

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	GOAL LC	2169 SW OAKHILL WAY PALM CITY, FL 34990	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	GOAL LC	2169 SW OAKHILL WAY PALM CITY, FL 34990	1.209± ACRES	COMMERCIAL/GENERAL	VACANT	C-MIXED USE
6984-18-3915-000	GOAL LC	2169 SW OAKHILL WAY PALM CITY, FL 34990	0.359± ACRES	R-15*	VACANT	C-MIXED USE
6984-18-2709-000	GOAL LC	2169 SW OAKHILL WAY PALM CITY, FL 34990	0.413± ACRES	R-15*	VACANT	C-MIXED USE
6984-18-2905-000	GOAL LC	2169 SW OAKHILL WAY PALM CITY, FL 34990	0.496± ACRES	R-15*	VACANT	C-MIXED USE
TOTAL AREA			4.811± ACRES			

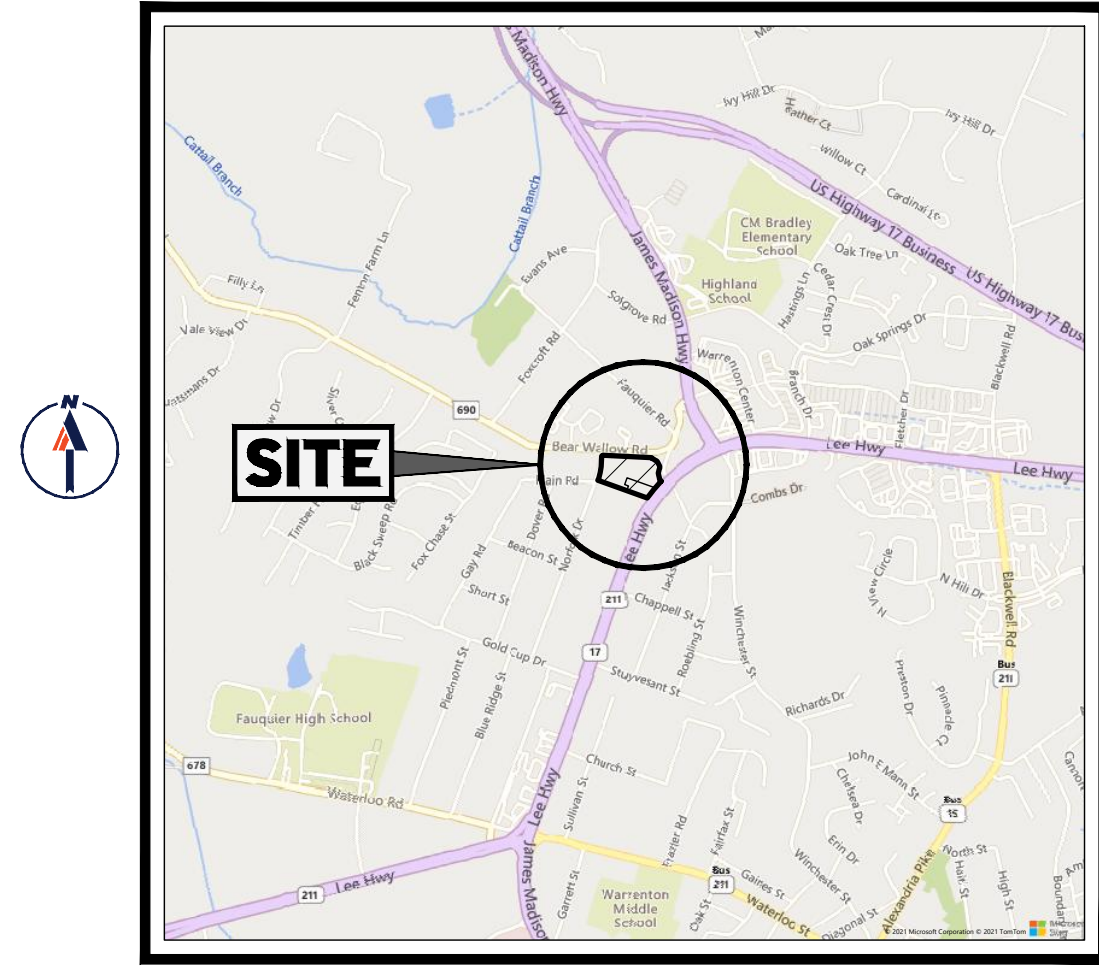
* PARCELS NOTED ARE CURRENTLY UNDER REZONING TO C DISTRICT

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
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OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



LOCATION MAP

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SCALE: 1" = 2,000'

OWNER/DEVELOPER

FARRISH PROPERTIES ACQUISITIONS, LLC
15200 SADDLE RIDGE FARM LANE
CLULPER, VA 22701
PHONE: (703) 887-8041

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



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PROJECT No.: V182099
DRAWN BY: DSH
CHECKED BY: JCW
DATE: 3/22/2022
CAD ID: SUPP-1

PROJECT:

SPECIAL USE PERMIT

FOR

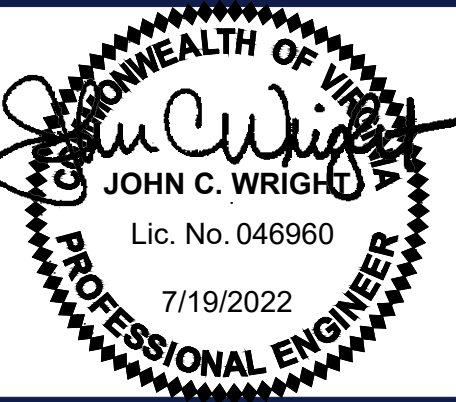
FARRISH PROPERTIES &
ACQUISITIONS, LLC

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

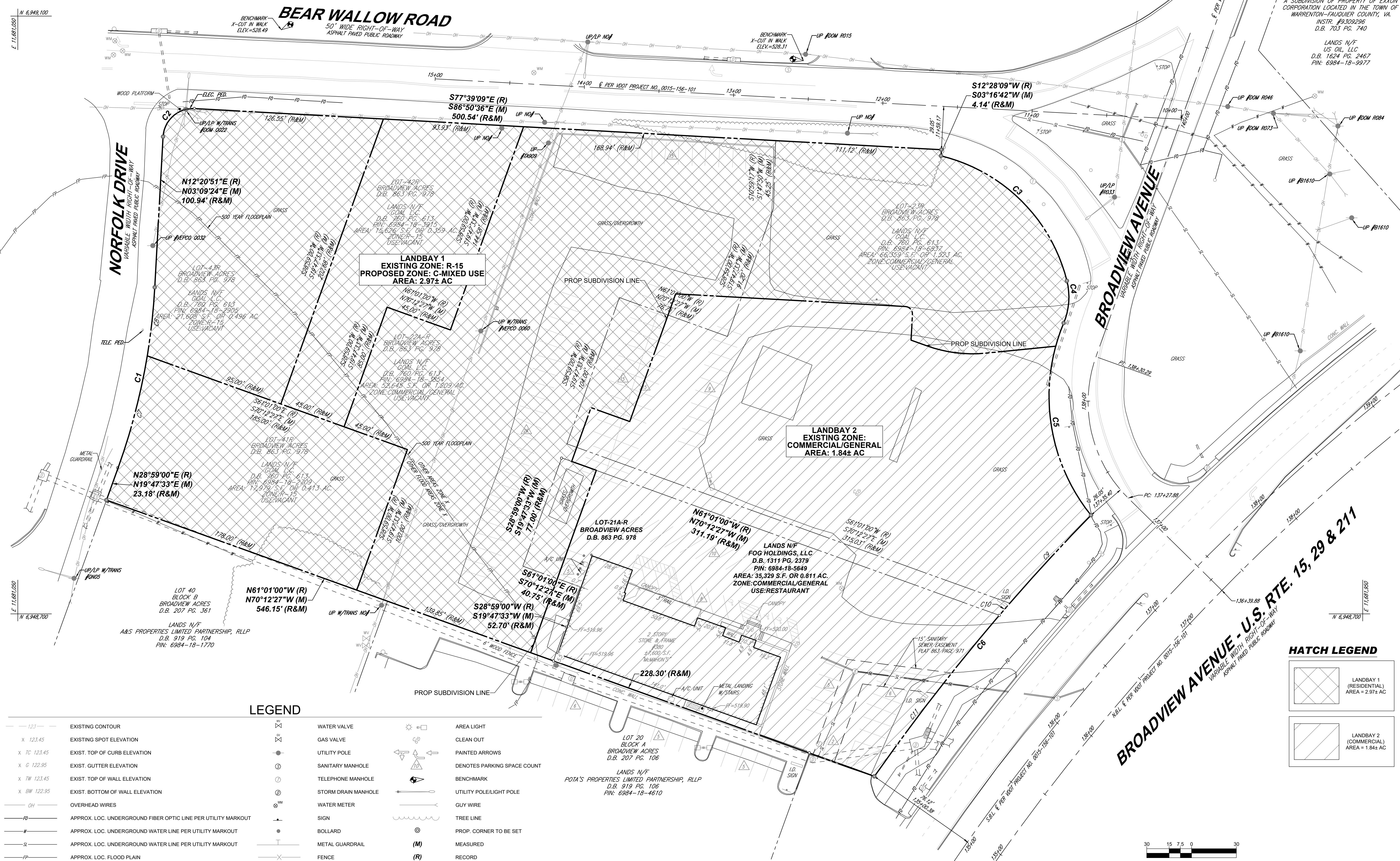
SHEET NUMBER:

1

REVISION 2 - 7/19/2022



N 6,949,100
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SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
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TRANSPORTATION SERVICES

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VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
JOHN C. WRIGHT
Lic. No. 046960
7/19/2022
PROFESSIONAL ENGINEER

SHEET TITLE:
LAND USE/ EXISTING CONDITIONS PLAN

SHEET NUMBER:
2

REVISION 2 - 7/19/2022



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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% (See Note)	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% (See Note)	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% 48 Ac.	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±
6984-18-6649-000 = 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.

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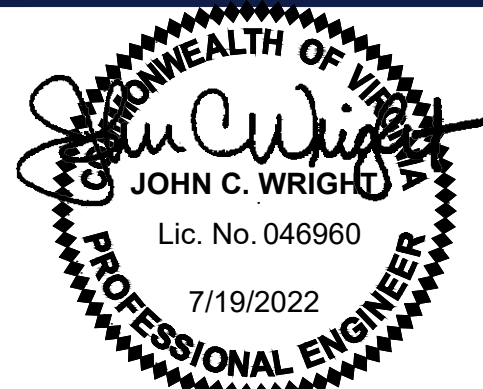
FARRISH PROPERTIES & ACQUISITIONS, LLC

LOCATION OF SITE

394 BROADVIEW AVENUE
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
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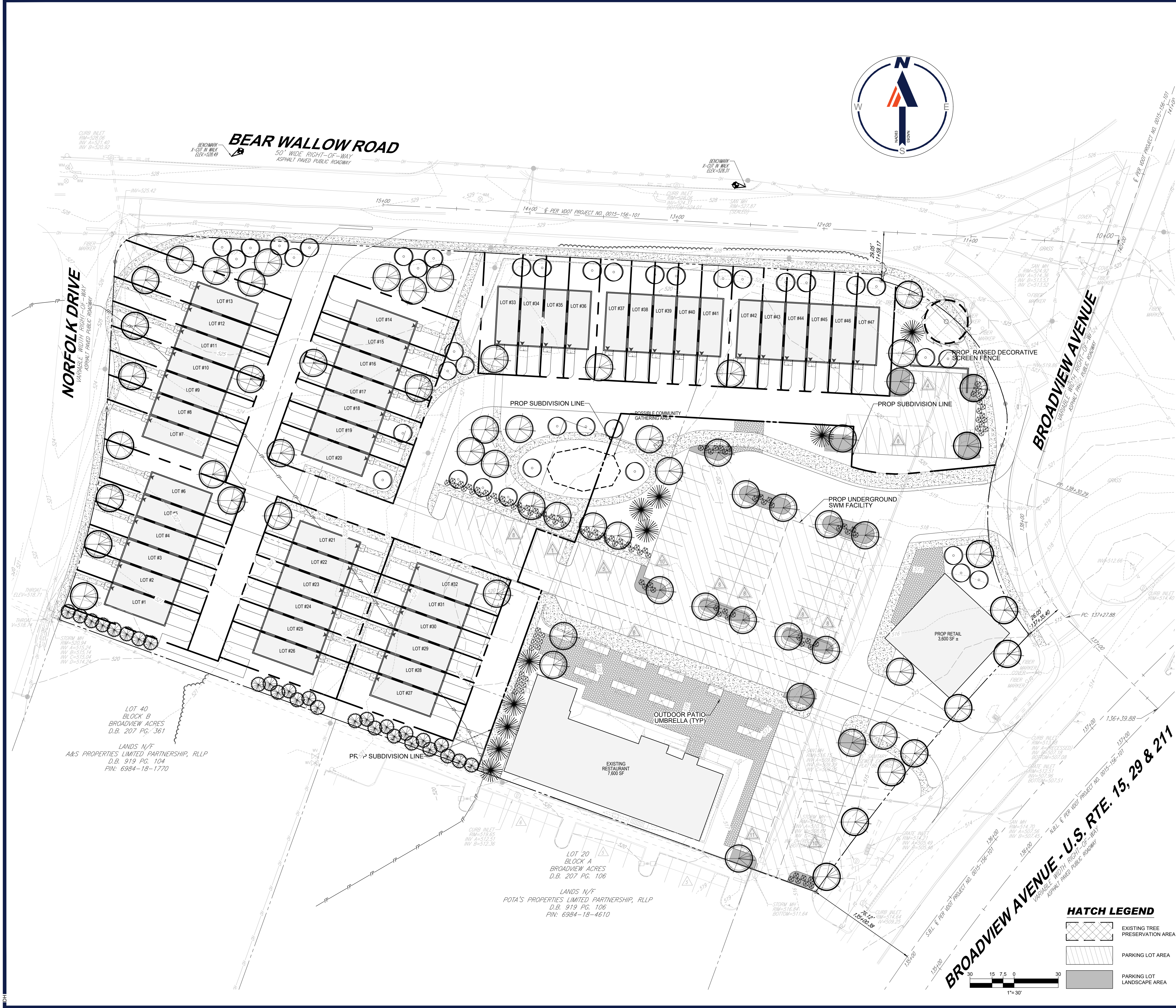
SHEET TITLE:

SITE DEVELOPMENT PLAN

SHEET NUMBER:

3

REVISION 2 - 7/19/2022



STREET TREE PLANTING SECTION 8-5.5				
ADJACENT ROADWAY	NORFOLK DRIVE			
TOTAL LINEAR FEET	279 LF			
DESCRIPTION	REQUIRED	PROVIDED		
CANOPY TREES 279 X (1/50)	6	7		
DESCRIPTION	EXISTING	PROPOSED	TOTAL QTY	PERCENT
CANOPY TREES	0	7	7	100%
TOTAL	0	7	7	100%

STREET TREE PLANTING SECTION 8-5.5				
ADJACENT ROADWAY	BEAR WALLOW RD			
TOTAL LINEAR FEET	501 LF			
DESCRIPTION	REQUIRED	PROVIDED		
UNDERSTORY TREES 501 X (2/50)	21	21		
DESCRIPTION	EXISTING	PROPOSED	TOTAL QTY	PERCENT
UNDERSTORY TREES	0	21	21	100%
TOTAL	0	21	21	100%

STREET TREE PLANTING SECTION 8-5.5				
ADJACENT ROADWAY	BROADVIEW AVE			
TOTAL LINEAR FEET	294 LF			
DESCRIPTION	REQUIRED	PROVIDED		
CANOPY TREES 294 X (1/50)	6	6		
DESCRIPTION	EXISTING	PROPOSED	TOTAL QTY	PERCENT
CANOPY TREES	1	5	6	100%
TOTAL	1	5	6	100%

STREET TREE PLANTING SECTION 8-6.1				
ADJACENT ROADWAY	BROADVIEW AVE - RTE 15, 29, AND 211			
TOTAL LINEAR FEET	227 LF			
DESCRIPTION	REQUIRED	PROVIDED		
CANOPY TREES 227 X (1/50)	5	6		
DESCRIPTION	EXISTING	PROPOSED	TOTAL QTY	PERCENT
CANOPY TREES	0	6	6	100%
TOTAL	0	6	6	100%

SOUTH SCREENING AND BUFFER YARD SECTION 9-26.1				
ADJACENT PROPERTY & ZONE	ASS PROPERTIES - PIN 6984-18-1770 (RESIDENTIAL) POTA'S PROPERTIES - PIN 6984-18-4610 (COMMERCIAL)			
TOTAL LINEAR FEET	318 LF			
DESCRIPTION	REQUIRED	PROVIDED		
BUFFER YARD WIDTH	15'	10'		
EVERGREEN TREES (18 X (1/15)) X 2	43	28		
DESCRIPTION	EXISTING	PROPOSED	TOTAL QTY	PERCENT
EVERGREEN TREES	0	28	28	100%
TOTAL	0	28	28	100%

INTERIOR PARKING LOT LANDSCAPING SECTION 8-6.2				
PARKING LOT AREA	32,409 SF			
PARKING SPACES	97			
DESCRIPTION	REQUIRED	PROVIDED		
LANDSCAPE AREA 32,272 X 10%	3,241 SF	3,267 SF (10.08%)		
SHADE TREES 97 X (1/8)	13	15		
SHRUBS 97 X (3/8)	37	38		
DESCRIPTION	EXISTING	PROPOSED	TOTAL QTY	PERCENT
CANOPY TREES	0	15	15	100%
SHRUBS	0	38	38	100%
TOTAL	0	53	53	100%

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%)

DECIDUOUS	
	LARGE TREE (6) X ±200 SF EA = 13,200 SF
	MEDIUM TREE (0) X ±150 SF EA = 0 SF
	SMALL/UNDERSTORY TREE (39) X ±100 SF EA = 3,900 SF
	(0) SHRUBS
EVERGREEN	
	LARGE TREE (0) X ±200 SF EA = 0 SF
	MEDIUM TREE (10) X ±150 SF EA = 1,500 SF
	SMALL/UNDERSTORY TREE (28) X ±100 SF EA = 2,800 SF
	(112) SHRUBS

HATCH LEGEND	
	EXISTING TREE PRESERVATION AREA
	PARKING LOT AREA
	PARKING LOT LANDSCAPE AREA

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WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

SHEET TITLE:

CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER:

4

REVISION 2 - 7/19/2022

EDSON II



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

Right Where You Want to Be!

DAN RYAN
BUILDERS 

Better Value. Better Living.™

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

(NOT TO SCALE)



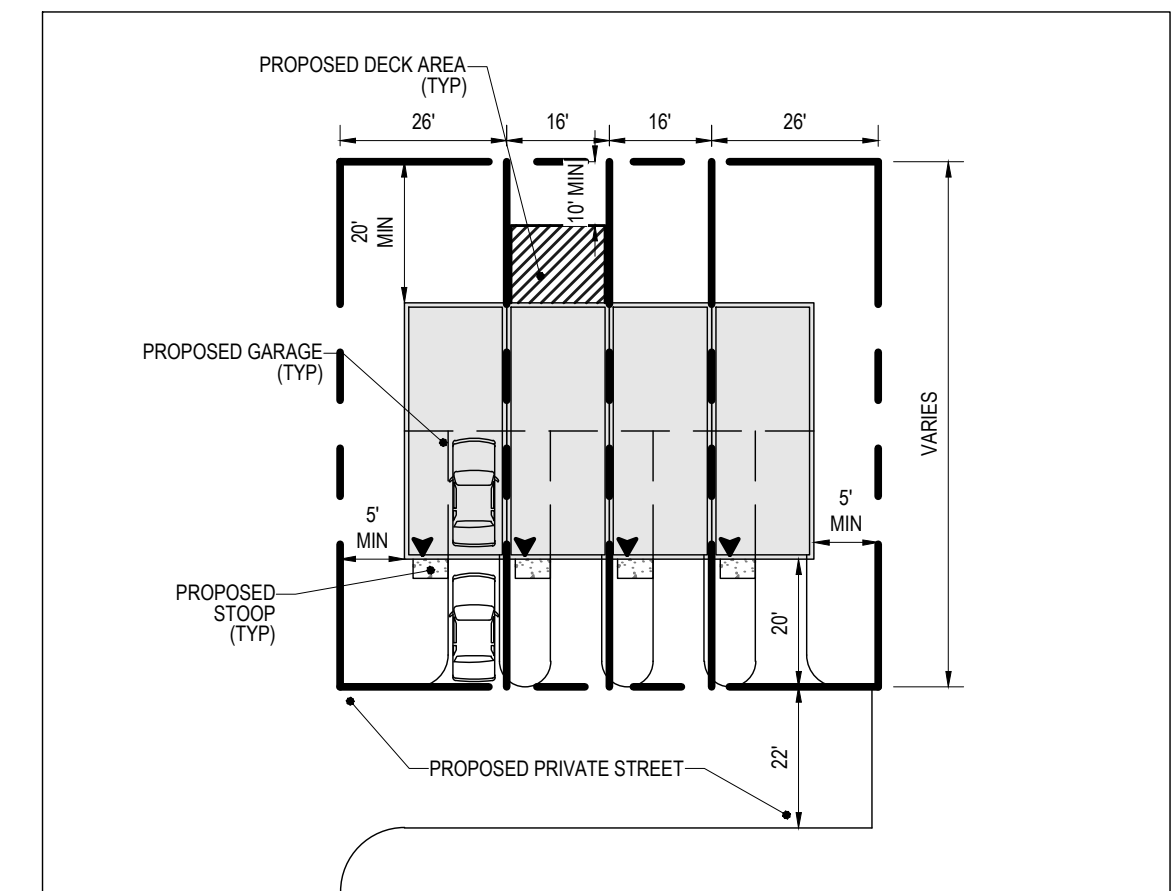
ELEVATION 10 ELEVATION 11 ELEVATION 9 ELEVATION 13 ELEVATION 8 ELEVATION 12 ELEVATION 14

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FRONT LOAD TOWNHOUSE DETAIL

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COMMONWEALTH OF VIRGINIA
John C. Wright
 JOHN C. WRIGHT
 Lic. No. 046960
 7/19/2022
 PROFESSIONAL ENGINEER

EET TITLE:

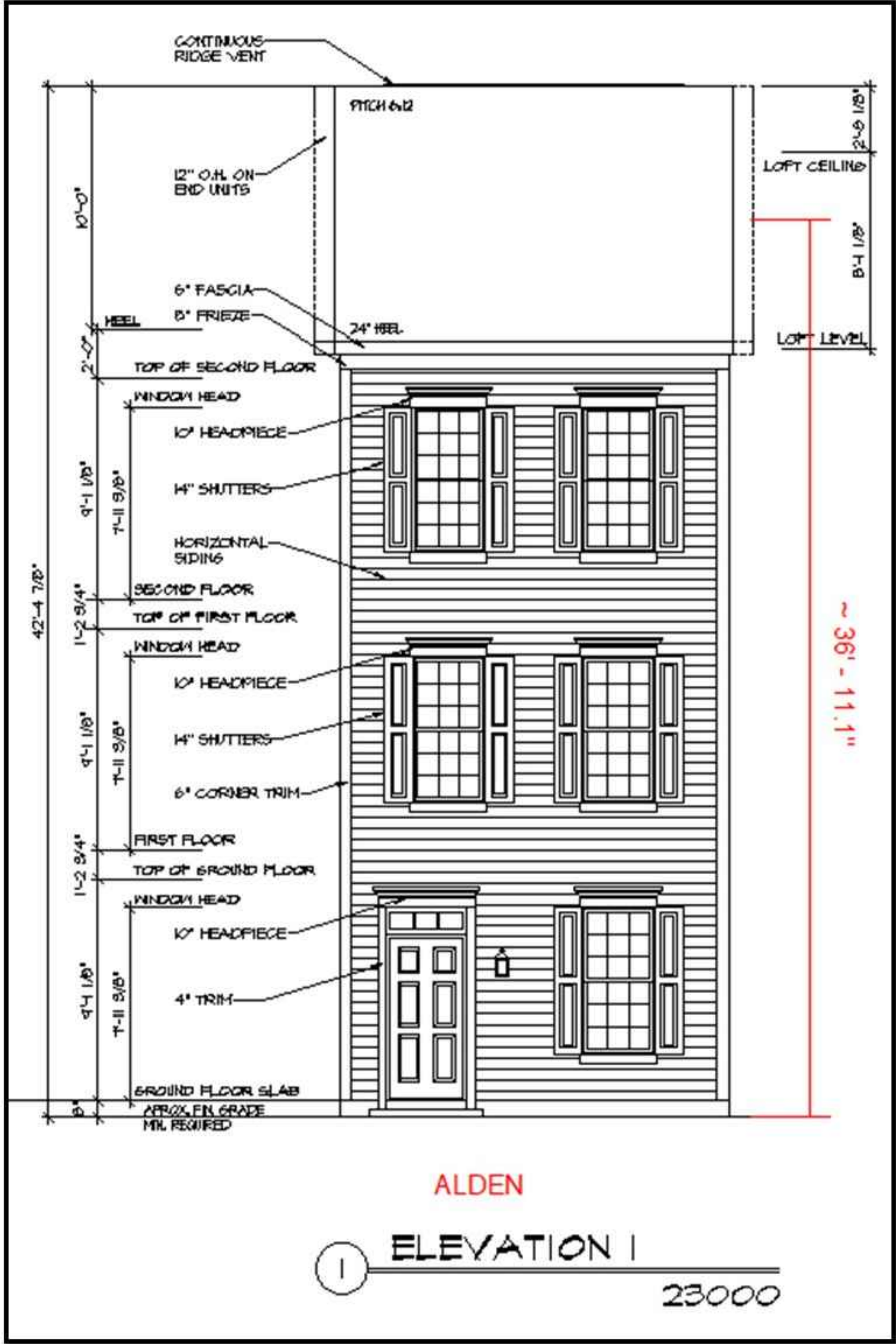
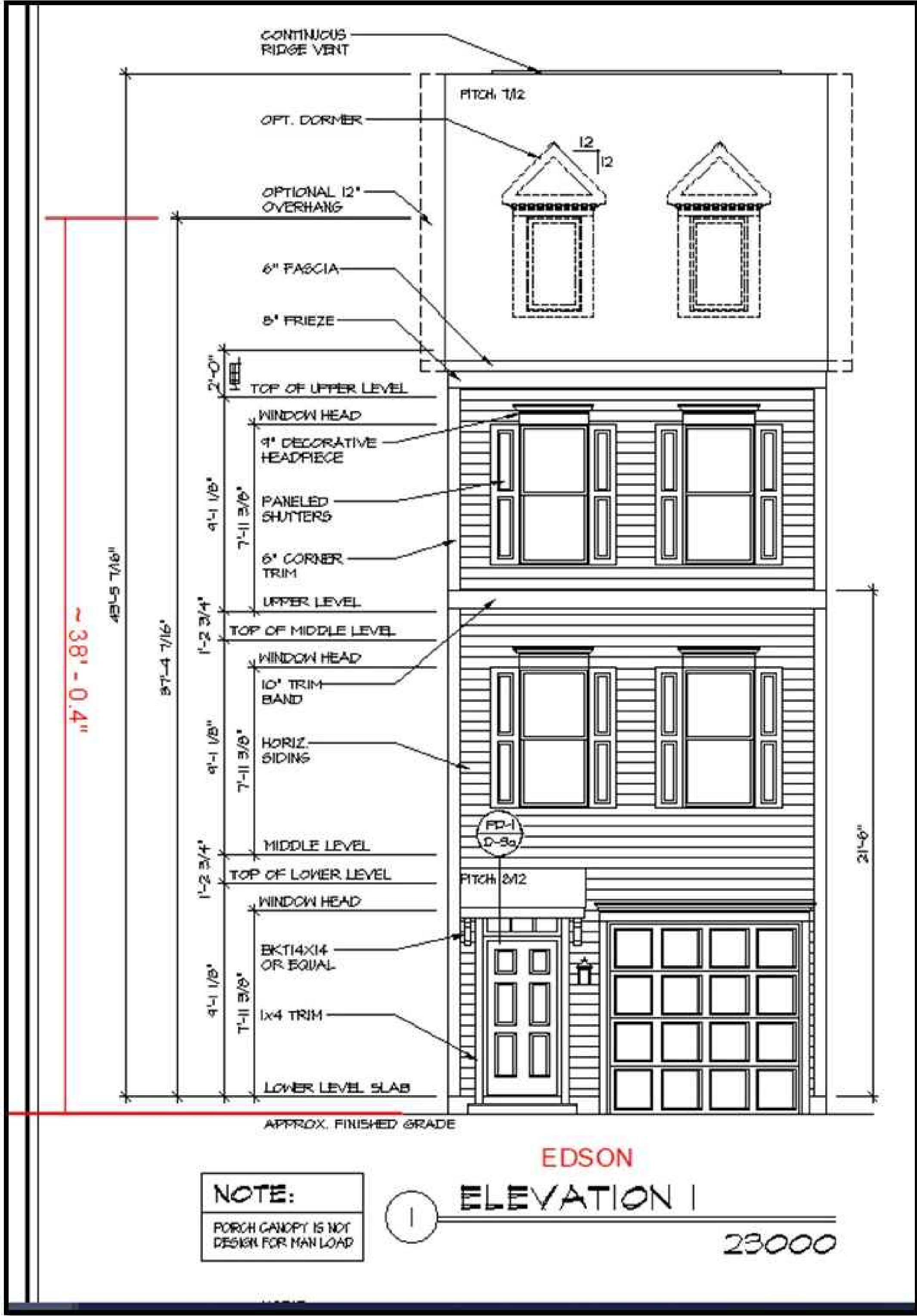
PROJECT DETAILS

EET NUMBER:

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REVISION 2 - 7/19/2022

IMAGES ARE ILLUSTRATIVE AND SUBJECT TO CHANGE WITH FINAL DESIGN



TOWNHOME ELEVATIONS
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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:

**PROJECT
DETAILS**

SHEET NUMBER:

6

REVISION 2 - 7/19/2022



