



VICINITY MAP  
SCALE 1" = 2000'

**GENERAL NOTES**

THE GENTLE HARVEST PROJECT OFFERS A FRESH START FOR THE ICONIC MARSHALL NATIONAL BANK BY OPENING A PROTOTYPE STORE THAT MEETS THE GROWING MULTI-GENERATIONAL DEMANDS FOR LOCALLY SOURCED FOOD. IN ADDITION TO RE-PURPOSING THE STRUCTURE AND OPENING UP THE SPACE TO NATURAL LIGHT, WE WILL BE IMPLEMENTING ALTERNATIVE ENERGY SOURCES TO MINIMIZE OUR CARBON FOOTPRINT. THE STORE WILL PUT MARSHALL ON THE CUTTING EDGE WHILE ALSO EMBRACING MARSHALL'S STRONG FARMING HISTORY AND HERITAGE BY OFFERING LOCALLY SOURCED ORGANIC MEAT, DAIRY AND POULTRY PRODUCTS, AND FRESH PRODUCE.

THIS APPLICATION IS FOR A CATEGORY 13 SPECIAL EXCEPTION FOR A DRIVE-THRU FACILITY IN CONJUNCTION WITH A COMMERCIAL BUSINESS IN ACCORDANCE WITH SECTION 3-313.11 OF THE ZONING ORDINANCE.

THIS APPLICATION IS ALSO OR A CATEGORY 13 SPECIAL PERMIT FOR AN EATING ESTABLISHMENT, FAST FOOD IN ACCORDANCE WITH SECTION 3-313.13 OF THE ZONING ORDINANCE FOR THE CAFE PROPOSED WITHIN THE MARKET.

- PINS: 6969-58-7821-000
- AREA = 0.7503 ACRES
- CURRENT ZONING: COMMERCIAL NEIGHBORHOOD (C-1)

**C-1 ZONING REQUIREMENTS:**

MIN LOT SIZE:	15,000 SF
MIN LOT WIDTH:	80'
MAX BUILDING HEIGHT:	35'
MAX LOT COVERAGE:	40%
MIN LANDSCAPED GREEN:	10%
MIN DISTRICT SIZE:	2 ACRES

**SETBACKS:**

FRONT:	55' FROM CENTERLINE OF FROST STREET 70' FROM CENTERLINE OF MAIN STREET
SIDE & REAR:	0' OR 12' ADJACENT TO COMMERCIAL OR INDUSTRIAL DISTRICTS 25' ADJACENT TO RURAL OR RESIDENTIAL DISTRICTS

- OWNERS/APPLICANTS: GENTLE HARVEST  
TOM KRAJEWSKI  
8458 W MAIN STREET  
MARSHALL, VIRGINIA 20115  
DB 1513 PG 1268
- CURRENT USE: VACANT
- PROPOSED USE: ORGANIC/NATURAL MARKET WITH CAFE.
- BOUNDARY INFORMATION TAKEN FROM BOUNDARY OF RECORD. IMPROVEMENTS FIELD LOCATED BY THIS FIRM.
- NO TITLE REPORT FURNISHED. EASEMENTS AND/OR RIGHT-OF-WAY MAY EXIST.
- THE SITE WILL BE SERVED BY EXISTING WATER AND SEWER PROVIDED BY FCWSA.
- EXISTING PARKING TABULATION

EX PARKING SPACES	= 39 SPACES (9'X18' SPACE)
EX HANDICAP SPACES	= 2 SPACES (ADA SPACE)
TOTAL EXISTING PARKING PROVIDED	= 41 SPACES

