



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ AGENDA ~

Susannah Smith, Town Planner
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, March 1, 2017

7:00 PM

Council Chambers

1. Call to Order

2. Pledge of Allegiance

3. Minutes Approval

4. Citizens Time

5. Public Reviews

- A. 6680 Fayette Street - Preliminary Site Plan for a Dog's Day Out
- B. 14600 Washington Street - Preliminary Site Plan for QBE

6. ARB & Town Council Update

7. New Business

8. Old Business

- A. Update to Town Code Chapters 38 and 58: Unified Development Ordinance (Zoning and Subdivision)

9. Town Planner Update

10. Adjournment



COVER SHEET

PRELIMINARY SITE PLAN
A DOG'S DAY OUT
TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VA

PROJECT NO: 16045.001
SCALE: 1"=20'
DATE: 11/22/16
DESIGN: MC
DRAWN: MC
CHECKED: TET
SHEET No.

PROJECT STATUS	
DATE	ACTION
02/14/17	REVISION PER TOWN COMMENTS DATED 01/18/17

A DOG'S DAY OUT PRELIMINARY SITE PLAN TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

GENERAL NOTES:

- NO TITLE REPORT FURNISHED, HOWEVER, ALL EXISTING EASEMENTS ARE SHOWN HEREON.
- TOPOGRAPHIC INFORMATION IS PROVIDED BY A FIELD SURVEY PERFORMED BY christopher consultants, llc, DATED 05-09-16. THE CONTOUR INTERVAL IS 2 FEET.
- USE: TOWN CENTER DISTRICT (B-1) PER REZONING APPROVED ON OCTOBER 10, 2016.
- THE PRINCE WILLIAM COUNTY PARCEL IDENTIFICATION NUMBER (GPIN), ZONE, AND ACREAGE FOR THE PROPERTY SHOWN HEREON IS AS FOLLOWS:
GPIN: 7298-80-6954 AREA= 0.98 ACRES ZONE: B-1
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR PRINCE WILLIAM COUNTY, MAP #5153C0059D, EFFECTIVE DATE JANUARY 5, 1995 SHOWS THAT THERE IS NO 100 YEAR FLOOD PLAIN WITHIN THE LIMITS OF THE PROPERTY SHOWN HEREON.
- THERE ARE NO MAPPED CHESAPEAKE BAY RESOURCE PROTECTION AREAS (RPA) ON THE PROPERTY SHOWN HEREON.
- WATER QUALITY AND QUANTITY WILL PROVIDED BY THE USE OF A BIORETENTION FACILITY. THE BIORETENTION FACILITY IS SIZED TO DETAIN STORM RUNOFF TO MEET STATE REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION. THE BIORETENTION FACILITY IS ALSO SIZED PER VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 TO MEET THE REQUIRED PHOSPHORUS REMOVAL.
- PARKING TABULATIONS:
BUILDING FLOOR AREA= 5,000 SQ. FT. GROSS FLOOR AREA
PARKING REQUIREMENT= 1 PER 300 SQ. FT. OF GFA = 17 SPACES
PARKING PROVIDED= 17 SPACES (INCLUDING 1 HANDICAPPED)
- ANTICIPATED SEWAGE FLOW FOR THE ENTIRE SITE = 1,960 GPD
- THERE ARE NO KNOWN CEMETERIES OR HISTORICAL AREAS ON SITE.
- ALL FENCING IS SUBJECT TO ARCHITECTURAL REVIEW BOARD AND PLANNING COMMISSION APPROVALS.
- VEHICLE TRIPS ARE BASED ON THE 7TH EDITION INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) ITE MANUAL DOES NOT HAVE A DOG DAY CARE USE SO A STANDARD CHILD DAY CARE USE WAS REFERRED AS THE CLOSEST MATCH (LAND USE CODE 565 IN MANUAL). IN ACCORDANCE WITH THE AVERAGE TRIPS PER WEEKDAY FOR A 5,000 SF FACILITY THE MANUAL ESTIMATES 396 VEHICLES PER DAY.

PROFFER STATEMENT

TO: Town of Haymarket
 APPLICANT: A Dog's Day Out Haymarket, LLC.
 RE: Zoning Map Amendment. Application to rezone property located at 6680 Fayette Street, Haymarket, VA 20169. Parcel ID#: G.P.I.N. 7928-80-6954 ("Property"), +/- 0.9797 acres,
 from Residential District R-1 to Commercial B-1
 DATE: October 3, 2016

Pursuant to Sections 15.2-2297 and 15.2-2303 of the Code of Virginia, the undersigned hereby proffers that in the event the Application for rezoning the subject Property from Residential District R-1 to the Town Center District B-1 is granted by the Haymarket Town Council, Haymarket, Virginia, as requested, the use and development of the Property shall be in conformance with the below provisions. In the event the above referenced rezoning is not granted as applied for by the Applicant, the Town Council approval of the rezoning, this Proffer Statement and these proffers shall be automatically withdrawn and be null and void. The term "Applicant" as referenced herein shall include with its meaning all future owners and successors in interest.

- USES**
 - 1.1 Conformance with Plan.** The Property shall be developed in general conformance with attachments titled: Rezoning Plat, Sheet 1, dated 4/20/16 and Conceptual Layout, Sheet 2, dated 4/20/2016, subject to reasonable adjustments at final engineering.
 - 1.2 Prohibited Uses.** Because the location is not suitable for some uses permitted in the B-1 zoning district, the Property may be developed with any uses permitted in the B-1 zoning district (so long as any special use receives a special use permit from the Town before establishment of such use), except the following uses which shall not be permitted:
 - Bank with drive-in
 - Dry cleaning or pressing pickup stations or shops
 - Shoe repair shops
 - Service stations
 - Shops for the sale, service or repair of home appliances, office machines, electrical, television and radio equipment
 - Farmers Market
- OPERATION**
 - 2.1 Exterior Materials.** Our building materials will include weather resistant acoustic panels to aid in outdoor noise mitigation.

NOTICE REQUIRED:

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

Washington Gas Light Co. (703) 759-2115
 Transco Gas Pipeline Co. (703) 753-2600
 Chesapeake & Potomac Gas Co. (703) 753-2600
 Va. Elec. & Power Co.
 Fairfax Co. Water Authority
 Fairfax Co. San. Sew. Div.
 Prince William Elec. Co-op
 Columbia Gas of Va.
 A. T. & T. Co.
 Plantation Pipeline Co.
 Continental Tel. of Va.
 Colonial Pipeline Co.
 Prince William County Service Authority
 Verizon South

MISS UTILITY 800-552-7001

NON-EMERGENCY
 Prince William County: 703-792-6000
 Town of Haymarket: 703-753-2600

3. ARCHITECTURAL REVIEW BOARD

3.1 Architectural Review Board. All building and dwelling elevations will be submitted to and approved by the Architectural Review Board prior to issuance of any associated building permit.

Proffer Statement
 6680 Fayette Street
 September 25, 2016
 10 | 05 | 16 Page 2 of 2

We hereby proffer on behalf of A Dog's Day Out Haymarket, LLC that the development and/or use of the subject Property of this application shall be in strict accordance with the conditions set forth in this submission, unless an amendment thereto is mutually agreed upon by the Town Council and the Applicant.

By: James E. Payne
 James E. Payne
 Co-Owner A Dog's Day Out Haymarket, LLC
 By: Andrea B. Payne
 Andrea B. Payne
 Co-Owner A Dog's Day Out Haymarket, LLC

OWNER

JIM & ANDREA PAYNE
 15073 VALHALLA CT.
 HAYMARKET, VA 20169

PROPERTY ADDRESS

6680 FAYETTE STREET
 HAYMARKET, VA 20169



VICINITY MAP
 SCALE: 1" = 500'

ZONING TABULATIONS - B-1 ZONE

USE: SECTION 58-177 (10): DOG BEAUTY PARLORS

	REQUIREMENT	PROVIDED
BUILDING HEIGHT	35' MAX.	22'
LOT COVERAGE	85% MAX.	±16%
BUILDING ACCESSORY USE	20% MAX.	0

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

BUFFERS		
BUFFER AGAINST B1 ZONE	0	0
BUFFER AGAINST R1 ZONE	25'	10' *(SEE NOTE)
BUFFER AGAINST B2 ZONE	10'	10'

*NOTE: A 25' BUFFER CANNOT BE PROVIDED, A BUFFER MODIFICATION ALLOWING A 10' BUFFER IS REQUESTED WITH THIS PRELIMINARY SITE PLAN.

LOT COVERAGE CALCULATIONS

BUILDING AREA $\frac{6,600 \text{ SQ. FT.}}{42,677 \text{ SQ. FT.}} = 16\% < 85\%$
 LOT AREA (0.98 AC.)

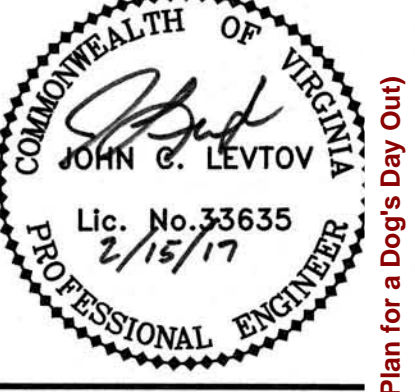
SHEET INDEX

- COVER SHEET
- PRELIMINARY SITE PLAN
- PRELIMINARY LANDSCAPE PLAN

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

PROJECT STATUS	
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christopher consultants
 engineering · surveying · land planning
 9417 Innovation drive manassas va. 20110
 703.993.9887 · fax 703.993.9076



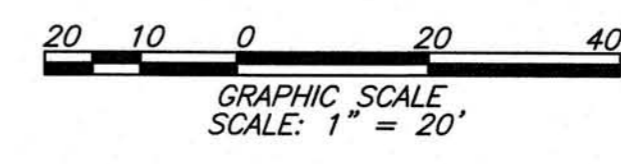
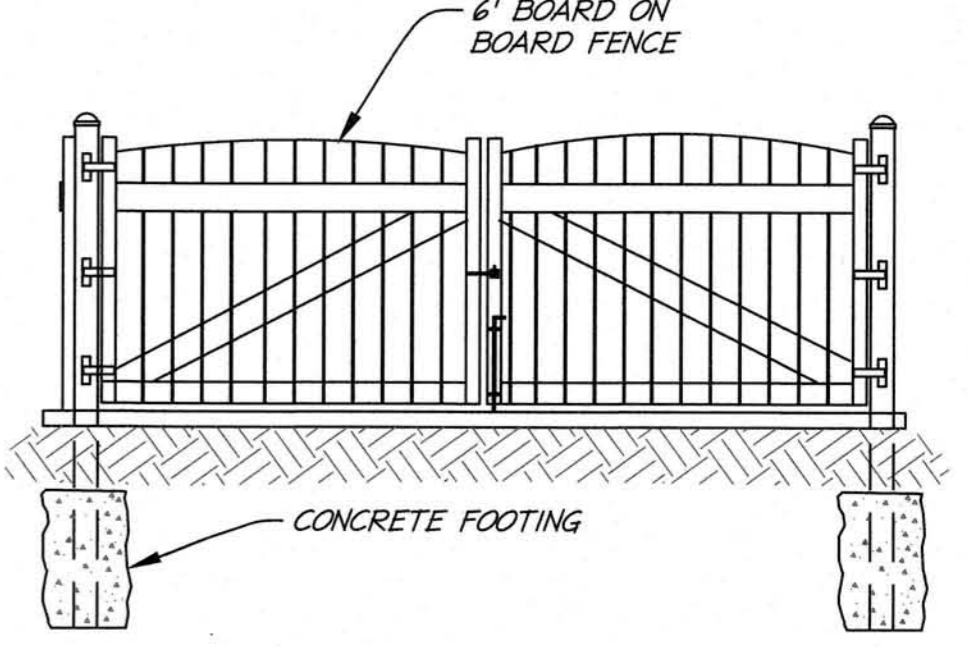
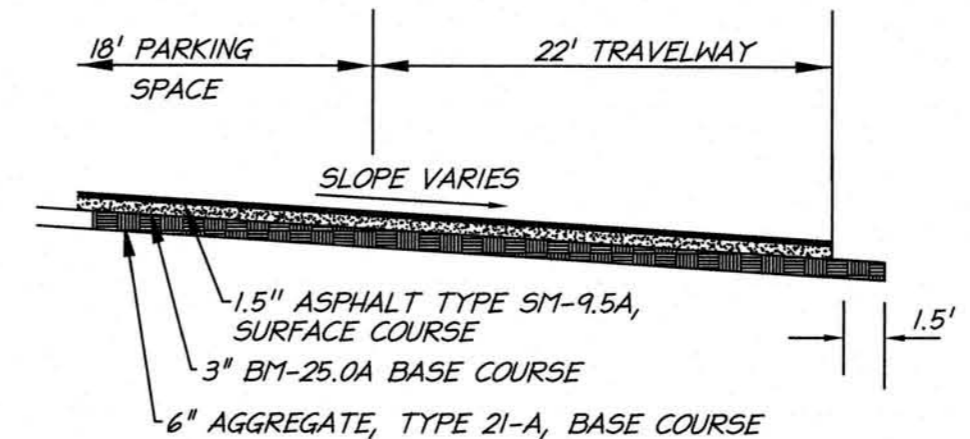
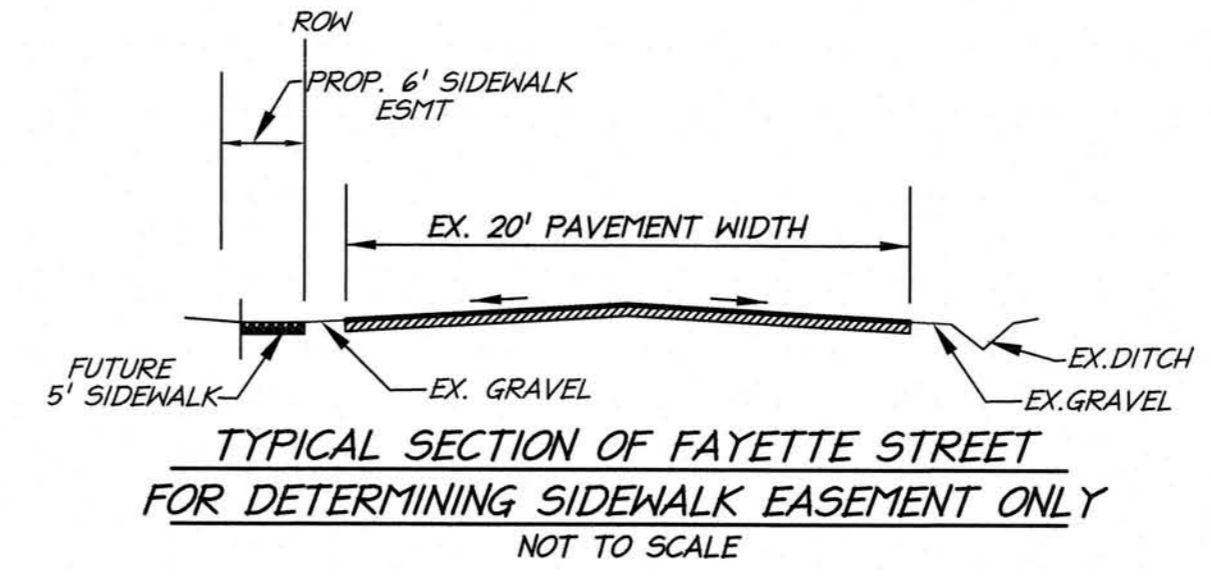
PRELIMINARY
 SITE PLAN

PRELIMINARY SITE PLAN
 A DOG'S DAY OUT
 TOWN OF HAYMARKET
 PRINCE WILLIAM COUNTY, VA

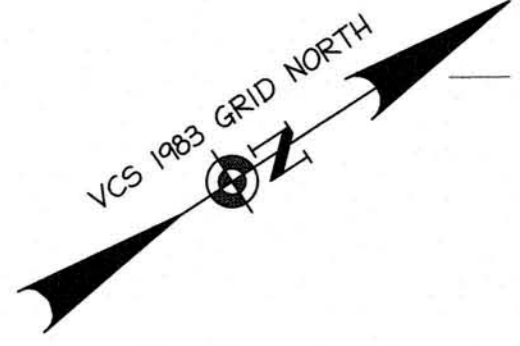
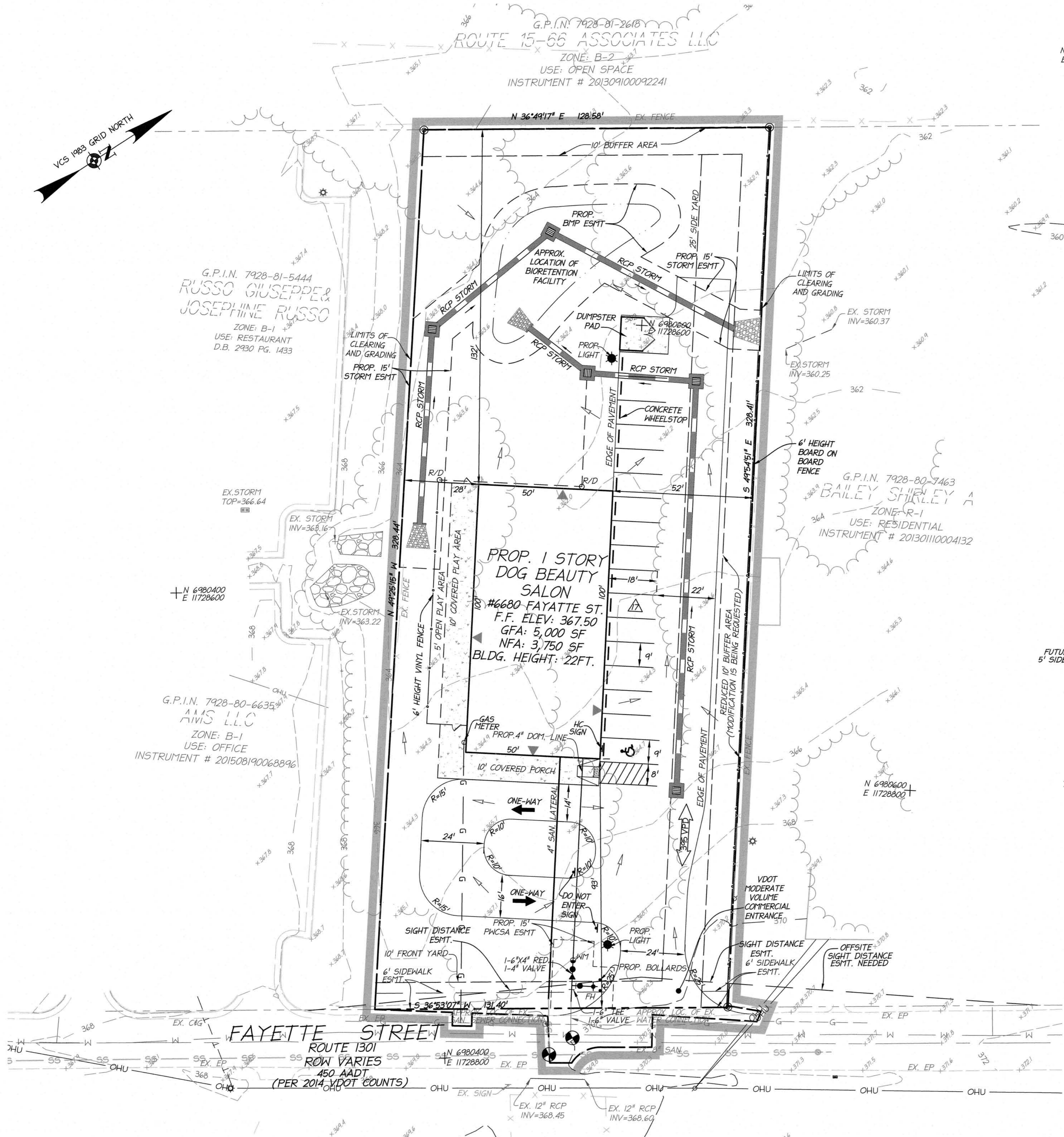
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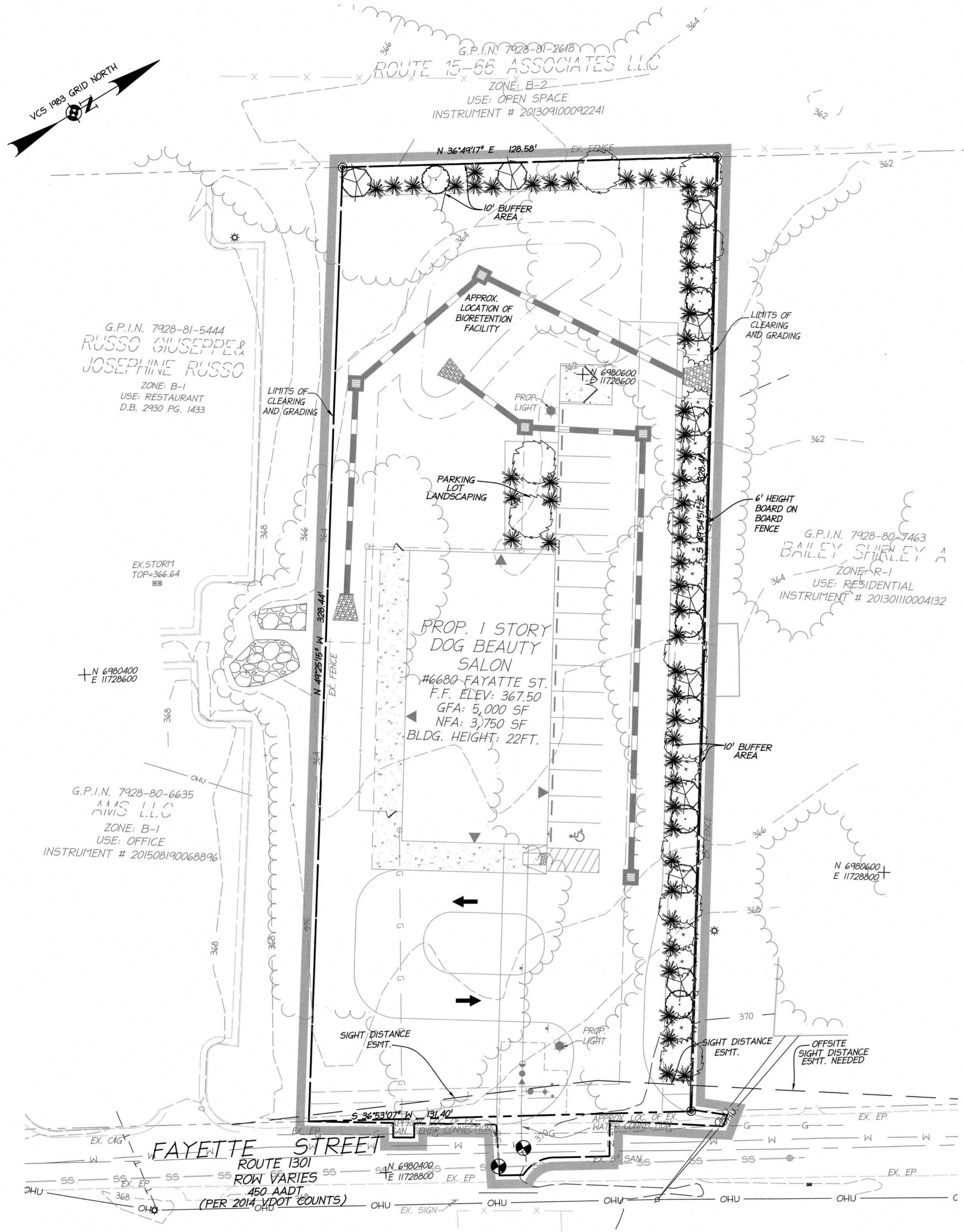
LEGEND

- 20- : EX. CONTOUR
- 48.3 : EX. SPOT ELEVATION
- ~ : EX. WOODS LINE
- : EX. STREET CENTER LINE
- == : EX. CURB & GUTTER
- : EX. BOUNDARY
- x : EX. FENCE (ALL TYPES)
- W : EX. WATER LINE (W/L)
- OHU : EX. OVERHEAD UTILITY LINE
- G : EX. GAS LINE
- SS : EX. SANITARY SEWER
- : EX. STORM GRATE
- ⊙ : EX. SANITARY MANHOLE
- ⊙ : EX. WATER METER (W/M)
- ⊙ : EX. UTILITY POLE
- ⊙ : EX. LIGHT
- ⊙ : EX. LIGHT POLE
- ⊙ : EX. POWER UTILITY POLE
- : LIMITS OF CONSTRUCTION
- 48.3 : PROPOSED CONTOUR
- 48.3 : PROPOSED SPOT ELEVATION
- : PROPOSED STORM STRUCTURE
- : PROPOSED STORM MANHOLE
- : PROPOSED STORM SEWER WITH FLOW ARROW
- : PROPOSED SANITARY LATERAL
- : PROPOSED WATER VALVE
- : PROPOSED WATER FITTINGS
- : PROPOSED WATER LINE
- ⊙ : TEST PIT REQUIRED
- ⊙ : PROPOSED STANDARD PARKING SPACE
- ▶ : PROPOSED BUILDING ENTRANCE
- R/D : PROPOSED ROOF DRAIN
- : FLOW ARROW



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





NORTHEAST BUFFER		
Opaque Screen Alt. 1 - Sec.58-17.9		
1. PROPERTY LINE LENGTH =		328 LF
2. BUFFER AREA REQUIRED = 25' Width x Property Line Length		8,200 SF
3. BUFFER AREA PROVIDED = 10' Width x Property Line Length Plus 6' height Board on Board Fence		3,280 SF
4. PLANTS REQUIRED	TOTAL REQUIRED	TOTAL PROVIDED
Canopy Trees	1/1,000 sq.ft. 8	8
Ornamental Trees	1/250 sq.ft. 33	14
Evergreen Trees	1/500 sq.ft. 16	11
Shrubs	1/100 sq.ft. 82	37

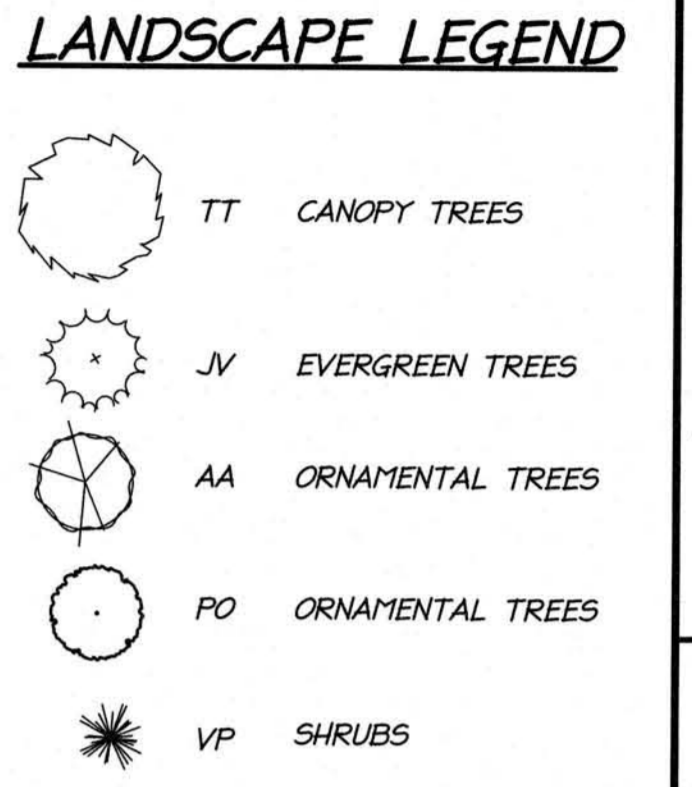
NORTHWEST BUFFER		
Open Screen Alt. 1 - Sec.58-17.9		
1. PROPERTY LINE LENGTH =		129 LF
2. BUFFER AREA = 10' Width x Property Line Length		1,290 SF
3. PLANTS REQUIRED	TOTAL REQUIRED	TOTAL PROVIDED
Canopy Trees	1/1,000 sq.ft. 1	1
Ornamental Trees	1/500 sq.ft. 3	3
Evergreen Trees	1/500 sq.ft. 0	0
Shrubs	1/100 sq.ft. 13	13

INTERIOR PARKING LOT LANDSCAPING (E)			
Section 58-703 (e)			
AREA OF PARKING			12,585 SF
INTERIOR LANDSCAPED AREA REQUIRED:			629 5%
PARKING SPACES PROVIDED:			17 SPACES
	LANDSCAPING REQUIRED		LANDSCAPING PROVIDED
Trees	1 / 10 Spaces 2		2
Shrubs	3 / 10 Spaces 6		6

OPEN SPACE									
OPEN SPACE REQUIRED:	15% OF TOTAL SITE AREA 15% X 42,688 SF = 6,403 SF								
OPEN SPACE PROVIDED:	<table border="0"> <tr> <td>OPEN SPACE IN FRONT OF BUILDING</td> <td>2,480 SF</td> </tr> <tr> <td>OPEN SPACE IN THE BACK OF BUILDING</td> <td>14,519 SF</td> </tr> <tr> <td>BUFFER AREA</td> <td>4,570 SF</td> </tr> <tr> <td>TOTAL OPEN SPACE PROVIDED:</td> <td>21,569 SF</td> </tr> </table>	OPEN SPACE IN FRONT OF BUILDING	2,480 SF	OPEN SPACE IN THE BACK OF BUILDING	14,519 SF	BUFFER AREA	4,570 SF	TOTAL OPEN SPACE PROVIDED:	21,569 SF
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OPEN SPACE IN THE BACK OF BUILDING	14,519 SF								
BUFFER AREA	4,570 SF								
TOTAL OPEN SPACE PROVIDED:	21,569 SF								

LANDSCAPING SCHEDULE								
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	CONDITION	TREE CREDIT	10 YR CANOPY (SF)	FUNCTION
CANOPY TREES								
TT	Tilia Tormentosa	Silver Linden	9	2-1/2" cal. 10'-12' ht.	B&B	175	1575	Buffer
ORNAMENTAL TREES								
AA	Amelanchier arborea	Downy Serviceberry	10	1" cal. 5'-6' ht.	B&B	75	750	Buffer
PO	Prunus "Okame"	Okame Cherry	7	1" cal. 5'-6' ht.	B&B	75	525	Buffer
EVERGREEN TREES								
JV	Juniperus Virginiana	Eastern Redcedar	11	2" cal. 6'-8' ht.	B&B	100	1100	Buffer
						TOTAL	3425	
SHRUBS								
VP	Viburnum Plicatum	Doublefile Viburnum		12-28" min. ht.	Container			Buffer

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NOTES:
1. OWNER IS RESPONSIBLE FOR MAINTAINING THE PROPOSED LANDSCAPING.

christopher consultants
engineering · surveying · land planning
9417 Innovation Drive Manassas Va. 20110
703.393.9887 · fax: 703.393.9076

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No. 33635
2/15/17
PROFESSIONAL ENGINEER

PRELIMINARY LANDSCAPE PLAN

PRELIMINARY SITE PLAN
A DOG'S DAY OUT
TOWN OF HAYMARKET
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THIS SHEET FOR LANDSCAPE PURPOSES ONLY !!!

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



MEMORANDUM

TO: TUCKER TRAVIS, CHRISTOPHER CONSULTANTS, APPLICANT; AND ANDREA PAYNE, PROPERTY OWNER

FROM: SUSANNAH B. SMITH, CFM, ASLA – TOWN PLANNER

SUBJECT: DOG’S DAY OUT PRELIMINARY SITE PLAN 1ST SUBMISSION COMMENTS

DATE: 1/23/2017

CC: FILE

We have reviewed the first submission for Dog’s Day Out Preliminary Site Plan and have completed our review in accordance with the Town of Haymarket Zoning Ordinance and Preliminary Plan Checklist.

My comments are summarized below.

1. Please review the comment sheets prepared by the Town Engineer and Planner, and address each item as appropriate.
2. The plans refer to a request for a waiver from the buffer requirements that is proposed to be requested at final site plan submittal. Unfortunately the Town’s Zoning Ordinance does not address a process for the granting of a waiver from the requirements, only for alternatives that still meet the requirements.
3. If your design professional is aware of, or has participated in, a previous waiver process with the Town, have them submit documentation to me showing what type of waiver and the process that was followed. I will then research the situation in order to discern if a waiver is applicable. If in fact this is the case, then such a waiver would have to be requested at the time of preliminary site plan submittal, otherwise the preliminary plan would not be approvable as submitted.
4. The open space calculations do not appear to be in accordance with the Town’s zoning requirements. Please refer to Section 58-706 (b) and the definition of “Lot coverage” for specific requirements. There are specific areas and calculations noted on the redline markup copy that may clarify this comment, if needed.
5. Front setbacks are incorrect. Please refer to Section 58-181 (a) for requirements.
6. Height allowance is incorrect. Please refer to Section 58-182 for correct height.
7. Proffers should be listed under the zoning notes, as applicable.
8. Drainage is shown moving offsite onto neighbor’s property to the north. Please ensure all stormwater is retained on-site, as required.

A redline markup copy of the preliminary plans is available in our offices for your use. You may drop by to pick it up any time during business hours. It is marked and labeled on the left-hand side of my desk and I will alert other Town Staff of its location for you.



TO: SUSANNAH SMITH, CFM, ASLA – TOWN PLANNER

FROM: HOLLY MONTAGUE, PE – TOWN ENGINEER

SUBJECT: DOG'S DAY OUT PRELIMINARY SITE PLAN 1ST SUBMISSION COMMENTS

DATE: 1/18/2017

CC: STAFF

Per your request, I have reviewed the first submission for Dog's Day Out Preliminary Site Plan. I used the Haymarket Ordinances, Preliminary Plan Checklists, and the VDOT Road Design Manual (RDM) in order to review this site plan.

COVER SHEET

1	Checklist 2)e. Haymarket 58-179(b) 58-702	a) Buffer adjacent to residential property is 25'. Revise in Zoning Tabulations where it is called out as 30'. b) *Note under Zoning Tabulations states a buffer modification will be requested in the Final Site Plan Submission. The buffer modification must be submitted and approved with the Preliminary Plan in order for the Preliminary Plan to be approved. Revise note to state buffer modification is being processed concurrently with Preliminary Plan and will be submitted with next submittal.
2	Checklist 2)e. and 2)g. Haymarket 58-181(a)	Front yard minimum is 10'. Revise on zoning tabulation (and plan views) where it is called out at 5'.
3	Checklist 2)e. Haymarket 58-182	Maximum building height is 35. Revise on zoning tabulation where it is called out at 45'.
4	Checklist 2)i. and 2)r.	All existing easements must be shown. Obtain Title Report, if needed, in order to remove General Note #1.
5	Checklist 2)r.	a) In the utility Notice Required Section, add Prince William County Service Authority and Verizon South. b) In the utility Notice Required Section, remove Loudoun County, Tri-County Electric, Town of Herndon, Town of Round Hill. Add Town of Haymarket. c) Change Police and Fire Rescue non-emergency numbers to Prince William County and Town of Haymarket non-emergency numbers.

PLAN SHEET 2

6	Checklist 2)i.	a) Show any preliminary proposed easements (PWCSA, gas, sight distance, etc). b) Show a typical section of Fayette Street with any required street widening, curb & gutter, buffer space and sidewalk per VDOT standards to demonstrate how 6' sidewalk easement is set. Label this typical section "FOR DETERMINING SIDEWALK EASEMENT ONLY."
7	Checklist 2)j. Haymarket 58-719	If the business will be open after 5 pm, show preliminary locations for parking lot and entrance lighting.
8	Checklist 2)l.	Label net floor area on plan view.
9	Checklist 2)n. and 2)j.	The dimensions on the drop off circle imply one way traffic. Show one way pavement striping and signs locations labeled "Do Not Enter."
10	Checklist 2)n VDOT RDM Appendix F Page F-111	Revise entrance label to state "VDOT Moderate Volume Commercial Entrance." The throat width and length and entrance radii will need to increase if a standard Commercial Entrance is called out.
11	Checklist 2)r	a) Show preliminary gas connection. b) For your information: Any proposed easements needed by Dominion Virginia Power or a letter stating none are required will be required for the submission of the Final Site Plan. I strongly encourage beginning this dialog with Dominion Virginia Power as soon as possible.
12	Checklist 2)u.	Show preliminary swale locations by showing flow arrows or add additional inlets and storm sewer to demonstrate how water going to existing swales at drop off area and building is being diverted.

LANDSCAPING SHEET 3

13	Checklist 2)w.	Note 2 states plants will be planted prior to starting Phase II construction. There is no Phase II construction. Remove note.
14	Checklist 2)w. Haymarket 58-700 58-702	a) The northeast buffer is B-1 to R-1. This requires an Opaque (SC) screen. Revise planting requirements from Semi-Transparent screen to Opaque screen. b) The northwest buffer is B-1 to B-2. This requires an Open (SA) screen. Revise planting requirements from Opaque screen to Open screen.
15	Checklist 2)w. Haymarket 58-702	In the northeast buffer B-1 to R-1, show the area and planting requirements for the required 25' buffer (see comment #1) as well as the requested modified 10' buffer.
16	Checklist 2)w.	The interior parking lot landscaping is shown in the drop off area. While landscaping is suggested in this location, provide interior parking lot landscaping in the actual parking lot where the parking spaces are located.

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

GENERAL NOTES

- 1. This site has been addressed by the Prince William County Mapping Office as: 14600 WASHINGTON STREET HAYMARKET, VA (addresses for subdivision lots shall appear on the approved plot for recordation).
2. Addresses assigned are for the layout of individual businesses or dwelling units and are for exterior doors as shown on this plan only. Any deviation in design or layout will require that a revised plan be submitted to the Office of Mapping for re-addressing.
3. Methods and materials used in the construction of the improvements herein shall conform to the current Town/County construction standards and specifications and/or current VDOT standards and specifications.
4. The contractor or developer is required to notify the Prince William County Department of Public Works in writing three (3) days prior to the beginning of the construction and specifically request inspection before beginning -- 792-7070.
5. Measures to control erosion and siltation must be provided prior to issuance of the site development permit.
6. A permit must be obtained from the Office of the Resident Engineer, Virginia Department of Transportation (VDOT) Prince William County, prior to construction in existing State right-of-way, 366-1900.
7. Approval of this plan does not guarantee issuance of an entrance permit by VDOT when such permit is required under State law.
8. The exact location of all guard rails will be determined by VDOT personnel.
9. An approved set of plans and all applicable permits must be available at the construction site.
10. Warning signs, markers, barricades or flagmen should be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).
11. All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.
12. All pavement sections on the approved plans are based on a minimum CBR value of 10.
13. Construction debris shall be containerized in accordance with the Virginia Litter Control Act; no less than one litter receptacle shall be provided at the construction site.
14. The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering public streets, and it is the contractors responsibility to clean streets, alley dust, and to take whatever measures are necessary to insure that the streets are maintained in a clean, mud and dust free condition at all times.
15. Notification shall be given to the appropriate utility Company (Service Authority, Virginia-American Water Company, or Dale Service Corporation) prior to construction of water and/or sanitary sewer lines.
16. All sanitary sewers and water mains and appurtenances shall be constructed in accordance with the current standards and specifications of the Town of Haymarket, Prince William County and/or the Service Authority.
17. The developer and/or contractor shall be responsible to supply all utility companies with copies of plans that have been approved by the Town of Haymarket and advising them that all grading shall conform to the approved plans, and further that the utility companies shall be responsible for honoring these plans and the finished grades in the installation of their utility lines.
18. Contractors shall notify operators who maintain underground utility lines in the area of proposed excavating or blasting at least two (2) working days, but not more than ten (10) working days, prior to commencement of excavation or demolition.
19. The location of existing utilities shown in these plans are taken from existing records.
20. The developer will be responsible for any damage to the existing streets and utilities which occurs as a result of his construction project within or contiguous to the existing right-of-way.
21. All utilities placed under existing streets shall be bored or jacked.
22. When grading is proposed within easements of utilities, letters of permission from all involved companies must be provided to the Town of Haymarket prior to issuance of grading and/or site development permits.
23. The developer will be responsible for the relocation of any utilities which is required as a result of his project.
24. Fire and Rescue Services must be notified immediately (792-6810) in the event that unusual items such as tanks, cylinders, unidentified containers, etc. which could contain potentially hazardous materials are discovered or observed.
25. Sidewalk underdrains shall be installed per the Haymarket Town Code and/or Section 650 of the Prince William County Design and Construction Standards Manual.
26. All walkways outside of the right-of-way limits will be maintained by the homeowners association.
27. Maintenance of the Storm Drainage or Storm Water Management facilities located therein shall be pursuant to the Haymarket Town Code and/or Section 700 of the Prince William County Design and Construction Standards Manual.
28. If units shown on this plan will be occupied in phases, a phasing plan must be approved by the engineering inspection branch prior to the issuance of any occupancy permits.
29. These plans identify the location of all known gravesites.
30. Roof top mechanical equipment, if any, must be enclosed within a wall or similar screening barrier, designed in harmony with the building.
31. Individual sign permits will be required from the Town of Haymarket Office for all free standing and facade signs prior to erecting the signs.
32. All buffer areas shall be screened according to the Haymarket Town Code.
33. Anticipated sewage flows: 1,820 S.F. x 0.16 GPD/S.F. = 291 GPD PEAK
34. Anticipated fire flows:
35. Distance to nearest existing school or proposed school site: APPROX. 0.50 MILE TO TYLER E.S.

LEGEND

Legend table listing symbols for various features: EXISTING INTERMEDIATE CONTOUR, EXISTING INDEX CONTOUR, PROPOSED CONTOUR, EXISTING EDGE OF PAVEMENT, PROPOSED EDGE OF PAVEMENT, EXISTING CURB AND GUTTER, PROPOSED CURB AND GUTTER, TRANSITION FROM CG-6 TO CG-6R, EXISTING TELEPHONE LINE, PROPOSED TELEPHONE LINE, EXISTING STORM SEWER, PROPOSED STORM SEWER, EXISTING SANITARY SEWER, PROPOSED SANITARY SEWER, EXISTING ELECTRIC SERVICE, PROPOSED ELECTRIC SERVICE, EXISTING GAS LINE, PROPOSED GAS LINE, PROPERTY LINE, EASEMENT LINE, CENTERLINE, LIMITS OF CLEARING AND GRADING, EXISTING SPOT ELEVATION, PROPOSED SPOT ELEVATION, EXISTING TREE DRIP LINE, EXISTING TREE, PROPOSED TREE, FLOW LINE, FENCELINE, EXISTING UTILITY POLE, PROPOSED UTILITY POLE, EXISTING WATERLINE W/ TEE, PROPOSED WATERLINE W/ TEE, EXISTING FIRE HYDRANT, PROPOSED FIRE HYDRANT, EXISTING WATER VALVE, PROPOSED WATER VALVE, PROPOSED WATER METER, EXISTING REDUCER, PROPOSED REDUCER, STOP SIGN, HANDICAP RAMP (CG-12), TEST PIT LOCATION, CRITICAL SLOPE, VEHICLES PER DAY COUNT, PROPOSED BUILDING ENTRANCE, EXISTING STREET LIGHT, PROPOSED STREET LIGHT, PROPOSED STREET NAME SIGN, PROPOSED SANITARY LATERAL CLEANOUT, SANITARY MANHOLE IDENTIFIER, STORM DRAIN STRUCTURE IDENTIFIER.

SITE TABULATION

FOR SITE TABULATIONS - SEE SHEET 3

SUPPLEMENTAL GENERAL NOTES:

- 1. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER, THE CONTRACTOR, OR THEIR AGENTS ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE TOWN OF HAYMARKET AND/OR PRINCE WILLIAM COUNTY.
2. THIS PLAN COMPLIES WITH THE NEW PRINCE WILLIAM COUNTY SERVICE AUTHORITY UTILITY STANDARDS MANUAL, WHICH WENT INTO EFFECT ON JANUARY 1, 2009.
3. PARKING LOT/STREET LIGHTING DESIGN SHALL BE PERFORMED BY MEI ENGINEERING, INC.
4. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONJUNCTION WITH THE WORK SHOWN ON THESE PLANS.
5. THE DEVELOPER/BUILDER SHALL CONTACT THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY TO DISCUSS UTILITY PERMIT REQUIREMENTS FOR INSTALLATION OF WATER AND SEWER MAINS AND CERTIFICATION OF WATER AND SANITARY SEWER AVAILABILITY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
6. NO CEMETERIES OR HISTORIC SITES ARE KNOWN TO EXIST WITHIN THE PROJECT LIMITS SHOWN ON THIS PLAN.
7. THERE ARE NO RPA'S IDENTIFIED ON THIS SITE.
8. ONSITE BMP/SWM AND STORM DRAINAGE FACILITIES SHALL BE PROVIDED AS INDICATED HEREON AND MAINTAINED BY OWNER.
9. ALL STORM DRAINAGE AND FACILITIES LOCATED WITHIN ROADWAYS SHALL BE MAINTAINED BY VDOT.
FOR ADDITIONAL NOTES, SEE SHEET 4.

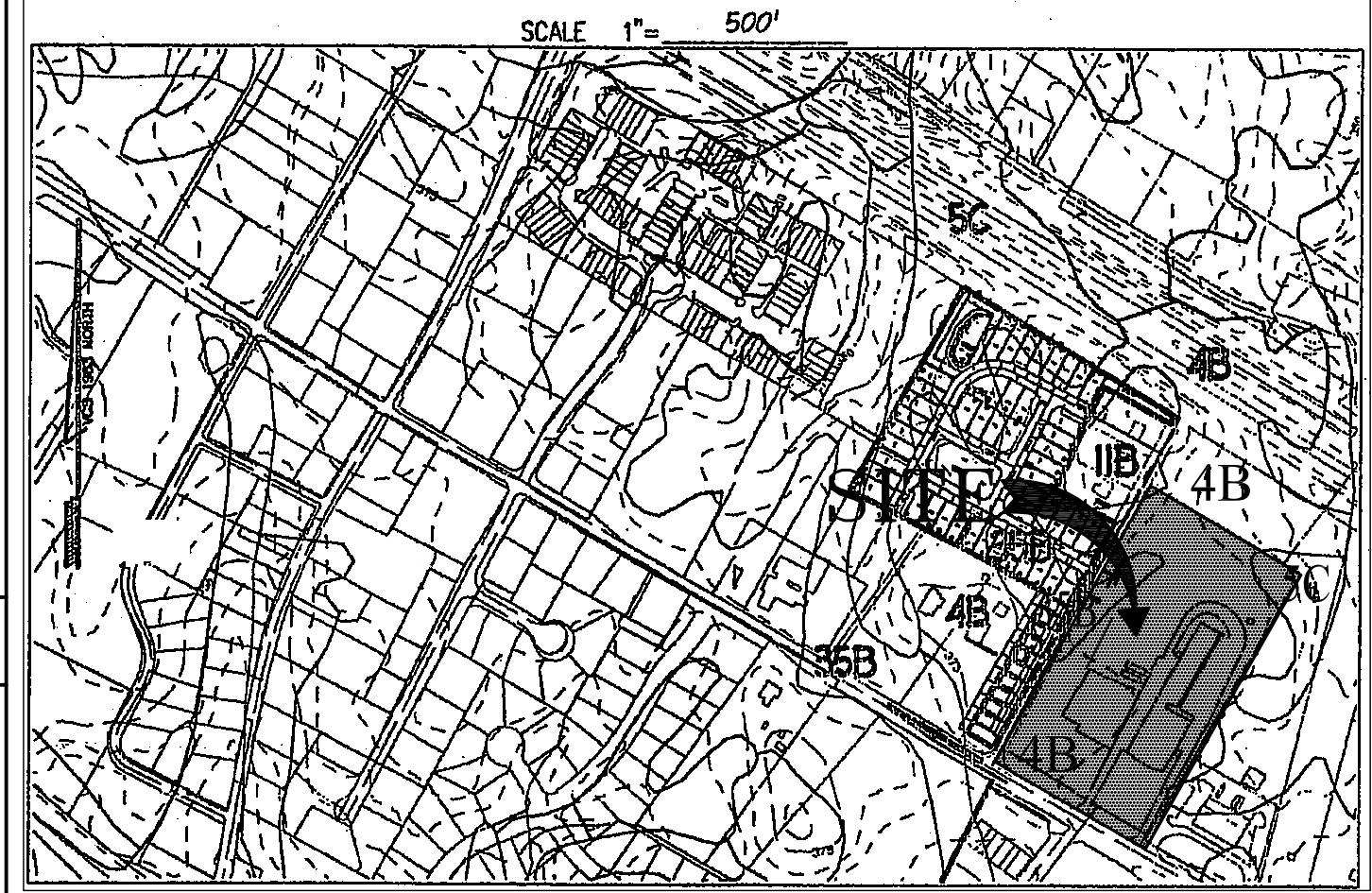
BOND ESTIMATE

Table with 4 columns: ITEM, TOWN BOND, PWCSA BOND, VDOT BOND. Rows include TOTAL CONSTRUCTION COST (\$104,347.50), ADMINISTRATIVE COST (\$10,434.75), INFLATION COST (3.0%) (\$3,130.43), TOTAL PERFORMANCE BOND AMOUNT (\$117,912.68), SILTATION & EROSION CONTROL ESCROW (\$22,607.20), LANDSCAPE ESCROW (\$18,075.00).

SURVEY AND TOPOGRAPHIC INFORMATION

- 1. Horizontal and vertical control surveys were performed by RICE ASSOCIATES in JUNE 2013 (Year).
2. All elevations must be referenced to the National Geodetic Vertical Datum of 1929 (NGVD 29).
3. Source of topographic mapping is BL SURVEY ARBORIST, LLC, dated FEBRUARY 1, 2014.
4. Boundary survey was performed by RICE ASSOCIATES, dated JUNE 2013.
5. The application of the professional's seal and signature as required by Section 1.14 of the STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS RULES AND REGULATIONS shall be evidence that the boundary data is correct to the best of the land surveyor's knowledge, and complies with the minimum standards and procedures of the said Board; the topographic information is accurate to within one-half of the contour interval, as shown.

SOILS MAP



SOILS DATA

Table with columns: SOIL #, SOIL NAME, SOIL CAT., SURFACE RUNOFF, EROSION HAZARD, DEPTH TO BEDROCK, SHRINK-SWELL, FLOODING, SLOPES. Rows include 4B ARCOLA SILT LOAM, 5C ARCOLA-NESTORIA COMPLEX, 35B MANASSAS SILT.

REVISIONS

Table with columns: DATE, DESIGNER, NO., DESCRIPTION. Contains one revision entry.

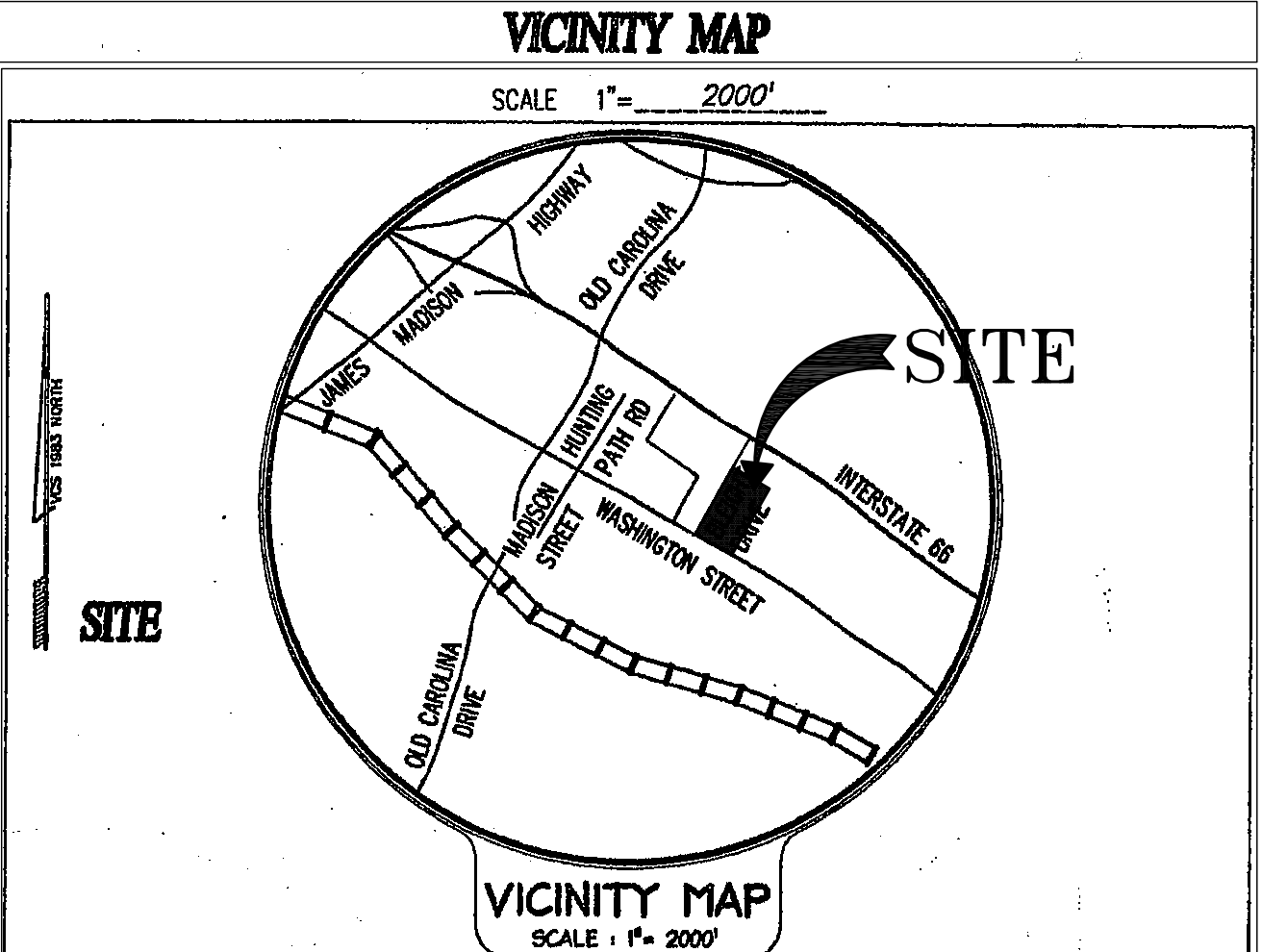
APPROVAL BLOCK

Approval block form with fields for Mayor, Town of Haymarket, and Date.

REVIEWED BY: APPROVED BY:

This plan has been reviewed and has been found to be in general conformance with the requirements of the Town of Haymarket. The developer is hereby authorized to obtain all necessary land development permits, subject to all designs, procedures, materials and workmanship being in compliance with lawful requirements.

VICINITY MAP

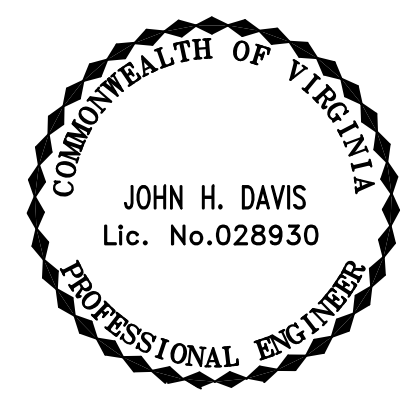


SHEET INDEX

Table with columns: NUMBER, DESCRIPTION. Lists sheets 1 through 24A including cover sheet, site plan, erosion/sediment controls, and utility profiles.

TOWN OF HAYMARKET COVER SHEET

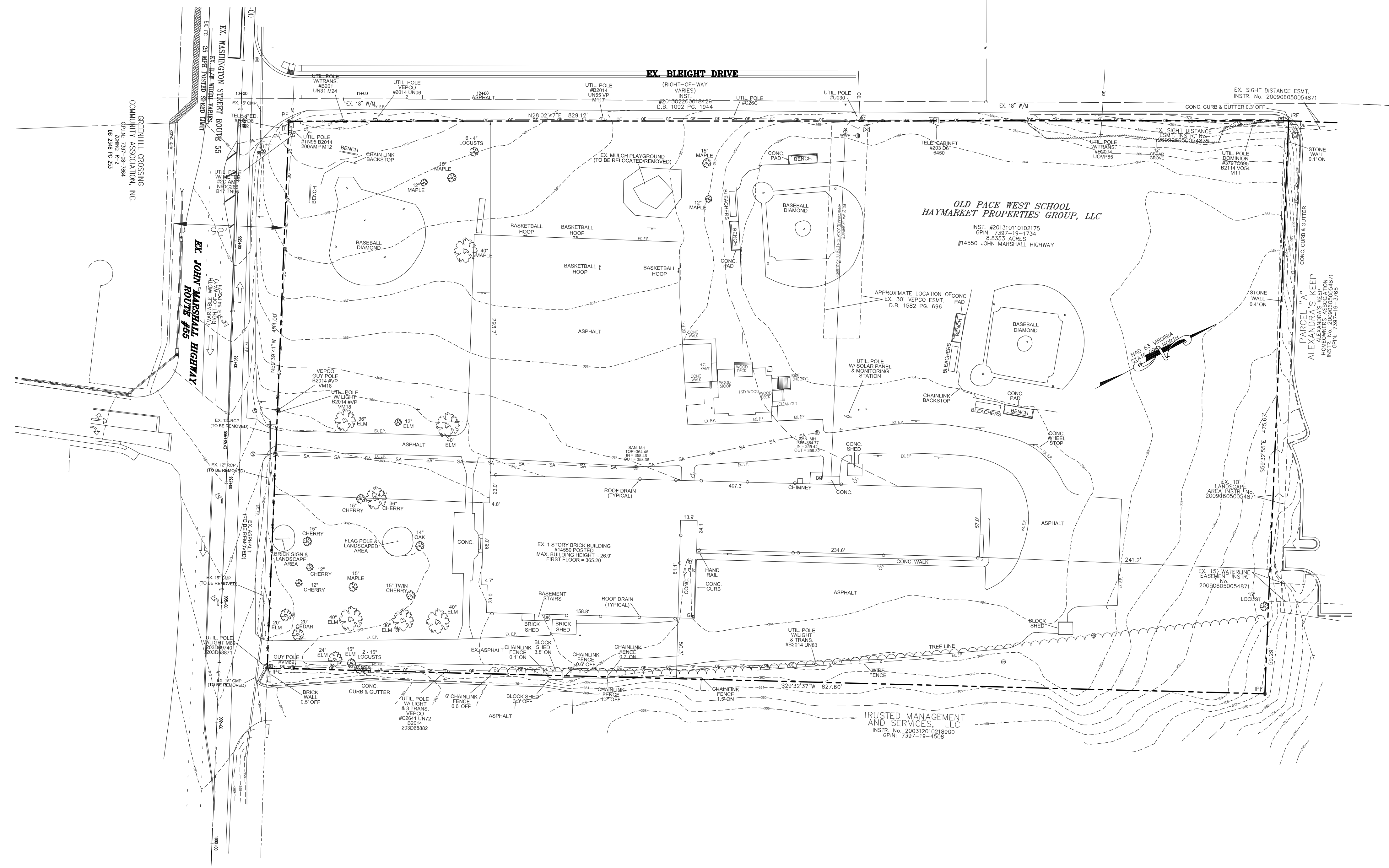
Town of Haymarket cover sheet form containing project name (QBE BUSINESS PARK), address (14600 WASHINGTON STREET HAYMARKET, VA), owner (HAYMARKET PROPERTIES GROUP, LLC), and developer (HAYMARKET PROPERTIES GROUP, LLC) information.



PROFESSIONAL SEAL & SIGNATURE. THESE PLANS ARE IN CONFORMANCE WITH TOWN OF HAYMARKET, VA STANDARDS AND ORDINANCES. ANY DEVIATION OR CHANGE IN THESE PLANS SHALL BE APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO CONSTRUCTION.

Subdivision/Site Plan Name: QBE BUSINESS PARK

REVISION BLOCK		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE



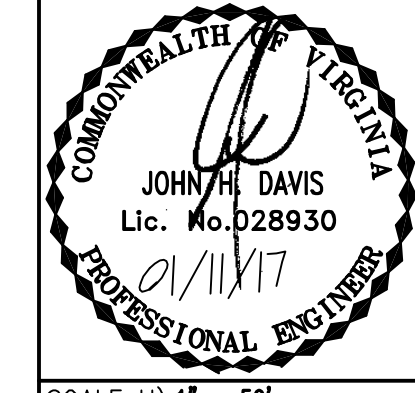
THE KDL GROUP LLC
 P.O. BOX 809
 HAYMARKET, VA 20169
 PHONE 703 763-7592 FAX 703 763-7593
 www.kdlgroup.com

EXISTING CONDITIONS
QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

SYMBOL LEGEND	
•	BOLLARD
⊕	CLEANOUT
⊞	COMMUNICATIONS HANDHOLE
⊞	ELECTRIC JUNCTION BOX
⊞	ELECTRIC METER
⊞	GAS METER
⊞	GAS VALVE
⊞	GUY POLE
⊞	GUY WIRE
☆	LIGHT POLE
⊞	MONITORING WELL
•	POST
⊞	SANITARY MANHOLE
⊞	SIGN
⊞	TELEPHONE PEDESTAL / CABINET
⊞	UNKNOWN MANHOLE
⊞	UTILITY POLE
⊞	WATER METER
⊞	WATER WITNESS POST

ABBREVIATION LEGEND		CONTINUED	
CONC.	CONCRETE	IPF	IRON PIPE FOUND
CMP	CORRUGATED METAL PIPE	IRS	IRON ROD SET WITH CAP
D.B.	DEED BOOK	MON.	MONUMENT
ESMT.	EASEMENT	PG.	PAGE
EX.	EXISTING	TELE.	TELECOMMUNICATIONS
GI	GRATE INLET	TRANS.	TRANSFORMER
GPIN	GEOGRAPHIC PARCEL IDENT. #	UTIL.	UTILITY
INSTR. No.	INSTRUMENT NUMBER	W/	WITH

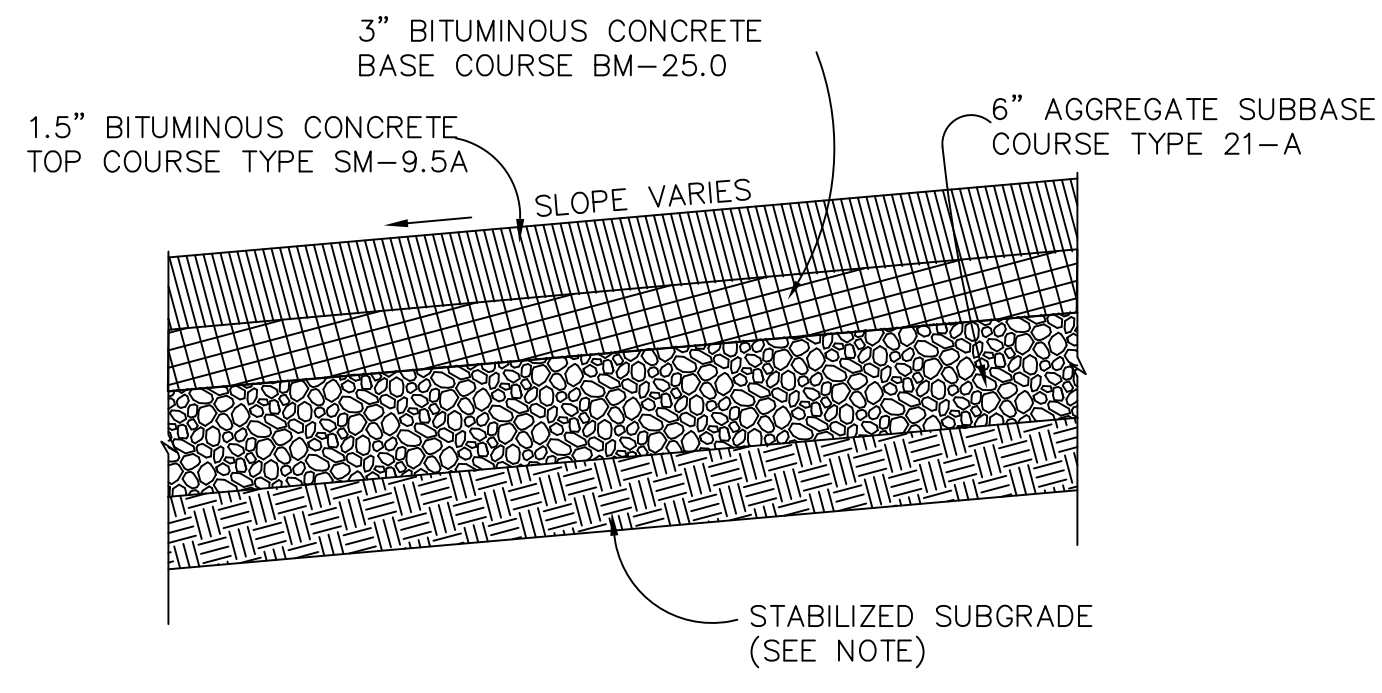


SCALE: H) 1" = 50'
 V) N/A
 DATE: DECEMBER 2016
 CHECKED:
 DRAWN: JHD
 FILE NO: SP-035-HAY
 SHEET NO.
 2 OF 24

VDOT GENERAL NOTES
Revised 3/28/13

- These plans were prepared in accordance with the requirements of (select one):
 - VDOT Subdivision Street Requirements (SSR 24VAC-30-81 effective January 1, 2005 and VDOT Road Design Manual Appendix B)
 - VDOT Secondary Street Acceptance Requirements (SSAR 24VAC-30-92 effective March 9, 2009 and VDOT Road Design Manual Appendix B1). Schematic street layout and computations of Connectivity Index are provided with these plans per 24VAC30-92-60.
 - VDOT Secondary Street Acceptance Requirements (SSAR 24VAC-30-92 effective December 31, 2011 and VDOT Road Design Manual Appendix B1). Schematic street layout with phasing diagram for street acceptance are provided with these plans per 24VAC30-92-60.
- Methods and materials used shall conform to current county/town and VDOT standards and specifications.
- All utilities, including all poles, are to be relocated at the developer's expense, prior to construction.
- Open cutting of paved or surface treated roads is not permitted. All utilities which will be placed under existing streets are to be bored or jacked. Any exceptions, due to extenuating circumstances, are to be addressed at the permit stage.
- Any type of reverse curb (spill curb, CG-8R, etc.) and transition to these curbs shall not be used with the public right of way.
- The developer is responsible for any damage to existing roads and utilities which occur as a result of project construction within or contiguous to existing right of way.
- A smooth grade shall be maintained from the centerline of the existing road to the proposed edge of pavement to preclude the forming of false gutters and/or the ponding of any water in the roadway.
- Standard guardrails and/or handrails shall be installed at hazardous locations as designated during field review by the county/town inspector or VDOT.
- The developer is responsible for all traffic control. The developer shall submit a signing, striping and/or signalization plan to the VDOT Land Development Section a minimum of thirty days prior to permit application. The developer shall not commence construction of any pavement course without an approved striping plan.
- Pavement design is based on an assumed CBR value of 10 (use CBR value of 6 in Loudoun Co). Soil tests of subgrade must be submitted for actual determination of required thickness of the pavement including layers of asphalt and subbase prior to subbase placement.
- All untreated aggregate used in base or subbase courses shall be 21B, except on roads with ADT of 1000 vpd or less, where 21A aggregate may be used. When 21B aggregate is used, UD-4 underdrains must be provided.
- A 4" (min.) layer of stone is required beneath curb and gutter (may be shown on typical section in lieu of a note).
- Additional ditch linings or siltation and erosion control measures shall be provided, at the developer's expense, as determined necessary by VDOT and/or the county/town during field review. All costs shall be assumed by the developer.
- The entire surface of the roadway (old and new portions) shall be overlaid and re-stripped as required by VDOT personnel. Overlay of existing pavement shall be minimum of 1.25" depth; any costs associated with pavement overlay, or the milling of existing pavement to obtain required depth, shall be assumed by the developer.
- Developer is responsible for design and construction of any traffic signal installation or modification which will be necessary as a result of development of this site.

- All right of way dedicated to public use shall be clear and unencumbered.
- The county/town shall obtain a permit for all sidewalks within the right of way that do not qualify for VDOT maintenance.
- Traffic control devices or advisory signs, such as multway stops, speed limits, Watch for Children, Pedestrian Traffic etc., shall not be installed unless specifically shown on these plans or a VDOT approved plan revision. Speed study certified by professional engineer should be submitted for VDOT approval prior to the street acceptance for any road to be posted other than the statutory speed limit. Should unapproved signs be noted at the time of VDOT inspection, the road acceptance process shall be terminated immediately and not recommenced until a determination is made regarding the approval of any additional signs. Immediate removal of such signs shall not negate the need for the submission of a revision.
- Landscaping and irrigation systems shall not be installed within the public right of way except as shown on these plans or a VDOT approved revision.
- Beginning July 1, 2009 all Land Use Permit applications are required to provide at least one (1) person who, at minimum, is verified by VDOT in Basic Work Zone Traffic Control for all permitted activities within state maintained right of way which involves installing, maintaining, or removing work zone traffic control devices. This person shall be responsible for the placement, maintenance and removal of all work zone traffic control devices.



TYPICAL PAVEMENT SECTION

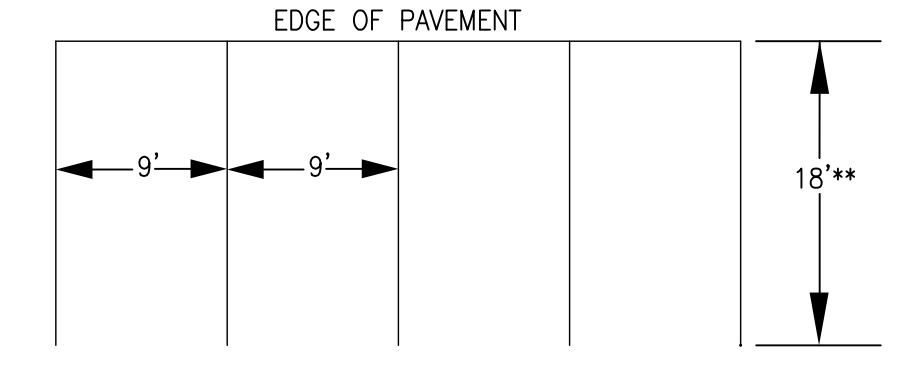
N.T.S.

- * SUBBASE NOTE:** SUBBASE DEPTH IS BASED ON A CBR VALUE OF 6. SOILS TEST OF SUBGRADE WILL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED SUBBASE THICKNESS PRIOR TO THE PLACEMENT OF SUBBASE
- ALL FINAL PAVEMENT AND BASE COURSE THICKNESS SHALL BE DESIGNED IN ACCORDANCE WITH THE "DESIGN GUIDE FOR SUBDIVISION ROAD PAVEMENTS IN VIRGINIA", BY N.K. VASWANI, AND SHALL BE BASED ON A SUFFICIENT NUMBER OF CBR TEST TO DETERMINE THE TRUE SUPPORT VALUES OF THE VARIOUS SOILS IN THE SUBGRADE.**
- A SMOOTHING GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE FLOWLINE, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF ANY WATER ON THE ROADWAY.**

"STANDARD GUARDRAIL AND HANDRAIL SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FINAL FIELD INSPECTIONS BY LOUDOUN COUNTY OR V.D.O.T."

QBE BUSINESS PARK			
SITE TABULATIONS			
	REQUIRED	PROVIDED	
BUILDING LOT COVERAGE	85% (MAX.)	8.70%	
BUILDING HEIGHT	35' (MAX.)	45' (MAX.)	
PARKING TABULATIONS			
	PARKING REQUIREMENTS	REQUIRED PARKING	PROPOSED PARKING
6,082 G.S.F. GENERAL OFFICE	1 SPACE PER 300 S.F. OF GROSS FLOOR AREA	286.94	287
10,773 G.S.F. CHURCH	1 SPACE PER 5 SEATS	18.00	18
SUB-TOTAL		304.94	297 SPACES (SURFACE PARKING)
			8 SPACES (SURFACE PARKING - ADA COMPLIANT)
MISCELLANEOUS CALCULATIONS			
ITEM		AREA (SF)	AREA (AC)
PROP. RIGHT-OF-WAY DEDICATION		0	0.0000
NET SITE AREA		384,867	8.8353

NOTE: PROPOSED BUILDING LOT COVERAGE MAY CHANGE WITH FINAL SITE PLAN PROVIDED MAXIMUM BUILDING LOT COVERAGE REQUIREMENTS ARE STILL MET.

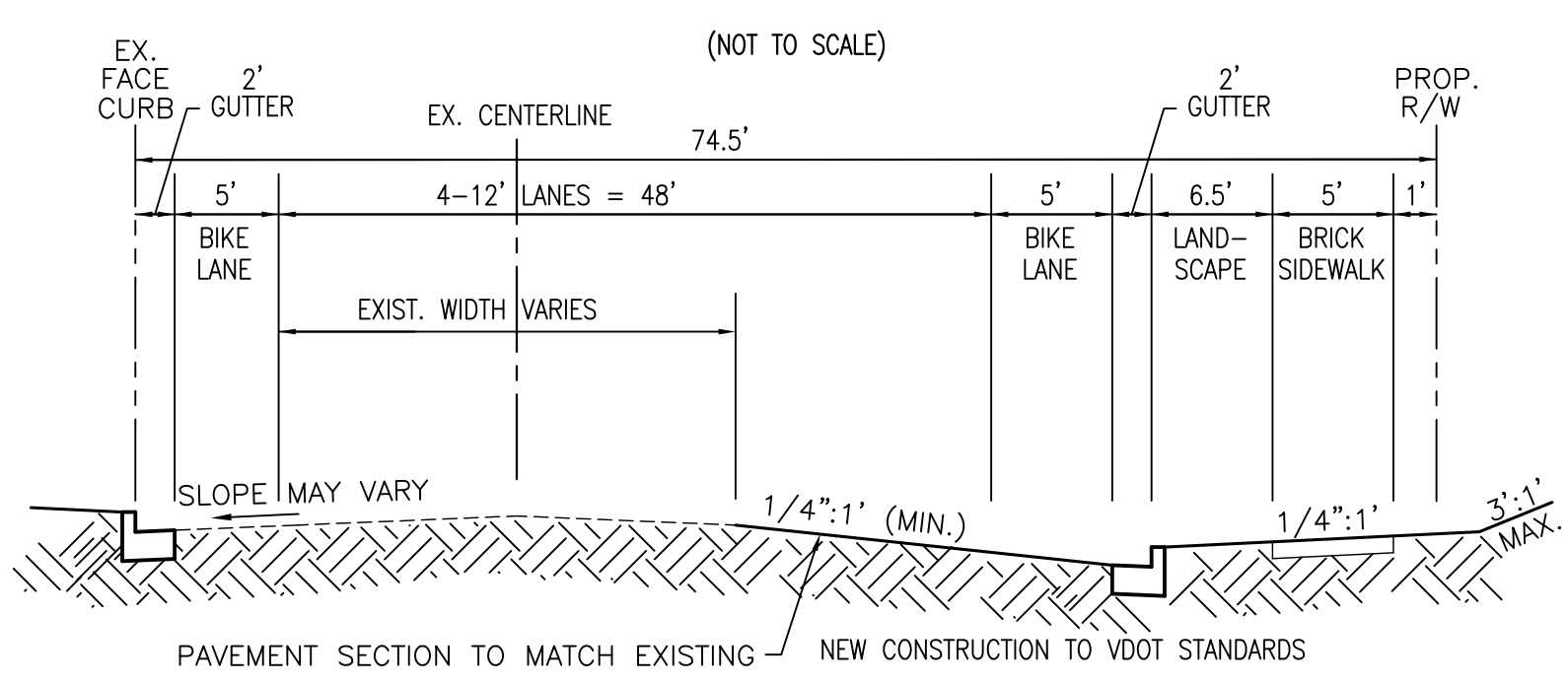


TYPICAL PARKING BAY DETAILS

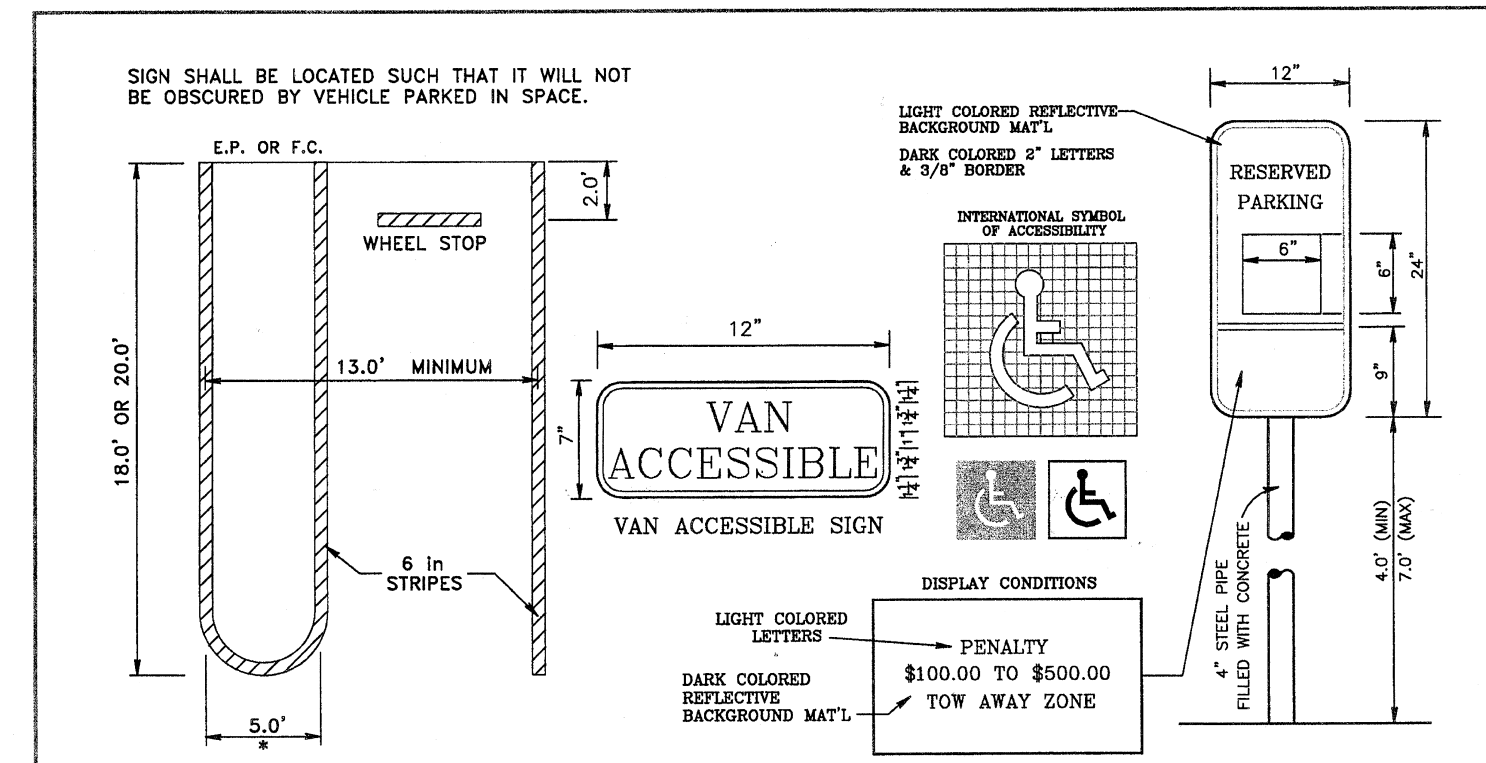
N.T.S.

**WHERE WHEEL STOPS OR CURBING ARE PROVIDED FOR PARKING SPACES, A 1 FOOT REDUCTION IN THE STALL LENGTH WILL BE ALLOWED, PROVIDING THE RESULTING OVERHANG DOES NOT ENCROACH ON THE REQUIRED OPEN SPACE AREAS, AND/OR THE PEDESTRIAN ACCESS SYSTEM.

TYPICAL SECTION, WASHINGTON STREET - ROUTE 55 FRONTAGE IMPROVEMENTS



- * SUBBASE NOTE:** SUBBASE DEPTH IS BASED ON A CBR VALUE OF 6. SOILS TEST OF SUBGRADE WILL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED SUBBASE THICKNESS PRIOR TO THE PLACEMENT OF SUBBASE.
- ALL FINAL PAVEMENT AND BASE COURSE THICKNESS SHALL BE DESIGNED IN ACCORDANCE WITH THE "DESIGN GUIDE FOR SUBDIVISION ROAD PAVEMENTS IN VIRGINIA", BY N.K. VASWANI, AND SHALL BE BASED ON A SUFFICIENT NUMBER OF CBR TEST TO DETERMINE THE TRUE SUPPORT VALUES OF THE VARIOUS SOILS IN THE SUBGRADE.**
- A SMOOTHING GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO BE CURB AND GUTTER, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF ANY WATER ON THE ROADWAY.**
- "STANDARD GUARDRAIL AND HANDRAIL SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FINAL FIELD INSPECTIONS BY LOUDOUN COUNTY OR V.D.O.T."**



Detail No.	HP-1	COUNTY OF PRINCE WILLIAM VIRGINIA	HANDICAPPED PARKING SPACE STANDARD	Rev. No.
650.50				Date 1/19/99 12/99

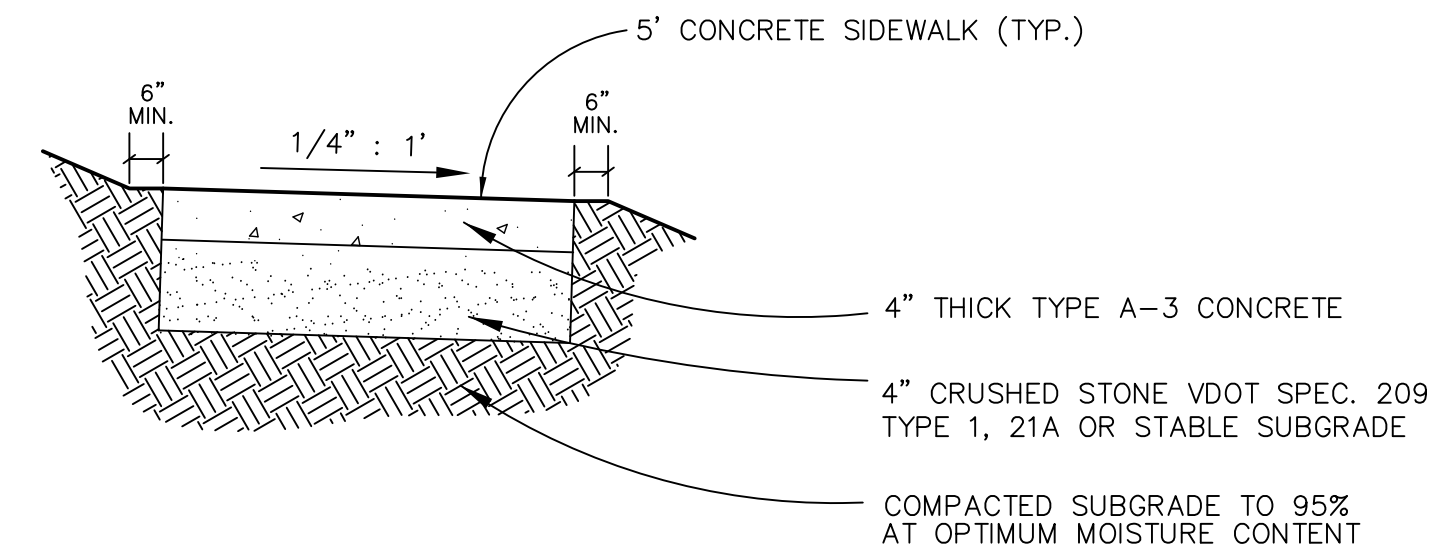
TYPICAL SECTION CONCRETE SIDEWALK

NOT TO SCALE

NOTE:

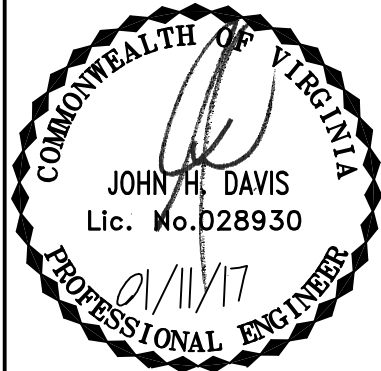
SUBGRADE FOR ALL SIDEWALKS SHALL BE COMPACTED TO MINIMUM 95% DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T99-61.

SIDEWALK UNDERDRAINS ARE TO BE USED WHEN THE SIDEWALK LONGITUDINAL GRADIENT IS 3% OR MORE AND WHEN THE UNDERLYING SOIL HAS 34% OR MORE PASSING THE NO. 200 SIEVE AND HAS A PI OF 13 OR LESS.



TYPICAL SECTIONS AND SITE TABULATIONS
QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN

THE KDL GROUP LLC
 P.O. BOX 809
 HAYMARKET, VA 20168
 PHONE 703 763-7592 FAX 703 763-7593
 www.kdlgroup.com



SCALE: H) N/A
V) N/A
DATE: DECEMBER 2016
CHECKED:
DRAWN: JHD
FILE NO: SP-035-HAY
SHEET NO.

GENERAL NOTES:

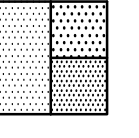
1. THE PROPERTY SHOWN HEREON IS LOCATED ON GPIN 7397-19-1734 AND IS NOW IN THE NAME OF HAYMARKET PROPERTIES GROUP, LLC AS DOCUMENTED IN INSTRUMENT 201310110102175 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
2. THE BOUNDARY AND IMPROVEMENTS FOUND HEREON ARE TAKEN FROM THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY RICE & ASSOCIATES DATED JUNE 2013 AND A CURRENT FIELD SURVEY BY BL SURVEY ARBORIST, LLC.

TOPOGRAPHIC INFORMATION DEPICTED HEREON IS TAKEN FROM THE FIELD SURVEY PERFORMED BY BL SURVEY ARBORIST, LLC AND DATED FEBRUARY 1, 2014. THE VERTICAL DATUM IS TAKEN FROM GPS COORDINATES.
3. THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 8.84 ACRES AND IS CURRENTLY ZONED B-1 IN ACCORDANCE WITH THE TOWN OF HAYMARKET, VA ZONING ORDINANCE.
4. THERE ARE NO KNOWN CEMETERIES ON THE SUBJECT PROPERTY. FURTHER, THERE ARE NO KNOWN NATURAL, CULTURAL, OR HISTORIC RESOURCES, RPA'S, OR 100-YEAR FLOOD AREAS IDENTIFIED ON THE PRINCE WILLIAM COUNTY, VA ONLINE MAPPING SYSTEM.
5. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP 51153C PANEL #0067D BEARING AN EFFECTIVE DATE OF JANUARY 5, 1995.
6. THE DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE APPROVAL CONDITIONS OF THE 2013 REZONING APPLICATION WITH THE TOWN OF HAYMARKET.
7. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HAYMARKET, PWCSA USM, AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
8. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
9. THE PROPOSED USES WITHIN THE EXISTING BUILDING SHALL BE SERVED BY THE EXISTING PUBLIC WATER AND SEWER FACILITIES OWNED BY PWCSA AT NO COST TO THE TOWN OR COUNTY. THE ANTICIPATED SEWAGE FLOWS GENERATED BY THE SUBJECT DEVELOPMENT IS XXXX GPD. A SEPARATE FIRE LINE WILL BE INSTALLED IN ORDER TO PROVIDE THE REQUIRED SPRINKLER/FIRE SUPPRESSION REQUIREMENTS TO THE EXISTING BUILDING.
10. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES REQUIREMENTS FOR THIS SITE HAVE BEEN MET PER THE LATEST VIRGINIA STORMWATER MANAGEMENT HANDBOOK (VSMH).
11. EXISTING WELLS AND SEPTIC SYSTEMS THAT WILL NOT BE USED SHALL BE ABANDONED IN ACCORDANCE WITH CURRENT PRINCE WILLIAM COUNTY HEALTH DEPARTMENT STANDARDS.
12. THE PRIVATE TRAVELWAYS AND PARKING PROPOSED WITH THIS SUBDIVISION ARE NOT INTENDED FOR ACCEPTANCE INTO THE VDOT SECONDARY ROADS MAINTENANCE SYSTEM.
13. SITE LIGHTING SHALL BE LOCATED PRIMARY BUILDING ENTRANCES AND PARKING AREAS OF BUILDINGS WHICH ARE OCCUPIED BY BUSINESSES WHICH PROVIDE CUSTOMER SERVICE FOR THE PUBLIC AFTER 5:00 P.M., TO ESTABLISH THE MOUNTING HEIGHT, LUMINANCE AND SPACING TO PROVIDE A MINIMUM AVERAGE HORIZONTAL ILLUMINATION OF 0.6 FOOT-CANDLES (SECTION 58-719(g)). LIGHTING SHALL BE LOCATED AT PUBLIC AND PRIVATE INTERSECTIONS TO ESTABLISH THE MOUNTING HEIGHT, LUMINANCE AND SPACING TO PROVIDE A MINIMUM HORIZONTAL ILLUMINATION OF 0.6 FOOT-CANDLES ON THE ROADWAY (SECTION 58-719(b)).
14. A MINIMUM 25' BUFFER YARD AND OPAQUE SCREEN (SC) SHALL BE PROVIDED BETWEEN B-1 AND R-1 ZONING DISTRICTS (SECTION 58-702) AS SHOWN.
15. THE PROPOSED COMMERCIAL USES ARE ANTICIPATED TO GENERATE 450 TRIPS PER DAY AT THE EXISTING ENTRANCE TO EX. WASHINGTON STREET.
16. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY THE KDL GROUP, LLC AT (703) 753-7592 IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLAN.
17. EXISTING UNDERGROUND UTILITY INFORMATION TAKEN FROM AVAILABLE RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND FOR ANY DAMAGES THAT MAY OCCUR DUE TO CONTRACTOR FAILURE TO LOCATE AND PROTECT THESE UNDERGROUND UTILITIES.
18. DENOTES TEST HOLE REQUIRED TO DETERMINE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF ALL TEST HOLES PRIOR TO BEGINNING ANY CONSTRUCTION ON THE PROJECT. IF CONFLICTS ARE DISCOVERED AS A RESULT OF THE TEST HOLE FINDINGS, NOTIFY THE KDL GROUP, LLC AT (703) 753-7592.
19. ALL UTILITIES ARE TO BE RELOCATED OR REMOVED AT THE DEVELOPER'S EXPENSE, INCLUDING ALL POLES AND UNDERGROUND LINES, WHEN REQUIRED TO BE RELOCATED.
20. ALL UTILITIES WHICH WILL BE PLACED UNDER EXISTING PUBLIC STREETS WILL BE BORED OR JACKED.
21. UTILITY POLES, IF ANY, ARE TO BE RELOCATED PRIOR TO CONSTRUCTION.
22. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF THEIR CONSTRUCTION PROJECT WITHIN OR CONTIGUOUS TO EXISTING RIGHT-OF-WAY.
23. CONTROLLED FILLS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY METHOD "A" PER STANDARD PROCTOR AASHTO-T99, ASTM-D698, OR VTM-1 AS APPLICABLE DENSITY SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.
24. ALL SUBGRADE MATERIAL SHALL BE COMPACTED AT OPTIMUM MOISTURE CONTENT, WITHIN A TOLERANCE OF +/- 2.0% OF OPTIMUM. PAVEMENT REDESIGN SUBMITTALS ARE REQUIRED.
25. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF WATER ON THE SITE AND ROADWAY PARTICULARLY ADJACENT TO SWALES AND STORM INLETS.
26. EXCAVATION SUPPORT SYSTEMS SHALL CONFORM TO THE PROVISIONS OF OSHA CONSTRUCTION STANDARD 29 CFR PART 1926 SUBPART P.
27. EXISTING MANHOLE FRAMES AND COVERS, AND VALVE BOXES AND COVERS SHALL BE ADJUSTED OR RECONSTRUCTED, IF NECESSARY, TO MATCH FINISHED GRADES.
28. ALL UTILITY RELOCATIONS AND PERMANENT UTILITY EASEMENTS SHALL BE PERFORMED AND RECORDED PER THE APPROPRIATE UTILITY COMPANY.
29. PERMANENT SEEDING AND GROUND COVERS SHALL ALSO BE PROVIDED AS DIRECTED BY THESE PLANS AND/OR COUNTY AND STATE STANDARDS.
30. REFER TO THE GEOTECHNICAL ENGINEER FOR SUBGRADE INSPECTIONS, CBR TESTS OR OTHER INSPECTIONS.
31. THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF FUTURE WORK.

GENERAL NOTES (CONT'D):

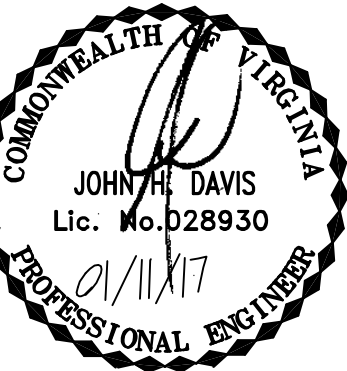
32. A PERMIT MUST BE OBTAINED FROM THE VDOT RESIDENT ENGINEER PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING STATE RIGHT-OF-WAY. IN ADDITION, A PAVEMENT MARKING AND SIGNAGE PLAN SHALL BE SEPARATELY APPROVED PRIOR TO PERMIT SUBMITTAL.
33. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. ALSO, A REPRESENTATIVE OF THE DEVELOPER MUST BE AVAILABLE AT ALL TIMES.
34. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN SHOULD BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
35. CONSTRUCTION DEBRIS SHALL BE CONTAINED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE (1) LITTER RECEPTACLE SHALL BE PROVIDED AT THE CONSTRUCTION SITE.
36. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
37. THE OWNER SHALL BE RESPONSIBLE FOR SECURING ANY AND ALL LAND DISTURBANCE AND STORM WATER DISCHARGE PERMITS PRIOR TO CONSTRUCTION.
38. WHEN DURING THE COURSE OF CONSTRUCTION, ANY OBJECT OF AN UNUSUAL NATURE IS ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IN THAT AREA AND IMMEDIATELY NOTIFY THE PROPER AUTHORITY, THE TOWN OF HAYMARKET AND/OR THE ARCHITECT/ENGINEER.
39. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER, THE CONTRACTOR, OR THEIR AGENTS OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED OR IMPLIED BY THE CODE OF VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE TOWN OF HAYMARKET OR OTHER GOVERNING BODY.
40. ANY SPRING, WELL OR OTHER WATER SOURCE DISCOVERED DURING CONSTRUCTION SHALL BE ABANDONED OR CAPPED IN PLACE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS. OWNER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND INSPECTIONS.
41. NO PERMANENT STRUCTURES OR UNAUTHORIZED OBSTRUCTIONS SUCH AS FENCES OR TREES SHALL BE LOCATED WITHIN STORM DRAINAGE OR OTHER EASEMENTS WITHOUT PRIOR AUTHORIZATION OF THE MAINTAINING AUTHORITY.
42. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP AND REPAIR OF ALL STORM WATER MANAGEMENT FACILITIES AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE OF PUBLIC RIGHTS OF WAY.
43. THE PROPOSED COMMERCIAL USE WILL BE SERVED BY EXISTING WATER AND SANITARY SEWER FACILITIES. ACCORDINGLY, NO NEW WATER AND/OR SANITARY SEWER FACILITIES ARE ANTICIPATED WITH THE PROPOSED SITE DEVELOPMENT.
44. REQUIRED INFILTRATION TESTING AND REPORT TO BE PROVIDED BY ECS MID-ATLANTIC, LLC.

THE KDL GROUP LLC
 P.O. BOX 809
 HAYMARKET, VA 20168
 PHONE 703 763-7592 FAX 703 763-7593
 www.kdlgroup.com

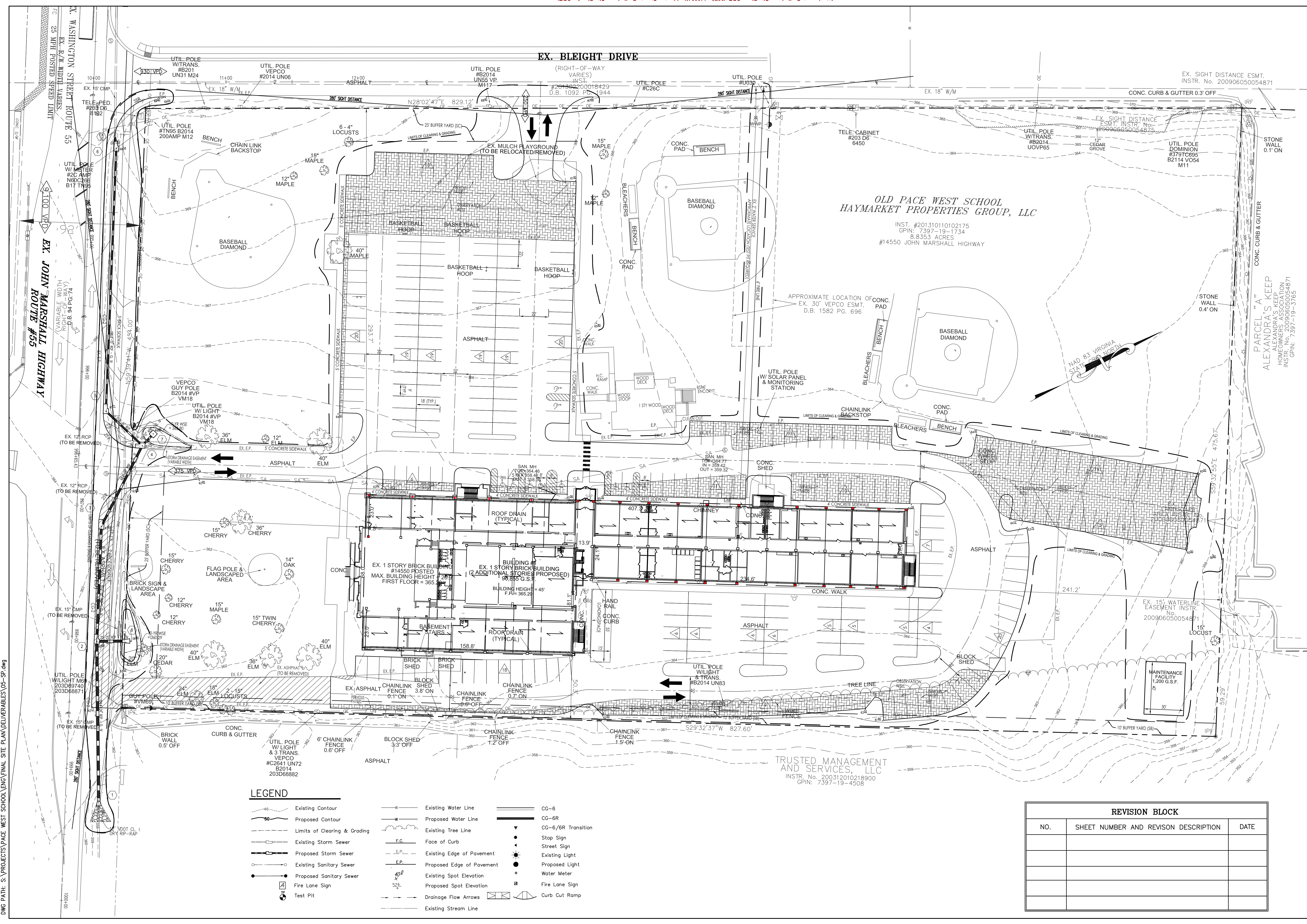


GENERAL NOTES AND MISCELLANEOUS DETAILS
QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



SCALE: H) N/A
 V) N/A
 DATE: DECEMBER 2016
 CHECKED:
 DRAWN: JHD
 FILE NO: SP-035-HAY
 SHEET NO.



LEGEND

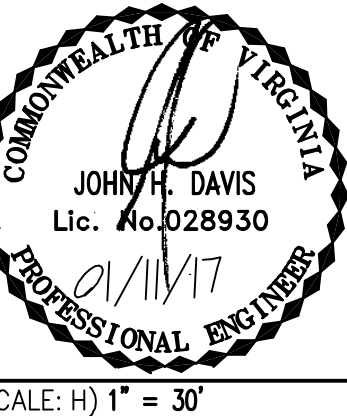
- Existing Contour
- Proposed Contour
- Limits of Clearing & Grading
- Existing Storm Sewer
- Proposed Storm Sewer
- Existing Sanitary Sewer
- Proposed Sanitary Sewer
- Fire Lane Sign
- Test Pit
- Existing Water Line
- Proposed Water Line
- Existing Tree Line
- Face of Curb
- Existing Edge of Pavement
- Proposed Edge of Pavement
- Existing Spot Elevation
- Proposed Spot Elevation
- Drainage Flow Arrows
- Existing Stream Line
- CG-6
- CG-6R
- CG-6/6R Transition
- Stop Sign
- Street Sign
- Existing Light
- Proposed Light
- Water Meter
- Fire Lane Sign
- Curb Cut Ramp

REVISION BLOCK		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE

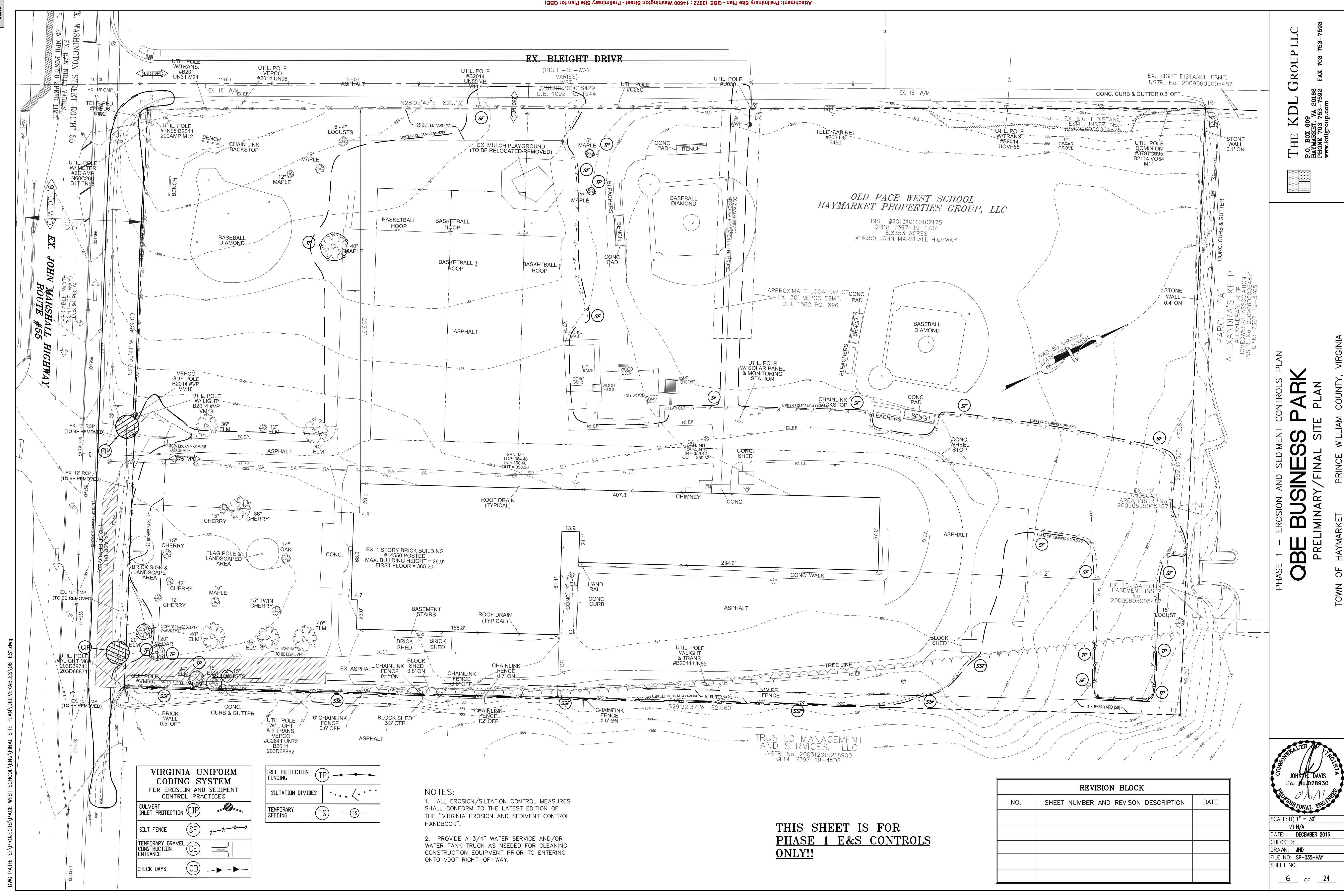
THE KDL GROUP LLC
 P.O. BOX 809
 HAYMARKET, VA 20168
 PHONE 703 763-7592 FAX 703 763-7593
 www.kdlgroup.com

QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



SCALE: H) 1" = 30'
 V) N/A
 DATE: DECEMBER 2016
 CHECKED: JHD
 DRAWN: JHD
 FILE NO: SP-035-HAY
 SHEET NO. 5 OF 24



DWG PATH: S:\PROJECTS\PACE WEST SCHOOL\ENG\FINAL SITE PLAN\DELIVERABLES\06-ESI.dwg

VIRGINIA UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES

CULVERT INLET PROTECTION	CIP	
SILT FENCE	SF	
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	CE	
CHECK DAMS	CD	

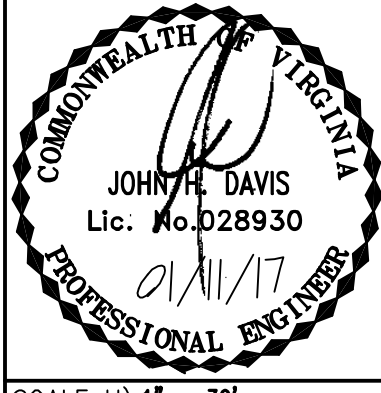
TREE PROTECTION FENCING	TP	
SILTATION DIVIDES		
TEMPORARY SEEDING	TS	

NOTES:

- ALL EROSION/SILTATION CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK".
- PROVIDE A 3/4" WATER SERVICE AND/OR WATER TANK TRUCK AS NEEDED FOR CLEANING CONSTRUCTION EQUIPMENT PRIOR TO ENTERING ONTO VDOT RIGHT-OF-WAY.

THIS SHEET IS FOR PHASE 1 E&S CONTROLS ONLY!!

REVISION BLOCK		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE



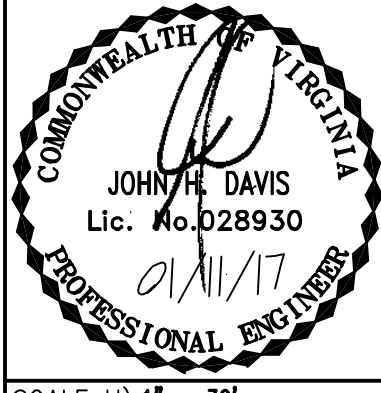
SCALE: H) 1" = 30'
 V) N/A
 DATE: DECEMBER 2016
 CHECKED:
 DRAWN: JHD
 FILE NO: SP-035-HAY
 SHEET NO.

PHASE 1 - EROSION AND SEDIMENT CONTROLS PLAN
QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN
 TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

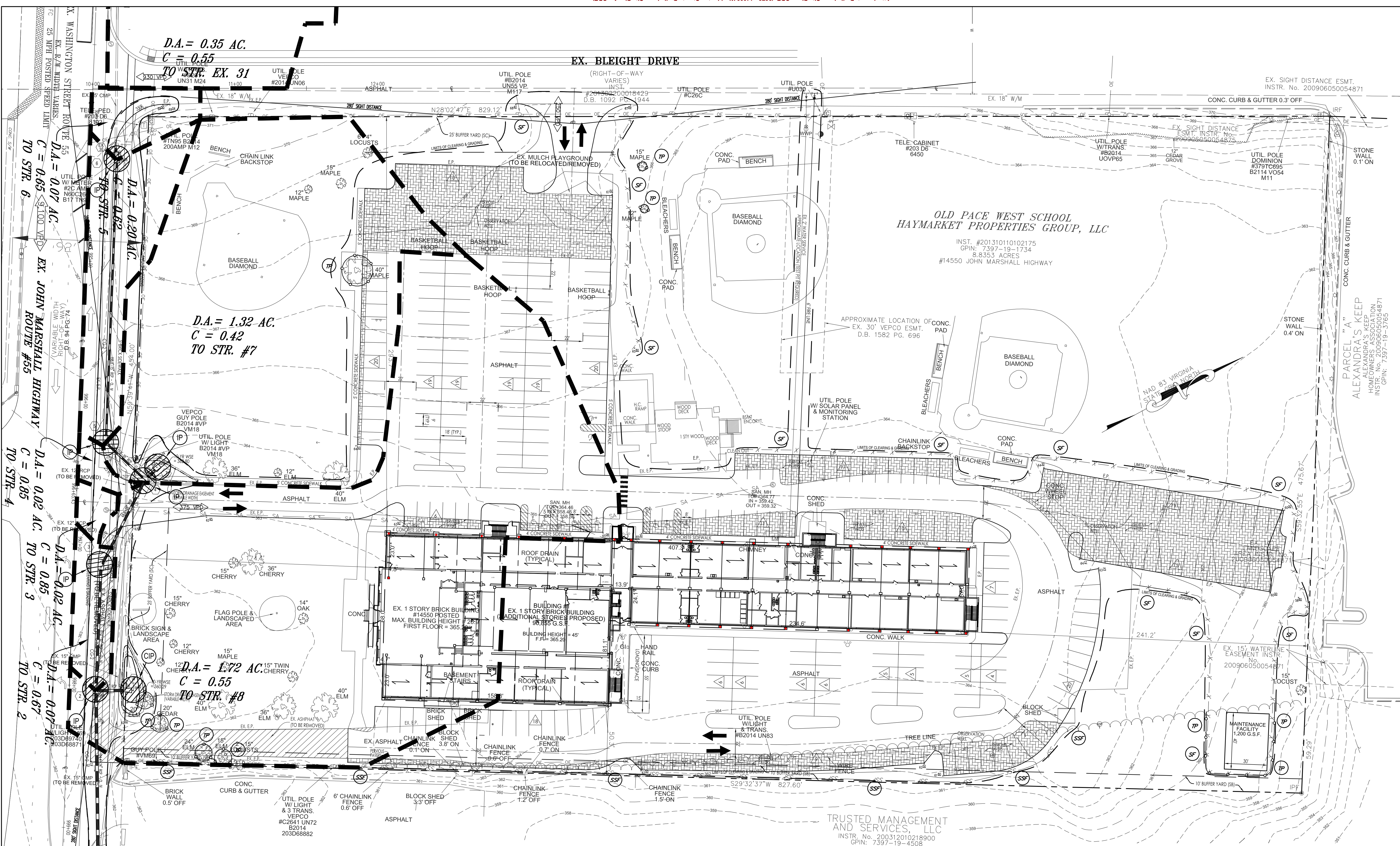
THE KDL GROUP LLC
 P.O. BOX 809
 HAYMARKET, VA 20168
 PHONE 703 763-7592 FAX 703 763-7593
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THE KDL GROUP LLC
P.O. BOX 809
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www.kdlgroup.com

PHASE 2 - EROSION AND SEDIMENT CONTROLS PLAN
QBE BUSINESS PARK
PRELIMINARY/FINAL SITE PLAN
TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



SCALE: H) 1" = 30'
V) N/A
DATE: DECEMBER 2016
CHECKED: JHD
DRAWN: JHD
FILE NO: SP-035-HAY
SHEET NO. 7 OF 24



VIRGINIA UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES

CULVERT INLET PROTECTION (CIP)	
SILT FENCE (SF)	
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE (CE)	
CHECK DAMS (CD)	

Tree Protection Fencing (TP) and Temporary Seeding (TS) symbols.

TREE PROTECTION FENCING (TP)	
SILTATION DIVIDES	
TEMPORARY SEEDING (TS)	

NOTES:
1. ALL EROSION/SILTATION CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK".
2. PROVIDE A 3/4" WATER SERVICE AND/OR WATER TANK TRUCK AS NEEDED FOR CLEANING CONSTRUCTION EQUIPMENT PRIOR TO ENTERING ONTO VDOT RIGHT-OF-WAY.

TRUSTED MANAGEMENT AND SERVICES, LLC
INSTR. No. 200312010218900
GPIN: 7397-19-4508

THIS SHEET IS FOR PHASE 2 E&S CONTROLS ONLY!!

REVISION BLOCK		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE

EROSION/SILTATION CONTROL NARRATIVE

PROJECT DESCRIPTION:

The subject development consists of constructing a commercial entrance and private travelway and associated parking to serve the existing commercial building located at 14600 Washington Street Haymarket, VA on approximately 8.84 acres. The amount of disturbed area is approximately 3.60 acres.

EXISTING CONDITIONS:

The subject site consists of maintained open grass area with a few mature trees along the site perimeter. The existing topography varies from 0%–5% generally along the entire portion of the site.

The subject site has one (1) point of roadway access – Existing Washington Street.

ADJACENT AREAS:

To the north – existing single-family attached residential.

To the south – existing residential.

To the east – existing commercial.

To the west – existing single-family detached residential.

OFFSITE AREAS:

This plan proposes no offsite roadway improvements.

SOILS:

See the "Cover Sheet" for soils types within this site.

CRITICAL AREA:

The critical areas associated with this construction focus around the proposed pervious pavement and storm sewer outfalls. The existing closed storm sewer system and proposed pervious pavement must be protected from sediment generated during construction of this site. The existing adjacent residential properties shall be protected from sediment runoff.

LAND CONSERVATION PROGRAM

- No disturbed area shall be denuded for more than 30 days.
- Cut and fill slopes shall be grade at a maximum slope of 2:1 (3:1 desired).
- No more than 500 feet of trench will be open at any one time.
- Siltation control will be exercised through the installation of temporary silt fence and temporary inlet protection.
- Where consistent with job safety requirements, all excavated material is to be placed on the uphill side of trenches. No material is to be placed in the stream beds. Where spoil is placed on the downhill sides of the trench, it is to be back sloped to drain toward the trench. When necessary to dewater the trench, the pump discharge hose must outlet in a stabilized area or a sediment trap.
- Denuded areas will be stabilized within seven (7) days after final grade.
- Denuded areas will be stabilized within seven (7) days if they are to be left idle for more than thirty (30) days.

EROSION/SILTATION CONTROL MEASURES:

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices shall be constructed and maintained according to minimum standards and specifications of the latest Virginia Erosion and Sediment Control Handbook (VESCH). The minimum standards of the VESCH shall be adhered to unless otherwise waived or approved by a variance.

STRUCTURAL PRACTICES

- SILT FENCE BARRIER – 3.05**
Silt fence sediment barriers will be installed downslope of areas with minimal grades to filter sediment-laden runoff from sheet flow.
- STORM DRAIN INLET PROTECTION – 3.07**
All storm sewer inlets shall be protected during construction. Sediment-laden water will be filtered before entering the storm sewer inlets.
- TREE PRESERVATION AND PROTECTION – 3.28**
Tree protection fence shall be installed around existing desirable trees in order to protect the trees from mechanical and other injury during land disturbing and construction activity.

SEQUENCE OF CONSTRUCTION CONSTRUCTION

The Phase 1 Erosion/Siltation Controls shall be installed followed by the Phase 2 Erosion/Siltation Controls.

PHASE 1

The first phase of construction shall be the placement of the perimeter controls as shown on the Phase 1 Erosion/Siltation Controls Plan. These controls include the proposed storm drain inlet protection and silt fencing. The minimum amount of disturbance possible to properly construct these measures is to be done at this time.

All vehicles entering and leaving this site must do so via the proposed entrance shown on the Phase 1 Erosion/Siltation Controls Plan. A wash rack is to be installed and water is to be provided so that the contractor can wash mud and debris from vehicles prior to leaving the site. All wash water shall be directed toward the onsite control devices.

Once the perimeter controls have been constructed and approval of these devices has been obtained from the Town Inspector, clearing and rough grading of the remainder of the site may proceed. The grading operations shall initially focus on the areas of the subject site on which fills are required.

PHASE 2

The site may be final graded and the utilities may be installed while maintaining the sediment trapping devices. During grading, stormwater must remain directed toward the existing Phase 1 sediment trapping devices until the latest possible time. The Phase 2 erosion control measures (as shown on the Phase 2 Erosion/Siltation Controls Plan) should be installed as the grading and utility construction proceeds.

Only after the Town Inspector has granted approval for such, may the sediment trapping devices be removed. Once construction is complete and grass is established throughout, all erosion control measures may be removed (as permitted by the Town Inspector) and those areas final graded, seeded and mulched. The proposed infiltration trench must be inspected regularly during construction and cleaned as necessary to ensure that the facility functions as designed. Any trapped silt shall be disposed of in accordance with the Town of Haymarket, Virginia and Federal regulations.

MAINTENANCE PROGRAM

All measures are to be inspected daily by the site superintendent or his representative. Any damaged structures are to be repaired by the close of the day. The existing on-site stormwater management facility must be inspected regularly during construction and cleaned as necessary to ensure that the facility functions as designed. Any trapped silt shall be disposed of in accordance with Town of Haymarket, Virginia and Federal regulations. If ponding occurs at any filtering device, the device should be drained in such a way as to prevent accidental discharge of trapped sediments.

Any stabilized area is to be reseeded as required to ensure a full, uniform ground cover. In addition, the seeded areas are to be mowed, limed and fertilized as recommended for the specific type of cover provided.

All culverts will be cleared of silt and debris. Downstream receiving channels and swales will be inspected weekly for erosion and sediments and repaired as necessary.

Mud tracked onto the existing roadways will be removed daily. The contractor is to sweep clean the road surfaces and follow up with a flush if necessary.

The removal of any erosion and sediment control measure will only be done at the direction of the Town Inspector.

TEMPORARY STABILIZATION

Temporary stabilization is to be applied to denuded areas within seven days to denuded areas that may not be at final grade but will remain dormant (unused) for longer than 30 days. Temporary stabilization shall consist of seeding in accordance with specification 3.31 of the Virginia Erosion and Sediment Control Handbook. Prior to the application of the temporary seeding, all slopes are to be "roughened" in accordance with Specification 3.29 of the Virginia Erosion and Sediment Control Handbook. This specification requires that shallow grooves or steps be cut into the slope in order that the permanent stabilization will be better able to become established.

PERMANENT STABILIZATION

Once the site has been graded out as shown on the grading plan, the entire disturbed area is to be permanently seeded in accordance with Specification 3.32 of the Virginia Erosion and Sediment Control Handbook. Prior to the application of the permanent seeding, all slopes are to be "roughened" in accordance with Specification 3.29 of the Virginia Erosion and Sediment Control Handbook. This specification requires that shallow grooves or steps be cut into the slope in order that the permanent stabilization will be better able to become established.

STORMWATER MANAGEMENT

Stormwater Management and BMP's for the subject site are provided with the proposed pervious pavement and preserved open space/filter strips.

NOTES

- The Town Inspector shall have the authority to add or delete erosion and sediment controls as needed in the field, as site conditions warrant. In addition, no sediment traps may be removed without prior approval from the Town Inspector.
- During construction of the project, soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as borrow areas and soil intentionally transported from the project site.
- Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Slopes that are found to be eroding excessively within one year of permanent stabilization shall be provided with additional slope stabilizing measures until the problem is corrected.
- Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume, or slope drain structure.
- Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.
- Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
 - No more than 500 linear feet of trench may be opened at one time.
 - Excavated material shall be placed on the uphill side of trenches.
 - Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or offsite property.
 - Material used for backfilling trenches shall be properly compacted in order to minimize erosion and promote stabilization.
 - Restoration shall be accomplished in accordance with these regulations.
 - Applicable safety regulations shall be complied with.

EROSION AND SEDIMENT CONTROL REGULATIONS, 4VAC50-30-40 Minimum Standards

MS 1 – Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade, but will remain dormant for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year.

MS 2 – During construction of the project, soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as borrow areas and soil intentionally transported from the project site.

MS 3 – A permanent vegetative cover shall be established on denuded areas, not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that is uniform, mature enough to survive and will inhibit erosion.

MS 4 – Sediment basins and traps, perimeter dikes, sediment barriers, and other measures intended to trap sediment shall be constructed as a first step in any land-disturbing activity and shall be made functional before upslope land disturbance takes place.

MS 5 – Stabilization measures shall be applied to earthen structures, such as dams, dikes and diversions, immediately after installation.

MS 6 – Sediment traps and sediment basins shall be designed and constructed based upon the total drainage area to be served by the trap or basin.

- The minimum storage capacity of a sediment trap shall be 134 cubic yards per acre of drainage area; and the trap shall only control drainage areas less than three acres.
- Surface runoff from disturbed areas, which is comprised of flow from drainage areas greater than or equal to three acres, shall be controlled by a sediment basin. The minimum storage capacity of a sediment basin shall be 134 cubic yards per acre of drainage area. The outfall system shall, at a minimum, maintain the structural integrity of the basin during a twenty-five year storm of 24-hour duration. Runoff coefficients used in runoff calculations shall correspond to a bare earth condition or those conditions expected to exist while the sediment basin is utilized.

MS 7 – Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Slopes that are found to be eroding excessively within one year of permanent stabilization shall be provided with additional slope stabilizing measures until the problem is corrected.

MS 8 – Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume, or slope drain structure.

MS 9 – Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.

MS 10 – All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment.

MS 11 – Before newly constructed stormwater conveyance channels or pipes are made operational, adequate outlet protection and any required temporary or permanent channel lining shall be installed in both the conveyance channel and receiving channel.

MS 12 – When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport, and stabilize the work area to the greatest extent possible during construction. Nonerodible material shall be used for the construction of causeways and cofferdams. Earthen fill may be used for those structures if armored by nonerodible cover materials.

MS 13 – When a live watercourse must be crossed by construction vehicles more than twice in any six-month period, a temporary vehicular stream crossing constructed of nonerodible material shall be provided.

MS 14 – All applicable federal state and local regulations pertaining to working in or crossing live watercourses shall be met.

MS 15 – The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed.

MS 16 – Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:

- No more than 500 linear feet of trench may be opened at one time.
- Excavated material shall be placed on the uphill side of trenches.

CHECKLIST

- 1992
- FOR EROSION AND SEDIMENT CONTROL PLANS**
- NARRATIVE**
- Minimum Standards** - All applicable Minimum Standards must be addressed.
- Project description** - Briefly describes the nature and purpose of the land-disturbing activity, and the area (acres) to be disturbed.
- Existing site conditions** - A description of the existing topography, vegetation and drainage.
- Adjacent areas** - A description of neighboring areas such as streams, lakes, residential areas, roads, etc., which might be affected by the land disturbance.
- Offsite areas** - Describe any off-site land-disturbing activities that will occur (including borrow sites, waste or surplus areas, etc.). Will any other areas be disturbed?
- Soils** - A brief description of the soils on the site giving such information as soil name, mapping unit, erodibility, permeability, depth, texture and soil structure.
- Critical areas** - A description of areas on the site which have potentially serious erosion problems (e.g., steep slopes, channels, wet weather/underground springs, etc.).
- Erosion and sediment control measures** - A description of the methods which will be used to control erosion and sedimentation on the site. (Controls should meet the specifications in Chapter 3.)
- Permanent stabilization** - A brief description, including specifications, of how the site will be stabilized after construction is completed.
- Stormwater runoff considerations** - Will the development site cause an increase in peak runoff rates? Will the increase in runoff cause flooding or channel degradation downstream? Describe the strategy to control stormwater runoff.
- Calculations** - Detailed calculations for the design of temporary sediment basins, permanent stormwater detention basins, diversions, channels, etc. Include calculations for pre- and post-development runoff.

- Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or off-site property.
- Material used for backfilling trenches shall be properly compacted in order to minimize erosion and promote stabilization.
- Restoration shall be accomplished in accordance with these regulations.
- Applicable safety regulations shall be complied with.

MS 17 – Where construction vehicle access routes intersect paved or public roads, provisions shall be made to minimize the transport of sediment by vehicular tracking onto the paved surface. Where sediment is transported onto a paved or public road surface, the road surface shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual development lots as well as to larger land-disturbing activities.

MS 18 – All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, unless otherwise authorized by the local program authority. Trapped sediment and the disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.

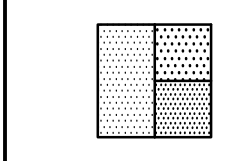
MS 19 – Properties and waterways downstream from development sites shall be protected from sediment deposition, erosion and damage due to increases in volume, velocity and peak flow rate of stormwater runoff for the stated frequency storm of 24-hour duration in accordance with the following standards and criteria:

- Concentrated stormwater runoff leaving a development site shall be discharged directly into an adequate natural or man-made receiving channel, pipe, or storm sewer system. For those sites where runoff is discharged into a pipe or pipe system, downstream stability analyses at the outfall of the pipe or pipe system shall be performed.
- Adequacy of all channels and pipes shall be verified in the following manner:
 - The applicant shall demonstrate that the total drainage area to the point of analysis within the channel is one hundred times greater than the contributing drainage area of the project in question; or
 - Natural channels shall be analyzed by the use of a two-year storm to verify that stormwater will not overtop channel banks nor cause erosion of channel bed or banks; and
 - All previously constructed man-made channels shall be analyzed by the use of a ten-year storm to verify that stormwater will not overtop its banks and by the use of a two-year storm to demonstrate that stormwater will not cause erosion of channel bed or banks; and
 - Pipes and storm sewer systems shall be analyzed by the use of a ten-year storm to verify that stormwater will be contained within the pipe or system.
- If existing natural receiving channels or previously constructed man-made channels or pipes are not adequate, the applicant shall:
 - Improve the channel to a condition where a ten-year storm will not overtop the banks and a two-year storm will not cause erosion to the channel bed or banks; or
 - Improve the pipe or pipe system to a condition where the ten-year storm is contained within the appurtenances; or
 - Develop a site design that will not cause the pre-development peak runoff rate from a two-year storm to increase when runoff outfalls into a natural channel or will not cause the pre-development peak runoff rate from a ten-year storm to increase when runoff outfalls into a man-made channel; or
 - Provide a combination of channel improvement, stormwater detention or other measures, which are satisfactory to the plan-approving authority to prevent downstream erosion.
- The applicant shall provide evidence of permission to make the improvements.
- All hydrologic analyses shall be based on the existing watershed characteristics and the ultimate development of the subject project.
- If the applicant chooses an option that includes stormwater detention, he shall obtain approval from the locality of a plan for maintenance of the detention facilities. The plan shall set forth the maintenance requirements of the facility and the person responsible for performing the maintenance.
- Outfall from a detention facility shall be discharged to a receiving channel, and energy dissipaters shall be placed at the outfall of all detention facilities as necessary to provide a stabilized transition from the facility to the receiving channel.
- All on-site channels must be verified to be adequate.
- Increased volumes of sheet flows that may cause erosion or sedimentation on adjacent property shall be diverted to a stable outlet, adequate channel, pipe or pipe system, or to a detention facility.
- In applying these stormwater runoff criteria, individual lots or parcels in a residential, commercial or industrial development shall not be considered to be separate development projects. Instead, the development as a whole shall be considered to be a single development project. Hydrologic parameters that reflect the ultimate development condition shall be used in all engineering calculations.
- All measures used to protect properties and waterways shall be employed in a manner that minimizes impacts on the physical, chemical and biological integrity of rivers, streams and other waters of the state.

Checklist (continued)

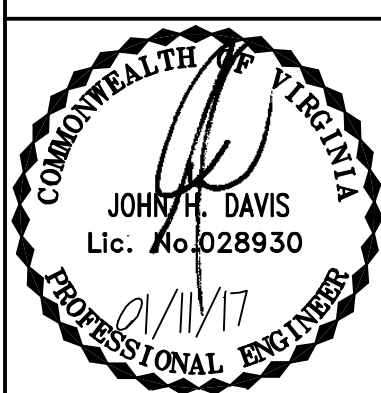
- 1992
- SITE PLAN**
- Vicinity map** - A small map locating the site in relation to the surrounding area. Include any landmarks which might assist in locating the site.
- Indicate north** - The direction of north in relation to the site.
- Limits of clearing and grading** - Areas which are to be cleared and graded.
- Existing contours** - The existing contours of the site.
- Final contours** - Changes to the existing contours, including final drainage patterns.
- Existing vegetation** - The existing tree lines, grassed areas, or unique vegetation.
- Soils** - The boundaries of different soil types.
- Existing drainage patterns** - The dividing lines and the direction of flow for the different drainage areas. Include the size (acreage) of each drainage area.
- Critical erosion areas** - Areas with potentially serious erosion problems. (See Chapter 6 for criteria.)
- Site Development** - Show all improvements such as buildings, parking lots, access roads, utility construction, etc.
- Location of practices** - The locations of erosion and sediment controls and stormwater management practices used on the site. Use the standard symbols and abbreviations in Chapter 3 of this handbook.
- Offsite areas** - Identify any off-site land-disturbing activities (e.g., borrow sites, waste areas, etc.). Show location of erosion controls. (Is there sufficient information to assure adequate protection and stabilization?)
- Detail drawings** - Any structural practices used that are not referenced to the E&S handbook or local handbooks should be explained and illustrated with detail drawings.
- Maintenance** - A schedule of regular inspections and repair of erosion and sediment control structures should be set forth.

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 P.O. BOX 409
 HAYMARKET, VA 20169
 PHONE 703 763-7592 FAX 703 763-7593
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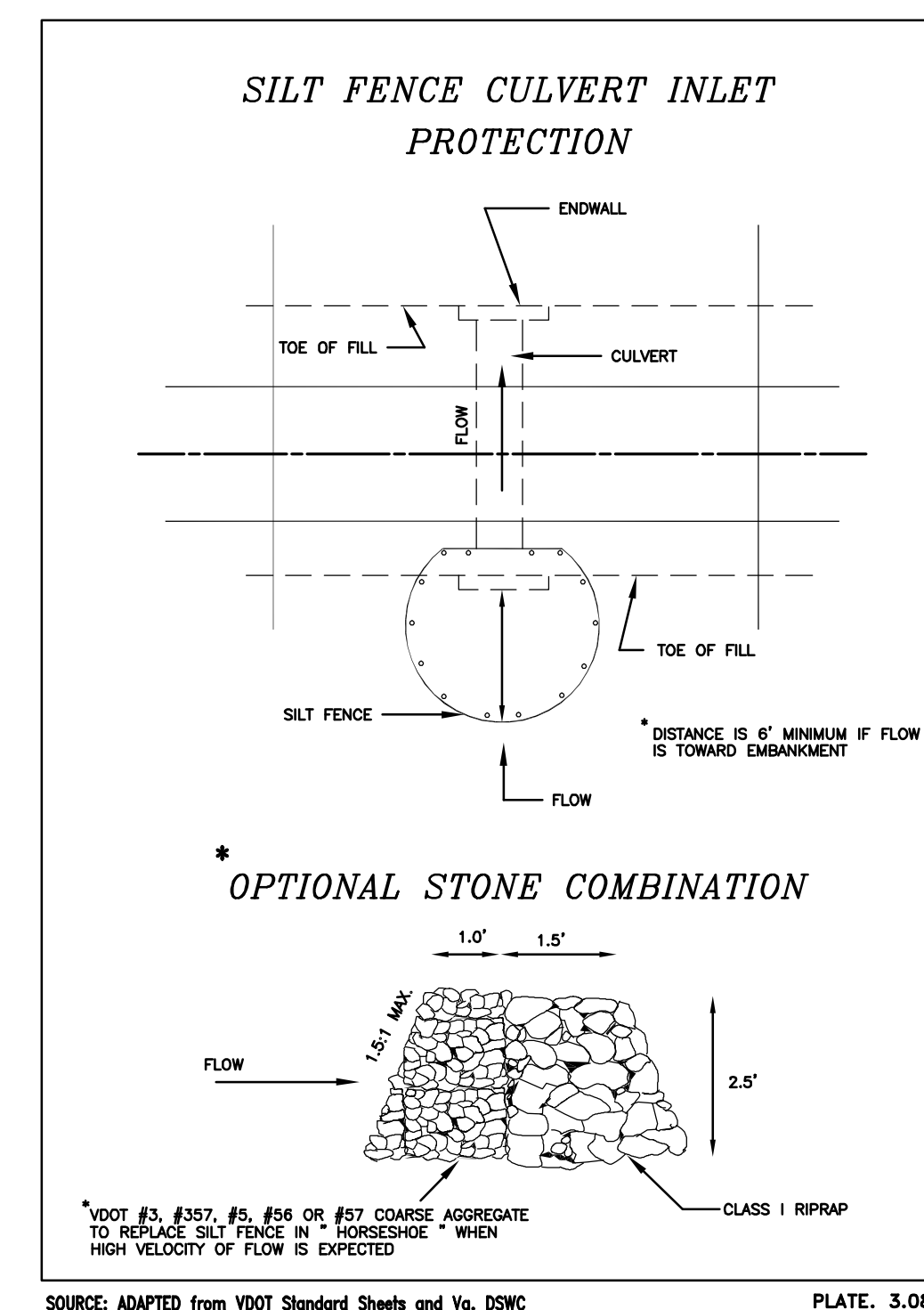
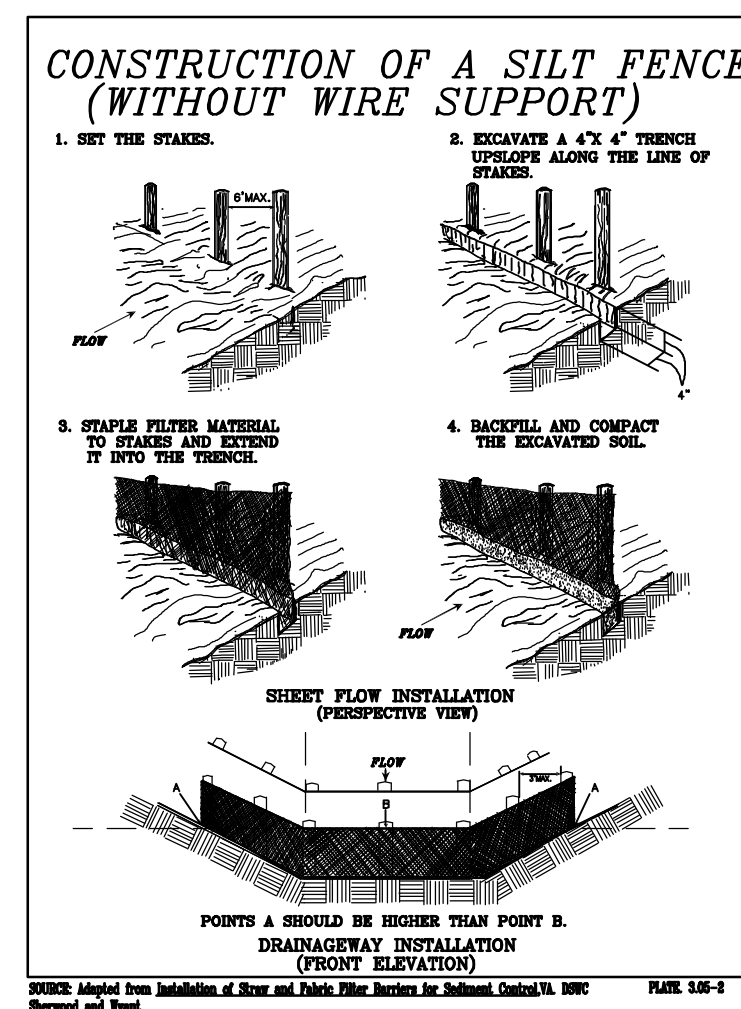
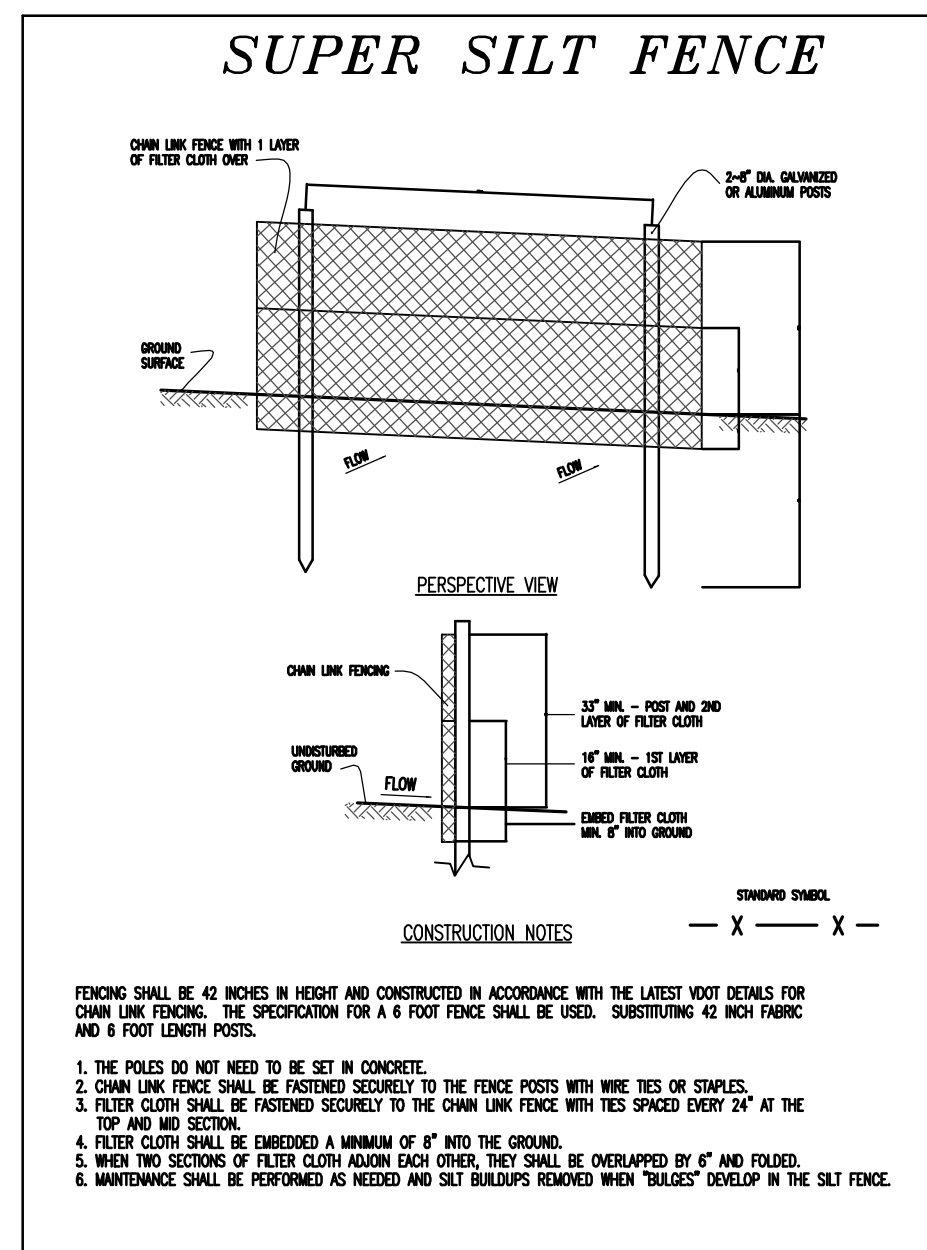
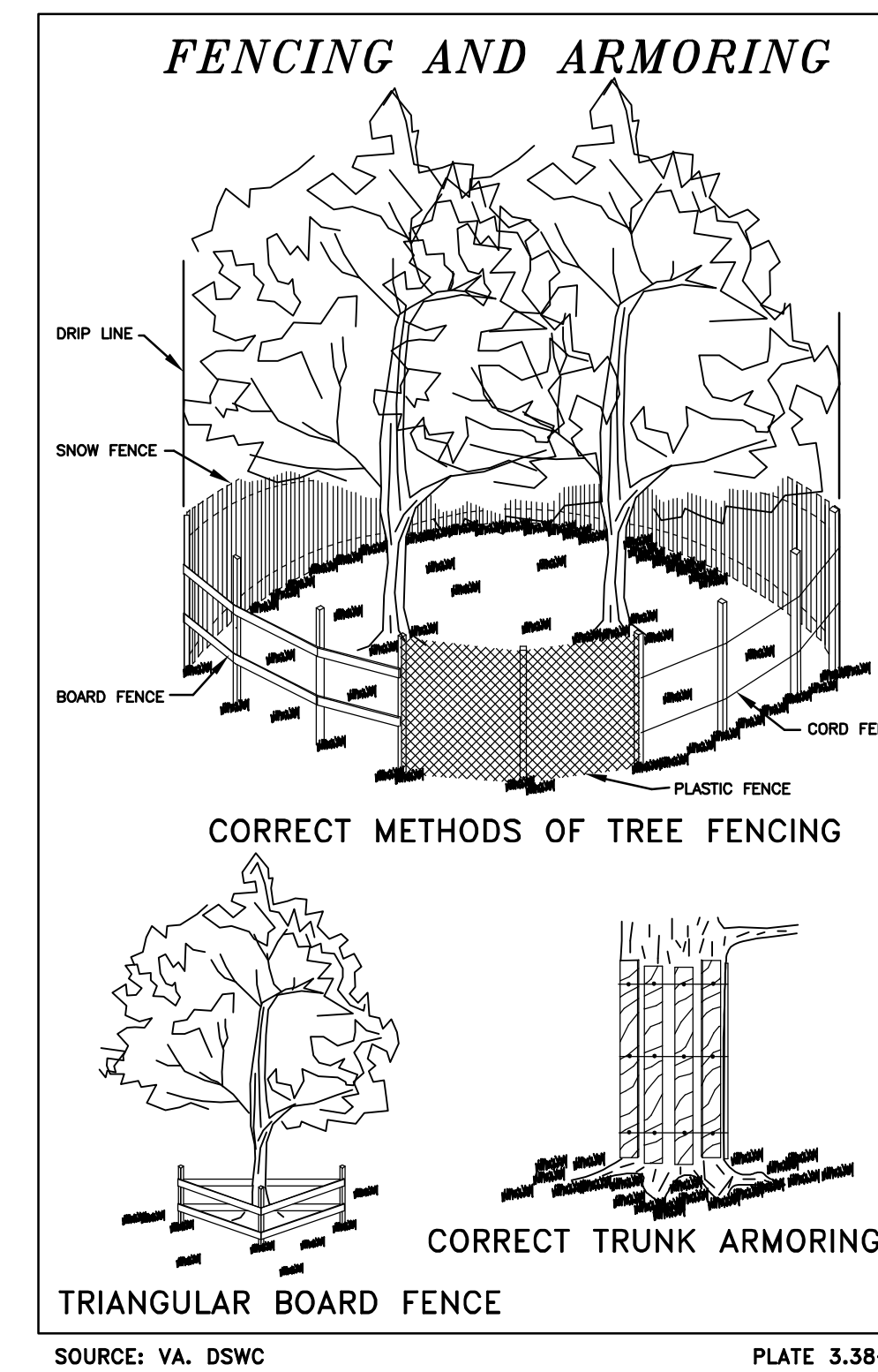
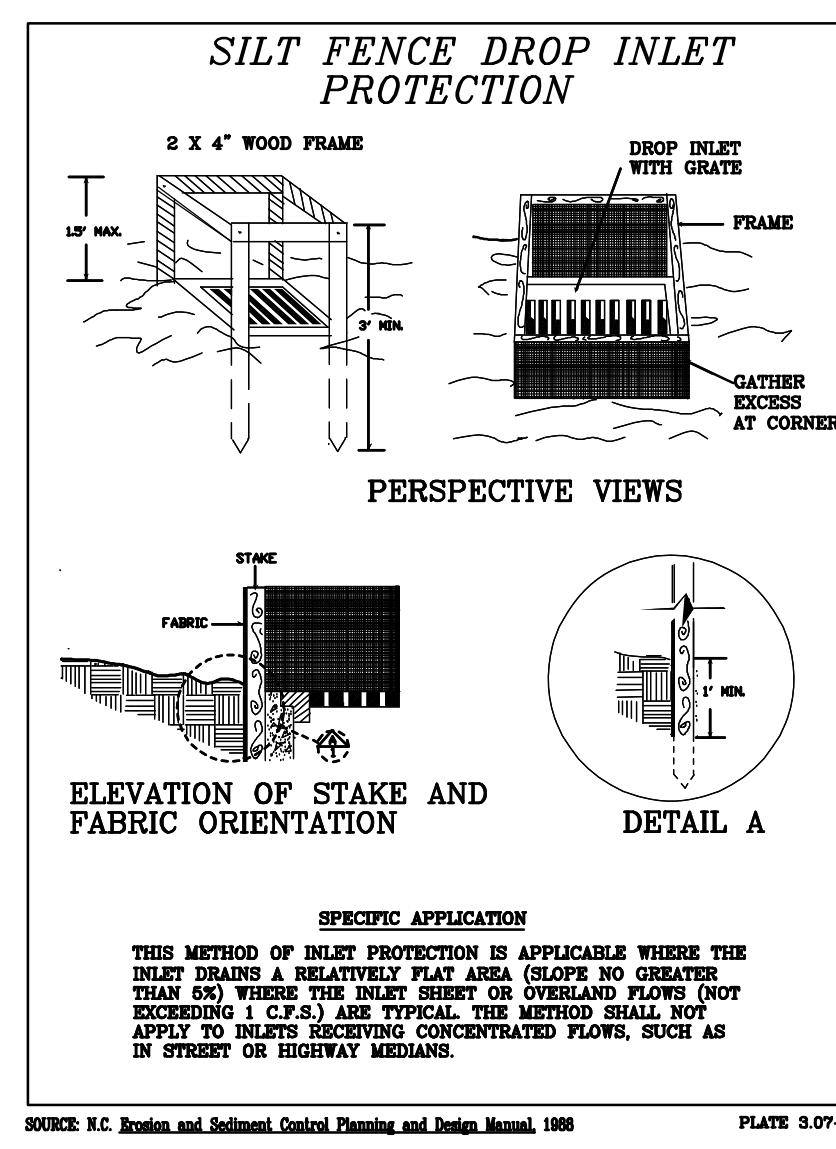
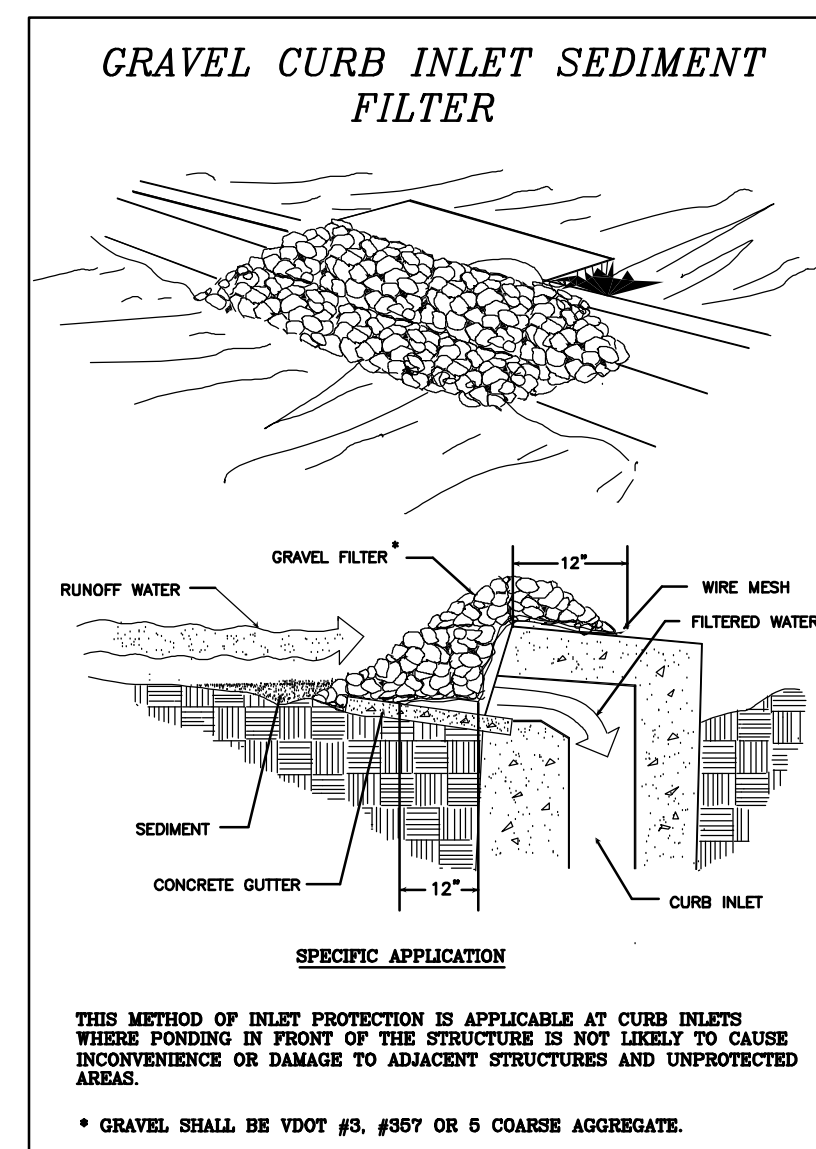


EROSION AND SEDIMENT CONTROLS NARRATIVE
QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN

PRINCE WILLIAM COUNTY, VIRGINIA
 TOWN OF HAYMARKET



SCALE: H) N/A
V) N/A
DATE: DECEMBER 2016
CHECKED:
DRAWN: JHD
FILE NO: SP-035-HAY
SHEET NO.
8 OF 24



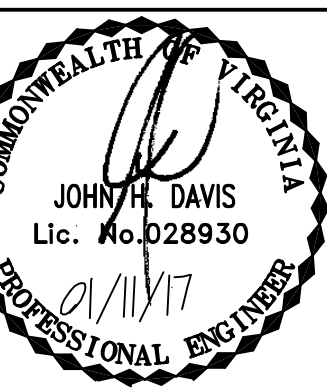
DETAILS PROVIDED HERE ARE FOR ILLUSTRATIVE PURPOSES ONLY!!

ALL CONSTRUCTION IS TO CONFORM TO THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROLS HANDBOOK.

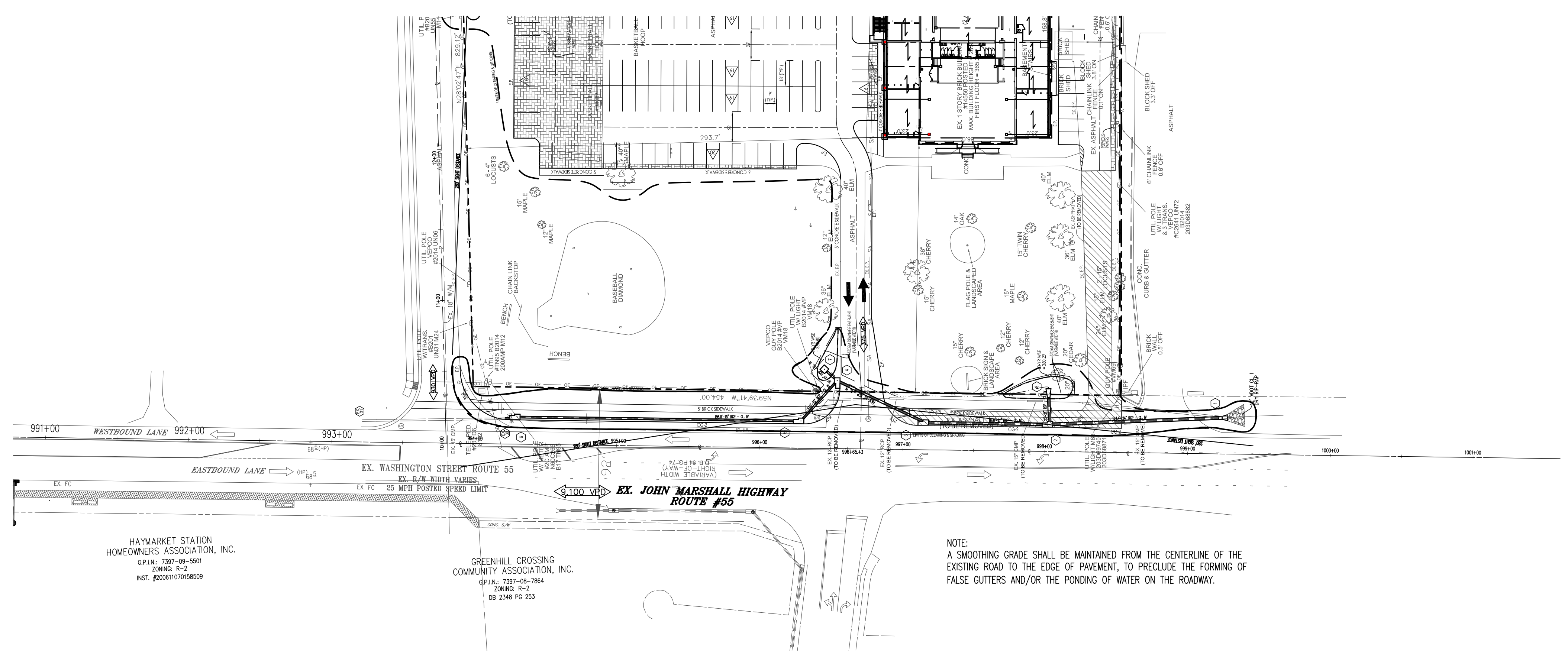
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P.O. BOX 809
HAYMARKET, VA 20168
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EROSION AND SEDIMENT CONTROLS DETAILS
QBE BUSINESS PARK
PRELIMINARY/FINAL SITE PLAN

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



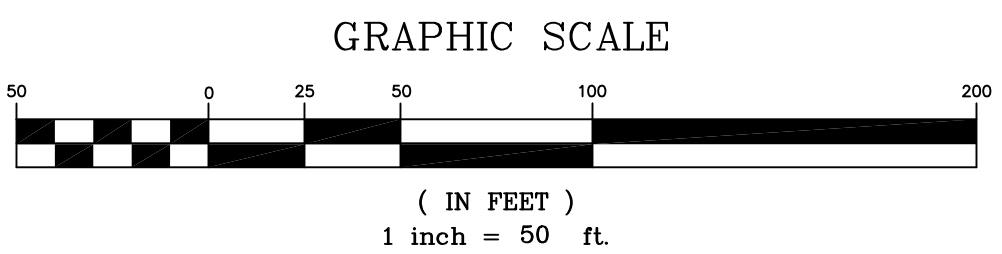
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V) N/A
DATE: DECEMBER 2016
CHECKED:
DRAWN: JHD
FILE NO: SP-035-HAY
SHEET NO.



EXISTING ROUTE 55 - WASHINGTON STREET

POSTED SPEED = 25 MPH
 DESIGN SPEED = 25 MPH
 R/W = VARIES

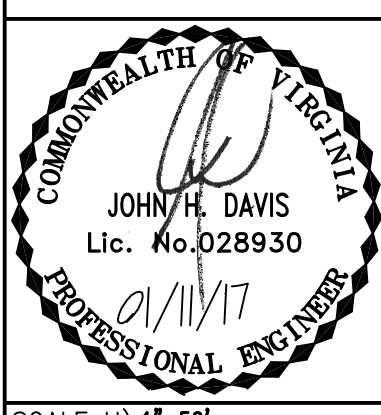
NOTE:
 A SMOOTHING GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE EDGE OF PAVEMENT, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF WATER ON THE ROADWAY.



Station	Proposed Top of Curb Offsets (Left)	Proposed Top of Curb Grades	Existing Edge of Pavement Grades	Existing Centerline Grades
993+00	17.00	362.54	362.54	362.24
993+50	17.00	362.54	362.54	362.24
994+00	17.00	362.54	362.54	362.24
994+50	17.00	362.54	362.54	362.24
995+00	17.00	362.54	362.54	362.24
995+50	17.00	362.54	362.54	362.24
996+00	17.00	362.54	362.54	362.24
996+50	17.00	362.54	362.54	362.24
997+00	17.00	362.54	362.54	362.24
997+50	17.00	362.54	362.54	362.24
998+00	17.00	362.54	362.54	362.24
998+50	17.00	362.54	362.54	362.24

THE KDL GROUP LLC
 P.O. BOX 809
 HAYMARKET, VA 20168
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PLAN AND PROFILE - WASHINGTON STREET
QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN
 TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



SCALE: H) 1"=50'
 V) 1"=5'
 DATE: DECEMBER 2016
 CHECKED:
 DRAWN: JHD
 FILE NO: SP-035-HAY
 SHEET NO.

STORM SEWER INLET COMPUTATIONS

NUMBER	INLET TYPE	LENGTH (FT.)	STATION	SIDE OF STREET (LT. OR RT.)	DRAINAGE AREA (AC.)	"C" COEFFICIENT	INCREMENTAL CA	"I" (IN./HR.)	INCREMENTAL "Q" (CFS)	Q CARRY-OVER (CFS)	QT GUTTER FLOW (CFS)	S _o GUTTER SLOPE (FT./FT.)	S _x CROSS SLOPE (FT./FT.)	T SPREAD (FT.)	W (FT.)	W/T	SW (FT./FT.)	Sw/Sx	E _o (#10)	a=12w(Sw-Sx) + LOC. DEP.	S'w=a/(12W)	Se(FT./FT.) = Sx + S'wE _o	Lt (FT.)(#15)	P EFFECTIVE LENGTH (FT.)	L/Lt	D (FT.)	E(#16)	H (FT.)	Q: INTER-CEPTED (CFS)	D/H	OB CARRY-OVER (CFS)	T SPREAD @ SAG (FT.)	REMARKS									
2	DI-3B	6	996+03.23	LT	0.07	0.67	0.05	4.00	0.19	0.00	0.19	0.0094	0.0208	1.49	2.00	1.34	0.0833	4.00	1.00	3.5	0.146	0.167	2.9	--	2.07	--	1.00	--	0.19	--	0.00	--										
3	DI-3B	6	997+03.71	LT	0.02	0.85	0.02	4.00	0.07	0.00	0.07	0.0344	0.0208	0.80	2.00	2.50	0.0833	4.00	1.00	3.5	0.146	0.167	2.8	--	2.14	--	1.00	--	0.07	--	0.00	--										
4	DI-3B	6	N/A	LT	0.02	0.85	0.02	4.00	0.07	0.00	0.07	0.0344	0.0208	0.80	2.00	2.50	0.0833	4.00	1.00	3.5	0.146	0.167	2.8	--	2.14	--	1.00	--	0.07	--	0.00	--										
5	DI-3B	6	996+28.90	LT	0.20	0.62	0.12	4.00	0.50	0.00	0.50	0.0166	0.0208	1.92	2.00	1.04	0.0833	4.00	1.00	3.5	0.146	0.167	5.2	--	1.15	--	1.00	--	0.50	--	0.00	--										
6	DI-3B	6	994+30.11	LT	0.07	0.65	0.05	4.00	0.18	0.00	0.18	0.0108	0.0208	1.42	2.00	1.41	0.0833	4.00	1.00	3.5	0.146	0.167	3.0	--	2.00	--	1.00	--	0.18	--	0.00	--										
7	DI-7	TYPE III GRATE			1.32	0.42	0.55	6.75	3.74	0.00	3.74	GRATE / YARD INLET (50% CLOGGED)															0.35															50% CLOGGED

STORM SEWER DESIGN COMPUTATIONS

OUTLET FROM	TO	INCREMENTAL DRAINAGE AREA (AC.)	ACCUMULATED DRAINAGE AREA (AC.)	"C" COEFFICIENT	INCREMENTAL CA	ACCUMULATED CA	TIME TO INLET (MIN.)	"I" (IN./HR.)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN.)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	"V" VELOCITY (FPS)	LENGTH OF RUN (FT.)	FLOW TIME (MIN.)	UPPER INVERT	LOWER INVERT	FALL (FT.)	LOSSES (FT.)	REMARKS
EX31	EX30	0.35	0.35	0.55	0.19	0.19	5	6.75	1.30	1.30	15	0.75	0.013	5.60	4.57	100.2	0.37	367.31	366.56	0.75	--	
EX30	6	0.00	0.35	0.00	0.00	0.19	5	6.75	0.00	1.30	15	0.72	0.013	5.49	4.47	8.4	0.03	366.56	366.50	0.06	--	VDOT CL IV RCP
6	5	0.07	0.42	0.65	0.05	0.24	5	6.75	0.31	1.61	15	2.31	0.013	9.85	8.03	198.8	0.41	366.25	361.65	4.60	--	VDOT CL IV RCP
5	4	0.20	0.62	0.62	0.12	0.36	5	6.75	0.84	2.44	15	3.96	0.013	12.88	10.50	37.9	0.06	361.40	359.90	1.50	--	VDOT CL IV RCP
4	3	0.02	1.96	0.85	0.02	0.93	5	6.75	0.11	6.30	18	0.51	0.013	7.52	4.26	68.6	0.27	359.65	359.30	0.35	--	VDOT CL IV RCP
3	2	0.02	1.98	0.85	0.02	0.95	5	6.75	0.11	6.42	21	0.63	0.013	12.63	5.25	87.0	0.28	359.05	358.50	0.55	--	VDOT CL IV RCP
2	1	0.07	3.77	0.67	0.05	0.95	5	6.75	0.32	13.12	24	0.68	0.013	18.74	5.97	124.4	0.35	358.25	357.40	0.85	--	VDOT CL IV RCP
7	4	1.32	1.32	0.42	0.55	0.55	5	6.75	3.74	3.74	15	0.83	0.013	5.91	4.82	12.0	0.04	360.00	359.90	0.10	--	VDOT CL IV RCP
8	2	1.72	1.72	0.55	0.95	0.95	5	6.75	6.39	6.39	21	1.60	0.013	20.09	8.35	26.0	0.05	358.90	358.50	0.40	--	VDOT CL IV RCP

PROJECT: QBE BUSINESS PARK
STATION: STR 8-2
SHEET: DESIGNER / DATE: JD 12-03-16

CULVERT DESIGN FORM

HYDROLOGICAL DATA
 METHOD: CULVERT TYPE: HERCP
 DRAINAGE AREA: END SECTION

DESIGN FLOWS / TAILWATER
 R.I. (YEARS) | FLOW (CFS) | TW (FT.)
 2 | 4.74 |
 10 | 6.39 |
 100 | 8.91 |

NO. OF PIPES = 1
 DIAMETER = 1.75
 MANNING'S "N" = 0.013
 Ke = 0.5
 EL_i = 358.90
 EL_o = 358.50
 EL_{tr} = 362.69
 EL_{sh} = 362.69
 L = 25

CULVERT DESCRIPTION:
 MATERIAL-SHAPE-SIZE-ENTRANCE: 21" RCP (ES-1)
 TOTAL FLOW Q (CFS): 8.91
 FLOW PER BARREL Q/N: 8.91

	TOTAL FLOW Q (CFS)	FLOW PER BARREL Q/N	HEADWATER				CALCULATIONS				CONTROL HW ELEV.	APPROX OUTLET VEL.	COMMENTS		
			INLET	CONTROL	OUTLET	CONTROL	HW	HWI	EL(h)	TW					
21" RCP (ES-1)	4.74	4.74	0.66	1.16	360.06	0	0.81	1.28	1.28	0.5	0.11	359.89	360.06	4.38	I.C.
21" RCP (ES-1)	6.39	6.39	0.80	1.39	360.29	0	0.94	1.35	1.35	0.5	0.20	360.05	360.29	4.83	I.C.
21" RCP (ES-1)	8.91	8.91	0.98	1.72	360.62	0	1.12	1.44	1.44	0.5	0.40	360.33	360.62	5.47	I.C.

TECHNICAL FOOTNOTES:
 1) HWI BASED ON POLYNOMIAL BEST-FIT EQUATIONS FROM THE FHA PUBLICATION ENTITLED CALCULATOR DESIGN SERIES #3
 2) HWI MAY NOT BE ACCURATE FOR VALUES < 0.5D AND > 4.5D
 3) EL(h) = HWI + ELI (INVERT OF INLET CONTROL SECTION)
 4) TW BASED ON DOWNSTREAM CONTROL OR FLOW DEPTH IN CHANNEL
 5) h_o = TW OR (dc+D)/2 WHICHEVER IS GREATER
 6) H = (1 + Ke + (29 n² L) / R^{1.33}) V² / 2g
 7) EL(h_o) = EL_o + H + h_o

(CULVTEMP.WB1, VER-1, GLC / 6-7-93)

PROJECT: QBE BUSINESS PARK
STATION: STR 31-EX30
SHEET: DESIGNER / DATE: JD 12-03-16

CULVERT DESIGN FORM

HYDROLOGICAL DATA
 METHOD: CULVERT TYPE: CMP
 DRAINAGE AREA: END SECTION

DESIGN FLOWS / TAILWATER
 R.I. (YEARS) | FLOW (CFS) | TW (FT.)
 2 | 0.96 |
 10 | 1.40 |
 100 | 1.81 |

NO. OF PIPES = 1
 DIAMETER = 1.25
 MANNING'S "N" = 0.013
 Ke = 0.5
 EL_i = 367.31
 EL_o = 366.56
 EL_{tr} = 369.13
 EL_{sh} = 369.13
 L = 100.22

CULVERT DESCRIPTION:
 MATERIAL-SHAPE-SIZE-ENTRANCE: 1-15" CMP
 TOTAL FLOW Q (CFS): 1.81
 FLOW PER BARREL Q/N: 1.81

	TOTAL FLOW Q (CFS)	FLOW PER BARREL Q/N	HEADWATER				CALCULATIONS				CONTROL HW ELEV.	APPROX OUTLET VEL.	COMMENTS		
			INLET	CONTROL	OUTLET	CONTROL	HW	HWI	EL(h)	TW					
1-15" CMP	0.96	0.96	0.41	0.51	367.82	0	0.39	0.82	0.82	0.5	0.04	367.42	367.82	2.94	I.C.
1-15" CMP	1.4	1.4	0.52	0.65	367.96	0	0.47	0.86	0.86	0.5	0.08	367.50	367.96	3.30	I.C.
1-15" CMP	1.81	1.81	0.61	0.77	368.08	0	0.54	0.90	0.90	0.5	0.13	367.58	368.08	3.96	I.C.

TECHNICAL FOOTNOTES:
 1) HWI BASED ON POLYNOMIAL BEST-FIT EQUATIONS FROM THE FHA PUBLICATION ENTITLED CALCULATOR DESIGN SERIES #3
 2) HWI MAY NOT BE ACCURATE FOR VALUES < 0.5D AND > 4.5D
 3) EL(h) = HWI + ELI (INVERT OF INLET CONTROL SECTION)
 4) TW BASED ON DOWNSTREAM CONTROL OR FLOW DEPTH IN CHANNEL
 5) h_o = TW OR (dc+D)/2 WHICHEVER IS GREATER
 6) H = (1 + Ke + (29 n² L) / R^{1.33}) V² / 2g
 7) EL(h_o) = EL_o + H + h_o

(CULVTEMP.WB1, VER-1, GLC / 6-7-93)

OUTLET PROTECTION DESIGN

STRUCTURE NUMBER	DISCHARGE Q (CFS)	VELOCITY V (FPS)	PIPE DIAMETER D (INCHES)	MEDIAN STONE SIZE φ50 (FEET)	DEPTH OF STONE (FEET)	APRON LENGTH L _a (FEET)	UPSTREAM APRON WIDTH (FEET)	DOWNSTREAM APRON WIDTH (FEET)	REMARKS
1	13.12	5.97	18	1.1	2.5	12	6.0	14.0	VDOT CL. I DRY RIP-RAP

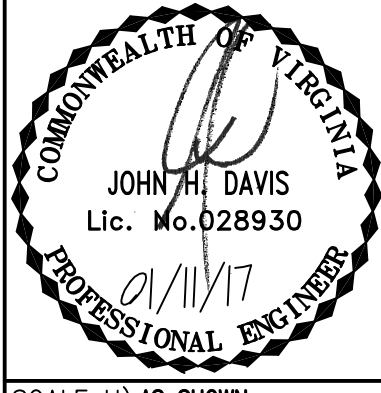
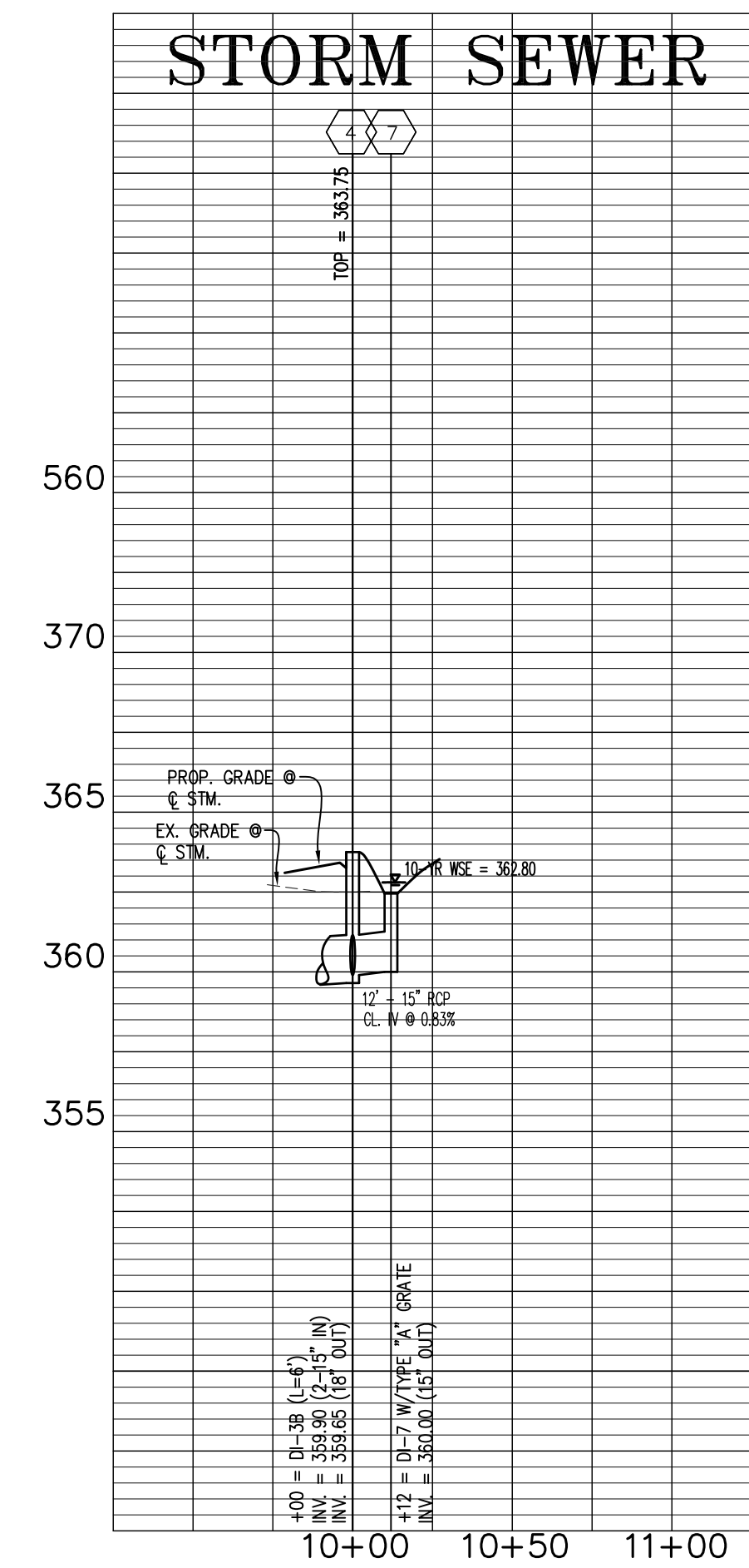
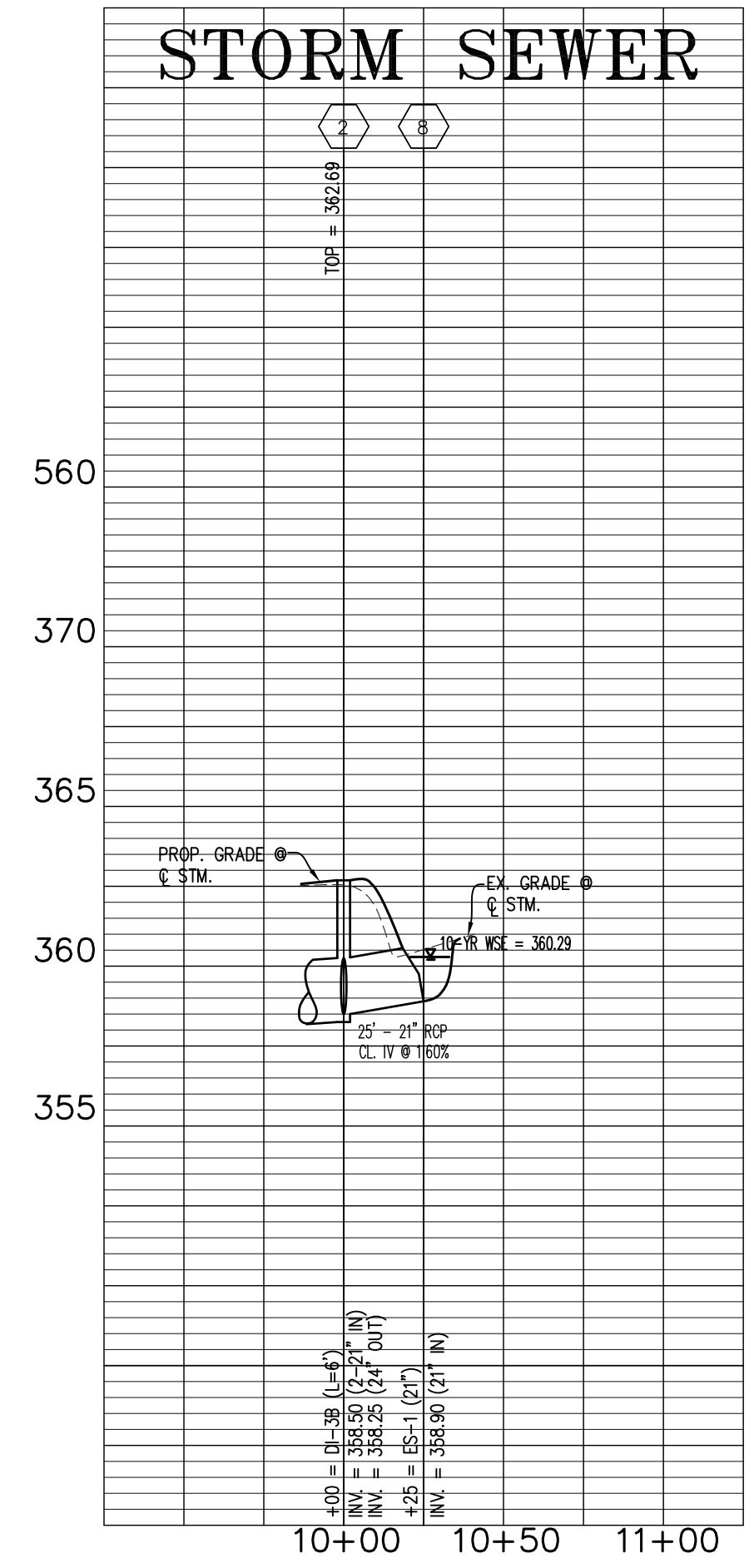
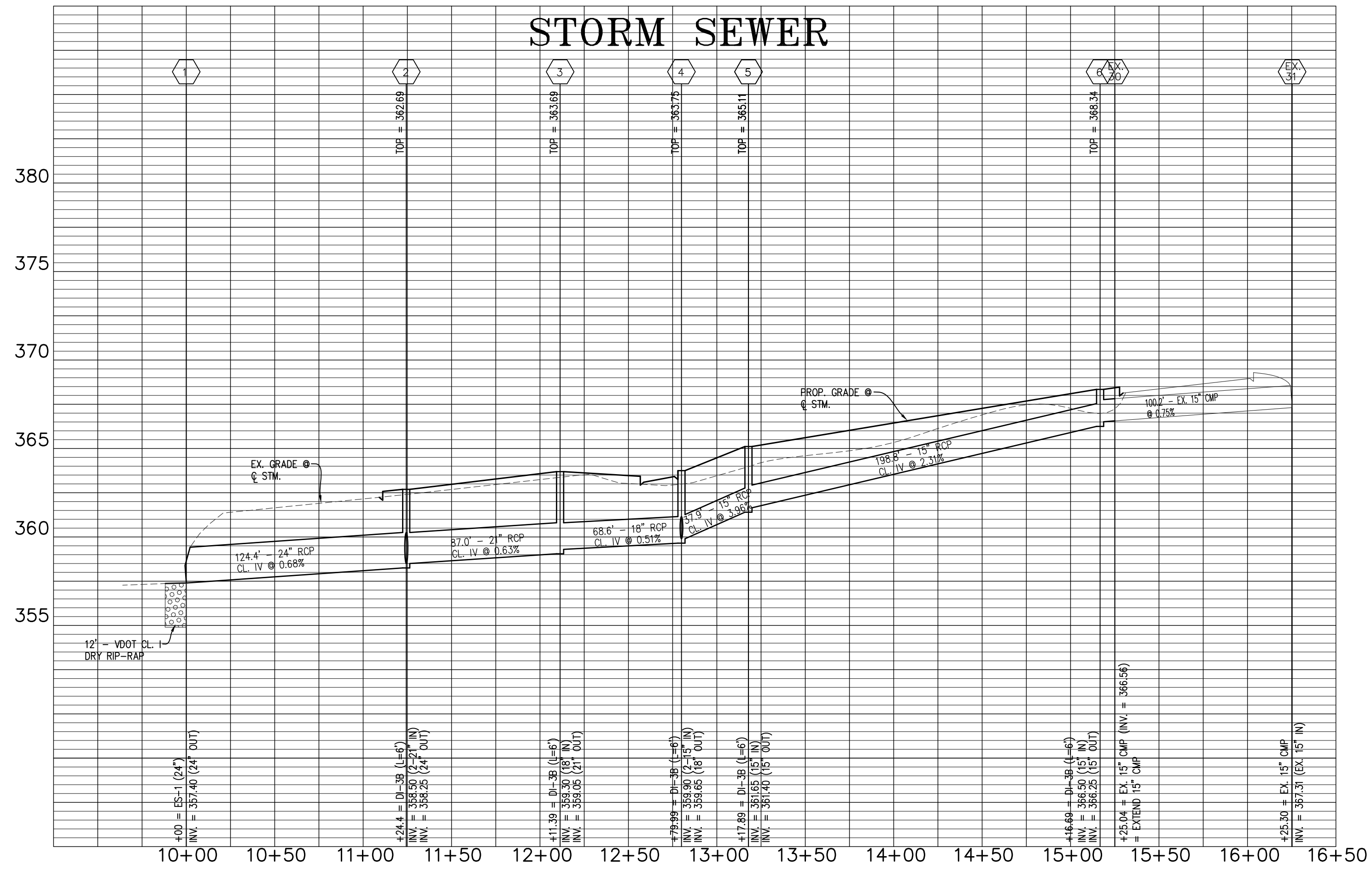
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QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN

STORM SEWER COMPUTATIONS
 TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

JOHN H. DAVIS
 Lic. No. 028930
 PROFESSIONAL ENGINEER

SCALE: H) AS SHOWN
 V) N/A
 DATE: DECEMBER 2016
 CHECKED:
 DRAWN: JHD
 FILE NO: SP-035-HAY
 SHEET NO.
 11 OF 24



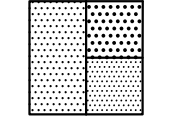
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 SHEET NO.

QBE BUSINESS PARK

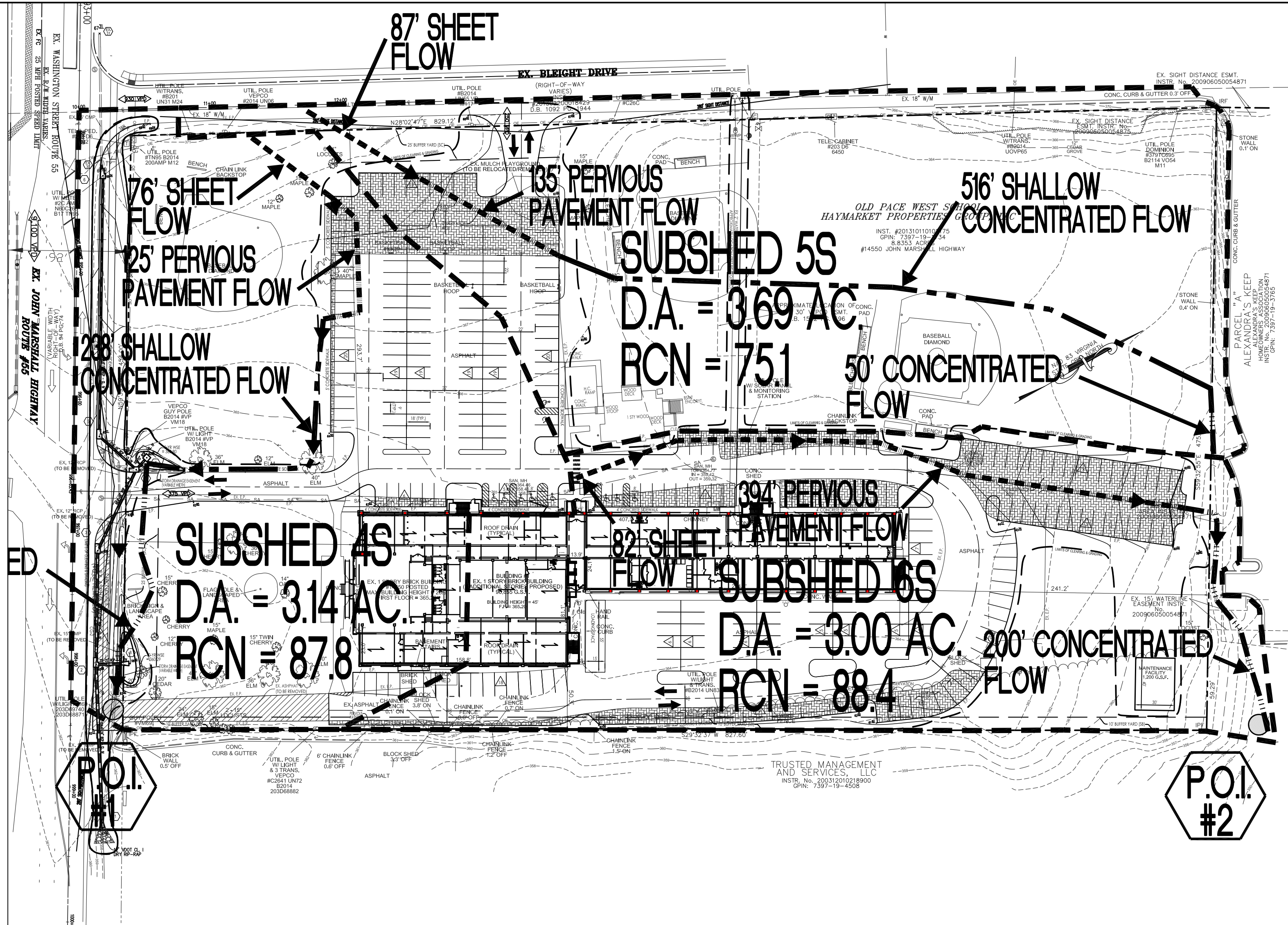
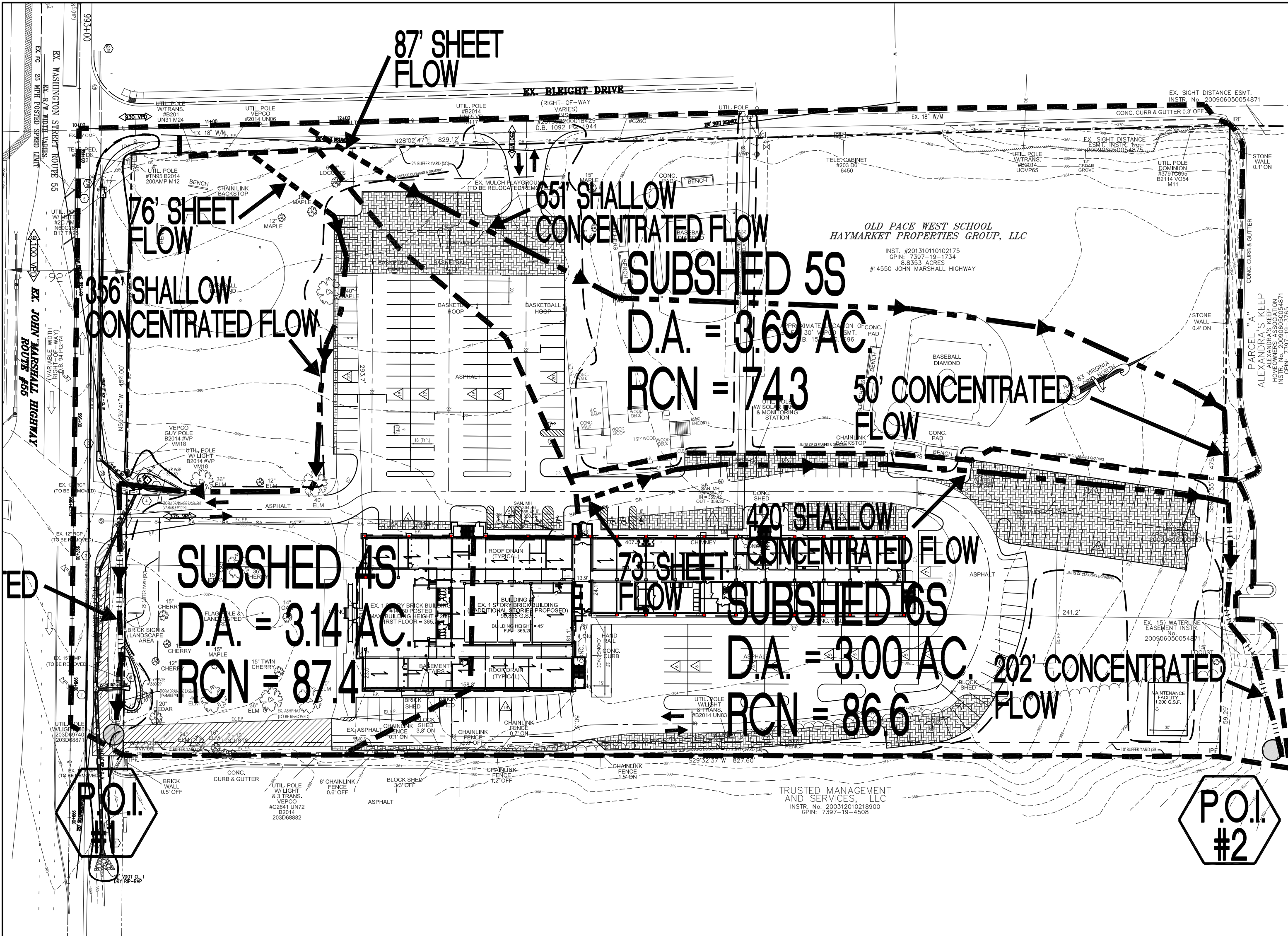
PRELIMINARY/FINAL SITE PLAN

UTILITY PROFILES

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



THE KDL GROUP LLC
 P.O. BOX 809
 HAYMARKET, VA 20168
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SWM EXISTING DIVIDES MAP

SCALE: 1" = 60'

SWM DEVELOPED DIVIDES MAP

SCALE: 1" = 60'

QBE Business Park SWM/BMP Narrative

Overall water quality (BMP) for the QBE Business Park site has been calculated using the Virginia Runoff Reduction Method ReDevelopment Worksheet – v2.8 – June 2014 and based on the 2011 Virginia BMP Standards and Specifications. The on-site pervious areas have been computed in the existing and developed conditions based on the BMP Divides Plan (see sheet 12). Using this information, the actual rate of phosphorous removal versus the required rate of phosphorous removal has been computed using the Virginia Runoff Reduction Method ReDevelopment Worksheet – v2.8 – June 2014 (see sheet 14).

Pervious pavement has been proposed along the private travelway in order to intercept sheet flow runoff. The use of pervious pavement provides the additional time of concentration and runoff volume reduction necessary to reduce the post-developed design storm runoff rates to less than the corresponding pre-developed design storm runoff rates as follows:

Pre-developed runoff leaving the site:

Point of Interest #1	Point of Interest #2
1-year 5.69 cfs	1-year 6.92 cfs
2-year 7.54 cfs	2-year 9.68 cfs
10-year 13.23 cfs	10-year 18.60 cfs
100-year 24.51 cfs	100-year 37.40 cfs

Developed runoff (detained) leaving the site:

Point of Interest #1	Point of Interest #2
1-year 3.57 cfs	1-year 3.33 cfs
2-year 4.75 cfs	2-year 4.73 cfs
10-year 8.37 cfs	10-year 9.38 cfs
100-year 15.57 cfs	100-year 19.42 cfs

The pervious pavement will intercept runoff from the proposed parking lot through overlaid surface flow. If the storage volume of the pervious pavement is exceeded during a rainfall event, the overflow will continue as concentrated flow and will be intercepted by the downstream outfall. The storage volume within the pervious pavement will be released after each rainfall event through ground infiltration. The owner is responsible for maintenance of the permeable pavement to the extent not maintained by the Town of Haymarket. Furthermore, maintenance responsibilities shall be established in the required Deed of Easement. See sheet 16 for construction and maintenance schedule.

The surface runoff from this site at Point of Interest #1 will be intercepted by the proposed 21" CMP culvert located adjacent to the existing easternmost entrance. The proposed closed storm drainage system discharges into a well-defined channel located along the north side of Ex. Washington Street. The surface runoff from this site at Point of Interest #2 will be intercepted by the existing ditchline constructed with the adjacent Alexanders Keep subdivision.

Based on the results generated using the SCS TR-20 method, the post-developed design storm runoff rates have been reduced to less than the corresponding pre-developed design storm runoff rates. Therefore, adequate stormwater management has been provided and an adequate outfall is said to exist for this project.

Based on the results of the Virginia Runoff Reduction Method ReDevelopment Worksheet – v2.8 – June 2014 calculations for the QBE Business Park site, the applicant will purchase nutrient credits from an approved Virginia Nutrient Offset Credit Facility in lieu of satisfying the remaining phosphorous removal requirements on-site through additional BMP structural measures. Upon completion of the purchase of the required nutrient credits, the overall water quality (BMP) requirements for this site will have been met.

EXISTING RCN CALCULATION - SUBSHED #4S

LAND USE	SOILS TYPE	AREA (AC)	RCN	ACCUM.
BUILDING	C	0.2228	98	21.8344
PAVEMENT	C	0.9836	98	96.3928
SIDEWALK	C	0.0699	98	6.8502
GRASS	C	2.1337	81	172.8297
TOTALS		3.4100		297.9071
RCN		87.4		

EXISTING RCN CALCULATION - SUBSHED #5S

LAND USE	SOILS TYPE	AREA (AC)	RCN	ACCUM.
BUILDING	C	0.0367	98	3.5966
PAVEMENT	C	0.3238	98	31.7324
SIDEWALK	C	0.0089	98	0.8722
GRASS	B	0.5848	61	35.6728
GRASS	C	2.7358	74	202.4492
TOTALS		3.6900		274.3232
RCN		74.3		

EXISTING RCN CALCULATION - SUBSHED #6S

LAND USE	SOILS TYPE	AREA (AC)	RCN	ACCUM.
BUILDING	C	0.5284	98	51.7832
PAVEMENT	C	0.9853	98	96.5594
SIDEWALK	C	0.0575	98	5.6350
GRASS	C	1.4288	74	105.7312
TOTALS		3.0000		259.7088
RCN		86.6		

DEVELOPED RCN CALCULATION - SUBSHED #4S

LAND USE	SOILS TYPE	AREA (AC)	RCN	ACCUM.
BUILDING	C	0.2228	98	21.8344
PAVEMENT	C	0.9836	98	96.3928
PERVIOUS PAVEMENT	C	0.0718	89	6.3902
SIDEWALK	C	0.1152	98	11.2896
GRASS	C	2.0166	81	163.3446
TOTALS		3.4100		299.2516
RCN		87.8		

DEVELOPED RCN CALCULATION - SUBSHED #5S

LAND USE	SOILS TYPE	AREA (AC)	RCN	ACCUM.
BUILDING	C	0.0367	98	3.5966
PAVEMENT	C	0.3238	98	31.7324
PERVIOUS PAVEMENT	C	0.1844	89	16.4116
SIDEWALK	C	0.0089	98	0.8722
GRASS	B	0.5848	61	35.6728
GRASS	C	2.5514	74	188.8036
TOTALS		3.6900		277.0892
RCN		75.1		

DEVELOPED RCN CALCULATION - SUBSHED #6S

LAND USE	SOILS TYPE	AREA (AC)	RCN	ACCUM.
BUILDING	C	0.5284	98	51.7832
PAVEMENT	C	0.9853	98	96.5594
PERVIOUS PAVEMENT	C	0.3635	89	32.3515
SIDEWALK	C	0.0575	98	5.6350
GRASS	C	1.0653	74	78.8322
TOTALS		3.0000		265.1613
RCN		88.4		

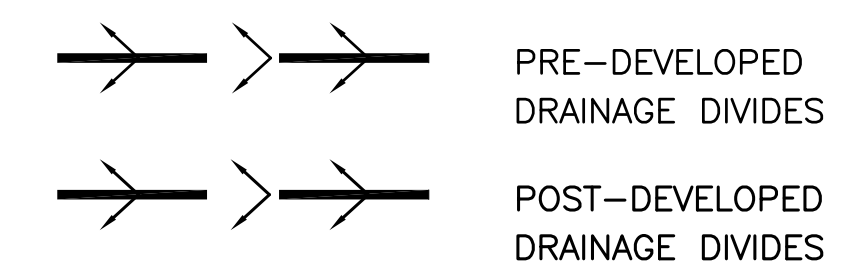
EXISTING RCN CALCULATION - QBE BUSINESS PARK (ON-SITE)

LAND USE	SOILS TYPE	AREA (AC)	RCN	ACCUM.
BUILDING	C	0.7879	98	77.2142
PAVEMENT	C	1.8757	98	183.8186
SIDEWALK	C	0.1363	98	13.3574
GRASS	B	0.5848	61	35.6728
GRASS	C	5.4506	74	403.3444
TOTALS		8.8353		713.4074
RCN		80.7		

DEVELOPED RCN CALCULATION - QBE BUSINESS PARK (ON-SITE)

LAND USE	SOILS TYPE	AREA (AC)	RCN	ACCUM.
BUILDING	C	0.7879	98	77.2142
PAVEMENT	C	1.8757	98	183.8186
PERVIOUS PAVEMENT	C	0.6197	89	55.1533
SIDEWALK	C	0.1816	98	17.7968
GRASS	B	0.5848	61	35.6728
GRASS	C	4.7856	74	354.1344
TOTALS		8.8353		723.7901
RCN		81.9		

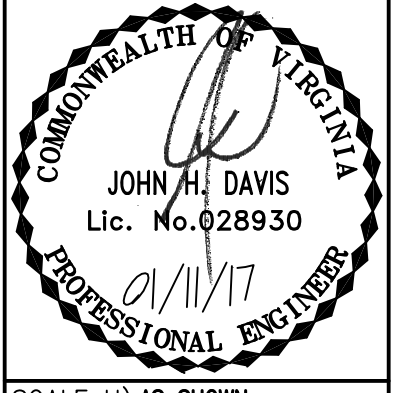
LEGEND



THE KDL GROUP LLC
 P.O. BOX 809
 HAYMARKET, VA 20168
 PHONE 703 763-7592 FAX 703 763-7593
 www.kdlgroup.com

STORMWATER MANAGEMENT COMPUTATIONS
QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN

TOWN OF HAYMARKET
 PRINCE WILLIAM COUNTY, VIRGINIA



SCALE: H) AS SHOWN
 V) N/A
 DATE: DECEMBER 2016
 CHECKED:
 DRAWN: JHD
 FILE NO: SP-035-HAY
 SHEET NO.
 13 OF 24

TR-20 ROUTING OUTPUT POINT OF INTEREST #1

QBE BUSINESS PARK (EXISTING) Type II 24-hr 1 Year Rainfall=2.53"
Prepared by Microsoft Printed 12/11/2016
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Summary for Subcatchment 4S: EXISTING

Runoff = 5.69 cfs @ 12.06 hrs, Volume= 0.329 af, Depth= 1.26"
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 Year Rainfall=2.53"

Area (ac)	CN	Description
3.140	87.4	Weighted, HSG C
3.140	100.00%	Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	76	0.0263	0.18		Sheet Flow, Sheet Flow Grass Short n=0.150 P2= 3.10"
6.0	356	0.0197	0.98		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fpa
0.8	179	0.0150	3.52	19.93	Parabolic Channel, CHANNEL FLOW W=10.00' D=0.85' Area=5.7 sf Perim=10.2' n= 0.035 Earth, dense weeds
14.0	611				Total

QBE BUSINESS PARK (EXISTING) Type II 24-hr 2 Year Rainfall=3.05"
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Summary for Subcatchment 4S: EXISTING

Runoff = 7.54 cfs @ 12.06 hrs, Volume= 0.439 af, Depth= 1.68"
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 Year Rainfall=3.05"

Area (ac)	CN	Description
3.140	87.4	Weighted, HSG C
3.140	100.00%	Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	76	0.0263	0.18		Sheet Flow, Sheet Flow Grass Short n=0.150 P2= 3.10"
6.0	356	0.0197	0.98		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fpa
0.8	179	0.0150	3.52	19.93	Parabolic Channel, CHANNEL FLOW W=10.00' D=0.85' Area=5.7 sf Perim=10.2' n= 0.035 Earth, dense weeds
14.0	611				Total

QBE BUSINESS PARK (EXISTING) Type II 24-hr 10 Year Rainfall=4.61"
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Summary for Subcatchment 4S: EXISTING

Runoff = 13.23 cfs @ 12.06 hrs, Volume= 0.791 af, Depth= 3.02"
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 Year Rainfall=4.61"

Area (ac)	CN	Description
3.140	87.4	Weighted, HSG C
3.140	100.00%	Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	76	0.0263	0.18		Sheet Flow, Sheet Flow Grass Short n=0.150 P2= 3.10"
6.0	356	0.0197	0.98		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fpa
0.8	179	0.0150	3.52	19.93	Parabolic Channel, CHANNEL FLOW W=10.00' D=0.85' Area=5.7 sf Perim=10.2' n= 0.035 Earth, dense weeds
14.0	611				Total

QBE BUSINESS PARK (EXISTING) Type II 24-hr 100 Year Rainfall=7.70"
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Summary for Subcatchment 4S: EXISTING

Runoff = 24.51 cfs @ 12.06 hrs, Volume= 1.520 af, Depth= 5.81"
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 Year Rainfall=7.70"

Area (ac)	CN	Description
3.140	87.4	Weighted, HSG C
3.140	100.00%	Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	76	0.0263	0.18		Sheet Flow, Sheet Flow Grass Short n=0.150 P2= 3.10"
6.0	356	0.0197	0.98		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fpa
0.8	179	0.0150	3.52	19.93	Parabolic Channel, CHANNEL FLOW W=10.00' D=0.85' Area=5.7 sf Perim=10.2' n= 0.035 Earth, dense weeds
14.0	611				Total

QBE BUSINESS PARK (DEVELOPED) Type II 24-hr 1 Year Rainfall=2.53"
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Summary for Subcatchment 4S: DEVELOPED

Runoff = 3.57 cfs @ 12.28 hrs, Volume= 0.334 af, Depth= 1.28"
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 Year Rainfall=2.53"

Area (ac)	CN	Description
3.140	87.8	Weighted, HSG C
3.140	100.00%	Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	76	0.0263	0.18		Sheet Flow, Sheet Flow Grass Short n=0.150 P2= 3.10"
20.8	125	0.10			Direct Entry, PERVIOUS PAVEMENT
3.7	238	0.0232	1.07		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fpa
0.9	185	0.0148	3.49	19.79	Parabolic Channel, CHANNEL FLOW W=10.00' D=0.85' Area=5.7 sf Perim=10.2' n= 0.035 Earth, dense weeds
32.6	624				Total

QBE BUSINESS PARK (DEVELOPED) Type II 24-hr 2 Year Rainfall=3.05"
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Summary for Subcatchment 4S: DEVELOPED

Runoff = 4.75 cfs @ 12.27 hrs, Volume= 0.445 af, Depth= 1.70"
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 Year Rainfall=3.05"

Area (ac)	CN	Description
3.140	87.8	Weighted, HSG C
3.140	100.00%	Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	76	0.0263	0.18		Sheet Flow, Sheet Flow Grass Short n=0.150 P2= 3.10"
20.8	125	0.10			Direct Entry, PERVIOUS PAVEMENT
3.7	238	0.0232	1.07		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fpa
0.9	185	0.0148	3.49	19.79	Parabolic Channel, CHANNEL FLOW W=10.00' D=0.85' Area=5.7 sf Perim=10.2' n= 0.035 Earth, dense weeds
32.6	624				Total

QBE BUSINESS PARK (DEVELOPED) Type II 24-hr 10 Year Rainfall=4.61"
Prepared by Microsoft Printed 12/11/2016
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Summary for Subcatchment 4S: DEVELOPED

Runoff = 8.37 cfs @ 12.27 hrs, Volume= 0.796 af, Depth= 3.04"
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 Year Rainfall=4.61"

Area (ac)	CN	Description
3.140	87.8	Weighted, HSG C
3.140	100.00%	Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	76	0.0263	0.18		Sheet Flow, Sheet Flow Grass Short n=0.150 P2= 3.10"
20.8	125	0.10			Direct Entry, PERVIOUS PAVEMENT
3.7	238	0.0232	1.07		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fpa
0.9	185	0.0148	3.49	19.79	Parabolic Channel, CHANNEL FLOW W=10.00' D=0.85' Area=5.7 sf Perim=10.2' n= 0.035 Earth, dense weeds
32.6	624				Total

QBE BUSINESS PARK (DEVELOPED) Type II 24-hr 100 Year Rainfall=7.70"
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Summary for Subcatchment 4S: DEVELOPED

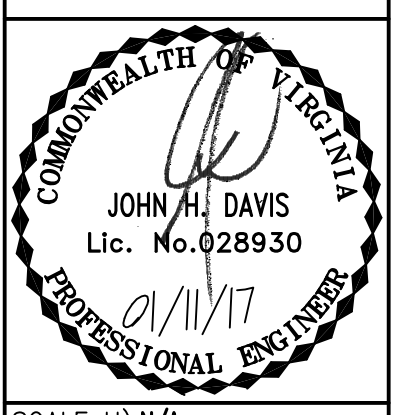
Runoff = 15.57 cfs @ 12.28 hrs, Volume= 1.525 af, Depth= 5.83"
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 Year Rainfall=7.70"

Area (ac)	CN	Description
3.140	87.8	Weighted, HSG C
3.140	100.00%	Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	76	0.0263	0.18		Sheet Flow, Sheet Flow Grass Short n=0.150 P2= 3.10"
20.8	125	0.10			Direct Entry, PERVIOUS PAVEMENT
3.7	238	0.0232	1.07		Shallow Concentrated Flow, Shallow Concentrated Flow Short Grass Pasture Kv= 7.0 fpa
0.9	185	0.0148	3.49	19.79	Parabolic Channel, CHANNEL FLOW W=10.00' D=0.85' Area=5.7 sf Perim=10.2' n= 0.035 Earth, dense weeds
32.6	624				Total

THE KDL GROUP LLC
P.O. BOX 809
HAYMARKET, VA 20168
PHONE 703 763-7592 FAX 703 763-7593
www.kdlgroup.com

STORMWATER MANAGEMENT COMPUTATIONS
QBE BUSINESS PARK
PRELIMINARY/FINAL SITE PLAN
TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



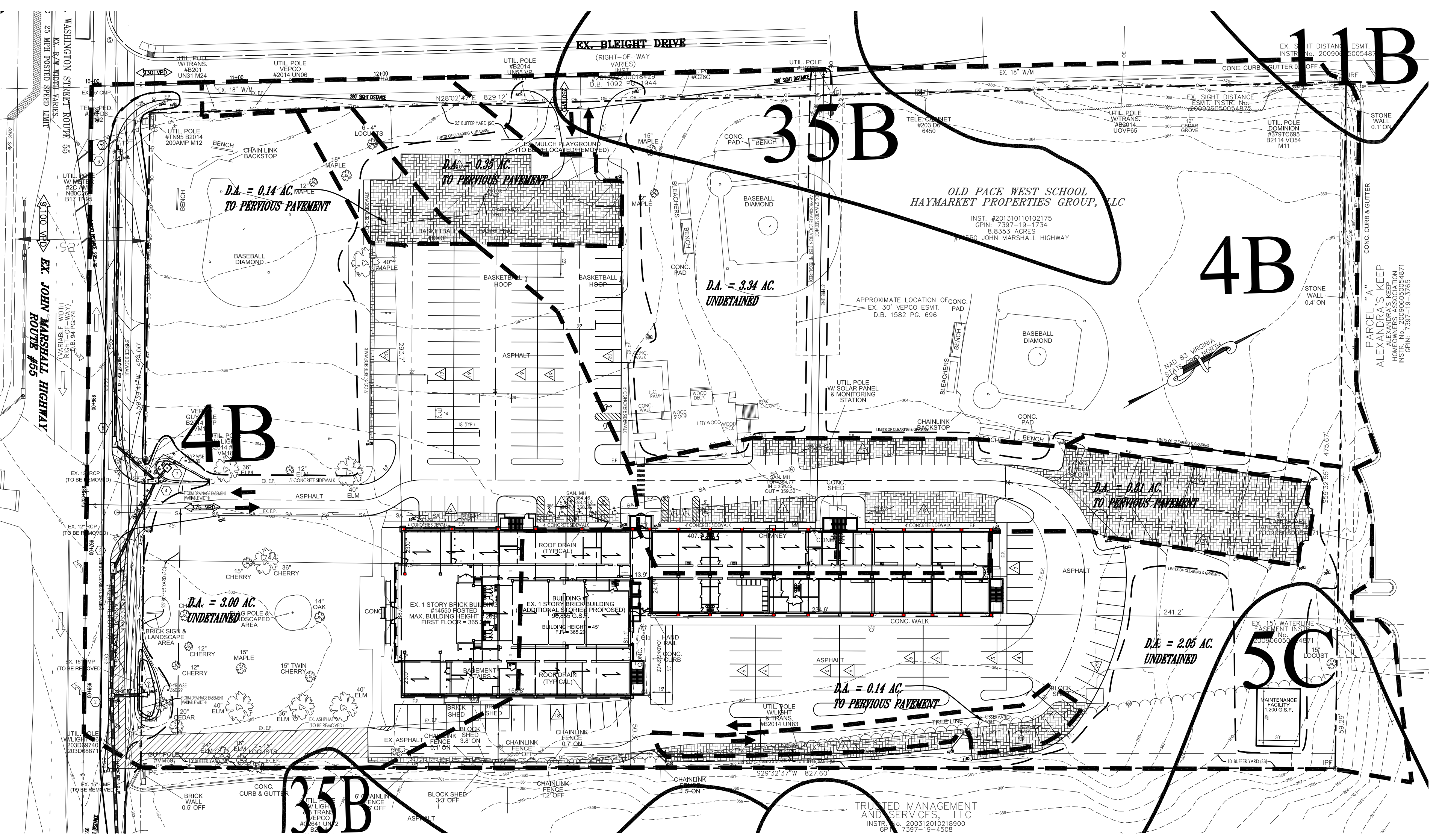
SCALE: H) N/A
V) N/A
DATE: DECEMBER 2016
CHECKED:
DRAWN: JHD
FILE NO: SP-035-HAY
SHEET NO.
14 OF 24

SOILS MAP
SCALE: 1" = 50'

SOILS DESCRIPTIONS

TYPE	NAME	GROUP	SLOPE
4B	ARCOLA SILT LOAM	C	2-7%
5C	ARCOLA-NESTORIA COMPLEX	C	7-15%
11B	CALVERTON SILT LOAM	C	0-7%
35B	MANASSAS SILT LOAM	B	2-7%

64C DENOTES SOIL TYPE



BMP DIVIDES AND SOILS MAP

SCALE: 1" = 50'

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014
To be used w/ 2011 BMP Standards and Specifications

Site Data

Project Name: QBE BUSINESS PARK
Date: DECEMBER 1, 2016

Category	Value
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.25
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90
Phosphorus EMC (mg/L)	1.86

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage: 5.27

Constants

Category	Value
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.25
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90
Phosphorus EMC (mg/L)	1.86

Pre-ReDevelopment Land Cover (acres)

Category	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.08	3.25	0.00	3.33
Impervious Cover (acres)	0.00	0.00	1.94	0.00	1.94
Total	0.00	0.08	3.25	0.00	3.33

Post-ReDevelopment Land Cover (acres)

Category	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	2.76	0.00	2.76
Impervious Cover (acres)	0.00	0.02	2.49	0.00	2.51
Total	0.00	0.02	2.49	0.00	2.52

Area Check
Okay Check Areas Check Areas Okay

Rv Coefficients

Category	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Category	Listed	Adjusted ¹	Land Cover Summary Post-ReDevelopment	Land Cover Summary Post-ReDevelopment New Impervious
Forest/Open Space Cover (acres)	0.00	0.00	Forest/Open Space Cover (acres)	0.00
Composite Rv(forest)	0.00	0.00	Composite Rv(forest)	0.00
% Forest	0%	0%	% Forest	0%
Managed Turf Cover (acres)	3.33	2.82	Managed Turf Cover (acres)	2.76
Composite Rv(turf)	0.22	0.22	Composite Rv(turf)	0.22
% Managed Turf	63%	59%	% Managed Turf	59%
Impervious Cover (acres)	1.94	1.94	ReDev. Impervious Cover (acres)	1.94
Rv(impervious)	0.95	0.95	Rv(impervious)	0.95
% Impervious	37%	41%	% Impervious	41%
Total Site Area (acres)	5.27	4.78	Total ReDev. Site Area (acres)	4.70
Site Rv	0.48	0.52	ReDev. Site Rv	0.52
Pre-Development Treatment Volume (acre-ft)	0.2145	0.2052	Post-Development Treatment Volume (acre-ft)	0.0451
Pre-Development Treatment Volume (cubic feet)	9,344	8,938	Post-Development Treatment Volume (cubic feet)	1,966
Pre-Development Load (TP) (lb/yr)	5.87	5.62	Post-Development Load (TP) (lb/yr)	1.24
Maximum % Reduction Required Below Pre-ReDevelopment Load				20%
TP Load Reduction Required for ReDeveloped Area (lb/yr)				1.10
TP Load Reduction Required for New Impervious Area (lb/yr)				1.00
Total Load Reduction Required (lb/yr)				2.10
Pre-Development Load (TN) (lb/yr)	42.00		Post-Development Load (TN) (lb/yr)	48.81

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E
IMPERVIOUS COVER	0.07	0.18	0.80	0.00	0.00
IMPERVIOUS COVER TREATED	0.07	0.18	0.80	0.00	0.00
TURF AREA	0.07	0.17	0.15	0.00	0.00
TURF AREA TREATED	0.00	0.00	0.00	0.00	0.00
AREA CHECK	OK	OK	OK	OK	OK

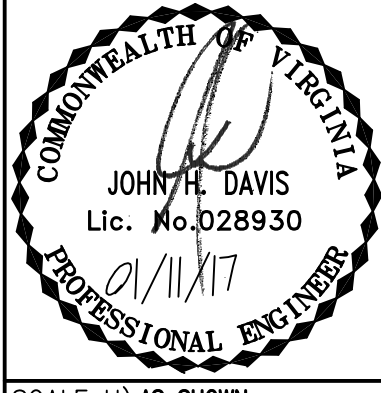
Phosphorus

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	2.10
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	1.34
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	5.49
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	0.76

Nitrogen (for information purposes)

ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr)	39.28
--	-------

BEST MANAGEMENT PRACTICES COMPUTATIONS AND SOILS MAP
QBE BUSINESS PARK
PRELIMINARY/FINAL SITE PLAN
TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



SCALE: H) AS SHOWN
V) N/A
DATE: DECEMBER 2016
CHECKED:
DRAWN: JHD
FILE NO: SP-035-HAY
SHEET NO.

Drainage Area A

Drainage Area A Land Cover (acres)						
A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	
0.00	0.00	0.00	0.00	0.00	0.00	
0.00	0.00	0.07	0.00	0.07	0.22	
0.00	0.00	0.07	0.00	0.07	0.95	
Total				0.14		
Post Development Treatment Volume (cf)						297

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed	Nitrogen Efficiency (%)	Nitrogen Load from Upstream RR Practices	Untreated Nitrogen Load to Practice (lbs.)	Nitrogen Removed By Practice (lbs.)	Remaining Nitrogen Load (lbs.)
3. Permeable Pavement																		
3.a.	Permeable Pavement #1 (Spec #7)	acres of permeable pavement + acres of "external" (upgradient) impervious pavement	45% runoff volume reduction	0.45	0.07	0	109	133	25	0.00	0.15	0.09	0.06	25	0.00	1.08	0.64	0.45
3.b.	Permeable Pavement #2 (Spec #7)	acres of permeable pavement	75% runoff volume reduction	0.75	0.00	0	0	0	25	0.00	0.00	0.00	0.00	25	0.00	0.00	0.00	0.00
TOTAL IMPERVIOUS COVER TREATED (ac)				0.07														
TOTAL TURF AREA TREATED (ac)				0.00														
AREA CHECK OK																		
TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr)														2.10				
TOTAL RUNOFF REDUCTION IN D.A. A (cf)														109				
PHOSPHOROUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)														0.69				
TOTAL RUNOFF REDUCTION IN D.A. A (cf)														109				
NITROGEN REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)														0.64				

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

Drainage Area B

Drainage Area B Land Cover (acres)						
A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	
0.00	0.00	0.00	0.00	0.00	0.00	
0.00	0.00	0.17	0.00	0.17	0.22	
0.00	0.00	0.18	0.00	0.18	0.95	
Total				0.35		
Post Development Treatment Volume (cf)						756

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area B

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed	Nitrogen Efficiency (%)	Nitrogen Load from Upstream RR Practices	Untreated Nitrogen Load to Practice (lbs.)	Nitrogen Removed By Practice (lbs.)	Remaining Nitrogen Load (lbs.)
3. Permeable Pavement																		
3.a.	Permeable Pavement #1 (Spec #7)	acres of permeable pavement + acres of "external" (upgradient) impervious pavement	45% runoff volume reduction	0.45	0.18	0	279	341	25	0.00	0.39	0.23	0.16	25	0.00	2.79	1.64	1.15
3.b.	Permeable Pavement #2 (Spec #7)	acres of permeable pavement	75% runoff volume reduction	0.75	0.00	0	0	0	25	0.00	0.00	0.00	0.00	25	0.00	0.00	0.00	0.00
TOTAL IMPERVIOUS COVER TREATED (ac)				0.18														
TOTAL TURF AREA TREATED (ac)				0.00														
AREA CHECK OK																		
TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr)														2.10				
TOTAL RUNOFF REDUCTION IN D.A. B (cf)														279				
PHOSPHOROUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)														0.23				
TOTAL RUNOFF REDUCTION IN D.A. B (cf)														279				
NITROGEN REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. B (lb/yr)														1.64				

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

Drainage Area C

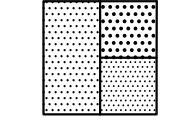
Drainage Area C Land Cover (acres)						
A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	
0.00	0.00	0.00	0.00	0.00	0.00	
0.00	0.00	0.15	0.00	0.15	0.22	
0.00	0.00	0.80	0.00	0.80	0.95	
Total				0.95		
Post Development Treatment Volume (cf)						2879

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area C

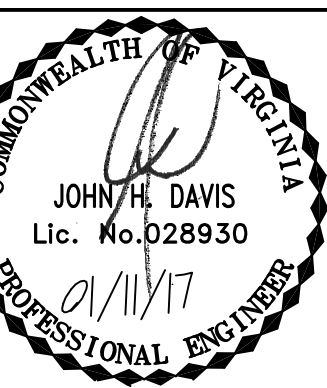
Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed	Nitrogen Efficiency (%)	Nitrogen Load from Upstream RR Practices	Untreated Nitrogen Load to Practice (lbs.)	Nitrogen Removed By Practice (lbs.)	Remaining Nitrogen Load (lbs.)
3. Permeable Pavement																		
3.a.	Permeable Pavement #1 (Spec #7)	acres of permeable pavement + acres of "external" (upgradient) impervious pavement	45% runoff volume reduction	0.45	0.80	0	1241	1517	25	0.00	1.73	1.02	0.71	25	0.00	12.39	7.28	5.11
3.b.	Permeable Pavement #2 (Spec #7)	acres of permeable pavement	75% runoff volume reduction	0.75	0.00	0	0	0	25	0.00	0.00	0.00	0.00	25	0.00	0.00	0.00	0.00
TOTAL IMPERVIOUS COVER TREATED (ac)				0.80														
TOTAL TURF AREA TREATED (ac)				0.00														
AREA CHECK OK																		
TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr)														2.10				
TOTAL RUNOFF REDUCTION IN D.A. C (cf)														1,241				
PHOSPHOROUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. C (lb/yr)														1.02				
TOTAL RUNOFF REDUCTION IN D.A. C (cf)														1,241				
NITROGEN REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. C (lb/yr)														7.28				

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

THE KDL GROUP LLC
 P.O. BOX 809
 HAYMARKET, VA 20168
 PHONE 703 763-7592 FAX 703 763-7593
 www.kdlgroup.com



BEST MANAGEMENT PRACTICES COMPUTATIONS
QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN
 TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



SCALE: H) N/A
 V) N/A
 DATE: DECEMBER 2016
 CHECKED:
 DRAWN: JHD
 FILE NO: SP-035-HAY
 SHEET NO.

PERVIOUS PAVEMENT #1

DEPTH OF RESERVOIR LAYER

dp = [(dc x R) + P - (1/2 x tr) - (qr x tr)] / i

Where:
dp = Depth of the reservoir layer (ft)
dc = Depth of runoff from the contributing drainage area (not including the permeable pavement surface) for the Treatment Volume or other design storm (ft)
R = Ratio of the contributing drainage area (not including the permeable pavement surface) to the permeable pavement surface area
P = rainfall depth for the treatment volume or other design storm (ft)
i = Field-verified infiltration rate for the native soils (ft/day)
tr = Time to fill the reservoir layer (day) - typically 2 hours or 0.083 day
qr = Void ratio for the reservoir layer (0.4)
qr = Outflow through underdrain (ft/day)

dp-max = [(0.11 ft x 2) + 0.21 ft - (0.5/2 x 0.083 ft/day) - (0 ft/day x 0.083 day)] / 0.4 = 1.0 ft (Use 1 ft)

DEPTH OF RESERVOIR LAYER

dp = [(dc x R) + P - (1/2 x tr) - (qr x tr)] / i

Where:
dp = Depth of the reservoir layer (ft)
dc = Depth of runoff from the contributing drainage area (not including the permeable pavement surface) for the Treatment Volume or other design storm (ft)
R = Ratio of the contributing drainage area (not including the permeable pavement surface) to the permeable pavement surface area
P = rainfall depth for the treatment volume or other design storm (ft)
i = Field-verified infiltration rate for the native soils (ft/day)
tr = Time to fill the reservoir layer (day) - typically 2 hours or 0.083 day
qr = Void ratio for the reservoir layer (0.4)
qr = Outflow through underdrain (ft/day)

dp-max = [(0.05 ft x 2) + 0.21 ft - (0.5/2 x 0.083 ft/day) - (0 ft/day x 0.083 day)] / 0.4 = 0.29 ft (Use 1 ft)

PERVIOUS PAVEMENT #2

DEPTH OF RESERVOIR LAYER

dp = [(dc x R) + P - (1/2 x tr) - (qr x tr)] / i

Where:
dp = Depth of the reservoir layer (ft)
dc = Depth of runoff from the contributing drainage area (not including the permeable pavement surface) for the Treatment Volume or other design storm (ft)
R = Ratio of the contributing drainage area (not including the permeable pavement surface) to the permeable pavement surface area
P = rainfall depth for the treatment volume or other design storm (ft)
i = Field-verified infiltration rate for the native soils (ft/day)
tr = Time to fill the reservoir layer (day) - typically 2 hours or 0.083 day
qr = Void ratio for the reservoir layer (0.4)
qr = Outflow through underdrain (ft/day)

dp-max = [(0.05 ft x 2) + 0.21 ft - (0.5/2 x 0.083 ft/day) - (0 ft/day x 0.083 day)] / 0.4 = 0.29 ft (Use 1 ft)

PERVIOUS PAVEMENT #3 & #4

DEPTH OF RESERVOIR LAYER

dp = [(dc x R) + P - (1/2 x tr) - (qr x tr)] / i

Where:
dp = Depth of the reservoir layer (ft)
dc = Depth of runoff from the contributing drainage area (not including the permeable pavement surface) for the Treatment Volume or other design storm (ft)
R = Ratio of the contributing drainage area (not including the permeable pavement surface) to the permeable pavement surface area
P = rainfall depth for the treatment volume or other design storm (ft)
i = Field-verified infiltration rate for the native soils (ft/day)
tr = Time to fill the reservoir layer (day) - typically 2 hours or 0.083 day
qr = Void ratio for the reservoir layer (0.4)
qr = Outflow through underdrain (ft/day)

dp-max = [(0.11 ft x 2) + 0.21 ft - (0.5/2 x 0.083 ft/day) - (0 ft/day x 0.083 day)] / 0.4 = 1.0 ft (Use 1 ft)

DEPTH OF RESERVOIR LAYER

dp = [(dc x R) + P - (1/2 x tr) - (qr x tr)] / i

Where:
dp = Depth of the reservoir layer (ft)
dc = Depth of runoff from the contributing drainage area (not including the permeable pavement surface) for the Treatment Volume or other design storm (ft)
R = Ratio of the contributing drainage area (not including the permeable pavement surface) to the permeable pavement surface area
P = rainfall depth for the treatment volume or other design storm (ft)
i = Field-verified infiltration rate for the native soils (ft/day)
tr = Time to fill the reservoir layer (day) - typically 2 hours or 0.083 day
qr = Void ratio for the reservoir layer (0.4)
qr = Outflow through underdrain (ft/day)

dp-max = [(0.11 ft x 2) + 0.21 ft - (0.5/2 x 0.083 ft/day) - (0 ft/day x 0.083 day)] / 0.4 = 1.0 ft (Use 1 ft)

MAXIMUM ALLOWABLE DEPTH OF RESERVOIR LAYER

dp-max = [(1/2 x tr) + (qr x tr)] / i

Where:
dp-max = Maximum depth of the reservoir layer (ft)
i = Field-verified infiltration rate for the native soils (ft/day)
tr = Time to drain the reservoir layer (day - typically 1 to 2 days)
qr = Void ratio for the reservoir layer (0.4)
qr = Outflow through underdrain (ft/day)

dp-max = [(12/2 ft x 2) + (0 ft/day x 2)] / 0.4 = 30.0 ft

EXTERNAL DRAINAGE AREA

PERVIOUS CONCRETE SURFACE AREA = 2,165 S.F.
EXTERNAL CONTRIBUTING DRAINAGE AREA = 4,295 S.F.

RATIO = 3,936 S.F. / 2,165 S.F. = 1.82 (< 2.0) O.K.

TREATMENT VOLUME

Tv = 1(Rv)(A)/12 (Required Treatment Volume)

Where:
Rv = 1.28"
A = 6,098 sf (See VRRM Spreadsheet - sheet 17)
Tv = 1(1.28 in)(6,098 sf)/12 = 650 cf
Tv = (2,162 sf)(1 ft)(0.4) = 865 cf (Provided Treatment Volume) O.K.

MAXIMUM ALLOWABLE DEPTH OF RESERVOIR LAYER

dp-max = [(1/2 x tr) + (qr x tr)] / i

Where:
dp-max = Maximum depth of the reservoir layer (ft)
i = Field-verified infiltration rate for the native soils (ft/day)
tr = Time to drain the reservoir layer (day - typically 1 to 2 days)
qr = Void ratio for the reservoir layer (0.4)
qr = Outflow through underdrain (ft/day)

dp-max = [(12/2 ft x 2) + (0 ft/day x 2)] / 0.4 = 30.0 ft

EXTERNAL DRAINAGE AREA

PERVIOUS CONCRETE SURFACE AREA = 7,176 S.F.
EXTERNAL CONTRIBUTING DRAINAGE AREA = 8,070 S.F.

RATIO = 8,070 S.F. / 7,176 S.F. = 1.12 (< 2.0) O.K.

TREATMENT VOLUME

Tv = 1(Rv)(A)/12 (Required Treatment Volume)

Where:
Rv = 0.59"
A = 15,246 sf (See VRRM Spreadsheet - sheet 17)
Tv = 1(0.59 in)(15,246 sf)/12 = 750 cf
Tv = (7,176 sf)(1 ft)(0.4) = 2,870 cf (Provided Treatment Volume) O.K.

MAXIMUM ALLOWABLE DEPTH OF RESERVOIR LAYER

dp-max = [(1/2 x tr) + (qr x tr)] / i

Where:
dp-max = Maximum depth of the reservoir layer (ft)
i = Field-verified infiltration rate for the native soils (ft/day)
tr = Time to drain the reservoir layer (day - typically 1 to 2 days)
qr = Void ratio for the reservoir layer (0.4)
qr = Outflow through underdrain (ft/day)

dp-max = [(12/2 ft x 2) + (0 ft/day x 2)] / 0.4 = 30.0 ft

EXTERNAL DRAINAGE AREA

PERVIOUS CONCRETE SURFACE AREA = 18,839 S.F.
EXTERNAL CONTRIBUTING DRAINAGE AREA = 19,455 S.F.

RATIO = 22,943 S.F. / 18,839 S.F. = 1.20 (< 2.0) O.K.

TREATMENT VOLUME

Tv = 1(Rv)(A)/12 (Required Treatment Volume)

Where:
Rv = 1.30"
A = 41,382 sf (See VRRM Spreadsheet - sheet 17)
Tv = 1(1.30 in)(41,382 sf)/12 = 4,483 cf
Tv = (18,839 sf)(1 ft)(0.4) = 7,535 cf (Provided Treatment Volume) O.K.

PERVIOUS PAVEMENT MATERIAL SPECIFICATIONS

Table 7.6. Material Specifications for Underneath the Pavement Surface. Includes specifications for Bedding Layer, Reservoir Layer, Underdrain, Filter Layer, Filter Fabric, Impermeable Liner, and Observation Well.

Table 7.8. Different Permeable Pavement Specifications. Includes specifications for Permeable Interlocking Concrete Pavers, Concrete Grid Pavers, Plastic Reinforced Grid Pavers, Perforated Concrete, and Porous Asphalt.

PERVIOUS PAVEMENT CONSTRUCTION INSPECTION

Inspections before, during and after construction are needed to ensure that permeable pavement is built in accordance with these specifications. Use detailed inspection checklists that require sign-offs by qualified individuals at critical stages of construction... Some common pitfalls can be avoided by careful construction supervision that focuses on the following key aspects of permeable pavement installation:

- Store materials in a protected area to keep them free from mud, dirt, and other foreign materials.
The contributing drainage area should be stabilized prior to directing water to the permeable pavement area.
Check the aggregate material to confirm that it is clean and washed, meets specifications and is installed to the correct depth.
Check elevation (e.g., the invert of the underdrain, inverts for the inflow and outflow points, etc.) and the surface slope.
Make sure the permeable pavement surface is even, runoff evenly spreads across it, and the storage bed drains within 48 hours.
Ensure that caps are placed on the upstream (not the downstream) ends of the underdrains.
Inspect the pretreatment structures (if applicable) to make sure they are properly installed and working effectively.
Once the final construction inspection has been completed, log the GPS coordinates for each facility and submit them for entry into the local BMP maintenance tracking database.

PERVIOUS PAVEMENT COLD WEATHER CONSIDERATIONS

In cold climates and winter conditions, freeze-thaw cycles may affect the structural durability of the permeable pavement system. In those situations, the following design adaptations may be helpful:
To avoid damage caused by freezing, designs should not allow water to pond in or above the permeable pavement.
Ensure complete drainage of the permeable pavement system within 24 hours following a rainfall event.
Extend the filter bed and underdrain pipe below the frost line and/or overlie the underdrain by one pipe size, to reduce the freezing potential.
Large snow storage piles should be located in adjacent grassy areas so that sediments and pollutants in snowmelt are partially treated before they reach the permeable pavement.
Sand should never be applied for winter traction over permeable pavement or areas of standard (impervious) pavement that drain toward permeable pavement, since it will quickly clog the system.
When placing plastic reinforced grid pavements, snow plow blades should be lifted 1/2 inch to 1 inch above the pavement surface to prevent damage to the paving blocks or turf.
Porous asphalt (PA), pervious concrete (PC) and interlocking pavers (IP) can be placed similar to traditional pavements, using similar equipment and settings.
Owners should be judicious when using chloride products for deicing over all permeable pavements designed for infiltration, since the salts will most assuredly be transmitted into the groundwater.

PERVIOUS PAVEMENT MAINTENANCE INSPECTIONS

It is highly recommended that a spring maintenance inspection and cleanup be conducted at each permeable pavement site, particularly at large-scale applications.
Maintenance of permeable pavement is driven by annual inspections that evaluate the condition and performance of the practice. The following are suggested annual maintenance inspection points for permeable pavements:
The drawdown rate should be measured at the observation well for three (3) days following a storm event in excess of 1/2 inch in depth. If standing water is still observed in the well after three days, this is a clear sign that clogging is a problem.
Inspect the surface of the permeable pavement for evidence of sediment deposition, organic debris, staining or ponding that may indicate surface clogging. If any signs of clogging are noted, schedule a vacuum sweeper (no brooms or water spray) to remove deposited material. Then, test sections by pouring water from a five gallon bucket to ensure they work.
Inspect the structural integrity of the pavement surface, looking for signs of surface deterioration, such as slumping, cracking, spalling or broken pavers. Replace or repair affected areas, as necessary.
Check inlets, pretreatment cells and any flow diversion structures for sediment buildup and structural damage. Note if any sediment needs to be removed.
Inspect the condition of the observation well and make sure it is still capped.
Generally inspect any contributing drainage area for any controllable sources of sediment or erosion.

NOTE:
1. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE PERMEABLE PAVEMENT TO THE EXTENT NOT MAINTAINED BY LOUDOUN COUNTY PURSUANT TO SECTION 1096.02 OF THE CODIFIED ORDINANCE. FURTHERMORE, MAINTENANCE RESPONSIBILITIES SHALL BE ESTABLISHED IN THE REQUIRED DEED OF EASEMENT.

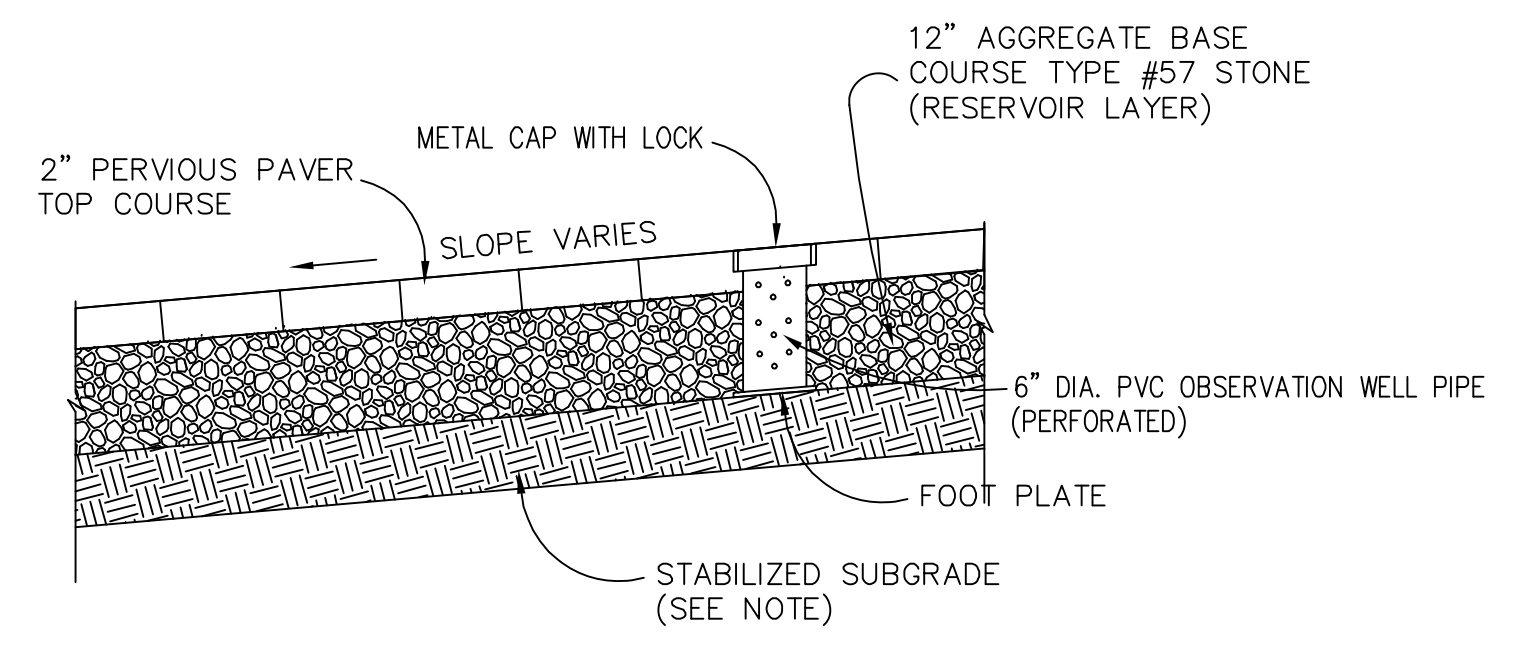
PERVIOUS PAVEMENT CONSTRUCTION SEQUENCE

The following is a typical construction sequence to properly install permeable pavement, which may need to be modified to depending on whether Porous Asphalt (PA), Pervious Concrete (PC) or Interlocking Paver (IP) designs are employed.
Step 1. Construction of the permeable pavement shall only begin after the entire contributing drainage area has been stabilized. The proposed site should be checked for existing utilities prior to any excavation. Do not install the system in rain or snow, and do not install frozen bedding materials.
Step 2. As noted above, temporary erosion and sediment (E&S) controls are needed during installation to divert stormwater away from the permeable pavement area until it is completed. Special protection measures such as erosion control fabric may be needed to protect vulnerable side slopes from erosion during the excavation process. The proposed permeable pavement area must be kept free from sediment during the entire construction process. Construction materials that are contaminated by sediments must be removed and replaced with clean materials.
Step 3. Where possible, excavators or backhoes should work from the sides to excavate the reservoir layer to its appropriate design depth and dimensions. For micro-scale and small-scale pavement applications, excavating equipment should have areas with adequate extension so they do not have to work inside the footprint of the permeable pavement area (to avoid compaction). Contractors can utilize a coll construction approach, whereby the proposed permeable pavement area is split into 500 to 1000 sq. ft. temporary cells with a 10 to 15 foot earth bridge in between, so that cells can be excavated from the side. Excavated material should be placed away from the open excavation so as to not jeopardize the stability of the side walls.
Step 4. The native soils along the bottom and sides of the permeable pavement system should be scarified or tilled to a depth of 3 to 4 inches prior to the placement of the filter layer or filter fabric. In large scale paving applications with weak soils, the soil subgrade may need to be compacted to 95% of the Standard Proctor Density to achieve the desired load-bearing capacity. (NOTE: This effectively eliminates the infiltration function of the installation, and it must be addressed during hydrologic design.)
Step 5. Filter fabric should be installed on the bottom and the sides of the reservoir layer. In some cases, an alternative filter layer, as described in Section 8.6 may be warranted. Filter fabric strips should overlap down-slope by a minimum of 2 feet, and be secured a minimum of 4 feet beyond the edge of the excavation. Where the filter layer extends beyond the edge of the pavement (to convey runoff to the reservoir layer), install an additional layer of filter fabric 1 foot below the surface to prevent sediments from entering into the reservoir layer. Excess filter fabric should not be trimmed until the site is fully stabilized.
Step 6. Provide a minimum of 2 inches of aggregate above and below the underdrains. The underdrains should slope down towards the outlet at a grade of 0.5% or steeper. The up-gradient end of underdrains in the reservoir layer should be capped. Where an underdrain pipe is connected to a structure, there shall be no perforations within 1 foot of the structure. Ensure that there are no perforations in clean-outs and observation wells within 1 foot of the surface.
Step 7. Moisten and spread 6-inch lifts of the appropriate clean, washed stone aggregate (usually No. 2 or No. 57 stone). Place at least 4 inches of additional aggregate above the underdrain, and then compact it using a vibratory roller in static mode until there is no visible movement of the aggregate. Do not crush the aggregate with the roller.
Step 8. Install the desired depth of the bedding layer, depending on the type of pavement, as follows:
Pervious Concrete: No bedding layer is used.
Porous Asphalt: The bedding layer for porous asphalt pavement consists of 1 to 2 inches of clean, washed ASTM D 448 No.57 stone. The filter course must be leveled and pressed (choked) into the reservoir base with at least four (4) passes of a 10-ton steel drum static roller.
Interlocking Pavers: The bedding layer for open-jointed pavement blocks should consist of 1-1/2 to 2 inches of washed ASTM D 448 No.8 stone. The thickness of the bedding layer is to be based on the block manufacturer's recommendation or that of a qualified professional.
Step 9. Paving materials shall be installed in accordance with manufacturer or industry specifications for the particular type of pavement.
Installation of Pervious Concrete. The basic installation sequence for pervious concrete is outlined by the American Concrete Institute (2008). It is strongly recommended that concrete installers successfully complete a recognized pervious concrete installer training program, such as the Pervious Concrete Contractor Certification Program offered by the NRMCA. The basic installation procedure is as follows:
Drive the concrete truck at close to the project site as possible.
Water the underlying aggregate (reservoir layer) before the concrete is placed, so that the aggregate does not draw moisture from the freshly laid pervious concrete.
After the concrete is placed, approximately 3/8 to 1/2 inch is struck off, using a vibratory screed. This is to allow for compaction of the concrete pavement.
Compact the pavement with a steel pipe roller. Care should be taken so that over-compaction does not occur.
Cut joints for the concrete to a depth of 1/4 inch.
The curing process is very important for pervious concrete. Cover the pavement with plastic sheeting within 20 minutes of the strike-off, and keep it covered for at least seven (7) days. Do not allow traffic on the pavement during this time period.



ECORASTER® BLOXX

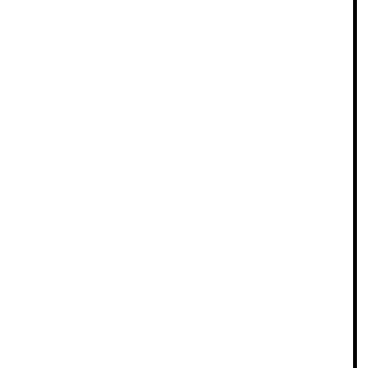
TYPICAL "ECORASTER BLOXX" PERVIOUS PAVER



TYPICAL PERVIOUS PAVEMENT SECTION

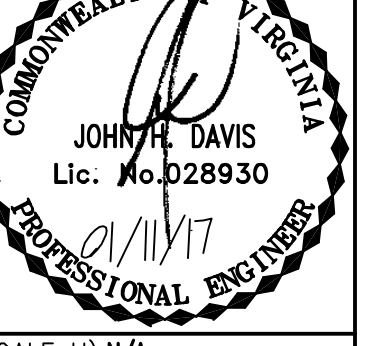
- 1. * SUBBASE NOTE: SUBBASE DEPTH IS BASED ON A CBR VALUE OF 6. SOILS TEST OF SUBGRADE WILL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED SUBBASE THICKNESS PRIOR TO THE PLACEMENT OF SUBBASE
2. ALL FINAL PAVEMENT AND BASE COURSE THICKNESS SHALL BE DESIGNED IN ACCORDANCE WITH THE "DESIGN GUIDE FOR SUBDIVISION ROAD PAVEMENTS IN VIRGINIA", BY N.K. VASWANI, AND SHALL BE BASED ON A SUFFICIENT NUMBER OF CBR TEST TO DETERMINE THE TRUE SUPPORT VALUES OF THE VARIOUS SOILS IN THE SUBGRADE.
3. A SMOOTHING GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE FLOWLINE TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF ANY WATER ON THE ROADWAY.
"STANDARD GUARDRAIL AND HANDRAIL SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FINAL FIELD INSPECTIONS BY LOUDOUN COUNTY OR V.D.O.T."

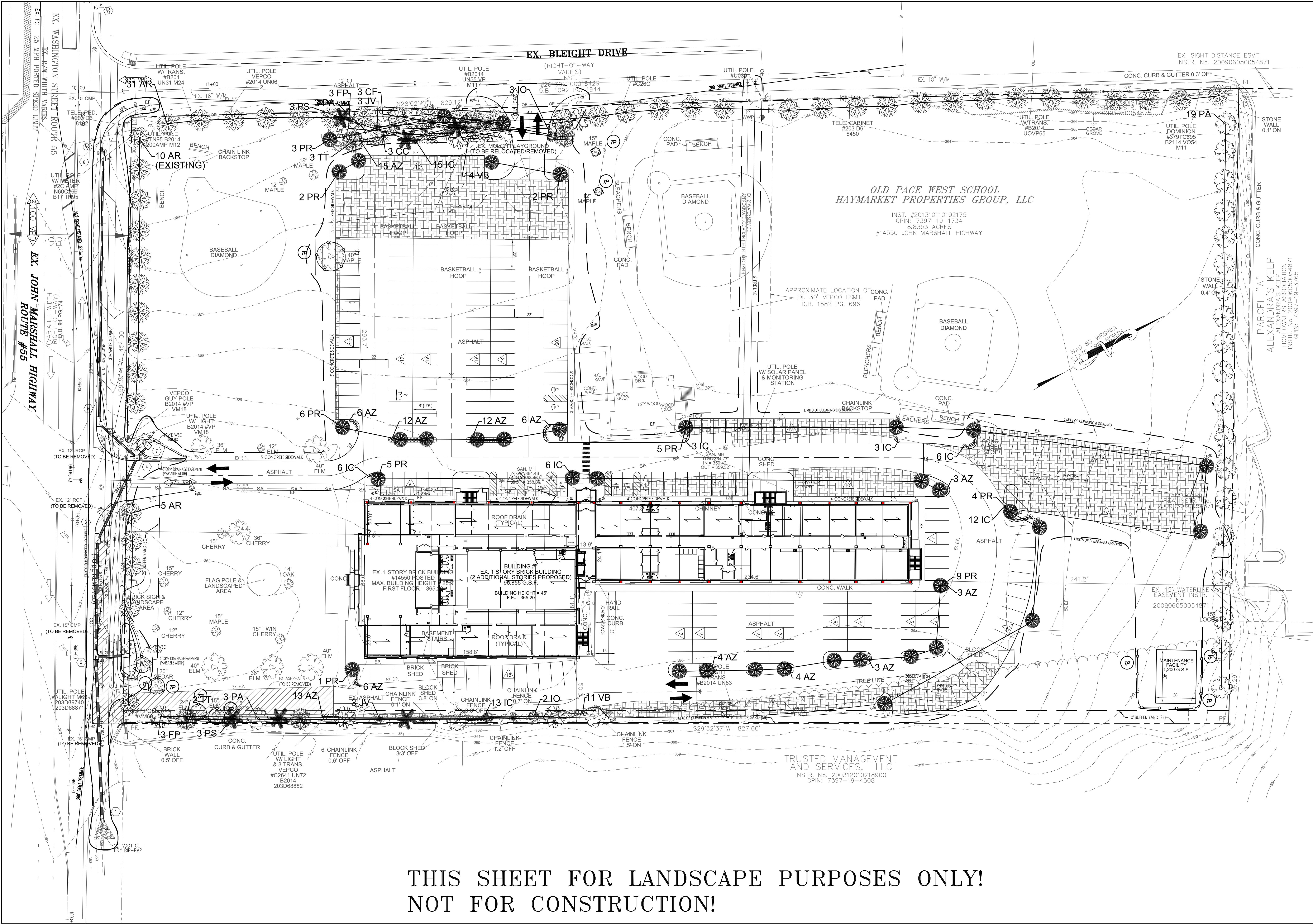
THE KDL GROUP LLC
P.O. BOX 409
FAUXVILLE, VA 20168
PHONE 703 763-7592
FAX 703 763-7593
www.kdlgroup.com



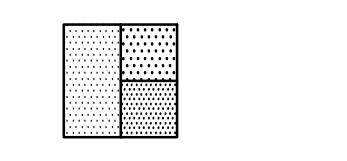
BEST MANAGEMENT PRACTICES COMPUTATIONS
QBE BUSINESS PARK
PRELIMINARY/FINAL SITE PLAN
TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: H) N/A
V) N/A
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FILE NO: SP-035-HAY
SHEET NO.





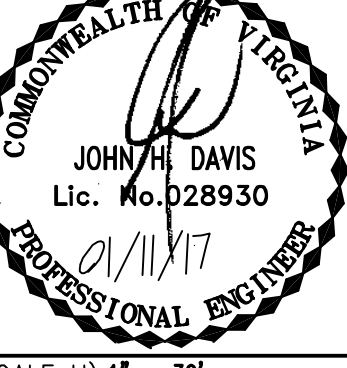
THE KDL GROUP LLC
 P.O. BOX 809
 HAYMARKET, VA 20168
 PHONE 703 763-7592 FAX 703 763-7593
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LANDSCAPE PLAN
QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

LANDSCAPE PLAN
 QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN



SCALE: H) 1" = 30'
 V) N/A
 DATE: DECEMBER 2016
 CHECKED:
 DRAWN: JHD
 FILE NO: SP-035-HAY
 SHEET NO.
 19 OF 24

**THIS SHEET FOR LANDSCAPE PURPOSES ONLY!
 NOT FOR CONSTRUCTION!**

LANDSCAPE CALCULATIONS

STREET TREE CALCULATIONS

STREET NAME	R/W FRONTAGE (FT)	REQ'D TREES	EX. TREES	PROV'D TREES
BLEIGHT DRIVE	772	30.9	0	31
WASHINGTON STREET	356	14.2	10	5
ALEANADER'S KEEP	475	19.0		19

BUFFER CALCULATIONS

TYPE SC SCREEN (25' WIDE BUFFER YARD)
ALONG WESTERN PROPERTY LINE (ADJACENT TO EX. BLEIGHT DRIVE)

TYPE OF PLANTING	ALT. 2	AREA (S.F.)	REQ'D PLANTINGS	PROV. PLANTINGS
CANOPY	1/500 S.F.	4,375	8.8	9
ORNAMENTAL	1/500 S.F.	4,375	8.8	9
EVERGREEN	1/500 S.F.	4,375	8.8	9
SHRUB	1/100 S.F.	4,375	43.8	44

TYPE SB SCREEN (10' WIDE BUFFER YARD)
ALONG EASTERN PROPERTY LINE (ADJACENT TO PIN 7397-19-4508)

TYPE OF PLANTING	ALT. 2	AREA (S.F.)	REQ'D PLANTINGS	PROV. PLANTINGS
CANOPY	1/500 S.F.	3,640	7.3	8
ORNAMENTAL	0	N/A	0	0
EVERGREEN	1/500 S.F.	3,640	7.3	8
SHRUB	1/100 S.F.	3,640	36.4	37

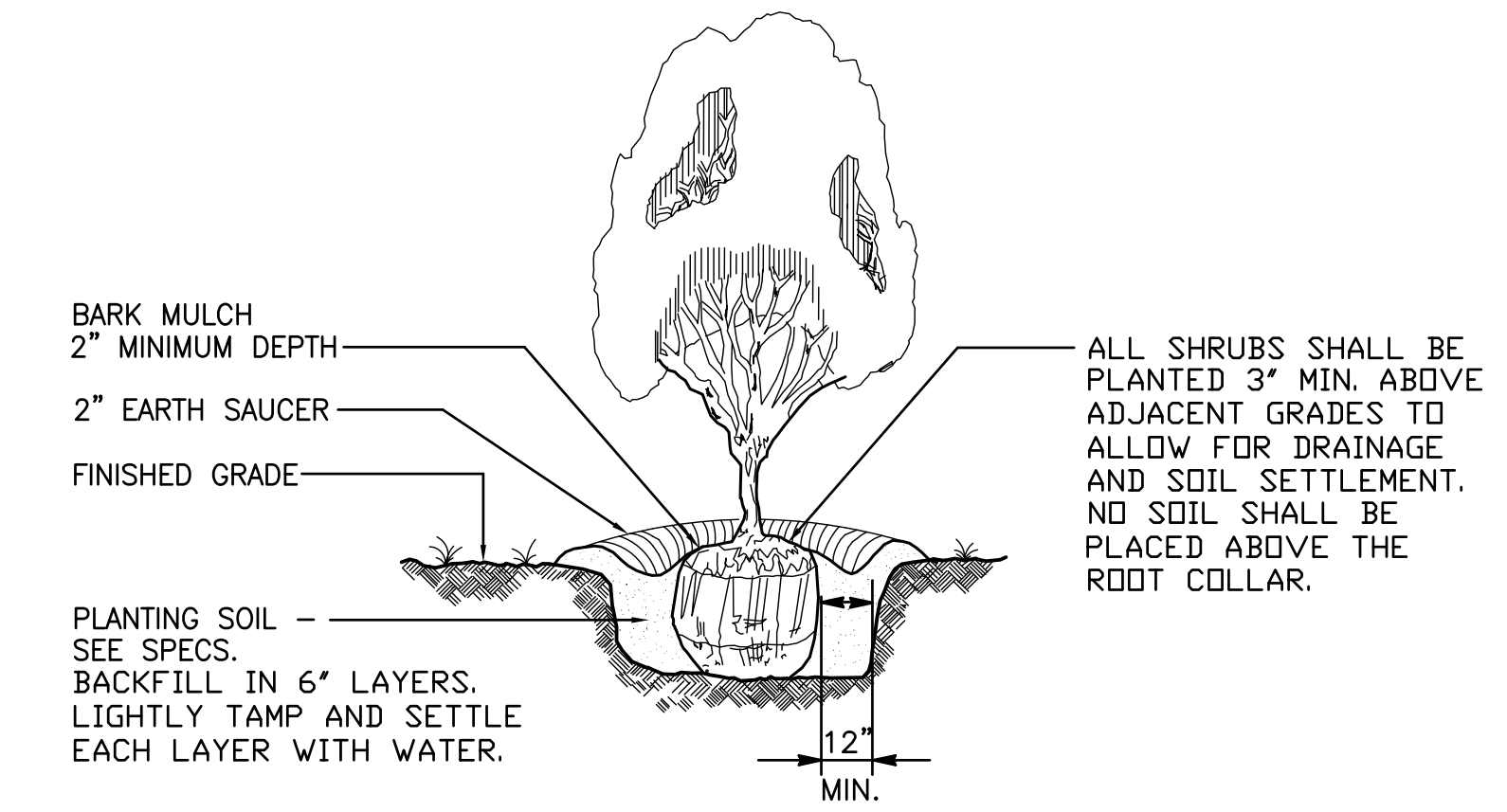
INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS

PLANT TYPE	NUMBER REQUIRED	TOTAL NUMBER REQUIRED	EXISTING PLANTS TO REMAIN	PLANTS PROPOSED	TOTAL PLANTS PROPOSED
UNDERSTORY TREES	1 PER 10 SPACES	31.3	0	34	34
SHRUBS	3 PER 10 SPACES	93.9	0	95	95

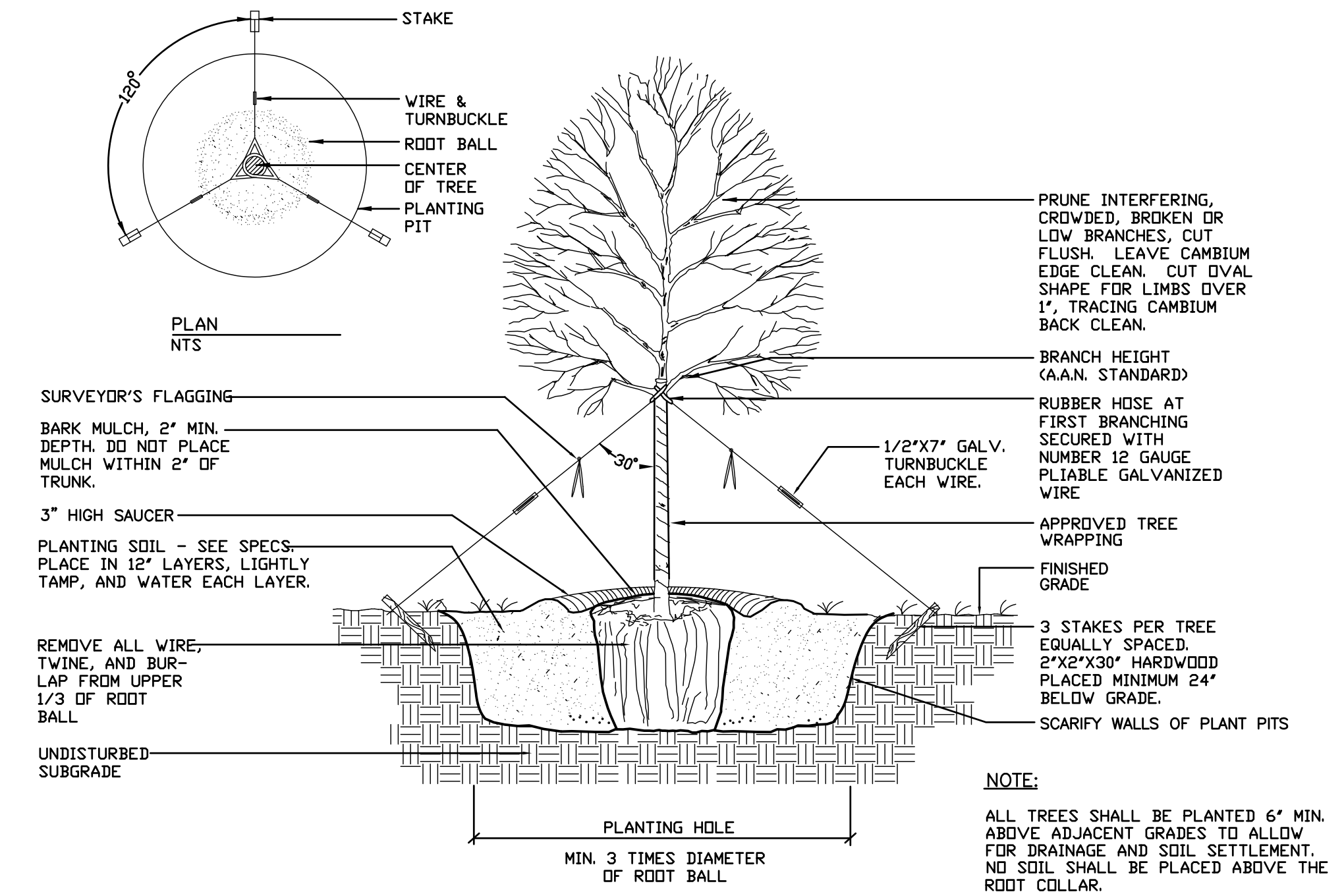
PLANT SCHEDULE

LOCATION/ REQUIREMENT	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	10-YR. CANOPY (SF)	SIZE	REMARKS
CANOPY TREES:							
GREEN ASH	PP	6	FRAXINUS PENNSYLVANIA	GREEN ASH	1,200	2.5" CAL.	B&B
LONDON PLANE TREE	PA	6	PLATANUS ACERIFOLIA	LONDON PLANE TREE	1,200	2.5" CAL.	B&B
SILVER LINDEN	TT	5	TILIA TOMENTOSA	SILVER LINDEN	1,000	2.5" CAL.	B&B
TOTAL		17			3,400		
ORNAMENTAL TREES:							
DOGWOOD	CF	3	CORNUS FLORIDA	DOGWOOD	270	5'-6" HGT	B&B
RED BUD	CC	3	CERCUS CANADENSIS	RED BUD	270	5'-6" HGT	B&B
FLOWERING CHERRY	PR	37	PRUNUS	FLOWERING CHERRY	2,775	5'-6" HGT	B&B
TOTAL		43			3,315		
EVERGREEN TREES:							
WHITE PINE	PS	6	PINUS STROBUS	WHITE PINE	1,200	6'-8" HGT	B&B
EASTERN RED CEDAR	JV	6	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	300	6'-8" HGT	B&B
AMERICAN HOLLY	IO	5	ILEX OPACA	AMERICAN HOLLY	250	6'-8" HGT	B&B
TOTAL		17			1,750		
SHRUBS:							
AZALEA	AZ	87	--	--	--	1'-2" HGT	B&B
JAPANESE HOLLY	IC	64	ILEX CRENATA	JAPANESE HOLLY	--	1'-2" HGT	B&B
VIBURNUM	VB	25	--	--	--	1'-2" HGT	B&B
TOTAL		176					
STREET TREE PLANTINGS - CANOPY TREES:							
RED MAPLE	AR	36	ACER RUBRUM	RED MAPLE	7,200	2.5" CAL.	B&B
LONDON PLANE TREE	PA	19	PLATANUS ACERIFOLIA	LONDON PLANE TREE	3,800	2.5" CAL.	B&B
TOTAL		55			11,000		

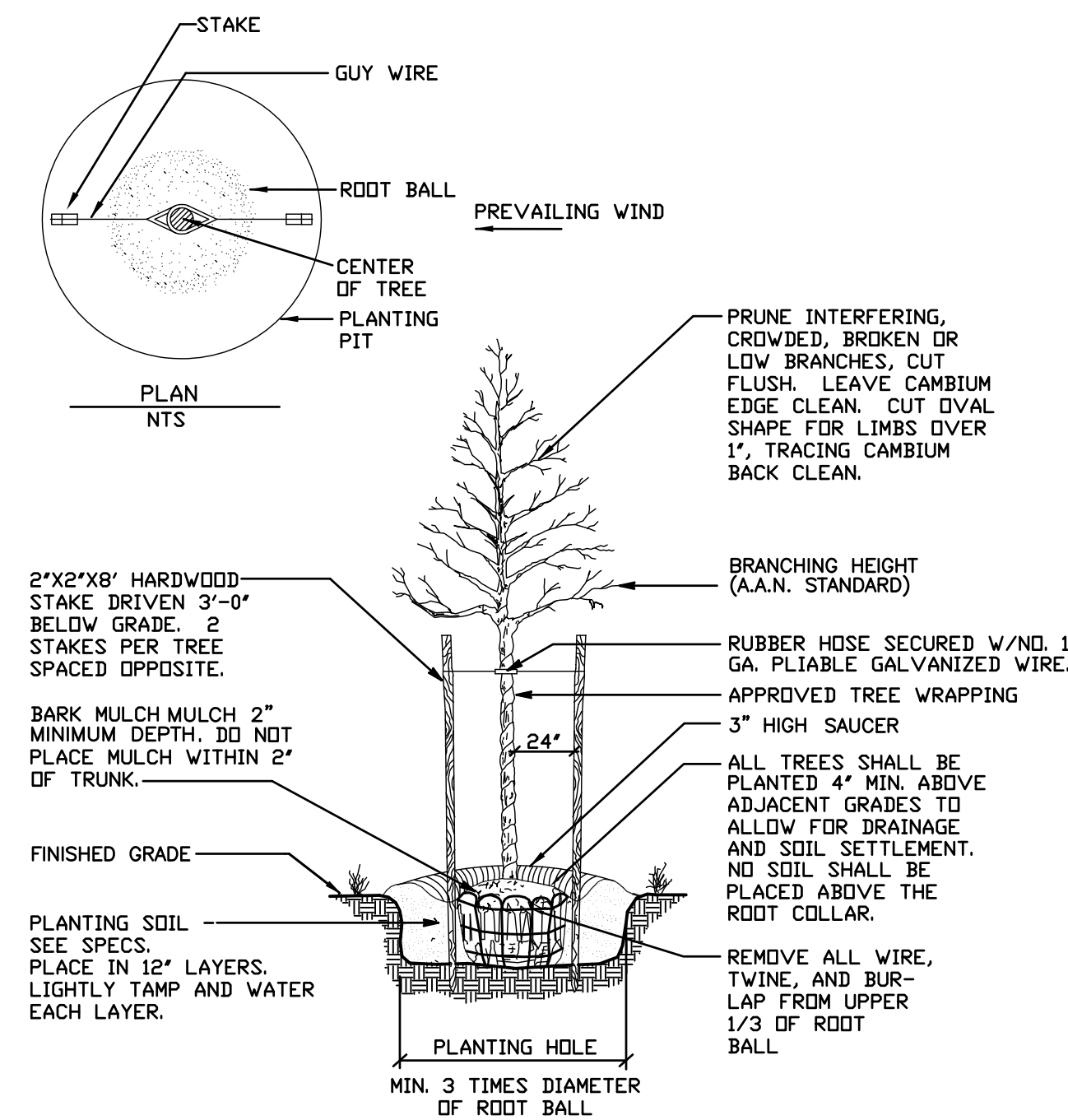
PLANTINGS NOT SPECIFICALLY CALLED OUT ABOVE ARE TO BE FROM THE TOWN OF HAYMARKET APPROVED PLANTING LIST (OR APPROVED EQUAL).



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



TYPICAL LARGE TREE PLANTING DETAIL
(2-1/2" CALIPER AND LARGER)
NOT TO SCALE



TYPICAL SMALL TREE PLANTING DETAIL
(2" CALIPER OR LESS)
NOT TO SCALE

TREE CONSERVATION NARRATIVE:

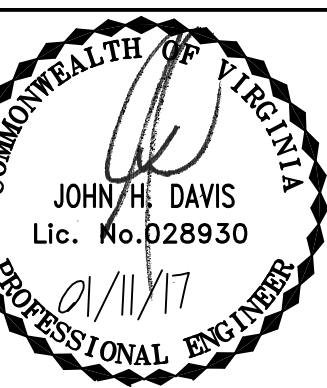
THE PROPOSED LANDSCAPE BUFFER LOCATED ON THE ADJACENT TOWN OF HAYMARKET PROPERTY SHALL BE PLANTED AS SHOWN ON THE APPROVED PRELIMINARY PLAT OF SUBDIVISION/PRELIMINARY SITE PLAN AMENDMENT AS PREPARED BY THE KDL GROUP, LLC. EVERY EFFORT SHALL BE MADE TO PROTECT AND PRESERVE EXISTING TREES TO INCLUDE THE FOLLOWING:

- CONTRACTOR SHALL PERFORM ROOT PRUNING TO A DEPTH OF 18"-24" ALONG THE CLEARING LIMITS IN THE AREA OF EXISTING TREES USING A TRENCHER OR VIBRATORY PLOW PRIOR TO INITIATING ANY LAND DISTURBANCE ACTIVITIES.
- CONTRACTOR TO INSTALL 2"-3" DEPTH OF MULCH FOR A DISTANCE OF APPROX. 10' BEYOND THE CLEARING LIMITS INSIDE THE TREE SAVE AREAS PRIOR TO INSTALLATION OF TREE PROTECTION FENCING.

FOR PURPOSES OF CALCULATING BUFFER YARD AND SCREENING REQUIREMENTS, NO CREDIT HAS BEEN TAKEN FOR EXISTING TREE SAVE AREAS.

THE KDL GROUP LLC
P.O. BOX 809
HAYMARKET, VA 20168
PHONE 703 763-7592 FAX 703 763-7593
www.kdlgroup.com

LANDSCAPE SCHEDULE AND DETAILS
QBE BUSINESS PARK
PRELIMINARY/FINAL SITE PLAN
PRINCE WILLIAM COUNTY, VIRGINIA



SCALE: H) N/A
V) N/A
DATE: DECEMBER 2016
CHECKED:
DRAWN: JHD
FILE NO: SP-035-HAY
SHEET NO.

PRINCE WILLIAM COUNTY
 Department of Development Services - Land Development Division
UNIT PRICE LIST
 (Performance Bonds, Landscaping Services, and Utilities & Erosion Control Erosion)
 Revised: November 17, 2011
 Effective: September 15, 2010

Project Name: **OBE BUSINESS PARK**
 FWC File #: **N/A** Date Prepared: **DECEMBER 18, 2016**

NOTE: This form is to be used to estimate performance bond, landscaping service and utilities erosion control price posted with Prince William County. These prices do not include items that are to be bonded separately with the Virginia Department of Transportation.

1. MOBILIZATION/DEMobilIZATION OF CONSTRUCTION EQUIPMENT

Mobilization/DEMobilization	@ Lump Sum	\$10,000.00 (min.)
-----------------------------	------------	--------------------

2. STORM DRAINAGE

A. Structures

Quantity	Item	Price	Cost
DI-1	@ \$3,500 EA		
DI-3	@ \$3,500 EA		
DI-4	@ \$3,500 EA		
MH-1	@ \$2,500 EA		
MH-2	@ \$3,000 EA		
DI-7	@ \$3,500 EA		\$3,500.00
DI-12	@ \$3,500 EA		
Subtotal:			\$3,500.00

B. Concrete Pipe

Quantity	Item	Price	Cost
24"	@ \$33 LF		\$7,920.00
18"	@ \$40 LF		\$7,560.00
15"	@ \$50 LF		\$7,500.00
12"	@ \$60 LF		\$7,200.00
27"	@ \$60 LF		
30"	@ \$65 LF		
36"	@ \$70 LF		
42"	@ \$75 LF		
48"	@ \$80 LF		
54"	@ \$85 LF		
60"	@ \$90 LF		
66"	@ \$95 LF		
72"	@ \$100 LF		
Subtotal:			\$25,515.00

Subtotal for this page: **\$29,015.00**

C. End Walls

Quantity	Item	Price	Cost
12"	@ \$700 EA		
15"	@ \$850 EA		
18"	@ \$1,000 EA		
21"	@ \$1,150 EA		
24"	@ \$1,300 EA		
27"	@ \$1,450 EA		
30"	@ \$1,600 EA		
33"	@ \$1,750 EA		
36"	@ \$1,900 EA		
39"	@ \$2,050 EA		
42"	@ \$2,200 EA		
45"	@ \$2,350 EA		
48"	@ \$2,500 EA		
51"	@ \$2,650 EA		
54"	@ \$2,800 EA		
57"	@ \$2,950 EA		
60"	@ \$3,100 EA		
63"	@ \$3,250 EA		
66"	@ \$3,400 EA		
69"	@ \$3,550 EA		
72"	@ \$3,700 EA		
Subtotal:			N/A

D. End Sections (ES-1)

Quantity	Item	Price	Cost
12"	@ \$600 EA		
15"	@ \$700 EA		
18"	@ \$800 EA		
21"	@ \$900 EA		\$750.00
24"	@ \$1,000 EA		\$600.00
27"	@ \$1,100 EA		
30"	@ \$1,200 EA		
33"	@ \$1,300 EA		
36"	@ \$1,400 EA		
Subtotal:			\$1,350.00

E. Corrugated Metal Pipe

Quantity	Item	Price	Cost
12"	@ \$30 LF		
15"	@ \$35 LF		
18"	@ \$40 LF		
21"	@ \$45 LF		
24"	@ \$50 LF		
27"	@ \$55 LF		
30"	@ \$60 LF		
33"	@ \$65 LF		
36"	@ \$70 LF		
39"	@ \$75 LF		
42"	@ \$80 LF		
45"	@ \$85 LF		
48"	@ \$90 LF		
51"	@ \$95 LF		
54"	@ \$100 LF		
57"	@ \$105 LF		
60"	@ \$110 LF		
63"	@ \$115 LF		
66"	@ \$120 LF		
69"	@ \$125 LF		
72"	@ \$130 LF		
Subtotal:			N/A

Subtotal for this page: **\$1,350.00**

F. End Section (ES-2)

Quantity	Item	Price	Cost
15"	@ \$500 EA		
18"	@ \$600 EA		
21"	@ \$700 EA		
24"	@ \$800 EA		
27"	@ \$900 EA		
30"	@ \$1,000 EA		
33"	@ \$1,100 EA		
36"	@ \$1,200 EA		
39"	@ \$1,300 EA		
42"	@ \$1,400 EA		
45"	@ \$1,500 EA		
48"	@ \$1,600 EA		
Subtotal:			N/A

G. AD N-12 (HDPE)

Quantity	Item	Price	Cost
12"	@ \$30 LF		
15"	@ \$35 LF		
18"	@ \$40 LF		
21"	@ \$45 LF		
24"	@ \$50 LF		
27"	@ \$55 LF		
30"	@ \$60 LF		
33"	@ \$65 LF		
36"	@ \$70 LF		
39"	@ \$75 LF		
42"	@ \$80 LF		
45"	@ \$85 LF		
48"	@ \$90 LF		
51"	@ \$95 LF		
54"	@ \$100 LF		
57"	@ \$105 LF		
60"	@ \$110 LF		
63"	@ \$115 LF		
66"	@ \$120 LF		
69"	@ \$125 LF		
72"	@ \$130 LF		
Subtotal:			N/A

H. Stormwater Management/BMP Facilities (See note 5)

Quantity	Item	Price	Cost
1	Retention	@ \$25.00 CY	
1	Infiltration (Fill Material) **	@ \$35.00 CY	
1	Retention/Infiltration for Bond Release	@	
1	Storm Drainage Pipe (RCP, CMP, PVC, Riser)	@ LF	
1	Storm Drainage Structure (DI-7, MH-1, MH-2, etc.)	@	
1	Gravel Filter System	@ EA	
1	Drainage Blanket	@ EA	
1	Cut-off Wall	@ EA	
1	Concrete Curb	@ LF	
1	End Wall	@ EA	
1	End Section	@ EA	
1	Trash Rack (\$300 per 12'0" increments)	@ EA	
1	Stormwater	@ EA	
1	Monitoring Well	@ EA	
1	BMP Debris Protection Device	@ EA	
1	Stormwater (detention cost)	@ EA	
1	Infiltration Trench (retention cost)	@ EA	
1	Sand Filter (retention cost)	@ EA	
Subtotal:			N/A

Subtotal for this page: **N/A**

I. Miscellaneous Drainage Items

Quantity	Item	Price	Cost
1	Box Culvert	@ \$800 CY of conc.	
1	Invert Drainage	@ \$2,000 EA	
1	Wing Walls	@ \$600 CY of conc.	
1	Anchors	@ EA	
Subtotal:			N/A

3. CONSTRUCTION WITHIN THE RIGHT-OF-WAY AND/OR EASEMENTS

A. Site Work

Quantity	Item	Price	Cost
1	Clear & Grub	@ \$10,000 AC	\$4,000.00
1	Excavation	@ \$25.00 CY	
1	Embankment**	@ \$55.00 CY	
1	Rock Excavation	@ \$55.00 CY	
1	Slope Stabilization - Hydroseeding (1:1 or flatter) \$1,000/Min.	@ \$0.70 SY	
1	Slope Stab. - Iron Mesh, Matting, Blankets, etc.	@ \$5.00 SY	
1	Slope Stab. - Sod (minimum 3:1 to 1:1) \$200/Min.	@ \$7.00 SY	
1	Slope Slopes (Grading and Stabilization with Auto Mesh, Netting, Blankets, etc.)	@ \$15.00 SY	
Subtotal:			\$4,000.00

Subtotal for this page: **\$6,267.50**

B. Subgrade, Subbase and Base Course Items

Quantity	Item	Price	Cost
1	Subgrade preparation	@ \$2.50 SY	
1	Subbase & Base Course	@ \$2.00 SY per inch Depth	
1	Aggregate (1.5:1)	@ \$2.00 SY per inch Depth	
1	Rhinoconcrete	@ \$5.00 SY per inch Depth	
1	Reinforced Concrete Pavement	@ \$13.00 SY per inch Depth	
1	Gravel Shoulders (4" Depth)	@ \$0.50 SY	
Subtotal:			N/A

C. Subbase and Base Course Items

Quantity	Item	Price	Cost
1	Aggregate (2:1)	@ \$2.00 SY per inch Depth	\$1,920.00
1	Rhinoconcrete	@ \$5.00 SY per inch Depth	\$3,600.00
1	Reinforced Concrete Pavement	@ \$13.00 SY per inch Depth	
1	Gravel Shoulders (4" Depth)	@ \$0.50 SY	
1	Soil Comp. Stabilization (4%)	@ \$20.00 SY (4" Depth)	
1	Soil Comp. Stabilization (10%)	@ \$15.00 SY (4" Depth)	
1	Concrete Treated Aggregate	@ \$4.00 SY per inch Depth	
Subtotal:			\$5,520.00

D. Entrances and Pipe Stems

Quantity	Item	Price	Cost
1	DE-1	@ \$2,000 EA	
1	DE-2	@ \$1,800 EA	
1	DE-3	@ \$1,800 EA	
1	DE-4	@ \$1,800 EA	
1	PP-1 (1 ton)	@ \$2,000 EA	
1	PP-1 (2 - 5 ton)	@ \$1,500 EA	
1	PP-2 (1 ton)	@ \$1,500 EA	
1	PP-2 (2 - 5 ton)	@ \$1,500 EA	
1	CG-90 or equal: 30" Width	@ \$5,000 EA	\$5,000.00
1	CG-90 or equal: 40" Width	@ \$6,500 EA	
1	CG-10A or equal: 30" Width	@ \$4,000 EA	
1	CG-10A or equal: 40" Width	@ \$5,000 EA	
1	CG-11: Concrete Entrance	@ \$2,500 EA	
1	Valley Closure	@ \$55 SY	
1	Pipestem Driveway - 10' (1 ton)	@ \$55 LF	
1	Pipestem Driveway - 18' (2-5 ton)	@ \$65 LF	
Subtotal:			\$5,000.00

Subtotal for this page: **\$10,520.00**

I. Misc Construction Items

Quantity	Item	Price	Cost
365	Sidewalk (5' Width)	@ \$25 LF	\$24,625.00
1	Handicap (CG-2/CG-3)	@ \$20 LF	
1	Curb & Gutter	@ \$25 LF	
1	CG-12 (Exposed Aggregate)	@ \$1,500 EA	
1	Bicycle Trail Walkway	@ \$7.00 SF	
1	Painted Concrete Median (MS-1A)	@ \$45 SY	
1	Trail (Wood Chip)	@ \$18 SY	
1	Trail (Stone Dust)	@ \$18 SY	
Subtotal:			\$24,625.00

Retaining Walls

Quantity	Item	Price	Cost
1	Timber	@ \$25 SF	
1	Crab	@ \$35 SF	
1	Reinforced Earth	@ \$40 SF	
1	Reinforced Concrete	@ \$60 SF	
1	Structure for inlets in walls in cut areas	@ \$25 CY	
1	Anti-graft treatment/sealant	@ \$15 SF (Min. \$2,500)	
Subtotal:			\$24,625.00

Quantity

Quantity	Item	Price	Cost
1	Guardrail	@ \$35 LF	
1	GR-1 (NCRP 350)	@ \$2,000 EA	
1	GR-2	@ \$3,500 EA	
1	Access Sign (Entrance to Pipetrench)	@ \$300 EA	
1	Street Name Sign	@ \$350 EA	
1	Traffic Control Sign	@ \$300 EA	
1	Blue Stop Sign	@ \$350 EA	
1	Blue Stop Sign	@ \$2,500 EA	
1	Traffic Signal	@ (Lump Sum)	
1	HC Parking Space Sign	@ \$500 EA	
1	Blue Rack	@ \$300 EA	
1	Roadside Delineators (RD-1)	@ \$55 EA	
1	Hand Rail (10'-1)	@ \$80 LF	
1	Pavement Marking (Paint)	@ \$1.50 SF	
1	Pavement Marking (Thermoplastic)	@ \$5.00 SF	
1	Traffic Barriers (Tb-1)	@ \$1,500 EA	
1	Street Lighting	@ \$5,000 EA	
1	Utilities Relocation	(Min. \$40,000) Lump Sum or price as written (see 10/17/2015)	
1	P.E. Certified "As-Built" Plans	Lump Sum (\$10,000)	\$10,000.00
Subtotal:			\$14,350.00

Subtotal for this page: **\$39,075.00**

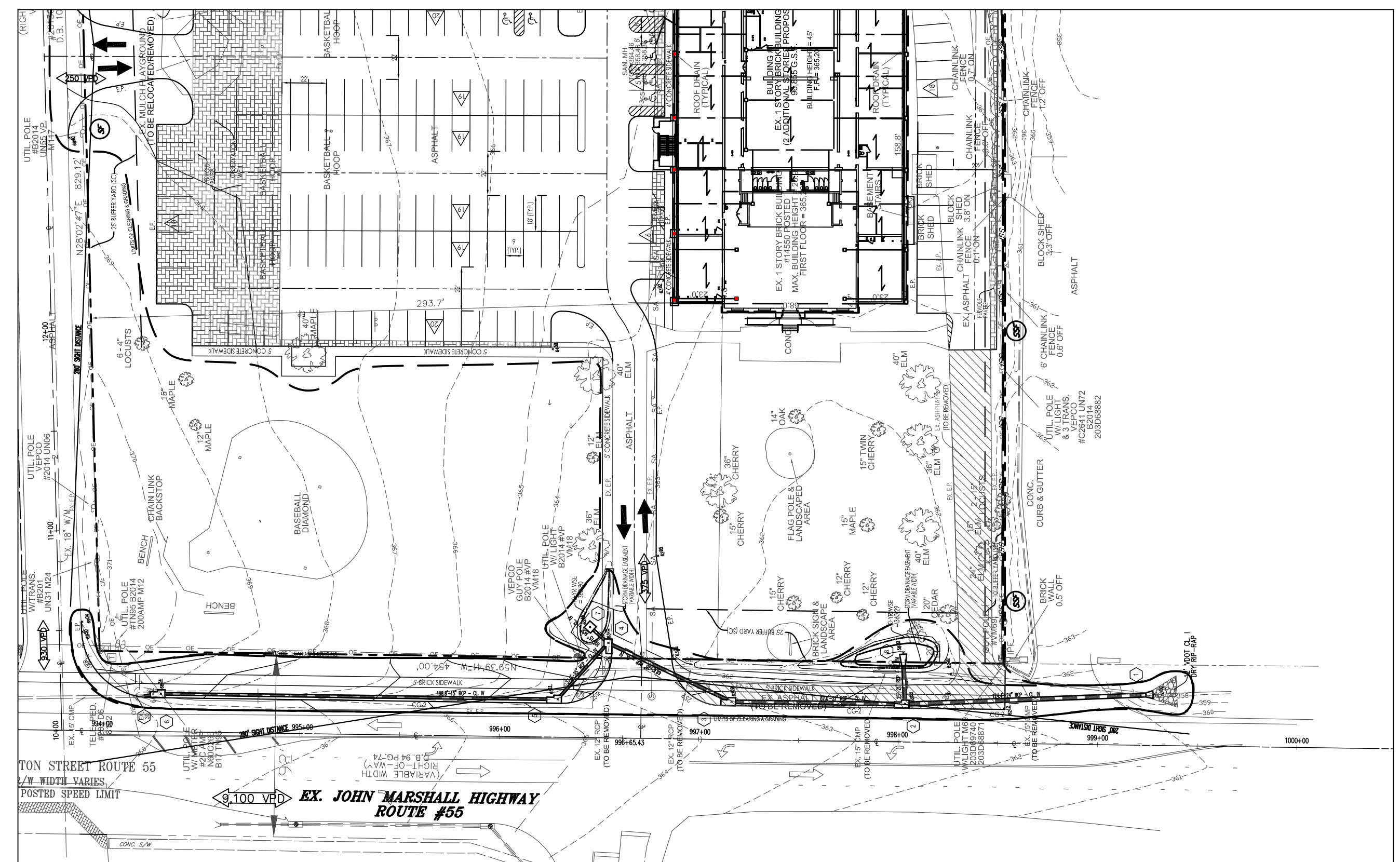
4. SANITARY SEWER & WATER LINE CONSTRUCTION

Water Main (Exclusive of Fire Hydrant)

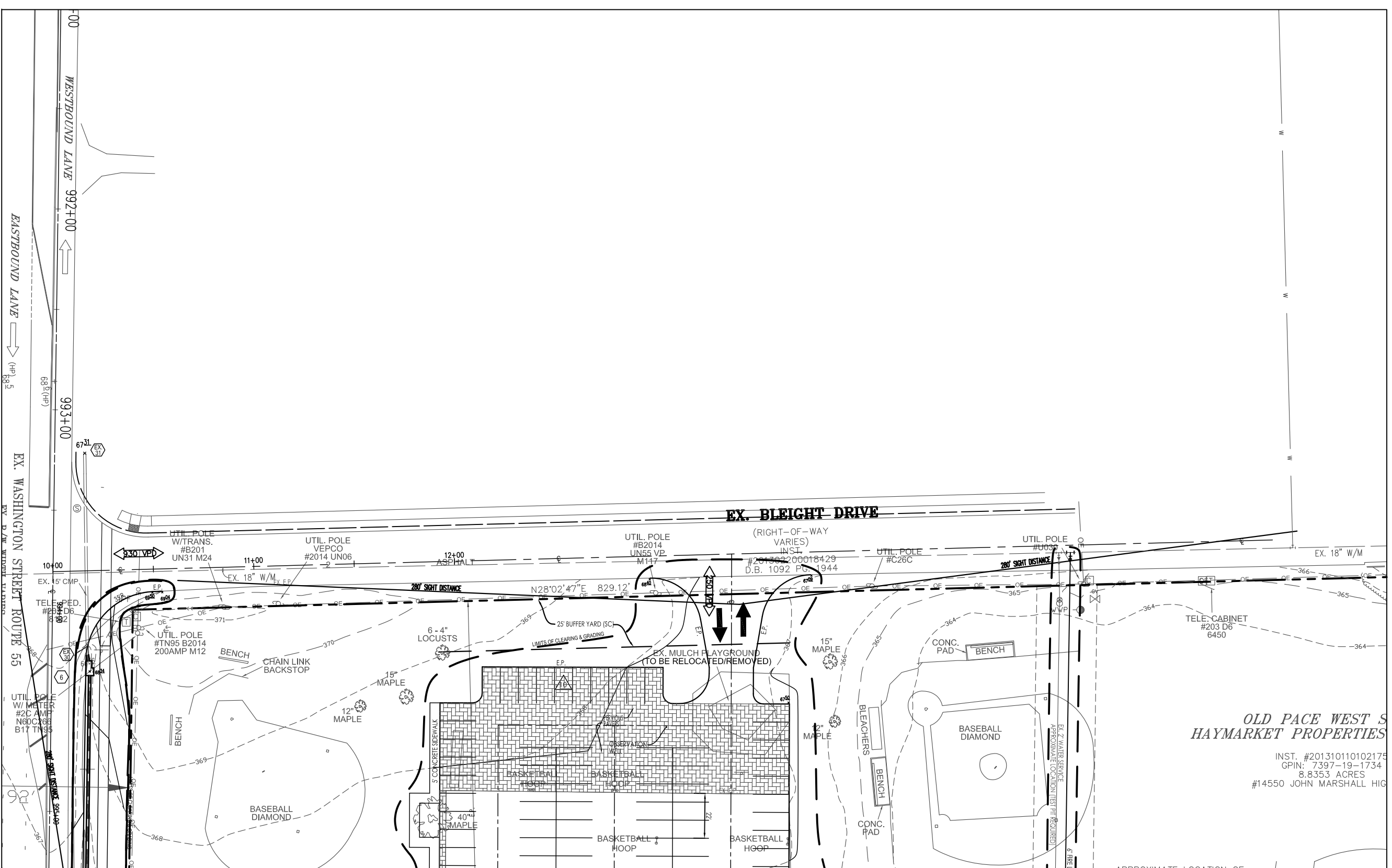
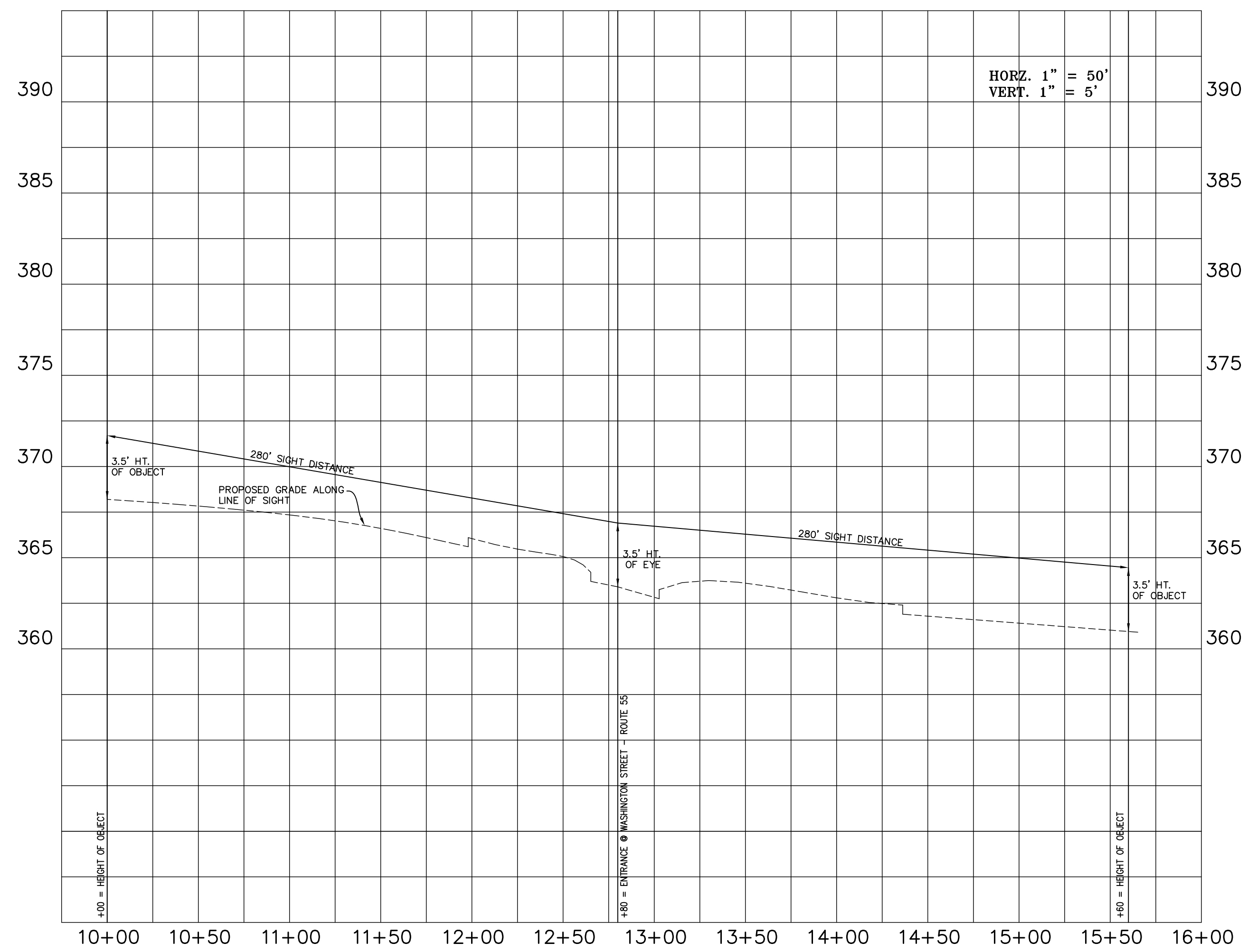
Quantity	Item	Price	Cost
4" DIP	@ \$48 LF		
6" DIP	@ \$60 LF		
8" DIP	@ \$72 LF		
12" DIP	@ \$96 LF		
16" DIP	@ \$120 LF		
18" DIP	@ \$135 LF		
4" or 6" RW Valve (with accessories)	@ \$200 EA		
6" or 8" RW Valve (with accessories)	@ \$250 EA		
8" or 10" RW Valve (with accessories)	@ \$300 EA		
10" or 12" RW Valve (with accessories)	@ \$350 EA		
Fire Hydrant Assembly	@ \$1,500 EA		
Standard Meter Crotch & Appurtenances (Angle valve, backflow preventer, curb, frame & cover, and street lid)	@ \$1,700 EA		
Meter Vault & Appurtenances (1" meters & larger)	@ \$10,500 EA		
Water Main Flow-off Assembly	@ \$2,500 EA		
Air Release Assembly	@ \$1,500 EA		
Dead End Anchor System	@ \$7,500 EA		
Subtotal:			N/A

Sanitary Sewer Pipe Line (Exclusive of Manhole Structures)

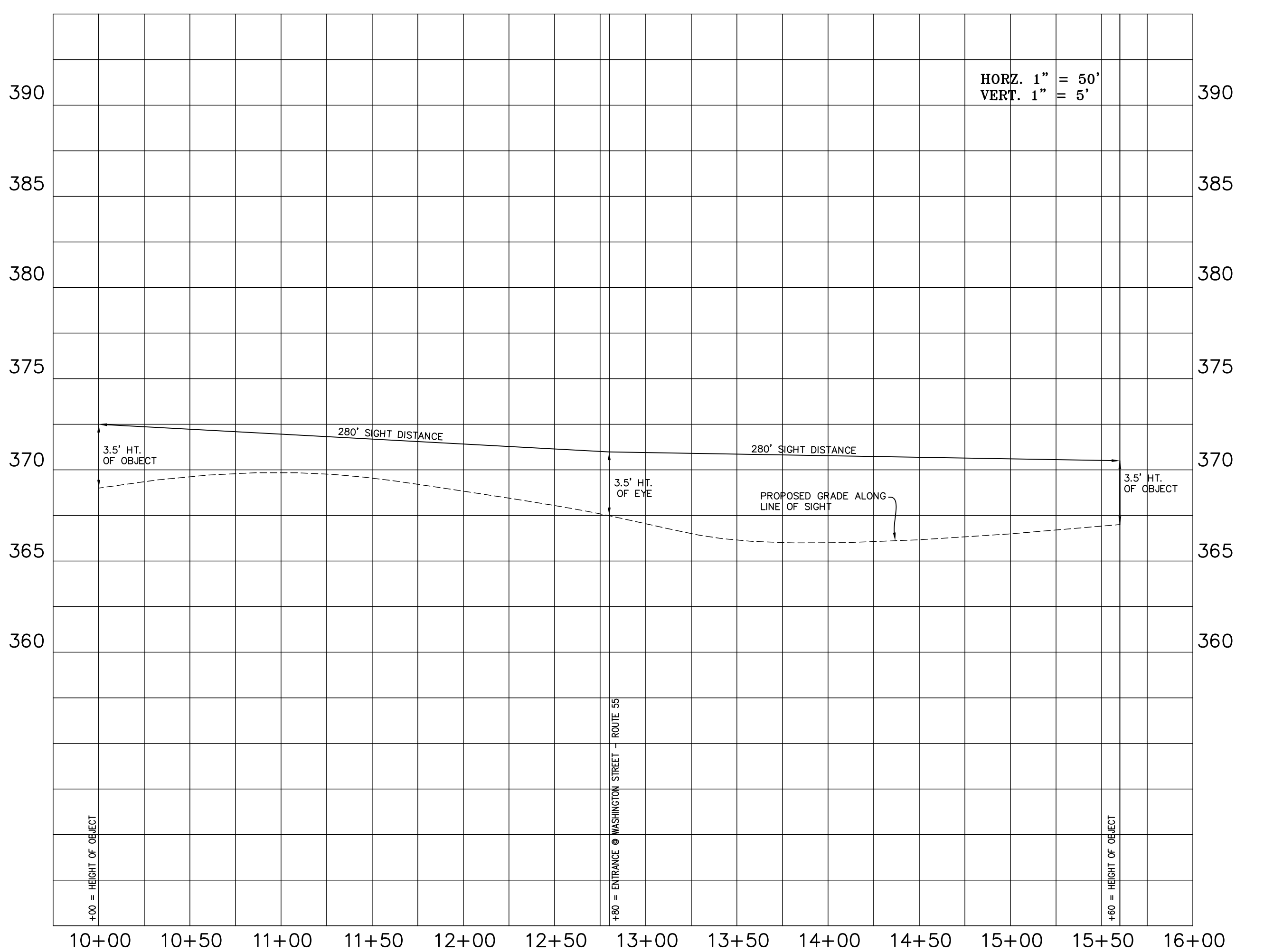
Quantity	Item	Price	Cost
1.5" thru 4" L.P.P.M. (Low Pressure Force Main System)	@ 2.25 LF		
8" DIP	@ \$65 LF		
10" DIP	@ \$80 LF		
12" DIP	@ \$95 LF		
14" DIP	@ \$110 LF		
16" DIP	@ \$125 LF		
18" DIP	@ \$140 LF		
4" Dia. Sanitary Sewer Manhole	@ \$600 VF		
6" Dia. Sanitary Sewer Manhole	@ \$850 VF		
8" Dia. Sanitary Sewer Manhole	@ \$1,100 VF		
Street Manhole Frame & Cover Assembly (including riser box & chimney seal)	@ \$1,000 EA		
Abandonment of Manhole	@ \$250 VF		
4" PVC Lateral (including clean-out stack)	@ \$55 LF		
6" PVC Lateral (including clean-out stack)	@ \$65 LF		
8" PVC Lateral (including clean-out stack)	@ \$75 LF		
10" PVC Lateral			



SIGHT DISTANCE PROFILE
 ENTRANCE @ WASHINGTON STREET – ROUTE 55
 POSTED SPEED: 25 MPH
 2-LANE MAJOR ROAD
 280' REQUIRED SIGHT DISTANCE



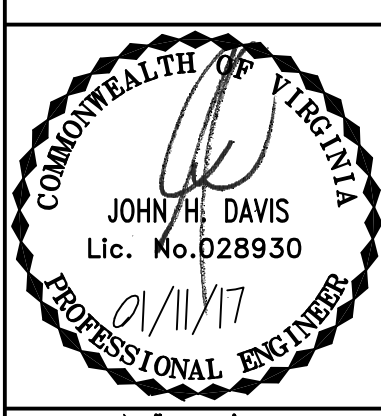
SIGHT DISTANCE PROFILE
 ENTRANCE @ BLEIGHT DRIVE
 POSTED SPEED: 25 MPH
 2-LANE MAJOR ROAD
 280' REQUIRED SIGHT DISTANCE



THE KDL GROUP LLC
 P.O. BOX 609
 HAYMARKET, VA 20188
 PHONE 703 753-7592 FAX 703 753-7593
 www.kdlgroup.com

SIGHT DISTANCE PROFILE
QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



SCALE: H) 1" = 50'
 V) 1" = 5'
 DATE: DECEMBER 2016
 CHECKED:
 DRAWN: JHD
 FILE NO: SP-035-HAY
 SHEET NO.

NOTES

- 1. Methods and materials used in the construction of water mains, sanitary sewers and appurtenances shall be in conformance with the current Prince William County Service Utility Standards Manual (USM) and the Virginia Department of Health Regulations.
2. Approval of these plans by the Service Authority will in no way relieve the owner from complying with the methods, policies or requirements stated in the Service Authority's Utility Standards Manual (USM).
3. No trees, fences or other permanent structures will be located on any waterline or sanitary sewer easement without written permission from the Prince William County Service Authority.
4. Contractor to notify the Service Authority at least two (2) working days, but not more than ten (10) working days prior to commencement of demolition, excavation or blasting in areas with underground water and sewer lines.
5. a) Water Service Level HAYMARKET
b) Sewer Shed LITTLE BULL RUN
6. All subdivisions will require an address listing approved by the Prince William County Mapping Office.
7. All grinder pumps will be privately owned and maintained, unless otherwise noted.
8. Low pressure sewer systems are subject to the review of the State Health Department and requires DEQ approval.
9. The developer is responsible for all costs associated with damages to or relocation of water or sanitary sewer mains or service lines caused by the construction of this project.
10. The contractor shall coordinate all relocation of water or sanitary sewer facilities with the Service Authority's Inspector.
11. Existing unused water service lines shall be exposed at the corporation stop on the main and shall be cut and crimped per the direction of the PWCSA Inspector.
12. Existing unused laterals are to be cut and capped at the main per the direction of the PWCSA Inspector.
13. When an existing water service or sanitary sewer lateral lateral will be reused as part of a new development, the Service Authority shall inspect the existing service line or lateral to insure that they are serviceable and meet current PWCSA material specifications.

PWCSA WATER & SEWER MAIN INSPECTION FEES

Table with 4 columns: Original Qty, Rev 1 Qty, Rev 2 Qty, Net Increase. Rows for WATER MAIN, SEWER MAIN, TV SEWER MAIN, and TOTAL.

NOTE: Minimum fee of \$350 is required for water inspection service if water main is less than 100 L.F. Minimum fee of \$545 is required for sewer inspection service if sewer main is less than 100 L.F.

PWCSA AS BUILT FEES

Table with 4 columns: Original Qty, Rev 1 Qty, Rev 2 Qty, Net Increase. Rows for WATER MAIN, SEWER MAIN, and TOTAL.

NOTE: Minimum fee of \$1000 is required for all plans connecting to utilities or installing main. Fees shall be computed on a linear footage base for plan revisions that propose additional main as part of an actively developing project for which PWCSA has not yet executed its as-built.

AS BUILT RELEASE OF PLANS

THE UNDERSIGNED ENGINEER/ FIRM AGREES THAT THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY SHALL HAVE THE RIGHT TO USE THESE PLANS FOR THE PREPARATION OF AS-BUILT RECORDS, AS NECESSARY. THE ENGINEER/ FIRM FURTHER AGREES THAT THE RIGHT TO USE THE PLANS SHALL BE PROVIDED WITHOUT COST TO THE SERVICE AUTHORITY.
NAME: JOHN H. DAVIS
TITLE: MANAGING MEMBER
FIRM: THE KDL GROUP, LLC
SIGNATURE: [Signature]
DATE: DECEMBER 10, 2016

LOCAL REVIEW AUTHORITY INFORMATION

PLAN TITLE: QBE BUSINESS PARK
PWC PLAN NO.: N/A
ENGINEER: THE KDL GROUP, LLC
MAP NO.:
SEWER
PROJECTED POPULATION: N/A
SEWER MAIN SIZE AND LENGTH: 8" - 0 L.F., 10" - 0 L.F., 12" - 0 L.F.
NUMBER OF MANHOLES: 0
WATER
PIPE SIZES: 4" - 0 L.F., 6" - 0 L.F., 8" - 0 L.F., 12" - 0 L.F., 16" - 0 L.F., 18" - 0 L.F.
* CONNECTIONS
NUMBER OF WATER METERS: 1
RESIDENTIAL METER SIZE: N/A
NUMBER OF FIRE HYDRANTS: 0

THRUST RESTRAINT

MINIMUM DESIGN PARAMETERS:
PIPE MATERIAL:
SOIL TYPE:
SAFETY FACTOR: (MIN. 1.5 TO 1)
TRENCH TYPE: (MIN. 3)
TEST PRESSURE: (100 PSI PLUS THE MAX STATIC PRESSURE OR 150 PSI, WHICHEVER IS GREATER)
BURIED DEPTH: AS SHOWN IN THE PROFILES
*THE RESTRAINING LENGTH FOR EACH FITTING, REDUCER & DEAD END IS SHOWN AND SPECIFIED IN THE PROFILE SHEETS.

LOCAL FACILITIES CHARGE

THE PROPERTIES BEING DEVELOPED IN CONJUNCTION WITH THIS PROJECT ARE ARE NOT SUBJECT TO A LOCAL FACILITIES CHARGE. LFC Area: HAYMARKET

MASTER PLAN UTILITY ADJUSTMENT

A MASTER PLAN UTILITY ADJUSTMENT AGREEMENT DOES DOES NOT EXIST BETWEEN THE SERVICE AUTHORITY AND THE DEVELOPER FOR DEFINED BETTERMENTS.
*DESIGN OR CONSTRUCTION CHANGES MUST CARRY THE CONSENT OF PWCSA ENGINEERING.
*THE DEVELOPER SHOULD REQUEST REIMBURSEMENT PER THE AGREEMENT AFTER BETTERMENTS ARE INSTALLED AND TESTED.

FIRE FLOW INFORMATION

A HYDRAULIC ANALYSIS IS REQUIRED OF ANY PROJECT EXTENDING WATER MAINS. A HYDRANT FLOW TEST CAN BE USED IN PLACE OF AN ANALYSIS TO CALCULATE AVAILABLE FIRE FLOW WHEN NO NEW WATER MAIN IS PROPOSED OR ONLY A FIRE HYDRANT IS SET.
HYDRAULIC MODEL SUMMARY:
HYDRANT FLOW TEST:
a) Minimum Pressure: 20 PSI
b) Maximum Pressure: PSI
c) Fire Flow: > 1500 GPM
a) Static Pressure:
b) Residual Pressure:
c) Flow:
d) Available Fire Flow at 20 psi:

SANITARY SEWER DESIGN & TEST TABLE

Large table with columns for From MH, To MH, Units or Area, Flow / Unit, Avg. Flow Increment, Avg. Flow Total, Peak Factor, Q Total GPD, Pipe Size (in.), Slope (%), Actual Vel.(fps), Full Flow Vel.(fps), Capacity (GPD), q/Q (%), d/D (%), Invert Upper, Invert Lower, Date Line Installed, Date Line Passed Test, MH ID, Date MH Passed Vac. Test.

NOTES:

NO NEW SANITARY SEWER MAIN OR SANITARY LATERALS ARE PROPOSED WITH THIS DEVELOPMENT.

SANITARY LATERAL SCHEDULE

Table with columns for From Manhole, To Manhole, Slope, Length, Low Invert, Material, and PWCSA Use Only (Date Installed, Stub Installed % of Grade).

MULTI-DWELLING OR NON-RESIDENTIAL METER SCHEDULE

Table with columns for Building Identifier, Building Address, Building Use, Meter Size, Peak demand in gpm, Account Type (Water & Sewer, Sub-Meter Account, Water Only Account, Sewer Only Account).

NOTE: A fixture unit list and meter sizing calculations in accordance to AWWA M22 2nd edition is to be inserted in the plan set supporting the information in this table.

VALVE SCHEDULE

Table with columns for Qty., Valve Size, Manufacturer (PWCSA use).

SHEET REVISED AS OF SEPTEMBER, 2012



WATER AND SANITARY SEWER INFORMATION

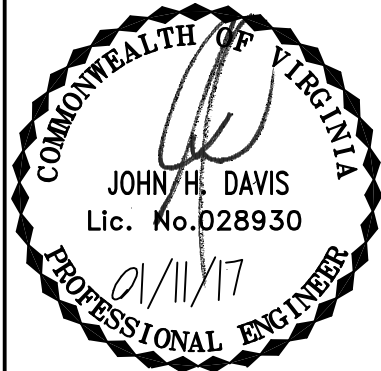
SHEET OF

THE KDL GROUP LLC
P.O. BOX 809
HAYMARKET, VA 20168
PHONE: 703-763-7592 FAX: 703-763-7593
www.kdlgroup.com

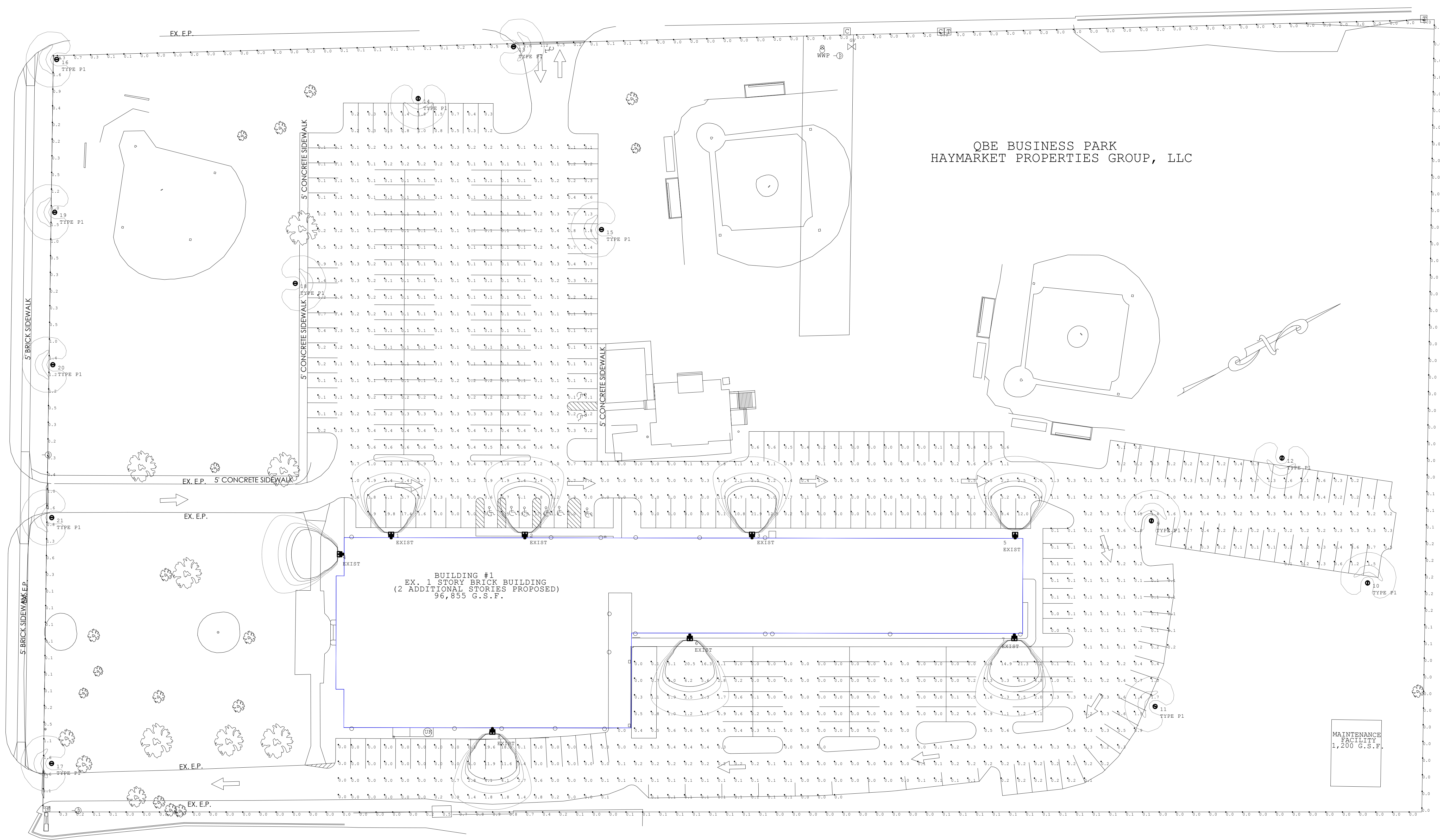
QBE BUSINESS PARK
PRELIMINARY/FINAL SITE PLAN

PWCSA CALCULATION SHEET

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



SCALE: H) N/A
V) N/A
DATE: DECEMBER 2016
CHECKED:
DRAWN: JHD
FILE NO: SP-035-HAY
SHEET NO.



SITE PHOTOMETRIC PLAN
 SCALE: 1" = 30'

MEI engineering, inc.
 mechanical - electrical - industrial
 consultants
 1780 South Main Street
 Harrisonburg, VA 22801
 Phone: (540) 432-6272
 www.MEInc.com

1-19-17

REVISIONS

DRAWN BY: N.C. HENRIKSEN
CHECKED BY: W. F. SIEVER, P.E.
Date: 1/19/2017
JOB# 16178
SCALE: AS NOTED

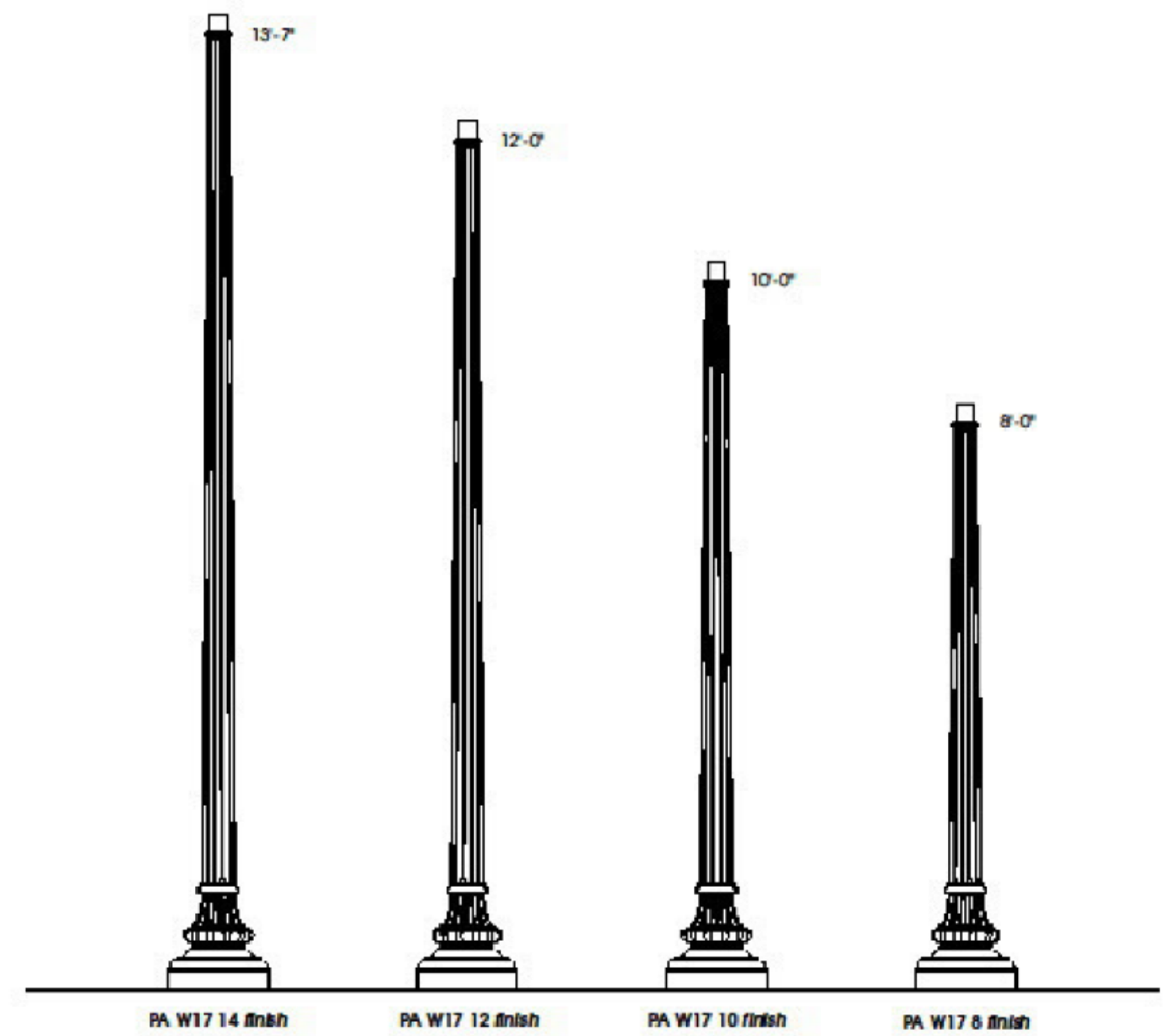
**QBE BUSINESS PARK
 PHOTOMETRIC ANALYSIS**

SITE PHOTOMETRIC PLAN

SP-1

Cast Aluminum Posts
tapered fluted shafts

WASHINGTON Series
17" dia. base



SPECIFICATIONS

DESCRIPTION: The post shall be all cast aluminum construction with a classic double-tapered, fluted base and a gracefully tapered 12-flute cast shaft. The post shall be Antique Street Lamps catalog number PA W17 12. E&S.

MATERIAL: The post shall be heavy wall, copper free, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B179-90a or ASTM B26-99. The castings shall be formed true to the pattern with complete detail. All hardware shall be temper resistant stainless steel. Anchor bolts to be completely hot-dip galvanized.

CONSTRUCTION: The cast shaft shall be circumferentially welded to the base casting and shipped as one piece for maximum structural integrity. All exposed welds below 8" shall be ground smooth. All welding shall be per AWS D1.2-90. All welders shall be certified per Section 5 of AWS D1.2-90.

DIMENSIONS: The post shall be 2'-0" in height with a 17" diameter base. The shaft diameter shall taper from 2.5" above the base to 3.5" at the top. An integral 3" O.D. x 3" tenon shall be provided at the top for luminaire mounting. The post top shall include a transitional chamfer between the fluted shaft and the tenon.

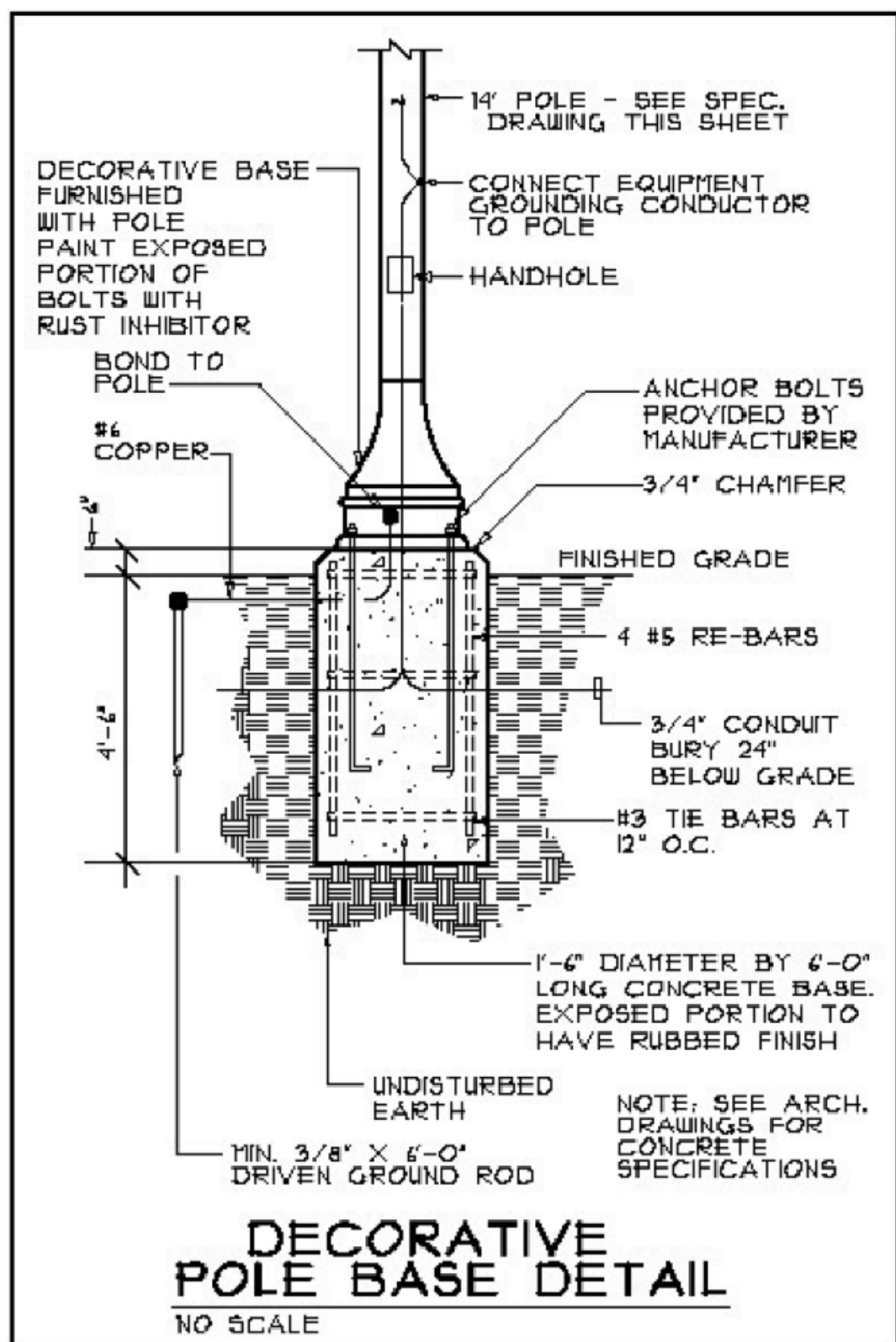
INSTALLATION: The post shall be provided with four, hot-dip galvanized L-type anchor bolts to be installed on a 12" bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

For finish specifications and color options, see "Finish" section in catalog.

ANTIQUE Street Lamps

301-14-W. Sundberg Ln. • Austin, TX 78738 • ph(512) 977-8444 • fax(512) 977-8422

PA-05



DECORATIVE POLE BASE DETAIL
NO SCALE

Luminaire Location Summary

LumNo	Label	Height (Ft.)
1	EXIST	10
2	EXIST	10
3	EXIST	10
4	EXIST	10
5	EXIST	10
6	EXIST	10
7	EXIST	10
8	TYPE P1	14
9	TYPE P1	14
10	TYPE P1	14
11	TYPE P1	14
12	TYPE P1	14
13	TYPE P1	14
15	TYPE P1	14
16	TYPE P1	14
17	TYPE P1	14
18	TYPE P1	14
20	TYPE P1	14
22	TYPE P1	14
23	TYPE P1	14
24	TYPE P1	14
25	TYPE P1	14

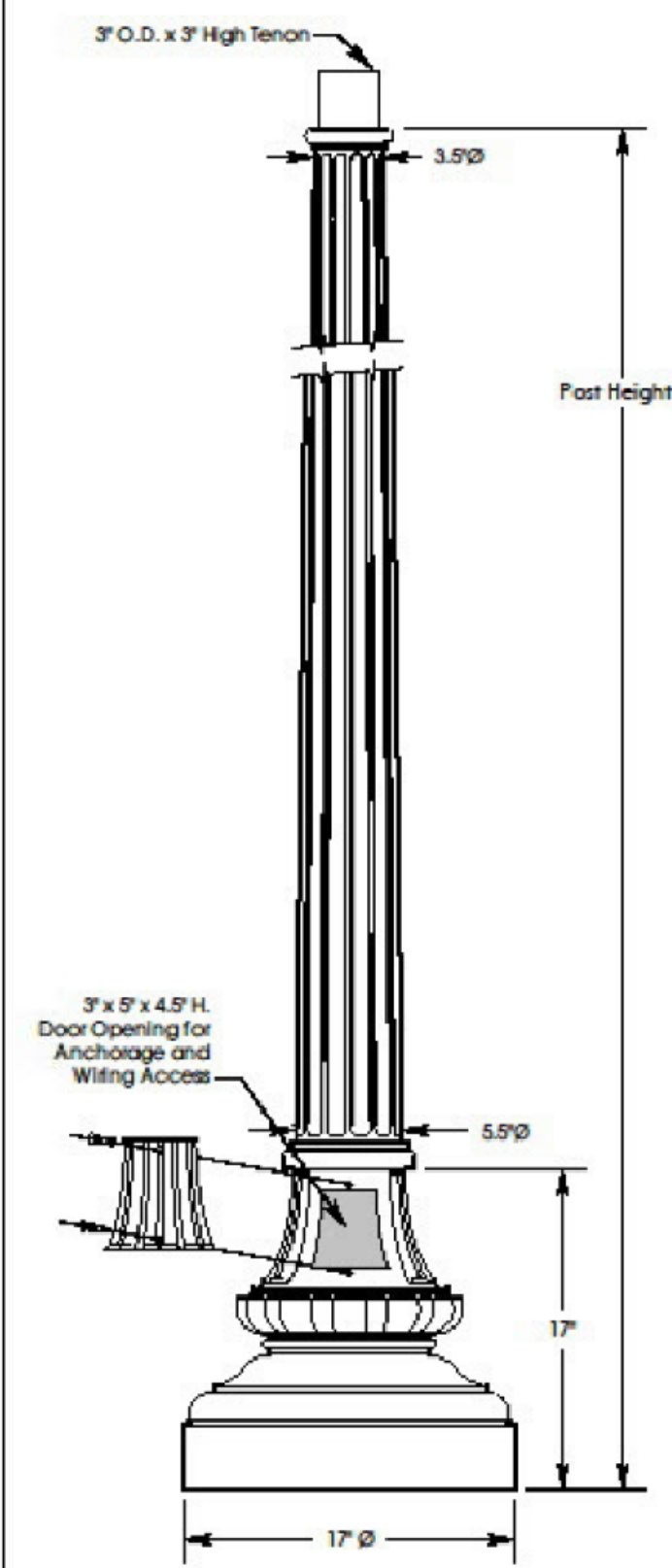
Luminaire Schedule

Symbol	Qty	Label	Lumens	LLF	Description
☐	7	EXIST	25,000	0.900	EXISTING WALL PACK
⊕	15	TYPE P1	7,450	0.900	ATL23 24LED 700MA 4K ACT N3

Calculation Summary

Label	CalcType	Units	Avg
Parking Lot	Illuminance	Fc	0.72

WASHINGTON Series
Cast Aluminum Posts



ANTIQUE Street Lamps

301-14-W. Sundberg Ln. • Austin, TX 78738 • ph(512) 977-8444 • fax(512) 977-8422

PA-05

ORDERING INFORMATION

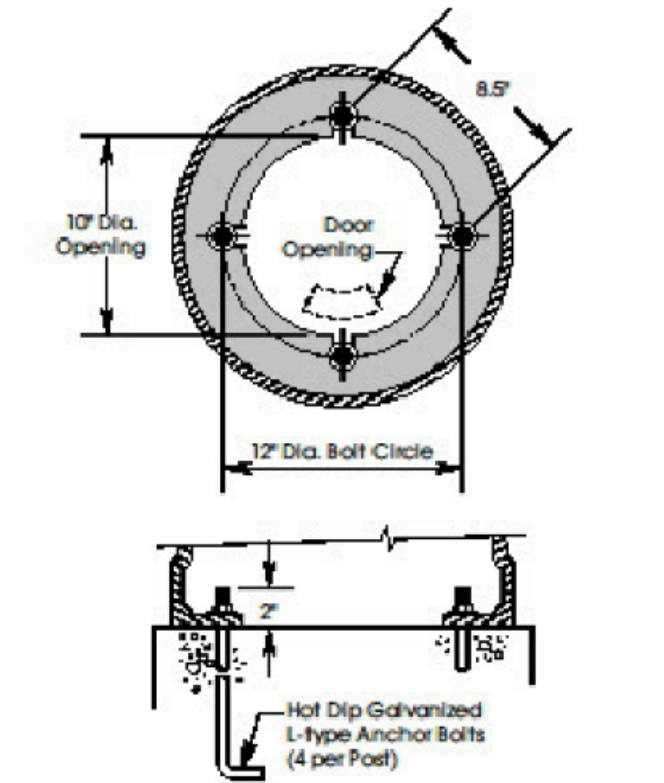
Choose the ballast catalog nomenclature that best suits your needs and write it on the appropriate line.
Example: PA W17 12 ANBK Options

Post Series	Height	Finish
PA W17	8	ANBK Black
Post. Cast Aluminum	10	ANDB Dark Bronze
WASHINGTON	12	ANDG Dark Green
17\"/>		

Options
Receptacles
Banner Arms
Flagpole Holders
Custom Logos
Signage
(see Signage & Accessories section in the catalog or contact Antique Street Lamps)

NOTE: 1. For finish specifications and color options, see "Finish" section in catalog or contact Antique Street Lamps.

ANCHORAGE GUIDE



ANTIQUE STREET LAMPS ATL23 LED ACORN STYLE



Max EPR: 1.30 sq feet
Max Height: 36-1/2 (92.7cm)
Max Width: 18-1/4\"/>

Ordering Guide:

Fixture	Base	Source & Wattage	Color Temp	Lens Option	Voltage	Trim	Distribution	Electrical Options
ATL23	A	32LED S25MA	3K	ACT	MVOLT	EFF	N5	SF
	AU	32LED 700MA	4K	ACT	347	FAB	N3*	DF
	D	24LED 700MA	5K		480	DCAM		PER
	E							FE1
	K							FE2
	M							FE3
	N							FE4
	W							FE7
	X							FE8
								FE9

DBL Finish
DDB
DNA
DWH
CS
CM
ANBK
ANDB
ANDG
ANVG

*N3 distribution only available with 24 LED 700MA source and wattage selection.

Antique Street Lamps™ | 3825 Columbia Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com
©2012 Ausly Brands Lighting, Inc. All Rights Reserved. ATL23 LED Rev. 213

COMcheck Software Version 4.0.4.0
Exterior Lighting Compliance Certificate

Project Information
Energy Code: 2012 IECC
Project Title: QBE Business Park
Project Type: New Construction
Exterior Lighting Zone: 2 (Neighborhood business district)

Construction Site: 4604 Washington St, Haymarket, VA 20163
Owner/Agent:
Designer/Contractor: Nicholas Henriksen, MEI Engineering Inc., 1780 South Main Street, Harrisonburg, VA 22801, (540)413-6272 #10, MEINCH@LUMOS.NET

Area/Surface Category	Quantity	Allowed Watts / Unit		Allowed Watts (B X C)
		B	C	
Parking area	102387 sq	0.06	Yes	6143
Total Tradable Watts (a) =				6143
Total Allowed Watts =				6143
Total Allowed Supplemental Watts (b) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	Proposed Exterior Lighting Power			
	B Lamps/ Fixture	C # of Fixtures	D Watt.	E (C X D)
Parking area (102387 sq): Tradable Wattage				
LED 1: TYPE W1: WALL PACK: Other:	1	7	246	1722
LED 2: TYPE P1: POLE LIGHT: LED Roadway-Parking Unit 67W:	15	15	57	855
Total Tradable Proposed Watts =				2577

Exterior Lighting PASSES: Design 62% better than code

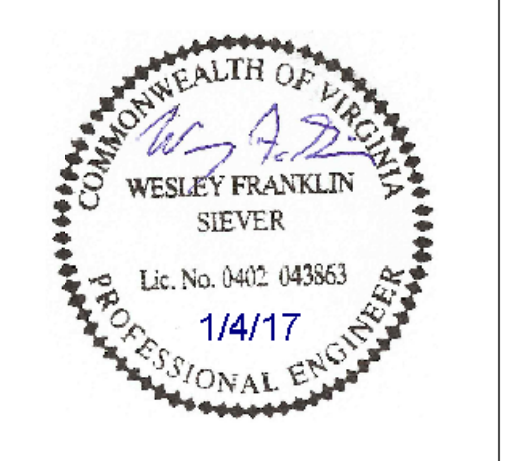
Exterior Lighting Compliance Statement
Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2012 IECC requirements in COMcheck Version 4.0.4.0 and to comply with the mandatory requirements listed in the Inspection Checklist.

Nicholas C. Henriksen - EE
Name - Title _____ Signature _____ Date _____

Project Title: QBE Business Park Report date: 01/04/17
Data filename: M:\Current\2016\16178\comcheck.cck Page 1 of 5

24A of 24
SP-035-HAY

MEI engineering, inc.
mechanical - electrical - industrial consultants
1780 South Main Street
Harrisonburg, VA 22801
Phone: (540) 432-6272
www.MEEngineeringinc.com



REVISIONS

DRAWN BY: N. C. HENRIKSEN
CHECKED BY: W. F. SIEVER, P. E.
Date: 1/4/2017
JOB# 16178
SCALE: AS NOTED

QBE BUSINESS PARK
PHOTOMETRIC ANALYSIS
FIXTURE CUTSHEETS,
COMCHECK & SCHEDULES

SP-2



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

NORTHERN REGIONAL OFFICE

13901 Crown Court, Woodbridge, Virginia 22193

(703) 583-3800

www.deq.virginia.gov

Molly Joseph Ward
Secretary of Natural Resources

David K. Paylor
Director

Thomas A. Faha
Regional Director

February 17, 2017

By Email (jdavis@kdlgoup.com)

John H. Davis, P.E.
The KDL Group, LLC
PO BOX 609
Haymarket, Virginia 20166

Re: QBE Business Park
Haymarket, Virginia
DEQ SWM #: NRO-17-13
Stormwater Management Plan

Dear Mr. Davis:

The Department of Environmental Quality (DEQ) has reviewed the Stormwater Management Plan (SWM) dated January 11, 2017, which was received on January 24, 2017, for conformance with the *Virginia Stormwater Management Program (VSMP) Law & Regulations*. We offer the following comments:

Stormwater Management Plan Comments

1. Water Quality (9VAC25-870-65)
 - a. Please provide a Letter of Availability (reservation) from a certified nutrient bank for the amount of nutrient credits required for the site, which appears to be 0.76 lbs based on the information provided.
 - b. In support of the nutrient credits purchased for this site please provide the following:
 - i. Verification that the deficit of water quality treatment onsite is not in contravention of local water quality-based limitations, such as local Total Maximum Daily Load (TMDL) Waste Load Allocations (WLA) for total nitrogen or total phosphorus.
 - ii. Verification that nutrient trading has not been restricted by the local MS4 program plan or ordinance.
 - c. Please send a digital copy of the VRRM spreadsheet with the next submittal to Daniel.michaelson@deq.virginia.gov.

2. Water Quantity (9VAC25-870-66)
 - a. Please provide a pre-development map showing the pre-development land cover. Sheet 13 currently includes a pre-development map with the post-development land cover represented.
 - b. To facilitate review, please provide full size pre and post development drainage maps.
 - c. Please explain how you determined the increase in time of concentration (Tc) created by the addition of pervious pavement. For example, you show that Tc will increase by 18.6 minutes for drainage area (DA) 4S from pre to post development as shown on sheet 14. In 4S, the addition of pervious pavement increases the flow time by 20.8 minutes. A similar increase is shown for 6S on sheet 15.
 - d. To show compliance with 9VAC25-870-66 it is not sufficient to show a decrease in peak flows from the pre to the post condition. Instead, you must meet the channel protection criteria for a man-made conveyance system to the limits of analysis or show compliance with energy balance.
 - e. Please revise drainage area boundaries to reflect the actual flow patterns represented by the surveyed contours. For example, drainage area 6S currently includes a portion of the existing parking area on the southeastern side of the site, which appears to sheetflow into the surroundings woods rather than flow to POI-1.
3. Permeable Pavement (BMP Clearinghouse Specification 7)
 - a. Please provide a detailed cross section which includes the required underdrain for level 1 permeable pavement. See Section 6.8 for details regarding underdrain installation.
 - b. Specify the outfall location for the underdrain pipes.
 - c. Show the underdrain locations in plan view to facilitate construction.
 - d. Please revise the maintenance reference on sheet 18 from Loudon County to Haymarket. Or, clarify why Loudon County's ordinance is relevant for this property.
4. BMP Maintenance and Inspections
 - a. Please provide a long-term maintenance agreement that stipulates the maintenance and inspection requirements for the stormwater management facilities associated with the site. The agreement should be comprised of the standard DEQ template and an addendum with inspection and maintenance provisions specific to the proposed stormwater management facility. Chapter 9 of the 2013 Virginia Stormwater Management Handbook provides examples of BMP specific inspection and maintenance information.
 - b. In addition to the maintenance agreement, please provide the following information on the plans.
 - i. Specify on the plans what the manufacturer's maintenance and inspection requirements are for the pervious pavement
 - ii. Identify a person(s) or position(s) that will be responsible for maintenance and inspections.
 - iii. Specify how maintenance and inspection activities will be tracked for potential Department review.

The preceding comments must be addressed before DEQ can continue the stormwater management plan review and approval process. The re-submittal should include a copy of these comments with responses to each item listed above as well as the referenced page number or sheet

number where the requested information can be found. A revision cloud should be used to clearly indicate all erosion and sediment control and stormwater management plan revisions. Two (2) copies of the re-submittal package should be submitted to DEQ for review and approval at the following address:

Postal Mail

Department of Environmental Quality
 Attn: Stormwater Plan Review Coordinator
 P.O. Box 1105
 Richmond, Virginia 23218


FedEx, UPS, Hand Delivery

Department of Environmental Quality
 Attn: Stormwater Plan Review Coordinator
 629 East Main Street
 Richmond, Virginia 23219

This letter is intended to provide information on what information DEQ believes is needed in order to fully evaluate your stormwater management plan and is not a final determination or case decision under the Administrative Process Act. In the event that discussions with staff do not lead to a satisfactory resolution of the contents of this letter, you may elect to participate in DEQ's Process for Early Dispute Resolution. For further information on the Process for Early Dispute Resolution, please see Agency Policy Statement No. 8-2005 posted on the Department's website under "Programs", "Water", "Permitting & Compliance" at the following address:
http://www.deq.virginia.gov/Portals/0/DEQ/Enforcement/Guidance/process%20for%20early%20dispute%20resolution%20no8_2005.pdf.

Please contact Daniel Michaelson at 703 583 3830 or Daniel.michaelson@deq.virginia.gov if you have any questions about this letter.

Sincerely,



Daniel Michaelson, Stormwater Plan Reviewer
 Northern Regional Office

Ec: Larry Gavan, DEQ-CO
 Kelly Vanover, DEQ-NRO
 Holly Montague, Town of Haymarket
 Shawn Landry, Haymarket Properties Group, LLC

Date: February 6, 2017

Subject: Site Plan Review

QBE Business Park

14600 Washington Street, Haymarket, VA

24 sheets, Dated December 2016

Engineer/Architect: The KDL Group LLC

PO Box 609, Haymarket, VA 20168

The following comments are based on the 2012 *International Fire Code* as adopted by the Commonwealth of Virginia:

1. The IFC section 503.2.1 requires fire apparatus access roads to have unobstructed clear width of 20 feet. The entrance and exit portions near Rt. 55 are less than 20 feet wide.
2. If the road is not looped and is a dead-end longer than 150 feet, then a fire department vehicle turn-around space is required. [IFC 503.2.5]
3. Fire hydrants are required so that all exterior portions of the building are within 400 feet of a hydrant. [IFC 507.5.1]

There is an important question regarding the need for sprinklers in the building. On what level of the building will the church services be held? Please provide information as to where the church services will be conducted.

Wayne G. Carson, P.E.

Acting Fire Marshal, Town of Haymarket



THE KDL GROUP LLC

P.O. Box 609 | HAYMARKET | VA 20168 | 703 753-7592 | 703 753-7593 FAX | WWW.KDLGROUP.COM

17-HAY01-RO 17,000 S.F.

Feb 3
No water
sewer?
Fee Invi

To: P.W.C.S.A.
4 County Complex Court
P.O. Box 2266
Woodbridge, VA 22195

Date: January 19, 2017
Project Name: QBE Business Park
Project No.:
Re: Preliminary/Final Site Plan
Via: Priority Mail
Cc: Haymarket Properties Group, LLC

Attention: Samantha Kearney

Quantity	Description
1 set	Preliminary/Final Site Plan
1	
1	

Comments

Samantha,

Please find the enclosed Preliminary/Final Site Plan for 1st submission review. Comments may be forwarded to Holly Montague, Town Engineer, at the Town of Haymarket. Please call if you have questions. Thanks.

Urgency: ASAP

Confirmation of Receipt Required: Yes No

Transmitted By:

Received By:

THE KDL GROUP LLC

Name: John H. Davis

Title: Managing Member

Signature:

Print Name:

Title:

Signature:

Date:

letter of transmittal

Attachment: Preliminary Site Plan - QBE - Agency Comments (3072 : 14600 Washington Street - Preliminary Site Plan for QBE)

Plan Review Set Not Approved

Reviewed by: Ed Kovalchuk
Date: February 3, 2017

Comment #1: PWCSA plan review fees are to be paid prior to plan approval.
Comment #2: A CAD file of the project is to be provided to PWCSA prior to plan approval. The CAD file must comply with all PWCSA file requirements.
Comment #3: The project is subject to additional PWCSA plan review fees if a water utility other than a fire line is proposed in the next plan submission.
If the duration of permitting (or approximately more than 100 days) or the construction date of roadway extensions, this authorization will expire. A valid agreement and bond with the Town of Haymarket must be maintained to assure plan and permit validity.

GENERAL NOTES

- This site has been addressed by the Prince William County Mapping Office as 14600 WASHINGTON STREET HAYMARKET, VA (addresses for subdivision lots shall appear on the approved plot for recordation).
- Addresses assigned are for the layout of individual businesses or dwelling units and are for exterior doors as shown on this plan only. Any deviation in design or layout will require that a revised plan be submitted to the Office of Mapping for re-addressing. It is the responsibility of the developer to inform the County Office of Mapping before a change in layout occurs and to submit complete and accurate information for re-addressing. Prince William County does not assume any responsibility where re-addressing is required even though tenants have already occupied a portion of the building.
- Methods and materials used in the construction of the improvements herein shall conform to the current Town/County construction standards and specifications and/or current VDOT standards and specifications.
- The contractor or engineer is required to notify the Prince William County Department of Public Works in writing three (3) days prior to the beginning of the construction and specifically request inspection before beginning -- 792-7070.
 - Installation of approved erosion control devices.
 - Clearing and Grading
 - Subgrade excavation.
 - Installing storm sewers or culverts.
 - Setting curb and gutter forms.
 - Placing curb and gutter.
 - Placing other concrete.
 - Placing gravel base.
 - Placing any bituminous surfacing.
 - Installing water mains outside the Service Authority's boundaries.
 - Installing sanitary sewer outside the Service Authority's boundaries.
- Measures to control erosion and siltation must be provided prior to issuance of the site development permit. The approval of these plans in no way relieves the developer or his agent of the responsibilities contained in the Virginia Erosion and Sediment Control Handbook.
- A permit must be obtained from the Office of the Resident Engineer, Virginia Department of Transportation (VDOT) Prince William County, prior to construction in existing State right-of-way, 366-1900.
- Approval of this plan does not guarantee issuance of an entrance permit by VDOT when such permit is required under State law.
- The exact location of all guard rails will be determined by VDOT personnel. A joint inspection will be held with the Developer, Town, County Representatives, and Representatives of the Virginia Department of Transportation (VDOT) to determine if and where guard rail and/or paved ditches will be needed. Refer to Virginia Department of Transportation (VDOT) Guard Rail and Paved Ditch Specifications.
- An approved set of plans and all applicable permits must be available at the construction site. Also, a representative of the developer must be available at all times.
- Warning signs, markers, barricades or flagmen should be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).
- All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.
- All pavement sections on the approved plans are based on a minimum CBR value of 10. CBR tests are to be performed by the engineer and submitted to the Town of Haymarket Office for review prior to placement of base material. CBR values less than 10 will require submittal of revised pavement section.
- Construction debris shall be containerized in accordance with the Virginia Litter Control Act; no less than one litter receptacle shall be provided at the construction site.
- The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering public streets, and it is the contractor's responsibility to clean streets, clay dust, and to take whatever measures are necessary to insure that the streets are maintained in a clean, mud and dust free condition at all times.
- * Notification shall be given to the appropriate utility Company (Service Authority, Virginia-American Water Company, or Dale Service Corporation) prior to construction of water and/or sanitary sewer lines. Information should also be obtained from the appropriate authority concerning permits, cut sheets, and connections to existing lines.
- All sanitary sewers and water mains and appurtenances shall be constructed in accordance with the current standards and specifications of the Town of Haymarket, Prince William County and/or the Service Authority.
- The developer and/or contractor shall be responsible to supply all utility companies with copies of plans that have been approved by the Town of Haymarket and advising them that all grading shall conform to the approved plans, and further that the utility companies shall be responsible for honoring these plans and the finished grades in the installation of their utility lines.
- Contractors shall notify operators who maintain underground utility lines in the area of proposed excavating or blasting at least two (2) working days but not more than ten (10) working days prior to commencement of excavation or demolition. Names and telephone numbers of the operators underground utility lines in the Town of Haymarket / Prince William County appear below. These numbers shall also be used to serve in an emergency condition.

Washington Gas Light Co.	Service Authority	335-7900
Virginia Power Co.	Northern Virginia Electric Co-op	(After hours-Emergency 335-7990)
Columbia Gas of Virginia	MISS UTILITY 1-800-257-7777	
Continental Telephone of VA	Virginia-American Water	481-2136
Colonial Pipeline Co.	Dale Service Corporation	494-4161
Transcontinental Gas Pipe Line Corp.		

- The location of existing utilities shown in these plans are taken from existing records. It shall be the contractor's responsibility to verify the exact horizontal and vertical location of all existing utilities as needed prior to construction. The contractor shall inform the engineer of any conflicts arising from his existing utility verification and the proposed construction.
- The developer will be responsible for any damage to the existing streets and utilities which occurs as a result of his construction project within or contiguous to the existing right-of-way.
- All utilities placed under existing streets shall be bored or jacked.
- When grading is proposed within easements of utilities, letters of permission from all involved companies must be provided to the Town of Haymarket prior to issuance of grading and/or site development permits.
- The developer will be responsible for the relocation of any utilities which is required as a result of his project. The relocation should be done prior to construction.
- Fire and Rescue Services must be notified immediately (792-6810) in the event that unusual items such as tanks, cylinders, unidentified containers, etc. which could contain potentially hazardous materials are discovered or observed. All activities must cease and not be resumed until authorization to proceed is given by the Fire Marshal's Office.
- Stormwater underdrains shall be installed per the Haymarket Town Code and/or Section 650 of the Prince William County Design and Construction Standards Manual.
- All walkways outside of the right-of-way limits will be maintained by the homeowners association.
- Maintenance of the Storm Drainage or Storm Water Management facilities located therein shall be pursuant to the Haymarket Town Code and/or Section 700 of the Prince William County Design and Construction Standards Manual.
- If units shown on this plan will be occupied in phases, a phasing plan must be approved by the engineering inspection branch prior to the issuance of any occupancy permits. (Detached single family subdivision exempt.)
- These plans identify the location of all known gravesites. Gravesites shown on this plan will be protected in accordance with state law. In the event gravesites are discovered during construction, the Town of Haymarket Office must be notified immediately. All activities must cease and not be resumed until authorization to proceed is given by the Town of Haymarket Office.
- Roof top mechanical equipment, if any, must be enclosed within a wall or similar structure.
- Individual sign permits will be required from the Town of Haymarket Office for all signs.
- All buffer areas shall be screened according to the Haymarket Town Code.
- Anticipated sewage flows: 1,820 S.F. x 0.16 GPD/S.F. = 291 GPD PEAK
- Anticipated fire flows: _____
- Distance to nearest existing school or proposed school site: APPROX. 0.50 MILE TO TYLER E.S.

Comment #9: Anticipated sewage flows must be calculated using standards from USM code 160.02. Report calculation used to determine GPD in note #33.

Comment #10: Report the available fire flow and the residual pressure in note #34.

LEGEND

EXISTING INTERMEDIATE CONTOUR	--- 292 ---	FLOW LINE	---
EXISTING INDEX CONTOUR	--- 300 ---	FENCELINE	---
PROPOSED CONTOUR	--- 296 ---	EXISTING UTILITY POLE	---
EXISTING EDGE OF PAVEMENT	--- EX. E/P ---	PROPOSED UTILITY POLE	---
PROPOSED EDGE OF PAVEMENT	--- PROP. E/P ---	EXISTING WATERLINE W/ TEE	---
EXISTING CURB AND GUTTER	--- EX. C & G ---	PROPOSED WATERLINE W/ TEE	---
PROPOSED CURB AND GUTTER	--- CG-6 ---	EXISTING FIRE HYDRANT	---
TRANSITION FROM CG-6 TO CG-6R	--- CG-6 --- CG-6R ---	PROPOSED FIRE HYDRANT	---
EXISTING TELEPHONE LINE	--- T --- T ---	EXISTING WATER VALVE	---
PROPOSED TELEPHONE LINE	--- T --- T ---	PROPOSED WATER VALVE	---
EXISTING STORM SEWER	--- EX. 375 mm (15") RCP ---	PROPOSED WATER METER	---
PROPOSED STORM SEWER	--- PROP. 375 mm (15") RCP ---	EXISTING REDUCER	---
EXISTING SANITARY SEWER	---	PROPOSED REDUCER	---
PROPOSED SANITARY SEWER	---	STOP SIGN	---
EXISTING ELECTRIC SERVICE	---	HANDICAP RAMP (CG-12)	---
PROPOSED ELECTRIC SERVICE	---	INDICATES LOCATION OF STD. VDOT SIGN AND/OR ASSOCIATED STANDARD RAMP CONSTRUCTION	---
EXISTING GAS LINE	---	PARKING INDICATOR	---
PROPOSED GAS LINE	---	INDICATES THE NUMBER OF TYPICAL PARKING SPACES	---
PROPERTY LINE	---	TEST PIT LOCATION	---
EASEMENT LINE	---	CRITICAL SLOPE	---
CENTERLINE	---	SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	---
LIMITS OF CLEARING AND GRADING	12.0	VEHICLES PER DAY COUNT	---
EXISTING SPOT ELEVATION	+12.2	PROPOSED BUILDING ENTRANCE	---
PROPOSED SPOT ELEVATION	---	EXISTING STREET LIGHT	---
EXISTING TREE DRIP LINE	---	PROPOSED STREET LIGHT	---
EXISTING TREE	375 mm (15") OAK	PROPOSED STREET NAME SIGN	---
PROPOSED TREE	OAK	PROPOSED SANITARY LATERAL CLEANOUT	---
		SANITARY MANHOLE IDENTIFIER	---
		STORM DRAIN STRUCTURE IDENTIFIER	---

SITE TABULATION

FOR SITE TABULATIONS - SEE SHEET 3

SUPPL. GENERAL NOTES:

- THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN IN THESE PLANS ARE TAKEN FROM EXISTING RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AS NEEDED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE ENGINEER OF ANY CONFLICTS ARISING FROM HIS EXISTING UTILITY VERIFICATION AND THE PROPOSED CONSTRUCTION.
 - THIS PLAN COMPLIES WITH THE NEW PRINCE WILLIAM COUNTY SERVICE AUTHORITY UTILITY STANDARDS MANUAL, WHICH WENT INTO EFFECT ON JANUARY 1, 2009. ALL UTILITY PERMITS ISSUED AFTER THIS DATE MUST COMPLY WITH THE CONSTRUCTION CRITERIA IN THE NEW MANUAL, INCLUDING ANY REVISIONS WHICH HAVE BEEN ISSUED.
 - PARKING LOT/STREET LIGHTING DESIGN SHALL BE PERFORMED BY MEI ENGINEERING, INC.. ANY LIGHTING SHOWN HEREON IS AS SPECIFIED BY OTHERS AND IS INCLUDED FOR INFORMATION PURPOSES ONLY, AS DIRECTED BY THE OWNER AND/OR PUBLIC AGENCY REQUIREMENTS. THE KDL GROUP, LLC HAS NOT PERFORMED THE LIGHTING DESIGN, AND THEREFORE DOES NOT WARRANT AND IS NOT RESPONSIBLE FOR THE DEGREE AND/OR ADEQUACY OF ILLUMINATION ON THIS PROJECT.
 - THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONJUNCTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
 - THE DEVELOPER/BUILDER SHALL CONTACT THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY TO DISCUSS UTILITY PERMIT REQUIREMENTS FOR INSTALLATION OF WATER AND SEWER MAINS AND CERTIFICATION OF WATER AND SANITARY SEWER AVAILABILITY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - NO CEMETERIES OR HISTORIC SITES ARE KNOWN TO EXIST WITHIN THE PROJECT LIMITS SHOWN ON THIS PLAN.
 - THERE ARE NO RPA'S IDENTIFIED ON THIS SITE.
 - ONSITE BMP/SWM AND STORM DRAINAGE FACILITIES SHALL BE PROVIDED AS INDICATED HEREON AND MAINTAINED BY OWNER.
 - ALL STORM DRAINAGE AND FACILITIES LOCATED WITHIN ROADWAYS SHALL BE MAINTAINED BY VDOT. IN ADDITION, ALL SIDEWALKS TO BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY AND MAINTAINED BY VDOT.
- FOR ADDITIONAL NOTES, SEE SHEET 4.

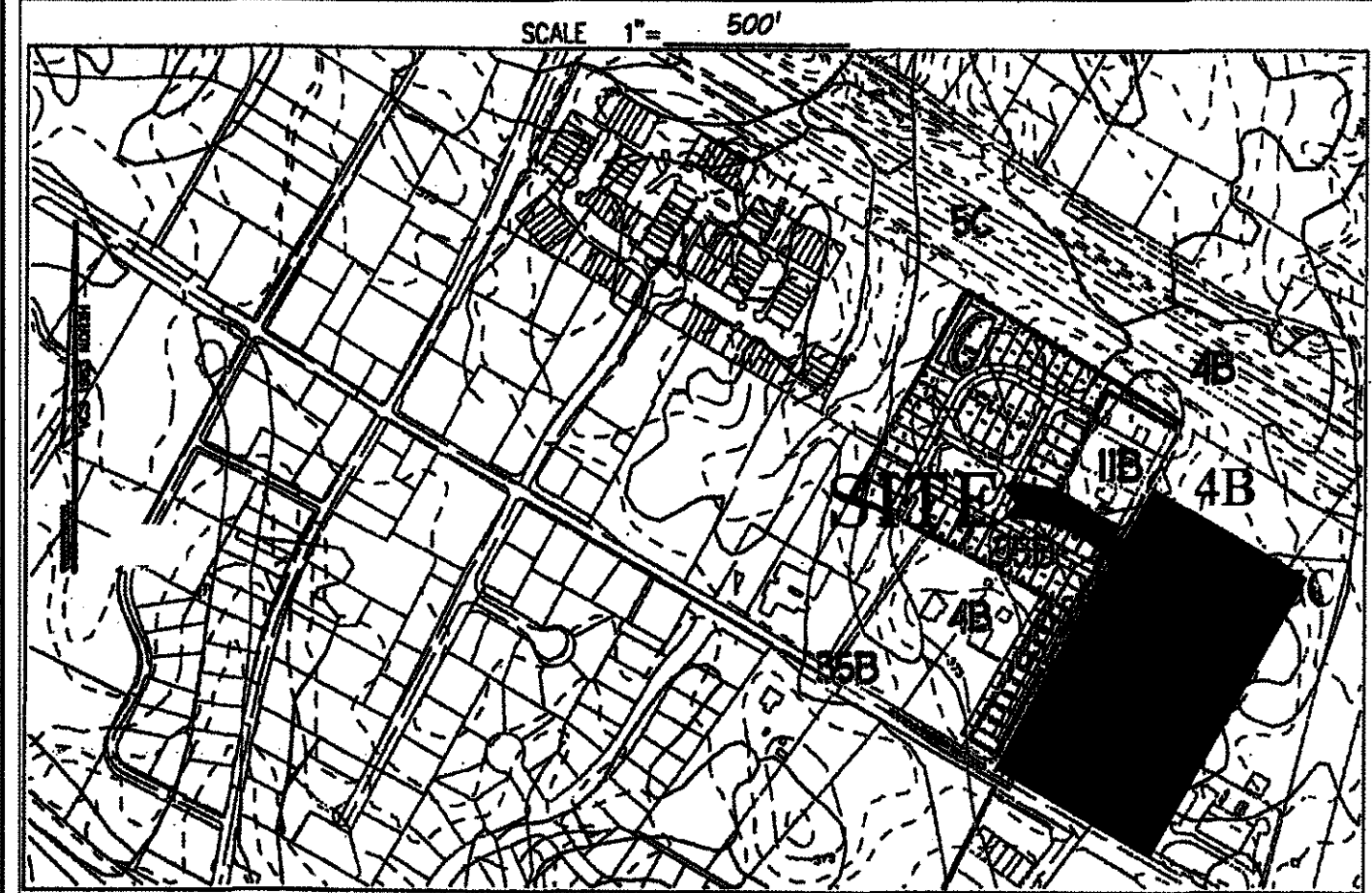
BOND ESTIMATE

ITEM	TOWN BOND	PWCSA BOND	VDOT BOND
TOTAL CONSTRUCTION COST	\$104,347.50		
ADMINISTRATIVE COST	\$10,434.75		
INFLATION COST (3.0%)	\$3,130.43		
TOTAL PERFORMANCE BOND AMOUNT	\$117,912.68		
SILTATION & EROSION CONTROL ESCROW	\$22,607.20		
LANDSCAPE ESCROW	\$18,075.00		

SURVEY AND TOPOGRAPHIC INFORMATION

- Horizontal and vertical control surveys were performed by RICE ASSOCIATES in JUNE 2013 (Year).
- All elevations must be referenced to the National Geodetic Vertical Datum of 1929 (NGVD 29).
- Source of topographic mapping is BL SURVEY ARBORIST, LLC dated FEBRUARY 1, 2014.
- Boundary survey was performed by RICE ASSOCIATES dated JUNE 2013.
- The application of the professional's seal and signature as required by Section 1.14 of the STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS RULES AND REGULATIONS shall be evidence that the boundary data is correct to the best of the land surveyor's knowledge, and complies with the minimum standards and procedures of the said Board; the topographic information is accurate to within one-half of the contour interval, as shown. Application of the seal and signature indicates acceptance of responsibility for the work shown hereon.

SOILS MAP



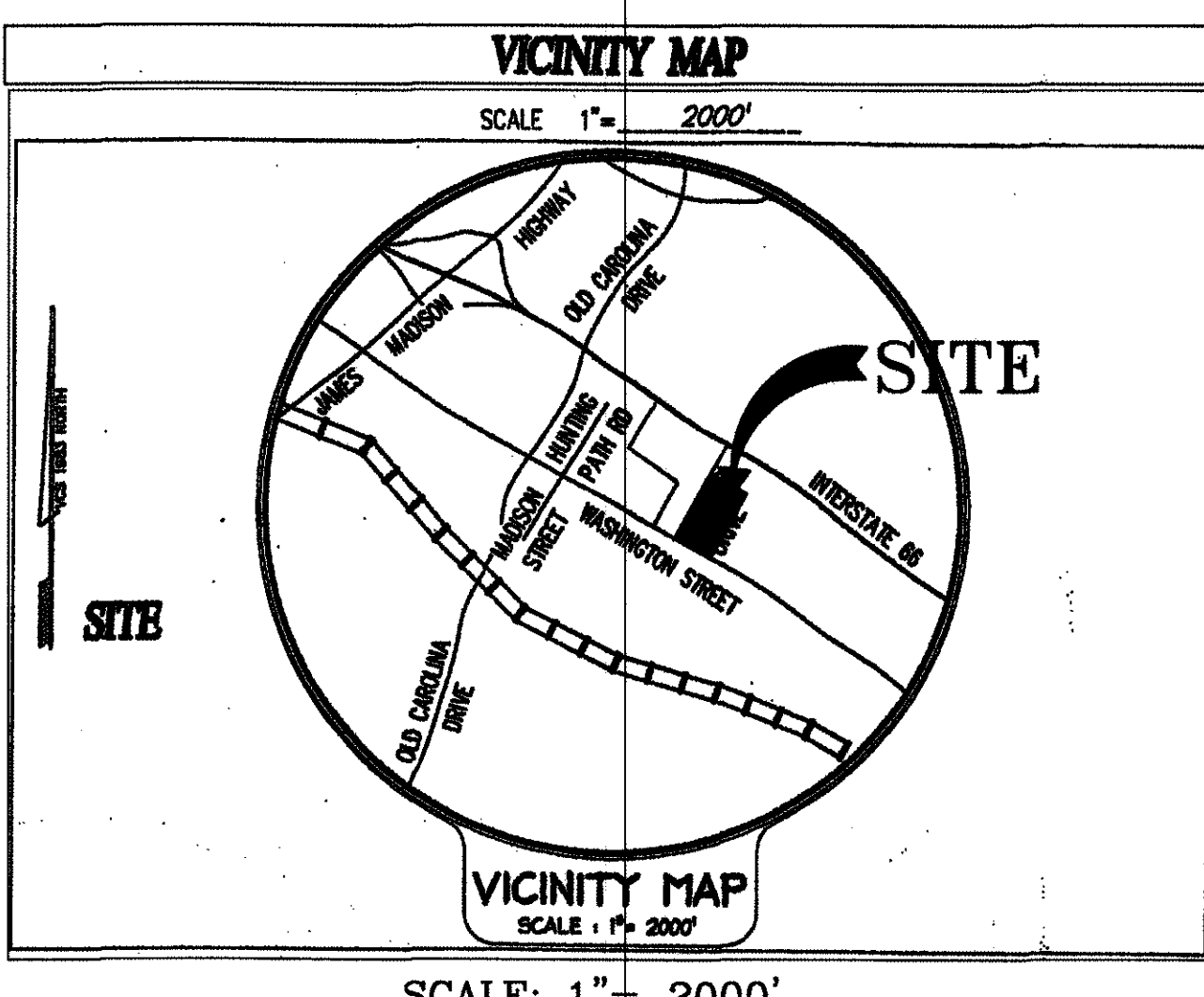
SOILS DATA

SOIL #	SOIL NAME	SOIL CAT.	SURFACE RUNOFF	EROSION HAZARD	DEPTH TO BEDROCK	SHRINK-SWELL	FLOODING	SLOPES
4B	ARCOLA SILT LOAM		MEDIUM	SEVERE	20"-40" SOFT	LOW	NONE	2-7
5C	ARCOLA-NESTORIA COMPLEX		RAPID	SEVERE	20"-40" SOFT	LOW	NONE	7-15
35B	MANASSAS SILT		SLOW TO MEDIUM	MODERATE	MORE THAN 60"	LOW	RARE	2-7

REVISIONS

DATE	DESIGNER	NO.	DESCRIPTION

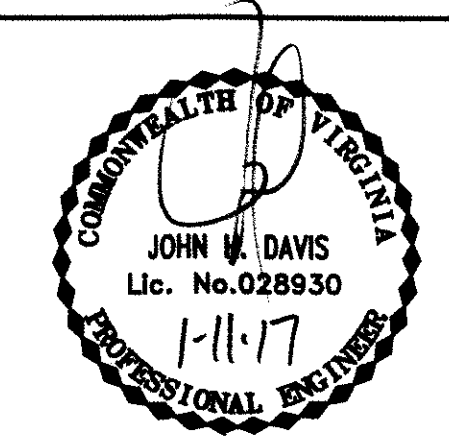
VICINITY MAP



SHEET INDEX

NUMBER	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	TYPICAL SECTIONS AND SITE TABULATIONS
4	GENERAL NOTES AND MISCELLANEOUS DETAILS
5	SITE PLAN
6	PHASE 1 EROSION/SEDIMENT CONTROLS PLAN
7	PHASE 2 EROSION/SEDIMENT CONTROLS PLAN
8	EROSION/SEDIMENT CONTROLS NARRATIVE
9	EROSION/SEDIMENT CONTROLS DETAILS
10	PLAN AND PROFILE - ROUTE 55 WASHINGTON STREET
11	STORM SEWER COMPUTATIONS
12	UTILITY PROFILES
13	STORMWATER MANAGEMENT COMPUTATIONS
14	STORMWATER MANAGEMENT COMPUTATIONS
15	STORMWATER MANAGEMENT COMPUTATIONS
16	BEST MANAGEMENT COMPUTATIONS AND SOILS MAP
17	BEST MANAGEMENT COMPUTATIONS
18	BEST MANAGEMENT COMPUTATIONS
19	LANDSCAPE PLAN
20	LANDSCAPE SCHEDULE AND DETAILS
21	PERFORMANCE BOND ESTIMATE
22	SIGHT DISTANCE PROFILE
23	PWCSA SHEET
24	LIGHTING/PHOTOMETRIC PLAN
24A	LIGHTING/PHOTOMETRIC DETAILS

Comment #7: Insert the Service Authority assigned plan number in the title block.



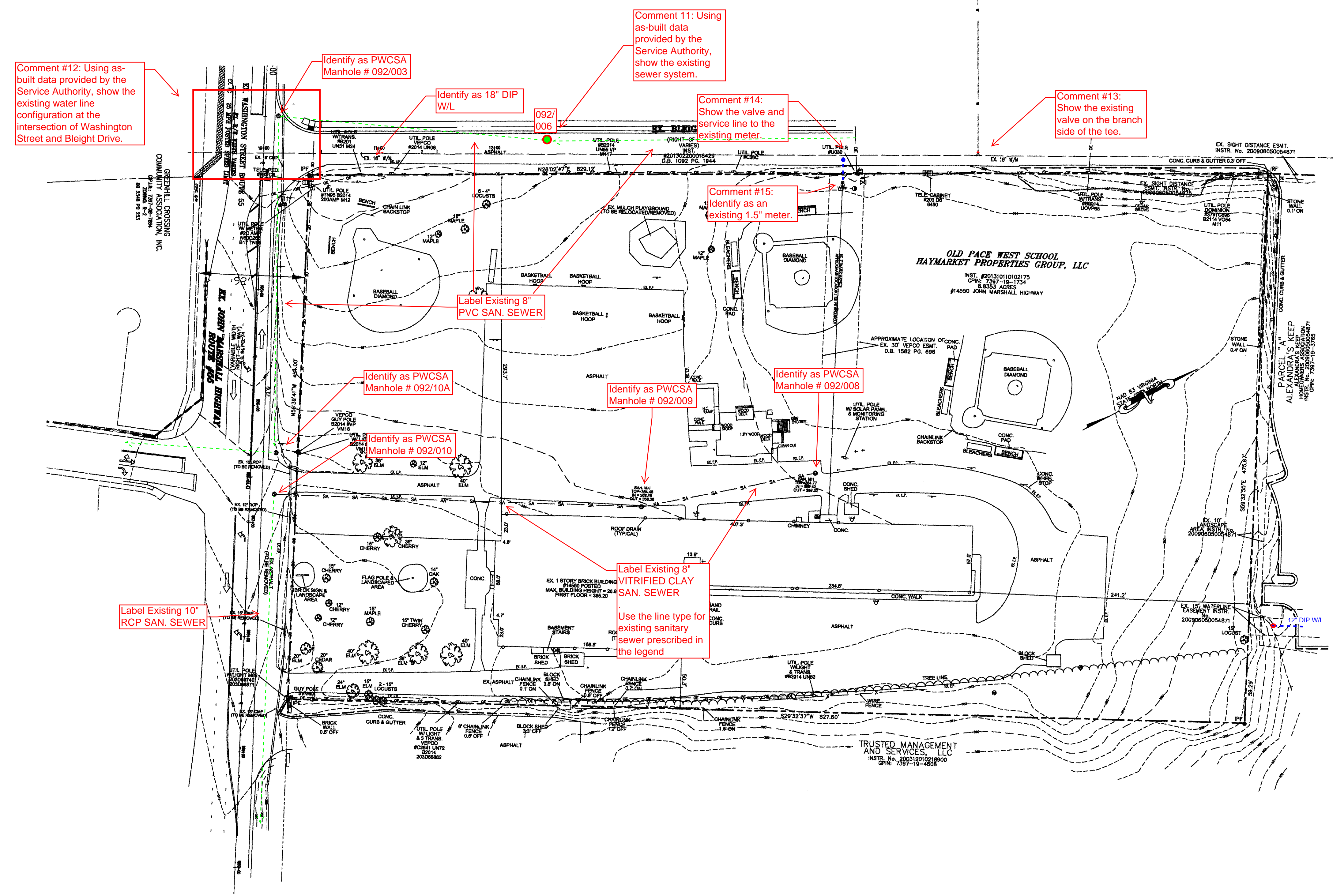
Comment #8: Insert a PWCSA Inspection log sheet in the plan set for Service Authority use.

TOWN OF HAYMARKET COVER SHEET

BUSINESS PARK		Market Name:	Service Authority Plan Number 17-HAY01-R00
600 WASHINGTON STREET HAYMARKET, VA		Plan Number:	Plan Type: FN-SP
Magisterial District: GAINESVILLE		Revision Number:	00
Present Zoning & Use: B-1		Date of Plan: (Month, Day, Year) DECEMBER 2016	
Owner: HAYMARKET PROPERTIES GROUP, LLC	Address, including Zip Code & Telephone No. 14600 WASHINGTON STREET HAYMARKET, VA 20169 (571) 766-1022		
Developer: HAYMARKET PROPERTIES GROUP, LLC	Address, including Zip Code & Telephone No. 14600 WASHINGTON STREET HAYMARKET, VA 20169 (571) 766-1022		
Name, Address & Telephone No. of Engineer Architect or Surveyor certifying Plan: THE KDL GROUP LLC		P.O. BOX 600 HAYMARKET, VIRGINIA 20168 PHONE 703 763-7692 FAX 703 763-7693	
Parcel Identification Number: 7397-19-1734		BMP Storage/hectare: cm/ha	
Total Area: 8.84 ACRES Project Area: 8.84 ACRES		Disturbed Area: 5.27 ACRES Impervious Area: 3.46 ACRES BMP Storage/Acre: ct/oc	
Related Plans Tracking Numbers (Including Rez. & S.U.P.):			

Subdivision/Site Plan Name: QBE BUSINESS PARK
Project Name: QBE BUSINESS PARK

REVISION BLOCK		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE



Comment #12: Using as-built data provided by the Service Authority, show the existing water line configuration at the intersection of Washington Street and Bleight Drive.

Identify as PWCSA Manhole # 092/003

Identify as 18" DIP W/L

Comment #11: Using as-built data provided by the Service Authority, show the existing sewer system.

Comment #14: Show the valve and service line to the existing meter.

Comment #13: Show the existing valve on the branch side of the tee.

Comment #15: Identify as an existing 1.5" meter.

Label Existing 8" PVC SAN. SEWER

Identify as PWCSA Manhole # 092/10A

Identify as PWCSA Manhole # 092/010

Identify as PWCSA Manhole # 092/009

Identify as PWCSA Manhole # 092/008

Label Existing 10" RCP SAN. SEWER

Label Existing 8" VITRIFIED CLAY SAN. SEWER

Use the line type for existing sanitary sewer prescribed in the legend

Comment #16: Use the water meter symbol prescribed in the legend that appears on the cover sheet.

SYMBOL LEGEND	
•	BOLLARD
⊕	CLEANOUT
⊞	COMMUNICATIONS HANDHOLE
⊞	ELECTRIC JUNCTION BOX
⊞	ELECTRIC METER
⊞	GAS METER
⊞	GAS VALVE
⊞	GUY POLE
⊞	GUY WIRE
☆	LIGHT POLE
⊞	MONITORING WELL
•	POST
⊞	SANITARY MANHOLE
—	SIGN
⊞	TELEPHONE PEDESTAL / CABINET
⊞	UNKNOWN MANHOLE
⊞	UTILITY POLE
⊞	WATER METER
⊞	WATER WITNESS POST

ABBREVIATION LEGEND		CONTINUED	
CONC.	CONCRETE	IPF	IRON PIPE FOUND
CMP	CORRUGATED METAL PIPE	IRS	IRON ROD SET WITH CAP
D.B.	DEED BOOK	MON.	MONUMENT
ESMT.	EASEMENT	PG.	PAGE
EX.	EXISTING	TELE.	TELECOMMUNICATIONS
GI	GRATE INLET	TRANS.	TRANSFORMER
GPIN	GEOGRAPHIC PARCEL IDENT. #	UTIL.	UTILITY
INSTR. No.	INSTRUMENT NUMBER	W/	WITH

THE KDL GROUP LLC
 P.O. BOX 809
 HAYMARKET, VA 20169
 PHONE 703-763-7662 FAX 703-763-7669
 www.kdlgroup.com

EXISTING CONDITIONS
QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN
 TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

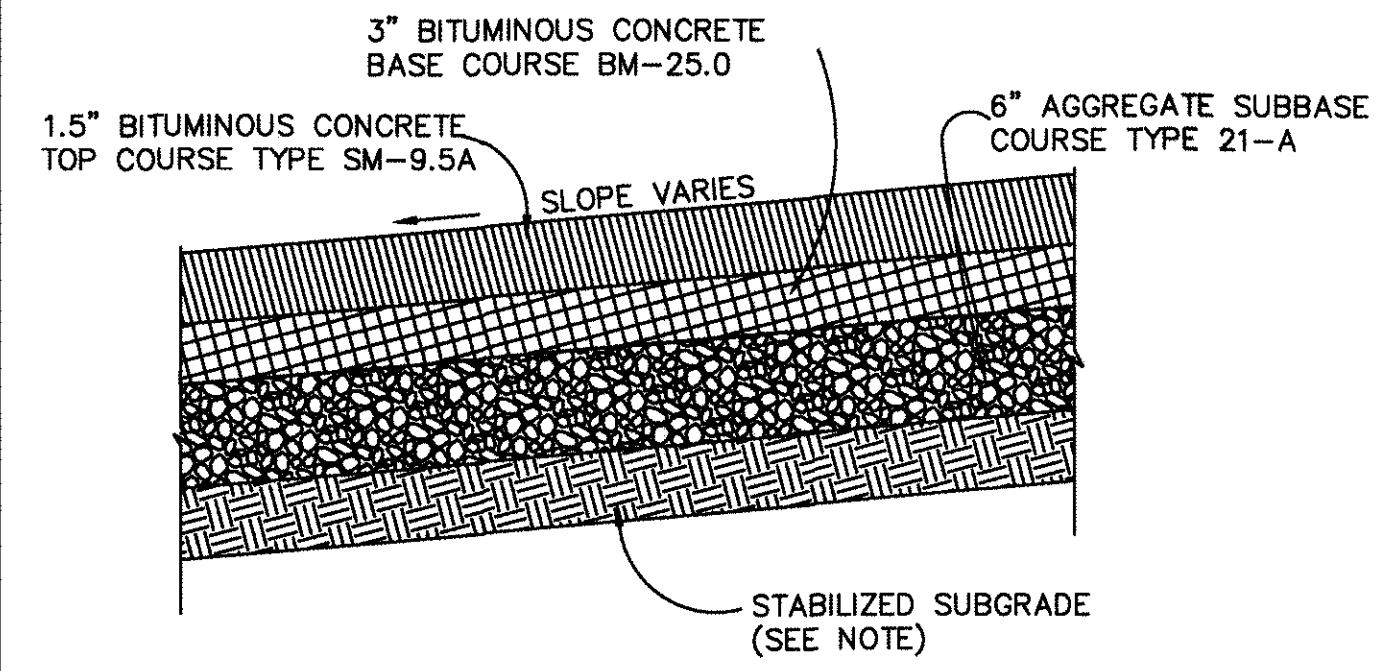


SCALE: H) 1" = 50'
 DATE: 11/17/17
 CHECKED: JHD
 DRAWN: JHD
 FILE NO: SP-035-HW
 SHEET NO. 2 OF 24

VDOT GENERAL NOTES
Revised 3/28/13

- These plans were prepared in accordance with the requirements of (select one):
 - VDOT Subdivision Street Requirements (SSR 24VAC-30-91 effective January 1, 2005 and VDOT Road Design Manual Appendix B)
 - VDOT Secondary Street Acceptance Requirements (SSAR 24VAC-30-92 effective March 9, 2009 and VDOT Road Design Manual Appendix B1). Schematic street layout and computations of Connectivity Index are provided with these plans per 24VAC-30-92-60.
 - VDOT Secondary Street Acceptance Requirements (SSAR 24VAC-30-92 effective December 31, 2011 and VDOT Road Design Manual Appendix B1). Schematic street layout with phasing diagram for street acceptance are provided with these plans per 24VAC-30-92-60.
- Methods and materials used shall conform to current county/town and VDOT standards and specifications.
- All utilities, including all poles, are to be relocated at the developer's expense, prior to construction.
- Open cutting of paved or surface treated roads is not permitted. All utilities which will be placed under existing streets are to be bored or jacked. Any exceptions, due to extenuating circumstances, are to be addressed at the permit stage.
- Any type of reverse curb (top curb, CG-GR, etc.) and transition to these curbs shall not be used with the public right of way.
- The developer is responsible for any damage to existing roads and utilities which occur as a result of project construction within or contiguous to existing right of way.
- A smooth grade shall be maintained from the centerline of the existing road to the proposed edge of pavement to preclude the forming of false gutters and/or the ponding of any water in the roadway.
- Standard guardrails and/or handrails shall be installed at hazardous locations as designated during field review by the county/town inspector or VDOT.
- The developer is responsible for all traffic control. The developer shall submit a signing, striping and/or signalization plan to the VDOT Land Development Section a minimum of thirty days prior to permit application. The developer shall not commence construction of any pavement course without an approved striping plan.
- Pavement design is based on an assumed CBR value of 10 (use CBR value of 8 in Loudoun Co). Soil tests of subgrade must be submitted for actual determination of required thickness of the pavement including layers of asphalt and subbase prior to subbase placement.
- All untreated aggregate used in base or subbase courses shall be 21B, except on roads with ADT of 1000 vpd or less, where 21A aggregate may be used. When 21B aggregate is used, UD-4 underdrains must be provided.
- A 4" (min.) layer of stone is required beneath curb and gutter (may be shown on typical section in lieu of a note).
- Additional ditch linings or siltation and erosion control measures shall be provided, at the developer's expense, as determined necessary by VDOT and/or the county/town during field review. All costs shall be assumed by the developer.
- The entire surface of the roadway (old and new portions) shall be overlaid and re-striped as required by VDOT personnel. Overlay of existing pavement shall be minimum of 1.25" depth; any costs associated with pavement overlay, or the milling of existing pavement to obtain required depth, shall be assumed by the developer.
- Developer is responsible for design and construction of any traffic signal installation or modification which will be necessary as a result of development of this site.

- All right of way dedicated to public use shall be clear and unencumbered.
- The county/town shall obtain a permit for all sidewalks within the right of way that do not qualify for VDOT maintenance.
- Traffic control devices or advisory signs, such as multibay stops, speed limits, Watch for Children, Pedestrian Traffic etc., shall not be installed unless specifically shown on these plans or a VDOT approved plan revision. Speed study certified by professional engineer should be submitted for VDOT approval prior to the street acceptance for any road to be posted other than the statutory speed limit. Should unapproved signs be noted at the time of VDOT inspection, the road acceptance process shall be terminated immediately and not recommenced until a determination is made regarding the approval of any additional signs. Immediate removal of such signs shall not negate the need for the submission of a revision.
- Landscaping and irrigation systems shall not be installed within the public right of way except as shown on these plans or a VDOT approved revision.
- Beginning July 1, 2009 all Land Use Permit applications are required to provide at least one (1) person who, at minimum, is verified by VDOT in Basic Work Zone Traffic Control for all permitted activities within state maintained right of way which involves traveling, maintaining, or removing work zone traffic control devices. This person shall be responsible for the placement, maintenance and removal of all work zone traffic control devices.

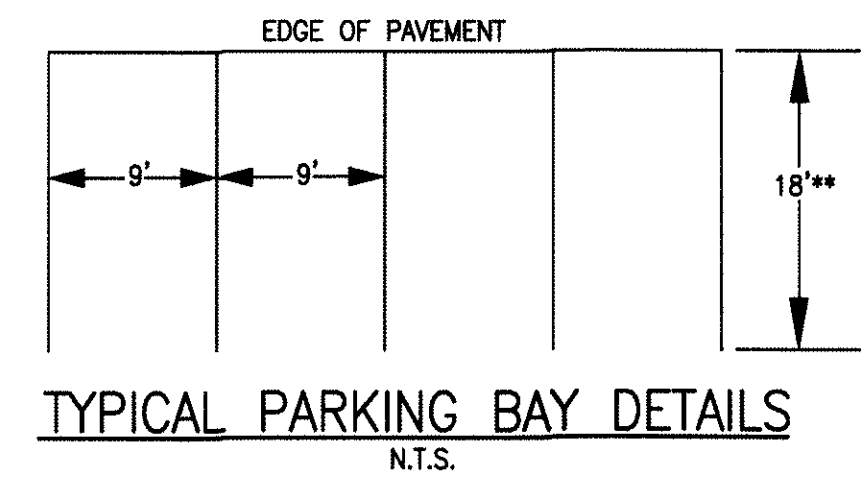


TYPICAL PAVEMENT SECTION
N.T.S.

- * SUBBASE NOTE: SUBBASE DEPTH IS BASED ON A CBR VALUE OF 6. SOILS TEST OF SUBGRADE WILL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED SUBBASE THICKNESS PRIOR TO THE PLACEMENT OF SUBBASE
- ALL FINAL PAVEMENT AND BASE COURSE THICKNESS SHALL BE DESIGNED IN ACCORDANCE WITH THE "DESIGN GUIDE FOR SUBDIVISION ROAD PAVEMENTS IN VIRGINIA", BY N.K. VASWANI, AND SHALL BE BASED ON A SUFFICIENT NUMBER OF CBR TEST TO DETERMINE THE TRUE SUPPORT VALUES OF THE VARIOUS SOILS IN THE SUBGRADE.
- A SMOOTHING GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE FLOWLINE, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF ANY WATER ON THE ROADWAY.
"STANDARD GUARDRAIL AND HANDRAIL SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FINAL FIELD INSPECTIONS BY LOUDOUN COUNTY OR V.D.O.T."

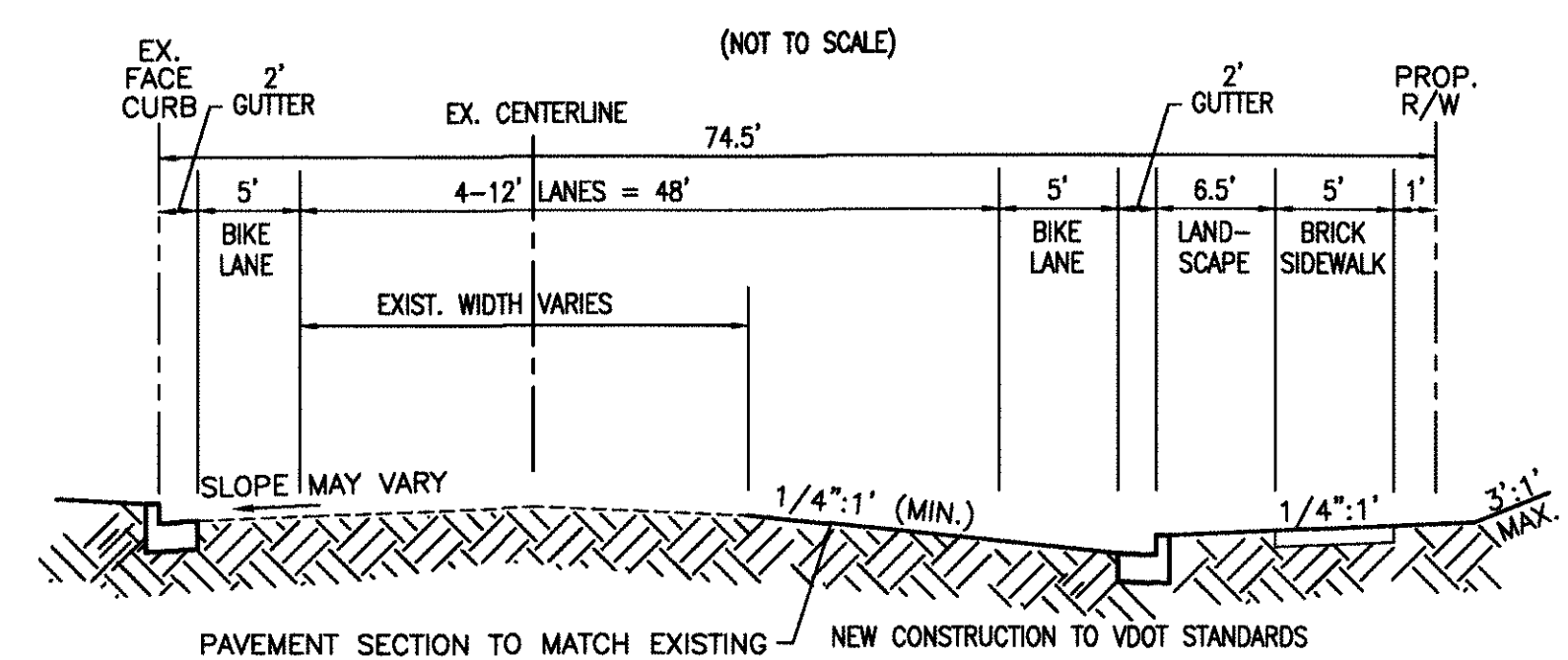
QBE BUSINESS PARK			
SITE TABULATIONS			
	REQUIRED	PROVIDED	
BUILDING LOT COVERAGE	85% (MAX.)	8.70%	
BUILDING HEIGHT	35' (MAX.)	45' (MAX.)	
PARKING TABULATIONS			
PROPOSED USE	PARKING REQUIREMENTS	REQUIRED PARKING	PROPOSED PARKING
6,082 G.S.F. GENERAL OFFICE	1 SPACE PER 300 S.F. OF GROSS FLOOR AREA	206.94	287
10,773 G.S.F. CHURCH	1 SPACE PER 5 SEATS	18.00	18
SUB-TOTAL		304.94	297 SPACES (SURFACE PARKING)
			8 SPACES (SURFACE PARKING - ADA COMPLIANT)
MISCELLANEOUS CALCULATIONS			
ITEM		AREA (SF)	AREA (AC)
PROP. RIGHT-OF-WAY DEDICATION		0	0.0000
NET SITE AREA		364,867	8.8353

NOTE: PROPOSED BUILDING LOT COVERAGE MAY CHANGE WITH FINAL SITE PLAN PROVIDED MAXIMUM BUILDING LOT COVERAGE REQUIREMENTS ARE STILL MET

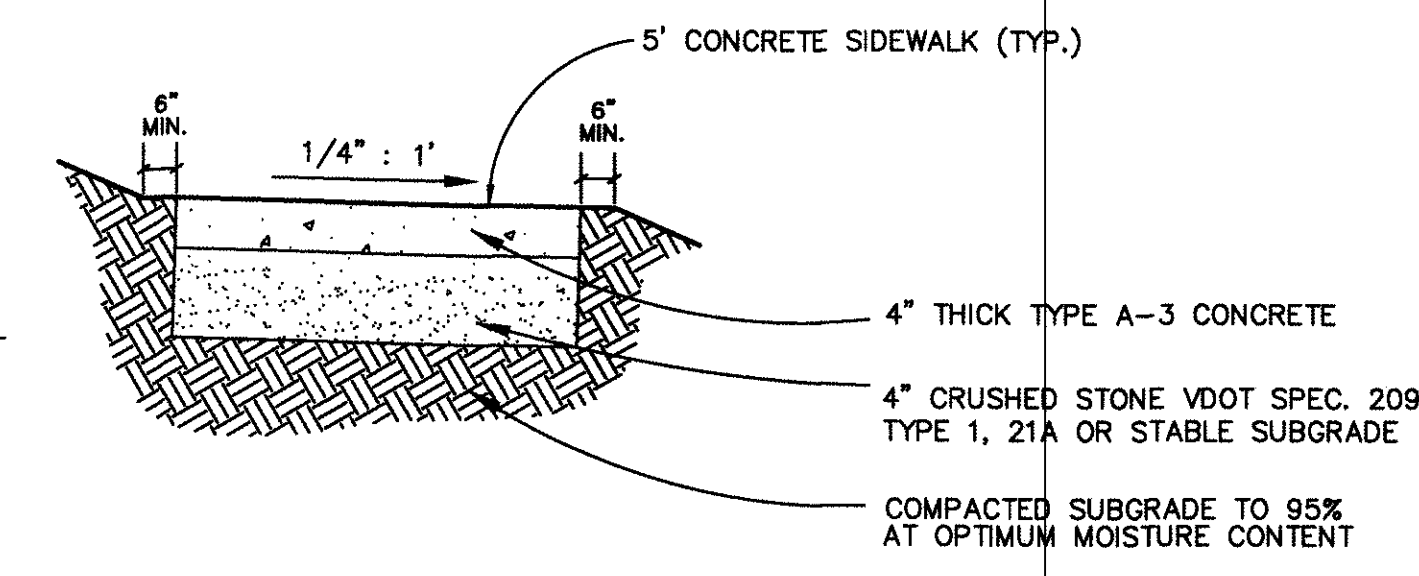
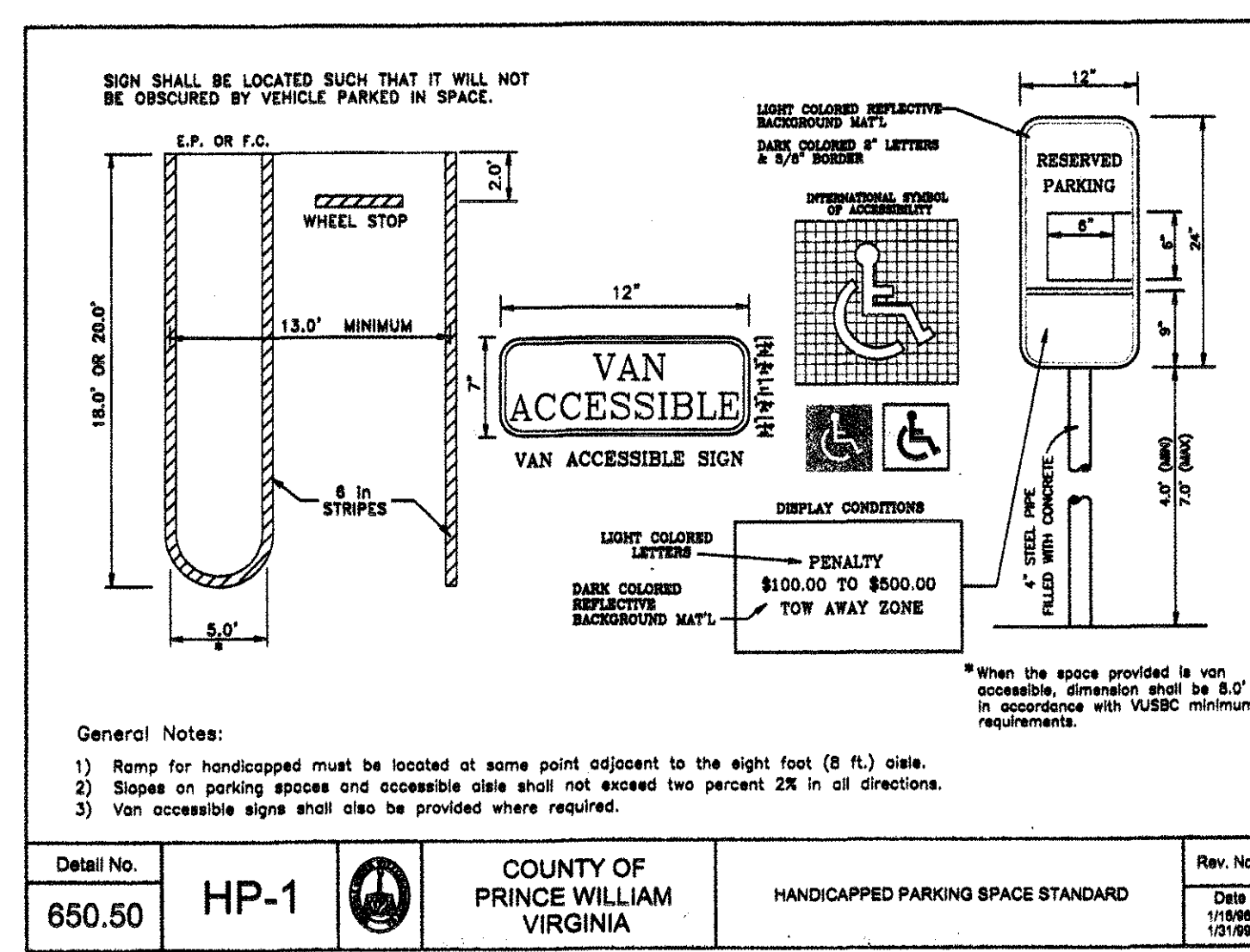


**WHERE WHEEL STOPS OR CURBING ARE PROVIDED FOR PARKING SPACES, A 1 FOOT REDUCTION IN THE STALL LENGTH WILL BE ALLOWED, PROVIDING THE RESULTING OVERHANG DOES NOT ENCROACH ON THE REQUIRED OPEN SPACE AREAS, AND/OR THE PEDESTRIAN ACCESS SYSTEM.

TYPICAL SECTION, WASHINGTON STREET - ROUTE 55 FRONTAGE IMPROVEMENTS



- * SUBBASE NOTE: SUBBASE DEPTH IS BASED ON A CBR VALUE OF 6. SOILS TEST OF SUBGRADE WILL BE PERFORMED FOR ACTUAL DETERMINATION OF REQUIRED SUBBASE THICKNESS PRIOR TO THE PLACEMENT OF SUBBASE.
ALL FINAL PAVEMENT AND BASE COURSE THICKNESS SHALL BE DESIGNED IN ACCORDANCE WITH THE "DESIGN GUIDE FOR SUBDIVISION ROAD PAVEMENTS IN VIRGINIA", BY N.K. VASWANI, AND SHALL BE BASED ON A SUFFICIENT NUMBER OF CBR TEST TO DETERMINE THE TRUE SUPPORT VALUES OF THE VARIOUS SOILS IN THE SUBGRADE.
- A SMOOTHING GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO BE CURB AND GUTTER, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF ANY WATER ON THE ROADWAY.
- "STANDARD GUARDRAIL AND HANDRAIL SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FINAL FIELD INSPECTIONS BY LOUDOUN COUNTY OR V.D.O.T."



TYPICAL SECTION CONCRETE SIDEWALK
NOT TO SCALE

NOTE:
SUBGRADE FOR ALL SIDEWALKS SHALL BE COMPACTED TO MINIMUM 95% DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T99-61.
SIDEWALK UNDERDRAINS ARE TO BE USED WHEN THE SIDEWALK LONGITUDINAL GRADIENT IS 3% OR MORE AND WHEN THE UNDERLYING SOIL HAS 34% OR MORE PASSING THE NO. 200 SIEVE AND HAS A PI OF 13 OR LESS.

THE KDL GROUP LLC
P.O. BOX 609
HAYMARKET, VA 20185
PHONE 703 763-7692 FAX 703 763-7693
www.kdlgroup.com

TYPICAL SECTIONS AND SITE TABULATIONS
QBE BUSINESS PARK
PRELIMINARY/FINAL SITE PLAN

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: H) N/A
V) N/A

DATE: DECEMBER 2016

CHECKED: JHD

DRAWN: JHD

FILE NO: SP-035-HW

SHEET NO. 3 OF 24

DWG. PATH: S:\PROJECTS\PACE WEST SCHOOL\ENG\FINAL SITE PLAN\DELIVERABLES\03-TYPICAL SECTIONS.dwg

GENERAL NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON GPIN 7397-19-1734 AND IS NOW IN THE NAME OF HAYMARKET PROPERTIES GROUP, LLC AS DOCUMENTED IN INSTRUMENT 201310110102175 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
2. THE BOUNDARY AND IMPROVEMENTS FOUND HEREON ARE TAKEN FROM THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY RICE & ASSOCIATES DATED JUNE 2013 AND A CURRENT FIELD SURVEY BY BL SURVEY ARBORIST, LLC.
TOPOGRAPHIC INFORMATION DEPICTED HEREON IS TAKEN FROM THE FIELD SURVEY PERFORMED BY BL SURVEY ARBORIST, LLC AND DATED FEBRUARY 1, 2014. THE VERTICAL DATUM IS TAKEN FROM GPS COORDINATES.
3. THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 8.84 ACRES AND IS CURRENTLY ZONED B-1 IN ACCORDANCE WITH THE TOWN OF HAYMARKET, VA ZONING ORDINANCE.
4. THERE ARE NO KNOWN CEMETERIES ON THE SUBJECT PROPERTY. FURTHER, THERE ARE NO KNOWN NATURAL, CULTURAL, OR HISTORIC RESOURCES, RPA'S, OR 100-YEAR FLOOD AREAS IDENTIFIED ON THE PRINCE WILLIAM COUNTY, VA ONLINE MAPPING SYSTEM.
5. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP 51153C PANEL #0067D BEARING AN EFFECTIVE DATE OF JANUARY 5, 1995.
6. THE DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE APPROVAL CONDITIONS OF THE 2013 REZONING APPLICATION WITH THE TOWN OF HAYMARKET.
7. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HAYMARKET, PWCSA USM, AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
8. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
9. THE PROPOSED USES WITHIN THE EXISTING BUILDING SHALL BE SERVED BY PUBLIC WATER AND SEWER FACILITIES OWNED BY PWCSA AT NO-COST TO THE TOWN OR ANTICIPATED SEWAGE FLOWS GENERATED BY THE SUBJECT DEVELOPMENT IS XXXX GPD. A SEPARATE FIRE LINE WILL BE INSTALLED IN ORDER TO PROVIDE THE REQUIRED SPRINKLER/FIRE SUPPRESSION REQUIREMENTS TO THE EXISTING BUILDING.
10. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES REQUIREMENTS FOR THIS SITE HAVE BEEN MET PER THE LATEST VIRGINIA STORMWATER MANAGEMENT HANDBOOK (VSMH).
11. EXISTING WELLS AND SEPTIC SYSTEMS THAT WILL NOT BE USED SHALL BE ABANDONED IN ACCORDANCE WITH CURRENT PRINCE WILLIAM COUNTY HEALTH DEPARTMENT STANDARDS.
12. THE PRIVATE TRAVELWAYS AND PARKING PROPOSED WITH THIS SUBDIVISION ARE NOT INTENDED FOR ACCEPTANCE INTO THE VDOT SECONDARY ROADS MAINTENANCE SYSTEM.
13. SITE LIGHTING SHALL BE LOCATED PRIMARY BUILDING ENTRANCES AND PARKING AREAS OF BUILDINGS WHICH ARE OCCUPIED BY BUSINESSES WHICH PROVIDE CUSTOMER SERVICE FOR THE PUBLIC AFTER 5:00 P.M. TO ESTABLISH THE MOUNTING HEIGHT, LUMINANCE AND SPACING TO PROVIDE A MINIMUM AVERAGE HORIZONTAL ILLUMINATION OF 0.6 FOOT-CANDLES (SECTION 58-719(a)). LIGHTING SHALL BE LOCATED AT PUBLIC AND PRIVATE INTERSECTIONS TO ESTABLISH THE MOUNTING HEIGHT, LUMINANCE AND SPACING TO PROVIDE A MINIMUM HORIZONTAL ILLUMINATION OF 0.6 FOOT-CANDLES ON THE ROADWAY (SECTION 58-719(b)).
14. A MINIMUM 25' BUFFER YARD AND OPAQUE SCREEN (SC) SHALL BE PROVIDED BETWEEN B-1 AND R-1 ZONING DISTRICTS (SECTION 58-702) AS SHOWN.
15. THE PROPOSED COMMERCIAL USES ARE ANTICIPATED TO GENERATE 450 TRIPS PER DAY AT THE EXISTING ENTRANCE TO EX. WASHINGTON STREET.
16. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY THE KDL GROUP, LLC AT (703) 753-7592 IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLAN.
17. EXISTING UNDERGROUND UTILITY INFORMATION TAKEN FROM AVAILABLE RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND FOR ANY DAMAGES THAT MAY OCCUR DUE TO CONTRACTOR FAILURE TO LOCATE AND PROTECT THESE UNDERGROUND UTILITIES.
18. DENOTES TEST HOLE REQUIRED TO DETERMINE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF ALL TEST HOLES PRIOR TO BEGINNING ANY CONSTRUCTION ON THE PROJECT. IF CONFLICTS ARE DISCOVERED AS A RESULT OF THE TEST HOLE FINDINGS, NOTIFY THE KDL GROUP, LLC AT (703) 753-7592.
19. ALL UTILITIES ARE TO BE RELOCATED OR REMOVED AT THE DEVELOPER'S EXPENSE, INCLUDING ALL POLES AND UNDERGROUND LINES, WHEN REQUIRED TO BE RELOCATED.
20. ALL UTILITIES WHICH WILL BE PLACED UNDER EXISTING PUBLIC STREETS WILL BE BORED OR JACKED.
21. UTILITY POLES, IF ANY, ARE TO BE RELOCATED PRIOR TO CONSTRUCTION.
22. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF THEIR CONSTRUCTION PROJECT WITHIN OR CONTIGUOUS TO EXISTING RIGHT-OF-WAY.
23. CONTROLLED FILLS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY METHOD "A" PER STANDARD PROCTOR AASHTO-199, ASTM-D698, OR VTM-1 AS APPLICABLE DENSITY SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.
24. ALL SUBGRADE MATERIAL SHALL BE COMPACTED AT OPTIMUM MOISTURE CONTENT, WITHIN A TOLERANCE OF +/- 2.0% OF OPTIMUM. PAVEMENT REDESIGN SUBMITTALS ARE REQUIRED.
25. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF WATER ON THE SITE AND ROADWAY PARTICULARLY ADJACENT TO SWALES AND STORM INLETS.
26. EXCAVATION SUPPORT SYSTEMS SHALL CONFORM TO THE PROVISIONS OF OSHA CONSTRUCTION STANDARD 29 CFR PART 1926 SUBPART P.
27. EXISTING MANHOLE FRAMES AND COVERS, AND VALVE BOXES AND COVERS SHALL BE ADJUSTED OR RECONSTRUCTED, IF NECESSARY, TO MATCH FINISHED GRADES.
28. ALL UTILITY RELOCATIONS AND PERMANENT UTILITY EASEMENTS SHALL BE PERFORMED AND RECORDED PER THE APPROPRIATE UTILITY COMPANY.
29. PERMANENT SEEDING AND GROUND COVERS SHALL ALSO BE PROVIDED AS DIRECTED BY THESE PLANS AND/OR COUNTY AND STATE STANDARDS.
30. REFER TO THE GEOTECHNICAL ENGINEER FOR SUBGRADE INSPECTIONS, CBR TESTS OR OTHER INSPECTIONS.
31. THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF FUTURE WORK.

Comment #17:
Please complete
information in
General Note #9.

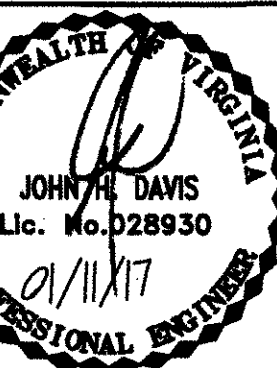
GENERAL NOTES (CONT'D):

32. A PERMIT MUST BE OBTAINED FROM THE VDOT RESIDENT ENGINEER PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING STATE RIGHT-OF-WAY. IN ADDITION, A PAVEMENT MARKING AND SIGNAGE PLAN SHALL BE SEPARATELY APPROVED PRIOR TO PERMIT SUBMITTAL.
33. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. ALSO, A REPRESENTATIVE OF THE DEVELOPER MUST BE AVAILABLE AT ALL TIMES.
34. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN SHOULD BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
35. CONSTRUCTION DEBRIS SHALL BE CONTAINED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE (1) LITTER RECEPTACLE SHALL BE PROVIDED AT THE CONSTRUCTION SITE.
36. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
37. THE OWNER SHALL BE RESPONSIBLE FOR SECURING ANY AND ALL LAND DISTURBANCE AND STORM WATER DISCHARGE PERMITS PRIOR TO CONSTRUCTION.
38. WHEN DURING THE COURSE OF CONSTRUCTION, ANY OBJECT OF AN UNUSUAL NATURE IS ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IN THAT AREA AND IMMEDIATELY NOTIFY THE PROPER AUTHORITY, THE TOWN OF HAYMARKET AND/OR THE ARCHITECT/ENGINEER.
39. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER, THE CONTRACTOR, OR THEIR AGENTS OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED OR IMPLIED BY THE CODE OF VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE TOWN OF HAYMARKET OR OTHER GOVERNING BODY.
40. ANY SPRING, WELL OR OTHER WATER SOURCE DISCOVERED DURING CONSTRUCTION SHALL BE ABANDONED OR CAPPED IN PLACE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS. OWNER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND INSPECTIONS.
41. NO PERMANENT STRUCTURES OR UNAUTHORIZED OBSTRUCTIONS SUCH AS FENCES OR TREES SHALL BE LOCATED WITHIN STORM DRAINAGE OR OTHER EASEMENTS WITHOUT PRIOR AUTHORIZATION OF THE MAINTAINING AUTHORITY.
42. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP AND REPAIR OF ALL STORM WATER MANAGEMENT FACILITIES AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE OF PUBLIC RIGHTS OF WAY.
43. THE PROPOSED COMMERCIAL USE WILL BE SERVED BY EXISTING WATER AND SANITARY SEWER FACILITIES. ACCORDINGLY, NO NEW WATER AND/OR SANITARY SEWER FACILITIES ARE ANTICIPATED WITH THE PROPOSED SITE DEVELOPMENT.
44. REQUIRED INFILTRATION TESTING AND REPORT TO BE PROVIDED BY ECS MID-ATLANTIC, LLC.

DWG PATH: S:\PROJECTS\PACE WEST SCHOOL\ENGIN\FINAL SITE PLAN\DELIVERABLES\04-MISC DETAILS.dwg

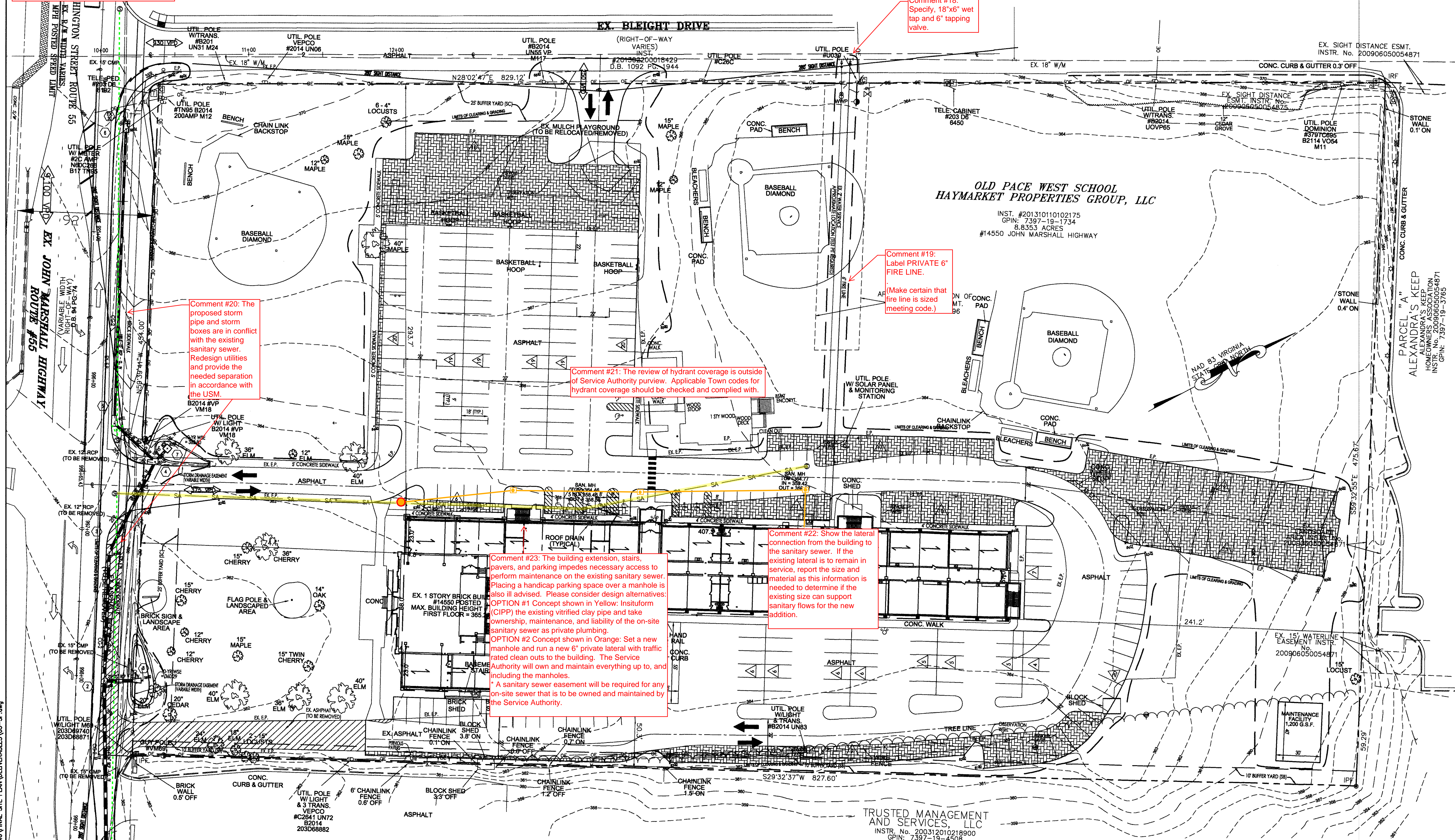
THE KDL GROUP LLC
P.O. BOX 609
HAYMARKET, VA 20169
PHONE 703-765-7668 FAX 703-765-7669
www.kdlgroup.com

GENERAL NOTES AND MISCELLANEOUS DETAILS
QBE BUSINESS PARK
PRELIMINARY/FINAL SITE PLAN
TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



SCALE: H) N/A
V) N/A
DATE: DECEMBER 2016
CHECKED:
DRAWN: JHD
FILE NO: SP-035-HW
SHEET NO.
4 OF 24

Apply all comments made in sheet 2 to the Site Plan sheet



Comment #20: The proposed storm pipe and storm boxes are in conflict with the existing sanitary sewer. Redesign utilities and provide the needed separation in accordance with the USM.

Comment #21: The review of hydrant coverage is outside of Service Authority purview. Applicable Town codes for hydrant coverage should be checked and complied with.

Comment #19: Label PRIVATE 6" FIRE LINE. (Make certain that fire line is sized meeting code.)

Comment #18: Specify, 18"x6" wet tap and 6" tapping valve.

Comment #23: The building extension, stairs, pavers, and parking impedes necessary access to perform maintenance on the existing sanitary sewer. Placing a handicap parking space over a manhole is also ill advised. Please consider design alternatives: OPTION #1 Concept shown in Yellow: Insituform (CIPP) the existing vitrified clay pipe and take ownership, maintenance, and liability of the on-site sanitary sewer as private plumbing. OPTION #2 Concept shown in Orange: Set a new manhole and run a new 6" private lateral with traffic rated clean outs to the building. The Service Authority will own and maintain everything up to, and including the manholes. A sanitary sewer easement will be required for any on-site sewer that is to be owned and maintained by the Service Authority.

Comment #22: Show the lateral connection from the building to the sanitary sewer. If the existing lateral is to remain in service, report the size and material as this information is needed to determine if the existing size can support sanitary flows for the new addition.

Comment #24: The project will need to locate and show sanitary sewer manhole 092/011. PWCSA will not accept storm water discharge on, over, or directed at the manhole.

LEGEND

- Existing Contour
- Proposed Contour
- Limits of Clearing & Grading
- Existing Storm Sewer
- Proposed Storm Sewer
- Existing Sanitary Sewer
- Proposed Sanitary Sewer
- Fire Lane Sign
- Test Pit
- Existing Water Line
- Proposed Water Line
- Existing Tree Line
- Face of Curb
- Existing Edge of Pavement
- Proposed Edge of Pavement
- Existing Spot Elevation
- Proposed Spot Elevation
- Drainage Flow Arrows
- Existing Stream Line
- CG-6
- CG-6R
- CG-6/BR Transition
- Stop Sign
- Street Sign
- Existing Light
- Proposed Light
- Water Meter
- Fire Lane Sign
- Curb Cut Ramp

THE KDL GROUP LLC
 P.O. BOX 609
 HAYMARKET, VA 20168
 PHONE 703 763-7682 FAX 703 763-7683
 www.kdlgroup.com

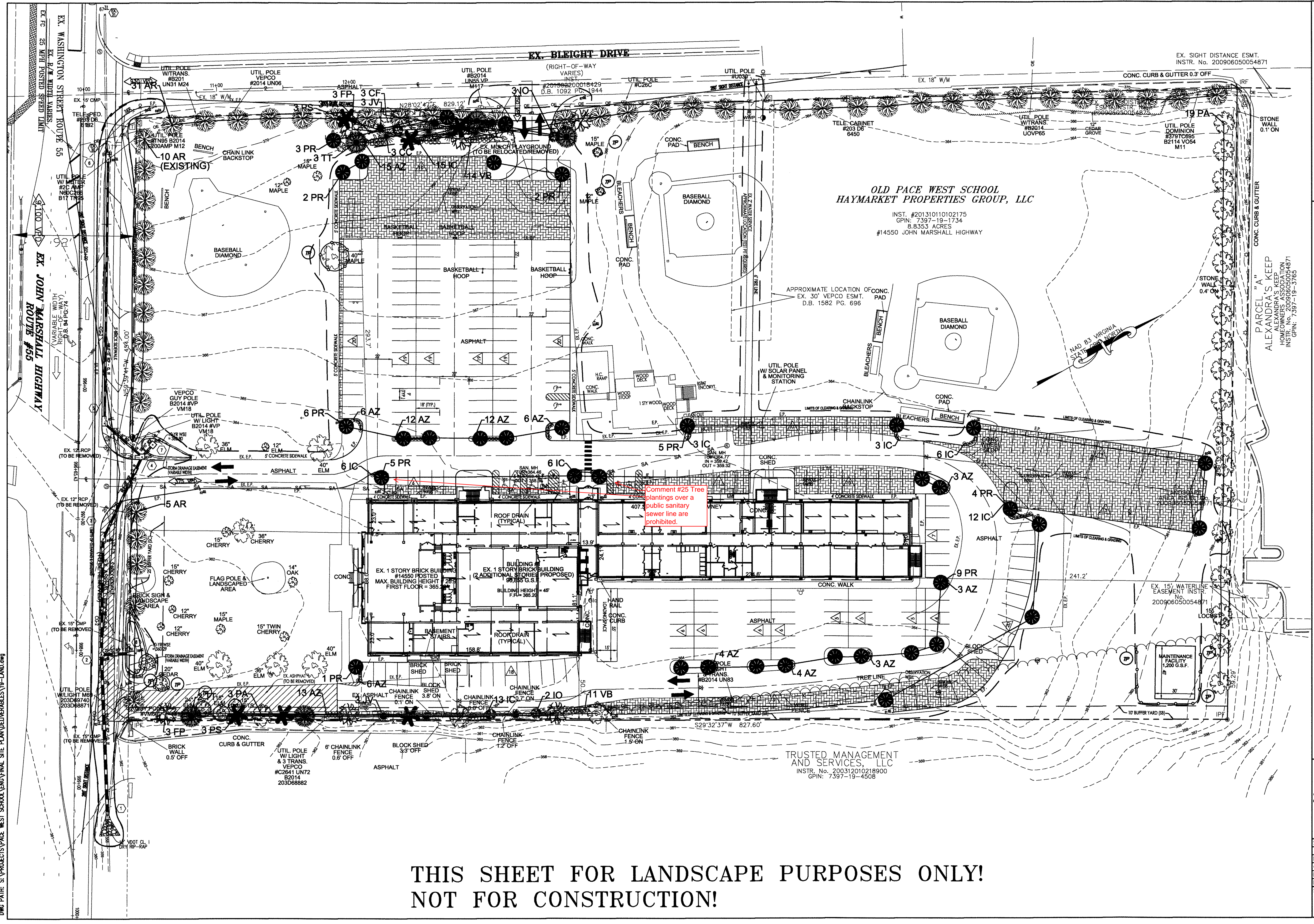
SITE PLAN
QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



SCALE: H) 1" = 30'
 DATE: DECEMBER 2016
 CHECKED:
 DRAWN: JHD
 FILE NO: SP-035-HAY
 SHEET NO. 5 OF 24

REVISION BLOCK		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE

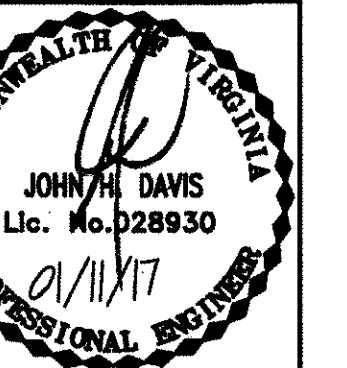


THE KDL GROUP LLC
 P.O. BOX 600
 HAYMARKET, VA 20180
 PHONE 703 763-7698 FAX 703 763-7093
 www.kdlgroup.com

PARCEL "A"
 ALEXANDRA'S KEEP
 HOMEOWNERS ASSOCIATION
 INSTR. No. 200906050054871
 GPIN: 7397-19-3765

LANDSCAPE PLAN
QBE BUSINESS PARK
 PRELIMINARY/FINAL SITE PLAN

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



SCALE:	H) 1" = 30'
	V) N/A
DATE:	DECEMBER 2016
CHECKED:	
DRAWN:	JHD
FILE NO.:	SP-035-HAY
SHEET NO.:	19 OF 24

**THIS SHEET FOR LANDSCAPE PURPOSES ONLY!
 NOT FOR CONSTRUCTION!**

DWG PATH: S:\PROJECTS\PACE WEST SCHOOL\ENG\FINAL SITE PLAN\DELIVERABLES\19-LAND.dwg

Attachment: Preliminary Site Plan - QBE - Agency Comments (3072 : 14600 Washington Street - Preliminary Site Plan for QBE)

NOTES

- 1. Methods and materials used in mains, sanitary sewers and app...
2. Approval of these plans by the Service Authority will in no way relieve the owner from complying with the methods, policies or requirements stated in the Service Authority's Utility Standards Manual (USM).
3. No trees, fences or other permanent structures will be located on any waterline or sanitary sewer easement without written permission from the Prince William County Service Authority.
4. Contractor to notify the Service Authority at least two (2) working days prior to commencement of blasting in areas with underground water and sewer lines.
5. a) Water Service Level HAYMARKET
b) Sewer Shed LITTLE BULL RUN
6. All subdivisions will require an address listing approved by the Prince William County Mapping Office.
7. All grinder pumps will be privately owned and maintained, unless otherwise noted.
8. Low pressure sewer systems are subject to the review of the State Health Department and requires DEQ approval.
9. The developer is responsible for all costs associated with damages to or relocation of water or sanitary sewer mains or service lines caused by the construction of this project.
10. The contractor shall coordinate all relocation of water or sanitary sewer facilities with the Service Authority's Inspector.
11. Existing unused water service lines shall be exposed at the corporation stop on the main and shall be cut and crimped per the direction of the PWCSA Inspector.
12. Existing unused laterals are to be cut and capped at the main per the direction of the PWCSA Inspector.
13. When an existing water service or sanitary sewer lateral lateral will be reused as part of a new development, the Service Authority shall inspect the existing service line or lateral to insure that they are serviceable and meet current PWCSA material specifications.

Comment #27: A minimum inspection fee is applicable as the Service Authority will need to inspect the proposed wet tap.

Comment #28: A minimum as-built fee is applicable and the new water connection is proposed.

PWCSA WATER & SEWER MAIN INSPECTION FEES

Table with 4 columns: Original Qty., Rev 1 Qty., Rev 2 Qty., Net Increase. Rows for WATER MAIN, SEWER MAIN, TV SEWER MAIN, and TOTAL.

NOTE: Minimum fee of \$350 is required for water inspection service if water main is less than 100 L.F. Minimum fee of \$545 is required for sewer inspection service if sewer main is less than 100 L.F.

PWCSA AS BUILT FEES

Table with 4 columns: Original Qty., Rev 1 Qty., Rev 2 Qty., Net Increase. Rows for WATER MAIN, SEWER MAIN, and TOTAL.

NOTE: Minimum fee of \$1000 is required for all plans connecting to utilities or installing main. Fees shall be computed on a linear footage base for plan revisions that propose additional main as part of an actively developing project for which PWCSA has not yet executed its as-built.

AS BUILT RELEASE OF PLANS

THE UNDERSIGNED ENGINEER/ FIRM AGREES THAT THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY SHALL HAVE THE RIGHT TO USE THESE PLANS FOR THE PREPARATION OF AS-BUILT RECORDS, AS NECESSARY. THE ENGINEER/ FIRM FURTHER AGREES THAT THE RIGHT TO USE THE PLANS SHALL BE PROVIDED WITHOUT COST TO THE SERVICE AUTHORITY.

NAME: JOHN H. DAVIS (TYPE OR PRINT)
TITLE: MANAGING MEMBER
FIRM: THE KDL GROUP, LLC
SIGNATURE:
DATE: DECEMBER 10, 2016

LOCAL REVIEW AUTHORITY INFORMATION

PLAN TITLE: QBE BUSINESS PARK
PWC PLAN NO.: N/A
ENGINEER: THE KDL GROUP, LLC
MAP NO.:

SEWER

PROJECTED POPULATION: N/A
SEWER MAIN SIZE AND LENGTH: 8" - 0 L.F., 10" - 0 L.F., 12" - 0 L.F.

NUMBER OF MANHOLES: 0

WATER

PIPE SIZES: 4" - 0 L.F., 6" - 0 L.F., 8" - 0 L.F., 12" - 0 L.F., 16" - 0 L.F., 18" - 0 L.F.

* CONNECTIONS
NUMBER OF WATER METERS: (1 - Existing)
RESIDENTIAL METER SIZE: N/A
NUMBER OF FIRE HYDRANTS: 0

FIRE FLOW INFORMATION

A HYDRAULIC ANALYSIS IS REQUIRED OF ANY PROJECT EXTENDING WATER MAINS. A HYDRANT FLOW TEST CAN BE USED IN PLACE OF AN ANALYSIS TO CALCULATE AVAILABLE FIRE FLOW WHEN NO NEW WATER MAIN IS PROPOSED OR ONLY A FIRE HYDRANT IS SET.

HYDRAULIC MODEL SUMMARY:
HYDRANT FLOW TEST:
a) Static Pressure:
b) Residual Pressure:
c) Fire Flow: > 1500 GPM
Flow at 20 psi:

Comment #30: Insert a fixture list and meter sizing calculations in accordance with AWWA M22 in this sheet showing that the existing 1.5" water meter will support the new fixture demand for the entire building.
Comment #31: Report the proposed valve.

Comment #32: The project must submit a hydraulic model for the reported fire flow information. The model must be approved prior to plan approval.

SANITARY SEWER DESIGN & TEST TABLE

Table with columns: From MH, To MH, Units or Area, Flow / Unit, Avg. Flow Increment, Avg. Flow Total, Peak Factor, Q Total GPD, Pipe Size (in.), Slope (%), Actual Vel.(fps), Full Flow Vel.(fps), Capacity (GPD), q/Q (%), d/D (%), Invert Upper, Invert Lower, Date Line Installed, Date Line Passed Test, MH ID, Date MH Passed Vac. Test.

NO NEW SANITARY SEWER MAIN OR SANITARY LATERALS ARE PROPOSED WITH THIS DEVELOPMENT.

SANITARY LATERAL SCHEDULE

Table with columns: Ejector Pump Required, Lot No., Station, Invert, Slope, Length of Lateral, Lateral Elev., Ground Elev., Basement Floor Elev., Difference Basement Floor Elev. to Crown, Lateral Material, Date Installed, Stub Installed % of Grade.

Comment #29: Provide a clarifying note communicating that mixed residential and commercial use is not propose and that only non-residential use will be made of the building. (FYI: Mix use buildings require a specific metering system.)

MULTI-DWELLING OR NON-RESIDENTIAL METER SCHEDULE

Table with columns: Building Identifier, Building Address, Building Use, Meter Size, Peak demand in gpm, Account Type (Water & Sewer, Sub-Meter Account, Water Only Account, Sewer Only Account).

NOTE: A fixture unit list and meter sizing calculations in accordance to AWWA M22 2nd edition is to be inserted in the plan set supporting the information in this table.

VALVE SCHEDULE

Table with columns: Qty., Valve Size, Manufacturer (PWCSA use).

SHEET REVISED AS OF SEPTEMBER, 2012



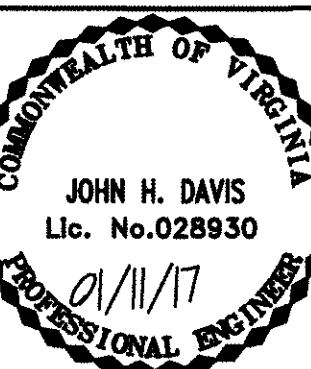
WATER AND SANITARY SEWER INFORMATION

SHEET OF

THE KDL GROUP LLC
P.O. BOX 609
HAYMARKET, VA 20189
PHONE 703-763-7692 FAX 703-763-7693
www.kdlgroup.com

QBE BUSINESS PARK
PRELIMINARY/FINAL SITE PLAN

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



SCALE: H) N/A, V) N/A
DATE: DECEMBER 2016
DRAWN: JHD
FILE NO: SP-035-HW
SHEET NO.

VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION	
COUNTY NUMBER: HAYMARKET 14		DEVELOPER/ENGINEER: KDL GROUP		REVIEWER(S): HIREN JOSHI; P.E.	
PROJECT NAME: QBE BUSINESS PARK		REVIEW PHASE & TYPE: 1ST REVIEW SITE PLAN		DISCIPLINE: PWC LAND USE SECTION	
ITEM NO.	DWG. NO. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE:	FINAL DISPOSITION ⁽³⁾
1.01	5	Typical Section shown for Rte.55 frontage improvements should: a. Correspond to the plan view in terms of lane widths (including bike lane and new pavement), type of Curb and Gutter, right of way line. b. Show the stationing limits of the improvements. c. Note the roadway classification/category	1		
1.02	5	Label the cross over spacing dimensions from adjacent entrances and intersections along Washington Street.	1		
1.03	5	Existing conditions should be shown for the site with current access, existing edge of pavement/shoulder, drainage structures and entrance that is to be closed.			
1.04	5	Provide curb ramps Std. CG-12 across the site entrances with spot elevations and ramp length calculations. Also provide a ramp at the intersection across Bleight Drive where an existing curb ramp is shown.	1		
1.05	5	Proposed brick sidewalk should be noted as to be maintained by the Town of Haymarket.	1		

Attachment: Preliminary Site Plan - QBE - Agency Comments (3072 : 14600 Washington Street -

(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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VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION	
COUNTY NUMBER: HAYMARKET 14		DEVELOPER/ENGINEER: KDL GROUP		REVIEWER(S): HIREN JOSHI; P.E.	
PROJECT NAME: QBE BUSINESS PARK		REVIEW PHASE & TYPE: 1ST REVIEW SITE PLAN		DISCIPLINE: PWC LAND USE SECTION	
ITEM NO.	DWG. NO. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE:	FINAL DISPOSITION ⁽³⁾
1.06	5	Intersection sight distance shown for the entrance should be in accordance with Table 2-7 of VDOT Road Design Manual. Design speed of 30 mph and three lane major road should be considered for showing the sight distance along Rte.55. Intersection Sight distance for Bleight Drive and Rte. 55 should also be verified on the plan and profile.	1		
1.07	5	Provide cross sections and computations to verify capacity and adequacy of the ditch down stream of Str. #1.	1		
1.08	5	Proposed entrances for the site should be shown as Std. CG-11 with curb return radii, width and landing grade.	1		
1.09	5	Pavement Widening Wedge Detail VDOT Std. WP-2 should be included on the plans.	1		
1.10	5	Right turn lane requirements need to be checked for the site access along Rte.55.			
1.11	5	Proposed curb and gutter along Rte.55 should be clearly noted with standards. Clarify if it is <i>modified Std. CG-2</i> as per Town's standards.			

Attachment: Preliminary Site Plan - QBE - Agency Comments (3072 : 14600 Washington Street -

(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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MEMORANDUM

TO: JOHN DAVIS, APPLICANT; AND SHAWN LANDRY, AGENT FOR HAYMARKET PROPERTIES GROUP LLC, PROPERTY OWNER

FROM: SUSANNAH B. SMITH, CFM, ASLA – TOWN PLANNER

SUBJECT: QBE PRELIMINARY SITE PLAN 1ST SUBMISSION COMMENTS

DATE: 2/13/2017

CC: FILE

We have reviewed the first submission for QBE Preliminary Site Plan and have completed our review in accordance with the Town of Haymarket Zoning Ordinance and Preliminary Plan Checklist.

My comments for the Preliminary Plan submission are summarized below.

1. Please review the comment sheets, markups, and checklists prepared by the Town Engineer and Planner, VDOT, the Prince William County Public Service Authority, a Fire Marshall, and address each item as appropriate.
2. Proffers must be listed under the zoning notes, as applicable, and a copy of the current proffered plan must be provided on the Site Plan.
3. Parking expansion into area reserved for Recreational Fields per proffer is of concern, especially considering all the parking as shown currently in this plan is for the building, and parking is not shown for the current uses including the recreational fields and ice cream shop.
4. The site plan does not appear to be in substantial conformity with the current proffered plan. Expansion of parking into area reserved for Recreational Fields, and an entrance on Bleight Drive is shown that was not on the proffered plan. The proffer must be revised in order to proceed with approval of the site plan as presented. It is possible that if all other outstanding issues are addressed, the Planning Commission might approve a Preliminary Plan with a condition that the proffer be revised; however Planning Commission cannot approve a Final Plan that is not in accordance with zoning, including zoning proffers.

A redline markup copy of the preliminary plans is available in our offices for your use. You may drop by to pick it up any time during business hours. It is marked and labeled on the left-hand side of my desk and I will alert other Town Staff of its location for you.

I will not have comments finalized for this submission as a Final Plan, including the lighting and landscaping plans, given the number and scope of comments you will have already received, and the fact that many of these will have to be addressed prior to the Planning Commission's being able to accept the proposal under the Final Plan process. I will provide final comments once these comments have been addressed and the project is ready to move to Final Site Plan.



INTEROFFICE MEMORANDUM

TO: SUSANNAH SMITH, CFM, ASLA – TOWN PLANNER

FROM: HOLLY MONTAGUE, PE – TOWN ENGINEER

SUBJECT: QBE BUSINESS PARK PRELIMINARY SITE PLAN 1ST SUBMISSION COMMENTS

DATE: 2/13/2017

CC: STAFF

Per your request, I have reviewed the first submission for QBE Business Park Preliminary Site Plan. I used the Haymarket Ordinances, Preliminary Plan Checklists, and the VDOT Road Design Manual (RDM) in order to review this Preliminary Site Plan.

In addition, information for the Final Site Plan was included in this submission. Comments that do not need to be addressed until the Final Site Plan submission will be submitted under separate cover within the next week.

PRELIMINARY SITE PLAN

1.	Checklist 2)b. and 3)b.	The Engineer needs to sign sheets 1, 3, 10, 13, 14, 15, 16, 17, 20 and 22.
2.	Checklist 2)c.1) and 3)c.1)	<ul style="list-style-type: none"> a) Show current topography and contours 50' past property line onto Bleight Drive and onto Alexandra's Keep. b) Correct contours at eastern side (downhill side) of Alexandra's Keep to reflect swale that was constructed several years ago. c) Verify notes on plan that state Alexandra's Keep wall is still on QBE property. This wall was moved, assumedly off the QBE property, several years ago. d) Show existing batting cages.
3.	Checklist 2)c.2) and 3)c.2)	Add north arrow to sheets 10 and 22.
4.	Checklist 2)c.3) and 3)c.3)	State horizontal and vertical scales on sheet 12.
5.	Checklist 2)d. and 3)d.	<ul style="list-style-type: none"> a) State all present uses of the site on the Cover Sheet in the informational block on the lower right where it says "Present Use and Zoning." b) State present use and zoning on all plan sheets for abutting properties. c) On all plan sheets, state the abutting rezoning project "John Marshall Commons" and Prince William County project number for the Trusted Management and Services, LLC property. d) Provide an informational sheet overlaying the John Marshall Commons

		project demonstrating coordination between the projects, especially on Washington Street. Alternatively, show the John Marshall Commons project and provide written documentation from the project owner that states they will modify their plan to tie into all Washington Street improvements proposed by this project.
6.	Checklist 2)e. and 3)e. 58-181 58-182 58-184 58-702	In the Site Tabulation chart on Sheet 3: a) State the required and provided front yard/setback, side yards and back yards. b) Add a note to the 45' provided height that states, "Only allowed if Variance is granted." c) Verify provided lot coverage includes all buildings including sheds and ice cream store and all parking areas and drive aisles. d) State required and provided buffers against each adjacent property (which have different zonings than this property).
7.	Checklist 2)f.1) and 3)f.1)	Show all existing drainage within 50' of the property line on Bleight Drive and on the Alexandra's Keep property. There is missing drainage across the street on Bleight Drive and at the bottom of Alexandra's Keep Way.
8.	Checklist 2)g. and 3)g. 58-181 58-702	Show and label the required front yard/setback, side yards, back yard and buffers on all plan sheets.
9.	Checklist 2)h. and 3)h.	Show and label the outline of the area reserved for Recreational Fields as shown in Exhibit A of the proffers.
10.	Checklist 2)j. and 3)m. 58-716	a) Show dumpster locations and associated screening in the plan view. b) State the proposed uses of all buildings. c) Show sidewalk on Bleight Drive (may be concrete). d) Revise Cover Sheet Supplemental General Note #9 to say concrete sidewalk in Right of Way will be maintained by VDOT and brick sidewalk in Right of Way will be maintained by Town. e) Show wheel stops when parking is head-in to sidewalk. f) Show distance from maintenance shed to two closest property lines. g) Show distance from ice cream shop to main building.
11.	Checklist 2)l. and 3)k.	On plan sheet, state gross floor area of existing building and ice cream shop.
12.	Checklist 2)m. and 3)l. 58-11 58-706(b) 58-709(a)	a) In Parking Tabulations, add required spaces for ice cream shop and ball fields. b) In Parking Tabulations, revise 6,082 sf of office use to say 86,082 sf. c) In Parking Tabulations, the only uses called out are Office and Church. Verify these will be the only uses that will be in the building. Other potential uses such as retail or restaurant have a higher parking standard than office and should be accounted for at this time in order to accommodate future change of use rather than having to add additional parking in the future. d) Note: Shared parking is allowed by providing shared parking analysis and agreement per 58-11(b). e) Verify by showing buffer that the turnaround and parking spaces at the parking lot expansion towards Alexandra's Keep is not within the 25' buffer to residential property. f) Revise parking layout on east side of property next to Trusted Management and Services LLC so that parking spaces are not within the 10' buffer to industrial property.

13.	Checklist 2)n. and 3)n. 58-706(b) 58-709(a)	a) Revise layout on east side of property next to Trusted Management and Services LLC so that drive aisles are not within the 10' buffer to industrial property. b) Show access to maintenance facility at northeast corner. c) Label VDOT classification for Washington Street and Bleight Drive.
14.	Checklist 2)o. and 3)o.	a) State number of existing daily trips using property. b) Provide source and computations for determining existing and proposed daily trips. c) The proposed daily trips stated on Sheet 4, Note #15 does not match total of proposed trips shown on plan. Verify and revise whichever is incorrect.
15.	Checklist 2)p. and 3)p.	The plan sheet calls out CG-2 (header curb) and the typical section on Sheet 3 shows CG-6 (curb and gutter). Since this portion of Washington Street frontage is connecting to Prince William County, the use of curb and gutter will be allowed instead of the normal header curb within the Town. Verify curb line is set correctly.
16.	Checklist 2)r. and 3)r.	a) Show existing gravity sewer on Washington Street as shown by the existing sanitary sewer manholes. Show existing water on Washington Street. Show existing sanitary on Bleight Drive. Show existing gas on both Washington Street and Bleight Drive and service line to buildings. Verify no underground telephone or cable in area. Call Miss Utility to mark, if needed. b) Verify the size of the waterline on Bleight Drive. I believe the 18" waterline is on Washington Street, not Bleight Drive.
17.	Checklist 2)s.	On Sheet 4, Note #9, remove X's and state sewer flow in gpd.
18.	Checklist 2)u. and 3)u.	Verify proposed storm sewer on Washington Street is not running parallel on top of gravity sanitary sewer. If it is, investigate pushing curb in towards site or if using different inlet type will provide a large enough box to push drainage away from sanitary sewer.
19.	Checklist 2)w. and 3)aa 58-179(b) 58-700(3) 58-702 58-703(c) 58-703(e)	a) Remove Alexandra's Keep from Street Tree Calculations and create a buffer calculation for Alexandra's Keep with a 25' Opaque (SC) screen. b) In Street Tree Calculations, state how the required plants are computed. c) In Buffer Calculations, state the length of frontage used in the calculation. d) Remove Buffer Calculation along western property line at Bleight Drive and add perimeter parking lot landscaping adjacent to Right of Way for the area the parking lot is close to Bleight Drive. e) State the required (5%) and provided area for interior parking lot landscaping based on area of parking lot. f) Verify the required interior parking lot landscaping trees and shrubs. The computations do not match the number of spaces provided on Sheet 3.
20.	MISC	While there is Final Site Plan information provided, this is a Preliminary Site Plan. Revise title on right side of sheets from "Preliminary/Final Site Plan" to only say "Preliminary Site Plan."
21.	MISC	Fill in Rezoning number on bottom right of Cover Sheet where it says "Related Plans Tracking Numbers"

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

Submitted by or on behalf of property owner:

SIGNED

JOHN DAVIS

PRINT

P.O. BOX 609

ADDRESS

HAYMARKET, VA 20168

CITY, STATE, ZIP

703 753-7592

PHONE NUMBER

OFFICE USE ONLY

Received by (clerk):

_____ DATE: _____

\$ _____ FEES COLLECTED

Attachment: Preliminary Site Plan - QBE - Staff Comments (3072 : 14600 Washington Street - Preliminary Site Plan for QBE)

Submitted by or on behalf of property owner:

_____ Signed
 JOHN DAVIS _____ Print
 P.O. BOX 609 _____ Address
 HAYMARKET, VA 20168 _____ City, State, Zip
 703 753-7592 _____ Phone Number

OFFICE USE ONLY

Received by (clerk): _____ Date: _____

\$ _____ Fees Collected

Attachment: Preliminary Site Plan - QBE - Staff Comments (3072 : 14600 Washington Street - Preliminary Site Plan for QBE)

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Attachment: Haymarket_Zoning_Subdivision_Ordinance_Update_Feb_1_2017 (3073 : Update to Town Code Chapters 38 and 58: Unified

Chapter 58 - ZONING & SUBDIVISIONS

ARTICLE I. - IN GENERAL

Sec. 58-1 – Introduction.

The Town of Haymarket's Comprehensive Plan embodies the community's vision and goals. Two primary mechanisms for achieving the Town's land use goals are the zoning and subdivision ordinances. The zoning ordinance sets forth the regulations that legally enforce land use policies and establishes the rules guiding the development of land within the town. Similarly, the subdivision ordinance establishes the rules by which land can be divided, often setting the stage for subsequent development under the zoning regulations. These two land use tools work hand in hand to help achieve the Town's vision regarding land use and the overall well-being of the community.

Sec. 58-1.1 - Purpose.

To promote the health, safety or general welfare of the public and further accomplish the objectives of Code of Virginia, § 15.2-2200, this chapter is adopted as the zoning and subdivision ordinance of the Town, together with the zoning map. ⁽¹⁾ This chapter has been designed to:

- (1) Provide for adequate light, air, convenience of access, and safety from fire, flood, crime and other dangers;
- (2) Reduce or prevent congestion in the public streets;
- (3) Facilitate the creation of a convenient, attractive and harmonious community;
- (4) Facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, streets, parks, forests, playgrounds, recreational facilities, airports and other public requirements;
- (5) Protect against destruction of or encroachment upon historic areas;
- (6) Protect against one or more of the following:
 - a. Overcrowding of land;
 - b. Undue density of population in relation to the community facilities existing or available;
 - c. Obstruction of light and air;
 - d. Danger and congestion in travel and transportation; or
 - e. Loss of life, health or property from fire, flood, panic or other dangers;
- (7) Encourage economic development activities that provide desirable employment and enlarge the tax base; and
- (8) Provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment.
- (9) Protect approach slopes and other safety areas of licensed airports.
- (10) Promote creation and preservation of affordable housing suitable for meeting the current and future needs of the locality as well as reasonable proportion of the current and future needs of the planning district within which the locality is situated.
- (11) Provide reasonable protection against encroachment upon military bases, military installations, and military airports and their adjacent safety areas, excluding armories operated by the Virginia National Guard.

Footnotes:

--- (1) ---

Editor's note—The zoning map is located in the Town Hall and is not included in this chapter.

Sec. 58-1.2 - Applicability

This chapter is applicable to all lands within the Town of Haymarket and the superjacent airspace of privately-owned land pursuant to the Code of Virginia §15.2-2293.

Sec. 58-1.3 - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Where terms are not defined, they shall have their ordinarily accepted meaning, or such as the context may imply.

Generally, the words "used for" include "designed for," and vice versa; the word "building" includes the word "structure"; the word "dwelling" includes the word "residence"; and the word "lot" includes the word "plot." Any words pertaining to gender shall be interchangeable. The word "he" shall mean "she," and "she" shall mean "he." The word "shall" is mandatory; the word "may" or "should" is permissive.

Accessory apartment – A separate, independent dwelling unit located on the same property as the primary dwelling unit subject to the following:

- a. A dwelling unit contained within a single-family dwelling that may equal the existing finished square footage of the primary dwelling, such as a basement, attic, or additional level; or,
- b. A dwelling unit attached to the primary single-family dwelling, or as a dwelling unit located above a detached accessory unit; that shall be no more than one half the size of the finished square footage of the primary dwelling unit located on the subject property.

Occupancy of such accessory apartments shall be limited to no more than one family (as defined) or up to three persons (as permitted by code), and shall not be rented in less than six month increments, and the primary dwelling unit must be occupied by the owner of the subject property or an immediate family member (as defined).

Accessory use or structure – A use or structure which is clearly subordinate and customarily incidental to the main use or structure that it is accessory to and located upon the same lot occupied by the main use or structure.

Access-way, private – A semipublic ingress and egress easement dedicated to one or more lots at the time of subdivision for pedestrian and vehicle access to a public street. Any such easement shall be maintained by its supporting lots as set out in this chapter.

~~**Acresage** – A parcel of land, regardless of area, described by metes and bounds, which is not a numbered lot on any recorded subdivision plat.~~

Addition – Any increase to the gross floor area of a structure.

Administrator – also referred to as the **Zoning Administrator**; The official charged with the enforcement of the subdivision and zoning ordinances. ~~The Town Council may also appoint one or more assistant zoning administrators.~~

Affordable housing – Housing that is affordable to families with incomes at or below 80% of the area median income, provided that the occupant pays no more than 30% of his or her gross income for gross housing costs, including utilities.

Agent – One who represents another, called the principal, in dealings with third persons. The agent undertakes some business by authority of the principal. The principal is the property owner.

Aggrieved person – A person or group of people with an immediate, pecuniary and substantial interest in an action taken by the administrator or board of zoning appeals under this ordinance, as opposed to a remote or indirect interest. A person is also aggrieved if the person suffers a denial of some

personal or property right or imposition of a burden or obligation different from that suffered by the public in general.

~~**Agriculture** – The tilling of soil, raising of crops, horticulture, aquaculture, hydroponics, forestry, gardening, livestock and fowl keeping and breeding, and the production of natural products with resources primarily derived from the land upon which it is produced.~~

Alley – A permanent service way providing a secondary means of access to abutting properties.

Alteration – Any change in the floor area, use, adaptability or external appearance of an existing structure.

Alternative tower structure – Man-made trees, clock towers, bell steeples, light poles, and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

Amateur radio antenna tower – Pursuant to all conditions set forth in the Code of Virginia, §15.2-2293.1, an accessory structure on which an antenna is installed for the purpose of transmitting and receiving amateur radio signals erected and operated by an amateur radio operator licensed by the FCC.

Antenna – Any exterior apparatus designed for telephone, radio, or television communications through the sending and/or receiving of electromagnetic waves.

Applicant – Any person submitting any application required or permitted pursuant to any of the provisions of this chapter, including his successors and assigns.

Architectural features – Pieces or portions of a building that are utilized primarily for aesthetic purposes such as, but not limited to, bay windows, porches, porticoes, balconies, chimneys, eaves and cornices, basement walkups, and flower boxes.

Assisted living facility – Residences for the frail or elderly that provide rooms, meals, personal care, and supervision of self-administered medication. May also provide services including but not limited to recreational facilities, financial services, and transportation. A facility in which no more than eight aged or infirm individuals reside shall be considered as residential occupancy by a single family.

Automobile graveyard – Any lot or place which is exposed to the weather upon which more than five motor vehicles of any kind, incapable of being operated, and which it would not be economically practical to make operative, are placed, located, or found. Also see **Junkyard; Salvage and scrap service**.

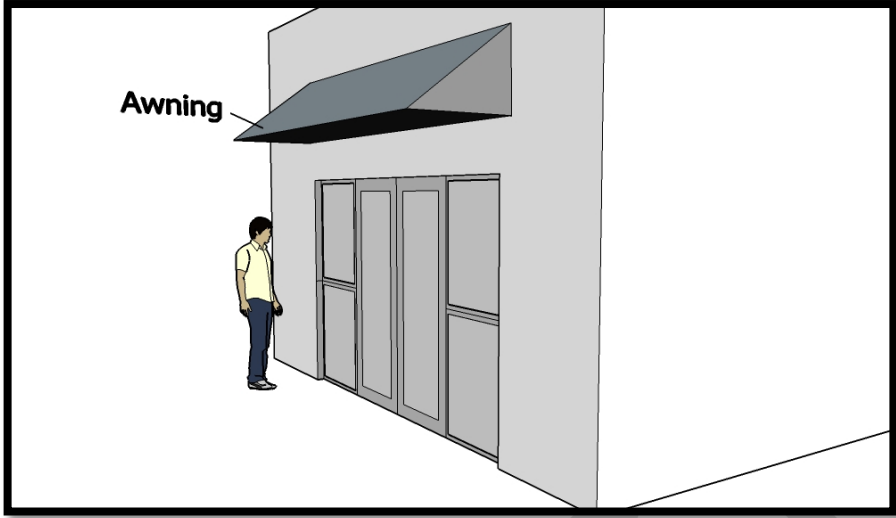
Automobile parts/supply, retail – Retail sales of automobile parts and accessories. Typical uses include automobile parts and supply stores which offer new and factory rebuilt parts and accessories, and include establishments which offer minor automobile repair services, as an accessory use.

Automobile rental/leasing – Rental of automobiles, light trucks and vans, including incidental parking and servicing of vehicles for rent or lease. Typical uses include auto rental agencies and taxicab dispatch areas.

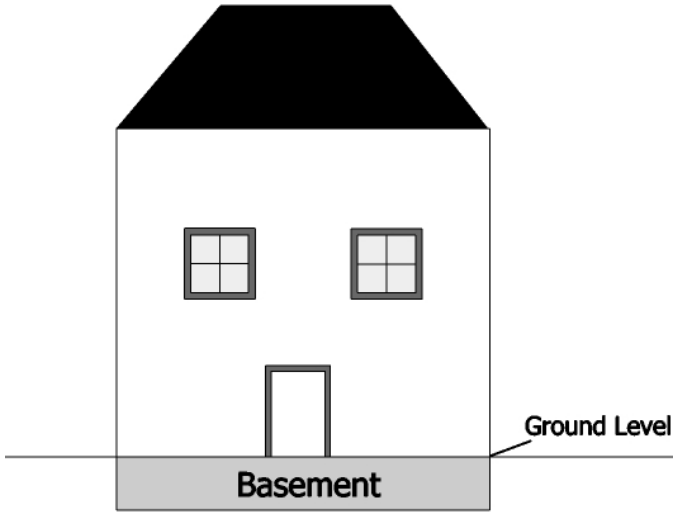
Automobile repair service – Repair of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include tire sales and installation, wheel and brake shops, oil and lubrication services, and similar repair and service activities where minor repairs and routine maintenance are conducted.

Aviation facility – also referred to as an airport; Landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security.

Awning – A shelter constructed of rigid or nonrigid materials on a supporting framework, either freestanding, or projecting from and supported by an exterior wall of a building.



Basement – Any floor at least half of which is subgrade (below ground level). A basement shall be counted as a story for the purpose of height regulations.



Bed and breakfast – A dwelling in which not more than twelve bedrooms are provided for overnight guests for compensation, on daily or weekly basis, with or without breakfast. The serving of meals other than breakfast, or the serving of breakfast to other than overnight guests, shall be considered a **Restaurant**.

Bikeway – A bicycle pathway; either a bike lane, a bike trail, or bike route.

Board of Zoning Appeals – also referred to as the BZA; The term refers to the Town of Haymarket Board of Zoning Appeals.

Boundary line adjustment – The adjustment of the boundary line between two or more lots, or the vacation of a lot line for the purpose of combining two or more lots, but not including any action which would result in a creation of additional building lots or the vacation of any street, alley, easement for public passage, or other public feature.

Brewery or Distillery- The use of land, licensed by the Commonwealth of Virginia, where beer or spirits are manufactured for sale. Consumption on the premises is permitted as an Accessory Use.

Broadcasting or communication tower – Any unstaffed facility for the transmission and/or reception of radio, television, radar, cellular telephone, personal paging device, specialized mobile radio (SMR), and similar services. A broadcasting or communication tower usually consists of an equipment shelter or cabinet, a support tower or other structure used to achieve the necessary elevation, and the transmission or reception devices or antenna. Excluded are **Amateur radio towers**, which are described separately and wireless communication antennas which fit the definition of **Utility services, minor**.

Buffer yard – A yard with screening and landscaping materials required between abutting zoning districts of differing intensities or between adjoining land uses for the purpose of decreasing the adverse impact of differing uses and districts.

Building – Any structure having a roof supported by columns or walls, for the shelter, housing or enclosure of any individual, animal, activity, process, equipment, goods, or materials of any kind.

Building, accessory – A subordinate structure customarily incidental to and located upon the same lot occupied by the main structure. No such accessory structure shall be used for housekeeping purposes.

Building, face – Any one of the four principal exposures, front, sides or back, of a building. For purposes of sign regulations, the face of a building is that portion exposed to a street, alley, or lot and is measured at a ground level on a linear basis from exposed corner to exposed corner.

Building, height of – see **Height, building**.

Building line or setback line – A line that establishes the area within which the principal building or structure must be erected or placed and which may be located by means of a plat of subdivision or site plan at a distance greater than, but in no case less than, the minimum setbacks or yard spaces required by the zoning ordinance. Bay windows, porches, balconies, chimneys, eaves, basement walkups, and similar architectural features may project two feet into any required setback or building restriction line. Setback and building restriction lines shall not apply to terraces, patios, and unroofed porches on ground level.

Building, main – The principal structure or one of the principal buildings on a lot, or the building or one of the principal buildings housing the principal use on the lot.

Building official – The representative of the council who has been appointed to administer and enforce, within the town, the provisions in the Uniform Statewide Building Code.

Building permit – A document issued by the building official granting permission to another person to construct, extend, repair, remove or alter a structure.

Building setback – see **Setback**.

Business or trade school – A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as an **Educational facility**, either primary and secondary, or college and university, or as a **Home occupation**.

Business, short-term rental – A residential dwelling unit that is used or advertised for rent for transient occupancy in increments of 30 days or less. This use type does not include bed-and-breakfast establishments.

Business support service – Establishment or place of business engaged in the sale, rental or repair of office equipment, supplies and materials, or the provision of services used by office, professional, and service establishments. Typical uses include office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, as well as temporary labor services.

Cabaret, adult – A building or portion of a building regularly featuring dancing or other live entertainment if the dancing or entertainment that constitutes the primary live entertainment is

distinguished or characterized by an emphasis on the exhibition of specified sexual activities or specified anatomical areas for observation by patrons therein.

Caliper – The diameter of the trunk of a tree at the height of 4.5 feet above grade.

Canopy – see **Awning**.

Car wash – Washing and cleaning of vehicles. Typical uses include automatic conveyor machines and self-service car washes.

Catering, commercial (off-premises) – Preparation of food and related materials for a special event, occasion, or other temporary contract, which are to be delivered to a location other than where prepared.

Cellar – see **Basement**.

Cemetery – A place where human remains are interred, above or below ground, and where plots are sold for that purpose, and perpetual care of the graves is furnished.

Cemetery, private – A place where human remains are interred above or below ground and where plots are not sold.

Central sewage system – Any system of collection and treatment of sewage, as defined by rules and regulations of the state board of health governing the disposal of sewage, serving two or more connections, whether the system is privately or publicly owned and operated.

Central water – Any water supply and distribution system, whether privately or publicly owned and operated, serving two or more individual connections.

Civic use – Public parks and playgrounds, public schools, municipal buildings including police, fire and rescue facilities, and all other publicly owned structures.

Clerk - the clerk of the circuit court of the county.

Clinic – A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis, including emergency treatment, diagnostic services, training, administration and services to outpatients, employees, or visitors. The term, "clinic" includes immediate care facilities, where emergency treatment is the dominant form of care provided at the facility.

Club – A use providing educational, meeting, or social facilities for civic or social clubs, fraternal/sororal organization, and similar organizations and associations, primarily for use by members and guests. Recreational facilities, unless otherwise specifically cited in this section, may be provided for members and guests as an accessory use. A Club does not include a building in which members reside.

Cluster development – A development design technique that concentrates buildings on a part of a site to allow the remaining land to be used for recreation, common open space, and the preservation of environmentally sensitive features.

Cluster subdivision – A development that may allow for a reduction in lot area and bulk requirements, and may provide for an increase in the number of lots permitted under a conventional subdivision (an increase in overall density of development), in proportion to the remaining land area that is devoted to open space.

Code – The Code of the Town of Haymarket Virginia.

Code of Virginia – The Code of Virginia of 1950, as it may be amended from time to time.

Commercial indoor amusement – Establishments which provide multiple coin operated amusement or entertainment devices or machines as other than an incidental use of the premises. Such devices would include pinball machines, video games, and other games of skill or scoring, and would include pool and/or billiard tables, whether or not they are coin operated. Typical uses include game rooms, billiard and pool halls, and video arcades.

Commercial indoor entertainment – Predominantly spectator uses conducted within an enclosed building. Typical uses include, but are not limited to, motion picture theaters and concert or music halls.

Commercial indoor sports and recreation – Predominantly participant uses conducted within an enclosed building. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquetball, swimming, and/or tennis facilities.

Commercial outdoor entertainment – Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include, but are not limited to, sports arenas, motor vehicle or animal racing facilities, and outdoor amusement parks.

Commercial outdoor sports and recreation – Predominantly participant uses conducted in open or partially enclosed or screened facilities. Typical uses include, but are not limited to, driving ranges, miniature golf, swimming pools, tennis courts, outdoor racquetball courts, motorized cart and motorcycle tracks, paintball facilities, and motorized model airplane flying facilities.

Commercial vehicle repair service – Repair of construction equipment, commercial trucks, agricultural implements, and similar heavy equipment, including automobiles, where major engine and transmission repairs are conducted. Typical uses include automobile and truck repair garages, transmission shops, radiator shops, body and fender shops, equipment service centers, machine shops, and other similar uses where major repair activities are conducted.

Commission – The Planning Commission of the Town of Haymarket.

Common area – A tract or parcel of land not devoted to residential uses or structures; but directly related to and adjunct to a planned development, cluster development, or subdivision and which is owned and/or controlled by the residents or owners of such development.

Communications service – Establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms. Excluded from this use type are facilities classified as **Utility services, major, Broadcasting, or communication towers**. Typical uses include television studios, telecommunication service centers, telegraph service offices, or film and sound recording facilities.

Condominium – see **Multi-family dwelling**.

Congregate/continuing care facility– A housing project designed for the care of ambulatory elderly persons, with spouse or companion when applicable. Such facilities shall provide a community atmosphere by providing such facilities as central dining, recreational areas, social activities, and twenty four-hour staffing.

~~**Conservation easement** – The granting of a property's development rights to an agency that stipulates that the described land will remain in its natural state and precludes future or additional development.~~

Construction sales and service – Establishment or place of business primarily engaged in retail or wholesale sales, from the premises, of materials used in the construction of buildings or other structures, but specifically excluding automobile or equipment supplies otherwise classified herein. Typical uses include building material stores and home supply establishments.

~~**Construction sign** – A temporary sign identifying an architect, developer, builder, general contractor, subcontractor, material supplier, and/or financing entity participating in construction on the property on which the sign is located.~~

Construction yard – Establishment or place of business primarily engaged in construction activities, including outside storage of materials and equipment. Typical uses are building contractor's yards.

Consumer repair service – Establishment or place of business primarily engaged in the provision of repair services to individuals and households, rather than businesses, but excluding automotive and equipment repair use types. Typical uses include appliance repair shops, shoe repair, watch or jewelry repair shops, or repair of musical instruments.

Convenience store – see **Store, neighborhood convenience**.

Cottage – A single, permanent detached dwelling unit, which may or may not contain cooking and bathroom facilities, dedicated to temporary occupancy for purposes of recreation, education, or vacation. Rental properties meeting the above description shall be considered cottages.

Coverage – The area of a lot occupied by structures, off-street parking, driveways, outside storage, or any other improvements not considered open space.

Cul-de-sac - a street with one outlet and with an appropriate turnaround for safe and convenient reverse traffic movement.

Cultural services – An establishment for the presentation of art, scientific, cultural or historical materials, music, or live theatrical or musical productions.

Custom manufacturing – Establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures, involving the use of hand tools, or the use of mechanical equipment commonly associated with residential or commercial uses, or a single kiln.

~~**Dairy**—A commercial establishment for the manufacture and sale of dairy products.~~

~~**Dance hall**—A place of assembly where dances, parties, receptions, and other gatherings are held for profit, except when sponsored by civic, charitable, or nonprofit groups.~~

Dark sky lighting – A term that refers to shielded light fixtures that cast light downward and generally conform to the specifications endorsed by the International Dark-Sky Association (IDA).

Day care center – Any facility operated for the purpose of providing care, protection, and guidance to 10 or more individuals during only part of a twenty-four hour day. This term includes nursery schools, preschools, day care centers for individuals including adults, and other similar uses but excludes public and private educational facilities or any facility offering care to individuals for a full twenty-four hour period.

Deck – A structure, without a roof, directly adjacent to a principal building, which has an average elevation of 30 inches or greater from finished grade. Residential decks over 36 inches above grade may project ten feet into the rear yard setback, and decks less than 36 inches above grade may project 15 feet into the rear yard setback. A deck may be constructed of any materials.

Dedication – The transfer of private property to public ownership upon written acceptance.

Developer – see **Applicant**.

Development – Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

District - A district as referred to in Code of Virginia, § 15.2-2282.

Dwelling – Any structure which is designed with dwelling units for residential purposes, except hotels, boardinghouses, lodging houses, tourist cabins, recreational vehicles, and mobile homes.

Dwelling, multi-family – A building or portion thereof which contains three or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type would be garden apartments, low and high rise apartments, apartments for elderly housing, and condominiums.

Dwelling, single-family attached – Two or more single family dwellings sharing two or more common walls, each on its own individual lot. Attached dwellings are not vertically stacked.



Dwelling, Single-Family Attached

Dwelling, single-family detached – A site built or modular building designed for or used exclusively as one dwelling unit for permanent occupancy, which is surrounded by open space or yards on all sides, is located on its own individual lot, and which is not attached to any other dwelling by any means.

Dwelling, townhouse – A grouping of three or more attached single-family dwellings in a row in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls.

Dwelling, two-family – also referred to as a duplex; The use of an individual lot for two dwelling units which share at least one common wall, each occupied by one family, that separates living space (i.e., living room, kitchen, bedroom, bathroom, etc.). Each dwelling unit may be vertically stacked. The exterior appearance of the whole resembles a single structure.

Dwelling unit – A room or group of rooms connected together containing cooking, bathroom and sleeping facilities constituting a separate, independent housekeeping unit, physically separated from any other dwelling unit in the same structure.

Easement – A grant by a property owner of the use of land for a specific purpose.

Educational facility, college/university – An educational institution authorized by the Commonwealth of Virginia to award associate, baccalaureate or higher degrees, and facilities associated with it. This term includes academic buildings, administrative facilities, dormitories, special housing, parking areas, dining halls, and other physical plants associated with the college or university use.

Educational facility, primary/secondary – A public, private or parochial school offering instruction at the elementary, junior, and/or senior high school levels in the branches of learning and study required to be taught in the public schools of the Commonwealth of Virginia.

Emergency shelter – A facility providing temporary housing for one or more individuals who are otherwise temporarily or permanently homeless.

Engineer - an engineer licensed by the commonwealth.

Entertainment establishment, adult – Any adult cabaret, adult motion picture theater, ~~or~~ adult video-viewing or arcade booth, or adult book store; also referred to as a sexually oriented business.

Equipment sales and rental – Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, agricultural implements, and similar industrial equipment, and the rental of mobile homes. Included in this use type is the incidental storage, maintenance, and servicing of such equipment.

Establishment – Any entity or individual conducting a business, profession, or trade; and any entity or individual conducting a civic, community service, or nonprofit activity.

~~FAA – The Federal Aviation Administration.~~

Façade – An entire outside wall of a structure, including wall faces, parapets, fascia, windows, and doors, of one complete elevation.

Fair market value – The price at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of relevant facts.

Family – One or more persons related by blood, marriage, legal adoption, or under approved foster care.

Family day care-home – A single-family dwelling in which more than five but fewer than 13 individuals, are received for care, protection, and guidance during only part of a twenty-four hour day. Individuals related by blood, legal adoption, or marriage to the person who maintains the home shall not be counted towards this total. The care of 5 or fewer individuals for portions of a day shall be considered as a **Home occupation**.

Family health care structure, temporary – Pursuant to all conditions set forth in the Code of Virginia §15.2-2292.1, a transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation; (ii) is limited to one occupant who shall be the mentally or physically impaired person or, in the case of a married couple, two occupants, one of whom is a mentally or physically impaired person, and the other requires assistance with one or more activities of daily living as defined in §63.2-2200, as certified in writing by a physician licensed in the Commonwealth; (iii) has no more than 300 gross square feet; and (iv) complies with applicable provisions of the Industrialized Building Safety Law (§36-70 et seq.) and the Uniform Statewide Building Code (§36-97 et seq.).

Farmer's market – Retail sale of fresh fruits and vegetables, and other food and related items, at a facility with spaces occupied by several different temporary tenants on a short term or daily basis; indoor or outdoor.

Fence – A freestanding structure of metal, masonry, composition, vinyl or wood, or any combination, resting on or partially buried in the ground and rising above ground level, with posts at regular intervals, and used for confinement, screening, or partition purposes.

Financial institution – An establishment whose principal purpose is the provision of financial services, including but not limited to an insured depository institution, a credit union, a Federal home loan bank, a small business investment company, a depository institution holding company, a mortgage lending business, or other institutions as defined by Federal code.

~~An establishment whose principal purpose is the provision of financial services, including but not limited to, banks, accounting offices, tax-preparation offices, lenders, and securities brokers.~~

Flag lot – see **Lot, pipestem**.

Floodplain – An area flooded by a flood of specific frequency or magnitude, which has been delineated as a regulated area by federal, state or local government order through the use of maps, flood elevations, flood profiles or other techniques.

Floor area ratio (FAR) – The ratio of gross floor area of all structures on a lot to total lot area.

Floor area, gross – The sum of the horizontal areas of the several stories of a building, measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall. Gross floor area shall exclude basements and attics. The surface area of tennis courts, swimming pools, driveways, surface parking spaces, decks, patios, and porches, is not included in the total gross floor area.

Frontage – That side of a lot abutting on a street or right-of-way and ordinarily regarded as the front of the lot. For corner lots, only the side containing the parcel or building's main entrance shall be considered the frontage.

Frontage road – A service road, usually parallel to a highway, designed to reduce the number of driveways that intersect the highway.

~~Frontage, width – see Lot frontage.~~

Full cutoff luminaire – An outdoor light fixture shielded in such a manner that all light emitted by the fixture is projected below the horizontal plane; also a type of dark sky lighting.

Funeral home – Establishments engaged in undertaking services such as preparing the dead for burial, as well as related accessory activities, and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

Garage, commercial – see **Auto repair service** or **Commercial vehicle repair service**.

Garage, private – An accessory building designed or used for the storage of not more than three automobiles owned and used by the occupants of the building to which it is accessory. On a lot occupied by a multiple-unit dwelling, the private garage may be designed and used for the storage of 1½ times as many automobiles as there are dwelling units.

Garden center – Establishments or places of business primarily engaged in retail sales from the premises including trees, shrubs, seeds, fertilizers, pesticides, plants, and plant materials primarily for agricultural, residential and commercial consumers. Such establishments typically sell products purchased from others, but may sell material which they grow themselves.

Gasoline station – Any place of business with fuel pumps and underground storage tanks which provides fuels and oil for motor vehicles. A store associated with automobile fuel sales shall be considered a gasoline station.

Glare – The effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Golf course – A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters. Included would be executive or par 3 golf courses. Specifically excluded would be independent driving ranges and any miniature golf course. See **Commercial outdoor sports and recreation**.

Grade – The lowest of:

- (1) Lowest elevation of the street at the curb;
- (2) Established or mean street elevation if curb not established;
- (3) Lowest elevation of finished ground surface on any side of the building or property.

Governing Body - The Mayor and Council of the Town of Haymarket.

Grandfathered – A term referencing a use or structure that is not in conformance with the current ordinance but that was legal at the time it was established or constructed. Also referred to as a legally, non-conforming use/structure.

Greenhouse – A building with transparent walls and roof; for the cultivation and exhibition of plants under controlled conditions; accessory to residential uses.

Greenhouse, commercial – A greenhouse operation in which plants are offered for sale to the public, either at wholesale or at retail.

Greenway – A corridor of open space managed for conservation, recreation, and non-motorized transportation. Greenways often follow natural geographic features such as ridge lines, stream valleys, and rivers, but may also be built along canals, utility corridors, abandoned rail lines, and the like. Greenways may include a trail or bike path or may be designed strictly for environmental or scenic protection.

Gross public floor area – The total area of the building accessible or visible to the public, including showrooms, motion picture theaters, motion picture arcades, service areas, behind-counter areas, storage areas visible from such other areas, restrooms (whether or not labeled "public"), plus aisles, hallways, and entryways serving such areas.

Group home – A licensed residential facility in which no more than eight mentally ill, mentally retarded, or developmentally disabled persons reside, with one or more resident counselors or other staff persons, and shall be considered a residential occupancy by a single family. Mental illness and developmental disability shall not include current illegal use of, or addiction to a controlled substance.

Such facility shall be licensed by the Commonwealth of Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services, in order to qualify as a single family use.

Guestroom – A room which is intended, arranged, or designed to be occupied, or which is occupied, by one or more guests paying direct or indirect compensation therefor, but in which no provision is made for cooking.

Guidance services – A use providing counseling, guidance, recuperative, or similar services for persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar conditions for only part of a twenty-four hour day.

Halfway house – An establishment providing accommodations, supervision, rehabilitation, counseling, and other guidance services to persons suffering from alcohol or drug addiction, to persons re-entering society after being released from a correctional facility or other institution, or to persons suffering from similar disorders.

Hazardous ~~substance-waste or materials~~ – A substance listed under United States Public Law 96-510, entitled the Comprehensive Environmental Response Compensation and Liability Act.

Height – When referring to a tower or other structure, the distance measured from ground level to the highest point on the tower or other structure, even if said highest point is an antenna.

Height, building – The vertical distance measured from the adjoining grade at the front entrance of the building or structure to the highest point of the structure. For corner lots, the building height shall be the average of the front height defined above and the building side height adjacent to the street. The building side height shall be defined as the vertical distance measured from the lowest adjoining grade on the side adjacent to the street to the highest point of the structure.



Height, building

Height, structure – The distance between the highest point of any structure, and the lowest grade adjacent to the structure.

Height, tree – The measurement taken from the top of the root ball to the top of the trunk.

Historic area – An area containing buildings or places in which historic events occurred or having special public value because of notable architectural or other features relating to the cultural or artistic heritage of the area, of such significance as to warrant conservation and preservation. ~~A historic area is not currently in, or does not currently constitute, a historic district.~~

Historic district – A site, structure, landmark, one or more of them, or a group of them, which have unique architectural, historic, cultural, or archaeological importance to the locality, the Commonwealth, or the nation, and which are designated on the official zoning map as constituting a historic district.

Historic resource – A building, place or area in which historic events occurred or having special public value because of notable architectural or other features relating to the cultural or artistic heritage of the community, of such significance as to warrant conservation and preservation.

~~**Historic site** – A site or structure which may not be included in a historic district, but which has an important historic, architectural, or cultural significance to the locality, commonwealth, or nation. A historic site is registered with the Virginia Landmarks Registry or the National Register of Historic Places.~~

Historic structure building – Any structure that is:

- a. Listed individually in the Virginia Landmarks Registry or the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior; or
 - (2) Directly by the Secretary of the Interior in states without approved programs.

Home for adults – A dwelling unit providing a residence for the elderly with more than five (5) persons for purposes of providing special training, education, habilitation, rehabilitation, custodial care, or supervision; provided that a licensed residential facility for eight (8) or fewer mentally ill, mentally retarded or developmentally disabled persons, with one or more resident counselors or other support staff, shall be considered a single-family residence.

Home garden – A garden in a residential district for the production of vegetables, fruits, and flowers generally for use and/or consumption by the occupants of the premises.

Home occupation, class A – An occupation conducted primarily on-site involving persons residing on the premises. Such occupations may require the use of accessory structures or outside areas. No more than five clients or customers shall be allowed on the premises at any one time on a regular basis.

Home occupation, class B – An occupation conducted primarily on-site involving persons residing on the premises and not more than two (2) full or part-time outside employees. Such occupations may require the use of accessory structures or outside areas. No more than 10 clients or customers shall be allowed on the premises at any one time on a regular basis.

Hospital – A facility providing medical, psychiatric, or surgical service for sick or injured persons primarily on an in-patient basis and including ancillary facilities for outpatient and emergency treatment diagnostic services, training, research, administration, and services to patients, employees, or visitors.

Hotel – also referred to as an inn, motel or motor lodge; A building or group of attached or detached buildings containing lodging units intended primarily for rental or lease to transients by the day, or week, or month. Such uses generally provide additional services such as daily maid service, restaurants, meeting rooms, and/or recreation facilities. Overnight stays longer than 29 days consecutively are not permitted.

Industrially, light – Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials. Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, etc. Use may include, but are not limited to, a machine shop, the manufacturing of apparel, electrical appliances, electronic equipment, camera and photographic equipment, ceramic products, cosmetics and toiletries, business machines, paper products (but not the manufacture of paper from pulpwood), musical instruments, medical

appliances, tools or hardware, plastic products (but not the processing of raw materials), pharmaceuticals or optical goods, bicycles, and any other product of a similar nature.

Interior parking lot island – An island or planter that is surrounded on at least three (3) sides by a parking lot or access road.

Junkyard – An establishment or place of business which is maintained, operated or used for storing, keeping, buying or selling junk, or for the maintenance or operation of an automobile graveyard; and the term shall include garbage dumps and sanitary fills.

kennel – Any place in which more than three (3) dogs more than six (6) months of age are kept, or any number of dogs are kept for the purpose of sale or rental or in connection with boarding, care or breeding, for which any fee is charged.

Laboratory – An establishment whose principal purpose is the research, compounding, and/or packaging of scientific products, which may include light manufacturing.

Landscaping – The improvement of the appearance of an area by the planting of trees, grass, shrubs, or other plant materials, or by the alteration of the contours of the ground.

Laundry – Establishments primarily engaged in the provision of laundering, cleaning, or dyeing services other than those classified as **Personal services**. Typical uses include bulk laundry and cleaning plants, diaper services, or linen supply services.

Life care facility – A residential facility primarily for the continuing care of the elderly, providing for transitional housing progressing from independent living in various dwelling units, with or without kitchen facilities, and culminating in nursing home type care where all related uses are located on the same lot. Such facility may include other services integral to the personal and therapeutic care of the residents. An **Assisted living facility** would be included in this definition.

Light pollution – Any adverse effect of man-made light including sky glow, glare, light trespass, light clutter, and decreased visibility at night.

Light trespass – Light sources casting excessive light upon adjacent property or upon a public right-of-way, also called light spillover.

Liquor – Any alcoholic beverage other than beer, wine, or cider, as those terms are defined in Virginia Code §4.1-100 and 4.1-213.

Loading space, off-street – Space for bulk pick-ups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled.

Lot – A parcel of land intended to be separately owned, developed, or otherwise used as a unit, established by plat, subdivisions, or as otherwise permitted by law.

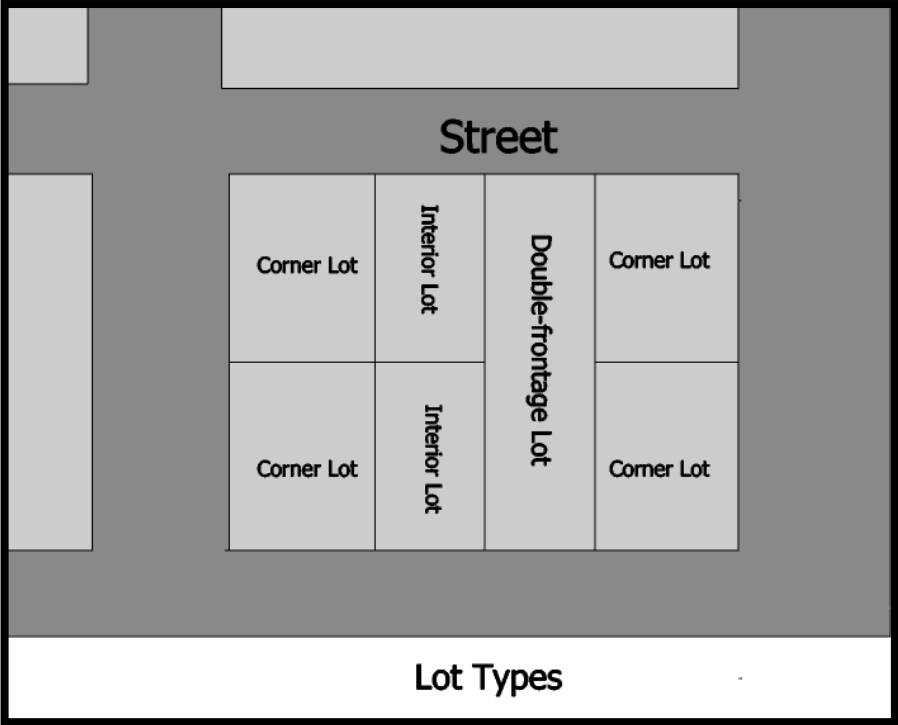
Lot, corner – A lot abutting on two or more streets at their intersection. Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.

Lot, depth of – The average horizontal distance between the front and rear lot line.

Lot, double-frontage – An interior lot having frontage on two streets.

Lot frontage – Frontage shall be measured on a line parallel with the proposed front street line at the minimum required setback line.

Lot, interior – Any lot other than a corner lot.



Lot, irregular – A lot of such a shape or configuration that technically meets the area, frontage, and width to depth requirements of this ordinance but meets these requirements by incorporating unusual elongations, angles, curvilinear lines unrelated to topography, or other natural land features.

Lot of record – A lot which has been recorded in the clerk's office of the circuit court.

Lot, pipestem – A "panhandle" or "flag" shaped lot with its widest point set back from the road at the rear of another lot (called the pipe), and having a thin strip of land connecting to the road to provide legal access and frontage (called the stem). Pipestem lots are also referred to as panhandle lots or flag lots.

Lot width – The width of any lot at the setback line, calculated by measuring back a uniform distance from the street line as required by the setback regulation. If the street line curves or angles, the setback line shall also curve or angle uniformly with the street line and the lot width shall be calculated along the curve or angle setback line.

Manufacture and/or manufacturing – The processing and/or converting of raw, unfinished materials, or products, or either of them, into articles or substances of different character, or for use for a different purpose.

Manufactured home – A structure subject to federal regulations, which is transportable in one or more sections; is eight feet in body or more in width and 40 body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent foundation; is designed to be used as a single-family dwelling when connected to the required utilities; and includes the plumbing, heating, air conditioning and electrical systems contained in the structure. Some manufactured homes are also referred to as mobile homes. Building design and construction material shall be approved by the Architectural Review Board.

Manufactured home park – also referred to as a mobile home park or trailer park; Any area designed to accommodate two or more manufactured homes intended for residential use.

Media, adult – Magazines, books, videotapes, movies, slides, CD-ROMs, or other devices used to record computer images, or other media that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.

Medical office – Use of a site for facilities which provide diagnoses, minor surgical care and outpatient care on a routine basis, but which does not provide overnight care or serve as a base for an ambulance service. Medical offices are operated by doctors, dentists, or similar practitioners licensed by the Commonwealth of Virginia. Emergency treatment is not the dominant type of care provided at this facility.

Mini-warehouse – A building designed to provide rental storage space in cubicles where each cubicle has a maximum floor area of 400 square feet. Each cubicle shall be enclosed by walls and ceiling and have a separate entrance for the loading and unloading of stored goods.

Mobile classroom – A dwelling unit of vehicular, portable design built on a permanent chassis and designed to be moved from one site to another and to be used without a permanent foundation for one school year.

Modular ~~home building (see dwelling, single-family detached)~~ – A dwelling unit primarily manufactured off-site in accordance with the Virginia Uniform Statewide Building Code standards and transported to the building site for final assembly on a permanent foundation.

Motion picture theater, adult – An establishment that shows sexually oriented movies, distinguished or characterized by an emphasis on the exhibition of specified sexual activities or specified anatomical areas, as a significant part of its business.

~~**Multi-establishment building** – A structure containing more than one establishment.~~

National Register of Historic Places – The official list, maintained by the National Park Service of the United States Department of the Interior, of historic resources considered by that agency to be worthy of preservation.

Nonconforming activity – The otherwise legal use of a building or structure or of a tract of land that does not conform to the use regulations of this chapter for the district in which it is located, either at the effective date of the zoning ordinance of September 19, 1983, or as a result of subsequent amendments to such ordinance or this chapter.

Nonconforming lot – An otherwise legally platted lot that does not conform to the minimum area or width requirements of this chapter for the district in which it is located either at the effective date of the zoning ordinance of September 19, 1983, or as a result of subsequent amendments to such ordinance or this chapter.

Nonconforming sign – Any sign, the area, dimensions, or location of which were lawful at the time the sign was erected, but which fail to conform to the current standards and regulations due to the adoption, revision or amendment of this ordinance.

Nonconforming structure – An otherwise legal building or structure that does not conform with the lot area, yard, height, lot coverage, or other area regulations of this chapter, or is designed or intended for a use that does not conform to the use regulations of this chapter for the district in which it is located, either at the effective date of the zoning ordinance of September 19, 1983, or as a result of subsequent amendments to such ordinance or this chapter.

~~**Nonprofit organization** – An organization that is exempt from paying federal income taxes under section 501 of the Internal Revenue Code (26 USC 501).~~

Nursing home – A use providing bed care and in-patient services for persons requiring regular medical attention but excluding a facility providing surgical or emergency medical services and excluding a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease.

Occupancy – The period during which one owns, rents, uses, or occupies a certain premises or land.

Occupant – A person who, on a regular basis, spends nights at a residence. A person is considered an occupant regardless of whether they spend the majority of their nights at a residence, if the times they do stay overnight are regular and recurrent. In addition, a person shall be considered an occupant if their clothes or other daily living supplies are maintained at the residence.

Off-street parking – Space provided for vehicular parking outside of the dedicated street or access way right-of-way.

Office, general – The use of land wherein the primary use is the conduct of a business or profession such as, but not limited to accounting, architecture, computer software, or information systems research and development, engineering, insurance, law, management, organization and association offices, psychology, theology, real estate, and travel. Retail Sales do not comprise more than an Accessory Use of the primary activity of a General Office. This definition does not include Medical Office as defined by this chapter.

Office, medical – Use of a site for facilities which provide diagnoses, minor surgical care, and outpatient care on a routine basis, but which does not provide overnight care or serve as a base for an ambulance service. Medical offices are operated by doctors, dentists, or similar practitioners licensed by the Commonwealth of Virginia. Emergency treatment is not the dominant type of care provided at this facility.

Open space – Any parcel of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment. Open space may include active recreational facilities such as swimming pools, play equipment, ball fields, court games, and picnic areas.

Open space, common – Land within or related to a development, not individually owned or dedicated for public use, which is intended for the common use or enjoyment of the residents of the development and may include such complementary structures as are necessary and appropriate. Common open space may include, recreation centers, swimming pools, tennis and basketball courts, and similar facilities.

Open space, required – Any space required in any front, side or rear yard.

Outdoor display – Outdoor portion of a retail use open to the public and dedicated to the display of wares for customer inspection.

Outdoor gathering – Any temporary organized gathering expected to attract 200 or more people at one time in open spaces outside an enclosed structure. Included in this use type would be entertainment and music festivals, church revivals, carnivals and fairs, and similar transient amusement and recreational activities not otherwise listed in this section.

Outdoor storage – The keeping, in other than a building, of any goods, materials, or merchandise on the same parcel for more than twenty-four consecutive hours.

Parcel or parcel of land – A lot or parcel which is described by a plat or other legal description.

Parking facility – A site for surface parking or a parking structure use which provides one or more parking spaces together with driveways, aisles, turning and maneuvering areas, incorporated landscaped areas, and similar features meeting the requirements established by this ordinance. This use type shall not include parking facilities accessory to a permitted principal use.

Parking lot area – The square foot area of the parking spaces and aisles and interior parking lot islands, excluding access drives that do not have parking spaces within them.

Parking space, compact – A space for parking one passenger automobile that is 16 feet long and 8 feet wide and is marked “Compact car.”

Parking space, normal – A space for parking one passenger automobile that is 18 feet in length and 9 feet in width.

Patio – A level surfaced area directly adjacent to a principal building which has an average elevation of not more than 30 inches from finished grade, and without walls or a roof. A patio may be constructed of any materials.

Pawn shop – A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker and the incidental sale of such property.

Pedestrian ways – Paved, marked or otherwise designated pedestrian treatments meeting AASHTO standards.

Person – An individual, firm, corporation, or association.

Personal improvement services – Establishments primarily engaged in the provision of informational, instructional, personal improvements, and similar services. Typical uses include driving schools, health or physical fitness studios, reducing salons, dance studios, handicraft, and hobby instruction.

Personal services – Establishments or places of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; grooming of pets; seamstresses, tailors, or shoe repairs; florists; and laundromats and dry cleaning stations serving individuals and households.

Plat – A map or plan of a parcel of land that is to be, or has been subdivided. When used as a verb, “plat” is synonymous with “subdivide.”

Plat, final - the map or plan of a subdivision of land prepared by a licensed engineer or surveyor which meets all the requirements of this chapter, including any accompanying material, as described in article V of this chapter.

Plat, preliminary - means the map or plan of a subdivision of land prepared by a licensed engineer, land surveyor, owner of the land, ~~city planner~~, land planner, architect, certified landscape architect or others having training or experience in subdivision planning or design which meets the requirements of this chapter, including any accompanying material, as described in article V of this chapter.

Porch – A roofed open area, which may be glazed or screened, usually attached to or part of and with direct access to or from, a building.

~~**Post office**—Postal services directly available to the consumer operated by the United States Postal Service.~~

~~**Poultry**—Domestic fowl normally raised on a farm, such as chickens, ducks, geese, turkeys, peafowl, guinea fowl, etc.~~

Premises – see **Lot**.

Preservation – The act or process of applying measures to sustain the existing form, integrity, and material of a site, structure, or landmark, and their existing vegetative cover. Preservation may include initial stabilization work, where necessary, as well as ongoing maintenance of these elements.

Principal building or structure – A building or structure in which the primary use of the lot on which the building is located is conducted.

Principal use – The main use of land or structures as distinguished from a secondary or accessory use.

Property – Any tract, lot, parcel or several of such tracts, lots or parcels collected together.

Public – Unless otherwise specifically indicated, public shall mean anything owned, operated, provided, and/or maintained by a local, state, or federal government.

Public assembly – Facilities that accommodate public assembly for sports, amusements, or entertainment purposes. Typical uses include auditoriums, sports stadiums, convention facilities, and incidental sales and exhibition facilities.

Public maintenance and service facility – A public facility supporting maintenance, repair, vehicular or equipment servicing, material storage, and similar activities including street or sewer yards, equipment services centers, and similar uses having characteristics of commercial services or contracting or industrial activities.

Public parking – Any area used primarily or regularly for parking motor vehicles; or to any parking space or area required to be provided by any law; except for parking provided solely to reserve a single-family dwelling.

Public use – Any use for exclusively public purposes without reference to the ownership or structures or the realty upon which it is situated by any department or branch of the federal government, commonwealth, or locality.

Public water or sewerage system – A water or sewerage system owned and operated by the Town, or owned and operated by a private individual or a corporation approved by the Council and properly licensed by the state corporation commission, and subject to special regulations as set forth in this chapter. See **Utility service, major**.

Public utility – Any person, firm, corporation, municipal department or board duly authorized to furnish and furnishing, under federal, state, or municipal regulations, to the public electricity, gas, steam, communications, telegraph, transportation, or water.

Recreation, active – Those recreational pursuits which require physical alteration to the area in which they are performed including, but not limited to, pedestrian ways, bikeways, tennis courts, swimming and boating areas, playgrounds, and play fields.

Recreation, passive – Recreational activities that generally do not require a developed site such as hiking, horseback riding, and picnicking.

Recreation facility, private – A private recreational facility for use solely by the residents and guests of a particular residential development, planned unit development, or residential neighborhood, including indoor and outdoor facilities. These facilities are usually proposed or planned in association with development and are usually located within or adjacent to such development.

Recreation facility, public – Publicly owned or operated recreation facilities.

Recreational vehicle – A vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational camping, travel, or seasonal use.

Recycling center – A facility used by the general public for the collection of materials for recycling or reuse, including bins, boxes, buildings, self-propelled motor vehicles, trailers, and other enclosures or receptacles. Except for municipal or other governmental sponsored programs to collect and/or recycle household hazardous wastes, this definition shall not include facilities for the collection of non-recyclable materials, such as business and household refuse, garbage, organic materials, medical waste, trash, junk, toxic substances, or similar materials.

Refuse collection site – Facility for the collection of non-recyclable materials, such as business and household refuse, garbage, organic materials, medical waste, trash, junk, toxic substances, or similar materials.

Religious assembly – A use located in a permanent building and providing regular organized religious worship and related incidental activities, except primary or secondary schools and day care facilities.

Replacement cost – The cost of restoring a damaged building or structure to its original condition. Replacement cost shall include reasonable estimates of the cost of materials and labor and shall be compared with the assessed value as determined by the Assessor to determine the percentage of the cost of improvements.

Research and development – A business which engages in research, or research and development, of innovative ideas in technology-intensive fields. Examples include research and development of communication systems, transportation, geographic information systems, multi-media, and video technology. Development and construction of prototypes may be associated with this use.

Residential density – A measure of dwelling units per acre. The number of units shall be rounded up to the next whole unit (e.g. a 5.2 unit/acre average would be counted as 6 units/acre).

Restaurant – Any building in which, for compensation, food or beverages are dispensed for consumption on the premises, including, among other establishments, cafeterias, cafes, tearooms, confectionery shops, refreshment stands, and drive-ins.

Restaurant, drive-in – An establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery, or table service, served in disposable containers at a counter and a drive-up or drive through service facility, or which offers curb service.

Restaurant, fast food – Any restaurant whose design or principal method of operation includes two or more of the following characteristics: (1) 40 percent or more of the floor area is devoted to food preparation, employee work space, and customer service area; (2) standardized floor plans are used over several locations; (3) customers pay for food before consuming it; (4) furnishing plan indicates hard-finished, stationary seating arrangements and (5) most main course food items are prepackaged rather than made to order.

Restaurant, general – An establishment engaged in the preparation of food and beverages containing more than 2,000 gross square feet and characterized primarily by table service to customers in non-disposable containers.

Restaurant, mobile – Also referred to as “food trucks”; motorized vehicles with on-board power, refrigeration, food preparation facilities, and room for a limited number of employees.

Restaurant, small – An establishment engaged in the preparation of food and beverages containing no more than 2,000 gross square feet and characterized primarily by table service to customers in non-disposable containers. Typical uses include cafes, coffee shops, and eat-in delis.

Retail – The selling of goods, wares, or merchandise directly to the ultimate consumer or persons without a resale license.

Right-of-way – A legally established area or strip of land, either public or private, on which an irrevocable right of passage has been recorded, and which is occupied or intended to be occupied by a street, utility service, water main, sanitary or storm sewer main, or other similar use.

Road – see **Street**.

Salvage and scrap service – Place of business primarily engaged in the storage, sale, dismantling, or other processing of uses or waste materials which are not intended for reuse in their original forms. Typical uses included paper and metal salvage yards, automotive wrecking yards, junk yards, used tire storage yards, or retail, and/or wholesale sales of used automobiles parts and supplies.

~~**Sawmill, temporary** – A portable sawmill located on private property for the processing of timber cut only from that property, from property immediately contiguous and adjacent thereto, or incidental processing of timber transported from other property.~~

~~**School, private** – Any building or group of buildings the use of which meets state requirements for elementary, secondary, or higher education and which use does not secure the major part of its funding from any governmental agency.~~

Screening – A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation. Screening is intended to substantially, but not necessarily totally, obscure visual impacts between adjoining uses.

~~**Service bay** – An enclosed or partially enclosed area where motor vehicles are parked while they are serviced or repaired.~~

~~**Service stall** – A non-enclosed area where motor vehicles are parked while they are serviced or repaired, which may be covered but not enclosed by walls or doors.~~

Setback – The minimum distance by which any building or structure must be separated from the front lot line.

Setback line – see **Building line**.

Shelter – A facility providing temporary protective sanctuary for victims of crime or abuse including emergency housing during crisis intervention for individuals, such as victims of rape, child abuse, or physical beatings.

Shopping Center – A group of commercial establishments planned, constructed and managed as a total entity with shared access, customer and employee parking provided onsite, provision of goods, delivery separated from customer access, aesthetic considerations, and protection from the elements.

Shooting range, indoor – The use of a structure for archery or firearms for the purposes of target practice or competitions.

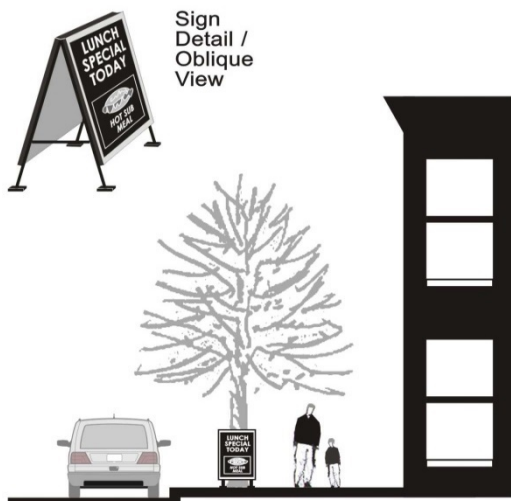
Shrub – A woody plant producing multiple shoots or stems from the base height, with a total height of 15 feet or less. Also, when used to meet the landscaping criteria of the zoning ordinance, a perennial planting that, at the time of planting, has a minimum height of two (2) feet measured from the ground elevation after planting.

Sign – Any display of any letters, words, numerals, figures, devices, emblems, pictures, or any parts or combinations, by any means whereby they are made visible for the purpose of making anything known, where such display is made on, attached to, or as part of a structure, surface, or any other thing, including but not limited to the ground, any rock, tree or other natural object, which display is visible beyond the boundaries of the parcel of land on which it is made. A display of less than one square foot in area is excluded from this definition.

The categories of signs referred to in this chapter are as follows:

Illustrations show only the form of defined signs. Dimensional standards are shown only in the text of this article.

A-Frame sign. A temporary, portable sign used at a place of business to provide information to pedestrians and slow moving vehicles. The sign may be one or two sided.



A-Frame Sign

Animated sign. A sign which changes physical position or involves the use of motion, rotation, or the appearance of motion.

Awning sign. See **canopy sign**.

Banner sign. A temporary sign made of cloth, paper, vinyl, or like material attached to a wall so as to remain in a generally stationary position.

Bench sign. A sign painted, located on, or attached to any part of the surface of a bench, seat, or chair placed on or adjacent to a public place or roadway.

Billboard sign. See **off-premises sign**

Canopy sign. A sign placed directly on or attached to the surface of an awning or canopy.



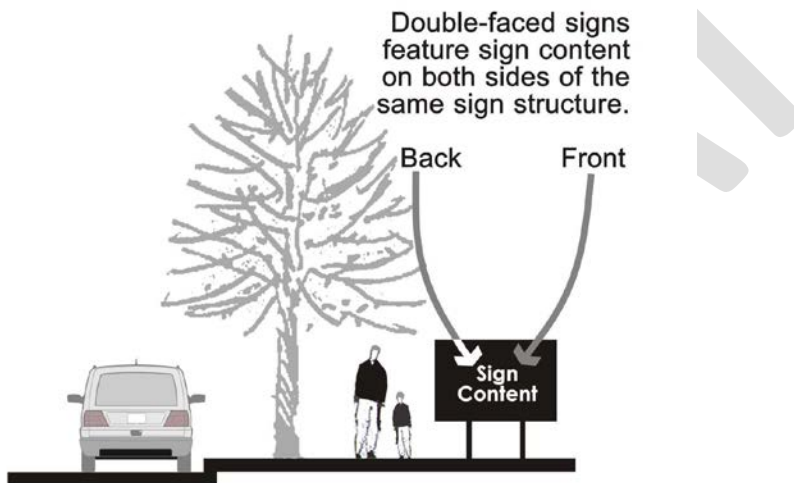
Canopy/Awning Sign



Canopy/Awning Sign

Changeable copy sign. A sign or part of a sign that is designed so that characters, letters, or illustrations can be mechanically or physically changed or rearranged without altering the face or surface of the sign.

Double-faced sign. A sign with two parallel or nearly parallel faces, back to back, upon which advertising is displayed.



Double-Faced Sign

Electronic message board. Any sign that uses changing lights to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.

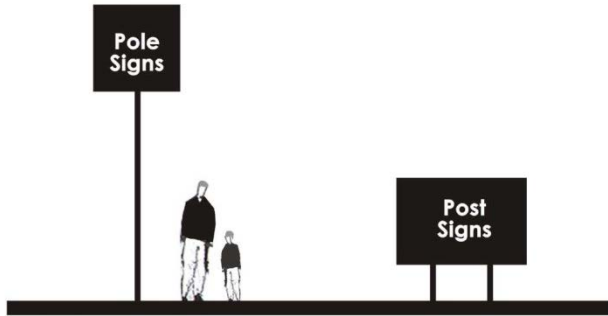
Flags. Cloth or similar flexible fabric attached to a pole at one end such that the material can bend or flutter from the point (s) of attachment.



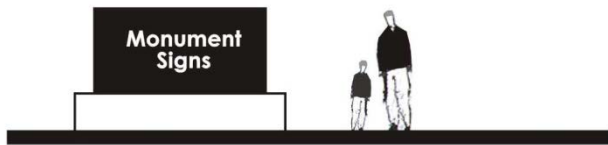
Flag Sign

Flashing sign. Any illuminated sign on which there is artificial light which is not stationary or constant in intensity or color at all times when such sign is in use.

Freestanding sign. Sign supported by one or more upright poles, columns, or braces placed in or on the ground and not attached to any building or structure, or a monument form without separate supporting elements.



Freestanding Signs



Freestanding Sign

Government sign. Government signs that are approved by the Town Council or installed for the public benefit by the Town of Haymarket.

~~**Hanging house sign.** House sign hanging from a lamppost or similar structure.~~

Hanging sign. See **projecting sign**.

Illuminated sign. A sign illuminated in any manner by an artificial light source, whether internally or externally lit. Externally illuminated signs are those that have a light source

projecting onto the face of the sign either by downlighting or indirectly with fluorescent, halogen, or a source that gives off natural white light. Internally illuminated signs are those that have a light source inside or behind the sign structure or sign face which projects lights through or from the sign face.

Individual letter sign. A sign made up of letters only that are attached directly to the building.



Individual Letter Sign

Inflatable sign. Any display capable of being expanded by air or other gas and used on a temporary or permanent basis to advertise a product or event.

Marquees sign. See **canopy sign**.

Minor sign. A small, adjunct sign for specific functional purposes. Examples include trespassing signs, security warning signs, on-site directional signs, and the like.

Moving or Rotating sign. An environmentally activated sign or other display with mechanical motion powered by natural, manual, mechanical, electrical, or other means, including but not limited to pennant strings, streamers, spinners, propellers, and search lights. Hand held signs are not included; see **portable sign**.

Neon sign. A sign that uses light-emitting gas to convey a message in a form such as letters, numbers, and figures.

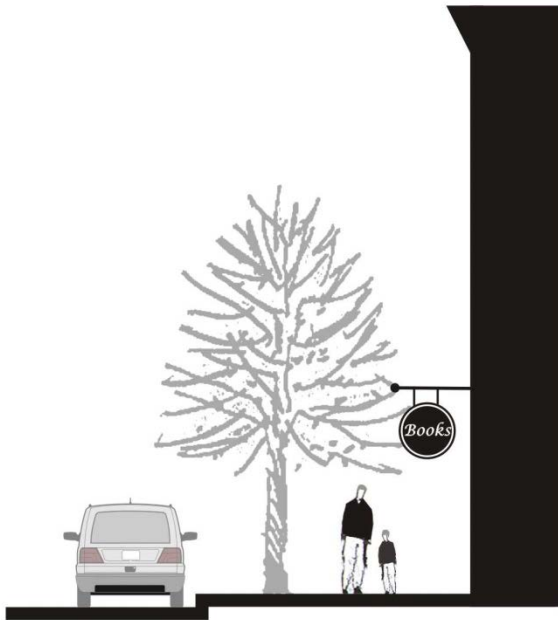
Off-premises sign. A sign which directs attention to a business, commodity, service, or establishment that is conducted, sold, or offered at a location other than the premises on which the sign is erected.

Painted sign. Any sign painted on the exterior surface of a building; includes a mural sign.

Parasail sign. Any sign that is inflated, either by the wind or by mechanical means, and has motion in accord with air currents or air pumps.

Portable sign. Any sign not permanently affixed to a building, structure, or the ground. This category includes, but is not limited to, signs attached to or placed on vehicles not used for the daily conduct of the business, banners, balloons, and similar devices used to attract attention, including hand held signs.

Projecting sign. A sign attached to a building, approximately perpendicular to the building wall. See also **hanging sign**.



Projecting/Hanging Sign

Roof sign. Any sign erected, constructed, and maintained wholly upon or over the roof of any building (not permitted by this ordinance).



Roof Sign (Not Permitted)

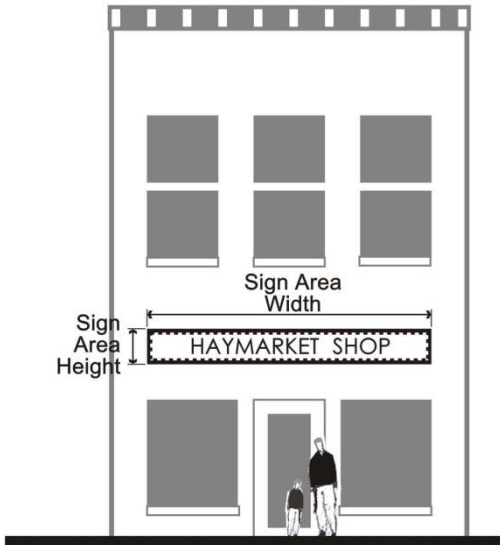
Seasonal sign. A temporary sign identifying an open-air market, farmers' market or the sale of seasonal products, regulated the same as other temporary message signs.

Security and wWarning sign. Signs posted on private property warning the public against trespassing, or similar messages (subsumed under "minor signs").

Sign. Any display of any letters, words, numerals, figures, devices, emblems, pictures, or any parts or combinations, by any means whereby they are made visible for the purpose of making anything known, where such display is made on, attached to, or as part of a structure, surface, or any other thing, including but not limited to the ground, any rock, tree or other natural object, which display is visible beyond the boundaries of the parcel of land on which it is made. A display of less than one square foot in area is excluded from this definition. Any display, temporary or permanent, of any letters, words, numerals, figures, devices, emblems, pictures, or

~~any parts or combinations, by any means whereby they are made visible for the purpose of making anything known.~~

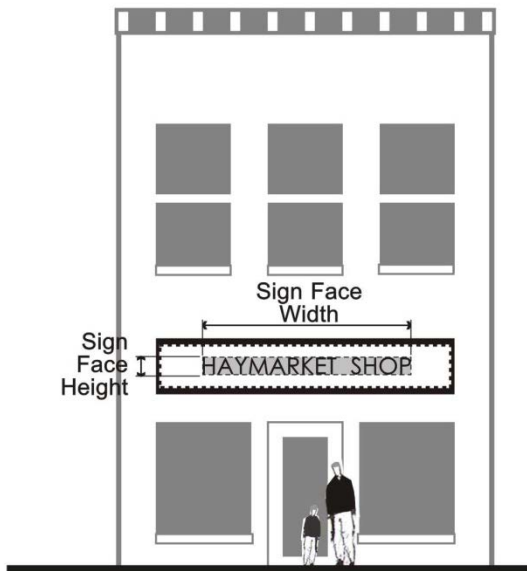
Sign area. The entire face of a sign, including the advertising surface and any framing, trim, or molding, but not including the supporting structure. Sign area is calculated by standard mathematical formulas such as height times width for rectilinear signs, πr^2 for circular signs, and the applicable standard mathematical formula for other geometrical shapes.



Sign Area

For area calculation, see definition in ordinance.

Sign face. The area or display surface used for the message, not including any framing, trim or molding, or the support structure. Face area is calculated using the same mathematical formulas as for sign areas.

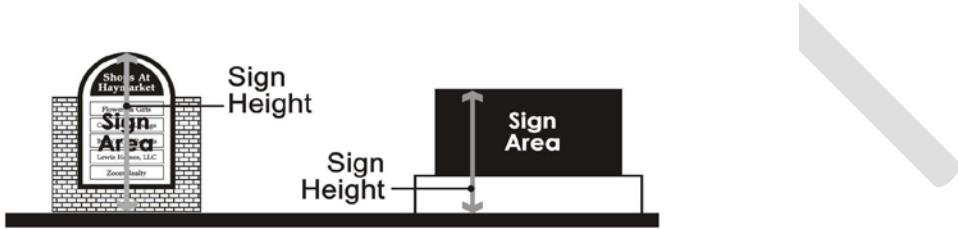
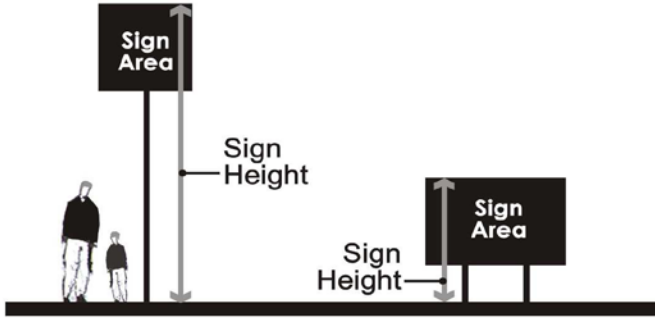


Sign Face

For area calculation, see definition in ordinance.

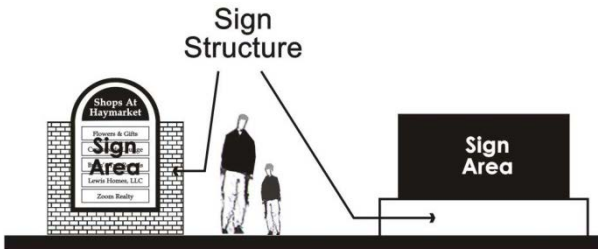
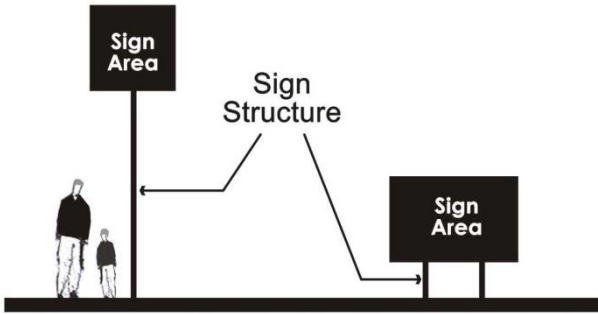
Sign height. Distance measured in feet and inches from the ground below the sign to highest point of sign to include sign structure, or in the case of wall signs on upper floors, from the floor

level immediately below the sign to the highest point of the sign. Artificially increasing the height of the sign by berming or mounding dirt or other material at the sign base is prohibited.



Sign Height

Sign structure. Sign structure includes the supports, uprights, bracing, and framework of any structure, be it single-faced, double-faced, V-type, or otherwise exhibiting sign.



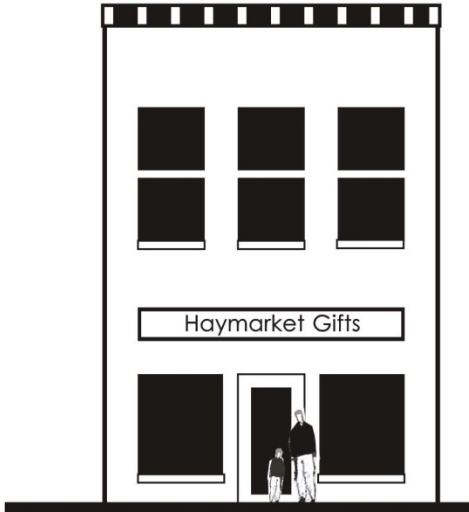
Sign Structure

Temporary sign. A sign designed or intended, based on materials and structural components, to be displayed for a specified or limited period of time, regardless of type or style of sign. Examples include real estate signs, contractor’s signs, and one-time event signs.

Vehicle sign. A sign on a truck, bus, or other vehicle, while in use in the normal course of business. Refer to Sec. 58-14.4 for limitations on vehicle signs.

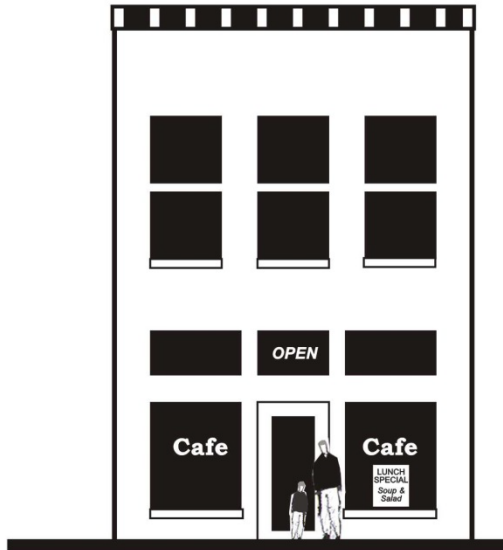
Vehicle sign, parked. A sign placed, affixed or painted on a motor vehicle or trailer parked with the primary purpose of providing signage not otherwise allowed by this article. Refer to Sec. 58-14.4 for limitations on vehicle signs.

Wall sign. Any signs or lettering, projecting not more than eight inches, which are placed against or attached to the front, rear, or side wall of a building, but shall not include painted or mural signs, or roof signs as defined herein.



Wall Sign

Window sign. A sign painted, stenciled, or affixed on a window.



Window Sign

Site plan – A plan prepared by a professional engineer or land surveyor licensed by the state showing all proposed improvements to the site in accordance with article XIII of this chapter.

Site plan, major – A Major Site Plan is a required submission for development where the land disturbance will be 2,500 square feet or greater, increase of gross floor area is 1000 square feet or more, or outside agency review is required, prepared in accordance with this chapter, and is a detailed engineering drawing of the proposed improvements required in the development of a property.

Site plan, minor – A Minor Site Plan is a required submission for development where the land disturbance will be less than 2,500 square feet, increase of gross floor area is below 1000 square feet, no outside agency review is required, or the use is an addition to an existing permitted use or an accessory use to a permitted principal use prepared in accordance with this chapter, and is a detailed drawing of the proposed improvements required in the development of a property.

Special exception – A special use exception or yard, area or height exception specifically listed in this chapter which may be permitted by the board of zoning appeals in a specified district or in all districts in accordance with the provisions of this chapter.

Special use – A use listed in this chapter as requiring a special use permit and which may be permitted under certain conditions, by the Town Council after public hearing and report by the Planning Commission, in accordance with the procedures specified by the Zoning Ordinance and applicable state law.

~~**Specialty food shop** – The use of land, such as a coffee, candy, or ice cream shop, where the primary client consumption is off-site with limited seating and the product is limited to one type of line of food service and the food preparation is such that:~~

- ~~(1) All odors must be contained within the establishment and specialized equipment may be required to contain the odors;~~
- ~~(2) It does not involve “cooking” but the application of heat, by microwave, or the boiling of water for beverages, shall not be considered “cooking” for purposes of this definition; and~~
- ~~(3) No open flame heat source is used.~~

~~**Specialty shop** – A small-scale (less than 2,500 square foot) retail use which offers for sale items of art or crafts, or which offers for sale items related to a specific theme, e.g., kitchen wares, pet care, etc.~~

Specified anatomical areas –

- (1) Less than completely and opaquely covered: human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola; and
- (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified sexual activities – Human genitals in a state of sexual stimulation, arousal, acts of human masturbation, sexual intercourse, sodomy, fondling, or other erotic touching of human genitals, pubic region, buttock, or female breast.

Square feet, gross – All enclosed, usable space within a structure, including unfinished service areas such as stairwells and elevators.

Square feet, net – All enclosed, usable finished space within a structure, not including unfinished service areas such as stairwells and elevators.

State road – A street or roadway that is part of the Virginia State Highway System or Secondary Highway System.

Store – Retail stores and shops.

Store, adult – An establishment that: offers for sale or rent items from any of the following categories: (a) adult media, (b) sexually oriented goods, or (c) goods marketed or presented in a context to suggest their use for specified sexual activities; and the combination of such items constitutes more

than 15 percent of its stock in trade or occupies more than 15 percent of its gross public floor area; and where there is no on-site consumption of the goods, media or performances for sale or rent.

Store, general – Buildings for display and sale of merchandise at retail.

Store, grocery – A retail business primarily engaged in the sale of unprepared food for personal or household preparation and consumption. Such a facility may also engage in incidental sales of prepared foods for personal consumption on-or off-site.

Store, liquor – Any privately owned store (i) licensed by the Commonwealth of Virginia to sell liquor for off-premises consumption, but excluding Breweries or Distilleries as defined by this chapter, and (ii) in which liquor makes up more than 10 percent of its stock in trade or occupies more than 10 percent of its net floor area.

Store, neighborhood convenience – Establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, and limited household supplies and hardware. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles. Typical uses include neighborhood markets and country stores.

Story – That portion of a building, other than the basement, included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, "story" means the space between the floor and the ceiling next above it.

Story, half – A space under a sloping roof, which has the line of intersection of roof decking and wall face not more than three feet above the top floor level, and in which space not more than two-thirds of the floor area is finished off for use.

Street – A dedicated strip of land or right-of-way subject to vehicular or pedestrian traffic providing means of access to property.

Streetscape – The combination of buildings, uses, landscaping, and furniture located in the area that may either abut or be contained within a public or private street right-of-way or access way that create the visual image of the street.

Street line – The dividing line between a street or road right-of-way and the contiguous property.

Street, major - any existing or future street identified in an adopted plan, which carries traffic, or anticipated traffic, exceeding 500 vehicles per day.

Street, minor - a street that is used primarily as a means of public access to abutting properties, with anticipated traffic of less than 500 vehicles per day.

Street width – The total right-of-way width of the strip of land dedicated or reserved for public travel, including roadways, curbs, gutters, sidewalks, and planting strips.

Street, privately maintained – Any roadway that is restricted as to the hours of access by the general public or by those who may use it. The definition shall be construed to include public roads that are maintained by the individuals living along or otherwise served by the road or by a property owners association created for purposes including maintenance of streets.

Street, public – A street which affords principal means of access to abutting property, and encompassed by a right-of-way dedicated to public use and maintained by the Commonwealth as a part of the state primary or secondary road system. The right-of-way shall not be less than 50 feet.

Street, service drive – also referred to as a **Frontage road**; A public right-of-way generally parallel and contiguous to a major highway, primarily designed to promote safety by controlling ingress and egress to the right-of-way by providing safe and orderly points of access to the highway.

Structure, permanent – Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground. This includes, among other things, dwellings, buildings, and signs.

Structure, temporary – Anything constructed or erected without a permanent foundation or footings and that extends eight inches or more above the adjacent yard surfaces, but excluding a Manufactured home as defined by this chapter.

Studio, fine arts – A building, or portion thereof, used as a place of work by a sculptor, artist, or photographer; or used as a place to exhibit and offer for sale works of the visual arts (other than film).

Subdivide – The process of dividing land to establish a subdivision.

Subdivider – A person or his agent who has applied for approval of, or has duly recorded a plat for, the subdivision of a tract of land.

Subdivision – The division or redivision or consolidation of a parcel(s) of land into lots or parcel (s), for the purpose of transfer of ownership or building development. In addition, any division or redivision of existing real property for condominium development shall be considered a subdivision.

Subdivision, major – Any subdivision which involves four (4) or more lots, or which involves the creation of any new public street, regardless of the number of lots involved.

Subdivision, minor – Any subdivision which involves three (3) or fewer lots, all of which front on an existing dedicated and accepted public street and which does not require the creation of any new public street.

Substantial damage – Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement – Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

(1) Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or

(2) Any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.

~~**Surplus sales** – Businesses engaged in the sale of used or new items, involving regular or periodic outdoor display of merchandise for sale. Typical uses include flea markets and factory outlets, or discount businesses with outdoor display.~~

Surveyor – A certified land surveyor licensed by the Commonwealth of Virginia.

Tattoo parlor and/or body piercing salon – Any business that provides tattooing or body-piercing as those terms are defined in Virginia Code § 54.1-700, or both tattooing and body-piercing.

Travel trailer – see **Recreational vehicle**.

Truck camper – A portable structure designed to be loaded onto or affixed to the bed or chassis of a truck. It is designed to be used as temporary living accommodations for recreation, camping and travel use.

Utility service, major – Service of a regional nature which normally entails the construction of new buildings or structures such as generating plants and sources, electrical switching facilities and stations or substations, community waste water treatment plants, and similar facilities. Included in this definition are also electric, gas, and other utility transmission lines of a regional nature which are not otherwise reviewed and approved by the Virginia State Corporation Commission. All overhead service, distribution and transmission lines are included in this definition.

Utility service, minor – Service which is necessary to support development within the immediate vicinity and involve only minor structures. Included in this use type are small facilities such as transformers, relay and booster devices, and well, water and sewer pump stations. Also included in this use type are wireless communication antennas which are attached to an existing building or structure, including but not limited to utility poles, signs, broadcasting or communication facilities, and water towers, and which are not greater than 20 feet in length.

Variance – A reasonable deviation from the provisions regulating the size or area of a lot or parcel of land, or the size, area, bulk or location of a building or structure in accordance with Section 15.2-2201 of the Code of Virginia, as amended. It shall not include a change in use, which change shall be accomplished by a rezoning or a conditional rezoning.

VDOT – The Virginia Department of Transportation.

Vegetative buffer – Deciduous and evergreen plants, shrubs, or trees that are mature enough to act as an effective visual and audible buffer.

Vegetative filter strip – Perennial vegetation established or left undisturbed adjacent to the shoreline of a watercourse intended to filter out sediment and other non-point source pollutants from runoff before it reaches a watercourse.

Veterinary hospital/clinic – Any establishment rendering surgical and medical treatment of animals. Boarding of domestic animals shall only be conducted indoors, on a short term basis, and shall only be incidental to such hospital/clinic use, unless also authorized and approved as a commercial kennel.

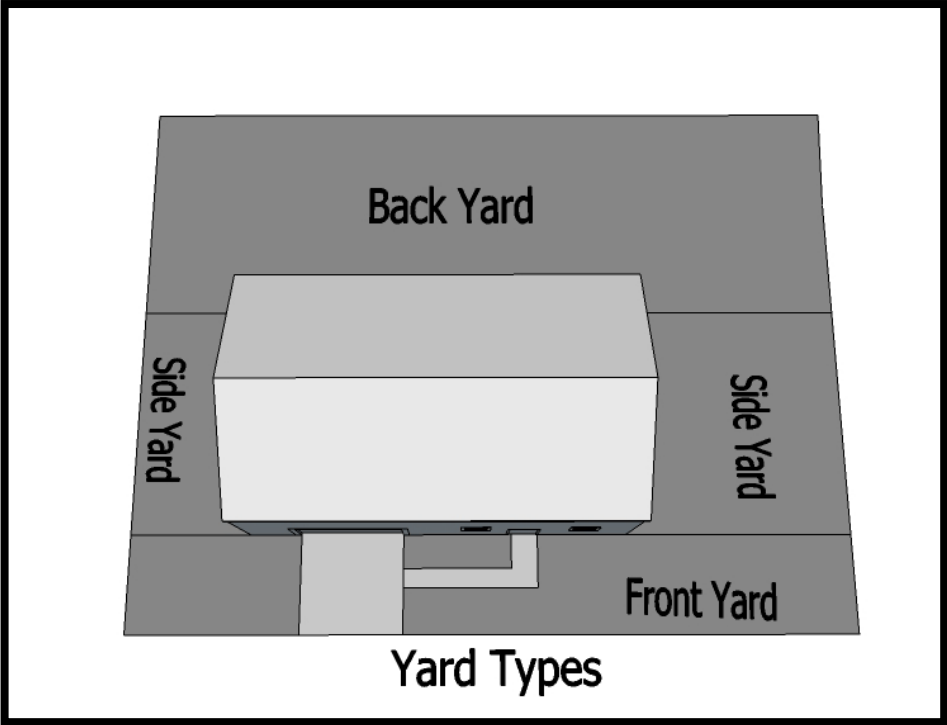
Video-viewing booth or arcade booth, adult – An enclosure designed for occupancy by no more than five persons, used for presenting motion pictures or viewing publications by any photographic, electronic, magnetic, digital, or other means of media, or live performances or lingerie modeling, for observation by patrons therein.

Virginia Landmarks Register – The official list, maintained by the Department of Historic Resources, of historic resources considered by the Board of Historic Resources to be worthy of historic preservation.

Warehousing and distribution – Uses including storage, warehousing, and dispatching of goods within enclosed structures or outdoors. Typical uses include wholesale distributors, storage warehouses, and moving/storage firms.

Yard – An open space on a lot other than a court unoccupied and unobstructed from the ground upward, except as otherwise provided in this ordinance.

- (1) Front yard – An open space on the same lot as a building between the front line of the building (excluding steps) and the front lot or street line, and extending across the full width of the lot.
- (2) Rear yard – An open, unoccupied space on the same lot as a building between the rear line of the building (excluding steps) and the rear line of the lot and extending the full width of the lot.
- (3) Side yard – An open, unoccupied space on the same lot as a building between the side line of the building (excluding steps) and the side line of the lot, and extending from the front yard line to the rear yard line.



Wetlands – Waters of the United States, including land where, at least some of the time, water saturates the soil enough to result in a hydric soil (soil that is characterized by an absence of free oxygen some or all of the time). Wetlands limits must be determined in accordance with the current federally approved method of delineation.

Zoning administrator – The Zoning Administrator of the Town of Haymarket, Virginia, or an authorized agent thereof, also referred to in this ordinance as the Administrator.

Zoning permit – A document issued by the zoning administrator authorizing the use of lots, structures, lots and structures, and the characteristics of uses.

Sec. 58-1.4 – Establishment of Districts.

Pursuant to §15.2-2280 of the Code of Virginia, the incorporated area of the Town is hereby divided into the following districts and further described in the following sections:

- Residential R-1.
- Residential R-2.
- Town center B-1.
- Neighborhood business commercial B-2.
- Transitional Commercial TC.
- Limited industrial I-1.
- Conservation C-1.

Sec. 58-1.5 - Schedule of fees, charges, expenses and required materials.

- (a) The Council shall establish a schedule of fees, charges, expenses and required materials, and collection procedure for building permits, certificates of occupancy, appeals and other matters pertaining to this chapter. The Schedule of Fees which is adopted by reference and declared to be a part of this chapter shall be posted in the Town office and may be altered or amended only by the

Council. Sufficient fees shall be collected to cover the cost of making inspections, issuing permits, advertising notices and other expenses incident to the administration of this chapter.

- (b) Until all applicable fees, charges, and expenses have been paid in full, and all required material has been submitted, no action shall be taken on any application or appeal.
- (c) Prior to the initiation of an application by the owner of the subject property, the owner's agent, or any entity in which the owner holds an ownership interest greater than 50 percent, for a special exception, special use permit, variance, rezoning or other land disturbing permit, including building permits and erosion and sediment control permits, or prior to the issuance of final approval, Council may require the applicant to produce satisfactory evidence that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, that are owed to the Town and have been properly assessed against the subject property, have been paid.
- (d) Pursuant to §15.2-2286, the Town may enter into a voluntary agreement with a landowner that results in the downzoning of the landowner's undeveloped or underdeveloped property in exchange for a tax credit equal to the amount of excess real estate taxes that the landowner has paid due to the higher zoning classification.

Sec. 58-1.6 - Special uses.

- (a) The purpose of the special use procedure is to provide for certain uses which, by their nature, can have an undue impact upon or be incompatible with other uses of land within a certain zoning district and therefore require the exercise of planning judgment. An application for a special use permit may be made by a property owner, for his property, for any use which is listed as a special use in the zoning district in which his property is located. A duly authorized agent for an owner may make application, provided a legally sufficient power of attorney, as approved by the Town Attorney, has been executed.
- (b) The Council, under the provisions of this section, shall evaluate the impact and compatibility of each such use, and shall specify such condition and restrictions as will assure the use being compatible with the area in which it is to be located, or where that cannot be accomplished, shall deny the use as not in accord with adopted plans and policies or as being incompatible with the existing uses permitted by right in the area.
- (c) In consideration of an application filed with the zoning administrator, the Town Council, after public hearings conducted by the Planning Commission and the Town Council, may authorize the special use of those uses that are expressly listed as special uses in a certain zoning district or elsewhere within the ordinance; however, no such special use procedure shall be required for a use allowed as a permitted use in such district.
- (d) A special use shall be approved if its design, location, construction, method of operation, special characteristics and other aspects satisfy the following standards:
 - (1) The proposed use at the stipulated location shall be in accordance with the official policies of an adopted comprehensive plan, and with any specific element of such plan.
 - (2) The proposed use shall be in accordance with the general purpose and intent of the applicable zoning district requirements.
 - (3) The proposed use shall not adversely affect the use or values of surrounding properties and structures.
 - (4) The proposed use shall not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood.
 - (5) Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

- (6) Utility, drainage, parking, loading and other necessary facilities provided to serve the proposed use shall be adequate.
- (e) Affordable Housing. Wherein the applicant proposes affordable housing, the conditions in connection with the residential special use permit shall be consistent with the objective of providing affordable housing. The Council shall consider the impact of the conditions upon the affordability of the housing when imposing conditions on residential projects specifying material and methods of construction or specific design features.

~~Sec. 58-1.7 - Uses not provided for.~~

~~If in any district established under this chapter, a use is not specifically permitted and an application is made by a property owner to the Planning Commission for such use, the Planning Commission shall review the application and make its recommendations to the Council within 60 days. If the recommendation of the Planning Commission is approved by the Council, this chapter shall be amended to list the use as a permitted use in that district, henceforth. Both the Planning Commission and Council shall hold a public hearing in connection with this use after advertising according to Code of Virginia, § 15.2-2204.~~

ARTICLE II. - REVIEW AND APPROVAL PROCEDURES

Sec. 58-2.1 - Licenses, permits; issuance; validity.

All department, officials and public employees of this jurisdiction which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this chapter. They shall issue permits for uses, buildings or purposes only when they are in harmony with the provisions of this chapter. Any such permit, if issued in conflict with the provisions of this chapter, shall be null and void.

Sec. 58-2.2 - Zoning permits.

- (a) Any new construction, reconstruction, enlargement or alteration shall be started only after all requirements of this chapter have been met and a zoning permit has been obtained from the administrator.
- (b) Each application for a zoning permit, shall be accompanied by three copies of a scale drawing. The drawing shall show the size of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land, and the location of such building or use with respect to the property lines of the parcel of land and to the right-of-way of any street or highway adjoining the parcel of land. Any other information which the administrator may deem necessary for consideration of the application may be required. If the proposed building or use is in conformity with the provisions of this chapter, a permit shall be issued to the applicant by the administrator. One copy of the drawing shall be returned to the applicant with the permit.
- (c) Submission and approval of a plan of development shall be completed prior to the issuance of building permits to ensure compliance with all regulations contained in this zoning ordinance.
- (d) Prior to approval of the development plans, the applicant shall be required to disclose and remediate any contamination or other adverse environmental conditions of the property.

Sec. 58-2.3 Pre-Application Meetings

The applicant shall schedule a meeting with the Zoning Administrator to discuss the process and proposed action prior to submitting an application.

Sec. 58-2.4 - Procedures and requirements.

Before a building permit shall be issued or construction commenced on any permitted use, or a permit issued for a new use or a change of use, a site plan prepared in accordance with this chapter shall be submitted for review. If the change of use does not require additional parking, change in ingress/egress, ~~and-or~~ other exterior modifications, then the site plan requirement may be waived by the Zoning Administrator. The Planning Commission shall have final purview over major site plans with an appeal process to the Board of Zoning Appeals. Modification of the plans may be required by staff or the Planning Commission as dictated by ordinance requirements.

Preliminary and final site plans, where required, shall conform with the following procedures and requirements:

- (1) An applicant shall submit a preliminary site plan for review to the Town Planning Commission. Such preliminary site plan, prepared by a licensed engineer or land surveyor, or in the case of minor site plans, in a form acceptable to the Administrator, shall be reviewed and returned to the applicant with comments within 60 days. This requirement for a preliminary site plan may be waived by the Administrator where the information has already been submitted.
- (2) The preliminary site plan shall include the following minimum information unless waived by the Administrator:
 - a. Name and address of development, owner and applicant.
 - b. Seal and signature of the design professional engineer or land surveyor shall be on each sheet.
 - c. 1) Existing topography with a maximum five-foot contour intervals referenced USGS Datum, extending a minimum of 50' beyond the parcel(s) property line; 2) north point; 3) scale (not to exceed one inch equals 100 feet); 4) date of plan; 5) boundary of the entire tract by courses and distances; 6) vicinity map no smaller than 1"=3000'; 7) total project site acreage.
 - d. Owner, present zoning, GPIN and present use of the project parcel(s) and all contiguous or abutting properties. Provide plan name and plan number of any adjacent projects.
 - e. A Zoning Tabulation showing required and provided front yards/setback, side yards, back yards, buffers to adjacent properties, site coverage, and height restrictions. For residential site plans, also provide required and provided density.
 - f. Approximate plan view location of all existing structures and improvements, including 1)existing storm drainage on the parcel(s) and within 50'of the property lines with type, size and direction of flow labeled; 2)streams, ponds, marshes, approximate boundaries of wetland areas on the project parcel(s) , and within 50' of the property lines; 3)RPA boundary or a note indicating there are no mapped RPA's on the site; 4)the approximate 100-year flood area boundary and the source of the information; 5) the location of all cemeteries and other historic sites on the parcel or note indicating that there are none on site.
 - g. Plan view representation of proposed front yards/setbacks, side yards, rear yards, buffers, and lot layout with lot numbers, if applicable.
 - h. Proposed open spaces and recreation areas, and provisions for the perpetual maintenance thereof.
 - i. Location of all existing and proposed easements, their widths and uses.
 - j. Plan view location of all proposed structures with their proposed uses and distances to property lines and other buildings; and all proposed improvements, including signs, sidewalks/bike paths, streetlights, fencing and screening.
 - k. For residential site plans, a Lot Tabulation including: 1) Individual lots and open spaces; 2) Lot/open space area; 3)Lot coverage; 4)Frontage length at the setback line.
 - l. Number of stories, gross and net floor areas for each existing and proposed nonresidential structure labeled on the plan view.

- m. Parking layout shown in plan view including typical size, number of spaces by location and aisle widths; tabulation showing total number of required and provided parking spaces.
 - n. Proposal for on-site vehicular circulation, including all streets, travel lanes, entrances and exits, service drives and points of access to adjacent properties. Street widths and VDOT classification noted.
 - o. Estimate of existing, if applicable, and proposed daily vehicular trips generated by the site.
 - p. Typical roadway pavement and design section for all proposed public streets.
 - q. Street right-of-ways, including name, recordation deed book and page references, or route numbers, and widths. Location of right-of-way for future or proposed roadways on sites where such facilities are shown on the comprehensive plan.
 - r. Location and general character of all existing and proposed utilities and structures, such as water, sewer, gas, electric, telephone, wells and drainfields on the project parcel(2) and within 50' of the property lines.
 - s. Estimate of anticipated sewage flows in gallons per day.
 - t. Preliminary stormwater management and BMP locations identified and type noted.
 - u. Preliminary storm drainage layout.
 - v. General limits of proposed clearing and grading.
 - w. Preliminary landscape plan.
 - x. Plan for the phasing of development, if any.
 - y. Revisions shall have a completed revision block on each sheet identifying the revisions. A revision to an approved plan shall include a detailed narrative outlining the proposed revisions.
-
- ~~a. Existing topography with a maximum five-foot contour interval; north point; scale (not to exceed one inch equals 100 feet); boundary of the entire tract by courses and distances.~~
 - ~~b. Owner and present use of all contiguous or abutting properties.~~
 - ~~c. Approximate location of all structures, including signs, existing and proposed, and their proposed uses; indication of proposed setbacks, side yards, rear yards, lot coverages, building heights, fencing and screening as required.~~
 - ~~d. Number of residential dwelling units proposed and densities; gross and net floor areas of nonresidential structures.~~
 - ~~e. Parking areas; total number of required and provided parking spaces.~~
 - ~~f. Proposal for on-site vehicular circulation, including all streets, travel lanes, entrances and exits, service drives and points of access to adjacent properties.~~
 - ~~g. Location of proposed service drives and access thereto on sites bordering planned arterial roadways.~~
 - ~~h. Location of right of way for future or proposed roadways on sites where such facilities are shown on the comprehensive plan.~~
 - ~~i. Location and general character of all proposed private and public facilities.~~
 - ~~j. Estimate of daily vehicular trips generated by the proposed site.~~
 - ~~k. Typical roadway pavement and design section for all proposed public streets.~~
 - ~~l. General proposal for connections to public water and sewage facilities.~~
 - ~~m. Estimate of anticipated sewage flows in gallons per day.~~
 - ~~n. General proposal for the method of stormwater management and storm drainage.~~
 - ~~o. Proposed open spaces and recreation areas, and provisions for the perpetual maintenance thereof.~~
 - ~~p. Approximate limits of the 100-year floodplain.~~
 - ~~q. General limits of proposed clearing and grading and existing vegetation.~~
 - ~~r. Location of all existing and proposed easements.~~
 - ~~s. Plan for the phasing of development, if any.~~
 - ~~t. General location of screening and buffer areas.~~

(3) A final site plan shall be prepared and certified by an engineer and/or surveyor and shall include the following minimum information:

- a. Name and address of development, owner and applicant.
- b. Seal and signature of the design professional engineer or land surveyor shall be on each sheet.
- c. 1) Existing topography with a maximum two-foot contour intervals referenced USGS Datum, extending a minimum of 50' beyond the parcel(s) property line; 2) north point; 3) scale (not to exceed one inch equals 30 feet); 4) date of plan; 5) boundary of record for the entire tract by courses and distances and with 1/10,000 closure ratio; 6) vicinity map no smaller than 1"=3000'; 7) total project site acreage;
- d. Owner, present zoning, GPIN and present use of the project parcel(s) and all contiguous or abutting properties. Provide plan name and plan number of any adjacent projects.
- e. A Zoning Tabulation showing required and provided front yards/setback, side yards, back yards, buffers to adjacent properties, site coverage, and height restrictions. For residential site plans, also provide required and provided density.
- f. Approximate plan view location of all existing structures and improvements, including 1)existing storm drainage on the parcel(s) and within 50' of the property lines with type, size and direction of flow labeled; 2)streams, ponds, marshes, approximate boundaries of wetland areas on the project parcel(s) , and within 50' of the property lines; 3)RPA boundary or a note indicating there are no mapped RPA's on the site; 4)the approximate 100-year flood area boundary, the source of the information; the hydrologic, hydraulic, input and output summaries, cross sections and profiles must be added to the plan; 5) the location of all cemeteries and other historic sites on the parcel or note indicating that there are none on site.
- g. Plan view representation of proposed front yards/setbacks, side yards, rear yards, buffers, and lot layout with lot numbers, if applicable.
- h. Proposed open spaces and recreation areas, and provisions for the perpetual maintenance thereof.
- i. Location of all existing and proposed easements, their widths and uses.
- j. For residential site plans, a Lot Tabulation including: 1) Individual lots and open spaces; 2) Lot/open space area; 3)Lot coverage; 4)Frontage length at the setback line.
- k. Number of stories, gross and net floor areas for each existing and proposed nonresidential structure labeled on the plan view.
- l. Parking layout shown in plan view including typical size, number of spaces by location and aisle widths; tabulation showing total number of required and provided parking spaces.
- m. Plan view location of all proposed structures with their proposed uses and distances to property lines and other buildings; and all proposed improvements, including signs, sidewalks/bike paths, handicap access curb ramps, guardrail, streetlights, fencing and screening. Sizes and widths annotated.
- n. Proposal for on-site vehicular circulation, including all streets, travel lanes, entrances and exits, service drives, driveways and points of access to adjacent properties. Street widths, VDOT classification, rates of superelevation, vertical curves with sight distance noted. Horizontal and vertical sight distances verified at all intersections. All entrances labeled to proper standards and percent of grades noted at all commercial entrances.
- o. Estimate of existing, if applicable, and proposed daily vehicular trips generated by the site.
- p. Typical roadway pavement and design section for all proposed public streets.
- q. Street right-of-ways, including name, recordation deed book and page references, or route numbers, and widths. Location of right-of-way for future or proposed roadways on sites where such facilities are shown on the comprehensive plan.
- r. Location and character of all existing and proposed utilities and structures, such as water, sewer, gas, electric, telephone, wells and drainfields on the project parcel(2) and within 50' of the property lines with sizes and types labeled. Profiles for proposed water, sewer and gas included in the plans. Fire flow calculations shall be submitted separately to Town Clerk.

- s. Current Prince William County Service Authority Information Sheet included, filled out and signed.
 - t. Floodplain study, if applicable.
 - u. Storm drainage system including, all required computations, on the project parcel(s) and within 50' of the property line with sizes, type of pipe, gradients, invert elevations, profiles, direction of flow, drainage divides and areas for each structure.
 - v. Stormwater Management and BMP facilities, including 10- and 100-year water surface elevations, and all required computations, BMP map, and access and maintenance easements.
 - w. Final Grading Plan.
 - x. Limits of proposed clearing and grading.
 - y. Erosion and Sediment Control Plans including devices, locations, notes, and narratives. Erosion and Sediment Control Checklist per the Virginia Erosion and Sediment Control Handbook included in plans.
 - z. Documentation and analysis for adequate outfall.
 - aa. Final Landscape Plan.
 - bb. Final Lighting/Photometric Plan.
 - cc. Comprehensive Sign Plan, if applicable.
 - dd. Unit Price List for Bonds and Escrows completed using current Prince William County Unit Price List.
 - ee. Any approved waivers, variances or proffers included in plan set.
 - ff. Plan for the phasing of development, if any.
 - gg. Names of streets. Prior to being placed on any agendas, each proposed building shall be annotated with premise address assigned by the County Mapping Office.
 - hh. Plat, draft deed(s) and draft stormwater management agreement shall be submitted with first submittal.
 - ii. Revisions shall have a completed revision block on each sheet identifying the revisions. In addition, a revision to an approved plan shall include a detailed narrative outlining the proposed revisions and all revisions shall be circled in red.
- a. ~~Name and address of development.~~
- b. ~~Boundary of entire tract by courses and distances.~~
 - c. ~~Area (acres or square feet) and present zoning district of the tract.~~
 - d. ~~Name and address of the owner, and of the applicant.~~
 - e. ~~Owner, present use and present zoning of all contiguous or abutting property.~~
 - f. ~~Date of preparation, scale, north point, and number of sheets; scale shall be one inch equals 20 feet or larger, not to exceed one inch equals 100 feet. When more than two sheets are necessary to cover the entire project, a single sheet of a general nature shall be provided which shows the individual sheets of an application in proper relationship to one another.~~
 - g. ~~Courses and distances of center lines and right-of-way widths of all streets or roads adjoining or abutting the tract.~~
 - h. ~~All building restriction lines, highway setback lines, easements, reservations and rights-of-way.~~
 - i. ~~Existing topography with a maximum of two-foot contour intervals, referenced to NGVD.~~
 - j. ~~Name, address, signature, seal and registration number of the professional preparing the plan.~~
 - k. ~~The proposed location, dimension, size and height of the following:~~
 - 1. ~~Sidewalks, streets, alleys and easements.~~
 - 2. ~~Buildings and structures, including signs.~~
 - 3. ~~Driveways, entrances, exits, parking areas and loading spaces.~~

- ~~4.—Sanitary sewer systems.~~
- ~~5.—Water mains and fire hydrants.~~
- ~~6.—Gas lines.~~
- ~~7.—Recreation areas.~~
- ~~8.—Storm drainage systems to include natural and artificial watercourses.~~
- ~~9.—Limits of floodplains.~~

~~l.—For any building or structure which is proposed, the plan shall also indicate:~~

- ~~1.—Distance between buildings.~~
- ~~2.—Number of stories.~~
- ~~3.—Gross floor area in square feet of each floor.~~
- ~~4.—Structures above the building height limit and yard encroachments.~~
- ~~5.—Proposed driveways, entrances, exits, parking areas, including the number of parking spaces and number of loading spaces and their dimensions.~~
- ~~6.—Slopes, terraces, retaining walls, fencing and screening.~~
- ~~7.—Recreation areas and open green space.~~
- ~~8.—Plans for collecting, detaining and depositing stormwater in accordance with good engineering practice.~~
- ~~9.—Proposed finished grading, with a maximum of two-foot contour intervals.~~

~~m.—General limits of proposed clearing and grading and existing vegetation.~~

~~n.—Location of all existing and proposed public and utility easements.~~

~~o.—Names of streets and street numbers.~~

- (4) The Administrator may request additional information, which is deemed necessary and appropriate to demonstrate compliance with this article or other conditions imposed by this chapter.

Sec. 58-2.5 - Number and size of sheets; number of copies.

- (a) A site plan may be prepared in one or more sheets to show clearly the information required by this article, to facilitate review and approval of the plan. If prepared in more than one sheet, match lines shall clearly indicate where the several sheets join.
- (b) The sheet to be used shall be a maximum of 24 inches by 36 inches in size.
- (c) A total of five complete sets of blue or black line copies of a final site plan, prepared in accordance with the requirements of this article, shall be submitted for approval under this section.
- (d) Prior to approval of final site plans, each proposed building shall be annotated with premises addresses assigned by the Prince William County Geographic Information Systems Division of the Department of Information Technology ~~county mapping office.~~
- (e) Written approval letters from all necessary outside governing agencies, ~~i.e., including but not limited to~~ state department of transportation, Prince William Service Authority, state department of health, etc., shall be included. Written approval letters from VDEQ for VSMP on projects greater than 1 ac shall also be included.

Sec. 58-2.6 - Fee to be paid upon filing of site plan.

- (a) A ~~one-time~~ fee, payable to the Town, shall be paid at the time of submission of the application for review and action on a preliminary site plan and a final site plan, in accordance with the fee schedule adopted by the Town Council.

- (b) A fee, payable to the Town, shall be paid prior to the issuance of zoning/building permits for construction pursuant to an approved final site plan, according to the fees established by the Town Council.

Sec. 58-2.7 - Procedure for review.

- (a) An applicant shall file his proposed preliminary site plan or his proposed final site plan with the Town clerk. The Town staff shall then refer major site plan applications to the Planning Commission for its review and approval.
- (b) In compliance with Code of Virginia §15.2-2259, the Planning Commission or other agent shall act on any proposed final site within 60 days of the plan being officially submitted. If approval of a feature(s) by a state agency or other public authority is necessary, the Commission or agent shall forward the plan to the appropriate state agency or agencies for review within 10 business days of receipt of the plan. The state agency shall respond in accordance with the requirements set forth in §15.2-2221, which shall proportionally extend the time for the action by the Town. The reasons for disapproval shall identify deficiencies in the plan and shall identify modifications that will permit approval of the plan. The local Planning Commission or other agent shall act on any proposed site plan that it has previously disapproved within 45 days after the plan has been modified, corrected, and resubmitted for approval. Once approved, the recorded site plan or plan of development is valid for a period of five years in accordance with §15.2-2261 of the Code of Virginia.

Sec. 58-2.8 - Period of validity of approved site plan; construction in accordance with plan.

- (a) An approved final site plan shall be valid for a period of not less than five years from the date of approval thereof or for such longer period as the local Planning Commission or other agent may, at the time of approval, determine to be reasonable, taking into consideration the size and phasing of the proposed development. A site plan shall be deemed final once it has been reviewed and approved by the locality if the only requirement remaining to be satisfied in order to obtain a building permit is the posting of any bonds and escrows. Construction or development may begin upon approval of the final site plan, posting of the required assurances, payment of fees, recordation of plats (if necessary), and acquisition of required permits. Any person who fails to secure the required permits or allows those permits and/or assurances to expire within the time period set forth in this section shall thereafter be required to file a new final site plan which conforms with current Town standards and requirements at the time of the new application, and shall pay an appropriate review fee.
- (b) In accordance with §15.2-2209.1 of the Code of Virginia, any site plan valid under subsection (a) above, and outstanding as of January 1, 2011, shall remain valid until July 1, 2017, or such later date provided for by the terms of the locality's approval, local ordinance, resolution or regulation, or for a longer period as agreed to by the locality.
- (c) No permits shall be issued by the Administrator unless they are in strict accordance with the approved final site plan (including approved minor adjustments).
- (d) It shall be a violation of this article to construct, develop, erect, alter or change in any way any structure or land except in accordance with the approved final site plan (including approved minor adjustments).
- (e) Final subdivision, easement or other record plats associated with site plans are valid for six months from the date of approval. The approval of these plats shall be null and void if the plat is not offered for recordation within six months after the date of approval.

Sec. 58-2.9 - Minor adjustments; deviations from final site plan.

After a final site plan has been approved, minor modifications, which comply with the spirit of this article and other provisions of this chapter and with the general purpose of the comprehensive plan for the development of the area, may be approved by the Administrator without formal review when such modifications:

- (1) Do not reduce or alter the percentage of land shown as grass or landscaped area under the original plan.
- (2) Do not expand the building size or area of lot surface in active use.
- (3) Do not reduce or change the efficiencies of the stormwater system.
- (4) Meet all applicable state, federal and local guidelines for the use or design proposed.

Sec. 58-2.10 – Compliance with approved plan.

- (a) If during the course of construction, it becomes necessary to deviate from the approved plan, the property owner/contractor must notify the zoning administrator immediately and submit to the Town clerk a revised site plan with the changes proposed. The zoning administrator shall then determine if such changes may be approved under section 58-2.8 or if full review will be required. The deviation proposed may not be made until the plan is approved by the Town.
- (b) When any person fails to follow such steps to deviate from the plan, or when any person constructs without a plan in conformance with this article, the ~~zoning administrator~~ Building Official will ~~may~~ notify the property owner and/or contractor on site of the violation and issue a stop work order on such nonpermitted construction. ~~The stop work order will then be placed on the next Council agenda to determine disposition of the violation under the provisions of this chapter.~~

~~Sec. 58-2.11 – Final site plan, conflicting zoning conditions~~

~~In accordance with §15.2-2261.1 of the Code of Virginia, if the provisions of a final site plan, which was specifically approved by Town Council to be in accordance with the zoning conditions previously approved pursuant to §15.2-2296 through 15.2-2303, conflict with any underlying zoning conditions of such previous rezoning approval, the provisions of the final site plan shall control and the zoning amendment notice requirements shall be deemed to be satisfied.~~

Sec. 58-2.1~~2~~ Performance Guarantees

- (1) As a condition to the approval of a final site plan, the owner or developer shall be required to guarantee completion of the public and other site-related improvements associated with the development prior to approval of the final plat.
- (2) The following performance guarantees shall be required as applicable to the site:
 - a. Any street, curb, gutter, sidewalk, bicycle trail, drainage or sewerage system, waterline or any improvements dedicated for public use;
 - b. Erosion and sediment control measures and stormwater management facilities;
 - c. Any privately-owned site-related improvements, including but not limited to fencing, landscaping, buffering, internal sidewalks, lighting, and paving as required by this chapter but not completed prior to issuance of a certificate of occupancy.
 - d. Other site-related improvements required by local or state ordinance.
- (3) Performance guarantees shall only include the cost of any facility or improvement shown or described on the approved plat or plan of the project for which such guarantee is being furnished.

- (4) The required guarantee shall be provided in an amount equivalent to the total estimated cost of construction based on unit prices for new public or private sector construction in the Town. The owner or developer shall submit a written itemized estimate of the total cost of construction, certified as being accurate, as part of the development application and subject to Town approval.
- (5) The following forms of guarantees may be used to satisfy the requirements of this section. The owner or developer may furnish to the Town, subject to the approval of the Zoning Administrator:
 - a. a certified check or cash escrow in the amount of the estimated costs of construction;
 - b. a personal, corporate or property bond with surety in an amount sufficient for the construction of the proposed facilities, or a contract for the construction of such facilities and the contractor's bond, with like surety, in like amount;
 - c. a bank or saving institution's letter of credit on certain designated fund.
- (6) All performance guarantees shall provide that such bond, letter of credit, or other agreement shall not be terminated, canceled, or modified without at least 30 days' prior written notice by certified mail to the Administrator.
- (7) All performance guarantees shall provide for the completion of construction of all facilities within a time determined by the Administrator.
- (8) Extensions of time. If guaranteed facilities are not completed in a timely manner acceptable to the Town, the Administrator may proceed via the provisions for default, below, or grant an extension of time for the completion of facilities, not to exceed one year provided:
 - a. All surety consents have been acquired and approved by the Town;
 - b. The owner has submitted an acceptable schedule for completion; and
 - c. Inspection of existing physical improvements is found to be satisfactory.
- (9) Partial release of performance guarantee.
 - a. Upon completion of at least 30% of the improvements covered by a performance guarantee, the applicant may file a written request for partial release of such guarantee.
 - b. The Administrator shall act upon each written request for a periodic partial release within 30 days of receipt. The Administrator may inspect the facilities for conformance to the terms and conditions of the approved plan and specification for the facility.
 - c. If no action is taken by the Administrator during the 30-day period, the request for partial release shall be deemed approved.
 - d. The Administrator shall have the authority to require that each request be accompanied by the certification of a professional licensed to make such determination that the required improvements are partially or finally completed in accordance with the approved plans and specifications.
- (10) Final release of performance guarantee.
 - a. Upon final completion of the facilities, the applicant may file a written request for final release of the performance guarantee. The Administrator may inspect the facilities for conformance with the terms and conditions of the approved plan and specifications for the facilities subject to the performance guarantee.
 - b. Landscaping performance guarantees. Once 90 percent of the landscaping has been installed, inspected and approved by the Administrator, 90 percent of the performance guarantee shall be released. The remaining ten percent (10%) shall be held in escrow for a minimum of two years. The final ten percent shall be released at the end of the two-year period upon inspection and approval by the Administrator.
 - c. Within 30 days of the receipt of the written request, the Administrator shall either accept the request and release the remaining guarantee or notify the applicant of specific defects or deficiencies and suggest corrective measures.

- d. If the Administrator fails to act within the 30-day period, the applicant may make an additional request in writing for final release, sent by certified mail to the Town Manager. The Town Manager shall act within 10 working days of receipt of this request. If no action is taken, the request shall be deemed approved and the final release granted to the applicant.
 - e. Final release of any performance guarantee for public facilities shall not occur prior to receipt of as-built plans demonstrating compliance with all Town requirements.
 - f. The Administrator shall have the authority to require the request be accompanied by the certification of a professional licensed to make such determination that the required improvements are partially or finally completed in accordance with the approved plans and specifications.
- (11) Default. In the event of default in the construction of guaranteed facilities, the Administrator is authorized to take such actions as may be required to protect the Town and the public, including, but not limited to:
- a. Require recalculation and reassessment of security;
 - b. Draw or make demand on the owner or developer's security;
 - c. Contract for the completion of the work;
 - d. Enter the property for purposes of completing the work; and
 - e. Bring an action at law against the owner, developer, and or/surety.
- (12) Whenever a performance guarantee is required by the terms of conditional rezoning, the Administrator shall employ the procedures provided in this section to establish the amount and form of the guarantee in accordance with this section.
- (13) As-built plan requirements. The Town uses the Prince William County As-Built Checklist.
- ~~a. All entities who construct public water or sewer lines, storm drainage systems, bike paths, sidewalks, trails or streets must submit an "as-built" set of construction drawings for approval as a part of the Town's acceptance process.~~
 - ~~b. Entities constructing any stormwater management facilities must submit a set of "as-built" construction drawings.~~
 - ~~c. The initial submittal shall be three sets of "red-lined" marked up prints which should be delivered to Town Hall. The submittal shall also include recorded copies of any public easements associated with the project.~~
 - ~~d. The as-builts drawings shall clearly show any changes or variations from the approved design. Horizontal variations greater than one foot should be shown dimensionally. Vertical elevation variations greater than two feet shall be provided for all shown design elevations. A benchmark elevation and benchmark description and location shall be provided on each plan sheet.~~
 - ~~e. As-builts for a stormwater management facility shall also include the following:

 - ~~i. Length, width, slope information and depth or contours (one-foot intervals) of the pond area along with a verification of the original design volume.~~
 - ~~ii. A benchmark on the riser, inlet headwall, or other approved location.~~
 - ~~iii. Revised design computations verifying the functionality of the facility. Computations shall be submitted, along with an additional paper copy of the as-built plans.~~
 - ~~iv. The grading/storage volumes must be approved by Administrator prior to landscaping/planting. All plantings must be added to the as-built plans after plant installation. As-built plans will not be approved without required plantings. If as-built data shows that the constructed facility varies from the original design storage elevations by greater than or equal to 1%, the variations will have to be~~~~

~~corrected (regraded) prior to submission for review unless storage is verified. All constructed features not previously approved on the original construction drawings will need to be modified to adhere to the approved plans or be approved after the fact.~~

- ~~v. All as-built information shall be blocked in and shown on the original construction drawings.~~
- ~~vi. The as-built shall be signed and sealed by a professional licensed to make such certification.~~

~~Once the Town has determined that the as-built information is satisfactorily shown, the design professional will be notified to submit plans for as-built approval. The as-built information shall preferably be shown on the original construction drawings (i.e., the original plans with the permit approval stamp and design professional seal). Placing as-built information upon a scanned image or other reproduction of the original construction drawings may be acceptable so long as the quality, integrity, and legibility of the original drawings are substantially preserved without undue compromise. The as-built plat set shall be submitted for signature and shall contain the same red-lined information as approved in the as-built review. A final, signed digital as-built submission shall be submitted along with one hard copy.~~

Sec. 58-2.13 - Inspection and supervision during installation.

- (a) Inspections during the installation of required off-site and on-site improvements shall be made by the town building inspector, or appropriate county or state inspector, to assure compliance with the approved final site plan and applicable standards. The owner or developer shall notify the inspector three days prior to the commencement of any street or storm sewer work shown to be constructed on the final site plan, in order that inspections may be scheduled.
- (b) The owner shall provide adequate supervision on the site during the installation of all required improvements, and there shall be a responsible superintendent or foreman, together with one set of approved plans, profiles and specifications, available at the site at all times work is being performed.
- (c) Upon satisfactory completion of the installation of required improvements, the owner shall receive a certificate of approval from the zoning administrator, upon the application for such certificate.

Sec. 58-2.14 -Vacation of interests as granted to the Town

Any interest in streets, alleys, easements for drainage, and easements for a public utility granted to the Town as a condition of approval of a site plan may be vacated according to ~~either of the following methods~~the provisions of the Code of Virginia:

- ~~(1) By a duly executed and acknowledged written instrument of the owner of the land which has been or is to be developed in accordance with the site plan, declaring the interest or interests to be vacated, provided Town Council consents to the vacation. The instrument shall be recorded in the same clerk's office wherein is recorded the written instrument describing the interest in real property to be vacated.~~
- ~~(2) By ordinance of the governing body in the locality in which the property is the subject of an approved site plan lies, provided that no interest shall be vacated in an area in which facilities, for which bonding is required pursuant to §15.2-2241 through 15.2-2245, have been constructed.~~

Sec. 58-2.15 -Certificate of occupancy.

~~Land may be used or occupied and buildings structurally altered or erected may be used or changed in use only after a certificate of occupancy has been issued by the administrator. Such a permit shall state~~

~~that the building or the proposed use, or the use of the land, complies with the provisions of this chapter. A similar certificate shall be issued for the purpose of maintaining, renewing, changing or extending a nonconforming use. A certificate of occupancy either for the whole or a part of a building shall be applied for simultaneously with the application for a zoning permit. The permit shall be issued within ten days after the erection or structural alteration of such building or part has conformed with the provisions of this chapter.~~

ARTICLE III. - AMENDMENTS

Sec. 58-3.1 - Statement of purpose and intent.

The Council finds that a portion of the police power of the commonwealth has been delegated to each Town, to be exercised reasonably in determining the manner of its development. The state legislature has left much discretion to the Town in making such determinations, relying on the local governing body's knowledge of local conditions and the needs of its individual communities. Public necessity, health, safety, convenience, general welfare, and good zoning practice provide guiding factors for the Council in its quest to exercise its legislative mandate in formulating a reasonable policy of Town planning for the general good and welfare.

Sec. 58-3.2 - Amendments generally.

The intent of this section is to provide (pursuant to §15.2-2296-15.2-2303 of the Code of Virginia), a more flexible and adaptable zoning method to cope with situations found in zones whereby a zoning reclassification may be allowed subject to certain conditions proffered by the zoning applicant for the protection of the community that are not generally applicable to land similarly zoned.

- ~~(1) Property owner petition. Individual property owners may, file a petition for a zoning text amendment with the Town Clerk for land proposed to be rezoned. The petition shall be addressed to the Town Council and shall be on a standard application form signed by the owner or his agent, accompanied by three copies of metes and bounds description and the plat of the property proposed for rezoning, a conflict of interest statement, a fee to be determined in accordance with the fee schedule adopted by the Town Council, and a narrative addressing compatibility of the request with the adopted comprehensive plan and its goals and objectives. When the petitioner desires to submit, or the application contains conditions proffered in accordance with Code of Virginia, § 15.2-2297, as amended, the application shall contain the conditions and the following statement: "I hereby proffer that the development and/or use of the subject property of this application shall be in strict accordance with the conditions set forth in this submission, unless an amendment thereto is mutually agreed upon by the Town Council and the undersigned."~~
- ~~(2) Town Council resolution. By the adoption by the Council of a resolution of intention to amend, which resolution upon adoption shall be referred to the Commission for consideration pursuant to Code of Virginia, § 15.2-2285, as amended.~~
- ~~(3) Planning Commission resolution. By the adoption by the commission of a resolution of intention to propose an amendment. No zoning ordinance shall be amended or reenacted unless Town Council has referred the proposed amendment or reenactment to the local Planning Commission for its recommendations. Failure of the Commission to report 100 days after the first meeting of the Commission after the proposed amendment or reenactment has been referred to the Commission, or such time period as prescribed by Town Council shall be deemed approval, unless the proposed amendment or reenactment has been withdrawn by the applicant prior to the expiration of such time period.~~

- ~~(4) Before approving and adopting any zoning ordinance or amendment thereof, the governing body shall hold at least one public hearing pursuant to public notice as required under Code of Virginia §15.2-2204.~~
- ~~(5) For conditional zonings, pursuant to Code of Virginia §15.2-2300, a symbol on the zoning map will show the existence of conditions attached to the zoning on the map. The zoning administrator shall keep a Conditional Zoning Index and make it available for public inspection. The Index shall provide ready access to the ordinance creating conditions in addition to the regulations provided for in a particular zoning district or zone.~~

Sec. 58-3.3 - Conflict of interest.

When a zoning application is filed by a property owner, such petition shall be sworn to under oath before a notary public, stating whether any member of the Council or the Commission has an interest in such property, whether individually, by ownership of stock in a corporation owning such land or by partnership, or whether a member of the immediate household of any member has such interest. For the purpose of this section, own or have any interest in shall mean being a holder of ten percent or more of the outstanding shares of stock in or serving as a director or officer of any corporation owning such land, directly or indirectly, by members of his immediate household.

Sec. 58-3.4 - Notice of hearings.

The Commission shall not recommend nor the Council adopt any plan, ordinance or amendment, change in district boundaries or classification of property until the notice and public hearing requirements as required by the Code of Virginia have been satisfied.

Sec. 58-3.5 - Review and action.

~~(a) In accordance with Code of Virginia, tit. 15.2, proposed amendments to this chapter, changes in district boundaries or classifications of property shall be referred to the Planning Commission for its recommendation. The Commission, in review of any amendment, shall consider the nature of the request, its consistency with the comprehensive plan, and the impact of such request on the services, character and needs of the community. Any request submitted to the Planning Commission must be forwarded to the Council for action within 65 calendar days after the first meeting of the commission following the date the proposed amendment has been referred to the Commission. Failure of the Commission to act within 65 days shall be deemed no recommendation by the Commission, and the Town Clerk shall forward the request to the Council for action. The Commission and the Town Council shall each hold at least one public hearing prior to the Council's action. Such public hearings may, with the consent of both bodies, be held during a joint session when advertised in accordance with section 58-3.4. The Town Council shall render a decision on an applicant's request not later than one year after the date the application for amendment was accepted as complete by the Town Clerk.~~

~~(b) All requests must be accepted by the Town, in accordance with all land use policy memos, at least 20 days prior to the next regularly scheduled meeting of the Planning Commission to appear as an agenda item at that meeting.~~

Sec. 58-3.6 - Limitation on refiling of petition following denial.

Upon denial of any petition to change a zoning district, no further petition concerning any or all of the same property for amendment to the same zoning district as applied for in the petition denied shall be filed within one year of such denial.

Sec. 58-3.7 - Withdrawal of petition.

An application for an amendment may be withdrawn at any time; provided that, if the request for withdrawal is made after the notice of public hearing, no application for the reclassification of any or all of the same property shall be filed within six months of the withdrawal date. There shall be no refund of fees in the case of a withdrawal.

Sec. 58-3.8 - Deferral upon request of applicant.

Nothing in this article shall deny the applicant the consideration to request deferral of his petition. However, any request for deferral must be submitted in writing nine days prior to any scheduled meeting or public hearing affecting the application in question; and the Planning Commission or Town Council, upon receipt of such request, must agree that such deferral may allow for the production of substantial information affecting the appropriateness of the request with the comprehensive plan.

Sec. 58-3.9 - Matters to be considered in reviewing proposed amendments.

Proposed amendments shall be considered with reasonable consideration for the:

- (1) Existing use and character of the area;
- (2) Suitability of the property for various uses;
- (3) Trends of growth or change;
- (4) Current and future requirements of the Town as to land for various purposes as determined by population and economic studies and other studies;
- (5) Transportation requirements of the community and the Town's requirements for parks, playgrounds, recreation areas, other public services, or the conservation of natural resources and preservation of floodplains; and
- (6) Conservation of properties and their values and the encouragement of most appropriate use of land throughout the Town.

These considerations shall include but are not limited to comprehensive plans or their parts, capital improvement programs, relation of development to roads and construction programs, and the proximity of the development to utilities and public facilities.

Sec. 58-3.10 - Conditions as part of rezoning or zoning map amendment.

A landowner may voluntarily proffer in writing reasonable conditions, prior to a public hearing before the Council, in addition to the regulations provided for the zoning district or zone by this chapter, as a part of a rezoning or amendment to a zoning map, provided that the rezoning itself gives rise to the need for the conditions, such conditions have a reasonable relation to the rezoning, and all such conditions are in conformity with the comprehensive plan as defined in Code of Virginia, § 15.2-2223, as amended. Once proffered and accepted as part of an amendment to this chapter, such conditions shall continue in effect until a subsequent amendment changes the zoning on the property covered by such conditions; however, such conditions shall continue if the subsequent amendment is part of a comprehensive implementation of a new or substantially revised zoning ordinance. [This section is subject to Code of Virginia, § 15.2-2303.4.](#)

Sec. 58-3.11 - Zoning of boundary adjusted area.

Any area incorporated into the Town after the effective date of the zoning ordinance, shall be automatically classified as an R-1 district until a zoning plan for such area has been adopted by the

Council. The Planning Commission shall prepare and present a zoning plan of the new area within six months to the Council.

ARTICLE IV. – ENFORCEMENT

Sec. 58-4.1 -Inspection Warrants

The zoning administrator or his agent may make an affidavit under oath before a magistrate or circuit court, and if such affidavit establishes probable cause that a zoning ordinance violation has occurred, request that the magistrate or court issue the zoning administrator or agent an inspection warrant to enter and inspect the subject dwelling. The zoning administrator or his agents shall make reasonable effort to obtain consent from the owner or tenant of the subject dwelling prior to seeking the issuance of an inspection warrant.

Sec. 58-4.2 – Notice of Zoning Violation

- (1) Upon becoming aware of any violation of the provisions of this chapter, the Administrator may issue written notice of such violation to the person committing or permitting the violations. Notice shall be mailed by registered or certified mail or hand delivered.
- (2) The notice of violation shall state the nature of the violation, date that it was observed, the remedy or remedies necessary to correct the violation and a reasonable time period for the correction of the violation.
- (3) Every written notice of violation of the Administrator shall include a statement informing the recipient that he or she may have a right to appeal the notice of zoning violation or written order within 30 days in accordance with this section. The decision shall be final and unappealable if not appealed within 30 days.
- (4) If the recipient chooses to appeal, an appeal fee shall be submitted as established by a Council adopted Fee Schedule.
- (5) Appeals shall be heard by the Board of Zoning Appeals in accordance with the procedures set forth in Article VII of this chapter.

Sec. 58-4.3 - Penalties for violation of chapter.

- (1) Upon becoming aware of any violation of the provisions of this chapter, the Administrator may proceed to issue a civil summons consistent with Code of Virginia, § 15.2-2209.
- ~~(2) Any person summoned or issued a ticket for a violation may make an appearance in person or in writing by mail to the Town Treasurer prior to the date set for trial in court. Any person so appearing may enter a waiver of trial, admit liability, and pay the civil penalty established for the offense charged after first agreeing in writing to abate or remedy the violation within a specified timeframe. Such persons shall be informed of their right to stand trial and that a signature to an admission of liability will have the same force and effect as a judgement of court.~~
- ~~(3) If a person charged with a violation does not elect to enter a waiver of trial and admit liability, the violation shall be tried in the general district court in the same manner and with the same right of appeal as provided for by law.~~
- (4)(2) Any ~~such~~ violation of this chapter shall be a misdemeanor punishable by a civil fine as established by a Council adopted Fee Schedule.
- (5)(3) The violation may be prosecuted as a criminal misdemeanor.
- (6)(4) If the violation is uncorrected at the time of the conviction, the court shall order the violator to abate or remedy the violation in compliance with this chapter, within a time period

established by the court. Failure to remove or abate a zoning violation within the specified time period shall constitute a separate offense punishable by an additional civil fine and any other penalties as ordered by the court.

~~(7)(5)~~ The description of any lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring a lot shall not exempt the transaction from any penalties for violation of the subdivision ordinance, or from the remedies provided in this chapter.

State Law reference— Penalties for violation of zoning ordinance, Code of Virginia, § 15.2-2286(A)(5).

ARTICLE V. - PROVISIONS FOR APPEAL ^[9]

Footnotes:

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State Law reference— Boards of zoning appeals, Code of Virginia, § 15.2-2308 et seq.

Sec. 58-5.1 - Board of zoning appeals generally.

- (a) A board of zoning appeals (BZA) consisting of five members shall be appointed by the circuit court of the county. ~~Members of the board may receive such compensation as may be authorized by the Council. Any board member may be removed for malfeasance, misfeasance or nonfeasance in office, or for other just cause, by the court which appointed him, after hearing held at least 15 days' notice. Appointments for vacancies occurring otherwise than by expiration of term shall in all cases be for the unexpired term.~~
- ~~(b) There shall be staggered terms of office of five years. One of the five appointed members may be an active member of the Planning Commission.~~
- ~~(c) Any member of the board shall be disqualified to act upon a matter before the board with respect to property in which the member has a legal interest.~~
- ~~(d) The board shall choose annually its own chairman and vice-chairman, who shall act in the absence of the chairman.~~

~~Sec. 58-5.2 - Powers and duties of board of zoning appeals.~~

~~The board of zoning appeals shall have the following powers and duties:~~

- ~~(1) To hear and decide appeals from any order, requirement, decision or determination made by an administrative officer in the administration or enforcement of Code of Virginia, § 15.2-2280 et seq. or this chapter.~~
- ~~(2) To authorize upon appeal or original application in specific cases such variance as defined in Code of Virginia, § 15.2-2201 from the terms of this chapter if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and:~~
- ~~a. the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;~~
- ~~b. the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;~~

- ~~c. the condition or situation of the property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;~~
- ~~d. the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.~~
- ~~e. in authorizing a variance, the board may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the public interest, and may require a performance guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. Notwithstanding any other provision of law, the property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under state law and local ordinance; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under the ordinance. Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.~~
- ~~(3) To hear and decide appeals from the decision of the Administrator after notice and hearing as provided by Code of Virginia, § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first class mail rather than by registered or certified mail.~~
- ~~(4) To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by Code of Virginia, § 15.2-2204, the board may interpret the map in such way as to carry out the intent and purpose of this chapter for the particular section or district in question. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first class mail rather than by registered or certified mail. The board shall not have the power to change substantially the locations of district boundaries as established by ordinance; and no provision of this section shall be construed as granting the board the power to rezone property.~~
- ~~(5) To hear and decide applications for special exceptions as may be authorized in this chapter.~~
- ~~a. The board may impose such conditions relating to the use for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.~~
- ~~b. No special exception may be granted except after notice and hearing as provided by Code of Virginia, § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first class mail rather than by registered or certified mail.~~
- ~~(6) To revoke a special exception if the board determines that there has not been compliance with the terms or conditions of the permit. No special exception may be revoked except after notice and hearing as provided by Code of Virginia, § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property~~

~~immediately across the street or road from the property affected, the board may give such notice by first class mail rather than by registered or certified mail.~~

Sec. 58-5.3 - Rules and regulations of board of zoning appeals.

- (a) The board of zoning appeals shall adopt such rules and regulations as it may consider necessary.
- ~~(b) The meeting of the board shall be held at the call of its chairman or at such times as a quorum of the board may determine.~~
- ~~(c) The chairman or, in his absence, the acting chairman may administer oaths and compel the attendance of witnesses.~~
- ~~(d) The board shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact. It shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.~~
- (b) All meetings of the board shall be open to the public; unless a closed session consistent with the VFOIA is properly convened and certified.
- ~~(f) A quorum shall be at least three members.~~
- ~~(g) A favorable vote of three members of the board shall be necessary to reverse any order, requirement, decision or determination of any administrative official or to decide in favor of the applicant on any matter upon which the board is required to pass.~~
- ~~(h) In any appeal taken pursuant to this section, if the board's attempt to reach a decision results in a tie vote, the matter may be carried over until the next scheduled meeting at the request of the person filing the appeal.~~
- ~~(c) The Administrator shall maintain all records of the BZA.~~

~~Sec. 58-5.4 - Appeals to board.~~

- ~~(a) An appeal to the board of zoning appeals may be taken by any person aggrieved or by any officer, department, board or bureau of the Town affected by any decision of the administrator or from any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of this chapter. Notwithstanding any charter provision to the contrary, any written notice of a zoning violation or a written order of the administrator dated on or after July 1, 1993, shall include a statement informing the recipient that he may have a right to appeal the notice of a zoning violation or a written order within 30 days in accordance with this section, and that the decision shall be final and unappealable if not appealed within 30 days. The appeal period shall not commence until such statement is given. A written notice of a zoning violation or a written order of the zoning administrator that includes such statement sent by registered or certified mail to, or posted at, the last known address of the property owner as shown on the current real estate tax assessment books or current real estate tax assessment records shall be deemed sufficient notice to the property owner and shall satisfy the notice requirements of this section. Such appeal shall be taken within 30 days after the decision appealed from by filing with the administrator, and with the board, a notice of appeal specifying the grounds of appeal. The administrator shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken.~~
- ~~(b) An appeal shall stay all proceedings in furtherance of the action appealed from unless the administrator certifies to the board that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order granted by the board or by a court of record on application and on notice to the administrator and for good cause shown.~~

~~(c) In no event shall a written order, requirement, decision or determination made by the administrator or other administrative officer be subject to change, modification or reversal by the administrator or other administrative officer after 60 days have elapsed from the date of the written order, requirement, decision or determination where the person aggrieved has materially changed his position in good faith reliance on the action of the administrator or other administrative officer unless it is proven that such written order, requirement, decision or determination was obtained through malfeasance of the administrator or other administrative officer or through fraud. The 60-day limitation period shall not apply in any case where, with the concurrence of the attorney for the Town, modification is required to correct clerical or other nondiscretionary errors.~~

Sec. 58-5.45 - Appeal procedure.

- (a) Appeals shall be ~~mailed to the board of zoning appeals in care of the zoning administrator, and a copy of the appeal shall be mailed to the secretary of the Planning Commission. A third copy shall be mailed to the individual official, department or agency concerned, if any.~~ conducted in a manner consistent with the Code of Virginia.
- (b) Appeals requiring an advertised public hearing shall be accompanied by a fee as set by the Town Council, payable to the Treasurer of the Town.
- ~~(c) The board shall fix a reasonable time for the hearing of an application or appeal, give public notice of the hearing as well as due notice to the parties in interest and decide the issue within 90 days of the filing of the application or appeal. In exercising its powers, the board may reverse or affirm, wholly or partly, or may modify an order, requirement, decision or determination appealed from.~~

~~Sec. 58-5.6 - Certiorari to review decision of board.~~

- ~~(a) Any person aggrieved by any decision of the board of zoning appeals, or any aggrieved taxpayer or any officer, department, board or bureau of the Town, may present to the circuit court of the county a petition specifying the grounds on which aggrieved within 30 days after the filing of the decision in the office of the board.~~
- ~~(b) Pursuant to Code of Virginia §15.2-2313, where a building permit has been issued and the construction of the building for which the permit was issued is subsequently sought to be prevented, restrained, corrected, or abated as a violation of this chapter, by suit filed within fifteen (15) days after the start of construction by a person who had no notice of the permit issuance, the court may hear and determine the issues raised in the litigation even though no appeal was taken from the decision of the administrative officer to the board of zoning appeals.~~
- ~~(b) Upon the presentation of such petition, the court shall allow a writ of certiorari to review the decision of the board of zoning appeals and shall prescribe the time within which a return must be made and served upon the relator's attorney, which shall not be less than ten days and may be extended by the court. The allowance of the writ shall not stay proceedings upon the decision appealed from; but the court may, on application, on notice to the board and on due cause shown, grant a restraining order.~~
- ~~(c) The board of zoning appeals shall not be required to return the original papers acted upon by it, but it shall be sufficient to return certified or sworn copies or of such portions as may be called for by such writ. The return shall concisely set forth such other facts as may be pertinent and material to show the grounds of the decision appealed from and shall be verified.~~
- ~~(d) If upon the hearing it shall appear to the court that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a commissioner to take such evidence as it may direct and report the evidence to the court with his findings of fact and conclusions of law, which shall constitute a part of the proceedings upon which the determination of the court shall be made. The court may reverse or affirm, wholly or partly, or may modify the decision brought up for review.~~

~~(e) Costs shall not be allowed against the board unless it shall appear to the court that it acted in bad faith or with malice in making the decision appealed from. If the decision of the board is affirmed and the court finds that the appeal was frivolous, the court may order the person who requested the issuance of the writ of certiorari to pay the costs incurred in making the return of the record pursuant to the writ of certiorari. If the petition is withdrawn subsequent to the filing of the return, the board may request that the court hear the matter on the question of whether the appeal was frivolous.~~

ARTICLE VI. MINIMUM OFF-STREET PARKING AND LOADING

Sec. 58-6.1 - Minimum off-street parking and loading.

- (a) Minimum standards. At the time of erection of any main building, or at the time any main building or its accessory uses is enlarged or the use changed, all provisions of article XIII shall be met along with minimum required off-street parking and loading space with adequate provision for entrance and exit of motor vehicles, in accordance with the following table. Modifications to these requirements may be approved if shared parking is provided in accordance with sec. 58-6.1(b).
- (b) Shared parking. The minimum required parking spaces may be reduced if a land owner can provide parking that will be shared by complementary adjacent land uses. Such a proposal must be prepared using the methods set forth in the latest edition of the Shared Parking Manual of the Urban Land Institute (ULI). The necessary calculations and other data that show the suitability of a shared parking proposal must be submitted to the Town in conjunction with a site plan or other applicable development application, and will be evaluated by the Town as part of the normal application review process.
- (c) Parking space as required in this section shall be on the same lot with the main building; except that in the case of buildings other than dwellings, spaces may be located as far away as 600 feet. Every parcel of land used as a public parking area and motor vehicle ways, ~~after the effective date of the zoning ordinance of September 19, 1983,~~ shall be surfaced with asphalt or concrete. It shall have appropriate guards where needed as determined by the administrator. Any lights used to illuminate such parking areas shall be so arranged as to reflect the light away from adjoining premises in a residential district.

Table of Parking Requirements

Abbreviations:

GFA means gross square feet of floor area, as defined

NFA means net square feet of floor area, as defined. For the purposes of these parking standards, Net Floor Area is equivalent to 75% of the Gross Floor Area

SF means square feet

DU (d.u.) means dwelling unit

BR means bedroom

Uses	Minimum Parking ¹	Minimum Loading
Residential Uses		
Single family detached dwelling	2 per dwelling unit exclusive of garage	
Single family attached dwelling (townhouse)	2.25 per d.u. (inclusive of minimum of 0.25 for	

and two-family dwelling (duplex)	visitor parking which must be distinct from d.u.)	
Apartments on the second floor of structures designed for commercial uses	1.5 per d.u. (spaces must be assigned to each dwelling)	
Elderly/independent	1 per 4 d.u. plus 1 per employee	
Active adult/age restricted	1.5 per d.u.	
Accessory apartment as defined	1 per d.u.	
Group home	See standard for the residential unit type ²	

¹ Employee always refers to the number of employees on the largest shift

² Code of Virginia, § 15.2-2291 requires that group homes be regulated like single family homes

Uses	Minimum Parking ¹	Minimum Loading
Commercial Uses		
Home occupations	Meet the residential requirement plus 1 per non-resident employee	
Lodging, hotels, motels	1.1 per room (restaurants/meeting rooms subject to separate standards)	
Bed and breakfast facilities	Meet residential requirement plus 1 per guest room	
Medical clinics, medical or dental clinics, medical or dental offices	1 per 200 square feet of gross floor area (GFA)	
Retail store (stores or shops for the conduct of retail business)	1 per 250 SF of GFA	None for first 10,000 SF then 1/30,000 up to 70,000 SF plus 1/100,000 SF thereafter
Other low-intensity commercial and personal service uses, as defined	1 per 300 SF of GFA	Same as retail
(other) Retail sales and services and similar uses not addressed, including shopping centers	1 per 300 SF of GFA	Same as retail
Food store, grocery store, supermarket (excluding quick-service food store)	1 per 250 SF of GFA	1 up to 12,000 GSF, then 1 per 24,000 GSF
Funeral home, mortuary, or wedding chapel	1 per 4 seats plus 1 per 2 employees plus 1 for each hearse	1

Motor Vehicle Repair:		Same as industrial
Indoor display, sales, waiting, and offices	1.0 per 400 SF of GFA of enclosed area plus 1.0 per employee, and	
Service area	3.0 per service bay	
Retail Fuel Sales:	In addition to pump spaces:	
Fuel Only	1 per fueling position	1
Fuel w/service	0.75 per fueling position plus 1 per 200 SF of GFA	1
Nursery/garden center	1 per 200 SF of GFA plus 1 per 1,300 square feet of outdoor area	1 per 60,000 GSF
Office, general business or professional	1 per 300 SF of GFA	None for first 30,000 SF then one/100,000 SF thereafter
Quick service food store (convenience store)	1 per 200 SF of GFA plus 1 per 1,300 square feet of outdoor area	
Recreational Uses:		
Billiard parlor	1 per 150 SF of NFA	
Bowling Alley	4 per lane	
Fairground/Carnival/Circus	1 per 400 SF of NFA	
Miniature Golf	2 per tee for 36 tees, then 1 per tee	
Public Recreational Facility or Club; commercial, indoor, fitness and sports activities	1 per 300 SF of GFA	
Active recreational uses, parks and playgrounds	3 per acre	
Hard or soft courts	4 per court	
Swimming Pools	1 per 150 SF of water space	
Restaurants:		
Freestanding restaurant (w/o drive-in or fast food)	1 per 100 SF of GFA	1 per 40,000 SF GFA
Freestanding drive-in, drive-up, drive-through, including fast food	1 per 100 SF of GFA	1 per 40,000 SF GFA
In-line (attached)	1 per 100 SF of GFA	1 per 40,000 SF GFA
Outdoor craft/antique shows/sales;	1 per 500 SF of GFA of sales	

farmer's markets	area	
Veterinary or dog or cat hospital, kennels	1 per 300 SF of GFA	
Theater and similar establishment	1 per 3.5 seats by design capacity	
Any other commercial use not otherwise listed	1 per 300 SF of GFA	

¹ Employee always refers to the number of employees on the largest shift
² Code of Virginia, § 15.2-2291 requires that group homes be regulated like single family homes

Uses	Minimum Parking ¹	Minimum Loading
Institutional Uses		
Schools, public and private	1 per classroom and other room used by students plus 0.2 per student above driving age	
Municipal building	1 per 300 SF of GFA	
Other public uses	(Same as municipal building)	
Churches, religious institution	1 per 5 seats of design capacity	1 per 100,000 SF of GFA
Places of assembly, <u>including religious assembly</u> , private clubs, lodges or meeting halls	1 per 45 seats of design capacity	1 per 100,000 SF of GFA

Uses	Minimum Parking ¹	Minimum Loading
Industrial Uses		
Self-storage center/mini warehouse	1 per 250 SF of GFA of office space plus 1 per employee	
General manufacturing, assembly and manufacture	1 per 1,000 SF of GFA	1 per 50,000 SF of GFA
Cabinets, furniture and upholstery shops	1 per 1,000 SF of GFA	1 per 50,000 SF of GFA
Laboratories, pharmaceutical and/or medical	1 per 300 SF of GFA	1 per 50,000 SF of GFA
Monumental stone works	1 per 300 SF of GFA of enclosed area	1 per 50,000 SF

	(interior-space)	of GFA
Outdoor storage of equipment	1 per 300 SF of GFA of office area	1 per 50,000 SF of GFA
Warehouse and wholesale businesses, storage warehouses	1 per 1,000 SF of GFA	1 per 50,000 SF of GFA
If office space exceeds 50% of net floor area of any industrial use	(Parking for the office areas must meet parking requirements for office uses)	

¹ Employee always refers to the number of employees on the largest shift
² Code of Virginia, § 15.2-2291 requires that group homes be regulated like single family homes

ARTICLE VII. - RESIDENTIAL DISTRICT R-1

Sec. 58-7.1 - Intent.

The residential district R-1 is composed of quiet, low-density single family homes The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children, and to minimize activities of a commercial nature. Development is limited basically to single-unit dwellings providing homes for the residents plus certain additional uses such as public facilities that serve the residents of the district.

Sec. 58-7.2 - Use regulations.

In residential district R-1, the following uses are permitted by-right:

Residential

- Accessory apartment
- Family health care structure, temporary
- Group home
- Guest room
- Single family detached

Commercial

- Business, short-term rental (STRB)
- Family day home
- Home occupation, Class A

Civic

- Religious assembly

Miscellaneous

- Amateur radio antenna
- Cemetery, private
- Garage, private
- Greenhouse

Recreation facility, private
Utility service minor

Sec. 58-7.3 - Special uses.

The following uses may be permitted in the R-1 district with a special use permit:

Residential

Cottage

Civic

Civic use
Educational facility, primary/secondary
Recreation facility, public

Commercial

Bed and breakfast
Life care facility

Miscellaneous

Parking facility
Utility service, major

Sec. 58-7.4 – Occupancy regulations.

The number of unrelated individuals permitted to occupy a single-family residential dwelling unit is limited to a maximum of three (3) in the R-1 district.

Sec. 58-7.5 - Area regulations.

- ~~(a) For lots in the R-1 district containing or intended to contain a single permitted use served by public sewage disposal, the minimum lot area shall be 10,000 square feet or more.~~
- ~~(b) For lots containing or intended to contain a single permitted use served by individual water and sewerage system, the minimum lot area shall be 20,000 square feet or more; the required area for any such use shall be approved by the health official. The administrator may require a greater area if considered necessary by the health official.~~

Sec. 58-7.6 - Setback regulations.

Structures in the R-1 district shall be located 35 feet or more from any street right-of-way which is 50 feet or greater in width, or 50 feet or more from the center of any street right-of-way less than 50 feet in width. This shall be known as the setback line.

Sec. 58-7.7 - Frontage regulations.

For permitted uses in the R-1 district, the minimum lot width at the setback line shall be 75 feet or more.

Sec. 58-7.8. - Yard regulations.

- (a) Side. The minimum side yard for each main structure in the R-1 district shall be ten feet, and the total width of the two side yards shall be at least 20 feet.

(b) Rear. Each main structure shall have a rear yard of 25 feet.

Sec. 58-7.9 - Height regulations.

- (a) Permitted uses in the R-1 district may be erected up to 35 feet in height from grade: building not be more than three stories above grade.
- (b) Accessory buildings more than five feet of from any lot line in the R-1 district may be erected to a height no more than 15 feet above grade.
- (c) Church spires, belfries, cupolas, monuments, municipal water towers, chimneys, flues, flagpoles, television antennas, and radio aerials are exempt permitted up to 50 feet in height. Parapet walls may be up to four feet permitted per the building code above the height of the building on which the walls rest.

Sec. 58-7.10 - Corner lots.

- (a) Of the two sides of a corner lot in the R-1 district, the front shall be deemed to be the shorter of the two sides fronting on the streets.
- (b) The side yard on the side facing the street shall be 20 feet or more for both main and accessory buildings.

Sec. 58-7.11. - Maximum lot coverage.

The maximum lot coverage shall be 30 percent.

For single family detached dwellings on lots containing 36,000 square feet or less in the R-1 district, all parking for vehicles or trailers in a front yard shall be on a surfaced area, provided, however, that this shall not be deemed to preclude temporary parking on an unsurfaced area in a front yard for a period not to exceed 48 hours for loading, unloading, cleaning or repair of vehicles or trailers. In addition, no more than 25 percent of any front shall be surfaced area for a driveway or vehicle/trailer parking area; provided, however, that these limitations may be exceeded for a surfaced area that is:

- A. Directly contiguous with, and providing primary access to, two side-by-side parking spaces as long as the surfaced area is not more than 25 feet long and 18 feet wide;
- B. On a lot which has its primary access from a major thoroughfare and consists of two side-by-side parking spaces and a vehicular turn-around area as long as the surfaced area is not more than 25 feet long and 18 feet wide and the turn-around area does not exceed 150 square feet; or
- C. Provided as an accessibility improvement as approved by the zoning administrator.

Surfaced area shall include asphalt, poured or precast concrete, brick, stone, gravel, or any other approved impervious surfaces, or grass pavers or other similar approved pervious surfaces. On a pipestem lot, the surfaced area within the pipestem driveway shall not be included in this limitation.

ARTICLE VIII. - RESIDENTIAL DISTRICT R-2

Sec. 58-8.1 - Intent.

The residential district R-2 is intended for use within those areas near the central core of the Town. This district should provide a suitable environment for families and persons seeking the amenities and convenience of townhouse living, or as an option, small lot detached single-family lots or conventional single-family lots without fear of encroachment or dissimilar uses. This district is designed to stabilize, protect and promote this type of development.

Sec. 58-8.2 - Use regulations.

In residential district R-2 the following uses are permitted by-right:

Residential

Accessory apartment
 Family health care structure, temporary
 Group home
 Guest room
 Single-family dwelling, attached
 Single-family dwelling, detached
 Townhouse
 Two-family dwelling

Civic

Recreation facility, public
 Religious assembly

Commercial

Business, short-term rental (STRB)
 Family day home
 Home occupation, Class A

Miscellaneous

Amateur radio antenna
 Garage, private
 Greenhouse
 Recreation facility, private
 Utility service, minor

Sec. 58-8.3 - Special uses.

The following uses may be permitted in the R-2 district with a special use permit:

Residential

Cottage

Civic

Civic use
 Club
 Educational facility, primary/secondary

Commercial

Bed and breakfast
 Home occupation, Class B

Miscellaneous

~~Cemetery, private~~
 Parking facility
 Utility service, major

Sec. 58-8.4 – Occupancy Regulations.

The number of unrelated individuals permitted to occupy a single-family residential dwelling unit is limited to a maximum of four (4) in the R-2 district.

Sec. 58-8.5 - Area regulations.

- (a) ~~For lots containing or intended to contain a single permitted use, except townhouses, served by public water and sewage disposal, t~~The minimum lot area in the R-2 district shall be ~~408,000~~ 408,000 square feet ~~and except in the case of small lot detached single-family dwellings for which the minimum lot area shall be 4,000 square feet.~~
- (b) For lots designed for the development of townhouse structures, the average lot area of all lots within any development phase must equal 2,000 square feet or more with no lot containing less than 1,500 square feet, exclusive of designated common area and open space.
- (c) For lots designed for the development of small lot detached single-family dwellings, the average lot area of all lots within any development phase must equal 4,200 square feet or more with no lot containing less than 4,000 square feet, exclusive of designated common area and open space.
- (d) For lots containing or intended to contain a permitted use, except townhouses and small lot detached single-family dwellings, not more than 30 percent of the gross lot area may be covered by buildings, including accessory structures. For lots designed as part of a townhouse development or of small lot detached single-family dwellings, not more than 40 percent of the gross parcel area may be covered by townhouse structures or small lot detached single-family dwellings and their accessory structures. In computing the total coverage on any lot or development, an area of 400 square feet per required parking areas and travel ways shall be included as part of such coverage unless private garage facilities are otherwise provided on such lot.
- (e) Within any single-family development, the maximum number of units permitted per gross acre shall be four. Within any townhouse development, the maximum number of units per gross acre shall be eight. Within any small lot detached single-family dwelling development, the maximum number of units per gross acre shall be six. The term "gross acre" for the purpose of this section shall include all lands within the exterior boundaries of the lot under development, including drives, parking areas, walkways, parks, school sites and such other open space as may be designated for common use, and public streets established as part of the development.

Sec. 58-8.6 - Frontage regulations.

- (a) For lots containing or intended to contain a permitted use in the R-2 district, except townhouse units and small lot detached single-family dwelling developments, a minimum 75 feet of lot frontage on a public street shall be provided. Frontage shall be measured on a line parallel with the proposed front street line at the minimum required setback line.
- (b) For lots containing a townhouse structure, the minimum lot frontage on a public street, private accessway, or common area shall be 20 feet, and on end units a minimum total lot width of 35 feet is required.
- (c) For small lot detached single-family dwellings, the minimum lot frontage at the building restriction line on a public street, private accessway, or common area shall be 40 feet, and on corner lots a minimum total lot width of 55 feet is required.

Sec. 58-8.7 - Yard regulations.

- (a) Front. Each lot in the R-2 district shall have a front yard with a minimum depth of 15 feet from building face to the front property line. Such yard area may be encumbered by required driveway areas to garages, but not by accessory structures.
- (b) Side. Each lot shall provide a minimum side yard of 15 feet from building wall to side property line, except in the case of:
- (1) Interior townhouse units where the party wall creates a zero lot line;
 - (2) End loading units which may have an open porch not more than five feet or more in which an open deck may encroach an additional ten feet towards the property line; and
 - (3) Small lot detached single-family dwellings where the minimum setback from building wall to property line shall not be less than three feet to any property and shall be not less than 20 feet in the aggregate between adjoining structures.
- (c) Rear. Each lot intended for a permitted use, except a townhouse and a small lot detached single-family dwelling, shall provide a minimum rear yard not less than 25 feet in depth measured from the rear building line to the rear property line. Each townhouse and a small lot detached single-family dwelling shall have a rear yard of 20 feet. Accessory buildings ~~80 square feet or less~~ may be located to within five feet of the rear property line and shall be 80 square feet or less.

Sec. 58-8.8 - Height regulations.

For a main building in the R-2 district, the maximum height shall be 2½ stories, but not over 35 feet; except that a building height may be extended to three stories or a maximum of 40 feet if each side yard is increased one-half foot for each additional foot of building height. Accessory buildings shall be limited to a maximum height of 15 feet within a required yard area.

ARTICLE IX. - TRANSITIONAL COMMERCIAL ZONING DISTRICT

Sec. 58-9.1 - Intent.

The primary purpose of this district is to create a low-intensity office, commercial and mixed use area as a transition between residential and commercial areas. The uses in the district should buffer residential areas from the commercial core by minimizing traffic, lighting and hours of operation, by establishing buffers and by establishing other site specific development standards to minimize the impact on adjacent residential uses. To enhance its compatibility with its residential surroundings, any development should be located in existing buildings wherever possible. Adaptive reuse of existing structures is to be encouraged if impacts are mitigated.

Sec. 58-9.2 - Use regulations.

In the transitional commercial district, the following uses shall be permitted by-right:

Residential

Accessory apartment
 Group home
 Guest room
 Single-family dwelling, attached
 Townhouse

Civic

Civic use
 Cultural services
 Educational facility, primary/secondary
 Recreation facility, public
 Religious assembly

Commercial

Bed and breakfast
Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)
 Business or trade school
 Business, short-term rental (STRB)
 Communications service
 Consumer repair service
 Day care center
 Farmer's market
 Greenhouse, commercial
 Guidance services
 Home occupation, Class A
 Life-care facility
 Nursing home
 Office, general
 Office, medical
 Personal improvement services
 Personal services
 Restaurant, general
 Restaurant, mobile
 Restaurant, small
~~Specialty food shop~~
~~Specialty shop~~
 Store, general
 Store, grocery
 Store, neighborhood convenience
 Studio, fine arts

Miscellaneous

Parking facility
 Utility service, minor

Sec. 58-9.3 - Special uses.

The following uses may be permitted in the transitional commercial district with a special use permit:

Residential

Two-family dwelling

Civic

Recycling center

Commercial

- Automobile repair service
- ~~Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)~~
- ~~Distillery~~
- Cemetery
- Commercial indoor amusement
- Commercial indoor entertainment
- Commercial outdoor entertainment
- Commercial indoor sports and recreation
- Commercial outdoor sports and recreation
- Financial institution
- Funeral home
- Garden center
- Halfway house
- Home occupation, Class B
- Hotel
- Veterinary hospital/clinic

Miscellaneous

~~Cemetery, private~~

Sec. 58-9.4 – Occupancy regulations.

The number of unrelated individuals permitted to occupy a single-family residential dwelling unit is limited to a maximum of 4 in the TC district.

Sec. 58-9.5 - Area regulations.

- (a) For lots in excess of one acre, no more than 50 percent of the gross area shall be comprised of residential uses.
- (b) For residential uses, the minimum lot area shall be ~~405~~,000 square feet.

Sec. 58-9.6 - Setback and yard regulations.

- (a) Front. Structures in the transitional commercial district may be located to within ten feet of any street right-of-way, provided all sidewalk, easement and streetscape requirements are met.
- (b) Side. Side yards shall have the same regulations as front yards when abutting a street right-of-way. There are no side yard regulations when abutting adjoining similar commercial uses. There shall be a side yard of 25 feet or more when abutting a residential district.
- (c) Rear. Rear yards shall have the same regulations as side yards.

Sec. 58-9.7 - Height regulations.

Permitted and special uses shall be less than 35 feet in height from grade and all buildings not more than two stories above grade.

Sec. 58-9.8 - Coverage regulations.

Maximum structure or building coverage shall not exceed ~~73~~5 percent of the total lot area, except for adaptive uses of existing structures. Total impervious coverage of a lot shall not exceed 85 percent.

ARTICLE X. - TOWN CENTER DISTRICT B-1³¹

Sec. 58-10.1 - Intent.

The Town Center District, B-1, provides primarily for retail shopping and personal services to be developed either as a unit or in individual parcels oriented to attracting pedestrian shoppers, tourism and local convenience. Recognizing the economic value of the existing historical area, it shall further be the intent of the district to encourage the retention and rehabilitation of structures and uses in the district that have historic and/or architectural significance. The range, size, hours of operation, lighting, signs and other developmental aspects of permitted uses may be limited in order to enhance the general character and historic nature of the district.

Sec. 58-10.2 - Use regulations.

The following uses shall be permitted in the B-1 district by-right:

Residential

Accessory apartment
Guest room

Civic

Civic use
Club
Cultural services
Educational facility, primary/secondary
Recreation facility, public
Shelter

Commercial

Bed and breakfast
Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)
Business, short-term rental (STRB)
Business support service
Communications service
Consumer repair service
Day care center
Farmer's market
Financial institution
Hotel
Office, general
Personal improvement services
Personal services
Restaurant, general
Restaurant, mobile
Restaurant, small
~~Specialty food shop~~
~~Specialty shop~~
Store, general
Store, grocery
Store, liquor

Store, neighborhood convenience
 Studio, fine arts
 Veterinary hospital/clinic

Miscellaneous

Utility service, minor

Sec. 58-10.3 - Special uses.

The following uses may be permitted in the B-1 district with a special use permit:

Residential

Multi-family dwelling
 Townhouse

Civic

Educational facility, college/university
 Emergency shelter
 Public assembly
 Recycling center
 Refuse collection site
 Religious assembly

Commercial

Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)
 Business or trade school
 Custom manufacturing
 Funeral home
 Office, medical
 Restaurant, fast food

Miscellaneous

Outdoor gathering
 Parking facility

Sec. 58-10.4 – Occupancy regulations.

The number of unrelated individuals permitted to occupy a single-family residential dwelling unit is limited to a maximum of three (3) in the B-1 district.

Sec. 58-10.5 - Area regulations.

There are no area regulations in the B-1 district, except for permitted uses utilizing individual sewage disposal systems; the required area for any such use shall be set by the local health official.

Sec. 58-10.6 - Setback and yard regulations.

- (a) Front. Structures in the B-1 district may be located to within five feet of any street right-of-way.
- (b) Side. Side yards shall have the same regulations as front yards when abutting a street right-of-way. There are no side yard regulations when abutting adjoining similar commercial uses. There shall be a side yard of 25 feet or more when abutting a residential district.

(c) Rear. Rear yards shall have the same regulations as side yards.

Sec. 58-10.7 - Height regulations.

Permitted uses in the B-1 district may be erected up to ~~45-50~~ feet in height from grade: building not more than four stories above grade. Chimneys, flues, cooling towers, flagpoles, radio or communication towers, or their accessory facilities not normally occupied by workers are excluded from this limitation. Parapet walls may be permitted per the building code above the height of the building on which the walls rest. ~~Parapet walls are permitted up to four feet above the limited height of the building on which the walls rest.~~

Sec. 58-10.8 - Coverage regulations.

Maximum buildable lot coverage in the B-1 district shall not exceed 85 percent of the total lot area.

DRAFT

ARTICLE XI. - ~~NEIGHBORHOOD~~ BUSINESS COMMERCIAL DISTRICT B-2⁴

Sec. 58-11.1 - Intent.

The primary purpose of the ~~neighborhood~~-business commercial district B-2 is to concentrate businesses in a coordinated manner and to provide ~~a transition from~~for more intense commercial and industrial uses ~~to away from~~ the Town center. Commercial uses located in this district, while traditionally being oriented to automobile traffic, are intended to have a sufficiently high standard in site layout, design and landscaping to minimize traffic congestion on accessory roadways and minimize the impact of the high volume of traffic at an interchange with adjacent land uses.

Sec. 58-11.2 - Use regulations.

In the B-2 district, the following uses shall be permitted by-right:

Residential

Accessory apartment

Civic

Civic use
Club
Cultural services
Education facility, primary/secondary
Recreation facility, public
Shelter

Commercial

Automobile parts/supply, retail
Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)
Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)
Business, short-term rental (STRB)
Business support service
Catering, commercial (off-premises)
Commercial indoor amusement
Commercial indoor entertainment
Commercial indoor sports and recreation
Communications service
Consumer repair service
Day care center
Farmer's market
Financial institution
Garden center
Gasoline station
Greenhouse, commercial
Guidance services
Halfway house
Hotel
Laundry
Life care facility
Nursing home

Office, general
 Office, medical
 Pawn shop
 Personal improvement services
 Personal services
 Restaurant, fast food
 Restaurant, general
 Restaurant, mobile
 Restaurant, small
~~Specialty food shop~~
~~Specialty shop~~
 Store, general
 Store, grocery
 Store, liquor
 Store, neighborhood convenience
 Studio, fine arts
 Veterinary hospital/clinic

Miscellaneous

Parking facility
 Utility service, minor

Sec. 58-11.3 - Special uses.

The following uses may be permitted in the B-2 district with a special use permit:

Residential

Multi-family dwelling
 Townhouse

Civic

Educational facility, college/university
 Emergency shelter
 Public assembly
 Public maintenance and service facility
 Recycling center
 Refuse collection site
 Religious assembly

Commercial

Automobile rental/leasing
 Automobile repair service
 Bed and breakfast
~~Brewery or Distillery~~
 Business or trade school
 Car wash
 Commercial outdoor entertainment
 Commercial outdoor sports and recreation
 Commercial vehicle repair service
 Construction sales and service

- Custom manufacturing
- Equipment sales and rental
- Funeral home
- Hospital
- ~~Kenel~~
- Restaurant, drive-in
- Tattoo Parlor and/or body piercing salon

Industrial

- Warehousing and distribution

Miscellaneous

- Outdoor gathering

Sec. 58-11.4 – Occupancy regulations.

The number of unrelated individuals permitted to occupy a single-family residential dwelling unit is limited to a maximum of three (3) in the B-2 district.

Sec. 58-11.5 - Area regulations.

There are no area regulations in the B-2 district, except for permitted uses utilizing individual sewage disposal systems; the required area for any such use shall be set by the local health official.

Sec. 58-11.6 - Setback and yard regulations.

- (a) Front. Structures in the B-2 district may be located to within ten feet of any street right-of-way.
- (b) Side. Side yards shall have the same regulations as front yards when abutting a street right-of-way. There are no side yard regulations when abutting adjoining similar commercial uses. There shall be a side yard of 25 feet or more when abutting a residential district.
- (c) Rear. Rear yards shall have the same regulations as side yards.

Sec. 58-11.7 - Height regulations.

Buildings in the B-2 district may be erected up to a height of ~~35-40~~ feet. For buildings over ~~35-40~~ feet in height, approval shall be obtained as a special use. Chimneys, flues, cooling towers, flagpoles, radio or communication towers, or their accessory facilities not normally occupied by workers are excluded from this limitation. Parapet walls may be permitted per the building code above the height of the building on which the walls rest. ~~Parapet walls are permitted up to four feet above the limited height of the building on which the walls rest.~~

Sec. 58-11.8 - Coverage regulations.

Maximum buildable lot coverage in the B-2 district shall not exceed ~~70-75~~ percent of the total lot area. Maximum lot coverage in the B-2 district shall not exceed 85 percent.

ARTICLE XII. - LIMITED INDUSTRIAL DISTRICT I-1 ^[6]

Sec. 58-12.1 - Intent.

The primary purpose of the limited industrial district I-1 is to permit certain industries, which do not in any way detract from residential desirability, to locate on designated sites. The limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling

emission of fumes, odors, and/or noise, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply and demand base.

Sec. 58-12.2 - Use regulations.

In the I-1 district, the following uses shall be permitted by-right:

Civic

Civic use
Public maintenance and service facility
Recycling center

Commercial

Automobile parts/supply, retail
Automobile rental/leasing
Automobile repair service
Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)
Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)

Brewery or Distillery

Business or trade school
Business support service
Catering, commercial (off-premises)
Commercial indoor amusement
Commercial indoor entertainment
Commercial indoor sports and recreation
Commercial vehicle repair service
Communications service
Construction sales and service
Consumer repair service
Custom manufacturing
Entertainment establishment, adult
Farmer's market
Kennel
Mini-warehouse
Restaurant, drive-in
Restaurant, fast food
Restaurant, general
Restaurant, small
Shooting range, indoor
Store, grocery
Veterinary hospital/clinic

Industrial

Industrial, light
Laboratory
Research and development
Warehousing and distribution

Miscellaneous

~~Aviation facility~~
 Parking facility
 Utility service, minor

Sec. 58-12.3 - Special uses.

The following uses may be permitted in the I-1 district with a special use permit:

Civic

Public assembly
 Refuse collection site
 Religious assembly

Commercial

Car wash
 Commercial outdoor entertainment
 Commercial outdoor sports and recreation
 Construction yard
 Equipment sales and rental
 Funeral home
 Garden center
 Gasoline station
 Tattoo Parlor and/or body piercing salon

Industrial

Outdoor storage
 Salvage and scrap service

Miscellaneous

Broadcasting or communication tower
 Outdoor gathering
 Utility service, major

Sec. 58-12.4 - Area regulations.

There are no area regulations in the I-1 district.

Sec. 58-12.5 - Setback and yard regulations.

- (a) Front. Structures in the I-1 district may be located to within ten feet of any street right-of-way.
- (b) Side. Side yards shall have the same regulations as front yards when abutting a street right-of-way. There are no side yard regulations when abutting adjoining similar uses. There shall be a side yard of 25 feet or more when abutting a residential district.
- (c) Rear. Rear yards shall have the same regulations as side yards.
- (d) Fences. Fences shall not exceed seven feet in height and shall not be less than three feet in height.
- (e) Screening and buffer yards. Section 58-17.11 shall apply in the I-1 district.

Sec. 58-12.6 - Height regulations.

Buildings in the I-1 district may be erected up to a height of 45-50 feet. For buildings over 45-50 feet in height, approval shall be obtained as a special use. Chimneys, flues, cooling towers, flagpoles, or their accessory facilities not normally occupied by workers are excluded from this limitation. Parapet walls may be permitted per the building code above the height of the building on which the walls rest. Parapet walls are permitted up to four feet above the limited height of the building on which the walls rest.

Sec. 58-12.7 - Coverage regulations.

Maximum lot coverage in the I-1 district shall not exceed 85 percent.

ARTICLE XIII. - CONSERVATION DISTRICT C-1^[6]

Sec. 58-13.1 - Intent.

The primary purpose of the conservation district C-1 is to limit development in areas of poor soil, steep slope and proneness of flooding.

Sec. 58-13.2 - Use regulations.

The following uses shall be permitted in the C-1 district by-right:

Civic

- Civic use
- Recreation facility, public

Commercial

- Commercial outdoor sports and recreation
- Garden center
- Greenhouse, commercial

Miscellaneous

- Greenhouse
- Utility service, minor

ARTICLE XIV. - OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY

Sec. 58-14.1 - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Board means the Architectural Review Board.

Sec. 58-14.2 - Purpose.

- (a) This article is enacted pursuant to Code of Virginia, § 15.2-2306, as amended, for the purpose of imposing special requirements in addition to the requirements pertaining to the underlying zoning in the Town, in order to protect and perpetuate those areas or structures which are of historic, architectural or cultural interest.
- (b) Regulations imposed in this district are intended to protect against destruction of, or encroachment upon, such historic resources, to encourage uses which will continue to preserve them and to prevent the creation of adverse environmental influences.

Sec. 58-14.3 - Creation; boundaries.

- (a) In order to preserve the unique cultural heritage of the Town, there is hereby established an overlay district to be known as the "Old and Historic Town of Haymarket," which shall include all that area which lies within the corporate limits of the Town.
- (b) Prior to the expansion of the historic district the Town shall identify and inventory all structures being considered for inclusion in such a district and shall establish written criteria to be used in making such determination. The Town shall the identify all landmarks and designate by ordinance any building, structure, district, object, or site as part of a local historic district, subsequent to soliciting public input in a manner consistent with Code of Virginia, § 15.2-2204. The owners of such property proposed for designation shall be given written notice of the public hearing on the ordinance.

Sec. 58-14.4 - Certificate of appropriateness required to erect, reconstruct, alter, restore or raze a building.

- (a) In order to promote the general welfare, through the preservation and protection of historic places and areas of historic interest, all buildings within the Old and Historic Town of Haymarket which are 50 years old or older are designated historic buildings. No historic building may be demolished, in whole or in part, nor may any architectural features of such buildings which are subject to public view from a public street be altered without prior application to the Architectural Review Board, unless the ~~zoning administrator~~building official consistent with the Uniform Statewide Building Code, determines that it constitutes such a hazard that it shall be razed, demolished or moved.
- (b) No building, structure or sign shall be erected, reconstructed, altered or restored within the Old and Historic Town of Haymarket, unless and until an application for a certificate of appropriateness shall have been approved by the board or, on appeal, by the Town Council after consultation with the board. Review of such application by the board will include analysis of external architectural features which are subject to public view from a public street, way or place, in light of their architectural compatibility with the historic buildings in the district.
- (c) The term "altered," as used in this article, means any readily apparent change, including painting. The zoning administrator shall determine whether a change is readily apparent, subject to appeal to the board of zoning appeals.

Sec. 58-14.5 - Application for certificate of appropriateness.

Application for a certificate of appropriateness shall be made to the Architectural Review Board. Any decision of the Architectural Review Board shall be appealable by any member of the Town Council or any aggrieved party to the Town Council.

Sec. 58-14.6 - Architectural review board; creation, membership.

- (a) For the purpose of making effective the provisions of this article, an Architectural Review Board is established. The board shall consist of up to seven members, but not fewer than five, appointed by the Town Council, and shall be legal residents of the Town. Where qualified and acceptable candidates are available, one member of the board shall be a licensed professional engineer, architect or land surveyor; one board member will be appointed from the Town Council and one from the Planning Commission; one member should be a person with knowledge of local real estate conditions, and one member should be appointed primarily on the basis of a knowledge and demonstrated interest in the historical heritage of the Town.
- (b) The term of office of the members shall be for three years, except that the term of the Council member and Planning Commission member shall correspond to their official tenure of office.

~~Members may be removed from office by Town Council at will and without notice. Any appointed member of the board may be removed from office by the Council, after public hearing, for inefficiency, neglect of duty, malfeasance or other just cause, after charges have been made in writing.~~ Appointments to fill vacancies shall be only for the unexpired portion of the term. Members may be reappointed to succeed themselves.

Sec. 58-14.7 - Chairman, vice-chairman and secretary of the board.

The Board of Architectural Review shall elect its chairman and vice-chairman from its membership, and the Town Clerk shall be its secretary.

Sec. 58-14.8 - Procedure for meetings.

- (a) The chairman will conduct the meetings of the board. In his absence, the vice-chairman shall preside. The secretary shall keep the minutes of the meetings and a permanent record of all resolutions, motions, transactions and determinations.
- (b) All members of the board shall be entitled to vote, and decisions of the board shall be determined by a majority vote of a quorum. A tie shall operate as a denial of the application.
- (c) The board shall meet within 30 days after notification by the Town Clerk of an application for a certificate of appropriateness requiring action by the board. The meetings of the board shall be open to the public, and a full and impartial hearing shall be granted.
- (d) When voting on any question, the determination may be made by voice vote or roll call, but no secret ballot or proxy shall be allowed at any time. The board shall vote and announce its decision on any matter properly before it not later than 60 days after the conclusion of the hearing on the matter unless time is extended by mutual agreement between the board and the applicant.
- (e) The board shall not reconsider any decision made by it except in cases where an applicant appears within 90 days with his application amended. The board shall not hear the subject matter of any application which has been denied until a period of one year has elapsed, except in cases where an applicant appears within 90 days, with his application amended.
- (f) In case of disapproval of the erection, reconstruction, alteration, restoration or razing of a building or structure, the board shall briefly state its reasons for disapproval in writing, and may make recommendations to the applicant with respect to the appropriateness of design, arrangement, texture, material, color, location, etc., of the building or structure involved. In case of disapproval accompanied by recommendations, the applicant may be heard before the board if, within 90 days, he comes before the board with his application amended so as to comply with the recommendations of the board.
- (g) In matters regarding the procedure for meetings not covered by this section (e.g., schedules for regular periodic meetings), the board may establish its own rules, provided they are not contrary to the spirit of this article.

Sec. 58-14.9 - Matters to be considered by board in acting on appropriateness of erection, reconstruction, alteration, restoration or demolition of building or structure.

The board shall not consider interior arrangement, relative size of the building or structure, detailed design or features not subject to any public view, and shall not make any requirements regarding such matters ~~except to prevent developments obviously incongruous with the old and historic aspect of the surroundings.~~ The board shall consider the following in passing upon the appropriateness of architectural features:

- (1) Exterior architectural features, including all signs, which are subject to public view from a public street, way or place.
- (2) General design arrangement.
- (3) Texture, material and color.
- (4) The relation of the factors, subsections (1), (2), and (3) of this section, to similar features of the buildings and structures in the immediate surroundings.
- (5) The extent to which the building or structure would be harmonious with or obviously incongruous with the old and historic aspect of the surroundings.
- (6) In the case of a building to be razed, a primary consideration will be the extent to which its continued existence would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the Town.
- (7) The extent to which the building or structure will promote the general welfare of the Town, and all citizens, by the preservation and protection of historic places and areas.
- (8) The extent to which the building or structure will promote the general welfare by:
 - a. Maintaining and increasing real estate value;
 - b. Generating business;
 - c. Creating new positions;
 - d. Attracting tourists, students, writers, historians, artists and artisans, and new residents;
 - e. Encouraging study of and interest in American history;
 - f. Stimulating interest in and study of architecture and design;
 - g. Educating citizens in American culture and heritage; and
 - h. Making the Town a more attractive and desirable place in which to live.

Sec. 58-14.10 - Issuance of certificate of appropriateness.

Decisions of the board will be incorporated in approved certificates of appropriateness or written reasons for disapproval. Immediately upon approval by the board of any application to erect, reconstruct, alter, restore or raze a building, a certificate of appropriateness, signed by the chairman of the board and bearing the date of issuance, shall be made available to the applicant. The zoning administrator shall refuse to honor any request for a building permit without such certificate of appropriateness, but a certificate of appropriateness will in no way affect the requirement to comply with the other provisions necessary to obtain a building permit.

Sec. 58-14.11 - Right of appeal.

- (a) Whenever the board shall approve or disapprove an application for a certificate of appropriateness or fail to take action within 45 days of its filing, any aggrieved party or member of Town Council shall have the right to appeal and be heard before the Town Council provided such person files with the Town Clerk on or before seven days after the decision of the board a written notice of appeal. Upon receipt of such notice, the Town Clerk shall place such appeal on the agenda for the next regular meeting of the Town Council.
- (b) Any party may appeal the decision of the Town Council to the circuit court pursuant to this section.
 - (1) A party is any applicant or any person who owns property adjacent to the property which the application concerns. For the purposes of this section, the term "adjacent" includes any property separated from the applicant's property only by a road and which would be adjacent if the road were not present.
 - (2) Appeal shall be by petition at law setting forth the alleged illegality of the action of the Town Council.

- (3) The appellant must file the appeal with the circuit court of the county within 30 days of the Town Council's decision.
- (c) In addition to the right of appeal, the owner of an historic landmark, building or structure shall have a right to raze or demolish such landmark, building or structure provided he has complied with the provisions of the second paragraph of Code of Virginia, § 15.2-2306(A)(3), as amended.

Sec. 58-14.12 - ~~Demolition-Deterioration~~ by neglect.

- (a) No owner of an officially designated historic building within the historic district shall ~~be allowed it~~ to deteriorate ~~due to neglect by the owner which would result in violation of the intent of this article. Demolition by neglect shall mean and include to the point where it is not economically feasible to repair or restore it. Specifically, no owner may permit:~~
- (1) Deterioration of the exterior of a historic building to the extent that it creates or permits a hazardous or unsafe condition;
 - (2) Deterioration of exterior walls or other vertical supports, horizontal members, roofs, chimneys, exterior wall elements such as siding, wooden walls, brick, plaster or mortar, of a historic building to the extent that it adversely affects the character of the historic district or could reasonably lead to irreversible damage to the structure. In determining whether deterioration adversely affects the character of the historic district, the zoning administrator shall be guided by the comprehensive plan and, if adopted, the strategic plan and capital improvements budget.
- (b) If the Town Building Inspector determines that a historic structure ~~in the historic district is being demolished by neglect is violating the Property Maintenance Code~~, he shall so notify the owner, the zoning administrator, and the chairman of the Architectural Review Board of this conclusion, stating the reason for such determination, and shall give the owner 30 days from the date of the notice in which to commence work rectifying the specifics, or to initiate a request to demolish, move or relocate such structure. ~~The owner may appeal a determination made by the building inspector under this section to the Architectural Review Board, which may alter, reverse or uphold the decision of the building inspector.~~ If appropriate action is not timely taken, the Town Building Inspector shall initiate appropriate legal action.

ARTICLE XV. - SIGNS

Sec. 58-15.1 - Findings, purpose and intent; interpretation.

- (a) Signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The purpose of this article is to regulate the size, color, illumination, movement, materials, location, height and condition of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the character of the various neighborhoods, the creation of a convenient, attractive and harmonious community, protection against destruction of or encroachment upon historic areas, and the safety and welfare of pedestrians and wheeled traffic, while providing convenience to citizens and encouraging economic development. This article allows adequate communication through signage while encouraging aesthetic quality in the design, location, size and purpose of all signs. This article shall be interpreted in a manner consistent with the First Amendment guarantee of free speech and in a manner consistent with the Town's Comprehensive Plan. If any provision of this article is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this article, which can be given effect without the invalid provision.

- (b) Signs not expressly permitted as being allowed by right or by special use permit under this article, by specific requirements in another portion of this chapter, or otherwise expressly allowed by the Town Council are forbidden.
- (c) A sign placed on land or on a building for the purpose of identification, protection or directing persons to a use conducted therein shall be deemed to be an integral but accessory and subordinate part of the principal use of land or building. Therefore, the intent of this article is to establish limitations on signs in order to ensure they are appropriate to the land, building or use to which they are appurtenant and are adequate for their intended purpose while balancing the individual and community interests identified in subsection (a) of this section.
- (d) These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant, landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.
- (e) These regulations distinguish between portions of the Town designed for primarily vehicular access and portions of the Town designed for primarily pedestrian access.
- (f) These regulations do not regulate every form and instance of visual speech that may be displayed anywhere within the jurisdictional limits of the Town. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.
- (g) These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.

(Ord. of 12-7-2009)

Sec. 58-15.2 - Applicability.

The provisions of this article apply to all property within the corporate limits of the town.

Sec. 58-15.3 - Permit Required.

Except when otherwise exempted by this article, no sign shall be erected, constructed, posted, painted, altered, or relocated, unless and until a zoning permit has been issued by the zoning administrator and where provided for in this article, subsequent to an approval of a certificate of appropriateness by the architectural review board (ARB).

Sec. 58-15.4 - Exemptions.

Sign permits shall not be required for the following signs; however, all applicable regulations of this chapter shall apply.

- (a) Signs erected by a governmental body or required by law, including official traffic signs or sign structures, provisional warning signs or sign structures, and temporary signs indicating danger.
- (b) Minor Signs not exceeding three (3) total signs per separate road frontage per lot, and not less than 30 feet apart.
- (c) Change of message or content of an approved Sign.
- ~~(d) Flags, provided, however, that no single flag shall exceed twenty-four (24) square feet in area and no single lot shall display more than three flags in commercial or industrial zoning districts.~~
- ~~(e) Temporary Signs as set forth in 58-341(1).~~

Sec. 58-15.5 - Prohibited signs.

The following signs are prohibited:

- (a) Flashing Signs or signs lighted in a varying degree including strobe lights. For the purposes of this article, a sign that has a change rate or dwell time of four (4) seconds or longer does not fit within the prohibition noted herein.
- (b) Moving or Rotating Signs.
- (c) Portable Signs with the exception of A-frame Signs.
- (d) Off-premises signs, ~~except as specifically authorized in Sec. 58-345 (a).~~
- (e) Inflatable signs.
- (f) Signs or parts of a sign located anywhere on the roof or wall of a building so that they shall extend above or beyond the perimeter of the building's roof, wall or parapet wall or into a front, side or rear yard setback.
- (g) Signs illuminated with sodium halide lights; and any illuminated sign that emits lighting levels in excess of the limitation ~~set forth in Sec. 58-344 (4).~~
- (h) Electronic message boards.
- (i) Abandoned sign structures.
- (j) Changeable copy signs, except as specifically permitted by this Zoning Ordinance.
- (k) Any signs, including posters and handbills, affixed to any structures, trees or other natural vegetation, rocks or poles.
- (l) Any sign that may be confused with or obstruct the view of any authorized traffic sign or signal, or obstruct the sight-distance triangle at any road intersection, or extend into the public right-of-way or otherwise create a distraction for drivers.
- (m) Portable signs, including those on wheels, except A-Frame/sandwich boards ~~complying with the provisions of 58-341(2).~~
- (n) Signs that prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of a roof to any other part or otherwise adversely affect safety or are in violation of any building code or other applicable law.
- (o) Signs that emit smoke, visible vapors, particles, normally detectable sound or odor shall not be permitted, including open flames used to attract public attention.
- (p) Mirrors or mirror devices on, in, or as part of a sign.
- (q) Parasail Signs.

Sec. 58-15.6 - Temporary signs

- (a) *Permit not required.* Temporary signs may be erected or constructed without a permit in all zoning districts; however, all applicable code requirements in this chapter shall apply.
- (b) *Temporary Signs in Commercial Zoning Districts.* These signs shall be either Freestanding Signs, Wall Signs, Window Signs, Banner Signs, or A-Frame Signs, and may be displayed for up to 45 consecutive days. The zoning administrator may extend the time limit by up to 45 days upon application by the owner at the end of the initial 45-day period, if the applicant shows that the sign is maintained in sound condition and the purpose for it still pertains. Temporary Freestanding Signs, Wall Signs, Banner Signs, shall not exceed one sign per location, nor eight (8) square feet in area and six (6) feet in height. Temporary Window Signs shall not obstruct more than twenty (20) percent of the area of the window on which the sign is located. A-Frame Signs must not be more than an aggregate of twelve (12) square feet or less in a sandwich board design as defined herein. The sign may only be displayed during business hours. The placement of the sign shall not impede pedestrian, wheelchair, or vehicular traffic flow. Only one such sign is permitted per business, or one sign per thirty (30) linear feet of sidewalk, whichever is more restrictive.
- (c) *Temporary Signs in Residential Zoning Districts.* These signs shall be either Freestanding Signs, Wall Signs, Window Signs or Banner Signs. Freestanding and Wall Signs shall not exceed sixteen

- (16) square feet in area per property. No sign shall exceed six (6) feet in height, except Window Signs. Window signs shall not obstruct more than twenty-five (25) percent of the total area of all windows on each building façade on the property.
- (d) *Temporary Signs in Industrial Zoning Districts.* These signs shall be either Freestanding Signs, Wall Signs, Window Signs or Banner Signs, subject to the same standards and limitations as temporary signs for the commercial districts (Sec. 58-341 (2)).
- (e) *Temporary Signs required to be posted by law.* Any such sign shall be removed the day after the last day for which it is required to be displayed. The administrator may require proof of legal requirement for the posting of the sign. These signs are permitted in all zoning districts.

(Ord. of 12-7-2009)

Sec. 58-15.7 - Process for permitting.

- (a) *Permit required.* Except when otherwise exempted by this article, no sign shall be erected, constructed, posted, painted, altered, or relocated, unless and until a zoning permit has been issued by the zoning administrator and where provided for in this article, subsequent to an approval of a certificate of appropriateness by the architectural review board (ARB).
- (b) *Permit process.* Before any zoning permit is issued, the applicant shall submit to the administrator a sign permit application and an application for certificate of appropriateness when applicable provided by the administrator, together with drawings and/or specifications as may be necessary to fully advise and acquaint the administrator with the location, construction, materials, manner of illuminating and/or securing or fastening, and number of signs applied for, and the style of the wording of the sign or advertisement to be carried on the sign.
- (c) *Approval of permit.* For signs not requiring architectural review, the zoning administrator shall act on the permit application within 14 days of acceptance of the application. For signs requiring action by the architectural review board, the board shall act on the application within sixty (60) days after acceptance of the application by the zoning administrator, in accordance with ~~Secs. 58-554—58-562~~ of this chapter, and the Historic District Design Guidelines adopted by the Town Council, as amended, unless such timeline is extended by the applicant in writing. The zoning administrator shall issue a zoning permit within three (3) business days following approval by the ARB.
- (d) *Building codes; inspections.* Structural and safety features and electrical systems shall be in accordance with the requirements of the ~~applicable codes and ordinances. No sign shall be approved for use unless it has been inspected by the department issuing the permit and is found to be in compliance with all the requirements of this chapter and applicable technical codes. All signs which are electrically illuminated shall require a separate electrical permit and inspection.~~ Uniform Statewide Building Code and Town ordinances.
- (e) *General permit application requirements.* Submission requirements for architectural review board sign guidelines as set forth in the Historic District Design Guidelines adopted by the Town Council, as amended, shall be followed for selecting the type of sign, location, colors, lettering style, materials and type of illumination (if applicable). Sign permit application(s) also require:
- (i) An application for a certificate of appropriateness, as applicable.
 - (ii) A plat showing location of existing and proposed sign(s) on building façade(s) or grounds and exterior dimensions of buildings subject to the sign permit.
 - (iii) Scaled drawings showing dimensions, scale, and elevation of proposed sign(s) to include specific materials, hardware, and methods of mounting and illumination.
- (f) All signs shall be erected within one year from the date of approval of the sign permit; otherwise, the permit shall become null and void and a new permit shall be required. The zoning administrator may grant one extension of the permit for a period of six (6) months, but in no case shall a permit be valid

for more than a total of eighteen (18) months. Extensions may be granted only when the proposed sign is in compliance with all current applicable regulations.
(Ord. of 12-7-2009)

Sec. 58-15.8 - Enforcement.

Violations of this Article constitute violations of the zoning code and the Town may obtain compliance through any of the methods available for other zoning violations. In addition, a nonconforming sign structure shall be removed if the use to which it is accessory has not been in operation for a period of two years or more. Such structure sign shall be removed by the owner or lessee of the property. If the owner or lessee fails to remove the sign structure, the zoning administrator or designee shall give the owner fifteen (15) days' written notice to remove it. Upon failure to comply with this notice, the zoning administrator or designee may enter the property upon which the sign is located and remove any such sign or may initiate such action as may be necessary to gain compliance with this provision. The cost of such removal shall be chargeable to the owner of the property.

Sec. 58-15.9 - General requirements for all signs.

(a) Sign area computations.

- (1) The surface area of any sign permitted under this article is determined by measuring the entire face of the sign including any wall work incidental to its decoration, but excluding support elements whose sole purpose and function is to support the sign, except as noted below:
- (2) The surface area of any sign made up only of individual letters or figures shall include the space between such letters or figures.
- (3) Whenever one sign contains information on both sides, one side only shall be used in computing the surface area of the sign.

(b) Placement of signs

Signs shall be placed so they do not obstruct vehicles, pedestrians, or the signs of adjacent businesses and so that they follow architectural review board placement guidelines. Unless otherwise provided for in this chapter, permanent signs shall be located:

- (1) At least ten (10) feet from any lot line within the Gateway Sign Area, or no closer than the building façade is to the lot line, whichever is less.
- (2) At least five (5) feet to any lot line within the Core Sign Area, or no closer than the building façade is to the lot line, whichever is less.
- (3) At least ten (10) feet to any lot line within the Residential Sign Area, or no closer than the building façade is to the lot line, whichever is less.

(c) Materials, colors, and styles

All materials, colors, and styles of non-temporary signs are subject to approval by the architectural review board in accordance with the Historic District Design Guidelines adopted by the Town Council, as amended.

(d) Lighting.

No sign shall be permitted to have an illumination spread of more than 0.05 foot candle at the lot line, shine into on-coming traffic, affect highway safety, or shine directly into a residential dwelling unit.

(e) Substitution.

Wherever this Article permits a sign with commercial content, non-commercial content is also permitted subject to the same requirements of size, color, illumination, movement, materials, location, height and construction.

Sec. 58-15.10 - Permanent sign standards - type, number, area, and height of signs.

(a) Signs in Commercial and Industrial Zoning Districts

Table (a)(i) Maximum Limits on Sign Dimensions for Lots in B-1 Zoning District						
Sign Type	B-1 Zoning in Core and Residential Sign Map Areas as shown on Zoning Map			B-1 Zoning in Gateway Sign Map Area as shown on Zoning Map		
	Number	Area (Sq. Ft.)	Height (Ft.)	Number	Area (Sq. Ft.)	Height (Ft.)
Window ⁵	Not limited	Lesser of 20% of window area or 6 Sq. Ft.	Not limited	Not limited	Lesser of 20% of window area or 6 Sq. Ft.	Not limited
Freestanding	1 per road front; 2 maximum per lot	18 per sign; 24 Total	8	1 per road front; 2 maximum	24Sq Ft per sign; 36Total	10
Projecting ¹	1 per business	9	No less than 9	1 per business	9 Sq Ft	No less than 9
Wall ²	1 per business per road frontage	12	15 ft. above floor level	1 per business per road front.	12Sq Ft per business for front façade; 36Sq Ft per building on rear or side facades only	15ft. above floor level, except no limit for rear or side facades
Individual Letter	1 per business per road frontage	1.5 Ft. letter height. 18 Sq Ft. total area.	15 ft. above floor level	1 per business per road frontage	1.5 ft. letter height; 18 S. F. total area. If setback 100 ft. or >, 2 Ft. Ht., 20 S. F. total area.	15 ft. above floor level
<u>Directory (Wall or Freestanding)(In addition to other permitted Free-standing or Wall</u>	<u>1 per multi-tenant building or site, in addition to other permitted</u>	<u>32 if less than 100 Ft road frontage. 48 if 100 Ft. or more lot</u>	<u>8</u>	<u>1 per multi-tenant building or site, in addition to</u>	<u>32 if less than 100 Ft road frontage. 56 if 100 Ft or more lot width</u>	<u>10</u>

<u>signs)</u>	<u>signs</u>	<u>widthon any side.</u>		<u>other permitted signs</u>	<u>on any side.</u>	
Canopy ³	Permitted	Letters not morethan 12 inches high.	Not limited	Permitted	Letters not more than 12 inches high.	Not limited
Secondary Entrance	1 per business	4	Not limited	1 per business	4	Not limited
Minor signs (see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))
Internally Illuminated	Not permitted except one neon window sign not more than 15" high by 24" wide ⁴	n/a	n/a	Not permitted except one neon window sign not more than 15" high by 24" wide ⁴	n/a	n/a
A-Frame(see in Sec. 58-341(1)(a))	1 per 30 feet of frontage	12	5 feet	1 per 30 feet of frontage	12	5
Off premises	Not permitted	n/a	n/a	Not permitted	n/a	n/a
Painted	Not permitted	n/a	n/a	1 on side or rear wall	Shall not exceed 15% of that wall area	As per other standards
Temporary (freestanding, banner, or wall only)	1 per lot	8	4	1 per lot	8	4

¹Shall be mounted perpendicular to principal building façade; shall project no greater than four (4) feet from building and no closer than one foot to back of curb.

²Shall be mounted flat on building façade; letters shall not exceed 18 inches in height and shall not extend more than six inches from surface of building. Signs shall be no higher than 15 feet above the floor level on which the sign is placed.

³To be placed only in valance of the building with a margin of a minimum of one inch above and below the letters.

⁴Such signs shall not flash and shall be "on" only during posted hours of business.

⁵May include a neon sign subject to the size limits contained in this table under internally illuminated signs.

Table (a)(ii) Maximum Limits on Sign Dimensions for Lots in B-2 and I-1 Zoning Districts						
	B-2 Zoning as shown on Zoning Map			I-1 Zoning as shown on Zoning Map		
Sign Type	Number	Area insquare feet(S. F.)	Height In feet (Ft.)	Number	Area insquare feet (S. F.)	Height In feet (Ft.)
Window ⁸	Not limited	Lesser of 20% of window area or 6 S. F.	Not limited	Not limited	Lesser of 20% of window area or 10 S. F.	Not < 5 Ft.
Freestanding	1 per road front; 2 maximum per lot	24 per sign; 36 total	10	1 per road front; 2 maximum per lot	36 total	15
Projecting ¹	1 per business	12	No less than 9	1 per business	12	No less than 9
Wall ²	1 per business, plus 1 for end units	9	15 above floor level	1 per tenant	12 ;1 SF per linear foot of property width ⁴	15 above floor level
Individual Letter	1 per business per road frontage	1.5 Ft. letter height. 18 Sq Ft. total area. If setback 100 ft or >, 2 ft. ht. 20 S. F. area.	15 above floor level	1 per business per road frontage	1.5 ft. letter height per 10 ft bldg. height. w/ maximum 2 ft. letter ht. and 20 S. F. area.	15 above floor level
Canopy ³	Permitted	letters not > 12 inches high	Not limited	Permitted	letters not morethan 12 inches high	Not limited
Secondary Entrance	1 per business	4	Not limited	1 per business	4	Not limited
Minor signs (see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))
Internally Illuminated	Not permitted except one neonsign window not more than 15" high by 24" wide ⁷	n/a	n/a	Permittedfor freestanding signs	As per other standards in this article	As per other standards
A-Frame (see Sec. 58-341(2))	1 per 30 feet of frontage	12	5	Not permitted	n/a	n/a

Off premises	Not permitted	n/a	n/a	1 freestanding sign on contiguous lot ⁶	As per other standards	As per other standards
Painted	1 on side or rear wall	Shall not exceed 15% of that wall area	As per other standards	Not permitted	n/a	n/a
Temporary (freestanding, banner or wall only)	1 per lot	8	4	1 per lot	8	4

¹ Shall be mounted perpendicular to principal building façade; shall project no greater than four (4) feet from building and no closer than one foot to back of curb.

² Shall be mounted flat on building façade; letters shall not exceed 18 inches in height and shall not extend more than six inches from surface of building. Signs shall be no higher than 15 feet above the floor level on which the sign is placed, or to the top of the ceiling height of that floor. For industrial zoning, a maximum 3 SF sign is allowed for each tenant if a common entrance, or maximum 8 SF per tenant for each multiple entrance. For shopping centers in B-2, all property signage must be located in the sign band provided above the building canopy. The sign shall occupy a maximum sign area not taller than 18 inches and not longer than 65 percent of the tenant's unit width. Such signs will not exceed 48 square feet in area. Any store in excess of 10,000 sq ft shall have a maximum sign area not taller than 24 inches and not longer than 40% of tenant's unit width.

³ To be placed only in valance of the building with a margin of a minimum of one inch above and below the letters.

⁴ Applies to retail shopping space constructed in excess of 75 feet from edge of public right of way and not within 500 feet of residential property. If the tenant is located in an end unit, it is permitted to install an additional sign. Total area of second sign may not exceed the result of one and one half times the width of the store. All property signage must be located in the sign band provided above the building canopy. The sign shall occupy a maximum sign area not taller than two feet and not longer than 80 percent of the tenant's unit width. Such signs will not exceed 48 square feet in area. Any store in excess of 40,000 square feet shall occupy a maximum sign area not taller than 3.5 feet and not longer than 80 percent of the tenant's unit width.

⁵ Such signs shall be no closer than 10 feet to any street line, travel lane or access road.

⁶ Off premise sign is contingent on permission from owner of property on which the sign is located. No such sign may be located within 30 feet of any other sign.

⁷ Such signs shall not flash and shall be "on" only during posted hours of business.

⁸ May include a neon sign subject to the size limits contained in this table under internally illuminated signs.

(b) Signs in Residential Zoning Districts.

Table (b) Maximum Limits on Sign Dimensions for Lots in Residential Zoning Districts (R-1 and R-2)									
Sign Type	Residential Uses			Residential Projects ¹			Non-Residential Uses		
	Number	Area (Sq. Ft.)	Height (Ft.)	Number	Area (Sq. Ft.)	Height (Ft.)	Number	Area (Sq. Ft.)	Height (Ft.)
Minor signs (see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))
Freestanding Signs	1 per lot	6 sq. ft.	Not more than 4 feet from existing grade	1 per site entrance	24 Sq. Ft.	5 feet	1 per separate road frontage	24 Sq. Ft.	5 feet
Wall Signs	1 per lot	6 sq. ft.	n/a	n/a	n/a	n/a	1 per separate road frontage	12 Sq. Ft.	12 ft.

¹Includes subdivisions and other types of residential projects built as a unified development.

Sec. 58-15.11 - Structural and maintenance requirements.

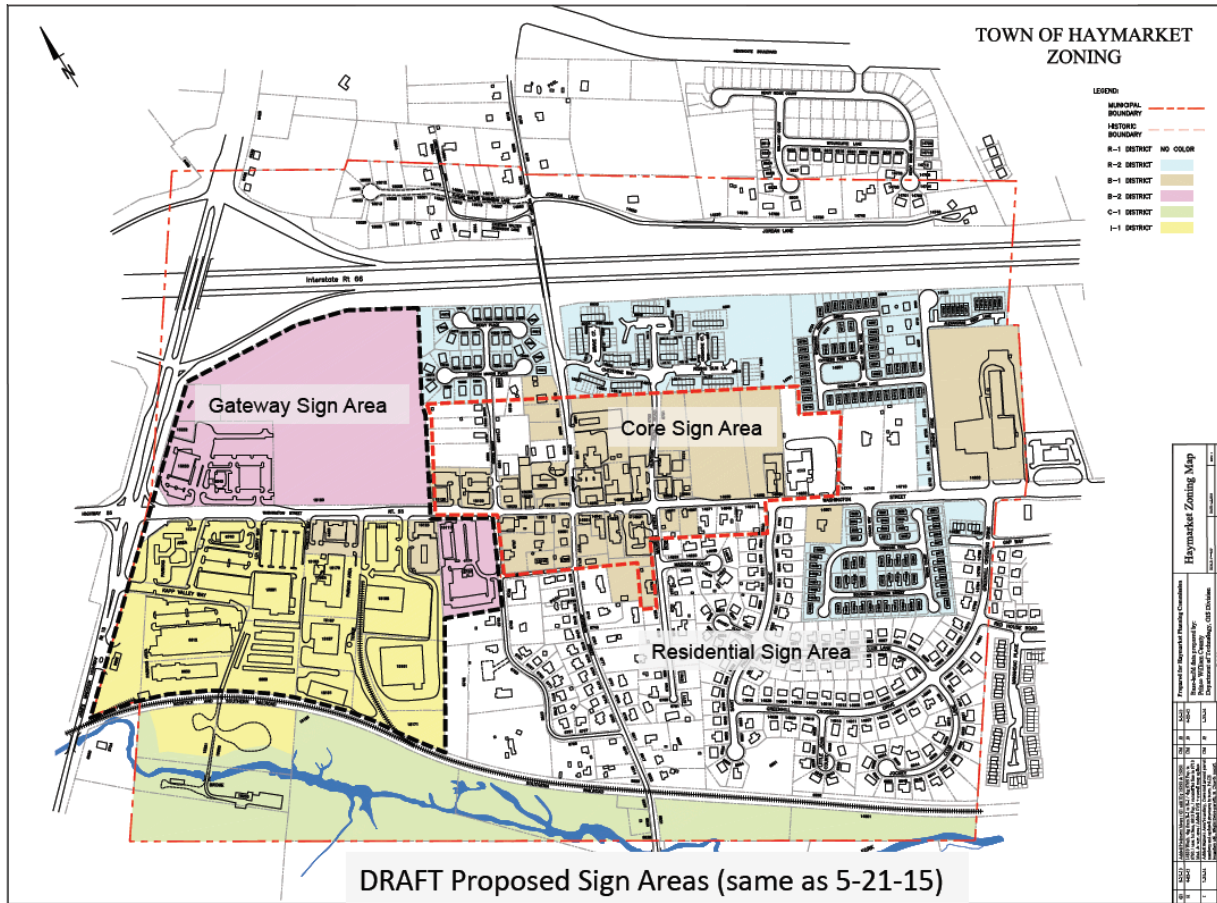
All signs shall be maintained in good condition and remain structurally safe. Any sign that has deteriorated to a state of peeling, cracking, splitting, fading or rusting, is in violation of this ordinance and subject to enforcement.

Sec. 58-15.12 - Nonconforming signs.

- (a) Any sign lawfully in existence on the date of enactment of this article may be maintained even though it does not conform with the provisions of this article.
- (b) No nonconforming sign may be enlarged or altered in such a manner as to expand the nonconformity, nor may illumination be added to any nonconforming sign, except as provided in Sec. 58-347 (h).
- (c) A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this article.
- (d) A nonconforming sign destroyed by any cause may not be repaired, reconstructed or replaced except in conformity with this article. For the purposes of this section, a nonconforming sign is destroyed if damaged to an extent that the cost of repairing the sign to its former condition or replacing it with an equivalent sign equals or exceeds fifty (50) percent of the appraised value of the sign so damaged.

- (e) The message of a nonconforming sign may be changed so long as this does not create any new nonconformities.
- (f) A pre-existing sign must be removed if the structure, building or use to which it is accessory is destroyed, or demolished to an extent exceeding 50 percent of the appraised value of the principal structure, building or use.
- (g) The sign copy of non-conforming signs may be changed to accommodate similar businesses occupying the same location. However, whenever the use changes to a conforming use, all nonconforming signs must be replaced or modified so that all signs on the location conform with the then-existing sign ordinance.
- (h) Existing signs on an industrially zoned lot may be reconfigured so as to increase the number of signs, the mix of sign types, and the location of signs, as long as the total area of all signs on the lot is not increased, that existing maximum sign heights are maintained, and as long as all other requirements of this article are met.

Sec. 58-15.13 - Sign Area Map.



ARTICLE XVI. - NONCONFORMING USES^[8]

State Law reference— Nonconforming uses, Code of Virginia, § 15.2-2307.

Sec. 58-16.1 - Continuation.

- (a) If on **September 19, 1983**, any legal activity is being pursued, or any lot or structure is being legally utilized in a manner or for a purpose which does not conform to the provisions of this chapter, such manner of use or purpose may be continued as provided in this article.
- (b) If any change in title of possession or renewal of any such lot or structure occurs, the use existing may be continued.
- (c) If any nonconforming use (structure or activity) is discontinued for a period exceeding two years after the enactment of this chapter or any amendments to this chapter it shall be deemed abandoned and any subsequent use shall conform to requirements of this chapter.
- (d) Temporary seasonal nonconforming uses that have been in continual operation for a period of two years or more prior to the effective date of this chapter are excluded.

Sec. 58-16.2 - Repairs; maintenance.

On any building devoted in whole or in part to any nonconforming use, work may be done in any period of 12 consecutive months on ordinary repairs or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing, to an extent not exceeding ~~ten~~50 percent of the current replacement value of the structure, provided that the cubic content of the structure as it existed at the time of passage or amendment of this chapter shall not be increased. Nothing in this chapter shall be deemed to prevent the strengthening or restoring to safe condition of any structure or part of a structure declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

Sec. 58-16.3 - Changes in district boundaries.

Whenever the boundaries of a district are changed, any uses of land or buildings which become nonconforming as a result of such change shall become subject to the provisions of this article, pursuant to §15.2-2307, Code of Virginia.

Sec. 58-16.4 - Expansion; enlargement.

- (a) A nonconforming structure to be extended or enlarged shall conform with the provision of this article.
- (b) A nonconforming activity may be extended throughout any part of a structure which was arranged or designed for such activity on **September 19, 1983**.

Sec. 58-16.5 - Nonconforming lots.

Any lot of record on September 19, 1983, which is less in area or width than the minimum required by this chapter may be used, provided a showing of unnecessary and undue hardship would result if a variance is not granted from the board of zoning appeals.

Sec. 58-16.6 - Restoration; replacement.

- (a) If a nonconforming activity is destroyed or damaged in any manner to the extent that the cost of restoration to its condition before the occurrence shall exceed 50 percent of the cost of

- reconstructing the entire activity or structure, it shall be restored only if it complies with the requirements of this chapter.
- (b) If a nonconforming structure is destroyed or damaged in any manner to the extent that the cost of restoration to its condition before the occurrence shall exceed 75 percent of the cost of reconstructing the entire structure, it shall be restored only if it complies with the requirements of this chapter.
 - (c) Where a conforming structure devoted to a nonconforming activity is damaged less than 50 percent of the cost of reconstructing the entire structure, or where a nonconforming structure is damaged less than 75 percent of the cost of reconstructing the entire structure, either may be repaired or restored, provided any such repair or restoration is started within 12 months and completed within 18 months from the date of partial destruction.
 - (d) The cost of land or any factors other than the cost of the structure are excluded in the determination of cost of restoration for any structure or activity devoted to a nonconforming use.
 - (e) Nonconforming mobile home activity is deemed to be prohibited if the home is moved.
 - (f) The owner of any residential or commercial building damaged or destroyed by a natural disaster or other act of God may repair, rebuild, or replace such building ~~to eliminate or reduce the nonconforming features to the extent possible, without the need to obtain a variance as provided in the Code of Virginia, § 15.2-2310. If such building cannot be repaired, rebuilt or replaced except to restore it to its original nonconforming condition, the owner shall have the right to do so. The owner shall apply for a building permit and any work done to repair, rebuild or replace such building shall be in compliance with the provisions of the Uniform Statewide Building Code (§ 36-98 et seq.) and any work done to repair, rebuild or replace such building shall be in compliance with the provisions of the local flood plain regulations adopted as a condition of participation in the National Flood Insurance Program. Unless such building is repaired or rebuilt within two years of the date of the natural disaster or replaced within two years of the date of the natural disaster or other act of God, such building shall only be repaired, rebuilt or replaced in accordance with the provisions of the zoning ordinance of the locality. However, if the nonconforming building is in an area under a federal disaster declaration and the building has been damaged or destroyed as a direct result of conditions that gave rise to the declaration, then the zoning ordinance shall provide for an additional two years for the building to be repaired, rebuilt or replaced as otherwise provided in this subsection, in accordance with state code.~~

~~Nothing in this section shall be construed to prevent t~~The Town, after making a reasonable attempt to notify such property owner, from ordering the removal of a nonconforming sign that has been abandoned. For purposes of this section, a sign shall be considered abandoned if the business for which the sign was erected has not been in operation for a period of at least two years. If, following such two-year period, the Town has made a reasonable attempt to notify the property owner, the Town through its own agents or employees may enter the property upon which the sign is located and remove any such sign whenever the owner has refused or failed to do so. The cost of such removal shall be chargeable to the owner of the property. Nothing herein shall prevent the Town from applying to a court of competent jurisdiction for an order requiring the removal of such abandoned nonconforming sign by the owner by means of injunction or other appropriate remedy.

ARTICLE XVII. – LANDSCAPING

Sec. 58-17.1 - Landscaping; purpose and intent.

The regulations included in this article are intended to promote the planting and preservation of landscape materials which:

- (1) Provide screening and buffering between incompatible land uses;
- (2) Provide shade and enhance the appearance of urban areas;
- (3) Prevent soil erosion from the activities of wind and water through the protection of the ground;
- (4) Provide parking lot landscaping to reduce the harmful effects of heat, noise and glare;
- (5) Provide the creation of safe and attractively landscaped areas in open spaces adjacent to public streets.

Sec. 58-17.2 - Applicability.

The provisions of this article shall apply to all preliminary and final site plan applications ~~within the corporate limits approved after the effective date of the ordinance from which this section derives,~~ including renovations and/or enlargement of existing structures, which alter the building footprint, and the enlargement of any parking lot but not to the resurfacing of any existing lot. Any improvements to existing single-family dwellings are exempt.

Sec. 58-17.3 - Landscape plan required.

A landscape plan meeting the requirement of this article is required for all preliminary and final site plan applications as described in article II of this chapter.

Sec. 58-17.4 - Contents of landscape plan.

All landscape plans shall be prepared by a landscape architect or contractor or individual proficient in landscape architecture. All landscape plans shall contain the following information:

- (1) Existing vegetation. Any and all existing mature landscape vegetation to be saved shall be identified by name, quantity and size; and methods of protection shall be shown on the plans.
- (2) Open space. All plans shall identify all open space and number of trees and plants required by this chapter that are to be provided in that open space. All plans shall include a table calculating the amount of that open space.
- (3) Schedule. All plans shall have a schedule of proposed plants, including the botanical and common name, the quantity, their size, their height and spread, and any other significant notes.
- (4) Plan content. All plans shall show, with sufficient detail, the location and description of all existing hardscape features such as driveways, parking areas, curbs, sidewalks, utility lines, structures and existing vegetation and also all proposed hardscape features, including all existing structures. All landscape areas shall be dimensioned, and all proposed plants shall be illustrated at maturity.
- (5) Scale. Plants shall be drawn at a scale not less than one inch equals 30 feet on sheets not to be larger than 24 inches by 36 inches.
- (6) North arrow. All plans are to have a north arrow.
- (7) Title block, signature of owner. There should be a title block with a date and a scale, the preparer's name with current address and phone number and a description of the project. Plans shall also show the current owner and have his signature of approval.

Sec. 58-17.5 - Responsibility.

The maintenance and replacement of all landscaping in commercial, industrial and residential open space shall be the responsibility of the individual property owners. Planted material shall be maintained in a healthy state and replaced when diseased or dead. All landscaping structures shall also be kept in good condition.

Sec. 58-17.6 - Land use categories; applicability.

For purposes of this article, existing and proposed land uses are divided into three major land use categories: residential, commercial and industrial. Each category is subdivided based on the intensity of the proposed use. ~~In instances where a proposed or existing use is not listed below, the Planning Commission and the Town Council shall decide which land use category is applicable. If the adjacent property is vacant, the subject property shall be assumed to be the land use recommended in the comprehensive land use plan for the Town.~~

- (1) Residential.
 - a. R-1, single-family dwelling (SFD) (see section 58-7.2 for specific uses).
 - b. R-2, single-family attached (SFA) (see section 58-8.2 for specific uses).
- (2) Commercial.
 - a. B-1, retail shopping (see section 58-10.2 for specific uses).
 - b. B-2, highway-oriented business (see section 58-11.2 for specific uses).
 - c. TC, transitional commercial (see section 58-9.2)
- (3) Industrial.
 - I-1, limited industrial (see section 58-12.2 for uses).

Sec. 58-17.7 Landscape features.

- (a) ~~On any corner lot in a residential district, there shall be no planting, structure, fence, retaining wall, shrubbery or obstruction to vision more than three feet higher than the curb level within the triangle formed by the street right of way lines and a line connecting such street lines 25 feet from their intersection. On any corner lot in a commercial or industrial district, no building or obstruction shall be permitted between a height of one foot and a height of ten feet higher than the curb level within the triangle formed by the street right of way line and a line connecting such street lines five feet from their intersection in violation of AASHTO standards.~~
- (b) Trees, shrubs, flowers or plants shall not be permitted or maintained on any required front, side or rear yard if they interfere with the safe use of the public street or sidewalk. Such landscape features shall be permitted in any required front, side or rear yard, provided they do not interfere with public safety and do not produce a hedge effect contrary to subsection (a) of this section.
- (c) The setback and yard requirements of this chapter shall not be deemed to prohibit any otherwise lawful fence or wall which is not more than four feet high; however, a fence or wall along the rear lot line and along the side lot line to the rear of the required setback line may be erected to a height not exceeding six feet when erected between residential uses and to a height not exceeding seven feet when erected either between non-residential uses or between non-residential and residential uses. This provision shall not be deemed to allow any wall more than three feet high. This provision shall be interpreted to prohibit any open-mesh-type fence enclosing any school or playground.

Sec. 58-17.8 - Screening.

- (a) Definition. This article defines three screens as identified in the matrix in section 58-17.11. Four separate types of plants are required: large- or medium-scale canopy shade trees, evergreen trees, ornamental trees, evergreen and ornamental shrubs. All plant varieties and alternatives shall be approved by the Town Council as suitable screen plants.
- (b) Number of plants. Plant materials are shown as required per square foot of buffer area. For example, if the matrix in section 58-17.9 requires a 15-foot buffer along a 100-foot property boundary, a resulting 1,500 square feet of buffer space is required.
- (c) Alternative screens and modifications. Alternative planting programs achieving the objectives of the required screens shall be permitted to allow flexibility in landscape design. The Planning Commission and the Architectural Review Board may approve any of the alternative screens or a combination of the alternatives if the applicant proves that the objective of the screen or screenings has been met. The Planning Commission or Architectural Review Board may reduce or eliminate the requirements for a screen if a landscape plan proposes the use of hedges, shrubs, walls, berms or combination that achieve the same objective of the required screen.

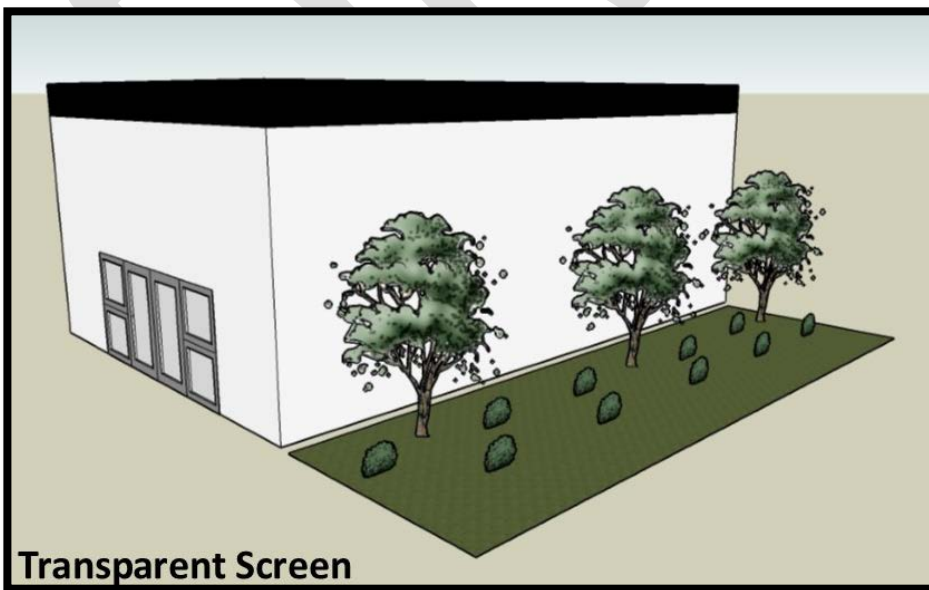
Sec. 58-17.9 - Screening requirements.

For all three types of screening requirements, there are three alternatives for plant requirements.

- (1) A transparent screen shall be an attractive transparent division between similar land uses.

TRANSPARENT SCREEN (TS)

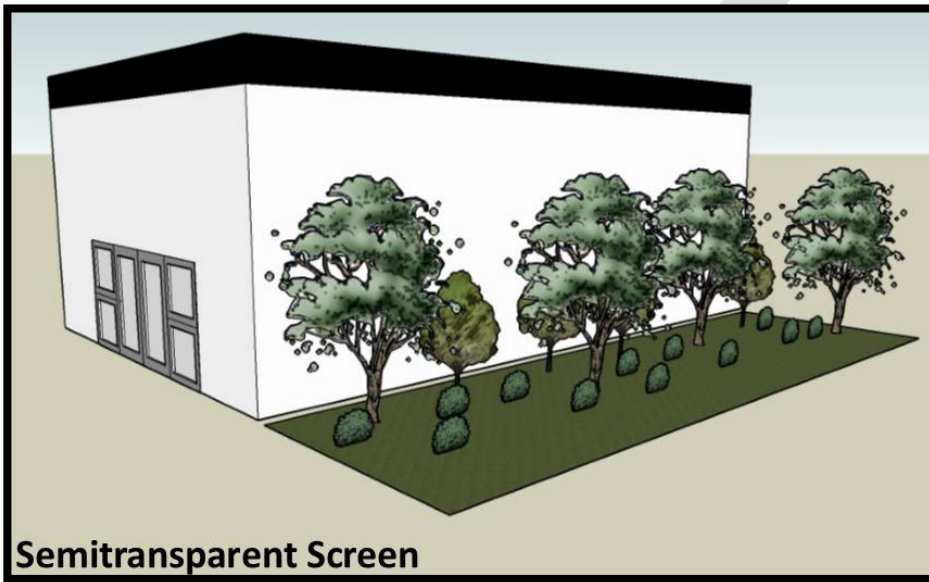
Type of Plant	Alt 1	Alt 2	Alt 3
Canopy trees	1/1,000 sq. ft.	1/500 sq. ft.	1/500 sq. ft.
Ornamental trees	1/500 sq. ft.	0	0
Evergreen trees	0	0	1/350 sq. ft.
Shrubs	1/100 sq. ft.	1/100 sq. ft.	1/200 sq. ft.



- (2) A semitransparent screen should partially block views and noise from the adjoining land uses which are not different in nature.

SEMITRANSSPARENT SCREEN (SS)

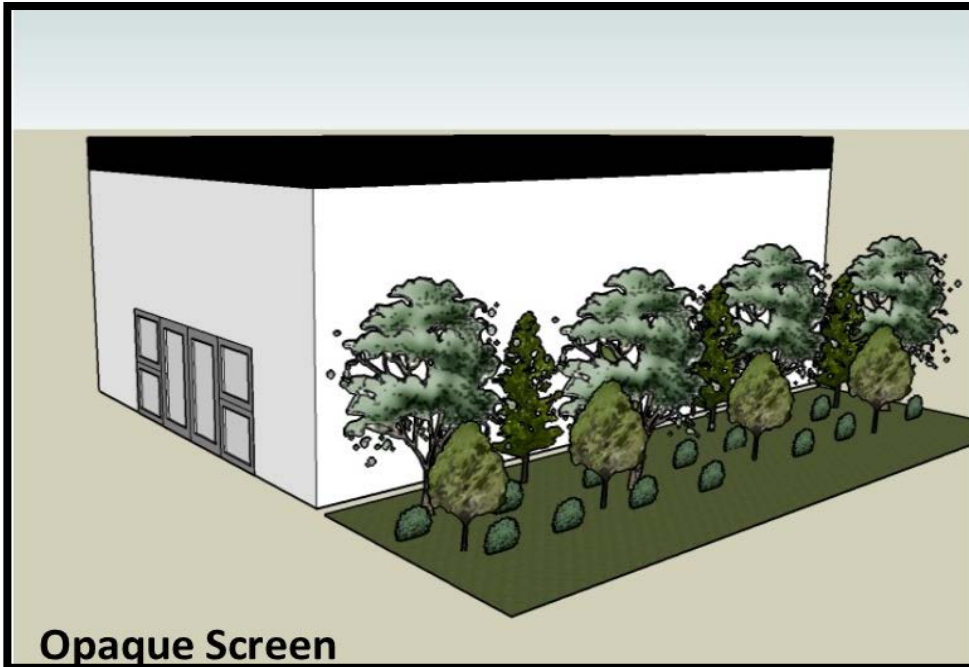
Type of Plant	Alt 1	Alt 2	Alt 3
Canopy trees	1/1,000 sq. ft.	1/500 sq. ft.	1/500 sq. ft.
Ornamental trees	1/500 sq. ft.	0	0
Evergreen trees	1/500 sq. ft.	1/500 sq. ft.	1/175 sq. ft.
Shrubs	1/100 sq. ft.	1/100 sq. ft.	1/200 sq. ft.



- (3) An opaque screen creates a definite separation to block views and noise from land uses which are totally incompatible.

OPAQUE SCREEN (OS)

Type of Plant	Alt 1	Alt 2	Alt 3
Canopy trees	1/1000 sq. ft.	1/500 sq. ft.	1/500 sq. ft.
Ornamental trees	1/250 sq. ft.	1/500 sq. ft.	1/500 sq. ft.
Evergreen trees	1/500 sq. ft.	1/500 sq. ft.	1/175 sq. ft.
Shrubs	1/100 sq. ft.	1/100 sq. ft.	1/200 sq. ft.



Notes: Tables express number of plants required per required square foot of buffer yard.

Sec. 58-17.10 - Buffer yards.

- (a) Definition. Buffer yards are land areas providing visual relief to adjoining land uses and shall be used for the planting of landscape materials. Driveways and entrances connecting adjacent parking lots or development may interrupt the required buffer yard. Buffer yards may be provided in the setback areas required by the zoning district regulations; but buffer yards shall not be used for stormwater management, the storage of materials, vehicles, buildings, equipment and parking or loading areas.
- (b) Buffers in relation to setbacks and easements. Buffer yards in residential districts may be provided in any of the following ways:
 - (1) As common open space;
 - (2) In common use easements located outside the required lot area; or
 - (3) By additional space in addition to the required minimum yard required listed in the residential zoning district regulations.
- (c) Buffer credit. Existing buffer yards that are proposed on any subdivision or site plan applications which follow the buffer yard requirements shall be deemed to meet the buffer yard requirements.
- (d) Buffer yards adjacent to a vacant parcel. All subdivision and site plan applications that are adjacent to vacant parcels of property shall be required to fulfill the buffer yard requirements.
- (e) Screening of outdoor storage and loading areas. All outdoor storage and loading areas shall be screened from public view and any adjacent or residential properties. This screen shall be opaque in nature, at least eight feet in height, and be comprised of plants, trees, walls or other opaque materials. The screen must be presented to the Architectural Review Board for an aesthetic approval, which will then be forwarded to the Planning Commission for its recommendation and then forwarded to the Town Council for final approval.

(f) Screening and buffer yard matrix. The matrix included in section 58-17.11 describes the screening and buffer yard requirements between adjoining land uses.

Sec. 58-17.11 - Screening and buffer yard matrix.

Proposed Land Use	Adjacent District					
	R-1	R-2	B-1	B-2	I-1	C-1
Industrial	40' OS	40' OS	40' OS	40' OS	25' SS	25' OS
Commercial	30' SS	25' SS	10' OS	10' OS	30' OS	15' SS
Residential	X	X	25'TS	20' TS	40' OS	30' TS

Definitions. (refer to section 58-17.9)

- TC - Transparent Screen
- SS- Semitransparent Screen
- OS- Opaque Screen

Sec. 58-17.12 - Landscaping requirements.

Landscaping, screening and open space regulations are as follows:

REQUIRED PLANT MATERIAL LIST

Canopy Trees

Common Name	Botanical Name	Function
Ginkgo (male)	Ginkgo biloba	Parking, street, buffer
Thornless Honey Locust	Gleditsia triacanthos inermis	Parking, street
Green Ash	Fraxinus pennsylvanica	Parking, street, buffer
Willow Oak	Quercus phellos	Parking, street, buffer
London Plane Tree	Platanus acerifolia	Parking, street, buffer
Littleleaf Linden	Tilia cordata	Parking, street, buffer
Silver Linden	Tilia tomentosa	Parking, street, buffer
Village Green	Zelkova serrata	Parking, street, buffer
Yellowwood	Cladrastis lutea	Parking, street, buffer
Purpleleaf Plum	Prunus cerasifera	Parking, street, buffer

Evergreen Trees

Common Name	Botanical Name	Function
Eastern Red Cedar	Juniperus virginiana	Buffer
White Pine	Pinus strobus	Buffer

Austrian Pine	Pinus nigra	Buffer
Norway Spruce	Picea abies	Buffer
American Holly	Ilex opaca	Buffer
Dark American Arborvitae	Thuja occidentalis nigra	Buffer
Fosters Holly	Ilex festerii	Buffer

Ornamental Trees

Common Name	Botanical Name	Function
Amur Maple	Acer griseum	Buffer
Dogwood	Cornus florida	Street, buffer
Washington Hawthorn	Crataegus plaenopyrum	Street, buffer
American Plum	Prunus americana	Street, buffer
Bradford Pear	Pyrus calleryana bradford	Street, buffer
Flowering Crabapple	Malus (various species)	Street, buffer
Flowering Cherry	Prunus (various species)	Street, buffer
Downy Serviceberry	Amelanchier arborea	Buffer
Shadblow	Amelanchier canadensis	Buffer
Japanese Maple	Acer palmatum	Buffer
Redbud	Cercis canadensis	Buffer
Chaste Tree	Vitex aqnus-castus	Street, buffer

Evergreen Shrubs

Common Name	Botanical Name	Function
English Yew	Taxus baccata	Buffer
Japanese Yew	Taxus cuspidata	Buffer
Azalea	(various species)	Buffer
Chinese Holly	Ilex cornuta	Buffer
Japanese Holly	Ilex crenata	Buffer
Rhododendron	(various species)	Buffer
Euonymus	(various species)	Buffer
Doublefile Viburnum	Viburnum plicatum	Buffer

Deciduous and Flowering Shrubs

Common Name	Botanical Name	Function
Azalea	(various species)	Buffer
Cotoneaster	(various species)	Buffer
Forsythia	(various species)	Buffer
Viburnum	(various species)	Buffer
Winged Euonymus	(various species)	Buffer

Ground Cover

Common Name	Botanical Name	Function
Ajuga	Ajuga reptans	Buffer
Dwarf Cotoneaster	(various species)	Buffer
English Ivy	Hedera helix	Buffer
Ground Juniper	(various species)	Buffer
Pachysandra	Pachysandra terminalis	Buffer
Periwinkle	Vinca minor	Buffer

Sec. 58-17.13 - Parking lot landscaping.

- (a) Generally. All parking areas, parking lots and service stations must be landscaped as described in this section unless otherwise explicitly exempted.
- (b) Perimeter parking lot landscaping. All areas outside the perimeter of the paved area of the parking lot shall be landscaped if they are adjacent to a public or a private street. The requirements of this section shall apply to the enlargement or construction of any parking lot with ten or more parking spaces.
- (c) Parking lots adjacent to public streets.
 - (1) Landscape area requirements. A continuous landscape strip ten feet in width not inclusive of the sidewalk shall be located between the property line and the parking lot. If road improvements are necessary across the front of the property, a continuous landscape strip with an average width of ten feet may be provided to meet the requirements of this section. If a parking lot is built adjacent to an existing parking lot which has a landscape strip narrower than ten feet in width, the width of the existing landscape area may be continued provided that it is a minimum five feet wide.
 - (2) Number of trees. There will be one tree for each 30 feet of frontage and shall be planted in the landscape strip.
 - (3) Screening adjacent to the public street. A screen through the use of the planting of shrubs, hedges or the creation of berms of a combination of such uses shall be used to screen the parking lots to any public street for the full length of the street frontage. No berm or plant

material shall obstruct the sight distance of a motorist entering or leaving the site in accordance with 58-17.7(a).

- (4) Species of vegetation. All trees and shrubs planted shall meet the requirements of sections 58-17.12.
- (d) Parking lots adjacent to other parking lots.
- (1) Landscape area requirements. A continuous landscape strip at least five feet in width shall be located between the property owner's parking lot and the property line.
 - (2) Number of trees and shrubs. There will be two trees and six shrubs for every 30 linear feet of landscape parking strip.
 - (3) Species of vegetation. All trees and shrubs planted to meet the requirements of this section shall be identified in sections 58-17.12.
- (e) Interior parking lot landscaping.
- (1) Application. Interior parking lot landscaping shall apply to the enlargement or construction of any parking area or lot with ten or more parking spaces. This will be in addition to the perimeter parking lot landscaping, street tree planting and screening.
 - (2) Landscape area requirements. The minimum landscape for the interior parking lot shall be five percent of the gross area, which shall include all paved areas within the lot, including ingress and egress. For paved storage areas, a subtraction from the figure for land use such as lumberyards and warehouses may be applied.
 - (3) Minimum landscape area. The total minimum landscape area for interior parking lots shall be 25 square feet. Each landscape area shall have at least one canopy tree.
 - (4) Number of trees. There will be one tree for every ten parking spaces.
 - (5) Number of shrubs. There will be three shrubs for every ten parking spaces.
 - (6) Species of vegetation. All trees and shrubs planted shall meet the requirements of canopy shade trees as identified in sections 58-17.12
- ~~(f) Perimeter parking lot landscaping. The Town Council may waive or reduce the requirement for perimeter parking lot landscaping as described in this section when a suitable screening alternative has been provided and is acceptable to the Town Council.~~
- ~~(g) Modification of parking lot landscaping requirements for a landscaped area adjacent to a public street. The Town Council may waive or reduce the requirement for a landscape area as described in subsection (c)(1) of this section when they find that the required ten-foot area would serve no useful purpose and has created a hardship to the property owner and that a suitable screening alternative has been provided. Alternative screenings such as architectural walls and plantings may be permitted when approved by the Architectural Review Board.~~
- ~~(h) Relation of perimeter and interior parking lot landscaping. If additional area and plant materials are provided that exceed the requirements for interior or perimeter parking lot landscaping, the Town Council may modify the numerical requirements for the amount of space and the amount of plant materials as required in subsections (e) and (f).~~

Sec. 58-17.14 - Minimum specifications for plant materials.

- (a) Condition. All plants shall comply with the American Association of Nurserymen standards and shall be sound, healthy and vigorous, well formed, free from disease.
- (b) Size. All plant material to be installed meeting the requirements of this article shall comply with the following minimum size requirements:

- (1) Street trees, a height of 12 to 15 feet and a caliper of three inches;
 - (2) Canopy trees, a height of ten to 12 feet, a caliper of 2.5 inches;
 - (3) Evergreen trees, a height of six to eight feet with full branching;
 - (4) Ornamental trees, a height of five to six feet;
 - (5) Shrubs, height of one to two feet.
- (c) Planting procedures. All ground covers, shrubs and trees shall be planted following accepted American Association of Nurserymen standards and procedures. All trees that require staking shall be staked according to the American Association of Nurserymen standards, and all vegetation shall be watered at the time of installation according to their size. The contractor shall be responsible for the adequate watering and maintenance of the plants.
- (d) Plant list. The plant list is divided into the following six categories: large canopy trees, medium canopy trees, evergreen trees, ornamental trees, shrubs, and ground covers. The plant material may be used to satisfy the requirements of this article unless alternative varieties are approved by the Architectural Review Board, Planning Commission and the Town Council (see section 58-17.12).
- (e) Preservation of vegetation and tree cover. The existing vegetation and tree cover within any proposed subdivision or site plan shall be retained and preserved to the greatest extent possible with the design of the improvements and the grading of the property taken into full account. ~~The Architectural Review Board must approve the removal of any~~ No tree which has a diameter at breast height of 20 inches or more ~~and shall approve such removal when the site plan shall be removed unless the~~ subdivision or development of the subdivision requires the removal of the tree.

Sec. 58-17.15 - Credit for existing vegetation.

- (a) Trees. All existing trees on site may be used to satisfy the requirements for the landscaping of parking lots and streets required by this article. Any such trees shall be in healthy condition and protected during construction activity with proper constraints. Such tree protection areas shall be illustrated on the landscape plans.
- (b) Exceptional trees. Trees of exceptional size, age or historic value that are preserved may be credited by the Architectural Review Board for the street tree and parking lot landscaping requirements.

Sec. 58-17.16 - Monitoring and enforcement.

- (a) Enforcement responsibility. The enforcement of the provisions set forth in this article shall be the responsibility of the Administrator or its designee. Any violation of this article is a criminal misdemeanor as described in article I of this chapter.
- (b) Occupancy permits. Until all of the landscaping and other screening materials required by this article have been installed to the satisfaction of the Building Official, no occupancy permit shall be issued. If installation of the required plant material is prohibited due to inclement weather and delays the time of occupancy, the developer or his agent shall post a bond for the installation of the remaining required plant material. Along with the cash bond shall be a letter explaining the contractor's intentions to install the required plants and an estimate of that cost. If the maximum time allowed for the landscaping to be deferred from planting shall be six months and at such time the bond shall be forfeited to the Town for use in planting of the remaining required plant materials.
- (c) Condition. All landscape materials shall be kept free from all disease and infestation and in a healthy state or condition. All fences and screens shall be maintained in a safe and attractive condition and not allowed to deteriorate.

- (d) Repair and replacement. Upon written notice from the Administrator, the owner or agent shall repair or replace any fencing, screens or landscape materials that are not meeting the requirements of proper condition in subsection (d) of this section within 30 days.

Article XVIII- INFRASTRUCTURE

Sec. 58-18.1 - Open space.

All subdivision and site plan applicants that have open space shall be responsible for the maintenance of these common areas so as to provide adequate light, air and space to the residents or occupants of all developments. Sections 58-18.2 through 58-18.6 will address open space in residential and nonresidential developments.

Sec. 58-18.2 - Open space for residential properties.

The following requirements shall apply to all residential developments with land in common open space, whether these lands are proposed for public dedication or not, and all improvements provided for common use and benefit, whether or not required by this article:

- (1) General requirements. A legal entity shall be established as required under state law to provide for the ownership and maintenance of all open space areas and improvements.
- (2) Covenants. All such organizations described in subsection (1) shall be created by covenants and restrictions recorded among the land records of the Town or among the land records of the county. All such covenants shall include provisions for the maintenance of the common open space.

Sec. 58-18.3 - Open space for nonresidential properties.

Applicability. All open space areas in nonresidential zoning districts shall include buffer yards, parking lot landscaping and yard setbacks, and shall not include streets, service drives, parking and loading areas or other such areas with no aesthetic value as determined by the zoning administrator.

Sec. 58-18.4 - Maintenance requirements.

- (a) Responsibility. All responsibility for the maintenance of any open space shall be the responsibility of the property owner, the developer or HOA.
- (b) Condition. All open space areas in residential developments shall be kept open to the residents and appropriately landscaped, and maintained in a clean, attractive and safe condition.
- (c) Repair. Within 30 days upon receiving written notice from the Administrator, the owner/agent shall repair any defective condition of the open space areas that render these spaces unusable or unsafe. If the deficiencies are not rectified within the 30-day period (or any extension that may have been granted), the Administrator may ~~cause~~ repair the open space to a reasonable condition in accordance with the improved landscape plan to preserve property values in the area. The owner and/or his agent shall be responsible for reimbursing the Town for any costs associated with this repair.

Sec. 58-18.5 - Minimum open space required.

Open space shall be provided in the amount required by the appropriate zoning district regulation.

Sec. 58-18.6 - Streetscape requirements.

Streetscape requirements are categorized as follows:

- (1) Sidewalks.
 - a. Width, slope, thickness.
 - b. Location and handicap access.
 - c. Material, finish, colors.
 - d. Maintenance agreements.
- (2) Furnishings.
 - a. Lights.
 - b. Benches.
 - c. Trash receptacles.
 - d. Bike racks.
 - e. Trees.

Sec. 58-18.7 - Applicability of streetscape requirements.

The standards established in sections 58-18.6 through 58-18.20 are applicable to streetscape furnishings in conjunction with preliminary plan and final site plan regulations as defined in article II of this chapter.

Sec. 58-18.8 - General requirements for streetscape furnishings.

The streetscape furnishings established in sections 58-18.6 through 58-18.20 shall be illustrated on the landscape plan as part of all preliminary and final site plan applications as described in article II of this chapter.

Sec. 58-18.9 - Sidewalks.

- (a) Sidewalks shall have a minimum unobstructed width of five feet or the standard width in accordance with the ~~State Department of Transportation~~VDOT or the standard width recommended by the Americans with Disability Act, whichever is greater.
- (b) Maximum cross slope shall be two percent or one-fourth inch per foot.
- (c) Sidewalks along Washington Street shall be constructed of brick pavers with a minimum of three inches of compacted blue stone dust and with a minimum four-inch concrete base or equivalent.
- (d) Sidewalks shall follow the grade of the closest adjacent roadway curblines whenever possible.
- (e) Handicap ramps shall be provided in accordance with ~~state department of transportation~~Virginia Department of Transportation (VDOT) standards or the most current American Disabilities Act standards, whichever is more restrictive, and located at all street intersections or street and driveway crossing areas.
- (f) Sidewalks located on Washington Street shall conform to Belden Brick paver color Regimental Red and have a chamfered edge, with or without lugs. Pavers shall be smooth, but not glazed, laid in a herringbone pattern with soldier course and subject to additional construction and design standards, as provided by the Town Engineer.

Sec. 58-18.10 - Lighting.

- (a) All lighting shall be the Washington Steel style (fluted) post with the Washington 118 globe (acorn style), approximately 14 feet in height, being Hanover Forest Green, or equivalent, in color, having 17-inch wide metal base and concrete footer.
- (b) Photometric Lighting Plans shall be included with the Final Site Plan and shall include a narrative outlining the specifications and responsible parties for the permit, operation and associated maintenance costs.
- (c) Fixtures are to be located so as not to interfere with other existing utilities and to minimize conflicts with existing buildings and pedestrian sight lines.

Sec. 58-18.11 - Lighting in residential subdivisions.

- (a) Street lighting for single-family detached, townhouse and multifamily subdivisions and site plans shall be provided along public and private streets, parking areas and accessways. Lighting shall be located to establish the mounting height, luminance and spacing to provide a minimum horizontal illumination of 0.4 footcandle.
- (b) Lighting shall be located at public and private intersections to establish the mounting height, luminance and spacing to provide a minimum horizontal illumination of 0.6 footcandle on the roadway.

Sec. 58-18.12 - Business and industrial lighting.

- (a) Site lighting shall be located at primary building entrances and parking areas of buildings which are occupied by businesses which provide customer service for the public after ~~5:00 p.m.~~ sunset or prior to sunrise, to establish the mounting height, luminance and spacing to provide a minimum average horizontal illumination of 0.6 footcandle.
- (b) Lighting shall be located at public and private intersections to establish the mounting height, luminance and spacing to provide a minimum horizontal illumination of 0.6 footcandle on the roadway.
- (c) Light fixtures shall be no higher than 16 feet.

Sec. 58-18.13 - Lighting installation, operation and maintenance costs.

- (a) Where the proposed designed lighting system is within or adjacent to dedicated public street right-of-way, the ~~state department of transportation~~ Virginia Department of Transportation (VDOT) shall require that installation, operation and maintenance be contracted by an approved public or private utility company, and shall follow the ~~state department of transportation~~ VDOT or county specifications for lighting installation, whichever is more restrictive.
- (b) The developer or responsible agent performing the installation shall sign an agreement with the Town or the public/private utility company which guarantees full payment to the Town or public utility. The developer or agent responsible shall also sign an agreement with the appropriate utility company which guarantees full payment for these associated charges, as well as any administrative costs incurred by the Town. This agreement shall be executed prior to performance bond release.

Sec. 58-18.14 - Benches.

- (a) Benches located in all public rights-of-way and private access easements shall be the Model C-10, Victor Stanley, Inc., "The Classic" model or equivalent. The metal frame shall be painted "Martin Senour-Market Square Dark Tavern Green," W85-0620, or equivalent, with gloss finish and the wood

slats shall be stained a medium red oak transparent stain. Benches shall be fastened securely to the pavement.

- (b) All installation and maintenance of benches in the public right-of-way shall be the responsibility of the Town; and all installation of benches in private access easements shall be the responsibility of the developer, his agent or homeowners association.

Sec. 58-18.15 - Trash receptacles.

- (a) Trash receptacles located in all public rights-of-way and private access easements shall be the Model 3-42 (with the S-2 lid where applicable), Victor Stanley, Inc., or equivalent. The metal frame shall be painted brown as approved by the Town Council, ~~May 5, 1997~~, with enamel gloss paint. The brown shall be consistent throughout the Town.
- (b) All installation and maintenance of trash receptacles in the public right-of-way shall be the responsibility of the Town; and all installation and maintenance of trash receptacles in private access easements shall be the responsibility of the developer, his agent or homeowners association.

Sec. 58-18.16 - Trees.

- (a) Street trees species requirements are identified on the plant list in section 58-17.12. Substitutions of plants may be allowed with the approval by the Architectural Review Board and the Planning Commission. All street tree designs and installations must be reviewed by the Architectural Review Board, the Planning Commission, and the Town Council with the following considerations:
 - (1) The theme or concept of the design shall be shown.
 - (2) The existing inventory of street trees and vegetation shall be shown.
 - (3) The street trees planted shall be medium or large canopy trees to provide visual relief and shade.
 - (4) The street trees shall be shown on plans at their maturity in order to allow maintenance preventative measures to be considered.
- (b) One street tree for every 25 feet of street frontage and plantings should be at even intervals wherever possible.
- (c) Street trees in residential zoning districts shall be located generally within 20 feet of the public right-of-way. Street trees in business and industrial districts shall be located within the landscape area adjacent to the street.
- (d) All installation and maintenance of street trees located in the public right-of-way shall be the responsibility of the Town; and all installation and maintenance of street trees located in private access easements shall be the responsibility of the developer, his agent or homeowners association.

Sec. 58-18.17 - Tree grates.

- (a) Tree grates located in all public rights-of-way and private access easements shall be the Neenah type cast iron R-8738-A1 180-degree square, primed and then painted with glossy enamel finish paint "Martin Senour-Market Square Dark Tavern Green," W85-0620 or equivalent.
- (b) All installation and maintenance of tree grates located in the public right-of-way shall be the responsibility of the Town; and all installation and maintenance of tree grates located in private access easements shall be the responsibility of the developer, his agent or homeowners association.

Sec. 58-18.18. - Bike racks.

- (a) Bike racks located in all public rights-of-way and private access easements shall be of the ground-secured type, constructed of precast concrete and painted brown (consistent with the trash receptacles).
- (b) All installation and maintenance of bike racks located in the public right-of-way shall be the responsibility of the Town; and all installation and maintenance of bike racks in private access easements shall be the responsibility of the developer, his agent or homeowners association.

Sec. 58-18.19 - Underground Utilities.

Except for transmission powerlines of 34,500 volts or greater, water towers, or other installations approved by the Town Council, all on-site utilities or utility facilities ~~serving new uses or installed after the effective date of the ordinance~~ shall be installed underground, including ~~among others,~~ electrical, water, sewer, power, gas, telephone and cable utilities.

~~Sec. 58-18.20 – Miscellaneous furnishings/amendments.~~

~~Any miscellaneous furnishings (i.e., planters, water fountains), not mentioned previously in this article, shall be brought before the Architectural Review Board for review and recommendation or denial.~~

ARTICLE XIX. – USE AND DESIGN STANDARDS

Sec. 58-19.1 – Civic Uses.

Cemeteries.

- (1) The approval of a cemetery shall include the following uses without further zoning approval being required: all uses necessarily or customarily associated with interment of human remains, benches, ledges, walls, graves, roads, paths, landscaping, and soil storage consistent with federal, state, and local laws on erosion and sediment control.
- (2) Mausoleums, columbaria, chapels, administrative offices, and maintenance storage areas that are shown in the applicant's plan of development shall not require additional local legislative approval provided such structures and uses are developed in accordance with the original local legislative approval. This subsection shall not supersede any permission adopted pursuant to §15.2-2306.

Public maintenance and service facility.

- (1) The outside storage for supplies, materials, or heavy equipment must be located in the rear yard and screened from any non-industrial zoned parcels or rights-of-way.
- (2) Outside storage areas shall not exceed thirty-five (35) percent of the total area of the site.

Recreation Facility, Public.

- (1) General standards: Any outdoor activity area, swimming pool, ball field, or court which adjoins a residential use type shall be landscaped according to Article XVII of this chapter.
- (2) Where nighttime lighting is proposed it shall be fully shielded and large evergreen trees shall be required to appropriately screen adjoining residences. Any such night-time lighting shall also be constructed in accordance with standards for a residential district described in Sec. 58-18.11 of this chapter.

Sec. 58-19.2 – Commercial Uses.

Automobile repair service.

All automobile repair services shall meet the following minimum standards:

- (1) All vehicles stored on the premises in excess of seventy-two (72) hours shall be placed in a storage yard.
- (2) No exterior display or storage of new or used automobile parts is permitted.
- (3) There shall be no storage of motor vehicles in landscaped areas or within ten (10) feet of the public road right-of-way.
- (4) Parking shall be located to the rear of the principal building.
- (5) The use shall be designed to ensure proper functioning of the site in regards to vehicle stacking, circulation, and turning movements.

Business, short-term rental (STRB)

All STRBs shall comply with the following general standards:

- (1) Annual registration with the Town.
- (2) Annual inspections for compliance with the building code.
- (3) Proof of residence (absentee ownership is not permitted in Residential zoning districts)
- (4) Signage advertising the business is not permitted.
- (5) Permit shall be revoked if more than two substantial complaints are received within a one-year period. Revocation is for a minimum of one year but may be permanent at the discretion of the Town.
- (6) In Residential zoning districts, STRBs must be separated by at least 500 feet from property line to property line or no more than two (2) STRBs in one block (whichever standard is more stringent).
- (7) STRBs in violation of zoning regulations, including operation without a permit, are subject to all relevant penalties as set forth by the Town.

Car Wash.

All car washes shall comply with the following general standards:

- (1) Car washes shall be located and designed so that vehicular circulation does not conflict with traffic movements in adjacent streets, service drives, and/or parking areas.
- (2) Car washes shall be constructed in a design similar to the building character of the surrounding area.
- (3) Parking shall be located behind the front line of the principal building.
- (4) Any use that has a car wash shall treat the car wash as a primary use
- (5) (No sales, repair, or outside storage of motor vehicles shall be conducted on the site.

Clubs.

All clubs shall comply with the following general standards:

- (1) Parking shall be located behind the front line of the principal building.
- Additional standards in the R-2 district:

- (1) The building design shall be compatible with the surrounding neighborhood. The structure shall be street oriented with pedestrian entrances from the street.
- (2) Applicants must clearly demonstrate the use will be compatible with the neighborhood, including consideration of traffic circulation, parking, and appearance.
- (3) Exterior lighting shall comply with the standards outlined in Article XVIII of this chapter.

Commercial outdoor sports and recreation.

- (1) Commercial outdoor sports and recreation areas shall have the appropriate landscaping and screening in accordance with Article XVIII of this chapter.
- (2) Where nighttime lighting is proposed, it shall be fully shielded and large evergreen trees shall be required to appropriately screen adjoining residences.

Construction sales and service.

Construction sales and services shall be subject to the following general standards:

- (1) Outdoor storage and/or display of goods, supplies, materials, or heavy equipment shall be located to the rear of the principal building.
- (2) Outside storage areas shall not exceed twenty-five (25) percent of the total site area.

Day care center.

The following general standards shall be applicable to all day care centers.

- (1) All day care centers shall comply with any and all requirements of the Town and State Codes, including but not limited to, obtaining a zoning permit, maintenance of a Town Business License, and maintain a state license in accordance with the State Code, as applicable.
- (2) Minimum lot size: One (1) acre.
- (3) Parking. Designated arrival and departure zones shall be located adjacent to the day care center in such a manner that children do not have to cross vehicle traffic aisles to enter or exit the center. Arrival and departure area shall include at least one parking/stacking space per 10 children.
- (4) Outdoor recreation areas shall be safely separated from all parking, loading, and service areas.
- (5) Fencing. A fence a minimum of four (4) feet in height shall completely enclose the outdoor recreation area so that children are safely contained.

Additional standards for the B1 district:

- (1) Any new buildings shall be street-oriented with pedestrian entrances from the street, and compatible with the surrounding development.
- (2) Maximum lot coverage: Forty-five (40) percent including building and all paved areas.

Drive-thru facilities.

The following general standards shall apply to all drive-thru facilities:

- (1) All drive-thru entrances must be at least 50 feet from an intersection. The distance is measured along the property line from the junction of the two street lot lines to the nearest edge of the entrance.

- (2) Drive-thru facilities shall be located and designed so that vehicular circulation does not conflict with traffic movements in adjacent streets, service drives, and/or parking areas.
- (3) Off-street stacking spaces shall be provided in accordance with the following requirements:
 - a. Stacking spaces shall not interfere with travelway traffic or designated parking spaces.
 - b. Stacking spaces shall be at a minimum of eighteen (18) feet in length.
 - c. Stacking spaces shall be located to the side or rear of the principle structure and shall not be adjacent to any street right-of-way.
 - d. Off-street stacking spaces shall be provided in accordance with the following table:

Stacking Space Requirements		
TYPE OF ACTIVITY	REQUIRED NUMBER OF STACKING SPACES	START POINT FOR STACKING SPACES
Financial Institutions - automated teller machine	3	Teller machine
Financial Institutions - bank teller lane	3	Teller window/tube
Professional Personal Service - dry-cleaning/laundry	3	Cleaner/laundry window
Retail Sales - pharmacy	3	Pharmacy window
Restaurant	6	Order box/speaker
	4*	Pick-up window
Other	To be determined by CityTown . Such determination shall consider any study prepared by an engineer or other qualified design professional.	
* These spaces are required in addition to the stacking spaces required to be located behind the order box/speaker and shall be located between the pickup window and the order box/speaker.		

Entertainment Establishment, adult ([Sexually Oriented Business](#)).

(a) Purpose. It is a purpose of this chapter to regulate sexually oriented businesses in order to promote the health, safety, and general welfare of the citizens of the Town and to establish reasonable and uniform regulations to prevent the deleterious secondary effects of sexually oriented businesses within the Town. The requirements of this chapter have neither the purpose nor effect of imposing a limitation or restriction on the content or reasonable access to any communicative materials, including sexually oriented materials. Similarly, it is neither the intent nor effect of this chapter to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this chapter to condone or legitimize the distribution of obscene material.

(b) Findings and rationale. Based on evidence of the adverse secondary effects of adult uses presented in hearings and in reports made available to the Town Council, and on findings, interpretations, and narrowing constructions incorporated in the cases of City of Littleton v. Z.J. Gifts D-4, L.L.C., 541 U.S. 774 (2004); City of Los Angeles v. Alameda Books, Inc., 535 U.S. 425 (2002); City of Erie v. Pap's A.M., 529 U.S. 277 (2000); City of Renton v. Playtime Theatres, Inc., 475 U.S. 41 (1986); Young v. American Mini Theatres, 427 U.S. 50 (1976); Barnes v. Glen Theatre, Inc., 501 U.S. 560 (1991); California v. LaRue, 409 U.S. 109 (1972);

N.Y. State Liquor Authority v. Bellanca, 452 U.S. 714 (1981); and Imaginary Images, Inc. v. Evans, 612 F.3d 736 (4th Cir. 2010); Independence News, Inc. v. City of Charlotte, 568 F.3d 148 (4th Cir. 2009); McDoogal's East, Inc. v. County Comm'rs of Caroline County, 341 F. App'x 918 (4th Cir. 2009); Allno Enters., Inc. v. Baltimore County, 10 F. App'x 197 (4th Cir. 2001); Steakhouse, Inc. v. City of Raleigh, 166 F.3d 634 (4th Cir. 1999); D.G. Restaurant Corp. v. City of Myrtle Beach, 953 F.2d 140 (4th Cir. 1991); Wall Distributors, Inc. v. City of Newport News, 782 F.2d 1165 (4th Cir. 1986); Boyd v. County of Henrico, 42 Va. App. 495, 592 S.E.2d 768 (2004) (en banc); and Peek-a-Boo Lounge of Bradenton, Inc. v. Manatee County, - F.3d - 2011 WL 182819 (11th Cir. Jan. 21, 2011); Flanigan's Enters., Inc. v. Fulton County, 596 F.3d 1265 (11th Cir. 2010); East Brooks Books, Inc. v. Shelby County, 588 F.3d 360 (6th Cir. 2009); Entm't Prods., Inc. v. Shelby County, 588 F.3d 372 (6th Cir. 2009); Sensations, Inc. v. City of Grand Rapids, 526 F.3d 291 (6th Cir. 2008); World Wide Video of Washington, Inc. v. City of Spokane, 368 F.3d 1186 (9th Cir. 2004); Ben's Bar, Inc. v. Village of Somerset, 316 F.3d 702 (7th Cir. 2003); Daytona Grand, Inc. v. City of Daytona Beach, 490 F.3d 860 (11th Cir. 2007); Williams v. Morgan, 478 F.3d 1316 (11th Cir. 2007); H&A Land Corp. v. City of Kennedale, 480 F.3d 336 (5th Cir. 2007); Illinois One News, Inc. v. City of Marshall, 477 F.3d 461 (7th Cir. 2007); G.M. Enterprises, Inc. v. Town of St. Joseph, 350 F.3d 631 (7th Cir. 2003); Richland Bookmart, Inc. v. Knox County, 555 F.3d 512 (6th Cir. 2009); Richland Bookmart, Inc. v. Nichols, 137 F.3d 435 (6th Cir. 1998); Spokane Arcade, Inc. v. City of Spokane, 75 F.3d 663 (9th Cir. 1996); City of New York v. Hommes, 724 N.E.2d 368 (N.Y. 1999); For the People Theatres of N.Y., Inc. v. City of New York, 793 N.Y.S.2d 356 (N.Y. App. Div. 2005); Taylor v. State, No. 01-01-00505-CR, 2002 WL 1722154 (Tex. App. July 25, 2002); Gammoh v. City of La Habra, 395 F.3d 1114 (9th Cir. 2005); Z.J. Gifts D-4, L.L.C. v. City of Littleton, Civil Action No. 99-N-1696, Memorandum Decision and Order (D. Colo. March 31, 2001); People ex rel. Deters v. The Lion's Den, Inc., Case No. 04-CH-26, Modified Permanent Injunction Order (Ill. Fourth Judicial Circuit, Effingham County, July 13, 2005); Reliable Consultants, Inc. v. City of Kennedale, No. 4:05-CV-166-A, Findings of Fact and Conclusions of Law (N.D. Tex. May 26, 2005); and based upon reports concerning secondary effects occurring in and around sexually oriented businesses, including, but not limited to, Austin, Texas - 1986; Indianapolis, Indiana - 1984; Garden Grove, California - 1991; Houston, Texas - 1983, 1997; Phoenix, Arizona - 1979, 1995-98; Chattanooga, Tennessee - 1999-2003; Los Angeles, California - 1977; Whittier, California - 1978; Spokane, Washington - 2001; St. Cloud, Minnesota - 1994; Littleton, Colorado - 2004; Oklahoma City, Oklahoma - 1986; Dallas, Texas - 1997; Ft. Worth, Texas - 2004; Kennedale, Texas - 2005; Greensboro, North Carolina - 2003; Amarillo, Texas - 1977; Jackson County, Missouri - 2008; Louisville, Kentucky - 2004; New York, New York Times Square - 1994; the Report of the Attorney General's Working Group On The Regulation Of Sexually Oriented Businesses, (June 6, 1989, State of Minnesota); Dallas, Texas - 2007; "Rural Hotspots: The Case of Adult Businesses," 19 Criminal Justice Policy Review 153 (2008); "Social Change and Crime Rate Trends: A Routine Activity Approach," 44 American Sociological Review 588-608 (1979); Duncan Associates, Survey of Florida Appraisers (2007); Texas City Attorneys Association, Survey of Texas Appraisers and Crime-Related Secondary Effects (2008); "Background Analysis and Recommendations: Zoning Amendments Related to Sex Businesses," Manassas, Virginia - 2010; and "Everything You Always Wanted to Know About Regulating Sex Businesses," American Planning Association, 2000, the Town Council finds:

(1) Sexually oriented businesses, as a category of commercial uses, are associated with a wide variety of adverse secondary effects including, but not limited to, personal and property crimes, prostitution, potential spread of disease, lewdness, public indecency, obscenity, illicit drug use and drug trafficking, negative impacts on surrounding properties, declining property value, urban blight, litter, and sexual assault and exploitation.

(2) Sexually oriented businesses should be separated from sensitive land uses, including schools, churches, parks, libraries, public recreation areas, and residential areas, to minimize the impact of their secondary effects upon such uses and should be separated from other sexually oriented businesses to minimize the secondary effects associated with such uses and to prevent an unnecessary concentration of sexually oriented businesses in one area.

(3) Each of the foregoing negative secondary effects constitutes a harm, which the Town has a substantial government interest in preventing and/or abating. This substantial government interest in preventing secondary effects, which is the Town's rationale for this chapter, exists independent of any comparative analysis between sexually oriented and non-sexually oriented businesses. Additionally, the Town's interest in regulating sexually oriented businesses extends to preventing future secondary effects of either current or future sexually oriented businesses that may locate in the Town. The Town finds that the cases and documentation relied on in this chapter are reasonably believed to be relevant to said secondary effects.

The Town hereby adopts and incorporates herein its stated findings and legislative record related to the adverse secondary effects of sexually oriented businesses, including the judicial opinions and reports related to such secondary effects

The following general standards shall apply to all adult entertainment establishments:

- (1) Distances specified in this section shall be measured from the property line of one use to the property line of the other. The distance between an adult entertainment establishment and a residentially zoned district shall be measured from the property line of the use to the nearest point of the boundary line of the residential zoning district.
- (2) An adult entertainment establishment shall be located at least ~~five (500)~~350 feet from any religious assembly, education facility, public recreational facility, day care center, public assembly, cultural services, home for adults, life care facility, or residential zoning district in existence on the date on which the establishment obtains its zoning permit.
- (3) Any protected use listed in subsection (2) of this section may begin operation within 350 feet of a sexually oriented business only if the owner of the protected use, in addition to any other requirements of this Code, gives the Town a written statement that it acknowledges the presence of the sexually oriented business(es) and voluntarily waives the protection of subsection (c) of this section as to the sexually oriented business(es) for as long as the sexually oriented business(es) or any successor thereto remains. This written statement does not waive the protection of this section as to any sexually oriented business established or relocated after the written statement. If a sexually oriented business is discontinued for a period of two years or more, then it must comply with the setback requirements of this section regardless of any such written statements by protected uses.
- ~~(3)~~(4) No adult entertainment establishment shall be located within one thousand (1,000) feet of any adult store or other adult establishment.
- ~~(4)~~(5) No adult entertainment establishment shall display adult media, depictions of specified sexual activities or specified anatomical areas in its window, or in a manner visible from the street, highway, or public sidewalk, or the property of others. Window areas shall remain transparent.
- ~~(5)~~(6) Exterior lighting shall be installed in accordance with Sec. 58-18.15 of this chapter to illuminate the parking area, walkways, and all entrances to the establishment.
- (7) Hours of operation shall not extend after 1:00 am.

Financial Institutions.

Financial institutions shall comply with the following general standards:

- (1) Exterior lighting shall be compatible with the surrounding neighborhood.
- (2) Entrances to the site shall be minimized and located in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
- (3) Loading areas shall be located as to minimize the impact on the surrounding neighborhood.

Funeral home.

All funeral homes shall be subject to the following general standards:

- (1) The funeral home shall have a buffer between it and any residentially-zoned property abutting or directly across the street from the funeral home use as specified in Sec. 58-17.8 through 58-17.12 of this chapter.

Additional standards in the B-1 district:

- (1) Loading areas shall be sited in such a way so as to minimize the impact on any surrounding uses. Sufficient screening meeting the standards of Sec.58-17.8 through 58-17.12 of this chapter shall be provided.

Gasoline station.

Gasoline stations shall be subject to the following general standards:

- (1) Applicants shall demonstrate that the use will be compatible with the neighborhood with regards to traffic circulation, parking, and appearance and size of structures.
- (2) Entrances to the site shall be minimized and located in a manner promoting safe and efficient traffic circulating while minimizing the impact on the surrounding neighborhood.
- (3) Any canopy over the fuel pumps shall have the same roof shape and exterior materials as the primary structure.
- (4) Dumpsters shall be located so as to minimize view from off-site areas and shall be fully screened by a wall constructed of the same material and color as the principal structure.
- (5) The Zoning Administrator may require a traffic analysis to be provided by the applicant. Such analysis may include, but not be limited to, the proposed traffic flows, sight visibility for emerging vehicles, and other public safety factors.

Home Occupations.

All home occupations shall be subject to the following general standards:

- (1) ~~No signs shall be permitted.~~ Signs shall not exceed one square foot and shall be limited to one.
- (2) No outside storage shall be permitted. Commercial deliveries and pick-ups of supplies associated with the use shall be limited to not more than ~~one~~ two per day and shall be made only during business hours.
- (3) The area devoted to the home occupation shall not exceed 25 percent of the gross floor area of the dwelling unit.
- (4) Use shall be conducted as an accessory use entirely within a single-family detached dwelling unit and shall not change the character of the dwelling unit nor have any exterior evidence of its use.
- (5) Hours of operation, excluding tutoring, education or training, shall be limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, 9:00 a.m. to 7:00 p.m. Saturday and Sunday. Hours of operation for tutoring, education or training shall be limited to between 7:00 a.m. and 9:00 p.m. Monday through Friday, 9:00 a.m. to 9:00 p.m. Saturday and Sunday.
- (6) Customers shall be received by appointment only. No more than five customers per day and no more than one customer at a time shall be scheduled, however, this shall not apply to adult daycare and tutoring. A customer shall be deemed: an individual or a group of individuals that arrive as a single unit at a destination usually by means of a motor vehicle.

- (7) The type and volume of traffic generated by a home occupation shall be consistent with the traffic generation characteristics of other dwellings in the area as determined by the zoning administrator.
- (8) The property on which the home occupation is conducted shall not have any parking spaces added to it during the time the home occupation is being conducted.
- (9) The home occupation shall not increase the demand on water, sewer, or garbage collection services to the extent that its use combined with the residential use of the dwelling shall not be significantly higher than is normal for residential uses as established by the zoning administrator.
- (10) The operator of a home employment use shall secure a business license, an application for a home employment, and certificate of occupancy in advance of commencing the use.
- (11) An application for a home occupation use, in addition to other items that may be required for combined permits, shall include:
- a. A filing fee;
 - b. A copy of the latest deed or lease agreement;
 - c. A copy of the plat or house location survey;
 - d. A drawing showing the floor area of the home and ~~shall identifying~~ the total area that will be subject to the proposed home employment use;
 - e. A statement identifying the proposed hours of operation, the estimated number of patrons, and any other information to help describe the proposed home employment use; and
 - f. Any further information or documentation required to demonstrate compliance with the provisions of this section.

~~(12) Whenever a home occupation use is denied, the applicant may take any of the following actions in lieu of accepting the decision as final:~~

- ~~a. Revise the application to satisfy the stated reason for denial, in which event it shall be handled as a new application;~~
- ~~b. Appeal the denial to the board of zoning appeals.~~

~~(13)~~(12) Approval of a home occupation use shall be revocable at any time by the Town because of the failure of the owner or operator of the use covered by the approval to observe all requirements of law with respect to the maintenance and conduct of the use and all conditions imposed in connection with the approval.

~~(14)~~(13) Approval of a home employment use shall stand revoked, without any action by the Town, if the use authorized has been intentionally abandoned, has ceased for a period of one year, or has not commenced within one year of approval.

(14) There shall be provided either in a garage, driveway or designated lot, space for the parking of business and customer vehicles.

(15) Retail sales are prohibited, and goods, stock in trade or other commodities shall not be displayed.

Hotel.

Additional standards in the B-1 district.

- (1) Parking shall be located behind the front line of the principal building.
- (2) The structure shall match the scale and mass of the surrounding structures as determined by the Zoning Administrator.

Office, medical.

The following general standards shall apply to all medical offices.

- (1) Entrances to the site shall be minimized and located in such a way as to maximize safety, maintain efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
- (2) Loading areas shall be sited in such a way so as to minimize the impact on any surrounding neighborhood.

Additional standards in B-2 district.

- (1) The hours of operation may be restricted through the special use permit process.

Pawn Shop.

- (1) Parking shall be located behind the front line of the principal building.
- (2) Exterior lighting shall be installed in accordance with Sec. 58-18.13 of this chapter to illuminate the parking area, walkways, and all entrances to the establishment.

Restaurant, drive-in.

The following general standards shall apply to all drive-in restaurants:

- (1) Stacking spaces shall not interfere with the travelway traffic or designated parking spaces.
- (2) Stacking spaces shall be located to the side or rear of the principle structure and shall not be adjacent to any street right-of-way.
- (3) Six (6) stacking spaces shall be located behind the order speaker and four (4) stacking spaces shall be located between the order speaker and the pickup window.
- (4) Extended awnings, canopies, or umbrellas are permitted.

Restaurant, mobile.

The following general standards shall apply to all mobile restaurants:

- (1) Town business license is required.
- (2) Mobile restaurants may be located on either public property or private commercially zoned property with written permission from the owner.
- (3) Must be inspected and approved by the Town at least three business days prior to operation.
- (4) Must park in designated locations or areas that do not block pedestrian or vehicular traffic.
- (5) Signage is limited to the vehicle or a sandwich board type sign located within the immediate vicinity of the business.
- (6) May not be located within 100 feet of a business entrance that sells food for consumption.
- (7) Vehicles may be limited by the Town depending upon the location or event as enumerated in the permit application.
- (8) Trash receptacles and removal shall be required.
- (9) No audio amplification is permitted.

Retail.

The following general standards shall apply to all retail uses:

- (1) No outdoor display of goods shall be permitted.

Shooting range, indoor.

- (1) Parking shall be located behind the front line of the principal building.
- (2) Applicants must clearly demonstrate that the use will be compatible with the neighborhood, particularly with regard to traffic circulation, parking and appearance. Drop-off areas may be located in the front yard, but shall maintain a residential character and appearance.
- (3) Exterior lighting shall be compatible with the surrounding neighborhood.
- (4) Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
- (5) The scale, massing, and building design shall be compatible with the surrounding neighborhood.
- (6) The structure shall be street oriented with pedestrian entrances from the street.

Shopping center.

The following general standards shall apply to all shopping centers:

- (1) Entrances to the site shall be minimized and located in such a way as to maximize safety, maintain efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
- (2) The scale, massing, and building design shall be compatible with surrounding developments. The structures shall be street oriented with pedestrian entrances from the street.
- (3) No outdoor display of goods shall be permitted.

~~Store, adult.~~

~~The following general standards shall apply to all adult stores:~~

- ~~(1) Distances specified in this section shall be measured from the property line of one use to the property line of the other. The distance between an adult store and a residentially zoned district shall be measured from the property line of the use to the nearest point of the boundary line of the residential zoning district.~~
- ~~(2) An adult store shall be located at least five (500) feet from any religious assembly, education facility, public recreational facility, day care center, public assembly, cultural services, home for adults, life care facility, or residential zoning district in existence on the date on which the store obtains its zoning permit.~~
- ~~(3) No adult store shall be located within one thousand (1,000) feet of any adult store or other adult establishment.~~
- ~~(4) No adult store shall display adult media, depictions of specified sexual activities or specified anatomical areas in its window, or in a manner visible from the street, highway, or public sidewalk, or the property of others. Window areas shall remain transparent.~~

Store, grocery.

All grocery stores shall be subject to the following general standards:

- (1) Entrances to the site shall be minimized and located in such a way as to maximize safety, ensure efficient traffic circulation and minimize the impact upon the surrounding neighborhood.

Additional standards for the B-1 district:

- (1) Parking shall be located behind the front line of the principal building.

- (2) Any new buildings shall be street-oriented with pedestrian entrances from the street, and compatible with the surrounding development.
- (3) Lighting shall be consistent with the surrounding neighborhood.

Store, liquor.

The following general standards shall apply to all liquor stores:

- (1) A proposed liquor store shall not be located within 500 feet of an existing liquor store. This distance shall be measured from the property line of one business to the property line of the other.
- (2) Parking shall be located behind the front line of the principal building.
- (3) Exterior lighting shall be compatible with the surrounding neighborhood.
- (4) Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
- (5) The scale, massing, and building design shall be compatible with the surrounding neighborhood.

Wholesale sales.

- (1) Loading areas shall be sited in such a way so as to minimize the impact on any surrounding neighborhood.
- (2) Parking shall be located behind the front line of the principal building.

Sec. 58-19.3 – Industrial Uses.

Industrial, light.

- (1) The use, storage, and disposal of hazardous materials shall meet all applicable federal, state, and local codes.
- (2) Accessory outdoor storage up to 10% of the building area may be permitted. Outdoor storage shall be located to the rear of the principal building.

Sec. 58-19.4 – Residential Uses.

Family Health Care Structures, temporary.

Temporary family health care structures shall be subject to the following standards:

- (1) Such structures shall comply with all setback requirements that apply to the primary structure and with any maximum floor area ratio limitations that may apply to the primary structure.
- (2) Only one family health care structure shall be allowed on a lot or parcel of land.
- (3) The structure shall be no more than 300 gross square feet and shall comply with all applicable provisions of the Industrialized Building Safety Law (§36-70 et seq.) and the Uniform Statewide Building Code (§36-97 et seq.).
- (4) Prior to installing a temporary family health care structure, a permit must be obtained from Council and associated fees paid.

- (5) Any family health care structure shall comply with all applicable requirements of the Virginia Department of Health.
- (6) No signage advertising or promoting the existence of the structure shall be permitted on the exterior of the structure or anywhere on the property.
- (7) Any temporary family health care structure shall be removed within 60 days of the date on which the temporary family health care structure was last occupied by a mentally or physically impaired person receiving services or assistance.
- (8) Council may revoke the permit granted in subsection (3) if the permit holder violates any provision of this section.

Sec. 58-19.5 – Miscellaneous Uses.

Cemetery, private.

Private Cemeteries shall be subject to the following general standards:

- (1) Minimum lot requirement: Acres (5) acres.
- (2) Minimum frontage: One hundred (100) feet on an arterial street.
- (3) No graves shall be located within the buffer yards.
- (4) All driveway shoulders shall be constructed with a reinforced grass system approved by the Administrator

Parking Facility.

The following general standards shall apply to all parking facilities:

- (1) No motor vehicle work shall be permitted in association with a parking facility except under emergency service work.
- (2) Parking shall be the principal use of all parking facilities. Spaces may be rented for parking but no other business of any kind shall be conducted in the structure.

ARTICLE XX. – SUBDIVISIONS

Sec. 58-20.1 – Purpose.

The purpose of this article is to establish certain subdivision standards and procedures for the town as authorized by Code of Virginia, §§ 15.2-2240.

1. For plat details which shall meet the standard for plats as adopted under §42.1-82 of the Virginia Public Records Act (§42.1-76 et seq.).

2. For the coordination of streets within and contiguous to the subdivision with other existing or planned streets within the general area as to location, widths, grades, and drainage.

3. For adequate provisions for drainage and flood control and other public purposes, and for light and air, and for identifying soil characteristics.

4. For the extent to which and the manner in which streets shall be graded, graveled, or otherwise improved, and water, storm, sanitary sewer, and other public utilities or other community facilities are to be installed.

5. For the acceptance of dedication for public use of any right-of-way located within any subdivision which has constructed therein, or proposed to be constructed therein, any street, curb, gutter, sidewalk, drainage or sewage system, or other improvement, financed, or to be financed, in whole or in part by private funds in accordance with §15.2-2241(A)(5) of the Code of Virginia.

6. For conveyance of common or shared easements to franchised cable television operators furnishing cable television and public service corporations furnishing cable television, gas, telephone and electric service to the proposed subdivision in accordance with §15.2-2241(A)(6) of the Code of Virginia.

7. For monuments of specific types to be installed establishing street and property lines.

8. That unless a plat is filed for recordation within six months after final approval thereof or such longer period as may be approved by the governing body, such approval shall be withdrawn and the plat marked void and returned to the approving official in accordance with §15.2-2241(A)(8) of the Code of Virginia.

9. For the administration and enforcement of such ordinance, not inconsistent with provisions contained in this chapter, and specifically for the imposition of reasonable fees and charges for the review of plats and plans, and for the inspection of facilities required by any such ordinance to be installed; such fees and charges shall in no instance exceed an amount commensurate with the services rendered taking into consideration the time, skill and administrator's expense involved. All such charges heretofore made are hereby validated.

10. For reasonable provisions permitting a single division of a lot or parcel for the purpose of sale or gift to a member of the immediate family of the property owner in accordance with the provisions of §15.2-2244 of the Code of Virginia.

11. For the periodic partial and final complete release of any bond, escrow, letter of credit, or other performance guarantee required by the governing body under this section in accordance with the provisions of § 15.2-2245 of the Code of Virginia.

12. No locality shall require that any certified check, cash escrow, bond, letter of credit or other performance guarantee furnished pursuant to this chapter apply to, or include the cost of, any facility or improvement unless such facility or improvement is shown or described on the approved plat or plan of the project for which such guarantee is being furnished in accordance with §15.2-2241(B) of the Code of Virginia.

Sec. 58-20.2 - Land must be suitable.

The administrator shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that, in the best interest of the public, the site is not suitable for platting and development purposes of the kind proposed. The administrator may

require the subdivider to furnish topographic maps, floodplain profile elevation information or other relevant information.

Sec. 58-20.3 – Flooding.

Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for such other uses in such a way as to endanger health, life, or property, or aggravate erosion or flood hazard. Such land within the subdivision shall be set aside on the plat for such uses as shall neither be endangered by periodic or occasional inundation nor produce conditions contrary to the public welfare.

Sec. 58-20.4 – Improvements.

- (a) Generally. All required improvements shall be installed by the subdivider at his cost. Specifications which have been established either by the ~~state department of transportation~~ Virginia Department of Transportation for streets, curbs, etc., or local regulations, ordinances and codes, shall be followed. The subdivider's bond shall not be released until construction has been completed and approved by the chief engineering officer or appropriate official. All improvements shall be in accordance with this section.
- (b) Streets.
- (1) Design; construction. All streets, shall be designed and constructed in accordance with the standards set by the ~~state department of transportation~~ Virginia Department of Transportation for acceptance into the state secondary road system, and at no cost to the locality.
 - (2) Alignment and layout. The arrangement of streets in new subdivisions shall make provision for the continuation of existing streets in adjoining areas and proposed streets as shown in the adopted plan. The street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it. Where in the opinion of the administrator it is desirable to provide for street access to adjoining property, proposed streets shall be extended to the boundary line of such property. Half streets along the boundary of land proposed for subdivision shall not be permitted. Wherever possible, streets should intersect at right angles. In all ~~hillside~~ where slope exceeds 15 percent, streets running with contours shall be required to meet intersecting streets at angles of not less than 60 degrees, unless approved by the administrator upon recommendation of the highway engineer.
 - (3) Access to major streets. Where a subdivision borders on or contains an existing or proposed major street, the planning commission may permit the subdivider to provide that the access to such streets be limited by one or more of the following means:
 - a. The subdivision of lots so that they will back onto the major street and front onto a parallel minor street. No access shall be provided from the major street, and screen planting shall be provided in a strip of land along the rear property line of such lots.
 - b. The subdivision of lots along a series of culs-de-sac, U-shaped streets, or short loops entered from and designed generally at right angles to such a parallel minor street, with the rear lines of the terminal lots contiguous with the major street right-of-way.
 - c. The subdivision of lots along a service street and physically separated from the major street by a planting or grass strip and having access thereto at approved points.
 - (4) Approach angle. Major streets shall approach major or minor streets at an angle which is in accordance with specifications of the state department of transportation.

- (5) Minimum widths. The minimum width of proposed streets, measured from lot line to lot line, shall be 50 feet, or as specified by the ~~state department of transportation~~ Virginia Department of Transportation for acceptance into the state secondary road system.
- (6) Culs-de-sac. Generally, permanent culs-de-sac shall be no longer than 400 feet to the beginning of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than 100 feet in diameter.
- (7) Alleys. ~~No alleys shall be platted and/or allowed within any subdivision on or after October 20, 1981.~~
- (8) Private streets and reservation strips.
- a. No private street shall be permitted in a platted subdivision for detached single-family dwelling units. All other subdivided property except townhouses shall be served by a publicly dedicated street.
 - b. When a private access is platted or provided, the developer shall establish and record with the plat appropriate declarations and agreements, relieving the town from all current and future maintenance responsibility; and furthermore the developer shall establish a maintenance fund ~~equal to ten percent of the original construction costs of the private access~~ for future repairs and snow removal by the established homeowners' association.
- (9) Names. Proposed streets which are obviously in alignment with other existing and named streets shall bear the names of the duplicate existing street names, irrespective of the use of the suffix "street," "avenue," "boulevard," "road," "driveway," "place," "lane," or "court." Street names shall be indicated on the preliminary and final plats and shall be approved by the administrator. Names of existing streets shall not be changed except by approval of the council.
- (10) Identification signs. Street identification signs, readable from either side, of a design approved by the administrator shall be installed by the subdivider at all intersections.
- (c) Monuments.
- (1) Generally. As required by this chapter, all monuments must be installed by the subdivider and shall meet the minimum specifications described in this subsection. Upon completion of subdivision streets, sewers and other improvements, the subdivider shall make certain that all monuments required by the administrator are clearly visible for inspection and use. Such monuments shall be inspected and approved by the administrator before any improvements are accepted by the council.
 - (2) Location—Concrete. Concrete monuments four inches in diameter or four inches square, three feet long, with a flat top, shall be set at all street corners, at all points where the street line intersects the exterior boundaries of the subdivision, and at right angle points, and points of curve in each street. The top of the monument shall have an appropriate mark to identify properly the location and shall be set six inches above the finished grade.
 - (3) Same—Iron pipe. All other lot corners shall be marked with iron pipe not less than three-fourths inch in diameter and 24 inches long, and driven so as to be flush with the finished grade. When rock is encountered, a hole shall be drilled four inches deep in the rock, into which shall be cemented a steel rod one-half inch in diameter, the top of which shall be flush with the finished grade line.
- (d) Water facilities. Public water service shall be extended by the subdivider to all lots within the subdivision in accordance with the approved design standards and Prince William County's DCSM specifications for water service construction, and improvements in the town. No subdivision or

development shall be approved without an acceptable water supply plan, which provides water service to each lot.

- (e) Sewerage facilities. Where public sewerage facilities are available, the service shall be extended by the subdivider or developer to all lots, and individual septic tanks shall not be permitted. No subdivision or development shall be approved without an acceptable sewerage facilities plan, which provides sewerage service to each lot.
- (g) Storm drainage facilities. The subdivider shall provide all necessary information needed to determine what drainage improvements are necessary to develop properly such property. Such information shall include but may not be limited to contour data, drainage plans, and flood control devices. The subdivider shall also provide plans for all such improvements, together with a certified engineer's or surveyor's statement that such improvements, when properly installed, will be adequate for development. The highway engineer shall then approve or disapprove the plans. The subdivider shall also provide any other information required by the highway engineer. The subdivider shall install the approved storm drainage facilities.
- (h) Fire protection. Fire hydrants shall be required in a subdivision at locations approved by the administrator, provided adequate public water is available. The location and design of the fire hydrants shall meet the American Insurance Association specifications.
- (i) Utility service. All utility poles or underground conduits for electric power lines or telephone lines shall be placed in easements provided along the rear or side lot lines, whenever possible.
- (j) Easements. The administrator may require the subdivider to provide drainage easements through adjoining property. The width of easements provided for drainage, water, sewer, power lines and other utilities in the subdivision shall be determined by the administrator.
- (k) Plans and specifications. Six blue or black line prints of the plans and specifications, for all required physical improvements to be installed, shall be prepared by a licensed engineer or land surveyor and shall be submitted with the final plat to the administrator for approval or disapproval within 30 days. If approved, one copy bearing certification of such approval shall be returned to the subdivider. If disapproved, all papers shall be returned to the subdivider with the reason for disapproval stated in writing.

Sec. 58-20.5 – Bonding.

- (a) The subdivider shall furnish a cash bond or equivalent, or a certified check payable to the town in an amount equal to the total cost of the improvements shown on the plat as determined by the ~~commissioner~~administrator. Such bond or check shall guarantee that the improvements will be installed within a designated reasonable length of time in a manner acceptable to the ~~council~~Town. The bond or check shall accompany the final plat. When construction has been completed, approved and accepted on each sections of the required improvements, the ~~council~~administrator may release the bond submitted for the amount for that completed section of the ~~entire~~-required improvements, ~~provided a bond is furnished in the amount to cover the entire cost of the improvements yet to be constructed, approved and accepted. The periodic partial and final complete release of any bond, escrow, letter of credit, or other performance guarantee required herein shall be in compliance with Virginia Code § 15.2-2245.~~
- (b) The subdivider shall file a maintenance bond with the ~~council~~Town in an amount considered adequate and in a form satisfactory to the ~~council~~administrator, in order to assure the satisfactory condition of the required improvements, for a period of one year after the date of their acceptance by the ~~council~~Town.
- (c) In the case where development is projected over a period of years, the commission may authorize submission of final plats by sections or stages of development, subject to such requirements or

guarantees for improvements in future sections or stages of development as it finds essential for the protection of any approved section of development.

- (d) In the absence of a performance bond or check, no final plat shall be approved or recorded until the required improvements have been installed and approved by the administrator.
- (e) ~~In every subdivision developed after October 20, 1981, s~~Sidewalks shall be provided in accordance with the specifications of the state department of transportation.
- (f) Curbs and gutters shall be installed on both sides of streets shown on the subdivision plat and shall be in accordance with the design standards and specifications of the state department of transportation.

Sec. 58-20.6 – Lots.

- (a) Generally. Lots shall be arranged in order that the considerations in this section are satisfied.
- (b) Size. The minimum lot size in any subdivision shall be in accordance with zoning ordinances of the jurisdiction in which the lot is located.
- (c) Shape. The lot arrangement, design and shape shall be such that lots will provide satisfactory and desirable sites for buildings, be properly related to topography, and conform to requirements of this chapter. Lots shall not contain peculiarly shaped extensions solely to provide necessary square footage of area which would be unusable for normal purposes.
- (d) Location. Each lot, except those occupied by attached single-family dwelling units, shall abut on an existing or proposed public street. If the existing streets are not 50 feet in width, the subdivider shall make provisions, in the deeds to the lots, that all buildings be constructed so as to permit the widening by dedication of such roads or streets to a width of 50 feet or more as shown on the comprehensive plan.
- (e) Corner lots. Corner lots shall have width sufficient for adequate sight distance on both streets as determined by the administrator.
- (f) Sidelines. Sidelines of lots shall be approximately at right angles or radial to the street line.
- (g) Remnants. All property of a subdivided tract must be included in lots, or otherwise disposed of, rather than allowed to remain as unusable parcels.
- (h) Separate ownership. Where the land covered by a subdivision includes two or more parcels in separate ownership, and lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be transferred by deed to single ownership, simultaneously with the recording of the final plat. Such deed is to be deposited with the clerk of the court and held with the final plat until the subdivider is ready to record same, and then both shall be recorded.

Sec. 58-20.7 – Blocks.

Where created by the subdivision of land, all new blocks shall be designed to comply with the following general requirements:

- (1) Generally, the maximum length of blocks shall be 1,200 feet, and the minimum length of blocks upon which lots have frontage shall be 500 feet.
- (2) Blocks shall be wide enough to allow two tiers of lots of minimum depth, unless prevented by topographical conditions or size of the property, in which case the administrator may approve a single tier of lots of minimum depth.
- (3) Where a proposed subdivision will adjoin a major road, the administrator may require that the greater dimension of the block shall front or back upon such major thoroughfare to avoid unnecessary ingress or egress.

Sec. 58-20.8 – Land dedication.

- (a) The administrator may require subdividers to dedicate land, not exceeding ten percent of total land subdivided, for schools, parks, libraries, bicycle paths and similar public or semipublic uses. More dedicated land may be required for subdivisions approved for denser development. The owner of property to be subdivided may offer to dedicate for public use any right-of-way located within any subdivision or section thereof, which has constructed or proposed to be constructed within the subdivision or section thereof any street, curb, gutter, sidewalk, bicycle trail, drainage or sewerage system, waterline as part of a public system or other improvement dedicated for public use, and maintained by the Town, the Commonwealth, or other public agency. No such dedication shall be effective until accepted by the Town, the Commonwealth, or other public agency by written instrument consistent with law.
- (b) The owner of property to be subdivided may convey common or shared easements to franchised cable television operators furnishing cable television and public service corporations furnishing cable television, gas, telephone and electric service to the proposed subdivision.
- (c) The owner of property to be subdivided may voluntarily fund reasonable and necessary road improvements located outside the property limits of the land owned or controlled by him, the need for which is substantially generated and reasonably required by the construction or improvement of his subdivision or development. Any such funding shall comply with Virginia Code § 15.2-2242 (4).
- (d) Where a lot being subdivided or developed fronts on an existing street, and adjacent property on either side has an existing sidewalk, the owner shall dedicate land for, and shall construct, a sidewalk on the property being subdivided or developed, to connect to the existing sidewalk.

Sec. 58-20.9 – Administrator.

The Town's Zoning Administrator, as the agent for Town Council as approved and designated by the adoption of this ordinance, shall be responsible for the administration and enforcement of subdivision regulations, and shall perform all duties regarding subdivisions and subdividing in accordance with this chapter and the Land Subdivision and Development Act, Code of Virginia, § 15.2-2240 et seq.

Sec. 58-20.10 – Consultation.

In the performance of his duties, the administrator shall call for opinions or decisions, either verbal or written, from highway engineers, health department, or the commission, and may consult with other county or town officials in considering details of any submitted plat.

Sec. 58-20.11 – Platting required.

Any owner or developer of any tract of land situated within the town who subdivides the tract shall prepare a plat of such subdivision, in accordance with the provisions of this chapter and shall record the plat in the Circuit Court Clerk's Office per State Code § 15.2-2252~~office of the clerk of the appropriate court.~~ No such subdivision plat shall be recorded unless it has been submitted, approved and certified by the administrator in accordance with the regulations set forth in this chapter.

Sec. 58-20.12 – Recordation required.

No lot shall be sold in any proposed subdivision, nor shall any building permit be granted, until a final plat for the subdivision has been approved and recorded.

Sec. 58-20.13 – Where recordation not required.

The recording of a subdivision plat under this article shall not be required in the following cases:

- (1) A partition of land by will or through actions of a court of competent jurisdiction unless or until development of the land is proposed.
- (2) When a property has been changed in size or shape by reason of the taking of a part of such property for public use by referring to a properly drawn and recorded plat, provided that the outlines and dimensions of such remainder may be clearly determined by reference to the previously recorded plats.
- (3) The sale or exchange of any parcels of land between owners of adjacent properties for the purpose of a small adjustment in boundaries, provided that additional lots are not created, and no lot is reduced below the minimum size required by this chapter-58.
- (4) A bona fide division of a tract of land in order that one or more of the resulting parcels may be used as a part of a public utility right-of-way; provided, that if a parcel resulting from such subdivision is ever to be used as a building site for other than right-of-way purposes, then before a building permit may be issued for such other use, a plat must be filed and recorded which satisfies the requirements of this chapter ~~and chapter 58~~.

Sec. 58-20.14 – Draw and certify.

Every subdivision plat intended for recording, or the deed of dedication to which the plat is attached, shall be prepared by a surveyor or engineer duly licensed by the commonwealth, who shall endorse upon each plat a certificate signed by him setting forth the source of the title of the owner of the land subdivided and the place of record of the last instrument in the chain of title. When the plat is of land acquired from more than one source of title, the outlines of the several tracts shall be indicated upon such plats, within an inset block, or by means of a dotted line upon the plat.

Sec. 58-20.15 – Statement of consent to subdivision; execution; acknowledgement and recordation; notice to commissioner of the revenue or board of real estate assessors.

Every subdivision plat, or deed of dedication to which the plat is attached, shall contain in addition to the professional engineer's or land surveyor's certificate a statement as follows: "The platting or dedication of the following described land (here insert a correct description of the land subdivided) is with the free consent and in accordance with the desire of the undersigned owners, proprietors, and trustees, if any." The statement shall be signed by such persons and duly acknowledged before some officer authorized to take acknowledgement of deeds. When thus executed and acknowledged, the plat, subject to the provisions of this chapter, shall be filed and recorded in the office of the clerk of court where deeds are admitted to record for the lands contained in the plat, and indexed in the general index to deeds under the names of the owners of lands signing such statement, and under the name of the subdivision. Owners shall notify the appropriate commissioner of the revenue of improvements to real property situated in platted subdivisions.

Sec. 58-20.16 – No one exempt.

No person shall subdivide any tract of land that is located within the town except in conformity with the provisions of this chapter.

Sec. 58-20.17 – Private contracts.

This chapter bears no relation to any private easement, covenant, agreement or restriction, nor is the responsibility of enforcing such private easement, covenant, agreement or restriction implied to any public official. When this chapter calls for more restrictive standards than are required by private contracts, the provisions of this chapter shall control.

Sec. 58-20.18 – Changes.

No change, erasure or revision shall be made on any subdivision plat intended for recording, nor on accompanying data sheets after the approval of the administrator has been endorsed in writing on the plat or sheets, unless authorization for such changes has been granted in writing by the administrator.

Sec. 58-20.19 – Fees.

There shall be a charge for the examination of every plat reviewed. At the time of filing the preliminary plat, the subdivider shall deposit with the town checks payable to the town in the amount specified by the schedule of fees as adopted by the town.

Sec. 58-20.20 – Transfer of areas for public use.

The recording of a plat shall operate to transfer, in fee simple, to the respective counties and municipalities in which the land lies, all portions of the area platted which are set apart for streets, alleys, easements or other public use and to create a public right-of-passage over the same. Nothing contained in this section, however, shall prevent the subdivider from constructing and maintaining improvements as required by this chapter.

Sec. 58-20.21 – Approval of Major Subdivisions.

Any subdivision which involves four (4) or more lots, or which involves the creation of any new public street, regardless of the number of lots involved, shall be considered a major subdivision, ~~and shall require the submission and approval of a preliminary plat before a final plat may be approved and recorded.~~ Subdivisions of less than fifty (50) lots may be submitted for preliminary subdivision approval at the option of the landowner.

- (1) The Planning Commission shall review and approve or deny a preliminary plat submission within 60 days, except as otherwise provided by state law, and it shall advise the subdivider in writing, by formal letter or by legible markings on the preliminary plat, of any additional data that may be required, the character and extent of public improvements that will have to be made, an estimate of the cost of construction or improvements and the amount of the performance bond which will be required as a prerequisite to approval of the final subdivision plat. In determining the cost of required improvements and the amount of the performance bond, the administrator may consult with a duly licensed engineer, who shall prepare these data for the administrator, or may require a bona fide estimate of the cost of improvements to be furnished by the subdivider. Approval of the preliminary plat does not guarantee approval of the final plat.
- (2) Once a preliminary subdivision plat is approved, it shall be valid for a period of five years, provided the subdivider (i) submits a final subdivision plat for all or a portion of the property within one year of such approval or such longer period as may be prescribed by local ordinance, and (ii) thereafter diligently pursues approval of the final subdivision plat. "Diligent pursuit of approval" means that the subdivider has incurred extensive obligations or substantial expenses relating to the submitted final subdivision plat or modifications thereto. However, no sooner than three years following such preliminary subdivision plat approval, and upon 90 days' written notice by certified mail to the subdivider, the commission or other agent may revoke such approval upon a specific finding of facts that the subdivider has not diligently pursued approval of the final subdivision plat.
- (3) The completed plat shall be submitted to the administrator for approval. Upon the approval by the administrator, the plat shall be signed by the administrator or his designated representative, marked approved, and returned to the subdivider, who will cause the plat to be recorded in the county clerk's office. If not approved, the administrator shall return the plat to the subdivider with corrections to be made by the subdivider indicated on the plat. The final plat shall not be approved until the subdivider has complied with the general requirements and minimum

standards of design in accordance with this chapter and has made satisfactory arrangements for payment of construction costs of all public improvements or performance bond, ~~cash or cash bond to cover the cost of necessary improvements, in lieu of construction, to the satisfaction of the administrator in accordance with state law, to cover such costs and a reasonable allowance for estimated administrative costs, inflation, and potential damage to existing roads or utilities.~~ Approval of the final plat shall be written on the face of the plat by the administrator, and no plat shall be recorded until approval has been made.

Sec. 58-20.22 – Approval of Minor Subdivisions.

Any subdivision which involves three (3) or fewer lots, ~~all of which front on an existing dedicated and accepted public street and which does not require the creation of any new public street,~~ shall be considered a minor subdivision, ~~and shall not require the submission of a preliminary plat before a final plat may be approved and recorded.~~

- (1) Within 60 days of a subdivision plat submission, the administrator may approve the plat by marking it with his signature and returning the plat to the subdivider, who will cause the plat to be recorded in the county clerk's office. If not approved, the administrator shall return the plat to the subdivider with corrections to be made by the subdivider indicated on the plat. The final plat shall not be approved until the subdivider has complied with the general requirements and minimum standards of design in accordance with this chapter and has made satisfactory arrangements for payment of construction costs of all public improvements or a performance bond, ~~cash or cash bond to cover the cost of necessary improvements, in lieu of construction, to the satisfaction of the administrator in accordance with state law, to cover such costs and a reasonable allowance for estimated administrative costs, inflation, and potential damage to existing roads or utilities.~~ Approval of the final plat shall be written on the face of the plat by the administrator, and no plat shall be recorded until approval has been made.

Sec. 58-20.23 – Preliminary plat requirements.

The subdivider shall present to the administrator six prints of a preliminary layout at a scale of 100 feet to the inch as a preliminary plat. The preliminary plat shall include the following information:

- (1) Name of subdivision, owner, subdivider, person preparing drawing, date of drawing, number of sheets, north point, and scale. If true north is used, the method of determination must be shown.
- (2) Location of proposed subdivision by an inset map at a scale of not less than two inches equal one mile showing adjoining roads, their names and numbers, towns, subdivisions, other landmarks and, where appropriate, the existing zoning of the land and adjoining property.
- (3) The boundary survey or existing survey of record, provided such survey shows a closure with an accuracy of not less than 1:2,500, with reference to a known, permanent monument, total acreage, acreage of subdivided area, number and approximate area and frontage of all building sites, existing buildings within the boundaries of the tract, and the names of owners and their property lines within the boundaries of the tract and adjoining such boundaries.
- (4) All existing, platted, and proposed streets, their names, numbers and widths; existing utility or other easements; public areas and parking spaces; culverts, drains and watercourses and their names; flood profile and other pertinent data.
- (5) The complete storm drainage layout, including all pipe sizes, types, drainage easements and means of transporting the drainage to a well-defined open stream which is considered natural drainage, or to another approved drainage control facility.
- (6) Proposed connections with existing sanitary sewers and existing water supply or alternate means of sewage disposal and water supply. The location, type, profile, percentage of slope,

pipe size, and location of manholes for all sewers shall be shown. The distance between manholes shall not exceed 300 feet. The location, type and sizes of all waterlines shall be shown as well as the location of necessary control valves and fire hydrants.

- (7) A cross section showing the proposed street construction, depth and type of base, type of surface, etc.
- (8) A profile or contour map showing the proposed grades for the streets and drainage facilities, including the elevations of existing and proposed ground surface at all street intersections, and at points of major grade change along the center of streets, together with the proposed connecting grade lines.
- (9) A location map tying the subdivision into the present road system, by using either aerial photographs or topographic maps of the United States Geological Survey.
- (10) All parcels of land to be dedicated for public use and the condition of dedication.

Sec. 58-20.24 – Final plat requirements.

The subdivision plats submitted for final approval and subsequent recording shall be clearly and legibly drawn in ink upon stable and reproducible plastic or linen material at a scale not smaller than 100 feet to the inch on sheets having a size of not more than 24 inches by 36 inches. In addition to the requirements of the preliminary plat, the final plat shall include the following:

- (1) A blank space three inches by five inches, reserved for the use of the approving authority.
- (2) Certificates signed by a surveyor or engineer setting forth the source of title of the owners of the land subdivided and the place of record of the last instrument in the chain of title.
- (3) A statement to the effect that the subdivision as it appears on this plat is with the free consent and in accordance with the desires of the owners, proprietors and trustees, if any, which shall be signed by the owners, proprietors and trustees, if any, and shall be duly acknowledged before some officer authorized to take acknowledgements of deeds.
- (4) When the subdivision consists of land acquired from more than one source of title, the outlines of the various tracts shall be indicated by dashes, and the identification of the respective tracts shall be placed on the plat.
- (5) The accurate location and dimensions by bearings and distances with all curve data on all lots and streets, boundaries of all proposed or existing easements; parks; school sites; all existing public and private streets, their names, numbers and widths; existing utilities, and those to be provided such as sanitary sewers, storm drains, water mains, manholes and underground conduits including their size and type; watercourses and their names; and names of owners and their property lines, both within the boundary of the subdivision and adjoining such boundaries.
- (6) Distances and bearings must balance and close with an accuracy of not less than 1:10,000.
- (7) The data of all curves along the street frontage shall be shown in detail at the curve data table containing the following: delta, radius, arc, tangent, chord and chord bearings.

Sec. 58-20.25 – Recording of plat.

Unless a plat is filed for recordation within six months after final approval or such longer period as may be approved by the council, such approval shall be withdrawn and the plat marked void and returned to the approving official; however, in any case where construction of facilities to be dedicated for public use has commenced pursuant to an approved plan or permit with surety approved by the council or its designated administrative agency, or where the developer has furnished surety to the governing body or its designated administrative agency by certified check, cash escrow, bond, or letter of credit in the amount ~~required by § 58-20.21 (3) or § 58-20.22 (1) of the estimated cost of construction of such facilities,~~ the time for plat recordation shall be extended to one year after final approval or to the time limit specified

in the surety agreement approved by the council or its designated administrative agency, whichever is greater.

Sec. 58-20.26 – Exception.

Where the subdivider can show that a provision of this chapter would cause ~~unnecessary-substantial~~ injustice or hardship if strictly adhered to, ~~and where,~~ because of topographical or other ~~conditions~~ unusual situation peculiar to the site, and where, in the opinion of the administrator, a departure may be made without destroying the intent of such provisions, or endangering public health, safety or welfare, the administrator may authorize an exception. Any exception thus authorized shall be stated in writing by the administrator, with the reasoning set forth upon which the departure was justified. No such exception to this chapter may be granted if it is opposed in writing by ~~the highway engineer or health officer~~ an authorized state official.

Sec. 58-20.27. Family subdivisions.

Family subdivisions shall comply with this chapter and other laws and regulations of the town. In addition, all family subdivisions resulting in lots of less than five acres shall have reasonable right-of-way of not less than 10 feet or more than 20 feet width providing ingress and egress to a dedicated recorded public street or thoroughfare. Only one such division shall be allowed per family member, and shall not be for the purpose of circumventing this section. For the purpose of this section, a member of the immediate family is defined as any person who is a natural or legally defined offspring, stepchild, spouse, sibling, grandchild, grandparent, or parent of the owner.

Column1	Column2	Column4	Column5	Column6	Column7	Column8	Column9
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Zoning Use Matrix

Zoning District	C-1, Conservation	R-1, Residential General	R-2, Residential Core	TC, Transitional Commercial	B-1, Town Center	B-2, Business Commercial	I-1, Light Industrial
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B = By-right uses
 S = Special uses
Italics = proposed uses
~~Delete~~ = proposed deletions

Use Types

Residential

Accessory apartment		S <u>B</u>	B	<u>B</u>	B	B	
<i>Cottage</i>		<u>S</u>	<u>S</u>				
<i>Family health care structure, temporary</i>		<u>B</u>	<u>B</u>				
Group home		B	B	B			
Guest room		B	<u>B</u>	<u>B</u>	<u>B</u>		
Manufactured home							
<i>Multi-family dwelling</i>					<u>S</u>	<u>S</u>	
Single-family dwelling, attached			<u>B</u>	B			
Single-family dwelling, detached	S	B	B	B			
Townhouse			S <u>B</u>	<u>B</u>	<u>S</u>	<u>S</u>	
Two-family dwelling		S	<u>B</u>	<u>S</u>			

Civic

Civic use	<u>B</u>	<u>S</u>	<u>S</u>	B	B	B	<u>B</u>
Club			<u>S</u>		B	B	
Cultural services				B	<u>B</u>	<u>B</u>	
<i>Educational facility, college/university</i>					<u>S</u>	<u>S</u>	
Educational facility, primary/secondary		B <u>S</u>	<u>S</u>	<u>B</u>	<u>B</u>	<u>B</u>	
<i>Emergency shelter</i>					<u>S</u>	<u>S</u>	

Zoning District	C-1, Conservation	R-1, Residential General	R-2, Residential Core	TC, Transitional Commercial	B-1, Town Center	B-2, Business Commercial	I-1, Light Industrial
Public assembly		S	S		S	S	S
<u>Public maintenance and service facility</u>						S	B
<u>Recreation facility, public</u>	B	S	B	B	B	B	
<u>Recycling center</u>				S	S	S	B
<u>Refuse collection site</u>					S	S	S
Religious assembly		B	B	B	S	S	S
<u>Shelter</u>					B	B	
Commercial							
<u>Automobile parts/supply, retail</u>						B	B
<u>Automobile rental/leasing</u>						S	B
Automobile repair service				S	B	B S	B
Bed and breakfast		S	S	B	B	S	
<u>Boarding house</u>							
<u>Brewery (500 barrels or less annually) or Distillery (5,000 gallons or less annually)</u>				B	B	B	B
<u>Brewery (over 500 barrels annually) or Distillery (over 5,000 gallons annually)</u>				S	S	B	B
<u>Business or trade school</u>				B	S	S	B
<u>Business, short-term rental</u>		B	B	B	B	B	
<u>Business support service</u>					B	B	B
<u>Car wash</u>						S	S
<u>Catering, commercial (off-premises)</u>						B	B
<u>Cemetery</u>				S			
<u>Commercial indoor amusement</u>				S		B	B
<u>Commercial indoor entertainment</u>				S		B	B
Commercial indoor sports and recreation				S		B	B
<u>Commercial outdoor entertainment</u>				S		S	S
Commercial outdoor sports and recreation	B			S		S	S
<u>Commercial vehicle repair service</u>						S	B
Communications service				B	S B	S B	B
Construction sales and service						S	S B
Construction yard							S
Consumer repair service				B	B	B	B
<u>Custom manufacturing</u>						S	B

Zoning District	C-1, Conservation	R-1, Residential General	R-2, Residential Core	TC, Transitional Commercial	B-1, Town Center	B-2, Business Commercial	I-1, Light Industrial
Day care center				<u>B</u>	B	B	
<u>Entertainment establishment, adult</u>							<u>B</u>
Equipment sales and rental						<u>S</u>	S

Zoning District	C-1, Conservation	R-1, Residential General	R-2, Residential Core	TC, Transitional Commercial	B-1, Town Center	B-2, Business Commercial	I-1, Light Industrial
Family day home		B	B				
Farmer's Market				B	B	B	<u>S B</u>
Financial institution				<u>S</u>	B	B	
Funeral home				<u>S</u>	S	S	<u>S</u>
Garden center	B			<u>S</u>		<u>B</u>	S
Gasoline station						<u>B</u>	S
Greenhouse, commercial	B			<u>B</u>		<u>B</u>	
<u>Guidance services</u>				<u>B</u>		<u>B</u>	
<u>Halfway house</u>				<u>S</u>		<u>B</u>	
Home occupation, <u>Class A</u>		<u>S B</u>	<u>S B</u>	<u>B</u>			
Home occupation, <u>Class B</u>		<u>S</u>	<u>S</u>	<u>S</u>			
<u>Hospital</u>						<u>S</u>	
Hotel		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>B</u>	
Kennel							B
<u>Laundry</u>						<u>B</u>	
<u>Life care facility</u>		<u>S</u>		<u>B</u>		<u>B</u>	
<u>Mini-warehouse</u>							<u>B</u>
<u>Nursing home</u>				<u>B</u>		<u>B</u>	
Office, general				B	B	B	
Office, medical				B	<u>S</u>	<u>B</u>	
<u>Pawn Shop</u>						<u>B</u>	
Personal improvement services				B	B	B	
Personal services				B	B	B	
<u>Restaurant, drive-in</u>						S	<u>S-B</u>
<u>Restaurant, fast food</u>					<u>S</u>	<u>S-B</u>	B
Restaurant, general				<u>B</u>	B	B	<u>B</u>
Restaurant, mobile				<u>B</u>	<u>B</u>	<u>B</u>	
<u>Restaurant, small</u>				<u>B</u>	B	B	<u>B</u>
<u>Shooting range, indoor</u>							<u>B</u>
Store, general				<u>B</u>	B	B	
Store, grocery				<u>B</u>	B	B	<u>S-B</u>
<u>Store, liquor</u>					B	B	
Store, neighborhood convenience				<u>B</u>	B	B	
Studio, fine arts				B	B	B	
<u>Tattoo Parlor and/or body piercing salon</u>						<u>S</u>	<u>S</u>

Zoning District	C-1, Conservation	R-1, Residential General	R-2, Residential Core	TC, Transitional Commercial	B-1, Town Center	B-2, Business Commercial	I-1, Light Industrial
Veterinary hospital/clinic				<u>S</u>	B	B	B

Zoning District	C-1, Conservation	R-1, Residential General	R-2, Residential Core	TC, Transitional Commercial	B-1, Town Center	B-2, Business Commercial	I-1, Light Industrial
Industrial							
Industrial, light							B
Laboratory							B
Outdoor storage							S
<u>Research and development</u>							<u>B</u>
Salvage and scrap service							S
Warehousing and distribution						<u>S</u>	B
Miscellaneous							
<u>Amateur radio antenna</u>		<u>B</u>	<u>B</u>				
<u>Aviation Facility</u>							
<u>Broadcasting or communication tower</u>							<u>S</u>
<u>Cemetery, private</u>							
Garage, private		B	B				
<u>Greenhouse</u>	<u>B</u>	<u>B</u>	<u>B</u>				
<u>Outdoor gathering</u>					<u>S</u>	<u>S</u>	<u>S</u>
Parking facility		<u>B S</u>	<u>B S</u>	<u>B</u>	<u>S</u>	<u>B</u>	B
Public water or sewerage system		<u>B</u>	<u>B</u>				<u>S</u>
<u>Recreation facility, private</u>		<u>B</u>	<u>B</u>				
Utility service, major		<u>S</u>	<u>S</u>				S
Utility service, minor	<u>B</u>	B	B	<u>B</u>	<u>B</u>	<u>B</u>	<u>S B</u>

Attachment: Haymarket_Zoning_Subdivision_Ordinance_Update_Feb_1_2017 (3073 : Update to Town Code Chapters 38 and