

SCHOOLHOUSE COMMONS

ZONING MAP AMENDMENT

REZ2025-

TOWN OF HAYMARKET, VIRGINIA

GENERAL NOTES:

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

TOPOGRAPHIC INFORMATION DEPICTED HEREON IS TAKEN FROM THE FIELD SURVEY PERFORMED BY BL SURVEY ARBORIST, LLC AND DATED FEBRUARY 1, 2014. THE VERTICAL DATUM IS TAKEN FROM GPS COORDINATES.
- THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 8.84 ACRES AND IS CURRENTLY ZONED B-1 IN ACCORDANCE WITH THE TOWN OF HAYMARKET, VA ZONING ORDINANCE.
- THERE ARE NO KNOWN CEMETERIES ON THE SUBJECT PROPERTY. FURTHER, THERE ARE NO KNOWN NATURAL, CULTURAL, OR HISTORIC RESOURCES, RPA'S, OR 100-YEAR FLOOD AREAS IDENTIFIED ON THE PRINCE WILLIAM COUNTY, VA ONLINE MAPPING SYSTEM.
- THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP 51153C PANEL #0067D BEARING AN EFFECTIVE DATE OF JANUARY 5, 1995.
- THE DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE APPROVAL CONDITIONS OF THE 2013 REZONING APPLICATION WITH THE TOWN OF HAYMARKET.
- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HAYMARKET, PWCSA USM, AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- THE PROPOSED USES WITHIN THE EXISTING BUILDING SHALL BE SERVED BY THE EXISTING PUBLIC WATER AND SEWER FACILITIES OWNED BY PWCSA AT NO COST TO THE TOWN OR COUNTY. THE ANTICIPATED SEWAGE FLOWS GENERATED BY SUBJECT DEVELOPMENT IS XXXX GPD.
- STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES MEASURES WILL BE IMPLEMENTED WITH THE FINAL SITE PLAN PER THE LATEST VIRGINIA STORMWATER MANAGEMENT HANDBOOK (VSMH).
- EXISTING WELLS AND SEPTIC SYSTEMS THAT WILL NOT BE USED SHALL BE ABANDONED IN ACCORDANCE WITH CURRENT PRINCE WILLIAM COUNTY HEALTH DEPARTMENT STANDARDS.
- SITE LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF HAYMARKET ZONING ORDINANCE (SECTION 58-719).
- LANDSCAPING AND BUFFERING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE XVI OF THE TOWN OF HAYMARKET ZONING ORDINANCE.
- STREET TREES LOCATED IN RESIDENTIAL ZONING DISTRICTS SHALL BE LOCATED GENERALLY WITHIN 20 FEET OF THE PUBLIC RIGHT-OF-WAY (SECTION 58-723(c)).
- ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED PRIOR TO THE APPROVAL OF THE FINAL SITE PLAN FOR THE SUBJECT PROPERTY IN A FORM APPROVED BT THE TOWN.
- THE HOMEOWNERS ASSOCIATION DOCUMENTS SHALL INCORPORATE A PROVISION THAT RESTRICTS THE CONVERSION OF GARAGES TO LIVING SPACE OR OTHER USES THAT MIGHT RESTRICT THEIR USE FOR VEHICLE PARKING.



VICINITY MAP
SCALE: 1" = 1000'

OWNER:

HAYMARKET PROPERTIES GROUP LLC
14600 WASHINGTON STREET
HAYMARKET, VA 20169
GPIN: 7397-19-1734

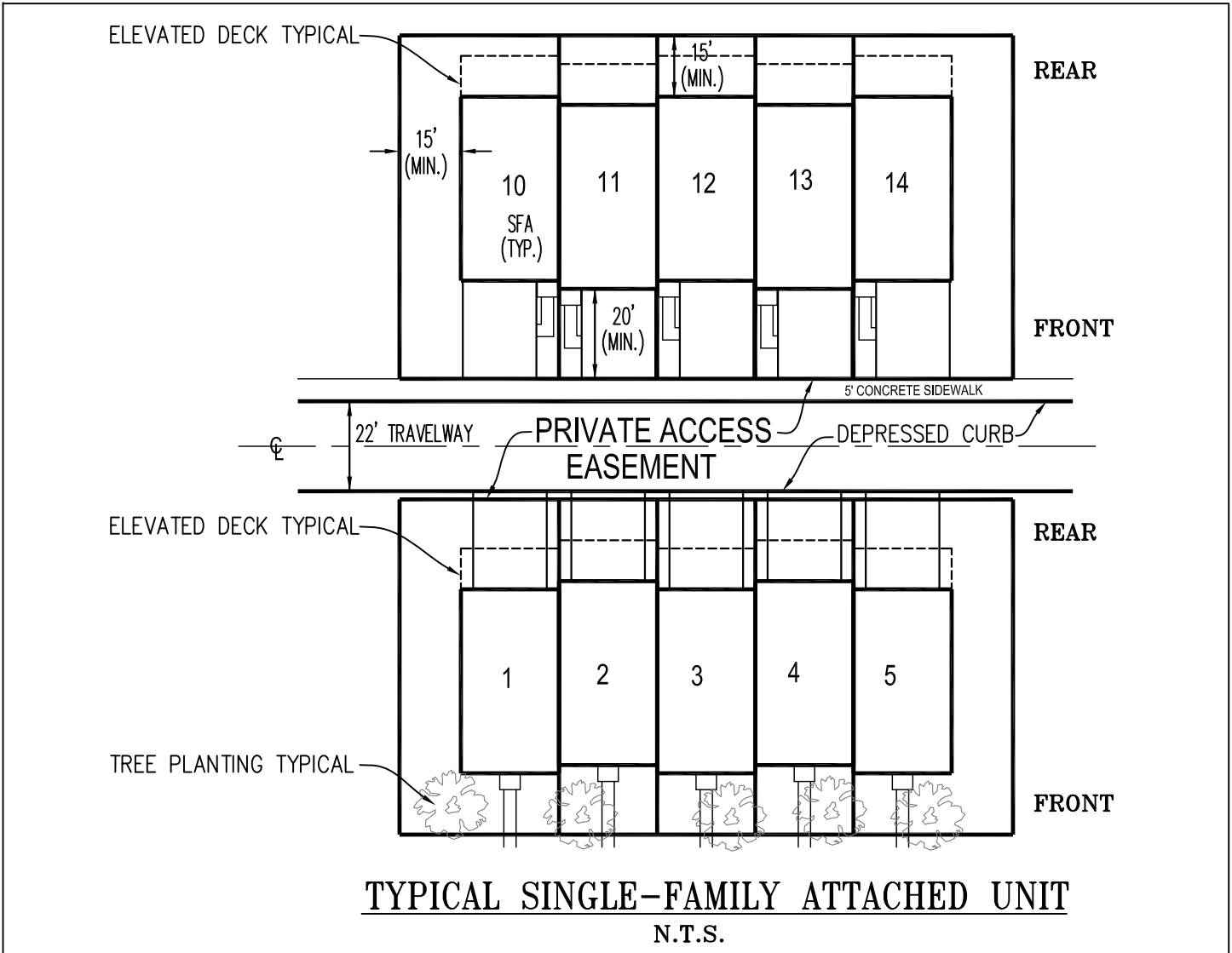
APPLICANT:

GRAYSTONE COMPANIES, LLC
15091 TAYLORS MILL PLACE
HAYMARKET, VA 20169
PHONE: (703) 929-1328

SHEET INDEX:

- COVER SHEET
- ILLUSTRATIVE PLAN
- ILLUSTRATIVE PLAN DETAILS
- CONCEPT DEVELOPMENT PLAN
- REZONING PLAT
- EXISTING CONDITIONS AND SOILS MAP
- COMMON AREA PLAN
- SITE TABULATIONS
- CONCEPTUAL LANDSCAPE PLAN
- TYPICAL SECTIONS AND MISCELLANEOUS DETAILS

REVISION BLOCK		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE

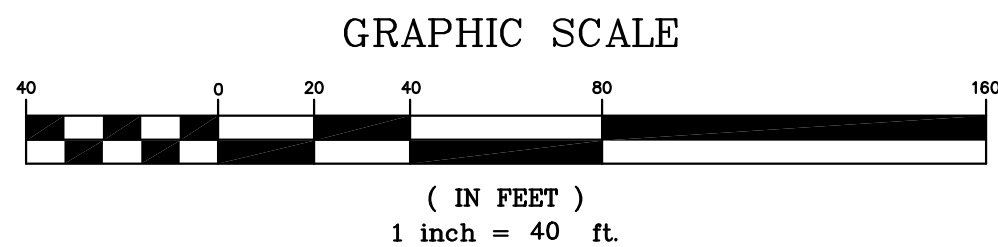


THE KDL GROUP LLC
P.O. BOX 809
HAYMARKET, VA 20168
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www.kdlgroup.com

COVER SHEET
SCHOOLHOUSE COMMONS
ZONING MAP AMENDMENT

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

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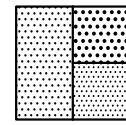
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ILLUSTRATIVE PLAN

SCHOOLHOUSE COMMONS

ZONING MAP AMENDMENT

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



THE KDL GROUP LLC
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EX. JOHN MARSHALL HIGHWAY
ROUTE #55



COMMON GREEN DETAIL

NOTE: THESE ARE REPRESENTATIVE EXAMPLES OF BENCHES THAT MAY BE USED FOR THE DEVELOPMENT. THE OWNER SHALL SPECIFY THE FINAL SELECTION ON THE SITE PLAN TO BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING.



PARK BENCH
NOT TO SCALE

PARK BENCH DETAIL

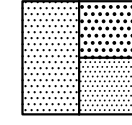
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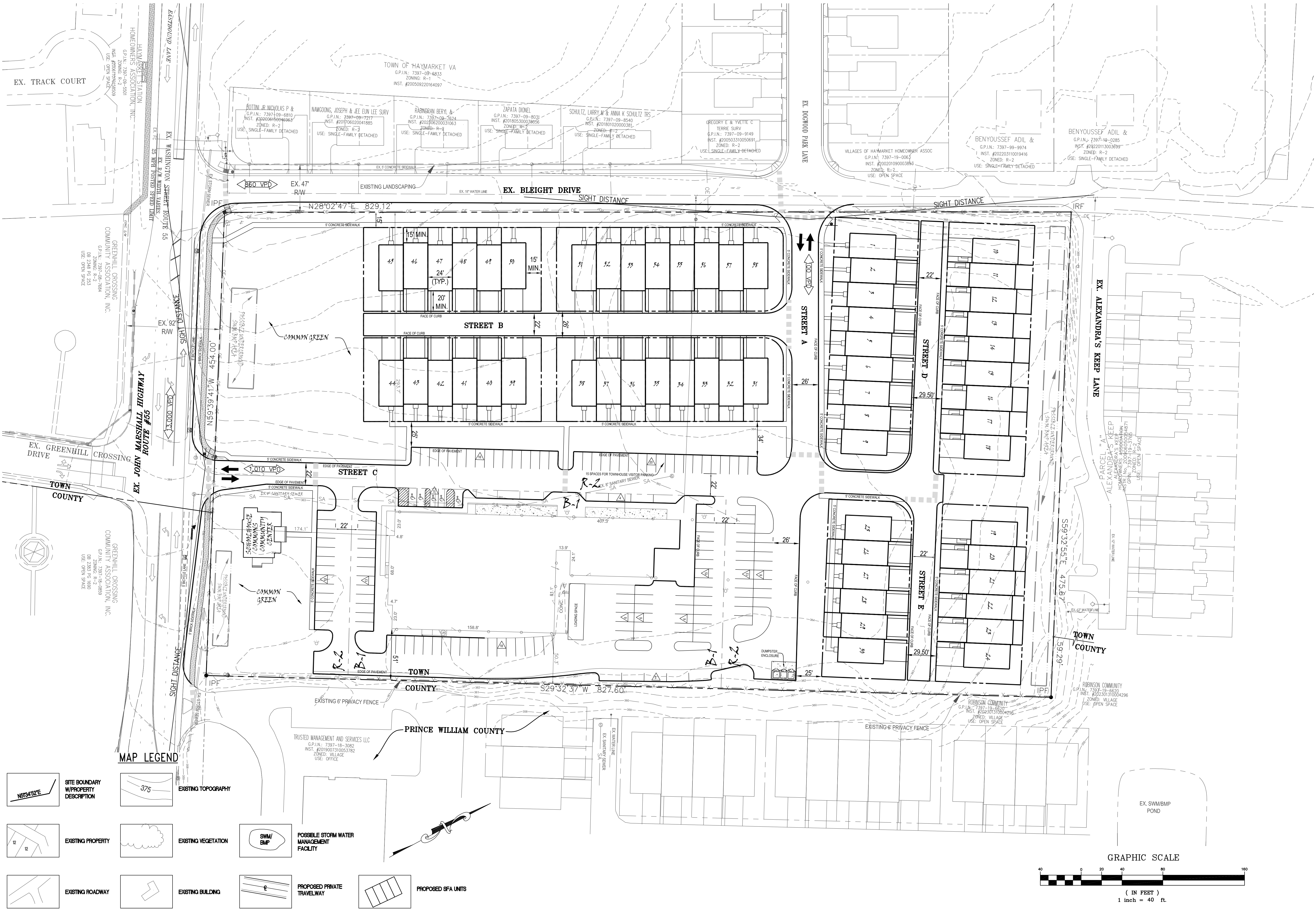
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ILLUSTRATIVE PLAN DETAILS
SCHOOLHOUSE COMMONS
ZONING MAP AMENDMENT

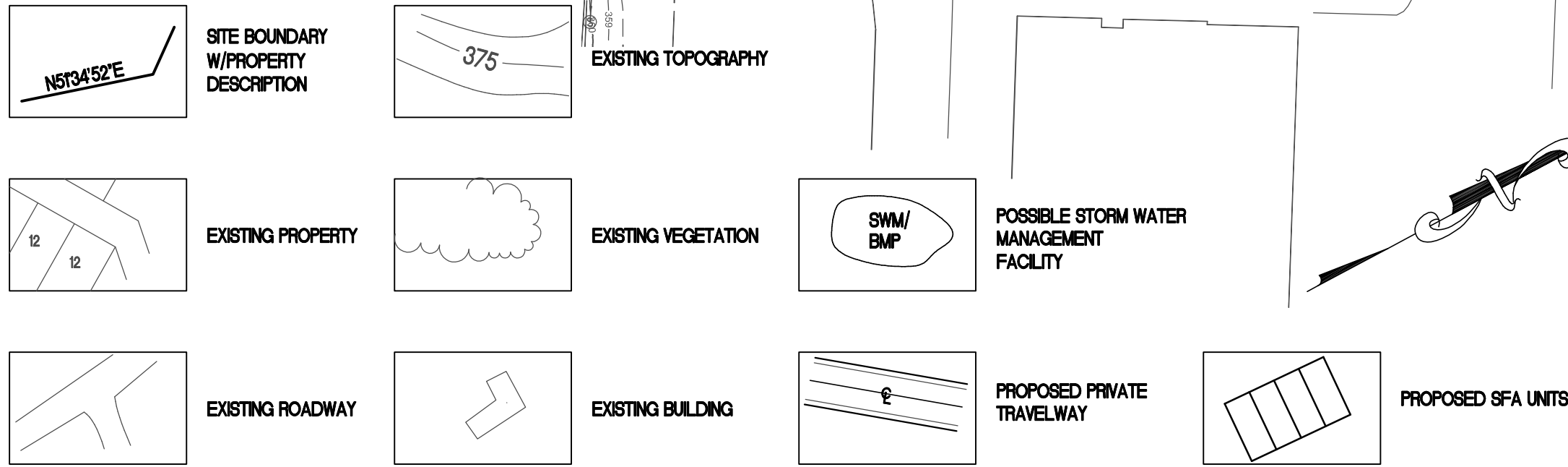
TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



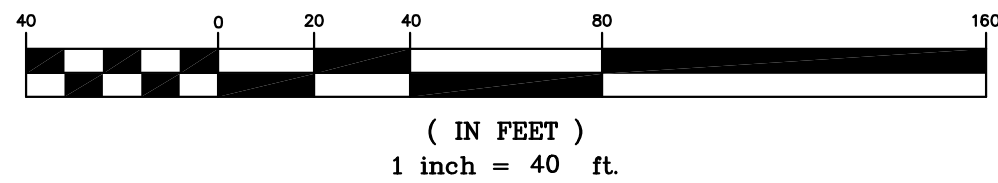
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MAP LEGEND



GRAPHIC SCALE



CONCEPT DEVELOPMENT PLAN

SCHOOLHOUSE COMMONS
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TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

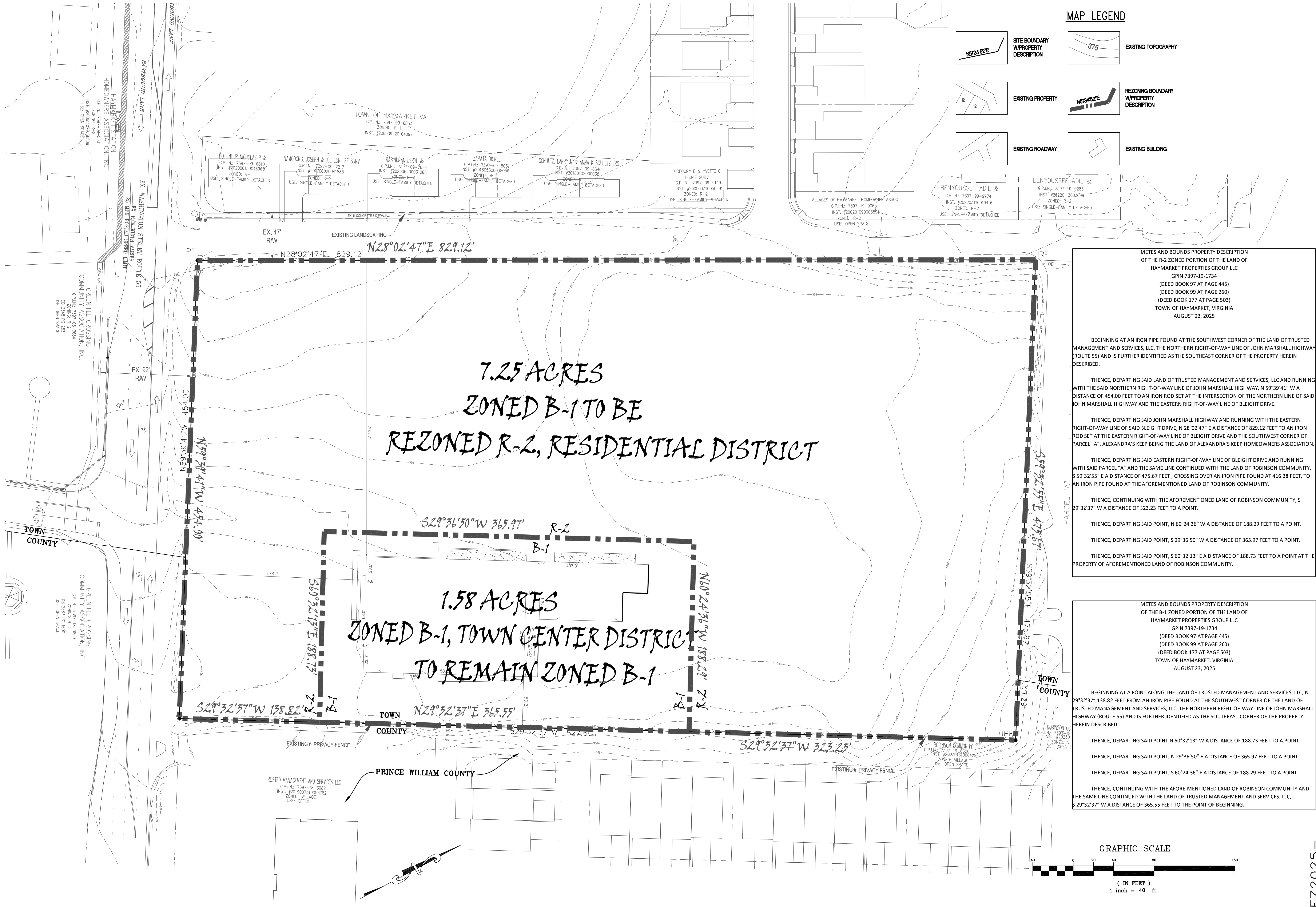
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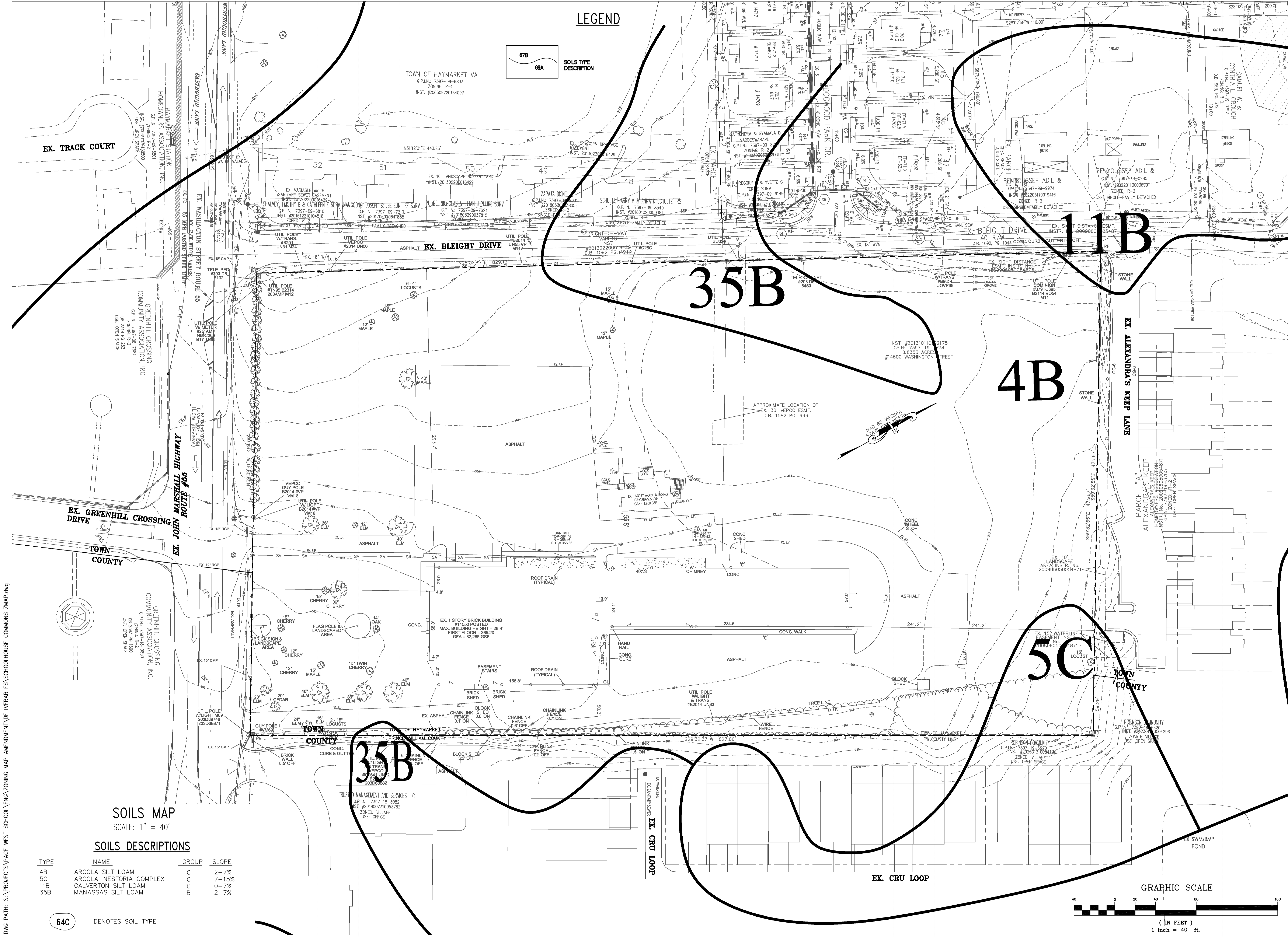
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EX. TRACK COURT

EX. GREENHILL DRIVE

TOWN COUNTY

EX. MARSHALL HIGHWAY ROUTE #55

EX. JOHN MARSHALL DRIVE

GREENHILL CROSSING COMMUNITY ASSOCIATION, INC.

EX. CRU LOOP

EX. BLEIGHT DRIVE

EX. ALEXANDRA'S KEEP LANE

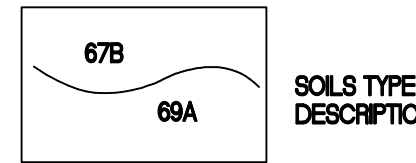
EX. CRU LOOP

EX. CRU LOOP

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EX. CRU LOOP

LEGEND



SOILS MAP

SCALE: 1" = 40'

SOILS DESCRIPTIONS

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

64C

DENOTES SOIL TYPE

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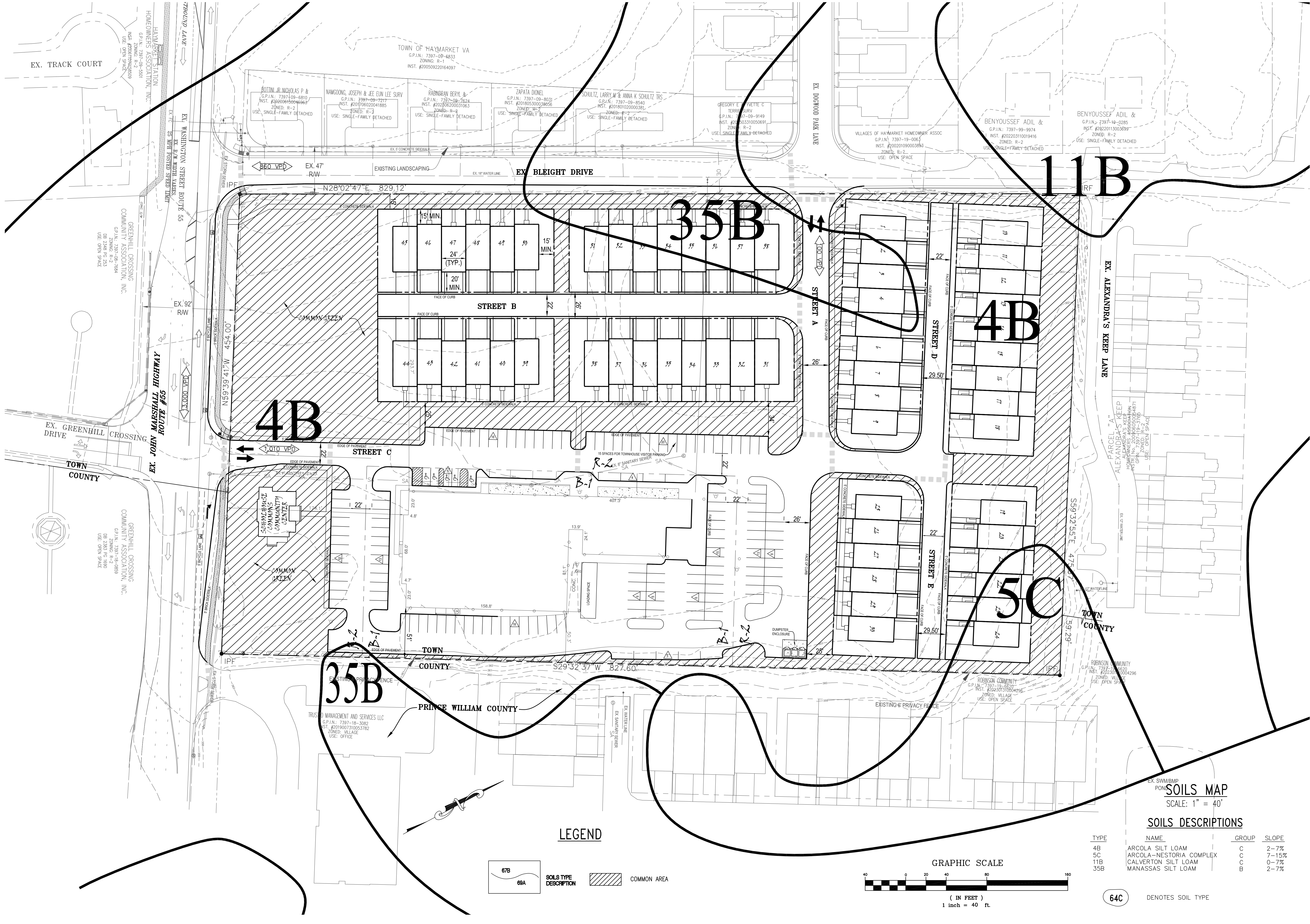
EXISTING CONDITIONS PLAN
SCHOOLHOUSE COMMONS
ZONING MAP AMENDMENT

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

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COMMON AREA PLAN AND SOILS MAP

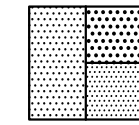
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ZONING MAP AMENDMENT

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

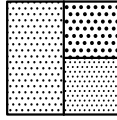
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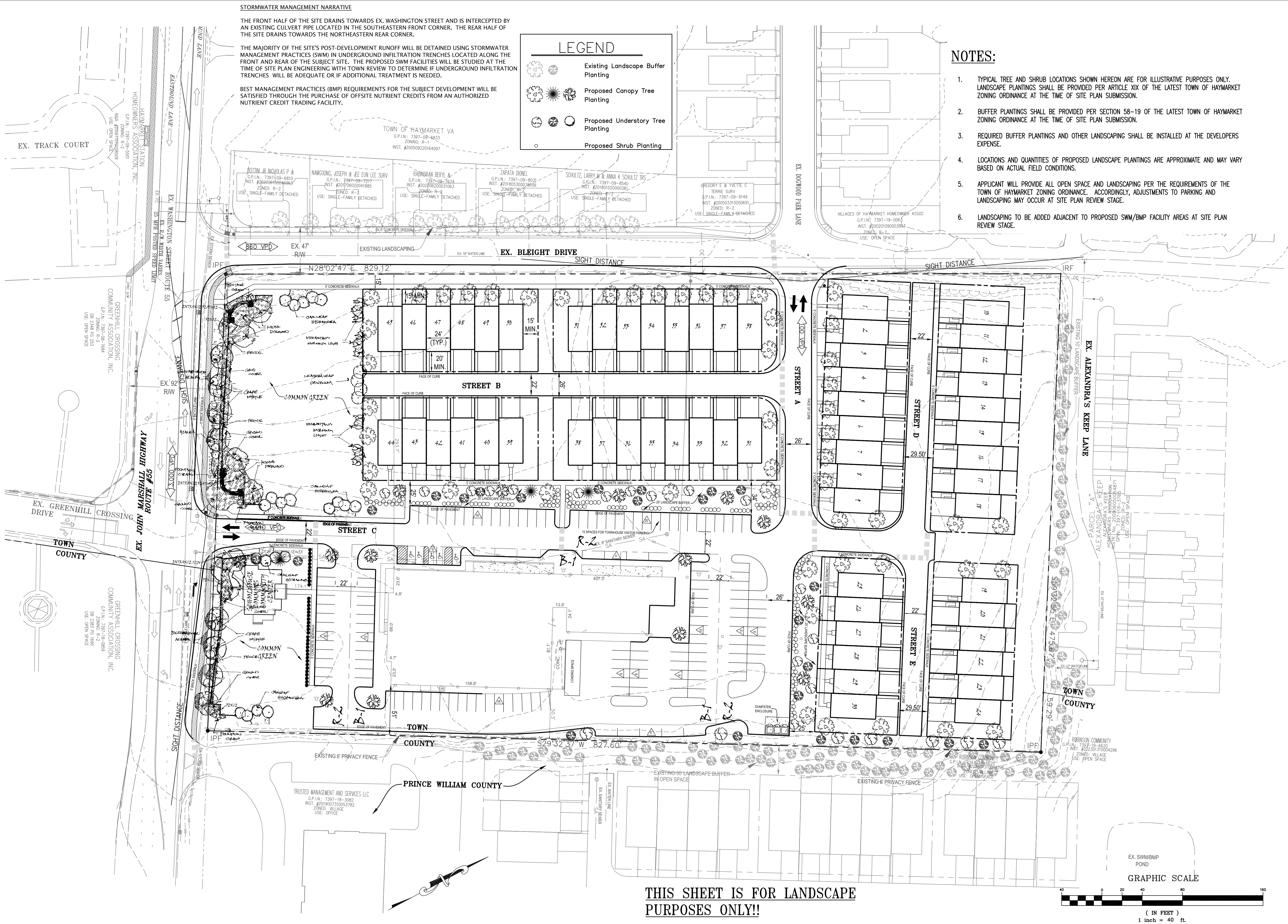


SCHOOLHOUSE COMMONS			
GROSS PARCEL AREA		8.83 AC GPIN 7397-19-1734	
ZONING:		B-1 (EXISTING)	8.83 AC
		R-2 (PROPOSED)	7.25 AC
		B-1 (REMAINING)	1.58 AC
SITE TABULATIONS			
B-1, TOWN CENTER DISTRICT			
GROSS SITE AREA		1.58 AC	
		REQUIRED	PROVIDED
BUILDING LOT COVERAGE		85% (MAX)	35.22%
BUILDING HEIGHT		3-STORIES (35' MAX)	35' (MAX)
FLOOR AREA RATIO		NO MAXIMUM	N/A
YARD REQUIREMENTS			
FRONT YARD		10'	37'
SIDE YARD		25' ABUTTING RESIDENTIAL DISTRICT	25'
REAR YARD		25' ABUTTING RESIDENTIAL DISTRICT	44'
BUFFER YARD REQUIREMENTS			
ADJOINING RESIDENTIAL		25' BUFFER YARD (TS)	25'
R-2 RESIDENTIAL (TOWNHOUSE)			
SECT. 58-10.1 INTENT - AMENITIES AND CONVENIENCE OF TOWNHOUSE OR SMALL LOT DETACHED			
GROSS SITE AREA		7.25 AC	
		REQUIRED	PROVIDED
MINIMUM LOT SIZE		1,500 S.F. (MIN. LOT AREA)	1,500 S.F. (MIN. LOT AREA)
		2,000 S.F. (MIN. AVERAGE LOT AREA)	2,000 S.F. (MIN. AVERAGE LOT AREA)
BUILDING HEIGHT		2 1/2-STORIES (35' MAX)	3 STORIES 35' (MAX)
MAXIMUM NUMBER OF UNITS PER GROSS ACRE		8 UNITS/AC (MAX)	8.00 UNITS/AC
MINIMUM LOT FRONTAGE		20' (INTERIOR UNIT)	24'
		35' (END UNIT)	39'
YARD REQUIREMENTS			
FRONT YARD		15'	15'
SIDE YARD		15' (END UNIT)	15'
REAR YARD		20'	20'

PARKING TABULATIONS				
PROPOSED USE				
		PARKING REQUIREMENTS	REQUIRED PARKING	PROPOSED PARKING
6,925 G.S.F. GENERAL OFFICE		1 SPACE PER 300 S.F. OF GROSS FLOOR AREA	23.08	
6,165 G.S.F. RESTAURANT		1 SPACE PER 100 S.F. OF GROSS FLOOR AREA	61.65	
6,920 G.S.F. RECREATION FACILITY		1 SPACE PER 300 S.F. OF GROSS FLOOR AREA	23.07	
2,208 G.S.F. WHOLESALE BUSINESS		1 SPACE PER 1,000 S.F. OF GROSS FLOOR AREA	2.21	
SUBTOTAL			110.01	133 SPACES (SURFACE PARKING) (INCLUDES 5 H.C. PARKING SPACES)
TOWNHOUSE (RESIDENT PARKING)		2 SPACES PER UNIT	116.00	116 (GARAGE)
TOWNHOUSE (VISITOR PARKING)		0.25 SPACES PER UNIT	14.50	15 (SURFACE PARKING)
SUBTOTAL			130.50	131 SPACES
TOTAL			240.51	264 SPACES



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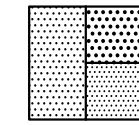
CONCEPTUAL LANDSCAPE PLAN

SCHOOLHOUSE COMMONS

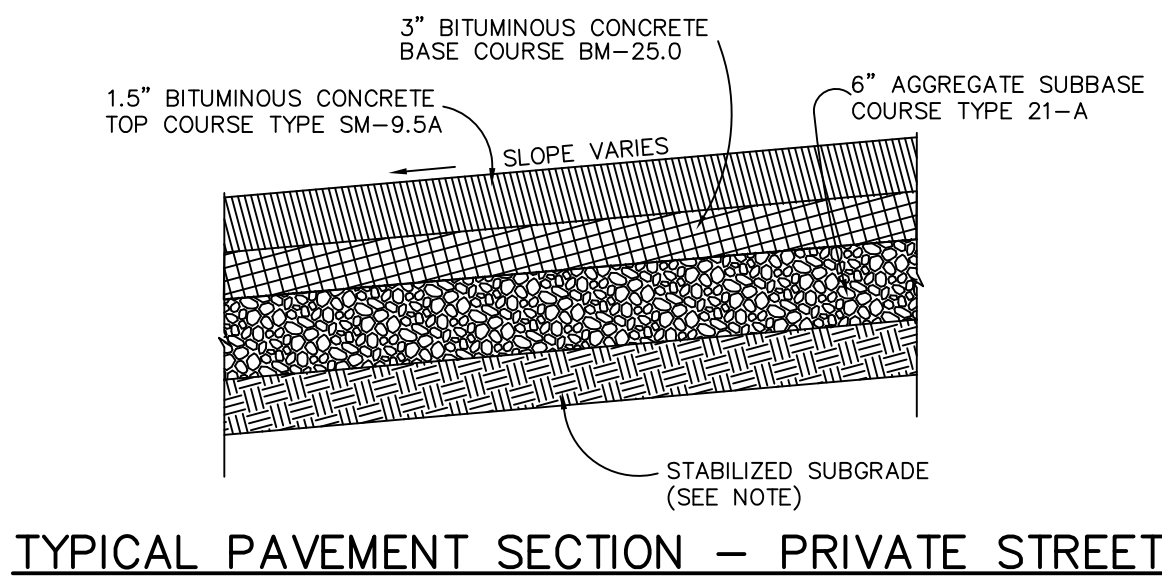
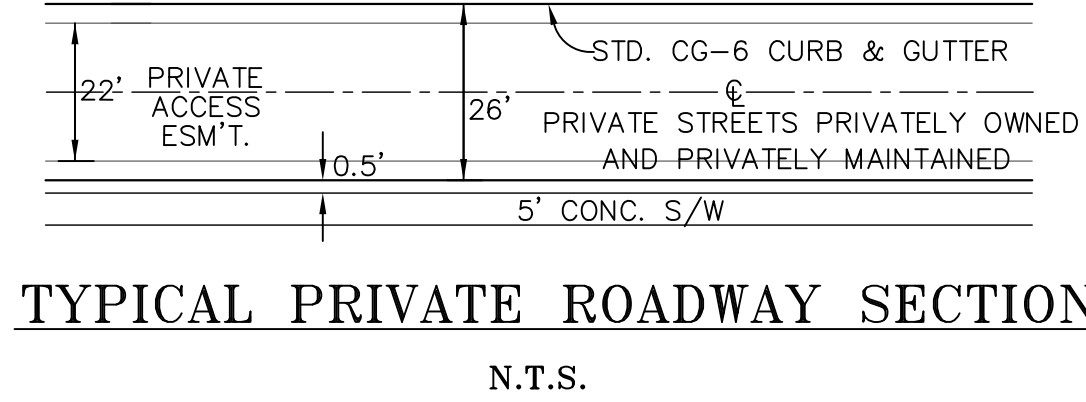
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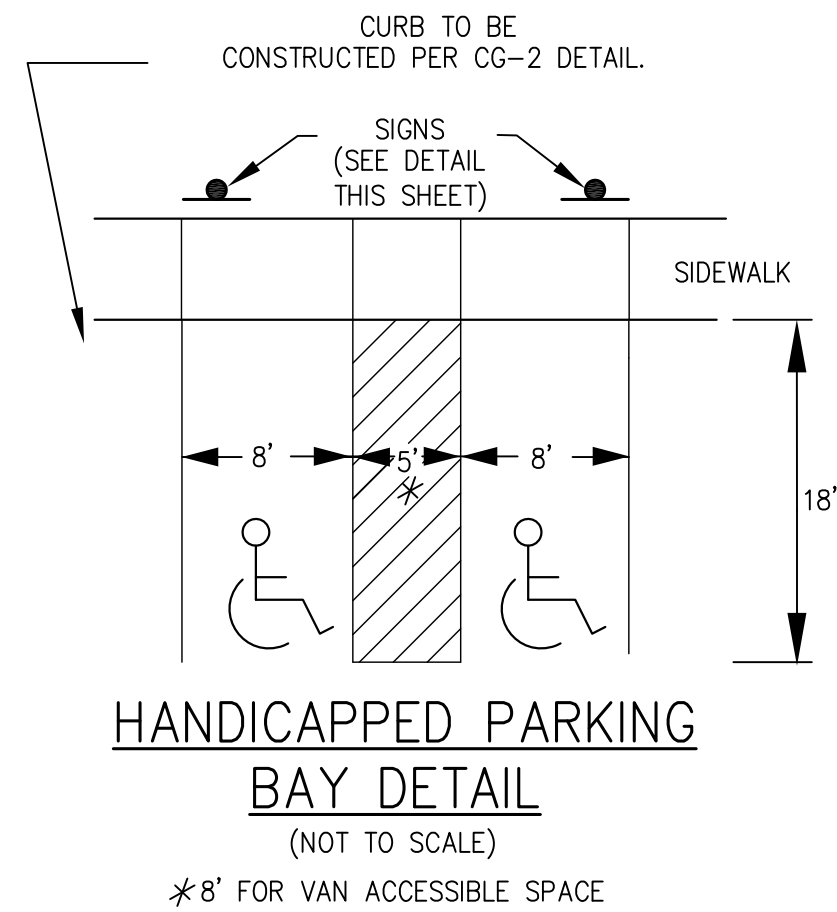
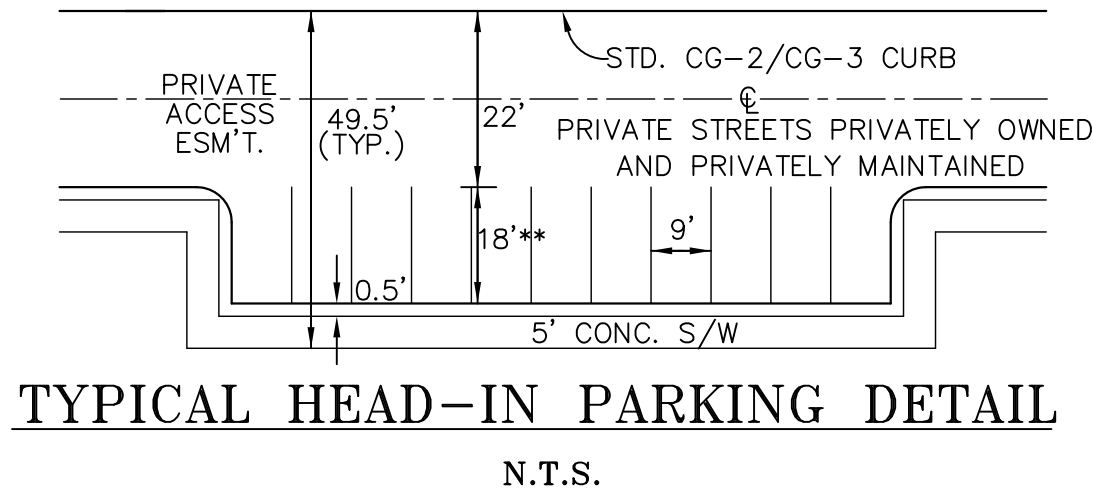
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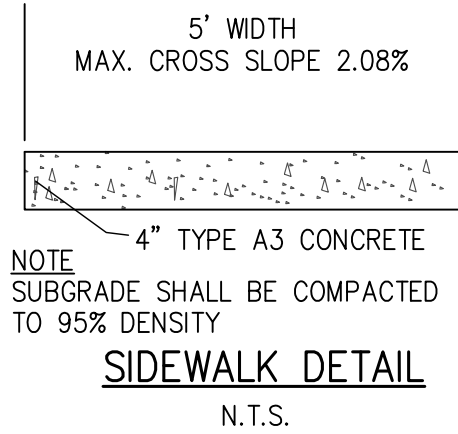
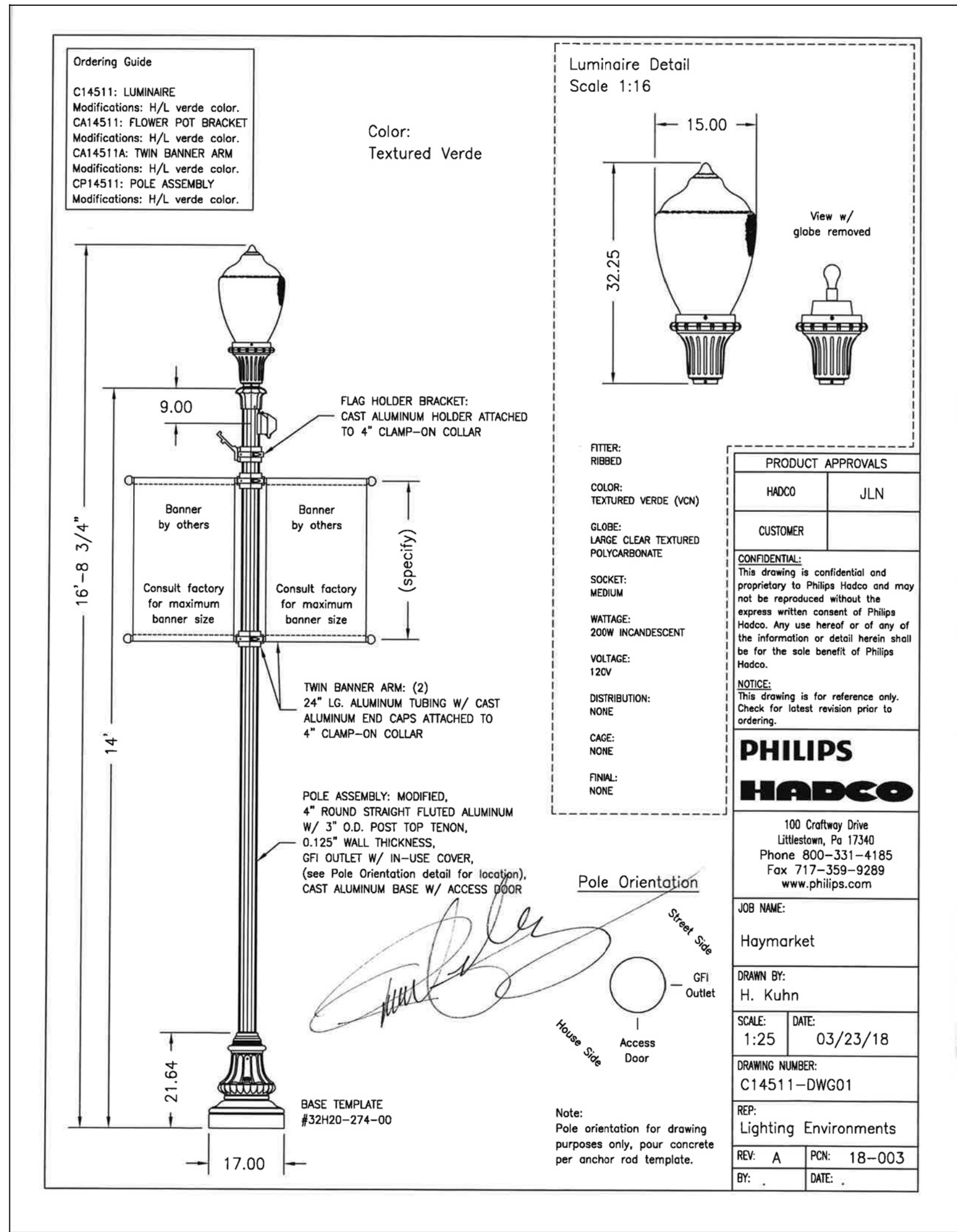
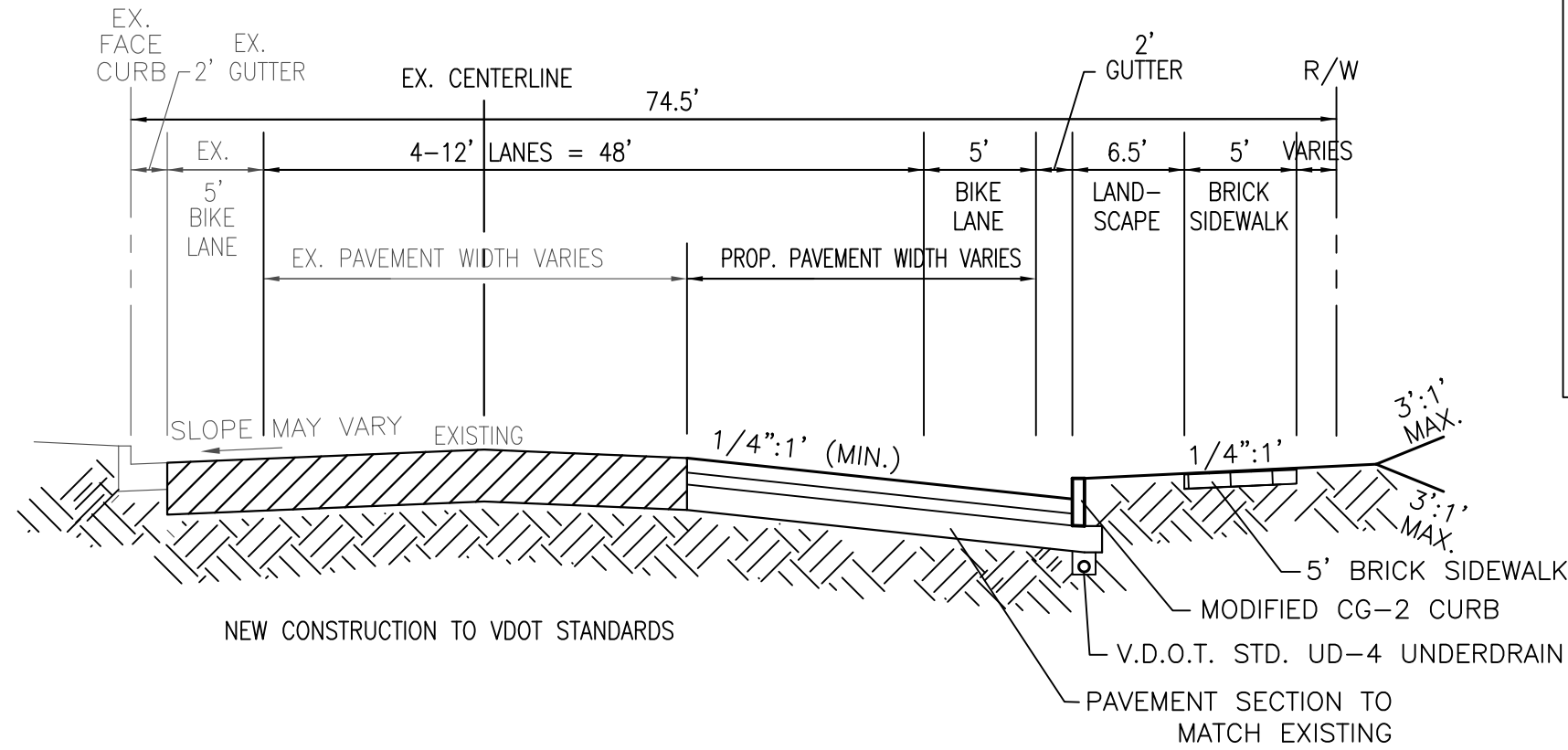
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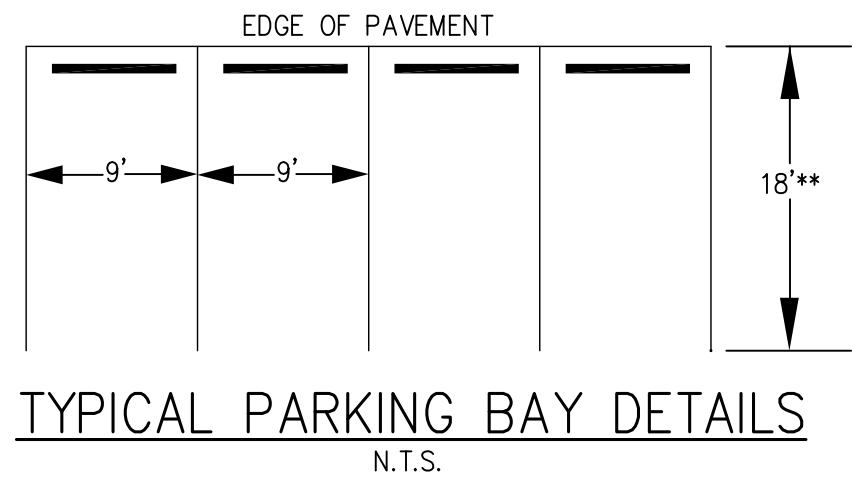
1. * SUBBASE NOTE: SUBBASE DEPTH IS BASED ON A CBR VALUE OF 4, WHICH MAY BE REVISED ONCE SOIL TESTS OF SUBGRADE ARE PERFORMED.
2. ALL FINAL PAVEMENT AND BASE COURSE THICKNESS SHALL BE DESIGNED IN ACCORDANCE WITH THE "DESIGN GUIDE FOR SUBDIVISION ROAD PAVEMENTS IN VIRGINIA", BY N.K. VASWANI, AND SHALL BE BASED ON A SUFFICIENT NUMBER OF CBR TEST TO DETERMINE THE TRUE SUPPORT VALUES OF THE VARIOUS SOILS IN THE SUBGRADE.
3. A SMOOTHING GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE FLOWLINE, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF ANY WATER ON THE ROADWAY.
4. STANDARD GUARDRAIL AND HANDRAIL SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FINAL FIELD INSPECTIONS BY HANOVER COUNTY OR V.D.O.T.



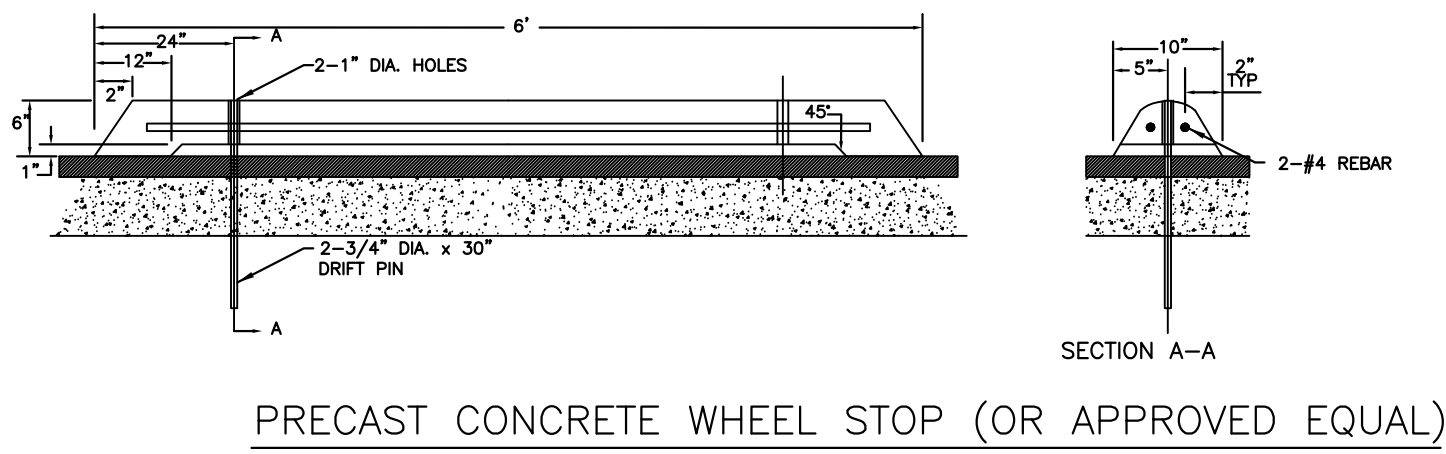
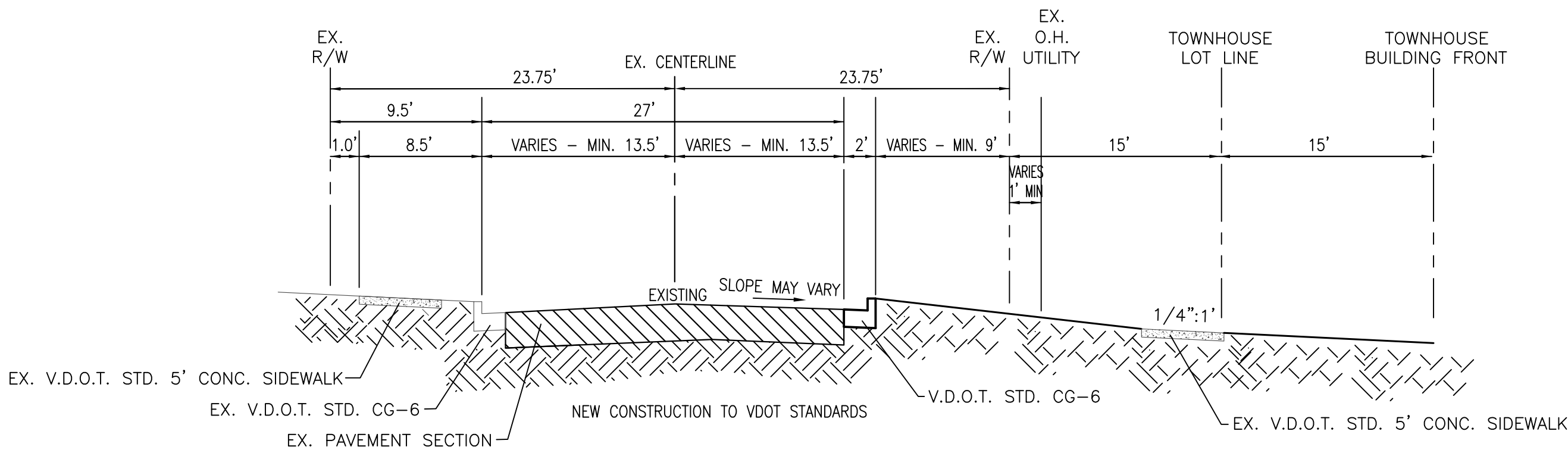
TYPICAL SECTION, WASHINGTON STREET - ROUTE 55 FRONTAGE IMPROVEMENTS (NOT TO SCALE)



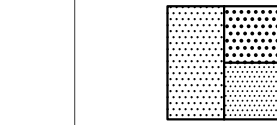
SIDEWALK CONSTRUCTION SHALL CONFORM TO THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



TYPICAL SECTION EX. BLEIGHT DRIVE ROADWAY IMPROVEMENTS (NOT TO SCALE)



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TYPICAL SECTIONS AND MISCELLANEOUS DETAILS
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