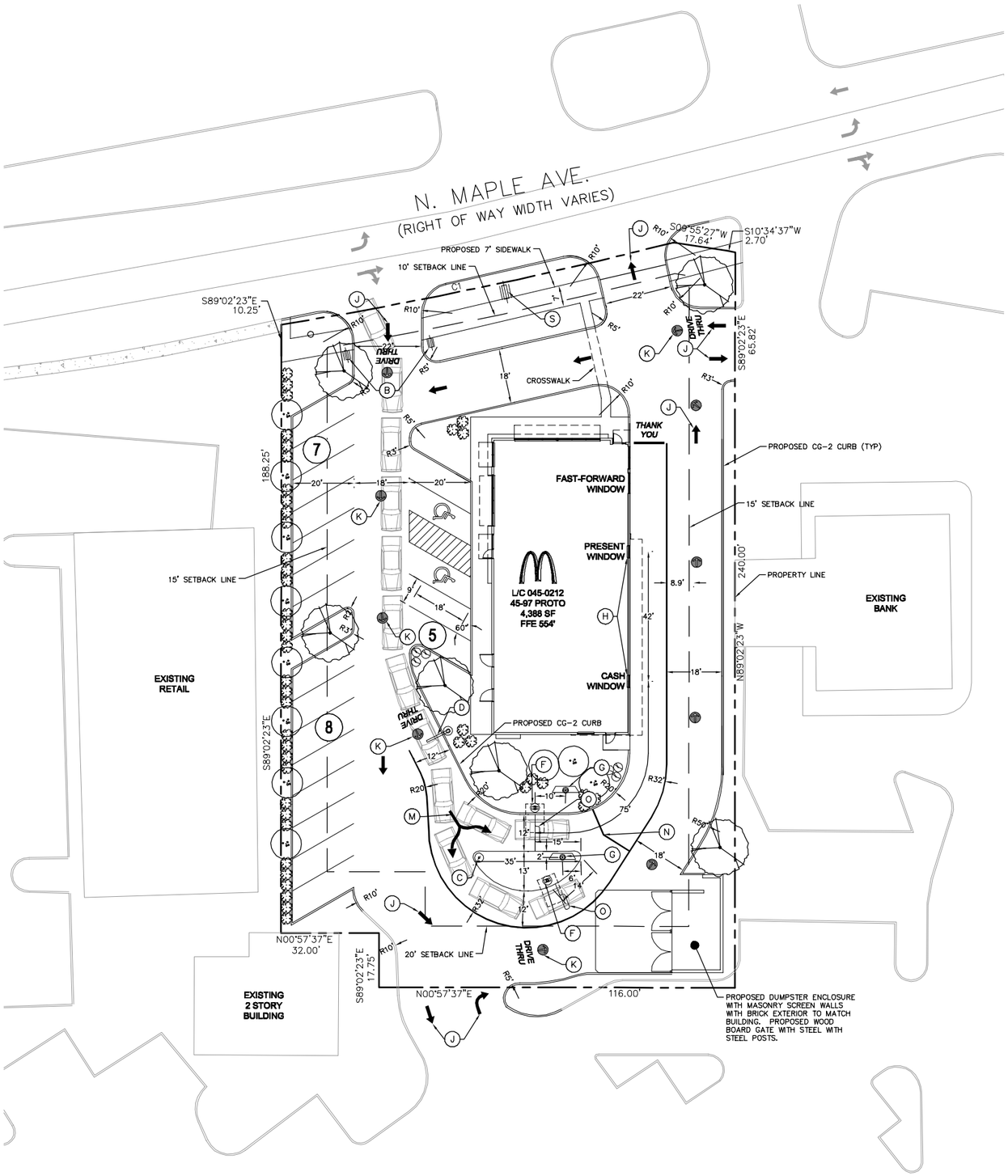
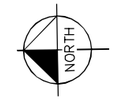
McDONALD'S - PURCELLVILLE
SPECIAL USE PERMIT CONCEPT PLAN

FOR EATING ESTABLISHMENT OVER 4,000 SQUARE FEET WITH DRIVE-THROUGH SERVICE





GRAPHIC SCALE IN FEET
0 10 20 40

Curve Table					
Curve #	Radius	Length	Ch. Brg.	Ch. Dist.	Delta
C1	1457.00	130.76	S10°55'52"E	130.72	05°08'32"

SITE DATA

LOCATION:	PURCELLVILLE, VA	
ADDRESS:	121 N. MAPLE AVENUE	
ZONING:	MIXED COMMERCIAL	
LAND USE:	EATING ESTABLISHMENT WITH DRIVE-THROUGH	
BUILDING HEIGHT:	25'-6" MAX	
SITE AREA:	33,540 SF	0.77 AC
BUFFER YARDS:	NONE REQUIRED PER ADJACENT ZONING	
SEATING CAPACITY:	87	
LOT COVERAGE:	33,540 SF	100%
BUILDING AREA:	4,388 SF	13.1%
IMPERVIOUS AREA:	22,364 SF	66.7%
LANDSCAPE AREA:	6,788 SF	20.2%

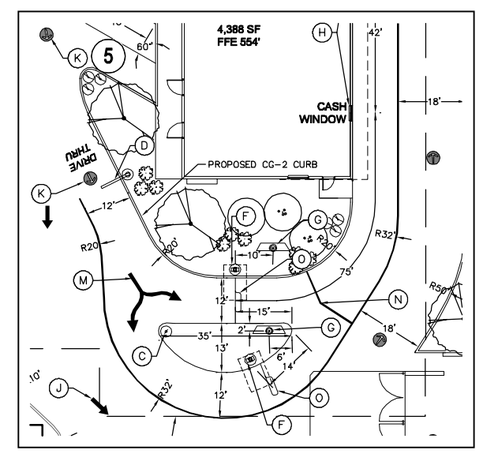
PARKING SUMMARY

REQUIRED PARKING RATIO: N/A. McDONALD'S TO PROVIDE LETTER TO SUPPORT PROVIDED PARKING COUNT

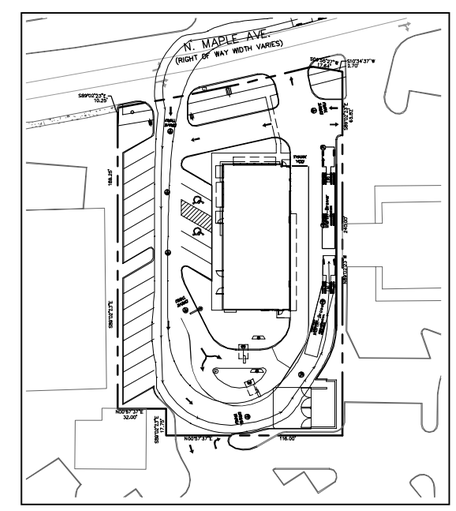
	EXISTING	PROVIDED
STANDARD	36	18
ACCESSIBLE PER ADA	2	2
TOTAL PARKING	38	20

SITE LEGEND

A. HIGHWAY OR ROAD SIGN (AS ALLOWED) WITH READER BOARD (OPTIONAL) - MONUMENT SIGN ALTERNATIVE
B. DIRECTIONAL SIGN
C. "ANY TIME-ANY LANE" BOLLARD SIGN
D. GATEWAY (SINGLE OR DOUBLE ARM)
E. PRE-SELL BOARD (OPTIONAL)
F. DRIVE-THRU CANOPY WITH BUILT IN COD
G. MENU BOARD
H. NEXTGEN WINDOW POSITION SIGNS
I. DRIVE-THRU PULL FORWARD/PARK SIGNS
J. DIRECTIONAL ARROW
K. McDONALDS GOLD STANDARD TRAFFIC ARROW (PMS 123 YELLOW)
L. 6" STRIPE (PMS 123 YELLOW)
M. DOUBLE HEADED ARROW (PMS 123 YELLOW)
N. MERGE POINT
O. LOOP DETECTOR
P. FLAG POLE
Q. PULL FORWARD SPACE
R. RESERVED DRIVE-THRU SIGN
S. PROPOSED SIGN



DRIVE THRU DETAIL
SCALE: 1"=20'



TRUCK ROUTE ACCESS DETAIL
SCALE: 1" = 50'

NOTE: THIS CONCEPTUAL SITE PLAN IS BASED ON LIMITED AVAILABLE INFORMATION WHICH MAY INCLUDE AERIAL PHOTOGRAPHY, GIS DATA, AND TAX MAP INFORMATION. IT IS INTENDED AS PRELIMINARY, FOR THE PURPOSE OF UNDERSTANDING A POTENTIAL SITE CONFIGURATION. LOCAL LAND DEVELOPMENT CODE COMPLIANCE, ACCESS POINTS, SPECIFIC TENANT REQUIREMENTS, ETC. HAVE NOT BEEN REVIEWED OR CONFIRMED WITH LOCAL JURISDICTIONAL AGENCIES DURING THE PREPARATION OF THIS CONCEPTUAL SITE PLAN. THIS PLANS WAS PREPARED WITHOUT THE BENEFIT OF A RECENT TITLE COMMITMENT OR SURVEY.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

DESIGN ENGINEER:
VIRGINIA REGISTRATION NUMBER:

SCALE AS NOTED
DESIGNED BY SM
DRAWN BY SM
CHECKED BY JK
DATE:

SITE AND LANDSCAPE PLAN

PURCELLVILLE REBUILD
045-0212
TOWN OF PURCELLVILLE VIRGINIA

DATE
6/26/2014

PROJECT NO.
110368002

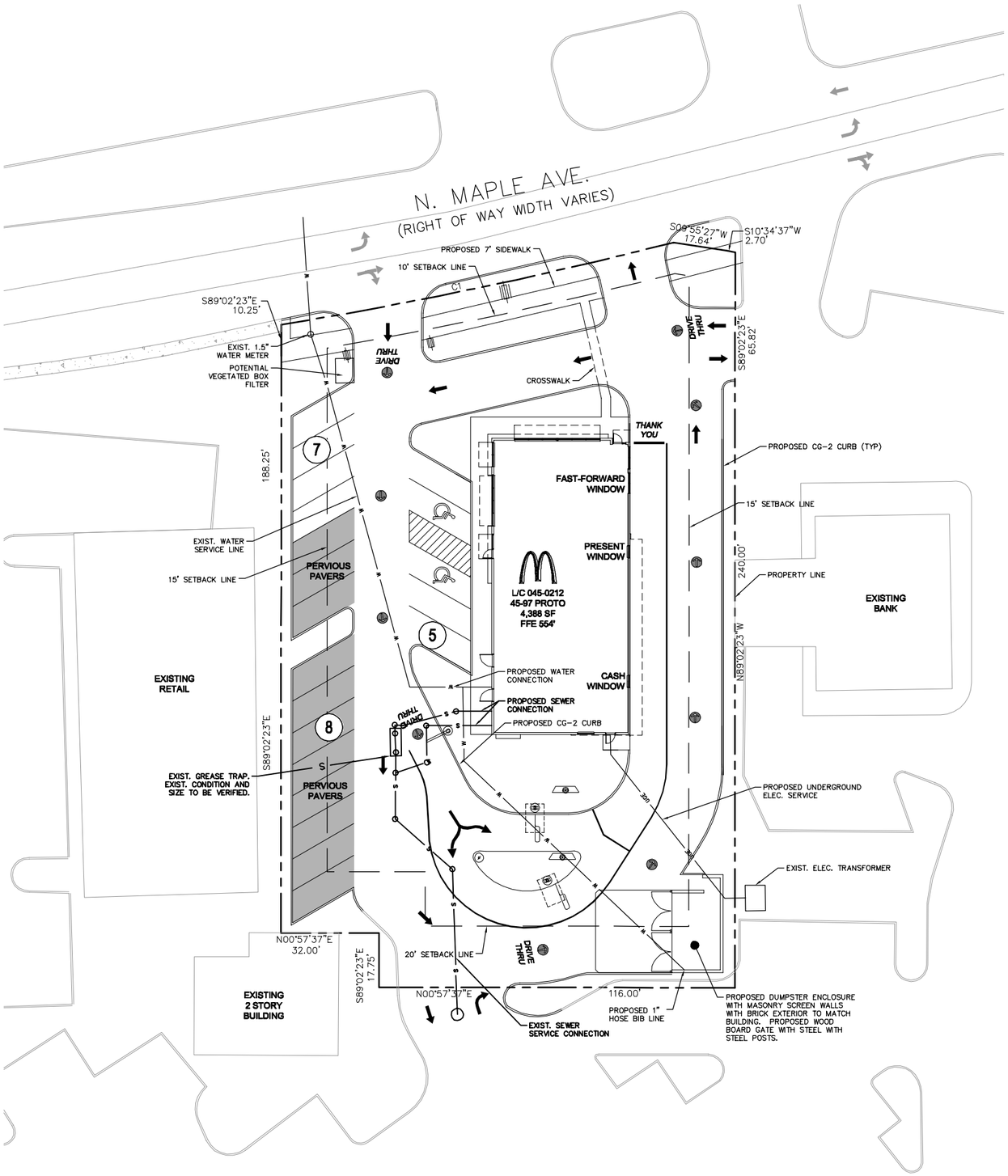
SHEET NUMBER
CSP-1

Drawing name: K:\NVA_CIV\110368002 McDonalds - Purcellville Rebuild\CAD\References\CSP\McDonalds 9__Purceville Rebuild-CSP-3-for SUP.dwg SITE-LANDSCAPE PLAN Jul 24, 2014 12:03pm by: sean.millot

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

McDONALD'S - PURCELLVILLE
SPECIAL USE PERMIT CONCEPT PLAN

FOR EATING ESTABLISHMENT OVER 4,000 SQUARE FEET WITH DRIVE-THROUGH SERVICE



NOTE: THIS CONCEPTUAL SITE PLAN IS BASED ON LIMITED AVAILABLE INFORMATION WHICH MAY INCLUDE AERIAL PHOTOGRAPHY, GIS DATA, AND TAX MAP INFORMATION. IT IS INTENDED AS PRELIMINARY, FOR THE PURPOSE OF UNDERSTANDING A POTENTIAL SITE CONFIGURATION. LOCAL LAND DEVELOPMENT CODE COMPLIANCE, ACCESS POINTS, SPECIFIC TENANT REQUIREMENTS, ETC. HAVE NOT BEEN REVIEWED OR CONFIRMED WITH LOCAL JURISDICTIONAL AGENCIES DURING THE PREPARATION OF THIS CONCEPTUAL SITE PLAN. THIS PLANS WAS PREPARED WITHOUT THE BENEFIT OF A RECENT TITLE COMMITMENT OR SURVEY.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

DESIGN ENGINEER:
VIRGINIA REGISTRATION NUMBER:

SCALE AS NOTED
DESIGNED BY SM
DRAWN BY SM
CHECKED BY JK
DATE:

STORMWATER AND UTILITY PLAN

PURCELLVILLE REBUILD
045-0212
TOWN OF PURCELLVILLE VIRGINIA

DATE 6/26/2014
PROJECT NO. 110368002
SHEET NUMBER CSP-2

Drawing name: K:\NVA_CIV\110368002 McDonalds - Purcellville Rebuild\CAD\References\CSP\McDonalds 9__Purcelville Rebuild-CSP-3-for SUP.dwg STORM-UTILITY PLAN Jul 24, 2014 12:04pm by: sean.millot
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.