



TOWN OF HAYMARKET TOWN COUNCIL

WORK SESSION
~ AGENDA ~

Chris Coon, Business Manager
<http://www.townofhaymarket.org/>

15000 Washington St
Haymarket, VA 20169

Wednesday, October 2, 2019

6:00 PM

Council Chambers

I. Call to Order

II. Park Public Safety - Lights

III. RV Ordinance Updates

1. RV Ordinance Example, Town of Quantico

IV. PWC One Mile Review

1. PWC One Mile Review - Comments

V. Adjournment

Sec. 90-160. - Residential parking restrictions.

- (a) No vehicle shall be parked upon any public highway or street within any residential zone, unless there is displayed on such vehicle a current valid town vehicle license tax decal, or a residential zone visitor parking permit issued pursuant to section 90-168.
- (b) Parking of commercial vehicles, recreational vehicles or trailers on any public street or other town property in the residential zone of the town for more than four hours within a 24-hour period is prohibited, except as provided for in subsection (f) below.
- (c) *Commercial vehicles defined.* For the purposes of this section, a commercial vehicle is defined as any of the following:
- (1) Any solid waste collection vehicle, tractor truck or tractor truck/semitrailer or tractor truck/trailer combination, dump truck, concrete mixer truck, towing and recovery vehicle with a registered gross weight of 12,000 pounds or more, and any heavy construction equipment, whether located on the highway or on a truck, trailer, or semitrailer.
 - (2) Any trailer, semitrailer, or other vehicle in which food or beverages are stored or sold.
 - (3) Any vehicle licensed by the commonwealth for use as a common or contract carrier or as a limousine.
 - (4) Any trailer or semitrailer, regardless of whether such trailer or semitrailer is attached to another vehicle.
 - (5) Any vehicle with three or more axles.
 - (6) Any vehicle that has a gross vehicle weight rating of 12,000 or more pounds.
 - (7) Any vehicle designed to transport 16 or more passengers including the driver.
 - (8) Any vehicle of any size that is being used in the transportation of hazardous materials as defined in Code of Virginia, § 46.2-341.4.
- (d) *Recreational vehicles defined.* For the purposes of this section, a recreational vehicle is defined as:
- Recreational vehicle* means a transportation device or vehicle, either self-propelled or capable of being towed by a motor vehicle, and primarily designed or constructed to provide temporary sleeping quarters for recreational, camping or travel use, or to carry equipment including watercraft, motorcycles, snowmobiles or other, recreational, camping or travel equipment and not used for profit or commercial purposes.
- (e) *Trailer defined.* For the purposes of this section, a trailer is defined as:
- Trailer* shall mean any vehicle on wheels, not powered by any type of internal combustion engine or electric motor, of any design which is used or may be used for commercial, hauling or storage purposes and is intended to be towed or attached to a motor vehicle.
- (f) *Tractor truck defined.* For the purposes of this section, a trailer is defined as:
- Tractor truck* means every motor vehicle designed and used primarily for drawing other vehicles and not so constructed as to carry a load other than a part of the load and weight of the vehicle attached thereto.
- (g) *Exceptions.* The provisions of this section shall not apply to:
- (1) Any commercial vehicle when taking on or discharging passengers.
 - (2) Utility generators located on trailers and being used to power network facilities during a loss of commercial power.
 - (3) An unoccupied recreational vehicle may be parked on a public street or other town property between the hours of 8:00 p.m. to 8:00 a.m. on one occasion within any 48-hour period.

- (4) A tractor truck or tractor truck/semitrailer or tractor truck/trailer combination, trailer, dump truck, concrete mixer truck, and any heavy construction equipment, whether located on the highway or on a truck, trailer, or semitrailer may be parked in a residential zone during the course of lawfully conducted work which necessitates the presence of such equipment.

(Code 1982, 6-9-5, 6-10(b), (c); Ord. of 12-10-1992(2); Ord. of 6-12-2003; Ord. of 6-12-2008(2), § 1; [Ord. No. O-2014-2, § 1, 2-18-2014](#); [Ord. No. O-2015-2, 6-11-2015](#).)



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Emily K. Lockhart
TOWN PLANNER

MEMORANDUM

TO: Town Council
FROM: Emily K. Lockhart, Town Planner and Zoning Administrator
DATE: September 27, 2019
SUBJECT: One-Mile Review, Rezoning

Summary: Prince William County has submitted a one-mile review case to the Town of Haymarket for a proposed rezoning at the intersection of Route 55 and Antioch Road. The rezoning will be for a tract of land that is 8.54 acres and change in use from agricultural to office use. The proposed project would include two hotels, one restaurant and one office buildings. Staff is requesting comment from the Town Council at the October 2, 2019 meeting in order to submit the finalized comments to the County by October 7, 2019.

Comments to Consider:

- Traffic along Route 55 that would impact traffic flow into and out of the Town at the Route 55/Route 15 intersection
- Traffic concerns for Route 55 – specifically its current flow and minimal infrastructure
- Poor parcel design for the proposed project
- Traffic Study appears to inadequately represent the future traffic demands for Route 55 and all approaching intersections
- The proposed project, two hotels, provides misrepresentation of the intent for the rezoning
- Site constraints provide negative impact on parking and other layout features



COUNTY OF PRINCE WILLIAM

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

RECEIVED SEP 12 2019

4.1.b

**PLANNING
OFFICE**

Rebecca Horner, AICP, CZA
Director of Planning

September 09, 2019

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

- County Archaeologist (DS940)
- Crime Prevention Police (MA210)
- Fire Marshal's Office (DS920)
- Historical Commission (DS940)
- Land Development Case Manager (DS940)
- Long Range Planning (DS940)
- Planning Case Planner
- Planning GIS Specialist - JBM (DS940)
- Proffer Administrator (DS940)
- Service Authority (SA317)
- Town of Haymarket
- Transportation Department (DS990)
- VDOT Fairfax (MA290)
- Watershed Management (DS930)

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

MAGISTERIAL DISTRICT: 20 - Gainesville

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

GPIN(s): 7298-32-4095

Your comments should:

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

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

Your comments should be directed to **Randy Thornton** and received no later than **October 07, 2019**. Your cooperation is appreciated.

Attachment: 20190913115202 (4190 : PWC One Mile Review - Comments)

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

SUPERVISOR - PETE K. CANDLAND
COMMISSIONER - RICHARD BERRY
BOARD CHAIRMAN - COREY A. STEWART
COMMISSIONER AT LARGE - DON TAYLOR
PLANNING DIRECTOR - REBECCA HORNER
COUNTY ATTORNEY



**WALSH COLUCCI
LUBELEY & WALSH PC**

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

August 29, 2019

RECEIVED

2019 AUG 29 P 3:45

PLANNING OFFICE
PRINCE WILLIAM COUNTY

Via Hand Delivery

Meika Daus
Current Planning Manager
Prince William County Planning Office
5 County Complex Court
Prince William, VA 22192

Re: The Centre at Haymarket
Application Documents

Dear Mrs. Daus:

Enclosed please find the following items in connection with an application for a rezoning for the property located at 15600 John Marshall Highway, identified as GPIN 7298-32-4095 (the "Property"). The Property is located at the intersection of John Marshall Highway and Antioch Road.

1. An original, executed Application for Rezoning;
2. A check payable to Prince William County in the amount of \$11,283.53, which represents the filing fee, Service Authority review fee and Traffic Impact Analysis review fee for the rezoning application;
3. Completed Fee Calculation Worksheet;
4. Executed Interest Disclosure Affidavit;
5. Executed Adjacent Property Owners' Affidavit;
6. The names and mailing addresses of the subject property owners within 500 feet of the subject property;
7. A Narrative Statement dated August 23, 2019;
8. Two (2) copies of the vesting Deed for the Property;
9. Three copies of the Phase I Cultural Resources Investigation report entitled "The Centre at Haymarket, Prince William County, Virginia" prepared by Thunderbird Archeology dated August 2019;
10. Five (5) copies of the Proffer Statement dated August 23, 2019;

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ WOODBRIDGE, VA 22192-5199

ARLINGTON 703 528 4700 ■ LOUDOUN 703 737 3633

Attachment: 20190913115202 (4190 : PWC One Mile Review - Comments)

Meika Daus, Current Planning Manager
 August 29, 2019
 Page 2

11. Five (5) copies with five (5) informational discs of the traffic impact analysis entitled "The Centre at Haymarket Prince William County Virginia," prepared by Kimley-Horn dated August 13, 2019;
12. Fourteen (14) copies of the Environmental Constraints Analysis entitled "The Centre at Haymarket, Prince William County, Virginia," prepared by Wetlands Studies and Solutions, Inc., dated August 13, 2019;
13. Twenty-five (25) full size copies and one (1) 8 ½" x 11" reduction of the general development plan entitled "The Centre at Haymarket O(M) Rezoning," prepared by The Engineering Groupe Inc., dated August 23, 2019; and
14. Twenty-five (25) full size copies and one (1) 8 ½" x 11" reduction of the illustrative exhibit entitled "The Centre at Haymarket O(M) Rezoning," prepared by The Engineering Groupe Inc., dated August 23, 2019.

Once you have had an opportunity to review the application, together with the supporting documents, please contact me immediately if any additional information is required for acceptance. Thereafter, I will look forward to receiving the case planner's summary letter (and copies of the agencies' comments) and to having a post-submission meeting in approximately thirty (30) to forty-five (45) days.

Thank you for your assistance in connection with this application.

Very truly yours,

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

Jonelle Cameron

JMC

Enclosures

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

P0927861.DOC

Attachment: 20190913115202 (4190 : PWC One Mile Review - Comments)

APPLICATION FOR REZONING PROFFER AMENDMENT

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: The Centre at Haymarket Rezoning

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agents thereof, do hereby petition to change the zoning of the property described below and shown on the accompanying plans, which are made part of this application, as follows:

GPIN	From:	To	Acre
7298-32-4095	A-1	O(M)	± 8.5472

-OR-

The undersigned propose(s) to amend the proffered conditions of Rezoning # _____

Property Location: Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets:

The Property is located at the intersection of John Marshall Highway and Antioch Road.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser/lessee, and engineer(s) as applicable are (attach additional pages if necessary):

Owner of Property*

Name: Haymarket Town Center LLC
c/o Alex Bhagat
Mailing Address: 3002 Mall Drive Fredericksburg, VA
Fredericksburg, VA 22401
Phone: _____
Email: haymarkettowncenter@gmail.com

Authorized Agent(s)*

Name: Pete Dolan | Jonelle Cameron
Walsh, Colucci, Lubeley & Walsh P.C.
Mailing Address: 4310 Prince William Parkway Ste. 300
Woodbridge VA 22192
Phone: (703) 680-4664
Email: pdolan@thelandlawyers.com | jcameron@thelandlawyers.com

Contract Purchaser/Lessee*

Name: _____
Mailing Address: _____
Phone: _____
Email: _____

Engineer*

Name: Denar Antelo
The Engineering Groupe
Mailing Address: 13580 Groupe Drive, Ste. 300
Woodbridge, VA 22192
Phone: _____
Email: dAntelo@enggroupe.com

*Check the box next to the contact to which correspondence should be sent.

Attachment: 20190913115202 (4190 : PWC One Mile Review - Comments)

**APPLICATION FOR REZONING
SIGNATURE PAGE**

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 13 day of August, 2019

HAYMARKET TOWN CENTER LLC

BY: *ASB*

NAME: Alex Bhagat

TITLE: Developer

(If anyone other than owner is signing, Power of Attorney must be attached.)

Attachment: 20190913115202 (4190 : PWC One Mile Review - Comments)

**NARRATIVE STATEMENT
THE CENTRE AT HAYMARKET
GPIN 7298-32-4095**

Owner/Applicant: Haymarket Town Center LLC

August 23, 2019

Introduction. The Applicant, Haymarket Town Center LLC (hereinafter, the “Applicant”), is the owner of the Property identified as GPIN 7298-32-4095, consisting of approximately ± 8.5472 acres (the “Property”). The Property is located at 15600 John Marshall Highway, which is located at the intersection of John Marshall Highway and Antioch Road. The Property is currently zoned A-1, Agricultural and the Applicant is seeking to rezone the Property to O(M), Office Mid-Rise.

Land Use. The Property is currently zoned A-1, Agricultural, with the proposed rezoning to O(M), Office Mid-Rise, and is designated CEC, Community Employment Center on the Prince William County Comprehensive Plan Long-Range Land Use Map. The proposal is consistent with the CEC long range plan designation.

Community Design. The Property will be appropriate given the surrounding land uses and proposed land use designation. The Applicant has proffered building materials of uses on the Property. In addition, the Applicant is proposing to provide 25 ft. of buffer area along the Property boundary against I-66.

Cultural Resources. A Phase I Cultural Resources Investigation report was submitted as part of this application. The Phase I study indicates that “*no further archaeological investigations are recommended.*”

Economic Development. The proposed office use on the Property is a desirable use and meets the County's objective and has been designated a Targeted Industry. The proposed rezoning is consistent with the County’s objectives of promoting employment opportunities and enhancing the tax base in Prince William County. In addition, tax revenues generated by the proposed development and use of the Property will result in a positive economic benefit to the County. In fact, the proposed use is consistent and promotes the 2017-2020 Strategic Plan by increasing the nonresidential tax base.

Environment. There are no mapped 100-year floodplains or Resource Protection Areas (“RPA”) located on the Property. A more detailed environmental analysis is contained within the Environmental Constraints Analysis submitted with this application.

Fire and Rescue Based on Prince William County’s GIS Public Safety Fire & Rescue Station Finder, the Property appears to be located within a four minute Response Time Area from Station #24, Antioch.

Housing. The proposed rezoning will have no impact on housing.

Libraries. The proposed rezoning will have no impact on the Library Element of the Comprehensive Plan.

Parks and Open Space. The proposed rezoning will have no impact on the demand for park acreage and recreational facilities.

Police/CPTED. Based on the Police Facilities map, it appears that the Property will be served by the Western District Station. The Applicant does not anticipate impacts to the police levels of service to the property. The Applicant can address the CPTED strategies and techniques, in connection with site plan review, when further engineering and design has been completed.

Potable Water. The Property will be served by public water.

Schools. The proposed rezoning will have no impact on schools.

Sewer. The site will be served by public sewer.

Transportation. Please see the traffic impact analysis submitted with this application.

P0920430.DOC

PROFFER STATEMENT

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

Date: August 23, 2019

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

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

USE AND DEVELOPMENT

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

PROFFER STATEMENT

#REZ2020-XXXXX

Owner/Applicant: Haymarket Town Center LLC

Date: August 23, 2019

COMMUNITY DESIGN

3. Building Materials: The façade of any building on the Property that is facing and visible from John Marshall Highway shall have as the primary exterior building material stone, wood, brick, architectural concrete masonry unit (e.g., regal stone, split face, precision ground face), precast concrete panels, EIFS (exterior installation and finish systems) or metal panels of architectural grade and quality. Changes to allow additional building materials shall be approved by the Planning Director or his designee prior to the issuance of the building permit. Compliance with this proffer shall be evidenced with the submission of building elevations to the Development Services Land Development Division two weeks prior to the request for a building permit release letter.
4. Landscaping: Landscaping shall be provided in general conformance with the GDP.

ENVIRONMENTAL

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

FIRE & RESCUE

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

TRANSPORTATION

7. Access: Access to the Property shall be provided as shown on the GDP.

PROFFER STATEMENT

#REZ2020-XXXXX

Owner/Applicant: Haymarket Town Center LLC

Date: August 23, 2019

WATER AND SEWER

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

MISCELLANEOUS

9. Escalator: In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Prince William Board of County Supervisors after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

P0921963.DOCX

Attachment: 20190913115202 (4190 : PWC One Mile Review - Comments)

DEVELOPMENT SUMMARY:

PARCEL TAX MAP ID#	70963-32-4076
PARCEL AREA	35.5472 AC
EXISTING ZONE	A-1
PROMOTED ZONE	02(M)
MAX LOT COVERAGE	50%
MIN OPEN SPACE	20%
MAX FLOOR	5.48
MAX HEIGHT	70'
SETBACKS:	
FRONT	25'
REAR	25'
SIDE	25'
UTILITY	25'

NOTES:

- 1) THE PROPERTY SHOWN HEREON IS LOCATED AT OPN: 7496-32-4076 AND IS ZONED A-1.
- 2) THE BOUNDARY SHOWN HEREON IS REFERENCED TO THE 1984 UNIFORM SYSTEM OF M&S AS COMPUTED FROM A FIELD SURVEY.
- 3) LANDSCAPING AS SHOWN HEREON IS CONCEPTUAL. SUBJECT TO CHANGE BASED ON FINAL ENGINEERING. POTENTIAL PRESERVATION AREAS SHOWN AS MATCHED ARE PRELIMINARY. SUBJECT TO REVIEW FOR THE PROJECT'S CONFORMANCE WITH VDOT AND/OR COUNTY APPROVAL.
- 4) INTERPRETATION CONNECTION LOCATION SUBJECT TO CHANGE.

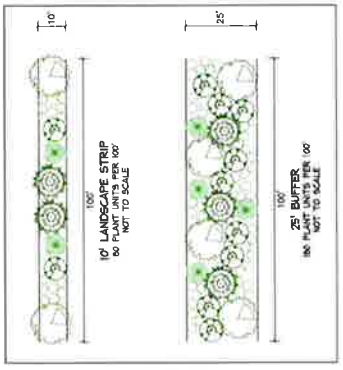
LEGEND:

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

LANDSCAPE LEGEND:

- LARGE DECIDUOUS
- LARGE EVERGREEN
- DECIDUOUS UNDERSTORY
- EVERGREEN UNDERSTORY
- ORNAMENTAL GRASSES/PERENNIALS

LANDSCAPE DETAILS:



VICINITY MAP
SCALE: 1"=4,000'



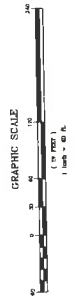
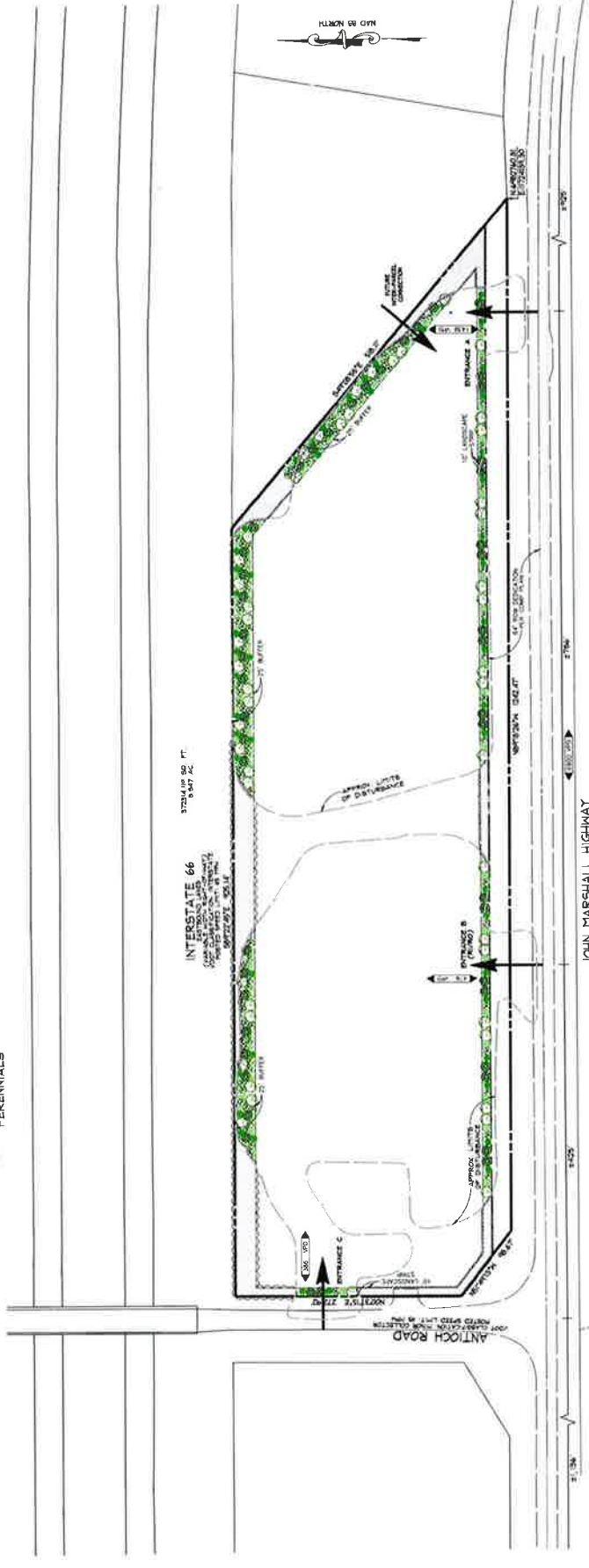
**THE CENTRE AT HAYMARKET
(O)M REZONING
GENERAL DEVELOPMENT PLAN**

PRINCE WILLIAM COUNTY, VIRGINIA
GAINESVILLE MAGISTRAL DISTRICT



NO.	DATE	COUNTY REVISIONS

ENGINEERING GROUP PROJECT STATUS	DATE: AUGUST 22, 2019
SCALE: 1"=400'	
REVISION:	
DESIGNED BY:	
CHECKED BY:	
FILE NO.:	
SHEET:	1 OF 1



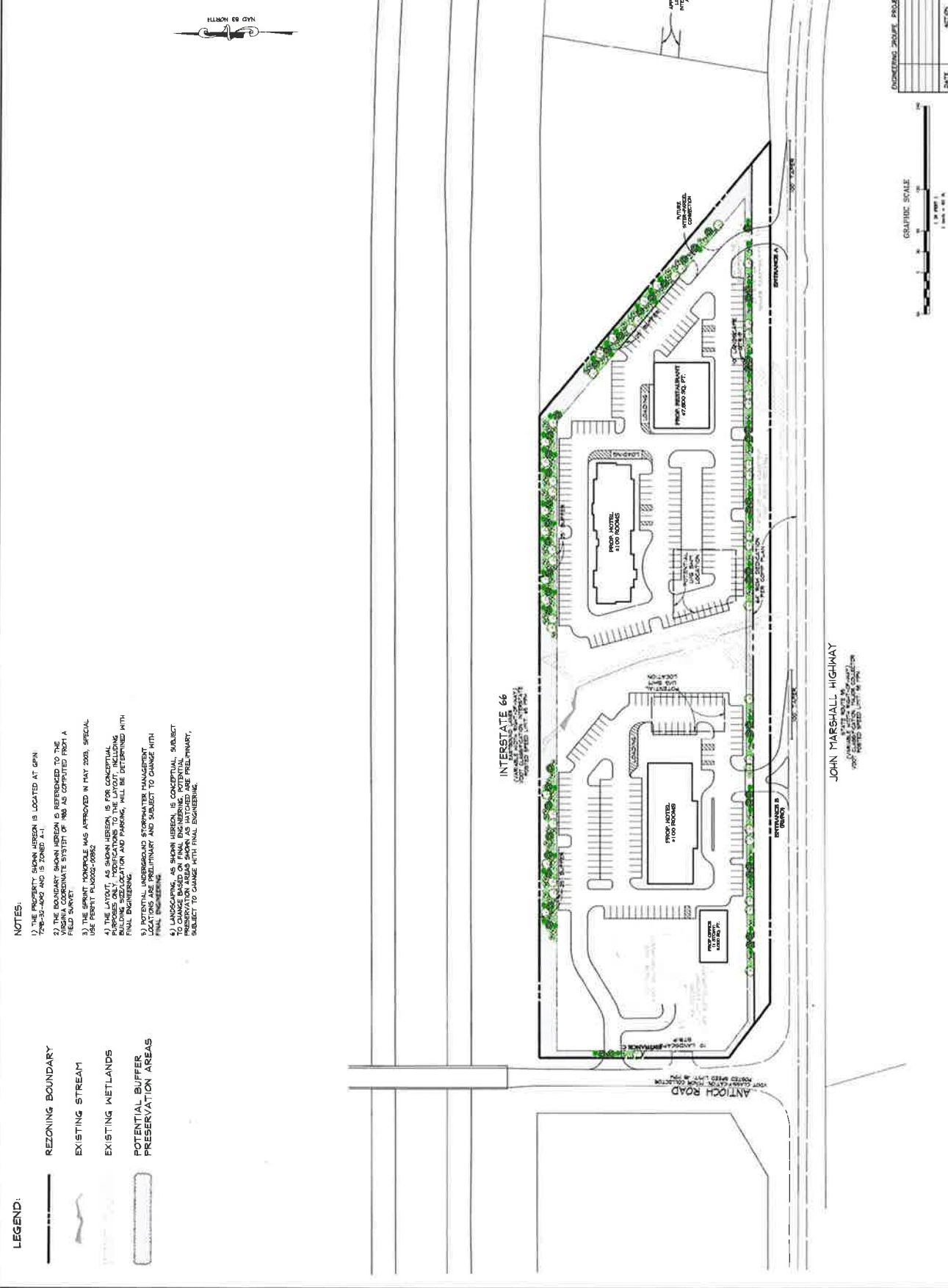
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LEGEND:

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

NOTES:

- 1) THE PROPERTY SHOWN HEREON IS LOCATED AT GPM 720-32-4002 AND IS ZONED A-1.
- 2) THE BOUNDARY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY.
- 3) THE SPRINT MONITORING WAS APPROVED IN MAY 2003, SPECIAL USE PERMIT #10022-0086.
- 4) THE LAYOUT AS SHOWN HEREON IS FOR CONCEPTUAL BUILDING SIZING AND PARKING; WILL BE DETERMINED WITH FINAL ENGINEERING.
- 5) POTENTIAL UNDERGROUND STOPWATER MANAGEMENT, FINAL ENGINEERING AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- 6) LANDSCAPING, AS SHOWN HEREON IS CONCEPTUAL, SUBJECT TO CHANGE BASED ON FINAL ENGINEERING. POTENTIAL CHANGE TO BUFFER PRESERVATION AREAS ARE PRELIMINARY, SUBJECT TO CHANGE WITH FINAL ENGINEERING.



The Engineering Group Inc.
 Engineers | Surveyors | Planners
 11111 Lakeside Drive, Suite 200
 Fairfax, VA 22030
 Tel: 703-441-1111
 Fax: 703-441-1112
 www.theengineeringgroup.com

NO.	DATE	COUNTY REVISIONS

ILLUSTRATIVE PLAN
THE CENTRE AT HAYMARKET
 (O)M REZONING
 GANESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA



ENGINEERING GROUP PROJECT STAGE	SHEET NO.	DATE	ACTION



DATE: 10/1/14
 SCALE: 1"=400'
 PROJECT: THE CENTRE AT HAYMARKET
 SHEET: 200
 FILE NO.: 14-000000-0000

JOHN MARSHALL HIGHWAY
 100' BUFFER PRESERVATION AREA
 50' BUFFER PRESERVATION AREA

ANTIOCH ROAD
 100' BUFFER PRESERVATION AREA
 50' BUFFER PRESERVATION AREA

INTERSTATE 66
 100' BUFFER PRESERVATION AREA
 50' BUFFER PRESERVATION AREA

