

# SPECIAL USE PERMIT

FOR

## WATERLOO JUNCTION

### LOCATION OF SITE

394 BROADVIEW AVENUE

TOWN OF WARRENTON

FAUQUIER COUNTY, VIRGINIA 20186

PARCEL ID: 6984-18-6837-000, 6984-18-5649-000, 6984-18-3854-000,

6984-18-3915-000, 6984-18-2709-000, 6984-18-2905-00

### PARCEL IDENTIFICATION TABLE

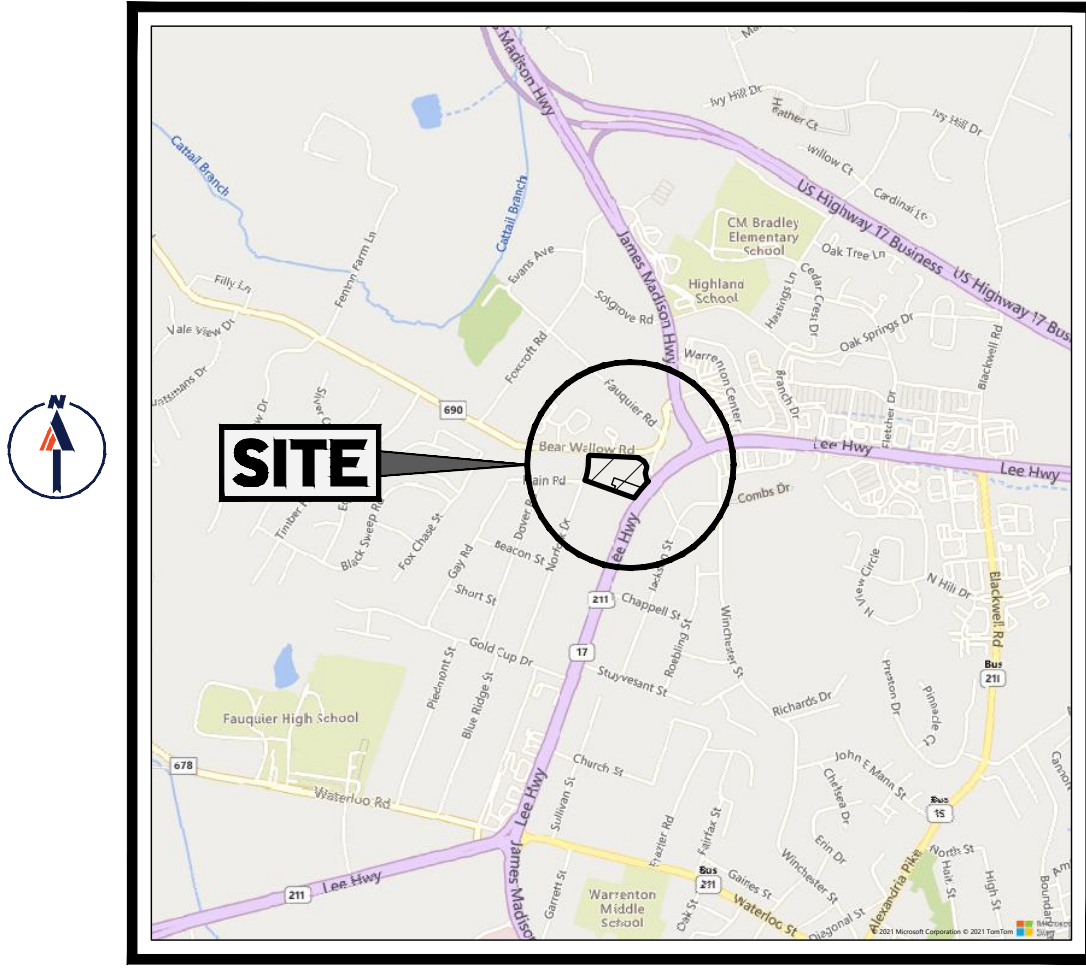
PARCEL NUMBER	OWNER	ADDRESS	AREA	CURRENT ZONE	CURRENT PLANNED LAND USE	PROPOSED PLANNED LAND USE
6984-18-6837-000	BROADVIEW HOLDINGS, LLC	15200 SADDLE RIDGE FARM LN CULPEPER, VA 22701	1.523± ACRES	COMMERCIAL/GENERAL	VACANT	C-MIXED USE
6984-18-5649-000	FOG HOLDINGS, LLC	8549 TURKEY RUN DRIVE WARRENTON, VA 20187	0.811± ACRES	COMMERCIAL/GENERAL	RESTAURANT	C-MIXED USE
6984-18-3854-000	BROADVIEW HOLDINGS, LLC	15200 SADDLE RIDGE FARM LN CULPEPER, VA 22701	1.209± ACRES	COMMERCIAL/GENERAL	VACANT	C-MIXED USE
6984-18-3915-000	BROADVIEW HOLDINGS, LLC	15200 SADDLE RIDGE FARM LN CULPEPER, VA 22701	0.359± ACRES	R-15*	VACANT	C-MIXED USE
6984-18-2709-000	BROADVIEW HOLDINGS, LLC	15200 SADDLE RIDGE FARM LN CULPEPER, VA 22701	0.413± ACRES	R-15*	VACANT	C-MIXED USE
6984-18-2905-000	BROADVIEW HOLDINGS, LLC	15200 SADDLE RIDGE FARM LN CULPEPER, VA 22701	0.496± ACRES	R-15*	VACANT	C-MIXED USE
* PARCELS NOTED ARE CURRENTLY UNDER REZONING TO C DISTRICT			TOTAL AREA	4.811± ACRES		

### REFERENCES AND CONTACTS

REFERENCES  
♦ BOUNDARY & TOPOGRAPHIC SURVEY:  
"394 BROADVIEW AVENUE, TOWN OF WARRENTON,  
FAUQUIER COUNTY VIRGINIA"  
PREPARED BY: BOHLER  
DATED 8/17/2020.

GOVERNING AGENCIES  
♦ TOWN OF WARRENTON  
COMMUNITY DEVELOPMENT  
21 MAIN STREET  
WARRENTON, VA 20188-0341  
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 2010  
MICROSOFT CORPORATION  
SCALE: 1" = 2,000'

### OWNER

SEE PARCEL IDENTIFICATION TABLE THIS SHEET  
CONTACT: KEITH FARRISH  
PHONE: (703) 687-6041

PREPARED BY

**BOHLER**

CONTACT: JOHN C. WRIGHT, P.E.

**BOHLER**

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

### REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	6/3/2022	TOWN COMMENTS	DSH
2	7/19/2022	TOWN COMMENTS	DSH
3	10/18/2022	TOWN COMMENTS	DSH



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PROJECT No.: V182099  
DRAWN BY: DSH  
CHECKED BY: JCW  
DATE: 3/22/2022  
CAD ID: SUPP-3

PROJECT:

### SPECIAL USE PERMIT

FOR

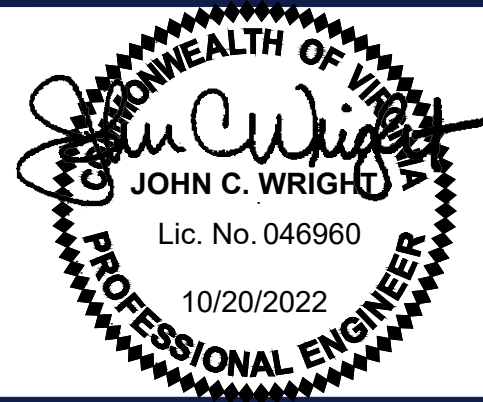
FARRISH PROPERTIES &  
ACQUISITIONS, LLC

LOCATION OF SITE

394 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:

**COVER  
SHEET**

SHEET NUMBER:

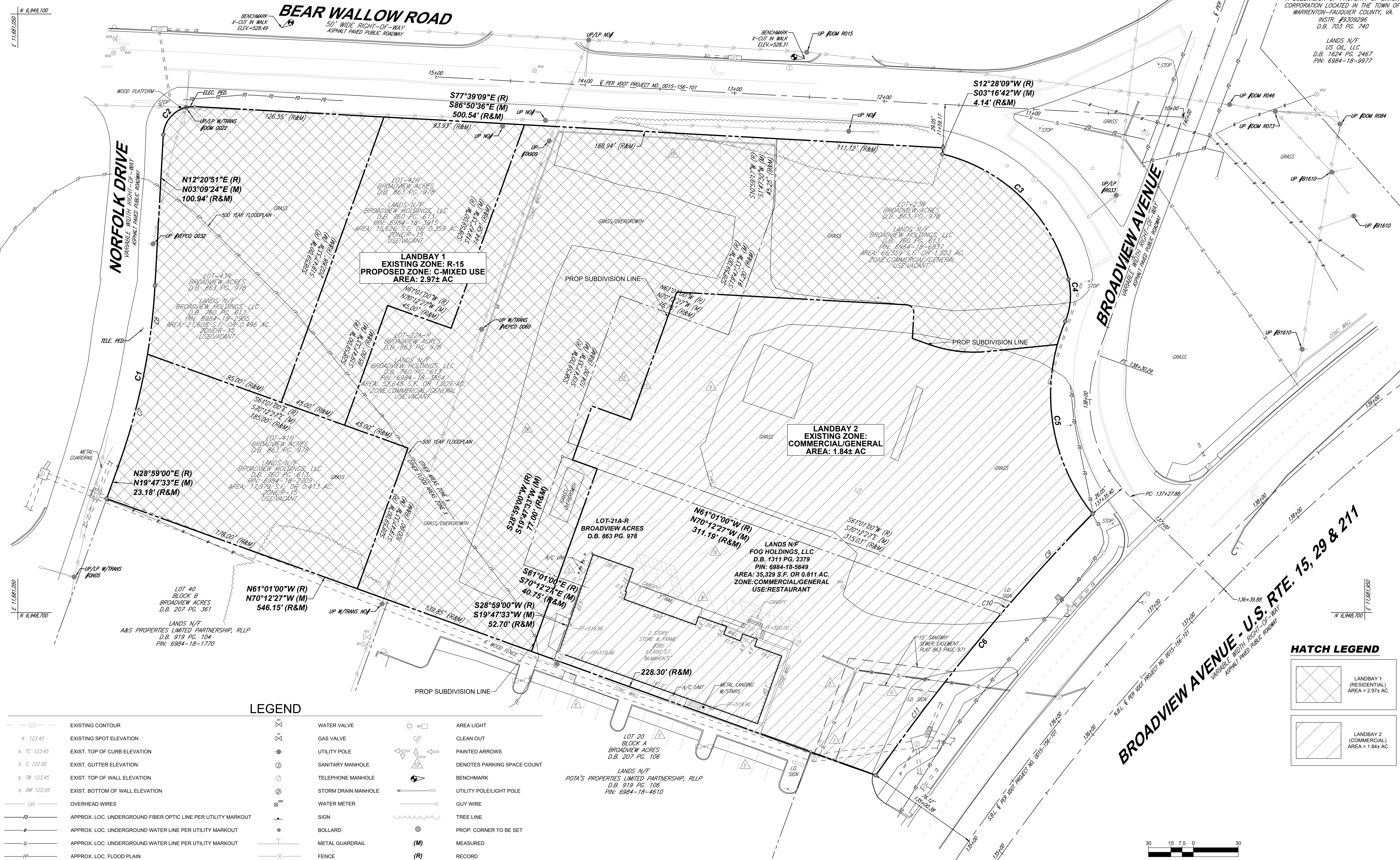
1

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E 11,681,020  
N 6,949,100

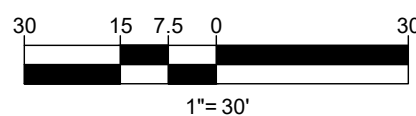


### LEGEND

123	EXISTING CONTOUR	WATER VALVE	AREA LIGHT
X 123.45	EXISTING SPOT ELEVATION	GAS VALVE	CLEAN OUT
X TC 123.45	EXIST. TOP OF CURB ELEVATION	UTILITY POLE	PAINTED ARROWS
X G 122.95	EXIST. GUTTER ELEVATION	SANITARY MANHOLE	DENOTES PARKING SPACE COUNT
X TW 123.45	EXIST. TOP OF WALL ELEVATION	TELEPHONE MANHOLE	BENCHMARK
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION	STORM DRAIN MANHOLE	UTILITY POLE/LIGHT POLE
OH	OVERHEAD WIRES	WATER METER	GUY WIRE
FD	APPROX. LOC. UNDERGROUND FIBER OPTIC LINE PER UTILITY MARKOUT	SIGN	TREE LINE
W	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	BOLLARD	PROP. CORNER TO BE SET
SL	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	METAL GUARDRAIL	MEASURED
FP	APPROX. LOC. FLOOD PLAIN	FENCE	RECORD
		HYDRANT	

### HATCH LEGEND

	LANDBAY 1 (RESIDENTIAL) AREA = 2.97± AC
	LANDBAY 2 (COMMERCIAL) AREA = 1.84± AC



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

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PROJECT No.: V182099  
DRAWN BY: DSH  
CHECKED BY: JCW  
DATE: 3/22/2022  
CAD ID: EXCP-3

PROJECT:

### SPECIAL USE PERMIT

FOR

FARRISH PROPERTIES & ACQUISITIONS, LLC

LOCATION OF SITE

394 BROADVIEW AVENUE  
TOWN OF WARRENTON  
FAUQUIER COUNTY, VIRGINIA



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

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E 11,691,020  
N 6,948,100

E 11,691,020  
N 6,948,700

LOT 40  
BLOCK B  
BROADVIEW ACRES  
D.B. 207 PG. 361

LANDS N/F  
A&S PROPERTIES LIMITED PARTNERSHIP, RLLP  
D.B. 919 PG. 104  
PIN: 6984-18-1770

#### DEVELOPMENT TABULATION

LAND BAY	LAND AREA	PROPOSED ZONE	LAND USE	MAX. ALLOWABLE DENSITY / ZONE	PROPOSED MAX.	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	REQUIRED PARKING	PARKING PROVIDED	MAX. BUILDING HEIGHT
1	2.97 Ac.	C-MIXED USE	Residential	1500 GFA NON RESIDENTIAL FLOOR SPACE 22 DU	47 Units 15.7 DU/AC	10%	16% 47 Ac.	25 SPACES PER DU 118 SPACES	110 SPACES	45'
2	1.84 Ac.	C-MIXED USE	Commercial	-	7,600 of Restaurant 3,600 of Retail 6 Apartments	10%	18% 33 Ac.	1000 GFA-12 SP (RET.) 1 SPACE PER OFF. BFT. 1.2	81 SPACES	45'
TOTALS:	4.81 Ac. ±			53 Units	53 Units 15.7 DU/AC, 11,200 SF COMMERCIAL	10%	17% 80 Ac.	168 SPACES	191 SPACES	

#### NOTES:

- 10% OR (6 UNITS) OF TOWNHOME/APARTMENT UNITS WILL BE AFFORDABLE DWELLING UNITS IN ORDER TO ACHIEVE DENSITY BONUS.
- PARKING PROVIDED FOR TOWNHOME UNITS INCLUDE 1 GARAGE SPACE & 1 DRIVEWAY SPACE.
- THE APPLICANT IS REQUESTING FROM TOWN COUNCIL VIA SPECIAL USE PERMIT:
  - REQUEST TO WAIVE THE 5 ACRE MIN LOT SIZE.
  - REQUEST TO INCREASE RESIDENTIAL DENSITY.
  - REQUEST TO WAIVE ARTICLE 8-8.8 LANDSCAPE BUFFER REQUIREMENT BETWEEN THE SINGLE FAMILY HOMES ON NORFOLK DRIVE THE PROPOSED TOWNHOUSES OR BETWEEN THE TOWNHOUSES AND COMMERCIAL BUILDINGS.
  - REQUEST TO MODIFY THE SETBACK PER THE TOWNHOUSE LOT DEVELOPMENT STANDARD AS SHOWN ON SHEET 5 OF THE SPECIAL USE PERMIT.

#### HATCH LEGEND

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

#### GENERAL NOTES:

- THIS PLAN IS BASED ON THE FOLLOWING:
  - BOUNDARY & TOPOGRAPHIC SURVEY:  
394 BROADVIEW AVENUE, TOWN OF WARRENTON, FAUQUIER COUNTY VIRGINIA\*  
PREPARED BY: BOHLER  
DATED 8/17/2020.
- SITE AREA  
PIN : 6984-18-6837-000 = 1.523 AC±  
6984-18-5649-000 = 0.811 AC±  
6984-18-3054-000 = 1.209 AC±  
6984-18-3915-000 = 0.359 AC±  
6984-18-2709-000 = 0.413 AC±  
6984-18-2905-000 = 0.496 AC±  
TOTAL AREA = 4.8104± 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 SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- A TREE SURVEY WILL BE PROVIDED AT SITE PLAN.
- SITE WILL BE DEVELOPED IN ONE PHASE
- PRIVATE REFUSE COLLECTION WILL BE PROVIDED BY HOA.
- EXISTING OVERHEAD LINES MAY REMAIN ABOVE GROUND AND RELOCATED AS REQUIRED FOR DEVELOPMENT.
- EXISTING TELECOMMUNICATION LINES WILL REMAIN UNDERGROUND.



#### REVISIONS

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3	10/18/2022	TOWN COMMENTS	DSH
			JCW
			DSH
			JCW



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DRAWN BY: DSH  
CHECKED BY: JCW  
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CAD ID: SUPP-3

PROJECT:

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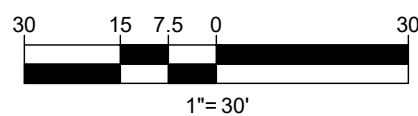
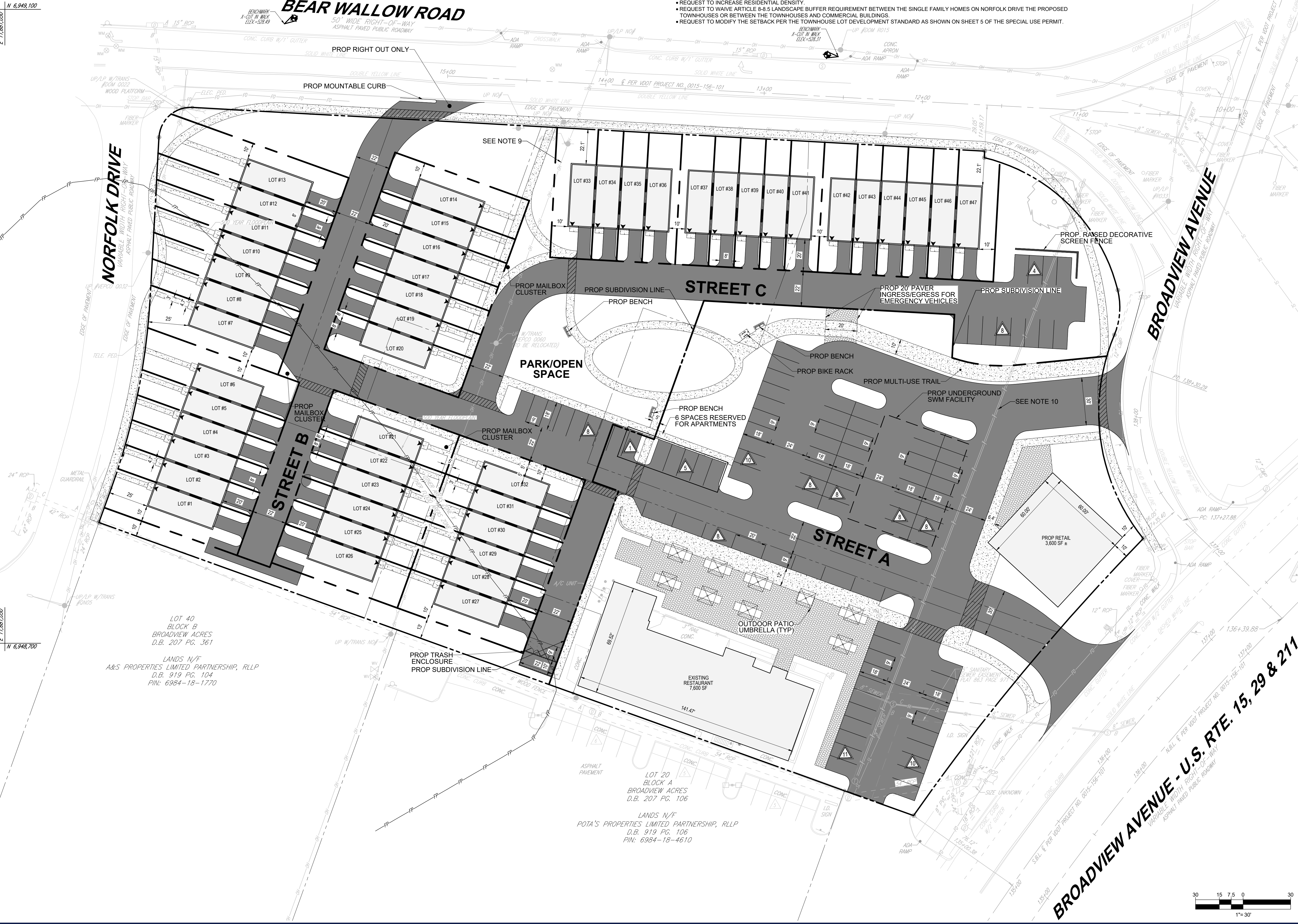
SHEET TITLE:

#### SITE DEVELOPMENT PLAN

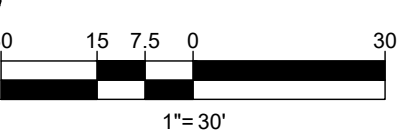
SHEET NUMBER:

3

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TREE CANOPY TABLE	
SECTION 38-10.3.2	
SITE AREA	209,543 SF OR 4.811 AC
PROPOSED ZONE	R-15
20 YEAR CANOPY REQUIREMENT	10%
20 YEAR CANOPY REQUIRED	20,954 SF
PROPOSED CANOPY	21,400 SF (10.20%)
EXISTING CANOPY CONSERVATION	200 SF (0.10%)
TOTAL 20 YEAR CANOPY PROVIDED	21,600 SF (10.30%)

**BOHLER** 

**SITE CIVIL AND CONSULTING ENGINEERING**

**STRUCTURAL ENGINEERING**

**PROGRAM MANAGEMENT**

**LANDSCAPE ARCHITECTURE**

**SUSTAINABLE DESIGN**

**PERMITTING SERVICES**

**TRANSPORTATION SERVICES**

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PERMIT***

\_\_\_\_\_ FOR \_\_\_\_\_

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SHEET TITLE:

**CONCEPTUAL  
LANDSCAPE  
PLAN**

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SHEET NUMBER:

4

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EDSON II



ELEVATION 7      ELEVATION 4      ELEVATION 2      ELEVATION 6      ELEVATION 3      ELEVATION 1      ELEVATION 5

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BUILDERS 

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R1 06-27-17

## **TOWNHOME ELEVATIONS - FRONT LOAD**

(NOT TO SCALE)



ELEVATION 4      ELEVATION 2      ELEVATION 3      ELEVATION 5      ELEVATION 6      ELEVATION 1      ELEVATION 7

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## **TOWNHOME ELEVATIONS - REAR**

**LOAD**



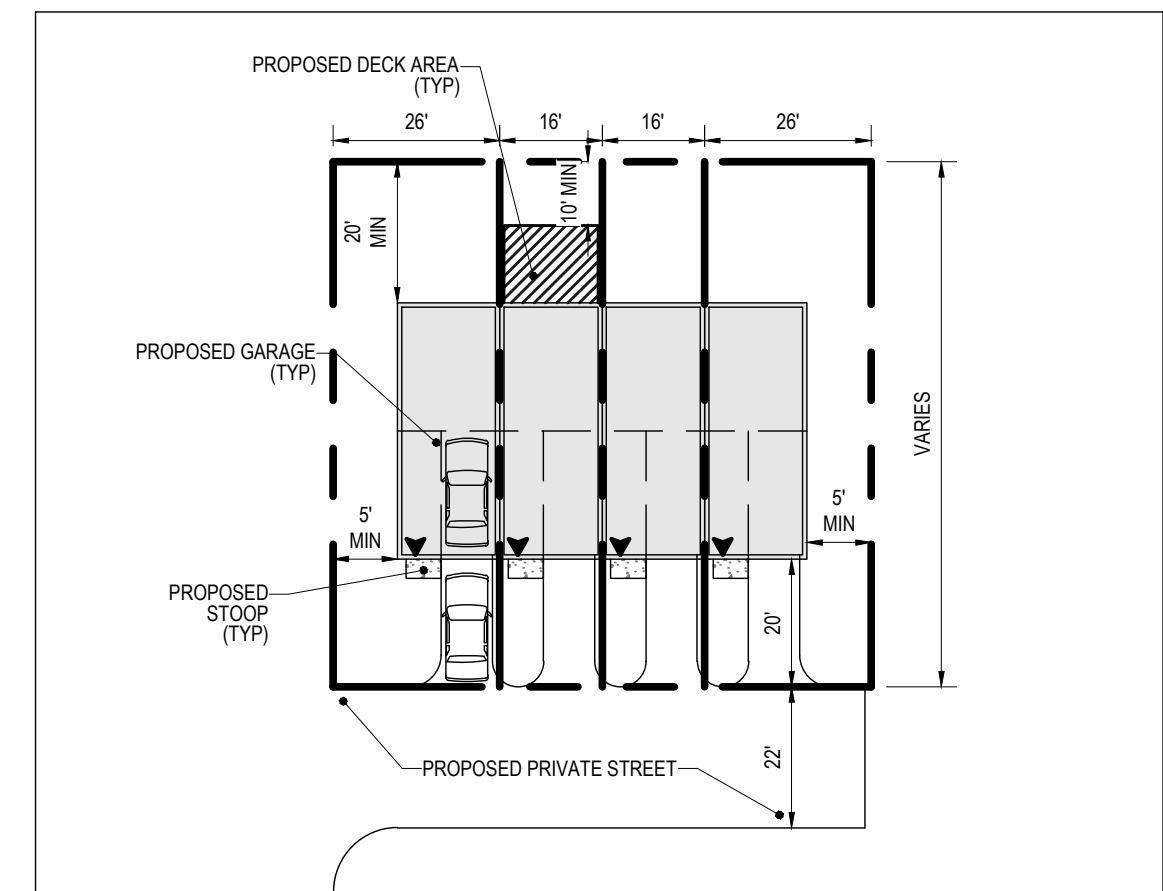
ELEVATION 10      ELEVATION 11      ELEVATION 9      ELEVATION 13      ELEVATION 8      ELEVATION 12      ELEVATION 14

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R99 11-23-16



### FRONT LOAD TOWNHOUSE DETAIL

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BOHLER//

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***VA@BohlerEng.com***

COMMONWEALTH OF VIRGINIA  
*John C. Wright*  
 JOHN C. WRIGHT  
 Lic. No. 046960  
 10/20/2022  
 PROFESSIONAL ENGINEER

SHEET TITLE:

## PROJECT DETAILS

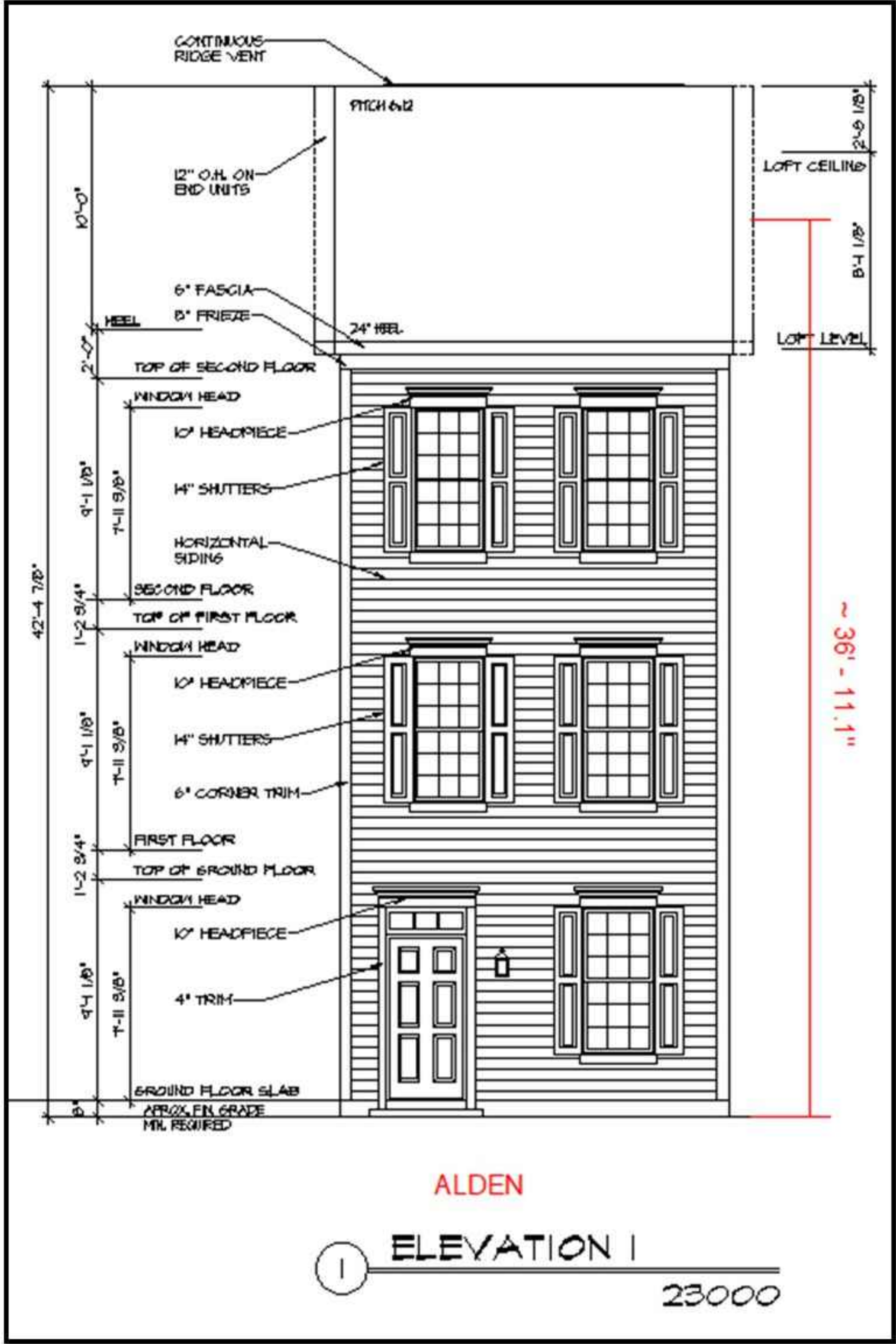
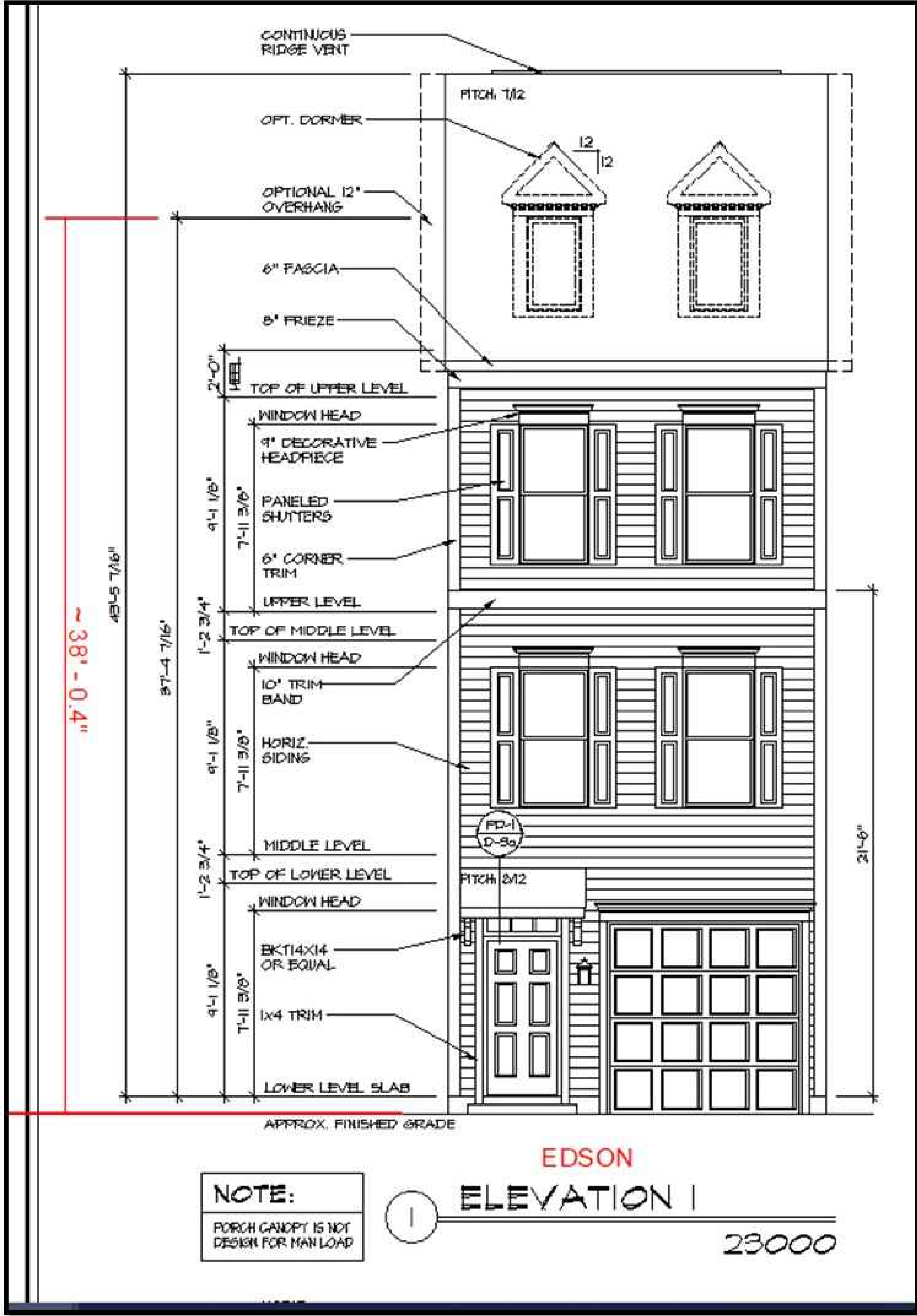
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**IMAGES ARE ILLUSTRATIVE AND  
SUBJECT TO CHANGE WITH FINAL DESIGN**





TOWNHOME ELEVATIONS  
(NOT TO SCALE)

IMAGES ARE ILLUSTRATIVE AND  
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### **OUTDOOR PATIO AREA**

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## REVISIONS

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