



# THE KDL GROUP LLC

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February 26, 2026

Ms. Emily Kyriazi  
Town Manager  
Town of Haymarket  
15000 Washington Street, #100  
Haymarket, Virginia 20169

**Re: Schoolhouse Commons  
REZ2025-001**

Dear Ms. Kyriazi:

This letter is in regards to the comments dated January 28, 2026 for the above-referenced application. The following is a summary of our responses to each of the concerns.

**Town Engineer Comments dated January 28, 2026:**

Comment	Reference	Comment
1.	58-4.12.6	Sheet 11 was not included in the submission. Provide an environmental constraints analysis. Include a proposed limits of disturbance line on plan.

**Response:** The Environmental Constraints Analysis has been provided on sheet 11. The approximate limits of disturbance have been labeled on all affected plan view sheets.

2.	58-4.12.6.e	Sheet 11 was not included in the submission. Identify any potential habitat for or actual occurrence of endangered or threatened plant and animal species and species of special concern.
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**Response:** Please refer to Items 4 and 5 under the Environmental Constraints Analysis Narrative on sheet 11.

3.	58-4.12.6.e	Sheet 11 was not included in the submission. Identify existing vegetative cover types on the site.
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**Response:** The existing vegetative cover types have been labeled on the Existing Conditions Plan on sheet 6. Additionally, please refer to Item 9 under the Environmental Constraints Narrative on sheet 11.

7.	58-4.14.3.a	What is the planned community outreach justification for the lower LOS, longer wait times, and alternative route being
		proposed for the Green Hill Crossing residents? What other mitigations are available?

**Response:** The Applicant is proposing to provide a pedestrian crossing (subject to VDOT approval) across Washington Street to facilitate pedestrian access to the commercial establishments on site and provide gaps for vehicles from Greenhill Crossing Drive looking to turn left onto Washington Street. A supplemental section was also provided in the TIA showing potential alternate routes that can be accessed by Greenhill Crossing residents to access Washington Street.

8.	58-10.7	<p>Ensure Option 1 and Option 2/Primary and Alternative Layouts are consistent between Shared Parking Memo and plan. Option 1 in the memo appears to be consistent with the Alternative Layout in the plan.</p> <p>Provide breakdown of parking by parcel in addition to use. Add a shared parking analysis plan view exhibit to parking tabulations sheet.</p>
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**Response:** Per the January 28, 2026 meeting, Option 1 has been eliminated from the plans set and Option 2 has become the proposed layout. The parking tabulations and Shared Parking Memo have been revised accordingly.

9.	58-19.11/ 58-4.12.8.k	<p>List any additional required modifications/waivers anticipated to be associated with the application.</p> <ul style="list-style-type: none"> <li>• A 25' transparent screen buffer is required between B-1 and residential. How is this going to be addressed between the commercial building and County residential development?</li> <li>• Add residential height to list of modifications requested.</li> </ul>
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**Response:** The Required Modifications/Waivers have been listed on the cover sheet.

11.	General	<p>Inconsistencies were noted between the shared parking analysis and TIA/plans.</p> <ul style="list-style-type: none"> <li>• Update Table 3 to reflect spaces required and provided by parcel in addition to by use.</li> </ul>
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**Response:** The Shared Parking Analysis, TIA, and Zoning Map Amendment Plans have been revisited and revised as necessary.

12.	General	<p>A detailed structural and geotechnical investigation will be required for the existing historic structure on site at site plan for layout Option 1.</p>
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**Response:** Per the January 28, 2026 meeting, Option 1 has been eliminated from the plans set and Option 2 has become the proposed layout.

13.	General	<p>Include a visual of proposed SWM facility type for the site as well as proposed dumpster screening materials.</p>
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**Response:** The Typical Underground SWM Facility detail and Dumpster Enclosure Detail have been added on sheet 10.

14.	General	Update TIA and plan to consider crosswalk from Greenhill to development.
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**Response:** Per the January 28, 2026 meeting, a pedestrian crosswalk has been provided at the Greenhill Crossing Drive intersection.

Please find the enclosed revised Traffic Impact Study prepared by Gorove Slade dated December 11, 2025 and revised through February 19, 2026 along with the Shared Parking Analysis Memo dated February 18, 2026.

Please find two (2) sets of the revised Zoning Map Amendment enclosed for further review. If you should have additional questions regarding this application, please call me at your earliest convenience.

Very truly yours,

John H. Davis, P.E.  
Managing Member

JHD/jhd

Enclosures

Cc: Graystone Companies, LLC

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