

SPECIAL USE PERMIT

FOR

WARRENTON VILLAGE CENTER

LOCATION OF SITE

TOWN OF WARRENTON

FAUQUIER COUNTY, VIRGINIA 20186

PARCEL ID'S: 6985-20-7247-000, 6984-29-6753



REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	6/30/2023	TOWN COMMENTS	DSH
2	2/14/2024	TOWN COMMENTS	TAL
			JCW



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PROJECT No.: V212141
DRAWN BY: DSH
CHECKED BY: JCW
DATE: 7/8/2022
CAD ID.: SUPP-2

PROJECT:

SPECIAL USE PERMIT

FOR

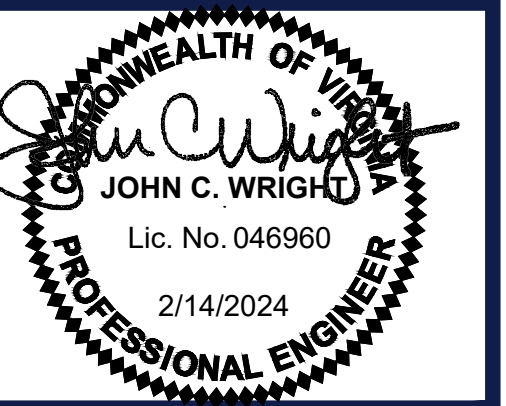
WARRENTON VILLAGE CENTER

PROPOSED DEVELOPMENT

OAK SPRINGS DRIVE CENTER DISTRICT TOWN OF WARRENTON, VIRGINIA

BOHLER //

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



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1

REVISION 2 - 2/14/2024

PARCEL IDENTIFICATION TABLE

PARCEL NUMBER	OWNER	ADDRESS	AREA	CURRENT ZONE	CURRENT PLANNED LAND USE	PROPOSED PLANNED LAND USE
6985-20-7247-000	JEFFERSON ASSOCIATES LP	360 OAK SPRINGS DRIVE WARRENTON, VA 20186	6.46 ACRES	C	VACANT	MIXED USE
6984-29-6753-000	WARRENTON CENTER LLC	251 W LEE HIGHWAY WARRENTON, VA 20186	22.59 ACRES	C	RETAIL	MIXED USE
		TOTAL AREA	29.05 ACRES			

REFERENCES AND CONTACTS

- REFERENCES**
- **BOUNDARY & TOPOGRAPHIC SURVEY:**
ALTANSPS LAND TITLE SURVEY
*WARRENTON CENTER, 360 OAK SPRINGS DRIVE,
CENTER DISTRICT, TOWN OF WARRENTON,
VIRGINIA
PREPARED BY: BOHLER
DATED: 11/3/21
 - **ARCHITECTURAL PLAN:**
CAD FILE: 2024_0213 WARRENTON VILLAGE UNIT
BLOCK OUT DWG
PREPARED BY: DYNAMIK DESIGN
DATED: 2/13/2024
SEE GENERAL NOTES REFERENCE ON
SHEET 4
- GOVERNING AGENCIES**
- **TOWN OF WARRENTON
COMMUNITY DEVELOPMENT**
21 MAIN STREET
WARRENTON, VA 20186-0341
CONTACT: ROB WALTON, DIRECTOR OF
COMMUNITY DEVELOPMENT
PHONE: (540) 347-2405

*THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



LOCATION MAP

COPYRIGHT 2016
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SCALE: 1" = 2,000'

OWNER

SEE PARCEL IDENTIFICATION TABLE

DEVELOPER

NEWCASTLE DEVELOPMENT GROUP
100 10TH STREET SE, SUITE 300
CHARLOTTESVILLE, VA 22902
CONTACT: JESS ACHENBACH
PHONE: (434) 280-6628

PREPARED BY

BOHLER //

CONTACT: JOHN C. WRIGHT, P.E.

53C

45B

45B



55B

OAK SPRINGS DRIVE
(EXISTING HIGHLAND SCHOOL)
(60' RIGHT OF WAY)
ASPHALT PAVED, PUBLIC ROADWAY

PARCEL B
JEFFERSON ASSOCIATES, L.P.
DEED BOOK 1092 PAGE 45

LANDS N/F
JEFFERSON ASSOCIATES, L.P.
DEED BOOK 510 PAGE 383
PIN: 6985-20-7247-000
281,411 S.F. OR 6.460 AC. (M&R)
(NO BUILDINGS)

45B

HASTINGS LANE
(ASPHALT PAVED PUBLIC ROADWAY)

17B

45B

55B

17B

BROADVIEW AVENUE
(VARIABLE WIDTH RIGHT OF WAY)
US ROUTE 17

45B

17B

BRANCH DRIVE
(60' RIGHT OF WAY)
ASPHALT PAVED PUBLIC ROADWAY

17B

55B

17B

PARCEL A
JEFFERSON ASSOCIATES, L.P.
DEED BOOK 1092 PAGE 45
LANDS N/F
WARRENTON CENTER, LLC
DEED BOOK 1092 PAGE 74
PIN: H6384-28-6153
984,121 S.F. OR 22.592 AC.

45B

45B

12A

LEE HIGHWAY US ROUTES 15, 29 & 211
(VARIABLE WIDTH RIGHT OF WAY)
ASPHALT PAVED, PUBLIC ROADWAY

12A

12A

45B

Feb 14, 2024
H:\11\12141\CAD\DRAWINGS\PLAN SET\SS\JPP\212141 - EXIST - 1 - JAV\OUT - 2 - EXISTING CONDITIONS PLAN

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	6/30/2023	TOWN COMMENTS	DSH
2	2/14/2024	TOWN COMMENTS	TAL
			JCW

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PROJECT No.: V212141
DRAWN BY: DSH
CHECKED BY: JCW
DATE: 7/8/2022
CAD ID: EXIST-2

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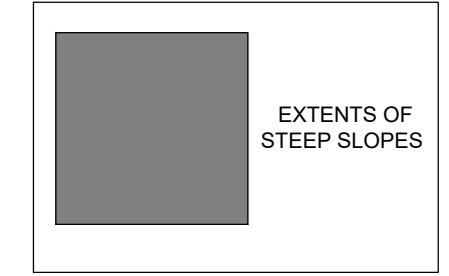
JOHN C. WRIGHT
JOHN C. WRIGHT
Lic. No. 046960
2/14/2024
PROFESSIONAL ENGINEER

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
2

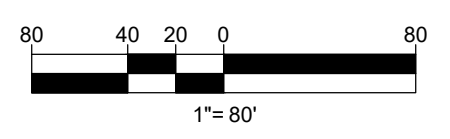
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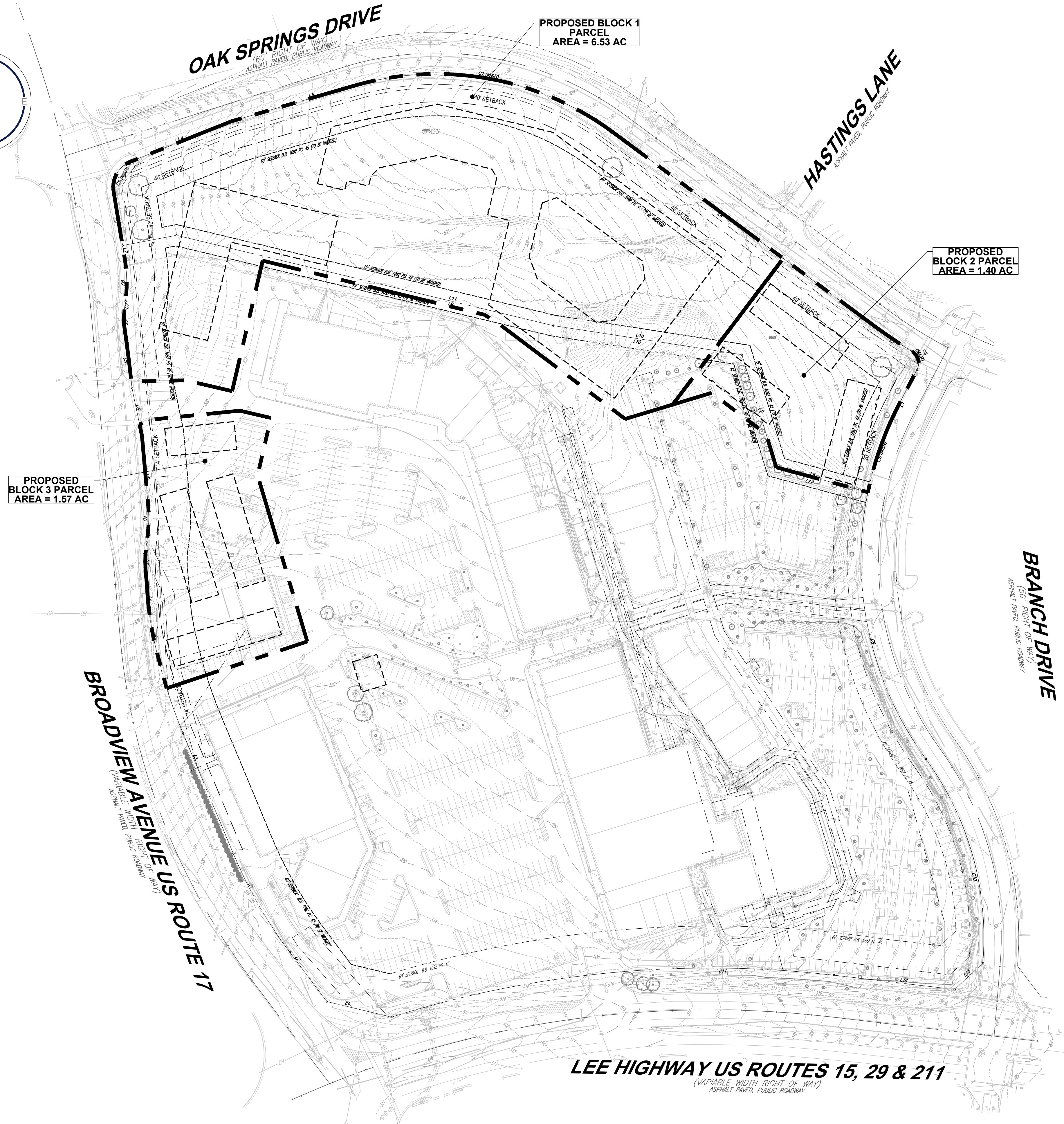
HATCH LEGEND



SOILS TABLE

SYMBOL	SOIL NAME	SLOPES
12A	ROHRERSVILLE LOAM	0 TO 2%
17B	MIDDLEBURG LOAM	2 TO 7%
45B	FAUQUIER SILT LOAM	2 TO 7%
53C	GLENELG LOAM	7 TO 15%
55B	ELIOAK LOAM	2 TO 7%



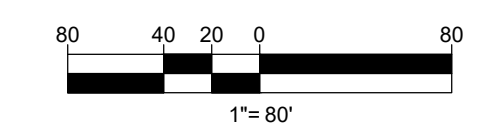


PROPOSED BLOCK 1
PARCEL
AREA = 6.53 AC

PROPOSED
BLOCK 2 PARCEL
AREA = 1.40 AC

PROPOSED
BLOCK 3 PARCEL
AREA = 1.57 AC

- LEGEND**
- PROPOSED BUILDING OUTLINE
 - PROPOSED BLOCK PARCEL LINE



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JOHN C. WRIGHT
 JOHN C. WRIGHT
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 2/14/2024
 PROFESSIONAL ENGINEER

SHEET TITLE:
PARCEL OVERVIEW PLAN

SHEET NUMBER:
2A

REVISION 2 - 2/14/2024

Feb 14, 2024
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REVISIONS

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DRAWN BY:	DSH
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SHEET TITLE:
SITE DEVELOPMENT PLAN
BLOCK 1

SHEET NUMBER:
4

REVISION 2 - 2/14/2024

DEVELOPMENT TABULATION

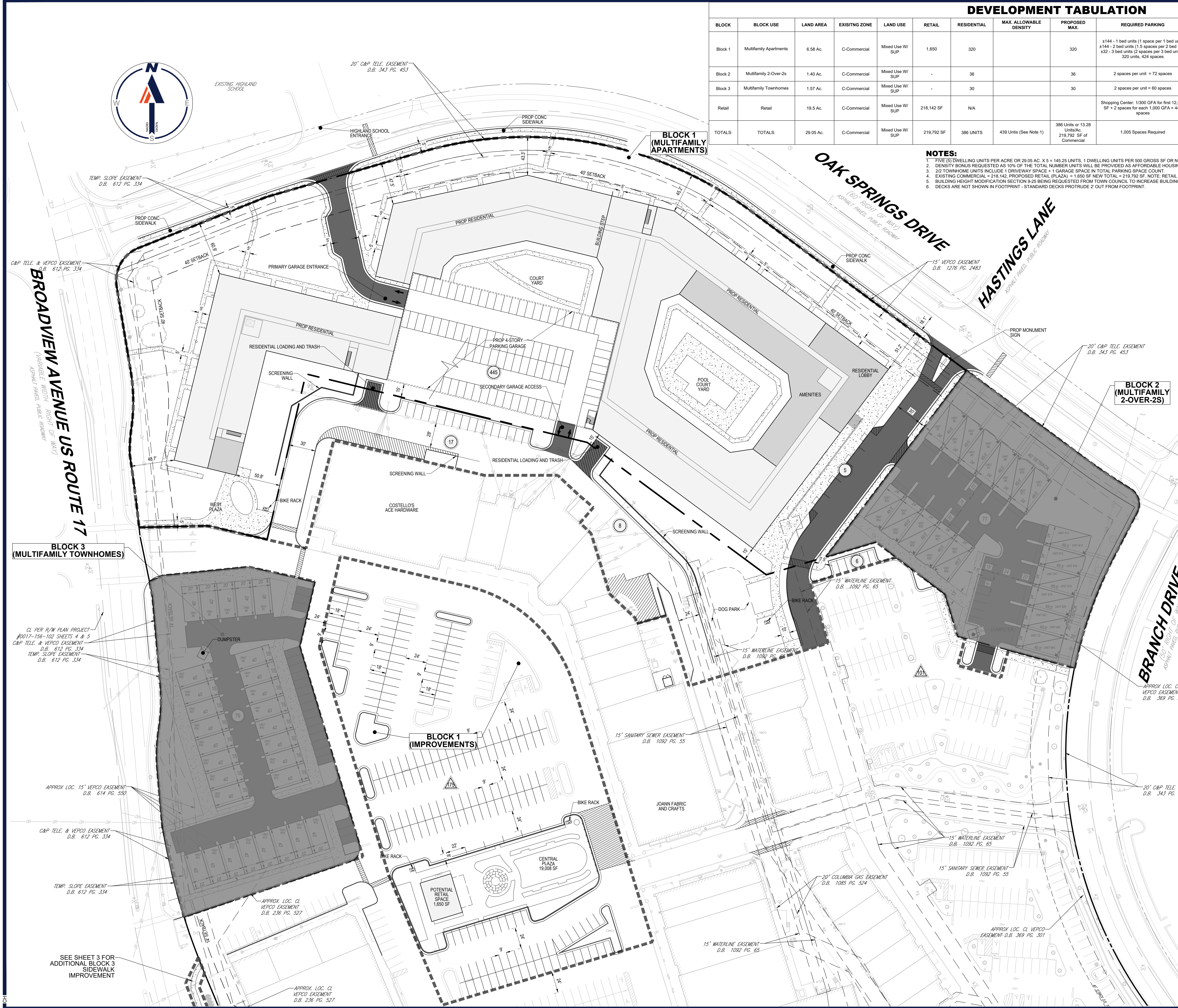
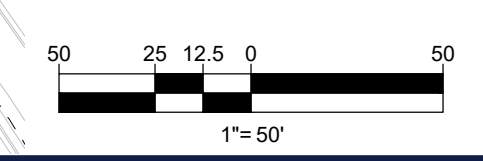
BLOCK	BLOCK USE	LAND AREA	EXISTING ZONE	LAND USE	RETAIL	RESIDENTIAL	MAX. ALLOWABLE DENSITY	PROPOSED MAX.	REQUIRED PARKING	PARKING PROVIDED	MAX. BUILDING HEIGHT	MAX. BUILDING HEIGHT PROVIDED
Block 1	Multifamily Apartments	6.58 Ac.	C-Commercial	Mixed Use W/ SUP	1,650	320		320	±144 - 1 bed units (1 space per 1 bed unit) ±144 - 2 bed units (1.5 spaces per 2 bed unit) ±32 - 3 bed units (2 spaces per 3 bed unit) = 320 units, 424 spaces	481 Spaces (445 Garage + 36 Surface spaces)	36'	54' (Oak Springs Drive Frontage) 36' (Broadview Drive Frontage)
Block 2	Multifamily 2-Over-2s	1.40 Ac.	C-Commercial	Mixed Use W/ SUP	-	36		36	2 spaces per unit = 72 spaces	77 Spaces (34 garage + 43 Surface spaces)	36'	45'
Block 3	Multifamily Townhomes	1.57 Ac.	C-Commercial	Mixed Use W/ SUP	-	30		30	2 spaces per unit = 60 spaces	79 Spaces (58 Garage + 21 Surface spaces)	36'	36'
Retail	Retail	19.5 Ac.	C-Commercial	Mixed Use W/ SUP	218,142 SF	N/A			Shopping Center: 1/300 GFA for first 12,000 SF + 2 spaces for each 1,000 GFA = 449 spaces	884 spaces	45'	45'
TOTALS:	TOTALS:	29.05 Ac.	C-Commercial	Mixed Use W/ SUP	219,792 SF	386 UNITS	439 Units (See Note 1)	386 Units or 13.28 Units/Ac. 219,792 SF of Commercial	1,005 Spaces Required	1,521 Total Parking Spaces		(See Note 5)

- NOTES:**
- FIVE (5) DWELLING UNITS PER ACRE OR 29.05 AC. X 5 = 145.25 UNITS, 1 DWELLING UNITS PER 500 GROSS SF OR NON-RESIDENTIAL FLOOR SPACE OR 219,792 SF/500 SF = 439 UNITS
 - DENSITY BONUS REQUESTED AS 10% OF THE TOTAL NUMBER UNITS WILL BE PROVIDED AS AFFORDABLE HOUSING.
 - 2/2 TOWNHOME UNITS INCLUDE 1 DRIVEWAY SPACE + 1 GARAGE SPACE IN TOTAL PARKING SPACE COUNT.
 - EXISTING COMMERCIAL = 218,142. PROPOSED RETAIL (PLAZA) = 1,650 SF NEW TOTAL = 219,792 SF. NOTE: RETAIL SPACE MAY INCREASE AS EXISTING SPACE IS REDEVELOPED.
 - BUILDING HEIGHT MODIFICATION SECTION 9-25 BEING REQUESTED FROM TOWN COUNCIL TO INCREASE BUILDING HEIGHTS. SEE WAIVER INFORMATION ON SHEET 7.
 - DECKS ARE NOT SHOWN IN FOOTPRINT - STANDARD DECKS PROTRUDE 2' OUT FROM FOOTPRINT.

- GENERAL NOTES:**
- THIS PLAN IS BASED ON THE FOLLOWING:
 SURVEY CAD FILES PREPARED BY BOHLER
 DATED: 11/2/2021
 BUILDING FOOTPRINT CAD FILES PREPARED BY MVA ARCHITECTS
 DATED: 2/06/2024
 - ZONING DATA:
 EXISTING ZONE: C - COMMERCIAL
 PROPOSED ZONE: COMMERCIAL WITH MIXED USE
 - USES:
 EXISTING USE: VACANT, RETAIL
 PROPOSED USE: MIXED USE
 - SITE AREA
 PINS : 6985-20-7247-0000 6.46 ACRES
 6984-29-6753-0000 22.59 ACRES
 - SITE WILL BE SERVICED BY TOWN WATER AND SEWER.
 - TOPOGRAPHIC INFORMATION:
 HORIZONTAL DATUM: NAD 83
 VERTICAL DATUM: NAVD 88
 - THE PROPOSED BUILDING, DIMENSIONAL ELEMENTS, AND OTHER SITE FEATURES, SUCH AS HARDSCAPE AREAS AND PLAZAS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - CURB AND PARKING MODIFICATIONS IN WARRENTON CENTER WILL OCCUR IN EACH OF THE DEVELOPMENT BLOCKS, UNLESS OTHERWISE NOTED.
 - A PROPERTY LINE ADJUSTMENT PLAT WILL BE COMPLETED WITH SITE PLAN.
 - A TREE SURVEY WILL BE PROVIDED AT TIME OF SITE PLAN.
 - A PHOTOMETRIC / LIGHTING PLAN WILL BE PROVIDED AT TIME OF SITE PLAN.
 - CONSTRUCTION DETAILS OF ALL SCREENING AND FENCING WILL BE ADDRESSED AT TIME OF SITE PLAN.
 - PROPOSED SIDEWALK WIDTH IS 5' MIN. UNLESS OTHERWISE NOTED.

HATCH LEGEND

	CONCRETE		PROP BUILDING (SEE ARCH DRAWINGS)
	PAVEMENT & ADA STRIPING		ASPHALT
	DEVELOPMENT AREA		





BLOCK 3 (TOWNHOME BLOCK)



BLOCK 2 (2 OVER 2 BLOCK)

HATCH LEGEND

	CONCRETE		PROP BUILDING (SEE ARCH DRAWINGS)
	PAVEMENT & ADA STRIPING		ASPHALT
	DEVELOPMENT BLOCKS		

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REVISIONS

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1	6/30/2023	TOWN COMMENTS	DSH
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 CAD ID.: SUPP-2

PROJECT:
SPECIAL USE PERMIT
 FOR
WARRENTON VILLAGE CENTER
 PROPOSED DEVELOPMENT
 OAK SPRINGS DRIVE
 CENTER DISTRICT
 TOWN OF WARRENTON, VIRGINIA

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 2/14/2024
 PROFESSIONAL ENGINEER

SHEET TITLE:
SITE DEVELOPMENT PLAN - BLOCKS 2 AND 3

SHEET NUMBER:
5

REVISION 2 - 2/14/2024



OAK SPRINGS DRIVE
EXISTING HIGHLAND SCHOOL

HASTINGS LANE
ASPHALT PAVED, PUBLIC ROADWAY

BLOCK 2
OPEN SPACE:
±0.48 AC.

BLOCK 3
OPEN SPACE:
±0.33 AC.

BLOCK 1
OPEN SPACE:
±1.93 AC.

RETAIL BLOCK
OPEN SPACE:
±2.10 AC.

BROADVIEW AVENUE US ROUTE 17
ASPHALT PAVED, PUBLIC ROADWAY

LEE HIGHWAY US ROUTES 15, 29 & 211
(VARIABLE WIDTH RIGHT-OF-WAY)
ASPHALT PAVED, PUBLIC ROADWAY

OPEN SPACE TABULATION				
	AREA	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	NEW IMPROVEMENTS
BLOCK 1	±6.58 AC.	10% - 0.66 AC. (±28,750 SF)	A: 1.21 AC. (±52,700 SF) B: 0.84 AC. (±36,590 SF) C: 0.07 AC. (±3,050 SF) TOTAL BLOCK 1: 2.12 AC. (±92,340 SF) (32.2%)	A: RESIDENTIAL PLAZA, BENCH SEATING, BIKE RACK, LANDSCAPING B: LANDSCAPING C: LANDSCAPING
BLOCK 2	±1.40 AC.	10% - 0.14 AC. (±6,100 SF)	34.3% - 0.48 AC. (±20,910 SF)	LANDSCAPING
BLOCK 3	±1.57 AC.	10% - 0.16 AC. (±6,970 SF)	20.8% - 0.33 AC. (±14,375 SF)	LANDSCAPING
RETAIL	±19.5 AC.	10% - 1.95 AC. (±84,940 SF)	D: 0.34 AC. (±14,810 SF) E: 0.38 AC. (±16,550 SF) F: 0.20 AC. (±8,710 SF) G: 0.44 AC. (±19,160 SF) H: 0.32 AC. (±13,940 SF) LANDSCAPE ISLANDS: 0.42 AC. (±18,300 SF) TOTAL BLOCK RETAIL: 2.10 AC. (±91,470 SF) (10.8%)	D: FENCED DOG PLAY AREA, PICNIC TABLES, BIKE RACK, LANDSCAPING E: BIKE RACK, SPLASH-PAD, LAWN AREA, BENCH SEATING, LANDSCAPING, COMMERCIAL PAD F, G, H: EXISTING CONDITIONS
TOTAL	±29.05 AC.	10% - 2.91 AC. (±128,760 SF)	17.3% - 5.03 AC. (±219,100 SF)	

LEGEND

- OPEN SPACE
- COMMON OPEN SPACE/PARK
- BLOCK AREA FOR OPEN SPACE TABULATION

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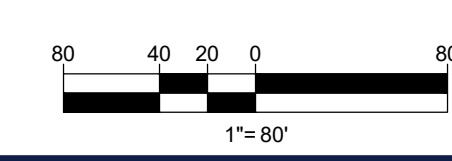
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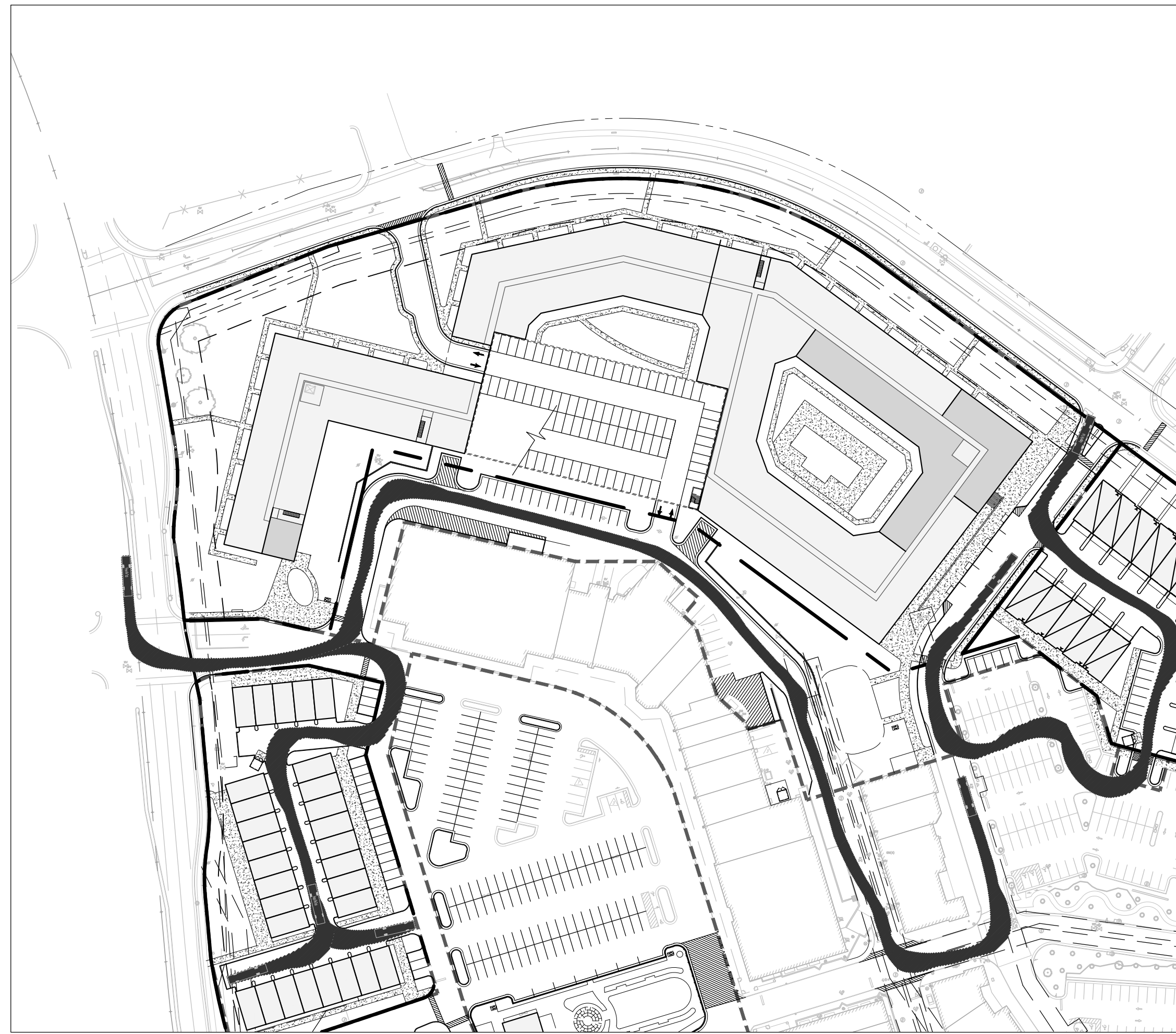
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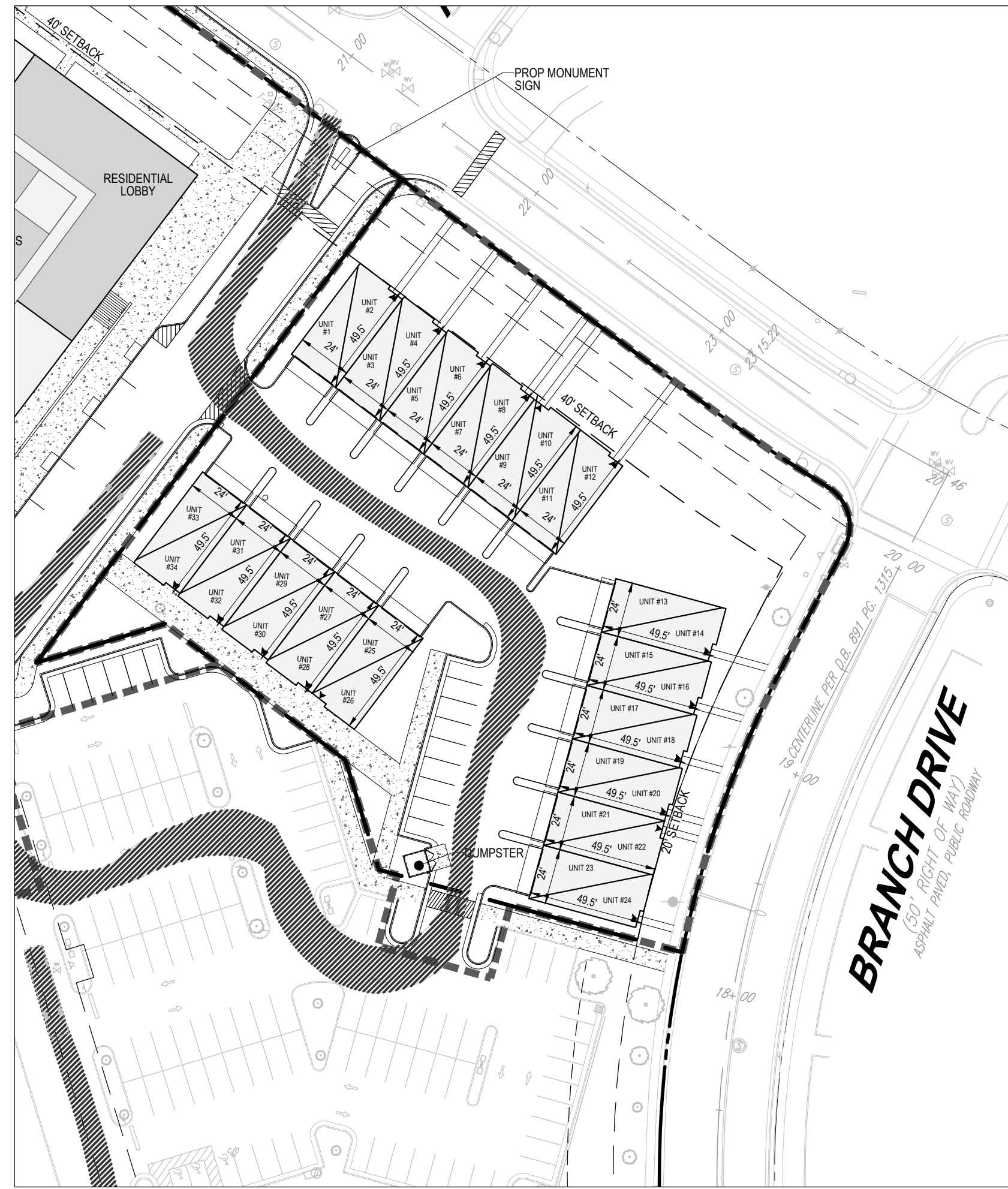
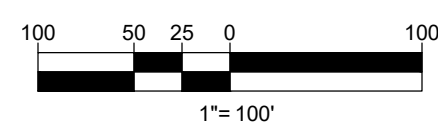
SHEET TITLE:
OPEN SPACE PLAN
SHEET NUMBER:
6
REVISION 2 - 2/14/2024



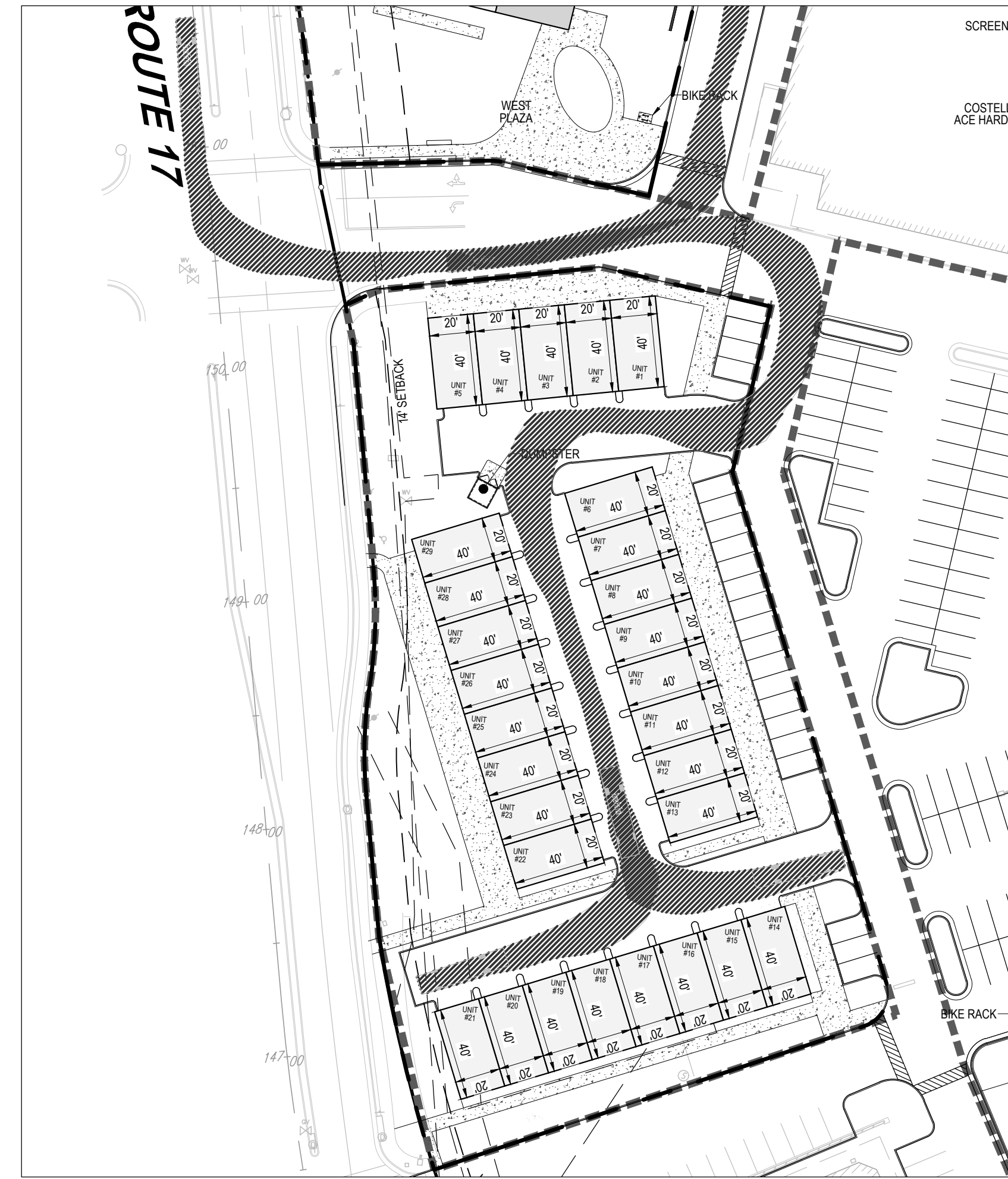
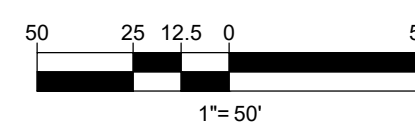
FEB 14, 2024
H:\151012141\CAD\DRAWINGS\PLAN SETS\SUPP\212141 - SUPP - 1 - LAYOUT - 6 - OPEN SPACE PLAN



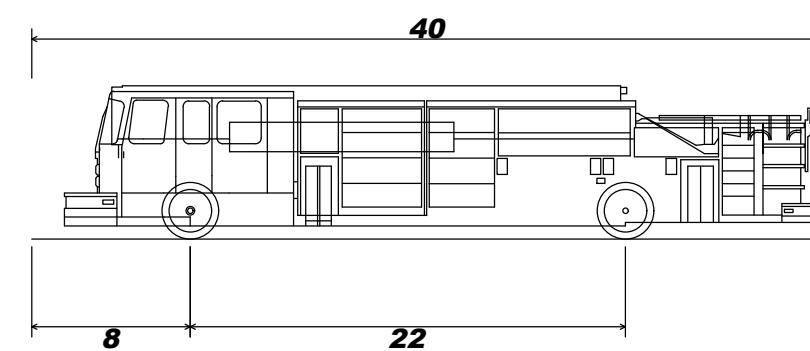
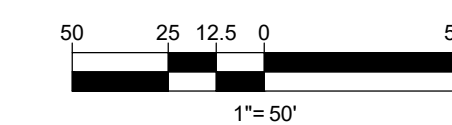
BLOCK 1



BLOCK 2 (2 OVER 2 BLOCK)



BLOCK 3 (TOWNHOME BLOCK)



Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°

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SHEET TITLE:
FIRE TRUCK MOVEMENT
 SHEET NUMBER:
8
 REVISION 2 - 2/14/2024

FEB 14, 2024
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PROJECT No.: V212141
 DRAWN BY: DSH
 CHECKED BY: JCW
 DATE: 7/8/2022
 CAD ID: LSCP-2

PROJECT:
SPECIAL USE PERMIT
 FOR
WARRENTON VILLAGE CENTER
 PROPOSED DEVELOPMENT
 OAK SPRINGS DRIVE CENTER DISTRICT
 TOWN OF WARRENTON, VIRGINIA

BOHLER
 28 BLACKWELL PARK LANE, SUITE 201
 WARRENTON, VIRGINIA 20186
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JOHN C. WRIGHT
 JOHN C. WRIGHT
 Lic. No. 046960
 2/14/2024
 PROFESSIONAL ENGINEER

SHEET TITLE:
LANDSCAPE PLAN
 SHEET NUMBER:
9
 REVISION 2 - 2/14/2024

A
STREET TREE PLANTING
 SECTION 8-5.5

ADJACENT ROADWAY	OAK SPRINGS DRIVE			
TOTAL LINEAR FEET	1,304 LF			
DESCRIPTION	REQUIRED	PROVIDED		
CANOPY TREES (279 X 190)	27	27	27	100%
TOTAL	0	27	27	100%

B
STREET TREE PLANTING
 SECTION 8-5.5

ADJACENT ROADWAY	BROADVIEW AVE - VA ROUTE 17			
TOTAL LINEAR FEET	643 LF			
DESCRIPTION	REQUIRED	PROVIDED		
UNDERSTORY TREES (843 X 150)	13	13	13	100%
TOTAL	0	13	13	100%

C
STREET TREE PLANTING
 SECTION 8-5.5

ADJACENT ROADWAY	BRANCH DR			
TOTAL LINEAR FEET	205 LF			
DESCRIPTION	REQUIRED	PROVIDED		
UNDERSTORY TREES 205 X (250)	9	9	9	100%
TOTAL	0	9	9	100%

UNDERSTORY TREES ARE PROPOSED IN PLACE OF CANOPY TREES DUE TO OVERHEAD LINES AT RATE OF 2 TO 1.

LANDSCAPE NOTES

- INTERIOR PARKING LOT AND 20-YEAR TREE CANOPY ANALYSIS IS DISPLAYED FOR RESIDENTIAL BLOCK AREA. RESIDENTIAL BLOCK AREA ENCOMPASSES THE TOTAL AREA OF THE MULTIFAMILY BLOCK, 2 OVER 2 BLOCK, AND TOWNHOME BLOCK. ONLY THE MATERIAL COUNTED TOWARD THE RESIDENTIAL LANDSCAPING HAVE BEEN COUNTED FOR THE 20-YEAR TREE CANOPY.
- 95 TOTAL TREES PROPOSED IN EXISTING PARKING LOT TO REPLACE EXISTING TREES THAT ARE TO BE REMOVED DUE TO PARKING LOT AND SITE IMPROVEMENTS.
- CONFORMANCE WITH LANDSCAPING REQUIREMENTS WILL BE SHOWN WITH THE SITE DEVELOPMENT PLAN.

HATCH LEGEND

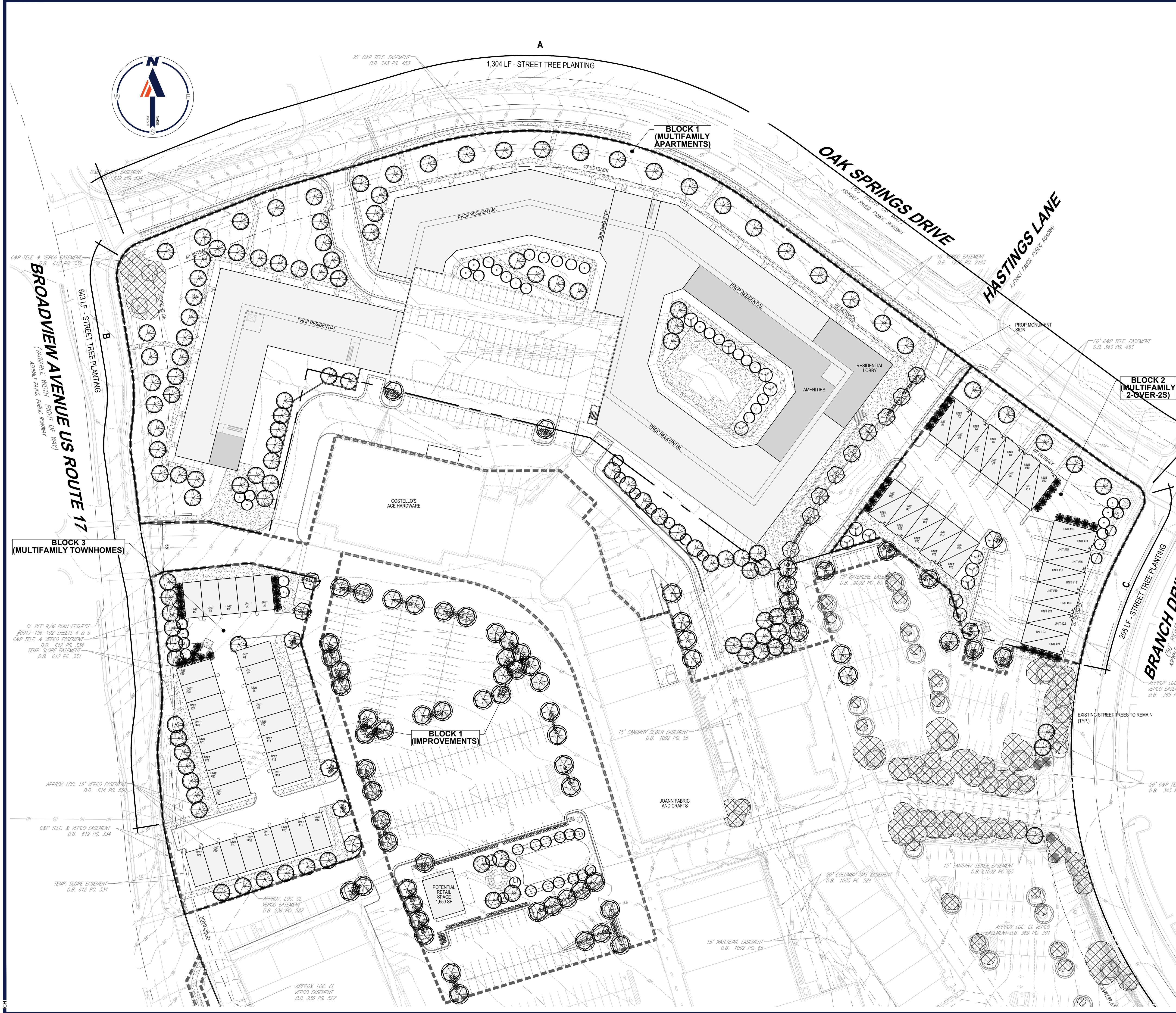
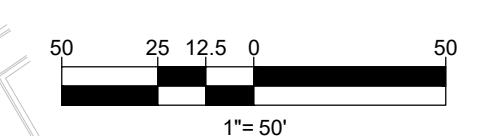
EXISTING TREE CANOPY TO REMAIN

PLANT LEGEND - RESIDENTIAL

- | DECIDUOUS | EVERGREEN |
|---|--|
| LARGE TREE (MIN. 15 FEET)
(95) X ±300 SF EA = 28,500 SF | EVERGREEN TREE (MIN. 8 FEET)
(42) X ±150 SF EA = 6,300 SF |
| PARKING LOT TREE (MIN. 15 FEET)
(16) X ±300 SF EA = 4,800 SF | PARKING LOT SHRUBS
(35) |
| MEDIUM TREE (MIN. 12 FEET)
(13) X ±200 SF EA = 2,600 SF | |
| UNDERSTORY TREE (MIN. 6 FEET)
(40) X ±125 SF EA = 5,000 SF | |
| EXISTING LARGE TREE
(5) - CANOPY BASED ON AERIAL IMAGERY | |

PLANT LEGEND - COMMERCIAL

- | DECIDUOUS | EVERGREEN |
|--|-----------------------------|
| LARGE TREE (MIN. 15 FEET)
(33) X ±300 SF EA = 9,900 SF | PARKING LOT SHRUBS
(345) |
| PARKING LOT TREE (MIN. 15 FEET)
(72) X ±200 SF EA = 11,100 SF | |
| UNDERSTORY TREE (MIN. 6 FEET)
(25) X ±125 SF EA = 3,125 SF | |
| EXISTING PARKING LOT TREE
(60) - CANOPY BASED ON AERIAL IMAGERY | |



REVISIONS

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1	6/30/2023	TOWN COMMENTS	DSH	JCW
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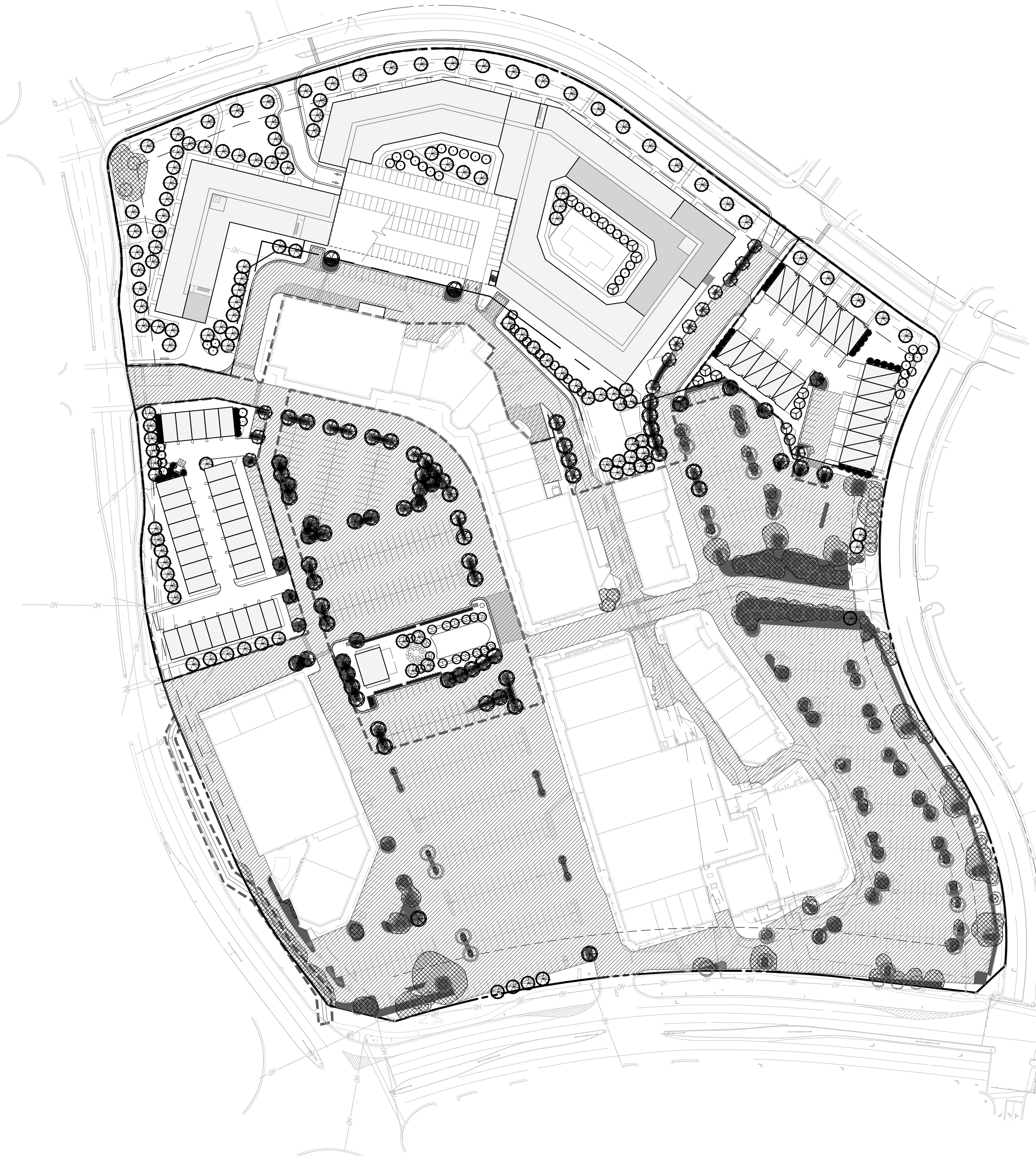


SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:
10

REVISION 2 - 2/14/2024



LANDSCAPE NOTES

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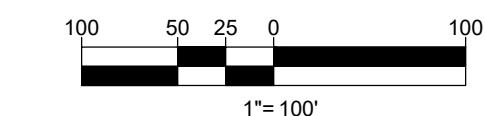
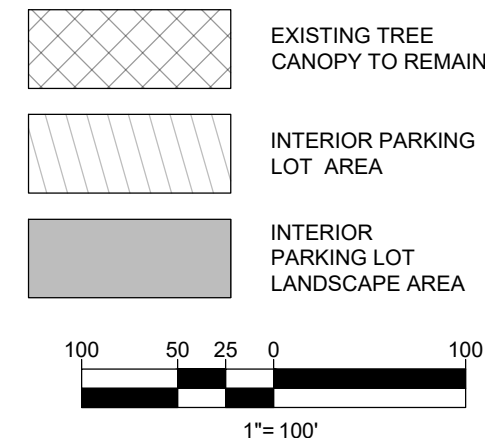
PLANT LEGEND - RESIDENTIAL

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| EXISTING LARGE TREE
(5) - CANOPY BASED ON AERIAL IMAGERY | |

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|--|-----------------------------|
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(345) |
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(25) X ±125 SF EA = 3,125 SF | |
| EXISTING PARKING LOT TREE
(60) - CANOPY BASED ON AERIAL IMAGERY | |

HATCH LEGEND



INTERIOR PARKING LOT LANDSCAPING - COMMERCIAL				
SECTION 8-6.2				
PARKING LOT AREA	468,346 SF			
PARKING SPACES	887			
DESCRIPTION	REQUIRED	PROVIDED		
LANDSCAPE AREA 468,346 X 10%	46,835 SF	48,896 SF (10.46%)		
SHADE TREES 884 X (1/8)	111	132		
SHRUBS 884 X (3/8)	332	345		
DESCRIPTION	EXISTING	PROPOSED	TOTAL QTY	PERCENT
CANOPY TREES	60	72	132	100%
SHRUBS	0	345	345	100%
TOTAL	60	417	477	100%

TREE CANOPY TABLE - COMMERCIAL	
SECTION 8-10.3.2	
SITE AREA	852,304 SF OR 19.566 AC
PROPOSED ZONE	COMMERCIAL
20 YEAR CANOPY REQUIREMENT	10%
20 YEAR CANOPY REQUIRED	85,230 SF
PROPOSED CANOPY	34,625 SF (4.06%)
EXISTING CANOPY CONSERVATION	51,087 SF (5.99%)
TOTAL 20 YEAR CANOPY PROVIDED	85,712 SF (10.06%)

INTERIOR PARKING LOT LANDSCAPING - MULTIFAMILY BLOCK 1				
SECTION 8-6.2				
PARKING LOT AREA	8,376 SF			
PARKING SPACES	5			
DESCRIPTION	REQUIRED	PROVIDED		
LANDSCAPE AREA 8,376 X 10%	838 SF	1,127 SF (14.49%)		
SHADE TREES 9 X (1/8)	1	9		
SHRUBS 9 X (3/8)	2	14		
DESCRIPTION	EXISTING	PROPOSED	TOTAL QTY	PERCENT
CANOPY TREES	0	9	9	100%
SHRUBS	0	14	14	100%
TOTAL	0	23	23	100%

TREE CANOPY TABLE - MULTIFAMILY BLOCK 1	
SECTION 8-10.3.2	
SITE AREA	284,592 SF OR 6.533 AC
PROPOSED ZONE	RESIDENTIAL
20 YEAR CANOPY REQUIREMENT	10% (49 UNITS PER ACRE)
20 YEAR CANOPY REQUIRED	28,459 SF
PROPOSED CANOPY	27,825 SF (9.78%)
EXISTING CANOPY CONSERVATION	3,031 SF (1.07%)
TOTAL 20 YEAR CANOPY PROVIDED	30,856 SF (10.84%)

INTERIOR PARKING LOT LANDSCAPING - MULTIFAMILY BLOCK 2				
SECTION 8-6.2				
PARKING LOT AREA	3,808 SF			
PARKING SPACES	9			
DESCRIPTION	REQUIRED	PROVIDED		
LANDSCAPE AREA 3,808 X 10%	381 SF	569 SF (14.94%)		
SHADE TREES 9 X (1/8)	2	2		
SHRUBS 9 X (3/8)	4	6		
DESCRIPTION	EXISTING	PROPOSED	TOTAL QTY	PERCENT
CANOPY TREES	0	2	2	100%
SHRUBS	0	6	6	100%
TOTAL	0	8	8	100%

TREE CANOPY TABLE - MULTIFAMILY BLOCK 2	
SECTION 8-10.3.2	
SITE AREA	60,816 SF OR 1.396 AC
PROPOSED ZONE	RESIDENTIAL
20 YEAR CANOPY REQUIREMENT	10% (25 UNITS PER ACRE)
20 YEAR CANOPY REQUIRED	6,082 SF
PROPOSED CANOPY	8,575 SF (14.10%)
EXISTING CANOPY CONSERVATION	0 SF (0.00%)
TOTAL 20 YEAR CANOPY PROVIDED	8,575 SF (14.10%)

INTERIOR PARKING LOT LANDSCAPING - MULTIFAMILY BLOCK 3				
SECTION 8-6.2				
PARKING LOT AREA	3,402 SF			
PARKING SPACES	18			
DESCRIPTION	REQUIRED	PROVIDED		
LANDSCAPE AREA 3,402 X 10%	340 SF	1,446 SF (42.50%)		
SHADE TREES 18 X (1/8)	3	6		
SHRUBS 18 X (3/8)	7	15		
DESCRIPTION	EXISTING	PROPOSED	TOTAL QTY	PERCENT
CANOPY TREES	0	6	6	100%
SHRUBS	0	15	15	100%
TOTAL	0	21	21	100%

TREE CANOPY TABLE - MULTIFAMILY BLOCK 3	
SECTION 8-10.3.2	
SITE AREA	67,822 SF OR 1.557 AC
PROPOSED ZONE	RESIDENTIAL
20 YEAR CANOPY REQUIREMENT	15% (19 UNITS PER ACRE)
20 YEAR CANOPY REQUIRED	10,173 SF
PROPOSED CANOPY	10,200 SF (15.04%)
EXISTING CANOPY CONSERVATION	0 SF (0.00%)
TOTAL 20 YEAR CANOPY PROVIDED	10,200 SF (15.04%)



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 2/14/2024
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SHEET TITLE:
BUILDING ELEVATIONS
 SHEET NUMBER:
11
 REVISION 2 - 2/14/2024



WARRENTON VILLAGE CENTER
 WARRENTON, VA
 ELEVATION • 02-14-2024
 CST2021-03

MULTIFAMILY FRONT ELEVATION
DYNAMIK
 DESIGN
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CULTURED STACK STONE DARK GRAY SIDING MASONRY WHITE CEMENTITIOUS PANEL WOOD TONED SIDING CULTURED STACK STONE

ROOF LEVEL 32'-11"

AVERAGE GRADE 0'-0"

MULTIFAMILY ELEVATION- 3 STORY



WARRENTON VILLAGE CENTER

WARRENTON, VA
ELEVATION • 02-14-2024

CST2021-03



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SHEET TITLE:
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SHEET NUMBER:
13

REVISION 2 - 2/14/2024



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 PROFESSIONAL ENGINEER

TOWNHOME - 3 STORY ELEVATION



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14
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NEW PRIMARY GARAGE ENTRANCE

3 STORIES ALONG BROADVIEW AVENUE

SECONDARY GARAGE ENTRANCE

RECONFIGURED ALLEY FOR RESIDENTIAL AND RETAIL

WEST PLAZA AND RESIDENTIAL BUILDING ENTRANCE

POTENTIAL TRASH LOCATION

BLOCK 3 - MULTIFAMILY TOWNHOMES (30 UNITS)

RECONFIGURED PARKING AREA

CENTRAL PLAZA - NEIGHBORHOOD CENTER

RECONFIGURED PARKING AREA

BLOCK 1 - MULTIFAMILY APARTMENTS (320 UNITS)

NEW ENTRANCE INTO SITE

EAST PLAZA AND RESIDENTIAL BUILDING ENTRANCE

BLOCK 2 - MULTIFAMILY - 2 OVER 2'S (36 UNITS)

POTENTIAL TRASH LOCATION

POTENTIAL DOG PARK AND BREW GARDEN

PEDESTRIAN CONNECTION BETWEEN RESIDENTIAL ENTRANCES AND RETAIL

LEGEND

- COMMERCIAL
- MULTIFAMILY APARTMENTS
- MULTIFAMILY TOWNHOMES
- MULTIFAMILY 2 OVER 2'S
- PEDESTRIAN CONNECTION

REVISIONS				
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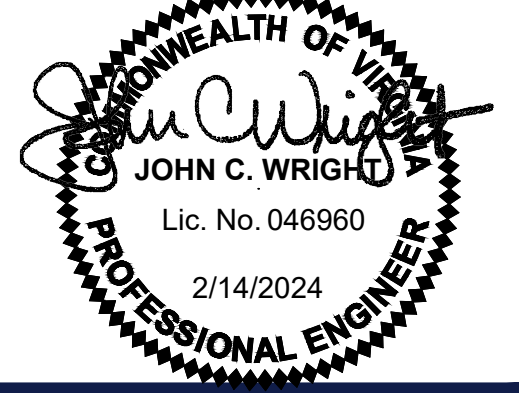
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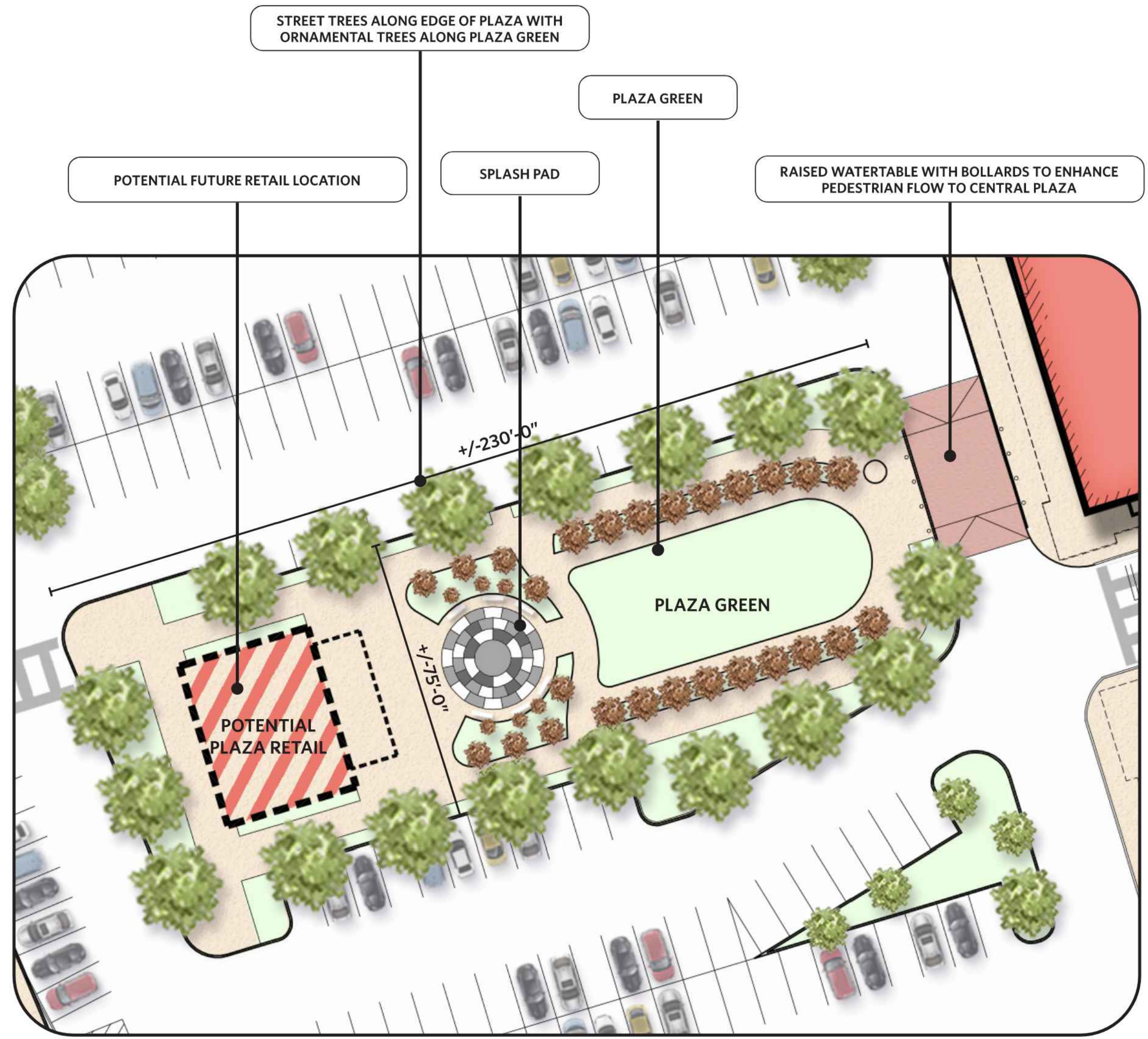
SHEET TITLE:
CONCEPTUAL PLAN RENDERING

SHEET NUMBER:
16

REVISION 2 - 2/14/2024

RENDERING - WARRENTON VILLAGE CENTER
 SCALE 1"=80'-0"

Feb 14, 2024
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ENLARGED CONCEPTUAL CENTRAL PLAZA PLAN
SCALE 1"=20'-0"



AERIAL VIEW OF CENTRAL PLAZA
NTS



EYE LEVEL VIEW OF CENTRAL PLAZA
NTS

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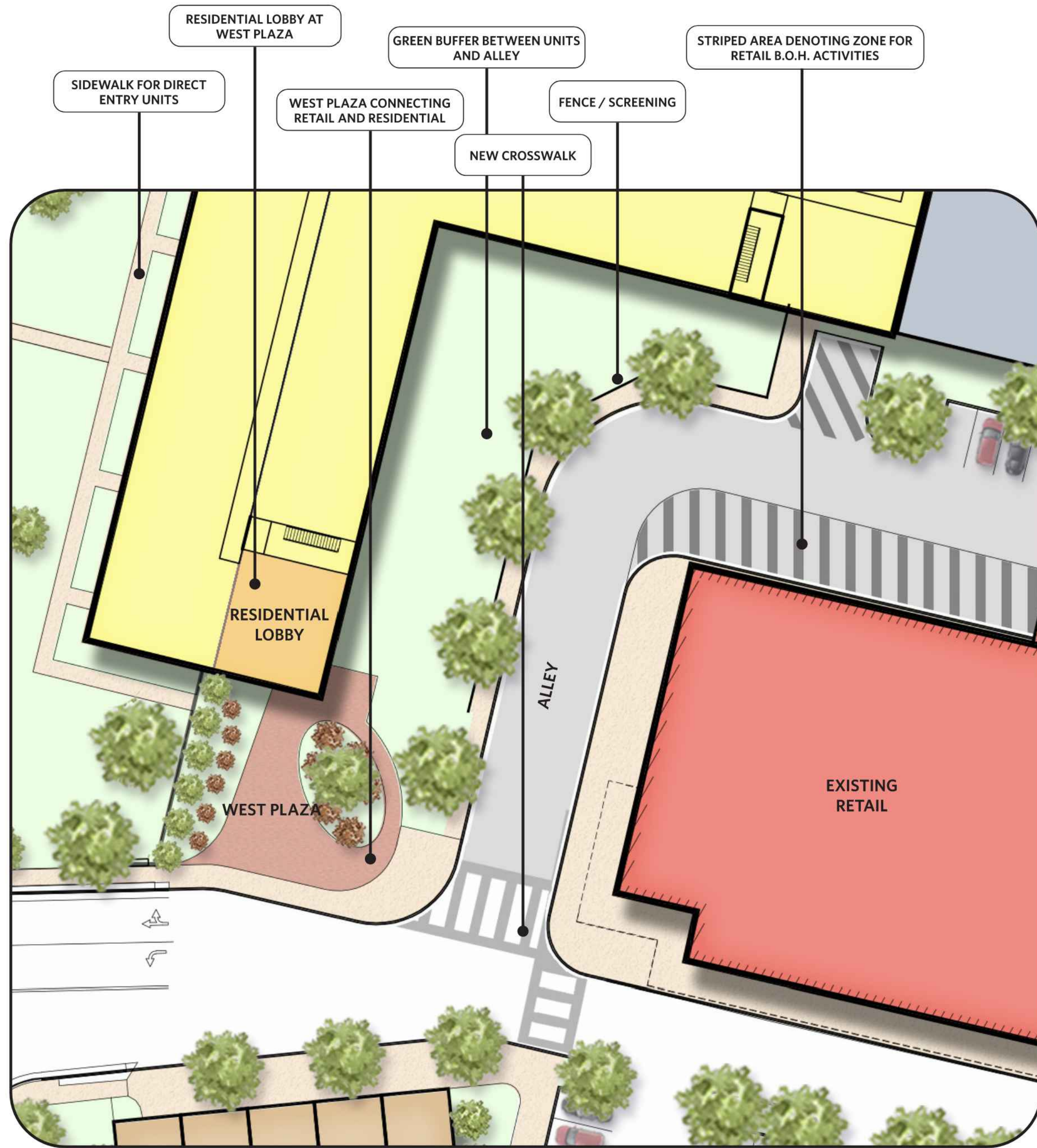
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COMMONWEALTH OF VIRGINIA
John C. Wright
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2/14/2024
PROFESSIONAL ENGINEER

SHEET TITLE:
DETAIL - CENTRAL PLAZA
SHEET NUMBER:
17
REVISION 2 - 2/14/2024

FEB 14, 2024 11:51:02 141 CAD/DRAWINGS/PLAN SETS/SUPP/212141 - SUPP - 1 - JAVOUT - 17 - DETAIL - CENTRAL PLAZA



ENLARGED CONCEPTUAL WEST PLAZA PLAN

SCALE 1"=20'-0"

mv+a FEBRUARY 14, 2024



GREEN BUFFER (VARIES) BETWEEN RESIDENTIAL AND ALLEY

ALLEY

SIDEWALK / RETAIL LOADING + TRASH ZONE (VARIES)

TYPICAL SECTION THROUGH ALLEY

SCALE 1/8"=1'-0"



VIEW OF WEST PLAZA AND EXISTING RETAIL BEYOND

NTS

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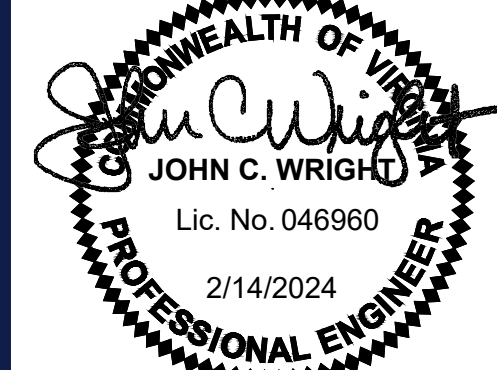
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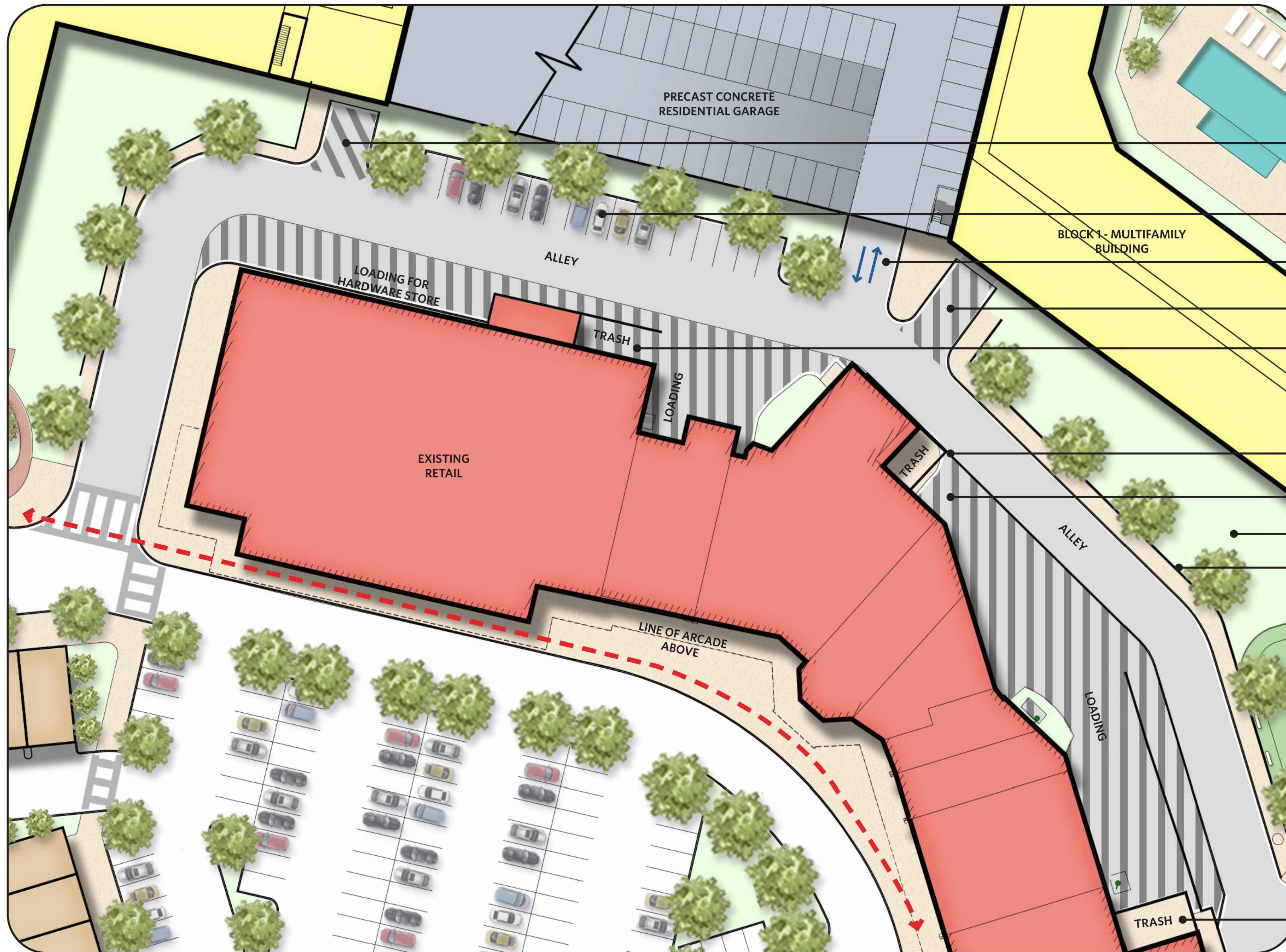
DETAIL - WEST PLAZA

SHEET NUMBER:

18

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RESIDENTIAL LOADING AND TRASH

PARKING FOR RETAIL TENANT OWNERS / EMPLOYEES

SECONDARY ACCESS TO GARAGE

RESIDENTIAL LOADING AND TRASH

SCREENED TRASH AREA FOR HARDWARE STORE

RECONFIGURED & SCREENED TRASH AREA FOR RETAIL TENANTS

STRIPED AREA DENOTING RETAIL LOADING AND TRASH ZONE

GREEN BUFFER ALONG UNITS

SCREEN/FENCE

RECONFIGURED & SCREENED TRASH AREA FOR RETAIL TENANTS

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 DRAWN BY: DSH
 CHECKED BY: JCW
 DATE: 7/8/2022
 CAD ID: SUPP-2

SPECIAL USE PERMIT
 FOR
WARRENTON VILLAGE CENTER
 PROPOSED DEVELOPMENT
 OAK SPRINGS DRIVE
 CENTER DISTRICT
 TOWN OF WARRENTON, VIRGINIA

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

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 Lic. No. 046960
 2/14/2024
 PROFESSIONAL ENGINEER

SHEET TITLE:
DETAIL - ALLEY
 SHEET NUMBER:
19
 REVISION 2 - 2/14/2024

ENLARGED RETAIL AND RESIDENTIAL ALLEY PLAN

SCALE 1"=20'-0"

Feb 14, 2024
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- SIDEWALK FOR DIRECT ENTRY UNITS
- MONUMENT SIGN
- RESIDENTIAL LOBBY AND LEASING
- EAST PLAZA
- AMENITIES ALONG COURTYARD
- PARKING FOR RESIDENTIAL LOBBY AND LEASING
- TYPICAL URBAN STREET SECTION WITH PARALLEL PARKING
- PARKING AND ACCESS TO BLOCK 2-2 OVER 2'S



VIEW OF NEW ENTRANCE STREET
NTS

ENLARGED PLAN OF NEW ENTRANCE DRIVEWAY

SCALE 1"=20'-0"

mv+a FEBRUARY 14, 2024

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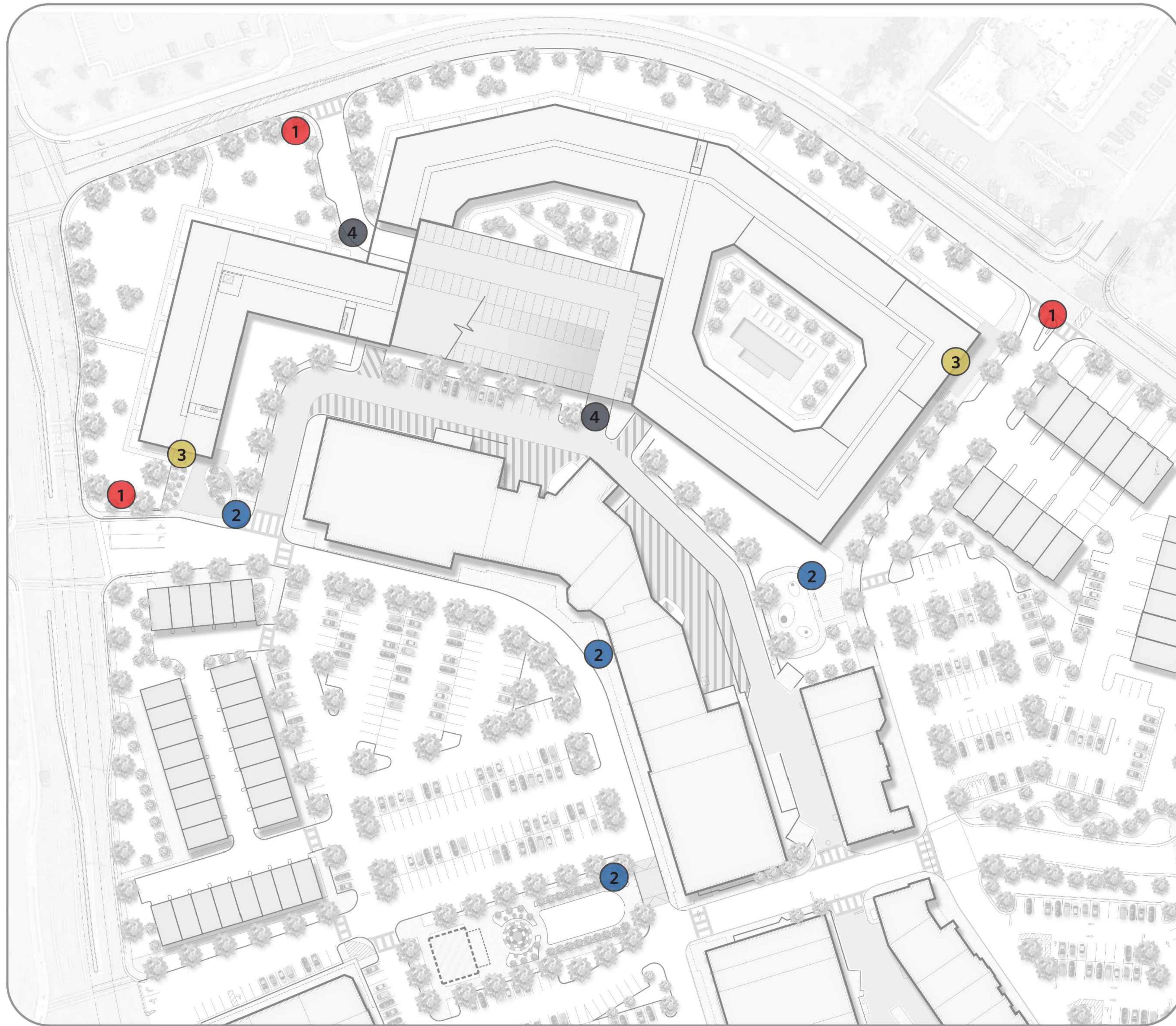
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SHEET TITLE:
DETAIL - EAST PLAZA
SHEET NUMBER:
20
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CONCEPTUAL SITE SIGNAGE PLAN

SCALE 1"=50'-0"



FEBRUARY 14, 2024

NOTE: Signage types and location shown here in this plan is conceptual and subject to change with input from stakeholders. All signs to conform to Article 6 - Signage of Zoning Ordinance



1 MONUMENT SIGNAGE
INCLUDES HORIZONTAL OR VERTICAL PYLON SIGNS, EITHER FREE STANDING OR INTEGRATED INTO THE LANDSCAPE, HIGHLIGHTING THE PROJECT/COMMUNITY NAME AND MAJOR TENANTS



2 WAYFINDING SIGNAGE
SUCH SIGNS COULD BE POST SUPPORTED OR ATTACHED TO OTHER ELEMENTS OF THE STREETSCAPE OR WITHIN LANDSCAPING AND ARE MEANT TO PROVIDE PEDESTRIANS WITH DIRECTION TO TENANTS WITHIN THE CENTER.



3 CANOPY SIGNAGE
INCLUDES SIGNS THAT MAY BE WALL MOUNTED, CANOPY MOUNTED OR VERTICALLY MOUNTED TO THE FACADE VIA BRACKETS AND TYPICALLY ARE USED TO HIGHLIGHT THE NAME OF THE BUILDING OR THE COMMUNITY.



4 INCIDENTAL SIGNAGE
SIGNS THAT SUPPLEMENT AND PROVIDE NON-TENANT/BRAND IDENTITY INFORMATION USUALLY HIGHLIGHTING OTHER SUPPLEMENTARY PROGRAMS IN A PROJECT.

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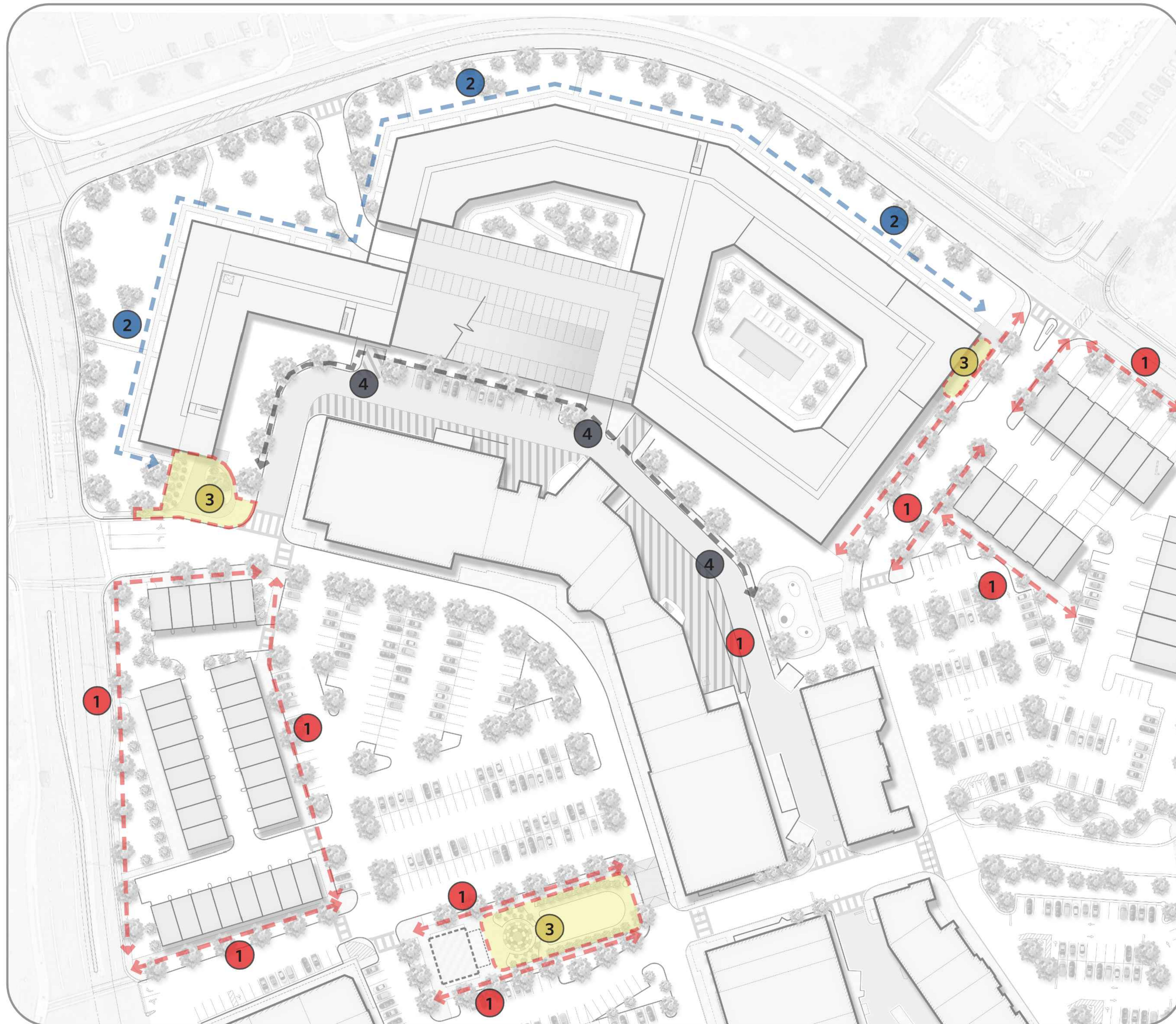
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SHEET TITLE:
CONCEPTUAL SIGNAGE PLAN

SHEET NUMBER:
21

REVISION 2 - 2/14/2024

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CONCEPTUAL LIGHTING PLAN

SCALE 1"=50'-0"



FEBRUARY 14, 2024

NOTE: Detailed lighting and photometric plan to be provided at site plan. All lighting to conform to Article 9 of Zoning Ordinance.



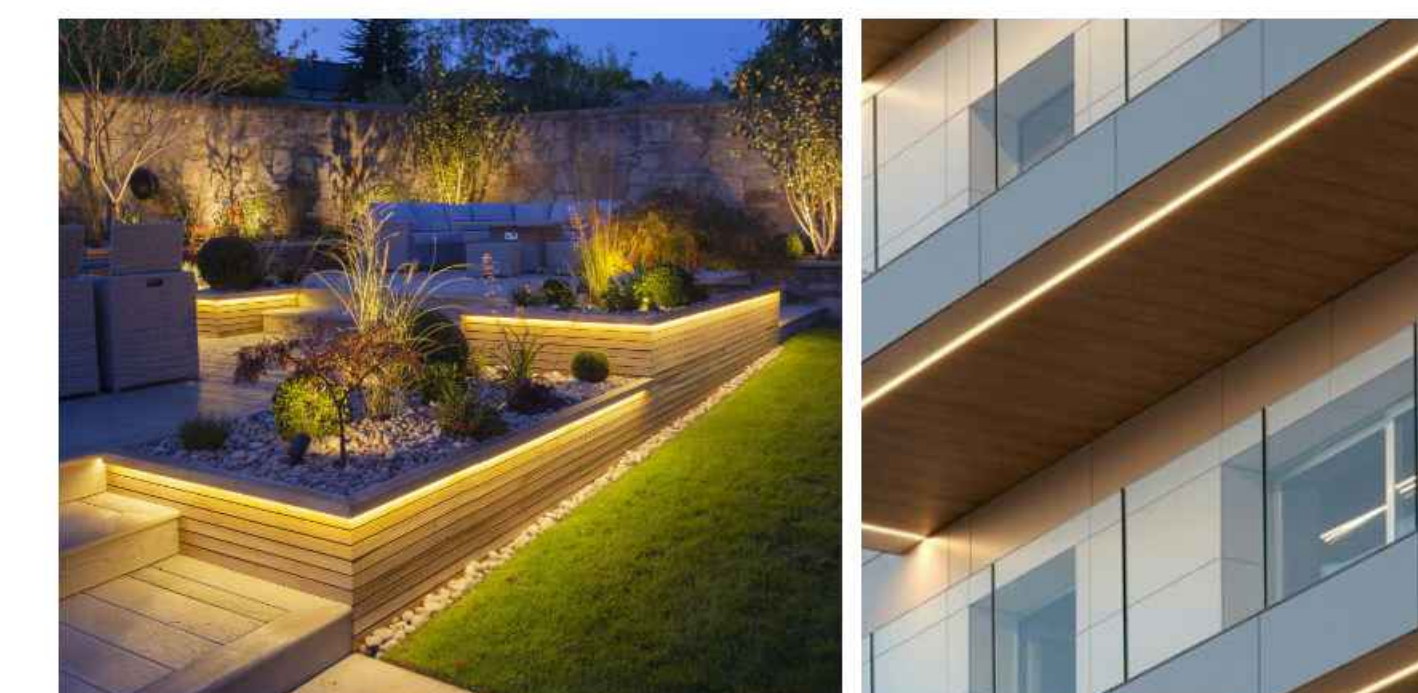
1 DECORATIVE POST LIGHTING

SUCH LIGHTING ALREADY EXISTS WITHIN SELECTIVE AREAS OF THE SITE. THIS LIGHTING TYPE IS MEANT TO PROVIDE ILLUMINATION ALONG PEDESTRIAN ROUTES/STREETS AND FORMS A NECESSARY COMPONENT OF THE ENTOURAGE THAT MAKES UP URBAN STREETSCAPES.



2 WALL SCONCE LIGHTING

ACCENT LIGHTING MOUNTED ON THE BUILDING ILLUMINATING FEATURES OF THE ARCHITECTURE AS WELL AS PROVIDING UTILITY LIGHTING FOR THE IMMEDIATE SURROUNDINGS/WALKWAYS.



3 ACCENT LIGHTING - BUILDING AND LANDSCAPE

ACCENT LIGHTING UTILIZED TO EMPHASIZE BUILDING ARCHITECTURE/ CANOPY ENTRANCES AS WELL AS LANDSCAPE FEATURES - PLANTING, FURNITURE ELEMENTS, DECORATIVE WALKING PATHS, ETC.



4 UTILITY LIGHTING

POST MOUNTED OR BUILDING MOUNTED LIGHTING THAT IS MEANT TO ILLUMINATE AREAS THAT ARE NOT USUALLY ACCESSED BY PEDESTRIANS OR PART OF THE URBAN STREETSCAPES - ALLEYS, INCIDENTAL PATHS, HIGH VEHICULAR TRAFFIC AREAS

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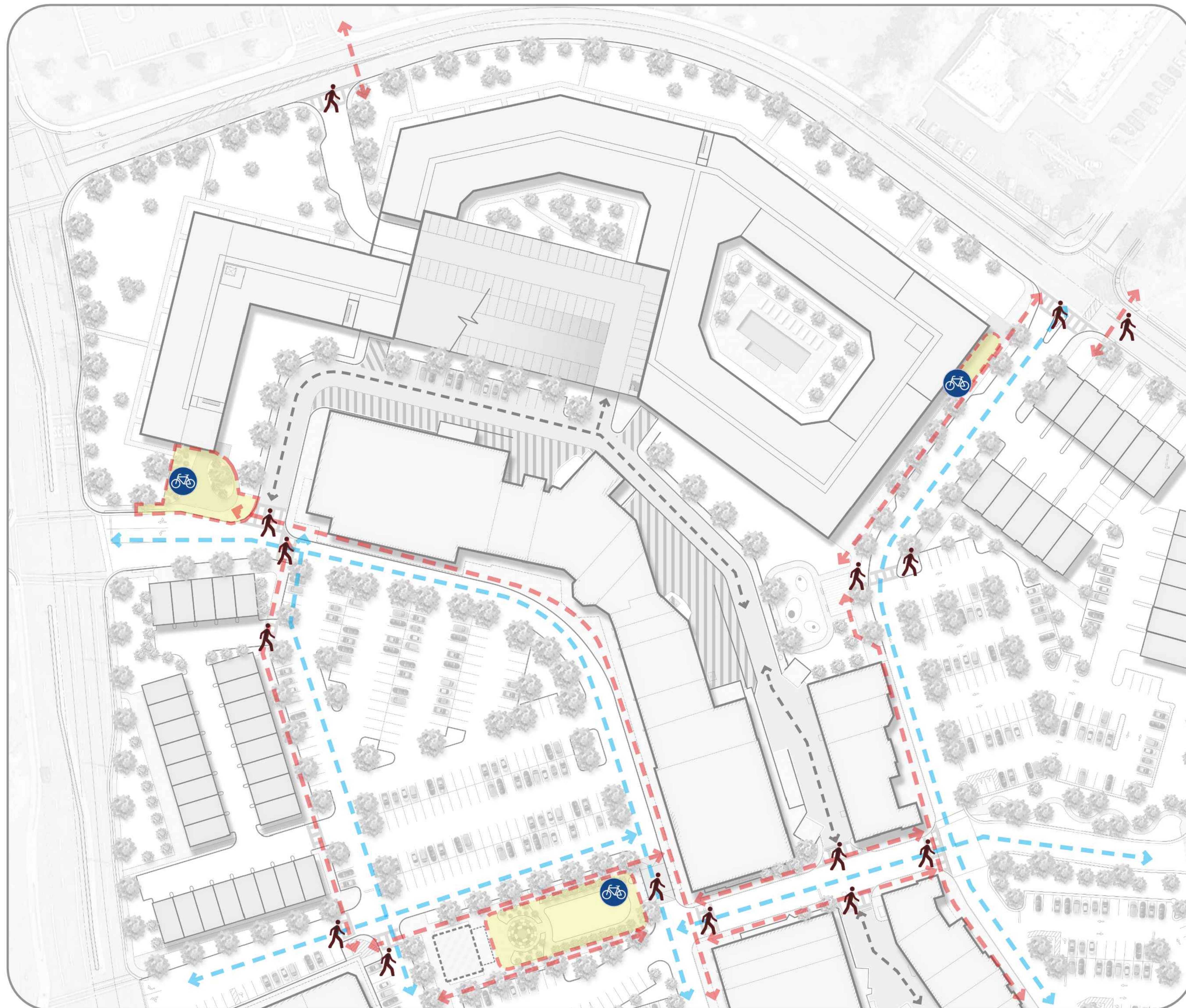
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 JOHN C. WRIGHT
 Lic. No. 046960
 2/14/2024
 PROFESSIONAL ENGINEER

SHEET TITLE:
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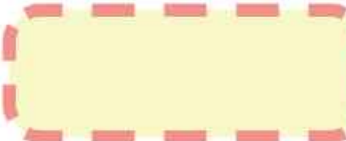
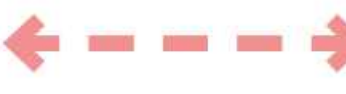
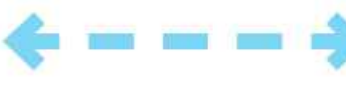
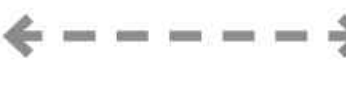


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REVISION 2 - 2/14/2024

FEB 14, 2024 11:51:02 12:41:00 DRAWINGS PLAN SET 15 SUPP-2 1- JAVOUT-22 - CONCEPTUAL LIGHTING PLAN



LEGEND

- 
PLAZA / COMMUNITY AREAS
 THESE COLORED REGIONS REPRESENT THE PUBLIC PLAZAS IN THE PROJECT ANCHORING BOTH RETAIL AS WELL AS RESIDENTIAL PROGRAMS.
- 
PEDESTRIAN CIRCULATION
 THIS DENOTES SOME OF THE MAJOR PEDESTRIAN CIRCULATION ROUTES WITHIN THE CENTER EFFECTIVELY CONNECTING THE NEW RESIDENTIAL PROGRAMS WITH THE EXISTING RETAIL CENTER AND COMMUNITY SPACES/ PLAZAS WITHIN THE PROJECT. CIRCULATION PATHS WILL CONSIST OF MINIMUM 5' WIDTH SIDEWALK AS REQUIRED BY ARTICLE 9-25.1 SUBSECTION G OF THE ZONING CODE.
- 
BICYCLE AND VEHICULAR CIRCULATION
 SHARED CIRCULATION CORRIDORS WITHIN THE PROJECT ON CONNECTOR STREETS - EXISTING AND PROPOSED, AS WELL AS PARKING LOTS, ALL CHARACTERISED BY LOW SPEED LIMITS. REDUCED DRIVE WIDTHS AND RAISED CROSSWALKS IN SELECTED AREAS WILL PROVIDE NECESSARY TRAFFIC CALMING AND A DETERRENT TO UNSAFE DRIVING.
- 
SERVICE AND SECONDARY GARAGE CIRCULATION
 PRIMARY USE FOR THIS CORRIDOR IS LOADING AND TRASH PICKUP FOR BOTH THE RETAIL AND RESIDENTIAL IN THE PROJECT ALONG WITH SECONDARY GARAGE ACCESS FOR BLOCK 1 - MULTIFAMILY BUILDING.
- 
BIKE PARKING AREAS
 BIKE PARKING WILL BE CLUSTERED WITHIN THE CENTRAL, EAST AND WEST PLAZAS FOR USE BY RESIDENTS OR VISITING MEMBERS OF THE COMMUNITY. ADDITIONAL BIKE PARKING WILL BE DISPERSED ALONG THE RETAIL SIDEWALK FOR USE BY RETAIL CUSTOMERS.
- 
CROSSWALKS
 PROPOSED CROSSWALKS PROVIDE ACCESSIBLE MEANS OF CROSSING THE STREET/ALLEYS AS PEDESTRIANS MAKE THEIR WAY BETWEEN THE RESIDENTIAL AND THE RETAIL.

CONCEPTUAL CIRCULATION PLAN

SCALE 1"=50'-0"



FEBRUARY 14, 2024

FEB 14, 2024 H:\121141\DRAWINGS\PLAN SETS\SPV\212141 - SUPP - 1 - JAVOUT - 23 - CONCEPTUAL CIRCULATION PLAN

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DATE: SUPP-2

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PROJECT:

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FOR

WARRENTON VILLAGE CENTER

PROPOSED DEVELOPMENT

OAK SPRINGS DRIVE CENTER DISTRICT

TOWN OF WARRENTON, VIRGINIA

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SHEET TITLE:

CONCEPTUAL CIRCULATION PLAN

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REVISION 2 - 2/14/2024



VIEW OF NEW ENTRANCE ACROSS FROM HASTINGS LANE LOOKING AT BLOCK 1 AND BLOCK 2

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SHEET TITLE:
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VIEW ALONG BLOCK 1 MULTIFAMILY APARTMENT BUILDING LOOKING TOWARDS BLOCK 3 TOWNHOMES

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VIEW ALONG BLOCK 3 SIDEWALK LOOKING TOWARDS THE EXISTING RETAIL

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SHEET TITLE:

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26

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AERIAL VIEW OF CENTRAL PLAZA STRETCHING BETWEEN THE RETAIL

mv+a FEBRUARY 14, 2024

NOTE: Retail building shown in Central Plaza is for conceptual future development purposes only. No retail building is proposed as part of this SUP.

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 REVISION 2 - 2/14/2024

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AERIAL VIEW OF CENTRAL PLAZA STRETCHING ACROSS THE RETAIL



FEBRUARY 14, 2024

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 REVISION 2 - 2/14/2024

EYE LEVEL VIEW OF CENTRAL PLAZA STRETCHING ACROSS THE RETAIL

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CHECKED BY:	JCW
DATE:	7/8/2022
CAD ID.:	SUPP-2

PROJECT:

SPECIAL USE PERMIT

FOR

WARRENTON VILLAGE CENTER

PROPOSED DEVELOPMENT
 OAK SPRINGS DRIVE
 CENTER DISTRICT
 TOWN OF WARRENTON, VIRGINIA

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COMMONWEALTH OF VIRGINIA

John C. Wright
 JOHN C. WRIGHT
 Lic. No. 046960
 2/14/2024
 PROFESSIONAL ENGINEER

SHEET TITLE:
RENDERING

SHEET NUMBER:
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REVISION 2 - 2/14/2024

EYE LEVEL VIEW FROM CENTRAL PLAZA GREEN LOOKING TOWARDS RETAIL AND RESIDENTIAL

Feb 14, 2024
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EYE LEVEL VIEW OF CONNECTION BETWEEN THE RETAIL AND CENTRAL PLAZA



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EYE LEVEL VIEW OF CENTRAL PLAZA AS APPROACHED FROM THE RETAIL

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VIEW FROM INTERSECTION OF BROADVIEW AVENUE AND EXISTING ENTRANCE

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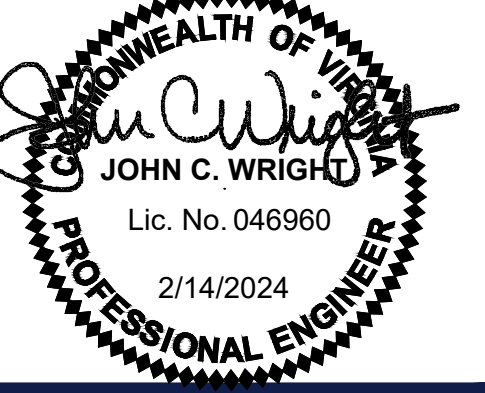
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VIEW FROM HASTINGS LANE LOOKING OUT TOWARD OAK SPRINGS

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 REVISION 2 - 2/14/2024

VIEW FROM EXISTING DRIVE LOOKING OUT TO BROADVIEW AVENUE

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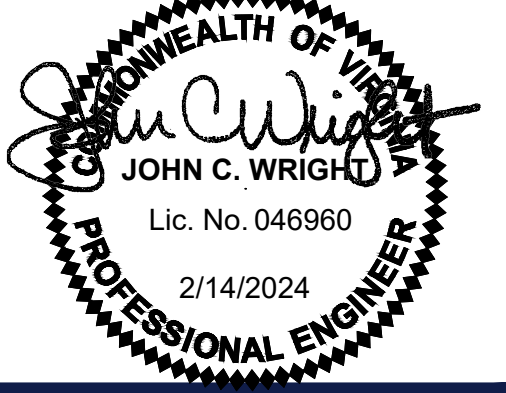
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VIEW FROM INTERSECTION OF OAK SPRINGS AND BROADVIEW AVENUE

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