

REZONING PLAN

FOR

WATERLOO JUNCTION

LOCATION OF SITE

BROADVIEW AVENUE

TOWN OF WARRENTON

FAUQUIER COUNTY, VIRGINIA 20186

PARCEL ID: 6984-18-3915-000, 6984-18-2709-000, 6984-18-2905-00

REFERENCES AND CONTACTS

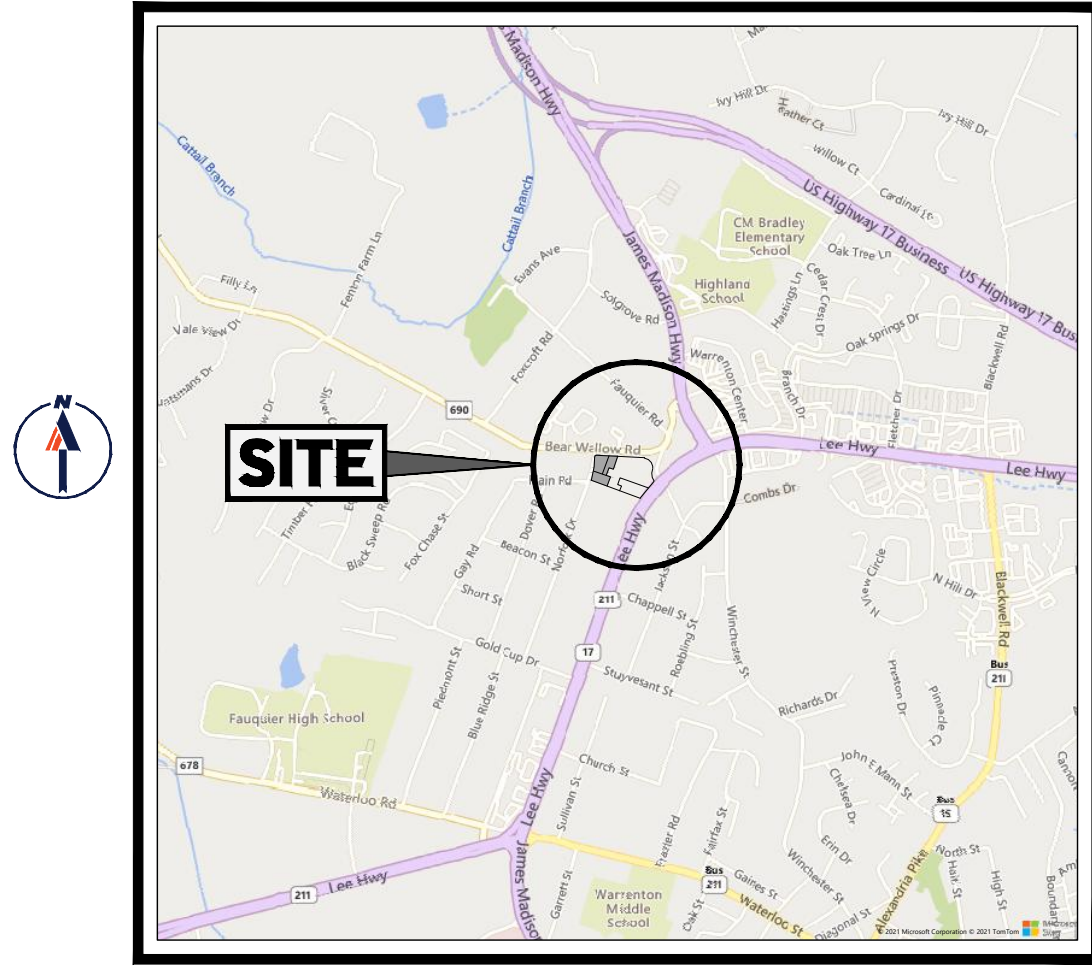
REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
"384 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

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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.

PARCEL IDENTIFICATION TABLE

PARCEL NUMBER	OWNER	ADDRESS	AREA	CURRENT ZONE	CURRENT PLANNED LAND USE	PROPOSED PLANNED LAND 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
TOTAL AREA			1.268± ACRES			

SHEET INDEX

SHEET TITLE	SHEET NUMBER
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LAND USE/EXISTING CONDITIONS PLAN	2
CONCEPT DEVELOPMENT PLAN	3

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



ALWAYS CALL 811
It's fast. It's free. It's the law.

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

PROJECT:

REZONING PLAN

FOR

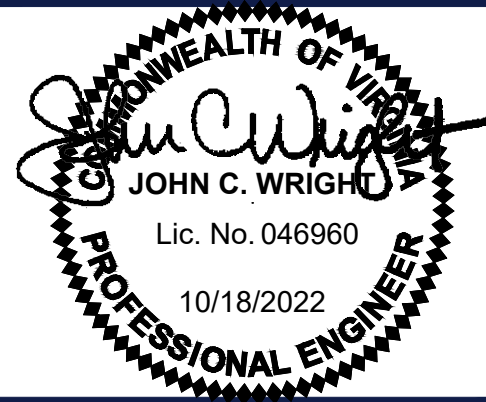
FARRISH PROPERTIES &
ACQUISITIONS, LLC

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



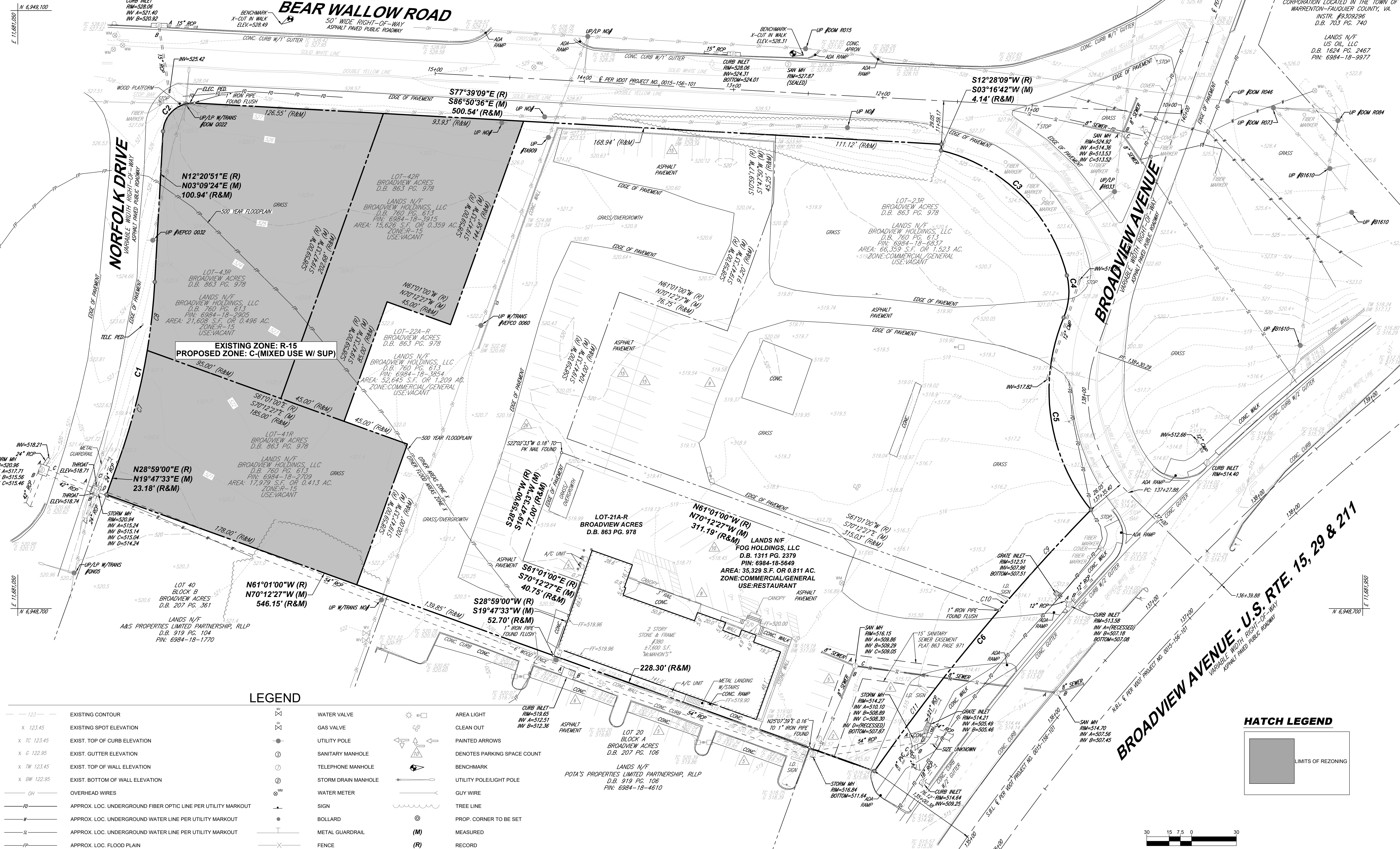
SHEET TITLE:

**COVER
SHEET**

SHEET NUMBER:

1

REVISION 3 - 10/18/2022



BOHLER

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DRAWN BY: DSH
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CAD ID: EXCP-3

REZONING PLAN

FOR

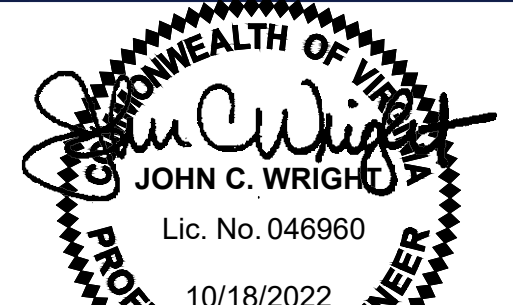
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LAND USE/ EXISTING CONDITIONS PLAN

SHEET NUMBER:

2

REVISION 3 - 10/18/2022



N 6,949,100

E 11,681,020

N 6,949,700

E 11,681,020

BEAR WALLOW ROAD

50' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

PROP RIGHT OUT ONLY

PROP MOUNTABLE CURB

14+00 E PER VDOT PROJECT NO. 0015-156-101

13+00

12+00

11+00

10+00

NORFOLK DRIVE

VAHABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

STREET B

STREET C

STREET A

BROADVIEW AVENUE

VAHABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

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

LOT 20
BLOCK A
BROADVIEW ACRES
D.B. 207 PG. 106

LANDS N/F
POTA'S PROPERTIES LIMITED PARTNERSHIP, RLLP
D.B. 919 PG. 106
PIN: 6984-18-4610

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±
6984-18-3654-000 = 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.

ZONING TABULATION:

SITE DATA TABLE

SITE AREA	4.81 AC ±
TOWNHOMES	47 UNITS
APARTMENTS ABOVE RESTAURANT	6 UNITS
RETAIL	3,600 SF±
EXISTING RESTAURANT	7,600 SF±

PARKING PROVIDED

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

BOHLER

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SHEET TITLE:

CONCEPT DEVELOPMENT PLAN

SHEET NUMBER:

3

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