



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ AGENDA ~

Robert B. Weir,
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, September 9, 2013

7:00 PM

Council Chambers

1. Call to Order

2. Citizens Time

3. Appointments/Swearing In

- A. Appointment of ARB Liaison
- B. Swearing in - Ralph Ring

4. ARB and Council Update

5. Town Planner Report

- a. Zoning Permits for Approval
- b. Approved Zoning Permits

6. Old Business

- a. Historic District Overlay - Marchant Schneider
- b. Comprehensive Plan - Marchant Schneider
- c. Zoning Text Amendments - Marchant Schneider

7. New Business

- a. Haymarket Ice Rink - Preliminary Site Plan
- b. Planning Commission By-Laws Rebecca Bare

8. Adjournment



TO: Town of Haymarket Planning Commission
SUBJECT: Appointment of ARB Liaison
DATE: 09/09/13



TO: Town of Haymarket Planning Commission

SUBJECT: Swearing in - Ralph Ring

DATE: 09/09/13



TO: Town of Haymarket Planning Commission

SUBJECT: Zoning Permits for Approval

DATE: 09/09/13

Zoning Permits recently applied for.

ATTACHMENTS:

- Zoning Permits For Approval (PDF)

Date Received	Zoning Permit #	Description of Use	Name of Applicant	Property Address	Zoning Date of Approval	Update
6/7/2013	ZP20130607	Business Sign	Contemporary Music Center	4410 Costello Way		On Hold
7/16/2013	Letter 7/16	Violation - AC Enclosure install not approved	Gerry Kennedy	14950 Washington Street	Must fill out ZP	Not complied as of 8/26
8/16/2013	ZP20130816B	Privacy Fence 110 x 6	Carmen Gill Bailey	14981 Gossom Manor Place		ARB Approved 8/21
8/20/2013	ZP20130820A	New Business/Tenant/Use	Gorove/Slade Assoc.	15125 Washington Street	9/5/2013	
8/28/2013	ZP20130828	Deck with Stairs	Suburban Contractors	15013 Gossom Manor Place	9/5/2013	No ARB Approval needed
8/30/2013	ZP20130830	Fence	Long Fence	14704 Keavy Ridge Court	9/5/2013	



TO: Town of Haymarket Planning Commission

SUBJECT: Approved Zoning Permits

DATE: 09/09/13

Zoning Permits Previously Approved.

ATTACHMENTS:

- Approved Zoning Permits (PDF)

Zoning Permit #	Description of Use	Name of Applicant	Property Address	Date of Approval
ZP20130529-D	Operation of church & church offices	Living Hope Church	14550 John Marshall Highway	6/19/2013
ZP20130529-C	Relocating a portion of St. Paul's School to Pace West School	St. Paul's School	14550 John Marshall Highway	6/19/2013
ZP20130610	12ft x 12ft 144 Sq. ft. ground level deck (10" h) w/ staircase	Josh & Julia Mattox	15008 Gossom Manor Place	6/19/2013
ZP20130528	Fitness/ Zumba	Soundbox Fitness	15125 Washington St., Ste 200	6/19/2013
ZP20130529-E	PWC Dept. of Parks & Rec. have used the fields at this location..	PWC Dept. of Parks & Rec.	14550 John Marshall Highway	6/19/2013
ZP20130531	115 ft. length fence & 20 ft. x 12 ft.deck	Andrew McFadden	14966 Keavy Place	6/19/2013
ZP20130531	4 ft. high black ornamental Aluminum Fence	Sean Engles	14963 Keavy Place	6/19/2013
ZP20130604	St. Paul's Church - Signage	St. Paul's Church	6750 Fayette Street	8/5/2013
ZP20130710	Signage	Soundbox Fitness	15125 Washington St., Ste 200	7/17/2013
Letter 7/16	Violation - Sign Deterioration letter	Arsel Driving School	14950 Washington Street	8/16 done
7/16/2013	Violation - Sign installed not approved	Café Bonjour	14950 Washington Street	8/21/2013
7/23/2013	Deck 20 x 23	Prince William Home Imp	14709 Alexandras Keep Lane	ARB Approved 8/21
7/25/2013	Deck 12 x 12	Ameritech Construction	14986 Gossom Manor Place	ARB Approved 8/21
8/20/2013	4 x 4 Landing with steps	Long Fence	14704 Keavy Ridge Court	ARB Approved 8/21
7/22/2013	Hang/Mount 3 Signs	Café Bonjour	14950 Washington Street	ARB Approved 8/21
8/13/2013	Deck 22 x 20 4 ft high	Ron Nathaniel	14790 Greenhill Crossing Drive	Permit issued
8/16/2013	Hang Panel Sign 36" x 24"	Washington Street Realty	15020 Washington Street	8/21/2013
8/20/2013	4' high picket fence to property line	Mike Snyder	6797 Saint Paul Drive	8/20/2013
8/7/2013	6' board fence - black post caps	Builders Fence	14962 Keavy Place	8/7/2013



TO: Town of Haymarket Planning Commission

SUBJECT: Historic District Overlay

DATE: 09/09/13



TO: Town of Haymarket Planning Commission

SUBJECT: Comprehensive Plan

DATE: 09/09/13



TO: Town of Haymarket Planning Commission

SUBJECT: Zoning Text Amendments

DATE: 09/09/13



TO: Town of Haymarket Planning Commission
SUBJECT: Haymarket Ice Rink - Preliminary Site Plan
DATE: 09/09/13

The Town Planner will update on this item.

ATTACHMENTS:

- (1) Engineer Comments_Hymkt Ice Rink Prelim 3rd Sub (Final) Comments (PDF)
- (2) Applicant Response_Hymkt Ice Rink Prelim_07-01-13 (PDF)
- (3) Applicant Response_Hymkt Ice Rink Prelim_Eng Comments 08-26-13 (PDF)
- (4) Applicant Response_Hymkt Ice Rink Prelim_Plnr Comments 08-26-13 (PDF)
- (5) Hymk Ice Rink Prelim Plat 08-26-13 (PDF)



INTEROFFICE MEMORANDUM

TO: MARCHANT SCHNEIDER

FROM: HOLLY MONTAGUE, PE

SUBJECT: HAYMARKET ICE RINK PRELIMINARY PLAN 3RD SUBMISSION COMMENTS

DATE: 9/4/2013

CC: STAFF

Per your request, I have reviewed the third submission for the Haymarket Ice Rink Preliminary Plan. I used the Haymarket Ordinances and Preliminary Site Plan Requirements, Haymarket Code Section 58-506(2) in order to review this site plan.

There are two outstanding comments regarding parking requirements and bus/loading spaces that the applicant wants to address directly with the Planning Commission and Town Council. Below are the outstanding comments:

1. Parking Standard

First Comment:

Since this plan proposes a different parking requirement than the Town standard 1 space per 200 sf of net floor area, quote the actual traffic study name instead of stating "by others" and provide this traffic study for staff, Planning Commission and Town Council concurrence. Without this concurrence, the Town standard must be used.

Second Comment:

Using the Town standard of 1 space per 200 sf of net floor area results in requiring 245 parking spaces.

The applicant has submitted a traffic study that examined 11 rinks and had an average of 85 parking spacing per rink and an 85th percentile of 113 parking spaces per rink.

The applicant would like to use the average number of parking spaces from the study of 85 spaces per rink for a total parking space requirement of 170 spaces.

Since the provided study did not address league play or the sizes of the rinks/accessory uses, I do not feel comfortable using only the average number of spaces of 85 spaces per rink. In my opinion, if using a parking standard other than the Town standard, the 85th percentile of 113 parking spaces per rink for a total parking space requirement of 226 spaces should be used to address the lack of information on league play and rink size/accessory uses in the provided study.

I am agreeable to leaving this comment outstanding and allow the Planning Commission and Town Council to evaluate this situation and make the final decision.

2. Bus Parking Spaces/Loading Spaces

First Comment:

The existing plan had 3 bus parking areas. Minimally, the same number must still be provided and ideally, at least one additional should be provided due to new building.

Second Comment:

The applicant has responded that it is not anticipated that bus parking spaces will be needed and have been removed. During the application for temporary occupancy when the ice rink was first proposed, the need for bus spaces was discussed and provided by the applicant in both the parking layout for temporary occupancy and the final site plan. Providing bus parking spaces also addresses Haymarket Ordinance 58-257(16)b. and 58-257(16)c. In addition, even the Prince William County parking standards require minimally 1 loading space for swimming pools and for Public recreational facility/club with over 30,000 net sq. ft. For these reasons, I do not support eliminating the three bus parking spaces.

I am agreeable to leaving this comment outstanding and allow the Planning Commission and Town Council to evaluate this situation and make the final decision.

Pending decisions on the above items by Planning Commission and Town Council, I have no additional comments on this Preliminary Site Plan.

Please let me know if you have any questions regarding these comments. I can be reached at 703-968-6792 or hmontague@townofhaymarket.org.



christopher consultants
engineering • surveying • land planning

July 1, 2013

Mr. David Leake
Mayor
Town of Haymarket
P.O. Box 1230
Haymarket, VA 20168

Re: Haymarket Ice Rink Expansion
ccl Project #: 09090.005.00

Dear Mr. Leake:

Pursuant to Section 58-703(g) we request a waiver of Section 58-703(d) which states that a continuous landscape strip at least five feet in width shall be located between the property owner's parking lot and the property line; and that there will be two trees and six shrubs for every 30 linear feet of landscape parking strip. Currently the area between the two parking lots is a grass strip with varying widths and trees scattered throughout. The grass area on the Iceplex site (zoned I-1) is being used as an area to dump ice from the rink. The area past the grass strip on the Durham property (zoned I-1) is used as a travelway for trucks around the building. This plan proposes 13 compact car parking spaces that would encroach into this grass area and reduce the area available for landscaping below the required minimum 5' width for landscaping between the parking lot and the property line.

This plan still proposes to plant the 7 trees and 21 shrubs that would be required in this landscape area. These plantings will be provided in other landscape strips throughout the Iceplex site. By waiving this requirement and allowing a decreased landscape strip width and the landscaping to be moved, the intent of this requirement to add landscaping to the site would still be met while still allowing the Iceplex to meet parking requirements. See plan sheet 03 of the Haymarket Iceplex Expansion Preliminary Plan for planting locations and buffer calculations.

We trust you will find these changes to the landscape strip sufficient. If you have any comments or questions, please feel free to contact me at 703-393-9887.

Very truly yours,

Logan Baird, E.I.T
Engineer 1 – Land Development Division

LB/cm



christopher consultants
engineering • surveying • landscape architecture

July 1, 2013

Mr. David Leake
Mayor
Town of Haymarket
P.O. Box 1230
Haymarket, VA 20168

Re: Haymarket Ice Rink Expansion
ccl Project #: 09090.005.00

Dear Mr. Leake:

Please find attached a revised Preliminary Plan for Haymarket Ice Rink Expansion.

Pursuant to Section 58-699(c) we request to modify Section 58-702 of the Town Code to allow a reduction in the buffer width from 35' to 25' along the shared property line. Currently the majority of the existing paved private street is used for access to the Durham property. This private street as well as the 50' access easement runs parallel with the 35' buffer between the site (zoned I-1) and the St. Paul's Episcopal Church property (zoned R-1) and encroaches into said buffer by 3' to 7'. Reducing the 35' buffer width to 25' would ensure that the existing private street is completely located outside the buffer.

Section 58-709(a) of the Town Code states that all open space areas in nonresidential zoning districts shall include buffer yards, parking lot landscaping and yard setbacks, and shall not include streets, service drives, parking and loading areas or areas with no aesthetic value. By reducing the buffer width in this location, no street or service drive would be located within this buffer pursuant to the Town Code. In order to meet the open space requirements for the full 35' buffer width, additional area was added to the interior and perimeter parking landscaping in coordination with the Town staff. See the chart labeled Open Space on sheet 3 of the preliminary plans for information on the buffer space reduction and the location of the additional captured open space areas. Also, all required planting for the 35' Buffer have been provided within the reduced buffer width per Section 58-700 (c) of the Town Code.

We trust you will find these changes to the landscape buffer sufficient. If you have any comments or questions, please feel free to contact me at 703-393-9887.

Very truly yours,

Logan Baird, E.I.T.
Engineer 1 – Land Development Division

LB/cm



June 25, 2013

Ms. Holly Montague, P.E.
Town Engineer
P.O. Box 1230
Haymarket, VA 20168

RE: Haymarket Ice Plex Expansion
ccl Project #: 09090.005.00

Dear Ms. Montague:

We are in receipt of your comment letter dated May 31, 2013. The following are our responses to your comments:

1. Add a tabulation of accessory use vs. ice rink use for each building. Per ordinance, accessory uses cannot exceed 20% of floor area.

Response: A tabulation of the accessory use has been added to the cover sheet with the zoning tabulations.

2. The railroad tracks shown as existing on this plan were filled over during construction of original plan even though grading in this location was not shown on that plan. Remove the railroad tracks and show current existing grading in this location. Also show the existing black flexible outfall pipe that was installed without an approved plan in this location. Clarify any improvements that were part of the original plan that are now existing instead of being proposed with this plan (dash them or make them a lighter line weight).

Response: The existing railroad tracks have been removed and the approximate location existing outfall pipe is now shown. Improvements that were part of the original plan are now shown with a lighter line weight to differentiate them from the improvements proposed with this plan.

3. Provide sign locations if sign(s) will be provided as part of this plan.

Response: There are no signs that will be provided as part of this plan.

4. Revise coverage calculation on cover sheet to reflect new pavement area at 13 new spaces at SW property line, the removal of the landscape island and the fact that the proposed building exceeds existing pavement area near old railroad tracks.

Response: The coverage calculation of the cover sheet has been updated to reflect the new pavement areas.

Ms. Holly Montague, P.E.
June 25, 2013
Page 2

5. Add notation on the plan view of the new building for the number of stories. In addition, the original plan had notation of enclosures/2nd story addition on the original building that has not been constructed. Any future planned improvements (enclosures or 2nd story additions) for the existing building need to be shown on this preliminary plan and clearly noted.

Response: The number of stories for the proposed building have been added to the plan view building, and shown all future planned improvements to the facility.

6. Clearly identify if the space between the existing and proposed building is a paved open space, covered space or an enclosed space. Address what will happen to the existing ramp coming out of the SW corner of the existing building for the Zamboni machine and if new ramps for each building are required.

Response: The space between the existing building and proposed expansion has been identified as an enclosed space. The existing Zamboni ramp has been noted as to be removed, and the new ramp has been clearly noted

7. Clearly identify on the plan the gross floor area and net floor area for each building and each floor (if there is a difference between the two floors of a single building).

Response: The gross and net floor areas for the total expanded building have been noted on the plan.

8. Since this plan proposes a different parking requirement than the Town standard 1 space per 200 sf of net floor area, quote the actual traffic study name instead of stating "by others" and provide this traffic study for staff, Planning Commission and Town Council concurrence. Without this concurrence, the Town standard must be used.

Response: The parking study has been provided for information purposes only with the site plans.

9. The existing plan had 3 bus parking areas. Minimally, the same number must still be provided and ideally, at least one additional should be provided due to new building.

Response: It is not anticipated that bus parking spaces will be needed for the iceplex or the expansion, therefore they have been removed.

10. Clearly identify that the two entrances are existing and not proposed improvements (dash them or use lighter line weights).

Response: The existing entrances have been labeled as existing and dashed to match the existing layers.

Ms. Holly Montague, P.E.
June 25, 2013
Page 3

11. Add a note that the final site plan will be processed through VDOT due to the increase in trip generation due to the new building.

Response: Note 13 has been added to the cover sheet to say that the final site plan will be processed through VDOT.

12. Show general proposal for connection to public water and sewage facilities for new building.

Response: Since the new construction is an expansion of the existing building, no new connections to public water and sewage facilities are needed for the expansion.

13. Estimate anticipated sewage flows in gallons per day for existing and new buildings.

Response: The anticipated sewage flows in gallons per day for the entire site has been added to the cover sheet in note 14.

14. Clearly identify what is happening to existing rock lined ditch on SW property line. Preliminary investigation should be done to verify that the existing ditch can remain in place and not pond water against the back of the new building or violate any building codes (actual computations can be provided with final site plan). If the existing ditch cannot remain, a preliminary storm system layout should be provided.

Response: Through preliminary investigation the existing ditch will be able to remain in place. Actual adequacy computations will be provided with the final site plan.

15. Due to the increase in impervious area at the 13 new spaces on the SW property line, the removal of a landscape island and the new building exceeding existing pavement area, General Note 7 should be verified that the underground BMP facility constructed with Piedmont Tire and Auto will still provide 20% removal for the entire site (documentation can be provided with final site plan). If it does not, preliminary BMP locations and measures need to be indicated on this preliminary plan.

Response: The underground BMP facility constructed with Piedmont Tire and Auto will still be adequate to provide 20% removal for the entire site, considering all proposed impervious areas on this plan.

16. Due to the increase in impervious area on this site, General Note 8 needs to be revised. While an Adequate Outfall Analysis needs to be provided with the final site plan, preliminary investigation should be done to determine if any SWM measures will be required at the outfall in the NW corner of the site. If any SWM measures are required, preliminary location & measures need to be indicated on this preliminary plan.

Response: Through a preliminary investigation the amount of runoff from the site, including all proposed impervious areas, is still below the pre-development runoff rate so SWM will not be required.

Ms. Holly Montague, P.E.

June 25, 2013

Page 4

17. General Note 9 needs to be deleted. Erosion and Sediment Control plans will be required with the final site plan due to the land disturbance that will be done when constructing the new building, to address the unstabilized/failing slope on the NW property line and to address the partially stabilized area where fill was placed over the existing railroad tracks without an approved plan.

Response: General Note 9 has been removed and Erosion and Sediment Control Plans will be submitted with the final site plan.

18. Show limits of clearing and grading. Enough preliminary investigation needs to be done to determine if the 13 new spaces on the SW property line can be constructed without requiring off-site grading. If off-site grading is required, add a note that a letter of permission from the adjacent property owner will be provided with the final site plan.

Response: Limits of clearing and grading have been added to the plans and a note has been added that a letter of permission will be provided with the final site plan.

19. Provide a preliminary landscape plan that shows existing vegetation to remain and existing vegetation to be replaced (there are several dead evergreens in the buffer on the SE property line).

Response: A preliminary landscape plan is provided on plan sheet 03. A plan showing existing vegetation to remain and vegetation to be replaced will be provided with the final site plan.

20. New waivers for buffer landscaping along the SE property line will need to be provided and processed with this plan since the original waivers were based on the landscaping islands and open space that was provided with the original plan and this preliminary plan reduces both.

Response: A waiver for the buffer landscaping along the SE property line has been provided with this plan.

21. Provide a preliminary landscape plan that shows the required vs. provided parking lot landscaping since this plan changes the parking layout and removes parking lot landscaping of the original plan. Show preliminary new parking lot landscaping, if required.

Response: The required vs provided parking lot landscaping is shown on plan sheet 03.

22. Provide perimeter parking lot landscaping adjacent to the 13 new spaces on the SW property line or provide a waiver to be processed with the preliminary plan to waive the perimeter parking lot landscaping requirement in this area.

Response: A waiver for the perimeter parking lot landscaping adjacent to the 13 new spaces has been provided with this plan.

Ms. Holly Montague, P.E.
June 25, 2013
Page 5

23. Show existing parking lot lighting and preliminary locations of new parking lot lighting, if required.

Response: The existing parking lot lighting has been added to the plan.

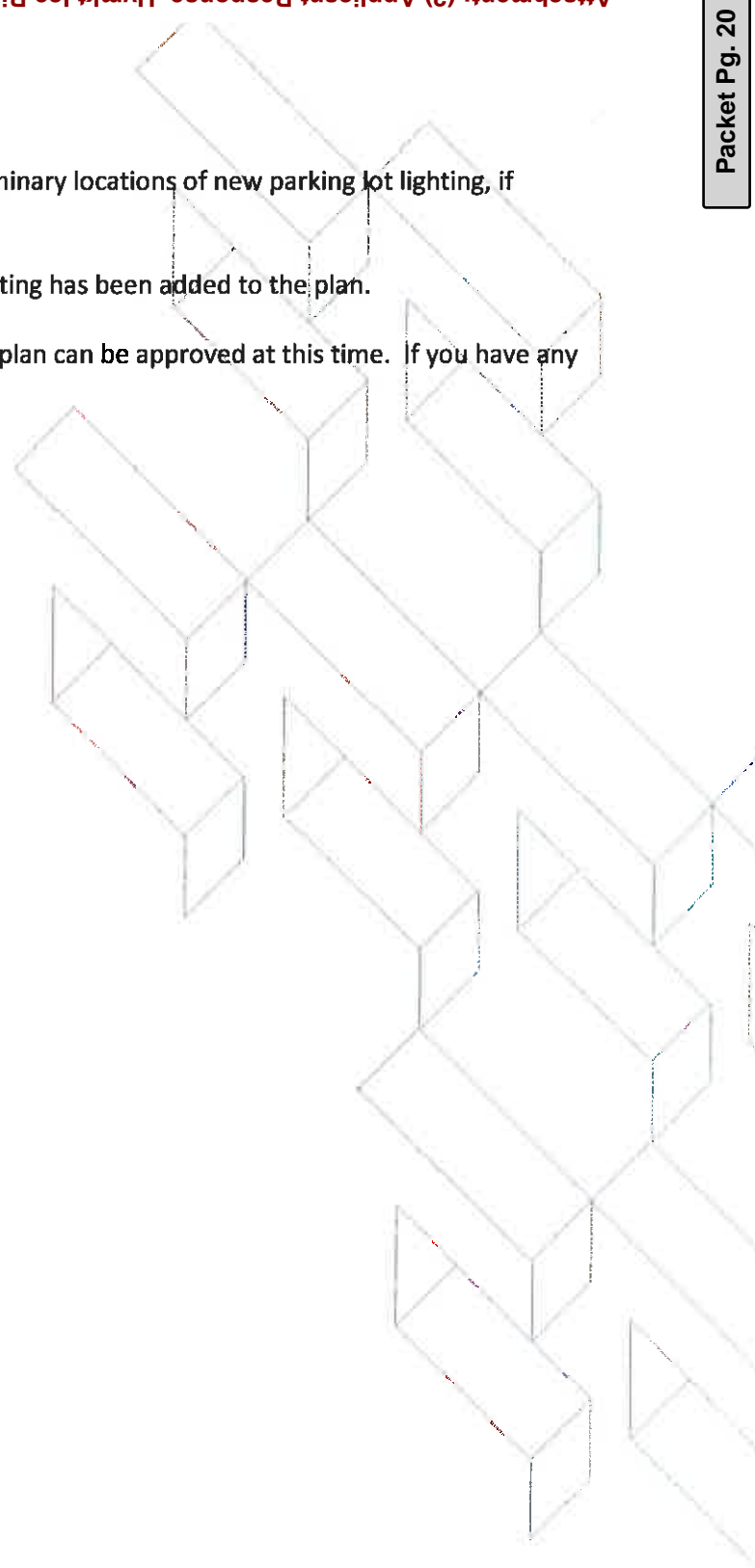
We trust these changes are sufficient such that the plan can be approved at this time. If you have any questions or comments, please contact us.

Very truly yours,



Logan Baird, e.i.t.
Engineer I – Land Development Division

LB/cm





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June 25, 2013

Mr. Marchant Schneider
Town Planner
P.O. Box 1230
Haymarket, VA 20168

RE: Haymarket Ice Plex Expansion
ccl Project #: 09090.005.00

Dear Mr. Schneider:

We are in receipt of your comment letter dated June 10, 2013. The following are our responses to your comments:

Sheet 1

1. Provide property address.

Response: The property address has been added to the cover sheet.

2. Add "Expansion" to "Haymarket Ice Rink" in the title block consistent with Sheet 2.

Response: "Expansion" has been added to the title block, consistent with sheet 2.

3. Zoning Tabulations – buffer to R-1 Zone should state the modified buffer is requested as part of the preliminary plan and reference the corresponding landscape plan sheet (see Sheet 11 of Haymarket Ice Rink Final Site Plan).

Response: A note has been added to the cover sheet stating the modified buffer to R-1 is requested as part of this plan.

Sheet 2

4. Hatch the area of the parcel that is not subject to the application (see Ice Rink Final Site Plan).

Response: A hatch has been added of the area for Piedmont Tire and Auto, as shown on the Ice Rink Final Site Plan.

Mr. Marchant Schneider
June 25, 2013
Page 2

5. Clearly dimension and label all areas existing and proposed (i.e. existing rink area, locker room area, existing overhang on the north side of the building, office area within overhang area, expansion area over existing parking on north side of building) and provide a gross floor area.

Response: All proposed areas within the building will be provided with final architectural plans with the final site plan. The proposed gross floor area has been added to the plan set.

6. Identify existing building height and proposed building height.

Response: The existing and proposed building heights have been added to the plans.

7. Show building setback to southern property line.

Response: The building setback to the southern property line has been added to the plans.

8. The restroom trailer should be shown as "existing" and labeled "to be removed" or stated at what phase it is to be removed.

Response: The restroom trailer has been shown as existing and labeled to be removed.

9. Per Section 58-701(e), outdoor storage areas are to be screened. Show and/or provide screening detail for the following items:
- Dumpster Area (also indicate existing dumpster area is to be removed).
 - Equipment enclosure for the chillers on the east side of the building (currently plywood)
 - Propane storage on east side of building
 - Dehumidifier on east side of building
 - Any new equipment areas associated with the second rink.

Response: Screening has been shown and noted for the dumpster area and equipment enclosure which includes the chillers, propane storage and dehumidifier.

10. Demonstrate that the Recreation, commercial, indoor fitness, and sports activities meet the requirements of Section 58-257(16); specifically, pickup and delivery areas. List gross floor area for proposed accessory retail uses.

Response: The gross floor area for proposed accessory retail uses has been shown on the tabulations on the coversheet and with the proposed building text on plan sheet 02.

11. What is the justification for 8' x 18' foot dimension for the 9 spaces near the proposed dumpster location on east side of building? Compact spaces identified on the plan are otherwise 8' by 16'. Compact space should be clearly marked by pavement markings or signage.

Response: The 9 spaces near the proposed dumpster have been updated to 8'x16' compact car spaces.

Mr. Marchant Schneider
June 25, 2013
Page 3

Revise ownership of GPINs 7298-80-2220 and 7298-80-3903.

Response: The ownership of GPINs 7298-80-2220 and 7298-80-3903 have been updated per Prince William County GIS.

Other Items

12. Is the area under the label "additional pavement" on the northeast corner to be curbed or marked? Can the area be reclaimed for landscaping?

Response: The area on the northeast corner under the "additional pavement" is to be marked asphalt, and cannot be reclaimed for landscaping.

13. Is it recommended that the rail loading area that has been infilled be reclaimed as grass and/or landscaping areas lost with the rink expansion.

Response: The rail loading area that has been infilled is now shown to be reclaimed as a grass seeded area.

14. As noted above, any outdoor storage associated with ice rink use should be shown on plan.

Response: The outdoor storage associated with the ice rink is shown on plan sheet 02.

15. With the rink expansion, rink ice cannot continue to be stockpiled within parking area. A separate area will need to be identified if the rink ice to be disposed of outside the building.

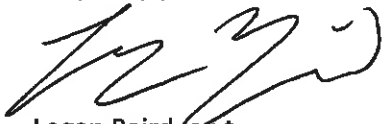
Response: A new ice stockpile area has been proposed inside the new building.

16. Refer also to email comments Subject: FW: Haymarket Ice Plex – Building Additions dated March 30, 2013

Response: Acknowledged.

We trust these changes are sufficient such that the plan can be approved at this time. If you have any questions or comments, please contact us.

Very truly yours,



Logan Baird, e.i.t.
Engineer I – Land Development Division

LB/cm

**WELLS & ASSOCIATES, LLC**

TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

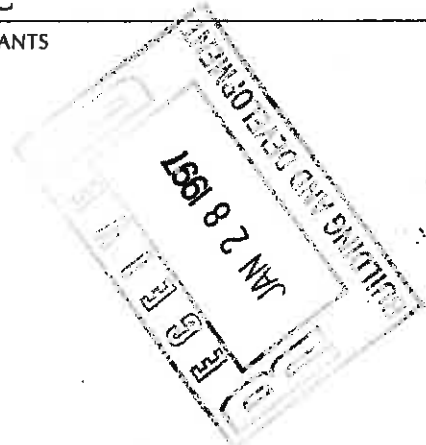
TECHNICAL MEMORANDUM

TO: Brian J. Cullen

FROM: R. Trent Ebersole

DATE: January 27, 1997

SUBJECT: Ashburn Center Ice Rink Traffic Impact

**INTRODUCTION**

This technical memorandum presents the results of a traffic impact analysis for the special exception application on Lot 1 of a 17-acre parcel in Ashburn Center Industrial Park. The 17-acre parcel is located in the northwest quadrant of the Route 640/Smiths Switch Road intersection in Loudoun County, Virginia. In addition to the special exception for Lot 1 to allow the development of an Ice Rink, a by-right restaurant is proposed for Lot 2. The remaining four (4) lots would remain in the PD-IP zoning district.

Tasks undertaken in this study included the following:

1. A review of the Ice Rink concept plan.
2. A field reconnaissance of existing roadway and intersection geometrics, traffic controls, traffic signal phasings/timings.
3. A pre-application meeting with the Loudoun County Staff to discuss the project.
4. Counts of existing traffic at the Route 640/Smith's Switch Road intersection.
5. Analysis of existing levels of service at the key intersection.
7. Projection of future background volumes based on existing traffic counts and background traffic growth for the analysis year of 2000.

8. Background levels of service were calculated at the key intersection based on background traffic forecasts and planned traffic controls and intersection geometrics.
9. Estimation of PM peak hour and Saturday peak hour trips generated by the proposed ice rink based on trip generation rate data from other ice rinks.
10. Forecast of total future traffic based on background traffic forecasts and traffic generated by the ice rink, restaurant, and remaining industrial park lots.
11. Calculation of total future levels of service at each key intersection based on total future traffic forecasts, planned traffic controls and intersection geometrics.

Sources of data for this analysis include Loudoun County, Virginia, the Virginia Department of Transportation (VDOT), the Institute of Transportation Engineers (ITE), traffic counts conducted by Wells & Associates, Bowers & Associates, P.C., and the files and library of Wells & Associates.

PARKING

A parking survey of 11 ice skating rinks was conducted. As shown in Table 4, ice rinks are being built with an average of 85 parking spaces per sheet. The 85th percentile of parking spaces per sheet is approximately 113.

The current site plan incorporates 250 spaces for the facility. This provides 125 spaces per sheet. Therefore, the number of spaces proposed for this site is greater than the average and 85th percentile of the facilities surveyed and approaches the maximum.

Table 4
Ice Skating Arena Parking Survey

Name and Location	Number of Sheets	Number of Spaces	Spaces Per Sheet	Source
<u>Local Examples</u>				
Reston Ice Forum Reston, Virginia	2	124	62	Approved Special Use Permit
Prince William Ice Arena Dale City, Virginia	2	200	100	Survey conducted by Wells & Associates, Inc.
Benfield Pines Ice Rink, Millersville, Maryland	1	82	82	Blue Line Development, L.C.
Fairfax Ice Arena, Fairfax Co., Virginia	1	95	95	Survey conducted by Wells & Associates, Inc.
<u>Other Examples</u>				
Benton Wilcox Municipal Iceplex, Huntsville, Alabama	2	128	64	Survey conducted by Wells & Associates, Inc.
IceLine, West Goshen, Penn.	*	4	500	Survey conducted by Wells & Associates, Inc.
Iceland Skate Arena Princeton, N.J.	2	200	100	Survey conducted by Wells & Associates, Inc.
Dorothy Hamill Arena, Greenwich, Conn.	1	131	131	Survey conducted by Wells & Associates, Inc.
US Naval Academy Annapolis, MD	1	68	68	Blue Line Development, L.C.
Northwest Family Sports Center Baltimore, MD	1	41	41	Blue Line Development, L.C.
Mount Pleasant Ice Arena Baltimore, MD	1	68	68	MNCPPC "Ice Rink Market Analysis", Prepared by Blue Line Development, L.C.
<u>Range:</u>				
Minimum		41	41	
Maximum		500	131	
Average		149	85	
Median		124	82	
85th Percentile		200	113	

* Includes three (3) ice rinks and one (1) inline skating rink.



WELLS & ASSOCIATES, LLC

TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

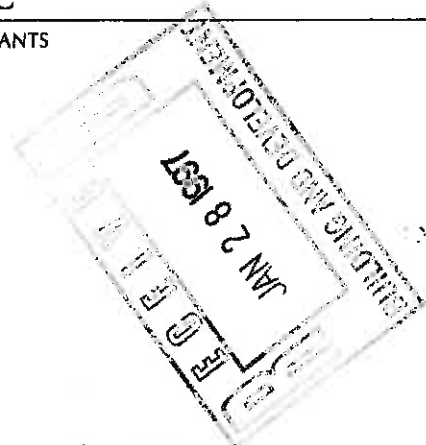
TECHNICAL MEMORANDUM

TO: Brian J. Cullen

FROM: R. Trent Ebersole

DATE: January 27, 1997

SUBJECT: Ashburn Center Ice Rink Traffic Impact



INTRODUCTION

This technical memorandum presents the results of a traffic impact analysis for the special exception application on Lot 1 of a 17-acre parcel in Ashburn Center Industrial Park. The 17-acre parcel is located in the northwest quadrant of the Route 640/Smiths Switch Road intersection in Loudoun County, Virginia. In addition to the special exception for Lot 1 to allow the development of an Ice Rink, a by-right restaurant is proposed for Lot 2. The remaining four (4) lots would remain in the PD-IP zoning district.

Tasks undertaken in this study included the following:

1. A review of the Ice Rink concept plan.
2. A field reconnaissance of existing roadway and intersection geometrics, traffic controls, traffic signal phasings/timings.
3. A pre-application meeting with the Loudoun County Staff to discuss the project.
4. Counts of existing traffic at the Route 640/Smith's Switch Road intersection.
5. Analysis of existing levels of service at the key intersection.
7. Projection of future background volumes based on existing traffic counts and background traffic growth for the analysis year of 2000.

8. Background levels of service were calculated at the key intersection based on background traffic forecasts and planned traffic controls and intersection geometrics.
9. Estimation of PM peak hour and Saturday peak hour trips generated by the proposed ice rink based on trip generation rate data from other ice rinks.
10. Forecast of total future traffic based on background traffic forecasts and traffic generated by the ice rink, restaurant, and remaining industrial park lots.
11. Calculation of total future levels of service at each key intersection based on total future traffic forecasts, planned traffic controls and intersection geometrics.

Sources of data for this analysis include Loudoun County, Virginia, the Virginia Department of Transportation (VDOT), the Institute of Transportation Engineers (ITE), traffic counts conducted by Wells & Associates, Bowers & Associates, P.C., and the files and library of Wells & Associates.

PARKING

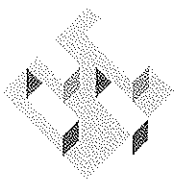
A parking survey of 11 ice skating rinks was conducted. As shown in Table 4, ice rinks are being built with an average of 85 parking spaces per sheet. The 85th percentile of parking spaces per sheet is approximately 113.

The current site plan incorporates 250 spaces for the facility. This provides 125 spaces per sheet. Therefore, the number of spaces proposed for this site is greater than the average and 85th percentile of the facilities surveyed and approaches the maximum.

Table 4
Ice Skating Arena Parking Survey

Name and Location	Number of Sheets	Number of Spaces	Spaces Per Sheet	Source
<u>Local Examples</u>				
Reston Ice Forum Reston, Virginia	2	124	62	Approved Special Use Permit
Prince William Ice Arena Dale City, Virginia	2	200	100	Survey conducted by Wells & Associates, Inc.
Benfield Pines Ice Rink, Millersville, Maryland	1	82	82	Blue Line Development, L.C.
Fairfax Ice Arena, Fairfax Co., Virginia	1	95	95	Survey conducted by Wells & Associates, Inc.
<u>Other Examples</u>				
Benton Wilcox Municipal Iceplex, Huntsville, Alabama	2	128	64	Survey conducted by Wells & Associates, Inc.
IceLine, West Goshen, Penn.	*	4	500	125 Survey conducted by Wells & Associates, Inc.
Iceland Skate Arena Princeton, N.J.	2	200	100	Survey conducted by Wells & Associates, Inc.
Dorothy Hamill Arena, Greenwich, Conn.	1	131	131	Survey conducted by Wells & Associates, Inc.
US Naval Academy Annapolis, MD	1	68	68	Blue Line Development, L.C.
Northwest Family Sports Center Baltimore, MD	1	41	41	Blue Line Development, L.C.
Mount Pleasant Ice Arena Baltimore, MD	1	68	68	MNCEPC "Ice Rink Market Analysis", Prepared by Blue Line Development, L.C.
Range:				
Minimum		41	41	
Maximum		500	131	
Average		149	85	
Median		124	82	
85th Percentile		200	113	

* Includes three (3) ice rinks and one (1) inline skating rink.



August 23, 2013

Ms. Holly Montague, P.E.
Town Engineer
P.O. Box 1230
Haymarket, VA 20168

RE: Haymarket Ice Rink Expansion
Preliminary Site Plan PRE20130415 Second Submission
ccl Project #: 09090.005.00

Dear Ms. Montague:

We are in receipt of your summary letter dated August 20, 2013. The following are our responses to your comments:

1. Original Comment: Since the plan proposes a different parking requirement that the Town o standard 1 space per 200 sf of net floor area, quote the actual traffic study name instead of stating "by others" and provide this traffic study for staff, Planning Commission and Town Council concurrence. Without this concurrence, the Town standard must be used.

New Comment: Using the Town standard of 1 space per 200 sf of net floor area results in requiring 245 parking spaces. The applicant has submitted a traffic study that examined 11 rinks and had an average of 85 parking spacing per rink and an 85th percentile of 113 parking spaces per rink. The applicant would like to use the average number of parking spaces from the study of 85 per rink for a total parking space requirement of 170 spaces. I am agreeable to leaving this comment outstanding and allow the Planning Commission and Town Council to evaluate this situation and make the final decision.

Response: We concur with leaving the final evaluation and decision of the parking spacing allowed to the Planning Commission and Town Council.

2. Original Comment: The existing plan had 3 bus parking areas. Minimally, the same number must still be provided and ideally, at least one additional should be provided due to new building.

New Comment: The applicant has responded that it is not anticipated that bus parking spaces will be needed and have been removed. During the application for temporary occupancy when the ice rink was first proposed, the need for bus spaces was discussed and provided by the applicant in both the parking layout for temporary occupancy and the final site plan. Providing bus parking spaces also addresses Haymarket Ordinance 58-257(16) b. and 58-257(16)c. In addition, even the Prince William County parking standards require minimally 1 loading space

Ms. Holly Montague, P.E.

August 26, 2013

Page 2

for swimming pools and for Public recreational facility/cub with over 30,000 net sq. ft. For these reasons, I do not support eliminating the three bus parking spaces. I am agreeable to leaving this comment outstanding and allow the Planning Commission and Town Council to evaluate this situation and make the final decision.

Response: We concur with leaving the final evaluation and decision on the necessity of bus parking to the Planning Commission and Town Council.

3. Add an Open Space tabulation to the Landscape Plan as quoted in the wavier and as shown on the original approved plan.

Response: As shown on the original site plan, an Open Space tabulation has been added to the landscape plan sheet 03.

4. In the Parking Lot Adjacent to Private Street table:
 - a. Change Costello Way to Private Street (Costello Way is the street on the north side of the site).

Response: The label on the landscape table has been changed from Costello Way to Private Street as shown on plan sheet 03.

- b. Verify the totals of trees, shrubs and evergreen trees – they do not match the plan.

Response: The total counts of trees, shrubs and evergreens have been updated so the counts shown on the plan match what is shown in the tabulations.

5. On the Landscaping Plan, add a provided and required table for Parking Lot Adjacent to Parking Lot for the 13 new spaces on the SW property line.

Response: A table showing the required and provided landscaping for the buffer along the SW property line has been added to plan sheet 03.

6. Check the landscaping plan for conflicts:
 - a. Move the evergreen tree in conflict with the canopy tree on the right side of the south entrance.

Response: The evergreen tree has been removed so there is no conflict with the canopy tree as shown on plan Sheet 03.

Ms. Holly Montague, P.E.

August 26, 2013

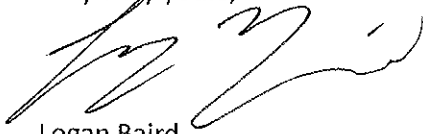
Page 3

- b. The trees shown in between the parking lot and the private road matches the original approved plan. However, this plan shows that there are several conflicts with the existing lights. Verify which trees/shrubs are actually planted in this location.

Response: The locations of the trees shown on the plan have been updated so there are not conflicts with the existing lighting on site. See plan sheet 03.

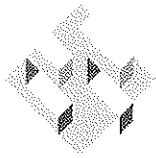
We trust we have adequately responded to the above comments. Please feel free to contact me with any concerns.

Very truly yours,



Logan Baird
Engineer II – Land Development Division

LB/II



August 26, 2013

Mr. Marchant Schneider
Town Planner
P.O. Box 1230
Haymarket, VA 20168

RE: Haymarket Ice Plex Expansion
ccl Project #: 09090.005.00

Dear Mr. Schneider:

We are in receipt of your comment letter dated August 21, 2013. The following are our responses to your comments:

Sheet 1

- 1. Provide property address.

Response: The property address has been added to the cover sheet

Status: Comment addressed

- 2. Add "Expansion" to "Haymarket Ice Rink" in the title block consistent with Sheet 2.

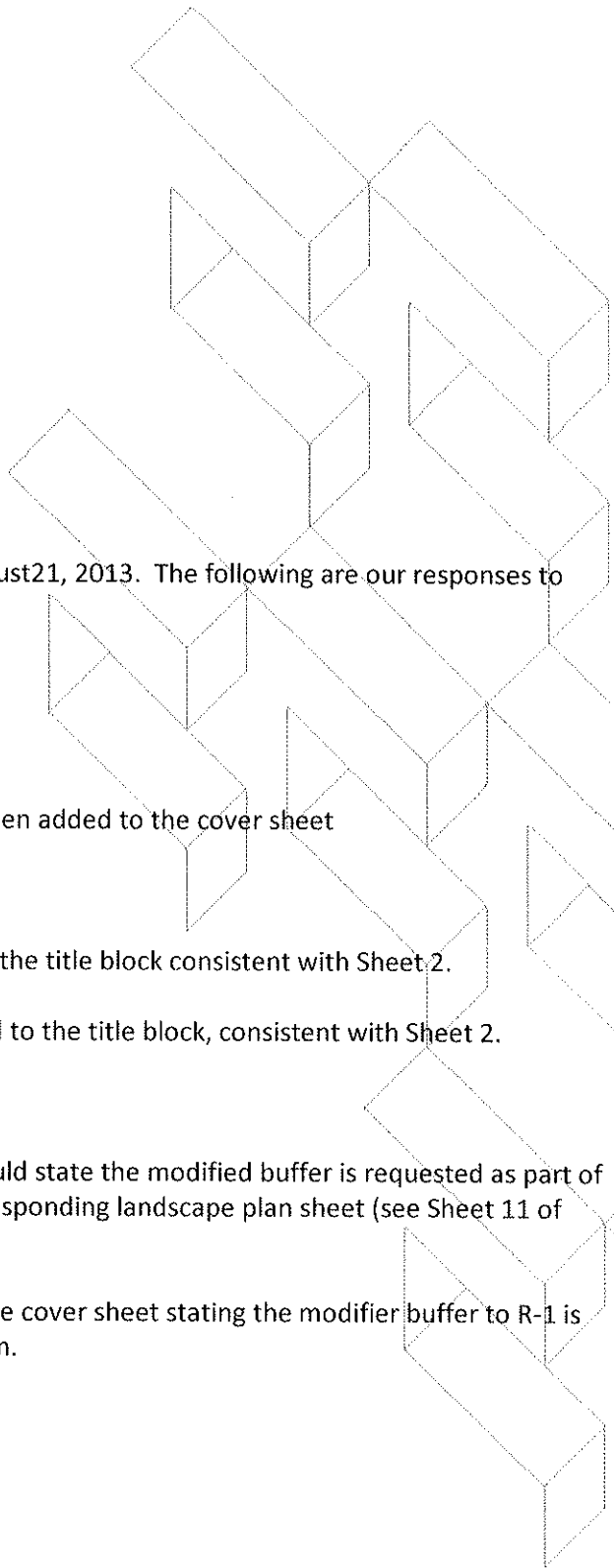
Response: "Expansion" has been added to the title block, consistent with Sheet 2.

Status: Comment addressed.

- 3. Zoning Tabulations – buffer to R-1 Zone should state the modified buffer is requested as part of the preliminary plan and reference the corresponding landscape plan sheet (see Sheet 11 of Haymarket Ice Rink Final Site Plan).

Response: A note has been added to the cover sheet stating the modifier buffer to R-1 is requested as part of this plan.

Status: Comment addressed.



Attachment: (4) Applicant Response_Hymkt Ice Rink Prelim_Plnr Comments 08-26-13 (1600 : Haymarket Ice Rink - Preliminary Site Plan)

Sheet 2

4. Hash the area of the parcel that is not subject to the application (see Ice Rink Final Site Plan).

Response: A hatch has been added of the area for Piedmont Tire and Auto, as shown on the Ice Rink Final Site Plan.

Status: Comment addressed.

5. Clearly dimension and label all areas existing and proposed (i.e. existing rink area, locker room area, existing overhang on the north side of the building, office area within overhang area, expansion area over existing parking on north side of building) and provide a gross floor area.

Response: All proposed areas within the building will be provided with final architectural plans with the final site plan. The proposed gross floor area has been added to the plan set.

Status: Comment addressed.

6. Identify existing building height and proposed building height.

Response: The existing and proposed building heights have been added to the plans.

Status: Comment addressed.

7. Show building setback to southern property line.

Response: The building setback to the southern property line has been added to the plans.

Status: Comment addressed.

8. The restroom trailer should be shown as "existing" and labeled "to be removed" or stated at what phase it is to be removed.

Response: The restroom trailer has been shown as existing and labeled to be removed.

Status: Comment addressed.

9. Per Section 58-701(e), outdoor storage areas are to be screened. Show and/or provide screening detail for the following items:
- Dumpster Area (also indicate existing dumpster area is to be removed).
 - Equipment enclosure for the chillers on the east side of the building (currently plywood)
 - Propane storage on east side of building
 - Dehumidifier on east side of building
 - Any new equipment areas associated with the second rink.

Mr. Marchant Schneider
 August 26, 2013
 Page 3

Response: Screening has been shown and noted for the dumpster area and equipment enclosure which included the chillers, propane storage and dehumidifier.

Status: Existing propane storage and the dehumidifier are located outside the noted enclosure area. The Final Site Plan should ensure all equipment associated with both rinks can be enclosed within the required screen. Also, a screen detail should be provided with the Final Site Plan. Lastly, the detail for the dumpster enclosure shows a board on board wood gate. A similar gate structure was used for dumpster enclosure at the auto repair facility. The gate was unserviceable within a few months of construction. A more durable gate enclosure should be detailed with the submission of the Final Site Plan.

Final Response: The proposed enclosure area has been expanded and will be adequately sized on the final site plan to accommodate all equipment for both rinks. The dumpster gate detail will be changed to a more durable type of enclosure on the final site plan.

10. Demonstrate that the Recreation, commercial, indoor fitness, and sports activities meet the requirements of Section 58-257(16); specifically, pickup and delivery areas. List gross floor area for proposed accessory retail uses.

Response: The gross floor area for proposed accessory retail uses has been shown on the tabulations on the cover sheet and with the proposed building text on plan sheet 02.

Status: A pickup and delivery zone for patrons of the ice rinks has not been identified on the site plan pursuant to 58-257(16)(C). It is suggested an area be located near the rink entrance which does not impede traffic flow through the site.

Final Response: A pickup/delivery zone has been designated in an area that will not impede traffic flow as shown on plan sheet 02.

11. What is the justification for 8' x 18' foot dimension for the 9 spaces near the proposed dumpster location on east side of building? Compact spaces identified on the plan are otherwise 8' by 16'. Compact space should be clearly marked by pavement markings or signage.

Response: The 9 spaces near the proposed dumpster have been updated to 8' x 16' compact car spaces.

Status: Comment addressed.

12. Revise ownership of GPINs 7298-80-2220 and 7298-80-3903.

Response: The ownership of GPIN's 7298-80-2220 and 7298-80-3903 have been updated per Prince William County GIS.

Status: Comment addressed.

Other Items

13. Is the area under the label "additional pavement" on the northeast corner to be curbed or marked? Can the area be reclaimed for landscaping?

Response: The area on the northeast corner under the "additional Pavement" is to be marked asphalt, and cannot be reclaimed for landscaping.

Status: It is suggested portions of these areas be used to recapture some or all the landscape islands and/or open space lost with the addition of the second rink as part of the Final Site Plan submission.

Final Response: This area is being used as the pickup/delivery area, but the viability of using portions of this area to recapture parking lot landscaping will be evaluated with the Final Site Plan Submission.

14. Is it recommended that the rail loading area that has been infilled be reclaimed as grass and/or landscaping areas lost with the rink expansion.

Response: The rail loading area that has been filled is now shown to be reclaimed as a grass seeded area.

Status: Label the corresponding area on the Landscape Plan, Sheet 3, as part of the Final Site Plan Submission.

Final Response: The area being reclaimed as a grass seeded area has been noted on the landscape plan, sheet 03.

15. As noted above, any outdoor storage associated with ice rink use should be shown on plan.

Response: The outdoor storage associated with the ice rink is shown on plan Sheet 02.

Status: Comment addressed.

16. With the rink expansion, rink ice cannot continue to be stockpiled within parking area. A separate area will need to be identified if the rink ice to be disposed of outside the building.

Response: A new ice stockpile area has been proposed inside the new building.

Mr. Marchant Schneider
August 26, 2013
Page 5

Status: Comment addressed.

17. Refer also to email comments Subject: FW: Haymarket Ice Plex – Building Additions dated March 30, 2013.

Response: Acknowledged.

Status: Comment addressed.

We trust these changes are sufficient such that the plan can be approved at this time. If you have any questions or comments, please contact us.

Very truly yours,



Logan Baird
Engineer II – Land Development Division

LB/II

HAYMARKET ICE RINK EXPANSION PRELIMINARY SITE PLAN

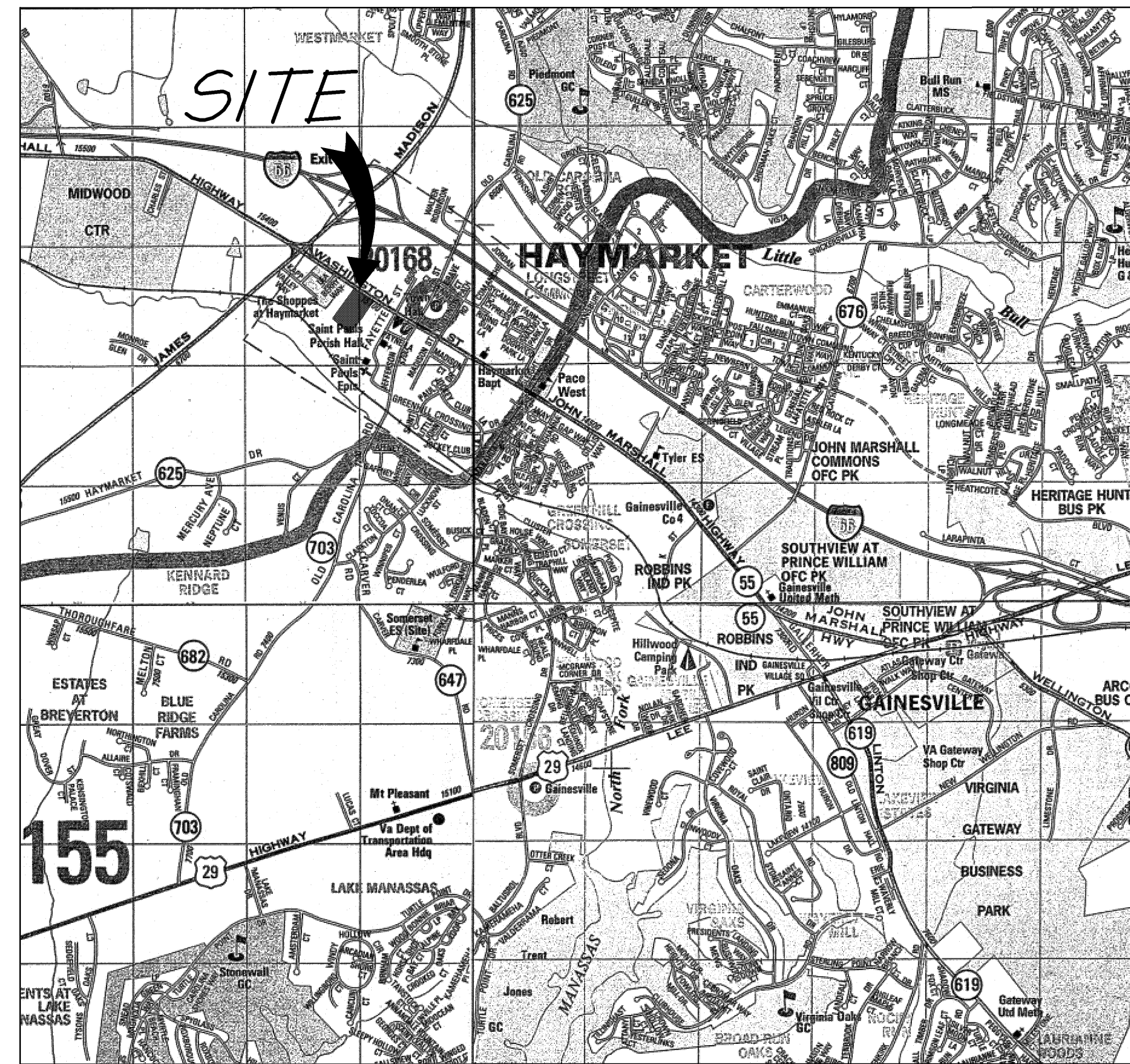
TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA

No	DESCRIPTION	DATE
1	PER TOWN COMMENTS DATED 05/31/2013 AND 06/10/2013	06/24/2013
2	PER TOWN COMMENTS DATED 08/20/2013 AND 08/21/2013	08/26/2013

GENERAL NOTES:

- TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NUMBER 5009-00710 BEARING AN EFFECTIVE DATE MARCH 25, 2009.
- TOPOGRAPHIC INFORMATION IS BASED ON THE GRADING PROPOSED IN THE HAYMARKET ICE RINK (S/A PLAN #11-HAY01-RO) AND PIEDMONT TIRE & AUTO (S/A PLAN #10-HAY-01-RO) SITE PLANS WITH SURROUNDING TOPOGRAPHIC INFORMATION PROVIDED BY A FIELD SURVEY PERFORMED BY christopher consultants, Ltd., DATED 10-27-09. THE CONTOUR INTERVAL IS 2 FEET.
- EXISTING/PROPOSED USE: COMMERCIAL/INDUSTRIAL
- THE PRINCE WILLIAM COUNTY PARCEL IDENTIFICATION NUMBER (GPIN), ZONE, AND ACREAGE FOR THE PROPERTY SHOWN HEREON IS AS FOLLOWS: GPIN: 7298-80-0117 ZONE: I-1 AREA: 4.9411 ACRES
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR PRINCE WILLIAM COUNTY, MAP #15130002D AND #15130002C, EFFECTIVE DATE JANUARY 5, 1995 SHOWS THAT THERE IS NO 100 YEAR FLOOD PLAIN WITHIN THE LIMITS OF THE PROPERTY SHOWN HEREON.
- THERE ARE NO MAPPED CHESAPEAKE BAY RESOURCE PROTECTION AREAS (RPA) ON THE PROPERTY SHOWN HEREON.
- BEST MANAGEMENT PRACTICES (BMP) FOR WATER QUALITY HAVE BEEN PROVIDED FOR THE ENTIRE 4.9411 ACRE SITE WITH THE SITE PLAN FOR PIEDMONT TIRE AND AUTO. BMP IS ACHIEVED THROUGH A SERIES OF CONTROL MEASURES WHICH INCLUDE STORM FILTER INSERTS FOR GRATE INLETS, A BAY SEPARATOR HYDRODYNAMIC STRUCTURE AND STORMTECH STORM CHAMBER FILTER RONS. THESE CONTROLS WERE DESIGN BASED ON THE PRINCE WILLIAM COUNTY REQUIREMENTS FOR REDEVELOPMENT AND IN ACCORDANCE WITH THE TOWN OF HAYMARKET STANDARDS.
- STORMWATER MANAGEMENT: THIS PROJECT WILL SLIGHTLY INCREASE THE AMOUNT OF IMPERVIOUS AREA ON THE SITE, THEREFORE SLIGHTLY INCREASE THE AMOUNT OF RUNOFF COMING FROM THE SITE. AREA DRAINS AND SHEET FLOW DIRECTS DRAINAGE FROM THIS PORTION OF THE SITE TO EXISTING STONE LINED DITCHES ALONG THE WESTERN AND SOUTHERN PERIMETER. RUNOFF COLLECTS IN THE EXISTING DITCHES AND OUTFALLS AT THE SOUTHWEST CORNER OF THE SITE. THE RUNOFF FLOWS ALONG THE EXISTING BALLAST STONE LINED RAIL SIDING.
- VEHICLE TRIPS AT EACH ENTRANCE ARE BASED ON THE 6TH EDITION INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL SECTION 465 (ICE RINK) FOR A 65,148 GFA FACILITY. PEAK HOURLY TRAFFIC IS EXPECTED TO BE 155 VPH WITH THE FLOW SPLIT EVENLY BETWEEN THE TWO ENTRANCES. PEAK DAILY TRAFFIC ON A WEEKEND DURING THE PEAK WINTER SKATING SEASON COULD REACH 844 VPD OR 422 VPD AT EACH ENTRANCE.
- PARKING TABULATIONS:

ICEPLEX BUILDING	FLOOR AREA=	165,200 SQ. FT. GROSS, 140,900 SQ.FT. NET
	PARKING REQUIREMENT=	485 SPACES / 1 ICE RINK.
		2 ICE RINKS= 170 SPACES REQUIRED
	PARKING PROVIDED=	135 SPACES (INCLUDING 5 HANDICAPPED)
- PIEDMONT TIRE & AUTO
- FLOOR AREA=
- 12,000 SQ. FT. GROSS, 9,000 SQ.FT. NET
- PARKING REQUIREMENT=
- 1 SPACE / 200 SQ. FT.
- 9,000/200= 45 SPACES REQUIRE
- PARKING PROVIDED=
- 80 SPACES (INCLUDING 5 HANDICAPPED)
- TOTAL SHARED PARKING
- REQUIRED =
- 215 SPACES (INCLUDING 7 HANDICAPPED)
- TOTAL PARKING
- PROVIDED=
- 215 SPACES (INCLUDING 9 HANDICAPPED)
- 185 SPACES PER ICE RINK BASED ON TRAFFIC STUDY CONDUCTED BY OTHERS FOR SPAN-1998-0050-003. THIS STUDY COMPARED 11 DIFFERENT ICE RINKS AND THE AMOUNT OF PARKING PROVIDED, AND CALCULATED AN AVERAGE OF 85 PARKING SPACES PER ICE RINK.
- ALL FENCING IS SUBJECT TO ARCHITECTURAL REVIEW BOARD AND PLANNING COMMISSION APPROVALS.
- PHASE 1 CONSTRUCTION WILL CONSIST OF THE EXPANSION OF THE EXISTING ICE RINK BUILDING BY ADDING A SECOND FLOOR OF APPROXIMATELY 845 S.F. AND ALL IMPROVEMENTS TO THE FACADE OF THE BUILDING. PHASE 2 CONSTRUCTION WILL CONSIST OF THE ADDITION OF A SECOND ICE RINK OF APPROXIMATELY 22,500 S.F. AND IMPROVEMENTS TO THE EXISTING PARKING LOT TO ADD ADDITIONAL PARKING SPACES.
- FINAL SITE PLAN WILL BE PROCESSED THROUGH VDOT DUE TO AN INCREASE IN VEHICLE TRIP GENERATION FOR THE BUILDING EXPANSION
- ANTICIPATED SEWAGE FLOW FOR THE ENTIRE SITE = 2531 GPD



VICINITY MAP
SCALE: 1" = 1000'

OWNER

WOOD VILLAGE LLC C/O DAISY WOOD
14202 LEE HIGHWAY
GAINESVILLE, VA 20155

PROPERTY ADDRESS

15151 WASHINGTON ST
HAYMARKET, VA 20169

NOTICE REQUIRED:

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AND OR BLASTING AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DESTRUCTION. NAMES AND TELEPHONE NUMBERS OF THE OPERATORS OF UNDERGROUND UTILITY LINES APPEAR BELOW. THESE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION.

Washington Gas Light Co.	(571) 291-7700
Transco Gas Pipeline Co.	(703) 759-2115
Chesapeake & Potomac Co.	(703) 777-2151
Va. Elec. & Power Co.	(703) 457-1000
Fairfax Co. Water Authority	(540) 338-7746
Fairfax Co. San. Sew. Div.	
Prince William Elec. Co-op	
Columbia Gas of Va.	
A. T. & T. Co.	
Plantation Pipeline Co.	
Continental Tel. of Va.	
Colonial Pipeline Co.	

MISS UTILITY
800-552-7001

EMERGENCY
Police: 777-1021 or 911
Fire Rescue: 777-2222 or 911

ZONING TABULATIONS - I-1 ZONE

USE: "SECTION 58-257 (16)", RECREATIONAL, COMMERCIAL, INDOOR, FITNESS, AND SPORT ACTIVITIES.

	REQUIREMENT	PROVIDED
BUILDING HEIGHT	35' MAX.	30.2'
LOT COVERAGE	85% MAX.	±79%
BUILDING ACCESSORY USE	20% MAX.	±10%

YARDS

FRONT YARD	10' MIN.	10'
SIDE YARD (TO B-1, B-2, I-1 ZONES)	0'	0'
SIDE YARD (TO R-1 ZONE)	25' MIN.	25'
REAR YARD (TO I-1 ZONE)	0'	0'

BUFFERS

BUFFER AGAINST I-1 ZONE	0'	0'
BUFFER AGAINST BI & B2 ZONES	10'	10'
BUFFER AGAINST R1 ZONE	35'	25' *(SEE NOTE)
BUFFER AGAINST BI BLOOM PROPERTY	10'	10'

*NOTE: A 35' BUFFER CANNOT BE PROVIDED DUE TO THE EXISTING PRIVATE ROAD RUNNING WITHIN THE 35' BUFFER. A BUFFER MODIFICATION ALLOWING A 25' BUFFER AS SHOWN ON SHEET 03 IS REQUESTED AS PART OF THIS PLAN.

LOT COVERAGE CALCULATIONS

BUILDINGS & PAVED AREAS $\frac{169,930 \text{ SQ. FT.}}{215,234 \text{ SQ. FT.}} = 78.9\%$

SUMMARY OF CONTROLS

BMP	EXISTING ON-SITE AREA CONTROLLED	PROPOSED ON-SITE AREA CONTROLLED	REQUIRED REDEVELOPMENT PHOSPHOROUS REMOVAL EFFICIENCY	PROPOSED REDEVELOPMENT PHOSPHOROUS REMOVAL EFFICIENCY
DEVELOPED WITHOUT CONTROLS	4.9411 ACRES		20%	20.11% EFFICIENCY MET

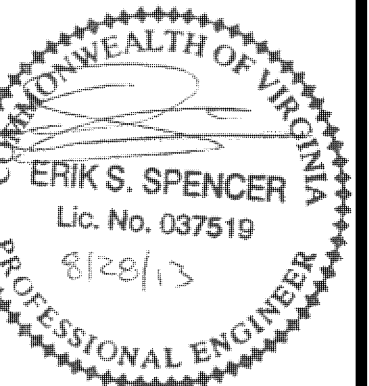
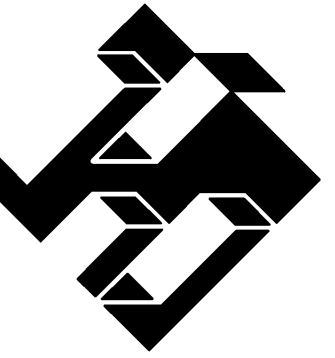
SWM	AREAS DRAINING TO EXISTING ON-SITE FACILITY	AREAS DRAINING TO PROPOSED ON-SITE FACILITY	EXISTING 10 YEAR PEAK RUNOFF TO EXISTING PIPED SYSTEM	PROPOSED 10 YEAR PEAK RUNOFF TO EXISTING PIPED SYSTEM
	2.38 ACRES 1.24 Ac onsite 0.19 Ac offsite 0.95 Ac offsite	2.46 ACRES 1.32 Ac onsite 0.19 Ac offsite 0.95 Ac offsite	3.27 CFS	1.00 CFS NO INCREASE IN RUNOFF DUE TO DEVELOPMENT

SINCE THE DESIGN 10-YEAR STORM FLOW IS LESS THAN OR EQUAL TO THE EXISTING 10 YEAR FLOW, AN ANALYSIS OF THE EXISTING STORM SYSTEM DOWN TO THE OUTFALL IS NOT REQUIRED. THE EXISTING DOWNSTREAM STORM SYSTEM IS LOCATED OUTSIDE OF THE VDOT RIGHT OF WAY.

SHEET INDEX

- COVER SHEET
- PRELIMINARY SITE PLAN
- PRELIMINARY LANDSCAPE PLAN

christopher consultants
engineering · surveying · land planning
christopher consultants, Ltd.
9417 Innovation Drive Manassas, VA 20110
703.393.9887 · fax 703.393.9076



COVER SHEET

HAYMARKET ICE RINK
EXPANSION
PRELIMINARY SITE PLAN
TOWN OF HAYMARKET, PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT No: 09090.005.00

SCALE: AS SHOWN

DATE: APRIL, 2013

DESIGN: LGB
DRAWN: LGB
CHECKED:

SHEET No.

01 of 03
10100

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF HAYMARKET, PRINCE WILLIAM COUNTY, AND PWCSA STANDARDS.

No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS DATED 06/21/2013 AND 06/10/2013	06/24/2013
2	PER TOWN COMMENTS DATED 08/20/2013 AND 08/21/2013	08/26/2013

christopher consultants
 engineering · surveying · land planning
 christopher consultants, ltd.
 9417 innovation drive manassas, virginia 20110
 703.393.9857



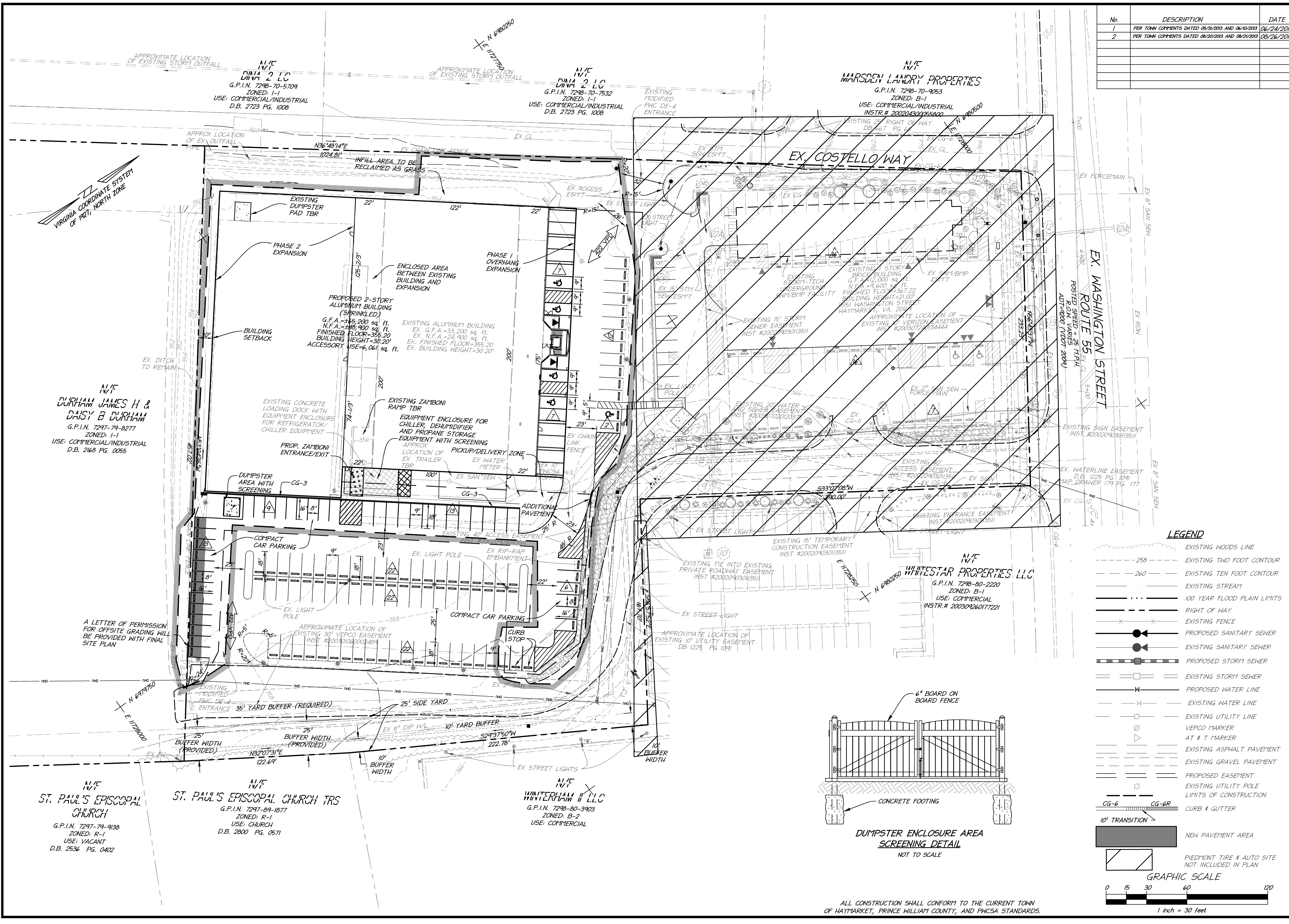
COMMONWEALTH OF VIRGINIA
 ERIK S. SPENCER
 Lic. No. 037519
 8/28/13
 PROFESSIONAL ENGINEER

PRELIMINARY
 SITE PLAN

HAYMARKET ICE RINK
 EXPANSION
 PRELIMINARY SITE PLAN

TOWN OF HAYMARKET, PRINCE WILLIAM COUNTY, VIRGINIA

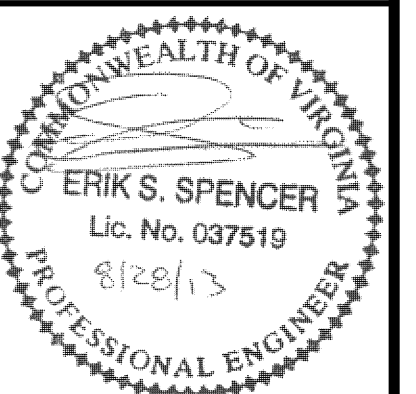
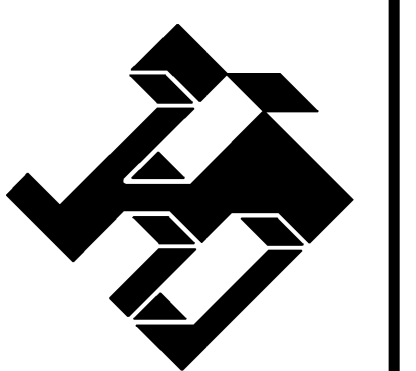
PROJECT NO. 09090.005.00
 SCALE: 1"=30'
 DATE: APRIL, 2013
 DESIGN: LGB
 DRAWN: LGB
 CHECKED:
 SHEET No. 02 of 03
 10100



THIS SHEET FOR LANDSCAPE PURPOSES ONLY !!!

No.	DESCRIPTION	DATE
1	PER TOWN COMMENTS DATED 05/31/2013 AND 06/10/2013	06/24/2013
2	PER TOWN COMMENTS DATED 08/20/2013 AND 08/21/2013	08/26/2013

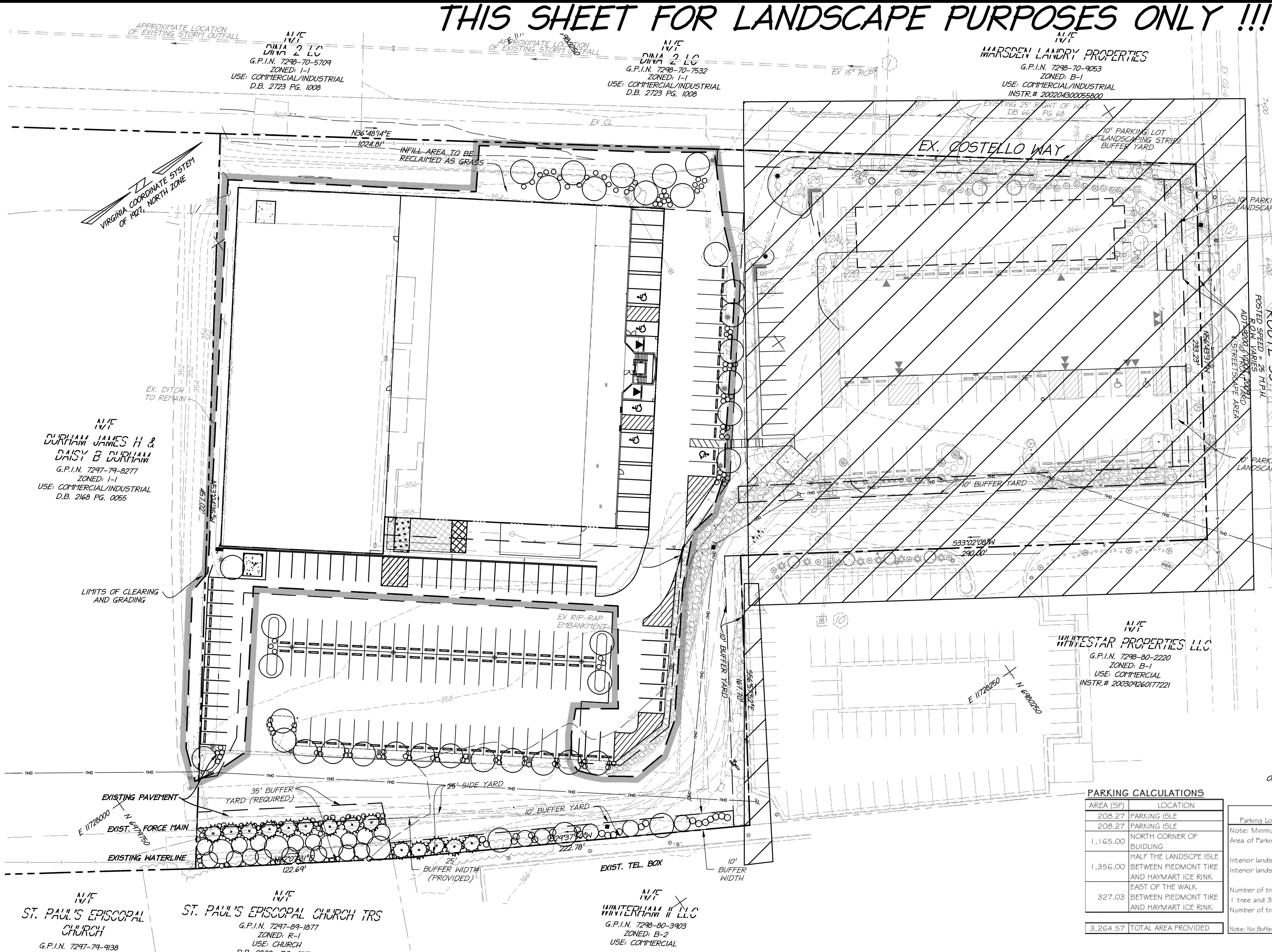
christopher consultants
 engineering · surveying · land planning
 christopher consultants, llc
 9417 innovation drive manassas, virginia 20110
 703.393.9887 703.393.9076



PRELIMINARY LANDSCAPE PLAN

HAYMARKET ICE RINK EXPANSION PRELIMINARY SITE PLAN
 TOWN OF HAYMARKET, PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT No: 09090.005.00
 SCALE: 1"=30'
 DATE: APRIL, 2013
 DESIGN: LGB
 DRAWN: LGB
 CHECKED:
 SHEET No. 03 OF 03

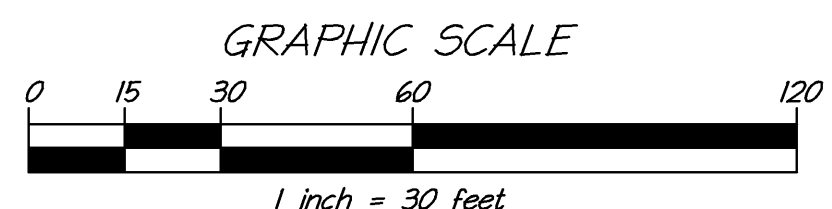


NOTES:
 1. OWNER IS RESPONSIBLE FOR MAINTAINING THE PROPOSED LANDSCAPING.
 2. LANDSCAPING SHOWN PER PREVIOUSLY APPROVED SITE PLAN 11-HAY01-RO

Open Space		
	Required Area (sf)	Provided Area (sf)
Interior Parking Landscaping	2,440	3,265
Semitransparent Buffer	2,228	2,228
Opaque Buffer	4,294	3,690
Perimeter Parking Landscaping	1,495	3,594
Total Open Space	10,457	12,767

LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (SHOWN AT PROJECTED 10-YEAR DRIPLINE SIZE)
- PROPOSED EVERGREEN TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED SHRUBS
- PIEDMONT TIRE & AUTO SITE NOT INCLUDED IN PLAN



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF HAYMARKET, PRINCE WILLIAM COUNTY, AND PWCSA STANDARDS.

PARKING CALCULATIONS

AREA (SF)	LOCATION
208.27	PARKING ISLE
208.27	PARKING ISLE
1,165.00	NORTH CORNER OF BUILDING
1,356.00	HALF THE LANDSCAPE ISLE BETWEEN PIEDMONT TIRE AND HAYMARKET ICE RINK
327.03	BETWEEN PIEDMONT TIRE AND HAYMARKET ICE RINK
3,264.57	TOTAL AREA PROVIDED

Parking Lot Interior Planting (SEC 58-703(e) Interior Parking Lot Landscaping)		
Note: Minimum Landscape area 25 square feet (Section 58-703(e)(3))		
Area of Parking:	48,792 SF	
Interior landscaped area required:	2,440 SF	5.0 %
Interior landscaped area provided:	3,265 SF	6.7 %
Number of trees/shrubs required @ 1 tree and 3 shrubs per 10 spaces:	14 Trees and 41 Shrubs	
Number of trees/shrubs provided: 135 spaces	14 Trees and 43 Shrubs	

Note: No Buffer Areas or Perimeter Landscaping has been included in this calculation.

Parking Lot Adjacent To SW Property Line (Section 58-703d)			
Length of Parking Lot Adjacent to SW Property Line			
		104 lf	
Plants Required in a Strip 5 Feet in Width	Total Required	Total provided	
2 Parking Lot Tree Per 30' Frontage	7	7*	Trees
Screen for the full length of the Frontage (Plant G Screening Shrub Per 30' Frontage)	21	21*	Shrubs
* Waiver Requested			

Parking Lot Adjacent To Private Street (Section 58-703d)			
Length of Parking Lot Adjacent to Private Street			
		195 lf	
Plants Required in a Strip 5 Feet in Width	Total Required	Total provided	
2 Parking Lot Tree Per 30' Frontage	13	13	Trees
Screen for the full length of the Frontage (Plant G Screening Shrub Per 30' Frontage)	39	39	Shrubs

Screen B (SB) - Semitransparent Screen Alt 1 - Sec. 58-700			
1 Property Line Length = Winterham Property Eastern Boundary Zone B-2		223 lf	
2 Buffer Area = 10' Width x Property line length less driveway		2228 sq ft	
3 Plants Required	Total Required	Total provided	
Canopy Trees	1/1000 sq ft	2	3
Ornamental Trees	1/500 sq ft	4	5
Evergreen Trees	1/500 sq ft	4	5
Shrubs	1/100 sq ft	22	23

Screen C (SC) - Opaque Screen Alt 1 - Sec. 58-700			
1 Property Line Length = Church Property Eastern Boundary Zoned R-1		123 lf	
2 Buffer Area = 35' Width x Property line length		4294 sq ft	
3 Plants Required	Total Required	Total provided	
Canopy Trees	1/1000 sq ft	4	4
Ornamental Trees	1/250 sq ft	17	17
Evergreen Trees	1/500 sq ft	9	9
Shrubs	1/100 sq ft	43	43

N/W
ST. PAUL'S EPISCOPAL CHURCH
 G.P.I.N. 7297-79-9138
 ZONED: R-1
 USE: VACANT
 D.B. 2536 PG. 0402

N/W
ST. PAUL'S EPISCOPAL CHURCH TRS
 G.P.I.N. 7297-89-1877
 ZONED: R-1
 USE: CHURCH
 D.B. 2800 PG. 0571

N/W
WINTERHAM II LLC
 G.P.I.N. 7298-80-3903
 ZONED: B-2
 USE: COMMERCIAL

N/W
WINTERSTAR PROPERTIES LLC
 G.P.I.N. 7298-80-2220
 ZONED: B-1
 USE: COMMERCIAL
 INSTR. # 20030926017221

N/W
MARSDEN LAUNDRY PROPERTIES
 G.P.I.N. 7298-70-9053
 ZONED: B-1
 USE: COMMERCIAL/INDUSTRIAL
 INSTR. # 200204300055800

N/W
DINA 2 LC
 G.P.I.N. 7298-70-7532
 ZONED: I-1
 USE: COMMERCIAL/INDUSTRIAL
 D.B. 2723 PG. 1008

N/W
DINA 2 LC
 G.P.I.N. 7298-70-5709
 ZONED: I-1
 USE: COMMERCIAL/INDUSTRIAL
 D.B. 2723 PG. 1008

N/W
DURHAM JAMES H & DAISY B DURHAM
 G.P.I.N. 7297-79-8277
 ZONED: I-1
 USE: COMMERCIAL/INDUSTRIAL
 D.B. 2168 PG. 0055



TO: Town of Haymarket Planning Commission

SUBJECT: Planning Commission By-Laws

DATE: 09/09/13

Councilwoman Bare has requested that the Planning Commission begin a review of the Commission's By-Laws. Please find them attached.

ATTACHMENTS:

- BYLAWS (PDF)

ORDINANCE #ORD20130805 - 4

ENACTED _____
EFFECTIVE _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, TOWN OF HAYMARKET, VIRGINIA (2004), AS AMENDED, BY AMENDING SECTION 58-260, RELATING GENERALLY TO REQUIREMENTS FOR SPECIAL USES.

BE IT ORDAINED by the Council for the Town of Haymarket, Virginia, meeting in this regular session, this ____ day of _____, 2013:

- 3. That Section 58-260 of the Code of Ordinances, Town of Haymarket (2004), as amended, is amended, as follows:

Sec. 58-260. - Requirements for special uses.

The requirements for special uses are as follows:

- (1) All requirements under [section 58-9](#) shall be met;
- (2) A new site plan must be filed;
- (3) A stormwater management plan must be filed;
- (4) The lot must be surfaced with asphalt or concrete; except that a crushed aggregate surface may be allowed for a lot used for storage of non-motorized vehicles and equipment.
- (5) Any lights used to illuminate the area must be no higher than 28 feet and shall be approved by the architectural review board;
- (6) The special use permit shall be for a one-year period and to be applied for annually;
- (7) All access roads and/or bridges must comply to state department of transportation specifications;
- (8) Approval must be obtained from the railroad if vehicles must cross the railroad track to gain access to storage facility;
- (9) A landscape plan must be submitted; and
- (10) All ordinances must be met. An allowance may be made for a security fence which must be approved by the architectural review board.

(Ord. of 7-9-2001, § 1(12-163.1); Ord. of 2-22-2005)

Attachment: BYLAWS (1578 : Planning Commission By-Laws)

Date: August 5, 2013
Regular Meeting
Ord. No. #ORD20130805 - 4

ORDER OF THE COUNCIL

David Leake, Mayor
On Behalf of the Town Council of
Haymarket, Virginia

ATTEST:

Jennifer Preli, Town Clerk

MOTION:

SECOND:

RE:

ACTION:

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

Date: _____
Regular Meeting
Ord. No. _____

CERTIFIED COPY _____

Jennifer Preli, Town Clerk

Attachment: BYLAWS (1578 : Planning Commission By-Laws)