

SCHOOLHOUSE COMMONS

ZONING MAP AMENDMENT REZ2025-001

TOWN OF HAYMARKET, VIRGINIA

GENERAL NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON GPIN 7397-19-1734 AND IS NOW IN THE NAME OF HAYMARKET PROPERTIES GROUP, LLC AS DOCUMENTED IN INSTRUMENT 201310110102175 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
2. THE BOUNDARY AND IMPROVEMENTS FOUND HEREON ARE TAKEN FROM THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY RICE & ASSOCIATES DATED JUNE 2013 AND A CURRENT FIELD SURVEY BY BL SURVEY ARBORIST, LLC.
TOPOGRAPHIC INFORMATION DEPICTED HEREON IS TAKEN FROM THE FIELD SURVEY PERFORMED BY BL SURVEY ARBORIST, LLC AND DATED FEBRUARY 1, 2014. THE VERTICAL DATUM IS TAKEN FROM GPS COORDINATES.
3. THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 8.8353 ACRES AND IS CURRENTLY ZONED B-1 IN ACCORDANCE WITH THE TOWN OF HAYMARKET, VA ZONING ORDINANCE.
4. THERE ARE NO KNOWN CEMETERIES, WOODED AREAS, WITHIN THE PROPERTY AND WITHIN 500 FEET OF THE PROPERTY. FURTHER, THERE ARE NO KNOWN NATURAL, CULTURAL, OR HISTORIC RESOURCES, RPA'S, OR 100-YEAR FLOOD AREAS IDENTIFIED ON THE PRINCE WILLIAM COUNTY, VA ONLINE MAPPING SYSTEM.
5. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP 51153C PANEL #0067D BEARING AN EFFECTIVE DATE OF JANUARY 5, 1995.
6. THE DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE APPROVAL CONDITIONS OF THE 2013 REZONING APPLICATION WITH THE TOWN OF HAYMARKET.
7. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HAYMARKET, PWCSA USM, AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
8. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
9. THE PROPOSED USES WITHIN THE EXISTING BUILDING SHALL BE SERVED BY THE EXISTING PUBLIC WATER AND SEWER FACILITIES OWNED BY PWCSA AT NO COST TO THE TOWN OR COUNTY. THE ANTICIPATED SEWAGE FLOWS GENERATED BY SUBJECT DEVELOPMENT IS XXXX GPD.
10. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES MEASURES WILL BE IMPLEMENTED WITH THE FINAL SITE PLAN PER THE LATEST VIRGINIA STORMWATER MANAGEMENT HANDBOOK (VSMH).
11. EXISTING WELLS AND SEPTIC SYSTEMS THAT WILL NOT BE USED SHALL BE ABANDONED IN ACCORDANCE WITH CURRENT PRINCE WILLIAM COUNTY HEALTH DEPARTMENT STANDARDS.
12. SITE LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF HAYMARKET ZONING ORDINANCE (SECTION 58-719).
13. LANDSCAPING AND BUFFERING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE XVI OF THE TOWN OF HAYMARKET ZONING ORDINANCE.
14. STREET TREES LOCATED IN RESIDENTIAL ZONING DISTRICTS SHALL BE LOCATED GENERALLY WITHIN 20 FEET OF THE PUBLIC RIGHT-OF-WAY (SECTION 58-723(c)).
15. 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 BY THE TOWN.
16. 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.
17. THE EXISTING CG-12 RAMPS AT DOGWOOD PARK LANE, BLEIGHT DR/JOHN MARSHALL HIGHWAY, AND THE RIRO ENTRANCE TO GPIN 7397-18-3082 WILL NEED TO BE ANALYZED TO DETERMINE IF THEY MEET CURRENT PROWAG/VDOT STANDARDS AND IF THEY DON'T, THEY WILL NEED TO BE REPLACED AS PART OF THIS PROJECT.



VICINITY MAP
SCALE: 1" = 1000'

OWNER:

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

APPLICANT:

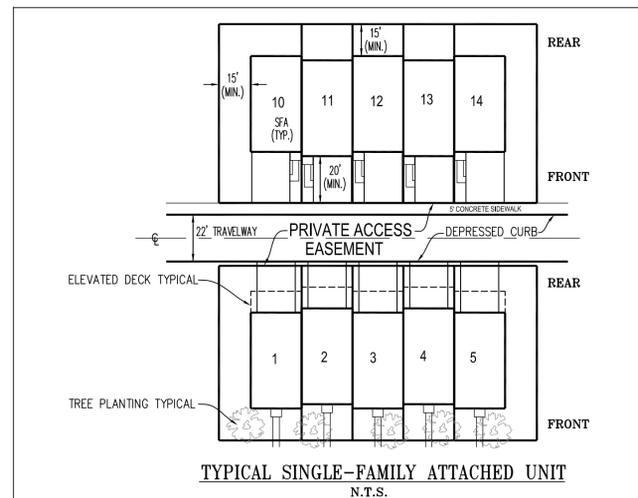
GRAYSTONE COMPANIES, LLC
15091 TAYLORS MILL PLACE
HAYMARKET, VA 20169
PHONE: (703) 929-1328

SHEET INDEX:

1. COVER SHEET
2. ILLUSTRATIVE PLAN
3. ILLUSTRATIVE PLAN DETAILS
4. CONCEPT DEVELOPMENT PLAN
5. REZONING PLAT
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7. COMMON AREA PLAN
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9. CONCEPTUAL LANDSCAPE PLAN
10. TYPICAL SECTIONS AND MISCELLANEOUS DETAILS
11. ENVIRONMENTAL CONSTRAINTS ANALYSIS PLAN

REQUIRED MODIFICATIONS/WAIVERS:

1. PARKING BETWEEN COMMERCIAL BUILDING AND EXISTING WASHINGTON STREET.
2. LANDSCAPE BUFFER BETWEEN COMMERCIAL USE AND COUNTY RESIDENTIAL USE.



REVISION BLOCK		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1	REV. PER TOWN AND VDOT COMMENTS (JD)	12-23-25
2	REV. PER TOWN AND VDOT COMMENTS (JD)	02-26-26

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

COVER SHEET
SCHOOLHOUSE COMMONS
ZONING MAP AMENDMENT

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

REZ2025-001

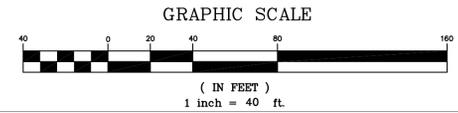
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DATE: AUGUST 2025
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FILE NO: ZMAP-004-HAY
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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

REZ2025-001

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ILLUSTRATIVE PLAN SCHOOLHOUSE COMMONS ZONING MAP AMENDMENT

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA


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COMMON GREEN DETAIL

COLOR RENDERING



PARK BENCH DETAIL

REZ2025-001

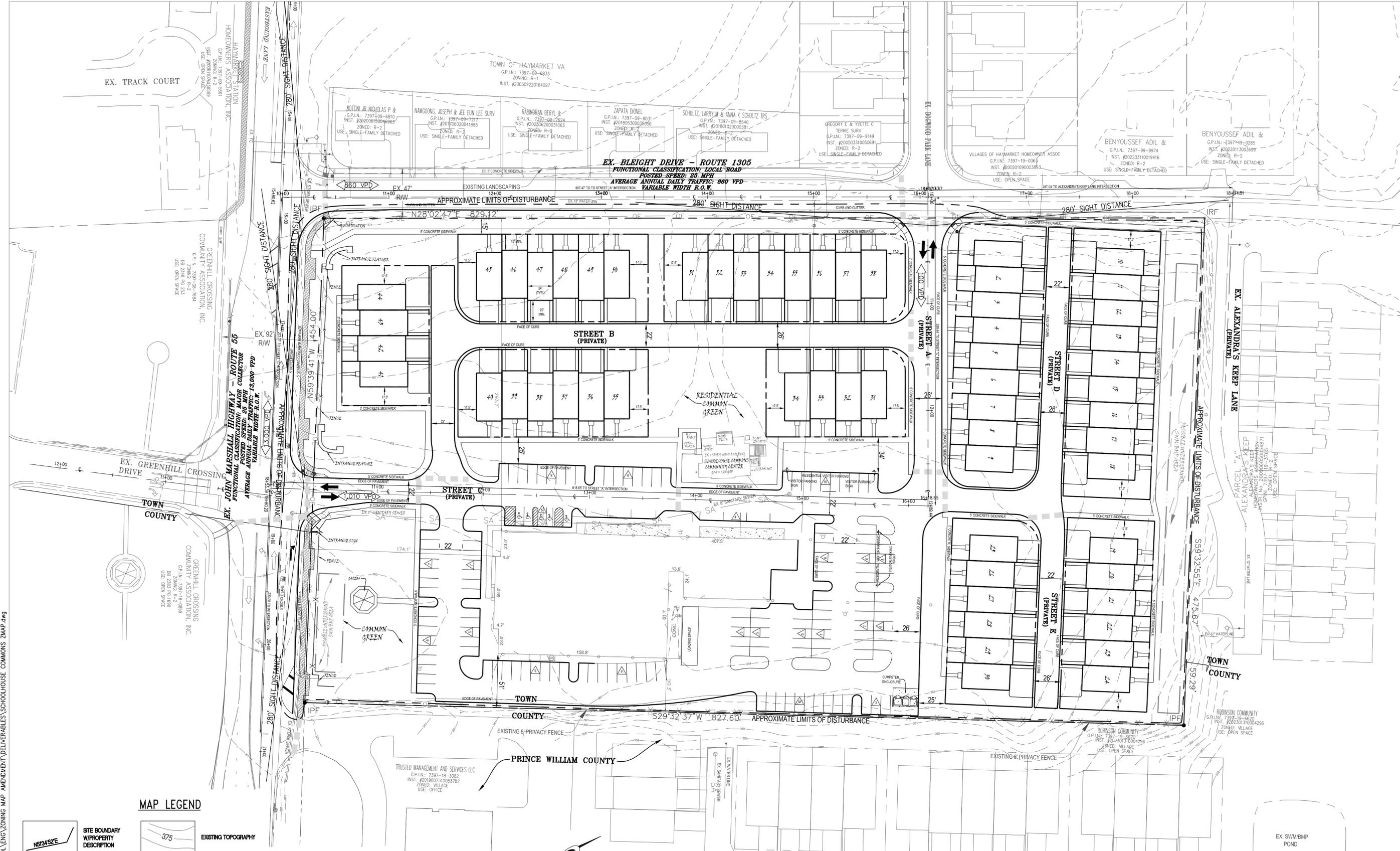
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ILLUSTRATIVE PLAN DETAILS
SCHOOLHOUSE COMMONS
ZONING MAP AMENDMENT

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

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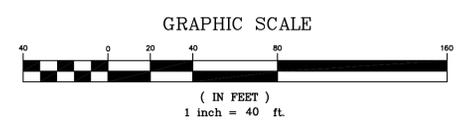


MAP LEGEND

- SITE BOUNDARY W/PROPERTY DESCRIPTION
- EXISTING TOPOGRAPHY
- EXISTING PROPERTY
- EXISTING VEGETATION
- EXISTING ROADWAY
- EXISTING BUILDING
- POSSIBLE STORM WATER MANAGEMENT FACILITY
- PROPOSED PRIVATE TRAVELWAY
- PROPOSED SFA UNITS

NOTES:

1. PORTION OF 5' CONCRETE SIDEWALK RUNNING ALONG THE FRONT OF LOTS 45-58 INSIDE THE VDOT RIGHT-OF-WAY AT EX. JOHN MARSHALL HIGHWAY TO BE PRIVATELY MAINTAINED.
2. VDOT DOES NOT MAINTAIN THE BRICK SIDEWALK WITHIN THE VDOT RIGHT-OF-WAY. THE MAINTENANCE RESPONSIBILITY FOR THE BRICK SIDEWALK LIES WITH THE TOWN OF HAYMARKET.
3. SIDEWALKS ALONG WASHINGTON STREET SHALL BE CONSTRUCTED OF STAMPED CONCRETE WITH A MINIMUM OF THREE INCHES OF COMPACTED BLUE STONE DUST AND WITH A MINIMUM FOUR-INCH CONCRETE BASE OR EQUIVALENT.
4. SIDEWALKS LOCATED ON WASHINGTON STREET SHALL CONFORM TO THE STAMPED CONCRETE, RED BRICK COLOR, HERRINGBONE PATTERN WITH SOLDIER COURSE AND SUBJECT TO ADDITIONAL CONSTRUCTION AND DESIGN STANDARDS, AS PROVIDED BY THE TOWN ENGINEER.
5. PEDESTRIAN CROSSWALK WITH FLASHING LIGHTS SHALL BE INSTALLED ALONG WASHINGTON STREET AT GREENHILL CROSSING DRIVE SUBJECT TO VDOT APPROVAL.



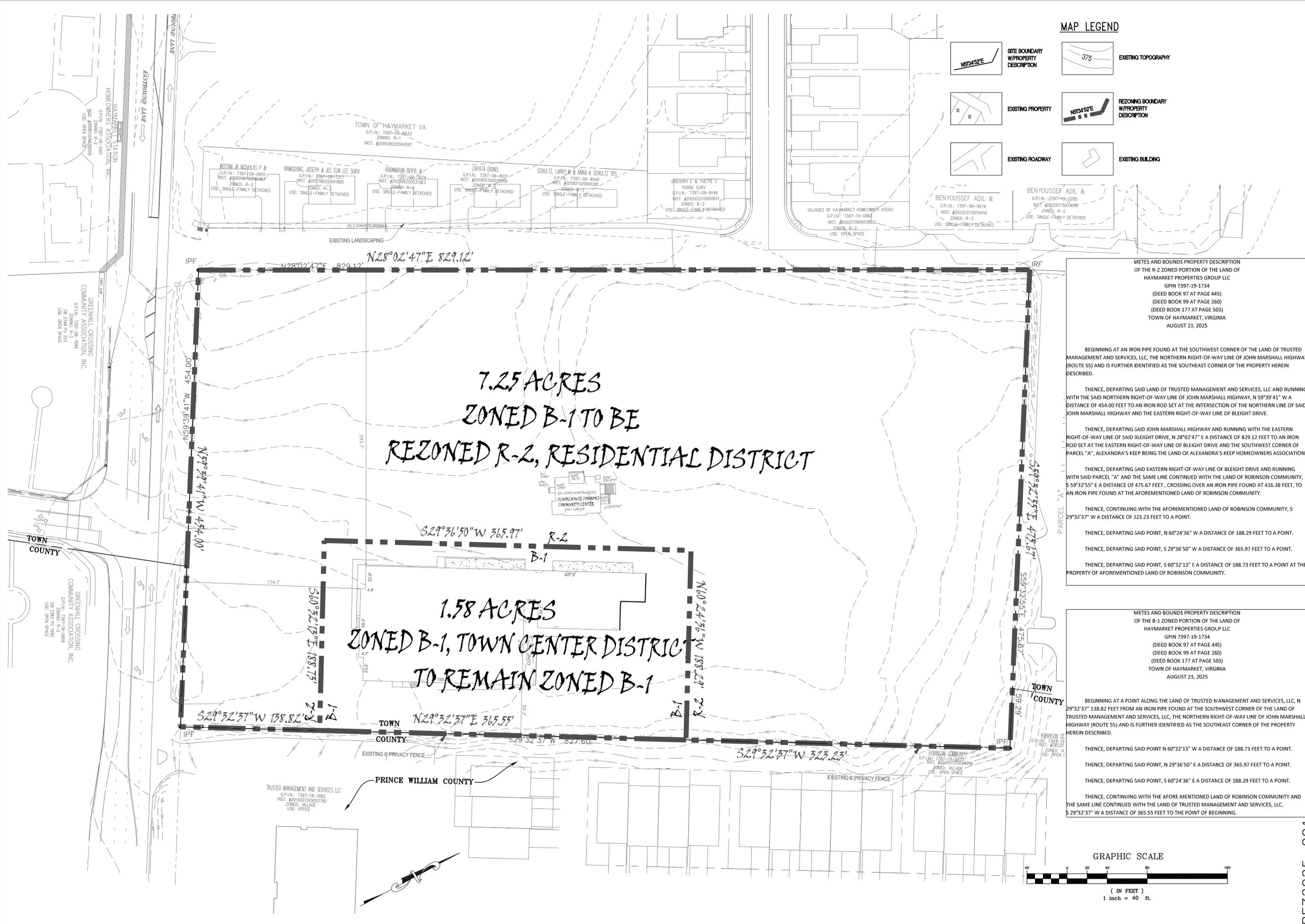
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CONCEPT DEVELOPMENT PLAN
SCHOOLHOUSE COMMONS
 ZONING MAP AMENDMENT

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

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MAP LEGEND

- SITE BOUNDARY W/PROPERTY DESCRIPTION
- EXISTING TOPOGRAPHY
- EXISTING PROPERTY
- REZONING BOUNDARY W/PROPERTY DESCRIPTION
- EXISTING ROADWAY
- EXISTING BUILDING

METES AND BOUNDS PROPERTY DESCRIPTION OF THE R-2 ZONED PORTION OF THE LAND OF HAYMARKET PROPERTIES GROUP LLC
 G.P.I.N. 7397-19-1734
 (DEED BOOK 97 AT PAGE 445)
 (DEED BOOK 99 AT PAGE 260)
 (DEED BOOK 177 AT PAGE 503)
 TOWN OF HAYMARKET, VIRGINIA
 AUGUST 23, 2025

BEGINNING AT AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE LAND OF TRUSTED MANAGEMENT AND SERVICES, LLC, THE NORTHERN RIGHT-OF-WAY LINE OF JOHN MARSHALL HIGHWAY (ROUTE 55) AND IS FURTHER IDENTIFIED AS THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED.

THENCE, DEPARTING SAID LAND OF TRUSTED MANAGEMENT AND SERVICES, LLC AND RUNNING WITH THE SAID NORTHERN RIGHT-OF-WAY LINE OF JOHN MARSHALL HIGHWAY, N 59°39'41" W A DISTANCE OF 454.00 FEET TO AN IRON ROD SET AT THE INTERSECTION OF THE NORTHERN LINE OF SAID JOHN MARSHALL HIGHWAY AND THE EASTERN RIGHT-OF-WAY LINE OF BLEIGHT DRIVE.

THENCE, DEPARTING SAID JOHN MARSHALL HIGHWAY AND RUNNING WITH THE EASTERN RIGHT-OF-WAY LINE OF SAID BLEIGHT DRIVE, N 28°02'47" E A DISTANCE OF 829.12 FEET TO AN IRON ROD SET AT THE EASTERN RIGHT-OF-WAY LINE OF BLEIGHT DRIVE AND THE SOUTHWEST CORNER OF PARCEL "A", ALEXANDRA'S KEEP BEING THE LAND OF ALEXANDRA'S KEEP HOMEOWNERS ASSOCIATION.

THENCE, DEPARTING SAID EASTERN RIGHT-OF-WAY LINE OF BLEIGHT DRIVE AND RUNNING WITH SAID PARCEL "A" AND THE SAME LINE CONTINUED WITH THE LAND OF ROBINSON COMMUNITY, S 59°32'55" E A DISTANCE OF 475.67 FEET, CROSSING OVER AN IRON PIPE FOUND AT 416.38 FEET, TO AN IRON PIPE FOUND AT THE AFOREMENTIONED LAND OF ROBINSON COMMUNITY.

THENCE, CONTINUING WITH THE AFOREMENTIONED LAND OF ROBINSON COMMUNITY, S 29°32'37" W A DISTANCE OF 323.23 FEET TO A POINT.

THENCE, DEPARTING SAID POINT, N 60°24'36" W A DISTANCE OF 188.29 FEET TO A POINT.

THENCE, DEPARTING SAID POINT, S 29°36'50" W A DISTANCE OF 365.97 FEET TO A POINT.

THENCE, DEPARTING SAID POINT, S 60°32'13" E A DISTANCE OF 188.73 FEET TO A POINT AT THE PROPERTY OF AFOREMENTIONED LAND OF ROBINSON COMMUNITY.

METES AND BOUNDS PROPERTY DESCRIPTION OF THE B-1 ZONED PORTION OF THE LAND OF HAYMARKET PROPERTIES GROUP LLC
 G.P.I.N. 7397-19-1734
 (DEED BOOK 97 AT PAGE 445)
 (DEED BOOK 99 AT PAGE 260)
 (DEED BOOK 177 AT PAGE 503)
 TOWN OF HAYMARKET, VIRGINIA
 AUGUST 23, 2025

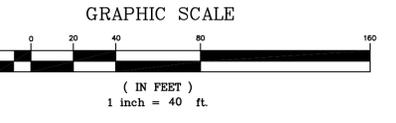
BEGINNING AT A POINT ALONG THE LAND OF TRUSTED MANAGEMENT AND SERVICES, LLC, N 29°32'37" 138.82 FEET FROM AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE LAND OF TRUSTED MANAGEMENT AND SERVICES, LLC, THE NORTHERN RIGHT-OF-WAY LINE OF JOHN MARSHALL HIGHWAY (ROUTE 55) AND IS FURTHER IDENTIFIED AS THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED.

THENCE, DEPARTING SAID POINT N 60°32'13" W A DISTANCE OF 188.73 FEET TO A POINT.

THENCE, DEPARTING SAID POINT, N 29°36'50" E A DISTANCE OF 365.97 FEET TO A POINT.

THENCE, DEPARTING SAID POINT, S 60°24'36" E A DISTANCE OF 188.29 FEET TO A POINT.

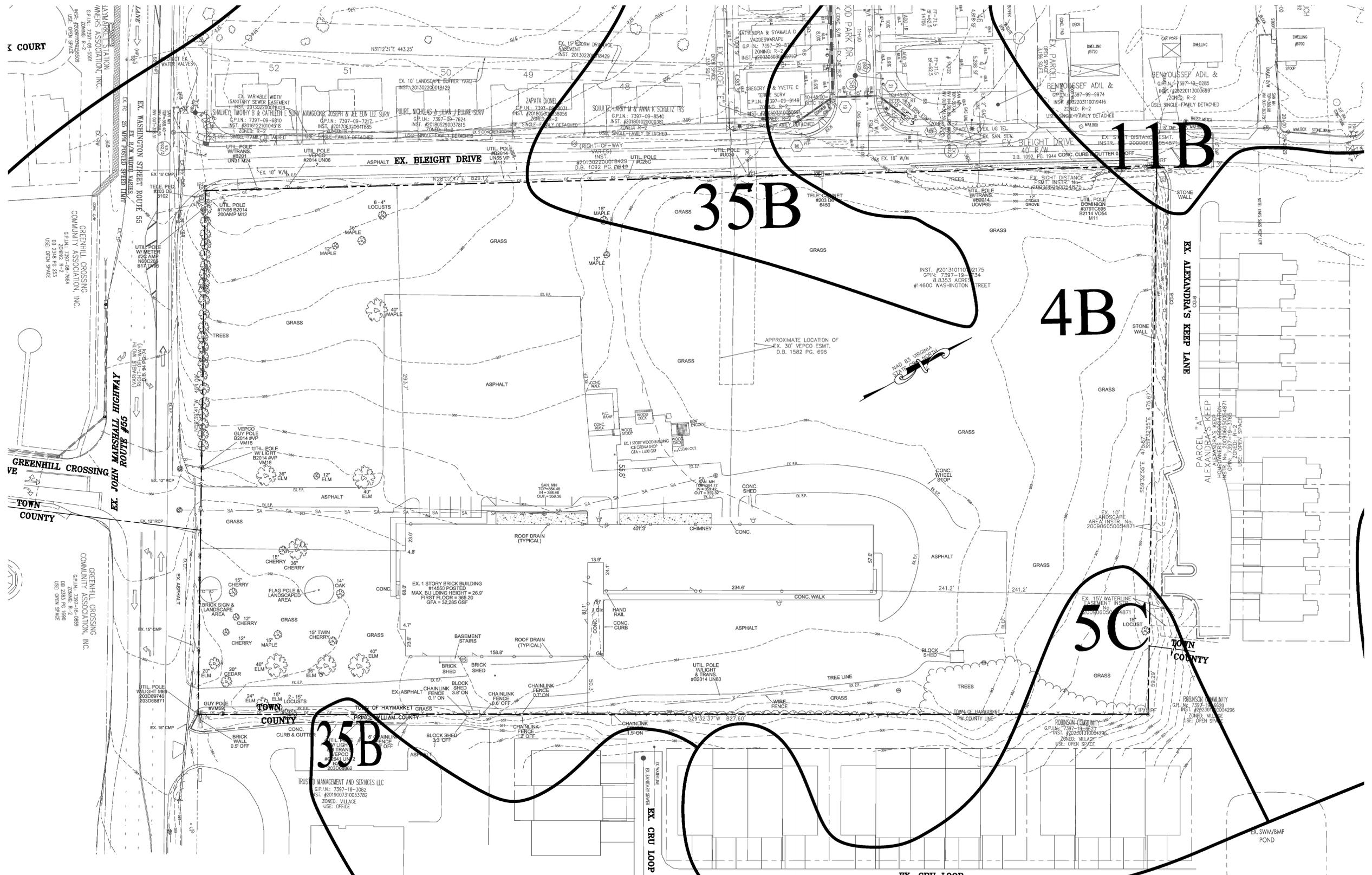
THENCE, CONTINUING WITH THE AFOREMENTIONED LAND OF ROBINSON COMMUNITY AND THE SAME LINE CONTINUED WITH THE LAND OF TRUSTED MANAGEMENT AND SERVICES, LLC, S 29°32'37" W A DISTANCE OF 365.55 FEET TO THE POINT OF BEGINNING.



REZONING PLAT
SCHOOLHOUSE COMMONS
 ZONING MAP AMENDMENT

REZ2025-001

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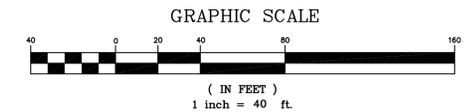
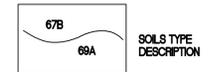


SOILS MAP
SCALE: 1" = 40'

SOILS DESCRIPTIONS

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

LEGEND



64C

64C DENOTES SOIL TYPE

REZ2025-001

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V)

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EXISTING CONDITIONS PLAN
SCHOOLHOUSE COMMONS
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TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

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SCHOOLHOUSE COMMONS		
GROSS PARCEL AREA	8.8353 AC GPN 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) 2,000 S.F. (MIN. AVERAGE LOT AREA)	1,500 S.F. (MIN. LOT AREA) 2,000 S.F. (MIN. AVERAGE LOT AREA)
BUILDING HEIGHT	2 1/2-STORIES (35' MAX) * THE BUILDING HEIGHT MAY BE EXTENDED TO 3 STORIES OR 40' MAX. IF EACH SIDE YARD IS INCREASED 0.5 FEET FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT	40' (MAX) * SIDE YARD SETBACKS HAVE BEEN ESTABLISHED AT 17.5' TO ALLOW FOR 3 STORIES AND 40' MAX. BUILDING HEIGHT
MAXIMUM NUMBER OF UNITS PER GROSS ACRE	8 UNITS/AC (MAX)	8 UNITS/AC
TOTAL NUMBER OF UNITS ALLOWED	58	58
MINIMUM LOT FRONTAGE	20' (INTERIOR UNIT) 35' (END UNIT)	24' 39'
MINIMUM COMMON AREA	NONE	2.59 AC
YARD REQUIREMENTS		
FRONT YARD	15'	15'
SIDE YARD	15' (END UNIT)	15' (MIN.) 17.5' (MAX.)
REAR YARD	20'	20'

PARKING TABULATIONS				
PROPOSED USE	PARKING REQUIREMENTS	TENANT SPACE SQ. FT.	REQUIRED PARKING	PROPOSED PARKING
OBE	1 SPACE PER 300 S.F. OF GROSS FLOOR AREA	6,925	23.08	
ZANDRAS	1 SPACE PER 100 S.F. OF GROSS FLOOR AREA	2,865	28.65	
TROUVAILLE	1 SPACE PER 100 S.F. OF GROSS FLOOR AREA	3,300	33.00	
JUIJITSU	1 SPACE PER 300 S.F. OF GROSS FLOOR AREA	5,170	17.23	
JAZZERCOISE	1 SPACE PER 300 S.F. OF GROSS FLOOR AREA	1,750	5.83	
RESTAURANT	1 SPACE PER 100 S.F. OF GROSS FLOOR AREA	2,208	22.08	
SUBTOTAL		22,218	129.88	132 SPACES (SURFACE PARKING) (INCLUDES 5 H.C. PARKING SPACES)
TOWNHOUSE (RESIDENT PARKING)	58 UNITS X 2 SPACES PER UNIT		116.00	128 (DRIVEWAY)
TOWNHOUSE (VISITOR PARKING)	58 UNITS X 0.25 SPACES PER UNIT		15.00	15 (SURFACE PARKING)
SUBTOTAL			131.00	143 SPACES
TOTAL			260.88	275 SPACES
SHARED PARKING STUDY RESULTS			-30	
REDUCED TOTAL			230.88	275 SPACES

OPERATION OF MIXED-USE DEVELOPMENT NARRATIVE:

THE SUBJECT SITE IS CURRENTLY COMPRISED OF APPROXIMATELY 32,000 S.F. OF COMMERCIAL AND OFFICE USES. THE PROPOSED DEVELOPMENT PROGRAM FOR THE SITE INCLUDES APPROXIMATELY 22,218 S.F. OF COMMERCIAL/OFFICE USES AND 58 SINGLE-FAMILY ATTACHED (TOWNHOUSE) UNITS. ACCORDINGLY, 9,782 S.F. OF COMMERCIAL/OFFICE SPACES ARE PLANNED TO BE REMOVED WITH THIS APPLICATION.

BASED ON THE TOWN'S MINIMUM PARKING REQUIREMENTS, 15 VISITOR PARKING SPACES ARE REQUIRED TO SERVE THE PROPOSED TOWNHOUSE UNITS AND A TOTAL OF 130 PARKING SPACES ARE REQUIRED TO SERVE THE 22,218 S.F. OF COMMERCIAL/OFFICE USES FOR A TOTAL OF 145 REQUIRED SPACES. THE CONCEPT DEVELOPMENT PLAN PROPOSES A TOTAL OF 147 SURFACE PARKING SPACES UNDER THE PROPOSED LAYOUT. ADDITIONALLY, THE VISITOR PARKING SPACES WILL BE INCORPORATED INTO THE PROPOSED SURFACE PARKING SPACES AND IDENTIFIED WITH APPROPRIATE SIGNAGE.

AT THE REQUEST OF THE APPLICANT, A SHARED PARKING ANALYSIS HAS BEEN PREPARED BY GOROVE SLADE TRANSPORTATION PLANNERS AND ENGINEERS DATED FEBRUARY 18, 2026. THE ANALYSIS CONCLUDES THAT THE TOTAL PROPOSED PARKING SPACES UNDER THE BASE SCENARIO (275 SPACES) WOULD EXCEED THE WEEKDAY PEAK DEMAND (233 SPACES) BY 42 SPACES AND THE WEEKEND PEAK DEMAND (223 SPACES) BY 52 SPACES.

SHARED PARKING ANALYSIS EXHIBIT:

Shared Parking Analysis

Section 58-6.1B states "The minimum required parking spaces may be reduced if a land owner can provide parking that will be shared by complementary adjacent land uses. Such a proposal must be prepared using the methods set forth in the latest edition of the Shared Parking Manual of the Urban Land Institute (ULI). The necessary calculations and other data that show the suitability of a shared parking proposal must be submitted to the Town in conjunction with a site plan or other applicable development application..."

Shared parking is planned on-site to accommodate the proposed parking reduction. Shared parking is the use of a parking space to serve two or more individual land uses without conflict or encroachment. The ability to share parking spaces is the result of two conditions:

- Variations in the accumulation of vehicles by hour, by day, or by season at the individual land uses, and
- Relationships among the land uses that result in visiting multiple land uses on the same trip.

The key goal of shared parking analysis is to find the balance between providing adequate parking to support a development from a commercial viewpoint and minimizing the negative aspects of excessive land area or resources devoted to parking.

The process below outlines the shared parking methodology:

- Determine the applicable parking ratios – The base parking ratios were split between residents/employees and visitors using the parking ratios provided in the Urban Land Institute's (ULI) *Shared Parking*, 3rd Edition (2020). The base parking ratios per the Town of Haymarket Zoning Ordinance is shown in Table 3.

Table 3: Required Base Parking Supply (Haymarket ZO)

Land Use	Development	*Base Parking Ratio	Base Parking Requirement
Proposed Use (Mixed Use)			
Recreation Facility (Jiu Jitsu/Jazzercise)	6,920	1.0 /300 SF	23.07 spaces
General Office (QBE)	6,925 SF	1.0 /300 SF	23.08 spaces
**Restaurant	2,208 SF	1.0 /100 SF	22.08 spaces
Dine-in Restaurant (Trouvaille)	3,300 SF	1.0 /100 SF	33.00 spaces
Fast Casual Restaurant (Zandras)		1.0 /100 SF	28.65 spaces
***Mixed Use Total			130 spaces
Proposed Use (Residential)			
Residential (Reserved)	58 DU	2.00 /DU	116 spaces
Residential (Visitor)	58 DU	0.25 /DU	15 spaces
Residential Total			131 spaces
Total for Parcel (7397-19-1734)			261 spaces

*Town of Haymarket Off-Street Parking Requirements per Zoning Ordinance.

**Assumed restaurant space is currently vacant.

*** Mixed Use parking requirement total rounded up from 129.87 to 130 spaces.

- Determine the number of reserved parking spaces – For the purposes of this analysis, reserved spaces were assumed for only the residential portion of the development.
- Determine the peak parking scenario – This is shown in the following tables. The hourly factors are based on the Urban Land Institute (ULI) *Shared Parking*, 3rd Edition (2020) time-of-day factors. The hourly factors are applied to the base parking ratios shown in Table 3 to determine the peak parking scenario.
- Determine the peak parking demand – This is shown in the tables in the following sections.

The shared parking analysis includes all the proposed uses.

On-Site Parking Supply – (275 spaces)

The Applicant is planning to provide a total of 275 parking spaces on-site for the development. The final breakdown of parking provided for each use is subject to change as the project develops and final mix and density are approved. The summarized parking breakdown is shown on Table 4 below.

Table 4: Summarized Parking Tabulations

Proposed Use	# Spaces Required	Provided Spaces	Provided Spaces by Zoning	
			B-1 Zoned	R-2 Zoned
Mixed-Use	130	132	76	56
Residential	131	143	--	143
TOTAL	261	275	76	199

Conclusion

This memorandum presented the findings of a shared parking analysis conducted in conjunction with the redevelopment of the Schoolhouse Commons site in the Town of Haymarket Virginia. This memorandum supports the following conclusions:

- Per the Town of Haymarket *Code of Ordinances*, a total of 261 parking spaces would be required for the application.
- Shared parking could be provided on-site in the surface parking lot to further accommodate the minimum parking requirements.
- The provided parking supply would approximately be 275 spaces which would exceed the weekday peak demand (233) by 42 spaces and the weekend peak demand (223) by 52 spaces.
- The shared parking tables and figures show that the uses peak at different times of day and that the on-site surface lot can accommodate the uses at all times of the day.
- The final breakdown of parking provided for each use is subject to change as the project develops and final mix and density are approved.

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FILE NO: ZMAP-004-HAY
SHEET NO.

SCHOOLHOUSE COMMONS
 ZONING MAP AMENDMENT
 SITE TABULATIONS

PRINCE WILLIAM COUNTY, VIRGINIA
TOWN OF HAYMARKET



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

STORMWATER MANAGEMENT NARRATIVE

THE FRONT HALF OF THE SITE DRAINS TOWARDS EX. WASHINGTON STREET AND IS INTERCEPTED BY AN EXISTING CULVERT PIPE LOCATED IN THE SOUTHEASTERN FRONT CORNER. THE REAR HALF OF THE SITE DRAINS TOWARDS THE NORTHEASTERN REAR CORNER.

THE MAJORITY OF THE SITE'S POST-DEVELOPMENT RUNOFF WILL BE DETAINED USING STORMWATER MANAGEMENT PRACTICES (SWM) IN UNDERGROUND INFILTRATION TRENCHES LOCATED ALONG THE FRONT AND REAR OF THE SUBJECT SITE. THE PROPOSED SWM FACILITIES WILL BE STUDIED AT THE TIME OF SITE PLAN ENGINEERING WITH TOWN REVIEW TO DETERMINE IF UNDERGROUND INFILTRATION TRENCHES WILL BE ADEQUATE OR IF ADDITIONAL TREATMENT IS NEEDED.

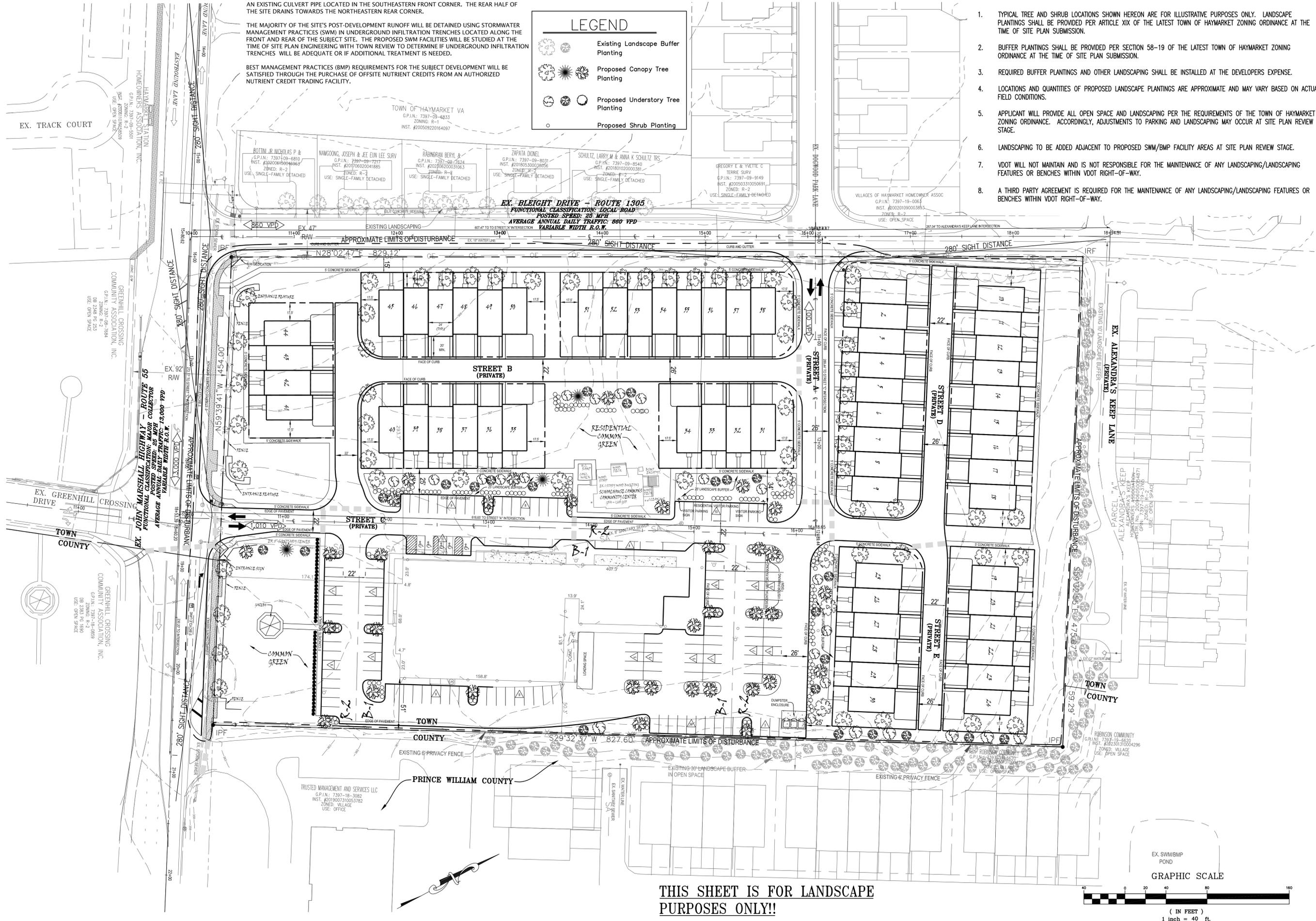
BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THE SUBJECT DEVELOPMENT WILL BE SATISFIED THROUGH THE PURCHASE OF OFFSITE NUTRIENT CREDITS FROM AN AUTHORIZED NUTRIENT CREDIT TRADING FACILITY.

LEGEND

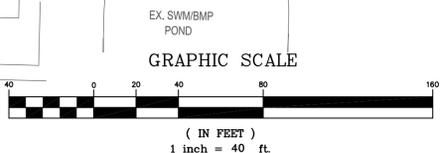
- Existing Landscape Buffer Planting
- Proposed Canopy Tree Planting
- Proposed Understory Tree Planting
- Proposed Shrub Planting

NOTES:

1. TYPICAL TREE AND SHRUB LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY. LANDSCAPE PLANTINGS SHALL BE PROVIDED PER ARTICLE XIX OF THE LATEST TOWN OF HAYMARKET ZONING ORDINANCE AT THE TIME OF SITE PLAN SUBMISSION.
2. BUFFER PLANTINGS SHALL BE PROVIDED PER SECTION 58-19 OF THE LATEST TOWN OF HAYMARKET ZONING ORDINANCE AT THE TIME OF SITE PLAN SUBMISSION.
3. REQUIRED BUFFER PLANTINGS AND OTHER LANDSCAPING SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.
4. LOCATIONS AND QUANTITIES OF PROPOSED LANDSCAPE PLANTINGS ARE APPROXIMATE AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS.
5. APPLICANT WILL PROVIDE ALL OPEN SPACE AND LANDSCAPING PER THE REQUIREMENTS OF THE TOWN OF HAYMARKET ZONING ORDINANCE. ACCORDINGLY, ADJUSTMENTS TO PARKING AND LANDSCAPING MAY OCCUR AT SITE PLAN REVIEW STAGE.
6. LANDSCAPING TO BE ADDED ADJACENT TO PROPOSED SWM/BMP FACILITY AREAS AT SITE PLAN REVIEW STAGE.
7. VDOT WILL NOT MAINTAIN AND IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY LANDSCAPING/LANDSCAPING FEATURES OR BENCHES WITHIN VDOT RIGHT-OF-WAY.
8. A THIRD PARTY AGREEMENT IS REQUIRED FOR THE MAINTENANCE OF ANY LANDSCAPING/LANDSCAPING FEATURES OR BENCHES WITHIN VDOT RIGHT-OF-WAY.



THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!!



RE2025-001

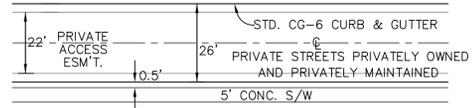
SCALE: H) 1"=40'
V)
DATE: AUGUST 2025
CHECKED:
DRAWN: JHD
FILE NO: ZMAP-004-HAY
SHEET NO.

DWG PATH: S:\PROJECTS\PACE WEST SCHOOL LENS\ZONING MAP AMENDMENT\DELIVERABLES\SCHOOLHOUSE COMMONS ZMAP.dwg

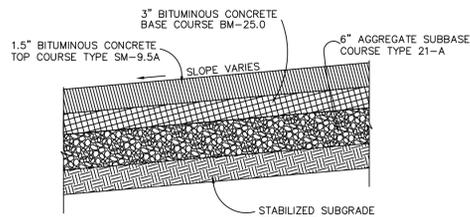
CONCEPTUAL LANDSCAPE PLAN
SCHOOLHOUSE COMMONS
ZONING MAP AMENDMENT

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

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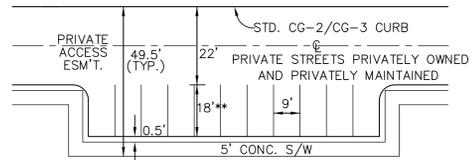


TYPICAL PRIVATE ROADWAY SECTION
N.T.S.

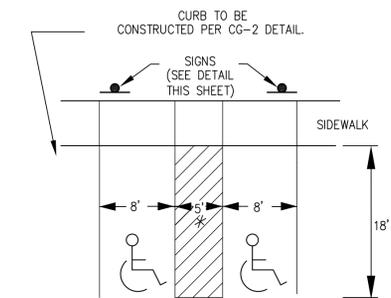


TYPICAL PAVEMENT SECTION - PRIVATE STREET

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

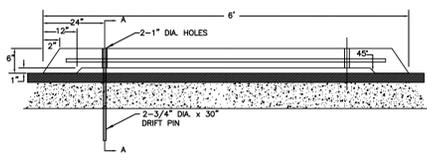
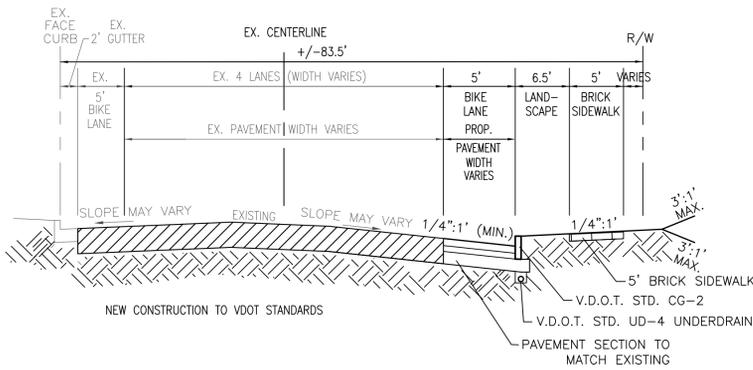


TYPICAL HEAD-IN PARKING DETAIL
N.T.S.



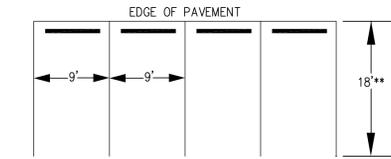
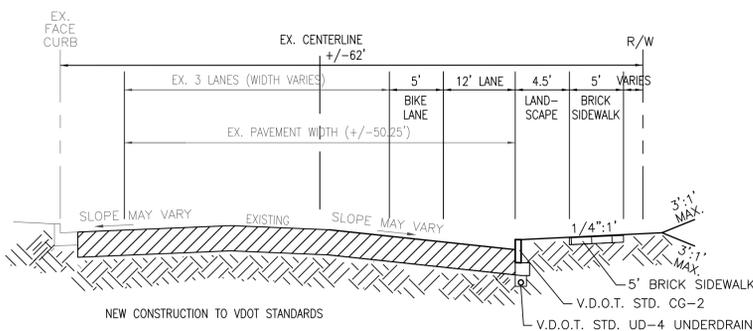
HANDICAPPED PARKING BAY DETAIL
(NOT TO SCALE)
* 8' FOR VAN ACCESSIBLE SPACE

TYPICAL SECTION, WASHINGTON STREET - ROUTE 55 FRONTAGE IMPROVEMENTS (WEST OF STREET "C" ENTRANCE)
(NOT TO SCALE)

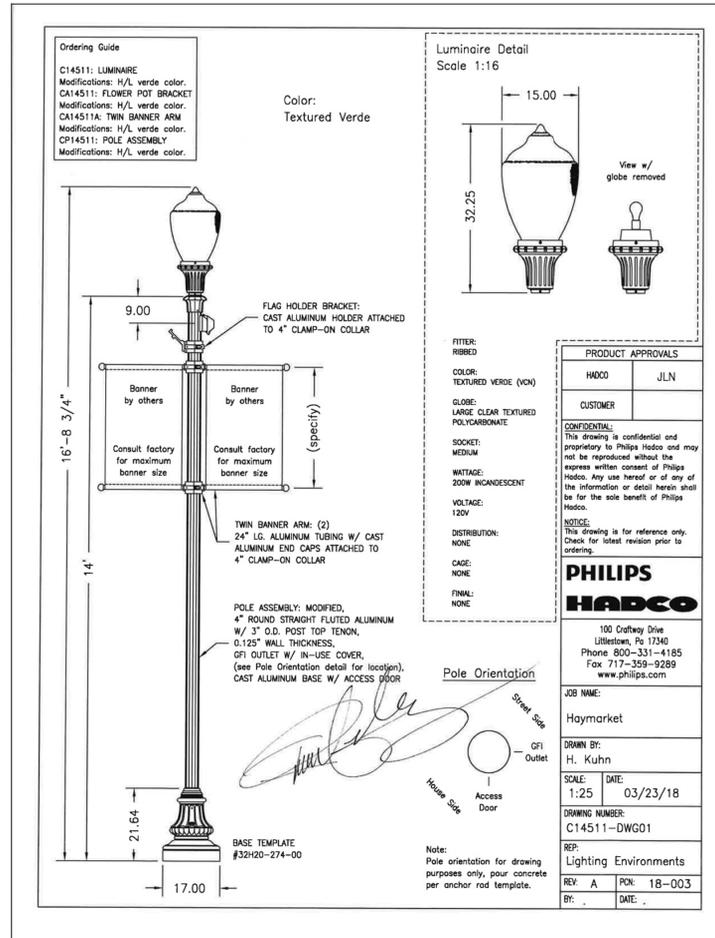


PRECAST CONCRETE WHEEL STOP (OR APPROVED EQUAL)

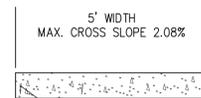
TYPICAL SECTION, WASHINGTON STREET - ROUTE 55 FRONTAGE IMPROVEMENTS (EAST OF STREET "C" ENTRANCE)
(NOT TO SCALE)



TYPICAL PARKING BAY DETAILS
N.T.S.



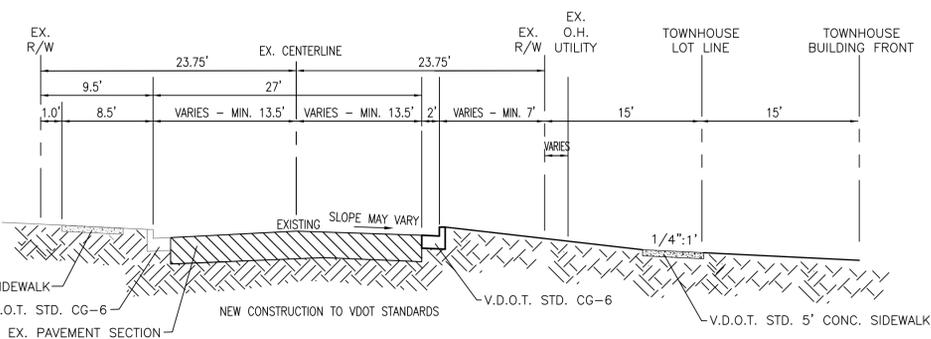
TYPICAL LIGHTING DETAIL



SIDEWALK DETAIL
N.T.S.

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

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



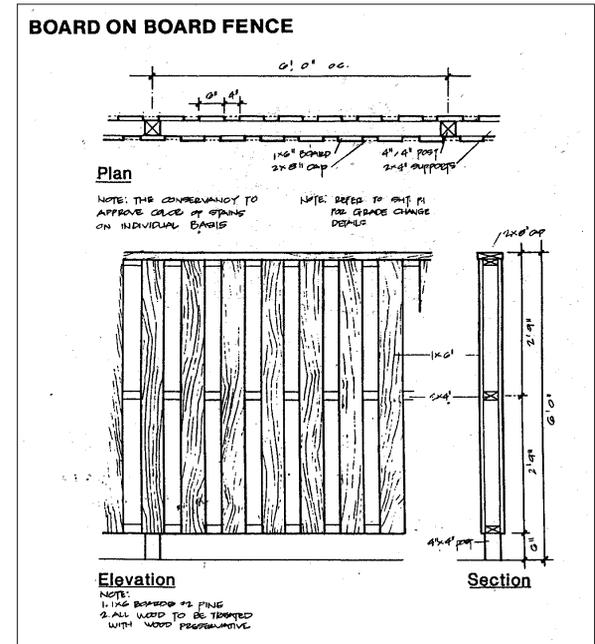
TYPICAL UNDERGROUND SWM FACILITY (OR EQUIVALENT)

Contactor® & Recharger®
Plastic Chambers for Stormwater Management Since 1986

Model	Chamber Width	Chamber Length	Chamber Height	Min. Depth	Max. Depth	Installed Chamber Length	Overall Chamber Length	Rate Volume	Min. Inlet Spacing	Min. Spacing Between Chambers	Min. Spacing Between Chambers
CULTEC Contactor 150HD	9.4 mm	2.08 mm	318 mm	4.27 m	203 mm	2.29 m	2.41 m	0.17 m³/m	0.36 m	0.42 m	1.06 m
CULTEC Recharger 150HD	9.4 mm	2.08 mm	318 mm	4.27 m	203 mm	2.29 m	2.41 m	0.17 m³/m	0.36 m	0.42 m	1.06 m
CULTEC Recharger 300HD	18.8 mm	4.16 mm	636 mm	8.54 m	406 mm	4.58 m	4.82 m	0.34 m³/m	0.72 m	0.84 m	2.12 m
CULTEC Recharger 300XLHD	18.8 mm	4.16 mm	636 mm	8.54 m	406 mm	4.58 m	4.82 m	0.34 m³/m	0.72 m	0.84 m	2.12 m

CULTEC, Inc.
878 Federal Road • P.O. Box 280 • Brookfield, CT 06804
Phone: 203-775-4416 • Toll Free: 800-4-CULTEC • Fax: 203-775-1462 • Web: www.cultec.com

DUMPSTER ENCLOSURE DETAIL
N.T.S.



TYPICAL SECTIONS AND MISCELLANEOUS DETAILS
SCHOOLHOUSE COMMONS
ZONING MAP AMENDMENT

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HAYMARKET, VA 20168
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TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

REZ2025-001

SCALE: H) AS NOTED
V)
DATE: AUGUST 2025
CHECKED:
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SHEET NO.



VICINITY MAP
SCALE: 1" = 1000'

ENVIRONMENTAL CONSTRAINTS ANALYSIS NARRATIVE:

THE PROPERTY CONSISTS OF APPROXIMATELY 8.84 ACRES OF LAND LOCATED ON THE NORTH SIDE OF WASHINGTON STREET (RT. 55), AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTE 55 - WASHINGTON STREET AND ROUTE 1305 - BLEIGHT DRIVE. THE PARCEL IS IDENTIFIED AS GPIN #7397-19-1734. THE PROPERTY IS ZONED B-1 AND IS ADJACENT TO DEVELOPED LAND ZONED R-2 AND VILLAGE. A PORTION OF THE SITE IS CURRENTLY COMPRISED OF COMMERCIAL USES.

THE APPLICANT PROPOSES TO CONSTRUCT FIFTY-EIGHT (58) SINGLE-FAMILY DETACHED UNITS AND ASSOCIATED PARKING AND TRAVELWAYS AND CONVERT AN EXISTING COMMERCIAL USE TO A RESIDENTIAL COMMUNITY CENTER. THE CONCEPT DEVELOPMENT PLAN (SHEET 4) SHOWS THE DETAILED SITE IMPROVEMENTS PROPOSED FOR THE SITE.

- 1.) **APPROXIMATE DELINEATION OF CHESAPEAKE BAY RESOURCE PROTECTION AREAS (RPA)**
NOT APPLICABLE. ACCORDING TO PRINCE WILLIAM COUNTY GIS INFORMATION, NO RPA IS FOUND ON THE SUBJECT SITE.
- 2.) **AREAS HAVING SLOPES OF 25% AND GREATER**
NOT APPLICABLE. THERE ARE NO DISTURBED AREAS ON SITE HAVING SLOPES OF 25% AND GREATER.
- 3.) **ESTIMATED AMOUNT AND EXTENT OF IMPERVIOUS AND PROPOSED PERVIOUS SURFACES**
THE AMOUNT AND EXTENT OF PROPOSED PERVIOUS (INCLUDING PLANTING BEDS AND LAWN AREAS) AND IMPERVIOUS SURFACES (INCLUDING BUILDINGS, STRUCTURES, SIDEWALKS, DRIVEWAYS, PARKING AREAS AND PAVERS) IS ESTIMATED AS FOLLOWS:

PERVIOUS - APPROXIMATELY 5.21 AC. ± OR 58.9% ± OF THE 8.8353 AC. SITE.
IMPERVIOUS - APPROXIMATELY 3.63 AC.± OR 41.1% ± OF THE 8.8353 AC. SITE.

THE IMPERVIOUS AREA REPORTED ABOVE IS THE ESTIMATED MAXIMUM IMPERVIOUS SURFACE AMOUNT UPON COMPLETION OF DEVELOPMENT.
- 4.) **DELINEATION OF AREAS OF THE PROPERTY THAT WILL REMAIN IN A NATURAL OF UNDISTURBED STATE**
THE ENTIRE AREA OF THE SUBJECT SITE WILL BE DISTURBED AS SHOWN ON THE PLAN. PROPOSED LANDSCAPE PLANTINGS AND VEGETATIVE COVER WILL BE PROVIDED IN COMMON GREEN AREAS AND OPEN SPACES LOCATED OUTSIDE OF THE PROPOSED SITE INFRASTRUCTURE. ADDITIONALLY, EXISTING SPECIMEN TREES AND TREES OF INTEREST WILL BE PRESERVED TO THE MAXIMUM EXTENT FEASIBLE.
- 5.) **INVENTORY OF FEDERAL AND STATE ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES**
THE ENTIRETY OF THE SITE HAS BEEN HISTORICALLY USED AS A SCHOOL SITE (OLD PACE WEST SCHOOL) AND MORE RECENTLY AS A MIX OF COMMERCIAL USES AND RECREATIONAL BALL FIELDS. FURTHERMORE, THE SITE IS COMPRISED OF PREVIOUSLY DISTURBED GREEN SPACES WITH A FEW INDIVIDUAL TREES ALONG THE PERIMETER AND INTERIOR. ACCORDINGLY, NO NATURAL UNDISTURBED HABITAT EXISTS TO SUPPORT ANY FEDERAL AND STATE ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES AND SPECIES OF SPECIAL CONCERN IN THE VICINITY OF THE SITE.
- 6.) **WATERCOURSES**
NONE. BASED UPON FEMA FLOOD INSURANCE RATE MAP # 51153C0067-D EFFECTIVE JANUARY 5, 1995, THERE IS NO 100-YEAR FLOODPLAIN ON THE SITE.

- 7.) **AREAS OF HIGHLY PERMEABLE, AND MARINE CLAY SOILS**
THE SOILS INFORMATION MAPPED ON THIS PLAN IS BASED ON PRINCE WILLIAM COUNTY GIS INFORMATION. ON SITE SOIL DESCRIPTIONS AND DATA ARE SUMMARIZED AS FOLLOWS:

4B - ARCOLA SILT LOAM: HYDROLOGIC SOIL GROUP: C
HYDRIC SOIL RATING: NO
SLOPE: 2-7%
RUNOFF CLASS: HIGH
DEPTH TO WATER TABLE: MORE THAN 80 INCHES

11B - CALVERTON SILT LOAM: HYDROLOGIC SOIL GROUP: D
HYDRIC SOIL RATING: NO
SLOPE: 0-7%
RUNOFF CLASS: HIGH
DEPTH TO WATER TABLE: ABOUT 12 TO 24 INCHES

35C - MANASSAS SILT LOAM: HYDROLOGIC SOIL GROUP: B
HYDRIC SOIL RATING: NO
SLOPE: 2-7%
RUNOFF CLASS: LOW
DEPTH TO WATER TABLE: ABOUT 24 TO 36 INCHES

5C - ARCOLA-NESTORIA COMPLEX: HYDROLOGIC SOIL GROUP: C
HYDRIC SOIL RATING: NO
SLOPE: 7-15%
RUNOFF CLASS: HIGH
DEPTH TO WATER TABLE: MORE THAN 80 INCHES

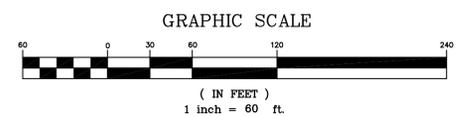
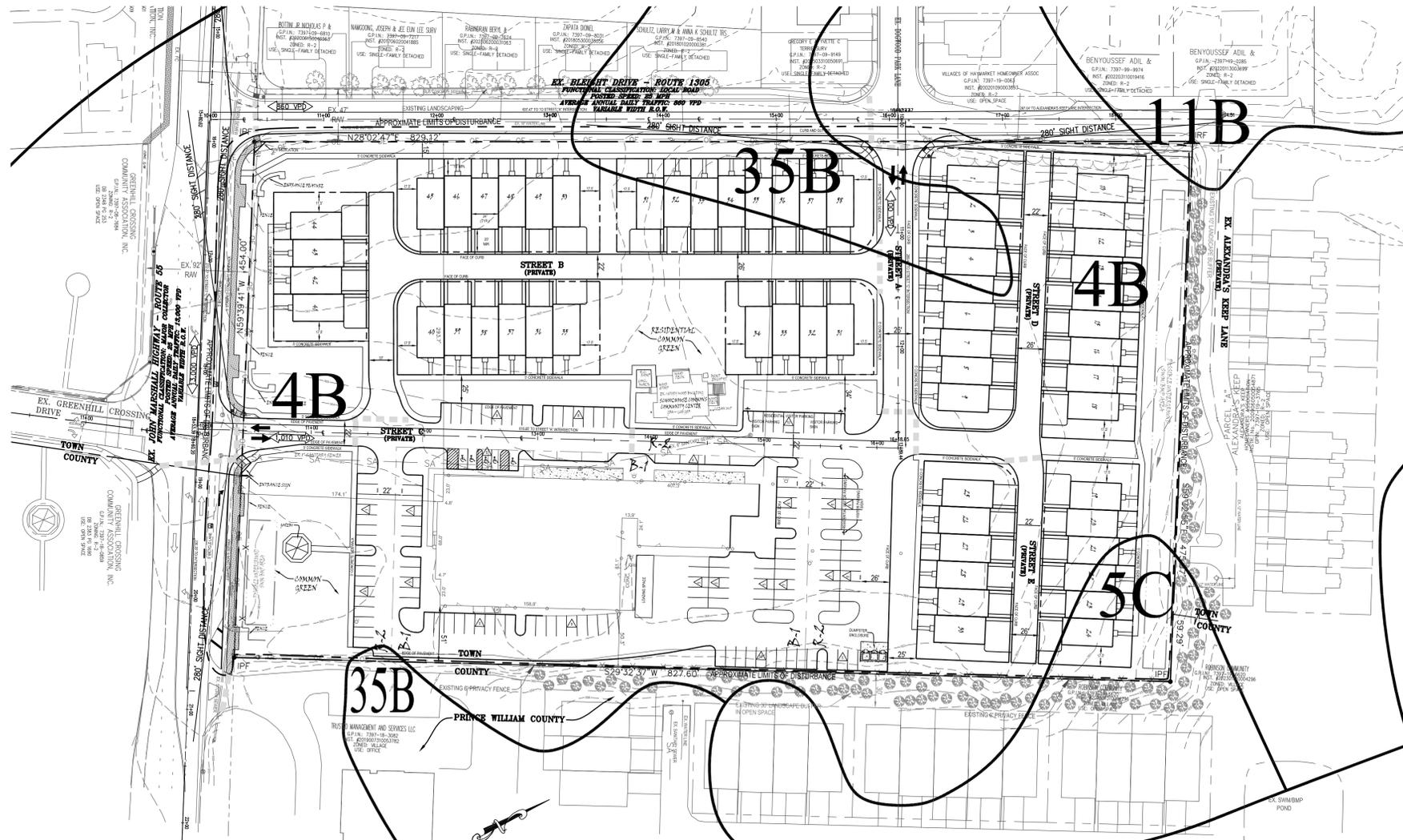
ENGINEERING ANALYSIS MAY BE REQUIRED DURING THE PREPARATION OF THE SITE GRADING PLAN IN ORDER TO DETERMINE THE FINAL GEO-TECHNICAL RECOMMENDATIONS THAT WILL BE FOLLOWED DURING SITE DEVELOPMENT.
- 8.) **HOW WATER BODIES, INCLUDING NON-TIDAL WETLANDS AND SHORELINES, WILL BE PROTECTED**
NOT APPLICABLE. THERE ARE NO EXISTING WETLANDS LOCATED ON THE.
- 9.) **VEGETATIVE COVER TYPES**
THE DOMINANT VEGETATIVE COVER TYPE FOUND ON THE SUBJECT PROPERTY IS GRASS OPEN SPACE WITH INDIVIDUAL TREES ALONG THE PERIMETER AND INTERIOR OF THE SITE. THE COVER LOCATED OUTSIDE THE PROPOSED LIMITS OF CLEARING AND GRADING IS TO BE PRESERVED. ADDITIONALLY, EXISTING SPECIMEN TREES AND TREES OF INTEREST WILL BE PRESERVED TO THE MAXIMUM EXTENT FEASIBLE.
- 10.) **MITIGATION OF IMPACTS TO PERENNIAL STREAMS**
NOT APPLICABLE. NO PERENNIAL STREAMS ARE LOCATED ON THE SUBJECT SITE.

SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	384,867 SF ± OR 8.8353 Ac. ±
PROPOSED USE:	MIXED-USE COMMERCIAL AND RESIDENTIAL
EXISTING USE:	COMMERCIAL

LEGEND:

- EXISTING TREELINE
- 4B SOIL TYPE AND BOUNDARY
- PROPOSED LIMITS OF DISTURBANCE



DWG PATH: S:\PROJECTS\PACE WEST SCHOOL\ENG\ZONING MAP AMENDMENT\DELIVERABLES\SCHOOLHOUSE COMMONS ZMAP.dwg