



**GENERAL NOTES:**

1. THIS PLAN IS BASED ON THE FOLLOWING:

ALTANSPS LAND TITLE SURVEY - "CHICK-FIL-A, INC."  
15180 WASHINGTON STREET  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
PREPARED BY: BOHLER ENGINEERING  
BEP VAB230141.00  
DATED: 08/10/2023

2. DEVELOPER:

CHICK-FIL-A  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349-2988  
CONTACT: CHAD BAKER  
PHONE: (404) 309-8301

3. GPIN: 7298-71-6403.01

4. SITE AREA = 2.0903 AC

5. OFFSITE AREA: 2,000 SF (0.046 AC)

6. SUP AREA: 2.1363 AC

7. ZONING: BUSINESS COMMERCIAL DISTRICT (B-2)

8. OVERLAY DISTRICT: OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY

9. BULK REQUIREMENTS

	ALLOWED	REQUIRED	PROVIDED (SUPPLEMENT AREA)	PROVIDED (QUARLES CENTER)
A. MIN LOT AREA			1,436 AC	6.00 AC
B. BUILDING AREA			4,874 SF (UNCHANGED)	N/A
C. MIN. PARKING SETBACK				
FRONT SETBACK (WASHINGTON STREET)	10'	60.9' (UNCHANGED)	21.56' (UNCHANGED)	
REAR SETBACK (VACANT LOT)	NONE	140.2' (UNCHANGED)	N/A	
SIDE SETBACK (VACANT LOT)	10'	132.5' (UNCHANGED)	11' (UNCHANGED)	
SIDE SETBACK (BANK)	NONE	16.2' (UNCHANGED)	N/A	
D. PARKING REQUIREMENTS				
PARKING REQUIREMENT:				
1 SPACE/100 SF OF GROSS FLOOR AREA (BUSINESS FLOOR SPACE IS 75% OF GFA: 0.75 X 4,874 = 3,656 SF)	50	68 (UNCHANGED)		
ADA REQUIREMENT: (1 FOR EACH 25 TOTAL SPACES)	2	3 (UNCHANGED)		
E. MIN. PARKING SPACE DIMENSIONS	9' X 18'	9' X 18' (UNCHANGED)		
F. BUILDING HEIGHT	35'	±25'		
G. NUMBER OF STORIES	N/A	1		

10. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL USE PERMIT AREA.

11. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOODPLAIN IS KNOWN TO EXIST ON THIS SITE.

12. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

13. THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL USE PERMIT AREA. PARKING AND INGRESS/EGRESS ARE PROVIDED AS SHOWN.

14. SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH THE TOWN OF HAYMARKET ORDINANCES.

15. SITE LIGHTING WILL CONFORM TO REQUIREMENTS OF ARTICLE 16 OF THE ZONING ORDINANCE AND EXISTING LIGHTING FOR QUARLES CENTER.

16. PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

17. TRASH WILL BE STORED OUTSIDE. THE COLLECTION TIMES ARE SUBJECT TO THE TOWN REVIEW OF THE SPECIAL USE PERMIT.



**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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**NOT APPROVED FOR CONSTRUCTION**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: VAB230141.00  
 DRAWN BY: TAL  
 CHECKED BY: KSR  
 DATE: 01/26/2024  
 CAD ID: SUP-0

PROJECT: **EXHIBIT #3**

FOR

STORE #3197  
PROPOSED  
DEVELOPMENT

15180 WASHINGTON STREET  
TOWN OF HAYMARKET, VA

**BOHLER**

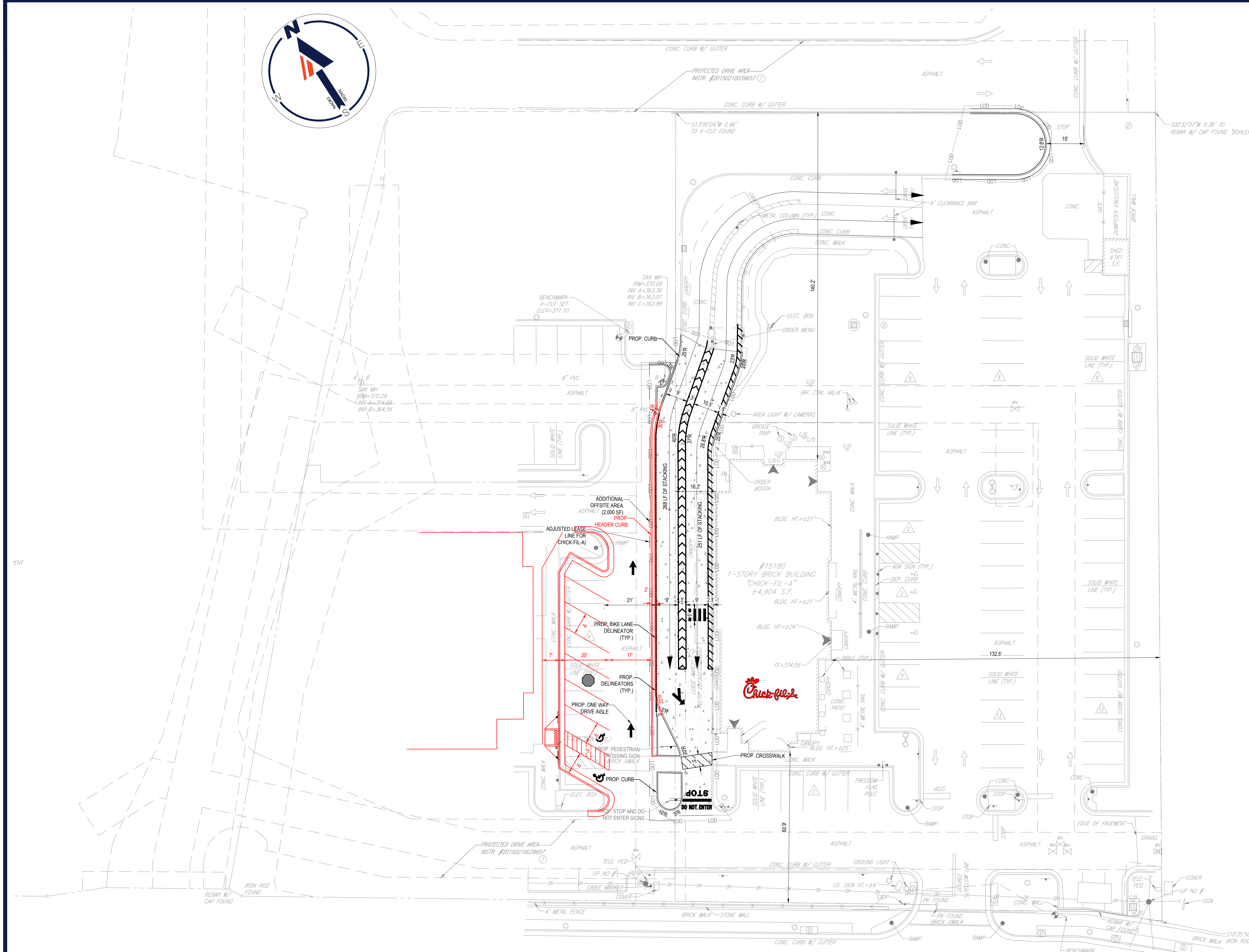
28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186  
Phone: (540) 349-4500  
Fax: (540) 349-0321  
VA@BohlerEng.com

SHEET TITLE:

**EXHIBIT #3**

SHEET NUMBER:  
**1 OF 1**

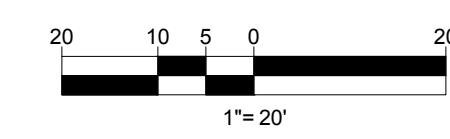
ORG. DATE - 01/26/2024



**LEGEND:**

— LOD — LIMITS OF DISTURBANCE

**FUNCTIONAL CLASSIFICATION:**  
WASHINGTON STREET: 25 MPH DESIGN SPEED



**WASHINGTON ST**

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

ASPHALT PAVED ROADWAY

SPEED LIMIT: 25 MPH

TRAFFIC

③  
 SAN MH  
 RIM=368.18  
 (NO ACCESS, VDOT PLAN #0066-076-074, PE101,C501, RW201, B67B, B686  
 TRAFFIC)

D:\102\_2024\CIP\PROGRAMMATA\BOHLER\32024\TEMP\CIP\BUSSH\_1918\WAB230141.00 - EXH3 - 0 - JAYOUT 2.SHP