

September 24, 2024

Please note this application is being concurrently process with SUP2024-00034

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

County Archaeologist (DS940)
Land Development Case Manager (DS940)
Planning Case Planner
Town of Haymarket
Transportation Department (DS990)
VDOT Fairfax (MA290)
Watershed Management (DS930)
Zoning Administrator (DS940)

RE: SUP2024-00033, Heathcote Marketplace Pad E (Restaurant) **MAGISTERIAL DISTRICT:** 20 - Gainesville
SPECIAL USE, SPECIAL USE PERMIT

REQUEST: These are 2 concurrent requests for a special use permit to allow the following: 1) motor vehicle fuel station (retail) with quick service food store and restaurant in association with a by-right convenience store, and signage modifications; and 2) restaurant with drive-through facility, restaurant with carry-out in any in-line unit of the proposed retail building, and associated signage modifications. ****2nd Submission****

GPIN(s): 7298-92-4359

Your comments should:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the 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 **Scott Meyer**. Please use **eReview** to submit your comments. Reviewers without eReview access should submit their comments by email to **amendez@pwcgov.org**.

Your comments should be directed to **Andrea Mendez** and received no later than **October 18, 2024**. Your cooperation is appreciated.

HEATHCOTE MARKET PLACE / PAD E
Restaurant with Drive Through and In-line Carry Out Restaurants
Narrative Description for Special Use Permit

July 29, 2024

Introduction. The applicant, Haymarket Investment LLC (the “Applicant”) is the owner of the property located at 14891 Heathcote Boulevard, identified as GPIN 7298-92-4359. The Applicant is seeking a special use permit on approximately 1.8488 acres (the “Property”). The Property is located southeast of the intersection of James Madison Highway (Route 15) and Heathcote Boulevard.

The Applicant is seeking a special use permit to allow a drive-through facility for a restaurant (permitted by-right) with one drive-through lane as shown on the SUP Plan, and for restaurants with carry-out to be located within the in-line retail units (the “In-line Retail Uses”) shown on the SUP Plan. In addition, to allow sign modifications for the drive through facility and the in-line retail area.

Land Use. The Property is currently zoned B-1, General Business District and subject to proffers associated with Rezoning #88-81 and PRA#2004-00400. The Property is designated MU-4, Mixed Use T-4 on the Prince William County Comprehensive Plan Long-Range Land Use Map. The Property is located within the James Madison Highway Corridor Overlay District, which was approved prior to February 20, 1996. The existing zoning, and the proposed SUP implement the MU-4 designation.

Community Design. As indicated on Sheet 2 of the SUP Plan, the subject SUP is one component of the overall development plan for a portion of GPIN 7298-92-4359. As proposed, the special use permit area is a portion of a larger, future development that will consist of shopping center uses that will complement the three service-type uses located on the north side of Heathcote Boulevard, which are currently under review by the Prince William County Planning Office (SUP2023-00025, SUP2023-00026, and SUP2023-00027). When taken as a whole, the various uses create a well-balanced center that will offer essential community services to the immediate area as well as the larger region.

Cultural Resources. A Phase I Cultural Resources Investigation entitled Heathcote Properties, prepared by Thunderbird archeology, dated June 2021, (the “Survey”) is provided with this application. Beginning on page 45 of the Survey it is noted that the *project area was included within the limits of two previous Phase I archeological investigations that resulted in the entire southern parcel being subjected to archeological investigation. An approximately 5.9-acre portion of the southern parcel was previously subjected to Phase I archeological testing by Cultural Resources, Inc. (CRI) during a 2011 survey associated with the widening of I-66 and documented in the report titled A Cultural Resources Survey for the Proposed Widening of I-66 from Route 29 to Route 15 and Proposed Improvements to the I-66 and Route 15 Interchange, Prince William County, Virginia (Leithoff et al. 2011). The survey included shovel testing, a military sites (metal detecting) survey, and an architectural survey of the project area. No evidence of Civil War occupations or engagements, landscape features, or other archeological sites were recorded as result of the CRI investigation and no further work was recommended.*

The remaining ±7.1 acres of the southern project area parcel were subjected to a Phase I cultural resources investigation by Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc., in 2016 and documented in the report titled Haymarket at Heathcote Boulevard, Prince William County, Virginia, Phase I Cultural Resources Investigation (Baicy 2016). The survey included shovel testing, a military sites (metal detecting) survey, and an architectural survey. No cultural resources were recorded, no overtly Civil War artifacts were recovered during the military sites survey, and no further work was recommended for the project area.

Economic Development. Development of the proposed In-line Retail Uses are consistent with the County's objectives of promoting employment opportunities and enhancing the non-residential tax base. Tax revenues generated by the development and use of the Property will result in a positive economic benefit to the County.

Environment. An Environmental Constraints Analysis Plan has been prepared and is included with this submission. The Property does not contain Resource Protection Area.

Fire and Rescue. The Property is located within the service area of Station 24, located at 5901 Antioch Road. Station 24 has one medic unit, one pumper, one brush truck, and one all-terrain-vehicle/Gator.

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

Libraries. The proposed use will have no impact on libraries in the area.

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

Police/CPTED. The Applicant will address the CPTED strategies and techniques, in connection with site plan review, when further engineering and design has been completed. The Applicant will remove graffiti and report it to the Prince William County Police Department.

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

Schools. The proposed use will have no impact on schools in the area.

Sewer. The site will be served by public sewer.

Telecommunications. The proposed development and use will have no impact on telecommunications in the area.

Transportation. Please refer to the approved Traffic Impact Analysis (TIA) entitled "Traffic Impact Study Westmarket," prepared by Gorove Slade, dated August 30, 2022 and revised December 8, 2022 (Plan ASP2023-00018), which is on file with the County, and a reference copy is provided with this submission. The TIA was prepared based on the total future uses within the Westmarket development, and therefore includes an analysis of uses that are above and beyond the subject SUP. Also with this submission, the Applicant's traffic consultant,

Gorove Slade, prepared a “MOE Results Comparison Memo” dated November 3, 2023, which includes a comparison of trips, delays, Level of Service and queuing analysis results between the development program assumed in the approved TIA and the currently planned program. A copy of this memo is provided with this resubmission. Through the review of this application, the Applicant will work with Prince William County Department of Transportation to refine any potential impacts of this SUP and will propose appropriate mitigation accordingly.

SECTION 32-250.23. - CONSIDERATION OF MODIFICATION OF SIGN PROVISIONS. The Applicant is requesting modest modifications to the sign standards as identified in the chart below for the restaurant with drive through use. The following addresses those factors considered by the Board of County Supervisors for sign modifications requested in connection with a special use permit in accordance with Section 32-250.23 of the Zoning Ordinance:

- a. **Compatibility of the proposed signs.** The proposed drive-through facility, and the restaurants with carry-out are destination uses and uses that will rely on drive-by visibility. Given the high traffic pattern of the Route 15 and Heathcote Boulevard corridors, the proposed signage for these uses is needed in order to clearly and readily identify the business and access to the drive through lane. The signage for the drive through is designed to work harmoniously as a package. From façade signage to drive-through signage, the Applicant’s sign program provides a brand centric display that aids in customer identification. This type of signage is typical for in-line retail buildings and can be found in various shopping centers located throughout the county.
- b. **Sign Quality.** The Applicant’s sign program provides a brand centric display that aids customer identification and is of quality that is compatible and complementary to the in-line building.
- c. **Mixed Use Development.** The proposed site is located within the commercial area approved with Rezoning #88-81.
- d. **Deviation from Sign Standards.** The proposed signage is representative of the signage plans for many in-line retail/commercial buildings and provides the appropriate sign elements that serve customer orientation and circulation. The sign chart below provides a comparison between allowed signage and proposed signage for the restaurant drive through.
- e. **Visual Impediments.** The Property is located within an area that is B-1 General Business, and it is located along a high volume/high speed transportation corridor, which relies on identifiable signage. The proposed signage will be consistent with the signage along this portion of Heathcote Boulevard.

HCOD. The Property is located within the James Madison Highway Corridor Overlay District, which was approved prior to February 20, 1996.

[See sign comparison chart on following page]

Sign Comparison Chart

Sign Type	Allowed	Proposed
Sec. 32-250.28 Schedule A Façade (multi-tenant)	2 per tenant 3 per tenant with end unit 3 sf per foot of building Max 400 sf for all signs	2 Façade signs proposed: <ul style="list-style-type: none"> • Logo/Panera 74.3 sf • Drive Thru 13.3 sf 87.6 sf cumulative maximum proposed
Sec. 32-250.28 Schedule A Drive-In Signs	3 per drive-thru lane with ordering location Individual sign max – 40sf Cumulative max – 72sf	3 provided <ul style="list-style-type: none"> • 1 Menu board = 34.98 sf • 1 3-Panel ad board = 14.12 sf • “Panera” signs on menu board (0.5sf) and preview board (.79 sf) • 1 Clearance Bar = 1.5 sf • 1 “Drive Thru” on clearance bar = 3.4 sf Total: 55.29 sf
Sec. 32-250.28 Schedule A Minor Signs: “Curb Side Pickup	1 per 50 feet of linear street frontage 4 sf max sign area 5 ft max height	[+/- 524- linear ft street frontage = 10 minor signs allowed] Up to 4 “Directional” signs proposed 5 sf, cumulative total Up to 10 “Parking Signs for Drive Thru and Pick Up” proposed 1.5sf per sign, 15 sf total 20 sf total proposed Directional Signs are 3’ tall

SPECIAL USE PERMIT CONDITIONS

**Owner/Applicant: Haymarket Investment LLC
#SUP2024-00033,**

**Project Name: Heathcote Marketplace / Pad E (Drive Through & Carry-out Restaurant)
Prince William County GPIN 7298-92-4359 (part (the “Property”))**

Special Use Permit Area: ±1.8448 acres

Zoning: B-1, General Business

Magisterial District: Gainesville

Date: August 19, 2024

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit (“SUP”) or the Special Use Permit Plan are in conflict with the Zoning Ordinance and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this special use permit.

The Applicant shall file a site plan within three (3) years of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Commencement shall be considered the issuance of an occupancy permit for the new use.

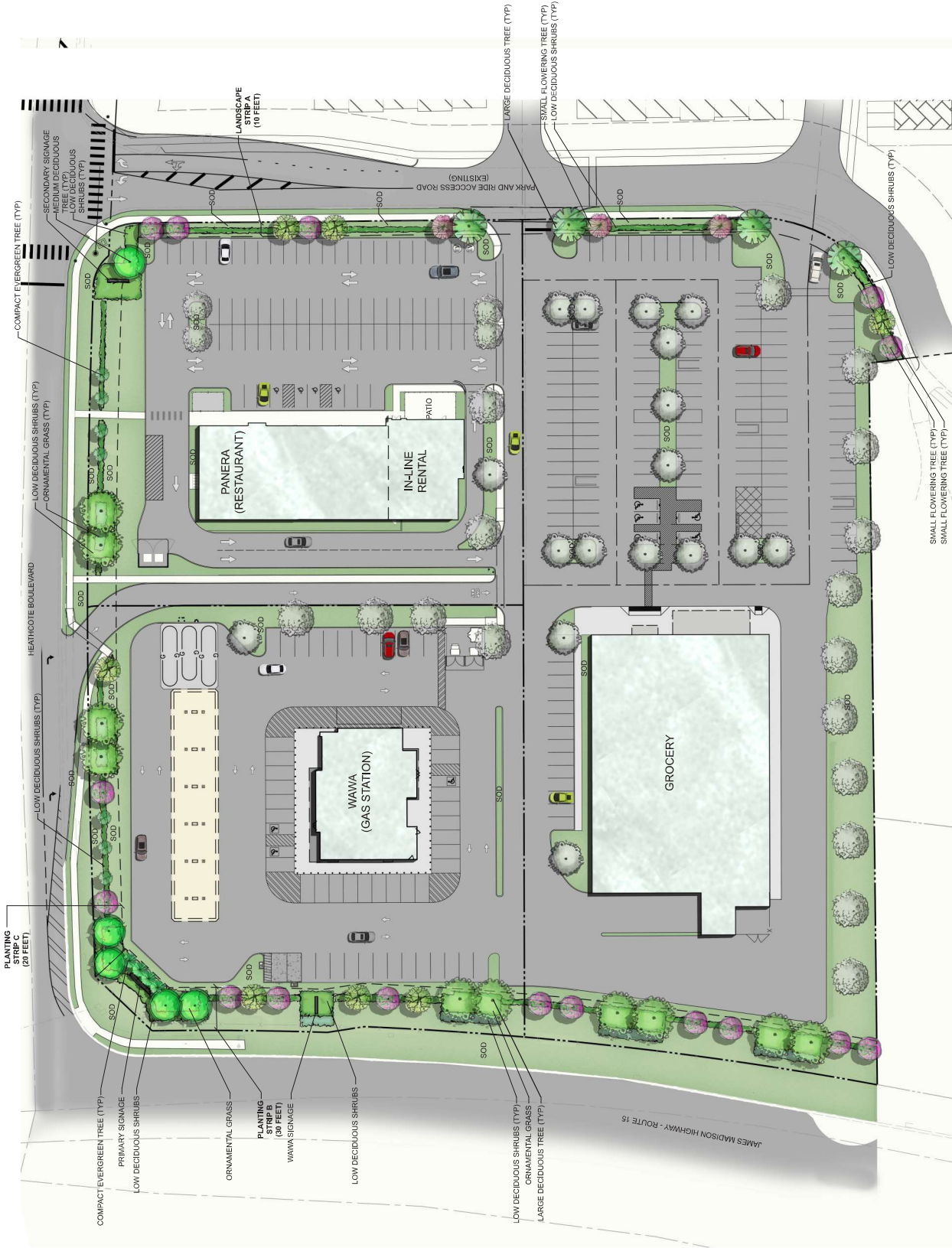
The term “Applicant” as referenced herein shall include within its meaning the lessee and/or all current/future owners and successors in interest.

1. Site Development – The Property shall be developed in substantial conformance with sheets C200 and C300 of the special use permit plan, entitled “Heathcote Marketplace Pad E (In-Line Restaurant with Drive Through and Carry-out Restaurants), prepared by IMEG, dated January 5, 2024, last revised August 16, 2024 (the “SUP Plan”) and the conditions herein. The special use permit area shall apply to the portion of the property that encompasses ±1.848 acres.
2. Use Parameters
 - a. Use Limitations – The use approved with this SUP shall be limited to a drive-through facility for a restaurant (permitted by-right) with one drive-through lane as shown on the SUP Plan, and for restaurants with carry-out to be located within the in-line retail units (the “In-line Retail Building”) shown on the SUP Plan. The uses permitted with this SUP do not limit or restrict the by-right B-1 zoning district uses otherwise allowed on the Property.
 - b. Hours of Operation – Hours of operation for the restaurants and drive-through may be 24 hours a day, 7 days per week.
 - c. Outdoor Speaker System – The system to be used for ordering shall not be audible beyond the limits of the SUP area.

3. Community Design

- a. Architecture – Architecture for the In-line Retail Building shall be in general conformance to the building façade design theme, design quality, and exterior style as shown on the elevations entitled “Retail Inline Building Route 15 & Heathcote Blvd Haymarket, VA”, prepared by Cuhaci Peterson, dated November 1, 2023 (hereinafter, the “Building Elevations”). Modifications to the architecture and building materials may be made, provided that any such changes are approved by the Planning Office prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Building Elevations. At least two (2) weeks prior to requesting issuance of a building permit release letter from Development Services, the Applicant shall submit such elevations to ensure compatibility with the Building Elevations.
- b. Landscaping – The Applicant shall provide landscaping in substantial conformance with sheet C300 of the SUP Plan, and the corresponding SUP area shown on the “Streetscape Guidelines – Heathcote Marketplace South,” prepared by IMEG, dated August 7, 2024. At least seventy percent (70%) of all new plantings shall be indigenous, drought-resistant, and species native to Virginia. In the event that plantings native to Virginia are unavailable during construction, the Applicant may utilize alternative plantings that are similar in nature to species native to Virginia.
- c. Parking Lot Lighting – All outdoor lighting fixtures shall be designed to direct light downward, with full cut-off, and shall not produce glare onto adjacent properties or roadways. Such lighting design shall be shown on the approved final site plan.
- d. Signage – Signage shall be in substantial conformance with the sign package entitled “In-Line Restaurant Drive Through & Carry Out Sign Plan,” (the “Sign Plan”), prepared by Mandeville Sign, and dated January 11, 2024. In accordance with Section 32-250.23 of the Zoning Ordinance, the Applicant shall be permitted the signage modifications as proposed and shown on the Sign Plan. In addition, the following shall apply to signage and advertisement onsite:
 - i. Except for grand opening events or special events (subject to temporary sign permit), the use of banners, balloons, streamers, pendants, figurines, and similar attention-getting devices shall be strictly prohibited, including promotional signs affixed to the façade of the building, on light poles, or on other fixtures on the Property.
 - ii. Up to four (4) “Directional” signs may be provided as needed, subject to sign permit approval.
 - iii. Up to 10 “Parking” signs may be provided as needed, subject to sign permit approval, if required.
 - iv. Unless otherwise exempt by the Zoning Ordinance, sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.

- v. The Zoning Administrator or designee may approve any changes to overall sign design including logo, font size, color, illumination type and style, provided that the total sign area and the number of signs does not exceed the sign regulations of the Zoning Ordinance and/or the conditions of this SUP.
4. Environment / Water Quality – The Applicant shall contribute \$75 per acre (± 1.8488 acres) to the Board of County Supervisors prior to and as a condition of final site plan approval for the County to conduct water quality monitoring, stream restoration and/or drainage improvements.
5. Fire and Rescue Monetary Contribution – The Applicant shall make a \$0.61 per square foot (SF) of building area ($\pm 11,800$ GSF) monetary contribution for fire and rescue services to the Board of County Supervisors prior to and as a condition of building permit issuance.
6. Maintenance of Property
 - a. Graffiti Removal – The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32- 250.21 *et. seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
 - b. Site Maintenance – The Applicant shall maintain the site and shall pick up trash, litter, and debris, as needed.
7. Site Access – Subject to the Virginia Department of Transportation (“VDOT”) and/or Prince William County Department of Transportation (“PWCDOT”) approval, access to the Property shall be provided as shown on the SUP Plan.
8. Water & Sewer Connection – The site shall be connected to public water and sewer with the Applicant bearing all costs associated with providing all on- and off-site facilities to make such connection and to meet the needs for the Property.
9. Escalator – In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit 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 the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the 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 six (6%) percent per year, non-compounded.



Notes:
 1. This conceptual rendering is for illustrative purposes only.
 2. Proposed structure dimensions, orientation, and location were determined by others.
 3. All internal landscaping shown is conceptual in nature. Final location and quantity to be determined at time of final site plan.



Streetscape Guidelines - Heathcote Marketplace South
 Heathcote Marketplace
 Prince William County, Virginia



Date: 08-07-2024
 Drawn/Checked: CUCGM
 Project #: 21074.004.00
 Drawing #: 113180

SIGNAGE



1 PRIMARY SIGNAGE = 64 SF (100 SF MAX)

NOTES: THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER. REFER TO STRUCTURAL SIGNAGE MATERIALS AND ILLUMINATION MAY VARY BUT WILL BE IN GENERAL CONFORMANCE TO WHAT IS SHOWN HERE.

2 SECONDARY SIGNAGE = 36 SF PER SIDE / 72 BOTH SIDES (100 SF MAX)



2 SECONDARY SIGNAGE = 36 SF PER SIDE / 72 BOTH SIDES (100 SF MAX)

NOTES: THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER. REFER TO STRUCTURAL SIGNAGE MATERIALS AND ILLUMINATION MAY VARY BUT WILL BE IN GENERAL CONFORMANCE TO WHAT IS SHOWN HERE.

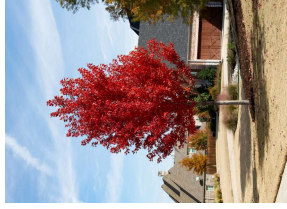
LANDSCAPE CALCULATIONS

LANDSCAPE STRIP A		ALONG INTERNAL STREET	
DESCRIPTION:	PAIR VS. ATISH	PSD VS. ATISH	NO.
AREA (SF):	5,880 REQUIRED, 6,880 PROPOSED	1,840 REQUIRED, 1,840 PROPOSED	0
WIDTH (FT):	300 REQUIRED, 300 PROPOSED	300 REQUIRED, 300 PROPOSED	0
LENGTH (FT):	196 REQUIRED, 230 PROPOSED	196 REQUIRED, 230 PROPOSED	0
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):	0	0	0.00%
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (FT):	0	0	0.00%
FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:	NO	NO	
TOTAL OF PLANT UNITS (PU) REQUIRED:	(MIN.) 20	(MIN.) 20	670
PLANT UNITS PROVIDED:			670
TOTAL # OF PLANT UNITS PROVIDED:			670

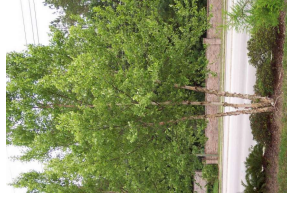
PLANTING STRIP B		ALONG ROUTE 19 JAMES MADISON HIGHWAY	
DESCRIPTION:	PAIR VS. ATISH	PSD VS. ATISH	NO.
AREA (SF):	1,840 REQUIRED, 1,840 PROPOSED	1,840 REQUIRED, 1,840 PROPOSED	0
WIDTH (FT):	156 REQUIRED, 156 PROPOSED	156 REQUIRED, 156 PROPOSED	0
LENGTH (FT):	37 REQUIRED, 37 PROPOSED	37 REQUIRED, 37 PROPOSED	0
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):	0	0	0.00%
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (FT):	0	0	0.00%
FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:	NO	NO	
TOTAL OF PLANT UNITS (PU) REQUIRED:	(MIN.) 180	(MIN.) 180	686
PLANT UNITS PROVIDED:			686
TOTAL # OF PLANT UNITS PROVIDED:			686

PLANT PALETTE

CANOPY TREES - DECIDUOUS



October Glory Red Maple*
Acer rubrum 'October glory'



Dura Heat River Birch*
Betula nigra 'Dura heat'

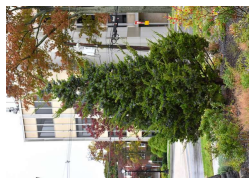


Crimson King Maple
Acer platanoides 'Crimson King'



Red Oak*
Quercus rubra

EVERGREEN TREES



Emerald Sentinel Red Cedar*
Juniperus virginiana 'Emerald sentinel'



Taylor Juniper*
Juniperus virginiana 'Taylor'



Saucer Magnolia
Magnolia soulangeana



Crape Myrtle
Lagerstroemia spp.



Eastern Redbud*
Cercis canadensis

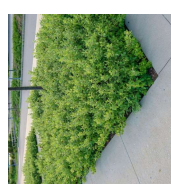
SHRUBS AND GROUNDCOVERS



Evergreen Giant Liriope
Liriope 'evergreen giant'



Blue Star Juniper
Juniperus squamata 'blue star'



Gro-Low Fragrant Sumac*
Rhus aromatica 'gro-low'



Hameln Fountain Grass
Pennisetum alopecuroides 'hameln'



Cherry Laurel
Prunus laurocerasus 'schipkaensis'

* = NATIVE



Streetscape Guidelines - Heathcote Marketplace South
Heathcote Marketplace
Prince William County, Virginia

Date: 10/07/2024
Drawn/Checked: CLCOM
Project #: 21074.004.00
Drawing #: 113160

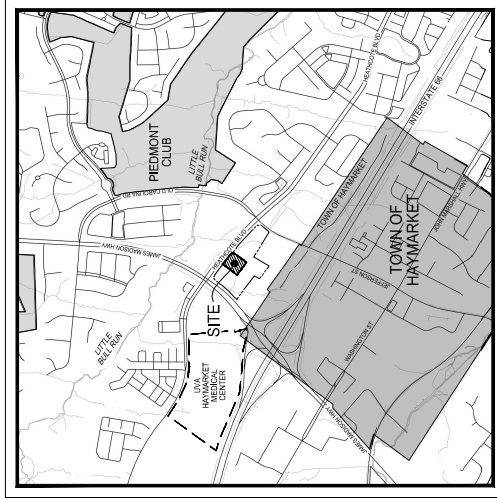
SPECIAL USE PERMIT PLAN

#SUP2024-00033

HEATHCOTE MARKETPLACE / PAD E
RESTAURANT WITH DRIVE-THROUGH

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM, VIRGINIA

- NOTES**
- THE PROPERTY SUBJECT TO THIS APPLICATION IS IDENTIFIED ON THE PRINCE WILLIAM COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS GPN 7296-92-4359 (PART) AND IS ZONED B-1.
 - THE PROPERTY SHOWN HEREON ARE NOW IN THE NAME OF HAYMARKET INVESTMENT LLC, RECORDED AT INSTRUMENT #202104160045733, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
 - HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
 - THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) GEOD-18 AS ESTABLISHED FROM A CURRENT GPS SURVEY.
 - NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON. THIS DOCUMENT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.
 - TOPOGRAPHIC SURVEY CONDUCTED BY MCKENZIE SWYDER INC. COMPILED ON OCTOBER 4th, 2024. THIS DATA HAS BEEN SUPPLEMENTED BY CONVENTIONAL METHODS BY THIS FIRM ON BETWEEN THE DATES OF SEPTEMBER 20th AND OCTOBER 12th, 2024.
 - BOUNDARY LINES SHOWN HEREON PROVIDED BY RINKER DESIGN ASSOCIATES ON SEPTEMBER 22nd, 2024.
 - THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE THROUGH USE AS PERMITTED BY SECTION 32-401.13 OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE. THE APPLICANT FURTHER REQUESTS THAT PURSUANT TO SECTION 32-403.05 (6) & (7), OF THE ZONING ORDINANCE CARRY-OUT RESTAURANTS BE ALLOWED IN ANY UNIT OF THE PROPOSED RE/TAI BUILDING.
 - THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN.
 - TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO CEOMETRIES, HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE.
 - A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCCD) APPROVED PRIOR TO FEBRUARY 20, 1986).



SHEET INDEX	
C000	COVER SHEET
C'100	CONTEXTUAL LAYOUT
C200	SITE LAYOUT
C300	BUFFER, LANDSCAPING & OPEN SPACE PLAN

OWNER / APPLICANT
HAYMARKET INVESTMENT LLC
C/O BLESSING
4747 BETHESDA AVENUE, SUITE 650
BETHESDA, MD 20814

ATTORNEY
WALSH COLUCCI LUBELEY & WALSH
C/O BLESSING
4310 PRINCE WILLIAM PARKWAY, SUITE 300
PRINCE WILLIAM, VIRGINIA 22031

CIVIL ENGINEER / LAND PLANNING
IMEG Consultants Corp
C/O CHRIS LEMON, P.E.
5901 LAWRENCE ROAD, SUITE 150
MANASSAS, VIRGINIA 20110

TRAFFIC ENGINEER
GOROVETSLADE
C/O BLESSING
4114 LEGATO ROAD, SUITE 650
FAIRFAX, VIRGINIA 22033

ENVIRONMENTAL ENGINEER
WETLAND STUDIES & SOLUTIONS, INC.
C/O ALISON ROBINSON, PWS, PWD, CT
6500 WELINGTON-BRAND DRIVE, SUITE 100
GAINESVILLE, VIRGINIA 20169



9301 Innovation Dr, Suite 150
Manassas, VA 20110 P 703.933.9887
engineering • surveying • land planning

#SUP2024-00033
HEATHCOTE MARKETPLACE
SPECIAL USE PERMIT PLAN - PAD E
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	08-16-2024	REVISED - 2ND SUBMISSION

PROJECT NO. 24-00033
DRAWING NO. 11224
DATE 10/08/2024
PROJECT NO. 1007
DESIGNER
DRAWN BY
CHECKED BY
SHEET TITLE

COVER SHEET

SHEET NO. C000



9301 Innovation Dr. Suite 150
 Manassas, VA 20110 P 703.993.9887
 engineering • surveying • land planning

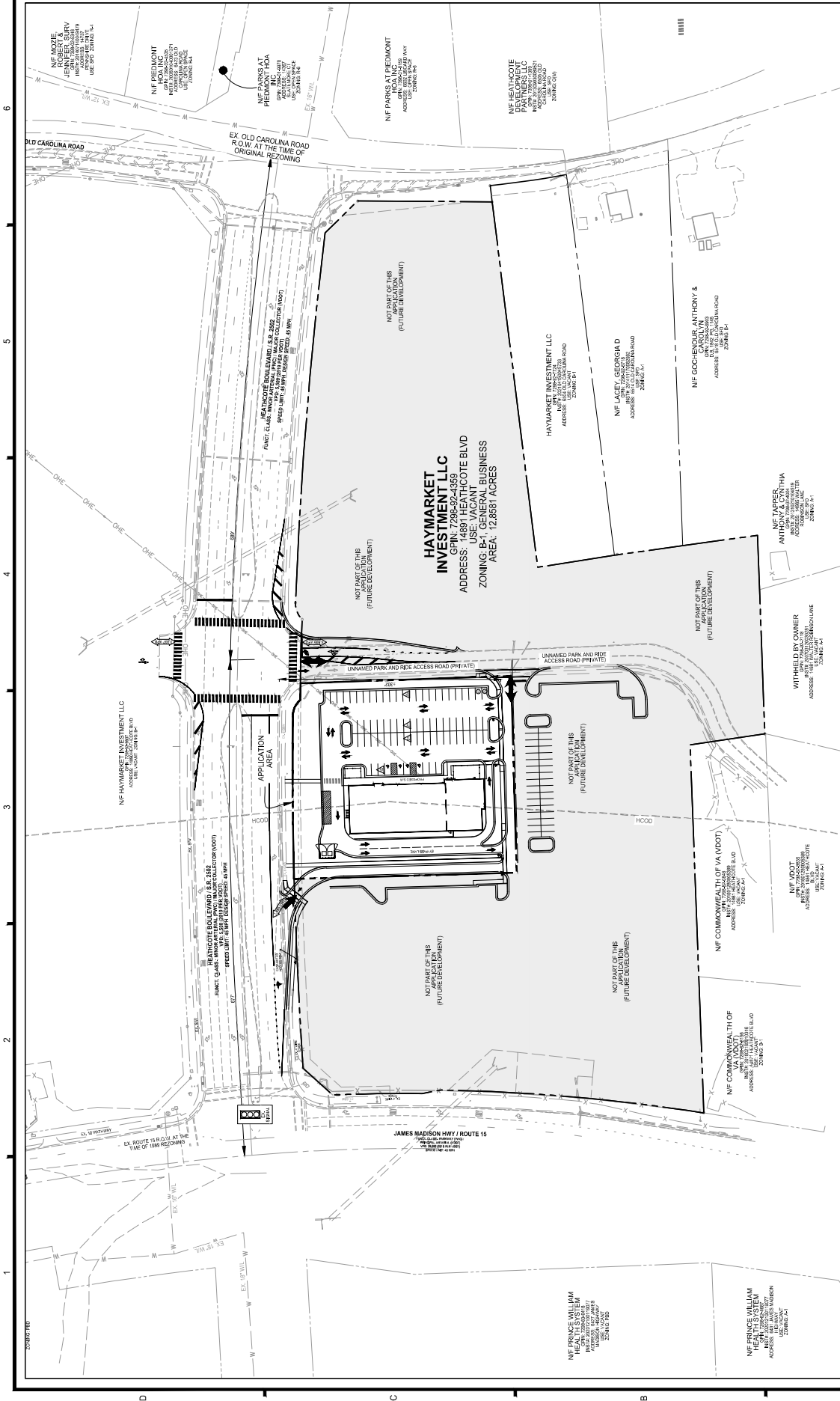
#SUP2024-00033
 HEATHCOTE MARKETPLACE
 SPECIAL USE PERMIT PLAN - PAD E
 GANESVILLE MAGISTRAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	08-16-2024	REVISED - 2ND SUBMISSION

PROJECT NO. 2024-00000
 DRAWING NO. 11250
 DATE 10/03/2024
 DESIGNED BY
 CHECKED BY
 DRAWN BY
 SHEET TITLE

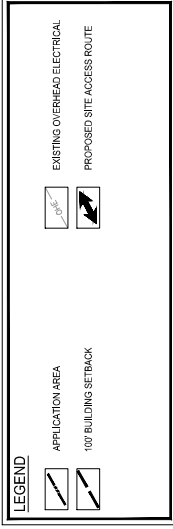
CONTEXTUAL
 LAYOUT

SHEET NO.
 C100



NOTES:

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. SEE THE SUBMITTED ENVIRONMENTAL CONSTRAINTS ANALYSIS FOR MORE INFORMATION REGARDING EXISTING CONDITIONS.
3. SEE THE SUBMITTED STATEMENT OF JUSTIFICATION FOR MORE INFORMATION REGARDING THE PROPOSED USES.
4. SEE THE SUBMITTED SUP-PLAT FOR SPECIFIC INFORMATION REGARDING APPLICATION BOUNDARY.
5. 100' BUILDING RESTRICTION LINES ARE SHOWN FOR 1989 R.O.W. FOR ROUTE 15 AND STATE ROUTE 605.





9301 Innovation Dr. Suite 150
 Manassas, VA 20110 P 703.933.9877
 engineering • surveying • land planning

#SUP2024-00033
 HEATHCOTE MARKETPLACE
 SPECIAL USE PERMIT PLAN - PAD E
 GANESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	08-16-2024	REVISED - 2ND SUBMISSION

PROJECT NO.: 2024-00003
 DRAWING NO.: 1125A
 DATE: 10/03/2024
 DESIGNED BY: J. W. WOOD
 CHECKED BY: J. W. WOOD
 SHEET TITLE

SITE LAYOUT

SHEET NO. C200

LEGEND

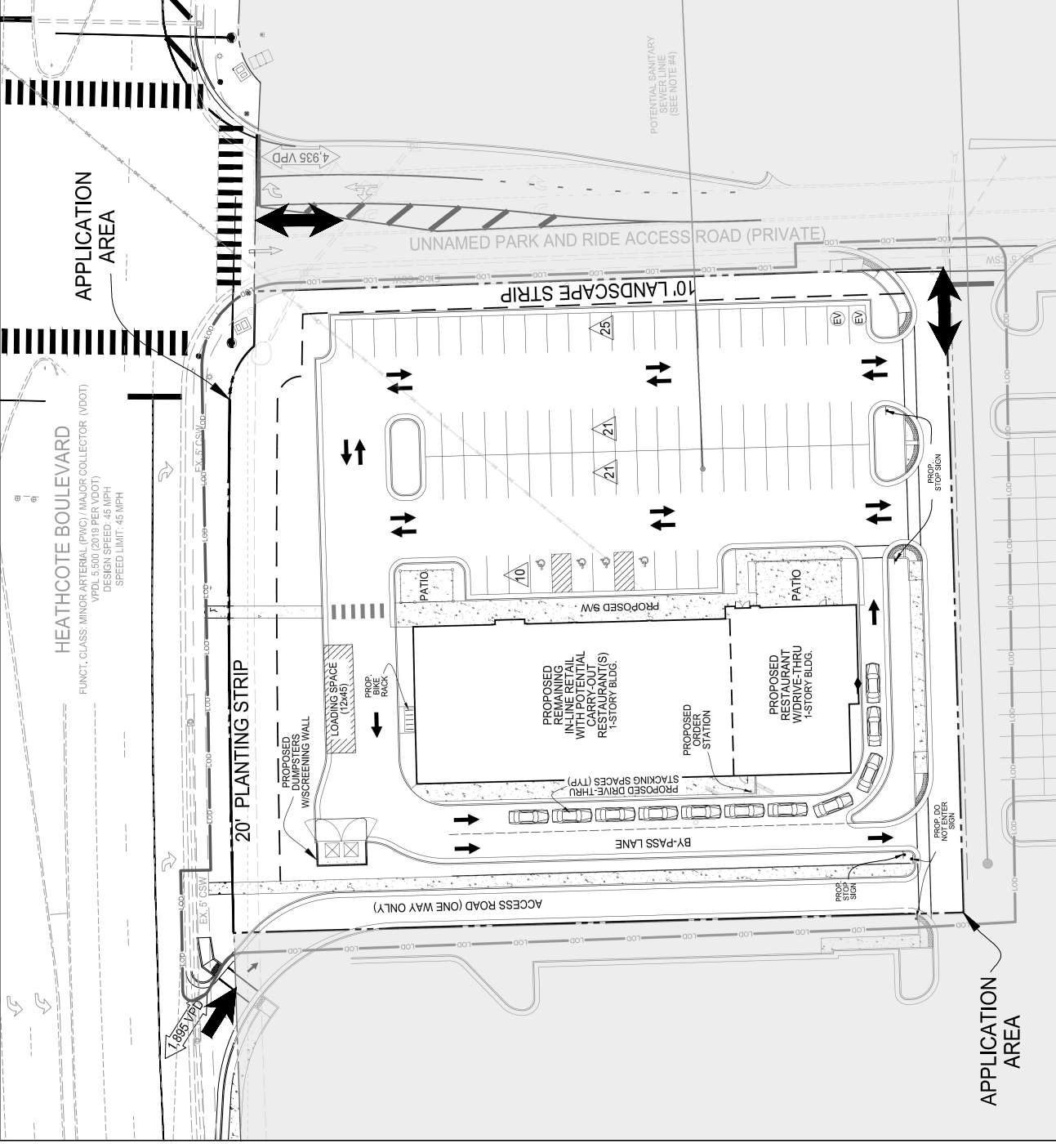
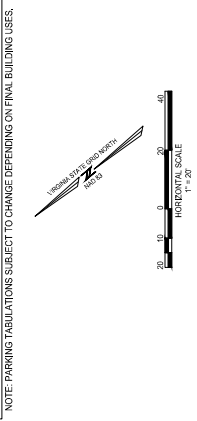
- PARCEL BOUNDARY (GPN 7296-92-4159)
- PROPOSED SANITARY SEWER LINE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SITE ACCESS ROUTE
- DRIVE-THRU WINDOW (APPROX. LOCATION)
- EV CHARGING SPACE
LOCATION SUBJECT TO CHANGE WITH FINAL ENGINEERING

NOTES:

- PLAN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
- THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THRU ACCESS AS PERMITTED BY SECTION 32-401.13 OF THE SUBDIVISION MAP ACT. THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW FOR A RESTAURANT WITH A DRIVE-THRU ACCESS AS PERMITTED BY SECTION 32-401.13 OF THE SUBDIVISION MAP ACT. THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW FOR A RESTAURANT WITH A DRIVE-THRU ACCESS AS PERMITTED BY SECTION 32-401.13 OF THE SUBDIVISION MAP ACT. THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW FOR A RESTAURANT WITH A DRIVE-THRU ACCESS AS PERMITTED BY SECTION 32-401.13 OF THE SUBDIVISION MAP ACT.
- HCD APPROVED PRIOR TO FEBRUARY 20, 1996.
- PROPOSED USE IS PRELIMINARILY PLANNED TO CONNECT TO EXISTING 21" SANITARY SEWER LINE. THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW FOR A RESTAURANT WITH A DRIVE-THRU ACCESS AS PERMITTED BY SECTION 32-401.13 OF THE SUBDIVISION MAP ACT.
- PROPOSED USE IS PRELIMINARILY PLANNED TO CONNECT TO EXISTING WATERLINES IN EITHER OLD CAROLINA ROAD OR JAMES MADISON HIGHWAY.
- SWAMP MAP PROVIDED IN A PLANNED FACILITY ON PAD D TO THE WEST OF THE SITE.

SITE TABULATIONS & ZONING REQUIREMENTS:

ITEM	REQUIREMENT	PROVIDED
PARCEL AREA	±12.86 ACRES	±12.86 ACRES
APPLICATION AREA	±1,848 AC (80,533 SQ. FT.)	±1,848 AC (80,533 SQ. FT.)
PROPOSED SPECIAL USE	RESTAURANT AND/OR CARRY-OUT RESTAURANTS (IN-LINE)	RESTAURANT AND/OR CARRY-OUT RESTAURANTS (IN-LINE)
OTHER PROPOSED USES	WIDE OPEN SPACE	WIDE OPEN SPACE
PROPOSED GROSS FLOOR AREA (GFA)	±72,348 SQ. FT.	±72,348 SQ. FT.
PROPOSED NET FLOOR AREA (NFA)	±9,261 SQ. FT.	±9,261 SQ. FT.
ZONING REQUIREMENTS:		
EXISTING ZONING:	B-1	B-1
MINIMUM LOT SIZE:	NONE	NONE
MINIMUM LOT WIDTH OR DEPTH:	NONE	NONE
MAXIMUM FLOOR AREA RATIO:	0.40	0.40
PROPOSED FLOOR AREA RATIO:	40.15	40.15
MAXIMUM BUILDING HEIGHT:	45 FEET	45 FEET
PROPOSED MAXIMUM BUILDING HEIGHT:	25 FEET	25 FEET
REQUIRED SETBACKS:		
SETBACK FROM RIGHT-OF-WAY:	20 FEET	20 FEET
SIDE / REAR SETBACK FROM RES. OR AGRICULTURAL DISTRICTS:	25 FEET	25 FEET
REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	65% / 15%	65% / 15%
REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	57,620 SF / 10,962 SF	57,620 SF / 10,962 SF
REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	57,620 SF / 10,962 SF	57,620 SF / 10,962 SF
PARKING TABULATIONS:		
PARKING REQUIREMENT:	7 SPACES TOTAL	7 SPACES TOTAL
RESTAURANT W/ DRIVE-THRU USE:	(1/75 NET SQ. FT. = 9 SPACES)	(1/75 NET SQ. FT. = 9 SPACES)
RESTAURANT (IN-LINE):	(1/800 NET SQ. FT. = 18 SPACES)	(1/800 NET SQ. FT. = 18 SPACES)
RETAIL USE:	(1/200 NET SQ. FT. = 24 SPACES)	(1/200 NET SQ. FT. = 24 SPACES)
PROVIDED SPACES =	77 SPACES	77 SPACES
REQUIRED LOADING SPACES =	1 SPACE	1 SPACE
PROVIDED LOADING SPACES =	1 SPACE	1 SPACE
REQUIRED STACKING SPACES =	11 SPACES (MIN)	11 SPACES (MIN)
PROVIDED STACKING SPACES =	11 SPACES (MIN)	11 SPACES (MIN)



1 2 3 4 5 6

D C B A

MARK	DATE	DESCRIPTION
	08-16-2024	REVISED - 2ND SUBMISSION

DRAWING NO.: 11270
 DATE: 11/08/2024
 PROJECT: HEATHCOTE MARKETPLACE
 DESIGNED BY: [Redacted]
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

BUCKET
 LANDSCAPING
 & OPEN
 SPACE PLAN

SHEET NO.: C300

LEGEND

PARCEL BOUNDARY (UPN 7286-92-489)

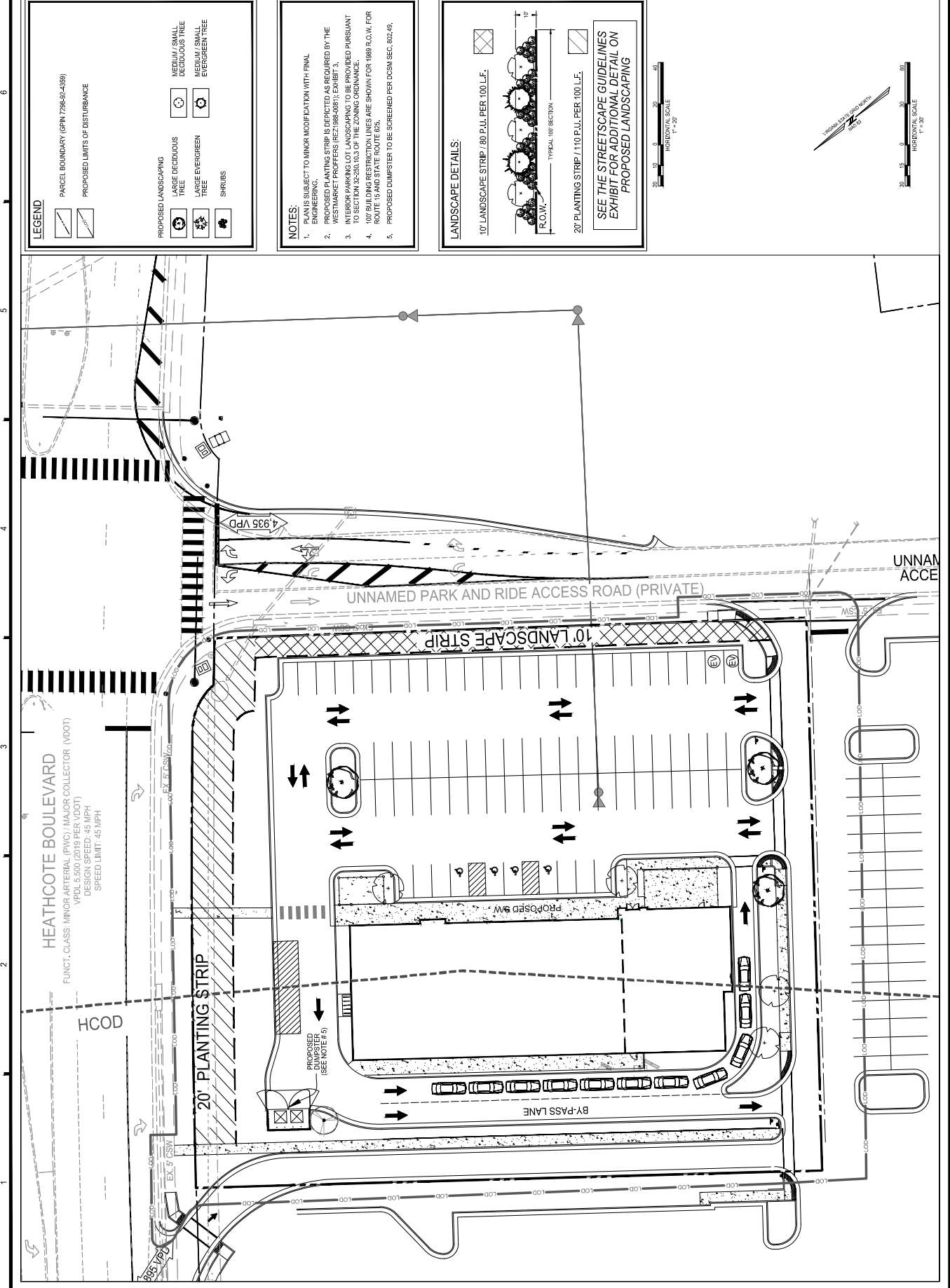
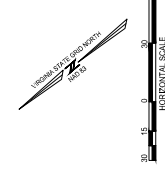
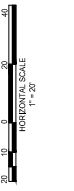
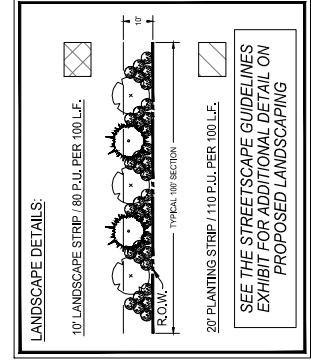
PROPOSED LIMITS OF DISTURBANCE

PROPOSED LANDSCAPING

- LARGE DECIDUOUS TREE
- LARGE EVERGREEN TREE
- SHRUBS
- SMALL DECIDUOUS TREE
- SMALL EVERGREEN TREE

NOTES:

- PLANS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
- PROPOSED PLANTING STRIP IS DEPICTED AS REQUIRED BY THE WESTMARKET PROFFERS (REZ1888-081); EXHIBIT 3.
- INTERIOR PARKING LOT LANDSCAPING TO BE PROVIDED PURSUANT TO SECTION 32-250.03 OF THE ZONING ORDINANCE.
- 100' BUILDING RESTRICTION LINES ARE SHOWN FOR 1889 R.O.W. FOR ROUTE 15 AND STATE ROUTE 625.
- PROPOSED DUMPSTER TO BE SCREENED PER DCSM SEC. 802.49.



6
5
4
3
2
1

D C B A