

September 16, 2025
Via Hand Delivery & Electronic Mail

Town of Haymarket
Planning & Zoning
15000 Washington Street
Suite #100
Haymarket, VA 20169

Attn: Emily Kyriazi

Re: Chick-fil-A Haymarket
Major Site Plan 1st Review
Response
15180 Washington Street
Haymarket, VA 20169
Town of Haymarket
BE # VAB230141.00

Dear Ms. Kyriazi:

Bohler Engineering is pleased to submit on behalf of Chick-fil-A, Inc., the Major Site Plan 2nd submission for the Chick-fil-A in Haymarket, Virginia. The following is our comment response letter addressing comments received from various departments. Each comment is addressed and responded to as follows:

Engineering – Emily Kyriazi

58-3.7.c.4

Comment 1: Provide plan names and numbers for Lifetime Smiles, Lidl, Kiddie Academy and Crossroads Village projects adjacent to the site.

Response 1: Plan numbers for adjacent properties have been added to the property text for each parcel on sheet C-1.2. For properties outside the extents of the plan view, note #6 has been added to sheet C-1.2.

58-3.7.c.6.a

Comment 2: Label direction of flow for all existing storm drains

Response 2: Flow arrows have been added to all existing storm drains, see sheet C-1.2.

58-3.7.c.12 ADA Stds for Accessible Design 502.2

Comment 3: The accessible parking spot provided at the bank needs to be van accessible. Van parking spaces shall be 132 inches wide minimum, and are permitted to be 96 inches wide minimum where the access aisle is 96 inches wide minimum.

Provide spot shots demonstrating parking space and access aisle meet ADA slope requirements.

Response 3: The Chick-fil-a and adjacent Bank are within the same parcel, therefore only one van spot is required, based on there being 5 ADA spaces total. 1 van space is already provided in front of the Chick-fil-a, therefore no additional van spaces are required within the parcel. See parking tabulations for the Quarles Center on Sheet C-0.0.

58-3.7.c.15

Comment 4: Clarify whether average daily trips is for Chick-fil-A specifically, or overall development. Provide existing and proposed estimated vehicular trips for both Chick-fil-A site and Bank site, as both are impacted by this work.

Response 4: Note 5 on sheet C-2.0 has been revised to read, "AVERAGE DAILY TRIPS (ADT) FOR THE RESTAURANT IS 3,256 VPD.". The number has been revised to match what was shown on the previously approved plan. Row J in the Zoning Requirements table on the cover sheet has been revised to show the vehicular trips for both the bank and restaurant.

58-3.7.c.18

Comment 5: a. Indicate locations of FDCs and hydrants for each building on the plans. Ensure they are shown on sheet C-2.1.

b. Where will existing fire lane sign in existing island adjacent to existing fire hydrant be relocated? Sign designated for relocation on demo plan could not be located on site plan.

Response 5: a. FDCs do not exist for these buildings per previous plans provided; Chick-fil-A building is not sprinklered. Hydrants are labeled on sheet C-2.1.

b. The sign has been revised to remain.

58-3.7.c.21

Comment 6: With the proposed break in the curb, is more flow being directed toward structure #078? The drainage map included on the erosion control plan is not clear. Provide more clear pre and post development drainage areas with structure numbers, c-factors, and areas. Update calculations to any structures where the project is creating changes to these components.

Response 6: The erosion and sediment control plan is now broken out into two phases, so the difference in drainage areas can be seen, see sheets C-3.1 and C-3.2. Existing and proposed storm conveyance calculations are on sheet C-3.4.

58-3.7.c.22

Comment 7: Provide stormwater management calculations, narrative, details and maps.

Response 7: A stormwater management plan has been added to the set, see C-4.0-C-4.4.

58-3.7.c.23

Comment 8: a. Label existing finished floor elevations at all building doors, including the bank building.
b. The slope between the proposed catch curb gutter at the north end of the bank building parking area and the tie in the existing pavement seems excessive (13-14%). Revise.
c. Label tops of storm drain structures on the grading plan for evaluating drainage.
d. There appears to be a low spot created in the sidewalk north of the entrance to the bank. Ensure adequate drainage away from building.
e. Coordinate high points and low points with drainage area maps.

Response 8: a. **Existing finished floor elevation labels, based on the previously approved plan, have been added to all doors on sheet C-3.0.**

b. The slopes in the catch curb gutter at the north end of the bank building are within allowable range, see sheet C-3.0.

c. Storm drain rim and invert elevation labels added to sheet C-3.0.

d. Adequate drainage away from the building is shown on sheet C-3.0.

e. Drainage area maps on sheet C-3.1 align with high point and low points shown on sheet C-3.0.

58-3.7.c.24

Comment 9: Ensure LOD and LOW are coordinated to encompass all proposed work. There appears to be striping outside of LOD at drive thru.

Response 9: **The LOD and LOW have been updated on all sheets to encompass all work.**

58-3.7.c.25

Comment 10: a. Provide erosion and sediment control notes and narrative. Include the Erosion and Sediment Control Checklist.
b. Include a legend on the E&S plan sheet to clarify drainage divides, soil types, silt fence, safety fence, etc.
c. Label drainage areas and C factors delineated to each structure impacted by LOD. Structures should have structure numbers.
d. Is the exit to the northeast of the site toward Crossroads Village included in the scope of work? It shows permanent seeding and mulch proposed but I do not see any demolition or site plan work in the area.

Response 10: a. **E&S notes and narrative have been added as sheet C-3.3.**

b. Legends are on each E&S phase sheet, see C-3.1-3.2.

c. Drainage area and C factor labels have been added to sheets C-3.1 – C-3.2. Structure labels have also been added.

58-3.7.c.26

Comment 11: Provide documentation and analysis for adequate outfall.

Response 11: **Adequate outfall is on sheet C-4.2, which is a reference to the previously approved plan. The impervious amount did not change, therefore the previously approved narrative applies.**

58-3.7.c.27

Comment 12: a. How will the existing tree in the island in front of the bank be preserved/protected during construction? Or is it proposed to be replaced? Same question for the tree at the drive thru exit.

b. Much of the previously proposed landscaping was either not installed or has been removed. Provide Landscape Schedule – CFA Parcel in addition to the new landscape schedule to ensure all required landscaping is provided at project completion. Landscaping shall be installed prior to release of landscape bond.

c. Revise proposed landscaping along building near driveway exit to move proposed plantings out of building footprint.

d. Lessee of CFA parcel shall be responsible for ensuring landscaping along the eastern property boundary of the CFA parcel is in conformance with the approved landscaping plan shown on sheet L-1.1 of the original approved plan prior to any landscape escrow release by the Town of Haymarket for the CFA parcel.

e. Include notes referencing the Quarles plan for overall landscape plan compliance.

f. Per the previously approved Chick-fil-A (CFA) plan, the landscaping escrow will not be released until all landscaping on the entire 6.0-acre parcel, per the approved site plan as shown on sheet L1.1 of the approved CFA plan set, is in healthy condition.

Response 12: a. **The existing trees are to remain; they have been added to the existing conditions plan on sheet C-1.2. Tree protection has been added around them on the E&S sheets, see C-3.1 – C-3.2.**

b. The new landscape schedule is on sheet L-1.0 and the previously approved schedule is on sheet L-1.2.

c. The proposed landscaping along the building has been shifted to not overlap with the building, see sheet L-1.0.

d. This has been added as landscape note 3 to sheet L-1.0.

e. This has been added as landscape note 3 to sheet L-1.0.

f. This has been added as landscape note 4 to sheet L-1.0.

58-3.7.c.28

Comment 13: Provide final lighting/photometric plan.

Response 13: **The approved lighting plan from the Quarles Center Site Plan Revision has been added to the set as sheet C-3.3, since no changes have been made to photometrics with the proposed site improvements.**

58-3.7.c.29

Comment 14: a. Provide additional signage for new one-way traffic pattern in bank parking lot.

b. Show linework for existing features and parking striping where 'bank parking only' signs are proposed parallel to Washington Street.

c. Drive thru exit signage currently directs traffic right toward I-66 or US 15. New signage appears to direct all traffic back toward Chick-fil-A entrance. Revise signage to minimize queuing at entrance.

Response 14: a. **Additional "stop" and "do not enter" signs have been added along the one-way bank access aisle. Left and right turn pavement arrows have also been added. See sheet C-2.0.**

b. **Linework has been added to all sheets to show the area where bank parking signs were added.**

c. **Signage plan on Sheet C-3.5 was proposed at the request of, and coordinated with the Town to minimize unnecessary traffic from existing onto Washington Street.**

58-3.7.c.32

Comment 15: Will the restaurant remain open during construction for dine in and pick up orders or will it be temporarily closed? Provide additional signage and safety measures for customers during construction if restaurant is to remain open.

Response 15: **The restaurant will be closed during construction.**

58-3.7.c.41

Comment 16: Delineate buildable area on the plans.

Response 16: **The building setbacks to define the buildable area are now shown and labeled on Sheet C-2.0.**

58-3.8

Comment 17: Revisions shall have a completed revision block on each sheet identifying the revisions. In addition, a revision to an approved plan shall include a detailed narrative outlining the proposed revisions and all revisions shall be circled in red.

Response 17: **A narrative revision has been added to the cover sheet. This revision includes all changes circled in red.**

General

Comment 18: a. The number of parking spaces at the bank has been reduced. Revise Zoning Requirements to show the Allowed/Required for the Quarles Center Development, provided with the Quarles Center Development, and provided for the Site/Lease Area to ensure overall requirements for the development are still able to be met with this plan.

b. Ensure parking space dimensions listed in zoning table apply to angled parking which is proposed at the bank as well as perpendicular parking.

c. Include approval of zoning text amendment to permit the number of stacking spaces proposed or add a reference to the approval to the plan.

Response 18: a. The parking requirements section of the Zoning Requirements table on the cover sheet has been revised to show three columns: "Allowed/Required (Quarles Center)", "Provided (Quarles Center)", and "Provided (Chick-fil-A/Lease Area)".

b. The parking space dimensions have been updated in the Zoning Requirements table on the cover sheet to reflect 60-degree parking.

c. Row P has been added to the Zoning Requirements table on the cover sheet to show the site meets stacking requirements. A note that reads, "RESTAURANT STACKING WAS PREVIOUSLY APPROVED UNDER PLAN AFS20080813. THE STACKING REMAINS THE SAME WITH THIS PLAN." has been added under the Zoning Requirements table on the cover sheet. The previously approved plan has also been added to the References and Contacts section on the cover sheet.

General

Comment 19: Prince William County Fire & Rescue provides services to the Town of Haymarket. The Town does not have its own fire department. Revise cover sheet.

Drive aisle width for bank is less than minimum fire lane width and minimum drive aisle width required in PWC DCSM Table 6-10. Verify with fire marshal whether a waiver/modification and fire lane signs are required.

Response 19: The contact information on the cover sheet has been updated to PWC Fire and Rescue. The drive aisle width for the bank has been approved by the fire marshal. Coordination with the Fire Marshal's office clarifying that this drive aisle is not to be used for fire access included with this submission.

General

Comment 20: Provide documentation of outside agency approvals (VDOT – if needed, PWCSA).

Response 20: Documentation is provided with this submission.

Planning – Thomas Britt

Section 58-3.7(c)(28)

Comment 1: Include photometric plan sheet, even if no alterations to lighting are included in scope of work.

Response 1: The approved lighting plan from the Quarles Center Site Plan Revision has been added to the set as sheet C-3.3, since no changes have been made to photometrics.

Section 58-3.7(c)(34)

Comment 2: Resubmit easement plat, draft deeds, and stormwater management agreement, where applicable.

Response 2: Acknowledged; no plats, deeds, or stormwater management agreements required for the proposed improvements.

Section 58-19.12

Comment 3: Replace CLETHRA ALNIFOLIA, "SUMMERSWEET CLETHRA," with deciduous shrubs listed on landscaping schedule.

Response 3: The Clethra Alnifolia has been replaced with viburnum dentatum 'blue muffin', see Sheet L-1.0.

Should you have any questions regarding this project or require additional information, please do not hesitate to contact me at (540) 349-4500.

Sincerely,

Bohler Engineering



Katherine Roberts, P.E.

KR/tk

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