

PART II – WATERLOO STREET SITE



**FAUQUIER COUNTY
WARRENTON LIBRARY MASTER PLAN
& FEASIBILITY STUDY**

September 7, 2016

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering



FAUQUIER COUNTY CENTRAL LIBRARY

WATERLOO STREET - SITE ANALYSIS



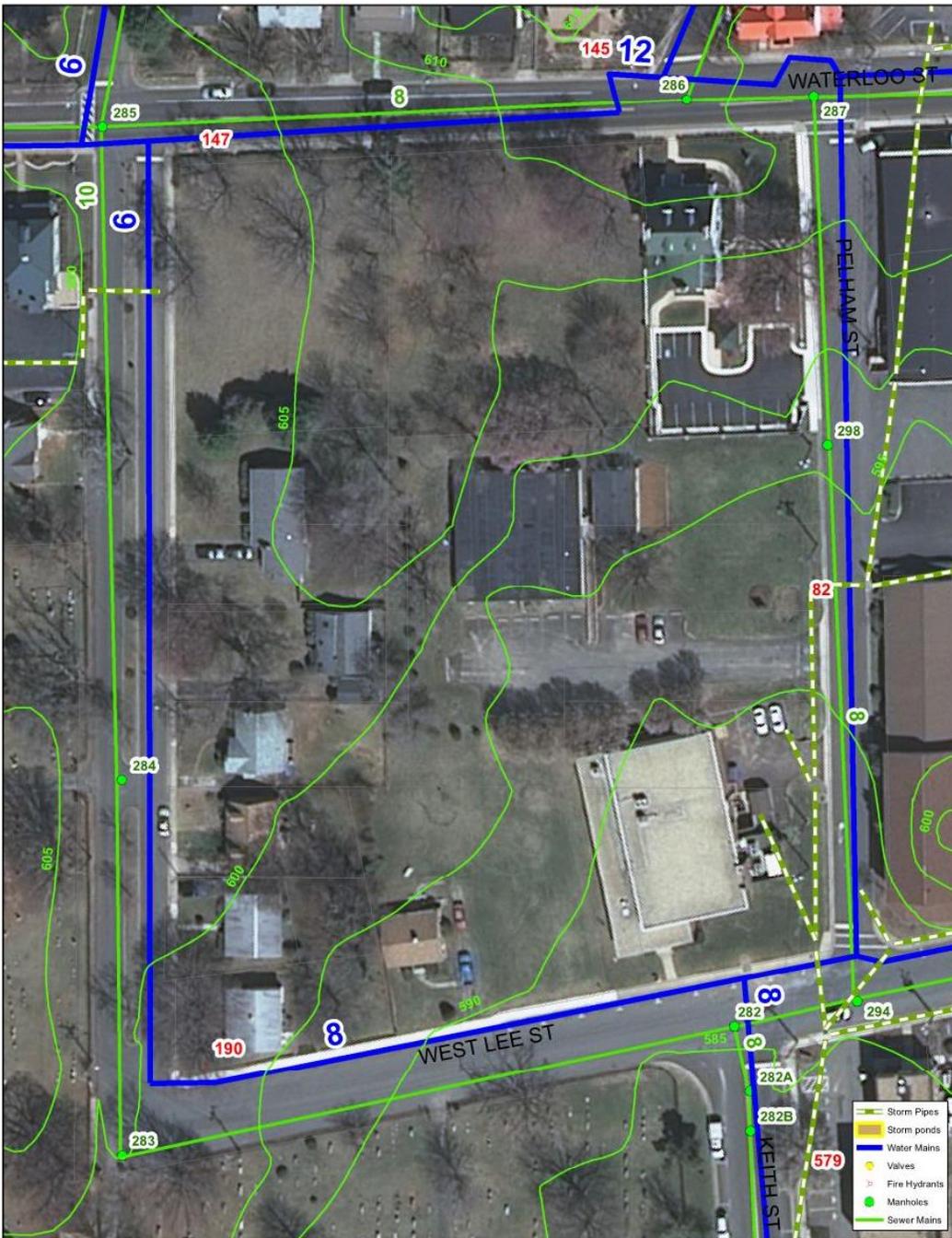
6984-23-9721	Fauquier County Board of Supervisors	CBD	0.16
6984-23-9669	Fauquier County Board of Supervisors	CBD	0.068
6984-33-1846	Fauquier County Board of Supervisors	CBD	0.145
6984-33-1821	Fauquier County Board of Supervisors	CBD	0.161
6984-33-0797	Fauquier County Board of Supervisors	CBD	0.161
6984-33-0736	Fauquier County Board of Supervisors	CBD	0.046
6984-34-1010	Fauquier County Board of Supervisors	CBD	0.491
6984-33-0805	Fauquier County Board of Supervisors	CBD	0.413
			1.645

4.11.4. Lot and Yard Regulations

Use	Maximum Lot Size (sf)	Minimum Lot Frontage (at front setback)	Maximum Lot coverage	Minimum		
				Front	Side	Rear
Other Permitted and Permissible Uses	none	none	none	none	none	None to C or I District; 25 ft. to R District
Proposed Development	1.645 acres	none	none	none	25 ft. to R District	25 ft. to R District

Summary: The proposed development shall not exceed 35' in height, requiring a 25' minimum side and rear yard setback from adjacent residentially zoned properties. A 25' buffer is required separating the residentially and CBD zoned properties.

USE	Area	Designed Load	Proposed Staff	Parking
Library	30,000 SF	150	24	84 spaces



Utilities

Water, sewer, and storm are managed by the Town of Warrenton's Department of Public Utilities.

Water availability to the site is as follows:

8" main along West Lee Street

- 8" main along Pelham Street
- 12" main along Waterloo Street
- 6" main along South Chestnut Street

Sanitary Sewer availability to the site is as follows:

- 8" main along West Lee Street
- 8" main along Pelham Street
- 8" main along Waterloo Street
- 10" main along South Chestnut Street.

The Storm sewer outfall from the site is located along Pelham Street and continues to the intersection with West Lee Street.



LIBRARY

Two-story 30,000 SF
15,000 SF Footprint

PEDESTRIAN ACCESS

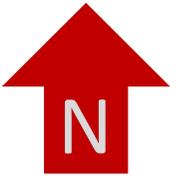
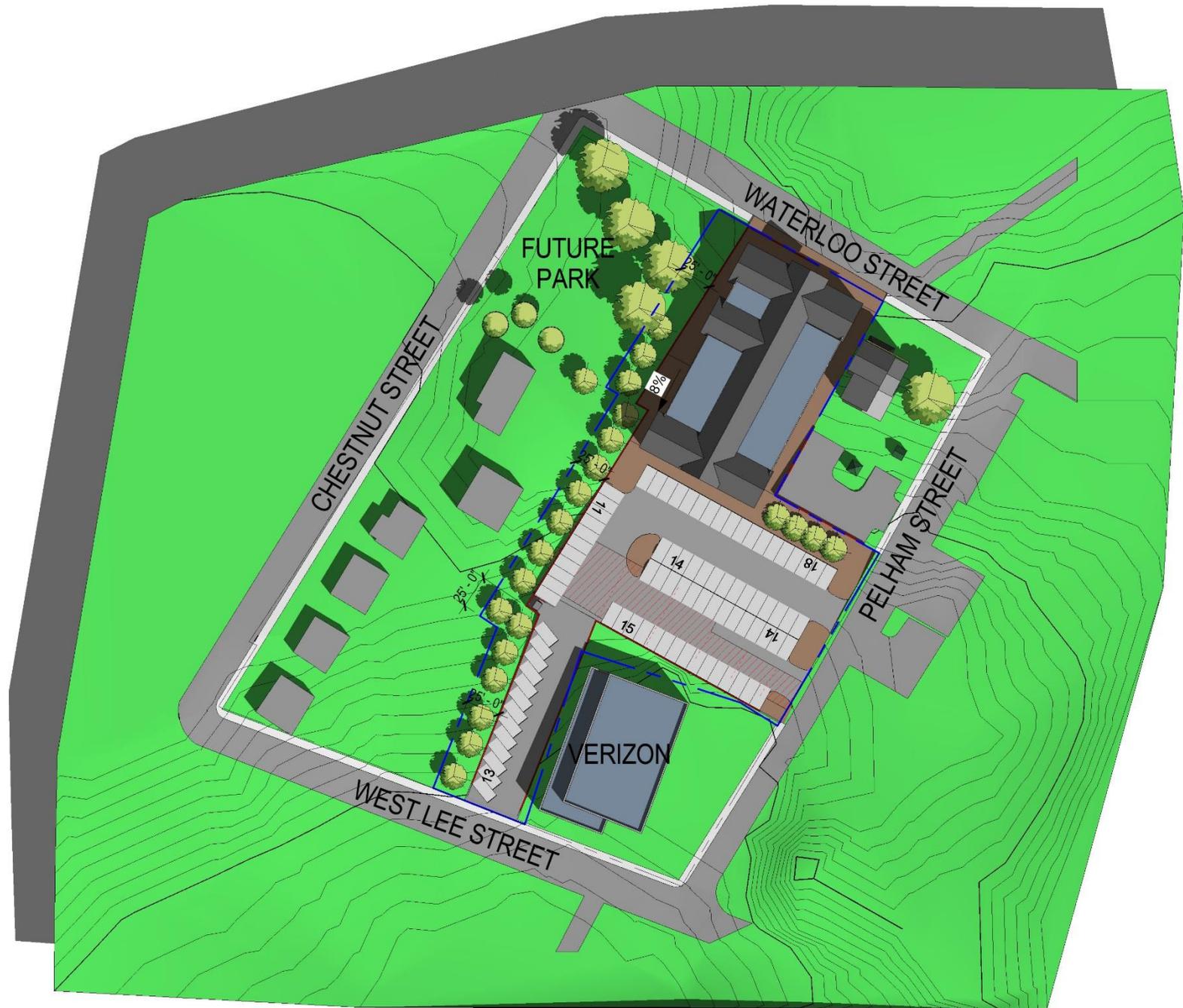
From Waterloo Street
And from Future Park

VEHICULAR SITE ACCESS

From West Lee Street
And from Pelham Street.

PARKING

85 Spaces





LIBRARY

Two-story 30,000 SF
15,000 SF Footprint



PEDESTRIAN ACCESS
From Waterloo Street
And from Future Park

VEHICULAR SITE ACCESS
From West Lee Street
And from Pelham Street.

PARKING
81 Spaces





STREET VIEWS

PELHAM AND WATERLOO STREETS



WATERLOO STREET
(VIEW FROM NORTHEAST)

STREET VIEWS



WATERLOO STREET



WATERLOO STREET



STREET VIEWS

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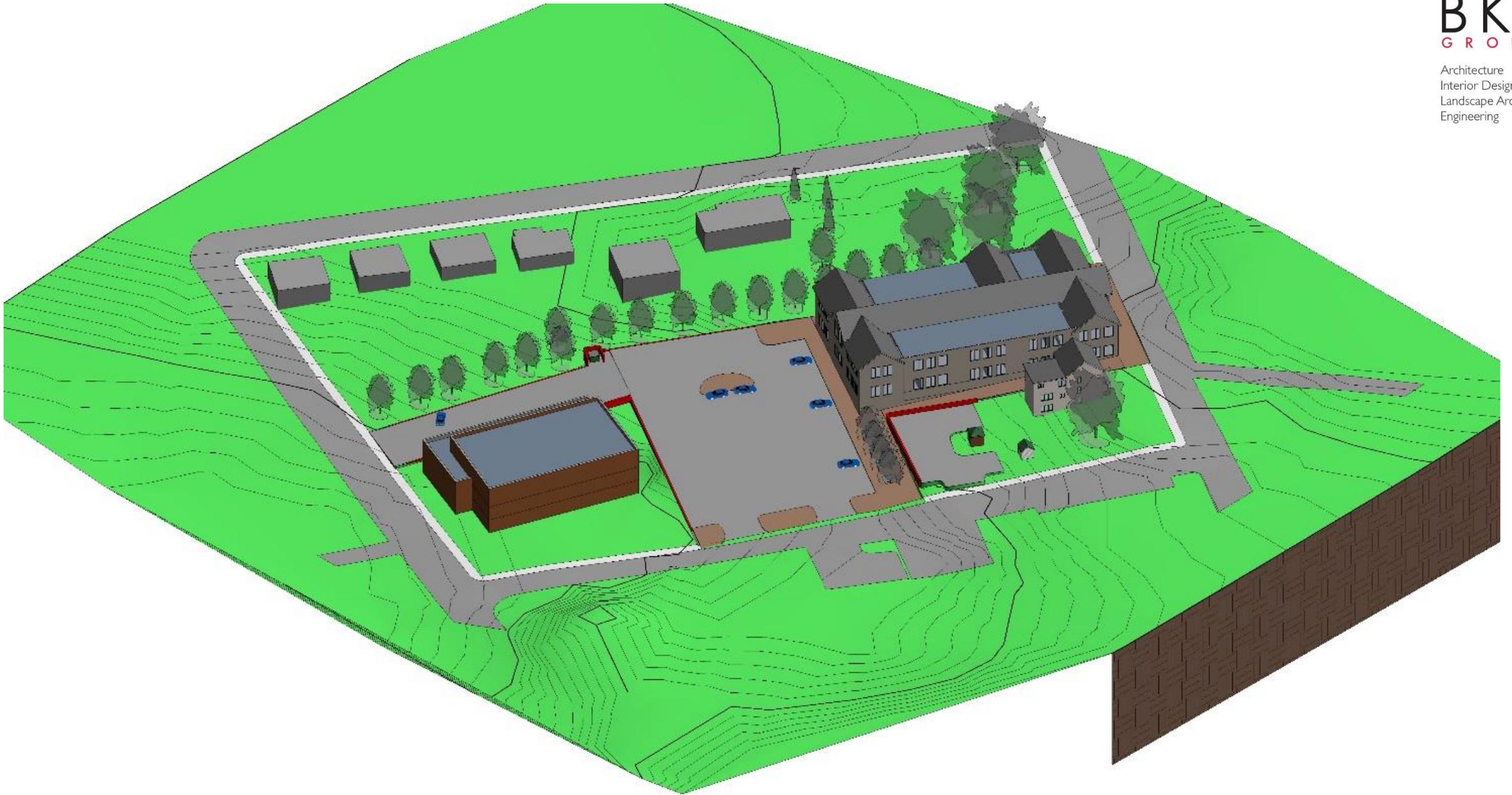
**WATERLOO STREET
(VIEW FROM NORTHWEST)**

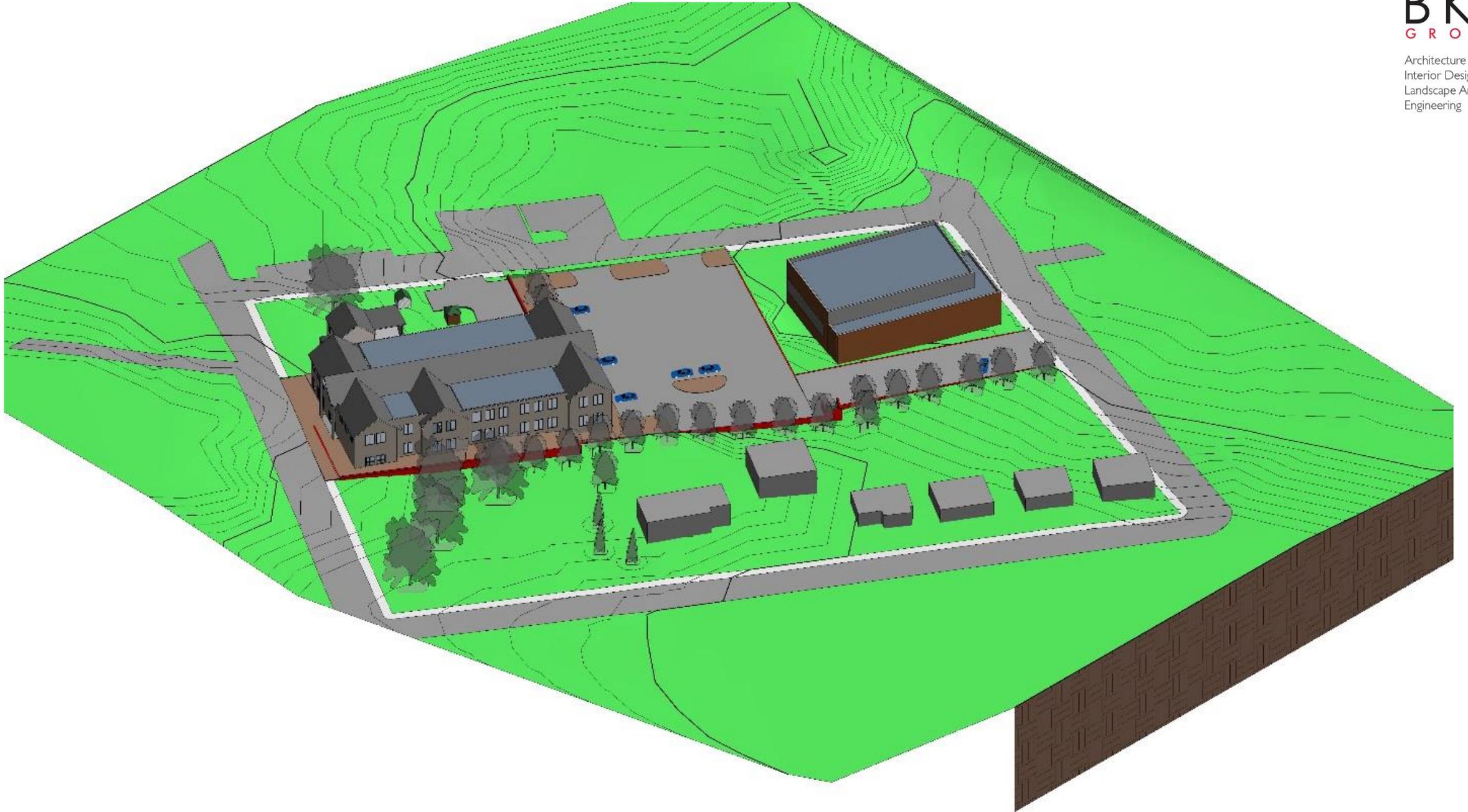


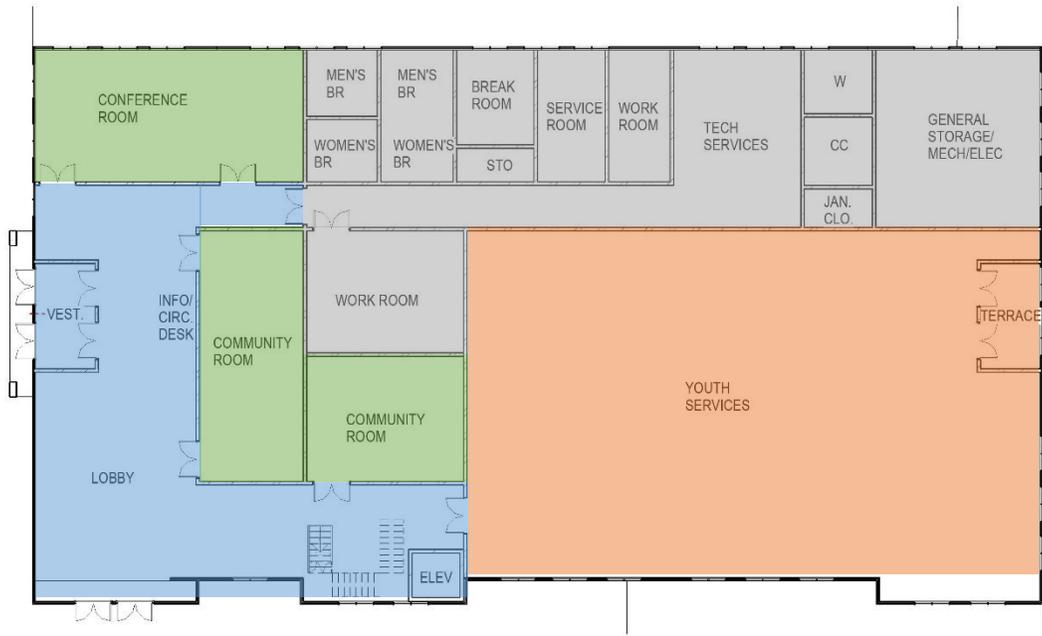
WATERLOO AND S CHESTNUT STREETS



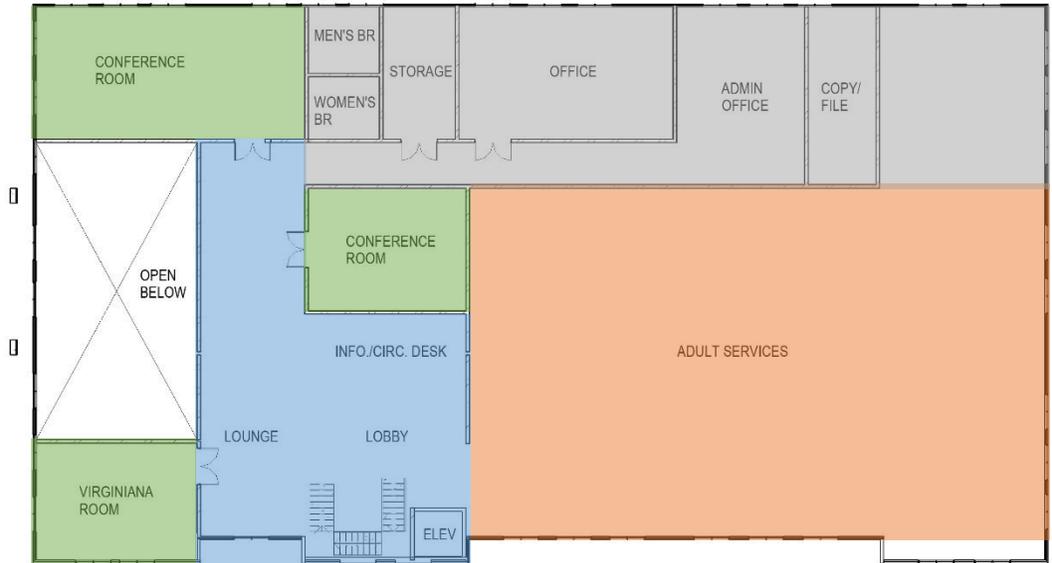








FIRST FLOOR BLOCK PLAN



SECOND FLOOR BLOCK PLAN

PART II – WATERLOO STREET SITE

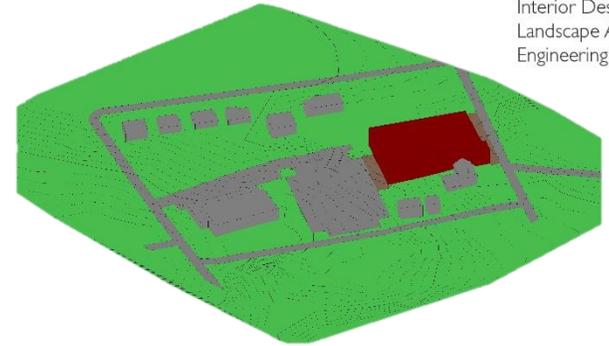
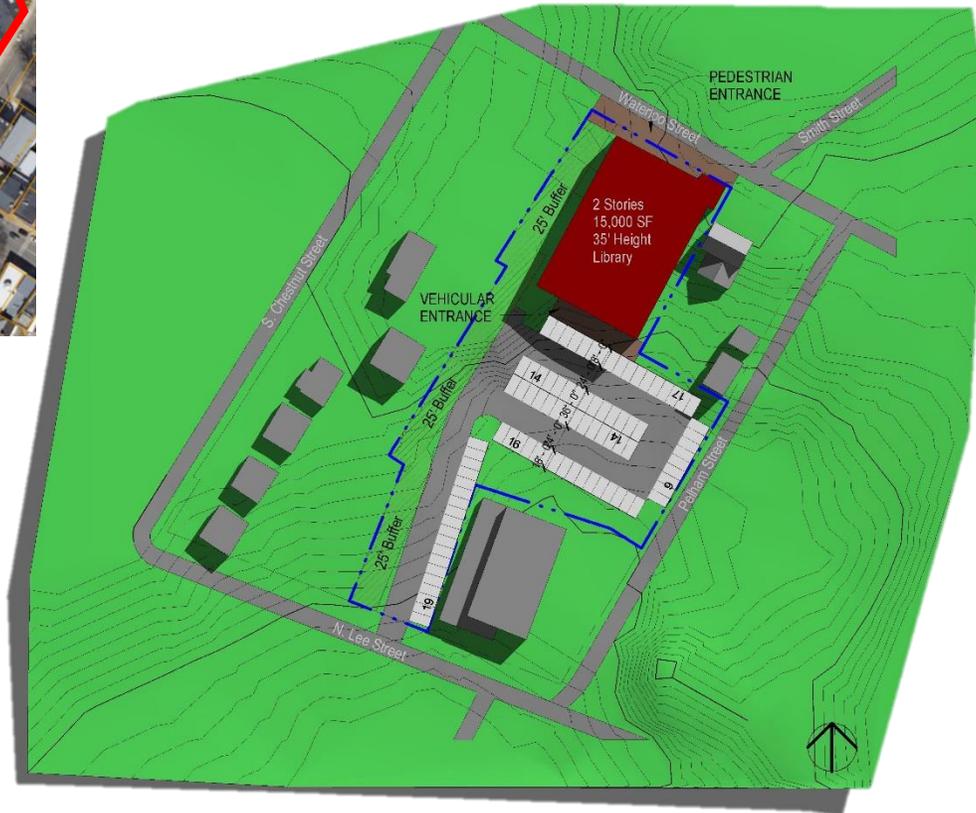
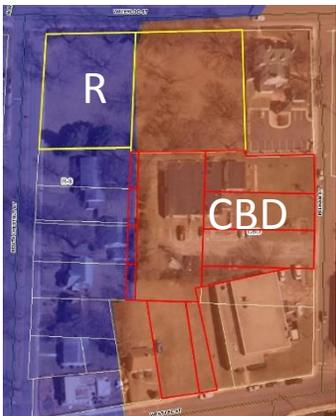


**FAUQUIER COUNTY
WARRENTON LIBRARY MASTER PLAN
& FEASIBILITY STUDY**

July 14, 2016

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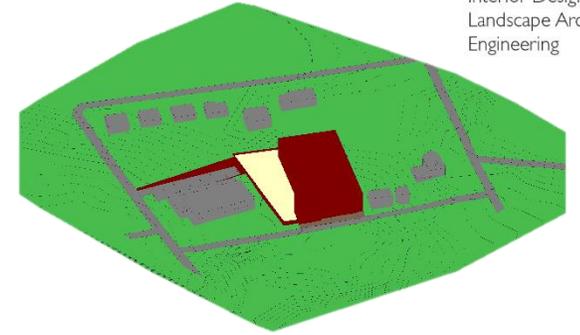
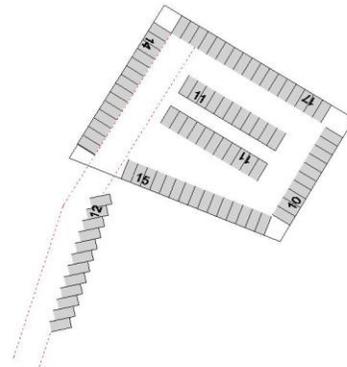
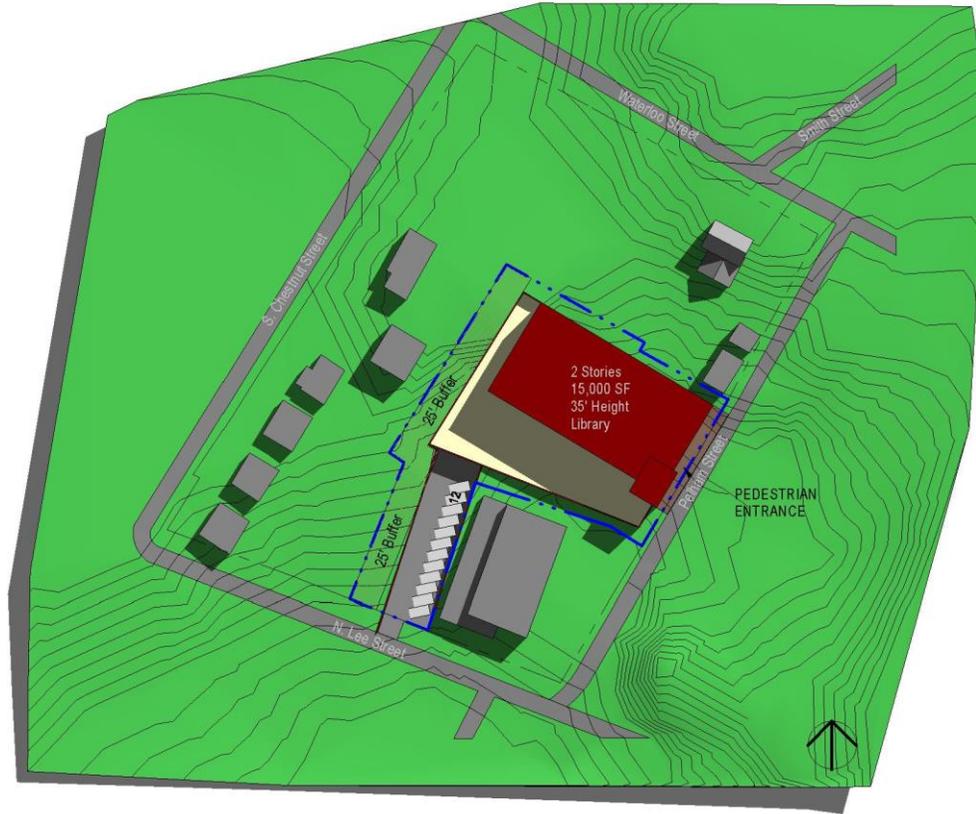
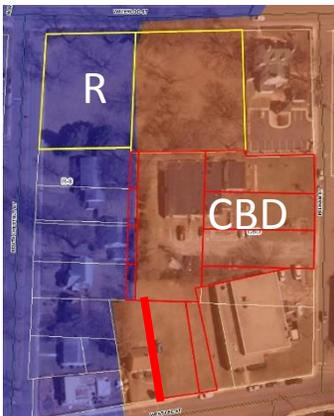
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Engineering



Parking Access
From West Lee Street
Potential access from
Pelham Street.

Parking
89 Spaces

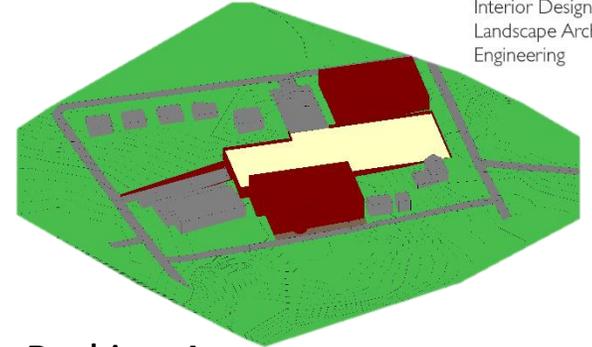
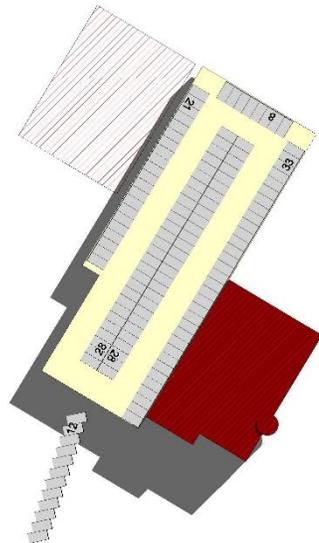
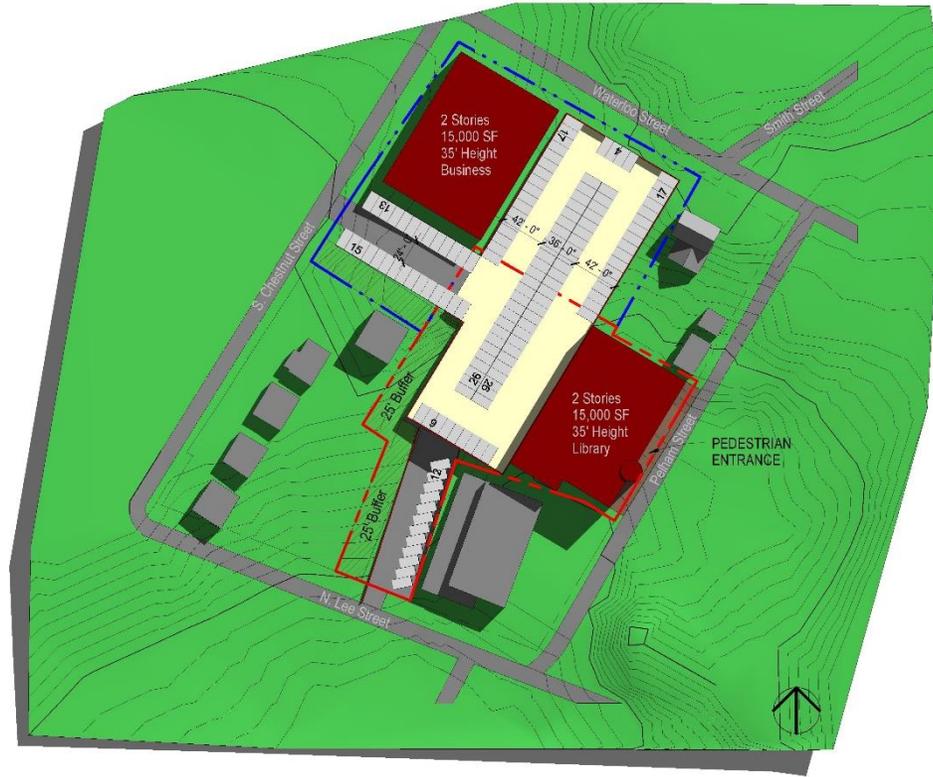
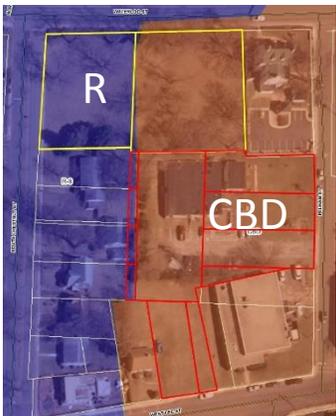
Library
2 story 30,000 SF
15,000 SF Footprint



Parking Access
From West Lee Street

Parking
90 spaces (78 UG)

Library
2 story 30,000 SF
15,000 SF Footprint



Parking Access
From West Lee Street
From S. Chestnut Street

Parking
257 spaces (130 UG)

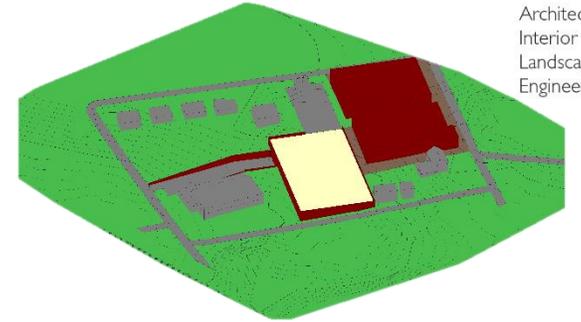
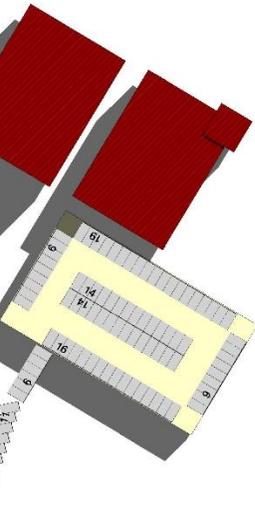
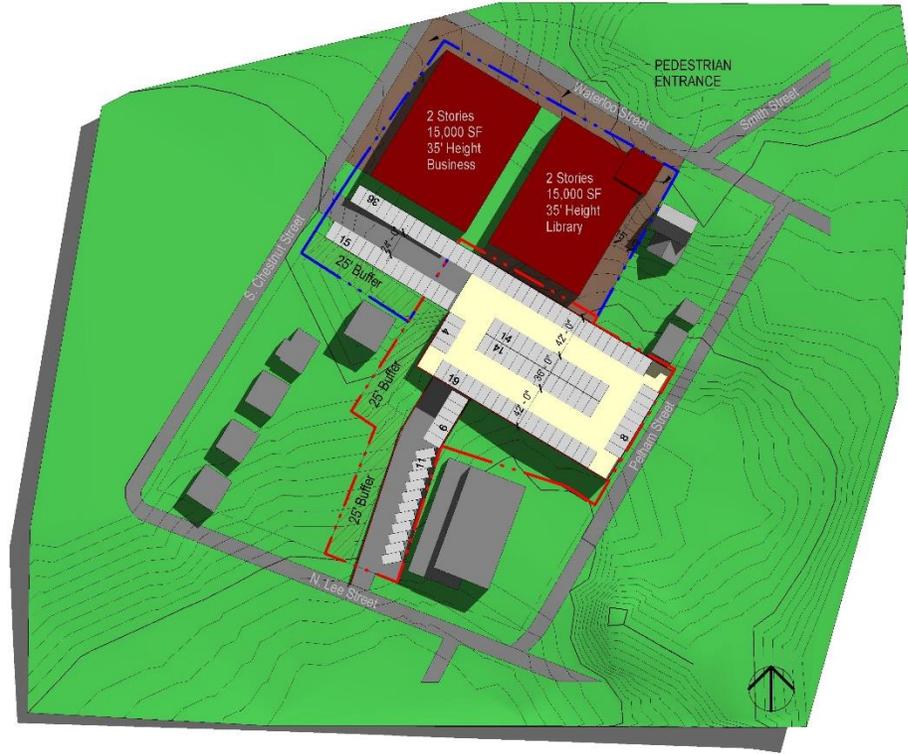
Library
2 story 30,000 SF
15,000 SF Footprint

Office
2 story 30,000 SF
15,000 SF Footprint



Library

Fletcher Tract



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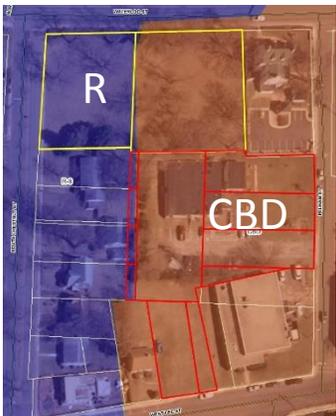
Architecture
Interior Design
Landscape Architecture
Engineering

Parking Access
From West Lee Street
From S. Chestnut Street

Parking
208 spaces (81 UG)

Library
2 story 30,000 SF
15,000 SF Footprint

Office
2 story 30,000 SF
15,000 SF Footprint



CONCEPT

