



# TOWN OF HAYMARKET PLANNING COMMISSION

## REGULAR MEETING

~ AGENDA ~

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

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Monday, June 15, 2020

7:00 PM

Council Chambers

### **I. Call To Order**

#### **1. Zoom Meeting Invite -**

<https://us02web.zoom.us/j/84678186806?pwd=AXJRb0F5cklwRzNldlJSOFIQRVFXQT09>

### **II. Pledge of Allegiance**

### **III. Moment of Silence**

### **IV. Citizens Time**

### **V. Minute Approval**

1. Planning Commission - Work Session - Jan 21, 2020 6:00 PM
2. Planning Commission - Regular Meeting - Jan 21, 2020 7:00 PM
3. Planning Commission - Work Session - Feb 18, 2020 6:00 PM

### **VI. Agenda Items**

1. One Mile Review Discussion

### **VII. New Business**

1. QBE 14600 Washington Street - SUP Application

### **VIII. Old Business**

### **IX. Architectural Review Board Update**

### **X. Town Council Update**

### **XI. Adjournment**



# TOWN OF HAYMARKET PLANNING COMMISSION

## WORK SESSION ~ MINUTES ~

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

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Tuesday, January 21, 2020

6:00 PM

Council Chambers

A Work Session of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 6:00 PM.

Chairman Matt Caudle called the meeting to order.

### I. Call To Order

Chairman Matt Caudle: Present, Councilman Steve Shannon: Present, Commissioner Nicholas Pulire: Absent, Commissioner Aayush Kharel: Absent, Commissioner Pearl Carter-Bush: Present.

### II. Comprehensive Plan Work Session

Chairman Matt Caudle stated that the Planning Commission was tasked at their last meeting to come up with a vision statement, the mission statement and priorities that they would like to work on. The Planning Commission worked on the vision statement. After a short discussion, Town Planner Emily Lockhart suggested leaving the vision statement the same but work at changing the mission statement to some degree. Ms. Lockhart gave a brief history of previous statements and shared that the Comprehensive Plan should be updated periodically. There was a suggestion to review the priorities that each member came up with in order to set the mission statement. The Planning Commission worked on the priorities. Some of the priorities discussed was the walk - ability, the traffic and conducting a traffic survey, work with Prince William County, finishing sidewalks and crosswalks, public transportation, social media,

#### 1. Comprehensive Plan

### III. Adjournment

Minutes Acceptance: Minutes of Jan 21, 2020 6:00 PM (Minute Approval)



# TOWN OF HAYMARKET PLANNING COMMISSION

## REGULAR MEETING ~ MINUTES ~

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

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Tuesday, January 21, 2020

7:00 PM

Council Chambers

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Chairman Matt Caudle called the meeting to order.

### I. Call To Order

Chairman Matt Caudle: Present, Councilman Steve Shannon: Present, Commissioner Nicholas Pulire: Absent, Commissioner Aayush Kharel: Absent, Commissioner Pearl Carter-Bush: Present.

### II. Pledge of Allegiance

Chairman Matt Caudle invited everyone to stand for the Pledge of Allegiance followed by a moment of silence.

### III. Public Hearing - Van Metre Amended SUP

Town Planner Emily Lockhart shared that, at a previous meeting, the Planning Commission recommended the SUP application from Van Metre to the Town Council for approval. Ms. Lockhart continued to share that the public hearing at the Town Council meeting was held over for additional comments. She stated that since the public hearing, Van Metre made changes to the design and has returned to the Planning Commission. Ms. Lockhart invited the representatives from Van Metre to give a presentation of the changes that were made. The representative from Van Metre showed the Planning Commission the changes made to the property which would switch the position of some of the town houses and would add an additional commercial building to the front of Washington Street. After the presentation, Chairman Caudle opened the floor for citizen comment.

Roya Delaney, 14484 Chamberry Circle, questioned the flow of traffic for drop off and pick up at the school. Ms. Lockhart answered that the back portion of the parking lot will have an exit onto the main entrance into the development. Ms. Delaney also asked if the town houses would have garages and also asked about additional parking for guests. Ms. Lockhart addressed both of her questions.

Dottie Leonard, 14801 Washington Street, suggested not to be so rigid on the setbacks. Ms. Leonard shared that she liked the new design presented.

With no further comments, Chairman Caudle closed the public hearing.

### IV. Citizen's Time

There were no citizens wishing to address the Planning Commission during the evening's Regular Monthly Meeting.

### V. Minute Approval

1. Planning Commission - Work Session - Dec 16, 2019 6:00 PM

Councilman Shannon moved to approve the Work Session minutes for December 16, 2019 as well as the Regular Meeting minutes for December 16, 2019. The motion was seconded by Commissioner Carter-Bush.

Minutes Acceptance: Minutes of Jan 21, 2020 7:00 PM (Minute Approval)

**RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Steve Shannon, Councilman  
**SECONDER:** Pearl Carter-Bush, Commissioner  
**AYES:** Matt Caudle, Steve Shannon, Pearl Carter-Bush  
**ABSENT:** Nicholas Pulire, Aayush Kharel

2. Planning Commission - Regular Meeting - Dec 16, 2019 7:00 PM

**RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Steve Shannon, Councilman  
**SECONDER:** Pearl Carter-Bush, Commissioner  
**AYES:** Matt Caudle, Steve Shannon, Pearl Carter-Bush  
**ABSENT:** Nicholas Pulire, Aayush Kharel

### VI. Agenda Items

#### 1. Van Metre Amended SUP

Chairman Caudle asked for comments from the Planning Commission Members regarding the revised SUP application from Van Metre. Councilman Shannon stated that the applicant attended the last Town Council meeting with the owner of the proposed school that would be occupying the property. He shared that both the applicant and the owner gave the presentation to the Town Council. Mr. Shannon stated that he liked the changes and would support it. Chairman Caudle stated that he liked how they moved the entrance. There was discussion with Van Metre regarding the set-back requirements, the playground area on the school property, employee parking, and after school programming events. Chairman Caudle shared that although he supports the change, he would like to have some kind of safeguard for the children that would be a buffer between the town houses and the school parking lot. Town Planner Lockhart stated that this topic can be addressed at the site plan phase of the project. Ms. Lockhart stated that the motion to be considered is whether to recommend approval or denial to the Town Council. She stated that the Town Council will hold a public hearing at their next meeting and consider the application at that point, which is to allow 38 town homes on the lot. Mr. Caudle asked to contact the owner about events that could take place after school hours that could affect parking.

Councilman Shannon moved that the Planning Commission recommend approval to the Town Council for the Van Metre Special Use Permit request as presented in the amended application. Commissioner Carter-Bush seconded the motion. The motion carried by a roll call vote.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Steve Shannon, Councilman  
**SECONDER:** Pearl Carter-Bush, Commissioner  
**AYES:** Matt Caudle, Steve Shannon, Pearl Carter-Bush  
**ABSENT:** Nicholas Pulire, Aayush Kharel

### VII. New Business

Town Planner Emily Lockhart shared that there is no New Business needing to be addressed by the Planning Commission.

Chairman Caudle asked for an update on the building for the wine tasting business. Ms. Lockhart shared that the business owner is currently working on issues within the interior of the building. She stated that the owner plans on having the business opened by Spring 2020.

Chairman Caudle also asked for updates on the roof of the Pardo House. Ms. Lockhart stated that the owner has contacted the office on the subject and that the color of the roof will be changed. Ms. Lockhart also shared with the long term goal for the property.

Councilman Shannon asked if the staff heard from the County office about the money earmarked for sidewalks from Jefferson Street bridge to Heathcoate. Ms. Lockhart stated that they had no heard from the County yet.

Minutes Acceptance: Minutes of Jan 21, 2020 7:00 PM (Minute Approval)

### VIII. Old Business

Town Planner Emily Lockhart shared that at 6 pm on meeting nights, the Planning Commission is working on the Town's Comprehensive Plan. Ms. Lockhart invited citizens to attend the meetings and also stated that the Planning Commission will be looking for citizen input at future meetings.

### IX. Architectural Review Board Update

Town Planner Emily Lockhart gave the Architectural Review Board updates. She stated that the Board is currently working on the By-Laws. She also shared that Chick Fil-a was granted approval to expand the accessory storage building. Ms. Lockhart also shared that approval was given to Details For The Home property to demolish the accessory buildings on the property so that they can expand the parking lot and build an additional building.

### X. Town Council Update

Councilman Shannon gave the Town Council updates. He shared again about the proposed school that will be mentioned earlier. He shared that the Council awarded the contract for the sidewalk project on Jefferson Street that will span from Washington Street to the bridge on Jefferson Street.

### XI. Adjournment

With no further business before the Planning Commission, Councilman Shannon moved to adjourn with a second by Commissioner Carter-Bush.

#### 1. Motion to Adjourn

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Shannon, Councilman
<b>SECONDER:</b>	Pearl Carter-Bush, Commissioner
<b>AYES:</b>	Matt Caudle, Steve Shannon, Pearl Carter-Bush
<b>ABSENT:</b>	Nicholas Pulire, Aayush Kharel

Submitted:

Approved:

\_\_\_\_\_  
Kimberly Henry, Clerk of the Council

\_\_\_\_\_  
Matt Caudle, Chairperson

Minutes Acceptance: Minutes of Jan 21, 2020 7:00 PM (Minute Approval)





# TOWN OF HAYMARKET PLANNING COMMISSION

WORK SESSION  
~ MINUTES ~

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

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Tuesday, February 18, 2020

6:00 PM

Council Chambers

A Work Session of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 6:00 PM.

Chairman Matt Caudle called the meeting to order.

## I. Call to Order

Since the Regular Meeting of the Planning Commission was cancelled, Chairman Matt Caudle invited everyone to stand for the Pledge of Allegiance followed by a moment of silence to start the evening's meeting.

Chairman Matt Caudle: Present, Councilman Steve Shannon: Present, Commissioner Nicholas Pulire: Present, Commissioner Aayush Kharel: Absent, Commissioner Pearl Carter-Bush: Present.

## II. Comprehensive Plan Work Session

Chairman Matt Caudle stated that the Planning Commission has been asked to review the CIP for the next year prior to working on the Comprehensive Plan. Town Planner Emily Lockhart shared the CIP chart and asked if the Planning Commission would like to make changes to projects that they would like to see funded for the next fiscal year. Business Manager Chris Coon shared that Councilman Leake asked for the Planning Commission to review the CIP projections so that it can be addressed during the budget work session of the Town Council, Mr. Coon shared that the pedestrian sidewalk should be done by July. He also shared that the Town was looking for pedestrian improvements on Washington Street near the park and on Fayette Street. The Planning Commission reviewed and discussed the items that they would like to see addressed. Some of the items suggested were projects at the park such as a pavilion that could be used for concerts in the summer and an ice rink in the winter similar to City of Manassas.

At this time, the Planning Commission continued working on the Town's Comprehensive Plan. Business Manager Chris Coon shared with the Planning Commission information he received on cost of an app for the Town. The Planning Commission discussed the subject. Chairman Caudle asked Mr. Coon to get additional quotes to compare. Councilman Shannon also suggested that the Town start having monthly meetings with local businesses to see if this is something they would be interested in help fund.

Ms. Lockhart reviewed the concerns that were established at the last meeting. Ms. Lockhart stated that after that the Commission started working on the priorities. She stated the first two were traffic and better communication to the citizens through better tactics such as the app. Ms. Lockhart asked the Commission for 3 additional priorities that they would consider. The first priority established by the Planning Commission was connectivity- inter and intra. The second priority was historic. There was a discussion on what is considered a historic structure, place, or landscape. Ms. Lockhart suggested that the Planning Commission have a joint meeting with the Architectural Review Board in March to work on the historic section of the Comprehensive Plan. Another priority was density - business/residential feasibility study. Chairman Caudle stated that he would like the Comprehensive Plan to be detailed enough to be meaningful but not have so much detail that it would need to be amended frequently.

There was a discussion on receiving citizen input by putting out surveys and the such. Ms. Lockhart went over some possible dates to have the joint meeting with the Architectural Review Board. The Planning Commission asked Ms. Lockhart to check the availability of March 23rd as a first choice for the joint meeting with the Architectural Review Board.

1. Priorities
2. Comprehensive Plan Layout/Overview
3. Assignments for March Work Session

## III. Adjournment

With no further business before the Planning Commission, Councilman Shannon moved to adjourn with a second by Commissioner Pulire.

Minutes Acceptance: Minutes of Feb 18, 2020 6:00 PM (Minute Approval)

1. Motion to Adjourn

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Shannon, Councilman
<b>SECONDER:</b>	Nicholas Pulire, Commissioner
<b>AYES:</b>	Matt Caudle, Steve Shannon, Nicholas Pulire, Pearl Carter-Bush
<b>ABSENT:</b>	Aayush Kharel

Submitted:

Approved:

\_\_\_\_\_  
Kimberly Henry, Clerk of the Council

\_\_\_\_\_  
Matt Caudle, Chairperson

Minutes Acceptance: Minutes of Feb 18, 2020 6:00 PM (Minute Approval)



**COUNTY OF PRINCE WILLIAM**

5 County Complex Court, Prince William, Virginia 22192-9201  
( 703 ) 792-7615 Metro 631-1703 Ext. 7615 FAX ( 703 ) 792-4401  
www.pwcgov.org/planning

Rebecca Horner, AICP, CZA  
Director of Planning

May 15, 2020

**The attached packet is provided for review and comment from the following agencies:**

- County Archaeologist (DS940)
- Crime Prevention Police (MA210)
- Economic Development (MA286)
- Fire Marshal's Office (DS920)
- Historical Commission (DS940)
- Long Range Planning (DS940)
- Planning Case Planner
- Proffer Administrator (DS940)
- Town of Haymarket
- Transportation Department (DS990)
- VDOT Fairfax (MA290)
- Watershed Management (DS930)

**RE:** REZ2020-00005, Centre at Haymarket  
REZONING, MIXED USE

**MAGISTERIAL DISTRICT:** 20 - Gainesville

**REQUEST:** This is a request to rezone ±8.5472 acres from A-1, Agricultural to O(M) Office Mid-Rise.  
**\*\*2nd\*\***

**GPIN(s): 7298-32-4095**

Your comments should:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the 2008 Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of your department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision;
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

Your assigned Case Planner is **Scott Meyer**. Please use **eReview** to submit your comments. Reviewers without eReview access should submit their comments by email to **rthornton@pwcgov.org**.

Your comments should be directed to **Randy Thornton** and received no later than **June 01, 2020**. Your cooperation is appreciated.

Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review Discussion)



The attached packet is provided for information only. No comment is necessary from the foll

6.1.a

**SUPERVISOR - PETE K. CANDLAND**  
**COMMISSIONER - RICHARD BERRY**  
**BOARD CHAIRMAN - ANN B. WHEELER**

Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review Discussion)



**WALSH COLUCCI  
LUBELEY & WALSH PC**

Jonelle Cameron  
(703) 680-4664 Ext. 5132  
jcameron@thelandlawyers.com  
Fax: (703) 680-6067

May 5, 2020

**Via Hand Delivery**

Brenda Schulte  
Prince William County Planning Office  
5 County Complex Court  
Prince William, VA 22192

Re: Centre at Haymarket - #REZ2020-00005  
Resubmission and Second Comment Response Letter

Dear Ms. Schulte:

As a follow up to the staff's comments and the post submission meeting, enclosed please find the following revised application materials:

1. Five (5) copies of the Proffer Statement dated April 21, 2020;
2. Five (5) copies of the Prince William County Department of Transportation Project Review Comment and Resolution Sheet, dated;
3. Five (5) copies of the Virginia Department of Transportation Prince William Land Use Project Review Comment and Resolution Sheet, dated October 15, 2020;
4. Two (2) copies with two (2) informational discs of the traffic impact analysis entitled "The Centre at Haymarket Prince William County Virginia," prepared by Kimley-Horn dated August 13, 2019, last revised April 29, 2020. Please note that Prince William County Department of Transportation indicated that it and VDOT do not need hard copies of the TIA;
5. Two (2) copies of the redline version of the traffic impact analysis entitled "The Centre at Haymarket Prince William County Virginia," prepared by Kimley-Horn dated August 13, 2019, last revised April 29, 2019 compared to the TIA submitted with the initial rezoning application dated August 13, 2019. Please note that Prince William County Department of Transportation indicated that it and VDOT do not need hard copies of the TIA;

**ATTORNEYS AT LAW**

703 680 4664 ■ WWW.THELANDLAWYERS.COM  
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ PRINCE WILLIAM, VA 22192

LOUDOUN 703 737 3633 ■ ARLINGTON 703 528 4700

Brenda Schulte  
 May 5, 2020  
 Page 2

6. Fourteen (14) copies of the Environmental Constraints Analysis entitled "The Centre at Haymarket, Prince William County, Virginia," prepared by Wetlands Studies and Solutions, Inc., dated August 13, 2019, last revised April 15, 2020;
7. Fourteen (14) copies of the existing conditions sheet entitled August 22, 2019, stamped April 29, 2020;
8. Fifteen (15) copies of the design guidelines entitled "Centre at Haymarket Design Guidelines," dated April 21, 2020;
9. Fifteen (15) full size copies and one (1) 8 ½" x 11" reduction of the general development plan entitled "The Centre at Haymarket O(M) Rezoning," prepared by The Engineering Groupe Inc., dated August 23, 2019, last revised April 21, 2020; and
10. Fifteen (15) full size copies and one (1) 8 ½" x 11" reduction of the illustrative exhibit entitled "The Centre at Haymarket O(M) Rezoning," prepared by The Engineering Groupe Inc., dated August 23, 2019, last revised April 21, 2020.

The following are the Applicant's responses to the case planner summary letter and agency comments that they received. Please note that only weaknesses/items to be addressed are listed below.

Planning Case Planner, October 10, 2019	
Agency Comment	Applicant's Response
Land Use	
<ul style="list-style-type: none"> <li>• <u>Zoning Compatibility</u>: A restaurant use is a secondary use in an O(M) district. The square footage or area occupied by the secondary uses cumulatively shall not exceed 25% of the gross floor area of the related principal use. Please provide the square footage of all uses and provide the timing/phasing of construction (as already identified above) on the GDP.</li> </ul>	<p>The proposed rezoning is speculative rezoning without a final end user. The Applicant is hoping to have 2 hotels on the property and understands that a restaurant is a secondary use. Square footages and areas will be provided at site plan and a tabulation will be provided at each site plan submitted on the Property.</p>
<ul style="list-style-type: none"> <li>• <u>Prior approval/conditions</u>: The SUP conditions with SUP #PLN2002-00352 will remain with the portion of the property. Please show on the GDP condition #3 <u>Landscape and Buffering</u> as approved with #PLN2002-00352-buffer</li> </ul>	<p>The Applicant will ensure that the landscaping required by PLN2002-00352 will be met. As part of this rezoning, the Applicant is proposing to close the existing entrance from Antioch and provide a shared entrance further from the intersection.</p>

<p>to remain. Please provide information how condition #3 Driveway Access will be met.</p>	
<p>Community Design</p>	
<ul style="list-style-type: none"> <li>• <u>DES-Policy 1</u>: The comprehensive plan recommends that master zoning plans submitted with applications for rezoning include architectural, sign, lighting, and landscape concepts for all developments. In addition, proposed layouts and architectural elevations for all nonresidential projects as well as all proposed signage and lighting is compatible in design, scale, material, style, and color with the other site amenities (including dumpsters), with buildings and landscaping and overall design character of the development with the surrounding area. Please provide more information on the site layout with the proffered uses on the GDP and lighting and signage information for the uses. And please provide illustrative elevations of the buildings (how the site would look from the right-of-way) with the type of architectural design and materials/DES 1.1-Employ the illustrative Design Guidelines for Office Development on the site where office uses are proposed. The provided landscape on the plan has areas of gaps in landscaping as well as landscaping in the entrances; the provided 10' strip is not compatible with the landscaping provided by other development in the immediate area and no landscaping information has been provided for the interior of the site. Please address the landscaping concerns. Can discuss more at post-submission meeting.</li> </ul>	<p>The Applicant has provided design details for benches, lighting and trash receptacles on the Property. In addition, the Applicant included design details for hotels that may be located on the Property. The Applicant also proffered building materials for offices located on the Property. Please see Proffer</p>
<ul style="list-style-type: none"> <li>• <u>DES-Policy 2 &amp; 7</u>: The provision of pedestrian links between and among</li> </ul>	<p>Please see the GDP submitted with this application. The Applicant has provided a</p>

commercial properties as well as clear delineation of the pedestrian ways; encourage consolidating of access points and reconfigure internal circulation to improve vehicular and traffic safety. No information has been provided pertaining to the provision of sidewalks along the property lines in the ROW or any links internally with the proposed uses -lets discuss more.	sidewalk along the Rte. 55 frontage. Due to the environmental resources on the site, the Applicant is not proposing an additional pedestrian connection between the two landbays.
<ul style="list-style-type: none"> <li>• <u>DES-Policy 2 &amp; 7</u>: Consider providing an open space area/feature with benches or outdoor seating near the undisturbed wetland area for hotel patrons.</li> </ul>	The Applicant is not proposing to disturb the wetland area at all. The Applicant has provided design guidelines for benches, trashcans and proposed hotel building elevations.
<b><u>Additional Information Required</u></b> – Sec 32-700.21. Please provide/correct the following information on the GDP:	
<ul style="list-style-type: none"> <li>• Update the GDP and all support documents with the case file number on subsequent submissions: REZ2020-00005;</li> </ul>	Please see the GDP addressing this comment.
<ul style="list-style-type: none"> <li>• Please add the adjacent properties area and information including what is marked residue: include owner, GPIN, zoning, area/acres, and use;</li> </ul>	Please see the GDP addressing this comment.
<ul style="list-style-type: none"> <li>• Add the width of ROW for all roads;</li> </ul>	Please see the GDP addressing this comment.
<ul style="list-style-type: none"> <li>• Provide the location and information of any existing or proposed easements on property;</li> </ul>	Existing easements are shown on the Existing Conditions Plan. Proposed easements will be determined at site plan.
<ul style="list-style-type: none"> <li>• Include the intensity of each non-residential use proposed;</li> </ul>	The maximum FAR for each Landbay is .65 and indicated on the GDP.
<ul style="list-style-type: none"> <li>• Include the open space and buffer areas, SWM facilities on GDP;</li> </ul>	Please see the GDP which indicates the 20% as required in the Zoning Ordinance.
<ul style="list-style-type: none"> <li>• Include the vehicular and pedestrian circulation plan (ROW improvements,</li> </ul>	The rezoning is to allow for future development of the site and there are not

travel ways, parking, loading, stacking, sidewalks);	any specific users. The Illustrative plan is for illustrative purposes only. Parking, loading and stacking will meet County code and will be provided at site plan.
<ul style="list-style-type: none"> <li>• Include the layout/orientation of buildings, building/parking restriction lines, parking, etc.;</li> </ul>	The rezoning is to allow for future development of the site and there are not any specific users. The Illustrative plan is for illustrative purposes only. Parking, loading and stacking will meet County code and will be provided at site plan.
<ul style="list-style-type: none"> <li>• Clarify on GDP what the existing property line is and the area to be dedicated as ROW.</li> </ul>	Please see the GDP addressing this comment.
<ul style="list-style-type: none"> <li>• DCSM (802.13) requires a 50' Type C landscaped buffer along the east side of property (adjacent to A zoned property);</li> </ul>	The adjacent property zoned A-1, is a vacant portion of the property. The residential portion of this property is across I-66. In the DCSM a Type B 30' buffer is required between residential and office uses. However, DCSM Section 802.13.A. allows for a reduction in the buffer width (so long as a minimum Buffer A is provided) if the nonresidential developed property is adjacent to a parcel that is zoned or <u>planned</u> non-residential. In this case, the adjoining property is vacant and planned CEC. The 25' buffer is consistent with what the previous James Madison Marketplace property provided.
<ul style="list-style-type: none"> <li>• Community Design DES 1.1/DES 1.3: Please include sign and lighting details/visuals for all signs and lights.</li> </ul>	Please see Proffer 3.b. The Applicant has proffered the height and style of monument signage.
<ul style="list-style-type: none"> <li>• Please address how the following will be met:          32-250.42 tree canopy over requirement,          32-250.44 parking lot landscape requirement;</li> </ul>	Tree canopy and parking lot landscaping will be provided at site plan.
<ul style="list-style-type: none"> <li>• Sec. 32-503.05. - The property is located in an HCOD created prior to February 20,</li> </ul>	This comment does not apply to this proposal.



<p>1996 and a quick service food store and restaurant, as secondary uses, require a Special Use Permit. Please revise the application/narrative/SUP plan/etc. with the addition of quick service food store and restaurant as part of the request for the Special Use Permit.</p>	
<ul style="list-style-type: none"> <li>• 32-700.21.8(d) - The maximum height of all proposed structures (building, light poles, all structures) - please provide on the plan.</li> </ul>	<p>Please see the GDP that indicates the maximum height pursuant to the Zoning Ordinance.</p>
<ul style="list-style-type: none"> <li>• DES 1.1 &amp; 1.3 - Please provide details and color illustration as the project would look from the right of ways (Rt. 55 &amp; 166) for proposed buildings, structures, dumpster enclosure in the color illustrations, i.e. height/dimensions, materials, colors, locations as shown on plan, and landscape/screening, etc.</li> </ul>	<p>As discussed at the post submission meeting, the Applicant does not have any specific users for the Property. The Applicant is proposing to rezone the Property consistent with the Comprehensive Plan. The Applicant has provided Design Guidelines and proffers to address community design.</p>
<ul style="list-style-type: none"> <li>• Community Design DES 2.2/2.3; 32.503.06.3/32-503.06.3. - Pedestrian circulation shall be provided for and coordinated with that generated from or using adjacent properties. Please identify on the plan all sidewalks, contrasting pavement, pavement markings or other innovative Treatments for pedestrian circulation to/from as well as on site.</li> </ul>	<p>Please see the GDP submitted with this application. The Applicant has provided a sidewalk along the Rte. 55 frontage. Due to the environmental resources on the site, the Applicant is not proposing an additional pedestrian connection between the two landbays. Specific pedestrian connections between uses will be provided at site plan.</p>
<p><b>Crime Prevention Police, October 1, 2019</b></p>	
<p>Agency Comment</p>	<p>Applicant's Response</p>
<p>1. At this time, the Police Department does not believe this application will create a significant impact on Police calls for service. However, as additional burdens of increased population, traffic congestion, demands for police services, complexities of calls for service and the increased call volume may increase response time and work load of officers.</p>	<p>CPTED information will be provided to the Police at site plan.</p>

<p>2. The lack of CPTED information makes it difficult to adequately review the application. We encourage the incorporation of Crime Prevention Through Environmental Design concepts and to continue to update the police department as the project develops.</p>	
<p>NATURAL SURVEILLANCE</p>	
<ul style="list-style-type: none"> <li>• Avoid constructing large blank walls, which limit visibility and can serve as targets for graffiti.</li> <li>• Do not cover the entrance windows with posters, announcements or other signage that obstructs visibility.</li> </ul> <p>Natural Surveillance Through Electronics</p> <ul style="list-style-type: none"> <li>• Camera coverage is recommended for the exterior of the building. Every area from the entrances to the parking lots should be covered.</li> <li>• Cameras should be placed to achieve an unhindered view (i.e. blocked by future growth of trees and not directed at bright light sources).</li> <li>• Cameras should be installed in areas immune from vandalism.</li> </ul>	<p>At final design the Applicant will incorporate the CPTED strategies by having security cameras installed on some of the buildings for security.</p>
<p>NATURAL ACCESS CONTROL</p>	
<ul style="list-style-type: none"> <li>• Highlight the main entrance in the design.</li> <li>• Limit the number of entrances and exits, both to the building and parking lots.</li> </ul>	<p>The Applicant is proposing one main entrance into each of the landbays from Route 55. The Applicant is proposing a future interparcel connection from Landbay 1 to the adjoining property as required by the DCSM. In addition, the Applicant is proposing an access to Landbay 2 from Antioch.</p>

<b>TERRITORIAL REINFORCEMENT</b>	
<ul style="list-style-type: none"> <li>• Consider enhancing perimeter security with decorative fencing or CPTED principles (i.e. natural berms coupled with plants, trees, and rock formations). Ensure that signage is clearly visible, easy to read, and simple to understand.</li> <li>• Keep parking lot surfaces in good condition. Clearly mark the parking spaces to convey a neat and orderly image.</li> </ul>	<p>The Applicant is proposing a 10' landscape strip along the Rte. 55 frontage and will ensure that signage is clearly visible.</p> <p>The parking spaces will be designed at site plan to address this comment.</p>
<b>MAINTENANCE</b>	
<ul style="list-style-type: none"> <li>• Use landscape plants that mature within the available space and don't obstruct light fixtures and cameras.</li> <li>• Report and remove graffiti within 24 hours of its appearance.</li> <li>• Maintain adequate and consistent lighting throughout exterior and parking lot. Routinely check lighting to insure they are working properly.</li> <li>• Keep the grounds clean and well maintained.</li> <li>• Keep lines of sight open by maintaining landscaping.</li> <li>• Manager or designee should walk the grounds daily and note defects to be corrected.</li> </ul>	<p>The Applicant proposes adequate and consistent lighting. A photometric plan will be provided at site plan to ensure that the entire Property is well lit.</p>
<b>Fire Marshal's Office, September 17, 2019</b>	
<b>Agency Comment</b>	<b>Applicant's Response</b>
1.1 Fire/Rescue Station 24 (Antioch) is the first due fire/rescue resource.	Comment acknowledged.
1.2 The facility is within the required 4 minute travel time for Basic Life Support and Fire.	Comment acknowledged.

1.3 The facility is within the required 8 minute travel time for Advanced Life Support.	Comment acknowledged.
1.4 Fire/Rescue Station 24 responded to 2,024 incidents in FY 18.	Comment acknowledged.
1.5 The workload capacity for Fire/Rescue Station 24 is 2,200 incidents.	Comment acknowledged.
<b>Historical Commission, October 10, 2019</b>	
Agency Comments	Applicant Response
<p>Military Site Survey.</p> <p>Interpretive kiosk containing signs with content determined by the Historical Commission detailing identified battlefields/skirmishes and historic aspects of the property.</p>	The Applicant has proffered one (1) kiosk sign. Please see Proffer 5.
<b>Long Range Planning</b>	
Agency Comments	Applicant Response
General Information:	
1. In CEC areas, it is encouraged that office development designs are in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan. Please ensure these recommendations are considered in the proposed development.	Please see the proffers addressing architectural features.
<b>Service Authority</b>	
Agency Comments	Applicant Response
1. No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances shall be discharged into the public sewer system.	If required, this comment will be addressed at site plan.

<p>2. Applicant shall size, design and install a Service Authority (or PWC) approved grease trap on-site, if required by the Service Authority. The applicant shall properly maintain the grease trap to prevent grease build-up in the force main or gravity sewer.</p>	<p>If required, this comment will be addressed at site plan.</p>
<p>3. Fire sprinkler systems shall incorporate a county approved backflow prevention device and be designed to eliminate water hammer.</p>	<p>If required, this comment will be addressed at site plan.</p>
<p>4. Grinder pumps in the sanitary sewer system may be required.</p>	<p>If required, this comment will be addressed at site plan.</p>
<p>5. The applicant shall install a county approved, adequately sized backflow prevention device on the water service line. This device shall be on the customer side of the water meter and before any point of use fixture of the on-site plumbing system.</p>	<p>If required, this comment will be addressed at site plan.</p>
<p>6. For any proposed landscape irrigation system, the applicant shall demonstrate to the Service Authority that there is no detrimental effect on the Service Authority's water distribution system and service pressure to the community. Irrigation systems shall be represented as a collective maximum hour demand for the hydraulic modeling of the proposed water system, both with and without a simultaneous fire flow event.</p>	<p>If required, this comment will be addressed at site plan.</p>
<p>7. All on-site and off-site water system improvements necessary to mitigate the impact of the proposed irrigation system demands shall be the responsibility of the applicant.</p>	<p>If required, this comment will be addressed at site plan.</p>
<p>8. Public water is not available at the site. The closest available public water main is an existing 18-inch water main located</p>	<p>The location of the connection to public water will be determined at final site plan</p>

<p>approximately 160 feet east of the site in John Marshall Highway. The developer will be required to extend an appropriately sized water main from the existing 18-inch water main through their site and connect to the future proposed Carter's Mill Phase 4 water distribution system on the south side of John Marshall Highway to provide a looped supply for increased reliability and improved water quality.</p>	<p>and at that time the developer will determine if looping is required</p>
<p>9. Public sewer is not available at the site. The closest available public sewer main is an existing 10-inch gravity sewer main located approximately 1,350 feet east of the site in John Marshall Highway. The developer will be required to conduct a sewer study to ensure the existing sewer collection system has adequate capacity to accommodate the projected flows from the proposed development.</p>	<p>Please note that the exact connection location will be determined at site plan.</p>
<p>10. Depending on the final configuration of any proposed on-site water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements.</p>	<p>If required, this comment will be addressed at site plan.</p>
<p>11. The applicant shall design and construct all on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards and regulations. The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies</p>	<p>If required, this comment will be addressed at site plan.</p>



<p>of the County Comprehensive Plan and Service Authority planning documents. The design shall be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.</p>	
<p>12. Approval of a Special Use Permit or the rezoning of a property does not guarantee or assure water and sanitary sewer capacity availability for development of said property. Available utility system capacities are allocated on a first-come-first-served basis to zoned properties having approved final site/subdivision plans upon filing the required application and full payment of all associated utility fees/charges.</p>	<p>Comment acknowledged.</p>
<p><b>Town of Haymarket</b></p>	
<p><b>Town Comprehensive Plan</b></p>	
<p>Agency Comments</p>	<p>Applicant Response</p>
<p>1. The Haymarket Comprehensive Plan identifies multiple goals regarding a coordinated Town-County effort to address compatible land development adjacent to the Town; specifically, a unified design plan for the I-66/Route 15 Interchange which will preclude undesirable and uncoordinated strip development along Route 15. James Madison Highway (Route 15) is a regional transportation corridor delineating the Town's western boundary. No equivalent north-south regional road exists within a reasonable distance of site.</p> <p>The subject applications are west of properties within the Town that are designated by the Haymarket</p>	<p>The proposed rezoning is consistent with the County's Comprehensive Plan and is consistent with the County's objectives of promoting employment opportunities and enhancing the tax base in Prince William County. In addition, the proposed use is consistent and promotes the County's Strategic Plan goals by increasing the nonresidential tax base.</p>

<p>Comprehensive Plan as Planned Interchange Park. The Planned Interchange Park land use designation envisions a mix of commercial, office, professional and retail uses developed around common parking facilities. The designation also recognizes the intersection of Route 15 and Route 55 as the gateway to Historic Haymarket.</p> <p><i>The Town requests the County to consider the compatibility of the scale and massing of the Applicant's proposed land uses with the Town's planned commercial districts.</i></p>	
<p><b>Transportation</b></p>	
<p>2. The Town of Haymarket did not initially receive the Traffic Impact Analysis Report, rather requested it from the Applicant's attorney. Upon review of the traffic impact analysis, the Town has concerns regarding the influx of vehicle trips per day through the Route 15 / Route 55 intersection, traffic flows and insignificant infrastructure along Route 55 and an inadequate representation of future traffic demands for approved projects within Town.</p> <p><i>The Town requests the County to consider the traffic impacts along Route 55, at the Route 15/Route 55 intersection and to consider the approved projects within the Town of Haymarket in regard to traffic.</i></p>	<p>Please see the Applicant's responses to the Prince William County Department of Transportation and VDOT comments.</p>
<p><b>Watershed</b></p>	
<p>1.1 The Applicant is proposing to provide a 25' wide buffer along I-66. The two neighboring developments to the east have provided a variable width buffer ranging from 40' and 60' in width</p>	<p>The DCSM does not require more than a 10 ft. landscape strip along the I-66 frontage. The Applicant provided additional landscaping. The adjacent uses mentioned in this comment were zoned planned</p>

<p>and a 50' wide buffer abutting I-66. This frontage has existing dense red cedar forest with dbh 10-20". Currently the Applicant is proposing to clear most of the existing vegetation within the buffer. Given that the subject site narrow, a narrower buffer with a minimum 30' width is acceptable.</p> <p>Staff recommends the Applicant provide preservation of the existing red cedar forest for screening and maintaining the aesthetic of the I-66 viewshed. The minimum width to achieve preservation is 30' (See DCSM Table 8-5, DES-4.1, 4.3 and 4.4).</p>	<p>districts and therefore, a 50 ft. perimeter buffer was required. Here the Applicant is providing over what is required by the County.</p>
<p>1.2 Typically soils that remain after development are B and/or C horizon soils. These wind up being what landscaping is planted into. However, they are not adequate to support the long-term health and vitality of the landscaping installed. Staff would like to discuss with the Applicant the use of DCR's Design Specification No. 4 for Soil Compost Amendment in landscape/buffer areas that will be disturbed. (DES-13)</p>	<p>The site is currently vegetated which shows that the property soils are adequate for vegetation. The use of compost amended soils is used for BMP. If at the time of site plan review, the Applicant wishes to use compost amended soils and it makes sense from a BMP standpoint the Applicant will do so. However, the Applicant is unwilling to commit to using compost amended soils.</p>
<p>1.3 Please address if you will be proposing signage along Rt. 55 and show how the signage will incorporated into the proposed landscaping. (DES-1.6)</p>	<p>The Applicant is proposing signage along at the entrance of each Landbay. Please see Proffer 3.b. addressing this comment.</p>
<p>1.4 Shrub/scrub and emergent wetlands are located centrally to and bisecting the site. The Applicant is proposing to preserve these wetlands through the limit of clearing and grading (lcg) shown on the GDP. This is in accordance with (DES-12.1; EN-5.1, 5.3, 5.15 and 5.17) and is a strength of the application.</p>	<p>Please see Proffer 7. The Applicant has proffered that the wetlands located between Landbay 1 and Landbay 2 shall be preserved.</p>

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<p>Staff recommends the Applicant specifically proffer to the lcg shown on the GDP</p>	
<p>1.5 Footnote #2 of the ECA report misstates DCSM Section 742.02. Drainages with less than 50 acres may qualify for “a modified perennial flow study of less detail which is acceptable to the director of Public Works.” These drainages are not precluded from study unless discussed with Watershed staff. Please correct the erroneous footnote.</p>	<p>The footnote has been revised on the ECA to address this comment.</p>
<p>1.6 Sheet 3 of 3 of the ECA shows proposed paving for Entrance B along Rt. 55 that is not reflected in the limits of clearing and grading (lcg) shown on the GDP. Staff would like to discuss.</p>	<p>The Illustrative Plan is revised and incorporated Entrance B along Route 55 into the Limits of Development.</p>
<p>1.7 Staff recommend the Applicant agree to proffer the lcg shown on the GDP to protect the existing wetlands and I-66 buffer tree save areas.</p>	<p>Please see Proffer 7. The Applicant has proffered that the wetlands located between Landbay 1 and Landbay 2 shall be preserved.</p>
<p>1.8 Both the 10' landscape strip and buffers require shrubs in the layout. The “Landscape Details shown on the GDP do not propose shrubs. Please correct this error. (DCSM 802.12.A.1)</p>	<p>Please see the GDP addressing this comment.</p>

Brenda Schulte  
May 5, 2020  
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We trust these responses address Staff's comments, and we request that this application be placed on the next available Planning Commission and Board of Supervisors public hearing agendas. Please do not hesitate to contact me if you have any questions or need additional information. Thank you for your assistance in connection with this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY, & WALSH, P.C.



Jonelle Cameron

JMC

Enclosures: As stated.

cc: Alex Bhagat  
Denar Antelo (*via email only*)  
Deja Burt (*via email only*)

P0940106.DOCX

## PROFFER STATEMENT

**RE:** #REZ2020-XXXXX, The Centre at Haymarket  
 Applicant/Record Owner: Haymarket Town Center LLC  
 Property: 7298-32-4095 (hereinafter, the "Property")  
 Gainesville Magisterial District  
 Approximately 8.5472 Acres  
 A-1, Agricultural to O(M), Office Mid-Rise

Date: April 21, 2020

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the "GDP" shall be that plan prepared by The Engineering Groupe entitled, "The Centre at Haymarket O(M) Rezoning," dated August 23, 2019, last revised April 21, 2020.

## USE AND DEVELOPMENT

1. General Development Plan: The subject Property shall be developed in substantial conformance with the GDP, subject to changes approved by the County in connection with site plan review.
2. Use Parameters: The Property shall be developed in accordance with the O(M) Zoning District. The foregoing shall not preclude consolidation of the Property with any adjacent property or an internal private travelway, the final design and location of which shall be shown on the site plan, in accordance with the Prince William County Design and Construction Standards Manual ("DCSM"). All uses permitted in the O(M) Zoning District shall be permitted on the Property.



**PROFFER STATEMENT**

#REZ2020-XXXXX

Owner/Applicant: Haymarket Town Center LLC

Date: April 21, 2020

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**COMMUNITY DESIGN**

3. Architecture:
- a. Design Guidelines: Development of the Property shall be in general conformance with the design concepts and details set forth in the design guidelines entitled "Center at Haymarket Design Guidelines," dated April 21, 2020.
  - b. Monument Signage: The Applicant is permitted one monument sign on Land Bay1 and one monument sign on Land Bay 2. Said monument signs shall be limited to 10 ft. in height with a masonry base. In addition, said signage shall contain landscaping at the base of the sign.
  - c. Office Building Materials: Notwithstanding Proffer 3.c., the façade of any office building on the Property that is facing and visible from John Marshall Highway shall have as the primary exterior building material stone, wood, brick, architectural concrete masonry unit (e.g., regal stone, split face, precision ground face), precast concrete panels, EIFS (exterior installation and finish systems) or metal panels of architectural grade and quality. Changes to allow additional building materials shall be approved by the Planning Director or his designee prior to the issuance of the building permit. Compliance with this proffer shall be evidenced with the submission of building elevations to the Development Services Land Development Division two weeks prior to the request for a building permit release letter.
4. Landscaping: Landscaping shall be provided in general conformance with the GDP. The preservation areas located within the buffers as shown on the GDP may be disturbed to add additional plantings or remove dead, dying or noxious plantings.

**CULTURAL RESOURCES**

5. Public Interpretation Sign: The Applicant shall install one (1) interpretive sign on the Property detailing the battlefield/skirmishes and historic aspects of the Property. The content of the interpretive sign shall be prepared in consultation with the Planning Office and/or Historic Commission and the location of the interpretive sign shall be installed prior to the issuance of an occupancy permit for the building on Land Bay2, subject to obtaining a sign permit from

**PROFFER STATEMENT**

#REZ2020-XXXXX

Owner/Applicant: Haymarket Town Center LLC

Date: April 21, 2020

Page 3 of 5

the Zoning Office. Said interpretative sign shall not count against the number of monument signs permitted in 3.b. above.

**ENVIRONMENTAL**

6. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre ( $\pm$  8.5472 acres) for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.
7. Wetlands Preservation: The wetlands located between Land Bay1 and Land Bay2 shall remain undisturbed.

**FIRE & RESCUE**

8. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross building floor area on the Property to be used for fire and rescue services. Said contribution shall be based on the size of the building(s) shown on the applicable site plan(s) (excluding any structured parking) and shall be paid prior to and as a condition of the issuance of a building permit for such building.

**TRANSPORTATION**

9. Access:
  - a. Land Bay1: Subject to Prince William County Department of Transportation ("PWCDOT") and Virginia Department of Transportation ("VDOT") approval, access to Land Bay1 shall be provided in general conformance with the GDP. Access shall be constructed as part of the development for Land Bay1.
  - b. Land Bay2: Subject to PWCDOT and VDOT approval, access to Land Bay2 shall be provided in general conformance with the GDP. Access shall be constructed as part of the development of Land Bay2.

**PROFFER STATEMENT**

#REZ2020-XXXXX

Owner/Applicant: Haymarket Town Center LLC

Date: April 21, 2020

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10. Bicycle Racks:
- a. Land Bay1: The Applicant shall provide a minimum of one (1) bicycle rack on Land Bay1. Said bicycle rack shall be provided prior to the issuance of an occupancy permit for the first building on Land Bay1.
  - b. Land Bay2: The Applicant shall provide a minimum of one (1) bicycle rack on Land Bay2. Said bicycle rack shall be provided prior to the issuance of an occupancy permit for the first building on Land Bay2.
11. Right of Way Dedication: If requested by PWCDOT or VDOT, the Applicant shall provide, at no cost to Prince William County or the VDOT, 64 ft. of right-of-way from the center line along the John Marshall frontage, as depicted on the GDP. The dedication shall be shown on and made in connection with the first final site plan for the Property. In the event the right-of-way dedication is requested prior to the processing of the first recorded plat and site plan for the Property, the Applicant shall not be responsible for the preparation or processing of plans, plats, deeds and related documents necessary for the right-of-way.
12. Sidewalks:
- a. Land Bay1: The Applicant shall construct a sidewalk along the frontage of the Property to the Pedestrian Bridge has shown on the GDP. Said portion of the sidewalk shall be constructed prior to the issuance of the first occupancy permit for Land Bay1.
  - b. The Applicant shall construct the pedestrian bridge and sidewalks from the pedestrian bridge to the end of Land Bay2 as shown on the GDP. Said pedestrian bridge and portion of the sidewalk shall be constructed prior to the issuance of the first occupancy permit for Land Bay2.
13. Turn Lanes:
- a. Land Bay1:
    - i. Right Turn Lane: Subject to PWCDOT and VDOT approval, the Applicant shall construct a 200 ft. turn lane with a 100 ft. taper into Land Bay1. Said right turn

**PROFFER STATEMENT**

#REZ2020-XXXXX

Owner/Applicant: Haymarket Town Center LLC

Date: April 21, 2020

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lane shall be constructed prior to the issuance of the first occupancy permit for Land Bay 1.

- ii. Left Turn Lane: Subject to PWCDOT and VDOT approval, the Applicant shall restripe the existing pavement to provide for a 200 ft. left turn lane with a 100 ft. taper to Land Bay 1. Said left turn lane shall be constructed prior to the first occupancy permit for Land Bay 1.
- b. Landbay 2: Subject to PWCDOT and VDOT approval, the Applicant shall construct a 100 ft. right turn taper into Land Bay2. Said right turn taper shall be constructed prior to the issuance of the first occupancy permit for Land Bay2.

**WATER AND SEWER**

- 14. Water and Sewer: The Property shall be served by public sanitary sewer and water, and the Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.

**MISCELLANEOUS**

- 15. Escalator: In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Prince William Board of County Supervisors after eighteen (18) months following the approval of this rezoning 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 contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that 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 6% per year, non-compounded.

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**PRINCE WILLIAM COUNTY  
DEPARTMENT OF TRANSPORTATION  
PROJECT REVIEW  
COMMENT AND RESOLUTION SHEET**

TIA (REQUIRED)

- COMMENT CATEGORIES:**  
 1. CORRECTIONS  
 2. RECOMMENDATIONS

<b>COUNTY PROJECT NUMBER: REZ2020-00005</b>	<b>DEVELOPER/ENGINEER: THE ENGINEERING GROUPE, INC. , 13580 GROUPE DRIVE SUITE 200, WOODBRIDGE VA 22192</b>	<b>REVIEWER(S): GEORGE PHILLIPS</b> <a href="mailto:gphillips@pwctgov.org">GPHILLIPS@PWCTGOV.ORG</a>	<b>DATE: 10/9/2019</b>
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<b>TYPE &amp; SUBMITTAL: REZONING</b> <b>REZ 2020-00005 FIRST SUBMISSION</b>	<b>PROJECT NAME: THE CENTRE AT HAYMARKET</b>		
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ITEM No.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: APRIL 23, 2020	FINAL DISPOSITION <sup>(2)</sup>
1.01	DCSM 602.07G	The Applicant's traffic will increase delays and cause the eastbound left turn movement at the Route 15/Route 55 intersection to exceed the available storage length at project build out in 2022. This includes a 95% queue length a which exceeds the eastbound left 500 foot storage length by 179 feet during the PM peak hour. The Applicant's TIA notes proposed changes to VDOT signal timing at Route 15/Route 55 as a mitigation measure. This is not an acceptable mitigation measure to address poor level of service and queueing issues. The Applicant must provide transportation improvements which adequately mitigate these impacts.	1	The intersection of Route 15/Route 55 was updated for the background conditions to contain improvements proposed by the Haymarket Junction development (aka Haymarket Motor Vehicle Fuel Station). Capacity and queueing analyses have been updated and show negligible impact to delay and 95 <sup>th</sup> percentile queue length. Queues do not exceed storage length.	

PWC Comments.First Submission.Applicant Responses.04-24-20.docx (P0993774).DOCX

(1) To be filled out by Applicant/Engineer. Date of Response is required. (2) The PWC reviewer is responsible for the final disposition of all comments.	Note: This form is to be used by the PWC Transportation Planning to provide comments or concerns associated with the rezoning applications, site plans, special use permit applications or any other plans when requested by the applicants.  REVISED: MAY, 2017
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Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review



		<b>PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION PROJECT REVIEW COMMENT AND RESOLUTION SHEET</b>			<b>COMMENT CATEGORIES:</b> 1. CORRECTIONS 2. RECOMMENDATIONS
<b>COUNTY PROJECT NUMBER: REZ2020-00005</b>		<b>DEVELOPER/ENGINEER: THE ENGINEERING GROUPE, INC. , 13580 GROUPE DRIVE SUITE 200, WOODBRIDGE VA 22192</b>		<b>REVIEWER(S): GEORGE PHILLIPS</b> <a href="mailto:gphillips@pwctgov.org">GPHILLIPS@PWCTGOV.ORG</a>	<b>DATE: 10/9/2019</b>
<b>TYPE &amp; SUBMITTAL: REZONING REZ 2020-00005 FIRST SUBMISSION</b>		<b>PROJECT NAME: THE CENTRE AT HAYMARKET</b>			
ITEM No.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: APRIL 23, 2020	FINAL DISPOSITION <sup>(2)</sup>
1.02	DCSM 620.10,602.07 and Table 6-7	The Applicant must insure that all turn lanes meet VDOT and DCSM standards as well as traffic needs with respect to potential queuing at intersections. This includes providing right turn lanes plus tapers at the proposed entrances on Route 55.	1	Turn lanes with 200' storage and 100' taper into Land Bay 1 were provided, as requested by Prince William County staff. Due to the environmental features of the property, a shorter turn lane was provided for right-in/right-out driveway for Land Bay 2 on Route 55.	
1.03	Comp Plan NM Policy 7	The Applicant must provide a minimum of one (1) inverted-U bicycle parking on-site, built to APBP standards. (Association of Pedestrian and Bicycle Professionals, <i>Essentials of Bike Parking</i> , pg 6) <a href="https://www.apbp.org/page/Publications">https://www.apbp.org/page/Publications</a>	1	Please see Proffer 10 addressing this comment. The Applicant has proffered to provide one bike rack on each Land Bay.	

Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review

PWC Comments.First Submission.Applicant Responses.04-24-20.docx (P0993774).DOCX

(1) To be filled out by Applicant/Engineer. Date of Response is required. (2) The PWC reviewer is responsible for the final disposition of all comments.	Note: This form is to be used by the PWC Transportation Planning to provide comments or concerns associated with the rezoning applications, site plans, special use permit applications or any other plans when requested by the applicants.  REVISED: MAY, 2017
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		<b>PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION PROJECT REVIEW COMMENT AND RESOLUTION SHEET</b>			<b>COMMENT CATEGORIES:</b> 1. CORRECTIONS 2. RECOMMENDATIONS
<b>COUNTY PROJECT NUMBER: REZ2020-00005</b>		<b>DEVELOPER/ENGINEER: THE ENGINEERING GROUPE, INC. , 13580 GROUPE DRIVE SUITE 200, WOODBRIDGE VA 22192</b>		<b>REVIEWER(S): GEORGE PHILLIPS</b> <a href="mailto:gphillips@pwcgov.org">GPHILLIPS@PWCGOV.ORG</a>	<b>DATE: 10/9/2019</b>
<b>TYPE &amp; SUBMITTAL: REZONING REZ 2020-00005 FIRST SUBMISSION</b>		<b>PROJECT NAME: THE CENTRE AT HAYMARKET</b>			
ITEM No.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: APRIL 23, 2020	FINAL DISPOSITION <sup>(2)</sup>
1.04	DCSM 602.18	A sidewalk must be provided along the site frontage on Route 55 and on Antioch Road.	1	Please see the revised GDP addressing this comment. The Applicant has provided a sidewalk along Rte. 55 that does not conflict with the environmental features. As discussed with Supervisor Candland, the Applicant has not provided a sidewalk along the Antioch Road frontage. This sidewalk would be a sidewalk to nowhere and from a safety perspective would lead to the narrow bridge.	

Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review

PWC Comments.First Submission.Applicant Responses.04-24-20.docx (P0993774).DOCX

(1) To be filled out by Applicant/Engineer. Date of Response is required. (2) The PWC reviewer is responsible for the final disposition of all comments.	Note: This form is to be used by the PWC Transportation Planning to provide comments or concerns associated with the rezoning applications, site plans, special use permit applications or any other plans when requested by the applicants.  REVISED: MAY, 2017
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		<b>PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION PROJECT REVIEW COMMENT AND RESOLUTION SHEET</b>			<b>COMMENT CATEGORIES:</b> 1. CORRECTIONS 2. RECOMMENDATIONS
<b>COUNTY PROJECT NUMBER: REZ2020-00005</b>		<b>DEVELOPER/ENGINEER: THE ENGINEERING GROUPE, INC. , 13580 GROUPE DRIVE SUITE 200, WOODBRIDGE VA 22192</b>		<b>REVIEWER(S): GEORGE PHILLIPS</b> <a href="mailto:gphillips@pwctgov.org">GPHILLIPS@PWCGOV.ORG</a>	<b>DATE: 10/9/2019</b>
<b>TYPE &amp; SUBMITTAL: REZONING REZ 2020-00005 FIRST SUBMISSION</b>		<b>PROJECT NAME: THE CENTRE AT HAYMARKET</b>			
ITEM No.	REFERENCE	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: APRIL 23, 2020	FINAL DISPOSITION <sup>(2)</sup>
1.05	DCSM 601.01C	In order to provide on-site connectivity and minimize local trips on Route 55, the Applicant must provide a travelway connection and pedestrian facilities between the two halves of the property across the RPC.	1	Due to the environmental features on the property connections between the two land bays is not possible. The Applicant is intending not to disturb the wetlands on the property.	

Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review

PWC Comments.First Submission.Applicant Responses.04-24-20.docx (P0993774).DOCX

(1) To be filled out by Applicant/Engineer. Date of Response is required. (2) The PWC reviewer is responsible for the final disposition of all comments.	Note: This form is to be used by the PWC Transportation Planning to provide comments or concerns associated with the rezoning applications, site plans, special use permit applications or any other plans when requested by the applicants.  REVISED: MAY, 2017
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<b>VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET</b>				<b>TIA - NOT REQUIRED</b>	<b>COMMENT CATEGORIES:</b> 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
<b>COUNTY PROJECT NUMBER: REZ 2020-00005</b>		<b>DEVELOPER/ENGINEER: HAYMARKET TOWN CENTER LLC / THE ENGINEERING GROUPE</b>		<b>REVIEWER(S): ERIK SPENCER; P.E.</b> <a href="mailto:ERIK.SPENCER@VDOT.VIRGINIA.GOV">ERIK.SPENCER@VDOT.VIRGINIA.GOV</a>	<b>DATE: 2019-10-15</b>
<b>PROJECT NAME: CENTRE AT HAYMARKET</b>		<b>REVIEW PHASE &amp; TYPE: 1<sup>ST</sup> SUBMISSION</b>		<b>DISCIPLINE: PWC LAND USE</b>	
ITEM No.	DWG. No. <sup>(1)</sup>	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: APRIL 23, 2020	FINAL DISPOSITION <sup>(3)</sup>
1.01	GDP	Provide distance from intersection of Antioch Road and John Marshall Highway to entrance C and make sure it meets intersection spacing shown in Appendix F, Table 2-2 of the Road Design Manual (RDM)	1	Please see the revised GDP addressing this comment.	
1.02	GDP / IP	Show the proposed improvements along John Marshall Highway from the Carter's Mill Project.	1	Please see the revised GDP addressing this comment.	
1.03	GDP / IP	Provide Route number for Antioch Road	1	Please see the revised GDP addressing this comment [this will be shown on the GDP to be submitted as part of the resubmission of this application].	
1.04	IP	Show the VPD and intersection distances on the Illustrative Plan (IP)	1	Please see the revised GDP addressing this comment.	

Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review

(1) Indicate drawing no./page no. or use "G" for general comment.  
 (2) To be filled out by Applicant/Engineer. Date of Response is required.  
 (3) The VDOT reviewer is responsible for the final disposition of all comments.

Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.  
 REVISED SEPTEMBER, 2014

<b>VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET</b>				<b>TIA - NOT REQUIRED</b>	<b>COMMENT CATEGORIES:</b> 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
<b>COUNTY PROJECT NUMBER: REZ 2020-00005</b>		<b>DEVELOPER/ENGINEER: HAYMARKET TOWN CENTER LLC / THE ENGINEERING GROUPE</b>		<b>REVIEWER(S): ERIK SPENCER; P.E.</b> <a href="mailto:ERIK.SPENCER@VDOT.VIRGINIA.GOV">ERIK.SPENCER@VDOT.VIRGINIA.GOV</a>	<b>DATE: 2019-10-15</b>
<b>PROJECT NAME: CENTRE AT HAYMARKET</b>		<b>REVIEW PHASE &amp; TYPE: 1<sup>ST</sup> SUBMISSION</b>		<b>DISCIPLINE: PWC LAND USE</b>	
ITEM No.	DWG. No. <sup>(1)</sup>	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: APRIL 23, 2020	FINAL DISPOSITION <sup>(3)</sup>
1.05	IP	Show improvements along John Marshall Highway in accordance with the DCSM MA-1 standard	1	The Applicant is providing the necessary right-of-way and sidewalks which are required by the DCSM and shown on the GDP. Please note that the Applicant will be providing a pedestrian bridge to cross over the existing environmental feature.	
1.06	IP	Provide typical sections for John Marshall Highway and Antioch Road.	1	The Applicant is providing the necessary right-of-way and sidewalks which are required by the DCSM and shown on the GDP.	
1.07	IP	Provide centerline stationing along John Marshall Highway and Antioch Road.	1	Please see the revised GDP addressing this comment.	
1.08	IP	Provide preliminary sight distance lines.	1	Site distance is required to be shown and will be shown during site plan.	

Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review

(1) Indicate drawing no./page no. or use "G" for general comment.  
 (2) To be filled out by Applicant/Engineer. Date of Response is required.  
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 REVISED SEPTEMBER, 2014

<b>VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET</b>				<b>TIA - NOT REQUIRED</b>	<b>COMMENT CATEGORIES:</b> 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
<b>COUNTY PROJECT NUMBER: REZ 2020-00005</b>		<b>DEVELOPER/ENGINEER: HAYMARKET TOWN CENTER LLC / THE ENGINEERING GROUPE</b>		<b>REVIEWER(S): ERIK SPENCER; P.E.</b> <a href="mailto:ERIK.SPENCER@VDOT.VIRGINIA.GOV">ERIK.SPENCER@VDOT.VIRGINIA.GOV</a>	<b>DATE: 2019-10-15</b>
<b>PROJECT NAME: CENTRE AT HAYMARKET</b>		<b>REVIEW PHASE &amp; TYPE: 1<sup>ST</sup> SUBMISSION</b>		<b>DISCIPLINE: PWC LAND USE</b>	
ITEM No.	DWG. No. <sup>(1)</sup>	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: APRIL 23, 2020	FINAL DISPOSITION <sup>(3)</sup>
1.09	IP	Provide dimensions along John Marshall Highway and Antioch Road for existing and proposed improvements.	1	Please see the revised GDP addressing this comment.	
1.10	IP	Provide left / right turn lane warrants.	1	Please see the TIA (Appendix B) which includes the turn lane warrants.	
1.11	IP	Label Entrance types and provide appropriate VDOT Details.	1	Please see the revised GDP addressing this comment.	
1.12	IP	Provide entrance channelization details	1	Please see the revised GDP addressing this comment.	
		<i>Below are VDOT comments from Traffic Engineering for the TIA study.</i>			
1.13	TIA	There is a minor typo error in the growth factor of 1% instead of 2% in the text only.	1	This has been updated in the revised TIA.	

Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review

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 (3) The VDOT reviewer is responsible for the final disposition of all comments.

Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.  
 REVISED SEPTEMBER, 2014

<b>VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET</b>				<b>TIA - NOT REQUIRED</b>	<b>COMMENT CATEGORIES:</b> 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
<b>COUNTY PROJECT NUMBER: REZ 2020-00005</b>		<b>DEVELOPER/ENGINEER: HAYMARKET TOWN CENTER LLC / THE ENGINEERING GROUPE</b>		<b>REVIEWER(S): ERIK SPENCER; P.E.</b> <a href="mailto:ERIK.SPENCER@VDOT.VIRGINIA.GOV">ERIK.SPENCER@VDOT.VIRGINIA.GOV</a>	<b>DATE: 2019-10-15</b>
<b>PROJECT NAME: CENTRE AT HAYMARKET</b>		<b>REVIEW PHASE &amp; TYPE: 1<sup>ST</sup> SUBMISSION</b>		<b>DISCIPLINE: PWC LAND USE</b>	
ITEM No.	DWG. No. <sup>(1)</sup>	COMMENTS	COMMENT CATEGORY	RESPONSE DATE: APRIL 23, 2020	FINAL DISPOSITION <sup>(3)</sup>
1.14	TIA	We disagree with the proposed mitigation of traffic signal timing changes at intersection of Rte 55 and Rte 15 and it should be removed from the study. Re-timing of individual signals can have a system wide impact on the network. Therefore, the impact of such an action should be analyzed for entire corridor or network. Also, other mitigation measures should be considered in lieu of the signal timing changes.	1	The intersection of Route 15/Route 55 was updated for the background conditions to contain improvements proposed by the Haymarket Junction development (aka Haymarket Motor Vehicle Fuel Station). Capacity and queueing analyses have been updated and show negligible impact to delay and 95 <sup>th</sup> percentile queue length. Queues do not exceed storage length.	
1.15	TIA	We could not verify the results of Synchro as the relevant information was missing from the CD.	1	The Synchro files have been included on the CD submitted with the revised TIA.	

P0993772.DOCX

(1) Indicate drawing no./page no. or use "G" for general comment. (2) To be filled out by Applicant/Engineer. Date of Response is required. (3) The VDOT reviewer is responsible for the final disposition of all comments.	Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.  REVISED SEPTEMBER, 2014
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Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review

**PERENNIAL FLOW DETERMINATION (PFD) VERIFICATION**

(To be submitted with Application/Environmental Constraints Analysis)

**To be completed by applicant:**

Applicant Name: Haymarket Town Centre Phone: (540)841-8936

Fax: \_\_\_\_\_ Email: haymarkettowncentre@gmail.com

Applicant Address: 3002 Mall Drive, Fredericksburg, Virginia 22401

Project Name: The Centre at Haymarket

Project Address/GPINs 7298-32-4095 Total Acreage ±9

Case Type (Check one):

Rezoning       Special Use Permit       Other \_\_\_\_\_

USGS Designation of Stream:       Perennial       Intermittent

Any mapped RPA on property:      Yes \_\_\_\_\_      No X

Any existing water bodies on property:      Yes X      No \_\_\_\_\_

Any parcels containing floodplains or water bodies:

GPIN	Area (Acres)	Maximum Drainage Area of Stream (Acres)
7298-32-4095	±9	±14

**TO BE COMPLETED BY APPLICANT**

A PFD is required to be submitted with this Application/Environmental Constraints Analysis. A PFD plan is attached. Plan number for PFD: \_\_\_\_\_

A PFD is not required to be submitted with this Application/Environmental Constraints Analysis (a statement of no stream prevalence is attached).

Additional Comments: The stream consists of a drainage pattern within the wetland boundaries and the stream channel does not continue off-site and lacks indicators of perennial flow.

Photographs of the feature is provided herein.

Questions regarding the PFD scope and design should be directed to Watershed Management at 703-792-7070; any questions regarding development application forms and fees should be directed to Development Services at 703-792-6830.



**EXHIBIT 4  
SITE PHOTOGRAPHS  
THE CENTRE AT HAYMARKET  
ENVIRONMENTAL CONSTRAINTS ANALYSIS  
WSSI #21455.02**

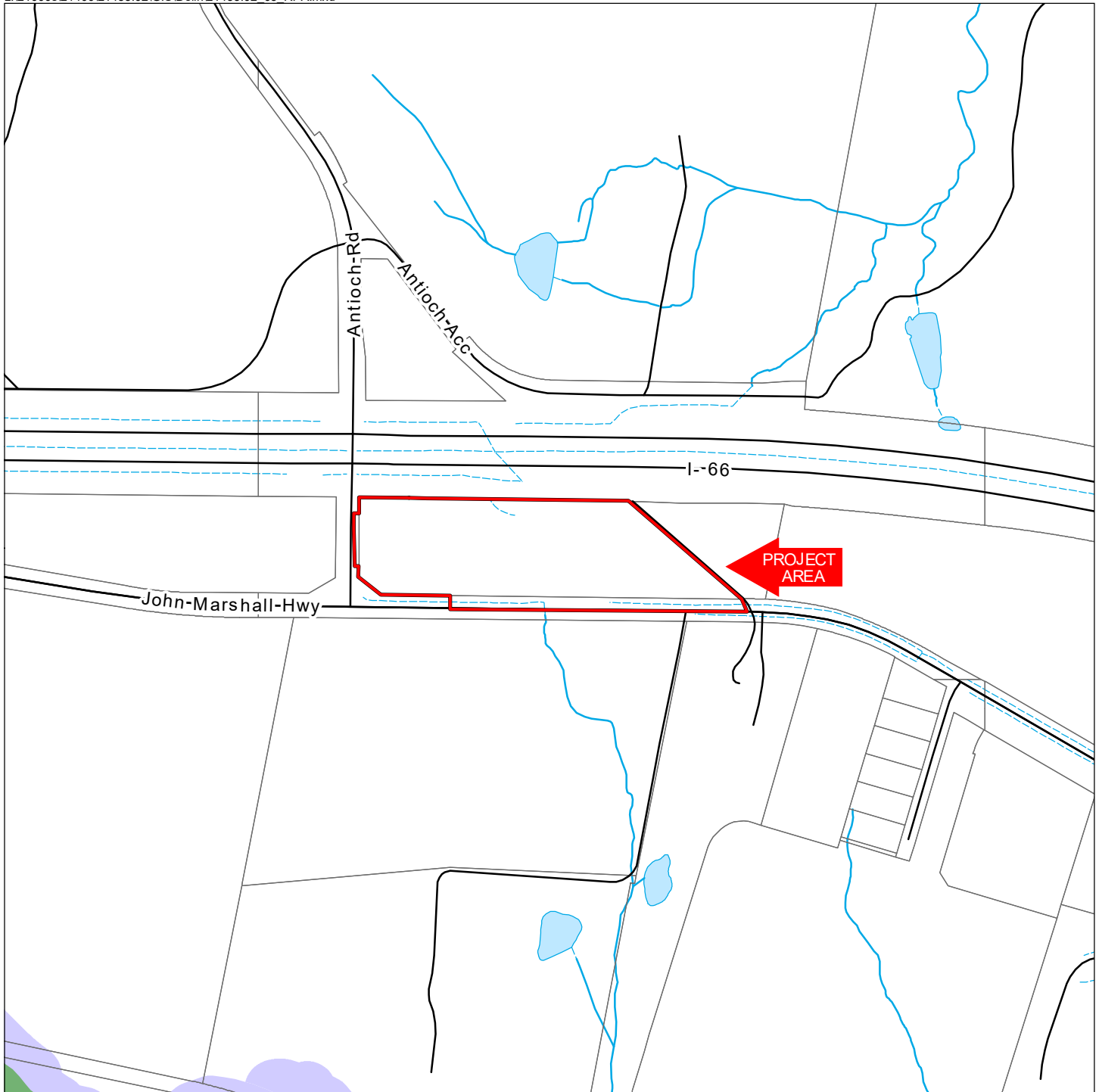






1. Looking north (upstream) at an intermittent stream, which consists of a drainage pattern within the wetland boundaries and the stream channel does not continue off-site, lacks any indicators of perennial flow, and has a drainage area of approximately 14 acres in the central portion of the project area.



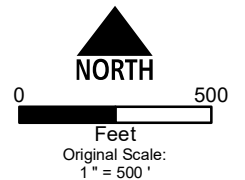
2. Looking south (downstream) at an intermittent stream. The majority of the stream is located within the palustrine emergent and palustrine scrub-shrub wetland boundaries.

L:\21000s\21400\21455.02\GIS\Delin\21455.02\_05\_RPA.mxd



-  Project Area
-  County Mapped Wetland
-  County Mapped RPA
-  Intensely Developed Area (IDA)

**Resource Protection Area Map  
The Centre at Haymarket  
WSSI #21455.02**



Source: Prince William County Digital Data

**Wetland Studies and Solutions, Inc.**  
a **DAVEY** company

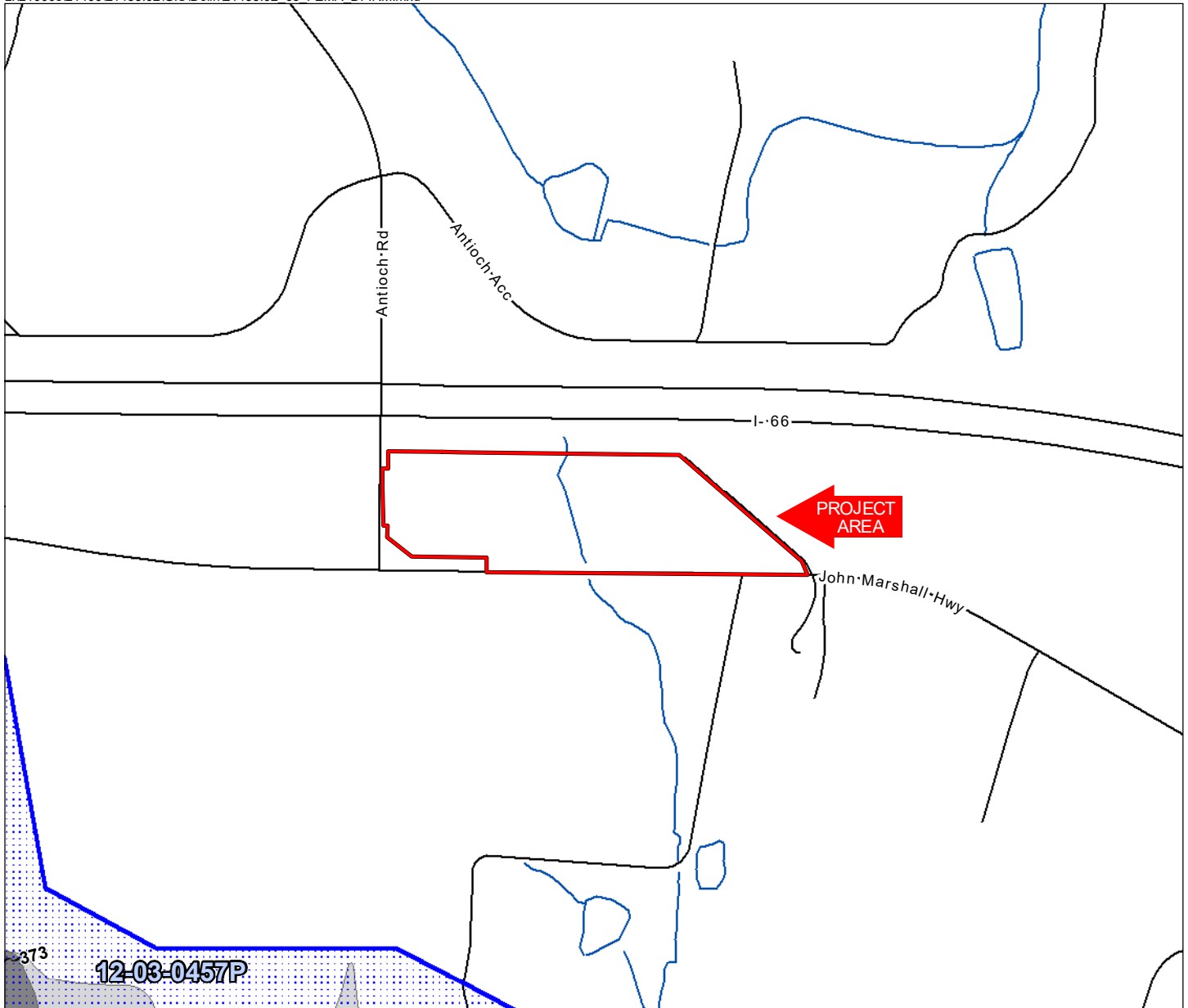
**Exhibit 5**

**Packet Pg. 41**

Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review Discussion)



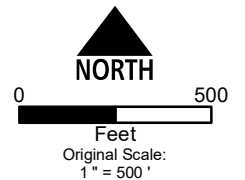
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	<b>Floodway Areas in Zone AE</b> The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.		<b>Other Flood Areas</b> Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 ft or with drainage areas less than 1 m <sup>2</sup> ; and areas protected by levees from 1% annual chance flood.		Base Flood Elevation
	<b>Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood Event</b> Zone A - No base flood elevations determined. Zone AE - Base flood elevations determined.		<b>Other Areas</b> Zone X - Areas determined to be outside the 0.2% annual chance floodplain		Cross Section Line
					Letter of Map Revision

Project Area

**FEMA Digital Flood Insurance Rate Map  
The Centre at Haymarket  
WSSI #21455.02**



Panel: 51153C0058D, Effective: 01/05/1995  
Panel: 51153C0059D, Effective: 01/05/1995

Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review Discussion)

Matthew J. Strickler  
Secretary of Natural Resources

Clyde E. Cristman  
Director



COMMONWEALTH of VIRGINIA  
DEPARTMENT OF CONSERVATION AND RECREATION

Rochelle Altholz  
Deputy Director of  
Administration and Finance

Russell W. Baxter  
Deputy Director of  
Dam Safety & Floodplain  
Management and Soil & Water  
Conservation

Thomas L. Smith  
Deputy Director of Operations

February 27, 2019

Stephen Bendele  
Wetland Studies and Solutions, Inc.  
5300 Wellington Branch Drive, Suite 100  
Gainesville, VA 20155

Re: 21455.02, 15600 John Marshall Highway

Dear Mr. Bendele:

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biotics Data System for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

Biotics documents the presence of natural heritage resources within two miles of the project area. However, due to the scope of the activity and the distance to the resources, we do not anticipate that this project will adversely impact these natural heritage resources.

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the DCR, DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

The Bull Run Mountains Natural Area Preserve has been documented within two miles of the project site. However, due to the scope of the activity proposed, DCR does not anticipate any negative impacts to the natural area preserve and associated natural heritage resources.

New and updated information is continually added to Biotics. Please re-submit a completed order form and project map for an update on this natural heritage information if the scope of the project changes and/or six months has passed before it is utilized.

A fee of \$60.00 has been assessed for the service of providing this information. Please find attached an invoice for that amount. Please return one copy of the invoice along with your remittance made payable to the Treasurer of Virginia, DCR - Division of Natural Heritage, 600 East Main Street, 24<sup>th</sup> Floor, Richmond, VA 23219. Payment is due within thirty days of the invoice date. Please note the change of address for remittance of payment as of July 1, 2013. Late payment may result in the suspension of project review service for future projects.

The Virginia Department of Game and Inland Fisheries (VDGIF) maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters that may contain

600 East Main Street, 24<sup>th</sup> Floor | Richmond, Virginia 23219 | 804-786-6124

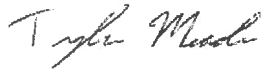
State Parks • Soil and Water Conservation • Outdoor Recreation Planning  
Natural Heritage • Dam Safety and Floodplain Management • Land Conservation

Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review Discussion)

information not documented in this letter. Their database may be accessed from <http://vafwis.org/fwis/> or contact Ernie Aschenbach at 804-367-2733 or [Ernie.Aschenbach@dgif.virginia.gov](mailto:Ernie.Aschenbach@dgif.virginia.gov).

Should you have any questions or concerns, please contact me at 804-225-2429. Thank you for the opportunity to comment on this project.

Sincerely,



Tyler Meader  
Natural Heritage Locality Liaison



## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
 Virginia Ecological Services Field Office  
 6669 Short Lane  
 Gloucester, VA 23061-4410  
 Phone: (804) 693-6694 Fax: (804) 693-9032  
<http://www.fws.gov/northeast/virginiafield/>



In Reply Refer To:  
 Consultation Code: 05E2VA00-2019-SLI-1682  
 Event Code: 05E2VA00-2019-E-03818  
 Project Name: 15600 John Marshall Highway

January 31, 2019

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

### To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*). Any activity proposed on National Wildlife Refuge lands must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered

species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan ([http://www.fws.gov/windenergy/eagle\\_guidance.html](http://www.fws.gov/windenergy/eagle_guidance.html)). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries



## Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Virginia Ecological Services Field Office**  
6669 Short Lane  
Gloucester, VA 23061-4410  
(804) 693-6694

## Project Summary

Consultation Code: 05E2VA00-2019-SLI-1682

Event Code: 05E2VA00-2019-E-03818

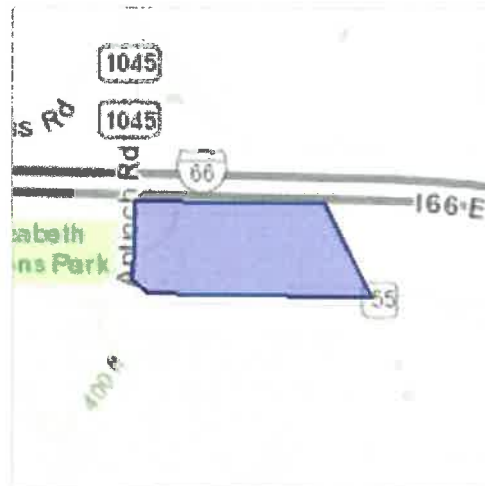
Project Name: 15600 John Marshall Highway

Project Type: DEVELOPMENT

Project Description: The approximately 9 acre site is located between Interstate 66 to the north and state highway 55 to the south, and is directly east of Antioch road in Prince William County, Virginia. This site is being examined for potential road or utility work or for potential construction staging.

### Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/38.8205367837739N77.65610860830128W>



Counties: Prince William, VA

## Endangered Species Act Species

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

### Mammals

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a>	Threatened

### Flowering Plants

NAME	STATUS
Harperella <i>Ptilimnium nodosum</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/3739">https://ecos.fws.gov/ecp/species/3739</a>	Endangered

### Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

## USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

**VaFWIS Initial Project Assessment Report** Compiled on 1/28/2019, 9:19:29 AM

[Help](#)

Known or likely to occur within a **2 mile radius around point 38.8202800 -77.6558298**  
in **153 Prince William County, VA**

[View Map of Site Location](#)

549 Known or Likely Species ordered by Status Concern for Conservation  
(displaying first 24) (24 species with Status\* or Tier I\*\* or Tier II\*\* )

<a href="#">BOVA Code</a>	<a href="#">Status*</a>	<a href="#">Tier**</a>	<a href="#">Common Name</a>	<a href="#">Scientific Name</a>	<a href="#">Confirmed</a>	<a href="#">Database(s)</a>
010032	FESE	Ib	<a href="#">Sturgeon, Atlantic</a>	Acipenser oxyrinchus		BOVA
050022	FTST	Ia	<a href="#">Bat, northern long-eared</a>	Myotis septentrionalis		BOVA
060029	FT	IIa	<a href="#">Lance, yellow</a>	Elliptio lanceolata		BOVA
050020	SE	Ia	<a href="#">Bat, little brown</a>	Myotis lucifugus		BOVA
050027	SE	Ia	<a href="#">Bat, tri-colored</a>	Perimyotis subflavus		BOVA
060006	SE	Ib	<a href="#">Floater, brook</a>	Alasmidonta varicosa		BOVA,Habitat
030062	ST	Ia	<a href="#">Turtle, wood</a>	Glyptemys insculpta		Habitat
040096	ST	Ia	<a href="#">Falcon, peregrine</a>	Falco peregrinus		BOVA
040293	ST	Ia	<a href="#">Shrike, loggerhead</a>	Lanius ludovicianus		BOVA
040379	ST	Ia	<a href="#">Sparrow, Henslow's</a>	Ammodramus henslowii		BOVA
040292	ST		<a href="#">Shrike, migrant loggerhead</a>	Lanius ludovicianus migrans		BOVA
030063	CC	IIIa	<a href="#">Turtle, spotted</a>	Clemmys guttata		BOVA
030012	CC	IVa	<a href="#">Rattlesnake, timber</a>	Crotalus horridus		BOVA
010077		Ia	<a href="#">Shiner, bridle</a>	Notropis bifrenatus		BOVA
040306		Ia	<a href="#">Warbler, golden-winged</a>	Vermivora chrysoptera		BOVA
100248		Ia	<a href="#">Fritillary, regal</a>	Speyeria idalia idalia		BOVA
040213		Ic	<a href="#">Owl, northern saw-whet</a>	Aegolius acadicus		BOVA
040052		IIa	<a href="#">Duck, American black</a>	Anas rubripes		BOVA
040036		IIa	<a href="#">Night-heron, yellow-crowned</a>	Nyctanassa violacea violacea		BOVA
040181		IIa	<a href="#">Tern, common</a>	Sterna hirundo		BOVA
040320		IIa	<a href="#">Warbler, cerulean</a>	Setophaga cerulea		BOVA
040140		IIa	<a href="#">Woodcock, American</a>	Scolopax minor		BOVA
040203		IIb	<a href="#">Cuckoo, black-billed</a>	Coccyzus erythrophthalmus		BOVA
040105		IIb	<a href="#">Rail, king</a>	Rallus elegans		BOVA

Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review Discussion)

To view **All 549 species** [View 549](#)

\*FE=Federal Endangered; FT=Federal Threatened; SE=State Endangered; ST=State Threatened; FP=Federal Proposed; FC=Federal Candidate; CC=Collection Concern

\*\*I=VA Wildlife Action Plan - Tier I - Critical Conservation Need; II=VA Wildlife Action Plan - Tier II - Very High Conservation Need; III=VA Wildlife Action Plan - Tier III - High Conservation Need; IV=VA Wildlife Action Plan - Tier IV - Moderate Conservation Need  
Virginia Wildlife Action Plan Conservation Opportunity Ranking:

a - On the ground management strategies/actions exist and can be feasibly implemented.;

b - On the ground actions or research needs have been identified but cannot feasibly be implemented at this time.;  
 c - No on the ground actions or research needs have been identified or all identified conservation opportunities have been exhausted.

**Bat Colonies or Hibernacula: Not Known**

**Anadromous Fish Use Streams**

N/A

**Colonial Water Bird Survey**

N/A

**Threatened and Endangered Waters**

N/A

**Managed Trout Streams**

N/A

**Bald Eagle Concentration Areas and Roosts**

N/A

**Bald Eagle Nests**

N/A

**Habitat Predicted for Aquatic WAP Tier I & II Species ( 2 Reaches )**

[View Map Combined Reaches from Below of Habitat Predicted for WAP Tier I & II Aquatic Species](#)

Stream Name	Tier Species						View Map
	Highest TE *	BOVA Code, Status *, Tier **, Common & Scientific Name					
Little Bull Run (20700102)	ST	030062	ST	Ia	<a href="#">Turtle, wood</a>	Glyptemys insculpta	<a href="#">Yes</a>
tributary (20700102)	SE	060006	SE	Ib	<a href="#">Floater, brook</a>	Alasmidonta varicosa	<a href="#">Yes</a>

**Habitat Predicted for Terrestrial WAP Tier I & II Species**

N/A

**Public Holdings:**

N/A

Compiled on 1/28/2019, 9:19:29 AM I956527.0 report=IPA searchType= R dist= 3218 poi= 38.8202800 -77.6558298

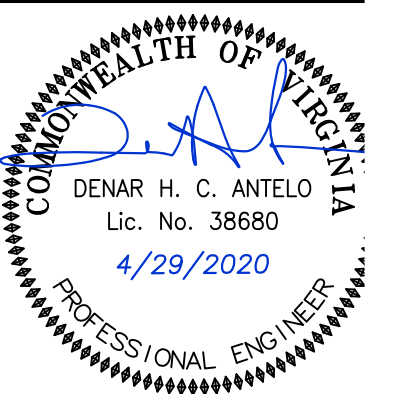
PixelSize=64; Anadromous=0.025496; BECAR=0.022961; Bats=0.025512; Buffer=0.103884; County=0.082925; Impediments=0.027407; Init=0.195258; PublicLands=0.028563; SppObs=0.22688; TEWaters=0.028155; TierReaches=0.071087; TierTerrestrial=0.041414; Total=0.995677; Tracking\_BOVA=0.166959; Trout=0.026251

Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review Discussion)



NO.	DATE	COUNTY REVISIONS

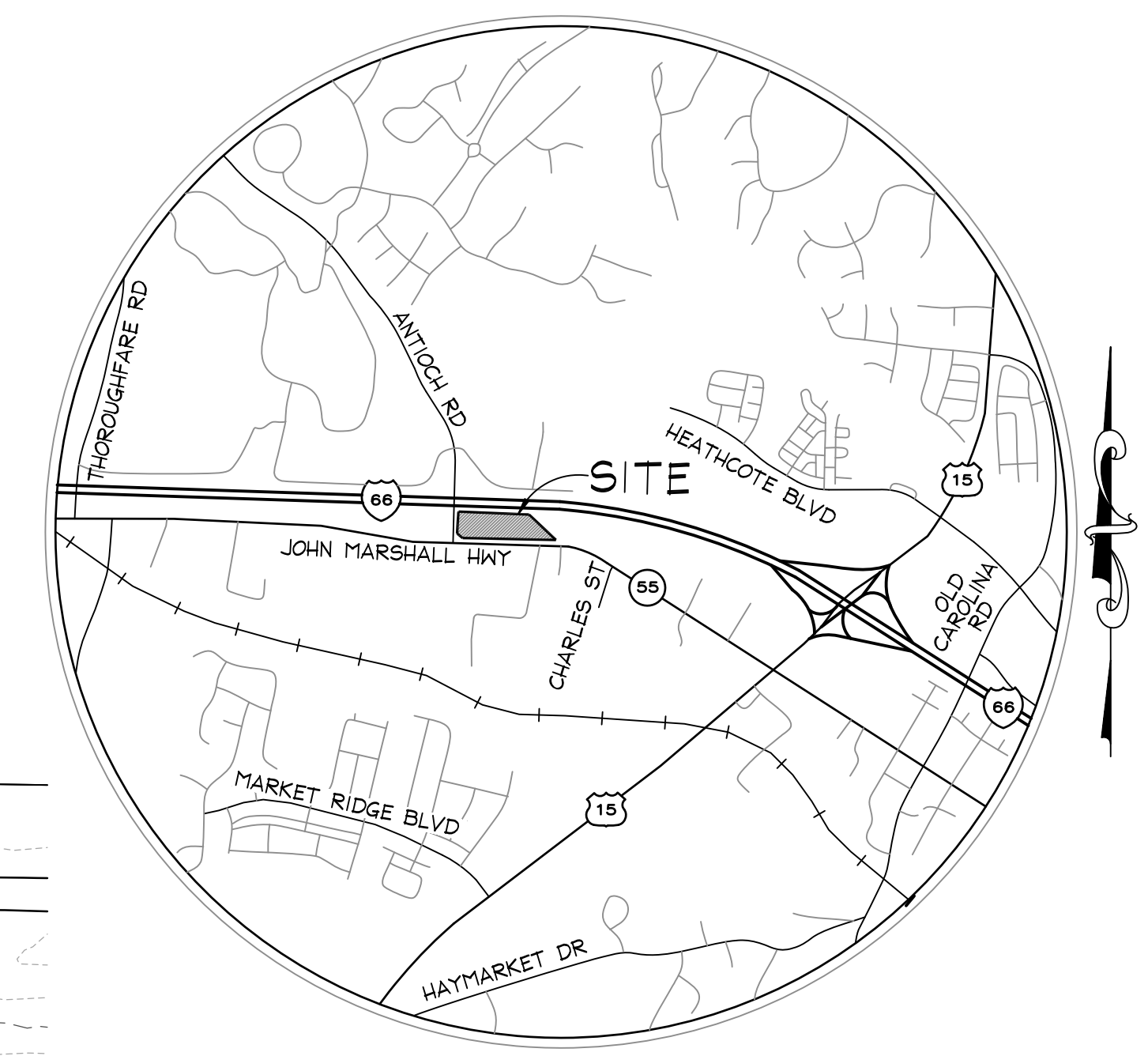
**EXISTING CONDITIONS PLAN**  
**CENTRE AT HAYMARKET**  
**O(M) REZONING**  
 GAINESVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA  
 Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review Discussion)



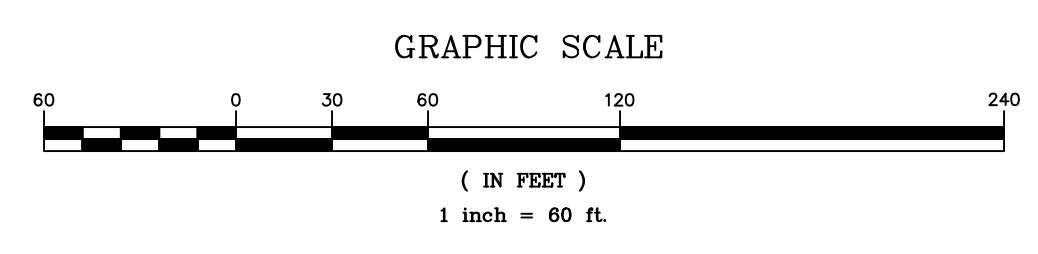
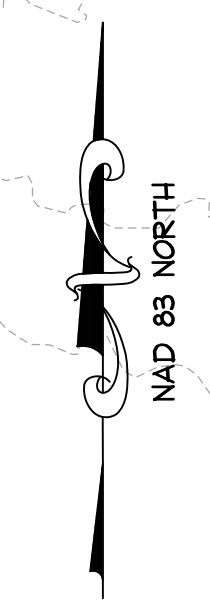
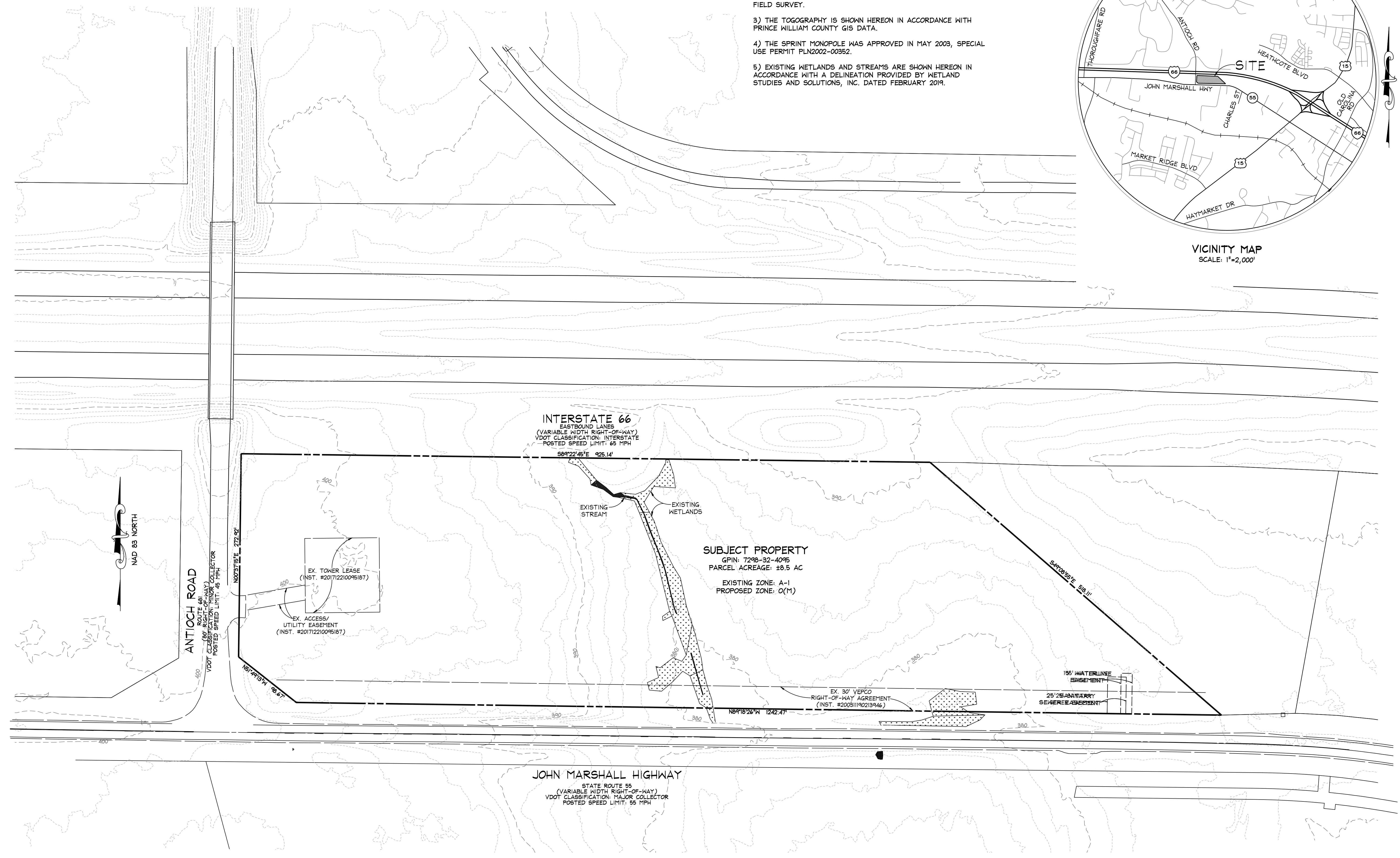
DATE	ACTION

**NOTES:**

- 1) THE PROPERTY SHOWN HEREON IS LOCATED AT GPIN: 7298-32-4092 AND IS ZONED A-1.
- 2) THE BOUNDARY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY.
- 3) THE TOPOGRAPHY IS SHOWN HEREON IN ACCORDANCE WITH PRINCE WILLIAM COUNTY GIS DATA.
- 4) THE SPRINT MONOPOLE WAS APPROVED IN MAY 2003, SPECIAL USE PERMIT PLN2002-00352.
- 5) EXISTING WETLANDS AND STREAMS ARE SHOWN HEREON IN ACCORDANCE WITH A DELINEATION PROVIDED BY WETLAND STUDIES AND SOLUTIONS, INC. DATED FEBRUARY 2019.



VICINITY MAP  
SCALE: 1"=2,000'



ENGINEERING GROUP	PROJECT STATUS

DATE: AUGUST 22, 2019  
 SCALE: 1"=60'  
 DESIGNER: DMB  
 DRAFTSMAN: DMB  
 FILE NO. M-3317  
 SHEET 1 OF 1

# CENTRE AT HAYMARKET DESIGN GUIDELINES

APRIL 21, 2020



6.1.a



Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile





Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile

# PARK BENCH ILLUSTRATIVE DETAIL



# STREET LIGHT ILLUSTRATIVE DETAIL



# TRASH CAN ILLUSTRATIVE DETAIL



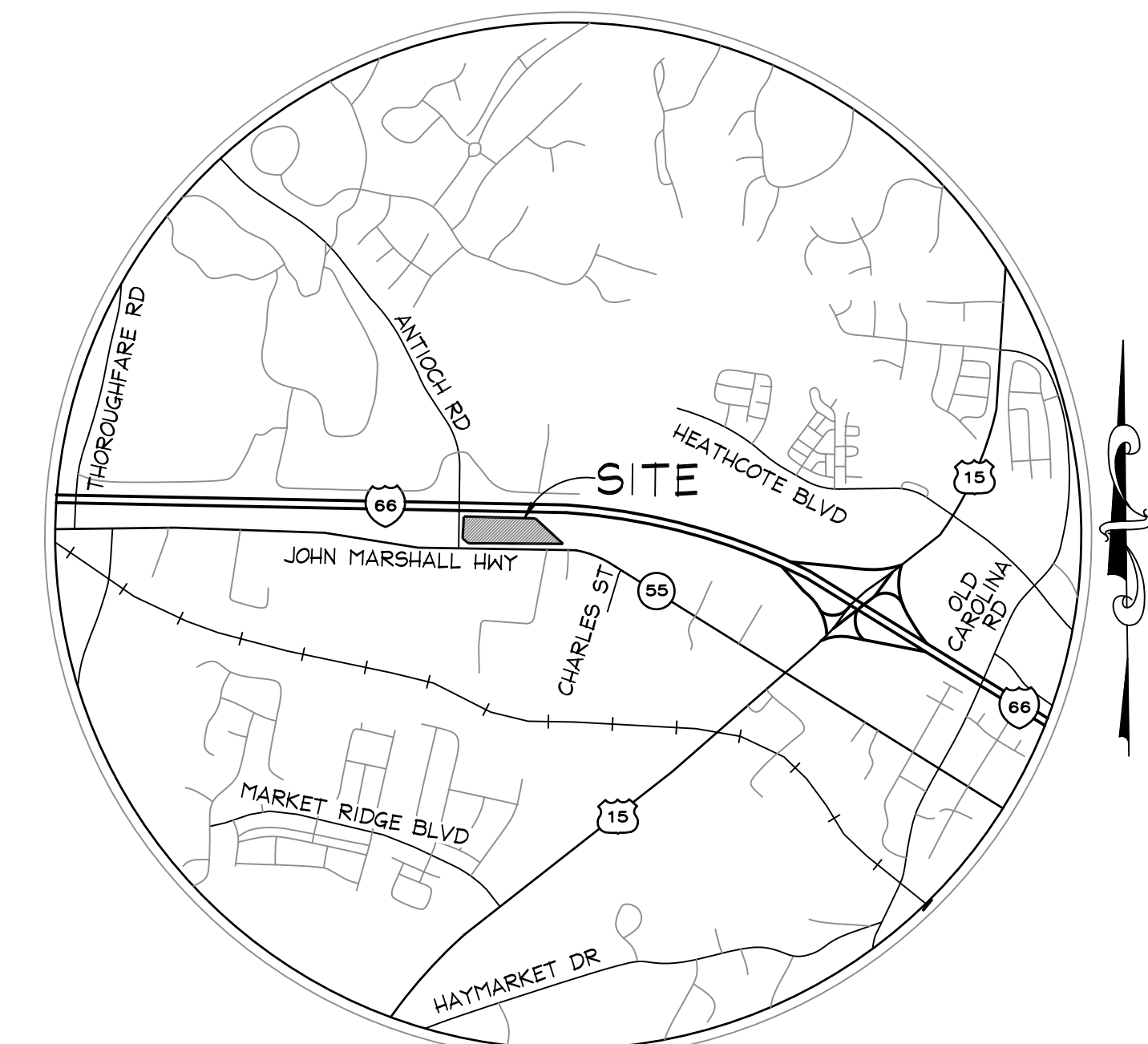
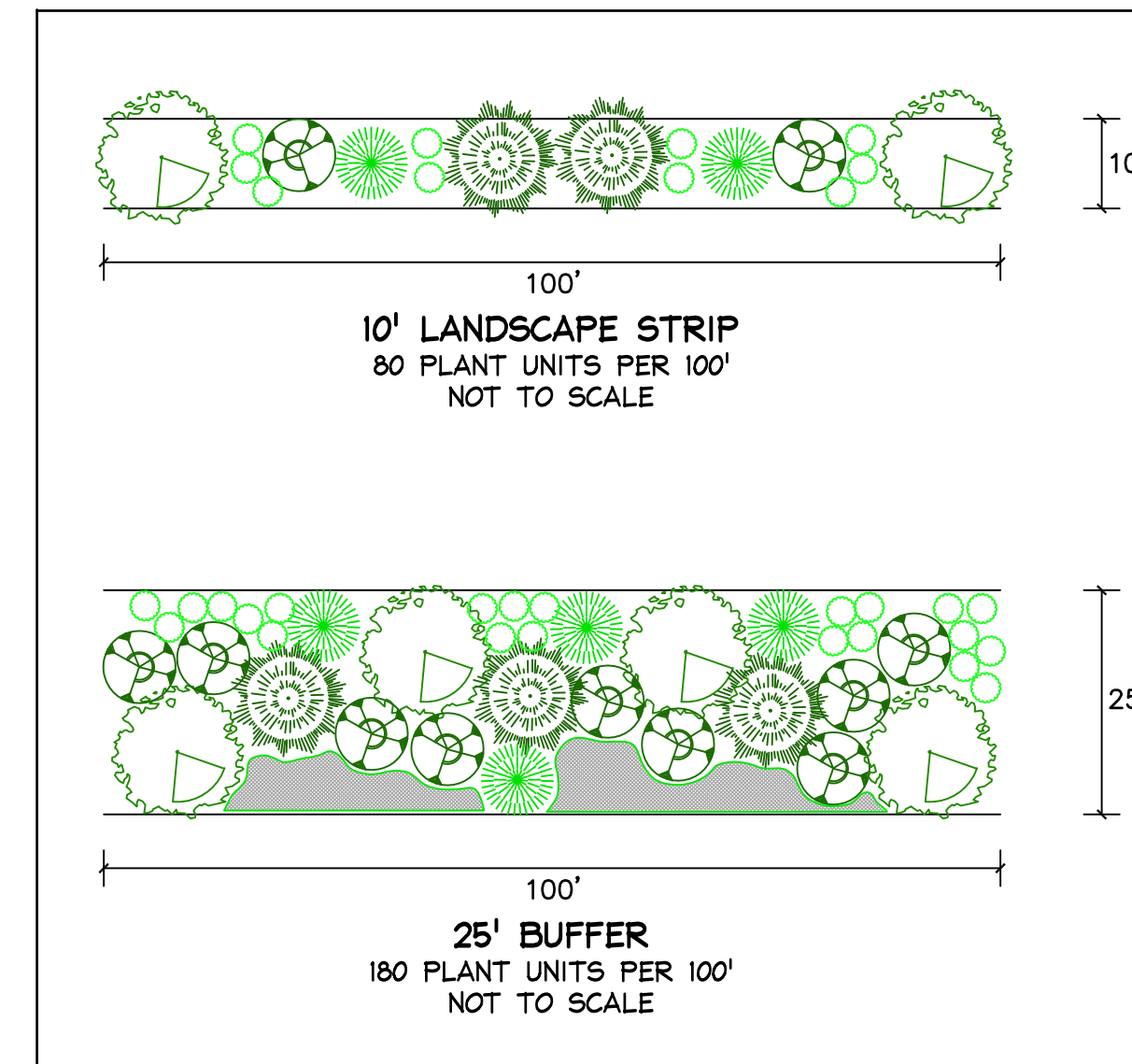
**DEVELOPMENT SUMMARY:**

PARCEL TAX MAP ID#.....7298-32-4095  
 PARCEL ACREAGE.....±8.5472 AC  
 EXISTING ZONE.....A-1  
 PROPOSED ZONE.....O(M)  
 MAX. LOT COVERAGE.....80%  
 MIN. OPEN SPACE.....20%  
 MAX. FAR.....0.65  
 MAX. HEIGHT.....70'  
 SETBACKS:  
 FROM RIGHT OF WAY.....20' (BLDGS & STRUCTURES)  
 ABUT RES OR AGRI.....25' (STRUCTURES & USES)

**NOTES:**

- 1) THE PROPERTY SHOWN HEREON IS LOCATED AT GPIN: 7298-32-4095 AND IS ZONED A-1.
- 2) THE BOUNDARY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY.
- 3) LANDSCAPING, AS SHOWN HEREON, IS CONCEPTUAL, SUBJECT TO CHANGE BASED ON FINAL ENGINEERING. POTENTIAL PRESERVATION AREAS SHOWN AS HATCHED ARE PRELIMINARY, SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- 4) ACCESS POINTS ARE SUBJECT TO CHANGE AT SITE PLAN WITH WITH VDOT AND/OR COUNTY APPROVAL.
- 5) INTERPARCEL CONNECTION LOCATION SUBJECT TO CHANGE.

**LANDSCAPE DETAILS:**



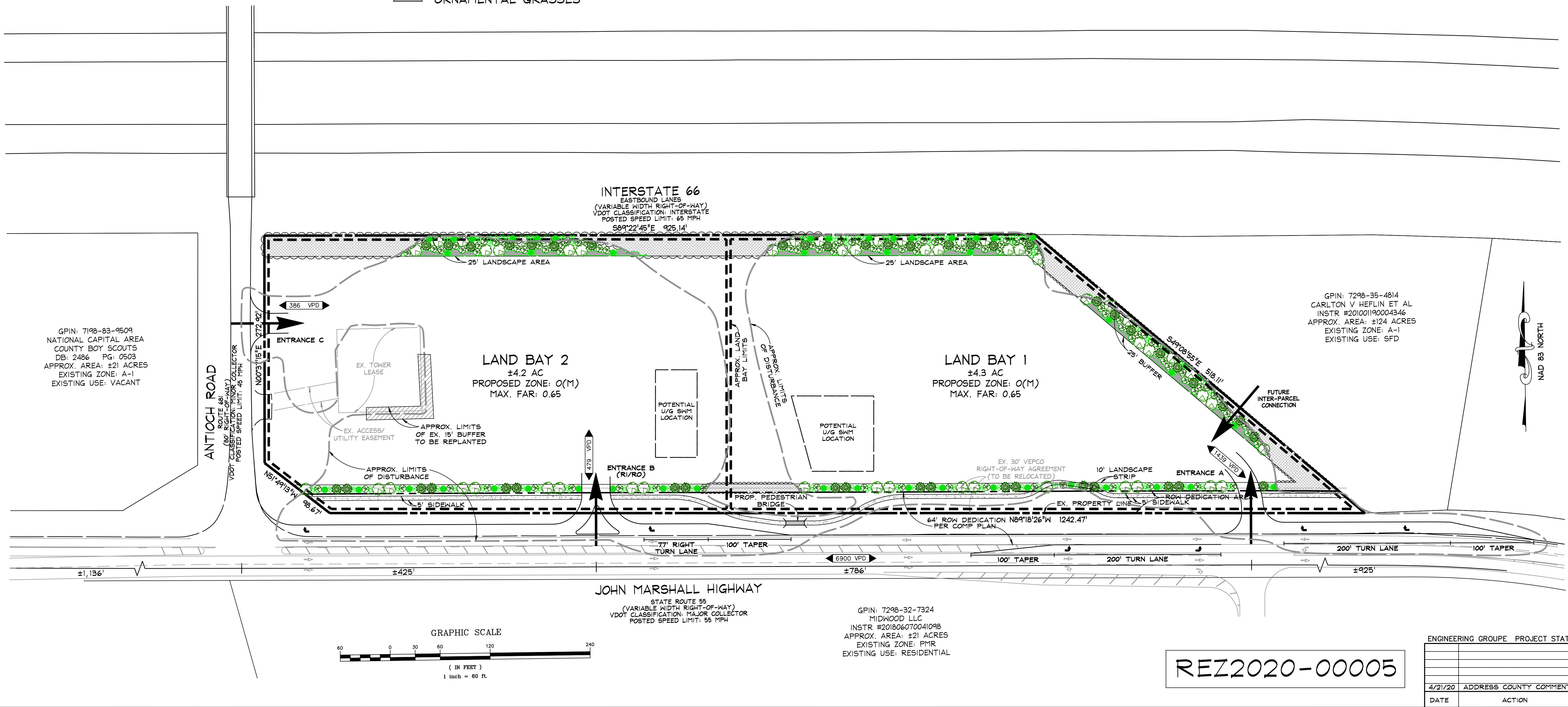
VICINITY MAP  
SCALE: 1"=2,000'

**LEGEND:**

- REZONING BOUNDARY
- ACCESS POINTS
- POTENTIAL BUFFER PRESERVATION AREAS
- APPROXIMATE LIMITS OF DISTURBANCE
- APPROXIMATE LAND BAY LIMITS

**LANDSCAPE LEGEND:**

- LARGE DECIDUOUS
- LARGE EVERGREEN
- DECIDUOUS UNDERSTORY
- EVERGREEN UNDERSTORY
- SHRUBS
- ORNAMENTAL GRASSES

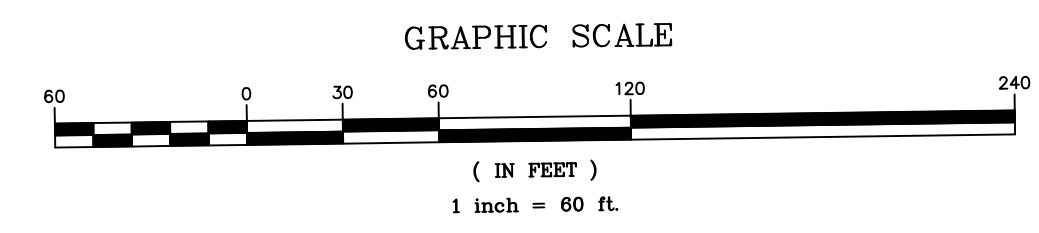


GPIN: 7198-83-9509  
 NATIONAL CAPITAL AREA  
 COUNTY BOY SCOUTS  
 DB: 2486 PG: 0503  
 APPROX. AREA: ±21 ACRES  
 EXISTING ZONE: A-1  
 EXISTING USE: VACANT

GPIN: 7298-35-4814  
 CARLTON V HEFLIN ET AL  
 INSTR #20100190004346  
 APPROX. AREA: ±124 ACRES  
 EXISTING ZONE: A-1  
 EXISTING USE: SFD

STATE ROUTE 55  
 (VARIABLE WIDTH RIGHT-OF-WAY)  
 VDOT CLASSIFICATION: MAJOR COLLECTOR  
 POSTED SPEED LIMIT: 55 MPH

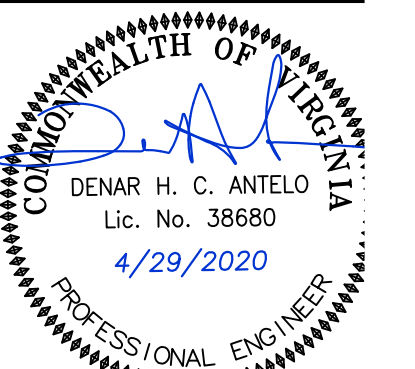
GPIN: 7298-32-7324  
 MIDWOOD LLC  
 INSTR #201806070041098  
 APPROX. AREA: ±21 ACRES  
 EXISTING ZONE: PWR  
 EXISTING USE: RESIDENTIAL



REZ2020-00005

ENGINEERING GROUPE PROJECT STATUS		DATE: AUGUST 23, 2019	
		SCALE:	1"=60'
		DESIGNER:	DMB
		DRAFTSMAN:	DMB
		FILE NO.:	M-3317
4/21/20	ADDRESS COUNTY COMMENTS	SHEET	1 OF 1
DATE	ACTION		

GENERAL DEVELOPMENT PLAN  
**THE CENTRE AT HAYMARKET**  
 O(M) REZONING  
 GAINESVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA  
 Attachment: Planning-Review Packet S2-Centre at Haymarket-2020\_0515 (4492 : One Mile Review Discussion)







**The Engineering Group Inc.**  
 Engineers | Surveyors | Planners  
 www.engineergroup.com  
 South Office  
 10335 Southpoint Landing Blvd  
 Fredericksburg, VA 22407  
 13580 Group Drive, Suite 200  
 Woodbridge, VA 22192  
 21001 Speckin Road, Suite 200  
 Ashburn, VA 20147

NO.	DATE	COUNTY REVISIONS



LEGEND:

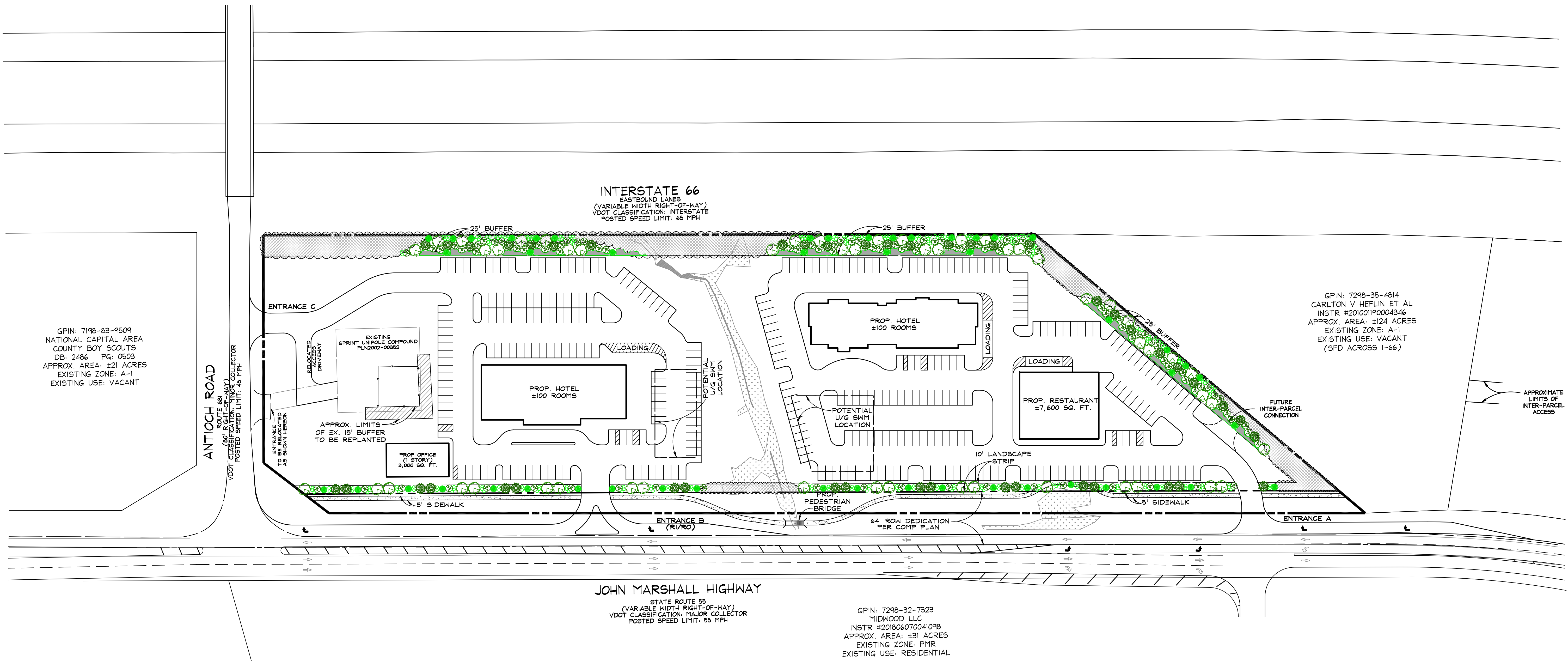
-  REZONING BOUNDARY
-  EXISTING STREAM
-  EXISTING WETLANDS
-  POTENTIAL BUFFER PRESERVATION AREAS

LANDSCAPE LEGEND:

-  LARGE DECIDUOUS
-  LARGE EVERGREEN
-  DECIDUOUS UNDERSTORY
-  EVERGREEN UNDERSTORY
-  SHRUBS
-  ORNAMENTAL GRASSES

NOTES:

- 1) THE PROPERTY SHOWN HEREON IS LOCATED AT GPIN: 7298-32-4092 AND IS ZONED A-1.
- 2) THE BOUNDARY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY.
- 3) THE SPRINT UNIPOLE WAS APPROVED IN JUNE 2003, SPECIAL USE PERMIT PLN2002-00352.
- 4) THE LAYOUT, AS SHOWN HEREON, IS FOR CONCEPTUAL PURPOSES ONLY. MODIFICATIONS TO THE LAYOUT, INCLUDING BUILDING SIZE/LOCATION AND PARKING, WILL BE DETERMINED WITH FINAL ENGINEERING.
- 5) POTENTIAL UNDERGROUND STORMWATER MANAGEMENT LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- 6) LANDSCAPING, INCLUDING POTENTIAL PRESERVATION AREAS, AS SHOWN HEREON, ARE CONCEPTUAL, SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.
- 7) TURN LANE IMPROVEMENTS ALONG JOHN MARSHALL HIGHWAY AS SHOWN HEREON ARE PRELIMINARY, SUBJECT TO MODIFICATIONS WITH FINAL ENGINEERING.



GPIN: 7198-83-9509  
 NATIONAL CAPITAL AREA  
 COUNTY BOY SCOUTS  
 DB: 2486 PG: 0503  
 APPROX. AREA: ±21 ACRES  
 EXISTING ZONE: A-1  
 EXISTING USE: VACANT

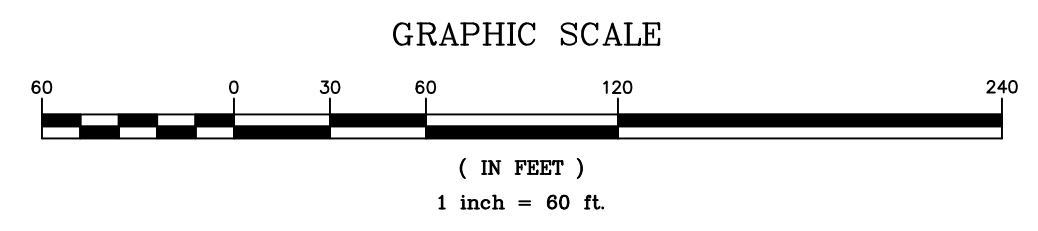
ANTIOCH ROAD  
 ROUTE 681  
 (64' ROW DEDICATION PER COMP PLAN)  
 VDOT CLASSIFICATION: MAJOR COLLECTOR  
 POSTED SPEED LIMIT: 45 MPH

INTERSTATE 66  
 EASTBOUND LANES  
 (VARIABLE WIDTH RIGHT-OF-WAY)  
 VDOT CLASSIFICATION: INTERSTATE  
 POSTED SPEED LIMIT: 65 MPH

JOHN MARSHALL HIGHWAY  
 STATE ROUTE 55  
 (VARIABLE WIDTH RIGHT-OF-WAY)  
 VDOT CLASSIFICATION: MAJOR COLLECTOR  
 POSTED SPEED LIMIT: 55 MPH

GPIN: 7298-32-7323  
 MIDWOOD LLC  
 INSTR #201806070041098  
 APPROX. AREA: ±31 ACRES  
 EXISTING ZONE: PMR  
 EXISTING USE: RESIDENTIAL

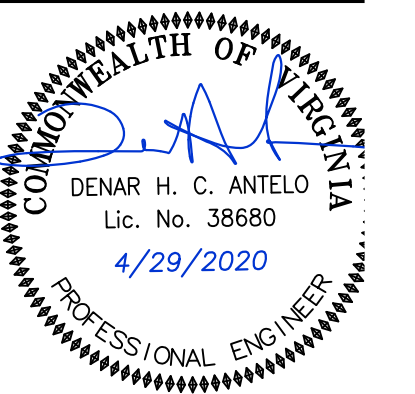
GPIN: 7298-35-4814  
 CARLTON V. HEFLIN ET AL  
 INSTR #20100190004346  
 APPROX. AREA: ±124 ACRES  
 EXISTING ZONE: A-1  
 EXISTING USE: VACANT  
 (SFD ACROSS I-66)



REZ2020-00005

ENGINEERING GROUPE PROJECT STATUS		DATE: AUGUST 23, 2019
		SCALE: 1"=60'
		DESIGNER: DMB
		DRAFTSMAN: DMB
4/21/20	ADDRESS COUNTY COMMENTS	FILE NO. M-3317
	ACTION	SHEET 1 OF 1

ILLUSTRATIVE PLAN  
**THE CENTRE AT HAYMARKET**  
 O(M) REZONING  
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NO.	DATE	COUNTY REVISIONS

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