

April 18, 2022 -- 11:45am By: Caycee Hart

K:\NVA_CIV\015640 - Harris Teeter\Sheet\015640126 Warrenton\02 - DWG\PlanSheets\SPECIAL USE PERMIT\C-00 - COVER SHEET.dwg

K:\NVA_CIV\015640 - Harris Teeter\Sheet\015640126 Warrenton\02 - DWG\PlanSheets\SPECIAL USE PERMIT\C-00 - COVER SHEET.dwg
Plotted By: Hart, Caycee Sheet Set: HT Warrenton - Special Use Permit Layout: C-00 COVER SHEET April 18, 2022 11:41:23am

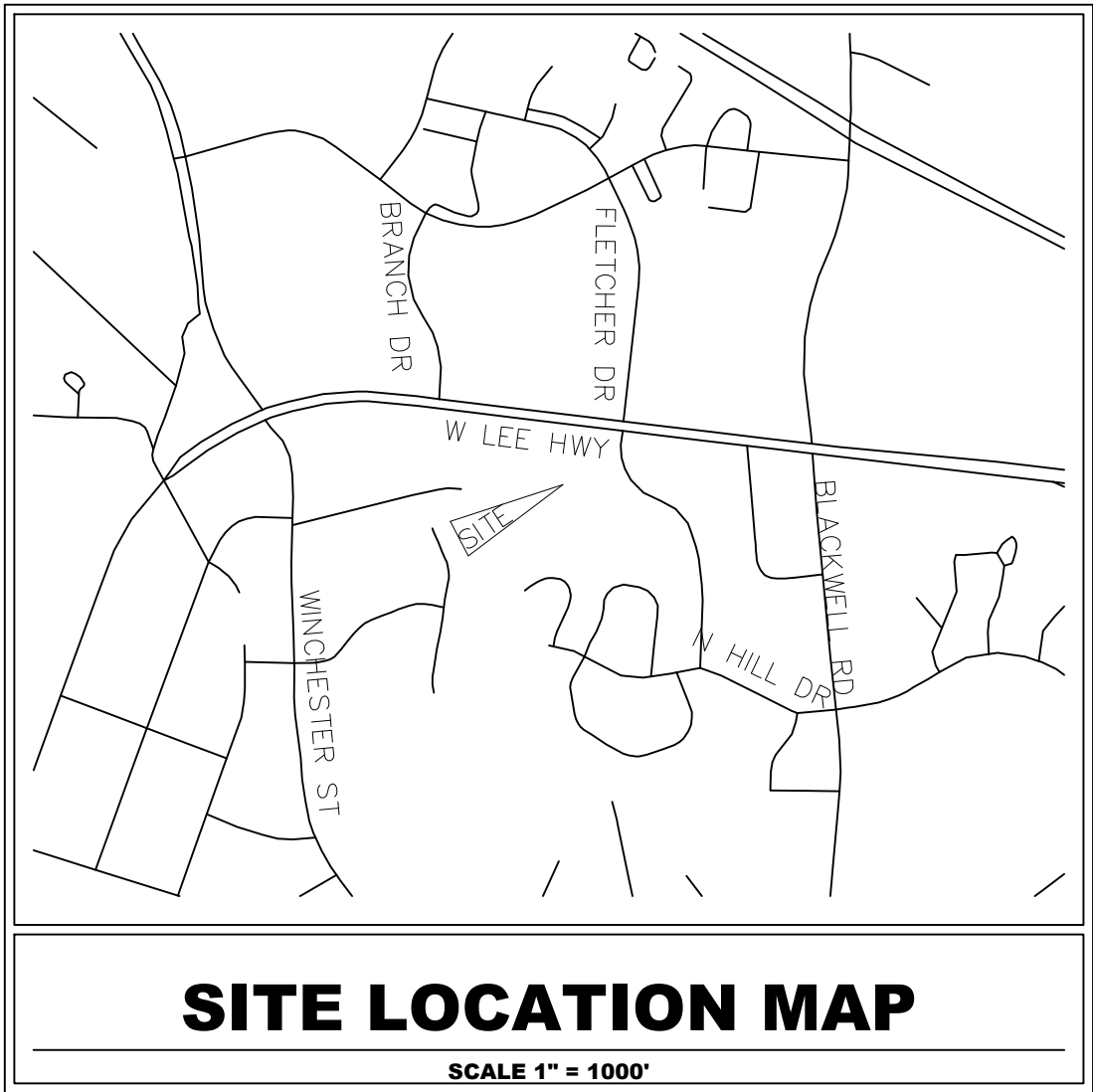
SPECIAL USE PERMIT for

HARRIS TEETER SERVICE STATION

STORE #329 - 530 FLETCHER DRIVE

WARRENTON, FAUQUIER COUNTY, VIRGINIA

PIN 6984-38-9605 (PORTION)



Sheet List Table

Sheet Number	Sheet Title
C-00 SHEET 1 OF 3	COVER SHEET
C-01 SHEET 2 OF 3	SPECIAL USE PERMIT PLAN
C-02 SHEET 3 OF 3	ADJACENT PROPERTIES

GENERAL SITE NOTES

- PROPERTY DELINEATED HEREON IS IDENTIFIED AS A PORTION OF PARCEL PIN # 6984-38-9605.
- THE TOTAL PARCEL IS 11.67 ACRES THE SPECIAL USE PERMIT AREA IS 0.48 ACRES.
- THE SITE IS LOCATED AT 530 N. FLETCHER DRIVE, WARRENTON, VA.
- THE PARCEL IS ZONED PLANNED UNIT DEVELOPMENT (PUD) PER MASTER PLAN AMENDMENT NORTH ROCK PLANNED UNIT DEVELOPMENT PLAN LAST REVISED JUNE 1999.
- THE TOTAL PUD SITE AREA IS 45.3 ACRES.
- THE PROPERTY IS LOCATED IN THE CENTER MAGISTERIAL DISTRICT, TOWN OF WARRENTON.
- EXISTING USE: PARKING
- PROPOSED USE: SERVICE STATION
- THERE ARE NO CONFLICTS OF INTEREST IN THIS PROPOSED DEVELOPMENT
- A PORTION OF THIS PROPERTY FALLS WITHIN THE 100-YR FLOOD PLAIN PER FEMA MAP 51061C0306C.
- LOT SIZE REQUIREMENTS
 - COMMERCIAL RETAIL:
 - 80' LOT WIDTH
- SETBACK/BUFFER REQUIREMENTS
 - COMMERCIAL RETAIL:
 - FRONT YARD: 40' (FROM RT. 29)
 - SIDE YARD: 25'
 - REAR YARD: 25'
 - 25' BUFFER FROM RESIDENTIAL
 - 25' BUFFER FROM HIGHWAY
 - 15' BUFFER FROM COLLECTOR
- PARKING REQUIREMENTS:
 - RETAIL SALES PARKING
 - PARKING RATE: 1 SPACE PER 300 SF OF GFA FOR THE FIRST 12,000 SF PLUS 2 SPACES PER EACH ADDITIONAL 1,000 SF
 - PROPOSED GFA OF RETAIL SALES: 78,727 SF
 - REQUIRED: 174
 - PROVIDED: 244
 - SERVICE STATION PARKING
 - PARKING RATE: 1.5 SPACES PER SERVICE BAY PLUS 1 SPACE PER 6 FUEL PUMPS PLUS 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT PLUS 1 PER 300 SF OF GFA FOR RETAIL SALES
 - 0 SERVICE BAYS, 8 FUEL PUMPS PROPOSED, 2 EMPLOYEES ON THE LARGEST SHIFT, 300 SF KIOSK
 - REQUIRED: 5 SPACES
 - PROVIDED: 5 SPACES - PARKING SPACES ARE INCLUDED IN THE PARKING FIELD.
- SEE ASSOCIATED TRAFFIC IMPACT STUDY FOR ADDITIONAL INFORMATION ON TRAFFIC VOLUMES AND VPD.

PROJECT OWNER AND CONSULTANT INFORMATION

OWNER

NORTHROCK CENTER LLC
7501 WISCONSIN AVE #1500A
BETHESDA, MD 20814
PHONE (301) 986-6200

ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE
SUITE 400
RESTON, VIRGINIA 20190
(703) 674-1372 TEL

CONTACT: KYLE BOLLINGER, P.E.

SURVEYOR:

GRS GROUP, LLC
6703 DELAND COURT
SPRINGFIELD, VA 22152
PHONE (703) 727-5828
FAX (703) 763-2320

CONTACT: KEVIN F. STEINHILBER

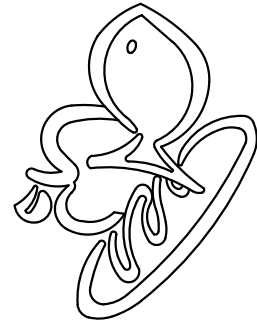
Kimley»Horn

11400 COMMERCE PARK
DRIVE, SUITE 400
RESTON, VA 20191
PHONE: (703) 674-1300

© 2021



REVISIONS			
NO.	DATE	REVISIONS	



CLIENT:

HARRIS TEETER SERVICE STATION
STORE #329 WARRENTON
530 FLETCHER DRIVE
WARRENTON, VIRGINIA 20186
FAUQUIER COUNTY

PROJECT:

COVER SHEET

TITLE:

DESIGNED BY: CJC

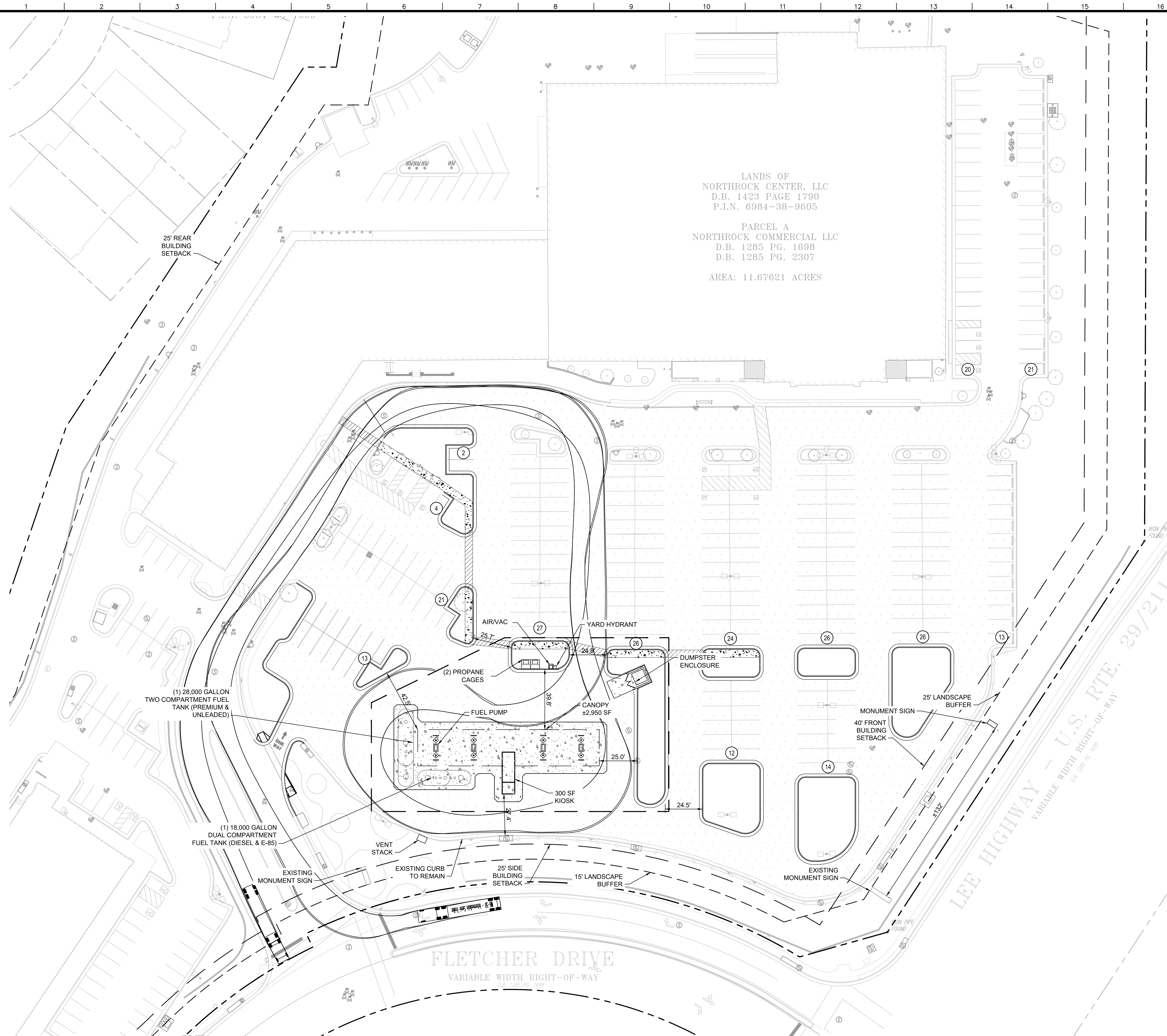
DRAWN BY: CJC

CHECKED BY: CAH

DATE: 09/02/2021

PROJECT#: 015640126

C-00
SHEET 1 OF 3



SHOPPING CENTER PARKING FIELD

AREA OF SPECIAL USE PERMIT

PARKING COUNTS

- ZONE: PLANNED UNIT DEVELOPMENT (PUD)
- EXISTING USE: PARKING
- PROPOSED USE: SERVICE STATION
- PARCEL ACREAGE: 11.67 ACRES
- SPECIAL USE PERMIT ACREAGE: 0.48 ACRES

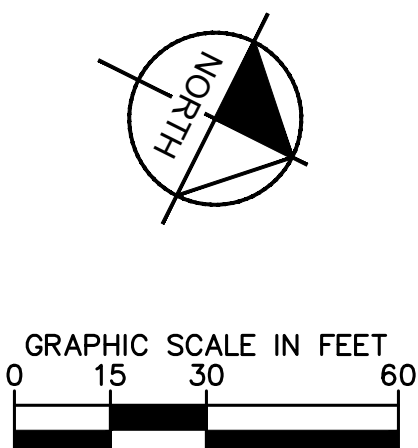
- RETAIL SALES PARKING
- PARKING RATE: 1 SPACE PER 300 SF OF GFA FOR THE FIRST 12,000 SF PLUS 2 SPACES PER EACH ADDITIONAL 1,000 SF
- PROPOSED GFA OF RETAIL SALES: 78,727 SF
- REQUIRED: 174
- PROVIDED: 244

- PARKING RATE: 1.5 SPACES PER SERVICE BAY PLUS 1 SPACE PER 6 FUEL PUMPS PLUS 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT PLUS 1 PER 300 SF OF GFA FOR RETAIL SALES
- 0 SERVICE BAYS, 8 FUEL PUMPS PROPOSED, 2 EMPLOYEES ON THE LARGEST SHIFT, 300 SF KIOSK
- REQUIRED: 5 SPACES
- PROVIDED: 5 SPACES - PARKING SPACES PROVIDED IN PARKING FIELD

- PHOTOMETRIC CALCULATIONS SHALL BE PROVIDED AT SITE PLAN SUBMITTAL.
- LIGHT FIXTURES PROPOSED WITH THE SITE PLAN SUBMITTAL SHALL GUARANTEE THAT GLARE IS NOT CASTED ON THE ADJACENT STREETS.
- LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH THE ZONING ORDINANCE ARTICLE 9.

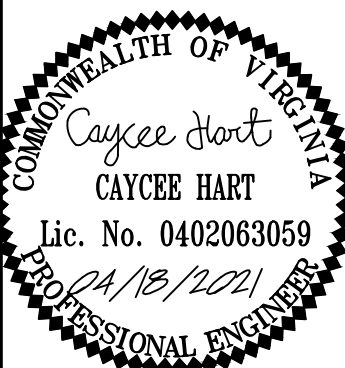
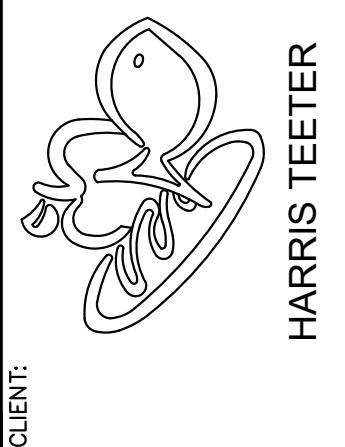
- INTERIOR LANDSCAPING REQUIREMENTS: 10% OF PARKING LOT PER ZONING ORDINANCE SECTION 8.6.2.3.
- INTERIOR LANDSCAPING PROVIDED: $\pm 10.4\%$
- INTERIOR LANDSCAPE PLANTINGS WILL BE PROVIDED AT SITE PLAN SUBMITTAL AND SHALL CONFORM WITH ARTICLE 8 OF THE ZONING ORDINANCE.
- THE EXISTING LANDSCAPE BUFFER/SCREENING IS NOT BEING MODIFIED WITH THIS PROJECT.

- THE EXISTING UNDERGROUND DETENTION SYSTEM WILL BE USED FOR WATER QUANTITY REQUIREMENTS. ADDITIONAL PERVIOUS AREA WILL BE ADDED TO THE SITE AND THEREFORE PEAK RUNOFF WILL BE REDUCED FROM PRE-DEVELOPMENT CONDITIONS.
- WATER QUALITY WILL PROVIDED VIA MEANS OF STORMWATER BEST MANAGEMENT PRACTICES AND NON NUTRIENT CREDITS. PER THE TOWN OF WARRENTON STANDARDS UP TO 25% OF THE NUTRIENT REDUCTION MAY BE PURCHASED FROM AN APPROVED OFF-SITE PROVIDER.
- THE DESIGN FOR STORMWATER QUANTITY AND QUALITY WILL BE PROVIDED AT SITE PLAN SUBMITTAL. THE STORMWATER DESIGN FOR THIS PROJECT WILL COMPLY WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL MANUAL (VUSCM), VIRGINIA'S STORMWATER MANAGEMENT REGULATIONS, ZONING ORDINANCE ARTICLE 14, ARTICLE 5, AND THE TOWN OF WARRENTON PUBLIC UTILITIES MANUAL.



11400 COMMERCE PARK
DRIVE, SUITE 400
RESTON, VA 20191
PHONE: (703) 674-1300

© 2021

[illegible]

530 FLETCHER DRIVE
WARRENTON, VIRGINIA 20186
FAQUIER COUNTY

SPECIAL USE
PERMIT PLAN

DESIGNED BY:	CJC
DRAWN BY:	CJC
CHECKED BY:	CAH
DATE:	09/02/2021

PROJECT#: 015640126

C-01

SHEET 2 OF 3

