

(SUP #06-08)

_____ FOR _____



LOCATION OF SITE
256 W LEE HWY
TOWN OF WARRENTON
FAUQUIER COUNTY, VA 20186
GPIN: 6984-28-8927-000



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

OWNER

WARRENTON CROSSROADS LLC
4457 RINGWOOD ROAD
NOKESVILLE, VA 20181
CONTACT: DOROTHY WOOD
PHONE: (540) 220-3840
EMAIL: DWOODLAM@COMCAST.NET

DEVELOPER

CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
CONTACT: DOUG WOLFE
PHONE: (717) 877-5939
EMAIL: DOUG.WOLFE@CFACORP.COM

PREPARED BY



CONTACT: KATHERINE S. ROBERTS, P.E.

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PROJECT No.:	V216512
DRAWN BY:	ANB
CHECKED BY:	KSR
DATE:	08/23/2022
CAD I.D.:	SUPP - 1

PROJECT:

SUP AMENDMENT

— FOR —



LOCATION OF SITE

256 W LEE HWY
WARRENTON, VA 20186
TOWN OF WARRENTON
GPIN: 6984-28-8927-000

BOHLER //

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



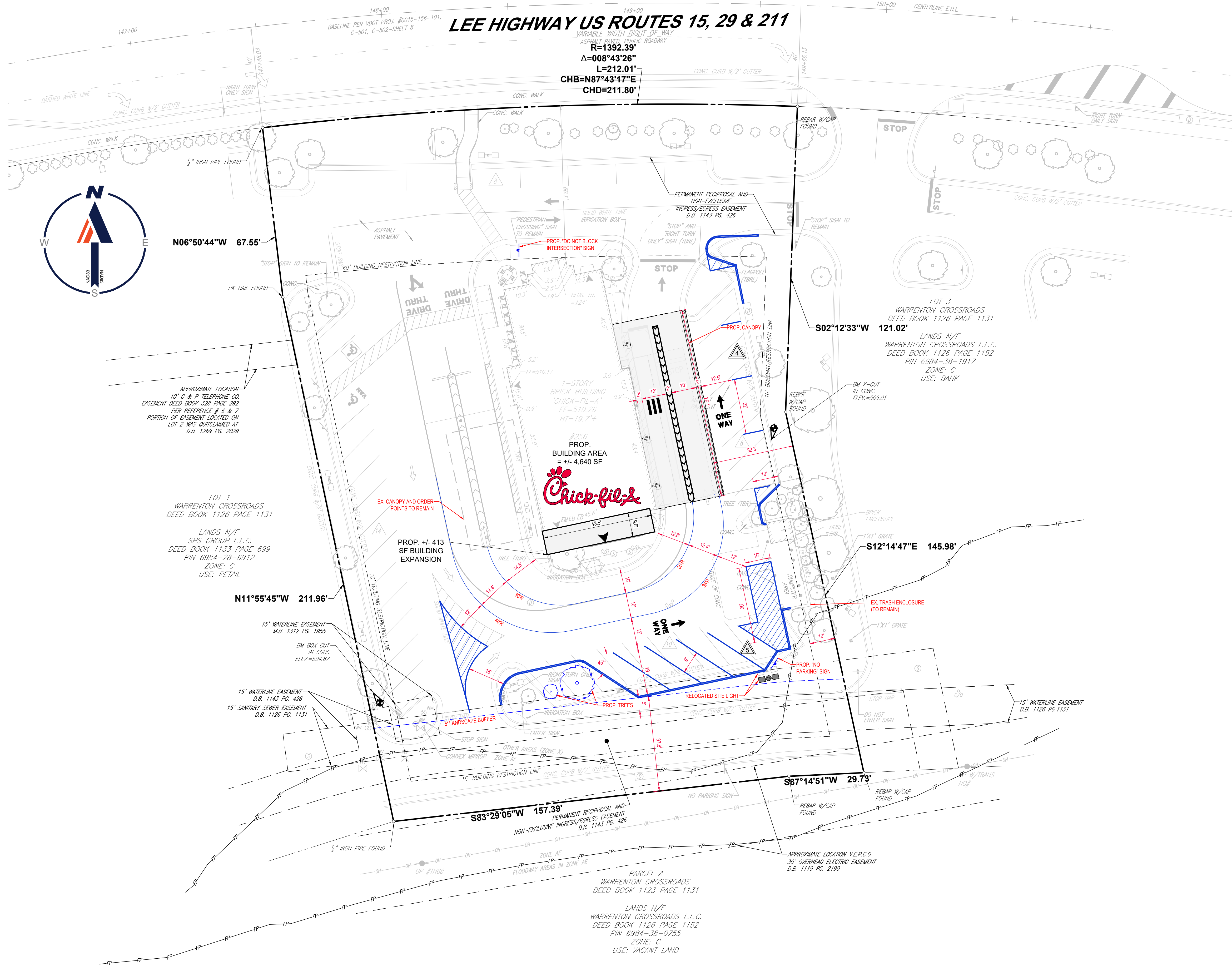
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1

REVISION 1 - 02/14/2023



SITE TABULATIONS NOTES:

- SITE OWNER: WARRENTON CROSSROADS LLC
 - GPIN: 6984-28-8927-000
 - PARCEL AREA: +/- 1.214 AC
 - EXISTING ZONING: C
MINIMUM LOT SIZE: 6,000 SF
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM LOT COVERAGE: 85%
FRONT SETBACK: 40 FT
REAR SETBACK: 20 FT
WEST SIDE SETBACK: 10 FT
EAST SIDE SETBACK: 10 FT
MAXIMUM BUILDING HEIGHT: <45 FT
REQUIRED PARKING: 1 SPACE PER 150 SF OF GROSS FLOOR AREA = 1 SPACE X (4,640 SF/150 SF) = 31 SPACES
 - NO MAPPED RPA WITHIN SITE SUP BOUNDARY.
 - 100 YEAR FLOODPLAIN FOUND ON SOUTHERN PORTION OF SITE, PER FEMA MAP #51061C0306C DATED FEBRUARY 6, 2008.
 - TRASH PICKUP WILL OCCUR DURING OFF-PEAK TIMES OR WHEN THE STORE IS CLOSED.
 - ANY EXISTING SHRUBS AND TREES REMOVED OR IRREPARABLY DAMAGED WITH PROPOSED IMPROVEMENTS TO BE REPLACED IN KIND.
- PROPOSED
+/- 52,881 SF
212.01 FT
+/-78%
60.1 FT
98 FT
80.9 FT
58.1 FT
45 FT
31 SPACES
- REQUIRED ADA SPACES: 2
REQUIRED LOADING SPACE: A 300 SF SPACE FOR THE FIRST 8,000 SF OF RETAIL GROSS LEASABLE AREA = 1 SPACE

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

REVISIONS				
REV	DATE	COMMENT	PER TOWN	COMMENTS
1	02/14/2023		ANB	CDH

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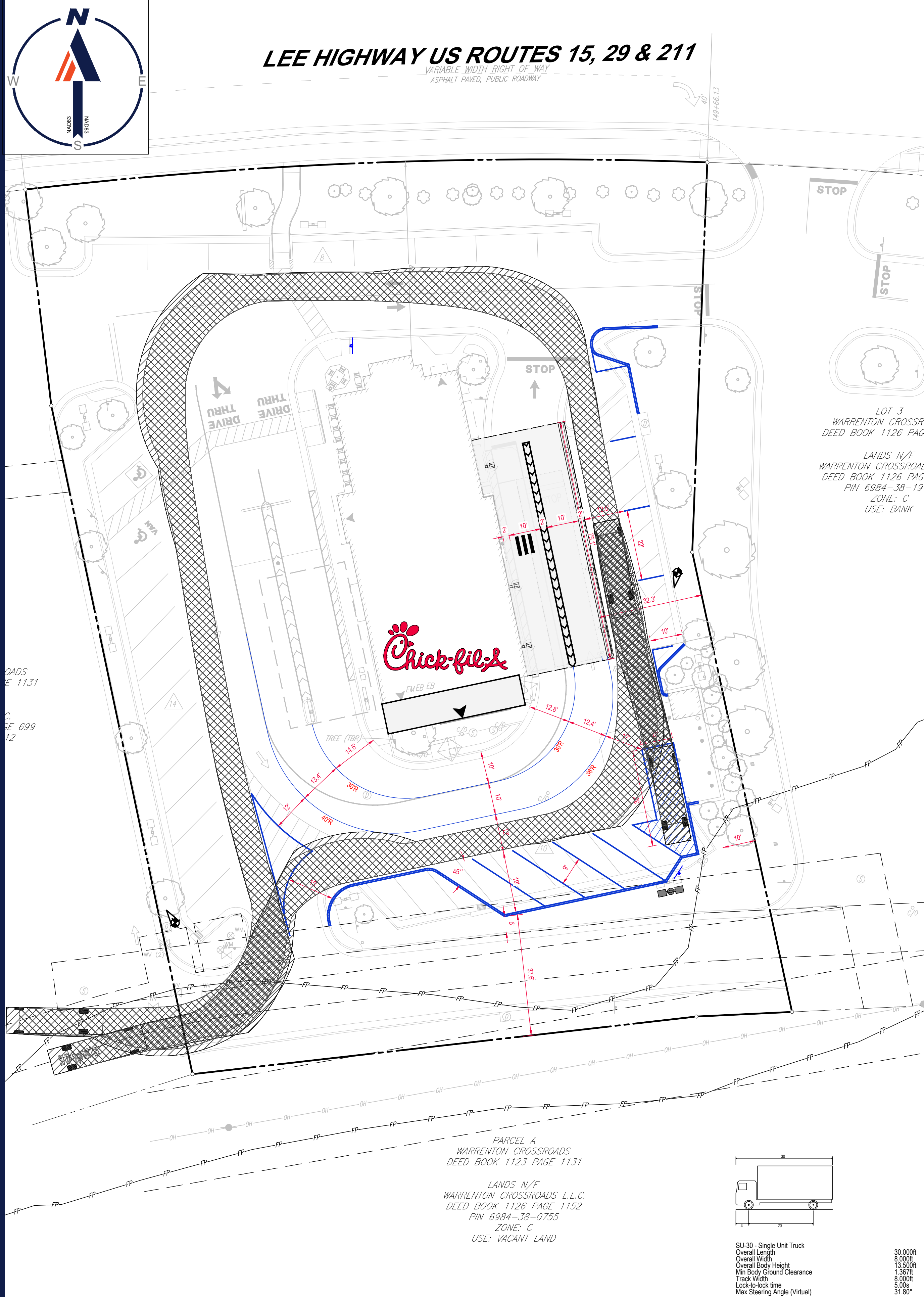
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PROJECT No.: V216512
DRAWN BY: ANB
CHECKED BY: KSR
DATE: 08/29/2022
CAD ID: SUPP - 1

PROJECT:
SUP AMENDMENT
FOR
Chick-fil-A
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WARRENTON, VA 20186
TOWN OF WARRENTON
GPIN: 6984-28-8927-000

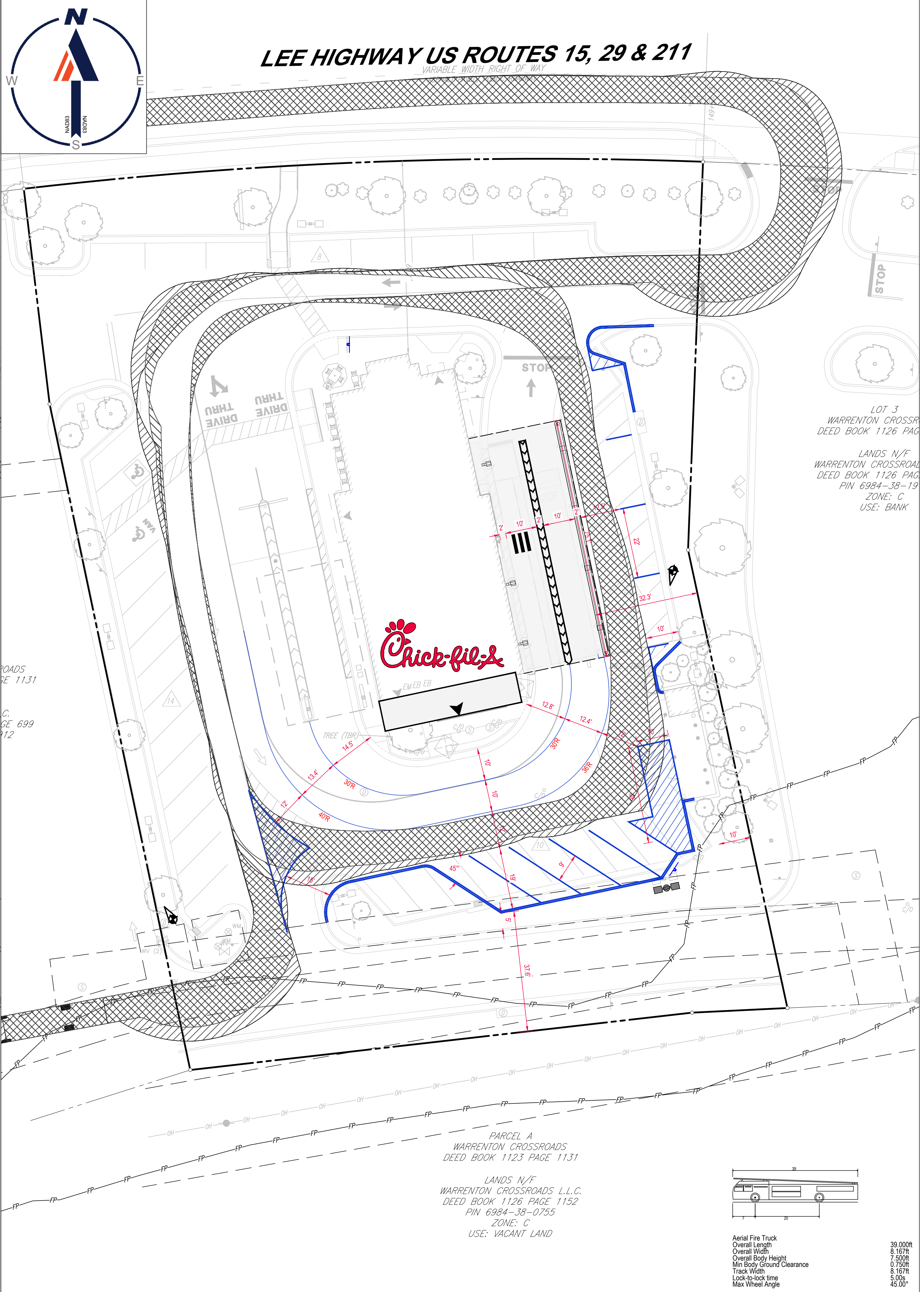
BOHLER
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WARRENTON, VIRGINIA 20186
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VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
KATHERINE ROBERTS
Lic. No. 0402060193
02/14/2023
PROFESSIONAL ENGINEER

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
2
REVISION 1 - 02/14/2023

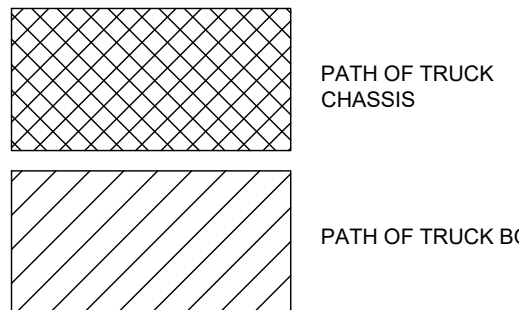


DELIVERY TRUCK TURN



FIRE TRUCK TURN

TRUCK TURN HATCH
LEGEND



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
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REVISIONS

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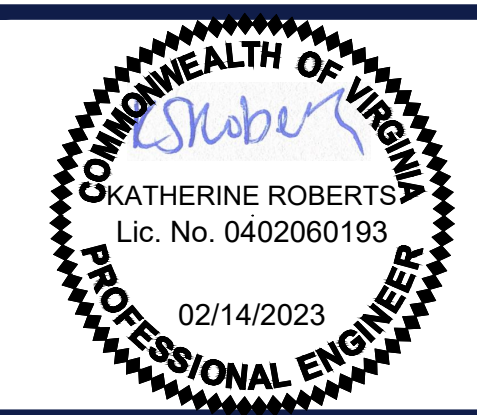


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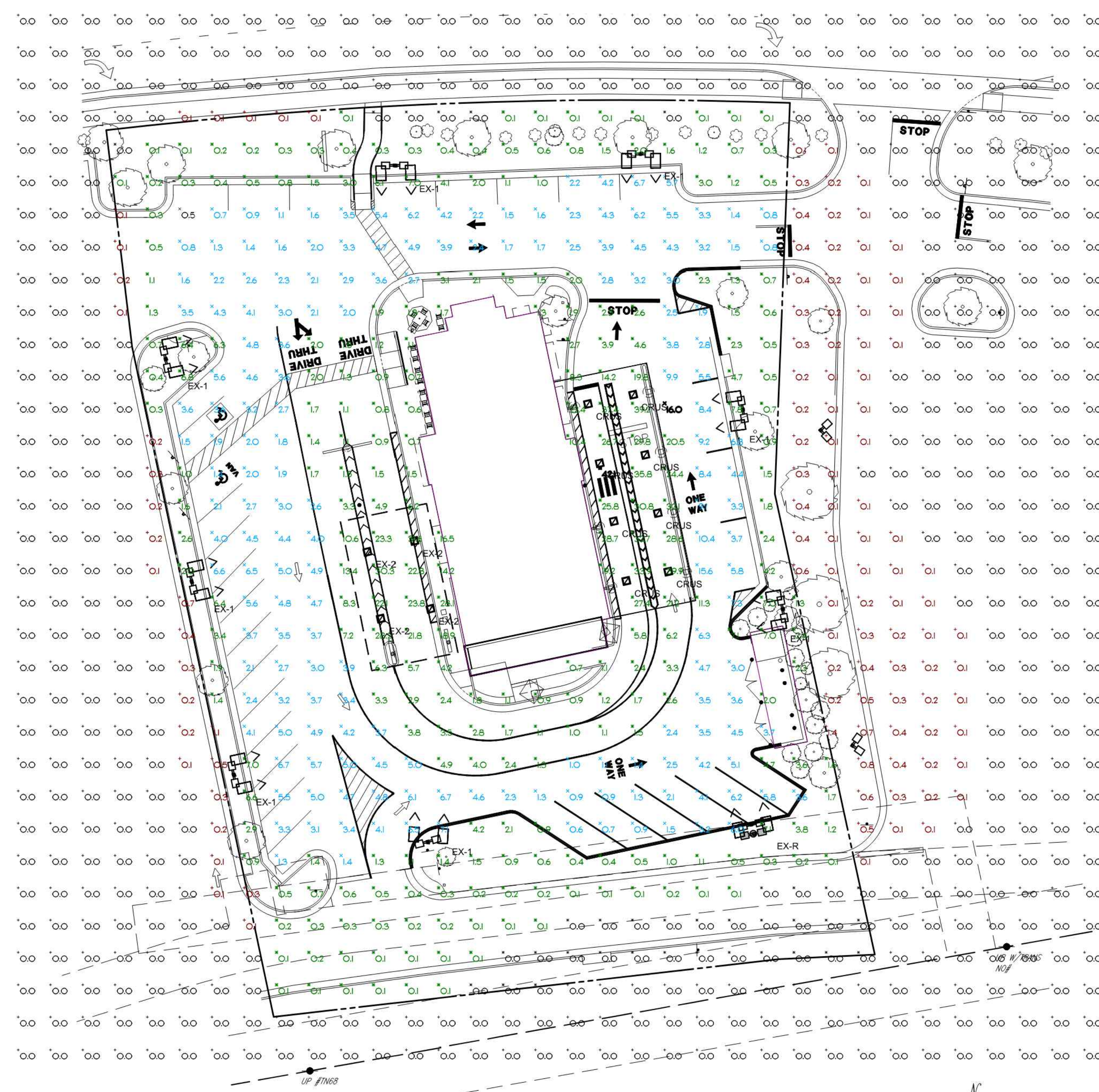
SHEET TITLE:

TRUCK
TURNS

SHEET NUMBER:

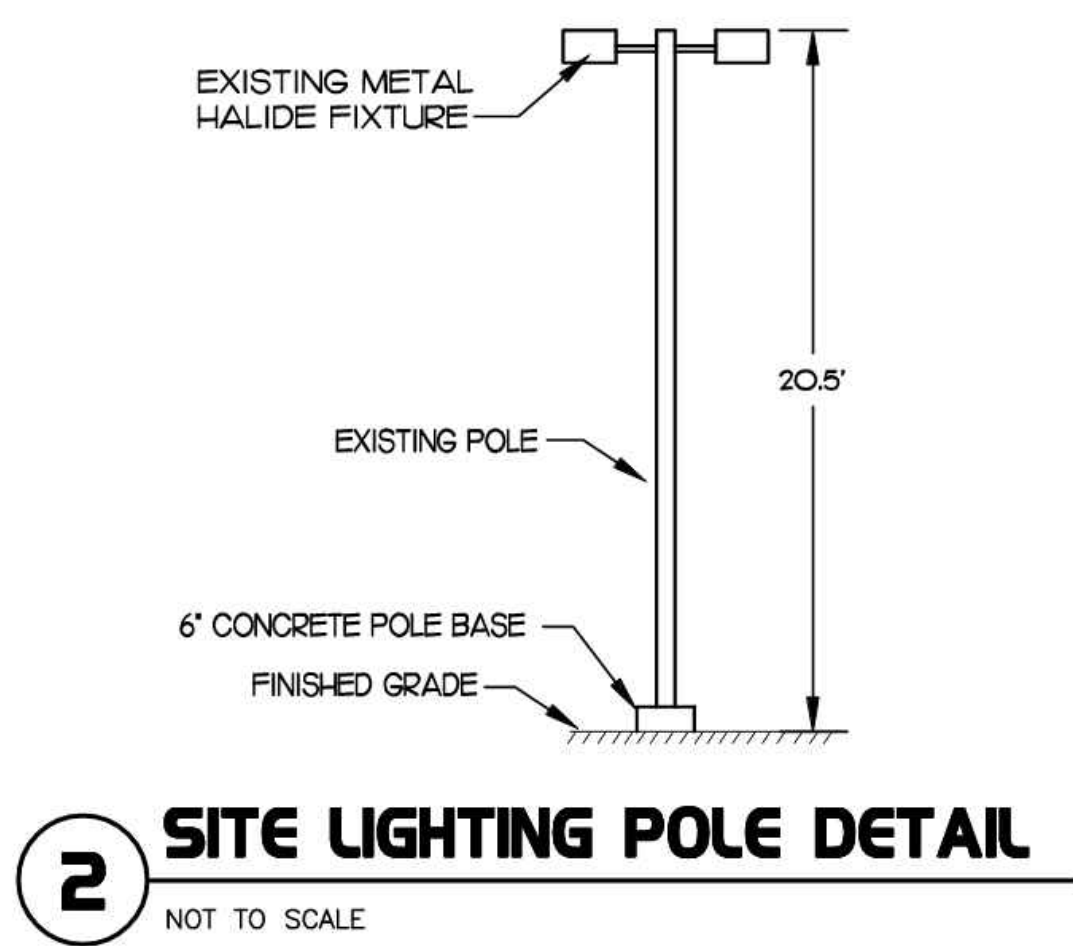
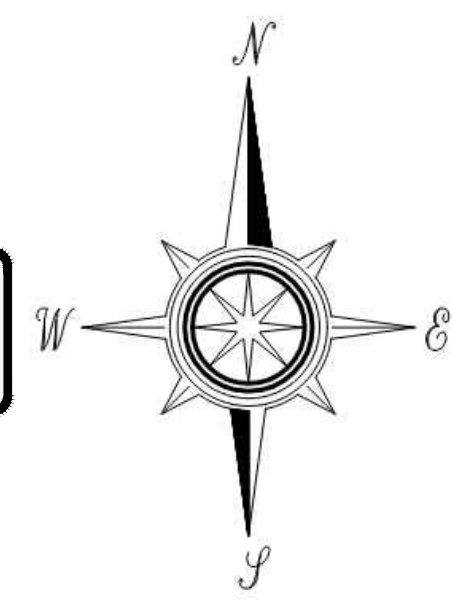
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REVISION 1 - 02/14/2023



I PHOTOMETRIC PLAN

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



Description								
Symbol	Label	QTY	Manufacturer	Catalog Number	Lumens per Lamp	Lumen Multiplier	Number Lamps	LLF
⬆	EX-1	8	EXISTING LITHONIA LIGHTING	KSF1 250M R4SC	22500	1	1	0.72
⬆	EX-R	1	RELOCATED LITHONIA LIGHTING	KSF1 250M R4SC	22500	1	1	0.72
⬆	EX-2	4	EXISTING LSI INDUSTRIES, INC	CRUS-SC-LED-LW-30	9966	1	1	0.95
⬆	CRUS	8	LSI INDUSTRIES, INC	CRUS-SC-LED-LW-30	9966	1	1	0.95
EX-1 & EX-2 FIXTURES TO REMAIN. EX-R FIXTURE TO BE RELOCATED TO SHOWN LOCATION.								

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	42.1 fc	0.0 fc	N/A	N/A
Lot Summary	x	4.3 fc	42.1 fc	0.0 fc	N/A	N/A
Parking Lot Summary	x	3.8 fc	16.0 fc	0.5 fc	32.0:1	7.6:1



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349

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2705 Lebanon Pike - Suite One
Nashville, Tennessee 37214
Telephone: (615) 255-5203



CHICK-FIL-A
WARRENTON
256 W LEE HWY
WARRENTON, VA 20186

FSR#02116
BUILDING TYPE / SIZE: S06C
RELEASE: v05.22

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	22120.HF.R
PRINTED FOR	PERMIT
DATE	10/21/2022
DRAWN BY	ML

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SHEET
PHOTOMETRIC PLAN
SHEET NUMBER