

September 24, 2024

Please note this application is being concurrently process with SUP2024-00033

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: SUP2024-00034, Heathcote Marketplace Pad D (Motor Vehicle Fuel) **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 D
Motor Vehicle Fuel Station
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 2.040 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 motor vehicle fuel station, a quick service food store, and a restaurant/carry-out restaurant in association with a by-right convenience store. In addition, to allow sign modifications.

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 motor vehicle fuel station is 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.

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. 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. 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. 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.** This motor vehicle fuel station with associated uses includes both 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 is needed in order to clearly and readily identify the business and access to the business for fuel. All signage for the site is designed to work harmoniously as a package. From façade signage to gas price signs, the Applicant’s sign program provides a brand centric display that aids in customer identification. The gas price signs provide the public adequate notice of gasoline price before entering the property. This type of signage is typical for all gas stations, as notification of gas prices is a necessity for all fuel facilities. Indeed, effective gas price signs allow customers to easily determine the price of gas without slowing traffic or running the risk of creating congestion or accidents by looking for pricing.
- b. **Sign Quality.** From façade signage to gas price signs, which will be fully landscaped and blended with onsite landscaping, the Applicant’s sign program provides a brand centric display that aids customer identification.
- c. **Mixed Use Development.** The proposed site is located within a proposed shopping center.
- d. **Deviation from Sign Standards.** The proposed signage is representative of the signage plans for many Wawa facilities 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.
- 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 (single tenant occupying single story or multi-story building)	3 for Corner lots 3 sf per foot of building Max 400 sf for all signs	9 Façade signs proposed: <ul style="list-style-type: none"> • Front: 1 Wawa façade signs 121 sf total • Front: 3 Graphic façade signs 84 sf total • West side: 1 Wawa façade sign: 43 sf • Rear: 1 Wawa façade sign 68 sf • Rear: 2 Graphic façade signs 56 sf total • Rear: 1 Welcome façade signs: 5sf 377 sf cumulative maximum proposed
Sec.32-250.28 Schedule A [Gas] Canopy Signs	2 canopy signs 40 sf cumulative max	1 Canopy sign proposed: 9 sf total 2 Gas Pump Spanner signs: 39.3 sf per sign; 78.6 sf total 87.6 sf cumulative maximum proposed
Sec.32-250.28 Schedule A Freestanding (single-tenant) [Monument Sign]	1 per 1,000 feet of linear street frontage ½ sf per 1 foot of street frontage Max area, 80 sf Max Height, 10' in HCOD	1 Freestanding tenant monument sign 80 sf 10' height
Sec.32-250.28 Schedule A Off-Premises Multi-tenant Primary Project Sign	Equivalent to maximum number permitted for sign type	1 Freestanding off-site multi-tenant primary project sign 64 sf 8' height
Sec. 32-250.23.7(d) Gas Pump Signage	Allowed pursuant to Sec. 32-250.23.7(d)	12 "Goose" logo signs (0.63 sf each) 12 "Wawa" logo signs (1.21 sf each)
Sec.32-250.28 Schedule A Minor Signs "Directional Signs"	1 per 50 feet of linear street frontage 4 sf max sign area 5 ft max height	4 "Directional" signs proposed 6.25sf per sign (+/- 292.82 linear ft street frontage = 6 minor signs allowed) 25 sf total proposed 4'6" max sign height

PROPOSED SPECIAL USE PERMIT CONDITIONS

Owner/Applicant: Haymarket Investment LLC

Special Use Permit: SUP2024-00034,

Project Name Heathcote Marketplace / Pad D (Motor Vehicle Fuel Station)

Prince William County GPIN: 7298-92-4359 (part)

Special Use Permit Area: ±2.040 Acres (the "Property")

Existing Zoning: B-1, General Business

Magisterial District: Gainesville

Date: August 19, 2024

The following conditions are intended to offset some of the impacts of the proposal and would render the application consistent with the applicable chapters of the Comprehensive Plan. If the conditions of this special use permit or the special use permit plan are in conflict with the Zoning Ordinance or the Design and Construction Standards Manual (DCSM), the more restrictive shall apply unless otherwise specified herein.

The Applicant shall file a site plan within three (3) years of approval of this special use permit 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 D (Motor Vehicle Fuel Station), 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 ±2.04 acres.
2. Use Parameters:
 - a. Use Limitation: The use approved with this special use permit shall be limited to a motor vehicle fuel station, a quick service food store, and restaurant/restaurant carry out in association with a by-right convenience store. In addition to sign modifications provided herein. The use permitted with this SUP does not limit or restrict the by-right B-1 zoning district uses otherwise allowed on the Property.
 - b. Cessation of Use: If the sale of motor vehicle fuel should cease for a period of more than one year, the Applicant or any subsequent owner of the Property shall notify the County of the cessation of use and shall be required to submit a demolition plan to Building Development for the removal of the following structures within ninety (90) days of approval of the demolition plan:
 - i. Underground fuel storage tanks;
 - ii. Fuel dispensers;
 - iii. Pump islands;
 - iv. Overhead canopy;
 - v. Air and water dispensers; and

vi. Signage related to motor vehicle fuel sales.

In the event that all uses are discontinued and the site is vacant, the Applicant/owner shall stabilize the site using erosion control measures acceptable to the Prince William County Division of Environmental Services.

- c. Vehicle Service & Repair: No vehicle service and/or repair shall be performed in association with the motor vehicle fuel station.
- d. Outdoor Speaker System: Any outdoor speaker system shall not be audible beyond the limits of the SUP area.
- e. Hours of Operation: Hours of operation may be twenty-four hours a day, seven days a week.

3. Community Design:

- a. Architecture: The motor vehicle fuel station facility shall be in general conformance to the building façade design theme, design quality, and exterior style as shown on the elevations entitled “Wawa U59FB-L”, prepared by HFA, and dated January 5, 2024 (the “Building Elevations”). The gas canopy and trash enclosure shall be in general conformance with the elevations entitled “Wawa Straight 6 Fuel Canopy - Trash Compound-L,” prepared by HFA, and dated January 5, 2024. (the “Gas Canopy/Trash Enclosure”) 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 “Sign Plan – Wawa U59FB-L,” (Sheets 1 – 5) (the “Sign Plan”), dated January 5, 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. Directional signage may be provided as needed as shown in the Sign Plan, subject to sign permit approval.
- iii. 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.
- iv. 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:

- a. Water Quality Monitoring/Stream Restoration: The Applicant shall contribute \$75.00 per acre (± 2.040 acres) as a condition of final site plan approval, for the County to conduct water quality monitoring, drainage improvement projects, and/or stream restoration.

5. Fire and Rescue:

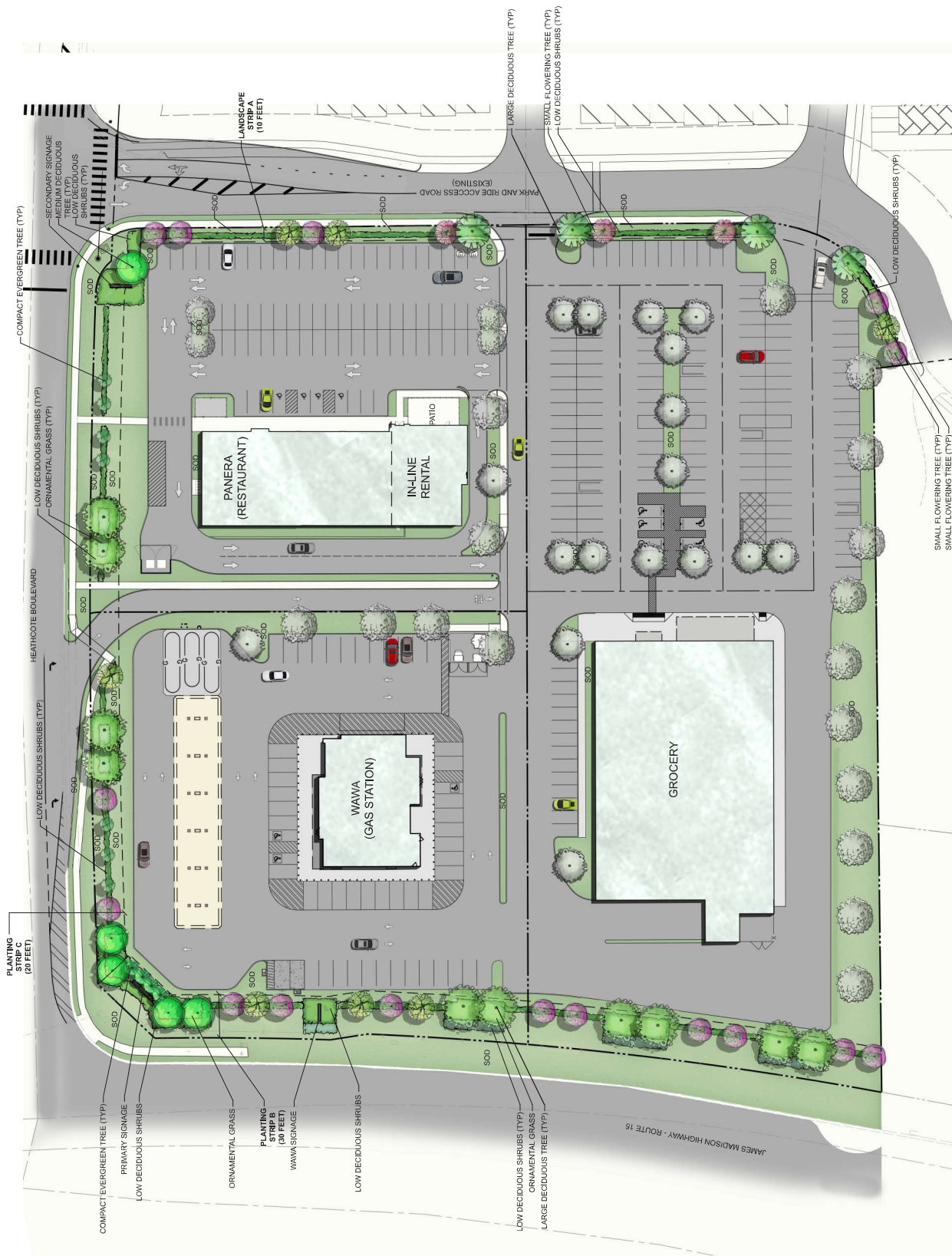
- a. Monetary Contribution: Prior to, and as a condition of issuance of final site plan approval, the owner/applicant shall make a monetary contribution in the amount of \$0.61 per square foot of new building area to the Board of County Supervisors.
- b. Emergency Spill Contingency/Notification: Prior to final site plan approval, the Applicant shall prepare and submit an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal and posted on the premises before the issuance of any occupancy permits. The Applicant shall be responsible for notifying the Fire Marshal's Office immediately in the event of a spill of any petroleum or chemical waste on the Property. The Applicant shall assume full responsibility for the costs incurred in the cleanup of such spills.

6. Maintenance of the Property:

- a. Graffiti Removal: Graffiti on the site shall be removed promptly by the Applicant. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by 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 remove litter, trash, and debris from the Property on a daily basis, or as needed.

7. Transportation: 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 Property shall be served by public water and public sewer with the Applicant/Owner bearing all costs associated with providing all on- and off-site required in order to provide such service for the demand generated by the development of the Property. Compliance with this condition will be evidenced with the final site plan approval.

P1459081.DOCX



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.



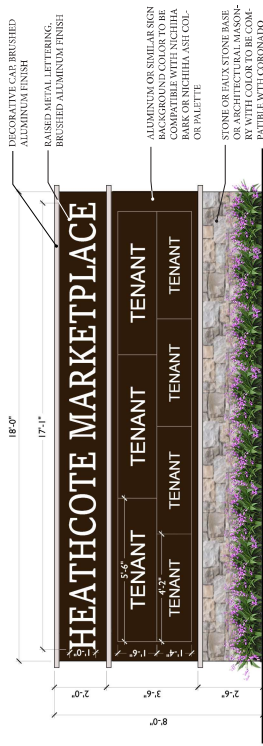
Date: 08-07-2024
 Drawn/Checked: CUCGM
 Project #: 21074.004.00
 Drawing #: 113180

Streetscape Guidelines - Heathcote Marketplace South

Heathcote Marketplace
 Prince William County, Virginia



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)
 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.

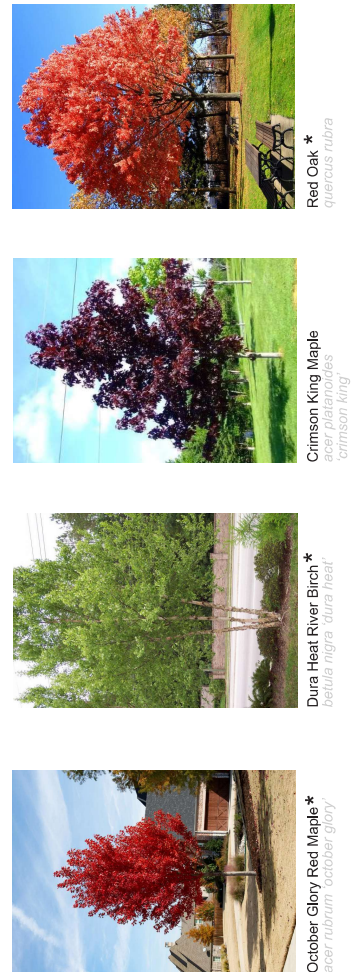
LANDSCAPE CALCULATIONS

LANDSCAPE STRIP A		ALONG INTERNAL STREET	
DESCRIPTION:	VS ATISH	PSD	VS ATISH
AREA (SF):	5,880 REQUIRED, 6,880 PROPOSED	1,840 REQUIRED, 1,840 PROPOSED	1,840 REQUIRED, 1,840 PROPOSED
WIDTH (FT):	300	300	300
LENGTH (FT):	19.6	61.3	61.3
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):	0	0	0
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):	0	0	0
FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:	NO	NO	NO
TOTAL OF PLANT UNITS (PU) REQUIRED:	MIN: 20	PROPOSED: 100 LF	NO
PLANT UNITS PROVIDED:	4 X 10 PUM-40 PU	0 X 10 PUM-40 PU	0 X 10 PUM-40 PU
LARGE DECIDUOUS TREES:	0 X 10 PUM-40 PU	0 X 10 PUM-40 PU	0 X 10 PUM-40 PU
LARGE EVERGREEN TREES:	0 X 10 PUM-40 PU	0 X 10 PUM-40 PU	0 X 10 PUM-40 PU
SMALL DECIDUOUS TREES (MEDIUM SMALL COMPACT):	0 X 5 PUM-35 PU	0 X 5 PUM-35 PU	0 X 5 PUM-35 PU
SMALL EVERGREEN TREES (MEDIUM SMALL COMPACT):	0 X 5 PUM-35 PU	0 X 5 PUM-35 PU	0 X 5 PUM-35 PU
SHRUBS:	300 X 2 PUM-100 PU	300 X 2 PUM-100 PU	300 X 2 PUM-100 PU
PERENNIALS:	0 X 0.25 PUM-0 PU	0 X 0.25 PUM-0 PU	0 X 0.25 PUM-0 PU
TOTAL OF PLANT UNITS PROVIDED:	0	0	0
TOTAL OF PLANT UNITS PROVIDED:	0	0	0

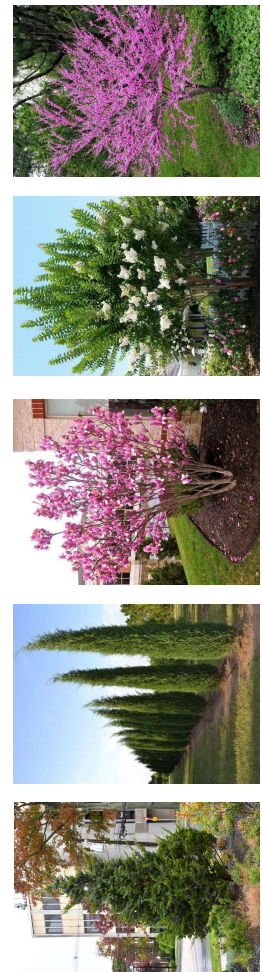
PLANTING STRIP B		ALONG ROUTE 19 JAMES WILSON HIGHWAY	
DESCRIPTION:	VS ATISH	PSD	VS ATISH
AREA (SF):	1,840 REQUIRED, 1,840 PROPOSED	1,840 REQUIRED, 1,840 PROPOSED	1,840 REQUIRED, 1,840 PROPOSED
WIDTH (FT):	150	150	150
LENGTH (FT):	12.27	12.27	12.27
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):	0	0	0
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):	0	0	0
FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:	NO	NO	NO
TOTAL OF PLANT UNITS (PU) REQUIRED:	MIN: 180	PROPOSED: 100 LF	NO
PLANT UNITS PROVIDED:	6 X 10 PUM-40 PU	0 X 10 PUM-40 PU	0 X 10 PUM-40 PU
LARGE DECIDUOUS TREES:	0 X 10 PUM-40 PU	0 X 10 PUM-40 PU	0 X 10 PUM-40 PU
LARGE EVERGREEN TREES:	0 X 10 PUM-40 PU	0 X 10 PUM-40 PU	0 X 10 PUM-40 PU
SMALL DECIDUOUS TREES (MEDIUM SMALL COMPACT):	14 X 5 PUM-35 PU	14 X 5 PUM-35 PU	14 X 5 PUM-35 PU
SMALL EVERGREEN TREES (MEDIUM SMALL COMPACT):	4 X 5 PUM-35 PU	4 X 5 PUM-35 PU	4 X 5 PUM-35 PU
SHRUBS:	300 X 2 PUM-100 PU	300 X 2 PUM-100 PU	300 X 2 PUM-100 PU
PERENNIALS:	0 X 0.25 PUM-0 PU	0 X 0.25 PUM-0 PU	0 X 0.25 PUM-0 PU
TOTAL OF PLANT UNITS PROVIDED:	0	0	0
TOTAL OF PLANT UNITS PROVIDED:	0	0	0

PLANT PALETTE

CANOPY TREES - DECIDUOUS



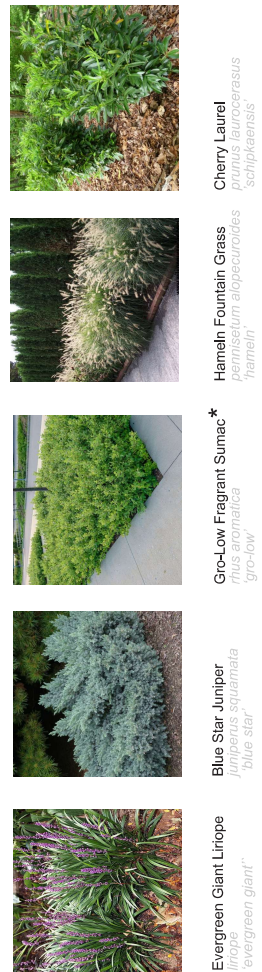
EVERGREEN TREES



UNDERSTORY TREES - DECIDUOUS



SHRUBS AND GROUNDCOVERS



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

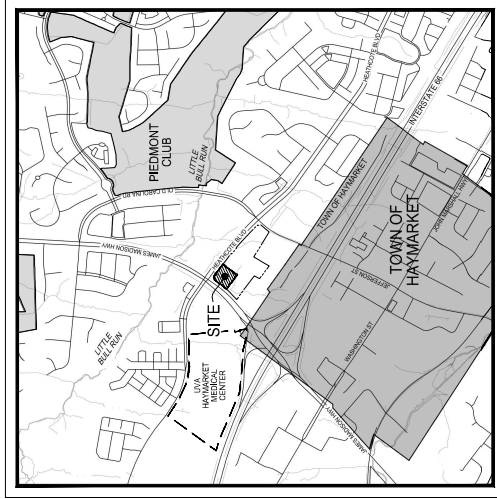
SPECIAL USE PERMIT PLAN

#SUP2024-00034

HEATHCOTE MARKETPLACE / PAD D MOTOR VEHICLE FUEL STATION

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM, VIRGINIA

- NOTES**
1. 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.
 2. 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.
 3. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
 4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) GEOID-18 AS ESTABLISHED FROM A CURRENT GPS SURVEY.
 5. 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.
 6. 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, 2021.
 7. BOUNDARY LINES SHOWN HEREON PROVIDED BY RINKER DESIGN ASSOCIATES ON SEPTEMBER 22nd, 2021.
 8. THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT (SUP) TO ALLOW FOR A MOTOR VEHICLE FUEL STATION AS PERMITTED BY SECTION 32-401.13 OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE.
 9. THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (OTHER AREAS). AREAS DETERMINED TO BE OUTSIDE THE FLOODPLAIN.
 10. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO CEMETERIES, HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE.
 11. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCO) APPROVED PRIOR TO FEBRUARY 20, 1995).



SHEET INDEX	
C000	COVER SHEET
C'000	CONTEXTUAL LAYOUT
C200	SITE LAYOUT
C300	BUFFER, LANDSCAPING & OPEN SPACE PLAN

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

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

CIVIL ENGINEER / LAND PLANNING
IMEG
C/O CHRIS LEMON, P.E.
5901 MONROE LANE, SUITE 150
MANASSAS, VIRGINIA 20110

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

ENVIRONMENTAL ENGINEER
WETLAND STUDIES & SOLUTIONS, INC.
C/O ALISON ROBINSON, PWS, PWD, CT
5500 WELLSINGTON BRAND DRIVE, SUITE 100
GAINESVILLE, VIRGINIA 20169



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

#SUP2024-00034
HEATHCOTE MARKETPLACE
SPECIAL USE PERMIT PLAN - PAD D
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

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

PROJECT NO. 24-00034
DRAWING NO. 1311
DATE 10/08/2024
PROJECT NO. 1007
DESIGN ON
DRAWN ON
CHECKED BY
SHEET TITLE

COVER SHEET

SHEET NO. C000



9301 Innovation Dr. Suite 150
 Manassas, VA 20110 P 703.393.9877
 engineering • surveying • land planning

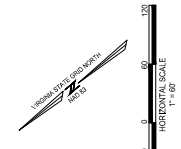
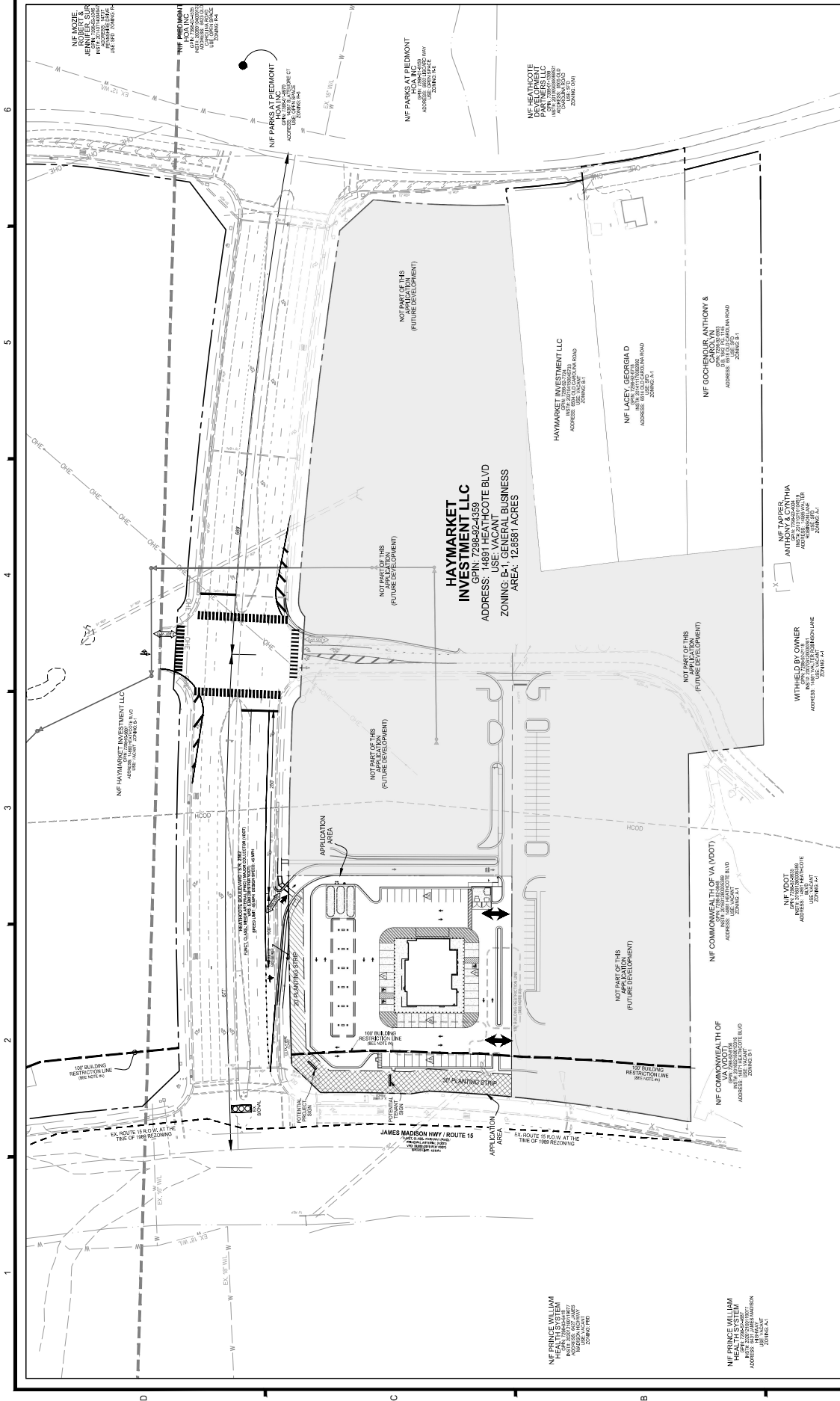
#SUP2024-0034
 HEATHCOTE MARKETPLACE
 SPECIAL USE PERMIT PLAN - PAD D
 GANESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

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

PROJECT NO: 2024-00034
 DRAWING NO: 1311-11
 DATE: 10/03/2024
 DESIGNED BY: JMS
 CHECKED BY: JMS
 DRAWN ON: JMS
 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. 100' BUILDING RESTRICTION LINES ARE SHOWN FOR 1989 R.O.W. FOR ROUTE 15 AND STATE ROUTE 682.

LEGEND

- PARCEL BOUNDARY (GPN 7288-024-1399)
- 100' BUILDING SETBACK
- 20' LANDSCAPE STRIP
- PROPOSED S.U.P. APPLICATION AREA
- EXISTING OVERHEAD ELECTRICAL
- PROPOSED SITE ACCESS ROUTE
- 30' LANDSCAPE STRIP STRIP



9301 Innovation Dr. Suite 150
Manassas, VA 20110 P 703.293.9887
engineering • surveying • land planning

#SUP2024-00034
HEATHCOTE MARKETPLACE
SPECIAL USE PERMIT PLAN - PAD D
PRINCE WILLIAM COUNTY, VIRGINIA
GAINESVILLE MAGISTRAL DISTRICT

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

PROJECT NO: 2400000
DRAWING NO: 11311
DATE: 10/08/2024
DRAWN BY: J. HAYES
CHECKED BY: J. HAYES
SHEET TITLE:

SITE LAYOUT

SHEET NO. C200

LEGEND

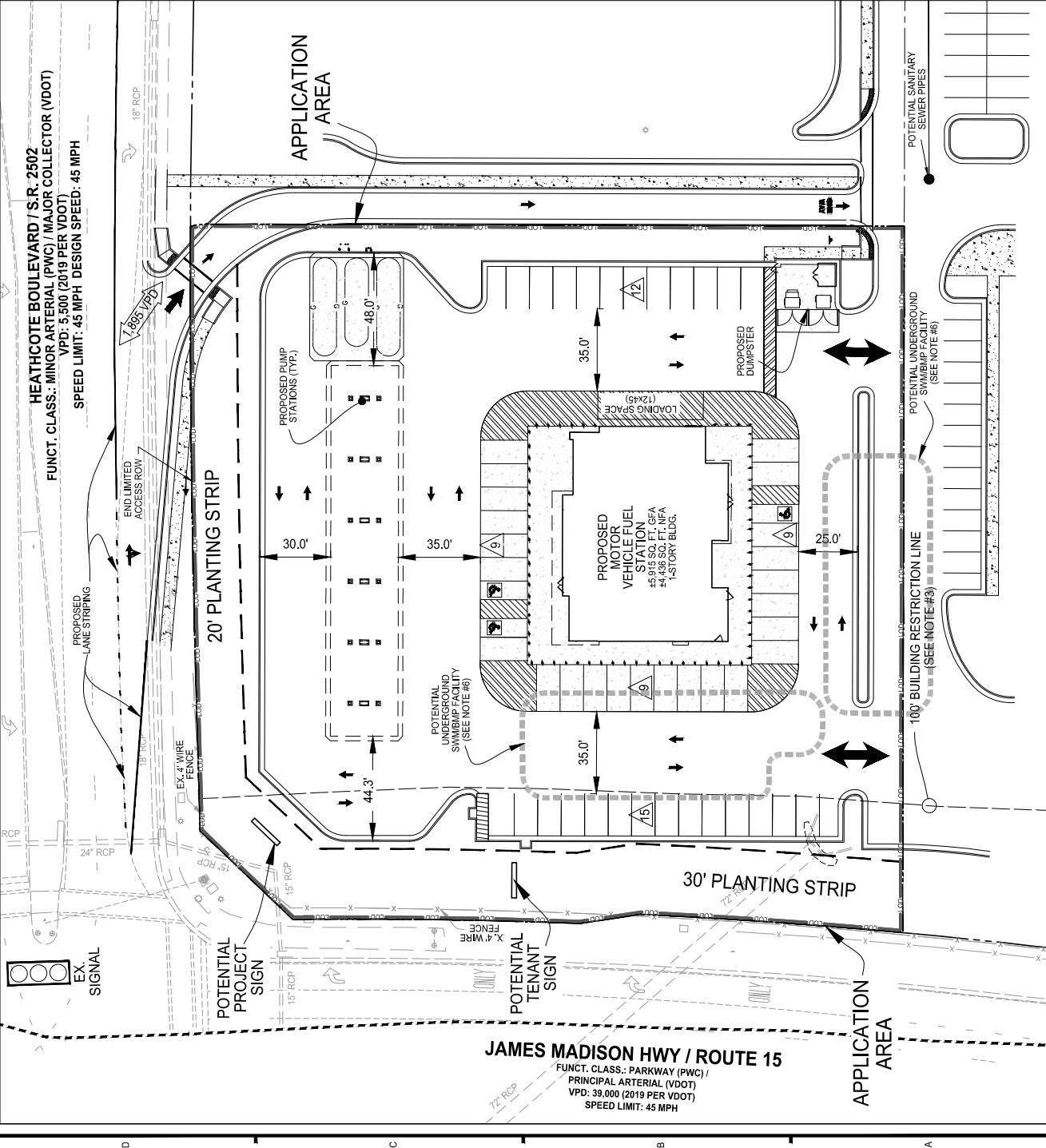
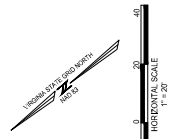
- PARCEL BOUNDARY (GPN 7298-62-2459)
- 20' LANDSCAPE STRIP
- 30' LANDSCAPE STRIP
- PROPOSED SANITARY SEWER LINE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SITE ACCESS ROUTE
- PROPOSED S.U.P. APPLICATION AREA
- PROPOSED UNDERGROUND GAS TANKS

- NOTES:**
- PLAN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
 - THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW FOR A MOTOR VEHICLE FUEL STATION, RETAIL USES IN CONDITION 2A, AS PERMITTED BY SECTION 32-601.13(B) OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE.
 - 100' BUILDING RESTRICTION LINES ARE SHOWN FOR 1989 R.O.W. FOR ROUTE 15.
 - HCOO APPROVED PRIOR TO FEBRUARY 20, 1998.
 - PROPOSED USE IS PRELIMINARILY PLANNED TO CONNECT TO EXISTING 21" SANITARY SEWER LOCATED ALONG LITTLE BULL RUN NORTH OF THE PROJECT SITE.
 - THE PROPOSED LOCATION AND SIZE OF THE UNDERGROUND SWAMP FACILITY IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

SITE TABULATIONS & ZONING REQUIREMENTS:

PARCEL AREA:	#12.86 ACRES
APPLICATION AREA:	#2.04 ACRES (88,382 SQ.FT.)
PROPOSED USE:	AGRICULTURAL DISTRICTS CONDITION 2A
PROPOSED GROSS FLOOR AREA (GFA):	#5,915 SQ. FT.
PROPOSED NET FLOOR AREA (NFA):	#4,436 SQ. FT.
ZONING REQUIREMENTS:	
EXISTING ZONING:	B-1
MINIMUM LOT SIZE:	NONE
MINIMUM FLOOR AREA RATIO:	0.40
PROPOSED FLOOR AREA RATIO:	40.07
MAXIMUM BUILDING HEIGHT:	45 FEET
PROPOSED MAXIMUM BUILDING HEIGHT:	25 FEET
REQUIRED SETBACKS:	
SETBACK FROM HIGHWAY:	20 FEET
SIDE / REAR SETBACK FROM RES. OR AGRICULTURAL DISTRICTS:	25 FEET
REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	65% / 15%
REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	75.533 SF / 13,328 SF
REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	75.533 SF / 13,328 SF
PARKING TABULATIONS:	
PARKING REQUIREMENT:	FUEL W/ CONVENIENCE RETAIL = 5 PLUS 1/150 NET SF (4.036 NSF) = 35 SPACES
PROVIDED SPACES =	54 SPACES
REQUIRED LOADING SPACES =	1 SPACE
PROVIDED LOADING SPACES =	1 SPACE

NOTE: PARKING TABULATIONS SUBJECT TO CHANGE.



JAMES MADISON HWY / ROUTE 15
 FUNCT. CLASS.: PARKWAY (PWC) /
 PRINCIPAL ARTERIAL (VDOT)
 VPD: 39,000 (2019 PER VDOT)
 SPEED LIMIT: 45 MPH

1 2 3 4 5 6

EX SIGNAL

POTENTIAL PROJECT SIGN

POTENTIAL TENANT SIGN

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)

POTENTIAL UNDERGROUND SWAMP FACILITY (SEE NOTE #6)



9301 Innovation Dr. Suite 150
Manassas, VA 20110 P 703.393.9887
engineering • surveying • land planning

#SUP2024-00034
HEATHCOTE MARKETPLACE
SPECIAL USE PERMIT PLAN - PAD D
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

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

PROJECT NO. 24000000
DRAWING NO. 11311
DATE 10/08/2024
DRAWN BY: JAC
CHECKED BY: JAC
SHEET TITLE

BUFFER,
LANDSCAPING
& OPEN
SPACE PLAN
SHEET NO. C300

LEGEND

- Parcel Boundary (PIN 7286-92-489)
- Proposed Limits of Disturbance
- Proposed S.U.P. Application Area
- Proposed Landscaping
- Medium / Small Deciduous Tree
- Large Deciduous Tree

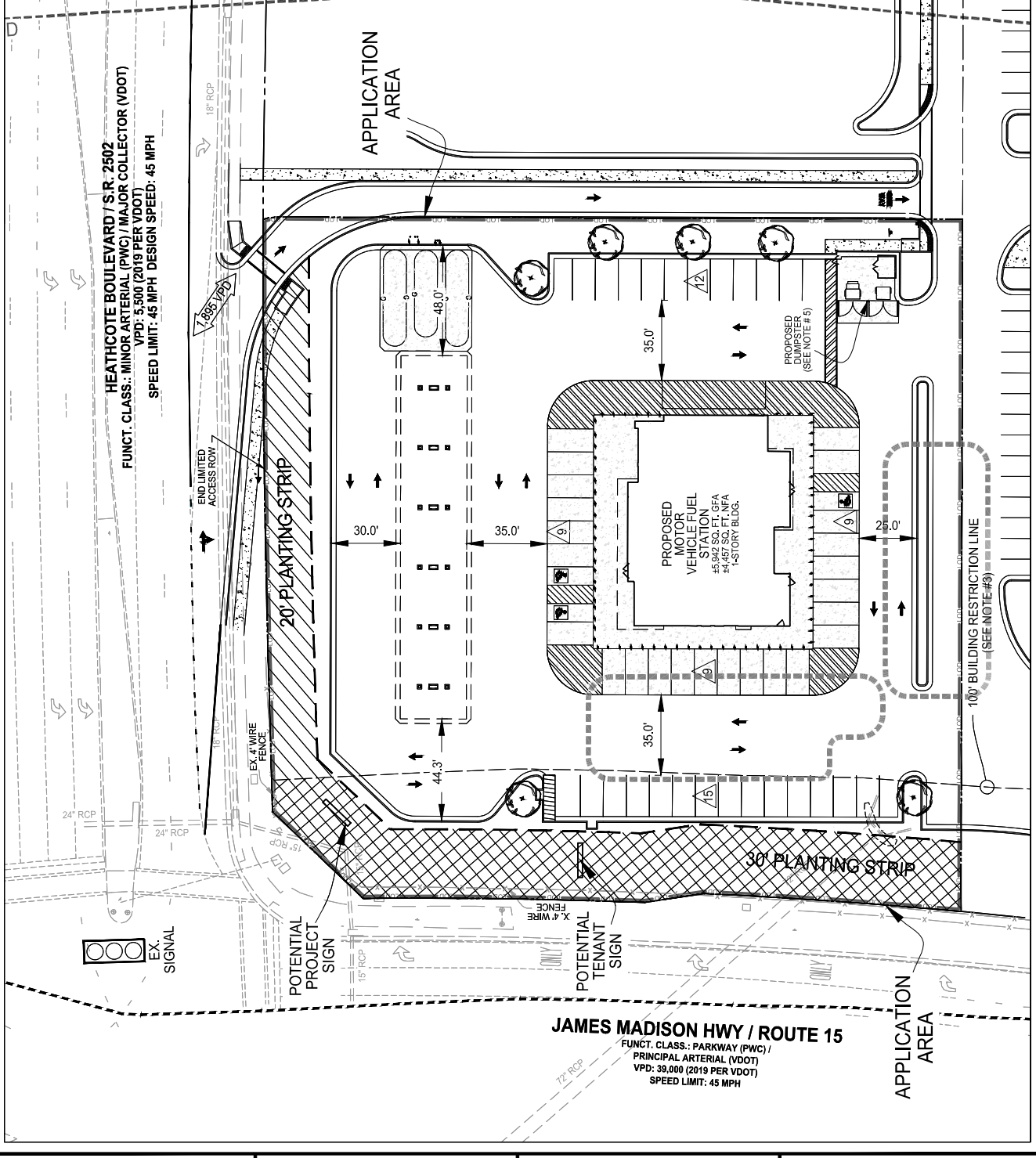
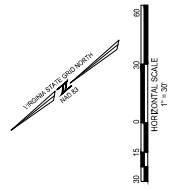
NOTES:

- Plans subject to minor modification with final engineering.
- Proposed planting strip is depicted as required by the Westmarket Proffers; Exhibit 3.
- Interior parking lot landscaping to be provided pursuant to Section 32-250.10.3.
- 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. 802.46.

LANDSCAPE STRIP DETAILS:

- 20' Planting Strip / 110 P.U. per 100 L.F.
- 30' Planting Strip / 180 P.U. per 100 L.F. (per Westmarket Proffers; Exhibit 3 Overall Landscaping Plan)

SEE THE STREETSCAPE GUIDELINES EXHIBIT FOR ADDITIONAL DETAIL ON PROPOSED LANDSCAPING



HEATHCOTE BOULEVARD / S.R. 2502
FUNCT. CLASS.: MINOR ARTERIAL (PWC) / MAJOR COLLECTOR (VDOT)
VPD: 5,500 (2019 PER VDOT)
SPEED LIMIT: 45 MPH DESIGN SPEED: 45 MPH

JAMES MADISON HWY / ROUTE 15
FUNCT. CLASS.: PARKWAY (PWC) /
PRINCIPAL ARTERIAL (VDOT)
VPD: 39,000 (2019 PER VDOT)
SPEED LIMIT: 45 MPH