

SPECIAL USE PERMIT PLAN FOR CHICK-FIL-A AT 15180 WASHINGTON STREET

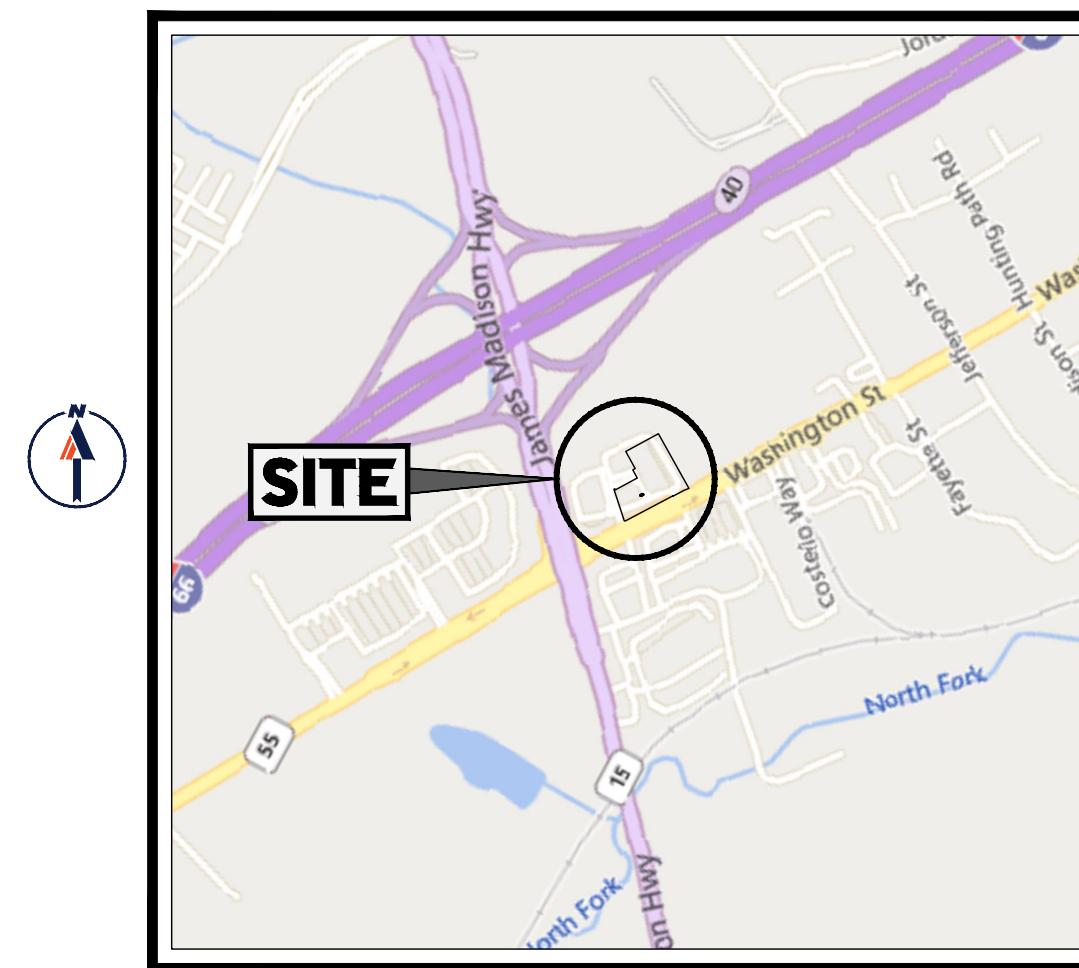
FOR



LOCATION OF SITE

15180 WASHINGTON STREET
TOWN OF HAYMARKET, VIRGINIA
GPIN: 7298-71-6403.01

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
SPECIAL USE PERMIT PLAN	2
VEHICLE MOVEMENT PLAN	3



LOCATION MAP
GLOBAL MAPPER
SCALE: 1" = 1,000'

OWNER

MELADON HAYMARKET, LLC
1602 VILLAGE MARKET BOULEVARD SE, SUITE 235,
LEESBURG, VA 20175

DEVELOPER

CHICK-FIL-A
5200 BUNFINGTON ROAD
ATLANTA, GA 30349
CONTACT: CHAD BAKER
PHONE: (404) 306-6301

PREPARED BY



CONTACT: KATHERINE S. ROBERTS, P.E.



REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	05/02/2024	PER TOWN COMMENTS	MEG	KSR



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CONSTRUCTION

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

PROJECT:

SPECIAL USE PERMIT

FOR

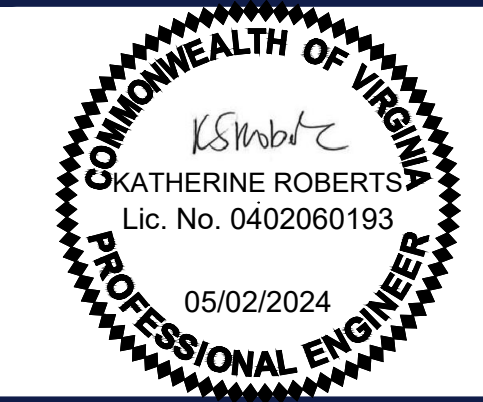


STORE #3197
PROPOSED
DEVELOPMENT

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:

COVER SHEET

SHEET NUMBER:

1

REVISION 1 - 05/02/2024



GENERAL NOTES:

- 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
 - BE# VAB230141.00
 - DATED: 08/10/2023
 - DEVELOPER:
 - CHICK-FIL-A
 - 5200 BUFFINGTON ROAD
 - ATLANTA, GA 30348-2988
 - CONTACT: CHAD BAKER
 - PHONE: (404) 309-8301
 - GPIN: 7298-71-6403.01
 - SITE AREA = 2.0903 AC
 - OFFSITE AREA: 2,000 SF (0.046 AC)
 - SUP AREA: 2.1363 AC
 - ZONING: BUSINESS COMMERCIAL DISTRICT (B-2)
 - OVERLAY DISTRICT: OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY
 - 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 | 69 (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 | | |
- NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL USE PERMIT AREA.
 - NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOODPLAIN IS KNOWN TO EXIST ON THIS SITE.
 - THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 - THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL USE PERMIT AREA. PARKING AND INGRESS/EGRESS ARE PROVIDED AS SHOWN.
 - 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.
 - PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
 - TRASH WILL BE STORED OUTSIDE. THE COLLECTION TIMES ARE SUBJECT TO THE TOWN REVIEW OF THE SPECIAL USE PERMIT.



REVISIONS

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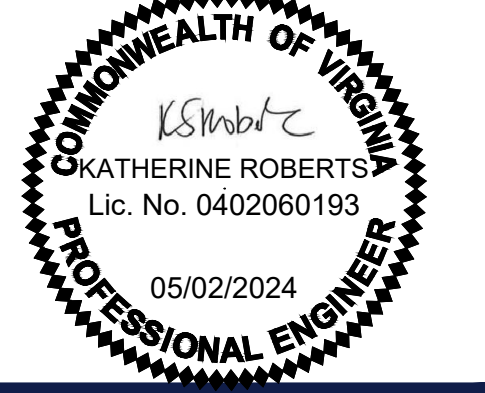
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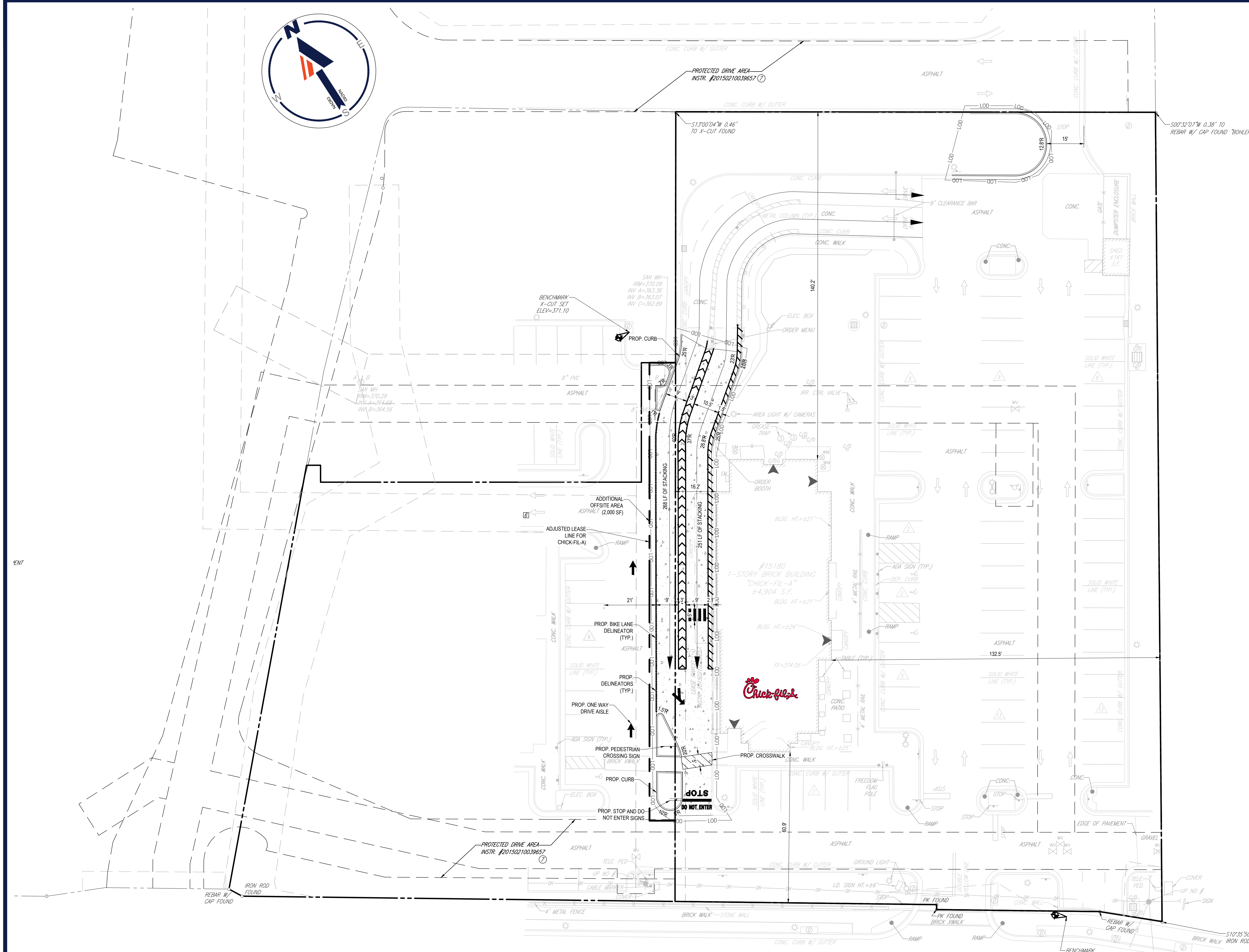
SHEET TITLE:

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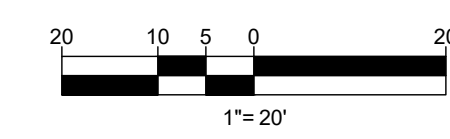
2

REVISION 1 - 05/02/2024



LEGEND:
--- L.O.D. --- 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

SEE VDOT PLAN #0066-076-074, PE101,C501, RW201, B678, B686 TRAFFIC

8/6/2024 10:00 AM C:\PROGRAMS\BOHLER\2024\050224\TEMP\PCP\BUSH_17048\VA230141.00 - SUP - 0 - JAVOIT - 2 SUP

DATE PLOTTED: 05/02/2024
 TIME PLOTTED: 10:45:34 AM



Mount Types



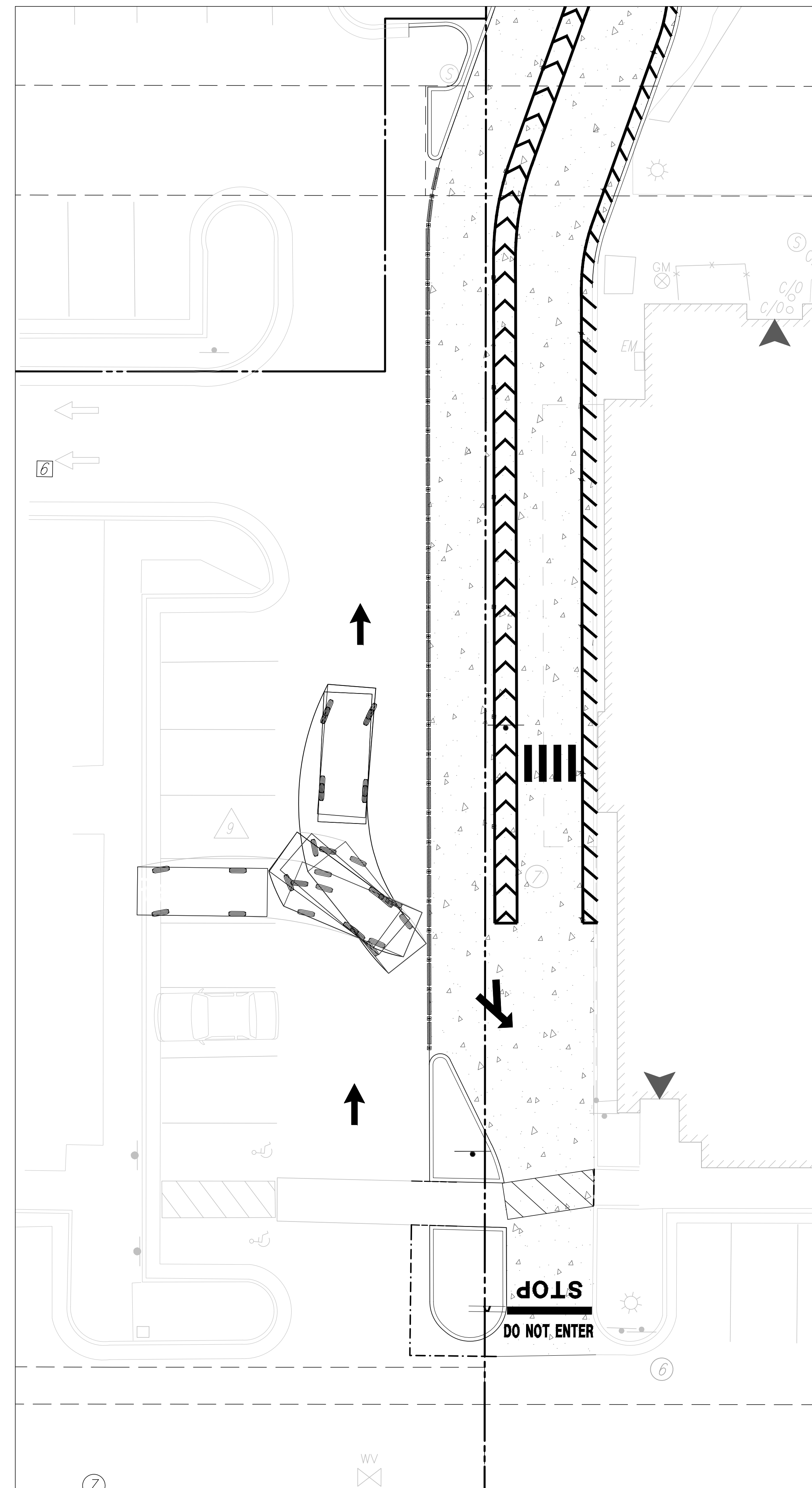
Bolt-Down
asphalt surfaces



Glue-Down
concrete surfaces

BIKE LANE DELINEATOR DETAIL

NOT TO SCALE



VEHICLE REVERSE MOVEMENT

NOT TO SCALE

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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COMMONWEALTH OF VIRGINIA
 KATHERINE ROBERTS
 Lic. No. 0402060193
 05/02/2024
 PROFESSIONAL ENGINEER

SHEET TITLE:
VEHICLE MOVEMENT PLAN

SHEET NUMBER:
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