

SCHOOLHOUSE COMMONS

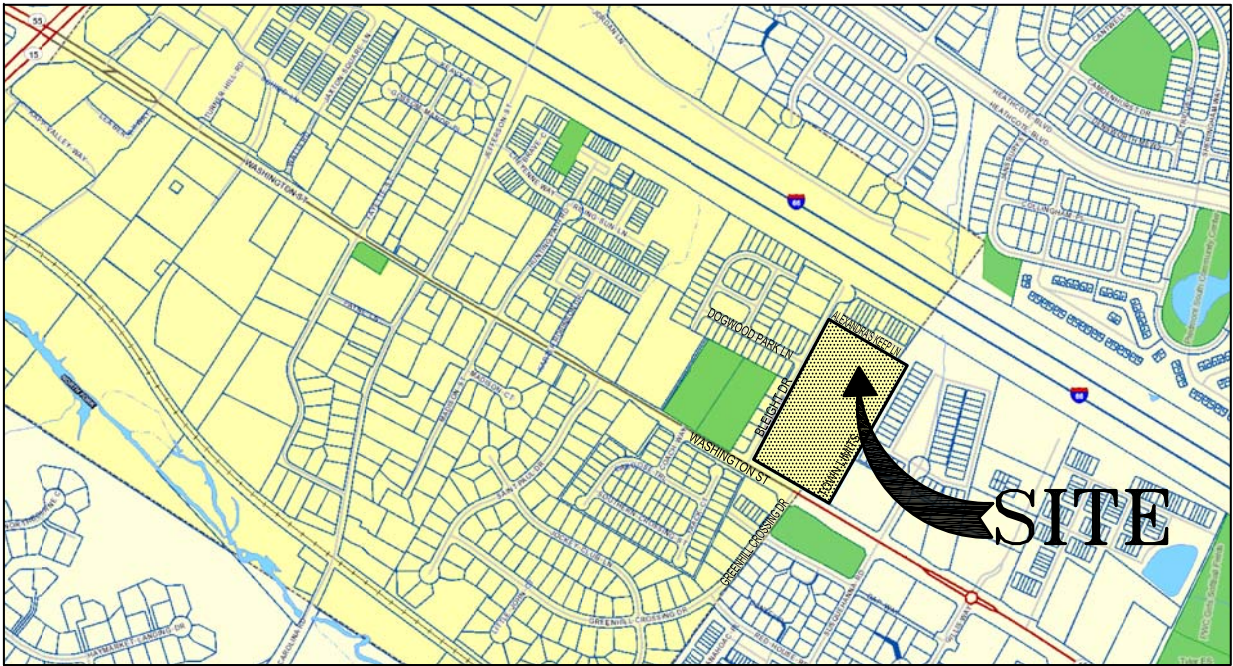
ZONING MAP AMENDMENT

REZ2025-

TOWN OF HAYMARKET, VIRGINIA

GENERAL NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED ON GPIN 7397-19-1734 AND IS NOW IN THE NAME OF HAYMARKET PROPERTIES GROUP, LLC AS DOCUMENTED IN INSTRUMENT 201310110102175 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
- THE BOUNDARY AND IMPROVEMENTS FOUND HEREON ARE TAKEN FROM THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY RICE & ASSOCIATES DATED JUNE 2013 AND A CURRENT FIELD SURVEY BY BL SURVEY ARBORIST, LLC.
- TOPOGRAPHIC INFORMATION DEPICTED HEREON IS TAKEN FROM THE FIELD SURVEY PERFORMED BY BL SURVEY ARBORIST, LLC AND DATED FEBRUARY 1, 2014. THE VERTICAL DATUM IS TAKEN FROM GPS COORDINATES.
- THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 8.84 ACRES AND IS CURRENTLY ZONED B-1 IN ACCORDANCE WITH THE TOWN OF HAYMARKET, VA ZONING ORDINANCE.
- THERE ARE NO KNOWN CEMETERIES, 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.
- THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP 51153C PANEL #0067D BEARING AN EFFECTIVE DATE OF JANUARY 5, 1995.
- THE DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE APPROVAL CONDITIONS OF THE 2013 REZONING APPLICATION WITH THE TOWN OF HAYMARKET.
- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HAYMARKET, PWCSA USM, AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- THE PROPOSED USES WITHIN THE EXISTING BUILDING SHALL BE SERVED BY THE EXISTING PUBLIC WATER AND SEWER FACILITIES OWNED BY PWCSA AT NO COST TO THE TOWN OR COUNTY. THE ANTICIPATED SEWAGE FLOWS GENERATED BY SUBJECT DEVELOPMENT IS XXXX GPD.
- STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES MEASURES WILL BE IMPLEMENTED WITH THE FINAL SITE PLAN PER THE LATEST VIRGINIA STORMWATER MANAGEMENT HANDBOOK (VSMH).
- EXISTING WELLS AND SEPTIC SYSTEMS THAT WILL NOT BE USED SHALL BE ABANDONED IN ACCORDANCE WITH CURRENT PRINCE WILLIAM COUNTY HEALTH DEPARTMENT STANDARDS.
- SITE LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF HAYMARKET ZONING ORDINANCE (SECTION 58-719).
- LANDSCAPING AND BUFFERING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE XVI OF THE TOWN OF HAYMARKET ZONING ORDINANCE.
- STREET TREES LOCATED IN RESIDENTIAL ZONING DISTRICTS SHALL BE LOCATED GENERALLY WITHIN 20 FEET OF THE PUBLIC RIGHT-OF-WAY (SECTION 58-723(c)).
- ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED PRIOR TO THE APPROVAL OF THE FINAL SITE PLAN FOR THE SUBJECT PROPERTY IN A FORM APPROVED BT THE TOWN.
- THE HOMEOWNERS ASSOCIATION DOCUMENTS SHALL INCORPORATE A PROVISION THAT RESTRICTS THE CONVERSION OF GARAGES TO LIVING SPACE OR OTHER USES THAT MIGHT RESTRICT THEIR USE FOR VEHICLE PARKING.
- 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:

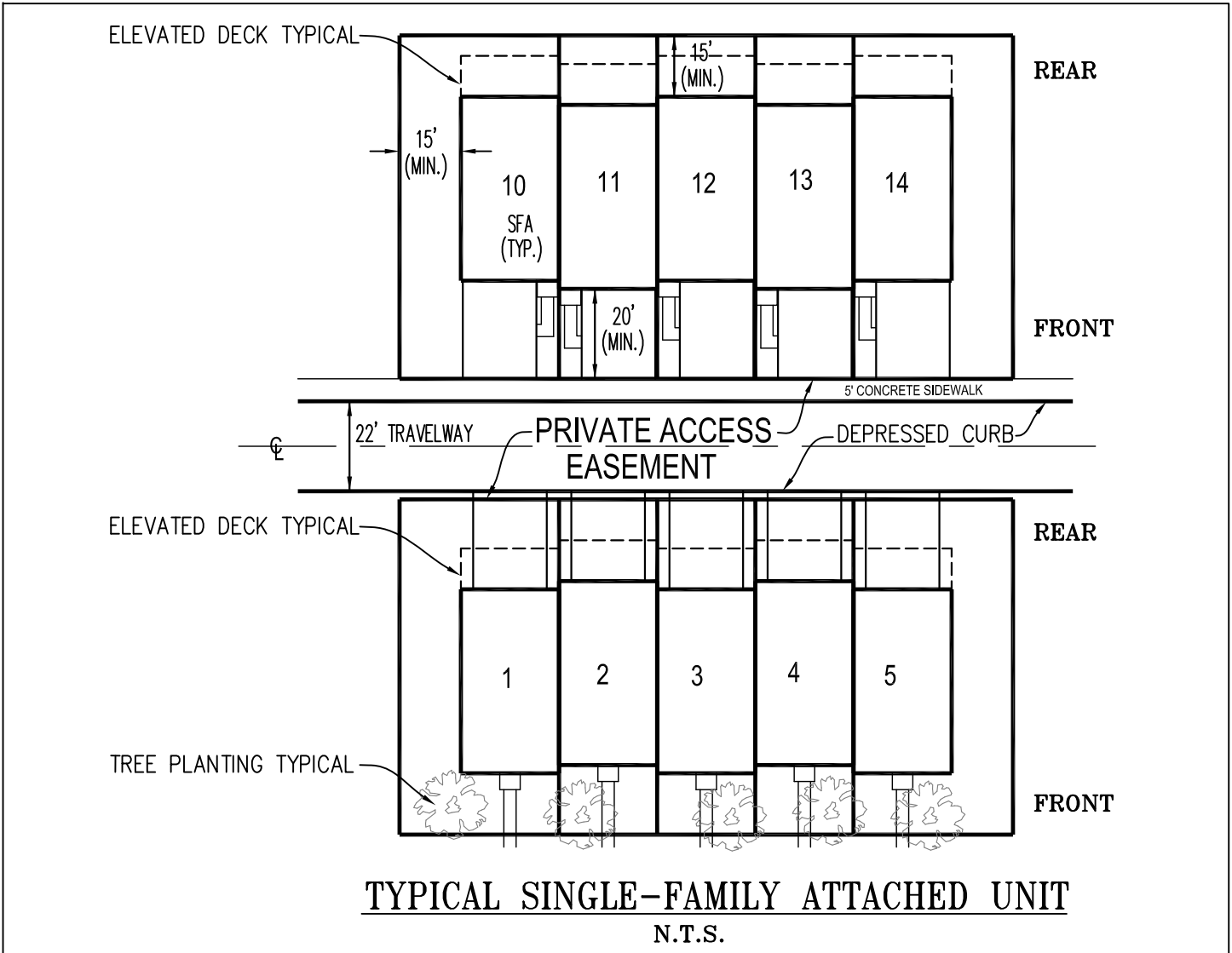
HAYMARKET PROPERTIES GROUP LLC
14600 WASHINGTON STREET
HAYMARKET, VA 20169
GPIN: 7397-19-1734

APPLICANT:

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

SHEET INDEX:

- COVER SHEET
- ILLUSTRATIVE PLAN
- ILLUSTRATIVE PLAN DETAILS
- CONCEPT DEVELOPMENT PLAN
- CONCEPT DEVELOPMENT PLAN (ALTERNATIVE LAYOUT)
- REZONING PLAT
- EXISTING CONDITIONS AND SOILS MAP
- COMMON AREA PLAN
- SITE TABULATIONS
- CONCEPTUAL LANDSCAPE PLAN
- TYPICAL SECTIONS AND MISCELLANEOUS DETAILS
- ENVIRONMENTAL CONSTRAINTS ANALYSIS PLAN



REQUIRED MODIFICATIONS/WAIVERS:

- PARKING BETWEEN COMMERCIAL BUILDING AND EXISTING WASHINGTON STREET.

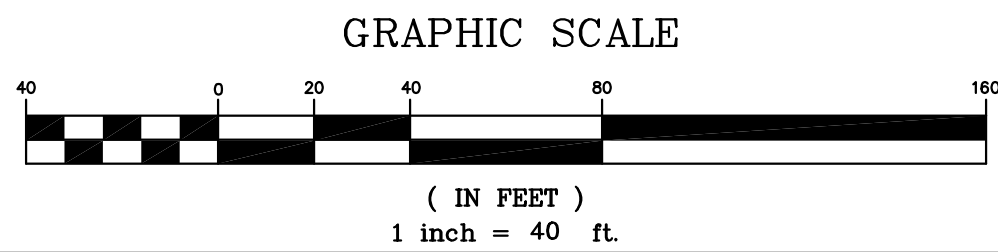
REVISION BLOCK		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1	REV. PER TOWN AND VDOT COMMENTS (JD)	12-23-25

THE KDL GROUP LLC
P.O. BOX 809
HAYMARKET, VA 20168
PHONE 703 753-7592 FAX 703 753-7593
www.kdlgroup.com

SCHOOLHOUSE COMMONS
ZONING MAP AMENDMENT

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

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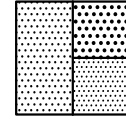
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ILLUSTRATIVE PLAN

SCHOOLHOUSE COMMONS

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TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



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EX. JOHN MARSHALL HIGHWAY
ROUTE #55



COMMON GREEN DETAIL

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



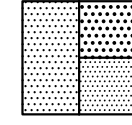
PARK BENCH
NOT TO SCALE

PARK BENCH DETAIL

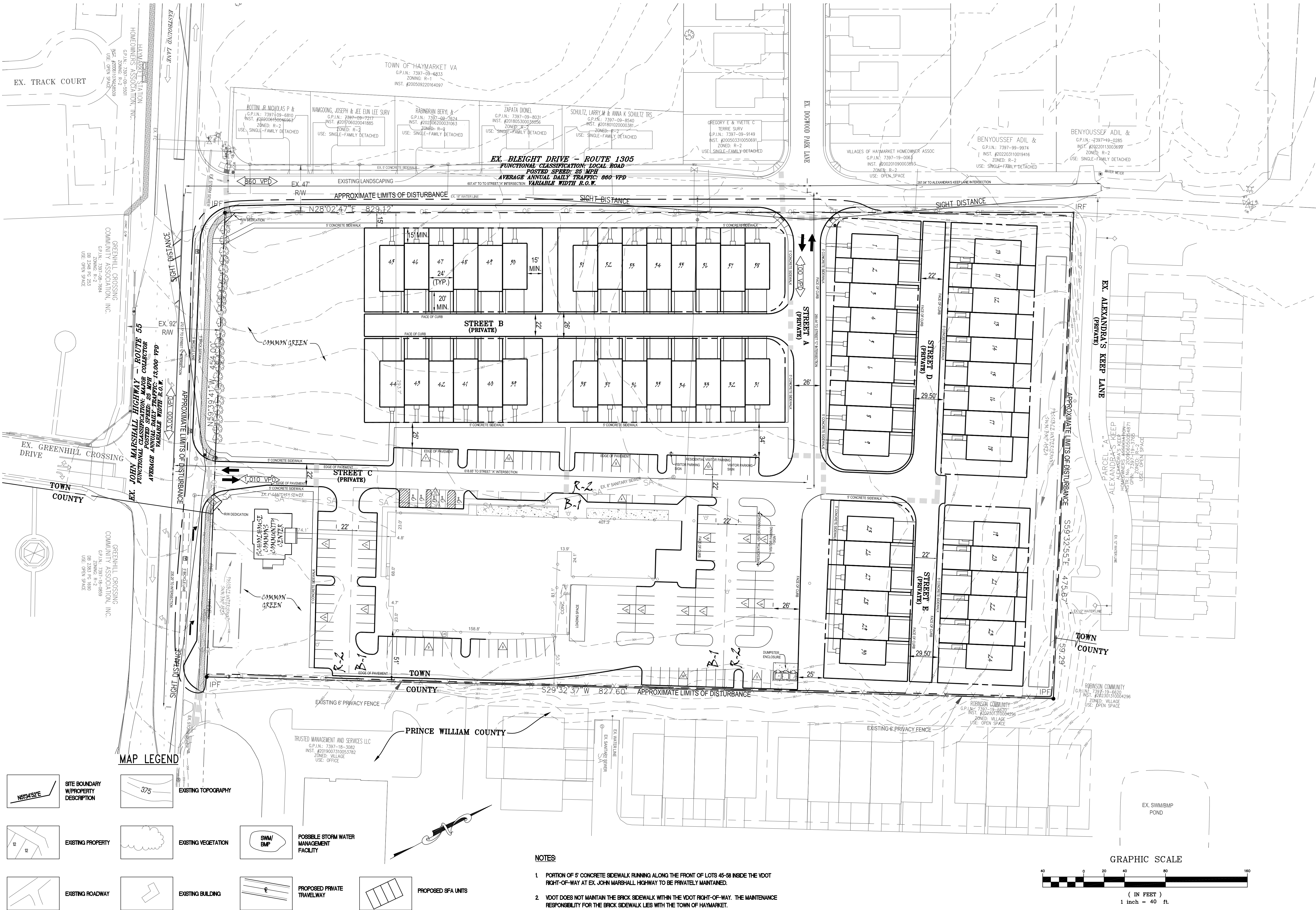
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ILLUSTRATIVE PLAN DETAILS
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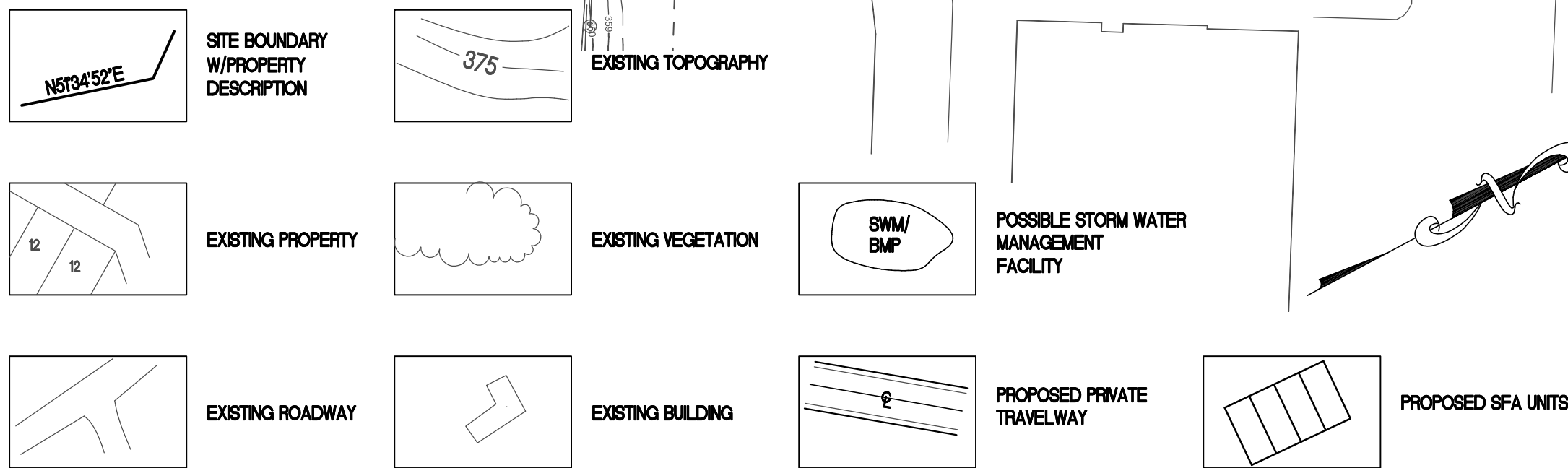
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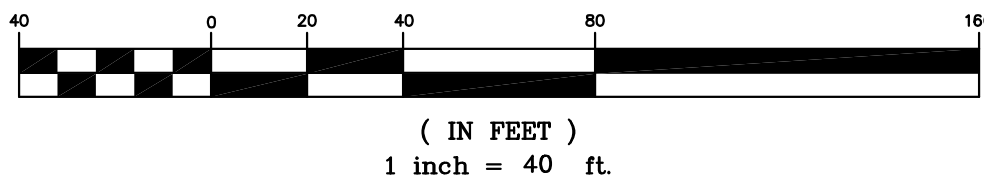
MAP LEGEND



NOTES:

- 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.
- 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.

GRAPHIC SCALE



CONCEPT DEVELOPMENT PLAN

SCHOOLHOUSE COMMONS
ZONING MAP AMENDMENT

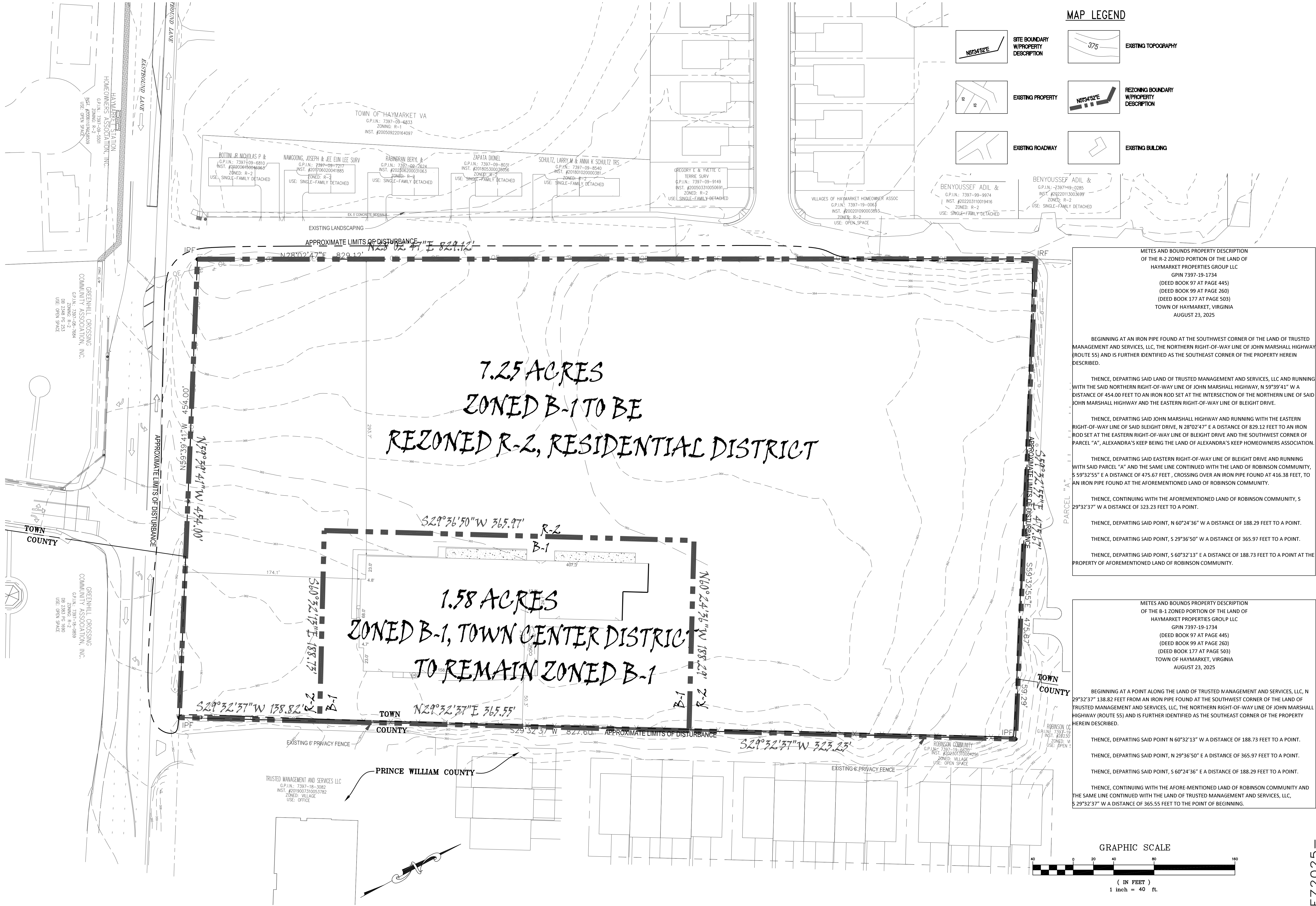
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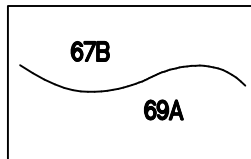
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SOILS MAP
SCALE: 1" = 40'

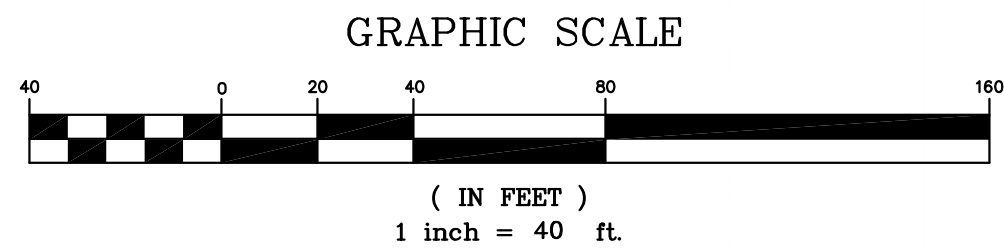
SOILS DESCRIPTIONS

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

LEGEND



SOILS TYPE
DESCRIPTION



EXISTING CONDITIONS PLAN

SCHOOLHOUSE COMMONS
ZONING MAP AMENDMENT

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

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SCHOOLHOUSE COMMONS			
GROSS PARCEL AREA		8.83 AC GPIN 7397-19-1734	
ZONING:		B-1 (EXISTING)	8.83 AC
		R-2 (PROPOSED)	7.25 AC
		B-1 (REMAINING)	1.58 AC
SITE TABULATIONS			
B-1, TOWN CENTER DISTRICT			
GROSS SITE AREA		1.58 AC	
		REQUIRED	PROVIDED
BUILDING LOT COVERAGE		85% (MAX)	35.22%
BUILDING HEIGHT		3-STORIES (35' MAX)	35' (MAX)
FLOOR AREA RATIO		NO MAXIMUM	N/A
YARD REQUIREMENTS			
FRONT YARD		10'	37'
SIDE YARD		25' ABUTTING RESIDENTIAL DISTRICT	25'
REAR YARD		25' ABUTTING RESIDENTIAL DISTRICT	44'
BUFFER YARD REQUIREMENTS			
ADJOINING RESIDENTIAL		25' BUFFER YARD (TS)	25'
R-2 RESIDENTIAL (TOWNHOUSE)			
SECT. 58-10.1 INTENT - AMENITIES AND CONVENIENCE OF TOWNHOUSE OR SMALL LOT DETACHED			
GROSS SITE AREA		7.25 AC	
		REQUIRED	PROVIDED
MINIMUM LOT SIZE		1,500 S.F. (MIN. LOT AREA)	1,500 S.F. (MIN. LOT AREA)
		2,000 S.F. (MIN. AVERAGE LOT AREA)	2,000 S.F. (MIN. AVERAGE LOT AREA)
BUILDING HEIGHT		2 1/2-STORIES (35' MAX)	3 STORIES 35' (MAX)
MAXIMUM NUMBER OF UNITS PER GROSS ACRE		8 UNITS/AC (MAX)	8.00 UNITS/AC
TOTAL NUMBER OF UNITS ALLOWED		58.00	58
MINIMUM LOT FRONTAGE		20' (INTERIOR UNIT)	24'
		35' (END UNIT)	39'
MINIMUM COMMON AREA		NONE	2.59 AC
YARD REQUIREMENTS			
FRONT YARD		15'	15'
SIDE YARD		15' (END UNIT)	15'
REAR YARD		20'	20'

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 118 PARKING SPACES ARE REQUIRED TO SERVE THE 22,218 S.F. OF COMMERCIAL/OFFICE USES FOR A TOTAL OF 133 REQUIRED SPACES. THE CONCEPT DEVELOPMENT PLAN PROPOSES A TOTAL OF 156 SURFACE PARKING SPACES UNDER THE BASE SCENARIO AND A TOAL OF 147 SURFACE PARKING SPACES UNDER THE ALTERNATIVE LAYOUT. ACCORDINGLY, THE VISITOR PARKING SPACES WILL BE INCORPRATED 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 DECEMBER 10, 2025. THE ANALYSIS CONCLUDES THAT THE TOTAL PROPOSED PARKING SPACES UNDER THE BASE SCENARIO (272 SPACES) WOULD EXCEED THE WEEKDAY PEAK DEMAND (218 SPACES) BY 54 SPACES AND THE WEEKEND PEAK DEMAND (210 SPACES) BY 62 SPACES. ADDITIONALLY, THE ANALYSIS CONCLUDES THAT THE PROPOSED PARKING SPACES UNDER THE ALTERNATIVE LAYOUT (263 SPACES) WOULD EXCEED THE WEEKDAY PEAK DEMAND (218 SPACES) BY 45 SPACES AND THE WEEKEND PEAK DEMAND (210 SPACES) BY 53 SPACES.

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	24	
ZANDRAS		1 SPACE PER 100 S.F. OF GROSS FLOOR AREA	2,865	29	
TROUVAILLE		1 SPACE PER 100 S.F. OF GROSS FLOOR AREA	3,300	33	
JUI JITSU		1 SPACE PER 300 S.F. OF GROSS FLOOR AREA	5,170	18	
JAZZERCOISE		1 SPACE PER 300 S.F. OF GROSS FLOOR AREA	1,750	6	
VACANT		1 SPACE PER 300 S.F. OF GROSS FLOOR AREA	2,208	8	
SUBTOTAL				118	141 SPACES (SURFACE PARKING) (INCLUDES 5 H.C. PARKING SPACES)
					* 76 SPACES B-1 ZONED * 65 SPACES R-2 ZONED
TOWNHOUSE (RESIDENT PARKING)		58 UNITS X 2 SPACES PER UNIT		116	116 (GARAGE)
TOWNHOUSE (VISITOR PARKING)		58 UNITS X 0.25 SPACES PER UNIT		15	15 (SURFACE PARKING)
SUBTOTAL				131	131 SPACES
TOTAL				249	272 SPACES
SHARED PARKING STUDY RESULTS				-31	
REDUCED TOTAL				218	272 SPACES
PARKING TABULATIONS (ALTERNATIVE LAYOUT)					
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	24	
ZANDRAS		1 SPACE PER 100 S.F. OF GROSS FLOOR AREA	2,865	29	
TROUVAILLE		1 SPACE PER 100 S.F. OF GROSS FLOOR AREA	3,300	33	
JUI JITSU		1 SPACE PER 300 S.F. OF GROSS FLOOR AREA	5,170	18	
JAZZERCOISE		1 SPACE PER 300 S.F. OF GROSS FLOOR AREA	1,750	6	
VACANT		1 SPACE PER 300 S.F. OF GROSS FLOOR AREA	2,208	8	
SUBTOTAL				118	132 SPACES (SURFACE PARKING) (INCLUDES 5 H.C. PARKING SPACES)
					* 76 SPACES B-1 ZONED * 56 SPACES R-2 ZONED
TOWNHOUSE (RESIDENT PARKING)		58 UNITS X 2 SPACES PER UNIT		116	116 (GARAGE)
TOWNHOUSE (VISITOR PARKING)		58 UNITS X 0.25 SPACES PER UNIT		15	15 (SURFACE PARKING)
SUBTOTAL				131	131 SPACES
TOTAL				249	263 SPACES
SHARED PARKING STUDY RESULTS				-31	
REDUCED TOTAL				218	263 SPACES

SHARED PARKING ANALYSIS EXHIBIT:

Shared Parking Analysis

Section 58-6.1.B 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 Supply
Recreation Facility (Jiu Jitsu/Jazzercise)	6,920 SF	1.0 /300 SF	24 spaces
General Office (QBE)	6,925 SF	1.0 /300 SF	24 spaces
Vacant	2,208 SF	1.0 /300 SF	8 spaces
Dine-In Restaurant (Trouville)	3,300 SF	1.0 /100 SF	33 spaces
Residential (Reserved)	58 DU	2.00 /DU	116 spaces
Residential (Visitor)	58 DU	0.25 /DU	15 Spaces
Fast Casual Restaurant (Zandras)	2,865 SF	1.0 /100 SF	29 spaces
			249 spaces

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

- 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.

Parking Supply Options

On-Site Parking Supply - Option 1 (263 spaces)

The Applicant is planning to provide a total of 263 parking spaces on-site with this alternative option 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
Mixed-Use	118	132
Residential	131	131
TOTAL	249	263

On-Site Parking Supply – Option 2 (272 spaces)

The Applicant is planning to provide a total of 272 parking spaces on-site with this alternative option 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 7 below.

Table 7: Summarized Parking Tabulations

Proposed Use	# Spaces Required	Provided Spaces
Mixed-Use	118	141
Residential	131	131
TOTAL	249	272

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 249 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.
- Option 1 – The provided parking supply would approximately be 263 spaces which would exceed the weekday peak demand (218) by 45 spaces and the weekend peak demand (210) by 53 spaces.
- Option 2 – The provided parking supply would approximately be 272 spaces which would exceed the weekday peak demand (218) by 54 spaces and the weekend peak demand (210) by 62 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.

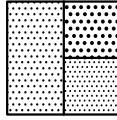
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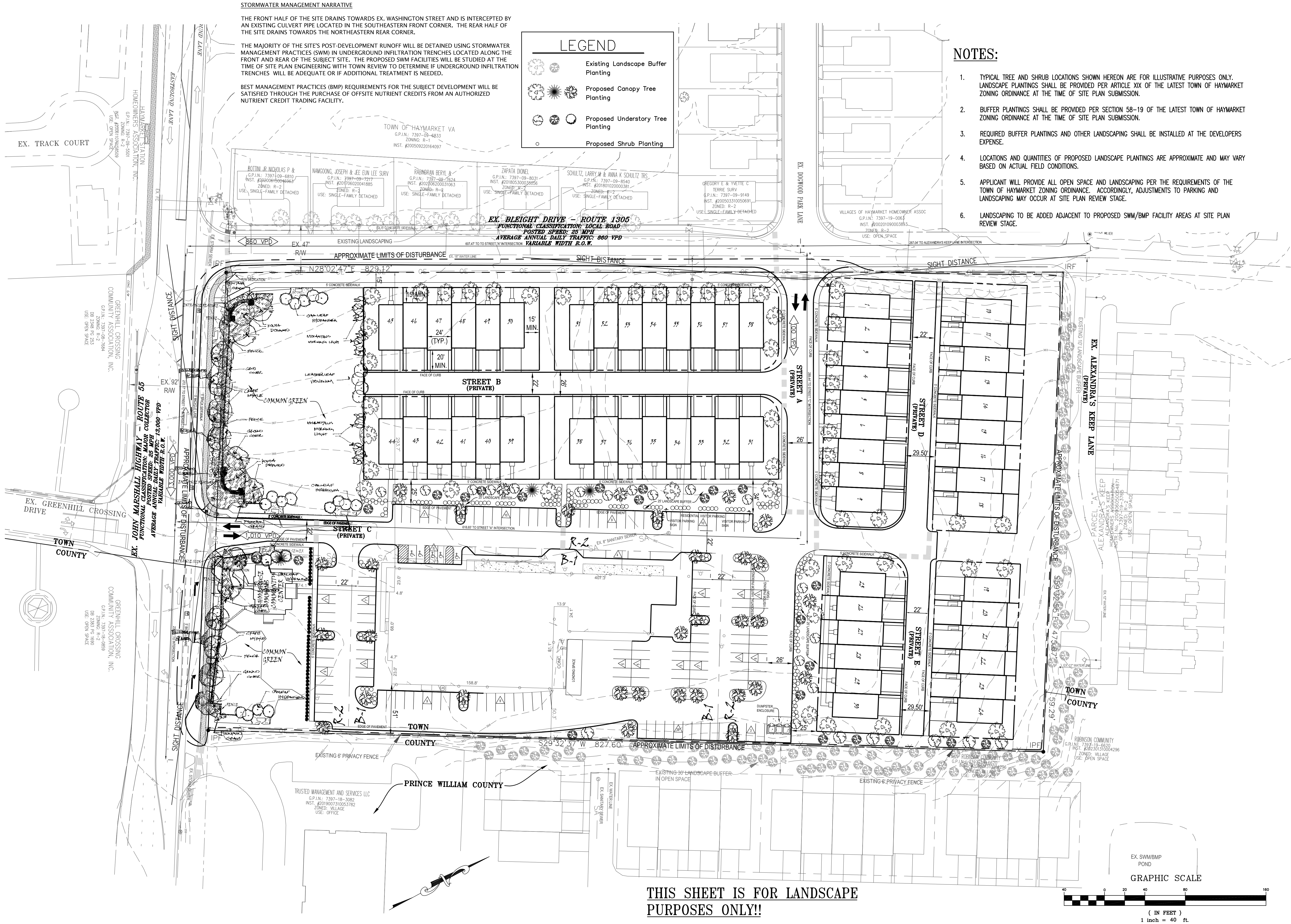
SITE TABULATIONS

SCHOOLHOUSE COMMONS
ZONING MAP AMENDMENT

TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA



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CONCEPTUAL LANDSCAPE PLAN

SCHOOLHOUSE COMMONS

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

