



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ AGENDA ~

Susannah Smith, Town Planner
100
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite
Haymarket, VA 20169

Wednesday, February 1, 2017

7:00 PM

Council Chambers

1. Call to Order

2. Pledge of Allegiance

3. Moment of Silence

4. Minutes Approval

- A. Planning Commission - Regular Meeting - Dec 7, 2016 7:00 PM
- B. Planning Commission - Regular Meeting - Jan 4, 2017 7:00 PM

5. Public Hearings

- A. Final Site Plan #2016-080 - Sheetz

6. Citizens Time

7. Announcements

8. ARB & Town Council Update

9. New Business

10. Old Business

- A. Draft Zoning Ordinance - Update
- B. Sherwood Forest Street Lights

11. Town Planner Update

12. Adjournment



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ MINUTES ~

Susannah Smith, Town Planner
100
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite
Haymarket, VA 20169

Wednesday, December 7, 2016

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Board Room, Commencing at 7:00 PM

Chairman Matt Caudle called the meeting to order.

1. Call to Order

Chairman Matt Caudle: Present, Commissioner James Carroll: Absent, Commissioner Maureen Carroll: Absent, Councilman Connor Leake: Present, Commissioner Cathy Pasanello: Present, Commissioner Madhusudan Panthi: Absent, Commissioner Steve Shannon: Present.

2. Pledge of Allegiance

3. Moment of Silence

Moment of Silence in honor of the 75th Anniversary of the Attack on Pearl Harbor

4. Minutes Approval

Due to technical difficulties with Minute Traq, the minutes from the Commission's last meeting were not ready, and the matter was tabled until its meeting in January.

5. Citizens Time

Joseph Pasanello - 6895 Track Court

Mr. Pasanello shares his concerns about an increase in speeding within the Town; he suggests that the Planning Commission consider traffic calming options that the Town might be able to employ. He also raises the issue of drivers ignoring the crosswalk rules, in spite of signs.

6. Public Hearings

There were no public hearings scheduled for tonight's meeting.

7. Announcements

No Announcements.

8. ARB & Town Council Update

Councilman Leake updates the Commissioners'

The ARB has no updates at this time.

Town Council updates:

- VDOT will be putting the diverging diamond formation into full effect on Saturday, December 17th, and a full detour will be in effect during the nights that weekend. Information can be found on the Town website, and VDOT will hold two informational meetings at Bull Run Middle School on the 7th and 13th of December from 6:30 pm - 8:30 pm.
- The Council approved 6710 Madison Street for their site plan.
- The Prince William County Service Authority has put Haymarket and the surrounding area under a water-boil advisory after a break in the water main. It will probably last for another 36 hours.

9. New Business

A. 1-Mile Review - John Marshall Commons

Roy Barnett and Denise Harrover, President and Vice-President of Van Metre Companies,

Minutes Acceptance: Minutes of Dec 7, 2016 7:00 PM (Minutes Approval)

present updated plans for John Marshall Commons for comments by the Planning Commission to Prince William County.

Councilman Leake inquires whether Van Metre has discussed continuing the Haymarket streetscape, with the County

Mr. Barnett replies that the County prefers 10-foot trails.

Commissioner Shannon warns Mr. Barnett that the VDOT is going to have questions about the center of the roundabouts, but strongly supports the idea.

Councilman Leake asks whether Van Metre has already gone to public hearings within the County.

Mr. Barnett says that there had been a public hearing the previous year.

Commissioner Shannon asks what Van Metre's best-case timeline is for the project.

Mr. Barnett believes the first delivery will be December 2018.

10. Old Business

A. Zoning Ordinance – Update

Mr. Darren Coffey of the Berkley Group discusses revisions to the draft Zoning Ordinance. Mr. Coffey strongly suggests an annual review of the Zoning Ordinance.

11. Town Planner Update

A. Status of Current Projects

Town Planner Susannah Smith updates the Commissioners'

Ms. Smith suggests adapting the Planning Monthly newsletter for Haymarket.

Chairman Caudle asks about the status on Sheetz.

Ms. Smith informs the Commissioners' that the final site plan is imminent, and the Town Engineer has taken the lead on it.

Chairman Caudle asks for an update on the power line.

Ms. Smith confirms that the line is not going to come through the Town.

Chairman Caudle asks whether Haymarket could develop a Town Map for tourism. Commissioners' agree.

Commissioner Shannon asks for an update on A Dog's Day Out.

Ms. Smith along with the Town Engineer has been meeting with the applicant, and will soon submit their preliminary site plan.

The Town Manager speaks to some of the questions that the commissioners raised regarding a tourism map.

Commissioner Shannon asks whether the merchants who will be featured could be encouraged to contribute financially.

Ms. Murray says that there are a lot of options, and also that a tourism page can be incorporated into the ongoing redesign of the Town's website.

12. Adjournment

A. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Connor Leake, Councilman
SECONDER:	Cathy Pasanello, Commissioner
AYES:	Matt Caudle, Connor Leake, Cathy Pasanello, Steve Shannon
ABSENT:	James Carroll, Maureen Carroll, Madhusudan Panthi

Minutes Acceptance: Minutes of Dec 7, 2016 7:00 PM (Minutes Approval)

Submitted:

Approved:

Susannah Smith, Town Planner

Matt Caudle, Chairman

Minutes Acceptance: Minutes of Dec 7, 2016 7:00 PM (Minutes Approval)



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ Minutes ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, January 4, 2017

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Board Room, Commencing at 7:00 PM

Chairman Matt Caudle called the meeting to order.

1. Call to Order

Chairman Matt Caudle: Present, Commissioner James Carroll: Present, Commissioner Maureen Carroll: Present, Councilman Connor Leake: Absent, Commissioner Cathy Pasanello: Present, Commissioner Madhusudan Panthi: Present, Commissioner Steve Shannon: Present.

2. Pledge of Allegiance

3. Moment of Silence

4. Minutes Approval

There were no minutes presented for approval.

5. Public Hearings

There were no public hearings.

6. Citizens Time

No public comment.

7. Announcements

There will be Commissioner Training opportunities in Northern Virginia through the Virginia Tech Land Management Education Program.

8. ARB & Town Council Update

In Councilman Leake's absence, Ms. Smith provides the following updates:

Architectural Review Board:

- The ARB issued 2 approvals in December: the façade for Signature Company, and the building modifications at St. Paul's Episcopal Church.

Town Council:

- Kevin Lands have been appointed the new Chief of Police for Haymarket.
- Haymarket will host the February meeting of the Towns Association of Northern Virginia on February 15; location of the meeting has not been decided, but will be in the Town.
- The Town Manager will be sending a letter to VRE on behalf of the Town Council, expressing an interest in continued exploration of transit options for the Haymarket area.
- A Notice of Violation has been delivered for the Payne Lane properties. Staff is scheduled to meet with the property owner's legal representation next week.
- Applicants from Sheetz and A Dog's Day Out will attend and address the February meeting of the Planning Commission.

9. New Business

There is no new business for consideration at tonight's meeting.

Minutes Acceptance: Minutes of Jan 4, 2017 7:00 PM (Minutes Approval)

10. Old Business

A. Greenhill Crossing Traffic Study

B. John Marshall Crossing Traffic Study

Ms. Smith has provided the Commission with a copy of her response to the County Planner: the Town has concerns related to density, to traffic, and to the design of the development.

Commissioner Shannon shares his skepticism that the majority of this traffic would go east and add more congestion to Washington Street.

Commissioner Pasanello reminds the Commission that the developer's studies made no mention of impacts to the local school system.

Chairman Caudle points out that the study was done in 2012, but some of the data is drawn from 2010.

Ms. Smith encourages the Commissioners to attend the January 11th Prince William County Planning Commission meeting.

Commissioner Pasanello encourages those who are unable to attend the meeting to at least send an email.

C. Zoning Ordinance - Updates

The Zoning Consultant is incorporating comments from the public and from Staff, and will present an updated draft at the Planning Commission's February meeting.

Chairman Caudle suggests scaling down the agenda for the Commission's February 1st Regular Meeting so that it can be spent discussing the Ordinance with the Zoning Consultant. Chairman Caudle suggests a Joint Work Session with the Town Council on February 27th.

The Commission agrees to schedule a tentative Joint Work Session on February 27th at 5:00 pm; with the public hearing to be scheduled Consultant will be able to attend the Joint Work Session on the 27th as well.

11. Town Planner Report

Town Planner Susannah Smith updates the Commissioners':

QBE is pursuing its site plan as quickly as possible; they would like to add stories to the existing building and develop the landscape, but it is not yet ready.

Applications by A Dog's Day Out and the Haymarket Iceplex will come before the ARB later this month.

Application work is ongoing by two companies that want to conduct extensive modifications to the cell tower in the Town.

12. Adjournment

A. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Carroll, Commissioner
SECONDER:	Steve Shannon, Commissioner
AYES:	Caudle, Carroll, Carroll, Pasanello, Panthi, Shannon
ABSENT:	Connor Leake

Minutes Acceptance: Minutes of Jan 4, 2017 7:00 PM (Minutes Approval)

Submitted:

Approved:

Susannah Smith, Town Planner

Matt Caudle, Chairman

Minutes Acceptance: Minutes of Jan 4, 2017 7:00 PM (Minutes Approval)



MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: SHEETZ FINAL SITE PLAN REVIEW (SP2014-0220)

DATE: 1/25/2017

CC: FILE

We have received the full submission package for Haymarket Sheetz – Final Site Plan #SP-2016-080 and have completed our review in accordance with the Town of Haymarket Zoning Ordinance and all other applicable requirements, under Code of Virginia § 15.2-2258.

My comments are summarized below.

The Architectural Review Board reviewed and approved a Certificate of Appropriateness for the proposed redevelopment in 2015.

In December 2015, the Town approved the following:

- 1) Special Use Permit to permit service station with fuel sales;
- 2) Special Use Permit to permit a Quick Service Food Store, accessory to the Service Station;
- 3) Special Use Permit for a comprehensive sign package for the Service Station;
- 4) Preliminary Site Plan; and
- 5) Waiver of certain preliminary site plan requirements regarding perimeter parking lot landscaping.

The submission was prepared and stamped by J. Scott Pierson of Gordon Engineering on January 11, 2017. There are no other outstanding issues to be addressed prior to review and final approval.

All of the outside reviewing agencies have completed their reviews, and the Town Engineer has forwarded her concurrence that the project is approvable under Town requirements.

The Final Site plan is therefore approvable in accordance with Virginia Code § 15.2-2259.

A paper copy of the site plan package 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.



INTEROFFICE MEMORANDUM

TO: SUSANNAH SMITH, CFM, ASLA - TOWN PLANNER

FROM: HOLLY MONTAGUE, PE - TOWN ENGINEER

SUBJECT: HAYMARKET SHEETZ CONVENIENCE STORE FINAL SITE PLAN – RECOMMENDATION FOR APPROVAL

DATE: 1/11/2017

CC: STAFF

Per your request, I have reviewed the second submission plus additional .pdf revised sheets for the Haymarket Sheetz Convenience Store Final Site Plan. I used the Haymarket Ordinances, Final Site Plan Checklists, Prince William County standards, and the Virginia Erosion and Sediment Control Handbook in order to review this final site plan.

All outside agency comments (DEQ, VDOT, PWC, PWCSA and Fire Marshal) have been addressed and they have provided letters or emails stating they have no objections to approval of the Haymarket Sheetz Convenience Store Final Site Plan

I have no further comments and recommend approval of the Haymarket Sheetz Convenience Store Final Site Plan.

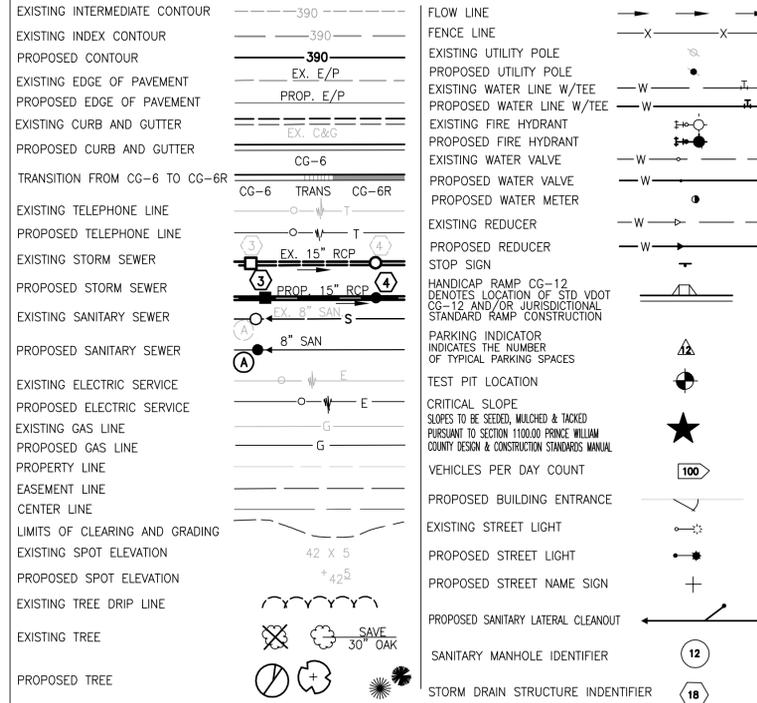
Please let me know if you have any questions. I can be reached at hmontague@townofhaymarket.org.

GENERAL NOTES

- This site has been addressed by THE TOWN OF HAYMARKET 15315 WASHINGTON STREET (addresses for subdivision lots shall appear on the approved plat 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. The Town of Haymarket 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 County construction standards and specifications and/or current VDOT standards and specifications.
- The contractor or developer is required to notify the Town of Haymarket in writing three (3) days prior to the beginning of the construction and specifically request inspection before beginning.
 - 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, including detention ponds serving as silt basins during construction, 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 Siltation and Erosion 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, 361-2151.
- 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, County Representatives, of the Virginia Department of Transportation (VDOT) to determine if and where guard rail and/or paved ditches will be needed. The developer will be responsible for providing guardrail and paved ditches as determined by this joint inspection. 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 plan 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 Department of Public Works for review prior to base material. CBR values less than 10 will require submittal of revised pavement section.
- All roadway ditches at grade of more than 5% shall be paved with cement concrete to the limits indicated on the plans and as required at the field inspection.
- All springs shall be capped and piped to the nearest stormsewer manholes or curb inlet. The pipe shall be minimum 6" diameter and conform to VDOT standard SB-1.
- All standard street name signs, traffic control devices, and street lights shall be installed by the developer when the first building unit is occupied.
- 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 meals 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.
- *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 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 Prince William County appear below. These numbers shall also be used to serve in an emergency condition

Washington Gas Light Co.	Service Authority	792-7900
Virginia Power Co.	Northern Virginia Electric Co-op	MISS UTILITY 1-800-257-7777
	Service Authority	(After hours- Emergency 792-7990)
	Virginia-American Water	491-2136
	Dale Service Corporation	494-4161
- The Service Authority requires that a clean-out be placed within one (1) foot of the property line.
- The location of existing utilities shown in these plans are taken from existing records. It shall be the contractors 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.
- Before burning, blasting, transportation or storage of explosives in the Town of Haymarket, a permit shall be obtained from the Fire Marshal's Office, 792-6360.
- 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 material are discovered or observed. All activities must cease and not be resumed until authorization to proceed is given by the Town of Haymarket Fire Marshal's Office.
- Sidewalk underdrains shall be installed per the Town of Haymarket.
- All sidewalks outside of the right-of-way limits will be maintained by the property owner.
- Maintenance of the Storm Drainage or Stormwater Management facilities located therein shall be pursuant to DEQ.

LEGEND



PROPOSED BMP FACILITIES

FACILITY ID NO.	FACILITY TYPE	PURPOSE	AREA TREATED (ACRES)	LATITUDE (DECIMAL DEGREE)	LONGITUDE (DECIMAL DEGREE)	WATERSHED	RECEIVING WATERS	MAINTENANCE AGREEMENT Y/N	VAHUC CODE	LENGTH/AREA OF FACILITY	UNIT (FT/ SF)
10	JELLYFISH CDS UNIT	QUALITY	2.11	38.8146	-77.6435	BROAD RUN-CATLETTS BRANCH	NORTH FORK BROAD RUN	YES	PL32	39	SF

PWCSA WATER & SEWER MAIN INSPECTIONS FEES

WATER MAIN	N/A	L.F. x \$	N/A	= 0
SEWER MAIN	N/A	L.F. x \$	N/A	= 0
TV SEWER MAIN	N/A	L.F. x \$	N/A	= 0
TOTAL			= 0	

BOND ESTIMATE

ITEM	TOWN BOND	VDOT BOND
TOTAL CONSTRUCTION COST	\$1,474,587.00	
ADMINISTRATIVE COST	\$50,000.00	
INFLATION COST	\$44,237.61	
TOTAL PERFORMANCE BOND AMOUNT	\$1,568,824.61	
TOTAL LANDSCAPE ESCROW	\$17,902.00	
TOTAL SILTRATION AND EROSION CONTROL ESCROW	\$64,790.00	

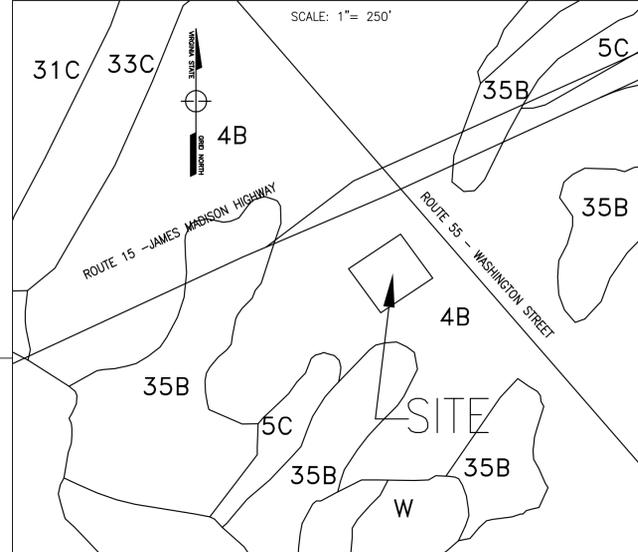
SURVEY AND TOPOGRAPHIC INFORMATION

- Horizontal and vertical control surveys were performed by Gordon in OCTOBER 2012
- All elevations are referenced to (choose one):
 - The National Geodetic Vertical Datum of 1929 (NGVD 29)
 - The National Geodetic Vertical Datum of 1988 (NAVD) ***
- Source of topographic mapping is Gordon dated OCTOBER 2012
- Boundary survey was performed by EXISTING LAND RECORDS dated OCTOBER 2012
- The application of the professional's seal and signature as required by 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.

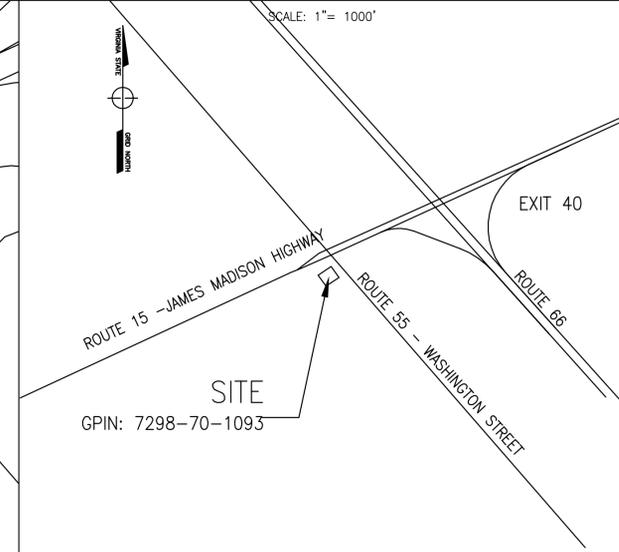
REVIEWED BY: _____ APPROVED BY: _____

This plan has been reviewed and has been found to be in general conformance with the requirements of Prince William County. 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. If not bonded or permitted (if applicable) within one year of the authorized date or lawfully extended, this authorization will expire. A valid agreement and bond with Prince William County must be maintained to assure plan and permit validity.

SOILS MAP



VICINITY MAP



SOILS DATA

SOIL No.	TYPE	USDA TEXTURE	SLOPES	EROSION HAZARD	PERMEABILITY (1)	DEPTH
4B	ARCOLA	SILT LOAM	2 TO 7%	SEVERE	0.6 - 2.0 in/hr	> 6.0 ft

NOTES:
 (1) Permeability of the soil surface layer.
 (2) Depth to the high water table.

SHEET INDEX

1 COVER SHEET	27 VDOT IMPROVEMENT PLAN (INFORMATIONAL PURPOSES ONLY)
2 GENERAL NOTES	28 PHASING PLAN
3 EXISTING CONDITIONS AND DEMOLITION PLAN	29 LIGHTING PLAN
4 SITE PLAN	30 PRINCE WILLIAM COUNTY BOND
5 SITE DIMENSIONING PLAN	30A PRINCE WILLIAM COUNTY BOND
6 GRADING PLAN	30B PWCSA WATER & SEWER INFORMATION
7 UTILITY PROFILES AND COMPUTATIONS	30C PWCSA WATER & SEWER INSPECTOR LOG
8 UTILITY DETAILS	
9 SANITARY SEWER PUMP DETAILS	
10 EROSION AND SEDIMENT CONTROL PLAN NARRATIVE	
11 EROSION AND SEDIMENT CONTROL PLAN DETAILS	
12 EROSION AND SEDIMENT CONTROL PLAN PHASE I	
13 EROSION AND SEDIMENT CONTROL PLAN PHASE II	
14 LANDSCAPE PLAN NOTES AND DETAILS	
15 LANDSCAPE PLAN	
16 SIGHT DISTANCE PLAN AND PROFILE	
17 SIGHT DISTANCE PLAN AND PROFILE	
18 SITE DETAILS	
19 SITE DETAILS	
20 WATER QUANTITY EXISTING CONDITIONS	
21 WATER QUANTITY & QUALITY PROPOSED CONDITIONS	
22 WATER QUALITY COMPLIANCE	
23 WATER QUANTITY COMPLIANCE	
24 WATER QUANTITY STRUCTURE DETAILS	
25 WATER QUANTITY STRUCTURE DETAILS	
25A CDS MAINTENANCE & INSPECTION	
25B CMP MAINTENANCE & INSPECTION	
25C CDS & CMP MAINTENANCE LOG	
26 EXISTING POND STRUCTURE	

REVISIONS

DATE	DESIGNER	NO.	DESCRIPTION
15/9/15	WHGA	1	TOWN OF HAYMARKET COMMENTS



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

THE TOWN OF HAYMARKET COVER SHEET

Project Name: HAYMARKET SHEETZ CONVENIENCE STORE
 Project Number: PWCSA PROJECT NUMBER: SA #16-HAY01-RO

Site Plan Name: HAYMARKET SHEETZ CONVENIENCE STORE
 Market Name:
 Plan Number:
 Plan Type:
 Revision Number:

Magisterial District: GAINESVILLE
 Present Zoning & Use: I-1 COMMERCIAL
 Date of Plan: (Month, Day, Year) DECEMBER 15, 2014

Owner: STEICO INC
 Address, including Zip Code & Telephone No. 5700 6TH AVENUE ALTOONA, PA 1660-21111
 814-239-6006

Developer: STEICO INC
 Address, including Zip Code & Telephone No. 5700 6TH AVENUE ALTOONA, PA 1660-21111
 814-239-6006

Name, Address & Telephone No. of Engineer
 Architect or Surveyor certifying Plan: Gordon 4501 DRIVE SUITE 200, CHANTILLY, VIRGINIA 20151 703-263-1900

Parcel Identification Number:
 Total Area: 2.25797 ACS Project Area: 2.25797 ACS Disturbed Area: 2.4 ACS Impervious Area: 1.74 ACS BMP Storage/Acre: N/A

Related Plans Tracking Numbers (Including Rez. & S.U.P.):
 94-00119

THE TOWN OF HAYMARKET File Number: #20140220 Site Plan Name: HAYMARKET SHEETZ CONVENIENCE STORE (FINAL SITE PLAN)

DEMOLITION NOTES

- GENERAL
1. THE DEMOLITION PLAN IS A GENERAL GUIDE OF WHAT ITEMS NEED TO DEMOLISHED AND REMOVED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL ITEMS THAT REQUIRED DEMOLITION AND REMOVAL TO COMPLETE THE PROPOSED CONSTRUCTION.
2. CONTRACTOR TO ABANDON OR REMOVE EXISTING UNDERGROUND UTILITIES AS SHOWN.
3. CONTRACTOR TO CONFIRM TERMINATION OF SERVICE WITH UTILITY COMPANIES PRIOR TO BEGINNING EXCAVATION.
4. PRIOR TO THE START OF DEMOLITION ACTIVITIES, CONTRACTOR SHALL INSTALL ALL PHASE I EROSION AND SEDIMENT CONTROL MEASURES.

- CONCRETE
1. REMOVAL OF CONCRETE PAVEMENT, PADS, STOOPS, STEPS, ETC., SHALL INCLUDE CONCRETE, STEEL REINFORCEMENT, GRAVEL BASE.

- ELECTRIC
1. CONTRACTOR TO COORDINATE ANY ELECTRICAL DISRUPTION WITH THE PROPERTY OWNER.
2. CONTRACTOR TO COORDINATE WITH THE ELECTRIC SERVICE PROVIDER FOR THE RELOCATION OF EXISTING UNDERGROUND AND OVERHEAD SERVICE LINES.
3. CONTRACTOR TO COORDINATE AND CONFIRM TERMINATION OF ELECTRICAL SERVICE WITH ELECTRIC SERVICE PROVIDER PRIOR TO EXCAVATION.
4. REMOVAL OF POWER POLES SHALL INCLUDE THE POLE OR POST, CONCRETE FOOTING OR FOUNDATION, GUY WIRES, REINFORCEMENT, AND GRAVEL BEDDING.

- COMMUNICATION/TELEPHONE/CABLE
1. CONTRACTOR TO COORDINATE ANY COMMUNICATION DISRUPTION WITH THE PROPERTY OWNER, AND THE APPROPRIATE GOVERNING AUTHORITY.
2. CONTRACTOR TO COORDINATE WITH THE UTILITY SERVICE PROVIDER FOR THE RELOCATION AND OR TERMINATION OF EXISTING UNDERGROUND SERVICE LINES.
3. CONTRACTOR TO COORDINATE AND CONFIRM TERMINATION OF UTILITY SERVICE WITH APPROPRIATE SERVICE PROVIDER PRIOR TO EXCAVATION.

- GAS
1. CONTRACTOR TO COORDINATE WITH THE GAS SERVICE PROVIDER FOR THE RELOCATION AND OR TERMINATION OF EXISTING UNDERGROUND SERVICE LINES.
2. CONTRACTOR TO COORDINATE AND CONFIRM TERMINATION OF GAS SERVICE WITH GAS SERVICE PROVIDER PRIOR TO EXCAVATION.

- STORM SEWER
1. REMOVAL OF STORM SEWER SHALL INCLUDE PIPES, MANHOLES & TOPS, STRUCTURES & TOPS, ANCHORS, BOLTS, FILTER FABRIC, GRAVEL BEDDING.

- MECHANICAL SYSTEMS
1. REMOVE ALL PIPING AND APPURTENANCES ASSOCIATED WITH EXISTING PUMP ISLAND FACILITIES.

- WATER
1. REMOVAL OF WATER SHALL INCLUDE PIPES, WELLS, VALVES, AND TEES.

- SANITARY SEWER
1. REMOVAL OF SANITARY SEWER SHALL INCLUDE FORCE MAIN PIPING AND ASSOCIATE PUMP.

GENERAL TREE REMOVAL NOTES

- 1. ALL TREE PROTECTION DEVICES AND PERIMETER EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF TREE REMOVAL OPERATIONS. COORDINATE WITH PROPERTY OWNER FOR THE ESTABLISHMENT OF TREE PROTECTION FENCE LINE.
2. TREE PROTECTION DEVICES SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY HAS BEEN COMPLETED AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT THE CONSENT OF OWNER.
3. NO TOXIC MATERIALS SHALL BE STORED WITHIN 100' OF VEGETATION AREAS TO BE RETAINED.
4. NO BURNING SHALL BE PERMITTED.
5. NO PROTECTIVE DEVICES, SIGNS, UTILITY BOXES OR OTHER OBJECTS SHALL BE NAILED OR AFFIXED TO TREES TO BE PRESERVED.
6. IN THE EVENT THAT A TREE OR PORTION THEREOF IS DEAD OR DYING DUE TO CONSTRUCTION OR ENVIRONMENTAL CHANGES RESULTING FROM DEMOLITION, CONSTRUCTION AND/OR CLEARING, AND POSES A HAZARD TO EITHER LIFE OR PROPERTY, THE CONTRACTOR SHALL TAKE SUCH ACTION AS NECESSARY TO ELIMINATE THE HAZARD CAREFULLY.
7. ANY DAMAGE INFLICTED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES SHOWN TO BE PRESERVED SHALL BE REPAIRED IMMEDIATELY. ALL DAMAGED BRANCHES IN THE CROWN SHALL BE CUT OFF CLEANLY.
8. TREES THAT ARE REQUIRED TO BE REMOVED SHALL BE REMOVED IN SUCH A WAY THAT SURROUNDING TREES, VEGETATION, LANDSCAPING, STRUCTURES, AND SITE FEATURES ARE NOT DAMAGED.
9. TREES THAT ARE REQUIRED TO BE REMOVED SHALL BE CUT DOWN BY HAND WITH A CHAIN SAW. THESE TREES SHALL BE CUT DOWN FLUSH WITH THE GROUND (WITHIN 2" OF THE SOIL), AND CUT INTO MOVABLE LENGTHS, TO PREVENT THE CREATION OF A NEW HAZARD. REMAINING STUMPS SHALL BE REMOVED OR GROUND DOWN WITH A STUMP GRINDER.
10. TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED, OR PULLED INTO TREE PRESERVATION AREAS. EQUIPMENT OPERATORS SHALL NOT CLEAN ANY PART OF THEIR EQUIPMENT BY SLAMMING IT AGAINST THE TRUNKS OF TREES TO BE RETAINED.

GENERAL BUILDING AND SITE DEMOLITION NOTES

THE DEMOLITION PLAN IS A GENERAL GUIDE OF WHAT ITEMS NEED TO DEMOLISHED AND REMOVED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL ITEMS THAT REQUIRED DEMOLITION TO COMPLETE THE PROPOSED CONSTRUCTION.

- 1) PRIOR TO START OF DEMOLITION ACTIVITIES, THE CONTRACTOR SHALL CONDUCT PRE DEMOLITION MEETING ON SITE TO REVIEW METHODS AND PROCEDURES RELATED TO BUILDING AND SITE DEMOLITION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
A) INSPECT AND DISCUSS CONDITION OF CONSTRUCTION TO BE DEMOLISHED.
B) REVIEW STRUCTURAL LOAD LIMITATIONS OF ADJACENT EXISTING STRUCTURES.
C) REVIEW AND FINALIZE BUILDING DEMOLITION SCHEDULE AND VERIFY AVAILABILITY OF DEMOLITION PERSONNEL, EQUIPMENT, AND FACILITIES NEEDED TO MAKE PROGRESS AND AVOID DELAYS.
D) REVIEW AND FINALIZE PROTECTION REQUIREMENTS.
E) COORDINATE WITH PROPERTY OWNER FOR THE ESTABLISHMENT OF TREE PROTECTION FENCE LINE.
F) COORDINATE PROJECT PHASING WITH OWNER.

- 2) PRIOR TO START OF DEMOLITION ACTIVITIES CONTRACTOR SHALL TAKE PHOTOGRAPHS (50 MINIMUM) OR VIDEOTAPE EXISTING CONDITIONS OF ADJOINING CONSTRUCTION AND SITE IMPROVEMENTS, INCLUDING FINISH SURFACES, THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY BUILDING AND SITE DEMOLITION OPERATIONS.

- 3) MAINTAIN ACCESS TO EXISTING WALKWAYS, EXITS, AND OTHER ADJACENT OCCUPIED BUILDINGS OR FACILITIES. DO NOT CLOSE OR OBSTRUCT WALKWAYS, EXITS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM PROPERTY OWNER OR AUTHORITIES HAVING JURISDICTION.

- 4) DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS APPROVED BY OWNER AND AUTHORITIES HAVING JURISDICTION.
5) PROMPTLY REPAIR DAMAGE TO ADJACENT EXISTING SITE IMPROVEMENTS IF CAUSED BY BUILDING OR SITE DEMOLITION.

- 6) PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
7) WHERE REQUIRED ERECT TREE PROTECTION FENCING AROUND DRIP LINE OF INDIVIDUAL TREES TO REMAIN. COORDINATE WITH PROPERTY OWNER FOR THE ESTABLISHMENT OF TREE PROTECTION FENCE LINE.

- 8) PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT EXISTING BUILDINGS, FACILITIES AND PROPERTIES.

- 9) PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA AND TO AND FROM PORTIONS OF ADJACENT BUILDINGS AND STRUCTURES.

- 10) ALL TREE PROTECTION DEVICES AND PERIMETER EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE START OF DEMOLITION OPERATIONS. COORDINATE WITH CERTIFIED ARBORIST FOR THE ESTABLISHMENT OF TREE PROTECTION FENCE LINE.

- 11) ALL DEMOLISHED MATERIALS SHALL BE REMOVED AND DISPOSED OF OFF-SITE PROPERLY.

- 12) CONTRACTOR SHALL CONDUCT DEMOLITION OPERATIONS IN ACCORDANCE WITH LOCAL, COUNTY, STATE AND FEDERAL SAFETY STANDARDS.

- 13) PRIOR TO THE START OF DEMOLITION ACTIVITIES, CONTRACTOR SHALL INSTALL ALL PHASE I EROSION AND SEDIMENT CONTROL MEASURES.

CONSTRUCTION/SAFETY FENCE NOTE:

CONTRACTOR TO ERECT CONSTRUCTION/SAFETY FENCE AROUND THE PERIMETER OF ALL DEMOLITION AND SITE CONSTRUCTION ACTIVITIES. FENCE TO HAVE LIMITED ACCESS FOR CONSTRUCTION PERSONNEL AND ASSOCIATED VEHICLES AND EQUIPMENT. CONTRACTOR TO COORDINATE LOCATION WITH OWNER. IT SHALL BE THE CONTRACTORS OPTION TO RELOCATE/REARRANGE CONSTRUCTION/SAFETY FENCING IN ORDER TO MAINTAIN VARIOUS CONSTRUCTION OPERATIONS AND ANTICIPATED PHASING OF CONSTRUCTION ACTIVITIES. FENCING SHALL REMAIN IN PLACE UNTIL REMOVAL IS APPROVED BY THE OWNER.

FLOOR AREA TABULATIONS:

QUICK SERVICE FOOD STORE AREA: 1124 SF
SERVICE STATION AREA: 5434 SF
GROSS STORE AREA: 6558 SF

PROPOSED SITE USES:

SEE SHEET 4 FOR SUP USES

PROJECT NARRATIVE

THE PROPOSED SITE IMPROVEMENTS FOR SHEETZ IN THE TOWN OF HAYMARKET, VIRGINIA INCLUDE THE DEMOLITION OF THE EXISTING BUILDING AND EXISTING SITE FEATURES, THE ERECTION OF THE NEW SHEETZ CONVENIENCE STORE BUILDING AND PUMP ISLANDS, WITH ASSOCIATED PARKING, TRAVEL WAYS, UTILITY INFRASTRUCTURE, AND ENTRANCE IMPROVEMENTS.

CONTRACTORS NOTES

- 1. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING THE VDOT RIGHT-OF-WAY, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR ALLAY DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO INSURE THAT THE STREETS ARE KEPT IN A CLEAN AND DUST-FREE CONDITION AT ALL TIMES.
2. THE CLIENT, CONTRACTOR, AND/OR SURVEYOR SHALL BE RESPONSIBLE FOR NOTIFYING GORDON OF ANY CONDITIONS FOUND IN THE FIELD THAT VARY FROM WHAT IS SHOWN ON THE PLANS. OBSERVATIONS REGARDING APPARENT INCONSISTENCIES IN THE PLANS SHALL BE BROUGHT TO GORDON'S ATTENTION FOR VERIFICATION PRIOR TO STAKEOUT.
3. ALL HANDICAPPED PARKING SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. (ADA - CURRENT VERSION). ALL TRAILS/SIDEWALKS SHALL COMPLY WITH ADA REQUIREMENTS.
4. ALL PROPOSED UNDERGROUND UTILITIES SHALL COMPLY WITH SECTION 710.6 OF THE ZONING ORDINANCE. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND INSURE THE CONTINUANCE OF SERVICE. IF NECESSARY, THE SITE PLAN WILL BE MODIFIED TO ELIMINATE THE CONFLICT AT THE OWNER'S EXPENSE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH PERFORMANCE OF ITS WORK AND THE WORK OF ITS SUBCONTRACTORS. GORDON SHALL NOT HAVE CONTROL OVER, CHARGE OF, OR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
6. CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN EXISTING UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 811 PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL IDENTIFIED TREES AND SHALL COORDINATE TREE PRESERVATION WITH THE OWNER PRIOR TO ANY CONSTRUCTION.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE WORK IN SUCH A MANNER AS TO PREVENT THE WASHING OF ANY TOPSOIL, SILT OR DEBRIS ONTO ADJACENT PROPERTIES.
9. ADDITIONAL TEST PITS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF THE EXISTING UTILITIES WHERE THE PROPOSED IMPROVEMENTS CROSS TO IDENTIFY IF CONFLICTS WILL EXIST. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF CONFLICTS ARE FOUND. ANY REDESIGN WILL BE AT THE OWNERS EXPENSE.
10. CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT FOR SUITABLE BACKFILL MATERIAL REQUIREMENTS AND COMPACTION REQUIREMENTS.
11. PRIOR TO ISSUING A PERMIT THAT ALLOWS ANY TYPE OF LAND DISTURBANCE, RELATED TO A FINAL SITE, ALL WETLAND PERMITS IF REQUIRED BE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS SHALL HAVE BEEN OBTAINED AND EVIDENCE OF SUCH SUBMITTED TO THE TOWN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM THE ANY AUTHORITY ISSUING PERMITS.
13. MAINTAIN A MINIMUM VERTICAL CLEARANCE OF ONE (1) FOOT SIX (6) INCHES BETWEEN COROSSINGS OF ALL UTILITY LINES UNLESS OTHERWISE NOTED.
14. EXISTING AND PROPOSED SANITARY SEWER CLEAN OUT TOPS SHALL BE SET FLUSH WITH PROPOSED FINISHED GRADE AND BE ABLE TO WITHSTAND VEHICULAR TRAFFIC. (AS REQUIRED)

VDOT NOTES

- 1. SUBBASE DEPTH IS BASED ON A CBR VALUE OF 10 BASED ON AN ESTIMATE WHICH WILL BE REVISED ONCE THE SOIL TEST OF SUBGRADE ARE PERFORMED.
2. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE CURB AND GUTTER, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER ON THE ROADWAY.
3. STANDARD GUARDRAIL AND HANDRAIL SHALL BE INSTALLED AT THOSE LOCATIONS AS DESIGNATED DURING FINAL FIELD INSPECTIONS BY PRINCE WILLIAM COUNTY OR VDOT.
4. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.

I-1 (LIMITED INDUSTRIAL DISTRICT) ZONING REQUIREMENTS:

Table with 2 columns: AREA REGULATIONS, AREA. Row 1: AREA, NO REQUIREMENT

SETBACK AND YARD REGULATIONS

FRONT REQUIRED: STRUCTURES IN THE I-1 DISTRICT MAY BE LOCATED TO WITHIN TEN FEET OF ANY STREET RIGHT-OF-WAY. FRONT PROVIDED: 53.5'

SIDE REQUIRED: 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. SIDE PROVIDED: 74.8'

REAR. REAR YARDS SHALL HAVE THE SAME REGULATIONS AS SIDE YARDS. REAR PROVIDED: 23.3'

FENCES. FENCES SHALL NOT EXCEED SEVEN FEET IN HEIGHT AND SHALL NOT BE LESS THAN THREE FEET IN HEIGHT.

HEIGHT REGULATIONS

BUILDINGS IN THE I-1 DISTRICT MAY BE ERECTED UP TO A HEIGHT OF 35 FEET. FOR BUILDINGS OVER 35 FEET IN HEIGHT, APPROVAL SHALL BE OBTAINED FROM THE TOWN COUNCIL SUBSEQUENT TO A REVIEW BY THE PLANNING COMMISSION. CHIMNEYS, FLUES, COOLING TOWERS, FLAGPOLES, OR THEIR ACCESSORY FACILITIES NOT NORMALLY OCCUPIED BY WORKERS ARE EXCLUDED FROM THIS LIMITATION. PARAPET WALLS ARE PERMITTED UP TO FOUR FEET ABOVE THE LIMITED HEIGHT OF THE BUILDING ON WHICH THE WALL REST.

COVERAGE REGULATIONS

MAXIMUM LOT COVERAGE IN THE I-1 DISTRICT SHALL NOT EXCEED 85 PERCENT.

Table with 2 columns: SITE AREA, PERMITTED COVERAGE. Row 1: 98,357 SF. Row 2: 83,603 SF (85.0 %). Row 3: 22,102 SF. Row 4: 76,255 SF (77.5 %)

AREA TABULATION

Table with 2 columns: SITE AREA, SITE AREA (AFTER DEDICATION). Row 1: 98,357 SF OR 2.2579 ACRES. Row 2: 95,932 SF OR 2.2023 ACRES

GENERAL NOTES

- 1. THE PRINCE WILLIAM COUNTY, VIRGINIA GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 7298-70-1093 AND IS WITHIN ZONE I-1 OF THE TOWN OF HAYMARKET, VIRGINIA. SUBJECT PROPERTY AREA IS 98,357 SF OR 2.2579 ACRES. ADDRESS: 15315 WASHINGTON STREET.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF STEICO, INC. AND WAS ACQUIRED FROM HAYMARKET 55 ASSOCIATES BY DEED DATED FEBRUARY 22, 1994 AND RECORDED IN DEED BOOK 2115 AT PAGE 1065 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
3. THE BOUNDARY INFORMATION DELINEATED WAS TAKEN FROM EXISTING LAND RECORDS, AND THE EXISTING CURB SHOWN ON SHEETS 4, 5, 6, 13, AND 27 ARE PER VDOT PLAN #0066-076-074 AND DOES NOT REPRESENT A BOUNDARY SURVEY PERFORMED BY GORDON. THE CONTRACTOR TO VERIFY THE TIE IN POINTS BOTH VERTICALLY & HORIZONTALLY.
4. THE SUBJECT SITE WILL BE IMPACTED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION PLAN ENTITLED "INTERSTATE 66/ROUTE 15 INTERCHANGE RECONSTRUCTION. STATE PROJECT NUMBER: 0066-076-074. THE IMPROVEMENTS FOR WASHINGTON STREET RTE 55 AND JAMES MADISON HIGHWAY RTE 15 ARE SHOWN AS EXISTING CONDITIONS PER THE "INTERSTATE 66/ROUTE 15 INTERCHANGE RECONSTRUCTION. STATE PROJECT NUMBER: 0066-076-074. THE CONTRACTOR SHALL VERIFY ALL TIE IN POINTS.
5. TOPOGRAPHIC SURVEY WAS PERFORMED BY Gordon IN OCTOBER 2012.
6. HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE PLANE COORDINATE SYSTEM (NAD 83) ZONE NORTH.
7. VERTICAL DATUM IS REFERENCED TO NAV88.
8. CONTOUR INTERVAL EQUALS ONE FOOT.
9. THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ACCORDING TO COMMUNITY PANEL NUMBER 51153C0059D OF THE FEMA FLOOD INSURANCE RATE MAP.
10. THE LIMITS OF DISTURBANCE FOR THIS SITE CONSISTS OF APPROXIMATELY 2.4 ACRES.
11. ALL LAND, ON- OR OFF-SITE, WHICH IS DISTURBED BY THIS DEVELOPMENT, AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.
12. DEVELOPMENT OF THE SITE WILL BE IN CONFORMANCE TO PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL AND THE TOWN OF HAYMARKET ZONING ORDINANCE, AND PWSA DESIGN STANDARDS. ALL ENTRANCES SHALL BE BUILT IN ACCORDANCE WITH VDOT STANDARDS.
13. THE SITE IS TO BE SERVED BY EXTENSIONS OF EXISTING PUBLIC WATER AND SEWER LOCATED WITHIN OR ADJACENT TO THE SITE.
14. SILTATION AND EROSION CONTROL IS TO BE PROVIDED IN ACCORDANCE WITH CURRENT PRINCE WILLIAM COUNTY STANDARDS AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
15. SITE LIGHTING WILL COMPLY WITH THE TOWN OF HAYMARKET ZONING ORDINANCE.
16. ALL ENTRANCE SIGNS WILL COMPLY WITH TOWN OF HAYMARKET ZONING ORDINANCE.
17. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FEDERAL, STATE, AND PRINCE WILLIAM COUNTY AND THE TOWN OF HAYMARKET REQUIREMENTS.
18. THE APPROVAL OF THIS PLAN SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
19. FIRE LANE MARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 304 OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.
20. FIRE HYDRANT INSTALLATION/COVERAGE SHALL BE PROVIDED IN ACCORDANCE WITH PRINCE WILLIAM COUNTY SANITATION AUTHORITY AND THE DESIGN AND CONSTRUCTION STANDARDS MANUAL.
21. ALL PROPOSED UTILITIES SERVING THE SITE SHALL BE INSTALL UNDERGROUND.
22. THERE ARE NO MAPPED RPA'S ON THE PROPERTY.
23. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY. TO THE BEST OF OUR BELIEF, THERE IS NO EVIDENCE OF ANY HISTORIC SITES ON THIS PROPERTY.
24. SOLID WASTE REMOVAL HAS BEEN PROVIDED BY 1 DUMPSTER ENCLOSURE LOCATED ON SITE. SHEETZ WILL DETERMINE THE TYPE OF DUMPSTER AND FREQUENCY OF COLLECTION. THE DUMPSTER ENCLOSURE WILL BE SCREENED IN ACCORDANCE WITH THE TOWN OF HAYMARKET REQUIREMENTS.
25. CHANGES OR REVISIONS IN CONSTRUCTION PLANS SHALL NOT BE MADE UNLESS FIRST APPROVED BY THE GOVERNING AGENCIES HAVING AUTHORITY FOR ASPPROVAL.

PARKING TABULATIONS

(PER TABLE 6-8 OF PRINCE WILLIAM COUNTY DESIGN & CONSTRUCTION STANDARDS MANUAL PWC PARKING STANDARD IS MORE STRICTRANT THAN THE TOWN STANDARD OF 1 SPACE PER 200 NET SQUARE FEET OF BUILDING AREA) RETAIL FUEL SALES:

FUEL WITH CONVENIENCE RETAIL REQUIREMENT: 5 PLUS 1 PER 150 NET SQUARE FEET OF BUILDING AREA 10 MINIMUM BUILDING NET AREA = 6558 x .85 = 5574.3

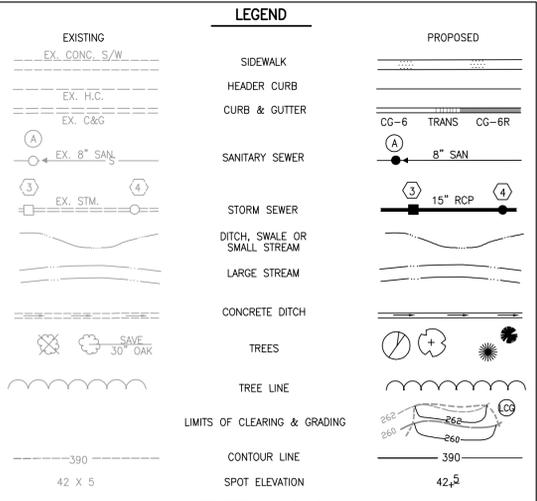
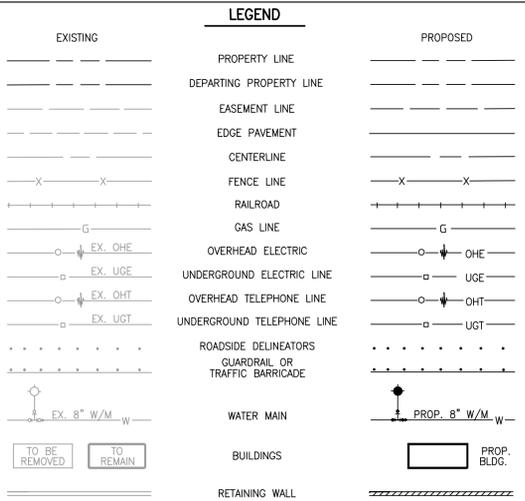
TOTAL REQUIRED : 42 SPACES

Table with 2 columns: TOTAL REQUIRED SPACES, TOTAL PROVIDED SPACES. Row 1: 42 SPACES. Row 2: 52 SPACES. Row 3: 3 SPACES. Row 4: 3 SPACES. Row 5: 1. Row 6: 1

PROPOSED SEE TRAFFIC IMPACT ANALYSIS REPORT FOR DETAILED TRIP GENERATION CALCULATIONS.

EXISTING AREA OF SITE = 2.26 ACRES AREA OF SITE = 853 (CONVENIENCE MARKET WITH GASOLINE PUMPS) GFA OF BUILDING = 4,763 SQUARE FEET AVERAGE VEHICLE TRIP ENDS VS: 1000 GFA ON A WEEKDAY AVERAGE RATE 845.60 TIMES 4.763 = 4,028 VPD TOTAL VPD = 4028 4028 / 2 ENTRANCES = 2014 VPD AT EACH ENTRANCE EGRESS CALCULATION DIVIDE 2014 BY 2 = 1007 VPD @ EACH ENTRANCE

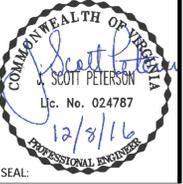
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Gordon logo and contact information: PROGRAMMING AND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, SURVEYING AND MAPPING, SECURITY CONSULTING. 4501 Daily Drive, Chantilly, VA 20151, Phone: 703-263-1900, www.gordon.us.com

Table with 3 columns: REVISIONS, DESCRIPTION, DATE. Includes a grid for tracking changes.

Table with 2 columns: SUR, DES, DRW, CHK. Lists drawing and checkers: GORDON, WHGA, WHGA, JWM.

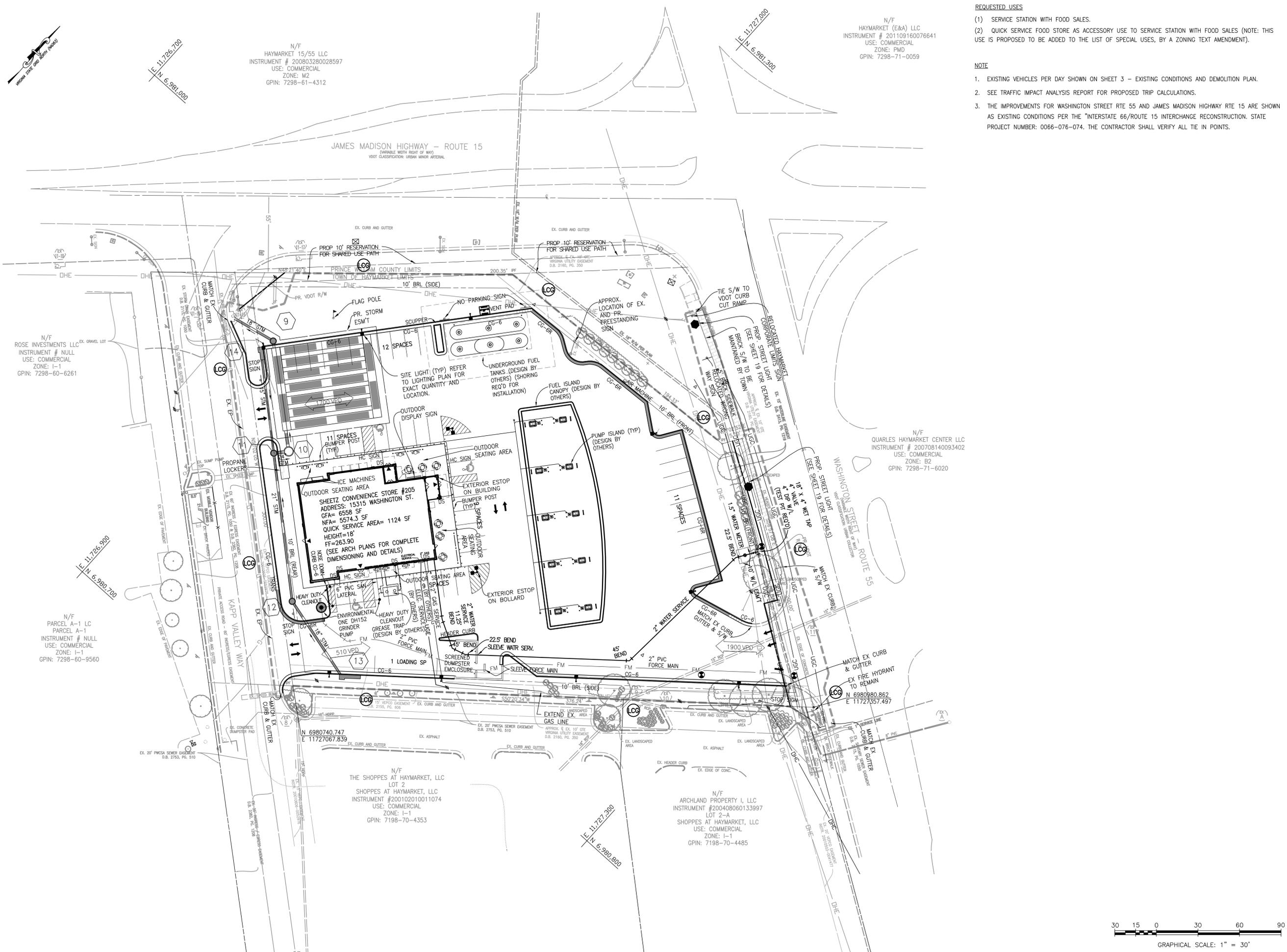


GENERAL NOTES: HAYMARKET SHEETZ CONVENIENCE STORE. FINAL SITE PLAN MAGISTERIAL DISTRICT TOWN OF HAYMARKET, VIRGINIA.

Table with 2 columns: HORIZ, SCALE, DATE, PLAN, JOB, CADD, NCS, NUMBER. Includes scale 12/15/14, job 2993-0101, and number 2 of 30.

Gordon logo and Packet Pg. 12

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REQUESTED USES

- (1) SERVICE STATION WITH FOOD SALES.
- (2) QUICK SERVICE FOOD STORE AS ACCESSORY USE TO SERVICE STATION WITH FOOD SALES (NOTE: THIS USE IS PROPOSED TO BE ADDED TO THE LIST OF SPECIAL USES, BY A ZONING TEXT AMENDMENT).

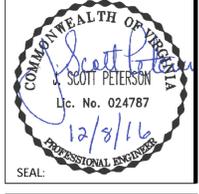
NOTE

- 1. EXISTING VEHICLES PER DAY SHOWN ON SHEET 3 - EXISTING CONDITIONS AND DEMOLITION PLAN.
- 2. SEE TRAFFIC IMPACT ANALYSIS REPORT FOR PROPOSED TRIP CALCULATIONS.
- 3. THE IMPROVEMENTS FOR WASHINGTON STREET RTE 55 AND JAMES MADISON HIGHWAY RTE 15 ARE SHOWN AS EXISTING CONDITIONS PER THE "INTERSTATE 66/ROUTE 15 INTERCHANGE RECONSTRUCTION, STATE PROJECT NUMBER: 0066-076-074. THE CONTRACTOR SHALL VERIFY ALL TIE IN POINTS.

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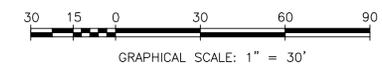
REVISIONS	DESCRIPTION	NUMBER	DATE

SUR: GORDON	DES: WHGA
DRW: WHGA	CHK: JWM



SITE PLAN
HAYMARKET SHEETZ CONVENIENCE STORE
 FINAL SITE PLAN
 GAINESVILLE MAGISTERIAL DISTRICT
 TOWN OF HAYMARKET, VIRGINIA

HORIZ: 1" = 30'
 SCALE: VERT: N/A
 DATE: 12/15/14
 PLAN:
 JOB: 2993-0101
 CADD:
 NCS:
 NUMBER: 4 of 30
Gordon



Attachment: Sheetz - Final Submission Updated File 0003 - Final Site Plan #2016-080 - Sheet2

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REVISIONS	DESCRIPTION	NUMBER	DATE

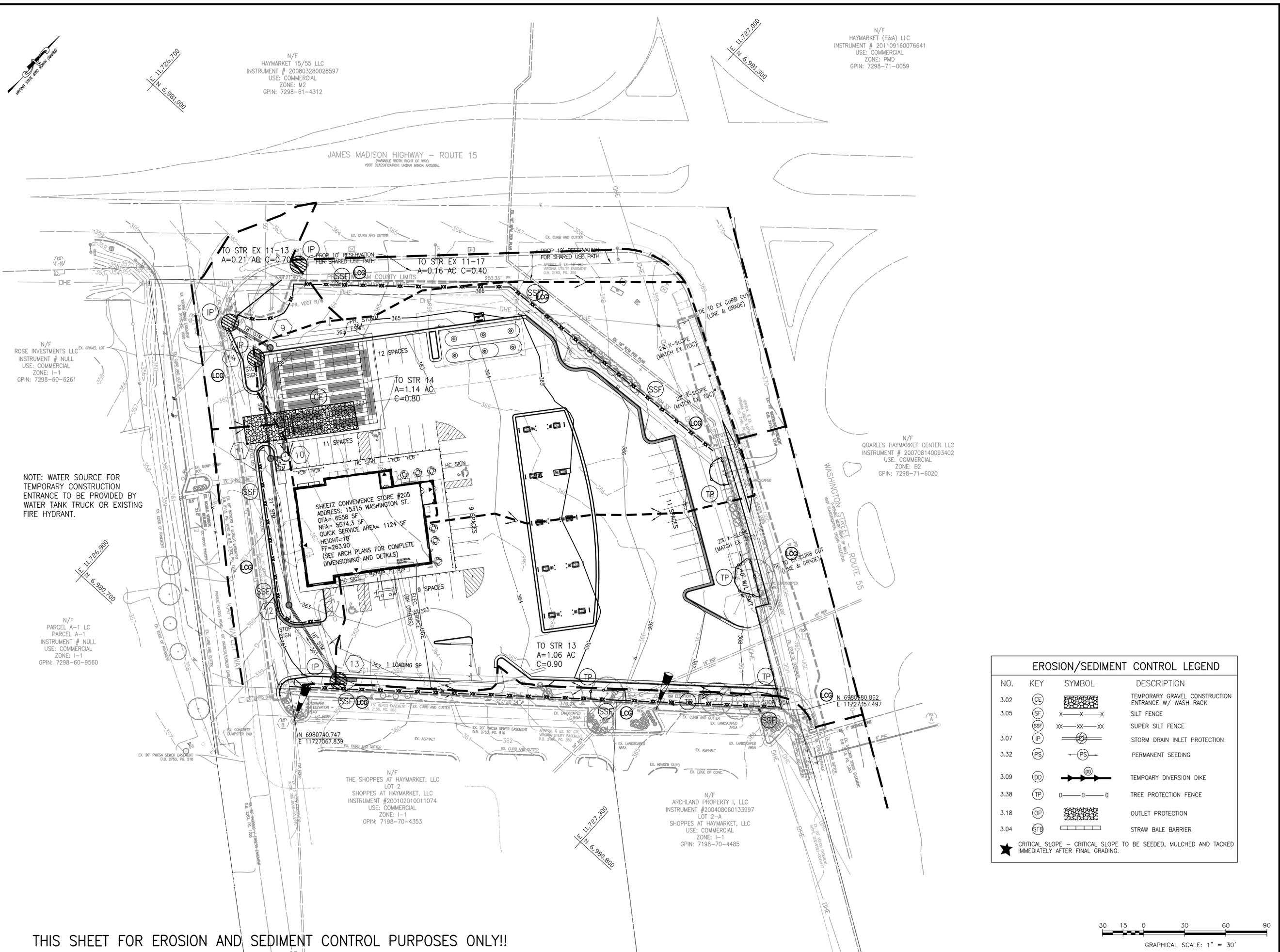
SUR: GORDON	DES: WHGA
DRW: WHGA	CHK: JWM

COMMONWEALTH OF VIRGINIA
 Scott Peterson
 Lic. No. 024787
 12/8/16
 PROFESSIONAL ENGINEER
 SEAL:

EROSION AND SEDIMENT CONTROL PLAN PHASE II
HAYMARKET SHEETZ CONVENIENCE STORE
 FINAL SITE PLAN
 GAINESVILLE MAGISTERIAL DISTRICT
 TOWN OF HAYMARKET, VIRGINIA

HORIZ: 1" = 30'
 SCALE: VERT: N/A
 DATE: 12/15/14
 PLAN:
 JOB: 2993-0101
 CADD:
 NCS:
 NUMBER: 13 of 30
Gordon

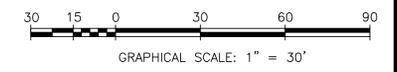
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EROSION/SEDIMENT CONTROL LEGEND

NO.	KEY	SYMBOL	DESCRIPTION
3.02	CE	[Symbol]	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE W/ WASH RACK
3.05	SF	[Symbol]	SILT FENCE
	SSF	[Symbol]	SUPER SILT FENCE
3.07	IP	[Symbol]	STORM DRAIN INLET PROTECTION
3.32	PS	[Symbol]	PERMANENT SEEDING
3.09	DD	[Symbol]	TEMPORARY DIVERSION DIKE
3.38	TP	[Symbol]	TREE PROTECTION FENCE
3.18	OP	[Symbol]	OUTLET PROTECTION
3.04	STB	[Symbol]	STRAW BALE BARRIER

★ CRITICAL SLOPE - CRITICAL SLOPE TO BE SEEDED, MULCHED AND TACKED IMMEDIATELY AFTER FINAL GRADING.



THIS SHEET FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY!!

VERTICAL SCALE: 1" = 30' REPRODUCTION OR USE OF THIS DRAWING IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REPRODUCTION OR USE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM WILLIAM H. GORDON ASSOCIATES, INC. IS PROHIBITED.



N/F
HAYMARKET 15/55 LLC
INSTRUMENT # 200803280028597
USE: COMMERCIAL
ZONE: M2
GPIN: 7298-61-4312

N/F
HAYMARKET (E&A) LLC
INSTRUMENT # 201109160076641
USE: COMMERCIAL
ZONE: PMD
GPIN: 7298-71-0059



December 12, 2014
R. Marchant Schneider
Town Planner
Town of Hay Market
P.O. Box 1230
Haymarket, VA 20168

Subject: File Number 20140220 Haymarket Sheetz Convenience Store

Dear Marchant,

Pursuant to section 58-703(f) and (g) we request a modification of Section 58-703(d) of the Town Code to allow a reduction in the Peripheral Parking Lot Landscape abutting an adjacent parking lot from 25 trees to 14. This side of the property is encumbered by an overhead utility easement as well as a general telephone electric easement. Reducing the amount of trees will ensure that no tree shall infringe on any utilities. In lieu of these trees we have increased the amount of shrubs and screening in said area. The required number of shrubs in this area is 75 and we have provided 99.

We trust that you will find these changes to the landscaping sufficient. Feel free to contact me at any time with comments or questions at 703-263-1900

Sincerely,

Steve Gleason
Landscape Architect

www.gordon.us.com
DCJS License # 11-7158
CHANTILLY: 4501 Daly Drive, Chantilly, VA 20151 — Phone: (703) 263-1900
CHARLES TOWN: 301 N. Mildred Street, Suite 1, Charles Town, WV 25414 — Phone: (304) 263-1900

PROGRAMMING AND PLANNING
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SECURITY CONSULTING

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4501 Daly Drive
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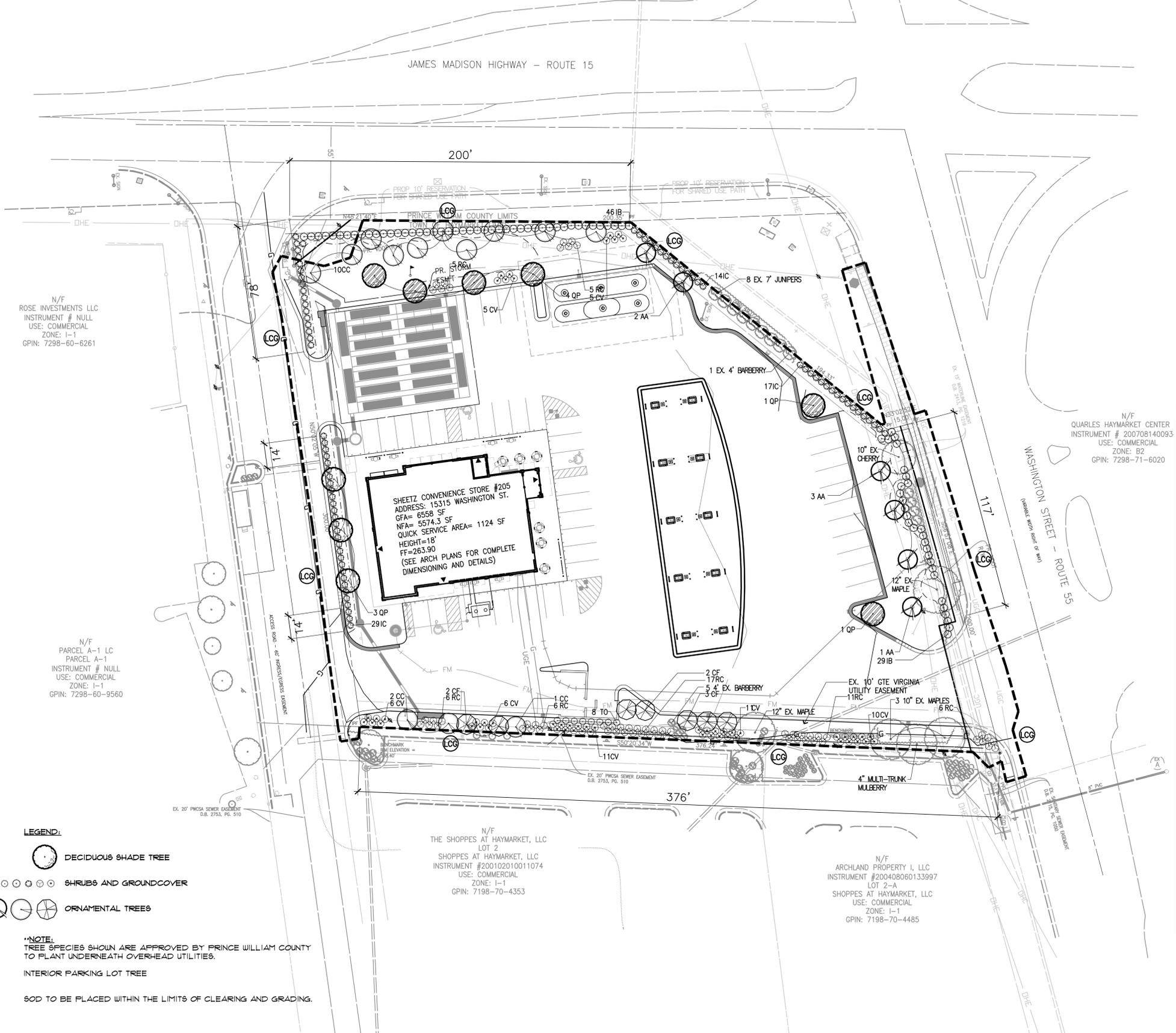
REVISIONS	DESCRIPTION	NUMBER	DATE

SUR: GORDON	DES: WDW / WLP
DRW: WDW	CHK: WLP / JSP



LANDSCAPE PLAN
**HAYMARKET SHEETZ
CONVENIENCE STORE**
FINAL SITE PLAN
GAINESVILLE MAGISTERIAL DISTRICT
TOWN OF HAYMARKET, VIRGINIA

HORIZ: 1" = 30'
SCALE: VERT: N/A
DATE: 12/15/14
PLAN:
JOB: 2993-0101
CADD:
NCS:
NUMBER: 15 of 30
Gordon



N/F
ROSE INVESTMENTS LLC
INSTRUMENT # NULL
USE: COMMERCIAL
ZONE: I-1
GPIN: 7298-60-6261

N/F
QUARLES HAYMARKET CENTER
INSTRUMENT # 200708140093
USE: COMMERCIAL
ZONE: B2
GPIN: 7298-71-6020

N/F
PARCEL A-1 LC
PARCEL A-1
INSTRUMENT # NULL
USE: COMMERCIAL
ZONE: I-1
GPIN: 7298-60-9560

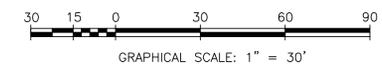
N/F
THE SHOPPES AT HAYMARKET, LLC
LOT 2
SHOPPES AT HAYMARKET, LLC
INSTRUMENT #200102010011074
USE: COMMERCIAL
ZONE: I-1
GPIN: 7198-70-4353

N/F
ARCHLAND PROPERTY I, LLC
INSTRUMENT #200408060133997
LOT 2-A
SHOPPES AT HAYMARKET, LLC
USE: COMMERCIAL
ZONE: I-1
GPIN: 7198-70-4485

- LEGEND:**
- DECIDUOUS SHADE TREE
 - SHRUBS AND GROUND COVER
 - ORNAMENTAL TREES

****NOTE:**
TREE SPECIES SHOWN ARE APPROVED BY PRINCE WILLIAM COUNTY TO PLANT UNDERNEATH OVERHEAD UTILITIES.
INTERIOR PARKING LOT TREE
SOD TO BE PLACED WITHIN THE LIMITS OF CLEARING AND GRADING.

THIS SHEET FOR LANDSCAPING PURPOSES ONLY!!





PRINCE WILLIAM COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES - LAND DEVELOPMENT DIVISION
ESTIMATE WORKSHEET FOR REDUCTION OR EXTENSION OF PERFORMANCE BONDS,
LANDSCAPE ESCROWS AND SILTATION AND EROSION CONTROL ESCROWS

PROJECT NAME: Haymarket Sheetz Convenience Store
P.W.C. FILE #: _____ DATE PREPARED: 10/20/2016

Note: This form is to be used to estimate Performance Bond, Landscape Escrow and Siltation and Erosion Control costs posted with Prince William County. These costs do not include items that are to be bonded separately with the Virginia Department of Transportation.

PREPARED - FILL IN THE SHADDED COLUMNS. USE THE ORIGINAL BOND QTY COLUMN FOR THE ITEMS ON THE UNIT PRICE LIST OF THE APPROVED PLAN (INCLUDE ANY ITEMS ADDED WITH PLAN REVISIONS AND PAVEMENT REDESIGN) AS APPLICABLE TO THIS REQUEST. THE CURRENT ESTIMATE COLUMN IS FOR ONLY THOSE ITEMS REMAINING TO BE COMPLETED.

I. MOBILIZATION/DEMOLITION OF CONSTRUCTION EQUIPMENT

Table with columns for QTY, Description, and COST. Includes Mobilization/Demobilization Lump Sum (\$15,000/m).

II. STORM DRAINAGE

A. STRUCTURES

Table for Storm Drainage Structures with columns for ORIGINAL BOND QTY, CURRENT ESTIMATE, PWC INSPECTOR, and COST. Includes items like DI-1, DI-4, MH-1, etc.

B. CONCRETE PIPE

Table for Concrete Pipe with columns for QTY, Description, and COST. Includes items like 12", 15", 18" pipes.

C. END WALLS

Table for End Walls with columns for QTY, Description, and COST. Includes items like 12", 15", 18" end walls.

D. END SECTIONS (ES-1)

Table for End Sections (ES-1) with columns for QTY, Description, and COST. Includes items like 12", 15", 18" sections.

E. CORRUGATED METAL PIPE

Table for Corrugated Metal Pipe with columns for QTY, Description, and COST. Includes items like 12", 15", 18" pipes.

F. END SECTION (ES -2)

Table for End Section (ES -2) with columns for QTY, Description, and COST. Includes items like 15", 18", 24" sections.

G. AD N - 12 (HDPE)

Table for AD N - 12 (HDPE) with columns for QTY, Description, and COST. Includes items like 12", 15", 18" pipes.

H. STORMWATER MANAGEMENT/BMP FACILITIES COST ESTIMATE PER IMPERVIOUS ACRE TREATED (SEE NOTE 3)

Table for Stormwater Management/BMP Facilities with columns for QUANTITY, Description, and COST. Includes items like Dry Retention Pond, Wet Pond/Wetlands, etc.

Proprietary/Manufactured BMP-manufacturer's Certified Cost Plus Construction Cost

Table for Proprietary/Manufactured BMP-manufacturer's Certified Cost Plus Construction Cost with columns for QUANTITY, Description, and COST. Includes items like Aqua-swirl® Stormwater Treatment System, etc.

I. MISCELLANEOUS STORMWATER MANAGEMENT

Table for Miscellaneous Stormwater Management with columns for QUANTITY, Description, and COST. Includes items like Seed, Fertilizer & Mulch, Sod, etc.

J. MISCELLANEOUS DRAINAGE ITEMS

Table for Miscellaneous Drainage Items with columns for QUANTITY, Description, and COST. Includes items like Box Culvert, Energy Dissipater, Wing Walls, etc.

III. CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY AND/OR PRIVATE INGRESS/EGRESS EASEMENTS

A. SITE WORK

Table for Site Work with columns for QUANTITY, Description, and COST. Includes items like Clear & Grub, Excavation, Embankment, etc.

B. SUBGRADE, SUBBASE AND BASE COURSE ITEMS

Table for Subgrade, Subbase and Base Course Items with columns for QUANTITY, Description, and COST. Includes items like Subgrade preparation, Aggregate, etc.

C. ENTRANCES AND PIPESTEMS

Table for Entrances and Pipestems with columns for QUANTITY, Description, and COST. Includes items like DE-1, DE-2, DE-3, etc.

D. MISCELLANEOUS CONSTRUCTION ITEMS

Table for Miscellaneous Construction Items with columns for QUANTITY, Description, and COST. Includes items like Sidewalk (5' Width), Header Curb (CG-2/CG-3), etc.

(cont. D. Miscellaneous Construction Items)

Table for Miscellaneous Construction Items (cont.) with columns for QUANTITY, Description, and COST. Includes items like Traffic Signal (Lump Sum), HC Flaming Space Sign, etc.

IV. SANITARY SEWER AND WATERLINE CONSTRUCTION

Table for Sanitary Sewer and Waterline Construction with columns for QUANTITY, Description, and COST. Includes items like Fire Hydrant Assembly, Central Sewer Lift/Pump Station Construction, etc.

WATER MAIN (Exclusive of Fire Hydrants)

Table for Water Main (Exclusive of Fire Hydrants) with columns for QUANTITY, Description, and COST. Includes items like 4" DIP, 6" DIP, 8" DIP, etc.

SANITARY SEWER PIPE LINE (Exclusive of Manhole Structures)

Table for Sanitary Sewer Pipe Line (Exclusive of Manhole Structures) with columns for QUANTITY, Description, and COST. Includes items like 1.5" thru 4" LPPM (Low Pressure Force Main System), etc.

NOTE: For sizes larger than 15" add \$4.00 per inch increase in diameter

Totals Provided by PWCSCA (Shown on Separate Sheet) - Completed Items (20%):

SUB-TOTAL FOR SANITARY SEWER PIPE: \$ 18,835.00

SUB-TOTAL FOR ITEM IV: \$ 20,835.00

Gordon CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING AND MAPPING SECURITY CONSULTING
4501 Daily Drive
Chantilly, VA 20151
Phone: 703-263-1900
www.gordonus.com

Table with columns for REVISIONS, DESCRIPTION, NUMBER, DATE. Includes revision details for the project.

Table with columns for SUR, DES, DRW, CHK. Includes project identifiers and checker information.

COMMONWEALTH OF VIRGINIA
SCOTT PETERSON
Lic. No. 024787
PROFESSIONAL ENGINEER
12/8/16

PRINCE WILLIAM COUNTY BOND
HAYMARKET SHEETZ
CONVENIENCE STORE
FINAL SITE PLAN
GAINESVILLE MAGISTERIAL DISTRICT
TOWN OF HAYMARKET, VIRGINIA

HORIZ: N/A
SCALE: VERT: N/A
DATE: 12/15/14
PLAN:
JOB: 2993-0101
CADD:
NCS:
NUMBER: 30 of 30
Gordon
Packet Pg. 16

V. Percentages held per Reduction Guidelines (These Amounts are in addition to the Cost to Complete)
(Refer to Reduction Guidelines at the end of the Form for Explanation of the Percentages)

Cost of Constructed Storm Drainage (hold 25%)	Actual %	\$ -	\$ -
Cost of Asphalt in Place with Pavement Topped (hold 25%)	Actual %	\$ -	\$ -
Cost of Asphalt in Place with Pavement Not Topped (hold 50%)	Actual %	\$ -	\$ -
Cost of Aggregate in Place w/ Pavement Not Topped (hold 50%)	Actual %	\$ -	\$ -
Cost of Constructed SWM (hold 50%)	Actual %	\$ -	\$ -
Cost of Constructed Guardrail (hold 10%)	Actual %	\$ -	\$ -
Cost of Constructed Concrete Items (hold 25%)	Actual %	\$ -	\$ -

SUB-TOTAL FOR ITEM V: \$ - \$ -

TOTAL CONSTRUCTION COST (Includes Repair/Replacement Items) \$ 1,474,587.00 \$ 15,000.00

VI. MISCELLANEOUS COSTS

A. Administrative Cost - 10% of the total construction cost, not to exceed \$50,000	\$ 50,000.00	\$ 1,500.00
B. Inflation Cost - Compounded annually at 3.0% per year of the total construction cost	\$ 49,237.61	\$ 450.00
Total Performance Bond Amount	\$1,568,824.61	\$ 16,950.00

VII. LANDSCAPING ESCROW

Page 11

A. DECIDUOUS TREES

QUANTITY	DESCRIPTION	COST
	5' - 6'	@ \$165 EA
	7' - 8' or 1 1/2" or 2" - 2"	@ 165 EA
9	2' - 2 1/2" or 2 1/2" - 3"	@ 250 EA
	3' - 3 1/2" or 3 1/2" - 4"	@ 450 EA
SUB-TOTAL FOR DECIDUOUS TREES:		\$ 2,250.00

B. EVERGREEN TREES

	5' - 5'	@ \$125 EA
	6' - 7'	@ 175 EA
	7' - 8'	@ 300 EA
8	8' - 10'	@ 400 EA
SUB-TOTAL FOR EVERGREEN TREES:		\$ 3,200.00

C. SHRUBS

264	18" - 24"	@ \$45 EA
	24" - 30"	@ 55 EA
SUB-TOTAL FOR SHRUBS:		\$ 11,880.00

D. ORNAMENTAL

26	1 Gal. (#1)	@ \$10 EA
	2 Gal. (#2)	@ 22 EA
	3 Gal. (#3)	@ 30 EA
SUB-TOTAL FOR ORNAMENTAL:		\$ 572.00

E. PERENNIAL

	18" - 24"	@ \$9 EA
SUB-TOTAL FOR PERENNIAL:		\$ -

F. REFORESTATION

	# of Acres	@ \$11,700 / acre
SUB-TOTAL FOR REFORESTATION:		\$ -
TOTAL LANDSCAPE ESCROW:		\$ 17,902.00

VIII. SILTATION AND EROSION CONTROL ESCROW

Page 12

QUANTITY	DESCRIPTION	COST
225	Diversion dike	@ \$6 LF
	Cleaning out SWM Facilities, Silt Traps and Silt Basins	@ 500/Hr. (min. \$20,000 or actual estimate provided by an engineer to the satisfaction of the plan reviewer)
990	Silt Fence	@ 8 LF
1450	Super Silt Fence	@ 20 LF
	Sod	@ 8 SY
	Seed, Fertilizer & Mulch	@ 2 SY (min. \$200)
	Steep Slopes (Grading and Stabilization with jute mesh, netting, blankets etc.)	@ 15 SY
5	Coarse Aggregate (#1 or #57)	@ 25 Ton
	Inlet Protection	@ 150 EA
	Check Dam	@ 165 EA
1	Temporary Construction Entrance	@ 1,000 EA
1	Wash Rack	@ 2,000 EA
	Temporary Sediment Trap (Drainage area up to 1 Acre)	@ 1,000 EA
1	Temporary Sediment Trap (Drainage area 1-2 Acres)	@ 1,500 EA
	Temporary Sediment Trap (Drainage area 2-3 Acres)	@ 2,000 EA
	Temporary Sediment Basin (By itemized cost)	@ -
	Channel Diversion (By itemized cost)	@ -
1020	Chain-Link Safety Fence	@ 20 LF
	Plastic Orange Safety Fence	@ 3 LF
	Yard Utility refurbishment (each single family lot)	@ 750 EA
2.4	Stockpile Removal (Quantity based on policy)	@ 25 CY
	Removal of Erosion Control Measures (Min. \$300 Cost per Acre)	@ -
	Level Spreader (by itemized cost)	@ -

SUBTOTAL FOR SILTATION & EROSION CONTROL: * \$ 58,900.00 \$ 2,000.00

Administrative Cost (10% of the total cost) \$ 5,890.00 \$ 200.00

TOTAL SILTATION AND EROSION CONTROL ESCROW AMOUNT: \$ 64,790.00 \$ 2,200.00

* Minimum acceptable amount for Siltation and Erosion Control Escrow is \$2000.00

The above is my (our) best estimate of the quantities and current cost of bondable improvements, landscaping items and siltation and erosion control items in this subdivision or site plan based on visual inspections of current conditions. This is not a guarantee that sufficient monies are being held to repair hidden faults or future deterioration.

Alexander Sarant	703-263-1900	Gordon	asarant@gordonus.com
Preparer's Name	Phone	Firm	E-mail address

NOTES:

- For items identified with ** the quantity for the embankment material is the net difference of total fill material needed and out material available at the project site, if excavated or out material is suitable for embankment.
- The excavation and embankment costs include necessary grading, spreading and/or compaction of soil in accordance with County and State standards and specifications.
- The unit cost for each of the items in the Unit Price Lists is the installation cost which includes factors such as materials, excavation, bedding, backfilling, compaction, form work, etc.
- Inflation has been calculated based on Northern Virginia Consumer Price Index of the Washington D.C. area provided by the Bureau of Labor and Statistics.
- Floodplain Items Escrow not to be part of Bond/Escrow reduction.

REDUCTION GUIDELINES FOR CERTAIN BONDABLE ITEMS:

These are considered guidelines, if a site is considered substantially complete by Transportation, Watershed and Service Authority the amount of Performance Bond may be reduced to 10%.

- Storm - If 100% constructed hold 25%, otherwise hold 25% of total plus 100% of non-constructed (if T'ed check punchlist for guidance)
- Asphalt - hold 50% of total asphalt and 50% of total stone if not topped, otherwise hold 25% of asphalt only
- Concrete - (d/w, s/w, c&g etc.) hold 25% of constructed and 100% of non-constructed (must account for damaged concrete)
- Guardrail - hold 10% of constructed and 100% of non-constructed
- SWM - hold 50% if constructed and 100% if not constructed
- Retaining walls - no reduction until final sign-off by Building Development Division
- Stockpiles - review the Stockpile Policy for compliance, escrow cannot be released and project cannot be finalized until stockpile is removed
- Service Authority will recommend a dollar amount before deadline for sanitary sewer and waterline construction. For all water and sewer items installed, 20% of the cost for the installed items is to be held for potential damages/repairs/punchlist items. Therefore, all bond reductions for water and sewer lines will be done on a 20% basis.
- Easily degradable items such as Rip-Rap, ditches and aggregate shoulders should be held in their entirety.

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REVISIONS	DESCRIPTION	NUMBER	DATE

SUR: GORDON	DES: WHGA
DRW: WHGA	CHK: JWM

COMMONWEALTH OF VIRGINIA
 SCOTT PETERSON
 Lic. No. 024787
 12/8/16
 PROFESSIONAL ENGINEER
 SEAL:

PRINCE WILLIAM COUNTY BOND
HAYMARKET SHEETZ
CONVENIENCE STORE
 FINAL SITE PLAN
 GAINESVILLE MAGISTERIAL DISTRICT
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HORIZ: N/A
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Gordon