	400	SF
Total Pads		9,255	SF
Shopping Center Total		100,432	SF

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

03.23.21

Northrock Shopping Center
427-530 Fletcher Dr
(intersection with U.S. Rte 29)
Warrenton, Virginia 20146

LEASE PLAN

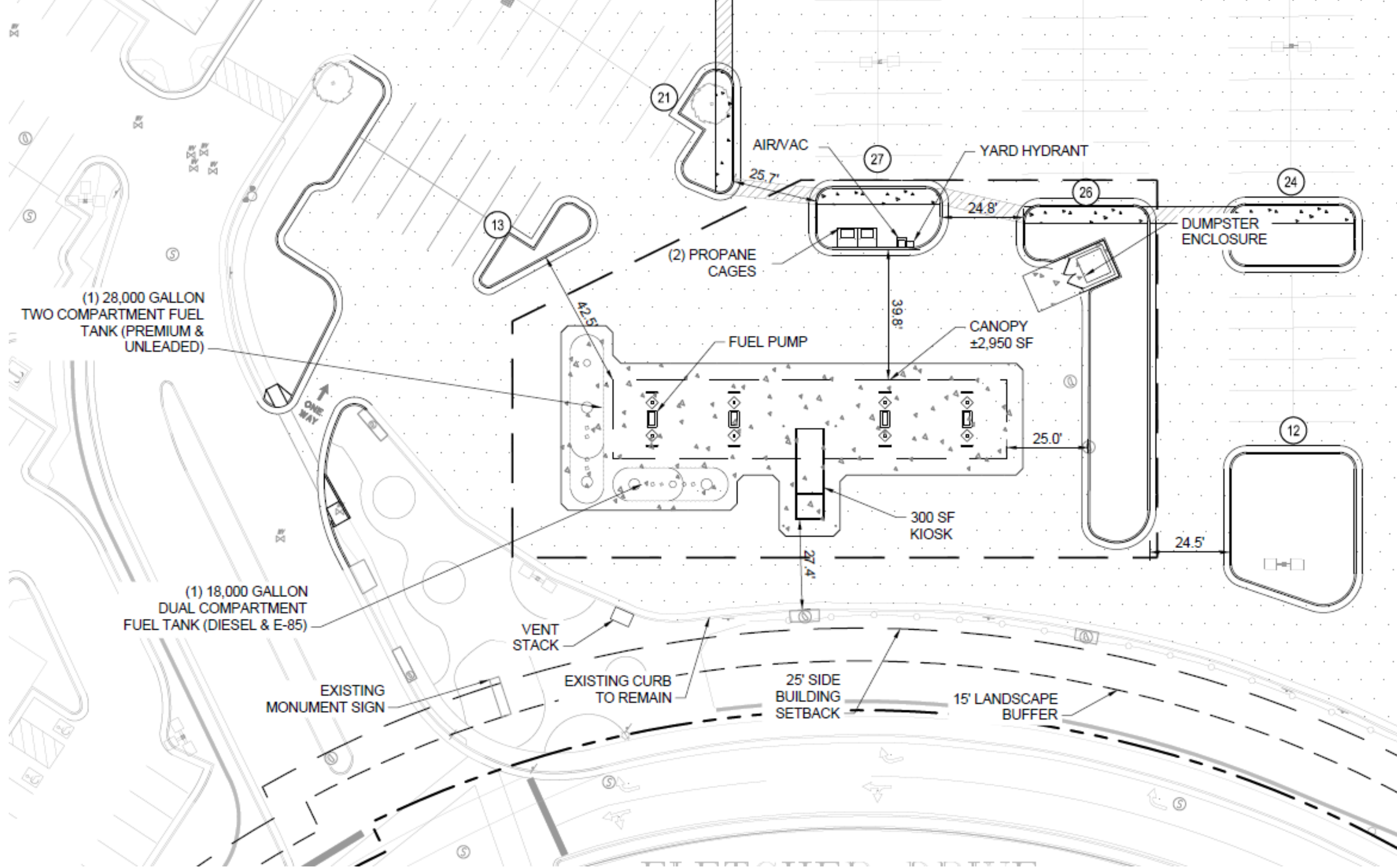


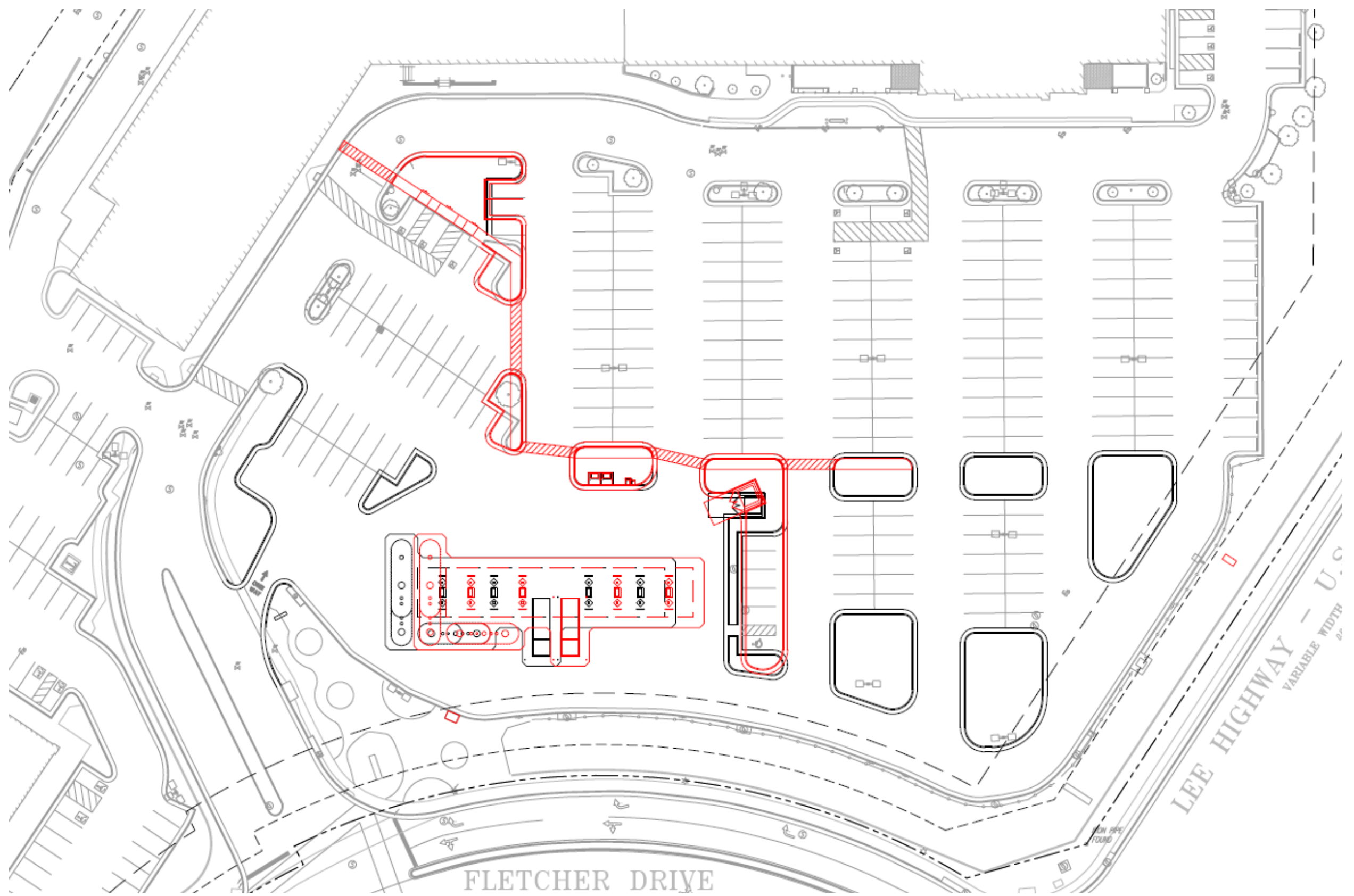
ZONING



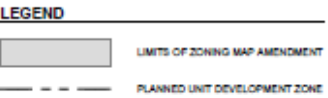
ILLUSTRATIVE PLAN







COMPARISON EXHIBIT



10



Source: Google Earth Pro

Kimley»Horn

Study Area Map
Harris Teeter Fuel Center

Figure 1-1
Page 6

TRAFFIC IMPACT ANALYSIS

- Traffic Impact Analysis (TIA) was prepared by Kimley-Horn
- Traffic counts were taken in November, 2019 (pre-COVID)
- Based on the trip generation rates in the ITE Trip Generation Manual, 10th Edition, the proposal will generate:
 - 30 primary vehicle trips in the AM peak hour
 - 80 primary vehicle trips in the PM peak hour
 - 74 primary vehicle trips during the Saturday peak hour
- The gas station will have a minimal impact on the study area intersections
- The capacity analysis of the future conditions with development shows that the increase in delay at the study intersections due to the proposed gas station are negligible
- No significant queueing is anticipated
- All queues are less than the available storage length



South West Elevation
Scale: 1/4" = 1'-0"



South East Elevation
Scale: 1/4" = 1'-0"

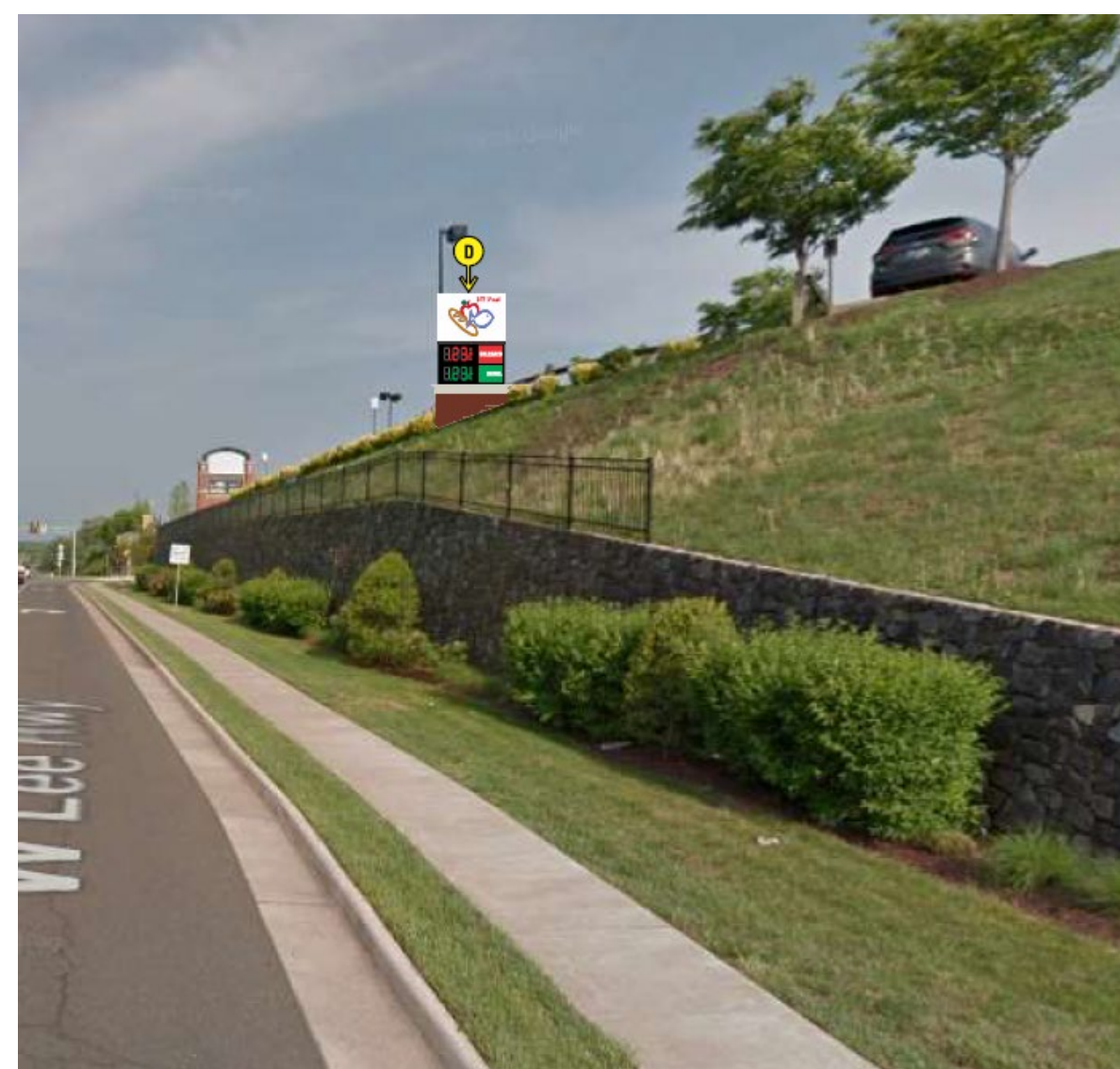
HARRIS TEETER FUEL CENTER - WARRENTON, VIRGINIA #329

ELEVATIONS

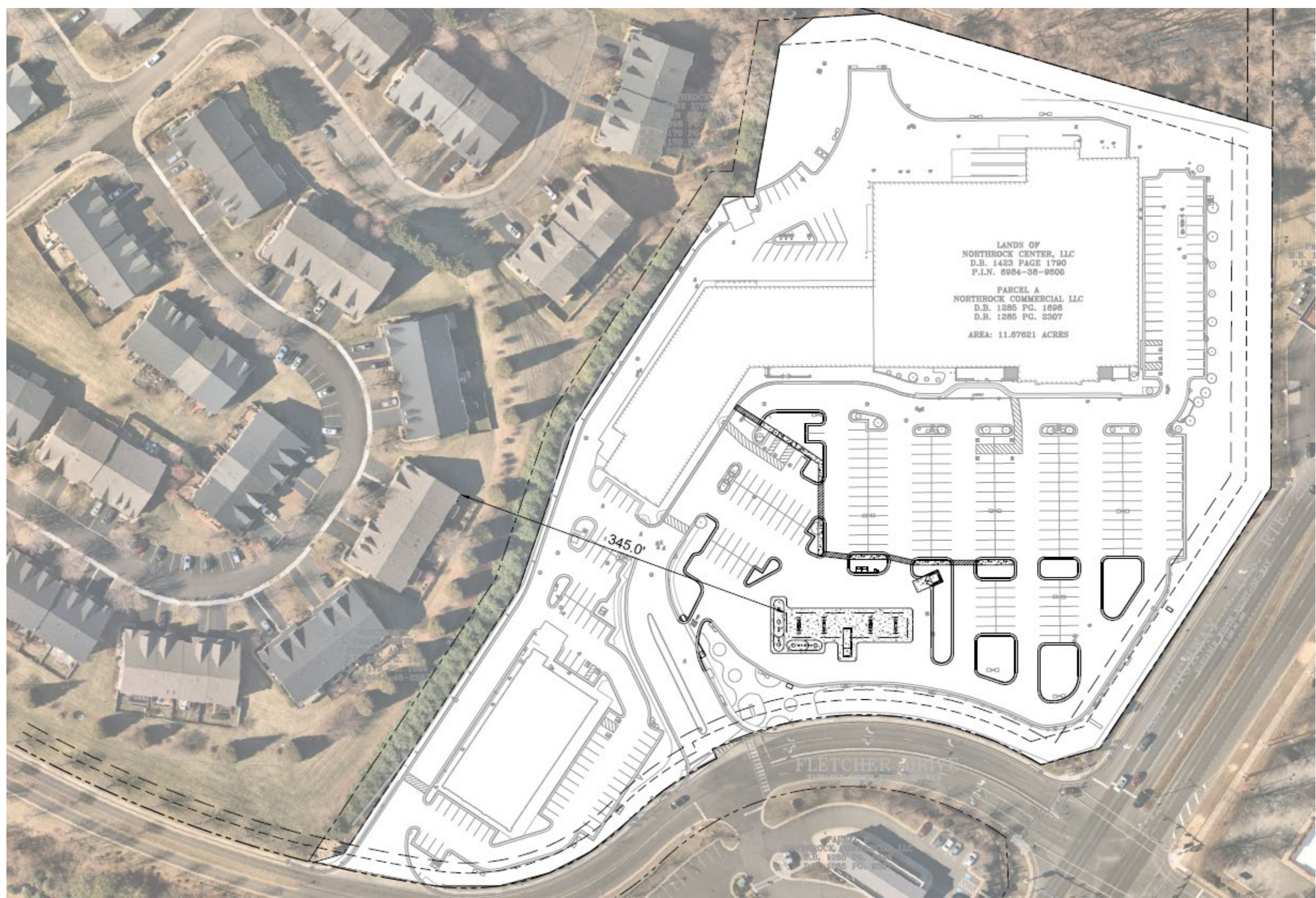


HARRIS TEETER FUEL CENTER - WARRENTON, VIRGINIA #329

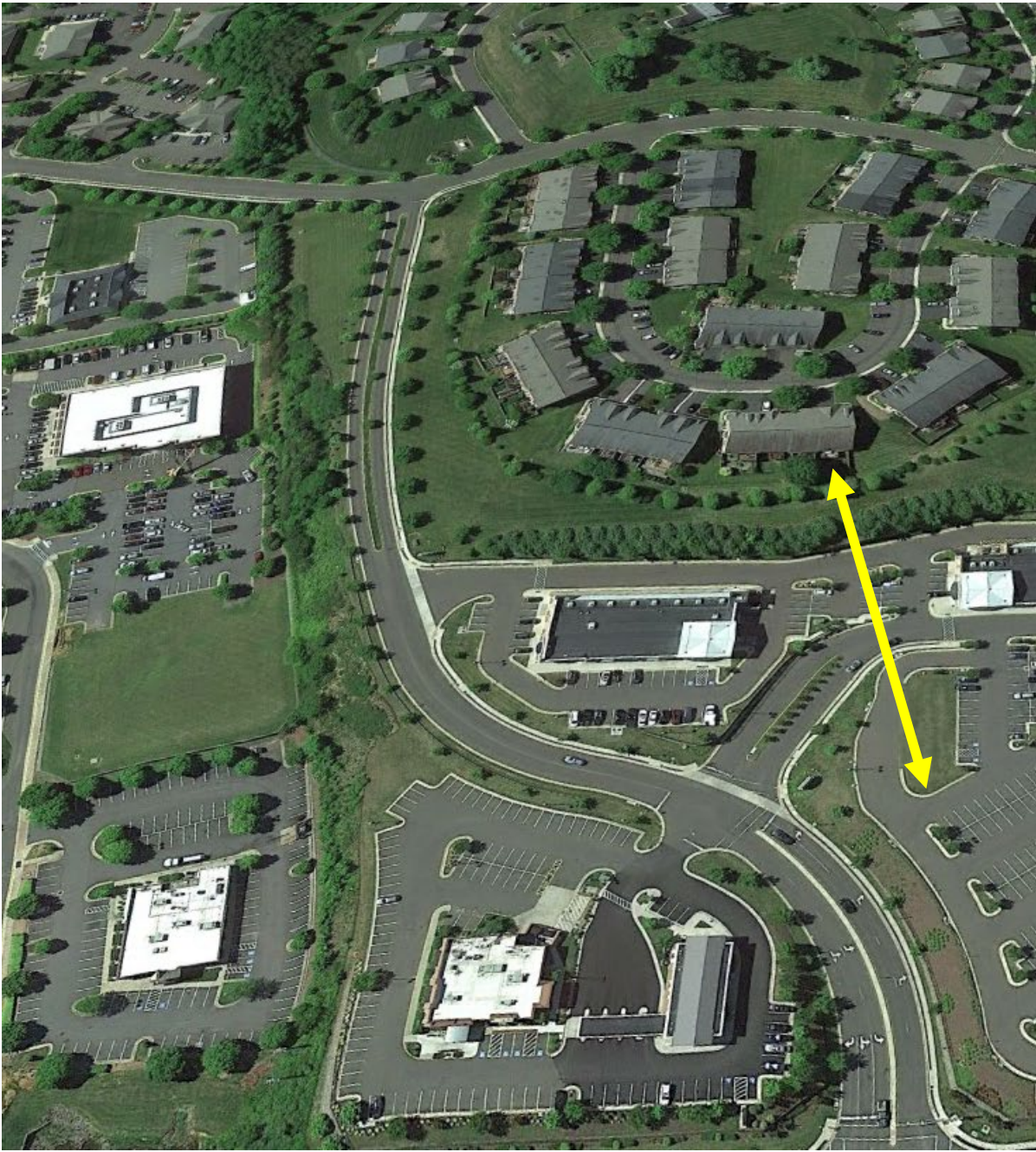
CANOPY ELEVATIONS



FREESTANDING SIGN ELEVATION



DISTANCE EXHIBIT



DISTANCE AERIAL AND PHOTO



BROADLANDS LOCATION



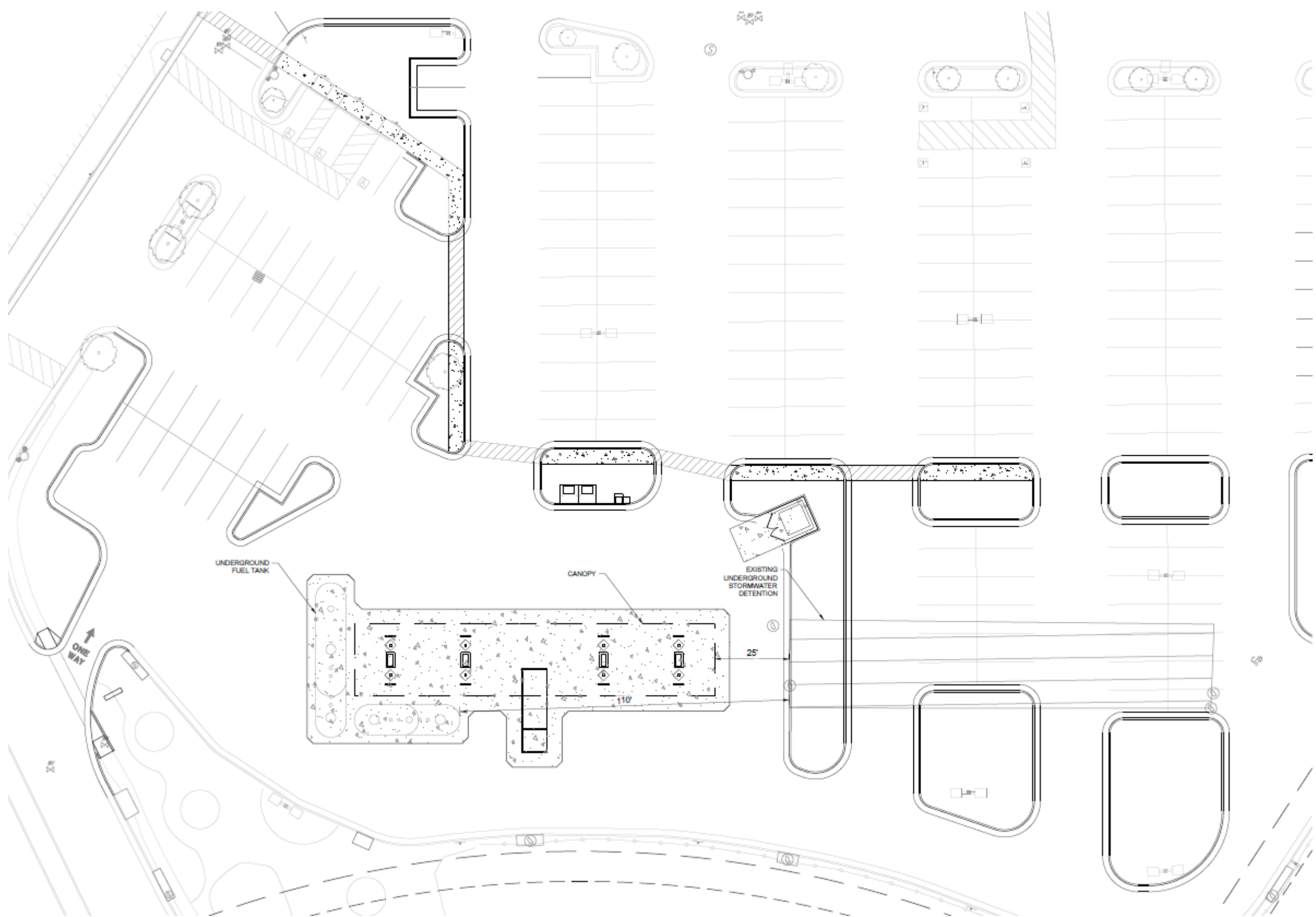
THANK YOU

April 19, 2022

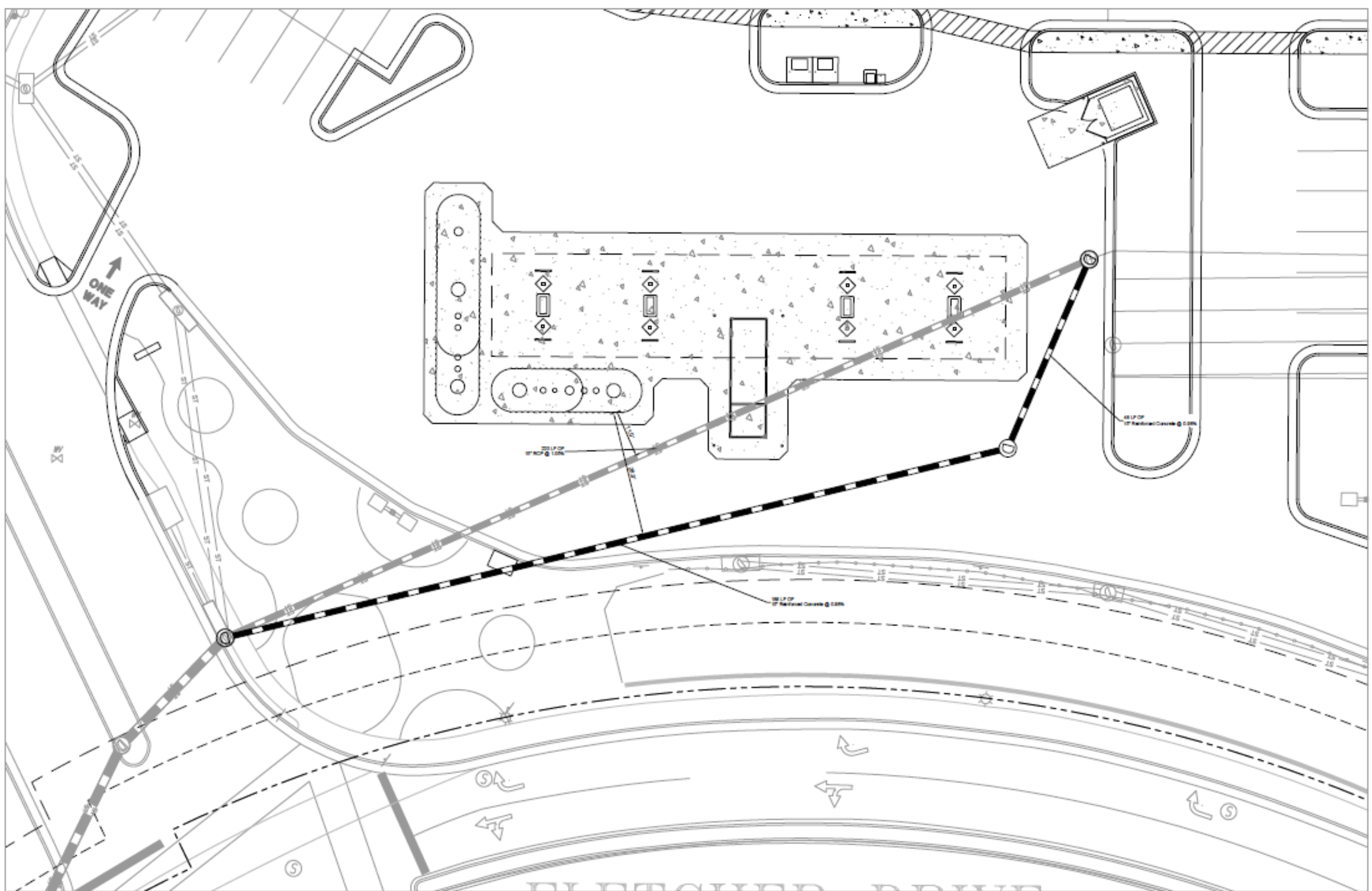
PLANNING COMMISSION WORK SESSION



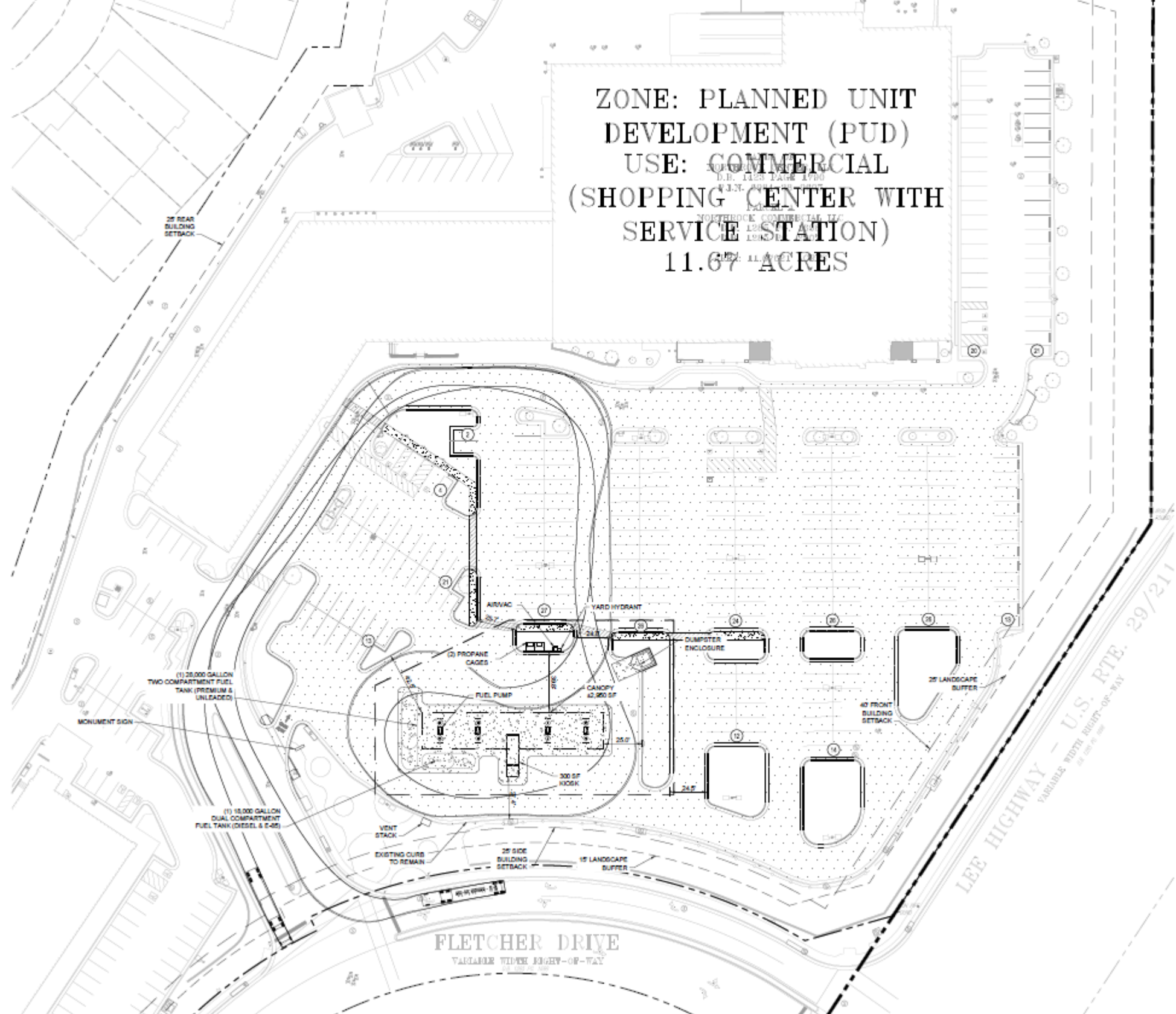
ILLUSTRATIVE PLAN



DISTANCE FROM EXISTING UNDERGROUND SWM
DETENTION



PIPE RELOCATION



AUTO TURN ANALYSIS