



LOCATION MAP NOT TO SCALE

GENERAL NOTES

THE PROPOSED USE IS A FAST FOOD RESTAURANT WITH A DRIVE-THRU. A SPECIAL USE PERMIT IS REQUIRED FOR A FAST FOOD RESTAURANT WITH DRIVE-THRU (DRIVE-IN) BASED ON THE TOWN OF HAYMARKET ZONING ORDINANCE SECTION

58-218(7) FAST FOOD RESTAURANTS WITH DRIVE-THRU (DRIVE-IN) WINDOW, SUBJECT TO THE FOLLOWING CONDITIONS:

- (A) SUCH USE SHALL BE LOCATED WITHIN A PARCEL COMPRISING AT LEAST FIVE ACRES IN SIZE AND SHALL NOT OCCUPY MORE THAN 7,000 SQUARE FEET OF GROSS FLOOR AREA;
- 2. IS IN PROXIMITY TO AN INTERSTATE INTERSECTION:
 3. IS LOCATED IN A DEVELOPMENT ON A PARCEL THAT IS LOCATED AT THE INTERSECTION OF TWO MAJOR ROADS;
- 4. THERE ARE NO OTHER FAST FOOD RESTAURANTS WITH DRIVE-THRUS OR DRIVE-IN, DRIVE-UP OR DRIVE-THRU RESTAURANTS WITHIN THE PARCEL; AND
- 5. SO THAT IT IS NOT WITHIN 2,000 LINEAR FEET OF EITHER ANOTHER FAST-FOOD RESTAURANT WITH DRIVE-THRU
- THAT IS ZONED 8-2, OR A DRIVE-IN, DRIVE-UP OR DRIVE-THRU RESTAURANT THAT IS ZONED 8-2. (B) AN OFF-STREET STACKING AREA FOR VEHICLES IN THE DRIVE-THRU PATTERN SHALL NOT EXCEED SIX VEHICLE SPACES
- (C) THERE SHALL BE NO ALCOHOL SALES FROM THE DRIVE THRU WINDOW
- (D) THE DRIVE-THRU WINDOW TO BE LOCATED AT THE SIDE OR REAR OF THE BUILDING;
 (E) A SUMMARY OF WINDOW SALES AND GROSS SALES SHALL BE SUBMITTED AT THE TIME OF ANNUAL TOWN BUSINESS LICENSE RENEWAL;
- (F) SUCH USE SHALL NOT BE LOCATED CLOSER THAN 300 FEET TO A PROPERTY, TRACT OR PARCEL THAT IS ZONED FOR RESIDENTIAL USE: AND
- (G) VEHICULAR ACCESS SHALL BE PROVIDED ONLY VIA THE INTERNAL CIRCULATION SYSTEM OF THE SHOPPING CENTER.

*SECTION 59-218(7XB) IS PROPOSED TO BE AMENDED THROUGH SEPARATE ZONING TEXT AMENDMENT TO PERMIT THE NUMBER OF STACKING SPACES SHOWN.

- 2. A SITE PLAN AMENDMENT REFLECTING AMENDMENTS TO THE PREVIOUSLY APPROVED SITE PLAN IS SUBMITTED UNDER A SPARATE COME.
- THIS FAME BASED ON A BOUNDARY & TODOGRAPHICAL. AT A RUPEY SURGY PREPARED BY BOTHER ENGINEERING BYTHER PLANCESLAND ATTE SURGY POINT-CHE. HIG. PREPARED ATTEMPORATION APPEAR ON THE PROPERTY OF THEO GENERATION, L.P. HERTE, 2007951-60903402 TOWN OF HAYMARHET PRINCE WILLIAM COUNTY, VIRGINIA. PROJECTES STIESTS DATE: 04/11/13, REVISED 04/21/15
- ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
- OWNER

 GUARLES HAYMARKET CENTER LLC

 1701 FALL HILL AVE.
 FREDERICKSBURG, VA 22404

PARCEL DATA:

ADDRESS: 15250 WASHINGTON ST., HAYMARKET, VA 20169 GPIN: 7298-71-6020 PROPOSED LIMITS OF SUP (LEASE AREA) = 1.850 AC. (67.811 S.F.)

- 7. ZONE: B-2 (NEIGHBORHOOD BUSINESS COMMERCIAL DISTRICT)
- 8. OVERLAY DISTRICT: OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY
- ARCHITECTURAL FEATURES AND MATERIALS FOR THE RESTAURANT, TRASH ENCLOSURE AND SITE SIGNAGE ARE SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECTURE REVIEW BOARD.
- 10. BULK REQUIREMENTS PROVIDED ON SHEET 2.
- 11. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL USE PERMIT AREA.
- 12. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOCOPLAIN IS KNOWN TO EXIST ON THIS SUTE
- 13. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- PROPOSED CANOPY UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING, CANOPY CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.
- THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL USE PERMIT AREA, PARKING AND INGRESS/EGRESS ARE PROVIDED AS SHOWN.
- 16. SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH THE TOWN OF HAYMARKET ORDINANCES.
- SITE LIGHTING WILL CONFORM TO REQUIREMENTS OF ARTICLE 16 OF THE ZONING ORDINANCE AND EXISTING LIGHTING FOR QUARLES CENTER.
- SITE LANDSCAPING WILL CONFORM TO REQUIREMENTS OF ARTICLE 16 OF THE ZONING ORDINANCE AND EXISTING LANDSCAPING FOR QUARLES CENTER.
- 19. PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- TRASH WILL BE STORED OUTSIDE AND WILL BE STORED ENTIRELY WITHIN THE PROPOSED TRASH ENCLOSURE. THE COLLECTION TIMES ARE SUBJECT TO THE TOWN REVIEW OF THE SPECIAL USE PERMIT.



Œ,¤

_			
REVISIONS			
REV	DATE	COMMENT	BY
1	03/05/14	REV. PER TOWN COMMENTS	PJC
2	06/05/14	REV. PER TOWN COMMENTS	PJC
3	08/29/14	REV. PER TOWN COMMENTS	KML
4	06/05/15	REV. PER LAYOUT CHANGE	IPS
5	9/14/15	REV. PER TOWN COMMENTS	CLY



NOT APPROVED FOR CONSTRUCTION

SPECIAL USE PERMIT

CHICK-FIL-A

LOCATION OF SITE 15250 WASHINGTON STREET STORE #3197



22636 DAVIS DRIVE, SUITE 250 STERLING, VIRGINIA 20164 Phone: (703) 709-9500 Fax: (703) 709-9501



SKETCH PLAN