



PLANNING COMMISSION RESOLUTION

MOTION:

April 13, 2022
Regular Meeting
RES. No. 22-xxx

SECOND:

**RE: SPECIAL USE PERMIT #SUP2022-00004, CHICK-FIL-A ON PINE BLUFF DRIVE
POTOMAC MAGISTERIAL DISTRICT**

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request for special use permit to allow for drive-through facilities in connection with a by-right restaurant and associated sign modifications; and

WHEREAS, the subject site is identified on County Maps as GPIN 8289-27-4827 and GPIN 8289-27-6909, is located at 3330 and 3350 Pine Bluff Drive, immediately northwest of the intersection of Pine Bluff Drive and Route 1 and ± 850 ft northeast of the intersection of Wayside Drive and Route 1; and

WHEREAS, the site is designated GC, General Commercial in the Comprehensive Plan; the site is also located in the Potomac Communities Revitalization Plan; and

WHEREAS, the site is currently zoned B-1, General Business without proffers and is within the Highway Corridor Overlay District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 13, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2022-00004, Chick-Fil-A on Pine Bluff Drive, subject to the conditions dated March 24, 2022.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Robbyn L. Smith
Clerk to the Planning Commission

SPECIAL USE PERMIT CONDITIONS

Applicant: Chick-fil-A

Owner: Princeton Woods Land Two, LLC

#SUP2022-00004, Chick-fil-A Drive Through on Pine Bluff Drive

Prince William County GPIN 8289-27-4827 and GPIN 8289-27-6909 (the “Property”)

Special Use Permit Area: ±2.7 acres

Zoning: B-1 General Commercial

Magisterial District: Potomac

Date: March 24, 2022

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit (“SUP”) or the Special Use Permit Plan are in conflict with the Zoning Ordinance and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this special use permit.

The Applicant shall file a site plan within one (1) year of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. Site Development – The site shall be developed in substantial conformance with the special use permit plan entitled, “*Special Use Permit Plan for Chick-fil-A on Pine Bluff Drive Special Use Permit SUP2022-00004*,” prepared by Bohler, dated July 9, 2021, last revised March 23, 2022 (the “SUP Plan”), subject to minor changes permitted by the County.
2. Use Parameters
 - a. Use Limitations – The use approved with this SUP shall be limited to a drive-through facility for a restaurant (permitted by-right) with a maximum of three (3) ordering points as shown on the SUP Plan. The uses permitted with this SUP do not limit or restrict the by-right uses otherwise allowed on the Property.
 - b. Hours of Operation – Hours of operation for the restaurant and drive-through may be 24 hours a day, 7 days per week.
 - c. Outdoor Speaker System – The system to be used for ordering shall not be audible beyond the limits of the SUP area.

APPROVED SUP CONDITIONS

Applicant: Chick-fil-A

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3. Community Design

- a. Architecture – The design of the building shall substantially conform to the building elevations dated November 10, 2021 (the “Elevations”). The Elevations may be subject to minor modifications approved by the County. Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Office. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Elevations. Prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations to ensure compatibility of the building with the Elevations. Later upgrades or changes in architecture may be approved by the Planning Director so long as the new architecture is of similar or better quality.
- b. Separation Feature for Outdoor Patio Area – As shown on the SUP Plan, the Applicant shall provide a decorative fence, to delineate the outside seating/patio area from the drive-through lane and drive aisle areas. Compliance of this condition shall be demonstrated on the final site plan.
- c. Landscaping –
 - i. All landscaping shall be provided in substantial conformance with the Landscape Plan, prepared by Bohler, dated July 9, 2021, last revised March 23, 2022. All new plantings shall be drought-resistant and native to Virginia.
 - ii. Within the buffer area located along the western property line, the Applicant shall not make any improvements, provided that the Applicant may (a) remove noxious or invasive vegetation, such as poison ivy, poison oak, etc., as well as dead, dying, or hazardous trees; and (b) plant additional plant units as shown on the Landscape Plan.

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- iii. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.
 - iv. A 20-foot-wide planted landscape area along the Pine Bluff Drive frontage shall be provided as depicted on the SUP Plan.
 - d. Signage – Signage shall be in substantial conformance with the sign elevations shown on the sign elevations prepared by Clayton Signs, dated April 23, 2021, last revised January 17, 2022 (the "Sign Elevations"). In accordance with Section 32-250.23 of the Zoning Ordinance, the Applicant shall be permitted the signage modifications as proposed and shown on the Sign Elevations. In addition, the following shall apply to signage and advertisements onsite:
 - i. All freestanding signage shall be monument style, with low growing vegetation at the sign base, and shall be limited a maximum height of 10 feet.
 - ii. Directional signage may be provided as needed, subject to sign permit approval.
 - iii. Unless not required by the Zoning Ordinance, sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.

APPROVED SUP CONDITIONS

Applicant: Chick-fil-A

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- iv. The Zoning Administrator or his designee may approve any changes to overall sign design including logo, font size, color, illumination type and style, provided that the total sign area and the number of signs does not exceed the sign regulations of the Zoning Ordinance and/or the conditions of this SUP.
4. Environment/ Water Quality – The Applicant shall contribute \$75 per acre (± 2.7 acres) to the Board of County Supervisors prior to and as a condition of final site plan approval for the County to conduct water quality monitoring, stream restoration and/or drainage improvements.
5. Grease Trap - An appropriately sized and designed grease trap shall be provided on-site and installed prior to the approval of the occupancy permit. The grease trap shall be properly maintained to prevent grease build-up in the force main or gravity sewer.
6. Fire and Rescue Monetary Contribution – The Applicant shall make a \$0.61 per square foot (SF) of building area ($\pm 5,000$ SF) monetary contribution for fire and rescue services to the Board of County Supervisors prior to and as a condition of building permit issuance.
7. Maintenance of Site
 - a. Graffiti Removal – The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or markings on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 et. seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. Access to the roof shall be designed to prevent scaling of walls by covering and/or enclosing drainpipes among similar measures.
 - b. Site Maintenance – The Applicant shall maintain the site and shall pick up trash, litter, and debris, as needed.
 - c. Dumpster Enclosure Area – As shown on the SUP Plan, the dumpster area shall be screened with an opaque enclosure with a gate that prohibits viewing this area from public right-of-way and adjoining uses. Such gate and enclosure shall utilize a compatible design theme and similar materials as the principal building.

APPROVED SUP CONDITIONS

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- d. Lighting – No neon or spot lighting shall be permitted. All lighting shall be directed downward and/or towards the restaurant and shall not be directed towards the property lines.
8. Transportation
 - a. Access – Subject to approval from Prince William County Department of Transportation (“PWCDOT”) and the Virginia Department of Transportation (“VDOT”), vehicular access to the Property shall be provided as shown on the SUP Plan.
 - b. Bicycle Rack – The Applicant shall provide a minimum of 1 bicycle rack. Compliance of this condition shall be demonstrated on the final site plan.
 - c. Traffic Management Plan – The Applicant shall submit a TMP for approval by PWCDOT and PWC Police as a condition of final site plan approval. In the event there is spillover traffic, as determined by the PWCDOT or Prince William County Police, on to Pine Bluff Drive caused by the drive-through use, the Applicant, at the request of PWCDOT, shall implement the traffic management plan that was approved by PWCDOT. The plan can be amended at any time due to changing technology and/or circumstances onsite with approval by PWCDOT.
 - d. Travelways – The Applicant shall ensure that any vehicles associated with the use do not obstruct the travelways, drive aisles, fire lanes, adjoining road network, or encroach upon landscaped areas.
 9. Water & Sewer Connection – The site shall be connected to public water and sewer with the Applicant bearing all costs associated with providing all on- and off-site facilities to make such connection and to meet the needs for the Property.

APPROVED SUP CONDITIONS

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10. Escalator – In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.



STAFF REPORT

| | |
|--------------------------|--|
| PC Meeting Date: | April 13, 2022 |
| Agenda Title: | Special Use Permit #SUP2022-00004, Chick-fil-A on Pine Bluff Drive |
| District Impact: | Potomac Magisterial District |
| Requested Action: | Recommend Approval of Special Use Permit #SUP2022-00004, Chick-fil-A on Pine Bluff Drive, subject to the conditions dated March 24, 2022 |
| Department: | Planning Office |
| Case Planner: | Christopher Perez |

EXECUTIVE SUMMARY

This is a request for a special use permit to allow a drive through facility and sign modifications for a new 5,000 square foot freestanding Chick-fil-A restaurant. The sign modifications seek to allow an additional freestanding sign along the Route 1 street frontage and to increase the size of a proposed flag beyond what is permitted by the Zoning Ordinance.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2022-00004, Chick-fil-A on Pine Bluff Drive, subject to the conditions dated March 24, 2022.

BACKGROUND

- A. Request: Special Use Permit request to allow a drive through facility and sign modifications for a new 5,000 square foot freestanding Chick-fil-A restaurant. The sign modifications seek to allow an additional freestanding monument sign along the site's Route 1 street frontage and to increase the size of a proposed flag beyond what is permitted by the ordinance.
- B. Site Location: The subject site is identified on County Maps as GPIN 8289-27-4827 and GPIN 8289-27-6909 and is addressed as 3330 and 3350 Pine Bluff Drive. The site is located immediately northwest of the intersection of Pine Bluff Drive and Route 1 and ± 850 feet northeast of the intersection of Wayside Drive and Route 1.
- C. Comprehensive Plan: The site is designated GC, General Commercial, in the Comprehensive Plan. The site is also located in the Potomac Communities Revitalization Plan.
- D. Zoning: The site is zoned B-1, General Business, without proffers and is within the Highway Corridor Overlay District (created before 1996).
- E. Surrounding Land Uses: To the north is a residential subdivision of single-family attached units, to the west is a commercial storage use, to the east is a daycare and other commercial uses, and to the south is Route 1 and vacant commercially zoned land. The site is currently improved with an abandoned restaurant.
- F. Background and Context: The requested drive-through and sign modifications require a special use permit in the B-1 zoning district.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2022-00004, Chick-fil-A on Pine Bluff Drive, subject to the conditions dated March 24, 2022 for the following reasons:

- The proposal redevelops an abandoned restaurant site and provides improved pedestrian access to adjacent and nearby residential neighborhoods.
- The site is designed to physically separate drive-through facilities from parking and general travelways, such that one will not impact the other.
- The scale, design, and material selection with the proposed SUP application are consistent with Community Design Policy Four in the Comprehensive Plan, which aims to upgrade the visual quality of travel corridors. As conditioned through this SUP, specific use and operational parameters, site layout, building elevations, signage details, and landscaping are being proposed to adequately mitigate the impacts.
- The sign modification seeks to allow an additional freestanding monument sign along the site's Route 1 street frontage while allowing an existing off premise neighborhood

monument sign to remain.

Comprehensive Plan Consistency Analysis

- **Long-Range Land Use:** This site is located within the Development Area, and is classified GC, General Commercial, in the Comprehensive Plan. The existing B-1 zoning designation implements the GC designation.
- **Strategic Plan:** Resilient Economy – The proposed SUP is favorably aligned with the County’s Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base and help to enhance commercial/retail uses. The proposed SUP will allow a drive-through facility in association with a proposed restaurant use adjacent to an existing shopping center. The business will support the existing residential and commercial/retail uses in the immediate vicinity, creates jobs, and expands the commercial tax base. Additionally, the proposal redevelops an existing site to attract new business investment. Therefore, the project aligns with the Strategic Plan goal to provide a resilient economy.
- **Level of Service (LOS):** The level of service impacts related to the request would be mitigated by the conditions as follows:

| | | | |
|--------------------------|---------------|-------------------|------------------|
| Fire & Rescue | \$0.61 per SF | 5,000 SF building | \$3,050 |
| Water Quality | \$75 per acre | ±2.7 acre | \$202.5 |
| Total | | | \$3,252.5 |

Community Input

Notice of the special use permit application has been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has received feedback from two citizens in the community who are in support of the proposal because it helps redevelop a set of vacant properties at the entrance of their neighborhood and is a great indicator to the community that economic development is happening in this part of the Route 1 corridor.

Other Jurisdiction Comments

The subject site is located outside of the required notification area of any jurisdiction.

Legal Issues

If the application is approved, a drive-through restaurant with signage modifications will be permitted with conditions. Legal issues resulting from the Planning Commission’s action are appropriately addressed by the County Attorney’s office.

Timing

The Planning Commission has until July 12, 2022, which is 90 days from the first public hearing date, to take action on the Special Use Permit application. A recommendation to approve the Special Use

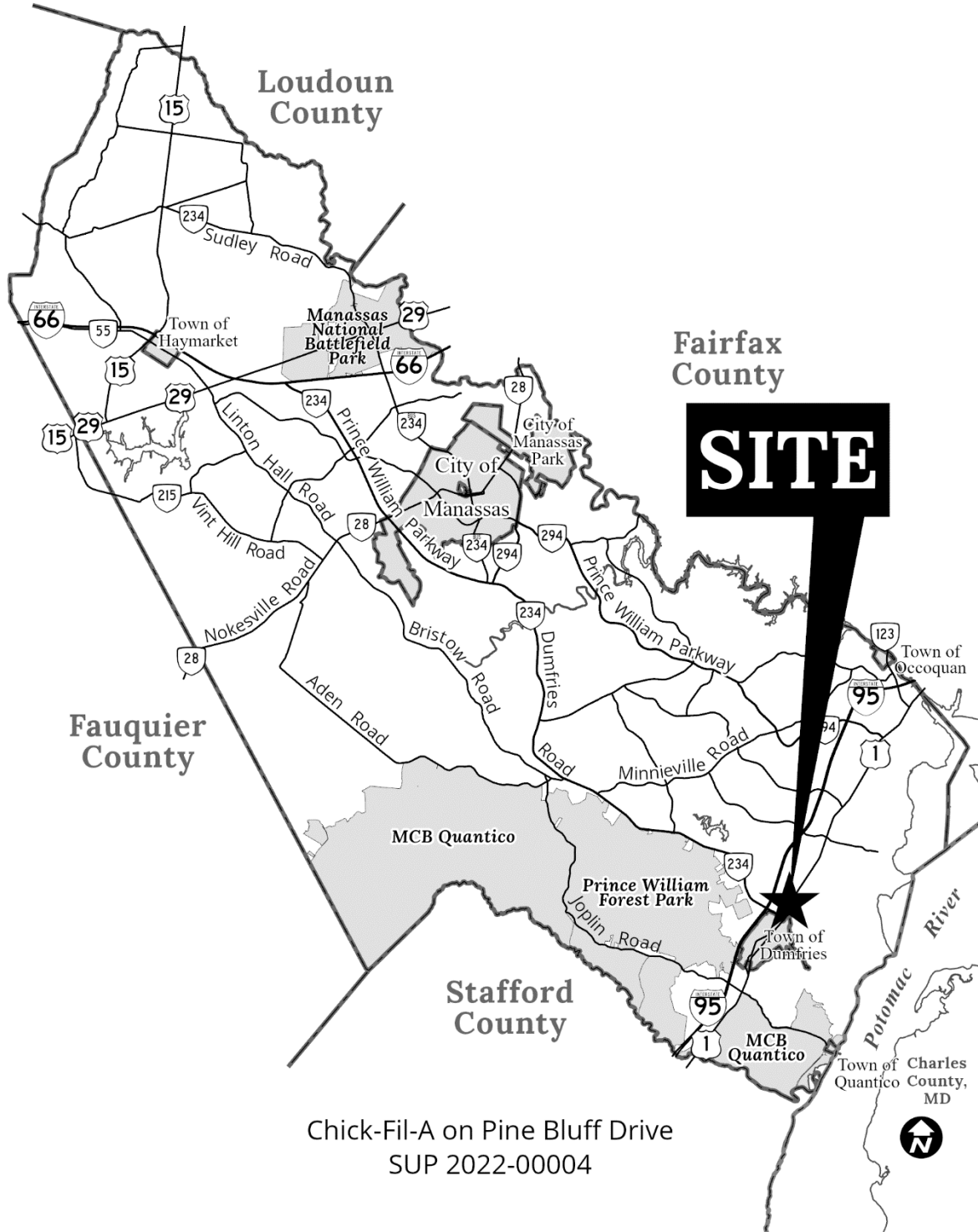
Permit application would meet the 90-day requirement.

STAFF CONTACT INFORMATION

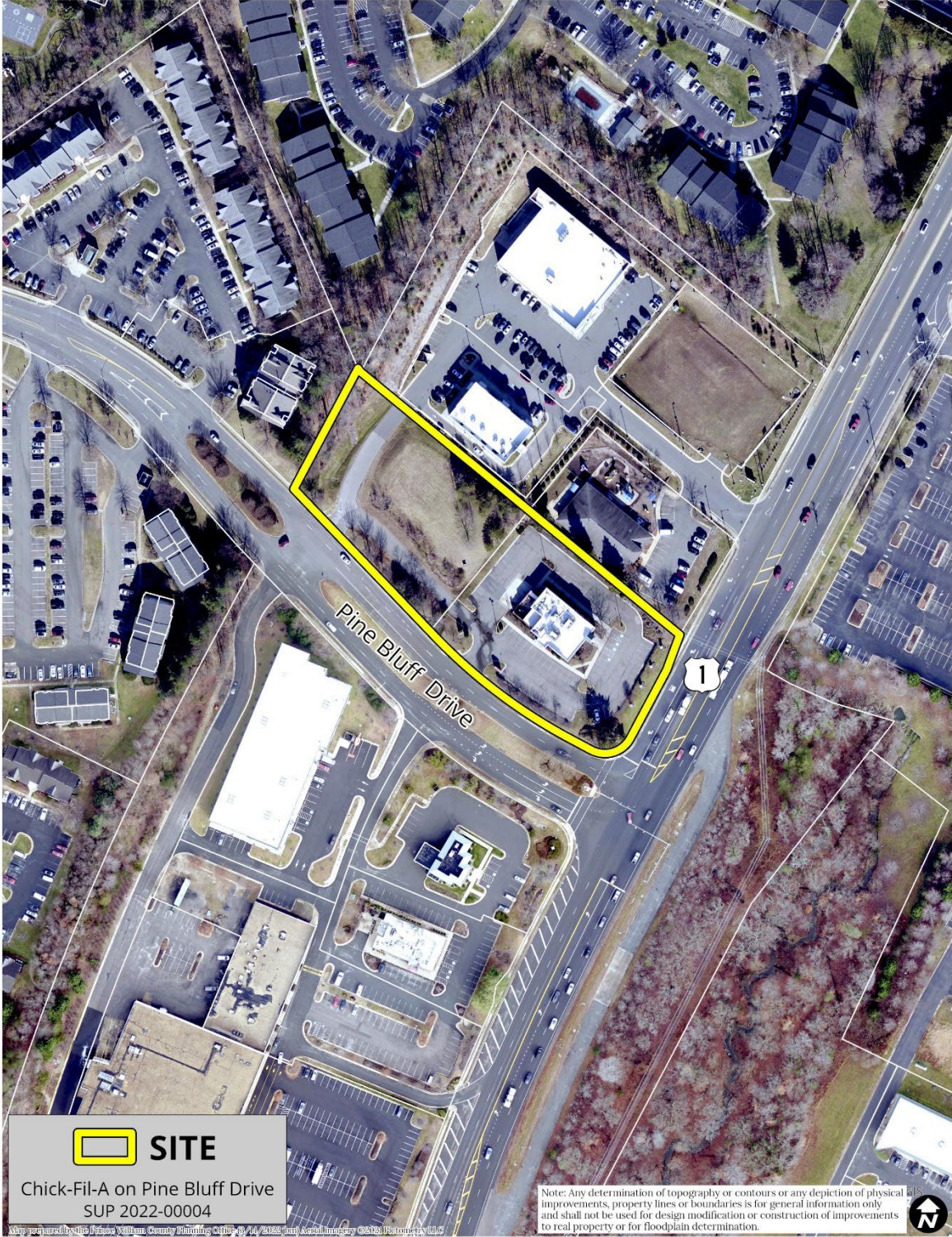
Christopher Perez | (703) 792-8050
cperez@pwcgov.org

ATTACHMENTS

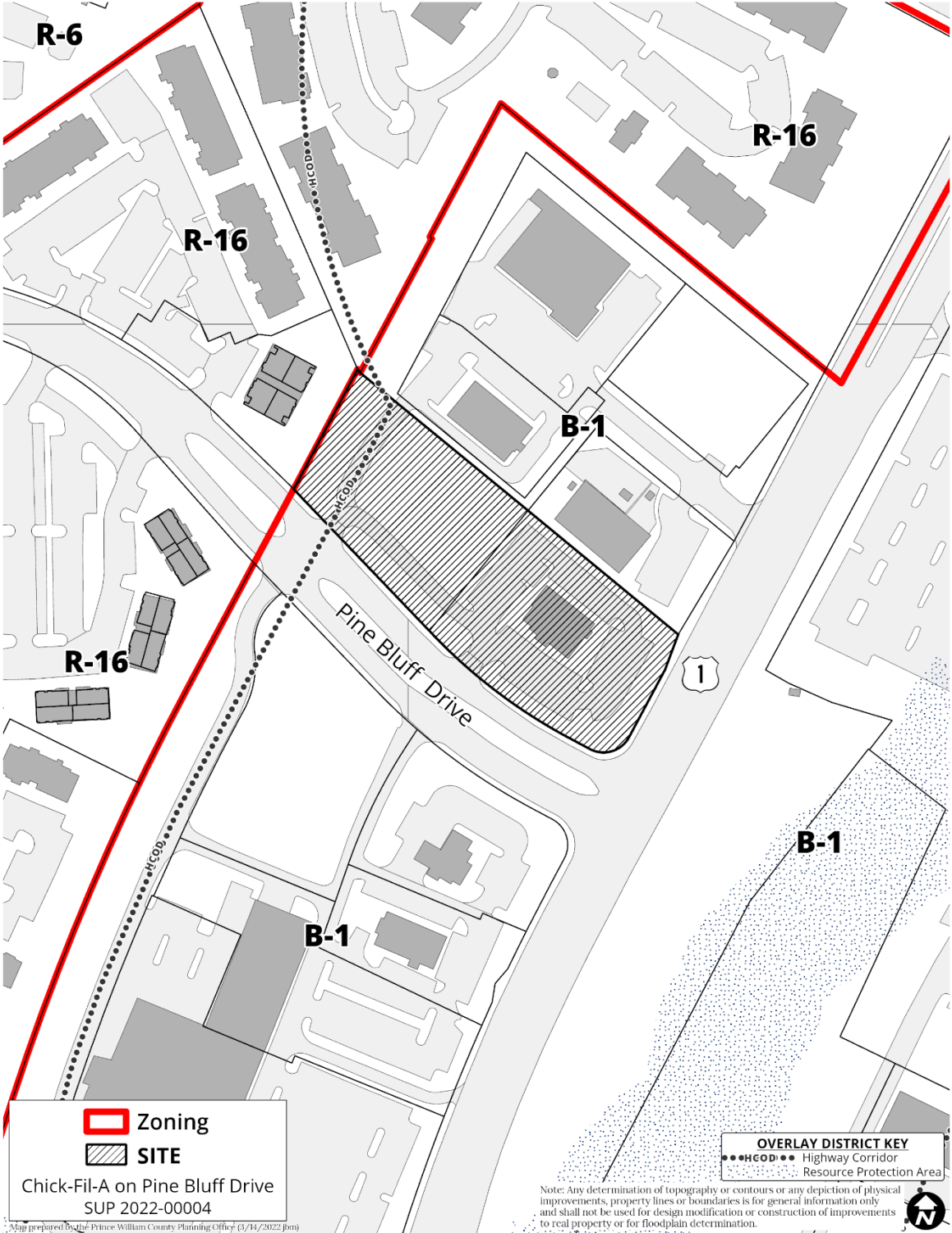
Attachment A: SUP Plan
Attachment B: Illustrative Building Architecture
Attachment C: Sign Package



Chick-Fil-A on Pine Bluff Drive
SUP 2022-00004







Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

| Comprehensive Plan Sections | Plan Consistency |
|-----------------------------|------------------|
| Long-Range Land Use | Yes |
| Community Design | Yes |
| Cultural Design | Yes |
| Environment | Yes |
| Fire and Rescue | Yes |
| Police | Yes |
| Potable Water | Yes |
| Sanitary Sewer | Yes |
| Transportation | Yes |
| Economic | Yes |

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics:

| Direction | Land Use | Long Range Future Land Use | Zoning |
|-----------|------------------------|----------------------------|--------|
| North | Residential | GC | R-16 |
| South | Route 1 and Commercial | GC | B-1 |
| East | Commercial | GC | B-1 |
| West | Commercial | GC | B-1 |

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long-Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes

and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

This site is located within an GC, General Commercial, designation on the Long- Range Land Use Map. The following table summarizes the uses and densities intended within the GC designation:

| Long Range Land Use Map Designation | Intended Uses and Densities |
|--|---|
| General Commercial (GC) | The purpose of the General Commercial classification is to recognize areas of existing commercial activity along major County roadways that serve a local market rather than a regional market. Access to GC uses shall be limited to abutting arterial or collector roadways, rather than from lesser abutting roadways, except where interparcel connections are provided between abutting GC sites. Pedestrian access to adjacent and nearby residential areas where appropriate shall be encouraged. Primary uses in the GC are retail, retail service, and lodging uses. Office use shall be considered a secondary use and shall represent no greater than 25 percent of the total GC gross floor area of the project. Infill and redevelopment of areas identified as GC are encouraged, particularly with new or relocated commercial uses that are of a scale similar to surrounding uses. Designation of new GC areas is discouraged. Office development in GC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i> , provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. Office buildings in GC areas are preferred at a height of at least 2-3 stories. |

Proposal’s Strengths

- **Zoning Compatibility:** The ±2.7-acre site is zoned B-1, General Business, and is designated GC, General Commercial, in the Comprehensive Plan. As stated in the Zoning Ordinance, the B-1, General Business District, is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. Drive through restaurant uses are generally considered community-scale and neighborhood serving. Staff anticipates the use will not negatively affect the surrounding areas. The proposed use is compatible with the long-range land use plan with proper mitigation measures provided in the attached conditions.
- **Permitted Use:** The subject site is zoned B-1, General Business. Drive-through restaurant uses are permitted by Special Use Permit and are generally considered compatible uses if the resulting impacts are adequately mitigated. As conditioned, the Applicant shall adhere to the attached conditions which are provided to mitigate impacts of the proposal.

Proposal’s Weaknesses

- None.

On balance, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

This site is located within the Jefferson Davis Highway (Route 1) Highway Corridor Overlay District (HCOD). During the review of the proposal, the applicant worked with staff to provide an upgraded building facade that is visually consistent with the architecture of the adjoining shopping center. Additionally, the minimum required 20-foot wide HCOD buffer is provided onsite. The minimum standard for landscaping within the buffer is met through new plantings as depicted on the SUP Plan. The Applicant also provides a variable width landscape area along Pine Bluff Drive, which averages 20 foot wide and contains new and existing plantings to enhance the view from the street and sidewalk. Also, at the rear of the site, abutting the residential development, the Applicant provides a 50-foot wide non-compatible use buffer which consists of tree preservation area and supplemental plantings. Overall, the site provides ample tree save areas and provides sufficient new plantings which help to screen and buffer the use from the Route 1, Pine Bluff Drive, and the nearby residential properties north of the site. The total tree cover being provided onsite is 15.6 percent, which is 5.6 percent over the minimum 10 percent required for commercial developments.

Drive-through use

The restaurant proposes two drive-through lanes with stacking for 30 vehicles. There are two points of order and two points of pick-up. There is a bypass lane, and adequate separation between the two drive-through lanes for pedestrian (employee) movement/safety. The site is designed to physically separate drive-through facilities from parking and general travelways, such that one will not impact the other.

The B-1 Zoning District is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. Drive-through restaurant uses are generally considered community-scale and neighborhood serving if designed appropriately to integrate into the local area and provide safe pedestrian access and opportunities for outdoor dining. This site provides improved safe pedestrian movement through the use of crosswalks and sidewalks into the site from the abutting shopping center. Additionally, the restaurant is providing an outdoor seating area to be used by patrons and customers who opt to dine in. Staff anticipates the use will not negatively affect the surrounding areas but instead will provide new life to this corner property and help rejuvenate the area. The proposed use is compatible with the long-range land use plan with proper mitigation measures provided in the attached conditions.

Request for Signage Modification

This SUP proposal includes a request for the following sign modifications:

- To allow two (2) freestanding monument signs along the site’s Route. 1 street frontage. This will permit an existing freestanding sign for an offsite residential community to remain and allow the restaurant to install a freestanding monument sign to advertise their business on Route 1. These two signs will be in addition to a freestanding monument sign along the Pine Bluff Drive frontage, for a total of three monument signs serving the proposed use.
- To allow a larger flag beyond what is permitted by the Zoning Ordinance by 36 square feet. The flag size being requested is 96 square feet, the Zoning Ordinance limits flags on 40-foot tall flag poles to a maximum of 60 square feet.

All sign requirements and proposed modifications are outlined below:

| SIGN TYPE | PERMITTED/ALLOWED | PROVIDED/PROPOSED |
|----------------------|---|--|
| Freestanding | | <i>Requires a modification</i> |
| Number Per Lot | <u>2 signs</u> 1 per street frontage (There are 2 frontages associated with this proposal. Rte. 1 and Pine Bluff Drive) | <u>Proposed: 3</u> - 1 proposed sign on Rte. 1 - 1 existing off premise residential neighborhood sign on Rte. 1 - 1 proposed sign on Pine Bluff Drive |
| Maximum Sign Area | ½ square foot of street frontage Max 80 square feet each sign | - 80 square foot proposed sign on Route. 1 - 27.29 square foot existing off premise residential neighborhood sign on Rte. 1 - 30 square foot proposed sign on Pine Bluff Drive |
| Flag | | <i>Requires a modification</i> |
| Number Per Lot | 3 | 1 |
| Maximum Sign Area | 60 square feet | 96 square feet |
| Maximum Height | 40 feet | 40 feet |
| Minimum Setback | 1/1 (40 feet total) | 50.5 feet |
| Facade | | Meets the Zoning Ordinance |
| Number Per Lot | 3 for corner lot | <u>Proposed: 3</u> Sign B: = 37.71 square feet Sign C: = 37.71 square feet Sign E: = 37.71 square feet |
| Maximum Sign Area | 3 SF per 1 foot of building (Max area of 400 SF) | Total Proposed: 113.13 square feet |
| Drive-Through | | Meets the Zoning Ordinance |
| Number Per Lot | 3 per drive through lane ordering location | <u>Proposed: 2</u> Menu Board (1 per drive through lane) |
| Maximum Sign Area | Individual max - 40 square feet Cumulative max - 72 square feet | Menu Board (19.86 square feet) |
| Maximum Sign Height | 8 feet | Menu Board (8 feet) |

Section 32-250.23.6. of the Zoning Ordinance allows the Board of County Supervisors to approve signage that is not consistent with the sign standards within the Zoning Ordinance as part of a rezoning or SUP request. Pursuant to Section 32-250.23.6. of the Zoning Ordinance and in the context of this subject SUP proposal, the following criteria must be considered in order to grant modifications for signage. The Applicant's summarized responses to each of the criteria are as follows:

- a. *Compatibility of the proposed sign(s): The compatibility of the proposed sign(s) with the existing and/or approved buildings, landscaping, on-site, amenities, overall design character of the on-site development, and design character of development adjacent to the subject property.*

The proposed Chick-fil-A monument signs and proposed free standing flag are compatible with the surrounding area. Additionally, the existing freestanding monument sign for the off-site residential community is also compatible with the surrounding area.

- b. *Improve the Scenic Quality along Highways: The ability of the proposed sign(s), particularly when accompanied by landscaped treatments and lighting, to improve the scenic quality of highly visible areas along interstate highways, regional highways, and major County thoroughfares, with particular emphasis for signs proposed in proximity to the County's major gateways as identified in the Comprehensive Plan.*

The proposed signage will add an aesthetic design to the Route. 1 corridor while matching the corporate identity of the restaurant. Because of the location of the site, the proposed design of the signage, and proposed landscaping, the proposed sign modification will have minimal impact on the visual appearance of the adjacent and nearby properties and right-of-way.

- c. *Degree of Deviation: The degree of deviation from the sign regulations, considering whether the proposed sign design represents the minimum amount of modification necessary to provide adequate identification of the proposed use while still remaining consistent with the purposes and intent of County Code Section 32-250.21.*

The Applicant seeks a sign modification to allow for standard signage needed by restaurants while respecting the offsite residential neighborhood's existing sign. The existing residential neighborhood sign is within a sign easement. To permit the existing sign to remain and to install a second sign for the business along the Route 1 frontage requires a sign modification. The Applicant has located their sign along the Route 1 frontage as far north as possible to provide separation between these signs.

The Applicant also seeks a sign modification to allow a larger flag than permitted by the Zoning Ordinance. Although no formal justification is provided, one can assume the American Flag is merely a gesture to show patriotism and help unite the community.

Overall, the sign modification requests are consistent with the purpose and intent of Section 32-250.21 which includes encouraging vibrant and thriving commercial activity, encouraging aesthetic quality in the design, providing a fundamental role in convenience to citizens, and

encouraging economic development.

- d. Existence of Special Visual Obstruction: *The existence of a special visual obstruction or difficulty in locating the use, due to unique challenges associated with the location, topography, size, or configuration of the lot, including access to the lot, which makes the customary application of the sign regulations unreasonably restrictive.*

The Applicant relies on drive-by visibility for its customers and also needs drive-through and wayfinding signage for customers to utilize the drive-through. The site is adjacent to the Route 1 right-of-way. The Site Context & Landscape Plan, which is included in the Special Use Permit Plan, shows the setback from the road and the site plan approved landscaping.

- e. Highway Corridor Overlay District (HCOD): *Whether the proposed sign would be located within a Highway Corridor Overlay District (HCOD)*

The Property is located within the Route 1 HCOD. Therefore, the specific HCOD setbacks and standards apply. The proposed signage modification request does not exceed what is typically permissible within the HCOD standards.

Staff Recommendation: Staff supports the modification requests of this proposal and recommends approval of the modifications.

Proposal's Strengths

- Drive-Through Configuration– The site is designed to physically separate drive-through facilities from parking and general travelways, such that one will not impact the other.
- Building & Signage Elevations: Proposed building and signage elevations for the new Chick-fil-A restaurant have been provided by the Applicant and are conditioned to be in substantial conformance with the elevations. The building facade is comprised of brown and tan brick masonry that is provided throughout the building design. The brick masonry helps create a cohesive architectural theme with the abutting uses.
- Enhanced Landscaping – A 20-foot HCOD landscaping buffer will be installed along the site's Route 1 frontage, as shown on the SUP Plan, and which includes plantings that meet the minimum plant unit requirements of the DCSM. The proposal provides a 20-foot landscape area along Pine Bluff Drive which will consist of new plantings and preservation of existing landscaping. Additionally, the proposal provides a 50-foot wide incompatible use buffer adjacent to the residential community at the rear of the site. This buffer consists of preservation of existing trees and supplemental plantings.
- Signage: Proposed signage will be in substantial conformance with the sign elevations provided by the Applicant. The sign package offered by the Applicant includes detailed facade, drive-through, freestanding, flag, and window signage.
- Bicycle Access/Storage: As conditioned, the Applicant shall provide one (1) bike rack on the Property. The final location shall be shown on the final site plan.

- Refuse Storage Area – As conditioned, the refuse storage area will be at the rear of the site and shall be screened with similar masonry materials as the building.
- Pedestrian Accommodation – The proposal accommodates safe pedestrian movement through the use of crosswalks and sidewalks into the site from the abutting shopping center. Additionally, the restaurant is providing an outdoor seating area to be used by patrons and customers who opt to dine in.

Proposal's Weaknesses

- None.

On balance, this application is found to be consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan.

The site is a redevelopment of a developed site. There is no potential for archaeological resources and no additional cultural resource studies are requested.

Proposal's Strengths

- No Further Work: The Historical Commission reviewed this proposal at its August 10, 2021, meeting and determined that no further work was needed. The County Archaeologist concurs.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain

crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The \$75 per acre contribution for water quality monitoring and stream restoration activities is included in the SUP conditions. Buffers and landscaping shall be in accordance with DCSM section 800. As this site is currently developed, no stream assessment or PFD study is required. A modified Environmental Constraints Analysis (ECA) has been provided as part of the special use permit plan to depict the proposed impervious and pervious surfaces and depict the limits of disturbance.

Proposal's Strengths

- **No Environmental Features Present**: The site is a redevelopment project. There are no environmental features of concern on the site.
- **Level of Service Water Quality**: A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been conditioned.
- **Landscaping** - As conditioned, all landscaping shall be provided in substantial conformance with the SUP Plan. Tree preservation areas are being conditioned through limits of disturbance depicted on the SUP Plan.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

The first due Fire & Rescue station is Station #23. The property is located inside the 4.0-minute travel

time radius for fire and basic life support, and within the 8.0-minute travel time radius for advanced life support services. The most recent figures indicate that Fire & Rescue Station #23 responded to 4,736 incidents in FY2021. The maximum station workload for this facility type is 6,000 incidents; as such, it is currently operating within capacity.

Proposal's Strengths

- **Travel Time Ranges:** The site is located inside the recommended 4.0-minute travel time for fire suppression and basic life support, and within the 8.0-minute travel time for advanced life support services.
- **Monetary Contribution:** As conditioned, the Applicant has agreed to make a monetary contribution of \$0.61 per square foot of the proposed building addition (\pm 5,000 square feet) for fire and rescue services to the Prince William Board of County Supervisors prior to and as a condition of building permit issuance.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

The Police Department does not believe this application will create a significant impact on calls for service.

Proposal's Strengths

- **Minimal New Calls for Service** – The Police Department does not believe this application will create a significant impact on calls for service.

- Graffiti Removal & Reporting – As conditioned, the Applicant agrees to remove any graffiti from the property. Any graffiti is to be reported to the Police Department before removal.
- Lighting – Specific to the proposed use, outdoor lighting details are being conditioned to promote safety, while minimizing impacts to the surrounding uses.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water in the Development Area, and the use of private wells or public water in the Rural Area.

The Applicant shall plan, design, and construct all onsite and offsite public water utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

- Water Connection – The Applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. As conditioned, the site shall connect to public water.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to

public sewer in the Development Area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the Rural Area.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

- Sewer Connection – The Applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. As conditioned, the site shall connect to public sewer.
- Grease Trap – As conditioned, an appropriately sized and designed grease trap shall be provided on-site and installed prior to the approval of the occupancy permit. The grease trap shall be properly maintained to prevent grease build-up in the force main or gravity sewer.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Sanitary Sewer Plan

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian, and bicycle pathways, and improved and coordinated access to transit facilities.

A Traffic Impact Analysis (TIA) was not required with the application. However, a turn lane warrant analysis with queueing data for a right turn lane on southbound Route 1 and on Pine Bluff Drive into the site entrance was provided. Queueing information for the existing left turn lane on northbound Route 1 onto Pine Bluff Drive was also provided. The technical memorandum prepared by Kittelson & Associates shows that the queues at the existing northbound left-turn lane onto Pine Bluff Drive and the existing southbound right-turn lane onto Route 1 are sufficient. Queues are projected to be

contained within existing storage after build-out of the proposed development. No changes to access are proposed.

Proposal's Strengths

- Site Access – The site provides interparcel connections for both vehicles and pedestrians with the abutting commercially zoned parcel.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan.

Economic Development

An enhanced, diverse nonresidential tax base creates quality jobs, allowing people to live, work and recreate in Prince William County. The Economic Development Plan sets out policies and action strategies that further the County's goal of attracting and fostering the growth of environmentally sound industries to create quality jobs and diversify the nonresidential tax base, creating a climate where citizens can live and work in Prince William County. The Plan includes recommendations relating to business attraction, retention and expansion, the provision of adequate infrastructure, redevelopment of less competitive areas, telecommuting and other information-age opportunities, and recognition of tourism as an industry.

Proposal's Strengths

- Nonresidential Development – The application proposes nonresidential development that will increase the County's nonresidential tax base and help to enhance commercial/retail uses.
- Increase At-Place Employment – The SUP proposal to add another end-user on a pad site will enhance the retail use options and will help contribute to the County's overall goal to increase growth in at-place employment.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Economic Development Plan.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- None identified.

Modifications / Waivers

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM have been identified below:

- **Signage Modification:** As outlined in the Community Design section of this report, the application includes two signage modifications.
 - a) To allow two (2) freestanding monument signs on the site's Route 1 street frontage. This will permit an existing freestanding sign for an offsite residential community to remain and allow the restaurant to install a freestanding monument sign to advertise their business on Route 1.
 - b) To allow a larger flag beyond what is permitted by the Zoning Ordinance by 36 square feet. The flag size being requested is 96 square feet, whereas the Zoning Ordinance limits flags on 40-foot-tall flag poles to a maximum of 60 square feet. The flag is an American Flag as depicted in the sign package.

Staff Recommendation: Staff supports the modification requests of this proposal and recommends approval.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC Planning Office: Case Planner, GIS, Archaeologist, Long Range Planning
- PWC Development Services: Building Official, Land Development Case Manager
- PWC Fire Marshal's Office
- PWC Parks and Recreation: PW Forest Park
- PWC Public Safety: Crime Prevention/Police
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

SPECIAL USE PERMIT PLAN FOR CHICK-FIL-A ON PINE BLUFF DRIVE SPECIAL USE PERMIT SUP2022-00004

FOR



LOCATION OF SITE

3300 & 3350 PINE BLUFF DRIVE DRIVE
POTOMAC MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
GPINS: 8289-27-4827 AND 8289-27-6909



LOCATION MAP
COPYRIGHT 2016
MICROSOFT CORPORATION
SCALE: 1" = 2,000'

OWNER
PRINCETON WOODS LAND TWO, LLC
13873 PARK CENTER ROAD, SUITE 316S
HERNDON, VA 20171

DEVELOPER
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
CONTACT: BRENT EDMISTON
PHONE: (330) 210-6072
FAX: (404) 765-8330

PREPARED BY



CONTACT: JOHN C. WRIGHT, P.E.

| SHEET INDEX | |
|----------------|--------------|
| SHEET TITLE | SHEET NUMBER |
| COVER SHEET | 1 |
| SUP | 2 |
| LANDSCAPE PLAN | 3 |

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

| REVISIONS | | | | |
|-----------|------------|-----------------|----------|------------|
| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
| 1 | 11/10/2021 | COUNTY COMMENTS | DSH | JCW |
| 2 | 01/28/2022 | COUNTY COMMENTS | KSR | DSH |
| 3 | 03/23/2022 | COUNTY COMMENTS | KSR | DSH |
| | | | | |
| | | | | |

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| | |
|--------------|----------|
| PROJECT No.: | V216501 |
| DRAWN BY: | DSH |
| CHECKED BY: | JCW |
| DATE: | 7/8/2021 |
| CAD ID: | SUPP-3 |

**SPECIAL USE
PERMIT**

FOR

PROPOSED
DEVELOPMENT

3300 & 3350 PINE BLUFF WOODS DRIVE
POTOMAC MAGISTERIAL EXHIBIT
PRINCE WILLIAM COUNTY, VIRGINIA

BOHLER //

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

JOHN C. WRIGHT
Lic. No. 046960
03/23/2022
PROFESSIONAL ENGINEER

SHEET TITLE:

**COVER
SHEET**

SHEET NUMBER:

1

REVISION 3 - 03/23/2022



VIRGINIA COMMONS SECTION TWO
D.B. 1463 PG. 1612
M.B.69 PG.122

LANDS OF VIRGINIA COMMONS, L.L.C.
INSTR #200607310112168
PID: 8289-27-0012
ZONE: SUBURBAN RES. MULTI: 6-16 UNITS
USE: RESIDENTIAL

COMMON AREA
KELLY'S RIDGE CENTER,
A CONDOMINIUM
INSTR #20150716057572
PID: 8289-27-8025

LANDS OF KELLY'S RIDGE DEVELOPMENT, LLC
INSTR #20150716057572
PID: 8289-27-8025
ZONE: GENERAL BUSINESS
USE: VACANT

KELLY'S RIDGE CENTER,
A CONDOMINIUM
INSTR #201612270105761

LANDS OF SHoppes AT KELLY'S RIDGE, LLC
INSTR #201612270105761
PID: 8289-27-4537
ZONE: GENERAL BUSINESS
USE: RETAIL

PHASE 1
PRINCETON WOODS SECTION 2
M.D. 115 PG. 170
D.B. 1771 PG. 1658

LANDS OF PRINCETON WOODS GENERAL PARTNERSHIP
D.B. 1771 PG. 1658
PID: 8289-27-0012
ZONE: SUBURBAN RES. MULTI: 6-16 UNITS
USE: RESIDENTIAL

GENERAL NOTES:

- THIS PLAN IS BASED ON THE FOLLOWING:
 - ALTRANS LAND TITLE SURVEY - "CHICK-FIL-A, INC." 3300 & 3350 PINE BLUFF DRIVE DUMFRIES MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA PREPARED BY: BOHLER ENGINEERING RES 5/21/2021 DATED: 3/17/21
 - DEVELOPER: CHICK-FIL-A 3300 BUFFINGTON ROAD ATLANTA, GA 30349-2998 CONTACT: BRENT EDMISTON PHONE: (336) 210-6072 FAX: (404) 765-8330
 - GPINS: 8289-27-4827 AND 8289-27-6909 SITE AREA = 2.739 AC
 - 2.739 ACRES (SUP AREA)
 - ZONE: B-1 (GENERAL COMMERCIAL)
 - BUILD REQUIREMENTS
 - | A. BUILDING SETBACK REQUIREMENTS | REQUIRED | PROVIDED |
|----------------------------------|----------|----------|
| FRONT (ROUTE 1) | 20' | ±34.6' |
| FRONT (PINE BLUFF DRIVE) | 20' | ±126.0' |
| REAR (NORTH) | 0 | ±7.8' |
| SIDE (NORTHWEST) | 25' | ±329.0' |
 - MINIMUM LOT WIDTH (SUP AREA) NONE ±119,315 S.F. (±2,739 AC)
 - MINIMUM LOT WIDTH (SUP AREA) NONE LIMITS OF SUP
 - MAXIMUM BUILDING HEIGHT 45' ±21'-0" 1/2"
 - MINIMUM OPEN SPACE 15% ±34%
 - MAXIMUM FLOOR AREA RATIO (FAR) 0.40 0.042
6. THE PROPOSED STRUCTURES SHOWN ARE WITHIN THE LIMITS OF THE SPECIAL USE PERMIT.
7. PARKING TABULATION: (SPECIAL USE PERMIT AREA)
- | 1 PER 75 NET SQ FT, MINIMUM 5 DESIGNATED SPACES (4,997 x 0.75) = 3,750 SF/75 | 50 | 95 |
|--|----|----|
| INCLUDED ADA SPACES | 4 | 4 |
| LOADING SPACES: | 1 | 1 |
| STACKING SPACES: | 11 | 30 |
8. THE SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
9. EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH PRINCE WILLIAM COUNTY AND THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION STANDARDS WILL BE PROVIDED WITH THE FINAL SITE PLAN.
10. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, PRINCE WILLIAM COUNTY, VIRGINIA AND INCORPORATED AREAS AS DEPICTED" AND 308 OF 328 "MAP NUMBERS 51153C0304E AND 51163C0308E, WITH A MAP REVISED DATE OF AUGUST 3, 2015.
11. ALL ON-SITE EASEMENTS WILL BE VERIFIED WITH FINAL ENGINEERING.
12. SIGN LOCATIONS ARE SUBJECT TO FINAL ENGINEERING.
13. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
14. AN EXISTING STORMWATER MANAGEMENT FACILITY IS LOCATED ONSITE AND WILL BE USED WITH REDEVELOPMENT. STORMWATER RUNOFF FROM THE SITE WILL BE DESIGNED IN ACCORDANCE WITH THE REDEVELOPMENT OPTION PER THE LOCAL AND STATE REQUIREMENTS.
15. AREA OF LIMITS OF DISTURBANCE IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
16. VEHICLE PER DAY COUNTS BASED ON 2021 CALCULATIONS.
17. PROPOSED BUILDING UTILITY LOCATIONS, RETAINING WALL, IF NEEDED, PLANTING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION IS TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.
18. DURING PEAK HOURS THE BYPASS MAY BE USED AS A THIRD DRIVE THRU LANE FOR ORDERING AND OR FOOD PICKUP.
19. LOCATION AND NUMBER OF MOBILE ORDER PICKUP SPACES IS SUBJECT TO CHANGE AT FINAL SITE PLAN.

LEGEND:

- LIMITS OF SUP AREA
- LIMITS OF DISTURBANCE

FUNCTIONAL CLASSIFICATION:

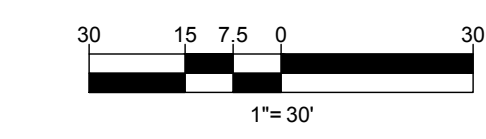
ROUTE 1: OTHER PRINCIPAL ARTERIAL, 45 MPH DESIGN SPEED
PINE BLUFF DRIVE: LOCAL ROAD, 30 MPH DESIGN SPEED

EXISTING EASEMENT LEGEND:

- | | |
|---|--|
| (A) SANITARY SEWER EASEMENT (7) D.B. 984 PG. 208 | (P) 15' V.E.P.C.O. EASEMENT (14) D.B. 1459 PG. 124 |
| (B) BUFFER AREA (2) D.B. 1660 PG.1912 M.B. 98 PG. 35 | (Q) VARIABLE WIDTH STORM DRAIN EASEMENT (22) INSTRUMENT #200501270013654 INSTRUMENT #200501270013655 |
| (C) 15' STORM DRAIN EASEMENT (2) D.B. 1660 PG.1912 M.B. 98 PG. 35 | (R) APPROX. LOCATION 26' PRIVATE INGRESS/EGRESS EASEMENT IN FAVOR OF PARCEL "B"-2" INSTRUMENT #200501270013654 INSTRUMENT #200501270013655 |
| (D) 15' WATERLINE EASEMENT (2) D.B. 1660 PG.1912 M.B. 98 PG. 35 | (S) APPROX. LOCATION OF SIGHT DISTANCE EASEMENT (22) INSTRUMENT #200501270013654 INSTRUMENT #200501270013655 |
| (E) 10' STREETLIGHT & UTILITY EASEMENT (2) D.B. 1660 PG.1912 M.B. 98 PG. 35 | (T) 25' SANITARY SEWER EASEMENT (22) INSTRUMENT #200501270013654 INSTRUMENT #200501270013655 |
| (F) APPROX. LOCATION OF 15' WATERLINE EASEMENT (2) D.B. 1660 PG.1912 M.B. 98 PG. 35 | (U) APPROX. LOCATION OF VARIABLE WIDTH PRIVATE INGRESS/EGRESS EASEMENT IN FAVOR OF PARCEL "B"-1" INSTRUMENT #200501270013654 INSTRUMENT #200501270013655 |
| (G) STORMWATER MANAGEMENT EASEMENT (2) D.B. 1660 PG.1912 M.B. 98 PG. 35 | (V) APPROX. LOCATION OF SIGHT DISTANCE EASEMENT (22) INSTRUMENT #200501270013654 INSTRUMENT #200501270013655 |
| (H) 15' WATERLINE EASEMENT (2) D.B. 1660 PG.1912 M.B. 98 PG. 35 | (W) RIGHT-OF-WAY RESERVATION IN FAVOR OF VIRGINIA DEPARTMENT OF HIGHWAYS (VDOT) INSTRUMENT #200501270013654 INSTRUMENT #200501270013655 |
| (I) 20' LANDSCAPE EASEMENT (10) D.B. 1754 PG. 944 M.B. 112 PG. 121 | (X) 10' LANDSCAPE AREA (22) INSTRUMENT #200501270013654 INSTRUMENT #200501270013655 |
| (J) SIGN EASEMENT (10) D.B. 1754 PG. 944 M.B. 112 PG. 121 | (Y) APPROX. LOCATION 15' WATERLINE EASEMENT (22) INSTRUMENT #200501270013654 INSTRUMENT #200501270013655 |
| (K) 15' WATERLINE EASEMENT (11) D.B. 1817 PG. 1803 M.B. 122 PG. 69 | (Z) 20' GAS PIPELINE EASEMENT (2) INSTRUMENT #200604070255637 |
| (L) VARIABLE WIDTH INGRESS/EGRESS EASEMENT (11) D.B. 1817 PG. 1803 M.B. 122 PG. 69 | (AA) PRIVATE 26' INGRESS/EGRESS EASEMENT (22) INSTRUMENT #201508020073616 |
| (M) 15' STREET LIGHT & UTILITY EASEMENT (11) D.B. 1817 PG. 1803 M.B. 122 PG. 69 | (BB) VARIABLE WIDTH TRAFFIC SIGNAL AND MAINTENANCE EASEMENT INSTRUMENT #201508040069920 |
| (N) 15' V.E.P.C.O. EASEMENT (12) D.B. 1829 PG. 495 | (CC) 6.5' TRAFFIC SIGNAL AND MAINTENANCE EASEMENT (17) INSTRUMENT #201508040069920 |
| (O) 15' V.E.P.C.O. EASEMENT (13) D.B. 1829 PG. 561 | (DD) 15' GAS PIPELINE EASEMENT (22) INSTRUMENT #201601290005879 |

HATCH LEGEND:

- PROP CANOPY
- PROP BUILDING
- EXISTING UNDERGROUND SWM FACILITY



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

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------------|-----------------|----------|------------|
| 1 | 11/10/2021 | COUNTY COMMENTS | DSH | JCW |
| 2 | 01/28/2022 | COUNTY COMMENTS | BSC | KSR |
| 3 | 03/23/2022 | COUNTY COMMENTS | DSH | KSR |

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PROJECT No.: V216501
DRAWN BY: DSH
DATE: 7/9/2021
CAD ID: SUPP-3

PROJECT:

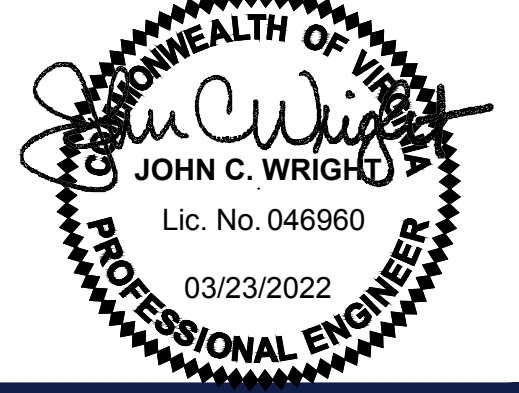
SPECIAL USE PERMIT



PROPOSED DEVELOPMENT
3300 & 3350 PINE BLUFF WOODS DRIVE
POTOMAC MAGISTERIAL EXHIBIT
PRINCE WILLIAM COUNTY, VIRGINIA

BOHLER

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



SHEET TITLE:

SPECIAL USE PERMIT

SHEET NUMBER:

2

REVISION 3 - 03/23/2022



VIRGINIA COMMONS
SECTION TWO
D.B. 1463 PG. 170
M.B. 69 PG. 122

LANDS OF
VIRGINIA COMMONS, L.L.C.
INSTR #200607310112168
PID: 8289-27-0012
ZONE: SUBURBAN RES MULTIF 6-16 UNITS
USE: RESIDENTIAL

COMMON AREA
KELLY'S RIDGE CENTER,
A CONDOMINIUM
INSTR #20150716057572
INSTR #20150716057573

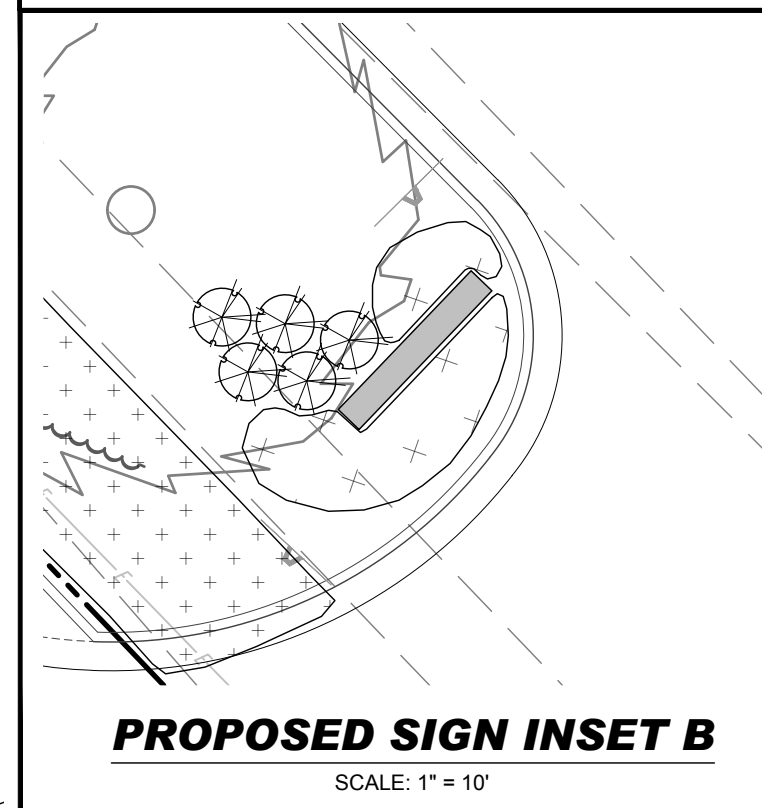
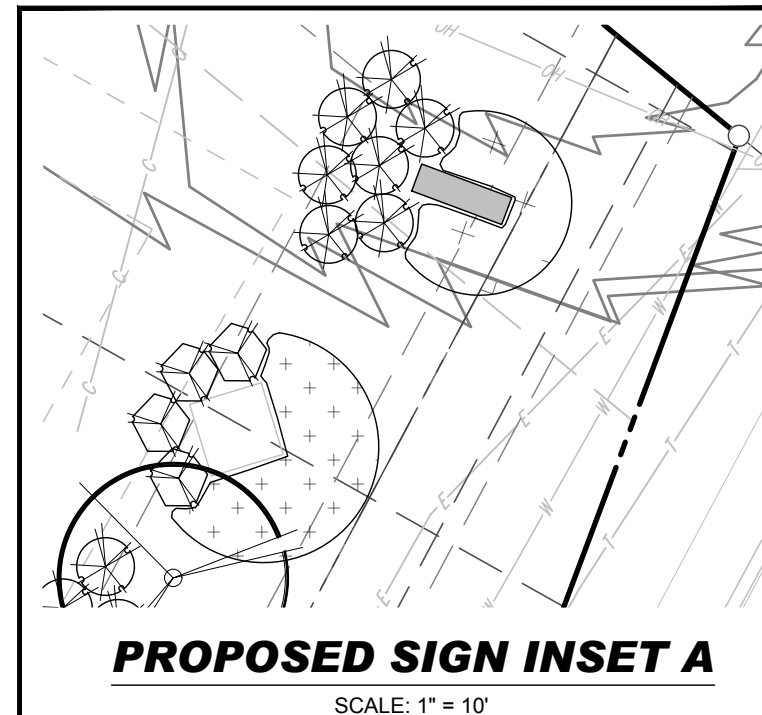
LANDS OF
KELLY'S RIDGE DEVELOPMENT, LLC
INSTR #20150716057572
INSTR #20150716057573
PID: 8289-27-0012
ZONE: GENERAL BUSINESS
USE: VACANT

KELLY'S RIDGE CENTER,
A CONDOMINIUM
INSTR #201612270105761

LANDS OF
SHOPPES AT KELLY'S RIDGE, LLC
INSTR #201612270105761
PID: 8289-27-0012
ZONE: GENERAL BUSINESS
USE: RETAIL

PHASE 1
PRINCETON WOODS, SECTION 2
M.D. 115 PG. 170
D.B. 1771 PG. 1658

LANDS OF
PRINCETON WOODS GENERAL PARTNERSHIP
D.B. 1771 PG. 1658
PID: 8289-27-0012
ZONE: SUBURBAN RES MULTIF 6-16 UNITS
USE: RESIDENTIAL



LEGEND

- PARKING LOT LARGE DECIDUOUS TREE
- PERIMETER LARGE DECIDUOUS TREE
- MEDIUM DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- LARGE EVERGREEN TREE
- MEDIUM EVERGREEN TREE
- SMALL EVERGREEN TREE
- SMALL OR MEDIUM SHRUB (EVERGREEN OR DECIDUOUS)
- LARGE SHRUB (EVERGREEN OR DECIDUOUS)
- ORNAMENTAL GRASS OR PERENNIAL PLANT BED

LEGEND

- EXISTING LANDSCAPING

LANDSCAPE SCHEDULES:

SCHEDULE C
PARKING LOT INTERIOR PLANTING

| | |
|--|------------------|
| 1) AREA OF PARKING LOT: | 66,612 SF |
| 2) INTERIOR LANDSCAPED AREA PROVIDED: 66,612 SF X 5%: | 3,331 SF |
| INTERIOR LANDSCAPED AREA PROVIDED: | 4,935 SF (7.41%) |
| 3) NUMBER OF LARGE/MEDIUM TREES REQUIRED: 3.331 X 1/200: | 17 TREES |
| NUMBER OF LARGE/MEDIUM TREES PROVIDED: | 23 TREES |

SCHEDULE B
NON-RESIDENTIAL STRIP ALONG RIGHT OF WAY (SE - JEFFERSON DAVIS HWY - US RTE 1)

| | | |
|--|-------------------|---|
| 1) LINEAR FEET OF STREET FRONTAGE | 189 LF | |
| 2) TOTAL NUMBER OF PLANT UNITS REQUIRED (130 PU/ 100 LF) | 246 PU | |
| 3) NUMBER OF PLANTS PROVIDED: | EXISTING PROPOSED | |
| 0 | 3 | LARGE DECIDUOUS TREES X 10 P.U. = 30 PU |
| 0 | 0 | LARGE EVERGREEN TREES X 10 P.U. = 0 PU |
| 0 | 0 | EVERGREEN UNDERSTORY TREES X 5 P.U. = 0 PU |
| 0 | 4 | DECIDUOUS UNDERSTORY TREES X 5 P.U. = 20 PU |
| 0 | 84 | SHRUBS X 2 P.U. = 168 PU |
| 0 | 0 | ORNAMENTAL GRASSES X 1 P.U. = 0 PU |
| 0 | 120 | PERENNIALS X 25 P.U. = 30 PU |
| 4) TOTAL NUMBER OF PLANT UNITS PROVIDED: | 248 PU | |

SCHEDULE B
NON-RESIDENTIAL STRIP ALONG RIGHT OF WAY (SW - PINE BLUFF DRIVE)

| | | |
|--|-------------------|---|
| 1) LINEAR FEET OF STREET FRONTAGE | 515 LF | |
| 2) TOTAL NUMBER OF PLANT UNITS REQUIRED (130 PU/ 100 LF) | 670 PU | |
| 3) NUMBER OF PLANTS PROVIDED: | EXISTING PROPOSED | |
| 0 | 0 | LARGE DECIDUOUS TREES X 10 P.U. = 60 PU |
| 0 | 0 | LARGE EVERGREEN TREES X 10 P.U. = 0 PU |
| 0 | 0 | EVERGREEN UNDERSTORY TREES X 5 P.U. = 0 PU |
| 4 | 0 | DECIDUOUS UNDERSTORY TREES X 5 P.U. = 20 PU |
| 0 | 260 | SHRUBS X 2 P.U. = 520 PU |
| 0 | 52 | ORNAMENTAL GRASSES X 1 P.U. = 52 PU |
| 0 | 80 | PERENNIALS X 25 P.U. = 20 PU |
| 4) TOTAL NUMBER OF PLANT UNITS PROVIDED: | 672 PU | |

SCHEDULE A
BUFFER AREA PLANTING (NW PROPERTY LINE)

| | | |
|--|-------------------|---|
| 1) MINIMUM REQUIRED BUFFER AREA (A, B, C): | C | |
| 2) MINIMUM WIDTH OF LANDSCAPED YARD | 50 FEET | |
| 3) LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY: | 188 LF | |
| 4) PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND: | *41.73% | |
| 5) FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA: | NO | |
| 6) NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: [(320/ 100) X 188] X **0.5827 = | 351 PU | |
| 3) NUMBER OF PLANTS PROVIDED: | EXISTING PROPOSED | |
| 0 | 6 | LARGE DECIDUOUS TREES X 10 P.U. = 60 PU |
| 0 | 3 | LARGE EVERGREEN TREES X 10 P.U. = 30 PU |
| 0 | 5 | EVERGREEN UNDERSTORY TREES X 5 P.U. = 25 PU |
| 0 | 6 | DECIDUOUS UNDERSTORY TREES X 5 P.U. = 30 PU |
| 0 | 77 | SHRUBS X 2 P.U. = 154 PU |
| 0 | 60 | ORNAMENTAL GRASSES X 1 P.U. = 60 PU |
| 0 | 0 | PERENNIALS X 25 P.U. = 0 PU |
| 4) TOTAL NUMBER OF PLANT UNITS PROVIDED: | 359 PU | |

* 41.73% = 251 PU PROVIDED THROUGH EXISTING/ PRESERVED TREE CANOPY
** 100% - 41.73% = 58.27%

SCHEDULE E
PARKING LOT PERIMETER AREA (NE PROPERTY LINE)

| | | |
|---|-------------------|---|
| 1) LINEAR FEET OF STREET FRONTAGE | 575 LF | |
| 2) TOTAL NUMBER OF PLANT UNITS REQUIRED (80 PU/ 100 LF) | 461 PU | |
| 3) NUMBER OF PLANTS PROVIDED: | EXISTING PROPOSED | |
| 0 | 0 | LARGE DECIDUOUS TREES X 10 P.U. = 0 PU |
| 0 | 0 | LARGE EVERGREEN TREES X 10 P.U. = 0 PU |
| 0 | 0 | EVERGREEN UNDERSTORY TREES X 5 P.U. = 0 PU |
| 0 | 8 | DECIDUOUS UNDERSTORY TREES X 5 P.U. = 40 PU |
| 0 | 247 | SHRUBS X 2 P.U. = 494 PU |
| 0 | 50 | ORNAMENTAL GRASSES X 1 P.U. = 50 PU |
| 0 | 80 | PERENNIALS X 25 P.U. = 20 PU |
| 4) TOTAL NUMBER OF PLANT UNITS PROVIDED: | 604 PU | |

SCHEDULE D
TREE COVER CALCULATIONS

| | |
|--|---|
| TREE COVER REQUIRED | |
| 1) GROSS SITE AREA: | ±119,315 S.F. (±2.74 AC) |
| 2) PERCENT OF TREE COVER REQUIRED: | 10% (COMMERCIAL) |
| 3) TOTAL AREA OF TREE COVER REQUIRED: | 11,932 S.F. |
| TREE COVER PROVIDED | |
| 4) TREE COVER FROM PROPOSED LANDSCAPING: | 12,200 S.F. |
| 5) EXISTING TREE COVER: | (3,923 SF X 1.5 MULTIPLIER) = ±5,884 S.F. |
| 6) TOTAL TREE COVER PROVIDED: | ±18,084 S.F. (15.16%) |

NOTES

- FINAL LANDSCAPING CALCULATIONS AND QUANTITIES TO BE DETERMINED IN CONJUNCTION WITH SITE PLAN REVIEW.
- PLANT LOCATIONS MAY BE ADJUSTED AT TIME OF SITE PLAN DUE TO FINAL ENGINEERING OF UTILITIES AND SIGHT DISTANCE CALCULATIONS IN CONJUNCTION WITH VDOT DESIGN.
- NATIVE PLANTS ARE TO BE USED EXCLUSIVELY TO FULFILL THE PLANTING DESIGN AT TIME OF SITE PLAN.
- ANY PERVIOUS AREA DISTURBED BY THIS PROJECT WILL BE PLANTED OR STABILIZED WITH PERMANENT DOUBLE SHREDDED HARD WOOD MULCH. LAWN AND GRASS AREAS SHALL BE REDUCED TO THE GREATEST EXTENT POSSIBLE.
- SOIL REMEDIATION WILL NOT OCCUR IN PLANTING AREAS OUTSIDE OF THE PROPOSED LIMITS OF DISTURBANCE TO BE DETERMINED AT THE TIME OF SITE PLAN. SOIL REMEDIATION WILL FOLLOW THE REQUIREMENTS OF THE DEVELOPMENT CONDITIONS ASSOCIATED WITH THE PROJECT AT TIME OF BOARD OF SUPERVISORS APPROVAL FOR PROPOSED PLANTINGS WITHIN THE LIMITS OF DISTURBANCE.

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

REVISIONS

| REV | DATE | COMMENT | DRAWN BY |
|-----|------------|-----------------|----------|
| 1 | 11/10/2021 | COUNTY COMMENTS | DSH |
| 2 | 01/28/2022 | COUNTY COMMENTS | BSC |
| 3 | 03/23/2022 | COUNTY COMMENTS | KSR |

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: V216501
DRAWN BY: DSH
DATE: 7/9/2021
CAD ID: SUPP-3

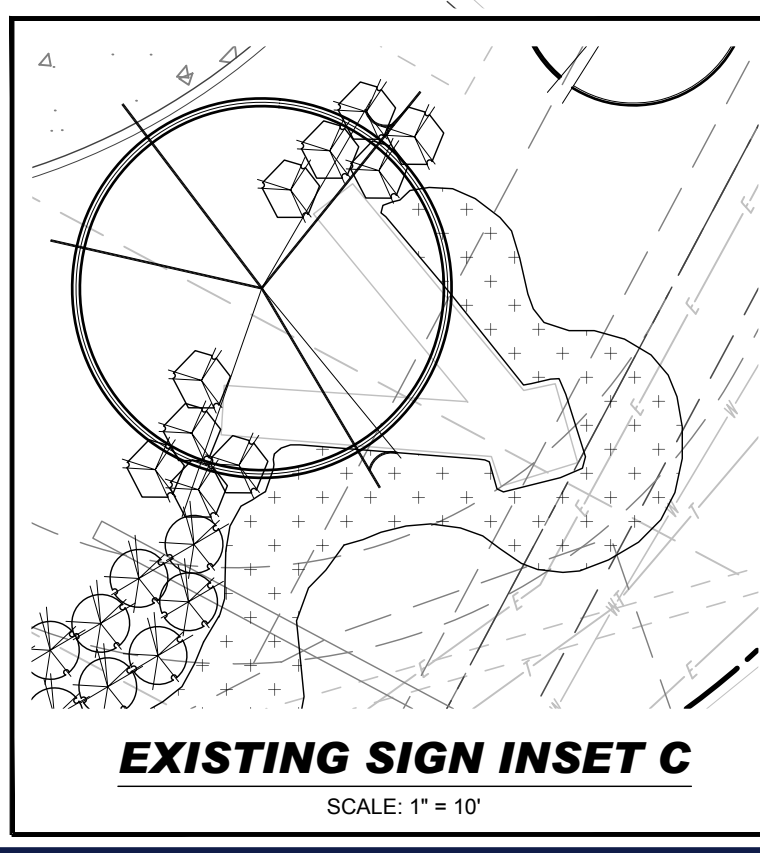
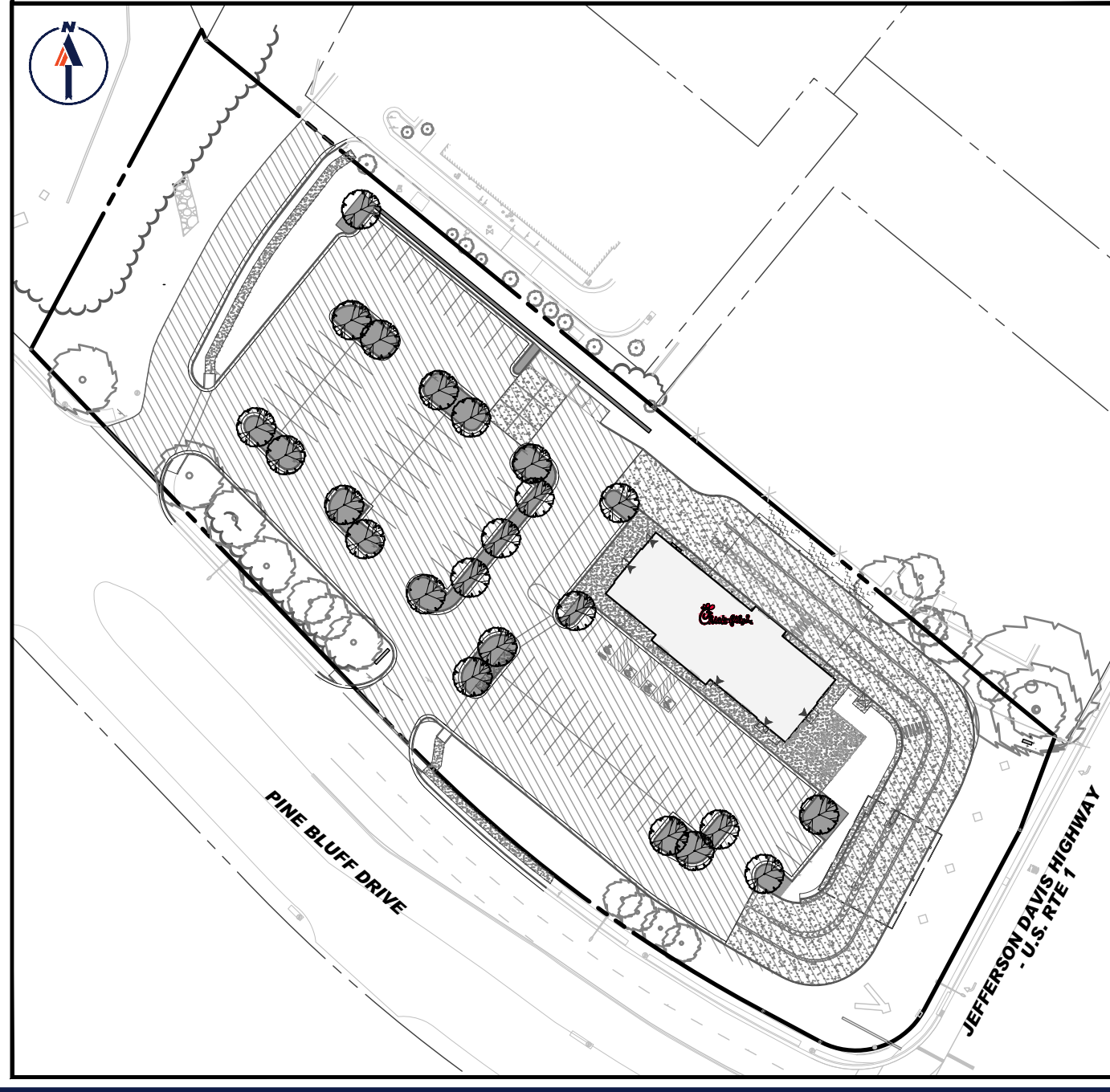
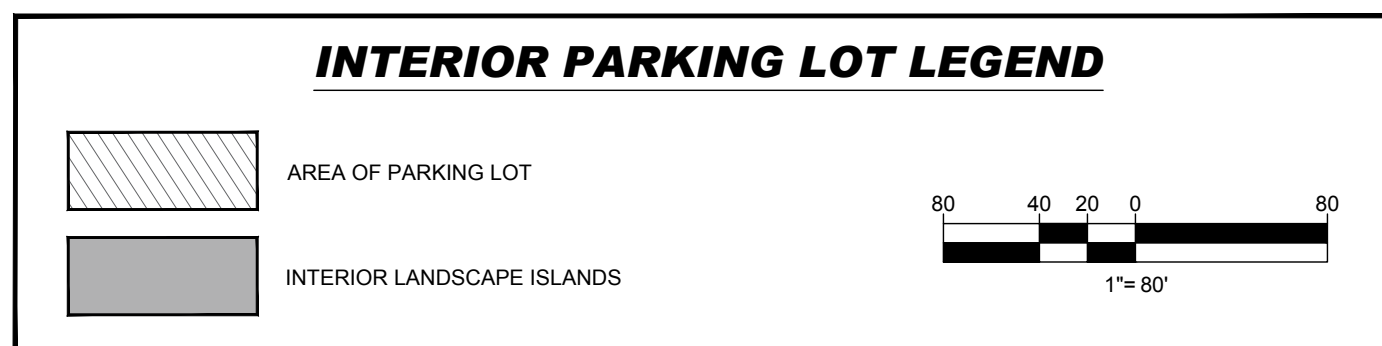
SPECIAL USE PERMIT

Chick-fil-A
PROPOSED DEVELOPMENT
3300 & 3350 PINE BLUFF WOODS DRIVE
POTOMAC MAGISTERIAL EXHIBIT
PRINCE WILLIAM COUNTY, VIRGINIA

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

LANDSCAPE ARCHITECT
NICHOLAS T. GEORGAS
Cert. No. 001653
03/23/2022

SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
3
REVISION 3 - 03/23/2022



Mar 22, 2022
 H:\1151\1801\DRAWINGS\PLAN SETS\SUPP\216501_1_LANDSCAPE PLAN - LAYOUT - 3_LANDSCAPE PLAN

ILLUSTRATIVE BUILDING ELEVATIONS

November 10, 2021



1 EXTERIOR ELEVATION



2 EXTERIOR ELEVATION

EXTERIOR ELEVATIONS

04916, PRINCETON WOODS, 3330 Pine Bluff Drive, Dumfries, VA 22026

11/18/21

THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.





1 EXTERIOR ELEVATION



2 EXTERIOR ELEVATION

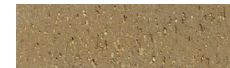
EXTERIOR FINISHES



EC-1
PREFINISHED METAL COPING



ST-1
STOREFRONT



BR-A
BRICK VENEER



PT-113
EXTERIOR PAINT



BR-B
BRICK VENEER



CP-1
CANOPY FASCIA

EXTERIOR ELEVATIONS

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11/18/2021 12:50:41 PM
A306



1 PERSPECTIVE VIEW - FRONT LEFT

PERSPECTIVE VIEW

04916, PRINCETON WOODS, 3330 Pine Bluff Drive, Dumfries, VA 22026

11/18/21

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11/18/2021 12:50:28 PM
K301



1 PERSPECTIVE VIEW - FRONT RIGHT

PERSPECTIVE VIEW

04916, PRINCETON WOODS, 3330 Pine Bluff Drive, Dumfries, VA 22026

11/18/21

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11/18/2021 12:50:28 PM
K302



1 PERSPECTIVE VIEW - REAR RIGHT

PERSPECTIVE VIEW

04916, PRINCETON WOODS, 3330 Pine Bluff Drive, Dumfries, VA 22026

11/18/21

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1 PERSPECTIVE VIEW -REAR LEFT

PERSPECTIVE VIEW

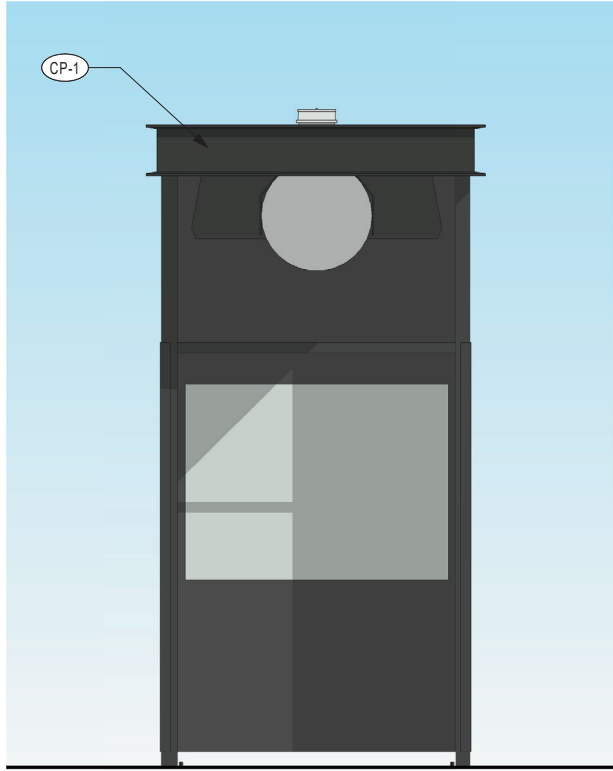
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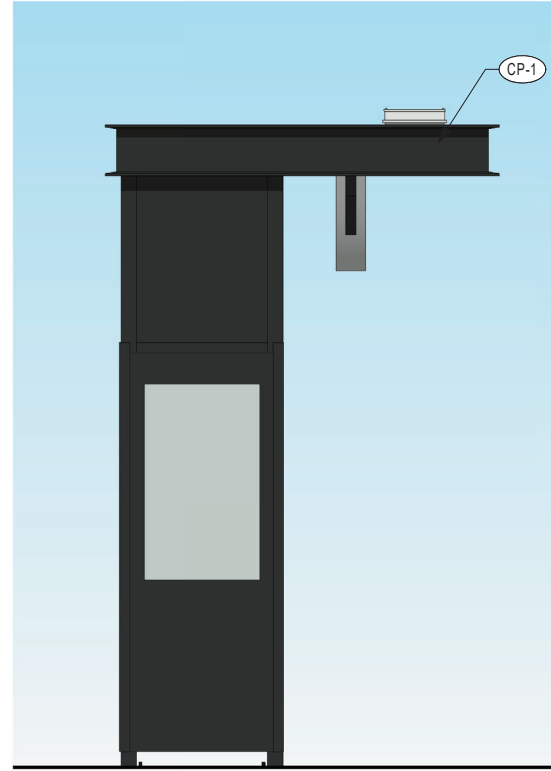
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1 FRONT ELEVATION



2 SIDE ELEVATION

CASH PAD KIOSK ELEVATIONS

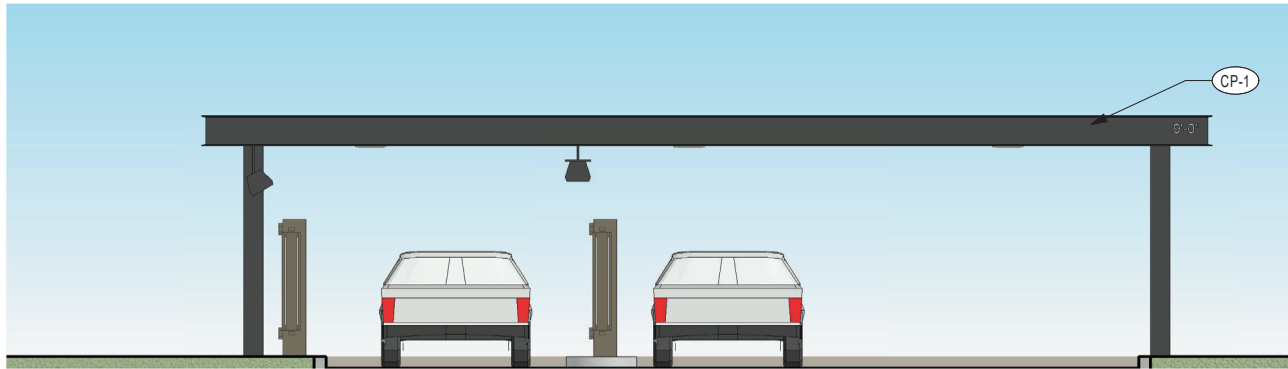
04916, PRINCETON WOODS, 3330 Pine Bluff Drive, Dumfries, VA 22026

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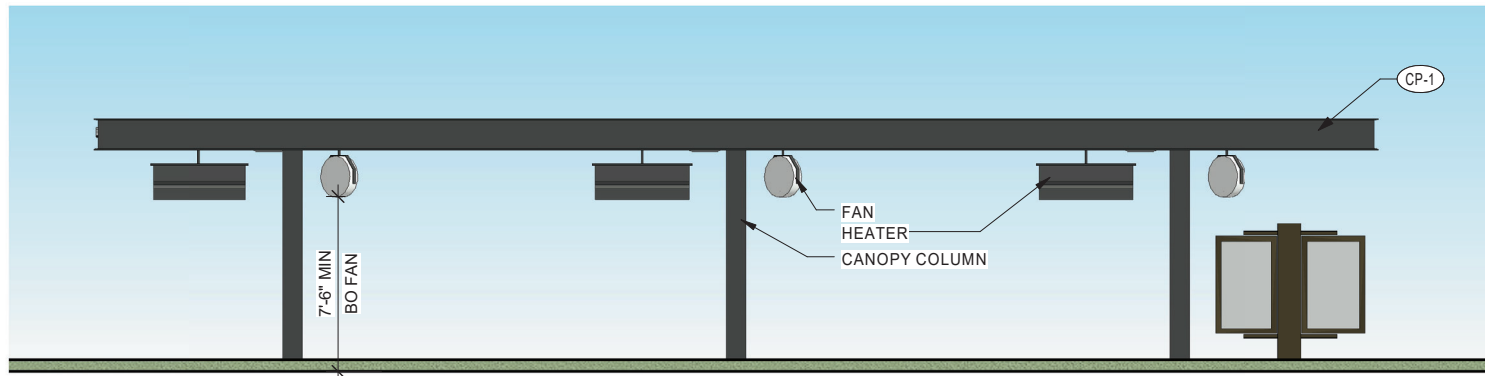
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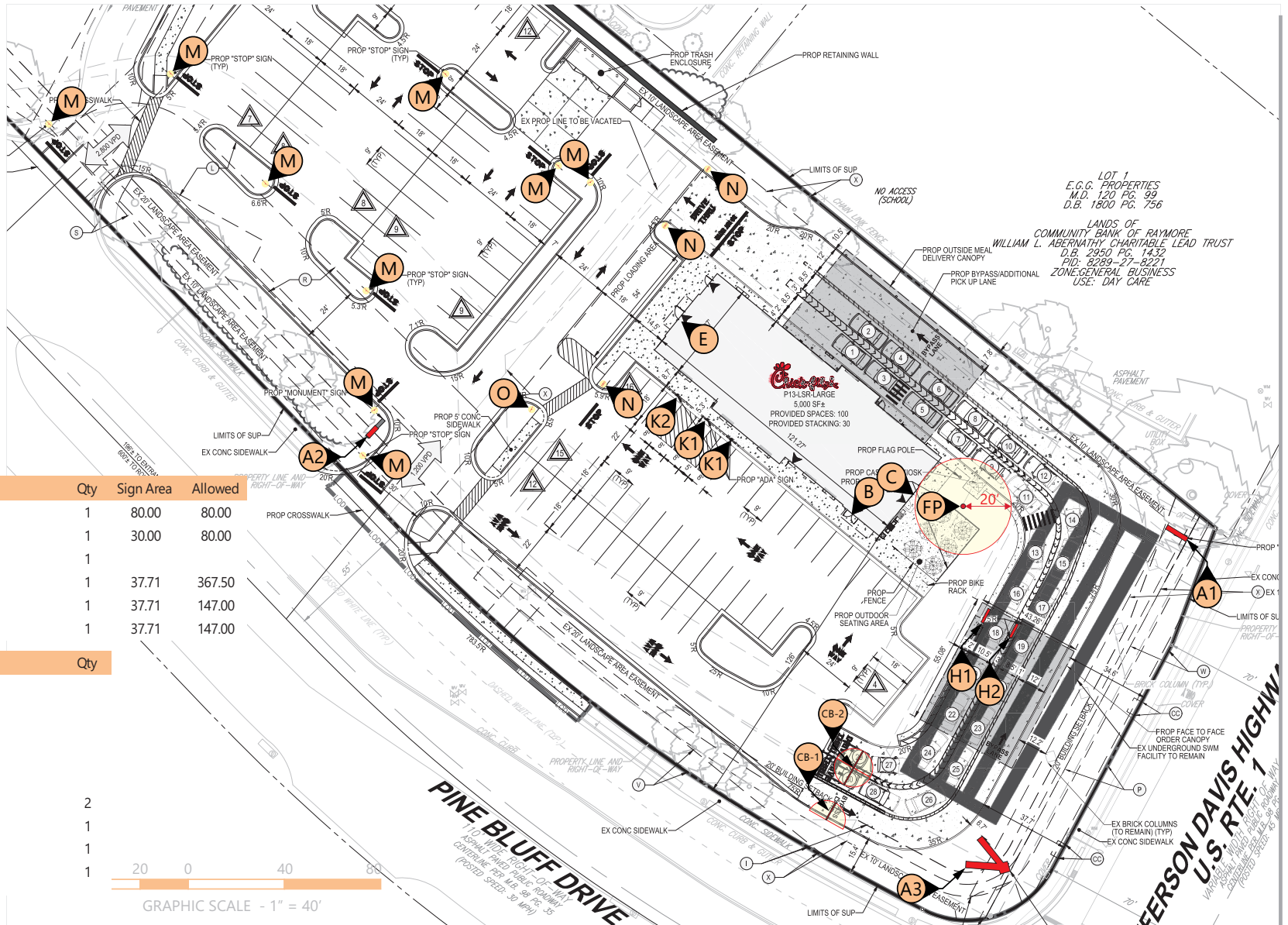


1 ENTRY ELEVATION



2 SIDE ELEVATION

F2F CANOPY ELEVATIONS



LOT 1
E.G.G. PROPERTIES
M.D. 120 PG. 99
D.B. 1800 PG. 756

LANDS OF
COMMUNITY BANK OF RAYMORE
WILLIAM L. ABERNATHY CHARITABLE LEAD TRUST
D.B. 2950 PG. 1432
D.P. 8299-27-8221
ZONE: GENERAL BUSINESS
USE: DAY CARE

| Item | Description | Qty | Sign Area | Allowed |
|------|---------------------------|-----|-----------|---------|
| A1 | Main ID Sign | 1 | 80.00 | 80.00 |
| A2 | Main ID Sign | 1 | 30.00 | 80.00 |
| A3 | Community Sign to remain | 1 | | |
| B | Wall Sign - Script 5' set | 1 | 37.71 | 367.50 |
| C | Wall Sign - Script 5' set | 1 | 37.71 | 147.00 |
| E | Wall Sign - Script 5' set | 1 | 37.71 | 147.00 |

| Item | Description | Qty |
|-------|-----------------------------|-----|
| H1/H2 | Menu Board (Lane 1)(Lane 2) | 2 |
| CB-1 | Clearance Bar (single) | 1 |
| CB-2 | Clearance Bar (double) | 1 |
| FP | Flag pole (40') | 1 |



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404.361.3800
www.claytonsigns.com

SITE PLAN

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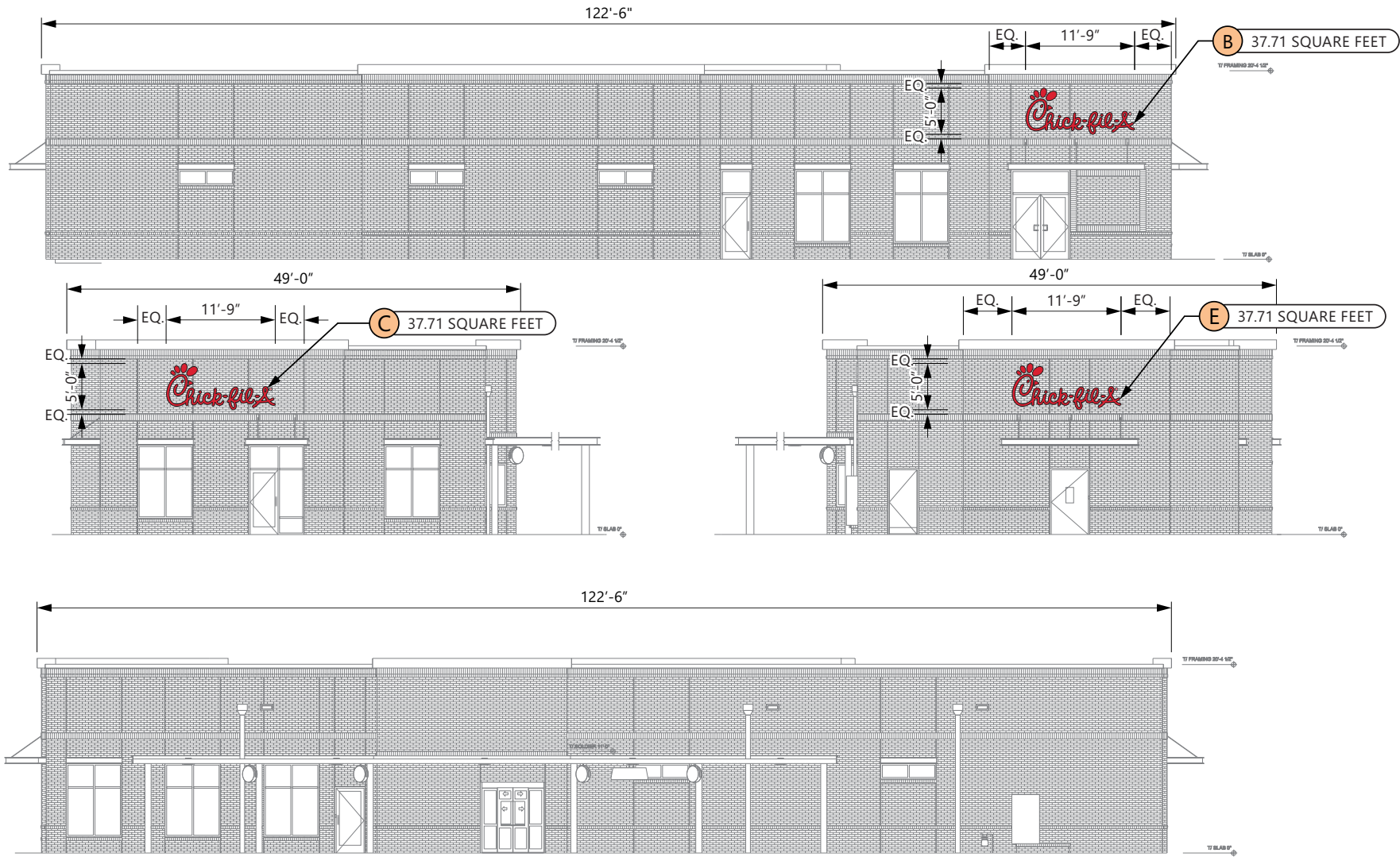
DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE April 23, 2021
REVISION DATE January 17, 2022

| STORE NUMBER | STORE ADDRESS |
|--------------|--|
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BUILDING
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**LOCATION
A1**



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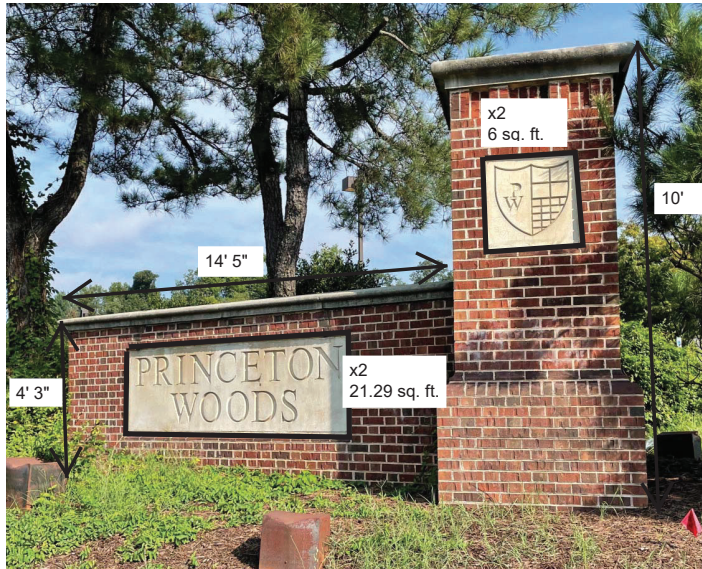
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LOCATION
A2

SPECIFICATIONS

EXISTING COMMUNITY SIGN TO REMAIN.
NO WORK TO BE PERFORMED ON SIGN.



ELEVATION
NOT TO SCALE



ELEVATION
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EXISTING COMMUNITY SIGN

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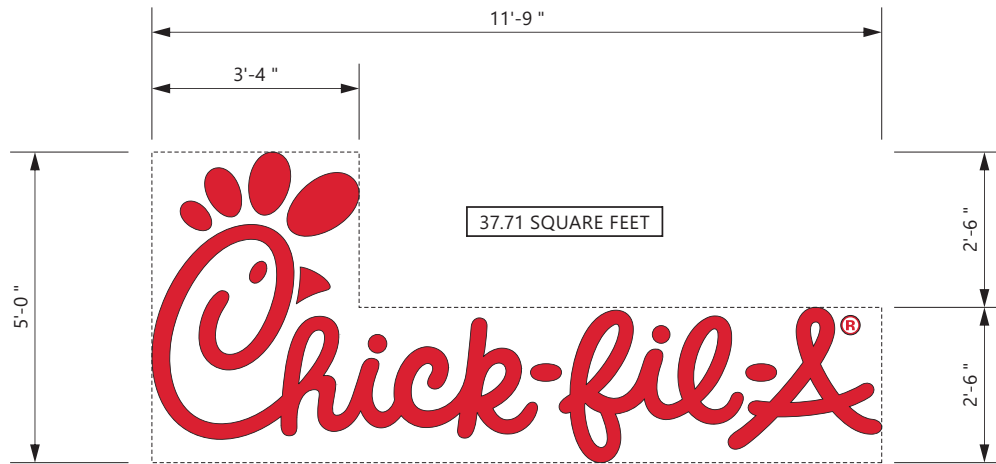
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UNLESS
OTHERWISE INDICATED

DRAWN BY Ben Holliday
ACCOUNT REP. Ben Holliday
DRAWING DATE April 23, 2021
REVISION DATE January 17, 2022

| STORE NUMBER | STORE ADDRESS |
|--------------|--|
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LOCATION
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 CHANNEL LETTERS

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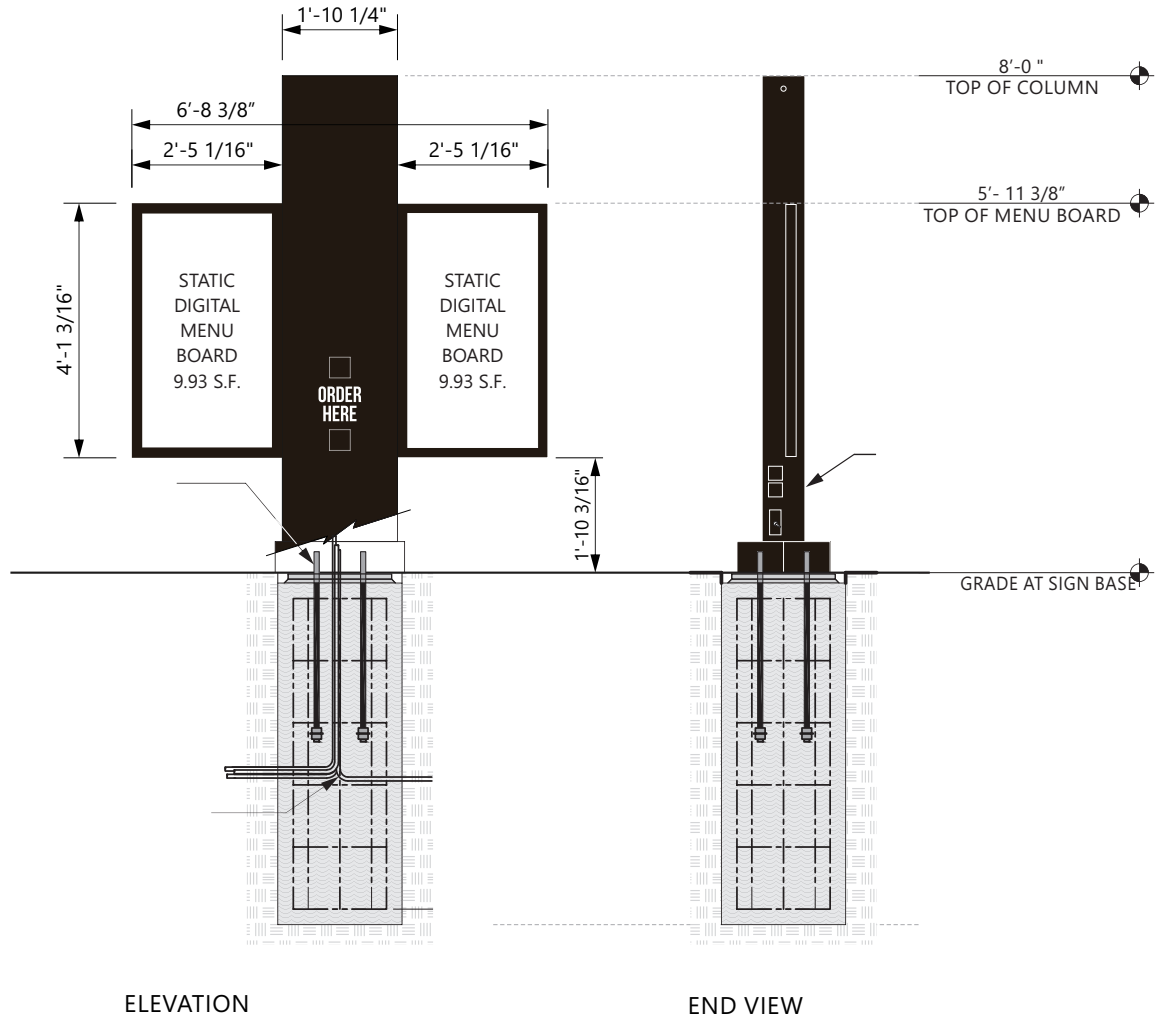
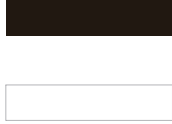
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 DRAWING DATE April 23, 2021
 REVISION DATE January 17, 2022

| STORE NUMBER | STORE ADDRESS |
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LOCATION
 B,C,E

COLORS



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**STATIC DIGITAL DRIVE-THRU
 MENU BOARDS**

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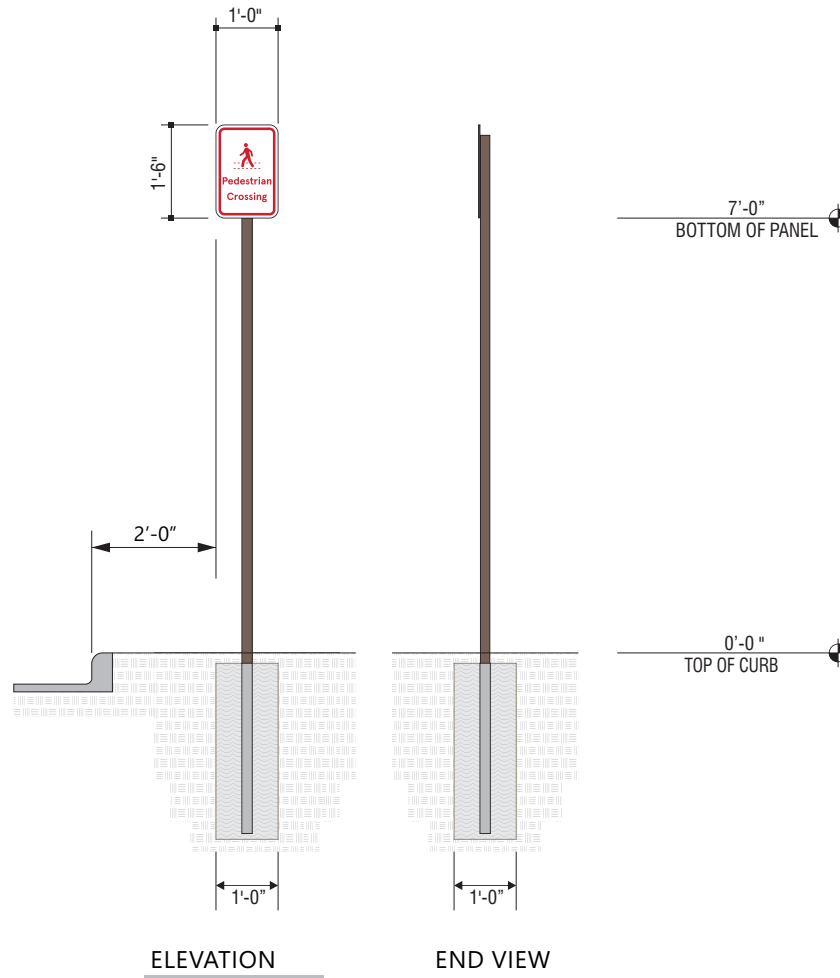
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|---------------|--|
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**LOCATION
 H1/H2**



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DOT REGULATORY TRAFFIC SIGNS

DRAWING FILE - CFA - DUMFRIES, VA (PRINCETON) SIGNAGE.CDR

ALL ELECTRICAL
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 OTHERWISE INDICATED

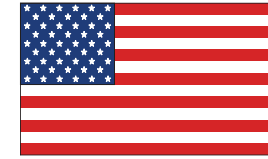
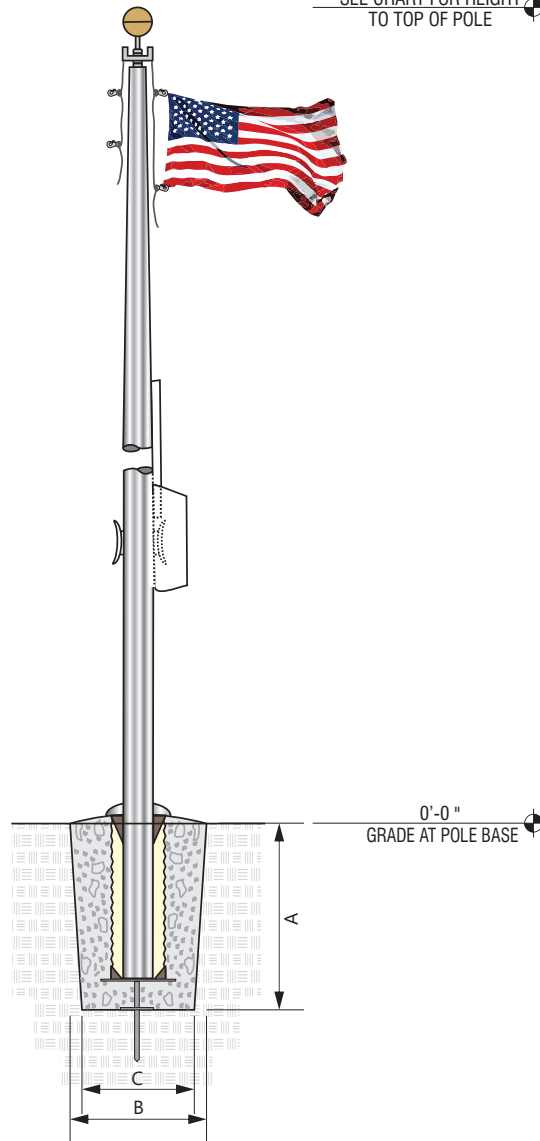
DRAWN BY Ben Holliday
 ACCOUNT REP. Ben Holliday
 DRAWING DATE April 23, 2021
 REVISION DATE January 17, 2022

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LOCATION
 L

SEE CHART FOR HEIGHT
TO TOP OF POLE



FLAG SIZES

| POLE | A | B | MATERIAL |
|------|-------|-------|------------|
| 20' | 3'0" | 5'0" | POLYESTHER |
| 25' | 4'0" | 6'0" | POLYESTHER |
| 30' | 5'0" | 8'0" | POLYESTHER |
| 35' | 6'0" | 10'0" | POLYESTHER |
| 40' | 8'0" | 12'0" | POLYESTHER |
| 45' | 8'0" | 12'0" | POLYESTHER |
| 50' | 12'0" | 18'0" | POLYESTHER |

FOUNDATION SIZES

| HEIGHT | A | B | C |
|--------|------|-----|-----|
| 20' | 3'6" | 30" | 24" |
| 25' | 3'6" | 30" | 24" |
| 30' | 3'6" | 30" | 24" |
| 35' | 4'0" | 36" | 30" |
| 40' | 4'6" | 42" | 36" |
| 45' | 5'0" | 48" | 42" |
| 50' | 5'6" | 48" | 42" |

GROUND SLEEVE AND CONCRETE INSTALLED
BY THE GENERAL CONTRACTOR
POLE INSTALLED ON PRE-INSTALLED GROUND
SLEEVE BY SIGN CONTRACTOR



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FLAG POLE

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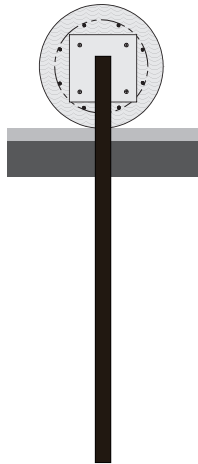
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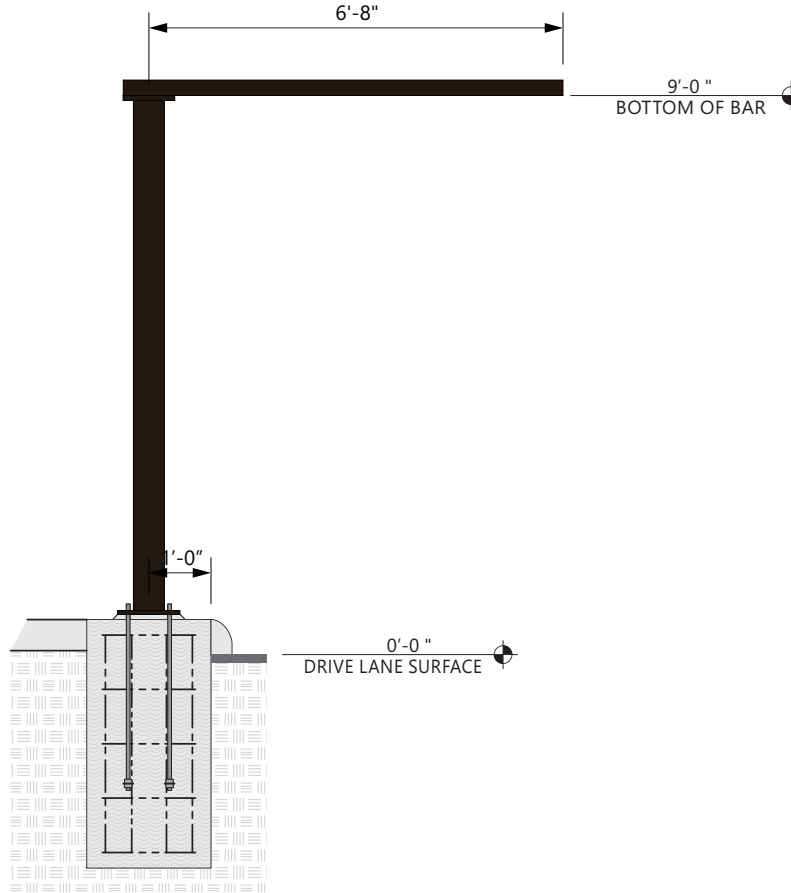
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LOCATION
FP

COLORS



PLAN VIEW



ELEVATION



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**DRIVE-THRU
 CLEARANCE BAR**

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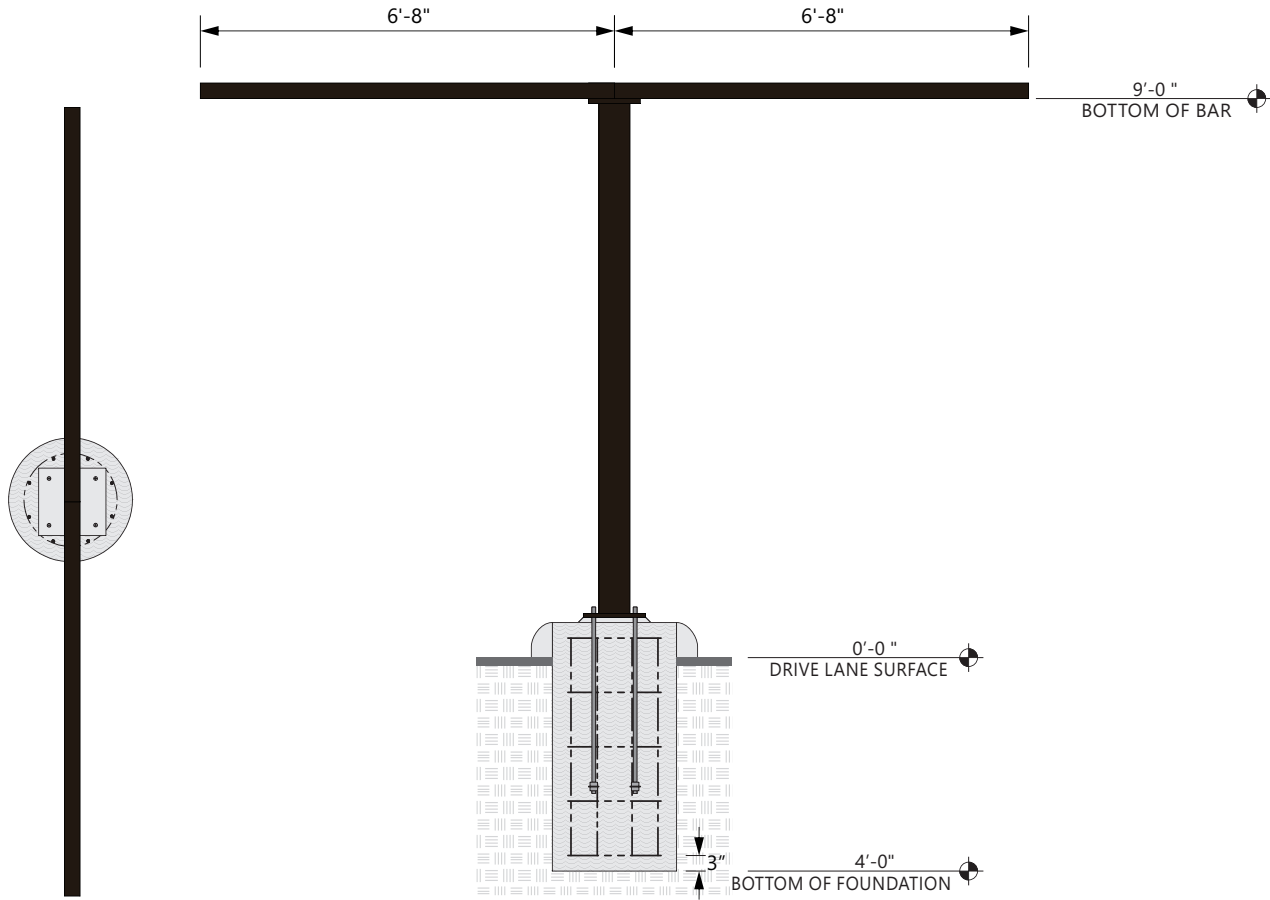
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LOCATION
CB-1

COLORS



PLAN VIEW

ELEVATION



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**DRIVE-THRU
 CLEARANCE BAR**

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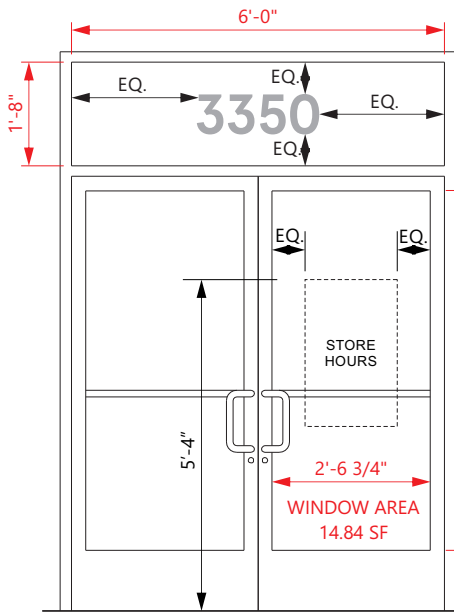
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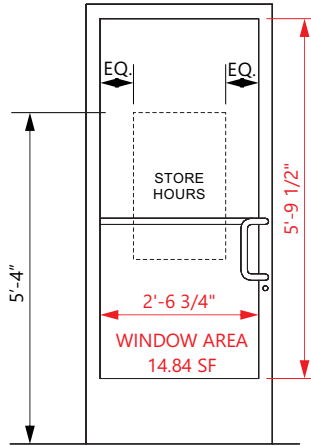
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LOCATION
CB-2



ELEVATION

WINDOW AREA
10.00 SF



ELEVATION

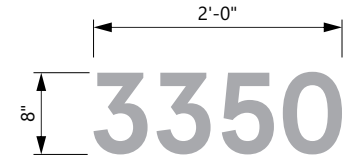
WINDOW AREA
14.84 SF

GRAPHICS AREA 3.50 SF (23.58% OF WINDOW)



ELEVATION

GRAPHICS AREA 1.33 SF (13.30% OF WINDOW)



NOT TO SCALE



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WINDOW GRAPHICS

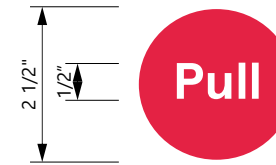
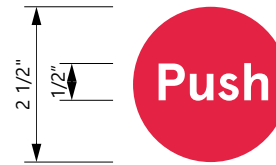
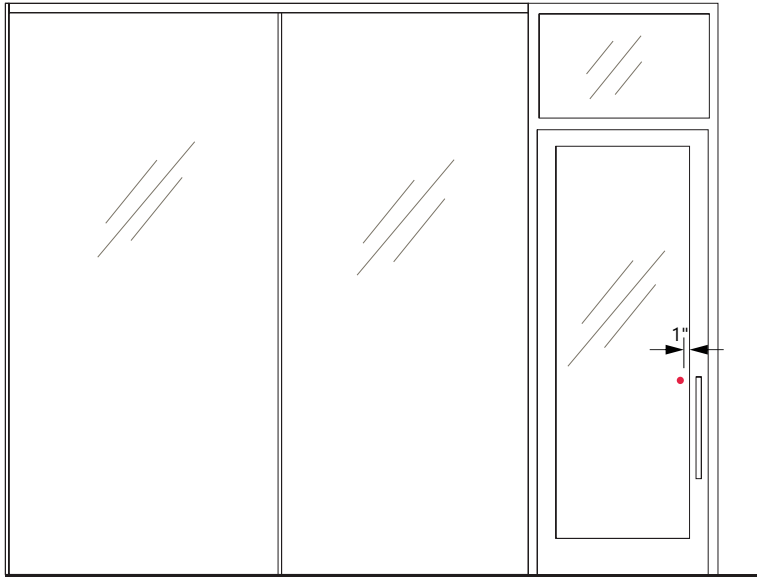
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INTERIOR DOOR GRAPHICS

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