



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING

~ AGENDA ~

Emily Lockhart, Town Planner
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, October 21, 2019

7:00 PM

Council Chambers

I. Call to Order

II. Pledge of Allegiance

III. Citizen's Time

IV. Public Hearing

1. SUP#2019-004, Van Metre/Smith Property

V. Agenda Items

1. SUP#2019-004, Van Metre/Smith Property, 6701 Hunting Path Rd & 14850/14860 Washington
2. McDonald's Second Drive-Thru

VI. New Business

VII. Old Business

VIII. Architectural Review Board Update

IX. Town Council Update

X. Adjournment



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Emily K. Lockhart
TOWN PLANNER
ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning Commission
FROM: Emily K. Lockhart, Town Planner
DATE: October 7, 2019
SUBJECT: Special Use Permit Request – Van Metre, 38 Residential Townhomes

UPDATED APPLICATION MATERIALS

The applicant, Van Metre Communities, LLC has submitted a third updated proposed layout for the proposed townhouse development. The updated proposal has the entry and exit to the townhouse development located on Washington Street (Route 55). This would be a shared entrance and exit with the proposed commercial use at the front of the property. The entry/exit is located on the west side of the property, rather than the previous version on the east side. In addition, Van Metre has reconfigured the townhouses to align with the new entry and create open space in the rear for a proposed tot lot.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission have a discussion with the applicant to fully understand the proposed changes, discuss how these alternatives were decided and discuss the traffic flow on Washington St. A new concern that has risen from the update is the entry/exit road's proximity to the current turn lane for Hunting Path and the potential for high volumes of traffic, turning maneuvers, and peak hour flows.

See below for previous Staff Report to the Planning Commission.

APPLICATION SUMMARY:

Applicant, Van Metre Communities, LLC, has requested a Special Use Permit for the Smith Property – 6701 Hunting Path Road, 14860 Washington Street, and 14850 Washington Street - to construct 38 residential townhomes in the B-1 zoning district. The proposed townhomes would occupy the north half of the property and abut the Longstreet Commons neighborhood (see attached Special Use Permit Plan). The south portion of the property abutting Washington Street, would be occupied by a B-1 commercial use.

Land Summary:

- Site Address: 6701 Hunting Path Road, 14860 Washington Street, and 14850 Washington Street.
- Acreage: 4.8 acres (designated to SUP use, additional acreage designated to commercial use)
- Current Land Status: Undeveloped
- Zoning District: B-1, Town Center
- Historic Resources on Site: based on the Cultural Resources Study three artifacts were found dating back to the prehistoric time period, late 18th/19th century and 19th/20th century. Based on these artifacts and the opinion of the Thunderbird Archeology – “the site lacks research potential and is not eligible for listing in the National Register of Historic Places under Criterion D, no further work is recommended in association with the site.”(Thunderbird Archeology, page i).

The Zoning Ordinance requires the following standards are considered and met prior to approval.

- (1) *The proposed use at the stipulated location shall be in accordance with the official policies of an adopted comprehensive plan, and with any specific element of such plan.*
- (2) *The proposed use shall be in accordance with the general purpose and intent of the applicable zoning district requirements.*
- (3) *The proposed use shall not adversely affect the use or values of surrounding properties and structures.*
- (4) *The proposed use shall not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood.*
- (5) *Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*
- (6) *Utility, drainage, parking, loading and other necessary facilities provided to serve the proposed use shall be adequate.*

Staff Analysis of these standards can be found below;

Special Use Permit Standards (Sec 58-1.7, (d)):

1. *The proposed use at the stipulated location shall be in accordance with the official policies of an adopted comprehensive plan, and with any specific element of such plan.*

Commercial/Residential Blend East of Town's Center

*Traveling east from the central portion of town, Haymarket unfolds in a pleasant mix of older, residential homes and low intensity commercial uses such as a veterinary clinic and a Baptist Church. This blend of uses continues to the eastern town limit, where a neo-colonial residential development is across the street from public uses in two Sears houses fronted by a planned village green. The two Sears structures fit this area architecturally and historically and should be preserved, if at all possible. Almost all the land north and south of Washington Street is developed. **Much of the available land on the north side of Washington Street seems well suited to low intensity commercial uses, with adequate buffering to separate it from residential neighborhoods.** Whenever possible, existing residential buildings should be converted to commercial use, rather than have new buildings constructed, to continue the open, small town atmosphere and sense of place. As per the ARB*

guidelines, any new development must follow architectural styles represented by the surviving historic buildings in Haymarket. In general, developments within the last seven years have been styled as neocolonial. As other residential developments are planned, the ARB will encourage developers to move away from “cookie cutter” designs and explore styles that reflect a post-Civil War era. This would include Victorian styles. Modern or industrial designs do not fit into the overall feel of the town and would not be appropriate.

The Town Comprehensive Plan adopted in 2008, designates the properties as Planned Transitional Commercial. Our current Zoning Ordinance allows for townhouses as a by-right use in the transitional commercial district, thus creating a direct conflict with the intent of the Comp Plan for low-intensity commercial uses on this property with adequate buffering. Furthermore, the properties are currently zoned B-1, Town Center District, and the addition of townhouses in the B-1 would be in direct conflict with the Comprehensive Plan’s intent.

While the Comprehensive Plan and Zoning Ordinance have conflicting definitions and designations of transitional commercial and the intent for the property, the proposed project would actively work to achieve blending of residential to commercial along Washington Street and secondary streets.

2. *The proposed use shall be in accordance with the general purpose and intent of the applicable zoning district requirements.*

Sec. 58-10.1. - Intent.

The Town Center District, B-1, provides primarily for retail shopping and personal services to be developed either as a unit or in individual parcels oriented to attracting pedestrian shoppers, tourism and local convenience. Recognizing the economic value of the existing historical area, it shall further be the intent of the district to encourage the retention and rehabilitation of structures and uses in the district that have historic and/or architectural significance. The range, size, hours of operation, lighting, signs and other developmental aspects of permitted uses may be limited in order to enhance the general character and historic nature of the district.

While the Zoning Ordinance allows applicants and landowners to request a special use permit for townhouses and multi-family dwellings, the proposed 38 townhouses do not conform with the general intent of the B-1 Zoning District purpose as stated above. The townhouses would allow an opportunity to blend the residential and commercial zoning in an area that was planned as transitional commercial in the 2008 Comprehensive Plan. The proposed townhouse neighborhood would not provide commercial uses that would attract pedestrian users, rather it would create an additional pedestrian base.

As proposed on the GDP all other zoning district requirements have been met to include; height, setbacks, parking, landscaping and other requirements as set forth in the Ordinance. As noted on the GDP, upon further research and engineering these proposed improvements are subject to change, however will be in keeping with the requirements.

3. *The proposed use shall not adversely affect the use or values of surrounding properties and structures.*

Currently, there are no known adverse effects on the use or values of the surrounding properties and structures. Further economic analysis and research will need to be completed to determine the effects on use and value.

Surrounding Properties abutting the Special Use Request include; Longstreet Commons, Haymarket Baptist Church, VCA Healthy Paws, and Dr. Kayes Dental Office.

The proposed townhouse neighborhood would provide a buffer for the Longstreet Commons neighborhood and any new commercial construction on the remainder of the Smith Property. This “buffer” could be viewed as a benefit to the existing homes that abut the Smith Property.

4. *The proposed use shall not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood.*

The proposed townhouse project is not anticipated to adversely affect the health, safety, or general welfare of those residing and working in the neighborhood. The proposed townhouses are new construction and shall conform to current building code regulations and all site development will be analyzed and held to current standards.

5. *Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

The proposed use will create additional vehicular trips per day throughout Town, specifically, Hunting Path Road, as this is the single entry/exit into the proposed neighborhood. The proposed trip generation as stated in the Pennoni Traffic Impact Statement dated, June 21, 2019 for the multifamily housing at 38 dwelling units is projected to be 304 trips (Table 3: Trip Generation, page 6, Pennoni). The am peak hour trip generation is expected to be 23 trips while the pm peak hour is expected to be 26 trips (Pennoni, page 13). While the by-right uses are projected at 782 trips for general office use at 73,000 sq. ft facility and 2,606 trips for a 30,000 sq. ft shopping center and restaurant (Table 3: Trip Generation, page 6). For the complete traffic impact statement data please review the Pennoni Report attached.

While the trip counts for the proposed residential neighborhood show a significant decrease from the potential by-right use trip counts, the potential increased cut-through traffic volume within Longstreet Commons will conflict with the existing traffic flow and patterns in Town. Currently, the Longstreet Commons neighborhood experiences a higher volume of cut-through traffic than any other neighborhood as it is a convenient path for those avoiding the intersection of Washington Street and Jefferson Street. This issue shall be discussed further with the Planning Commission and applicant. If the project moves forward, the Planning

Commission shall request traffic mitigation or abatement options so that the Longstreet Commons neighborhood is not negatively impacted by the proposed project.

6. *Utility, drainage, parking, loading and other necessary facilities provided to serve the proposed use shall be adequate.*

As shown on the generalized development plan the applicant has accounted for adequate utilities, drainage, parking, loading and other necessary improvements on the site. Specifically, the applicant has proposed a stormwater retention dry pond at the east property line abutting the rear of several townhouses, the Haymarket Baptist Church property, the proposed daycare facility on site and the VCA Clinic. The applicant has provided adequate parking for the proposed residents by means of driveway parking, street parking and visitor parking on site.

STAFF RECOMMENDATION:

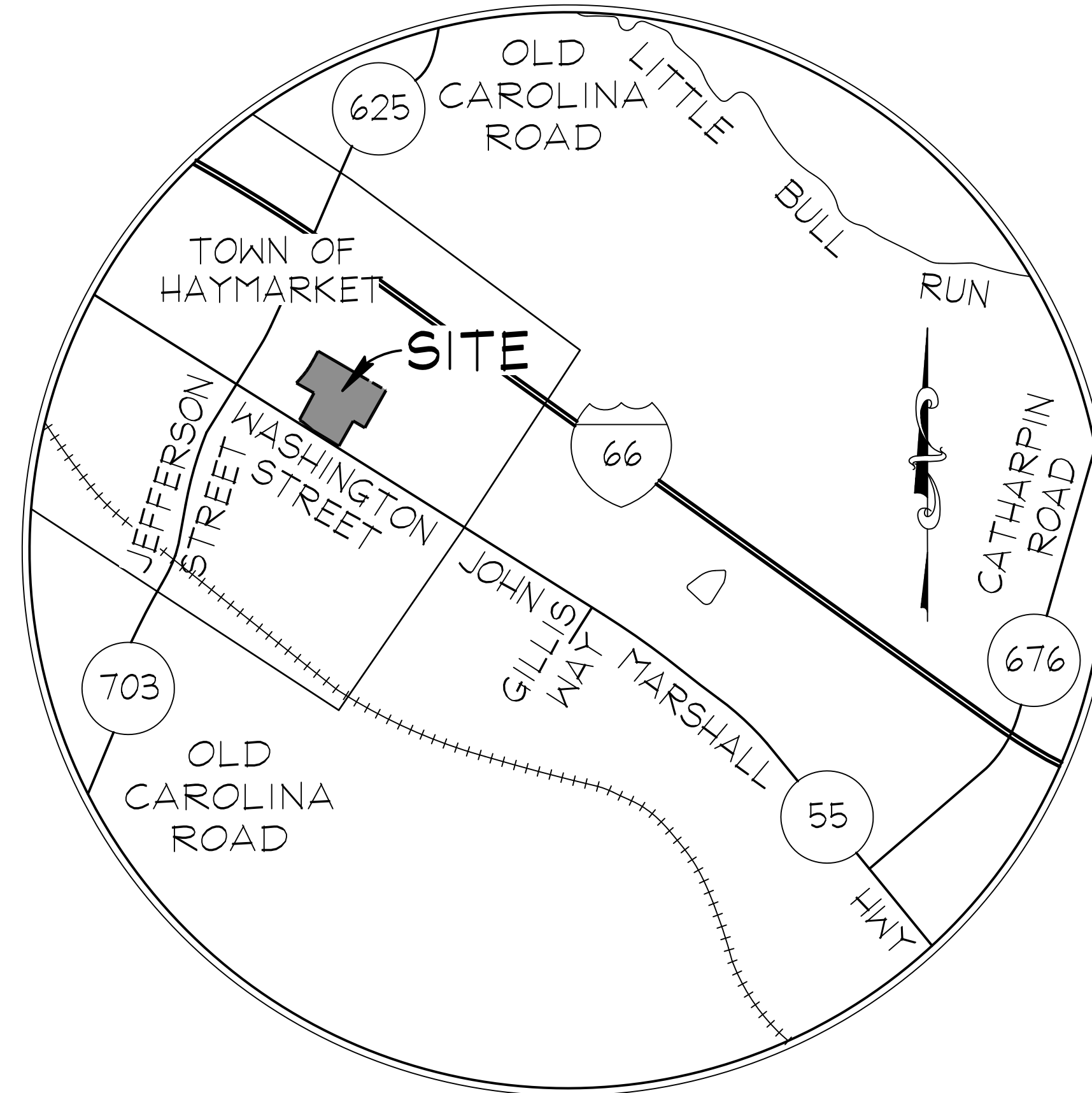
It is Staff's recommendation to the Planning Commission to hear all public comment at the August 19th public hearing and provide the applicant with questions and concerns to address prior to the September Planning Commission Meeting.

As proposed the townhouse project provides an opportunity to blend the residential and commercial zoning districts, specifically the existing Longstreet Commons neighborhood with the abutting commercial zoned property (Smith Property). Alternative commercial by-right uses on this property have the potential to create noise disturbances, significantly greater traffic volumes, and other adverse effects for the residents of Longstreet Commons and those adjoining property owners

Staff's Concerns include; traffic flow along Hunting Path Road, increase cut-through traffic in the Longstreet Commons neighborhood, long wait periods at the Hunting Path Road/Washington Street intersection, increased street parking on Hunting Path Road and lack of amenities for the new residents.

SPECIAL USE PERMIT PLAN FOR SMITH PROPERTY AT HAYMARKET

**TOWN OF HAYMARKET,
VIRGINIA**



VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX:

SHEET NUMBER	TITLE
1.	COVER SHEET
2.	EXISTING CONDITIONS PLAN
3.	SPECIAL USE PERMIT PLAN
4.	PRELIMINARY LANDSCAPE PLAN

OWNER:
BENJAMIN M SMITH JR TR
C/O BM SMITH & ASSOCIATES INC
2407 COLUMBIA PIKE, SUITE 200
ARLINGTON, VA 22204

APPLICANT
VAN METRE COMMUNITIES, LLC
9900 MAIN STREET, SUITE 500
FAIRFAX, VA 22031
(703) 425-2610

ENGINEER:
THE ENGINEERING GROUPE, INC.
13580 GROUPE DRIVE, SUITE 200
WOODBIDGE, VA 22192
(703) 670-0985

NO.	DATE	COUNTY REVISIONS

COVER SHEET
SMITH PROPERTY
AT HAYMARKET
TOWN OF HAYMARKET, VIRGINIA
Attachment: Smith Property SUP and Illustrative rev 10.9.19 (4209 - SUP#2019-004, Van Metre/Smith Property, 6701 - Hunting Path Rd & 1465014660 Washington)

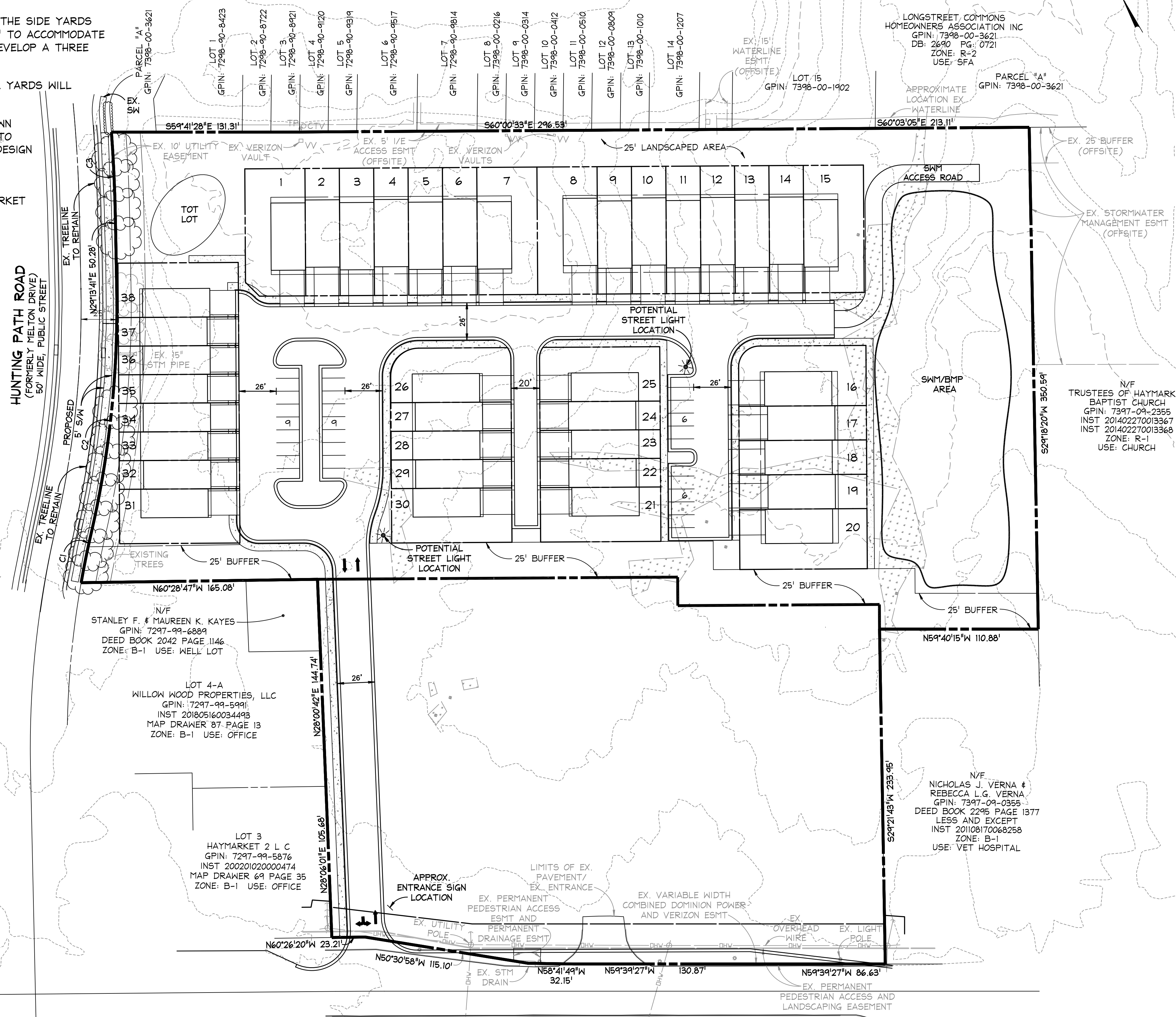
ENGINEERING GROUPE	PROJECT STATUS	DATE:
		APRIL 12, 2019
		SCALE: 1"=40'
		DESIGNER: DA
		DRAFTSMAN: DMB
10/8/19	REVISED PER COUNTY COMMENTS	FILE NO.
6/11/19	REVISED PER COUNTY COMMENTS	
DATE	ACTION	SHEET 1 OF 3

NOTES:

- 1) THE LAYOUT, AS SHOWN HEREON, IS CONCEPTUAL, SUBJECT TO MODIFICATIONS BASED ON ADDITIONAL RESEARCH INTO EXISTING CONDITIONS, TOWN OF HAYMARKET ZONING/DESIGN STANDARDS AND FINAL ENGINEERING.
- 2) STORMWATER MANAGEMENT AREAS, AS SHOWN HEREON, ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- 3) IN ACCORDANCE WITH SEC. 58-8.8, THE SIDE YARDS HAVE BEEN INCREASED FROM 15' TO 18' TO ACCOMMODATE THE EXTRA DISTANCE REQUIRED TO DEVELOP A THREE STORY STRUCTURE.
- 4) ALL FRONT LOAD TOWNHOUSE REAR YARDS WILL BE FENCED.
- 5) STREET LIGHT LOCATIONS, AS SHOWN HEREON, ARE PRELIMINARY, SUBJECT TO MODIFICATIONS IN ACCORDANCE WITH DESIGN STANDARDS AND FINAL ENGINEERING.
- 6) ENTRANCE SIGN WILL BE DESIGNED IN ACCORDANCE WITH TOWN OF HAYMARKET ZONING STANDARDS, SEC. 58-15.10.

DEVELOPMENT SUMMARY:

PARCEL GPINS.....	7298-90-7006, 7297-99-8684 (A PORTION), 7397-09-0978 (A PORTION)
PARCEL ACREAGE.....	±4.83 AC 7298-90-7006: 1.00 AC 7297-99-8684: 2.26 AC 7397-09-0978: 1.57 AC
EXISTING ZONE.....	B-1
PROPOSED ZONE.....	B-1 (WITH SUP)
PROPOSED USE.....	TOWNHOUSE
MAXIMUM DENSITY.....	8 DU/AC, 38 LOTS (4.8 AC x 8 DU/AC=38 LOTS)
TOTAL LOTS SHOWN.....	38 TOTAL (20 FRONT LOAD, 18 REAR LOAD)
TOWNHOUSE STANDARDS (R-2): ±4.8 ACRES	
MIN. AVERAGE LOT AREA.....	2,000 SQ. FT.
AVERAGE LOT AREA PROV'D.....	±2,400 SQ. FT.
MAX. LOT COVERAGE.....	40% (1.9 AC)
LOT COVERAGE PROV'D.....	42% (2.0 AC)
MIN. LOT FRONTAGE.....	20', 35' END UNITS
LOT FRONTAGE PROV'D.....	20'/24', 38'/42' END UNITS
MAX. HEIGHT.....	2.5 STORIES / 35'
PROP. BLDG HEIGHT.....	3 STORIES, 40' MAX. (SEE NOTE 3)
YARDS:	
FRONT.....	15'
SIDE.....	18' (SEE NOTE 3)
REAR.....	20'
PARKING REQUIRED.....	86 SPACES (2.25 SP/DU)
PARKING PROVIDED.....	106 SPACES (76 GARAGES/DRIVEWAYS, 30 SURFACE)



N/F
KENNEDY HAYMARKET PROPERTIES LLC
C/O SHEEHAN INSURANCE GROUP
GPIN: 7298-90-5418
INST 20060313004706
ZONE: B-1 USE: VACANT

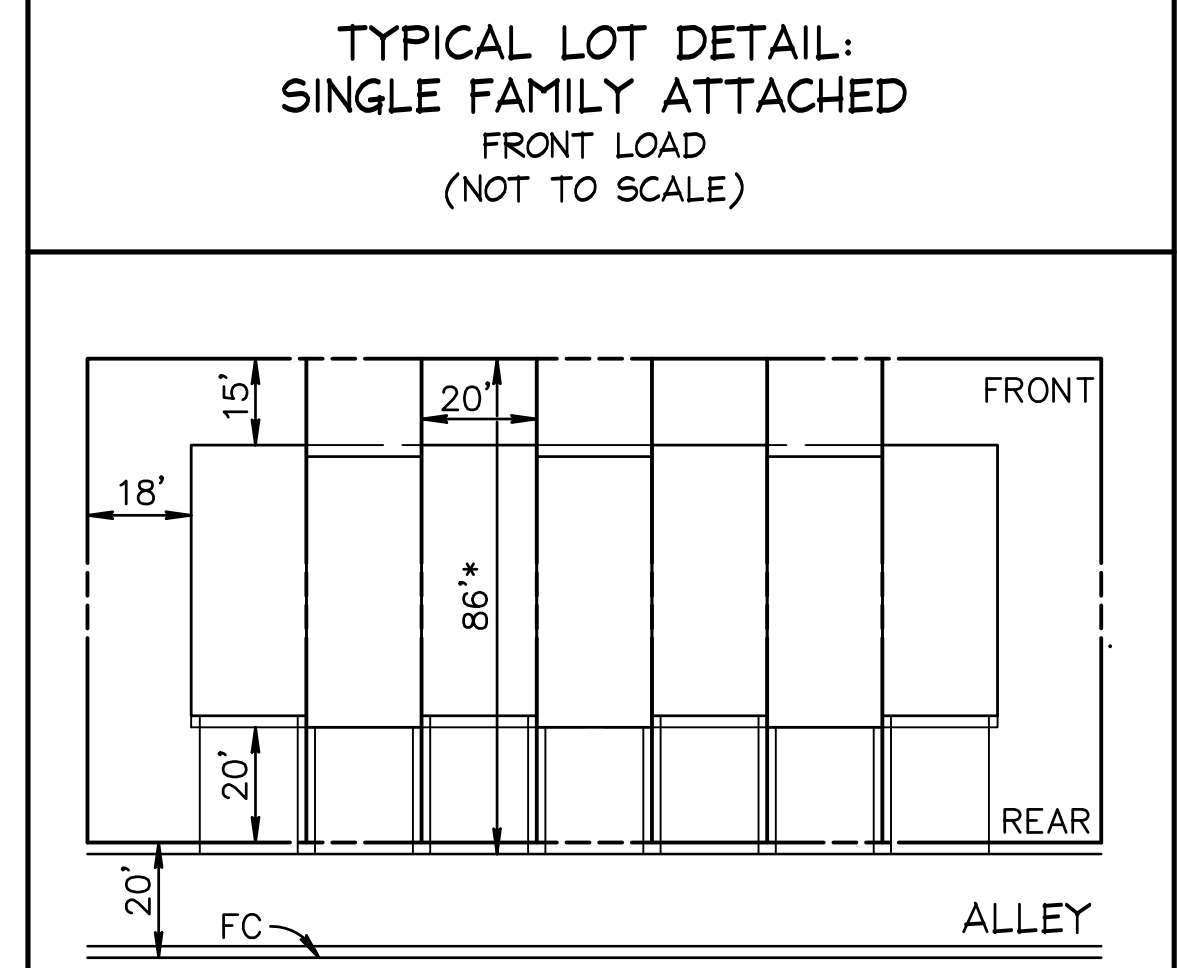
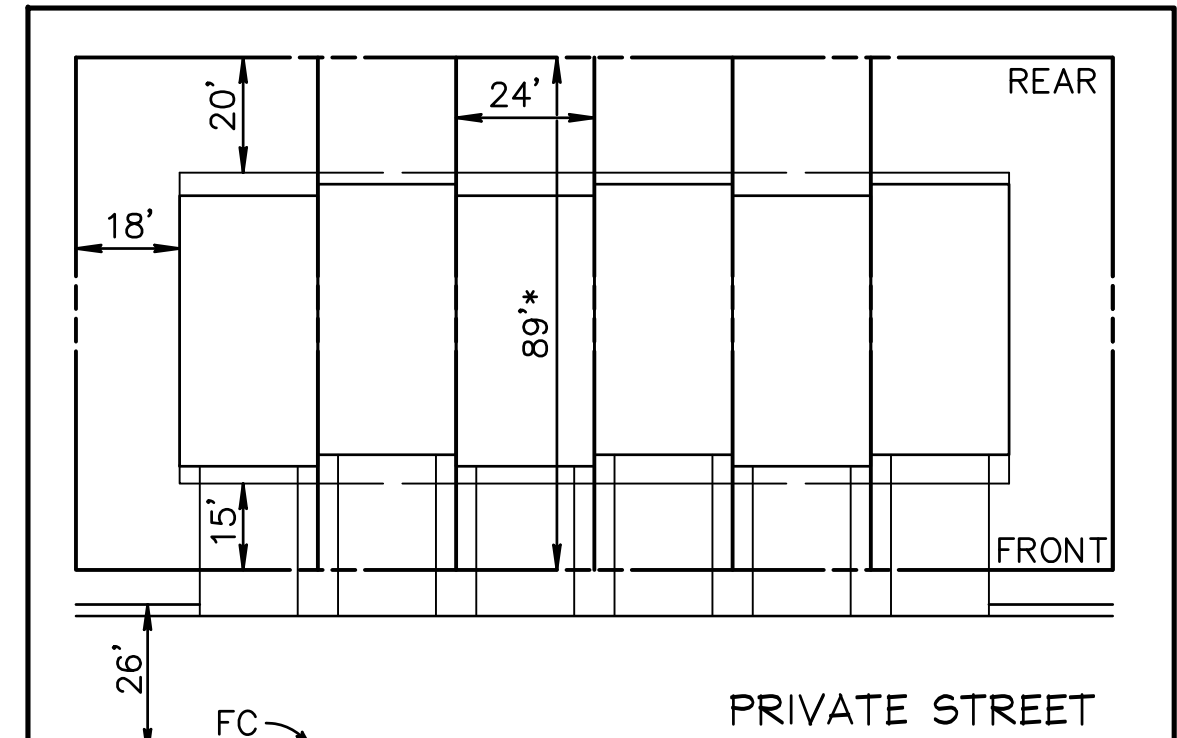
N/F
STANLEY F. & MAUREEN K. KAYES
GPIN: 7297-99-6889
DEED BOOK 2042 PAGE 1146
ZONE: B-1 USE: WELL LOT

LOT 4-A
WILLOW WOOD PROPERTIES, LLC
GPIN: 7297-99-5991
INST 201805160034493
MAP DRAWER 87 PAGE 13
ZONE: B-1 USE: OFFICE

LOT 3
HAYMARKET 2 L C
GPIN: 7297-99-5876
INST 200201020000474
MAP DRAWER 69 PAGE 35
ZONE: B-1 USE: OFFICE

N/F
NICHOLAS J. VERNA &
REBECCA L.G. VERNA
GPIN: 7397-09-0355
DEED BOOK 2295 PAGE 1377
LESS AND EXCEPT
INST 201108170068258
ZONE: B-1
USE: VET HOSPITAL

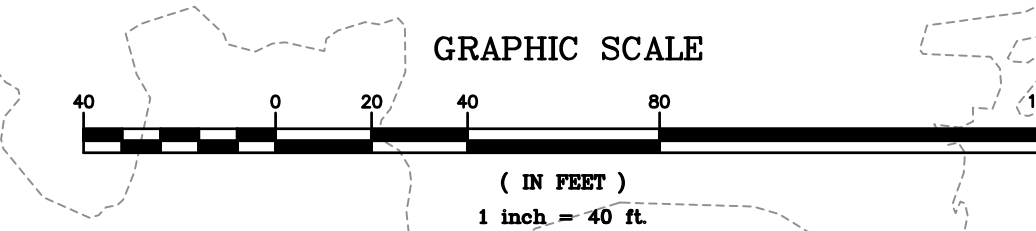
N/F
TRUSTEES OF HAYMARKET
BAPTIST CHURCH
GPIN: 7397-09-2355
INST 201402270013367
INST 201402270013368
ZONE: R-1
USE: CHURCH



* LOT DEPTH AS SHOWN IS APPROXIMATE, SUBJECT TO CHANGE WITH FINAL ENGINEERING.

CURVE TABLE:

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	650.00'	34.99'	3°05'02"	17.50'	N41°49'53"E	34.98'
C2	700.00'	172.82'	14°08'43"	86.85'	N36°18'03"E	172.38'
C3	1,105.00'	58.83'	3°03'01"	29.42'	N27°42'10"E	58.82'



**WASHINGTON STREET
STATE ROUTE 55**
STATE PROJECT EN96-233-128, C502, SHEET 3
VDOT MAJOR COLLECTOR
(VARIABLE WIDTH)

The Engineering Group Inc.
Engineers | Surveyors | Planners

South Office
4936 Southampton Parkway
Farmingdale, NY 11737
PH: 516.715.9887

Central Office
13580 Group Drive, Suite 200
Waldorf, MD 20697
PH: 703.670.0885

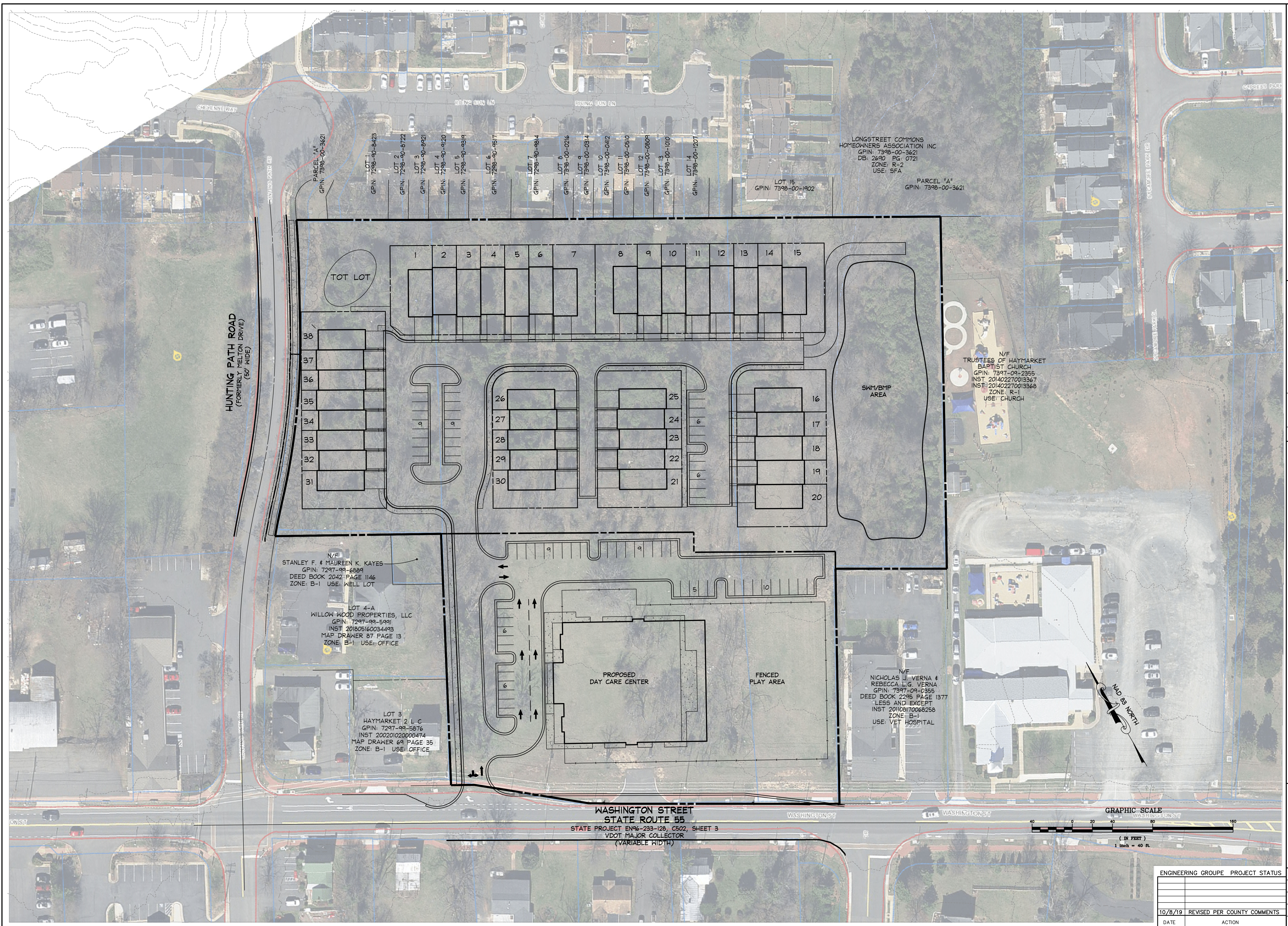
West Office
21001 Sycamore Road, Suite 200
Arlingford, VA 22021
PH: 703.670.0885

NO.	DATE	COUNTY REVISIONS

SPECIAL USE PERMIT PLAN
**SMITH PROPERTY
AT HAYMARKET**
TOWN OF HAYMARKET, VIRGINIA

Attachment: Smith Property SUP and Illustrative rev 10.9.19 (4209 - SUP#2019-004, Van Merse/Smith Property, 6701 - Hunting Path Rd & 14650/14660 Washington)

ENGINEERING GROUPE	PROJECT STATUS	DATE:
		APRIL 12, 2019
		SCALE: 1"=40'
		DESIGNER: DA
		DRAFTSMAN: DMB
		FILE NO.
		SHEET 3 OF 3



NO.	DATE	COUNTY REVISIONS

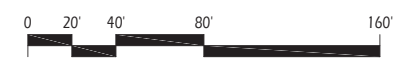
ILLUSTRATIVE PLAN
SMITH PROPERTY
AT HAYMARKET
 TOWN OF HAYMARKET, VIRGINIA
 Attachment: Smith Property SUP and Illustrative rev 10.9.19 4209 - SUP#2019-004, Van Meter/Smith Property, 6701 Hunting Path Rd & 1465014660 Washington

DATE	ACTION	ENGINEERING GROUPE PROJECT STATUS	DATE	PROJECT STATUS
10/8/19	REVISED PER COUNTY COMMENTS		APRIL 12, 2019	



SMITH PROPERTY
Town of Haymarket, Virginia

Van Metre



ILLUSTRATIVE PLAN

10.04.2019

Scale: 1"=40'



\\g2\j2 GLOBAL DATA\DRAWINGS\ACTIVE\Smith Property\Planning\Smith Property\Layout V4-rendering 2.dwg, Layout: TBL Oct 04, 2019 bcbal

Attachment: Smith Property Illustrative Plan 20191007 (4209 : SUP#2019-004, Van Metre/Smith Property, 6701 Hunting Path Rd & 14850/14860



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Emily K. Lockhart
TOWN PLANNER
ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning Commission
FROM: Emily K. Lockhart, Town Planner
DATE: October 17, 2019
SUBJECT: McDonald's Second Drive - Thru

The applicant, McDonald's, has submitted the attached second drive thru plans as shown. The current application will not have the first entrance closed. The applicant is proposing that the addition of the second drive thru will alleviate the traffic that backs up onto Washington Street during the peak hours. The main concern remaining from Staff is the traffic backup onto Leaberry Way and thus Washington Street, when the drive thru lanes are stacked to capacity.

Staff Recommendation:

Staff recommends the Planning Commission have a discussion with the applicant to fully understand the applicant's reasoning for not accepting the previously approved second drive thru plan and the Town's concern of traffic accumulating on Leaberry and Washington Street. If the Planning Commission feels that the concerns have been adequately addressed the Commission may choose to make a recommendation to the Council.

Draft Motion:

"I move the Planning Commission to recommend approval to the Town Council for the McDonald's Second Drive-Thru amendment"

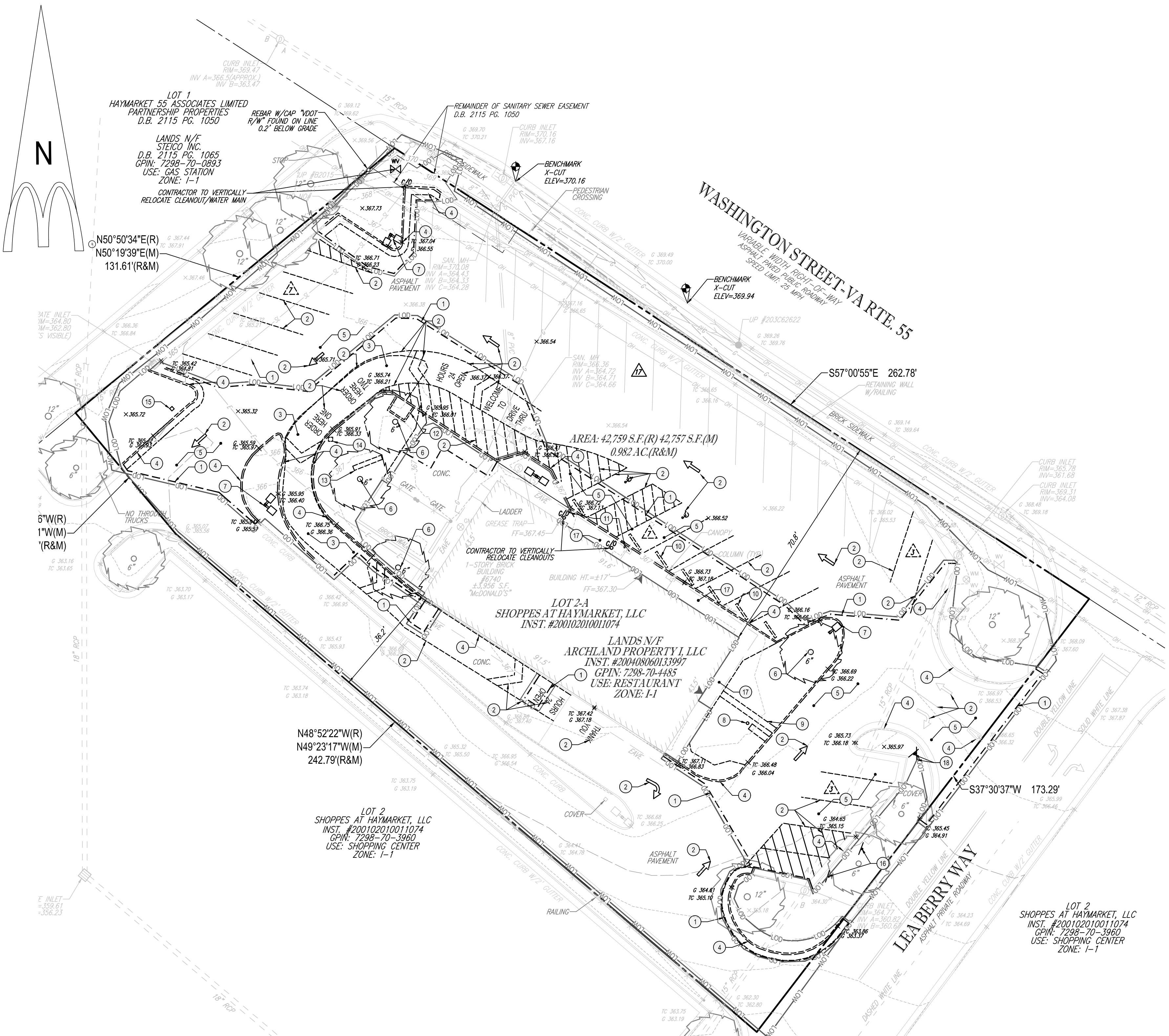
"I move the Planning Commission to recommend denial to the Town Council for the McDonald's Second Drive-Thru amendment"

Attachment: McDonald's (4211 : McDonald's Second Drive-Thru)

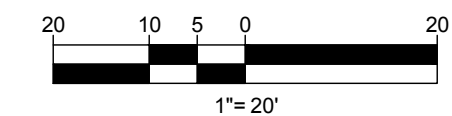
DEMOLITION/REMOVAL LEGEND	
DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
---	EASEMENT LINE
---	CONCRETE CURB & GUTTER
---	UTILITY POLE WITH LIGHT
---	POLE LIGHT
---	TRAFFIC LIGHT
---	UTILITY POLE
---	TYPICAL LIGHT
---	ACORN LIGHT
---	TYPICAL SIGN
---	PARKING COUNTS
---	SPOT ELEVATIONS
---	SANITARY LABEL
---	STORM LABEL
---	SANITARY SEWER LATERAL
---	UNDERGROUND WATER LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD WIRE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	STORM SEWER
---	SANITARY SEWER MAIN
---	HYDRANT
---	SANITARY MANHOLE
---	STORM MANHOLE
---	WATER METER
---	WATER VALVE
---	GAS VALVE
---	GAS METER

DEMOLITION KEY

- ① SAWCUT AND REMOVE CONCRETE / ASPHALT / CURB AND GUTTER
- ② PAVEMENT MARKING TO BE REMOVED
- ③ CONCRETE TO BE REPLACED, SEE SITE PLAN
- ④ CURB TO BE REMOVED
- ⑤ ASPHALT TO BE REMOVED AND REPLACED PER SITE PLAN
- ⑥ TREE TO BE REMOVED
- ⑦ LIGHT POLE TO BE RELOCATED
- ⑧ FLAG POLE TO BE RELOCATED
- ⑨ LANDSCAPE PAVERS TO BE REMOVED
- ⑩ WHEEL STOP TO BE REMOVED
- ⑪ ADA PARKING SIGN TO BE RELOCATED
- ⑫ LANDSCAPE WALL TO BE REMOVED
- ⑬ MENU BOARD TO BE REMOVED
- ⑭ ORDER BOX TO BE REMOVED
- ⑮ CONTRACTOR TO CONFIRM IRRIGATION COVER AND RELOCATE (NOTIFY ENGINEER IF DISCREPANCIES ARISE)
- ⑯ RESERVED PARKING SIGN TO BE RELOCATED
- ⑰ SIDEWALK TO BE REPLACED, SEE SITE PLAN
- ⑱ SIGN TO BE REMOVED



LEGEND		
---	CONTOUR	AREA LIGHT
---	OVERHEAD WIRES	TRAFFIC SIGNAL
---	SANITARY SEWER PIPING	SIGN
---	STORM SEWER PIPING	INLET
---	UTILITY POLE	LANDSCAPED AREA TO BE REMOVED
---	CLEANOUT	TO BE RELOCATED
---		LANDSCAPED AREA TO BE RELOCATED
---		LANDSCAPED AREA TO BE RELOCATED
---		LANDSCAPED AREA TO BE RELOCATED



BY	DATE	DESCRIPTION	ISSUE REF
JOR	9/20/18	STAFF COMMENTS	
JOR	7/24/19	REVISED SUP APPLICATION	

FINAL PLAN SIGNATURES	
P.M.	
G.C.	
O/O	

DATE	DATE	DATE

SPECIAL USE PERMIT	
PLAN SCALE: 1" = 20'	
STREET ADDRESS 6740 LEA BERRY WAY	
BLOCK NUMBER 09	LOT NUMBER 13
DISTRICT HAYMARKET	COUNTY PRINCE WILLIAM (TOWN OF HAYMARKET)
STATE VA	
REGIONAL DWG. NO. LC #45-1159	PLAN DESCRIPTION EXISTING CONDITIONS / DEMOLITION PLAN
CAD FILE: V175005 SS0	

STATUS	DATE	BY
PRELIMINARY	8/28/18	LEO
PLAN CHECKED	8/28/18	LEO
AS-BUILT		

C-2

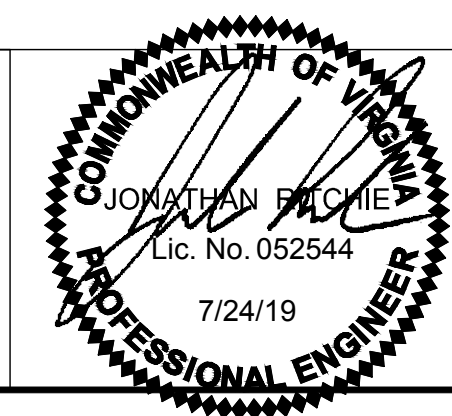


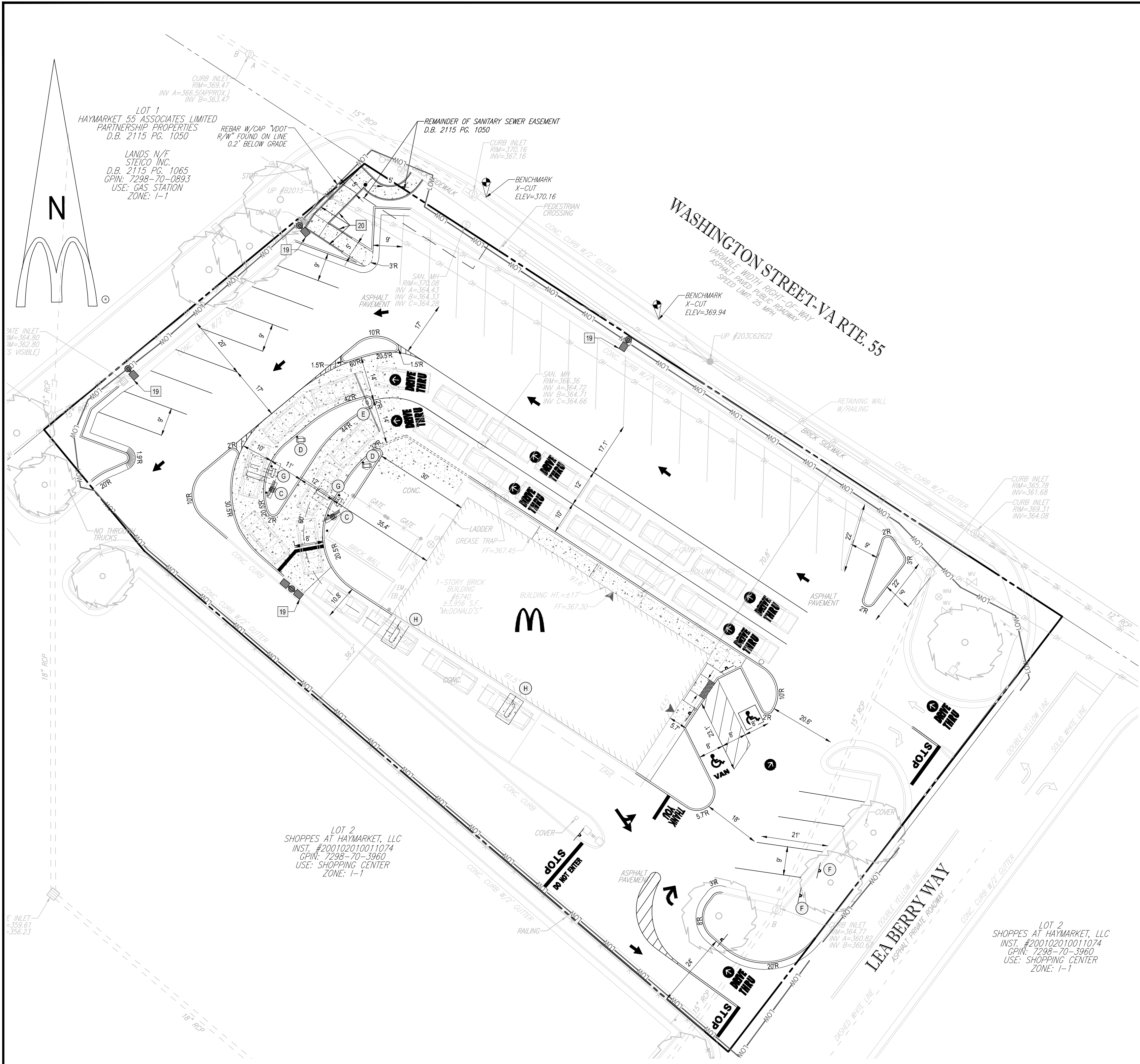
BOHLER ENGINEERING
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

SITE/CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
LANDSCAPE ARCHITECTURE

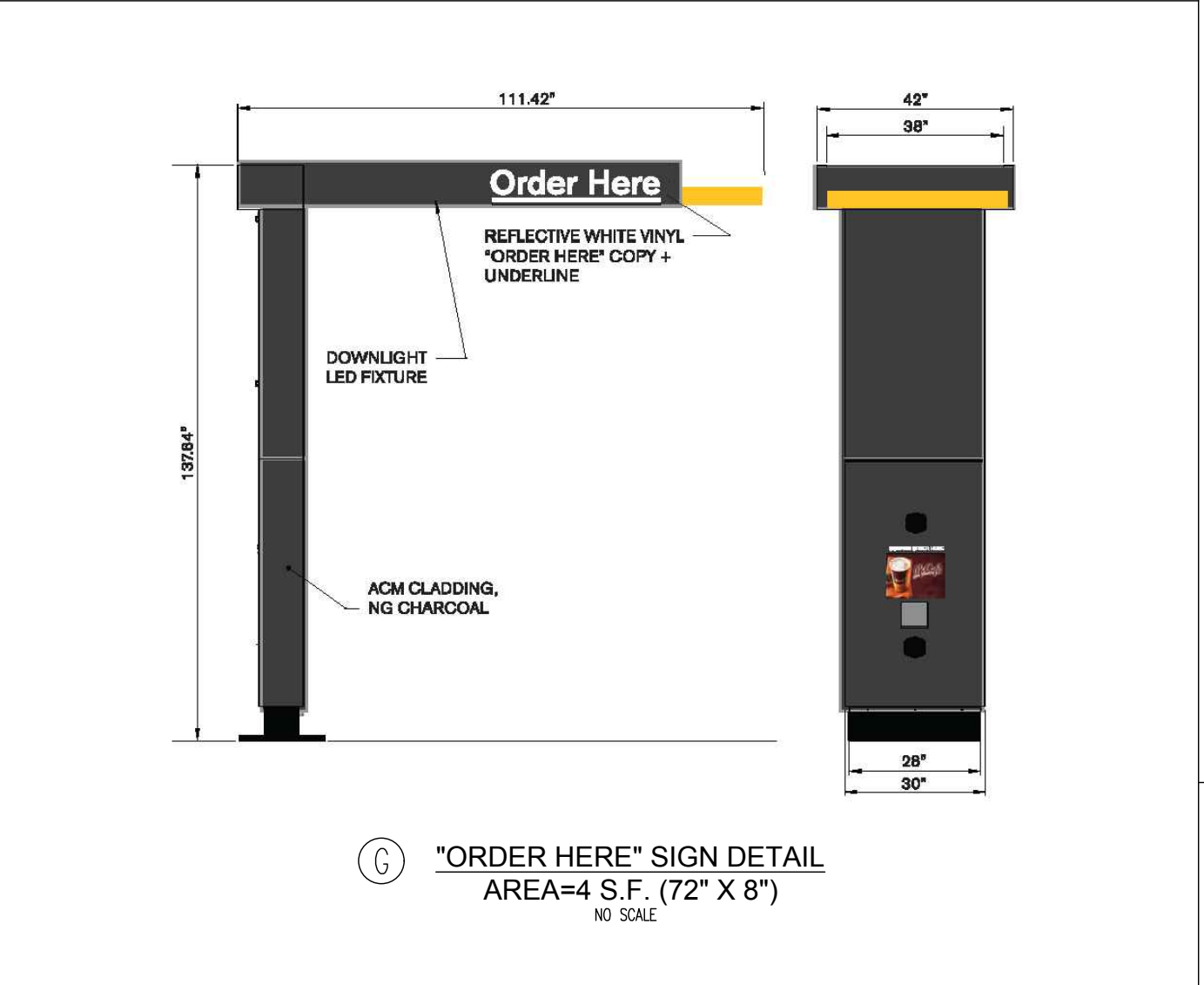
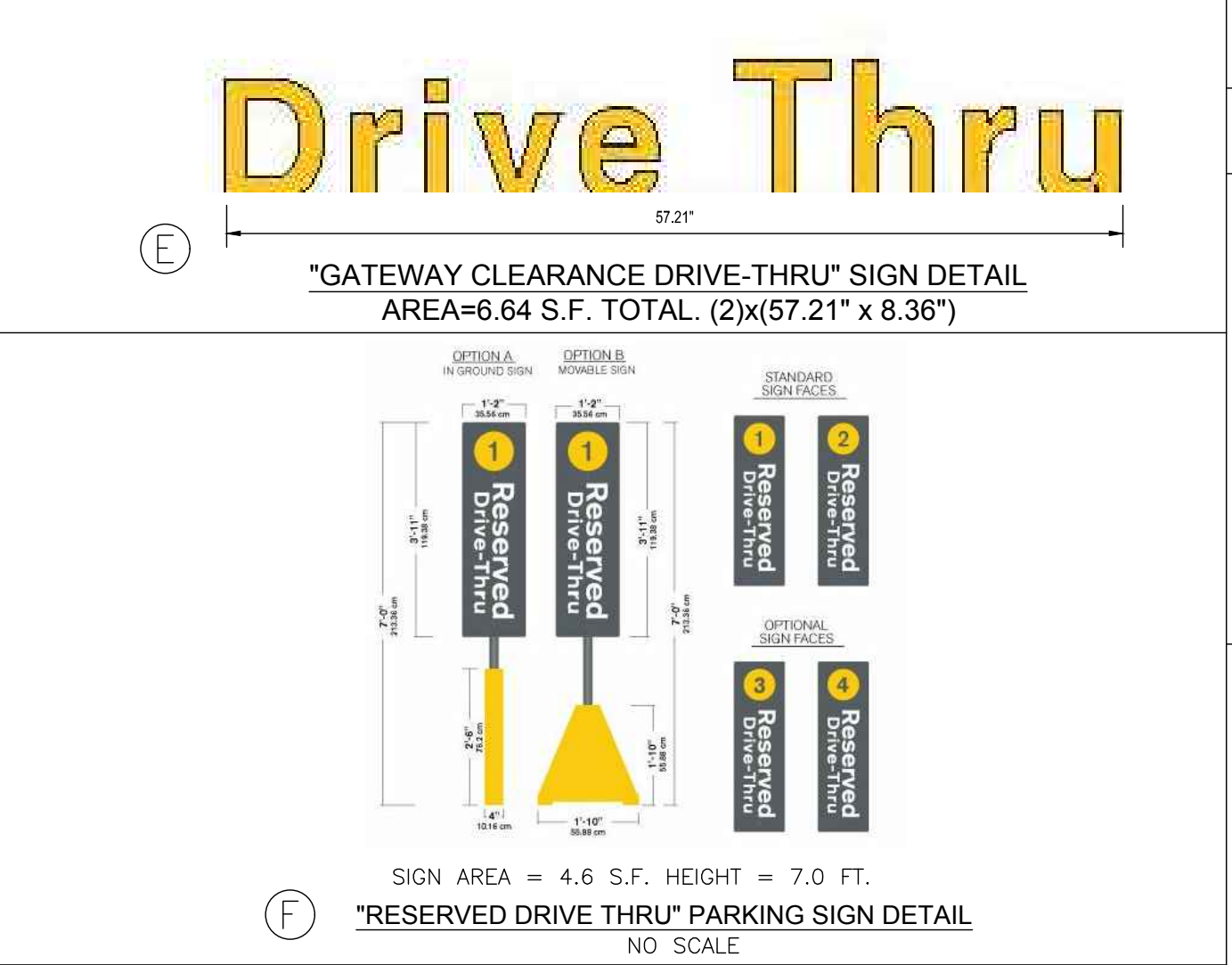
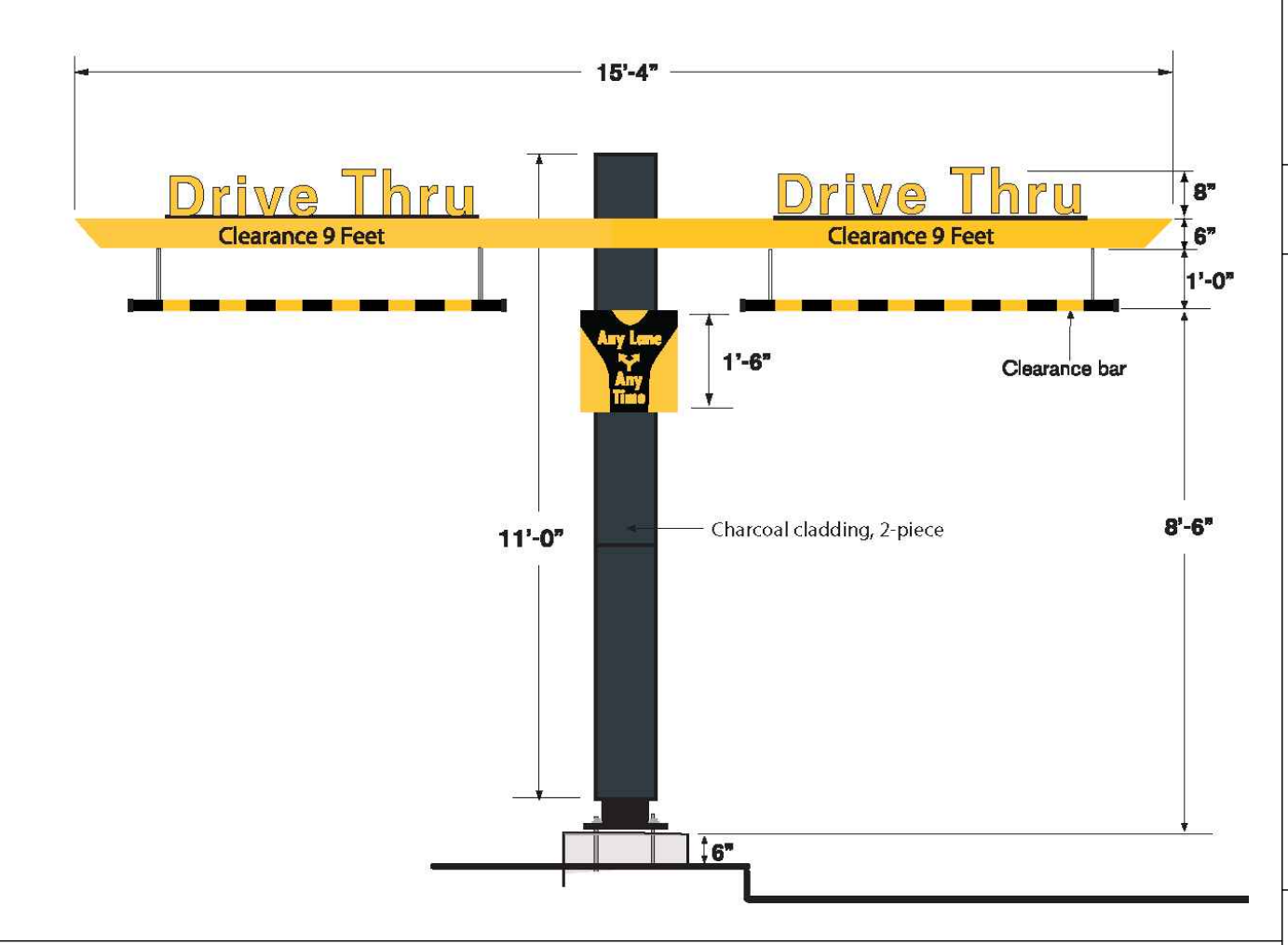
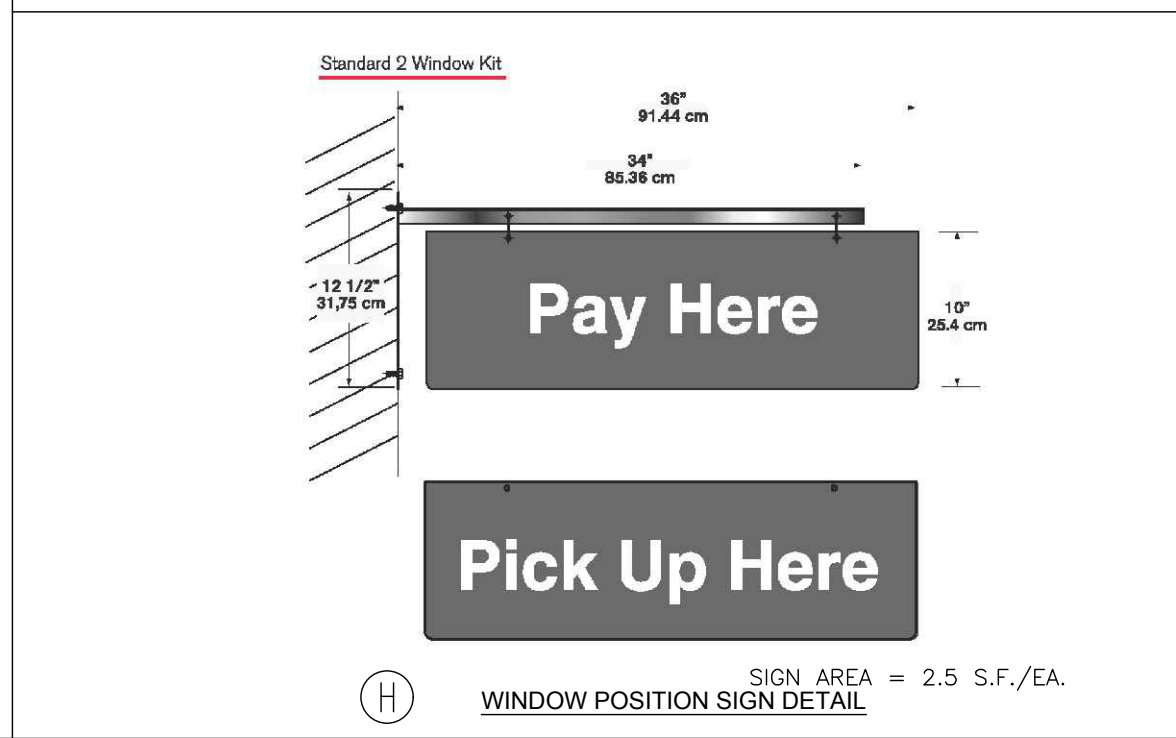
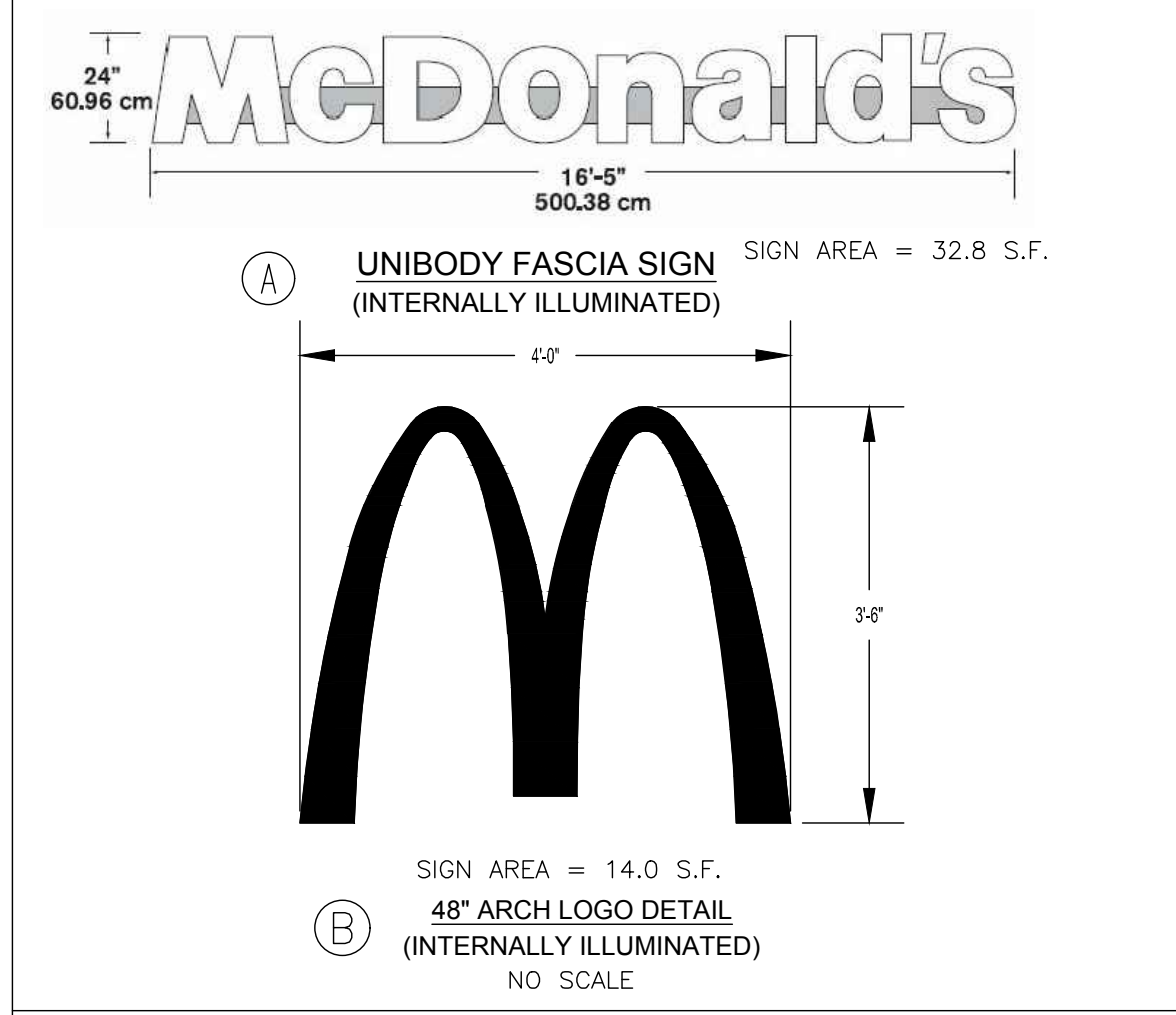
• UPLAND NEW YORK • NEW ENGLAND • BOSTON, MA • NEW YORK, NY
• NEW YORK METRO • NEW JERSEY • PHILADELPHIA, PA
• PITTSBURGH, PA • LEHIGH VALLEY, PA
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NOTE: THE SIGNAGE PLAN SHOWN IS FOR USE AS A REFERENCE ONLY. SIGNAGE PERMITTING IS TO BE COMPLETED BY OTHERS.



ISSUE REF	BY	DATE	DESCRIPTION
	JOR	9/20/18	STAFF COMMENTS
	JOR	7/24/19	REVISED SUP APPLICATION

FINAL PLAN SIGNATURES
P.M.
G.C.
O/O

DATE	DATE	DATE	DATE	DATE

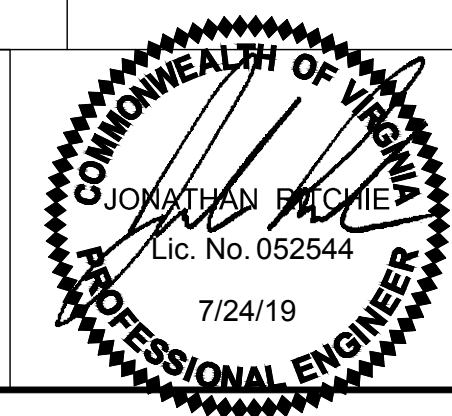
SPECIAL USE PERMIT	
PLAN SCALE:	AS NOTED
STREET ADDRESS	6740 LEA BERRY WAY
BLOCK NUMBER	09
LOT NUMBER	13
DISTRICT	HAYMARKET
COUNTY	PRINCE WILLIAM (TOWN OF HAYMARKET)
STATE	VA
REGIONAL DWG. NO	LC #45-1159
PLAN DESCRIPTION	SIGNAGE PLAN
CAD FILE:	V175005 SS0

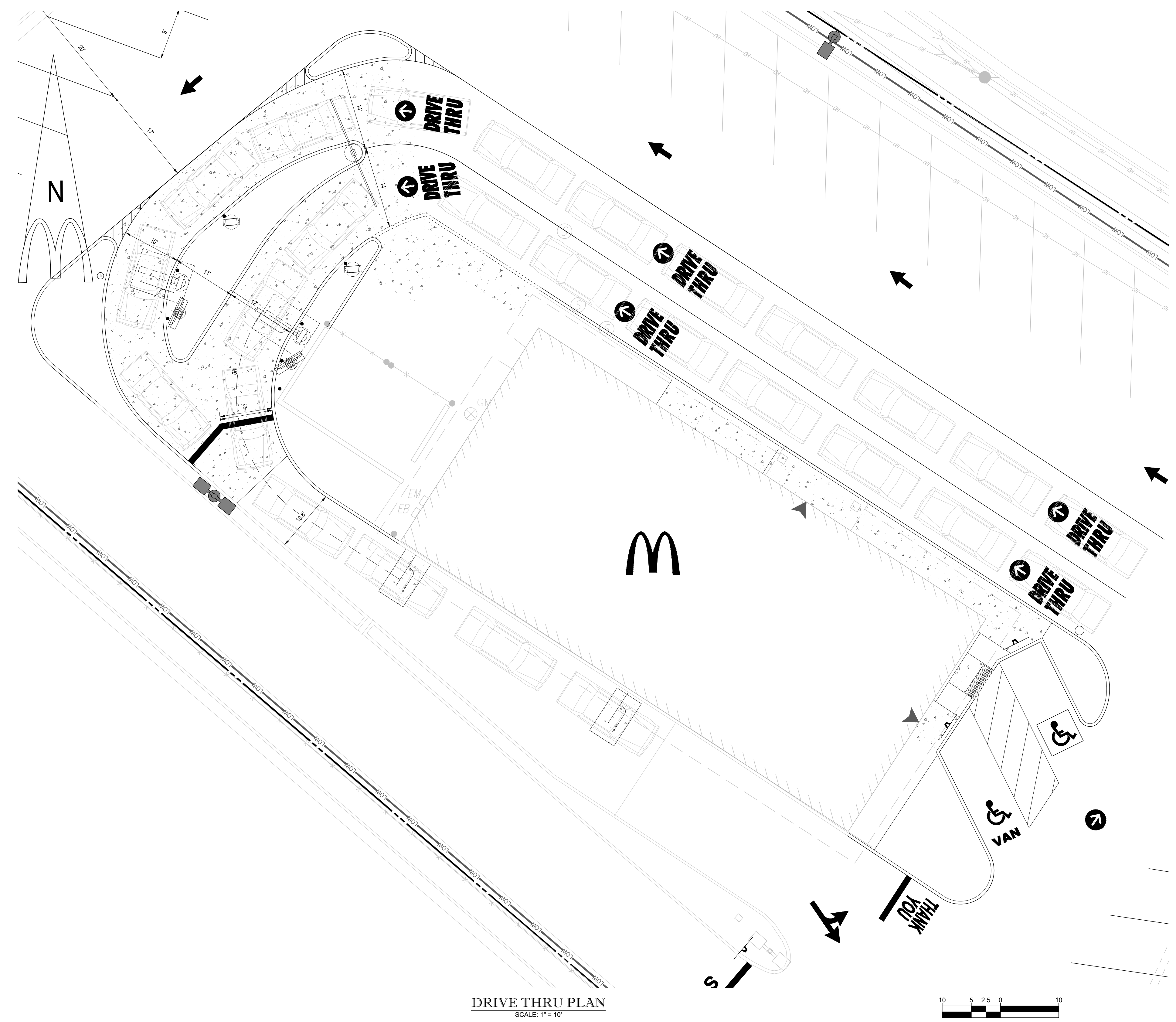
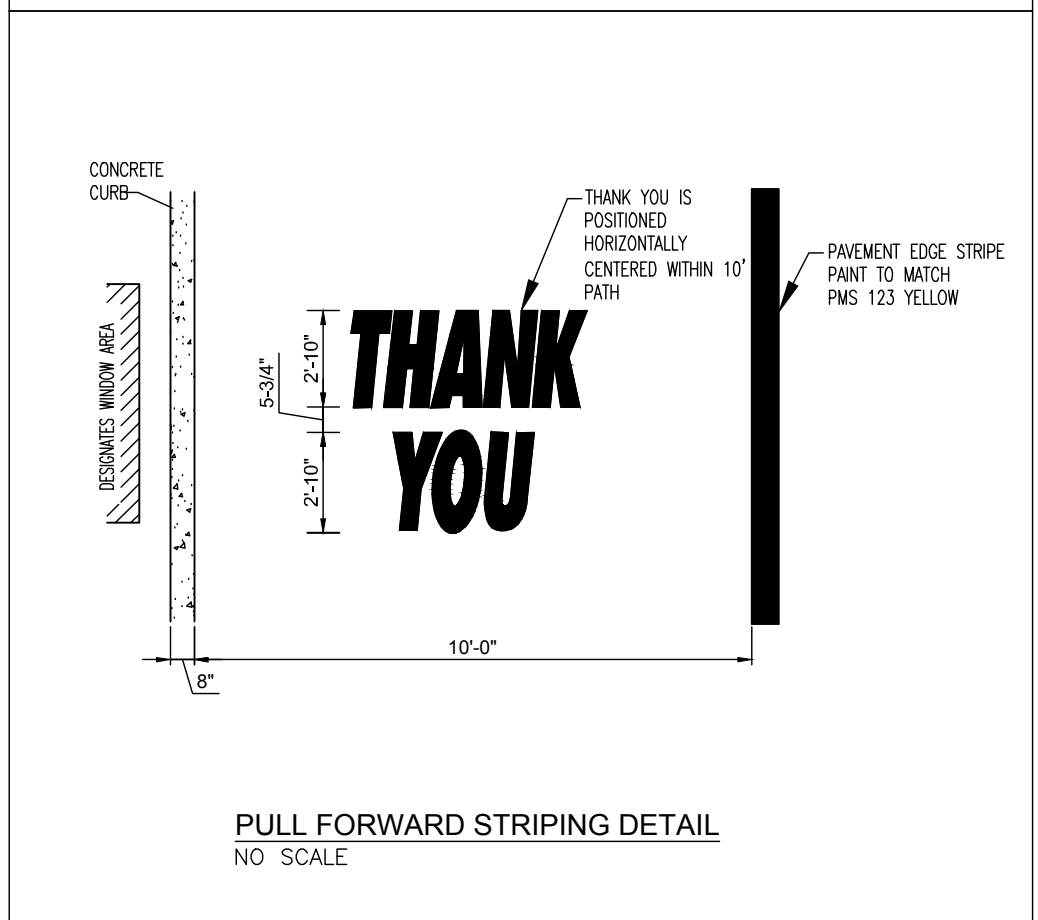
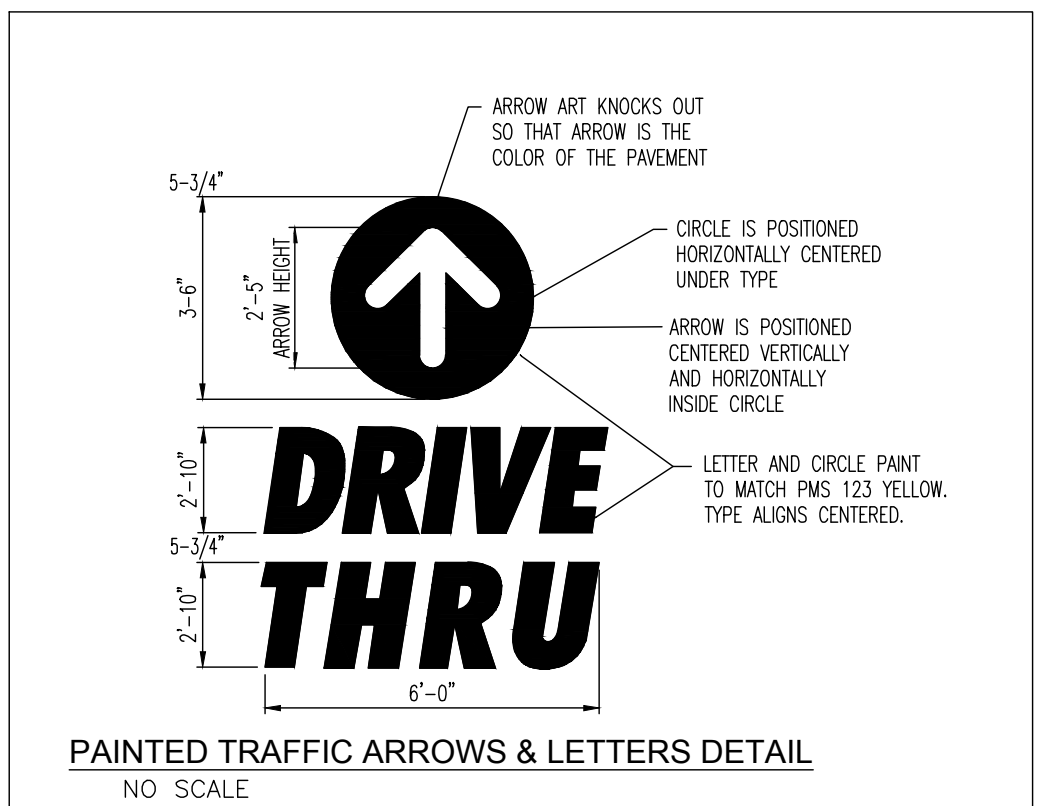


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REV	DATE	DESCRIPTION	BY	ISSUE REF
1	9/20/18	STAFF COMMENTS	JOR	
2	7/24/19	REVISED SUP APPLICATION	JOR	

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PLAN APPROVALS	DATE	STATUS	DATE	BY
SIGNATURE (IF REQUIRED)		PRELIMINARY	8/28/18	LEO
REGIONAL MGR.		PLAN CHECKED	8/28/18	LEO
CONST. MGR.		AS-BUILT		
OPERATIONS DEPT.				
REAL ESTATE DEPT.				
CO-SIGN SIGNATURES				
CONTRACTOR				
OWNER				

SPECIAL USE PERMIT			
PLAN SCALE: AS NOTED			
STREET ADDRESS 6740 LEA BERRY WAY			
BLOCK NUMBER 09	LOT NUMBER 13	DISTRICT HAYMARKET	COUNTY PRINCE WILLIAM (TOWN OF HAYMARKET)
STATE VA	REGIONAL DWG. NO. LC #45-1159	PLAN DESCRIPTION DRIVE THRU PLAN	STATUS C-4
CAD FILE: V175005 SS0			

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