



PLANNING COMMISSION RESOLUTION

MOTION:

June 12, 2024

SECOND:

**Regular Meeting
Res. No. 24-xxx**

RE:

**SPECIAL USE PERMIT #SUP2023-00025, HEATHCOTE MARKETPLACE PAD A
(FINANCIAL INSTITUTION WITH DRIVE THROUGH)
GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request for a special use permit to allow for a drive-through facility associated with a financial institution and associated signage modifications; and

WHEREAS, the ±4.3-acre subject property for the proposed commercial service center is located at the northeast corner of James Madison Highway (Rt. 15) and Heathcote Boulevard and is currently addressed 14890 Heathcote Boulevard; and the subject SUP pad sites are identified on County maps as GPIN 7298-93-9607 (portion); and

WHEREAS, the site is MU-3, Neighborhood Mixed Use; located within the Haymarket Activity Center; and partially located within the Environmental Resource Protection Overlay in the Comprehensive Plan; and

WHEREAS, the site is currently zoned B-1-, General Business; and

WHEREAS, County staff recommends that the Planning Commission recommend approval of this Special Use Permit for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on June 12, 2024, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Special Use Permit #SUP2023-00025, Heathcote Marketplace Pad A (Financial Institution with drive-through), subject to the conditions dated March 14, 2024.

ATTACHMENT: Conditions, dated March 14, 2024.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña
Clerk to the Planning Commission

PROPOSED CONDITIONS

Owner/Applicant: Haymarket Investment LLC

Project Name: Heathcote Marketplace SUP Pad A

(Financial Institution with Drive-Through)

Special Use Permit: #SUP2023-00025

Prince William County GPIN 7298-93-9607 (portion) (the "Property")

Special Use Permit Area: ±1.54 acres

Magisterial District: Gainesville

Date: March 14, 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 or the Special Use Permit Plan (the "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. Issuance of an occupancy permit constitutes commencement of the use.

1. Site Development: The site shall be developed in substantial conformance with sheets C200 and C300 of the Special Use Permit Plan entitled "Heathcote Marketplace / Pad A, Financial Institution with Drive-Through" prepared by IMEG, dated February 3, 2023 last revised February 13, 2024 (the "SUP Plan") and the conditions herein. The special use permit area shall apply to the portion of the property that encompasses ±1.54 acres.
2. Use Parameters
 - a. Use Limitations: The use approved with this special use permit shall be limited to Financial Institution with drive-through, as shown on the SUP Plan. 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. Outdoor Speaker System: Any outdoor speaker system used for banking transactions shall not be audible beyond the limits of the SUP area.
3. Community Design & Architecture
 - a. Architecture: The financial institution shall be in general conformance to the building façade design theme, design quality, and exterior style as shown on the elevations entitled "Heathcote Marketplace, Haymarket, VA", dated July 7, 2023, prepared by bdg architects, (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. Refuse Storage Area: The refuse storage/dumpster enclosure area shall be located in the area as shown on the SUP Plan and shall be screened with similar materials as the building.
- c. Fencing: As shown on the Sup Plan, the Applicant shall install a four foot (4') tall vinyl coated fence along the northern portion of the SUP area. The purpose of said fence is to act as a trash barrier to prevent trash from inadvertently entering the RPA area.
- d. Landscaping: Landscaping shall be provided in substantial conformance with sheet C300 of the SUP Plan, and the corresponding SUP area shown on the "Streetscape Guidelines – Heathcote Marketplace North," prepared by IMEG, dated February 8, 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.
- e. Open Space: Open space located north of the fence line shown on the SUP Plan may be used for active or passive recreation including but not limited to trails, walkways and a dog park.
- f. Historical Marker – As a condition of the site plan approval for the Property, the Applicant shall contribute \$3,500 to the County for the design, fabrication and installation of one (1) on-site interpretive historical marker, which shall provide a description of the Battle of Buckland Mills.
- g. On-Site Security Measures - The Applicant may utilize a combination of onsite security practices, such as, but not limited to, interior and/or exterior mounted surveillance cameras, access control, alarm system, onsite lighting, or other methods, as needed. Security measures shall be demonstrated on the final site plan and/or applicable building plans.
- h. Signage: Signage shall be in substantial conformance with the sign package entitled "Heathcote Marketplace, SUP2023-00025 – Financial Institution Sign Plan," prepared by Philadelphia Sign, and dated August 21, 2023. In addition, the following shall apply to signage onsite:
 - i. Banners, pennants, streamers, balloons, figures and other attention getting devices not permitted by the Zoning Ordinance shall be strictly prohibited. This condition is not intended to prohibit flags as permitted by the Zoning Ordinance.
 - ii. Directional signage shall be provided as required and/or needed.
 - iii. Unless otherwise allowed by the Zoning Ordinance, sign permits shall be obtained for all signs. Color, scaled renderings of all

signage shall be submitted as part of the sign permit approval process.

4. Lighting: All directed lighting on the site shall shine down and/or towards the building and shall not be directed towards the Property line.
5. Maintenance of Property
 - a. Site Maintenance: The Owner/Applicant is responsible for maintaining the site and shall pick up trash, litter, and debris on a daily basis.
 - b. 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 shall be reported to the Prince William County Police Department before removal.
6. Environment
 - a. Water Quality: The Applicant shall contribute \$75 per acre (± 1.54 acres) as a condition of final site plan approval to the Prince William Board of County Supervisors to conduct water quality monitoring, stream restoration projects, and/or drainage improvements.
 - b. Stormwater Management: Stormwater runoff shall be managed by the onsite and/or offsite facility(s), as determined during final site plan review and in accordance with the DCSM.
7. Fire and Rescue Monetary Contribution: As a condition of the final site plan approval, the Applicant shall make a monetary contribution of \$0.61 per square foot of building area for fire and rescue services to the Board of County Supervisors.
8. Transportation
 - a. Site Access: Subject to Virginia Department of Transportation (“VDOT”) and Prince William County Transportation (“PWCDOT”), access to the site shall be as shown on the SUP Plan.
 - b. Onsite Circulation: The Applicant shall provide the required directional signage arrows for onsite circulation.
 - c. Obstruction of Travelways: The Applicant shall ensure that any vehicles associated with the use do not obstruct the travelways, sidewalks, fire lanes, site access, and adjoining road network or encroach upon buffer and landscaped areas, as shown on the SUP Plan.
 - d. Heathcote Boulevard Lane Improvements: In the event it has not already been provided, as a condition of site plan approval, and subject to VDOT and County approval, the Applicant shall provide the following as shown on the SUP Plan:
 - i. Lane striping for an eastbound left turn lane and taper at Heathcote Boulevard; and

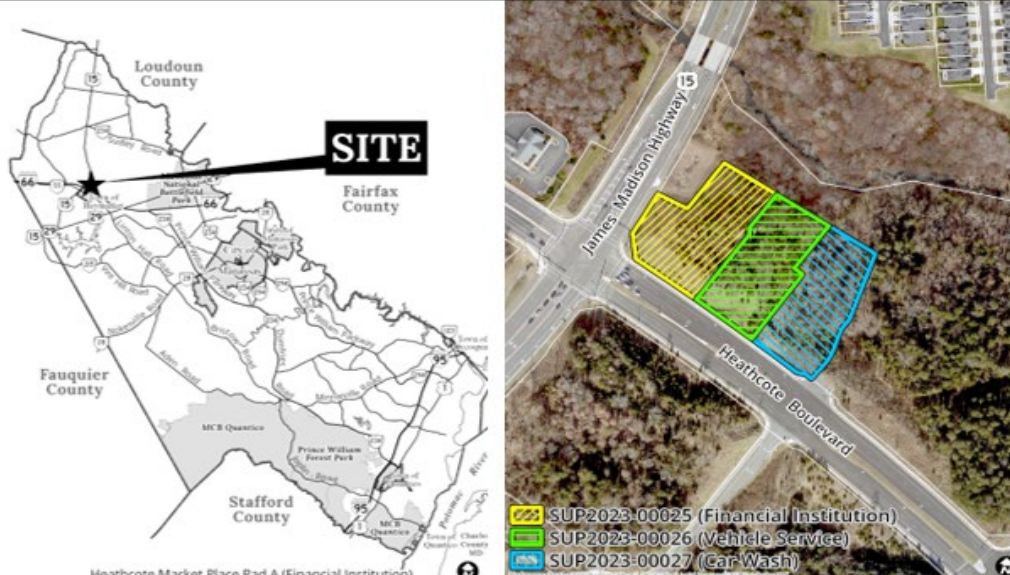
- ii. Lane striping for a westbound turn lane and taper at the intersection of Heathcote Boulevard and the site entrance.
- 9. Water & Sewer Connection: The site shall be connected to public water and sewer with the Applicant bearing all costs associated with providing all on and off-site facilities 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 final site plan approval.
- 10. Monetary Escalator: In the event the monetary contributions set forth in the development conditions are paid to the Prince William County 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 special use permit 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.



STAFF REPORT

PC Meeting Date:	June 12, 2024
Agenda Title:	Special Use Permit#SUP2023-00025, Heathcote Marketplace Pad A (Financial Institution with Drive-Through) Special Use Permit #SUP2023-00026, Heathcote Marketplace Pad B (Vehicle Service) Special Use Permit #SUP2024-00026, Heathcote Marketplace Pad C (Car Wash)
District Impact:	Gainesville Magisterial District
Requested Action:	Recommend Approval of Special Use Permit #SUP2023-00025, Heathcote Marketplace Pad A (Financial Institution with Drive-Through) subject to conditions dated March 14, 2024; Special Use Permit #SUP2023-00026, Heathcote Marketplace Pad B (Vehicle Service) subject to conditions dated March 14, 2024; and Special Use Permit #SUP2023-00027, Heathcote Marketplace Pad C (Car Wash) subject to conditions dated March 14, 2024.
Department:	Planning Office
Staff Lead:	Alex Vanegas, AICP, CPM, CZA

EXECUTIVE SUMMARY



There is a request for three (3) special use permits which are being concurrently processed:

1. SUP2023-00025, Heathcote Marketplace Pad A (Financial Institution with Drive-Through):
To allow a drive-through facility associated with a financial institution and associated signage modifications.

2. #SUP2023-00026, Heathcote Marketplace Pad B (Vehicle Service): To allow a motor vehicle service facility and associated signage modifications.
3. #SUP2023-00027, Heathcote Marketplace Pad C (Car Wash): To allow a self-service car wash with tunnel and vacuum stations, and associated signage modifications.

Staff recommends that the Planning Commission recommend approval of Special Use Permit #SUP2023-00025, Heathcote Marketplace Pad A (Financial Institution with Drive-Through) subject to conditions dated March 14, 2024; Special Use Permit #SUP2023-00026, Heathcote Marketplace Pad B (Vehicle Service) subject to conditions dated March 14, 2024; and Special Use Permit #SUP2023-00027, Heathcote Marketplace Pad C (Car Wash) subject to conditions dated March 14, 2024.

BACKGROUND

- A. Request: The three (3) special use permit proposals are being concurrently processed for Heathcote Marketplace are as follows:

#SUP2023-00025, Heathcote Marketplace Pad A (Financial Institution with Drive-Through): To allow a drive-through facility associated with a financial institution and associated signage modifications.

#SUP2023-00026, Heathcote Marketplace Pad B (Vehicle Service): To allow a motor vehicle service facility and associated signage modifications.

#SUP2023-00027, Heathcote Marketplace Pad C (Car Wash): To allow a self-service car wash with tunnel and vacuum stations, and associated signage modifications.

- B. Site Location: The ±4.3-acre subject property for the proposed commercial/retail service center (with 3 SUPs sites) is located at the northeast corner of James Madison Highway (Route 15) and Heathcote Boulevard and is currently addressed 14890 Heathcote Boulevard. The subject SUP pad sites are identified on County maps as GPIN 7298-93-9607 (portion).
- C. Comprehensive Plan: The property is designated as designated MU-3, Neighborhood Mixed Use; located within the Haymarket Activity Center; and partially located within the Environmental Resource Protection Overlay in the Comprehensive Plan. The project area is also located within the Airport Safety Overlay District, James Madison Highway Corridor Overlay District, and the Haymarket Activity Center.
- D. Zoning: The site is zoned B-1, General Business and subject to proffers associated with #REZ1988-0081. The project area is also located within the Airport Safety Overlay District and in the James Madison Highway Corridor Overlay District.

- E. Surrounding Land Uses: The property is bordered to the north by property with land uses that are designated as MU-3, Neighborhood Mixed Use Transect 3, RN-3, Residential Neighborhood Transect 3 along with Environmental Protection Overlay Area; to the south as MU-4, Neighborhood Mixed Use Urban Neighborhood Transect 4;; to the east as MU-3, Neighborhood Mixed Use Urban Neighborhood Transect 3; and to the west as OMU-3, Office Mixed Use Transect 3 on the County's Long-Range Map. To the north of the property is Westmarket single-family attached development. To the south of the property is Heathcote Boulevard and open space, to the east is Old Carolina Road and Piedmont Golf Club and single-family homes, and to the west is James Madison Highway (Route 15) and open space.
- F. Background & Context: The ±4.3-acre property is currently subject to proffers associated with #REZ1988-0081 and further amended by REZ #PLN2004-00400 (Westmarket). The Applicant is proposing three special use permits for retail / service uses to be development on the Property as shown on the overall conceptual layout. The proposed uses are as follows: (1) financial institution with drive-through use on Pad A-#SUP2023-000025, Heathcote Market Place Pad A (Financial Institution Drive-Through); (2) motor vehicle service facility on Pad B - #SUP2023-00026, Heathcote Market Place Pad B (Vehicle Service); and (3) a car wash on Pad C- #SUP2023-00027, Heathcote Market Place Pad C (Car Wash). Each SUP will stand alone and have unique conditions associated with the end use, to mitigate the impacts.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2023-00025, Heathcote Marketplace Pad A (Financial Institution with Drive-Through) subject to conditions dated March 14, 2024; Special Use Permit #SUP2023-00026, Heathcote Marketplace Pad B (Vehicle Service) subject to conditions dated March 14, 2024; and Special Use Permit #SUP2023-00027, Heathcote Marketplace Pad C (Car Wash) subject to conditions dated March 14, 2024, for the following reasons:

- The proposed special use permits are consistent with the Haymarket Activity Center: Encourage mixed-use development that integrates neighborhood serving commercial uses with additional housing options while preserving the area's diversity and affordability.
- As proposed, these SUPs impacts have been adequately mitigated with conditions addressing use parameters, site layout, onsite circulation provisions, building and signage details, cohesive/coordinated design, and landscaping enhancements.
- As proposed, these SUPs will help deliver services and amenities to the surrounding Route 15/Heathcote residential community, while adding to the mixture of uses for the Heathcote Marketplace commercial/retail shopping center and implementing B-1 uses within the MU-3 land use designation.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is designated as MU-3 Mixed Use with a T-3 Transect and the County's Comprehensive Plan recommends a floor area ratio (FAR) of 0.57-1.38 for non-residential uses. In addition, the site is located within the Haymarket Activity Center in the Comprehensive Plan, which is designed to allow for medium-intensity mixed-use development that incorporates a variety of housing types, community amenities, commercial uses, employment activities, and vertical mixed-use development. The Property is zoned B-1, General Business and the proposed use permitted subject to the conditions of an approved special use permit.

Level of Service (LOS): Many of the LOS impacts of the SUP for the self-storage center re-use of existing building space were mitigated at the time of development of Heathcote Marketplace. The LOS impacts of the new financial institution drive-through, vehicle service and car wash are being mitigated by the monetary contributions and as conditions by the Applicant at the time of redevelopment.

Fire & Rescue SUP2023-00025, Heathcote Marketplace Pad A	\$0.61 per square feet (SF) of new building area	Total potential building area = 3,350 sf	\$2,043.50
SUP2023-00026, Heathcote Marketplace Pad B	\$0.61 per square feet (SF) of new building area	Total potential building area = 7,430 sf	\$4,532.30
SUP2023-00027, Heathcote Marketplace Pad C	\$0.61 per square feet (SF) of new building area	Total potential building area = 4,625 sf	\$2,821.25
Subtotal \$			\$322.50
Water Quality SUP2023-00025, Heathcote Marketplace Pad A	\$75 per acre	1.54 acres	\$115.50
SUP2023-00026, Heathcote Marketplace Pad B	\$75 per acre	1.33 acres	\$99.75
SUP2023-00027, Heathcote Marketplace Pad C	\$75 per acre	1.43 acres	\$107.25
Subtotal\$			\$9,397.05
TOTAL \$			\$9,719.55

Community Input

Notice of the SUP applications have been transmitted to property owners within 500 feet of the site. The Applicant has coordinated with the community throughout the time period since the applications were submitted for review. As of the date of this report, the Planning Office has not received any verbal or written comments on these proposals and is not aware of any opposition.

Other Jurisdiction Comments

The subject site is located outside of the required notification area of any jurisdiction.

Legal Issues

If the requested SUPs are approved, the property could be developed with a drive-through financial institution, vehicle service and car wash with conditions in the B-1, General zoning district. If the proposal is denied, the site can still be utilized through the by-right uses in the B-1, General Business zoning district. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until September 10, 2024, which is 90 days from the first public hearing date, to take action on the special use permit (SUP) proposals. A recommendation to approve or deny the requests would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Alex Vanegas | (703) 792-8127
avanegas@pwcgov.org

Special Use Permit #SUP2023-00025, Heathcote Marketplace Pad A (Financial Institution with Drive-Through)

Special Use Permit #SUP2023-00026, Heathcote Marketplace Pad B (Vehicle Service)

Special Use Permit #SUP2023-00027, Heathcote Marketplace Pad C (Car Wash)

June 12, 2024

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ATTACHMENTS

Attachment A – Staff Analysis

Attachment B – Special Use Permit Plans, Pad A

Attachment C – Special Use Permit Plans, Pad B

Attachment D – Special Use Permit Plans, Pad C

Attachment E – Pad B, Exterior Sign Details

Attachment F – Pad C, Exterior Elevations

Attachment G – Environmental Constraints Analysis

Attachment H – Conceptual Site Development Perspectives

Attachment I – Historical Commission Res. No. 23-095

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

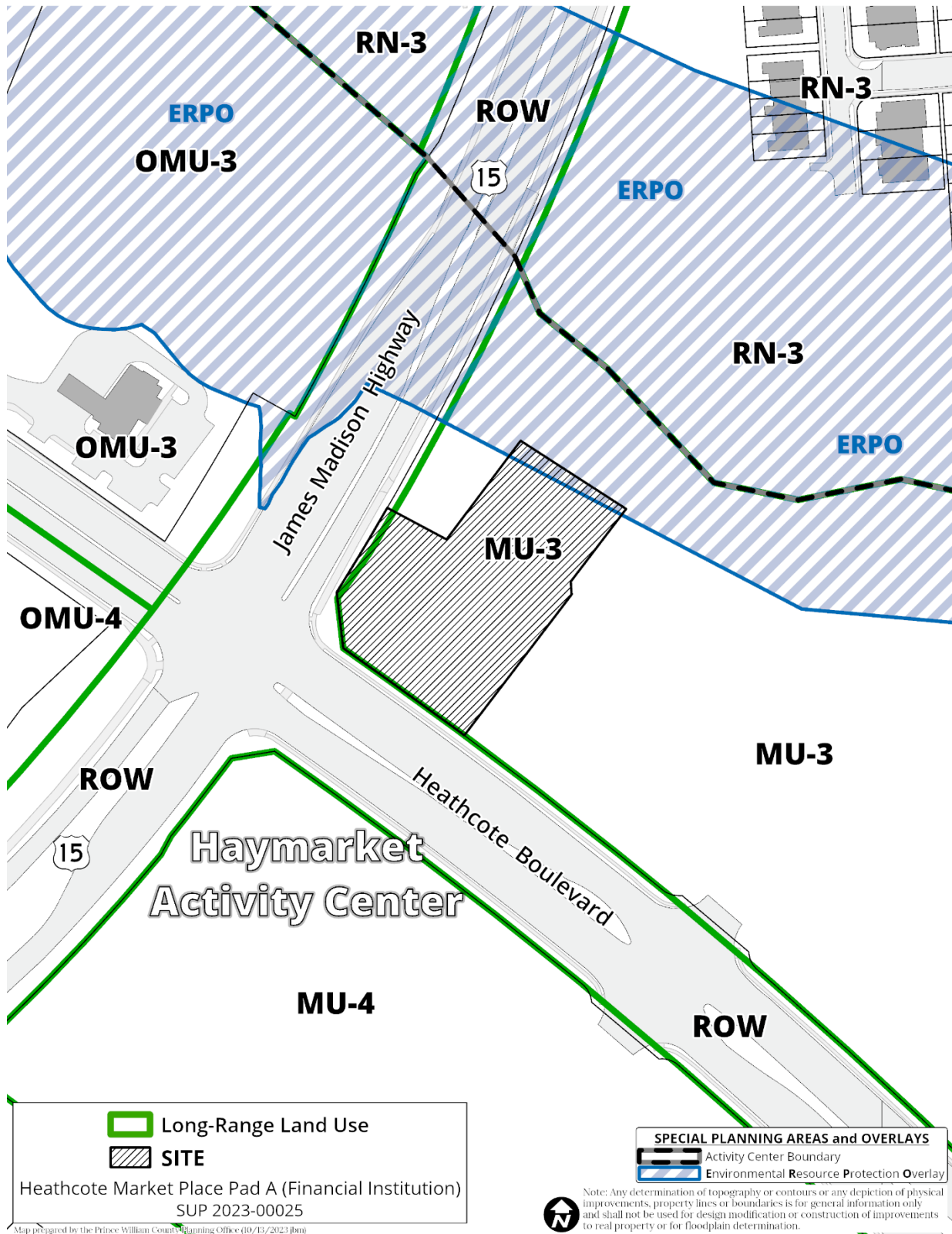
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environmental	Yes
Fire & Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

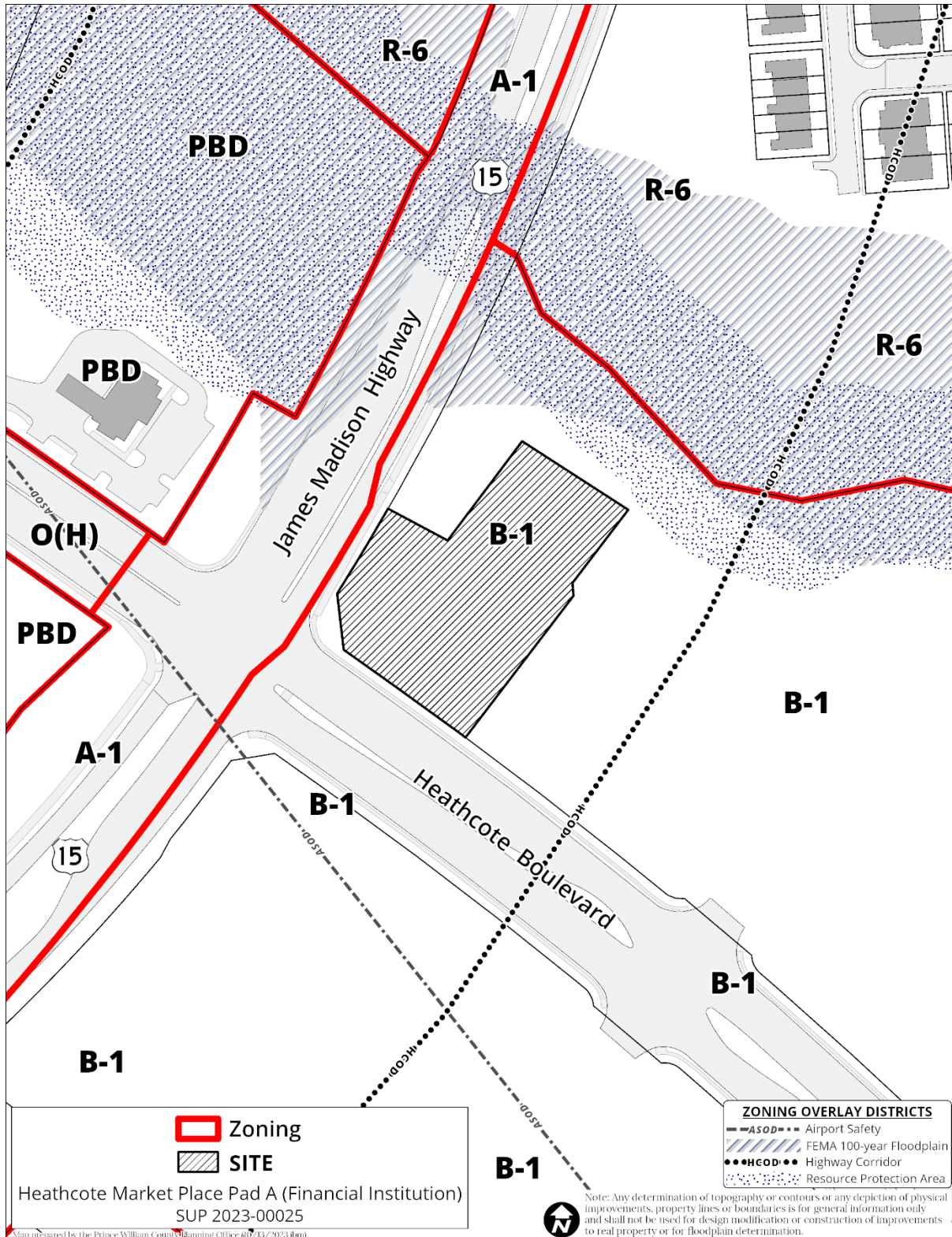
The following table summarizes the area characteristics (see maps on next pages):

Direction	Land Use	Long Range Land Use Map Designation
North	Residential	RN-3 Residential Neighborhood ERPO, Environmental Resource Protection Overlay
South	Heathcote Boulevard Vacant Commercial	MU-3, Neighborhood Mixed Use
East	Vacant Commercial	MU-3 Neighborhood Mixed Use
West	Financial Institution / Medical Office / Hospital / Vacant	OMU-3 / OMU-4 Office Mixed Use



Staff Analysis

Direction	Land Use	Zoning
North	Single-Family Residential Attached Environmental Protection Overlay District	R-6, Residential
South	Heathcote Boulevard Open Space	B-1, General Business
East	Old Carolina Road Piedmont Golf Club Single Family Homes	B-1, General Business
West	James Madison Hwy (Route 15) Open Space/Bank/ Medical Offices	A-1, Agricultural PBD, Planned Business District



Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided with a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The site is designated Mixed-Use, Neighborhood (MU-3), with a T-3 Transect, which recommends a density of 4 to 12 du/acre for residential and recommends a FAR range of 0.57-1.38 for non-residential uses.

The following table summarizes the uses and densities intended within the MU-3 designation and Haymarket Activity Center as it relates to this project.

Long-Range Land Use Map Designation	Intended Uses and Densities
MU-3, Neighborhood Mixed Use	<p>The Suburban Communities accommodate the lower-density residential, neighborhood-oriented retail and service uses, and smaller scale employment uses found in the more traditional neighborhoods and/or along major intra-County transportation corridors. Implementation of the ten Smart Growth principles in suburban areas is critical for providing a high quality of life for County residents. Planned mixed-use developments fulfill this vision by providing a distinct sense of place, allowing for walkable neighborhoods, and allowing residents in different stages of life to remain in their communities. Activity Centers act as a mechanism by which incentives such as a streamlined re-planning process and increased use flexibility are given to projects that would implement smart growth. Infill development outside these centers should be consistent with the character of the existing community.</p> <p>The Suburban Communities should be an area that maintains a basic suburban character but enhances the livability and design quality of existing neighborhoods and new developments over time. Consideration should always be given to the mitigation of any undesired impacts between adjacent uses; good design practices should be used to help ensure land use compatibility. Street improvements in new suburban development should show improved vehicular connections between neighborhoods, increased pedestrian facilities, and minimal pavement widths needed to meet functional and safety requirements. Street design should encourage slow vehicle speeds without reducing the connectivity of the overall network. Retail and service uses should be well connected to adjacent areas and neighborhoods. Neighborhood-based retail and service centers should, where possible, be</p>

Haymarket Activity Center	<p>within walking or biking distance of residential and employment areas. Where possible, encourage clustering residential and commercial development to preserve open space and reduce public expenditure for public services. Affordable and workforce housing is encouraged Countywide.</p> <p>Encourage mixed-use development that integrates neighborhood serving commercial uses and diverse housing options, particularly close to employment centers. Prioritize job creation by encouraging additional employment uses to complement the Heathcote Health Center, Provide height and density transitions between higher-intensity development areas. and surrounding residential and lower-intensity areas. Establish the area as a cohesive 'Health District' through area specific branding elements, wayfinding, public art, and other placemaking features.</p>
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Land Use Mix Analysis

Within the MU-3 land use designation, single family attached, and multifamily housing are among the prescribed primary uses. The targeted residential density with the T-3 density transect is 4 to 12 dwelling units per acre and with a FAR range of 0.23 to 0.57. The minimum recommended open space is 20% of the site. The targeted mix of uses in MU-3 areas is as follows:

- Residential = 50 – 85%
- Nonresidential = 10 – 45%
- Civic = 5% +

For overall reference, below is an extract from the Land Use chapter of the Comprehensive Plan, providing the development form elements associated with various density transects.

Form Element/Transects	T-0	T-1A	T-1B	T-1C	T-2	T-3	T-4	T-5	T-6
Target Residential Density	1 du/10 acre (Ten-acre lots)	1 du/5 acre (Five-acre lots)	1 du/2 acres (Two-acre lots)	2 du/ 1 acres (Half-acre lots)	1-4 du/acre (Quarter-Acre lots)	4-12 du/acre (3,630 sf per unit density to quarter-acre lots)	8-24 du/acre (1,815 sf per unit density to 5,445 sf per unit)	20-50 du/acre (871 sf per unit density to 2,178 sf per unit)	50-100 du/acre (435 sf per unit density to 871 sf per unit)
Target Net FAR	0-0.01	0-0.02	0-0.03	0-0.05	0.05-0.23	0.23-0.57	0.57-1.38	1.38-2.30	2.3+
Target Building Height	1-2 Stories	1-2 Stories	1-2 Stories	1-3 Stories	1-3 Stories	3-5 Stories	4-8 Stories	6-12 Stories	8-20 Stories
Activity Density (jobs+people/acre)	0-1/acre	0-1/acre	0-3/acre	0-5/acre	1-10/acre	10-25/acre	25-60/acre	60-100/acre	100+/acre
Preferred Transit Technology	Demand Response	Demand Response	Demand Response	Demand Response	Demand Response	Fixed Bus Route	Express Bus	BRT/LRT	LRT/Rail

Note: Conservation Residential are required to meet a higher open space requirement so lot sizes will be smaller than indicated above.

Proposal's Strengths

- Land Use & Zoning Compatibility: The subject site is zoned B-1, General Business, which is among the implementing zoning districts for the MU-3, Neighborhood Mixed Use, long-range land use designation and contributes to the intent of the area.
- Compatible with Surrounding Area: This project provides commercial uses in an appropriate scale and density for area context along Heathcote Boulevard.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

The site is located within the Haymarket Activity Center. The Applicant has provided conditions for each application that include substantial conformance with the with the special use permit plan entitled, "Heathcote Marketplace/Pad A (Financial Institution with Drive-Through)", special use permit plan entitled "Heathcote Marketplace/Pad B (Vehicle Service), and special use permit plan entitled "Heathcote Marketplace/Pad C (Car Wash).

Proposal's Strengths

- Building Design & Materials: The Applicant has conditioned that the financial institution, vehicle maintenance and car wash shall be developed in substantial conformance with the Elevation Concept Plan that will be provided for each respective proposal.
- Dumpster Enclosure Design: The Applicant has conditioned that the financial institution, vehicle maintenance and car wash refuse storage/dumpster enclosure area shall utilize a compatible design theme and similar materials as the principal building and completely screened, as shown in the elevations.

- Landscaping: As conditioned, landscaping shall be provided in substantial conformance with sheet C300 of the SUP Plan, and the corresponding SUP area shown on the "Streetscape Guidelines – Heathcote Marketplace North," prepared by IMEG, dated February 8, 2024. At least seventy percent (70%) of all new plantings shall be indigenous, drought-resistant, and species native to Virginia.
- Signage: The Applicant has conditioned that all signage, including sign modifications, shall be in substantial conformance with Elevation Concept Plan and comply with the standards set forth in the Zoning Ordinance and Design and Construction Standards Manual (DCSM).

Proposal's Weaknesses

- Compatibility with Existing Commercial Materials: These applications do not ensure that the more contemporary materials and appearance of the buildings will give a cohesive look to Heathcote Marketplace.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

The Historical Commission reviewed the special use permit applications at their June 13, 2023, and again at their November 13, 2023 (only for Heathcote Marketplace Pad A) meetings. The Historical Commission recommended a Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study outside of disturbed area. Artifacts to be donated to and curated with the County. Landscaping on Route 15 should be in accordance with The Journey Through Hallowed Ground landscaping guidelines. Fabricate and install an interpretive marker at the property about the Battle of Buckland Mills with text provided by the Historical Commission.

A Phase I cultural resources report was submitted with this submission and was titled "Heathcote Properties Prince William County, Virginia Phase I Cultural Resources Investigation." This investigation focused on parcel GPIN# 7298-93-9607. The survey consisted of a metal detector survey and, shovel

testing at 50-foot intervals. No new cultural resources were identified during this survey and no further work was recommended. Prince William County Archaeologist concurs with the findings.

The Applicant is conditioned to specific "Streetscape Guidelines" that provides landscaping design standards for the Applicant's Route 15 and Heathcote Boulevard frontage. The Applicant will be making a monetary contribution toward the fabrication and installation of the interpretative marker.

The Historical Commission recommended the following for all three Special Use Permits:

- Phase I study, and if warranted, Phase II evaluation and Phase III data recovery study outside of disturbed area. Artifacts to be donated to and curated with the County.
- Landscaping on Route 15 should be in accordance with The Journey Through Hallowed Ground landscaping guidelines.
- Fabricate and install an interpretative marker at the property about the Battle of Buckland Mills with text provided by the Historical Commission.

Proposal's Strengths

- Monetary Contribution: As a condition of the site plan approval for the Property, the Applicant shall contribute \$3,500 to the County for the design, fabrication, and installation of one (1) on-site interpretive historical marker, which shall provide a description of the Battle of Buckland Mills.
- No Further Studies Required: The County Archaeologist concurred that no further studies are warranted.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil

issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The site consists of an existing commercial development. While the application does involve adaptive re-use of an existing building, there are concerns with the appropriate buffers between the SUP area and the concurrent rezoning.

Proposal's Strengths

- Environmental Feature Protection: The Applicant is proposing to preserve the steep slopes and associated forest parallel to Little Bull Run which is consistent with DES-12.1, 12.2, 12.3, and EN-5.3.
- Fencing: The Applicant is conditioned to install a four foot (4') tall vinyl coated fence along the northern portion of the SUP area. The purpose of the fence is to act as a trash barrier to prevent trash from inadvertently entering the RPA area.
- Landscaping: As conditioned, landscaping shall be provided in substantial conformance with sheet C300 of the SUP Plan, and the corresponding SUP area shown on the "Streetscape Guidelines – Heathcote Marketplace North," prepared by IMEG, dated February 8, 2024. At least seventy percent (70%) of all new plantings shall be indigenous, drought-resistant, and species native to Virginia.
- Level of Service Water Quality: A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been conditioned.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County

Staff Analysis

residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #24 is the first due fire/rescue resources in the corridor. The facility is outside the required 4.0-minute travel time for Basic Life Support and is inside the required 8.0-minute travel time for Advanced Life Support. In Fiscal Year 2023, Fire/Rescue Station 24 responded to 1,490 incidents. The workload capacity for Fire/Rescue Station 24 is 2,000 incidents per year.

Proposal's Strengths

- Development Site within 8.0-Minute Travel Time: The portion of the site to be developed is located within the required 8.0-minute travel time for advanced life support.
- Monetary Contribution: As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors for \$0.61 per square feet (SF) of the new building area.

Proposal's Weaknesses

- Development Site outside 4.0-Minute Travel Time: The portion of the site to be developed is located outside the required 4.0-minute travel time for basic life support and fire suppression services.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create a significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: landscape maintenance; access control; secure facility management; lighting in common areas; and community/area surveillance.

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>.

Proposal's Strengths

- Impacts to Levels of Service: The Police Department does not believe this application will have a significant impact on calls for service.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water, and the use of private wells or public water.

The subject property is within the utility service area of the Prince William County Service Authority, and public water is available. The Service Authority has an existing 18-inch water main in James Madison Highway. The developer will be required to extend a minimum 12-inch water main along Heathcote Boulevard to serve all proposed pad sites.

The Applicant shall design and construct all new on-site and off-site water utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards, and regulations. The sizing and configuration of on-site and offsite utility system improvements will be determined during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies of the County Comprehensive Plan and Service Authority planning documents. The design shall be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.

Proposal's Strengths

- Water Connection & Service: As proffered, the Applicant shall plan, design, and construct all onsite and offsite public water utility improvements required to provide the water service demand generated by the development.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems.

The Service Authority has an existing 8-inch gravity sewer main in James Madison Highway and an existing 21-inch gravity main located on the adjacent parcel, GPIN 7398-03-1054, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's USM requirements and restrictions.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

- Sewer Connection & Service: As proffered, the Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Sanitary Sewer Plan.

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of

creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to (LOS) of “E” specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a LOS “E” or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide transit infrastructure, pedestrian, and bicycle pathways, and improved and coordinated access to transit facilities.

The Applicant submitted a Traffic Impact Analysis (“TIA”) which was prepared by GOROVE Slade based on the total future uses within the Westmarket development. Based on the capacity and queueing analysis results, the proposed development is not anticipated to have a substantial impact to the surrounding transportation and roadway network, assuming that all planned designs and above recommended mitigation measures discussed in this report are implemented.

Proposal's Strengths

- Traffic Impact Analysis: The Applicant provided a Traffic Impact Analysis. The trips generated by the Special Use Permits do not indicate significant impact on the transportation network.
- Heathcote Boulevard Lane Improvements: The Applicant conditioned to provide lane striping for an eastbound left turn lane and taper at Heathcote Boulevard; and lane striping for a westbound turn lane and taper at the intersection of Heathcote Boulevard and the site entrance.
- By-pass Lane: The Applicant provides a full by-pass lane on the SUP plan for better on-site circulation.
- Sidewalk: The Applicant has provided a sidewalk to connect to the existing Heathcote Boulevard sidewalk.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2021-2024 Strategic Plan: Health, Wellbeing, and Human Services; Safe and Secure Community; Resilient Economy; Quality Education and Workforce Development; Environmental Conservation; Sustainable Growth; and Transportation and Mobility. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of this proposal relative to the Strategic Plan are as follows:

- Resilient Economy: The three Special Use Permits ("SUP") favorably align with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The two SUPs, if approved, will allow for potential new and re-use development of portions of the Featherstone Square property which will increase the County's commercial tax base and provide jobs. Therefore, the proposed applications align with the Strategic Plan goal to provide a resilient economy.

Modifications / Waivers

The Applicant did not provide any waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM for the three Special Use Permits

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC County Archaeologist
- PWC Building Official
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Land Development Services
- PWC Parks & Recreation
- PWC Planning Office – Case Manager / Long-Range Planning / GIS Specialist
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

SPECIAL USE PERMIT PLAN

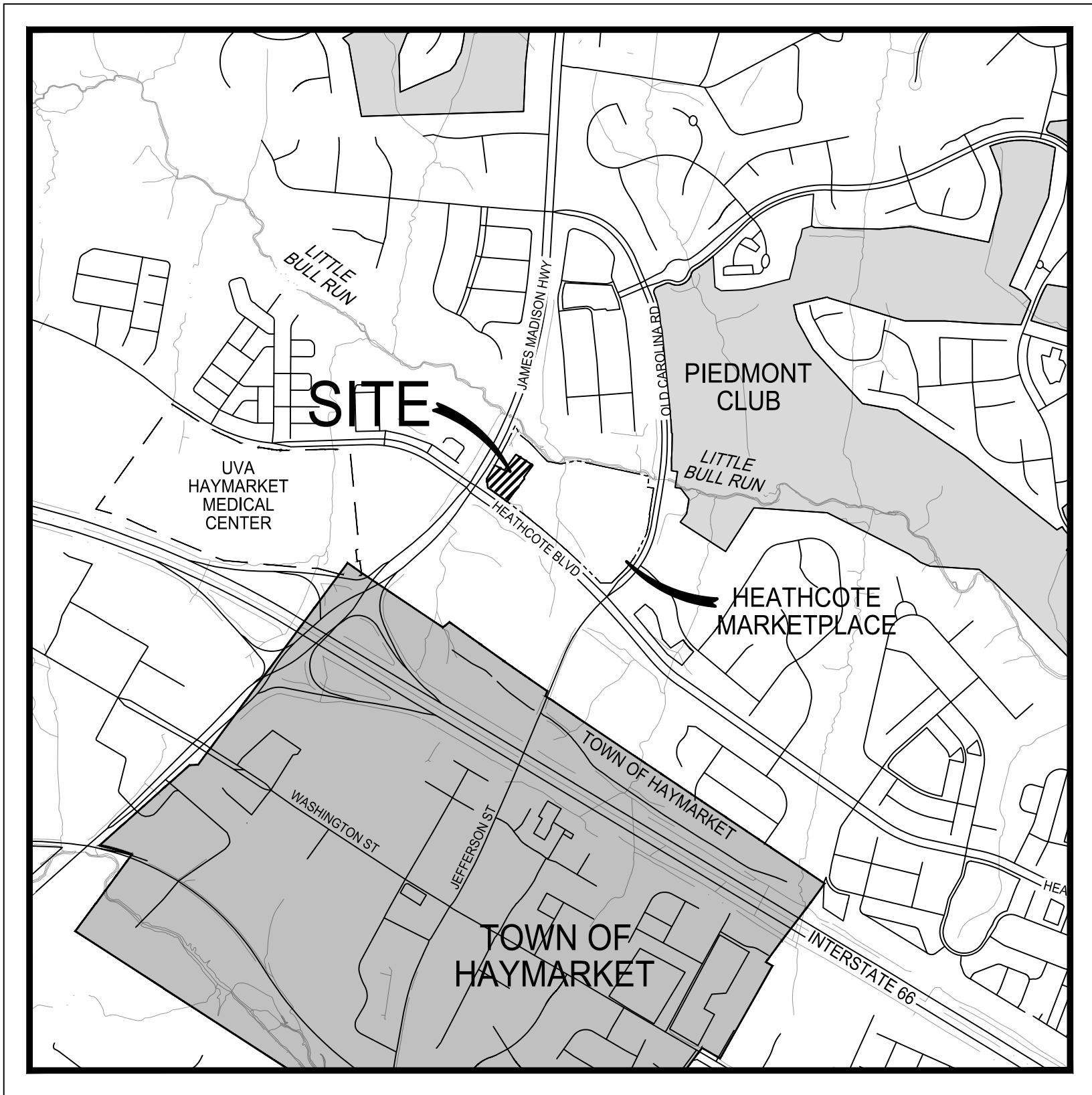
CASE #: SUP2023-00025

HEATHCOTE MARKETPLACE / PAD A
FINANCIAL INSTITUTION WITH DRIVE-THROUGH

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 GPIN 7298-93-9607 (PART) AND IS ZONED B-1.
2. THE PROPERTY SHOWN HEREON ARE NOW IN THE NAME OF HAYMARKET INVESTMENT LLC, RECORDED AT INSTRUMENT #202104150045733, 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) GEIOD-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 SNYDER, INC, COMPILED ON OCTOBER 4th, 2021. 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 FINANCIAL INSTITUTION WITH A DRIVE THROUGH USE AS PERMITTED BY SECTION 32-400.07 OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE.
9. A PORTION OF THE SUBJECT PROPERTY CONTAINS A RESOURCE PROTECTION AREA (RPA). THESE AREAS ARE DEPICTED ON THIS PLAN AND WERE OBTAINED FROM A PERENNIAL FLOOD DETERMINATION (PFD) PREPARED BY WETLAND STUDIES & SOLUTIONS, INC. AND DATED JUNE 2021. NO DISTURBANCE OF THESE AREAS IS PROPOSED.
10. THE SUBJECT PROPERTY IS LOCATED ON FLOOD INSURANCE RATE MAPS (FIRM), NO. 51153C0091D AND 51153C0092D, WITH EFFECTIVE DATES OF JANUARY 5, 1995. THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
11. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO CEMETERIES, HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE.
12. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD APPROVED PRIOR TO FEBRUARY 20, 1996).



1000 500 0 1000 2000
GRAPHIC SCALE
1" = 1000'

SHEET INDEX

C000	COVER SHEET
C100	CONTEXTUAL LAYOUT
C200	SITE LAYOUT
C300	BUFFER, LANDSCAPING & OPEN SPACE PLAN

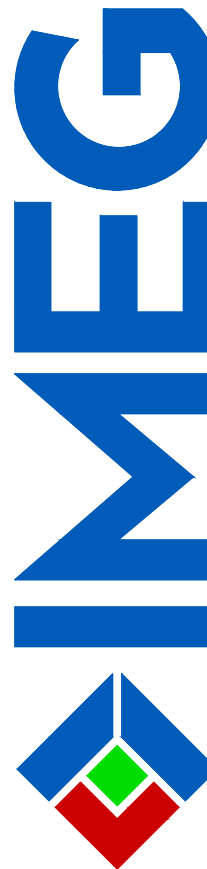
OWNER / APPLICANT
HAYMARKET INVESTMENT LLC
C/O RUSS GESTL
4747 BETHESDA AVENUE, SUITE 650
BETHESDA, MD 20814

ATTORNEY
WALSH COLUCCI LUBELEY & WALSH
C/O JONELLE M. CAMERON
4310 PRINCE WILLIAM PARKWAY, SUITE 300
PRINCE WILLIAM, VIRGINIA 22201

CIVIL ENGINEER / LAND PLANNING
IMEG
C/O CHRIS LEMON, P.E.
9301 INNOVATION DRIVE, SUITE 150
MANASSAS, VIRGINIA 20110

TRAFFIC ENGINEER
GOROVE / SLADE
C/O CHAD BAIRD
4114 LEGATO ROAD, SUITE 650
FAIRFAX, VIRGINIA 22033

ENVIRONMENTAL ENGINEER
WETLAND STUDIES & SOLUTIONS, INC.
C/O ALISON ROBINSON, PWS, PWD, CT
5300 WELLINGTON BRAND DRIVE, SUITE 100
GAINESVILLE, VIRGINIA 20169



9301 Innovation Dr, Suite 150
Manassas, VA 20110 P 703.393.9887
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SUP2023-00025
HEATHCOTE MARKETPLACE
SPECIAL USE PERMIT PLAN - PAD A
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

1ST SUBMISSION - QC	2ND SUBMISSION - REVISED PER COMMENTS	3RD SUBMISSION - REVISED PER COMMENTS	MARK	DATE	DESCRIPTION
2/27/2023	8/31/2023	2/13/2024			

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CHECKED: CL

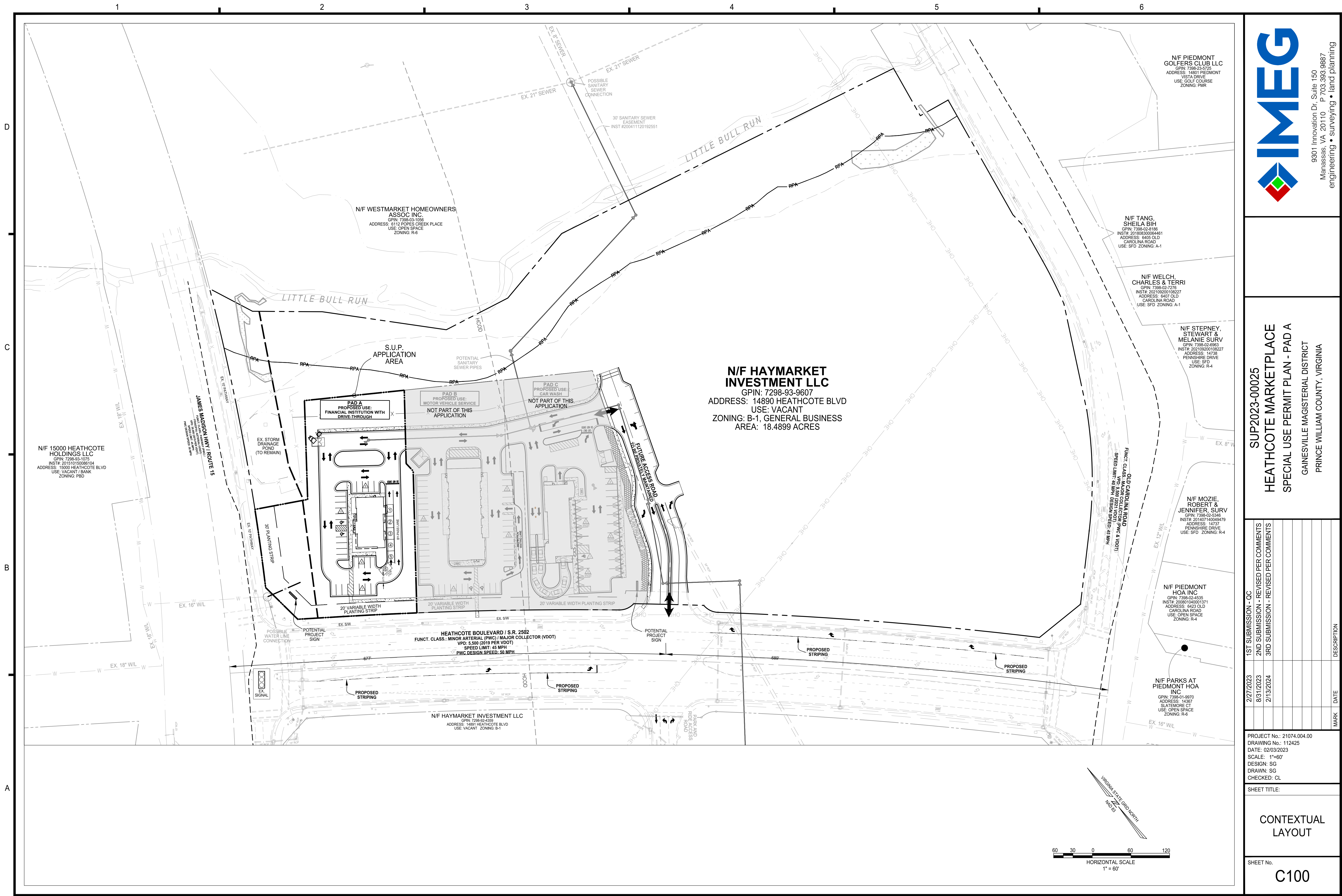
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COVER SHEET

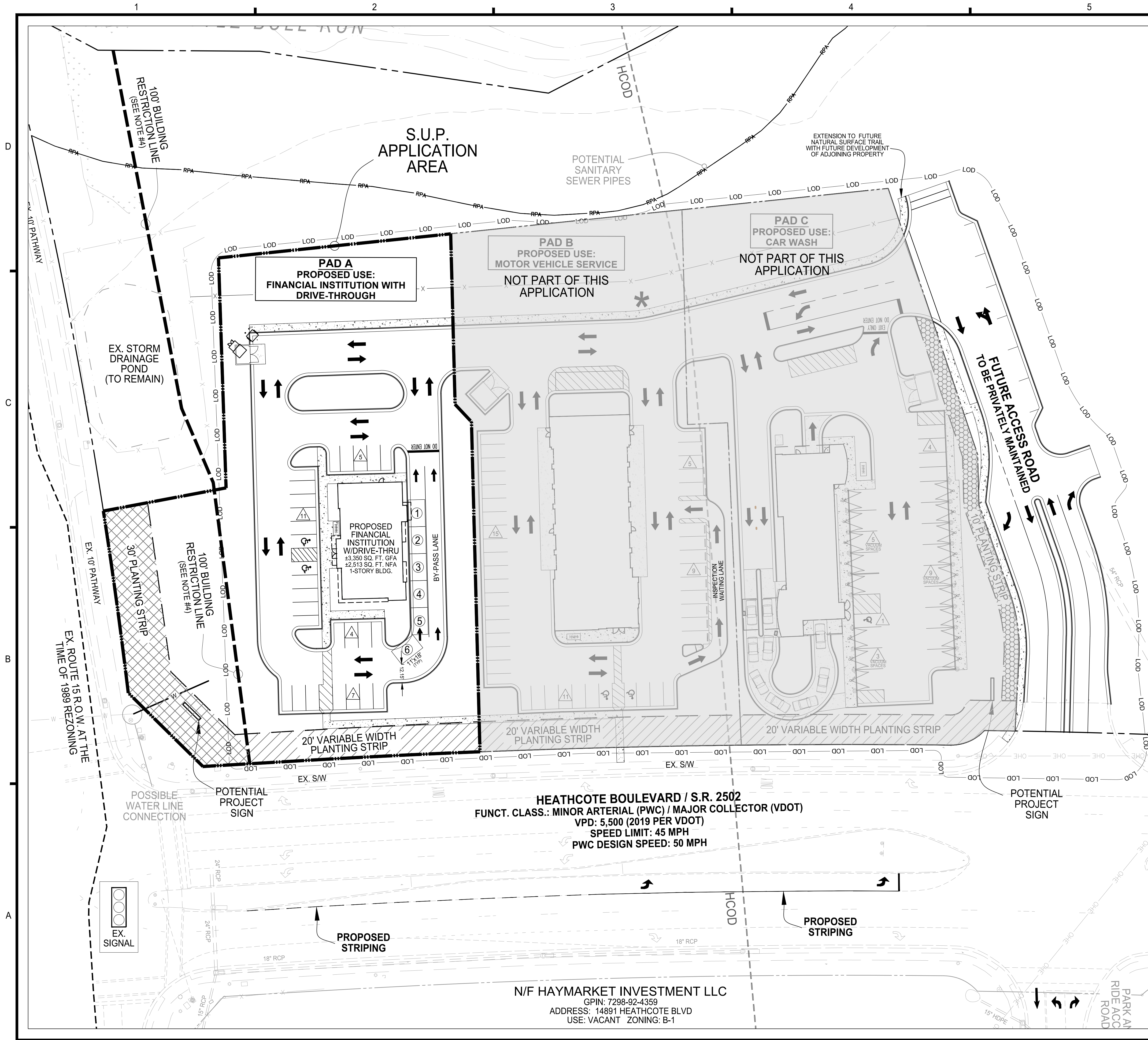
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P:\Projects\2107\001001112425 SUP PLAN PAD A (BANK)\C300 BUFFER, LANDSCAPING & OPEN SPACE PLAN.dwg, 2/13/2024 6:24:08 PM, Steven P. Grant.



LEGEND

- PARCEL BOUNDARY (GPIN 7298-93-9607)
- EXISTING WETLANDS
- EXISTING RPA
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SIDEWALK

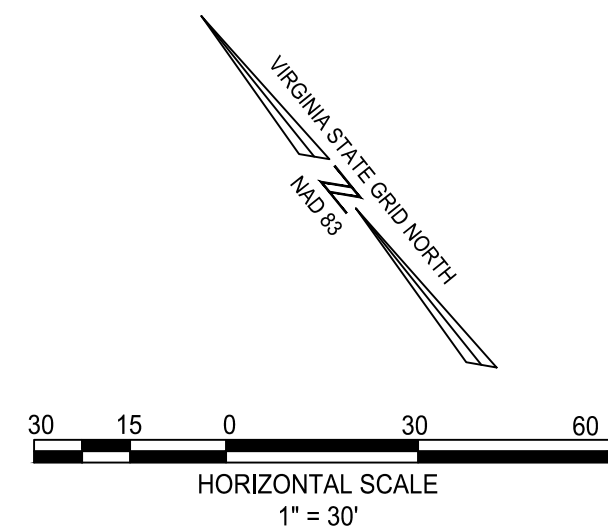
NOTES:

- PLAN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
- PROPOSED LANDSCAPE STRIPS ARE DEPICTED AS REQUIRED BY THE WESTMARKET PROFFERS; EXHIBIT 3.
- INTERIOR PARKING LOT LANDSCAPING AND TREE CANOPY COVERAGE TO BE PROVIDED AS REQUIRED BY SECTION 800 OF THE PRINCE WILLIAM COUNTY DCSC.
- 100' BUILDING RESTRICTION LINES ARE SHOWN FOR 1989 R.O.W. FOR ROUTE 15 AND STATE ROUTE 625.

LANDSCAPE STRIP DETAILS:

- 20' VARIABLE WIDTH LANDSCAPE STRIP**
145 P.U. PER 100 L.F.
- 30' LANDSCAPE STRIP**
180 P.U. PER 100 L.F. (PER WESTMARKET PROFFERS; EXHIBIT 3 OVERALL LANDSCAPE PLAN)

SEE THE STREETSCAPE GUIDELINES EXHIBIT FOR ADDITIONAL DETAIL ON PROPOSED LANDSCAPING



IMEG

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Manassas, VA 20110 P 703.393.9887
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SUP2023-00025
HEATHCOTE MARKETPLACE
SPECIAL USE PERMIT PLAN - PAD A
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

1ST SUBMISSION - QC	2ND SUBMISSION - REVISED PER COMMENTS	3RD SUBMISSION - REVISED PER COMMENTS	DATE	DESCRIPTION
2/27/2023	8/31/2023	2/13/2024		
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SHEET TITLE: BUFFER, LANDSCAPING & OPEN SPACE PLAN				
SHEET No. C300				

1

2

3

4

5

6

D

C

B

A

SPECIAL USE PERMIT PLAN

CASE #: SUP2023-00026

HEATHCOTE MARKETPLACE / PAD B

MOTOR VEHICLE SERVICE

BRENTSVILLE MAGISTERIAL DISTRICT

PRINCE WILLIAM, VIRGINIA

NOTES

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3.

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7.

BOUNDARY LINES SHOWN HEREON PROVIDED BY RINKER DESIGN ASSOCIATES ON SEPTEMBER 22nd, 2021.
8.

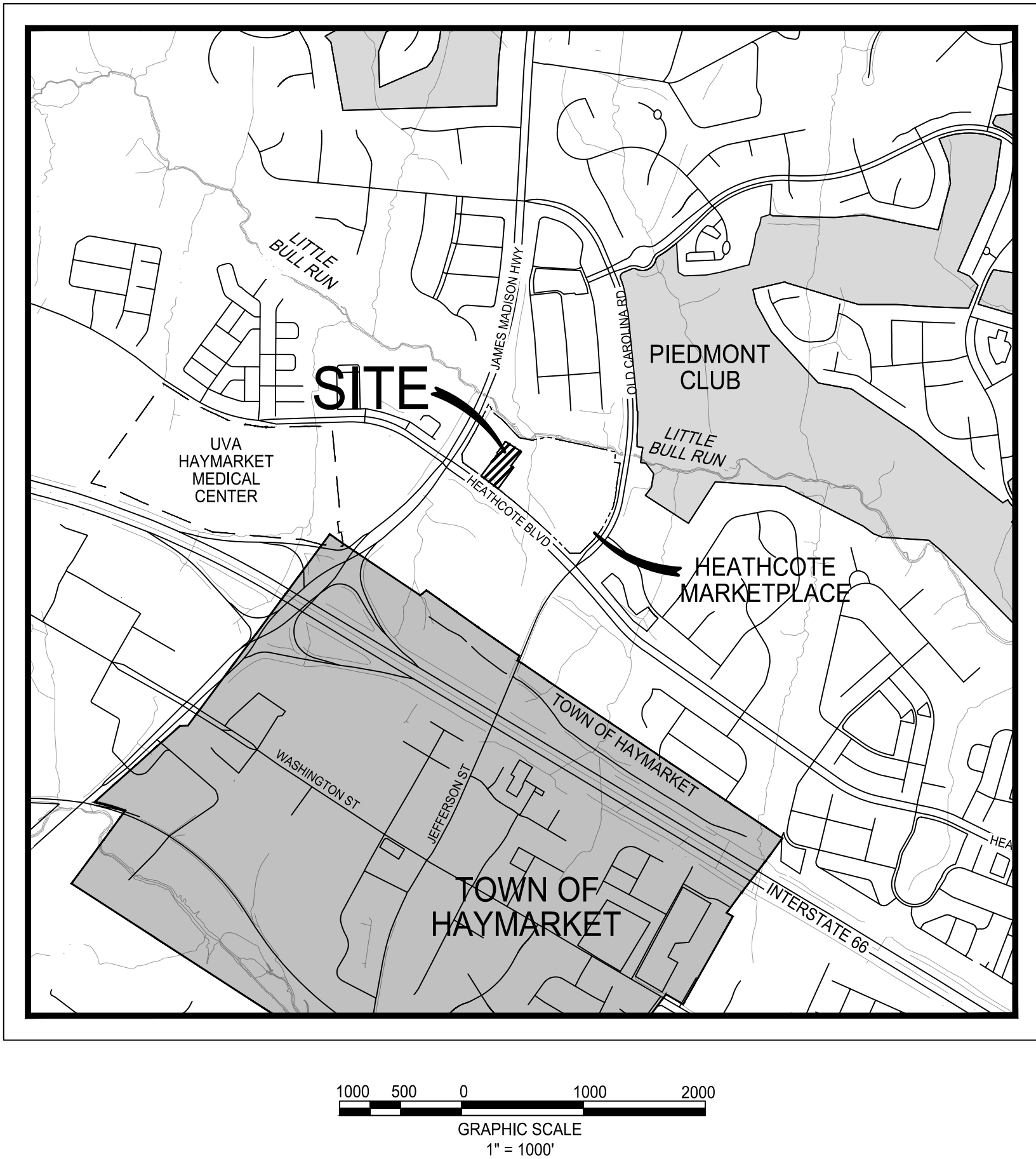
THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT (SUP) TO ALLOW FOR A MOTOR VEHICLE SERVICE USE AS PERMITTED BY SECTION 32-401.13 OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE.
9.

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C/O ALISON ROBINSON, PWS, PWD, CT
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GAINESVILLE, VIRGINIA 20169



SUP2023-00026

HEATHCOTE MARKETPLACE

SPECIAL USE PERMIT PLAN - PAD B

GAINESVILLE MAGISTERIAL DISTRICT

PRINCE WILLIAM COUNTY, VIRGINIA

1ST SUBMISSION - QC			MARK	DATE	DESCRIPTION
2/27/2023	2ND SUBMISSION - REVISED PER COMMENTS				
8/31/2023	3RD SUBMISSION - REVISED PER COMMENTS				
2/13/2024					

PROJECT No.: 21074.004.00

DRAWING No.: 112427

DATE: 02/27/2023

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DESIGN: SG

DRAWN: SG

CHECKED: CL

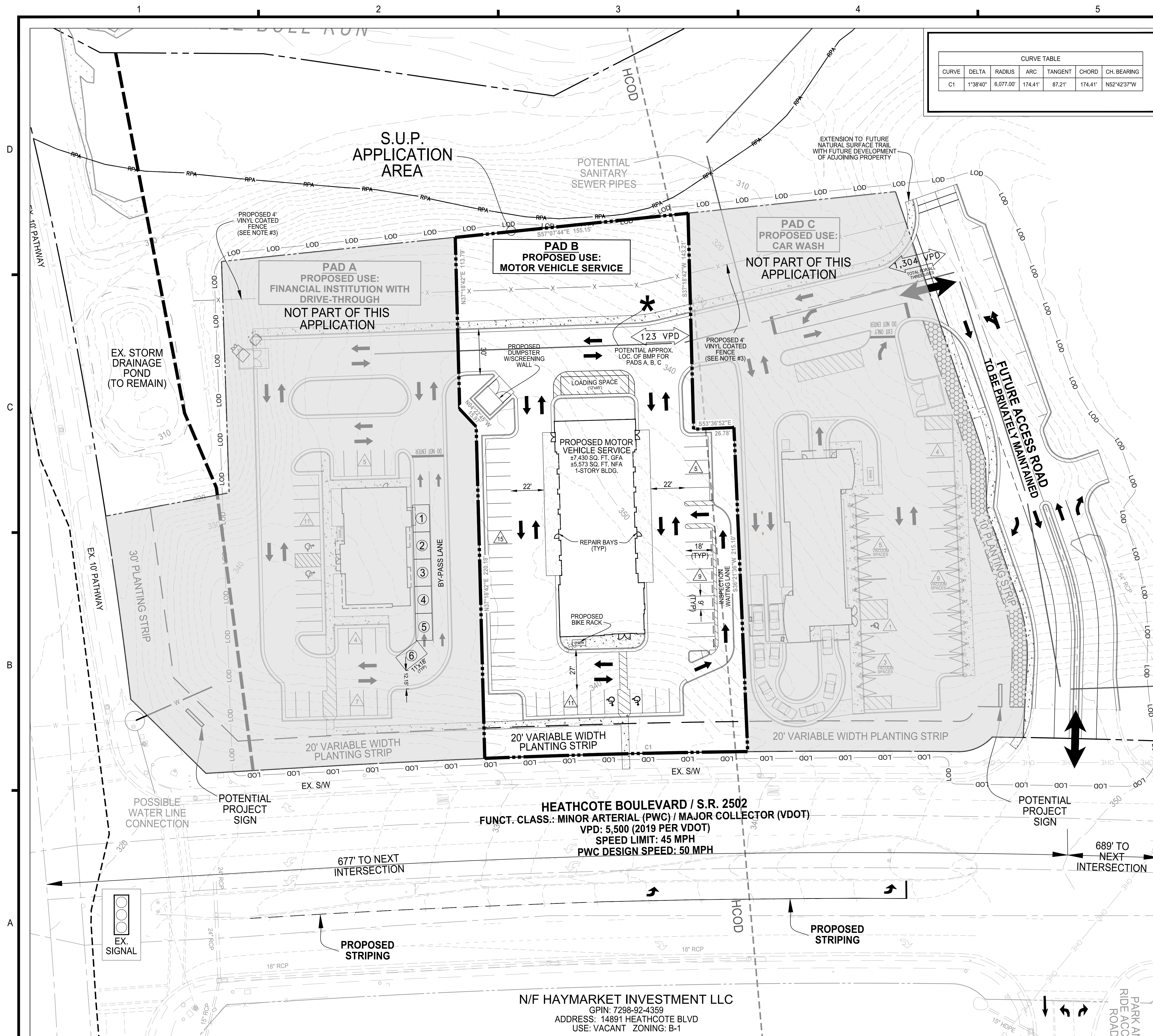
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COVER SHEET

SHEET No.

C000

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CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	1°38'40"	6,077.00'	174.41'	87.21'	174.41'	N52°42'37"W

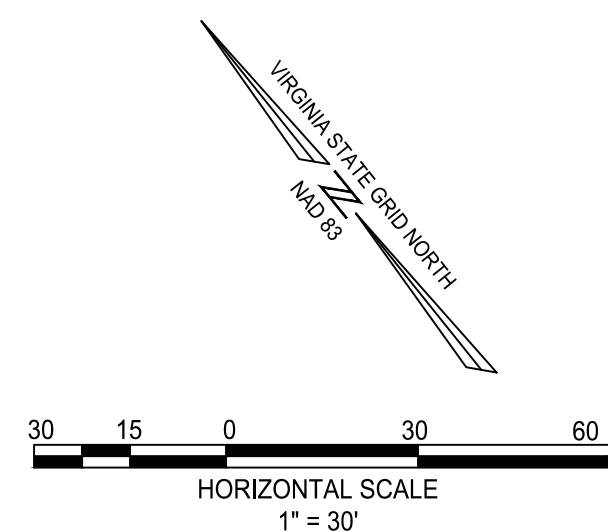
LEGEND

- PARCEL BOUNDARY (GPIN 7298-93-9607)
- EXISTING WETLANDS
- EXISTING RPA
- PROPOSED S.U.P. APPLICATION AREA
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SITE ACCESS ROUTE
- PROPOSED BIKE RACK (APPROX. LOCATION)
- PROPOSED SIDEWALK
- PROPOSED FENCE

NOTES:

- PLAN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
- THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW FOR MOTOR VEHICLE SERVICE AS PERMITTED BY SECTION 32-401.13(25) OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE.
- FENCING PROVIDED IN ACCORDANCE WITH ASSOCIATED SUP CONDITIONS.

SITE TABULATIONS & ZONING REQUIREMENTS:	
PARCEL AREA:	±18.49 ACRES
APPLICATION AREA:	±1.33 ACRES
PROPOSED USE:	MOTOR VEHICLE SERVICE
PROPOSED GROSS FLOOR AREA (GFA):	±7,430 SQ. FT.
PROPOSED NET FLOOR AREA (NFA):	±5,573 SQ. FT.
ZONING REQUIREMENTS:	
MINIMUM LOT SIZE:	NONE
MINIMUM LOT WIDTH OR DEPTH:	NONE
MAXIMUM FLOOR AREA RATIO:	0.40
PROPOSED FLOOR AREA RATIO:	±0.13
MAXIMUM BUILDING HEIGHT:	45 FEET
PROPOSED MAXIMUM BUILDING HEIGHT:	30 FEET
REQUIRED SETBACKS:	
SETBACK FROM RIGHT-OF-WAY:	20 FEET
SIDE / REAR SETBACK FROM RES. OR AGRICULTURAL DISTRICTS:	25 FEET
REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	85% / 15% 49,373 SF / 8,713 SF
PROPOSED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	75% / 25% 43,564 SF / 14,522 SF
PARKING TABULATIONS:	
REQUIREMENT = 3 SPACES PER SERVICE BAY + 1 SPACE PER 400 SQ. FT. OF OFFICE NET FLOOR AREA	
REQUIRED SPACES = 12 BAYS x 3 + 1,440 NFA / 400 =	40 SPACES
PROVIDED SPACES =	42 SPACES
REQUIRED LOADING SPACES =	1 SPACE
PROVIDED LOADING SPACES =	1 SPACE



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SUP2023-00026

HEATHCOTE MARKETPLACE

SPECIAL USE PERMIT PLAN - PAD B

GAINESVILLE MAGISTERIAL DISTRICT

PRINCE WILLIAM COUNTY, VIRGINIA

1ST SUBMISSION - QC	2ND SUBMISSION - REVISED PER COMMENTS	3RD SUBMISSION - REVISED PER COMMENTS	MARK	DATE	DESCRIPTION
2/27/2023	8/31/2023	2/13/2024			

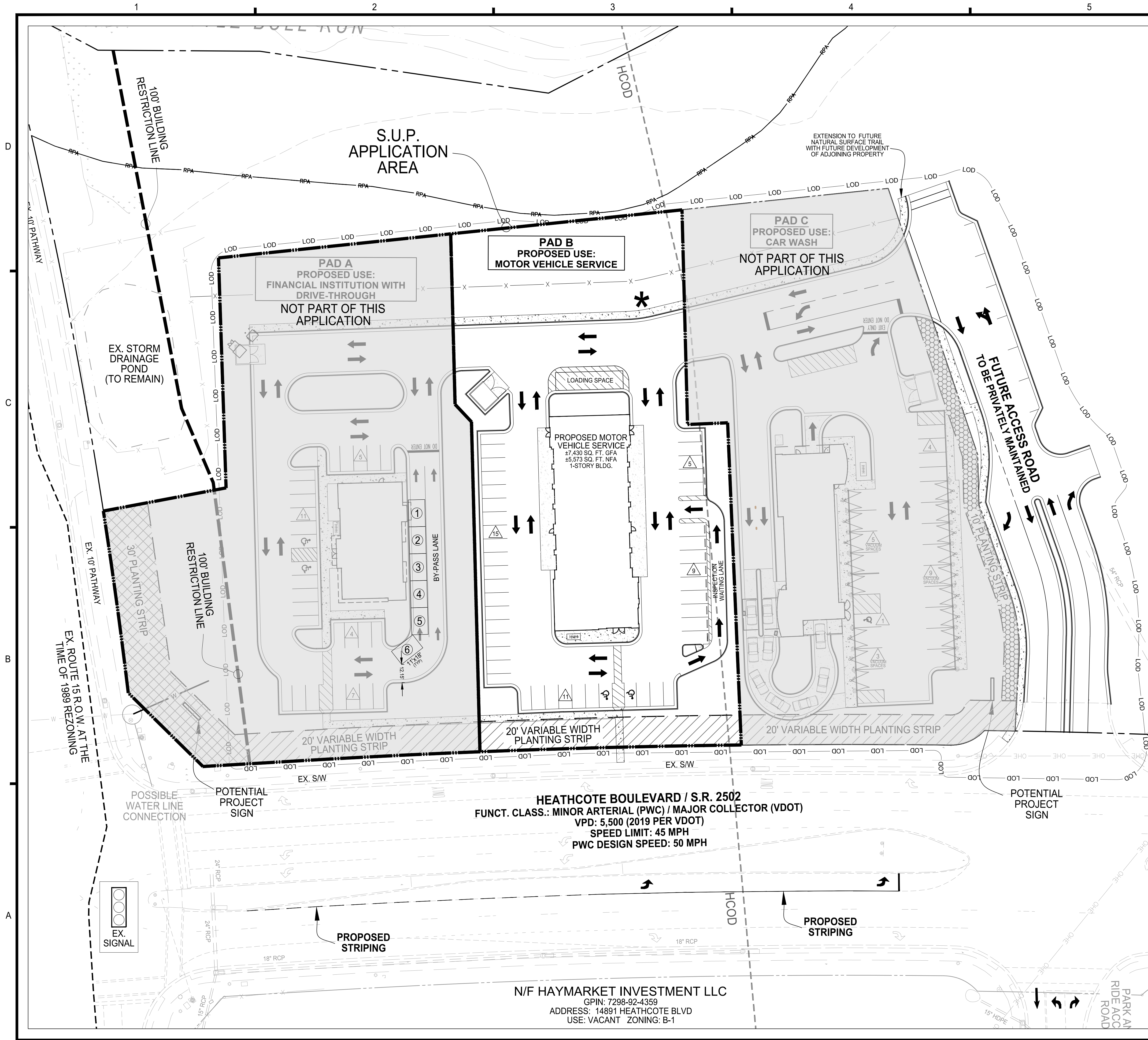
PROJECT No.: 21074.004.00
DRAWING No.: 112427
DATE: 02/27/2023
SCALE: 1"=30'
DESIGN: SG
DRAWN: SG
CHECKED: CL

SHEET TITLE:

SITE LAYOUT

SHEET No. C200

P:\Projects\2107\000000\112427 SUP PLAN PAD B (AUTO SERVICE)\C300 BUFFER, LANDSCAPING & OPEN SPACE PLAN.dwg, 2/13/2024 8:02:13 PM, Steven P. Grant,



LEGEND

- PARCEL BOUNDARY (GPIN 7298-93-9607)
- EXISTING WETLANDS
- EXISTING RPA
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SIDEWALK

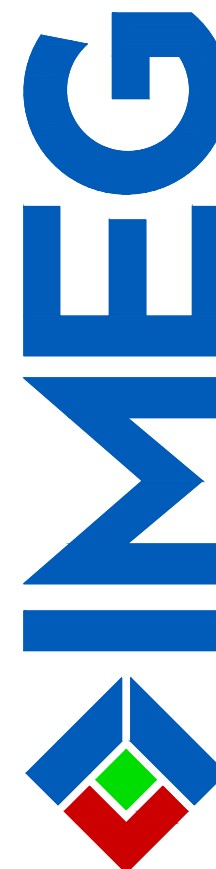
NOTES:

- PLAN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
- INTERIOR PARKING LOT LANDSCAPING AND TREE CANOPY COVERAGE TO BE PROVIDED AS REQUIRED BY SECTION 800 OF THE PRINCE WILLIAM COUNTY DCSM.

LANDSCAPE STRIP DETAILS:

20' LANDSCAPE STRIP
145 P.U. PER 100 L.F.

SEE THE STREETScape GUIDELINES
EXHIBIT FOR ADDITIONAL DETAIL ON
PROPOSED LANDSCAPING



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SUP2023-00026 HEATHCOTE MARKETPLACE SPECIAL USE PERMIT PLAN - PAD B GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

1ST SUBMISSION - QC	2ND SUBMISSION - REVISED PER COMMENTS	3RD SUBMISSION - REVISED PER COMMENTS	DATE	DESCRIPTION
2/27/2023	8/31/2023	2/13/2024		

PROJECT No.: 21074.004.00
DRAWING No.: 112427
DATE: 02/27/2023
SCALE: 1"=30'
DESIGN: SG
DRAWN: SG
CHECKED: CL

SHEET TITLE:

BUFFER,
LANDSCAPING
& OPEN
SPACE PLAN

SHEET No.

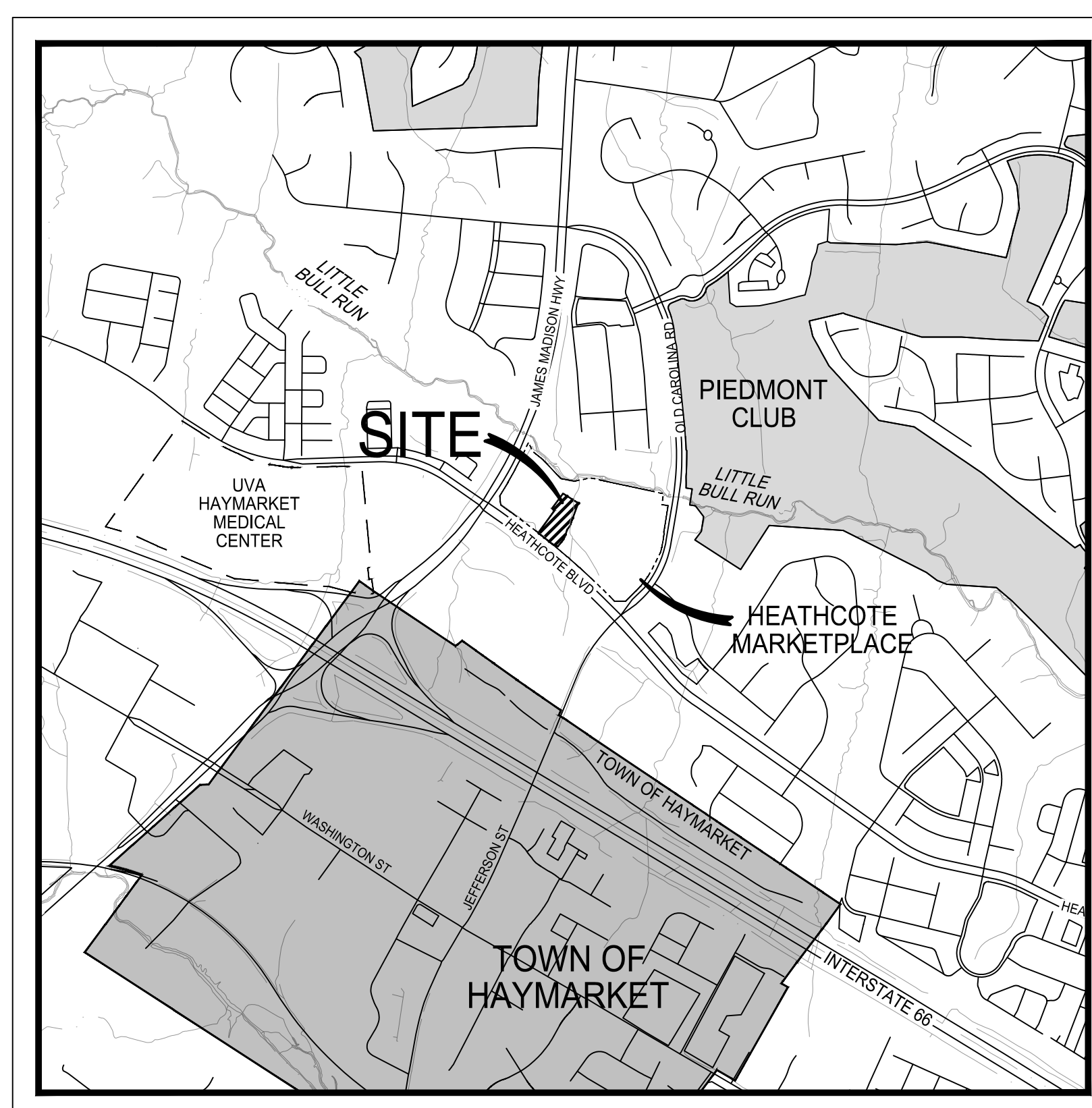
C300

CASE #: SUP2023-00027

HEATHCOTE MARKETPLACE / PAD C
CAR WASH

BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM, VIRGINIA

1. THE PROPERTY SUBJECT TO THIS APPLICATION IS IDENTIFIED ON THE PRINCE WILLIAM COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS GPIN 7298-93-9607 (PART) AND IS ZONED B-1.
2. THE PROPERTY SHOWN HEREON ARE NOW IN THE NAME OF HAYMARKET INVESTMENT LLC, RECORDED AS INSTRUMENT #202104150045733, 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) GEIOD-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 SNYDER, INC, COMPILED ON OCTOBER 4th, 2021. 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 SPECIAL USE PERMITS (SUP) TO ALLOW FOR A CAR WASH USE AS PERMITTED BY SECTION 32-401.13 OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE.
9. A PORTION OF THE SUBJECT PROPERTY CONTAINS A RESOURCE PROTECTION AREA (RPA). THESE AREAS ARE DEPICTED ON THIS PLAN AND WERE OBTAINED FROM A PERENNIAL FLOOD DETERMINATION (PFD) PREPARED BY WETLAND STUDIES & SOLUTIONS, INC. AND DATED JUNE 2021. NO DISTURBANCE OF THESE AREAS IS PROPOSED.
10. THE SUBJECT PROPERTY IS LOCATED ON FLOOD INSURANCE RATE MAPS (FIRM), NO. 51153C0091D AND 51153C0092D, WITH EFFECTIVE DATES OF JANUARY 5, 1995. THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
11. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER THERE ARE NO CEMETERIES, HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE.
12. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD APPROVED PRIOR TO FEBRUARY 20, 1996).



GRAPHIC SCALE
1" = 1000'

SHEET INDEX	
C000	COVER SHEET
C100	CONTEXTUAL LAYOUT
C200	SITE LAYOUT
C300	BUFFER, LANDSCAPING & OPEN SPACE PLAN

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

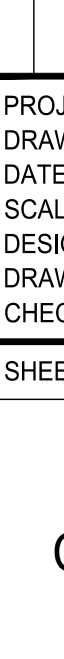
ATTORNEY
WALSH COLUCCI LUBELEY & WALSH
C/O JONELLE M. CAMERON
4310 PRINCE WILLIAM PARKWAY, SUITE 300
PRINCE WILLIAM, VIRGINIA 22201

CIVIL ENGINEER / LAND PLANNING
IMEG
C/O CHRIS LEMON, P.E.
9301 INNOVATION DRIVE, SUITE 150
MANASSAS, VIRGINIA 20110

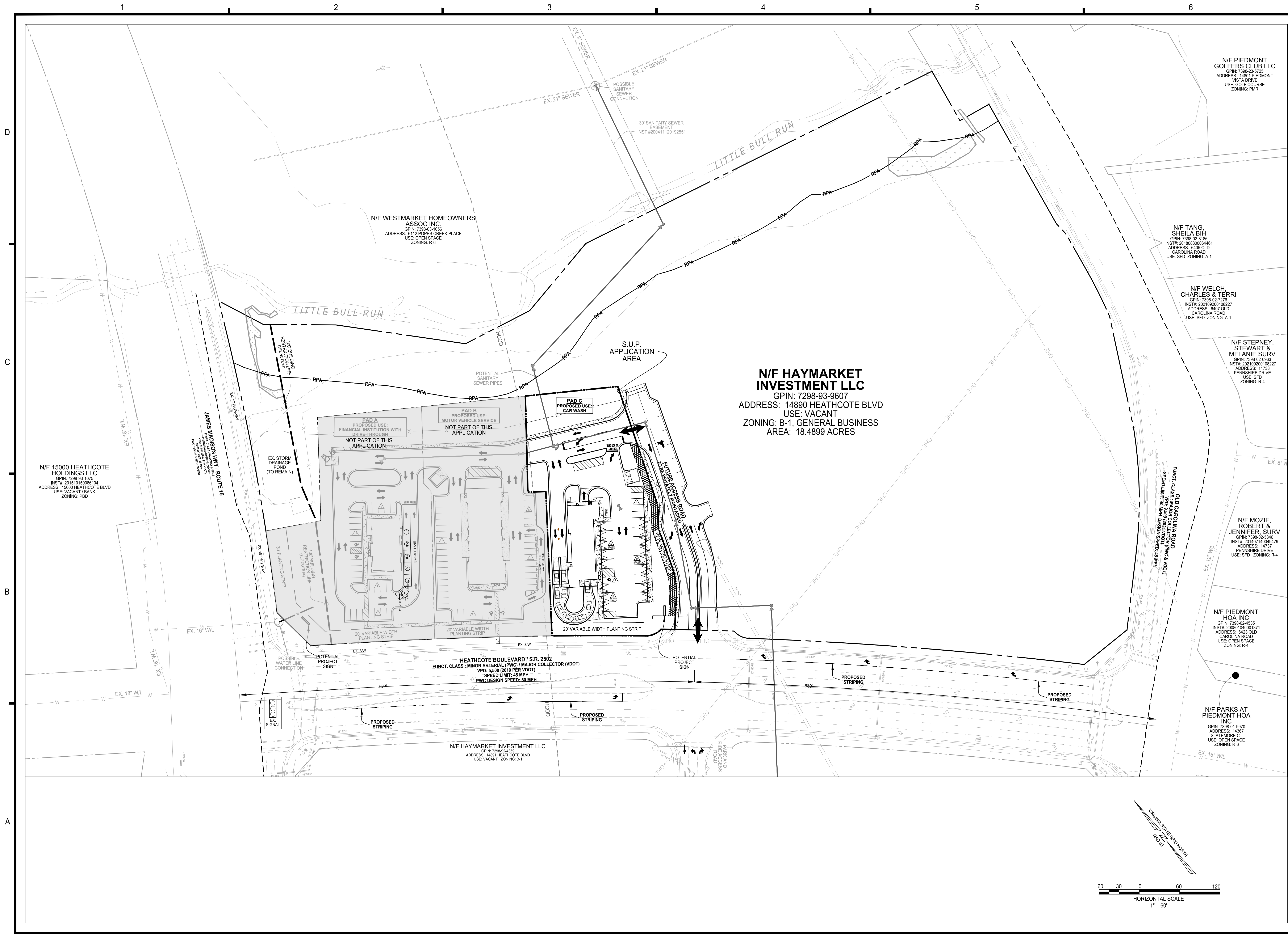
TRAFFIC ENGINEER
GOROVE / SLADE

C/O CHAD BAIRD
4114 LEGATO ROAD, SUITE 650
FAIRFAX, VIRGINIA 22033

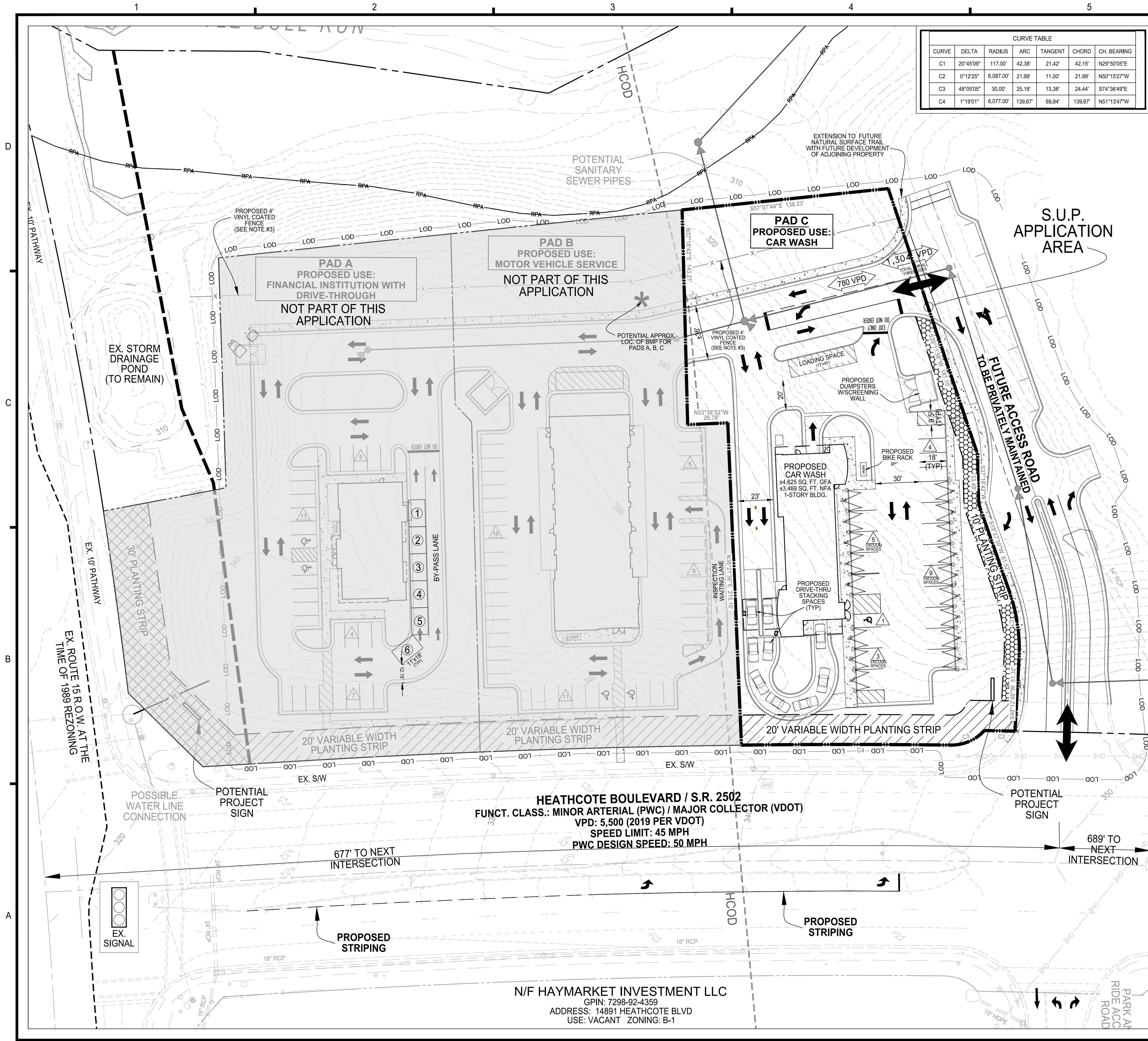
ENVIRONMENTAL ENGINEER
WETLAND STUDIES & SOLUTIONS, INC.
 C/O ALISON ROBINSON, PWS, PWD, CT
 5300 WELLINGTON BRAND DRIVE, SUITE 100
 GAINESVILLE, VIRGINIA 20169

 <div style="float: right; text-align: right;"> <p>9301 Innovation Dr., Suite 150 Manassas, VA 20108 P 703.393.9887</p> <p>engineering • surveying • land planning</p> </div>					
<p>SUP2023-00027</p> <h1 style="text-align: center;">HEATHCOTE MARKETPLACE</h1> <h2 style="text-align: center;">SPECIAL USE PERMIT PLAN - PAD C</h2> <p style="text-align: center;">GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA</p>					
	2/27/2023	1ST SUBMISSION - QC			
	8/30/2023	2ND SUBMISSION - REVISED PER COMMENTS			
	2/13/2024	3RD SUBMISSION - REVISED PER COMMENTS			
				MARK	DESCRIPTION
PROJECT No.: 21074.004.00 DRAWING No.: 112426 DATE: 02/03/2023 SCALE: 1"=1,000' DESIGN: SG DRAWN: SG CHECKED: CL					
SHEET TITLE:					
COVER SHEET					
SHEET No. <div style="font-size: 2em; font-weight: bold; text-align: center;">C000</div>					

P:\Projects\21074\00000\112426 SUP PLAN PAD C (CAR WASH)\C100 CONTEXTUAL LAYOUT.dwg, 7/13/2024 8:29:05 PM, Steven P. Grant.



P:\Projects\2107\000000112426 SUP PLAN PAD C (CAR WASH)\C200 SITE LAYOUT.dwg, 2/13/2023 8:29:14 PM, Steven P. Grant,



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	20°45'09"	117.00'	42.38'	21.42'	42.15'
C2	0°12'25"	6,087.00'	21.99'	11.00'	21.99'
C3	48°05'05"	30.00'	25.18'	13.38'	24.44'
C4	1°19'01"	6,077.00'	139.67'	69.84'	139.67'

LEGEND

- PARCEL BOUNDARY (GPIN 7298-93-9607)
- EXISTING WETLANDS
- EXISTING RPA
- PROPOSED S.U.P. APPLICATION AREA
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SITE ACCESS ROUTE
- PROPOSED BIKE RACK (APPROX. LOCATION)
- PROPOSED SIDEWALK
- PROPOSED FENCE

NOTES:

- PLAN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
- THE APPLICANT IS REQUESTING APPROVAL OF A SPECIAL USE PERMIT TO ALLOW FOR A CAR WASH AS PERMITTED BY SECTION 32-401.13(4) OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE.
- FENCING PROVIDED IN ACCORDANCE WITH ASSOCIATED SUP CONDITIONS.

SITE TABULATIONS & ZONING REQUIREMENTS:

PARCEL AREA:	±18.49 ACRES
APPLICATION AREA:	±1.43 ACRES
PROPOSED USE:	CAR WASH
PROPOSED GROSS FLOOR AREA (GFA):	±4,625 SQ. FT.
PROPOSED NET FLOOR AREA (NFA):	±3,469 SQ. FT.

ZONING REQUIREMENTS:	
MINIMUM LOT SIZE:	NONE
MINIMUM LOT WIDTH OR DEPTH:	NONE
MAXIMUM FLOOR AREA RATIO:	0.40
PROPOSED FLOOR AREA RATIO:	±0.06
MAXIMUM BUILDING HEIGHT:	45 FEET
PROPOSED MAXIMUM BUILDING HEIGHT:	30 FEET
REQUIRED SETBACKS:	
SETBACK FROM RIGHT-OF-WAY:	20 FEET
SIDE / REAR SETBACK FROM RES. OR AGRICULTURAL DISTRICTS:	25 FEET
REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	85% / 15%
PROPOSED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	52,947 SF / 9,344 SF
REQUIRED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	75% / 25%
PROPOSED MAXIMUM COVERAGE / MINIMUM OPEN SPACE:	46,718 SF / 15,573 SF

PARKING TABULATIONS:	
REQUIREMENT = 3 SPACES PER BAY + 1 SPACE PER 400 SQ. FT. OF OFFICE NET FLOOR AREA	
REQUIRED SPACES = 1 BAY x 3 + 500	5 SPACES
PROVIDED SPACES =	5 SPACES
REQUIRED LOADING SPACES =	1 SPACE
PROVIDED LOADING SPACES =	1 SPACE

SUP2023-00027 HEATHCOTE MARKETPLACE SPECIAL USE PERMIT PLAN - PAD C

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

1ST SUBMISSION - QC	2ND SUBMISSION - REVISED PER COMMENTS	3RD SUBMISSION - REVISED PER COMMENTS	MARK	DATE	DESCRIPTION
2/27/2023	8/30/2023	2/13/2024			

PROJECT No.: 21074.004.00
DRAWING No.: 112426
DATE: 02/03/2023
SCALE: 1"=30'
DESIGN: SG
DRAWN: SG
CHECKED: CL

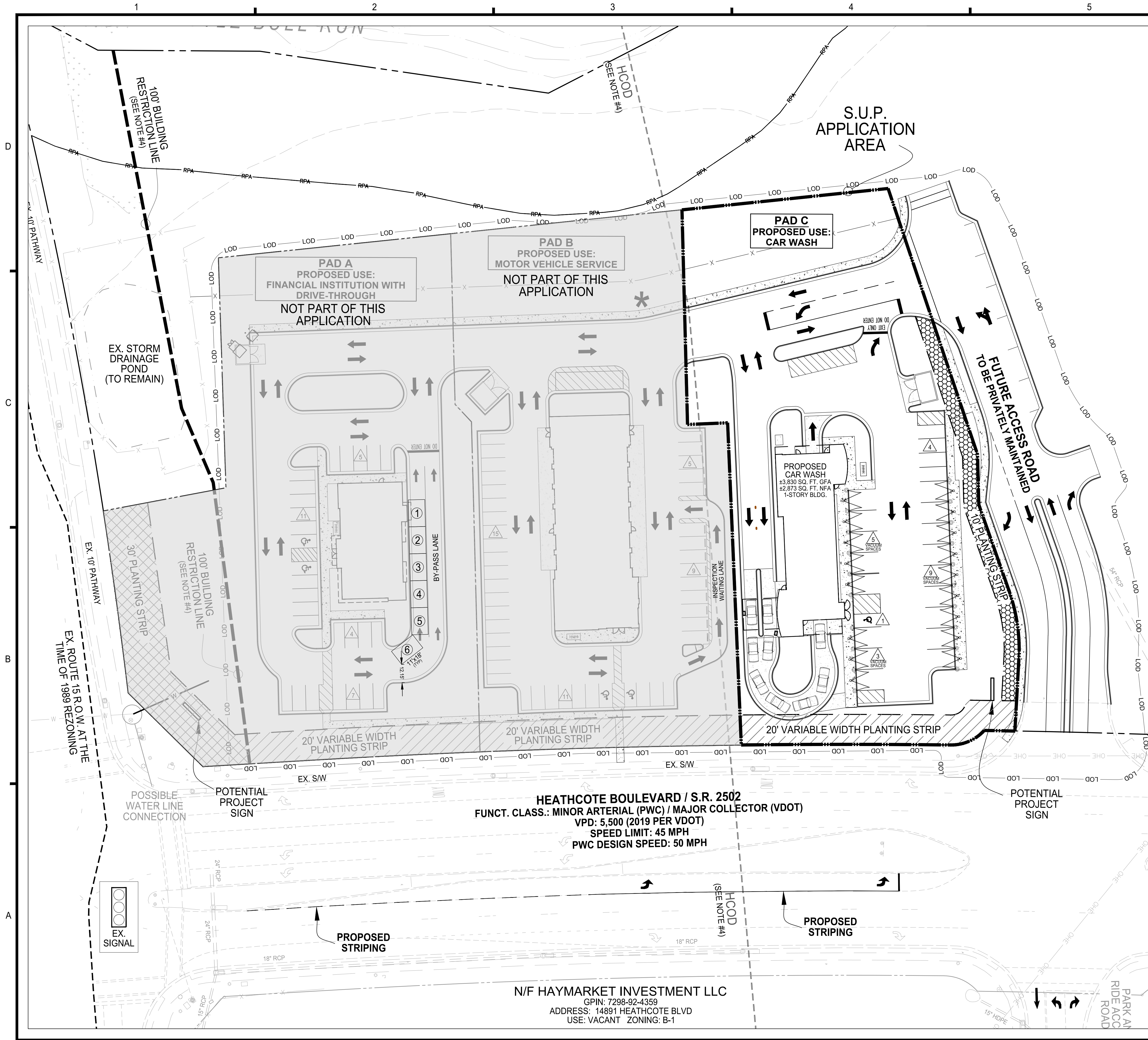
SHEET TITLE:

SITE LAYOUT

SHEET No.

C200

P:\Projects\21074\00000112426 SUP PLAN PAD C (CAR WASH)\C300 BUFFER, LANDSCAPING & OPEN SPACE PLAN.dwg, 2/13/2024 8:29:22 PM, Steven P. Grant.



LEGEND

- PARCEL BOUNDARY (GPIN 7298-93-9607)
- EXISTING WETLANDS
- EXISTING RPA
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SIDEWALK

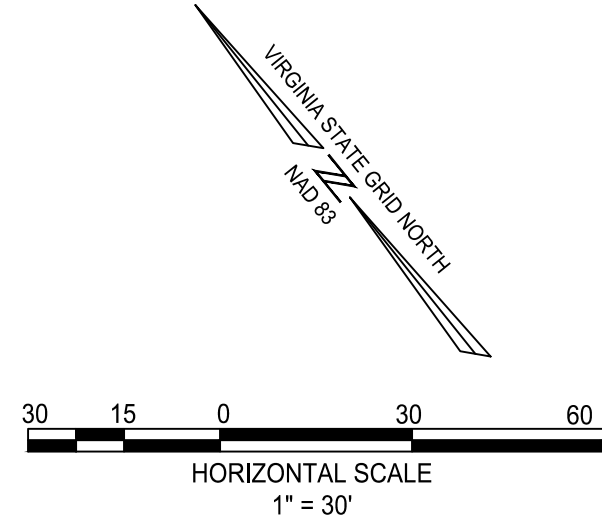
NOTES:

- PLAN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
- PROPOSED LANDSCAPE STRIPS ARE DEPICTED AS REQUIRED BY THE WESTMARKET PROFFERS; EXHIBIT 3.
- INTERIOR PARKING LOT LANDSCAPING AND TREE CANOPY COVERAGE TO BE PROVIDED AS REQUIRED BY SECTION 800 OF THE PRINCE WILLIAM COUNTY DCSCM.
- HCOD APPROVED PRIOR TO FEBRUARY 20, 1996.

LANDSCAPE STRIP DETAILS:

- 10' LANDSCAPE STRIP
110 P.U. PER 100 L.F.
- 20' VARIABLE WIDTH LANDSCAPE STRIP
145 P.U. PER 100 L.F.

SEE THE STREETScape GUIDELINES EXHIBIT FOR ADDITIONAL DETAIL ON PROPOSED LANDSCAPING



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SUP2023-00027
HEATHCOTE MARKETPLACE
SPECIAL USE PERMIT PLAN - PAD C
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

1ST SUBMISSION - QC	2ND SUBMISSION - REVISED PER COMMENTS	3RD SUBMISSION - REVISED PER COMMENTS	MARK	DATE	DESCRIPTION
2/27/2023	8/30/2023	2/13/2024			

PROJECT No.: 21074.004.00
DRAWING No.: 112426
DATE: 02/03/2023
SCALE: 1"=30'
DESIGN: SG
DRAWN: SG
CHECKED: CL

SHEET TITLE:
**BUFFER,
LANDSCAPING
& OPEN
SPACE PLAN**

SHEET No.
C300

- * ILLUMINATED CHANNEL LETTERS
- * ILLUMINATED SIGN CABINETS
- * NON-ILLUMINATED SIGNS

- * NON-ILLUMINATED AWNINGS
- * WINDOW GRAPHICS
- * NON-ILLUMINATED CABINETS



VIRGINIA tire & auto

HAYMARKET, VA 20169

HAYMARKET, VA
EXTERIOR SIGN DETAILS

PREPARED & PROVIDED BY:

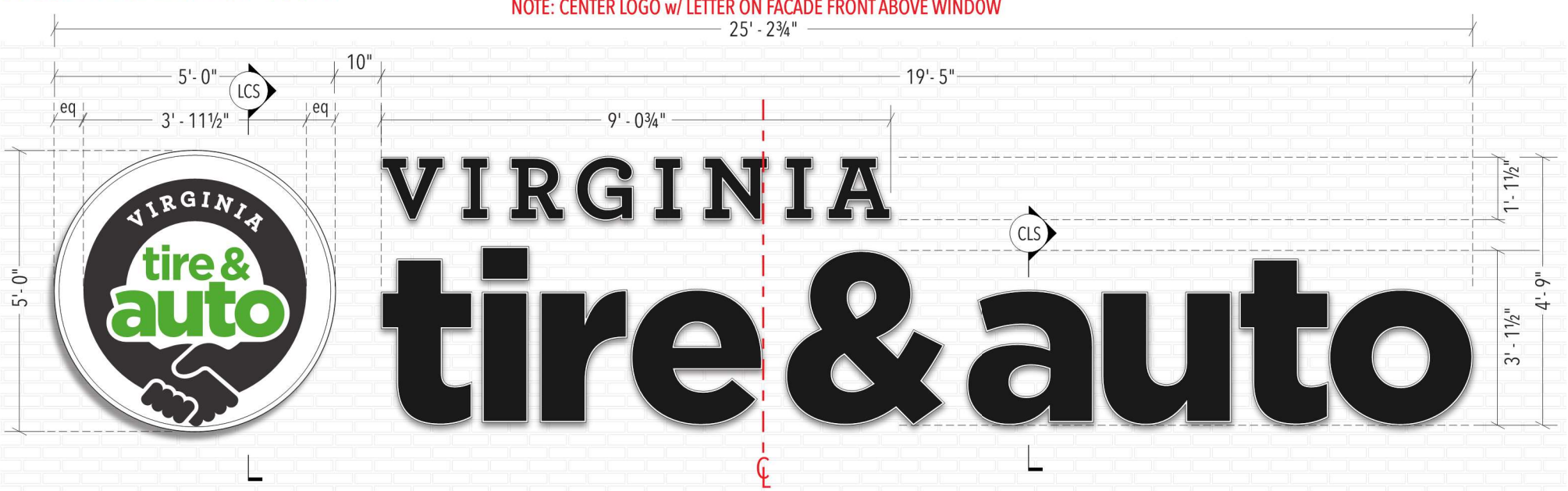


401 HAMPTON PARK BLVD.
CAPITOL HEIGHTS, MD 20743

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(FAX) 240-765-1401

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SIDE ENTRANCE ELEVATION - SOUTH

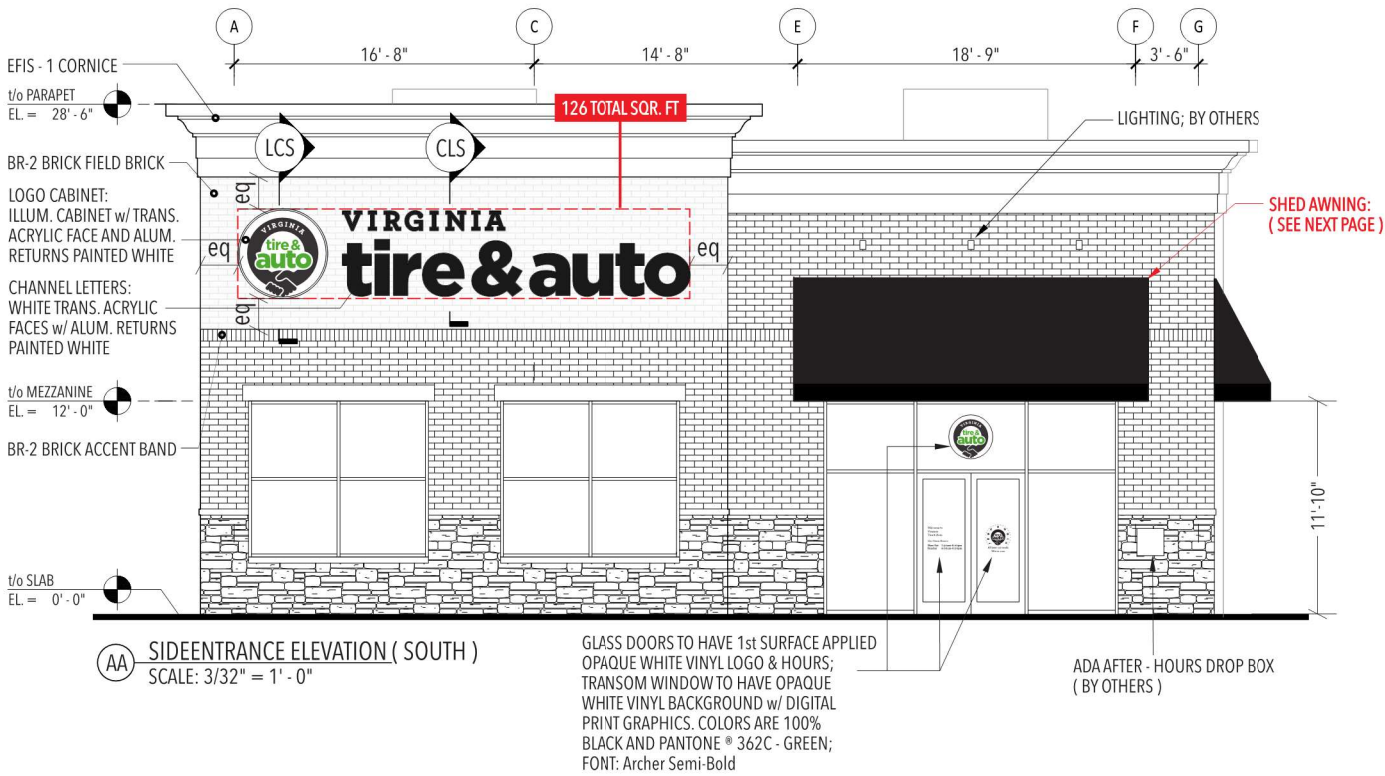


A1 LOGO CABINET: FRONT ELEVATION
FRONT CABINET DETAIL
SCALE: 3/8" = 1' - 0"

ILLUMINATED ROUND CABINET w/ TRANSLUCENT WHITE ACRYLIC FACE AND ALUMINUM RETAINER PAINTED WHITE. THE RETURNS TO BE 4" DEEP ALUMINUM PAINTED WHITE.
SEE SECTION (LCS) ON THIS PAGE.

A2 FACE-LIT CHANNEL LETTERS / FLUSH MOUNTED: FRONT ELEVATION
FRONT CHANNEL LETTER DETAIL
SCALE: 3/8" = 1' - 0"

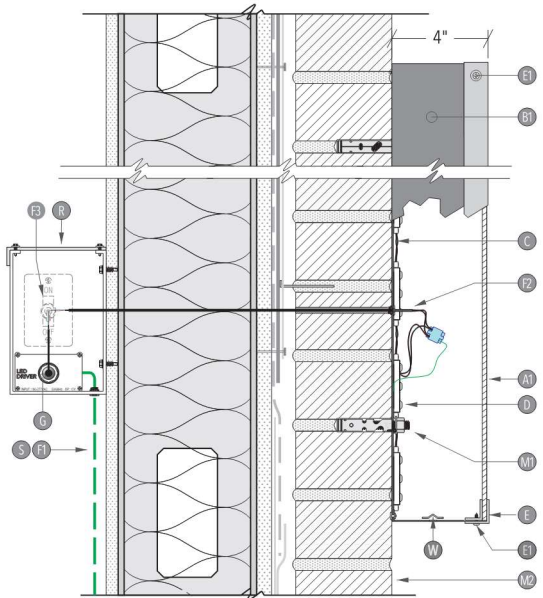
WHITE TRANSLUCENT ACRYLIC FACES WITH DAY/NIGHT VINYL w/ 1" WHITE TRIM-CAPS. THE ALUMINUM RETURNS PAINTED GLOSS WHITE. LETTER MOUNTED ONTO FLUSHED TO TYPICAL BRICK FACADE.
SEE SECTION (CLS) ON THIS PAGE.



	* DOUBLE LAYER
	3630-136 LIME GREEN
	3630-22 BLACK
	DAY/NIGHT VINYL
	GLOSS WHITE
	ACRYLIC - #7328
	PANTONE # 361C
	GLOSS BLACK
	100% WHITE



A3 TRANSOM LOGO - OPAQUE WHITE VINYL w/ PRINTED GRAPHICS
SCALE: 3/4" = 1' - 0"



LCS LOGO CABINET SECTION DETAIL
SCALE: 1 1/2" = 1' - 0"

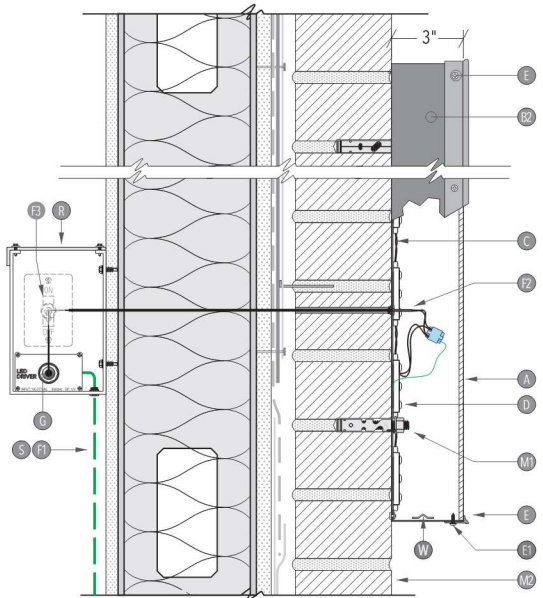
FACE LIT CHANNEL LETTER / FACE-LIT LOGO CABINET / L.E.D. ILLUMINATED / REMOTE RACEWAY / EXTERIOR INSTALLMENT

SCALE: 3" = 1' - 0"

A	FACES:
MATERIAL:	3/16" TRANSLUCENT ACRYLIC (7328 WHITE FACES)
VINYL / COLOR:	TRANSLUCENT VINYL / DAY-NIGHT VINYL
A1 VINYL / COLORS:	3630-136 LIME GREEN * DOUBLE LAYER / 3630-22 BLACK
B	RETURNS
B1 DEPTH / MATERIAL:	4" DEEP .040" ALUM.
B2 DEPTH / MATERIAL:	3" DEEP .040" ALUM.
COLOR:	WHITE / GLOSS
C	BACKS:
MATERIAL:	0.063" THK. ALUM.
COLOR:	WHITE
FINISH:	N/A
D	ILLUMINATION:
L.E.D.:	WHITE L.E.D. MODULES
COLOR:	(6500) WHITE
E	TRIM-CAPS:
TYPE: / COLOR:	PLASTIC 1" / (BLACK)
F	RETAINER:
TYPE:	1" X 1" X .063" ALUMINUM PAINTED WHITE



A4 OPAQUE WHITE VINYL - STORE HOURS (Very Exact Hours)
SCALE: 3/4" = 1' - 0"



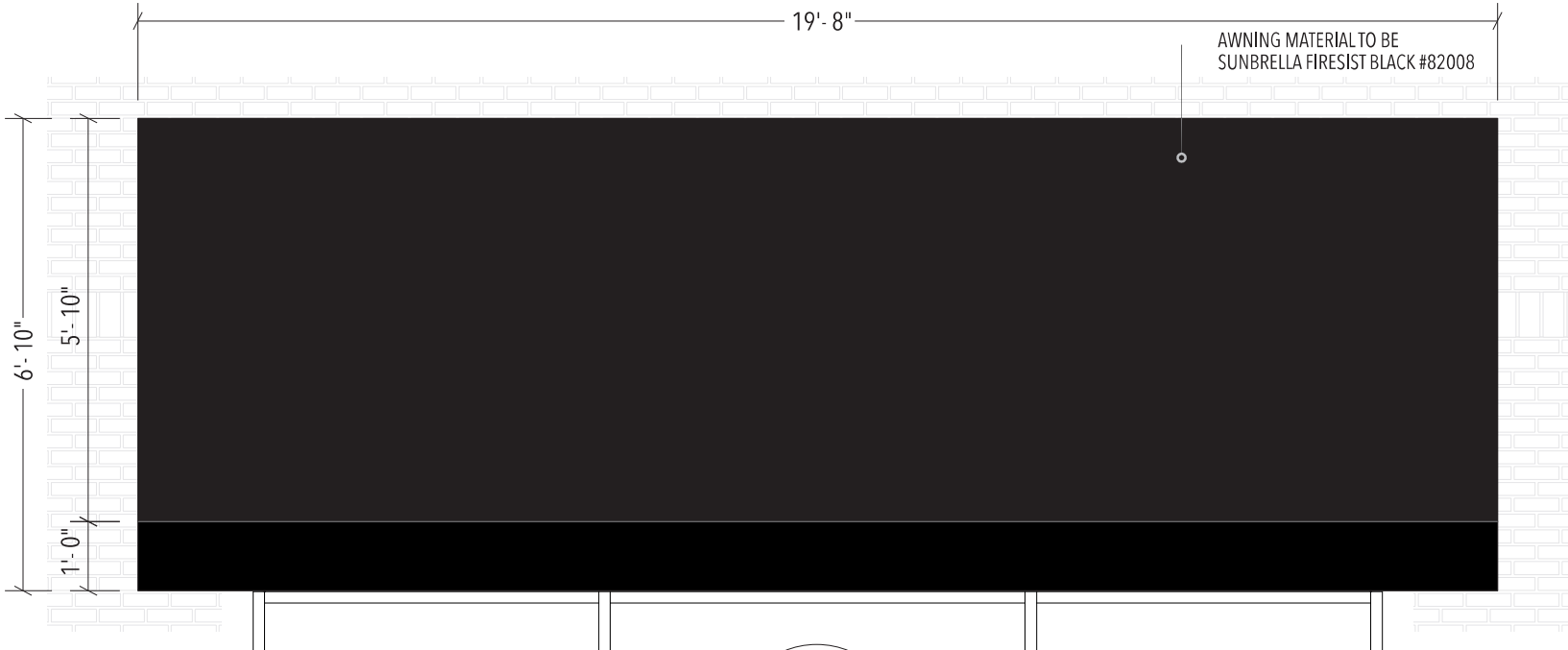
CLS CHANNEL LETTER SECTION DETAIL
SCALE: 1 1/2" = 1' - 0"

F	WIRING
F-1	LOW GAUGE WIRING TO ELECTRICAL FEED
F-2	LOW GAUGE WIRING
F-3	DISCONNECT SWITCH
G	POWER SUPPLY:
TYPE:	CLASS 2 / VAS -100-12 100watts
VOLTAGE:	120V IMPUT: 100-277VAC 50/60Hz, 2A MAX
R	REMOTE RACEWAY
TYPE:	FABRICATED 3"dp X 6"h ALUM. WIRE BOX / RACEWAY
MATERIAL:	ALUMINUM
S	CONDUIT
TYPE:	1/2"dia. PVC
NOTE:	120V ELECTRICAL FEED TO BE WITHIN 6" TO SIGN AREA BY OTHERS (NUMBER OF CIRCUITS)
M	INSTALL / MOUNTING
M-1:	3/8" DIA. SLEEVE ANCHORS
M-2:	STANDARD BRICK FACADE (EACH BRICK = 3 7/8" THICK)
W	WEEP HOLES
TYPE:	1/4" DIA. HOLE w/ COVER
NOTES:	SEAL ALL PENETRATIONS WATERTIGHT CONDITIONS

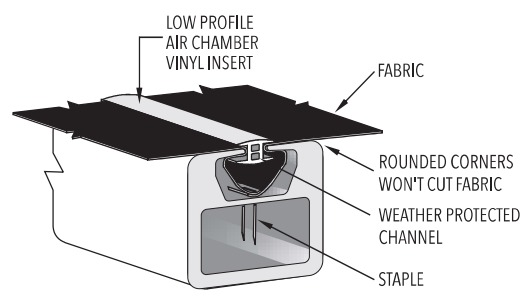


A5 OPAQUE WHITE VINYL - ENTRY LOGO & GRAPHICS
SCALE: 3/4" = 1' - 0"

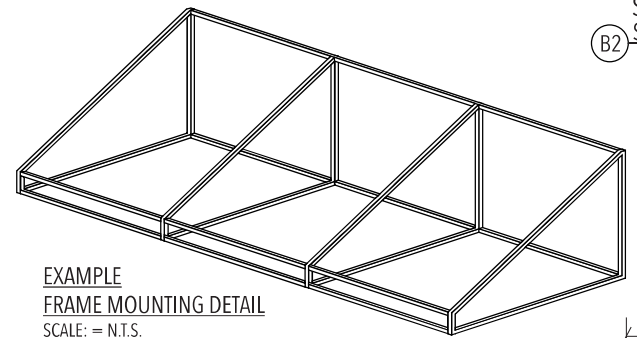
SIDE ENTRANCE ELEVATION - SOUTH



B1 SHED AWNING: FRONT ELEVATION
FRONT AWNING DETAIL
SCALE: 3/8" = 1' - 0"

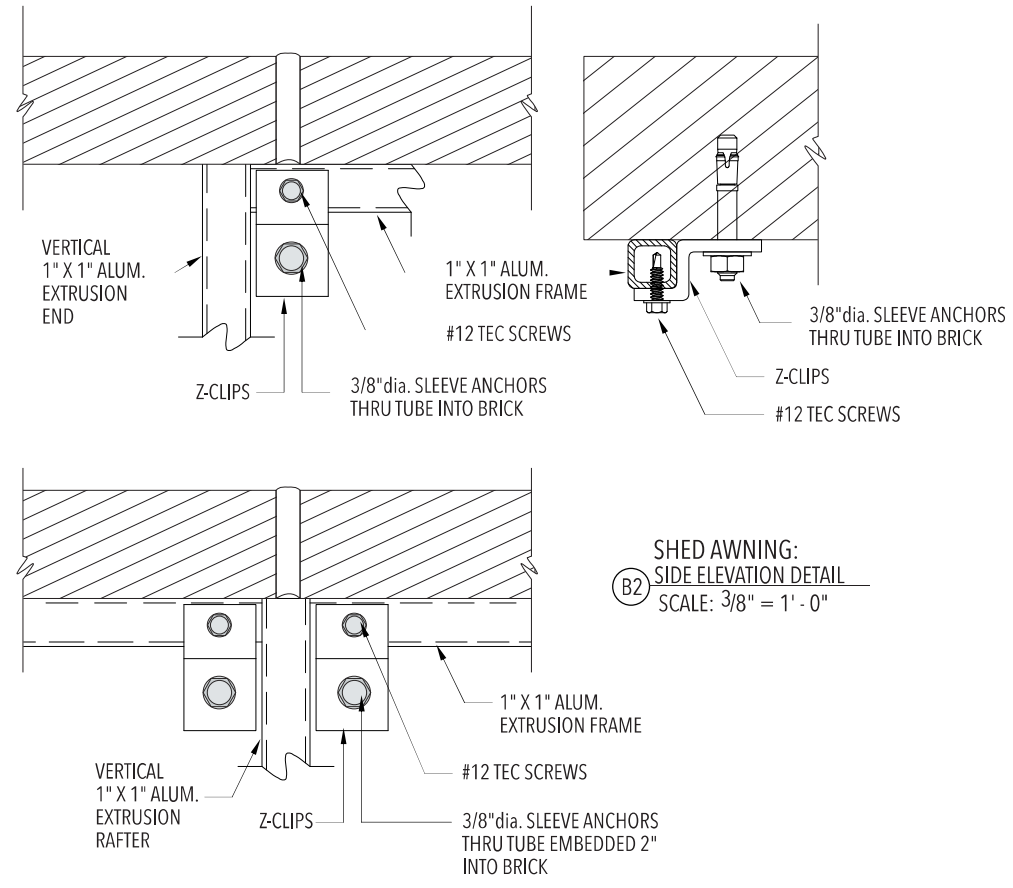
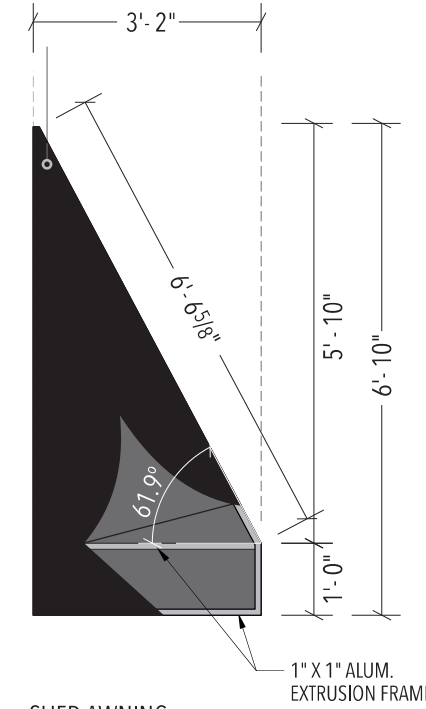


FRAME MOUNTING DETAIL
SCALE: = N.T.S.

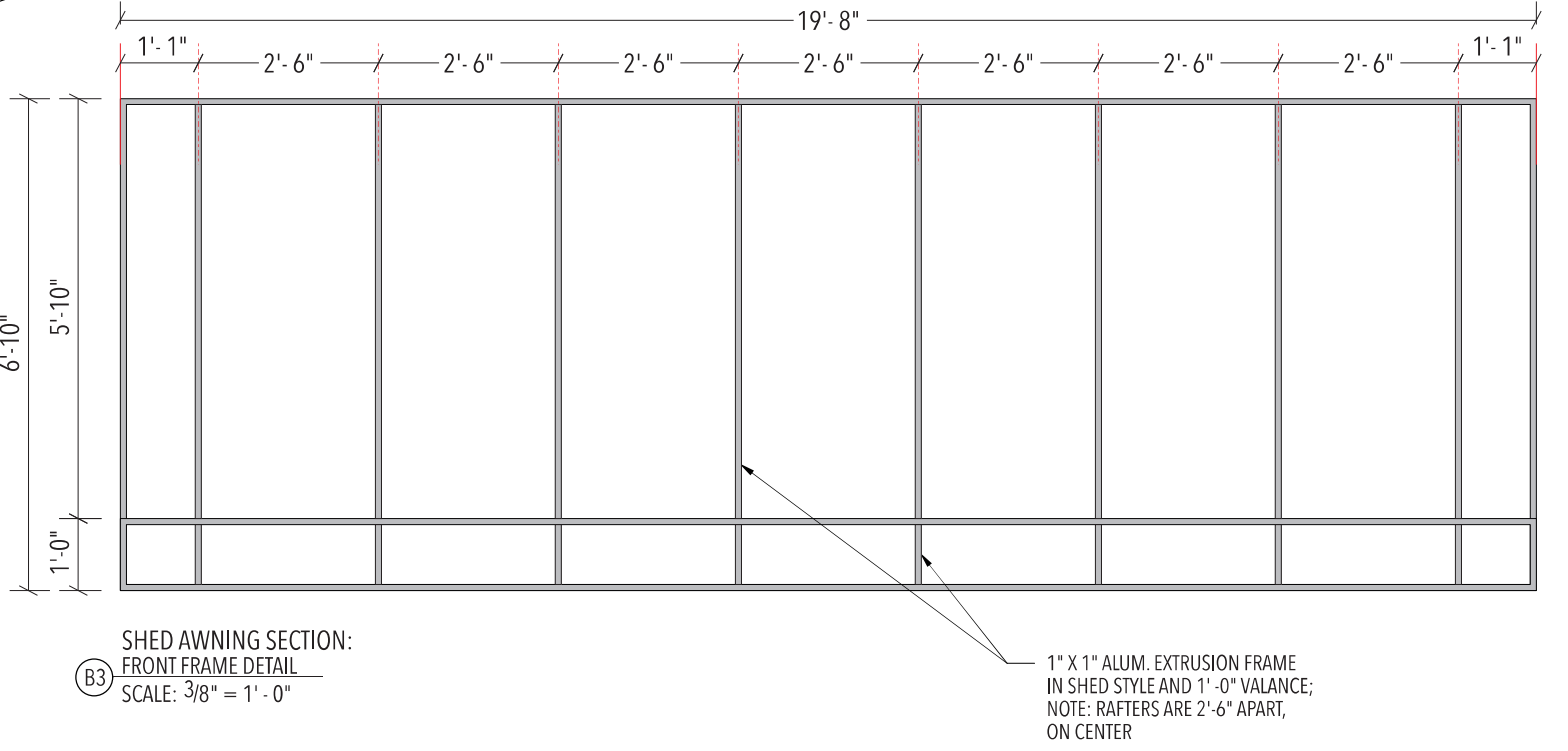


EXAMPLE
FRAME MOUNTING DETAIL
SCALE: = N.T.S.

B2 SHED AWNING:
SIDE ELEVATION DETAIL
SCALE: 3/8" = 1' - 0"



AA SIDE ENTRANCE ELEVATION (SOUTH)
SCALE: 3/32" = 1' - 0"



B3 SHED AWNING SECTION:
FRONT FRAME DETAIL
SCALE: 3/8" = 1' - 0"



401 Hampton Park Boulevard
Capitol Heights, MD, 20743
PHONE 240.765.1400
FAX 240.765.1401
www.artdisplayco.com

CLIENT Virginia Tire & Auto
PROJECT Exterior Signage
ADDRESS Heathcote Boulevard, Haymarket VA 20169
DRAWING FILE 230160-01KB - Virginia Tire & Auto - Haymarket Exterior Signage

DESIGNER Kareesa Brennan
REPRESENTATIVE Bob Biroonak
DRAWING TYPE CONCEPT

REVISIONS	
1 01/03/2023KB	6 00/00/00 KB
2 00/00/00 KB	7 00/00/00 KB
3 00/00/00 KB	8 00/00/00 KB
4 00/00/00 KB	9 00/00/00 KB
5 00/00/00 KB	10 00/00/00 KB

NOTES:
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Ⓛ ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED
All electrical components are intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes, including proper grounding and bonding of the entire sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code. ALL REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION BY OTHERS

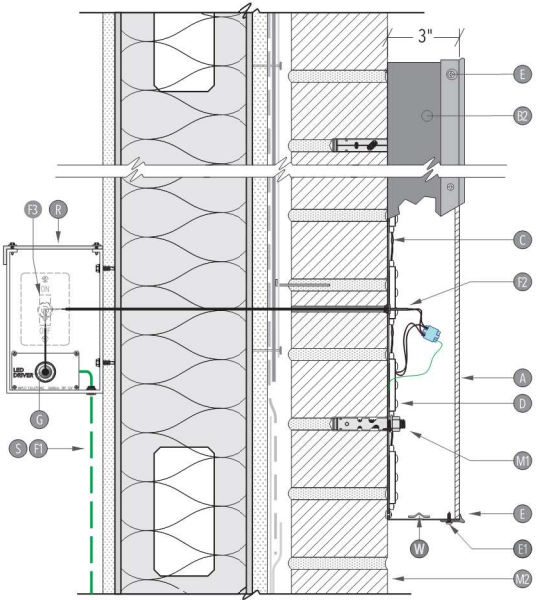
SIDE ELEVATION - NORTH



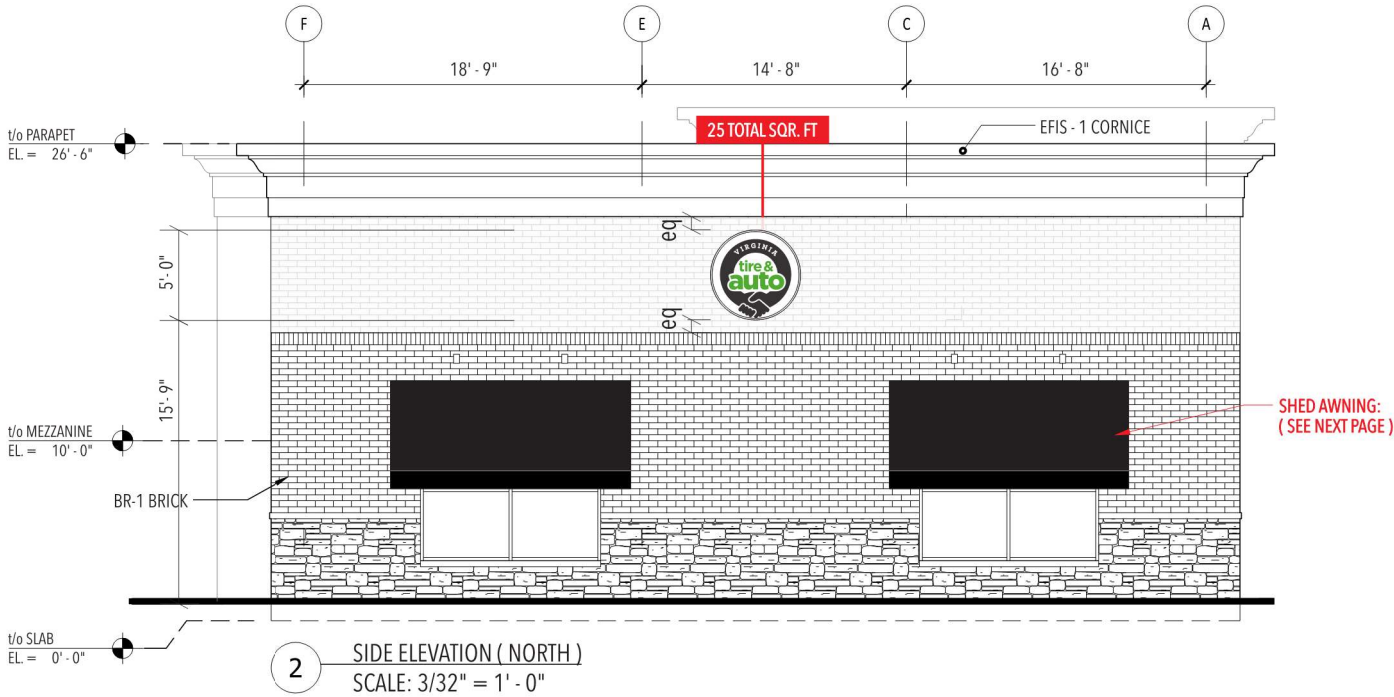
LOGO CABINET: REAR ELEVATION
FRONT CABINET DETAIL
SCALE: 3/8" = 1' - 0"

ILLUMINATED ROUND CABINET w/ TRANSLUCENT WHITE ACRYLIC FACE AND ALUMINUM RETAINER PAINTED WHITE. THE RETURNS TO BE 4" DEEP ALUMINUM PAINTED WHITE.
SEE SECTION (LCS) ON THIS PAGE.

	* DOUBLE LAYER
	3630-136 LIME GREEN
	3630-22 BLACK
	GLOSS WHITE
	ACRYLIC - #7328
	PANTONE ® 361C
	GLOSS BLACK
	100% WHITE



CHANNEL LETTER SECTION DETAIL
SCALE: 1/2" = 1' - 0"

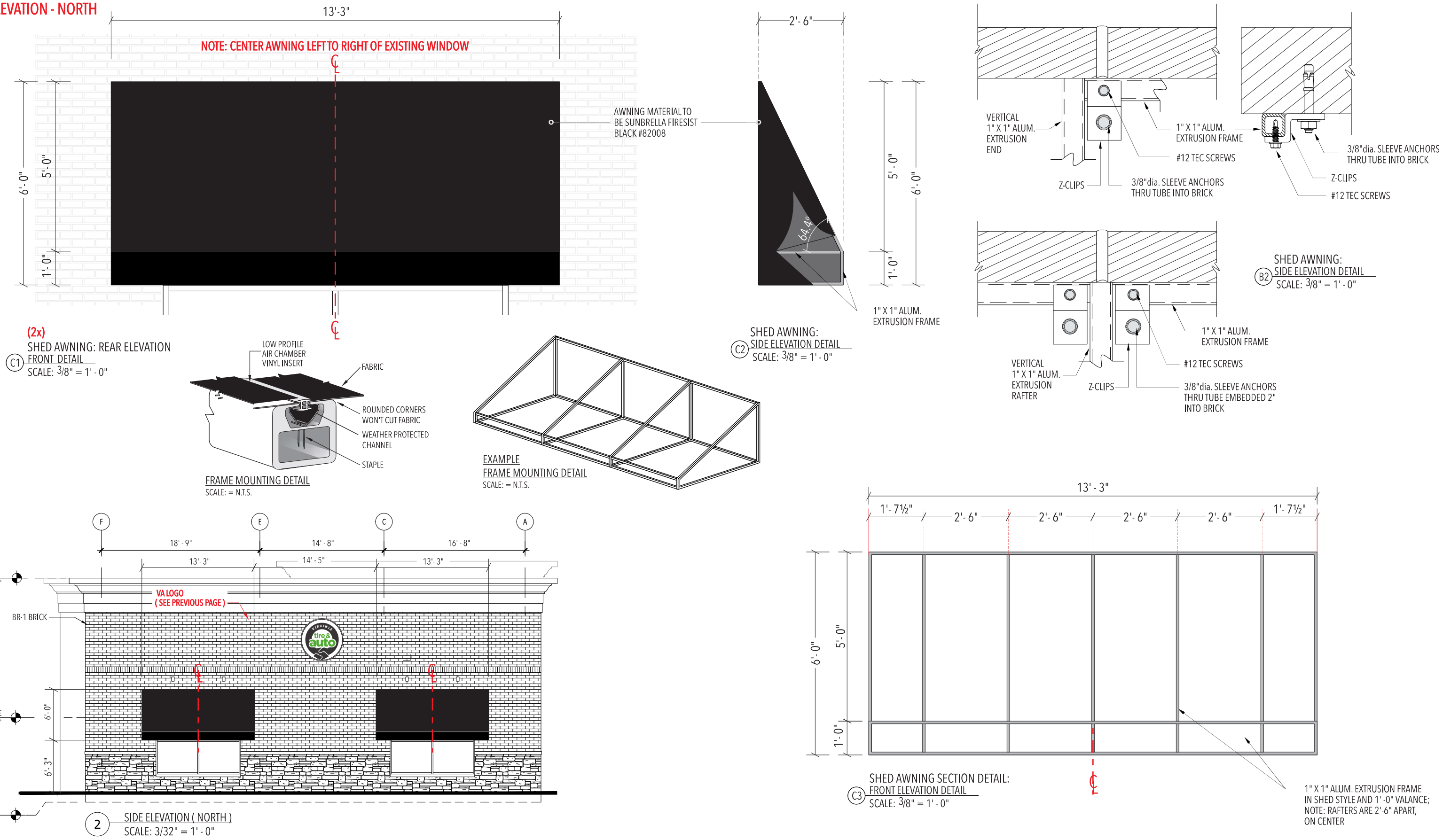


FACE LIT CHANNEL LETTER / FACE-LIT LOGO CABINET /
L.E.D. ILLUMINATED / REMOTE RACEWAY /
EXTERIOR INSTALLMENT

SCALE: 3" = 1' - 0"	
(A) FACES:	
MATERIAL:	3/16" TRANSLUCENT ACRYLIC (7328 WHITE FACES)
VINYL / COLOR:	TRANSLUCENT VINYL / (COLOR)
(A1) VINYL / COLORS:	3630-136 LIME GREEN * DOUBLE LAYER / 3630-22 BLACK
(B) RETURNS	
(B1) DEPTH / MATERIAL:	4" DEEP .040" ALUM.
(B2) DEPTH / MATERIAL:	3" DEEP .040" ALUM.
COLOR:	WHITE / GLOSS
(C) BACKS:	
MATERIAL:	0.063" THK. ALUM.
COLOR:	WHITE
FINISH:	N/A
(D) ILLUMINATION:	
L.E.D.:	WHITE L.E.D. MODULES
COLOR:	(6500) WHITE
(E) TRIM-CAPS:	
TYPE / COLOR:	PLASTIC 1" / (BLACK)
(F) RETAINER:	
TYPE:	1" X 1" X .063" ALUMINUM PAINTED WHITE

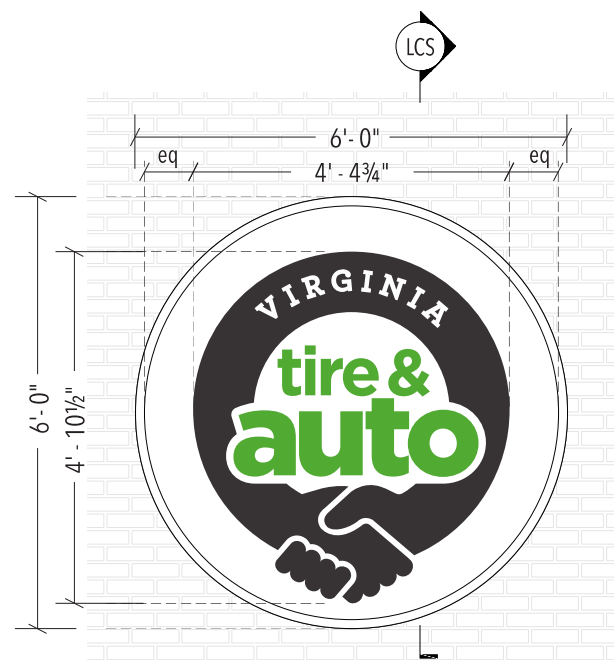
(F) WIRING	
F-1	LOW GAUGE WIRING TO ELECTRICAL FEED
F-2	LOW GAUGE WIRING
F-3	DISCONNECT SWITCH
(G) POWER SUPPLY:	
TYPE:	CLASS 2 / VAS -100-12 100watts
VOLTAGE:	120V IMPUT: 100-277VAC 50/60Hz, 2A MAX
(R) REMOTE RACEWAY	
TYPE:	FABRICATED 3"dp X 6"h ALUM. WIRE BOX / RACEWAY
MATERIAL:	ALUMINUM
(S) CONDUIT	
TYPE:	1/2"dia. PVC
NOTE:	
120V ELECTRICAL FEED TO BE WITHIN 6" TO SIGN AREA BY OTHERS (NUMBER OF CIRCUITS)	
(M) INSTALL / MOUNTING	
M-1:	3/8" DIA. SLEEVE ANCHORS
M-2:	STANDARD BRICK FACADE (EACH BRICK = 3 7/8" THICK)
(W) WEEP HOLES	
TYPE:	1/4" DIA. HOLE w/ COVER
NOTES:	
SEAL ALL PENETRATIONS WATERTIGHT CONDITIONS	

SIDE ELEVATION - NORTH



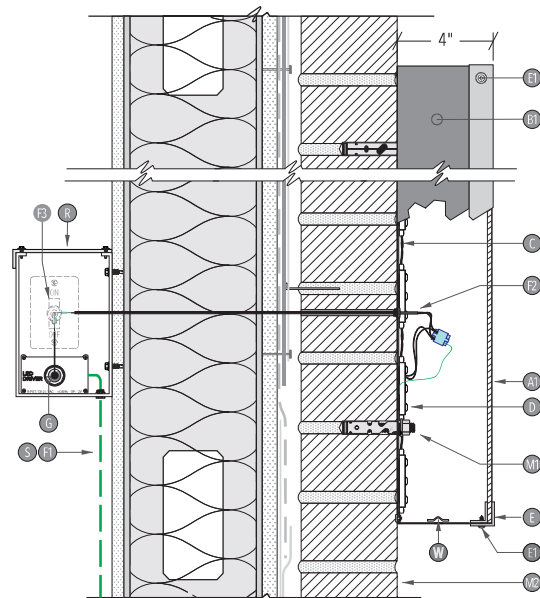
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4 00/00/00 KB	9 00/00/00 KB
5 00/00/00 KB	10 00/00/00 KB

REAR ELEVATION - WEST



A1 LOGO CABINET: LEFT ELEVATION
FRONT CABINET DETAIL
SCALE: 3/8" = 1' - 0"

ILLUMINATED ROUND CABINET w/ TRANSLUCENT WHITE ACRYLIC FACE AND ALUMINUM RETAINER PAINTED WHITE. THE RETURNS TO BE 4" DEEP ALUMINUM PAINTED WHITE. **SEE SECTION (LCS) ON THIS PAGE.**



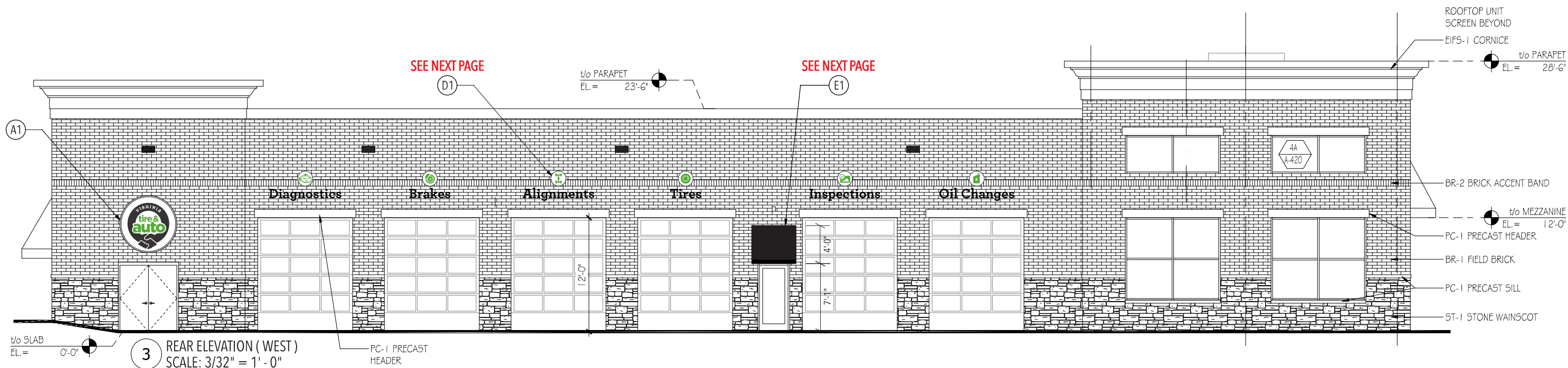
LCS LOGO CABINET SECTION DETAIL
SCALE: 1 1/2" = 1' - 0"

FACE LIT CHANNEL LETTER / FACE-LIT LOGO CABINET /
L.E.D. ILLUMINATED / REMOTE RACEWAY /
EXTERIOR INSTALLMENT

SCALE: 3" = 1' - 0"

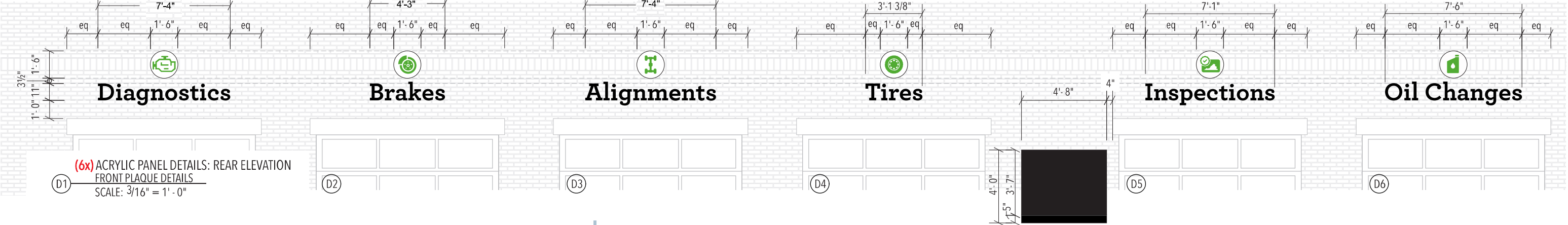
A) FACES:	
MATERIAL:	3/16" TRANSLUCENT ACRYLIC (7328 WHITE FACES)
VINYL / COLOR:	TRANSLUCENT VINYL / (COLOR)
A1) VINYL / COLORS:	3630-136 LIME GREEN * DOUBLE LAYER / 3630-22 BLACK
B) RETURNS	
B1) DEPTH / MATERIAL:	4" DEEP .040" ALUM.
B2) DEPTH / MATERIAL:	3" DEEP .040" ALUM.
COLOR:	WHITE / GLOSS
C) BACKS:	
MATERIAL:	0.063" THK. ALUM.
COLOR:	WHITE
FINISH:	N/A
D) ILLUMINATION:	
L.E.D.:	WHITE L.E.D. MODULES
COLOR:	(6500) WHITE
E) TRIM-CAPS:	
TYPE / COLOR:	PLASTIC 1" / (WHITE)
E1) RETAINER:	
TYPE:	1" X 1" X .063" ALUMINUM PAINTED WHITE

	* DOUBLE LAYER
	3630-136 LIME GREEN
	3630-22 BLACK
	GLOSS WHITE
	ACRYLIC - # 7328
	PANTONE # 361C
	GLOSS BLACK
	100% WHITE



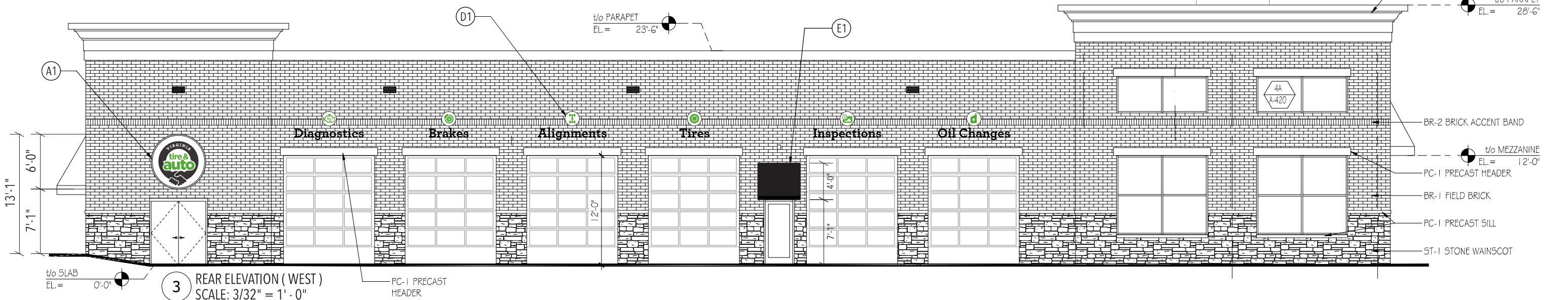
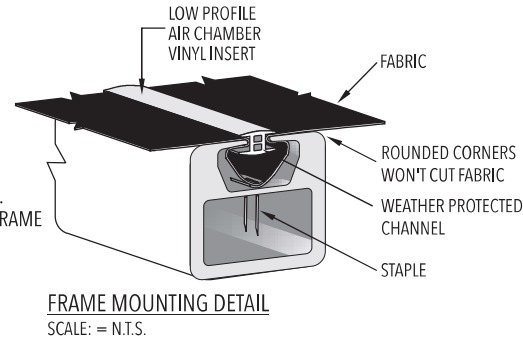
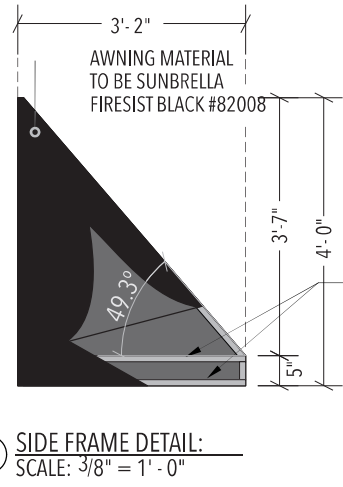
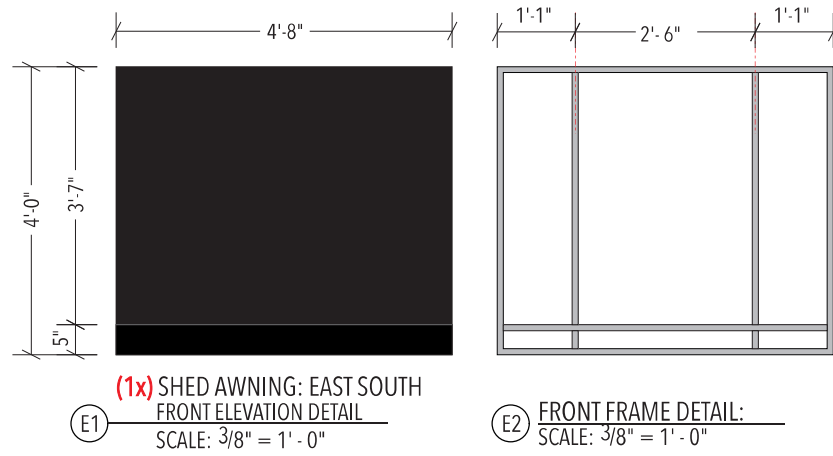
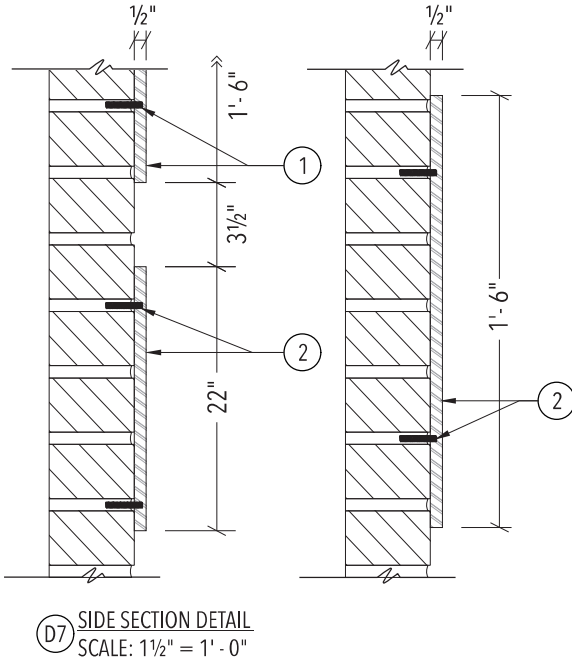
3 REAR ELEVATION (WEST)
SCALE: 3/32" = 1' - 0"

REAR ELEVATION - WEST



- DESCRIPTIONS:
- 1 NON - ILLUMINATED ROUND PLAQUES MADE FROM 1/2" ACRYLIC PAINTED 100% WHITE w/ MASKED AND SPRAYED LOGOS. COLOR TO BE PANTONE® 361C. EACH PLAQUE WILL MOUNT TO TYPICAL BRICK FACADE w/ TREADED STUD AND SILICONE. **SEE SECTION (D7)**
 - 2 NON - ILLUMINATED LETTERS MADE FROM 1/2" THINK ACRYLIC AND PAINTED 100% BLACK LETTERS TO BE MOUNTED TO TYPICAL BRICK FACADE w/ TREADED STUD AND SILICONE. **SEE SECTION (D7)**

	PANTONE • 361C
	100% WHITE
	100% BLACK



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FAX 240.765.1401
www.artdisplayco.com

CLIENT Virginia Tire & Auto
PROJECT Exterior Signage
ADDRESS Heathcote Boulevard, Haymarket VA 20169
DRAWING FILE 230160-01KB - Virginia Tire & Auto - Haymarket Exterior Signage

DESIGNER Kareesa Brennan
REPRESENTATIVE Bob Biroonak
DRAWING TYPE CONCEPT

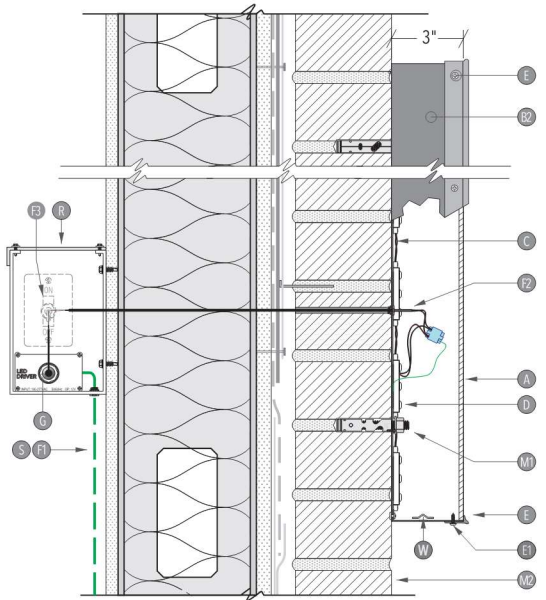
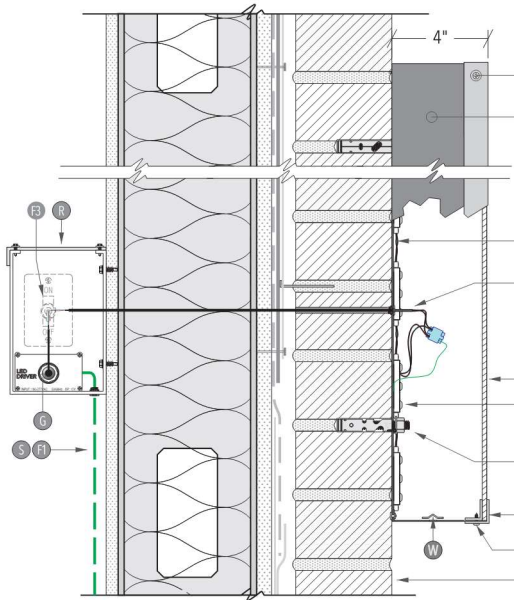
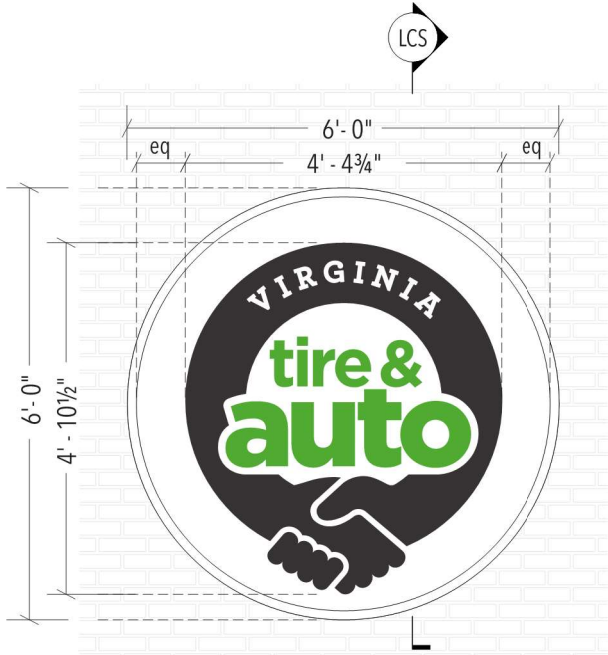
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4 ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED
All electrical components are intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes, including proper grounding and bonding of the entire sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code. **ALL REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION BY OTHERS**

FRONT ELEVATION - EAST

NOTE: CENTER LETTERS LEFT TO RIGHT OF WINDOW BELOW



LOGO CABINET: RIGHT ELEVATION
FRONT CABINET DETAIL
SCALE: 3/8" = 1' - 0"

ILLUMINATED ROUND CABINET w/ TRANSLUCENT WHITE ACRYLIC FACE AND ALUMINUM RETAINER PAINTED WHITE. THE RETURNS TO BE 4" DEEP ALUMINUM PAINTED WHITE. **SEE SECTION (LCS) ON THIS PAGE.**

	* DOUBLE LAYER 3630-136 LIME GREEN
	3630-22 BLACK
	DAY/NIGHT VINYL
	GLOSS WHITE
	ACRYLIC - # 7328
	PANTONE # 361C
	GLOSS BLACK
	100% WHITE

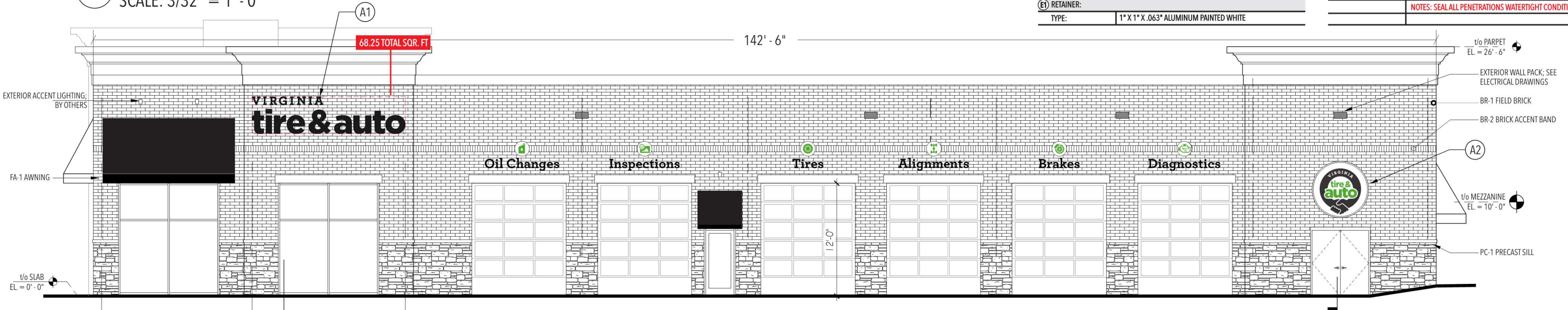
FACE LIT CHANNEL LETTER / FACE-LIT LOGO CABINET /
L.E.D. ILLUMINATED / REMOTE RACEWAY /
EXTERIOR INSTALLMENT

SCALE: 3" = 1' - 0"	
A) FACES:	
MATERIAL:	3/16" TRANSLUCENT ACRYLIC (7328 WHITE FACES)
VINYL / COLOR:	TRANSLUCENT VINYL / (COLOR)
B1) VINYL / COLORS:	3630-136 LIME GREEN, * DOUBLE LAYER / 3630-22 BLACK
B) RETURNS	
B1) DEPTH / MATERIAL:	4" DEEP .040" ALUM.
B2) DEPTH / MATERIAL:	3" DEEP .040" ALUM.
COLOR:	WHITE / GLOSS
C) BACKS:	
MATERIAL:	0.063" THK. ALUM.
COLOR:	WHITE
FINISH:	N/A
D) ILLUMINATION:	
L.E.D.:	WHITE L.E.D. MODULES
COLOR:	(6500) WHITE
E) TRIM-CAPS:	
TYPE: / COLOR:	PLASTIC 1" / (BLACK)
E1) RETAINER:	
TYPE:	1" X 1" X .063" ALUMINUM PAINTED WHITE

CHANNEL LETTER SECTION DETAIL
SCALE: 1/2" = 1' - 0"

F) WIRING	
F-1	LOW GAUGE WIRING TO ELECTRICAL FEED
F-2	LOW GAUGE WIRING
F-3	DISCONNECT SWITCH
G) POWER SUPPLY:	
TYPE:	CLASS 2 / VAS -100-12 100watts
VOLTAGE:	120V IMPUT: 100-277VAC 50/60Hz, 2A MAX
R) REMOTE RACEWAY	
TYPE:	FABRICATED 3"dp X 6"h ALUM. WIRE BOX / RACEWAY
MATERIAL:	ALUMINUM
S) CONDUIT	
TYPE:	1/2"dia. PVC
NOTE:	
120V ELECTRICAL FEED TO BE WITHIN 6" TO SIGN AREA BY OTHERS (NUMBER OF CIRCUITS)	
M) INSTALL / MOUNTING	
M-1:	3/8" DIA. SLEEVE ANCHORS
M-2:	STANDARD BRICK FACADE (EACH BRICK = 3 7/8" THICK)
W) WEEP HOLES	
TYPE:	1/4" DIA. HOLE w/ COVER
NOTES:	
SEAL ALL PENETRATIONS WATERTIGHT CONDITIONS	

4 FRONT ELEVATION (EAST)
SCALE: 3/32" = 1' - 0"



Oil Changes

Inspections

Tires

Alignments




Brakes

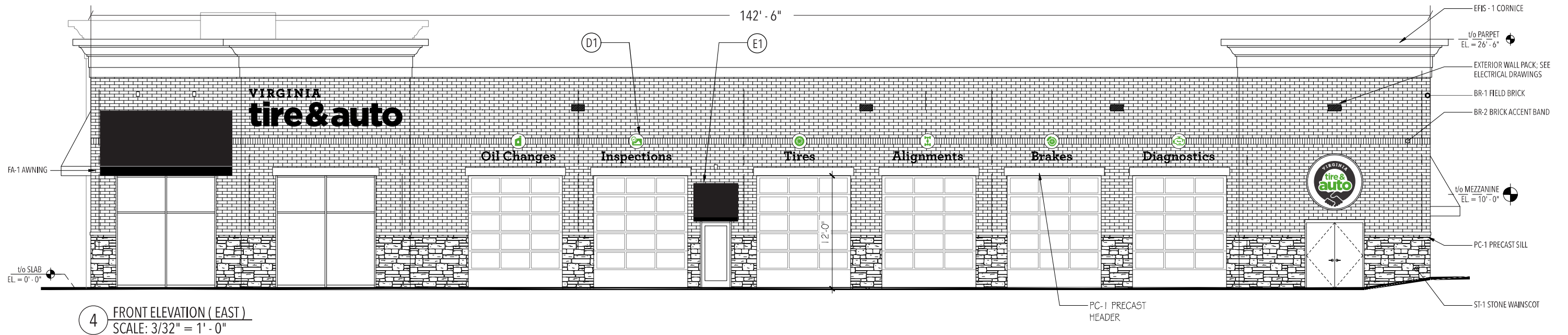
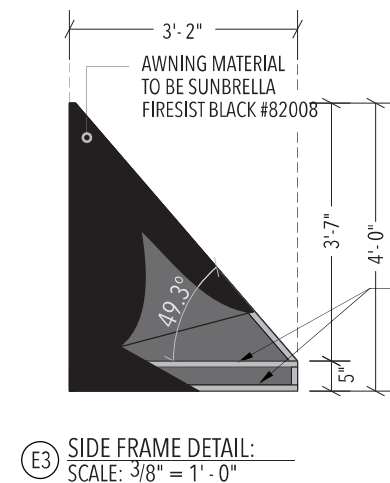
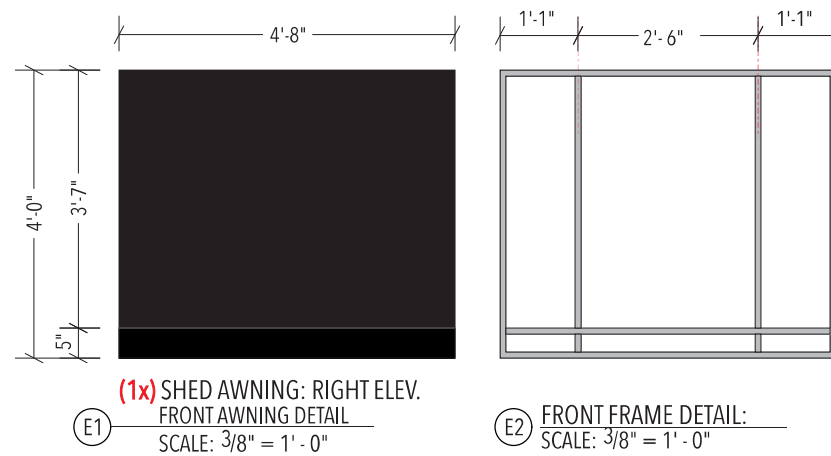
Diagnostics

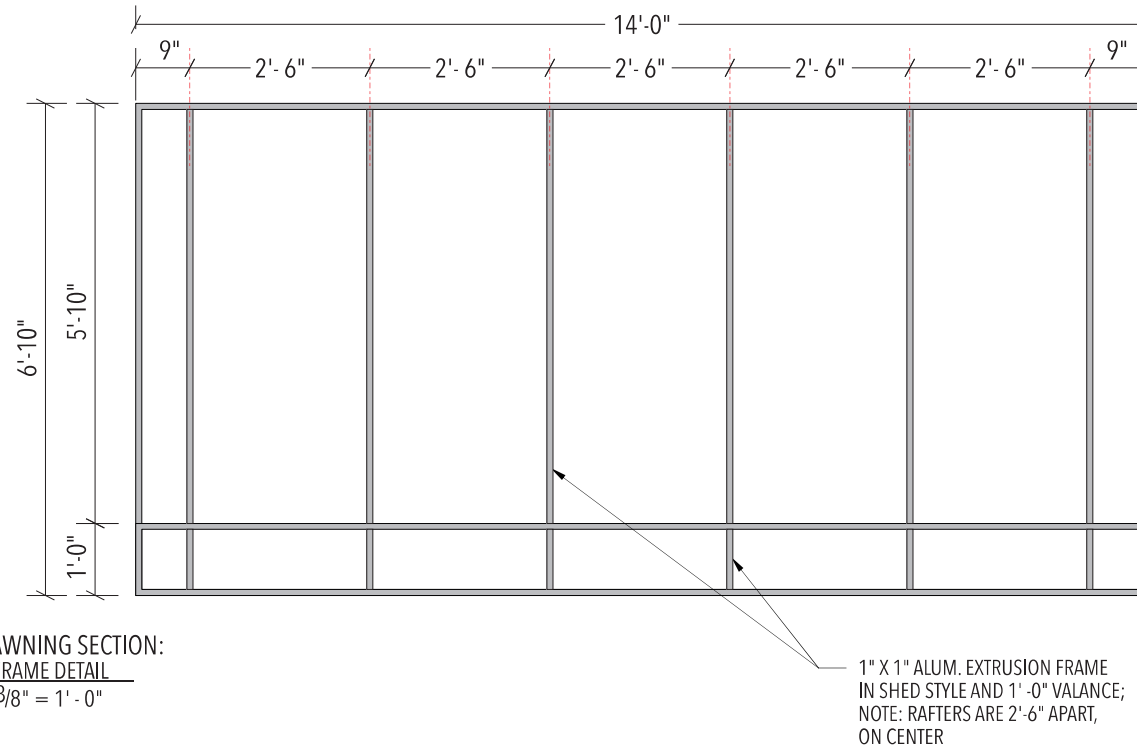
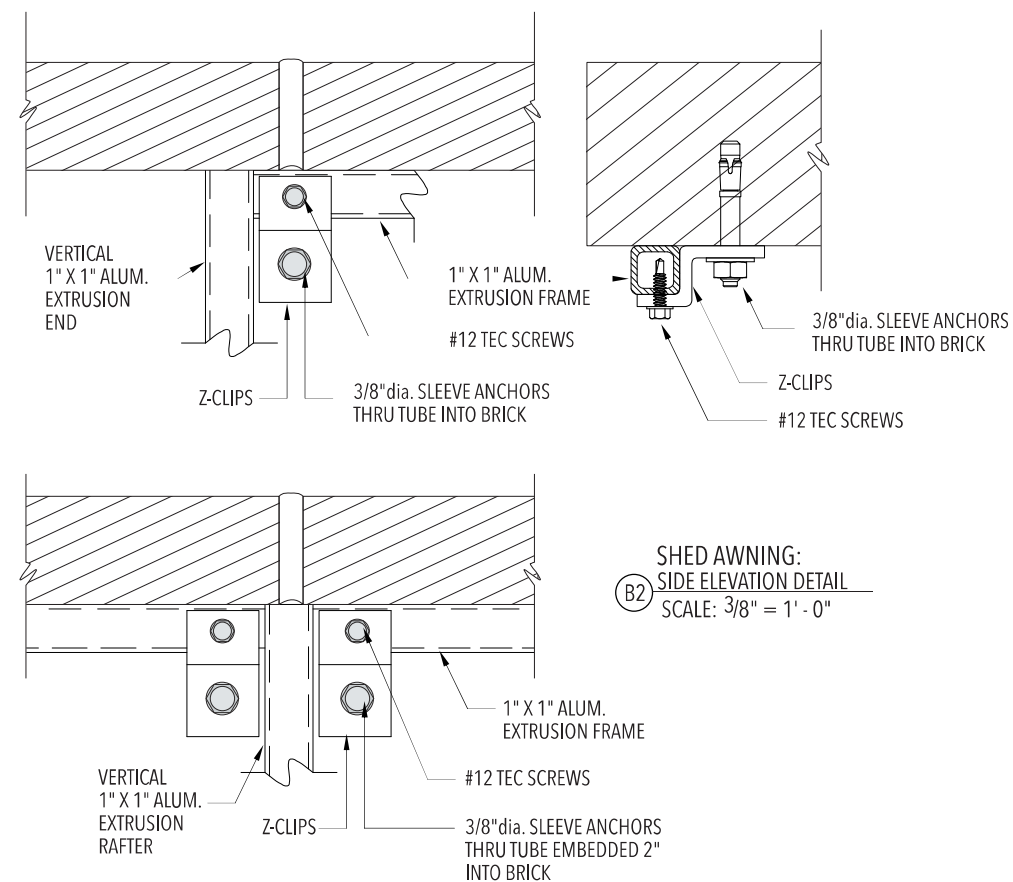
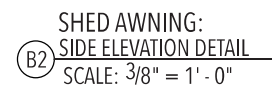
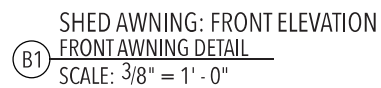
(6x) ACRYLIC PANEL DETAILS: RIGHT ELEVATION

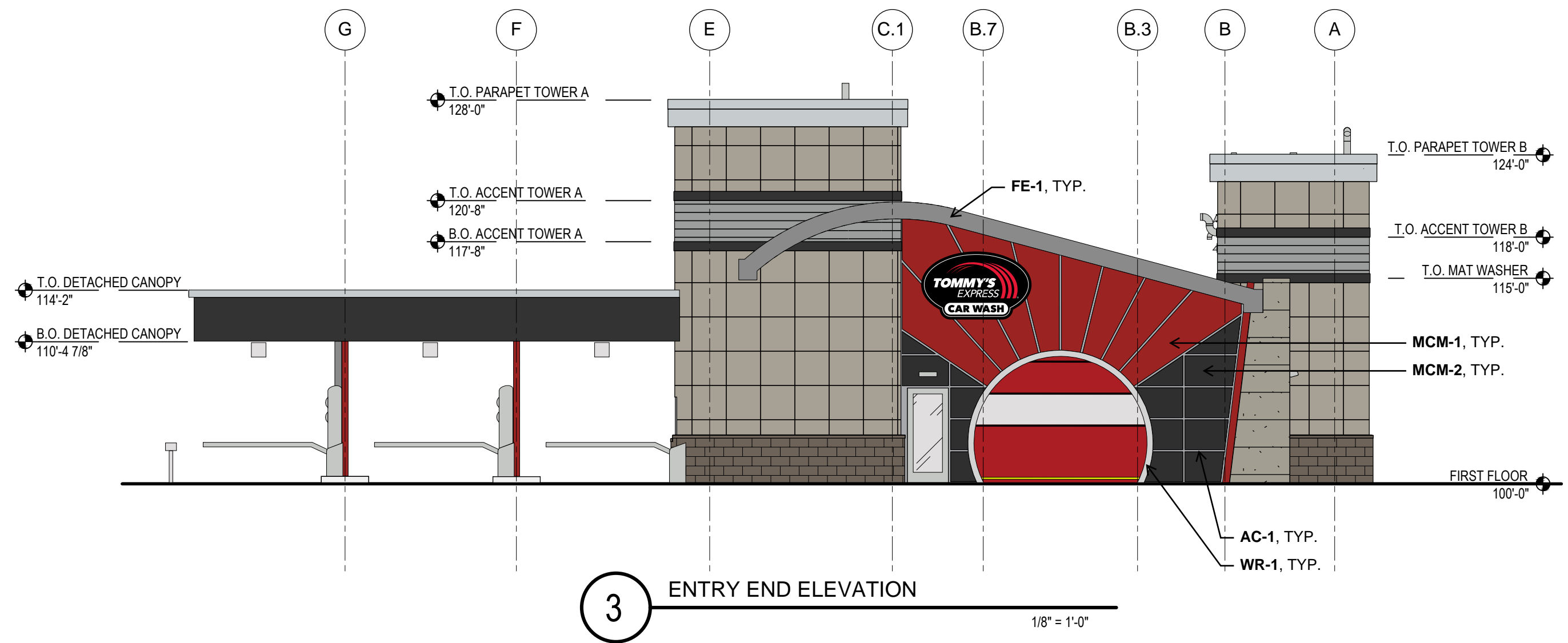
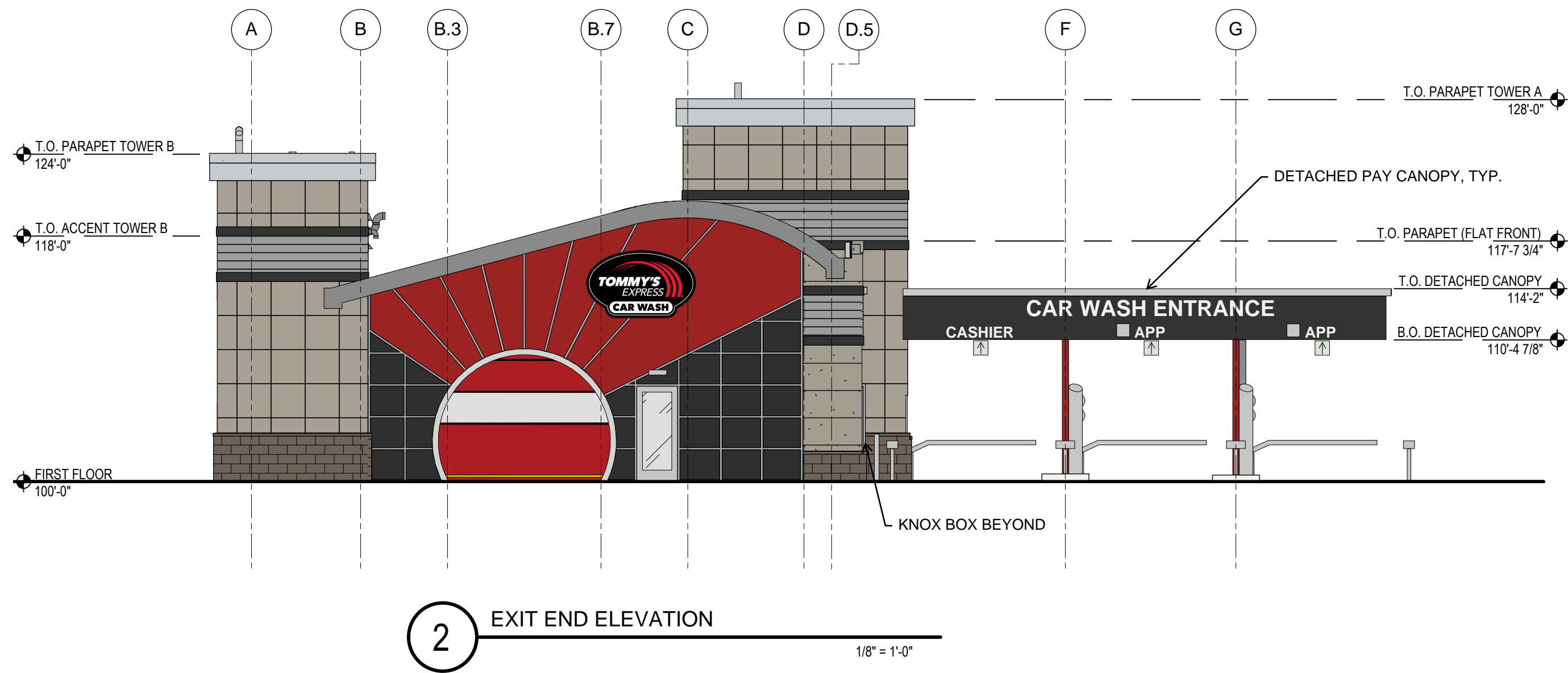
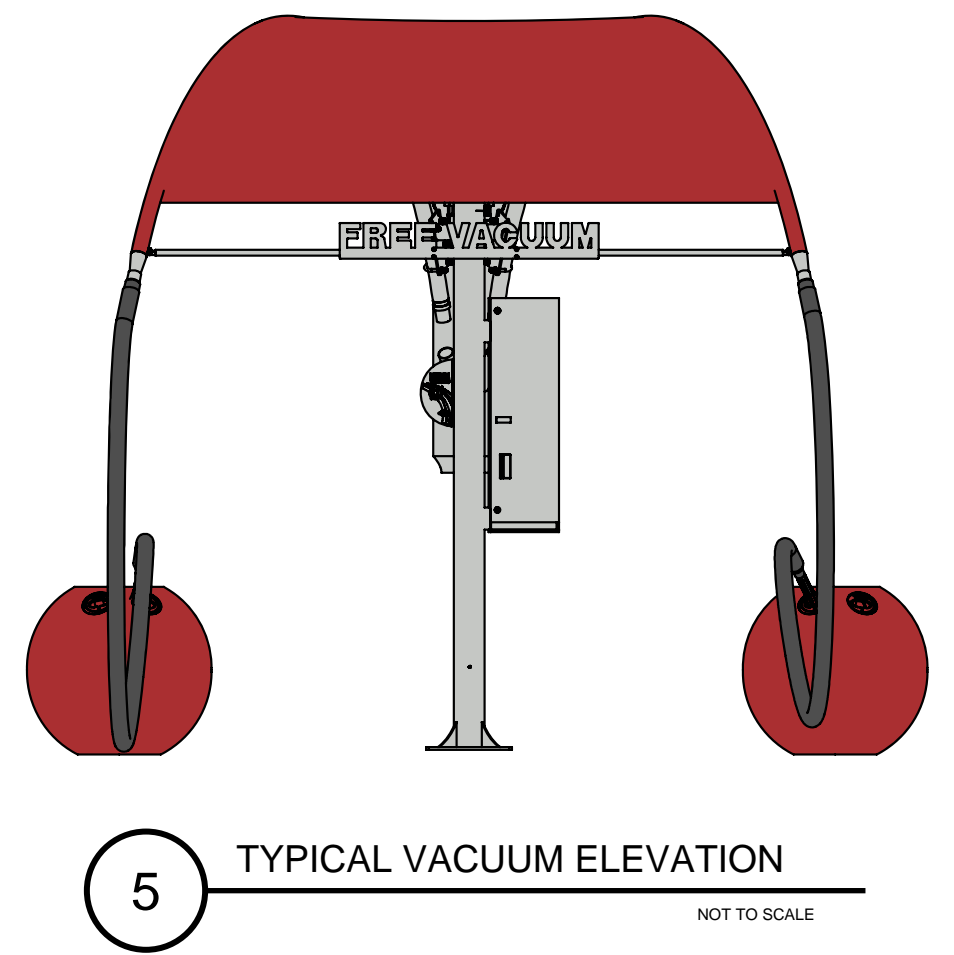
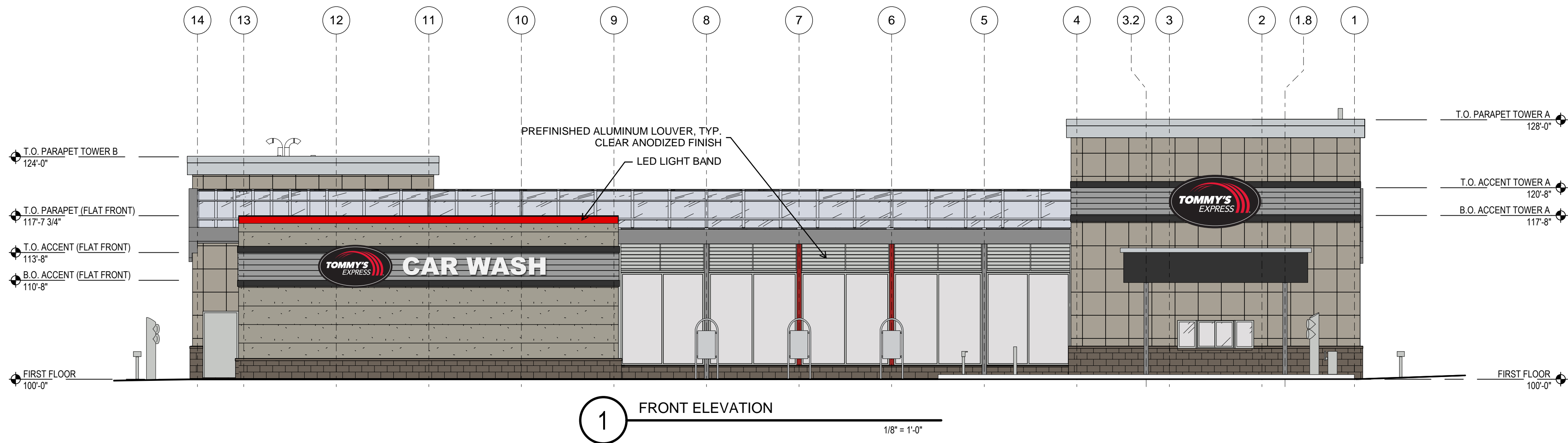
FRONT PLAQUE DETAILS

SCALE: 3/16" = 1' - 0"

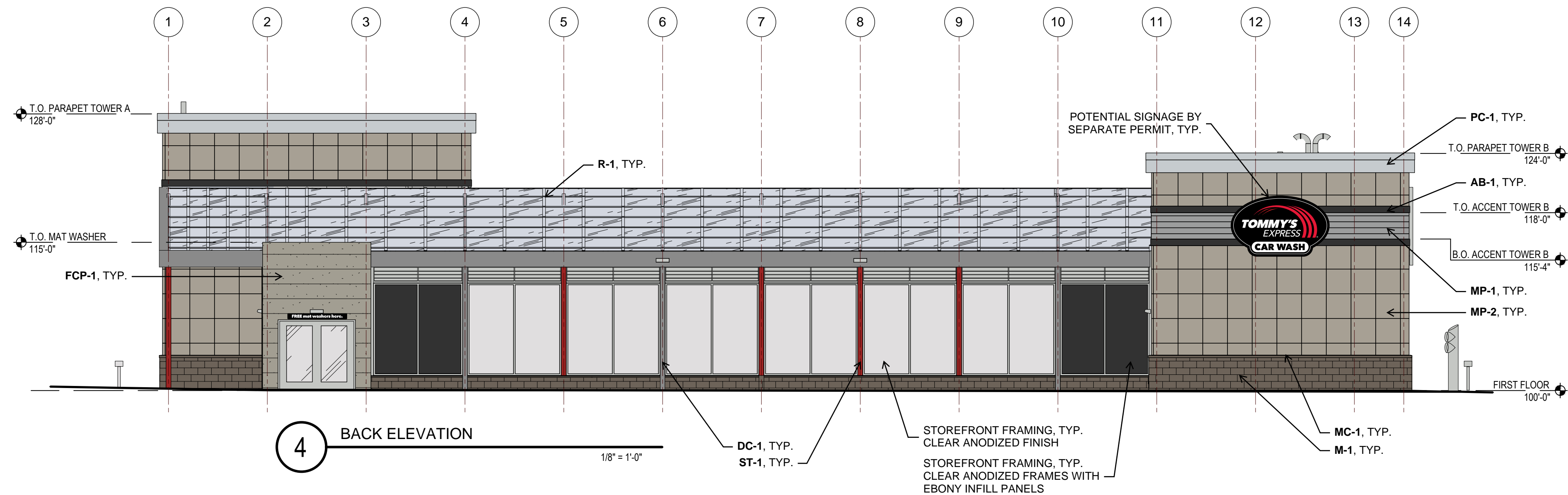
	PANTONE • 361C
	100% WHITE
	100% BLACK







TAG	MATERIAL	MFR.	DESCRIPTION	MFR. COLOR
ST-1	STRUCTURAL STEEL	PROSPIANT	5-STAGE POWDER COATED	RAL 3001
MP-1	PREFINISHED PROFILED MCM, TOWER BANDING	ATAS	BELVEDERE 7.2" RIB PANEL	SILVERSMITH
MP-2	PREFINISHED MCM, MAIN TOWER FINISH	DRI-DESIGN	EN-V 30" X 30" PANEL	SW 7640 FAWN BRINDLE (#a7a094)
M-1	CMU BLOCK	CONSUMERS	4" SPLIT FACE VENEER	ASH (MORTAR COLOR TO MATCH)
MC-1	PRECAST STONE		MASONRY CAP	TO MATCH M-1
FCP-1	FIBER CEMENT PANEL	NICHIHA	AWP1818 - ARCH. BLOCK, MODERN SERIES	GRAY
AB-1	PREFINISHED MCM, TOWER BANDING	ATAS	FLAT SHEET AND COIL	BLACK
PC-1	PREFINISHED MCM, TOWER FASCIA	ARCONIC	REYNOBOND COMPOSITE PANEL	BRIGHT SILVER METALLIC
MCM-1	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	RAL 3001
MCM-2	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	EBONY
AC-1	PREFINISHED MCM, END WALL REVEALS	TUBELITE	200 SERIES CURTAINWALL	CLEAR ANODIZED
DC-1	PREFINISHED MCM, DOWNSPOUT COVERS	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
WR-1	PREFINISHED MCM, GARAGE DOOR WRAPS	CITADEL	FLAT SHEET	CLEAR SATIN ANODIZED
FE-1	PREFINISHED MCM, ROOF FASCIA	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	HEATSTOP HIGH IMPACT MULTI-SKIN	WZO11 - COOL BLUE WHITE



**NOT FOR CONSTRUCTION
FOR REFERENCE ONLY**

CONFIDENTIAL WARNING: THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, IMAGES, AND TRADE SECRETS OF TOMMY CAR WASH SYSTEMS. ANY UNAUTHORIZED USE OR PORTION THEREOF IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF TOMMY CAR WASH SYSTEMS. ALL RIGHTS RESERVED.



TOMMY'S EXPRESS CAR WASH
EXTERIOR ELEVATIONS
P0000 CITY, STATE

A200

09/01/2022

1/8" = 1'-0"

TOTAL AREA	18.49 ACRES
DISTURBED AREA	±4.79 AC / 25.91%
UNDISTURBED AREA	±13.70 AC / 74.09%

TOTAL AREA	18.49 ACRES
PERVIOUS SURFACES (PROP. CONDITIONS)	±15.33 AC / 82.9%**
IMPERVIOUS SURFACES (PROP. CONDITIONS)	±3.16 AC / 17.1%**

ENVIRONMENTAL RESOURCE (ER) TABULATION

100 YR FLOODPLAIN, RPA, 25% OR GREATER SLOPE AREAS, 15% OR GREATER SLOPES IN CONJUNCTION WITH SOILS THAT HAVE SEVERE LIMITATIONS, SOILS WITH PREDOMINANCE OF MARINE CLAYS, PUBLIC WATER SUPPLY, WETLANDS, AND CRITICALLY ERODIBLE SHORELINES AND STREAM BANKS	±6.51 AC
---	----------

THE LAND DISTURBANCE / IMPERVIOUS CALCULATIONS FOUND ON THIS PLAN INCLUDE ONLY THIS APPLICATION. ADDITIONAL DISTURBANCE IS PLANNED FOR FUTURE PHASES OF DEVELOPMENT AND CONSTRUCTION. CALCULATIONS INCLUDE ALL THREE LAND BAYS AS WELL AS ENTRANCE ROAD.

WSSI REVIEWED INFORMATION FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (DCR), THE VIRGINIA DEPARTMENT OF GAME AND INLAND FISHERIES, AND U.S. FISH AND WILDLIFE SERVICE (USFWS) INFORMATION ABOUT PLANNING AND CONSERVATION (IPAC) REGARDING ENDANGERED AND THREATENED SPECIES (ETS) ON THE HEATHCOTE PROPERTIES PROJECT SITE. THE FOLLOWING SPECIES AND THE POTENTIAL FOR THEM TO OCCUR WITHIN THE HEATHCOTE PROPERTIES PROJECT AREA IS AS FOLLOWS:

NORTHERN LONG-EARED BAT.

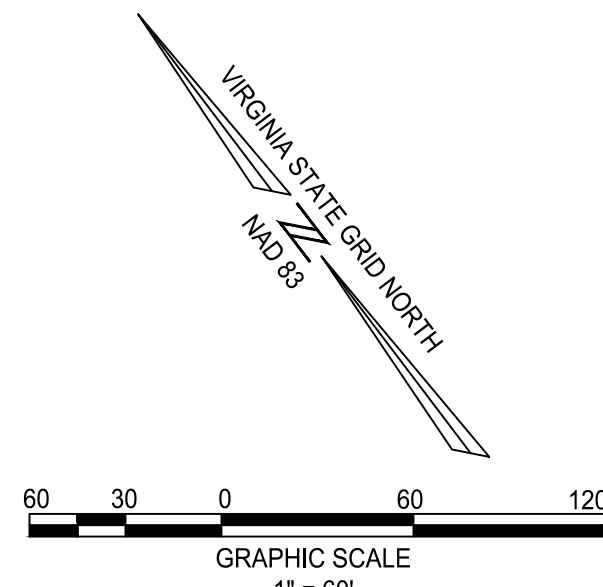
THE FEDERAL AND STATE THREATENED NORTHERN LONG-EARED BAT MAY OCCUR WITHIN THE STUDY AREA, DURING THE WINTER, AND THE NORTHERN LONG-EARED BAT OCCUPIES CAVES AND MINES WITH CONSTANT TEMPERATURES, HIGH HUMIDITY, AND NO AIR CURRENTS. SUMMER HABITAT FOR THIS SPECIES CONSISTS OF LIVING TREES OR DEAD SNAGS WHERE THE BATS FEED ON MATERNITY ROOSTS. NO KNOWN NORTHERN LONG-EARED BAT HIBERNACIA OR MATERNITY ROOSTS ARE PRESENT WITHIN THE STUDY AREA. IT IS WSSSI'S OPINION THAT SUITABLE SUMMER-PHASE HABITAT FOR THE NORTHERN LONG-EARED BAT IS LOCATED WITHIN THE STUDY AREA. CURRENTLY, THE USFWS IS ONLY ENFORCING A TIME OF YEAR RESTRICTION (TOYR) ON TREE CLEARING WITHIN NORTHERN LONG-EARED BAT SUMMER-PHASE HABITAT IF THE PROPOSED CLEARING WILL TAKE PLACE WITHIN 25 MILE OF A KNOWN HIBERNACIA OR WITHIN 50 MILE OF A KNOWN MATERNITY ROOST. NO KNOWN NORTHERN LONG-EARED BAT HIBERNACIA OR MATERNITY ROOSTS ARE PRESENT WITHIN PRINCE WILLIAM COUNTY. THEREFORE, IT IS WSSSI'S OPINION THAT A TOYR ON TREE CLEARING WILL NOT BE REQUIRED AS A RESULT OF THE NORTHERN LONG-EARED BAT.

DWARF WEDGE MUSSEL:
THE FEDERALLY ENDANGERED DWARF WEDGE MUSSEL, TYPICALLY INHABITS RUNNING WATERS OF ALL SIZES, RANGING FROM SMALL CREEKS TO LARGE RIVERS WITH SLOW TO MODERATE FLOW. THEY ARE FOUND IN HYDROLOGICALLY STABLE AREAS WITHIN A VARIETY OF SUBSTRATES, INCLUDING GRAVEL, COARSE SANDS, FINE SANDS, AND GLAY WHICH MAY BE DISTRIBUTED IN RELATIVELY SMALL PATCHES BEHIND LARGE COBBLES AND BouldERS. THE SPECIES CAN BE FOUND IN DEPTHS RANGING FROM A FEW CENTIMETERS TO SEVERAL METERS.
SUITABLE HABITAT FOR THE DWARF WEDGE MUSSEL, IS PRESENT WITHIN LITTLE BULL RUN LOCATED IN THE NORTHERN PORTION OF THE STUDY AREA BASED ON FIELD OBSERVATIONS OF THE STREAMS MODERATE FLOW AND VARYING SUBSTRATE TYPES. A HABITAT EVALUATION AND SEARCH MAY BE NEEDED IF SITE WORK PROPOSES TO IMPACT THIS STREAM.
DUE TO THE POTENTIAL PRESENCE OF MUSSEL SPECIES IN LITTLE BULL RUN, DCD RECOMMENDS THE IMPLEMENTATION OF A STRICT ADEQUATE TO APPLICABLE STATE AND LOCAL RESOLUTION AND SEDIMENT CONTROL/STORM WATER MANAGEMENT LAWS AND REGULATIONS TO MINIMIZE ADVERSE IMPACTS TO THE AQUATIC ECOSYSTEM AS A RESULT OF PROPOSED ACTIVITIES.

SOIL #	SOIL NAME	SOIL CAT.	SURFACE RUNOFF	EROSION HAZARD	DEPTH TO BEDROCK	SHRINK-SWELL	FLOODING	SLOPES
4B	ARCOLA SILT LOAM	2	RAPID	SEVERE	20-40" SOFT	LOW	NONE	2-7%
5C	ARCOLA SANDS COMPLEX	2	MEDIUM	SEVERE	10-20" SOFT	LOW	NONE	7-14%
7A	MANASSAS SILT CLAY	2	LOW	LOW	> 60"	LOW	OCCASIONAL	0.2%
35B	MANASSAS SILT LOAM	1	SLOW-MED	MODERATE	> 60"	LOW	RARE	2-7%
43E	NESTRORA GRAVELLY SILT LOAM	3	VERY RAPID	SEVERE	10-20" SOFT	LOW	NONE	25-50%

SOIL #	SOIL NAME	SOIL CAT.	SURFACE RUNOFF	EROSION HAZARD	DEPTH TO BEDROCK	SHRINK-SWELL	FLOODING	SLOPES
4B	ARCOLA SILT LOAM	2	RAPID	SEVERE	20-40" SOFT	LOW	NONE	2-7%
5C	ARCOLA SANDS COMPLEX	2	MEDIUM	SEVERE	10-20" SOFT	LOW	NONE	7-14%
7A	MANASSAS SILT CLAY	2	LOW	LOW	> 60"	LOW	OCCASIONAL	0.2%
35B	MANASSAS SILT LOAM	1	SLOW-MED	MODERATE	> 60"	LOW	RARE	2-7%
43E	NESTRORA GRAVELLY SILT LOAM	3	VERY RAPID	SEVERE	10-20" SOFT	LOW	NONE	25-50%

	LAND BAY BOUNDARY
	PROPOSED LIMITS OF DISTURBANCE
	CONTOUR, MAJOR
	CONTOUR, MINOR
	SOIL TYPE BOUNDARY
	SOIL TYPE LABEL
	TREELINE
	RPA BOUNDARY
	WETLANDS
	APPROX. FLOODPLAIN
	15-25% SLOPES
	25%+ SLOPES



christopher
consultants
now  **IMEG**

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HEATHCOTE MARKETPLACE ENVIRONMENTAL CONSTRAINTS ANALYSIS

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

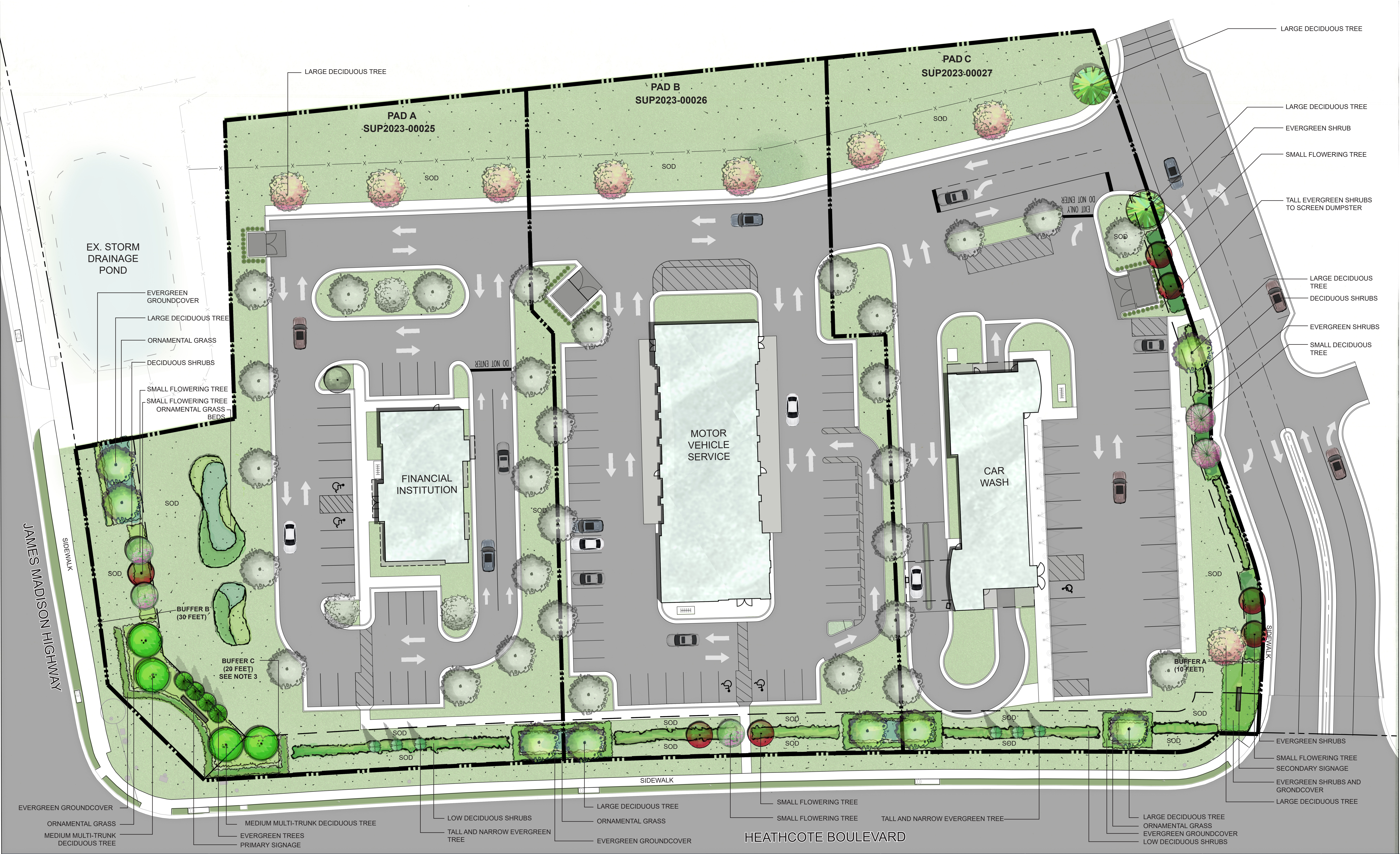
		1ST SUBMISSION - QC	2ND SUBMISSION - REVISED PER COMMENTS
	2/27/2023		
	8/18/2023		
MARK	DATE	DESCRIPTION	

PROJECT No.: 21074.004.00
DRAWING No.: 112523
DATE: 02/27/2023
SCALE: 1"=100'
DESIGN: AMH
DRAWN: AMH
CHECKED:

SHEET TITLE

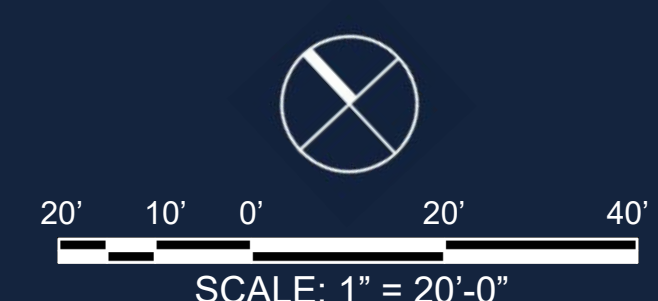
ENVIRONMENTAL CONSTRAINTS ANALYSIS

SHEET No.



Streetscape Guidelines - Heathcote Marketplace North

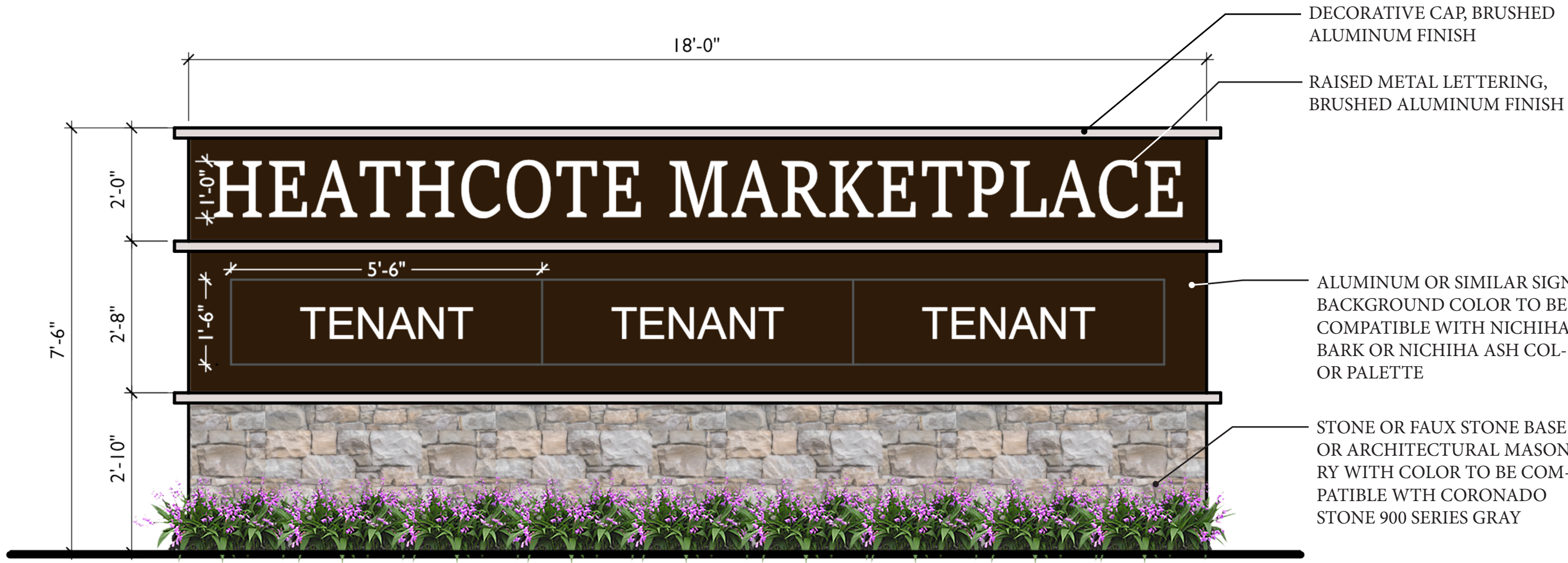
Heathcote Marketplace
Prince William County, Virginia



Notes:
1. This conceptual rendering is for illustrative purposes only.
2. Proposed structure dimensions, orientation, and location were determined by others.
3. Buffer B will be on average 20' across but not less than 15' across 10% of the Heathcote building frontage.
4. All internal landscaping shown is conceptual in nature. Final location and quantity to be determined at time of final site plan.

Date: 02-08-2024
Drawn/Checked: CL /CM
Project #: 21074.004.00
Drawing #: 112855

SIGNAGE



1 PRIMARY SIGNAGE = 42 SF (100 SF MAX)

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

SCALE: 1/2"=1'-0"



2 SECONDARY SIGNAGE= 30 SF PER SIDE/60 BOTH SIDES (100 SF MAX)

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

SCALE: 1/2"=1'-0"

BUFFER CALCULATIONS

BUFFER A (TYPE D)									
DESCRIPTION:		INTERNAL STREET							
		PMR	VS	A1&R4					
AREA (SF):		2,640	REQUIRED,	2,640	PROPOSED				
WIDTH (FT):		10	REQUIRED,	10	PROPOSED				
LENGTH (LF): ±		264							
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):					0	0.0%			
FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:					YES/NO				
TOTAL # OF PLANT UNITS (PU) REQUIRED (MIN.					110 PU PER 100 LF)		290		
PLANT UNITS PROVIDED									
LARGE DECIDUOUS TREES					2	X	10	PU= 20	PU
LARGE EVERGREEN TREES					0	X	10	PU= 0	PU
DECIDUOUS UNDERSTORY TREES (MEDIUM, SMALL, COMPACT)					5	X	5	PU= 25	PU
EVERGREEN UNDERSTORY TREES (MEDIUM, SMALL, COMPACT)					0	X	5	PU= 0	PU
SHRUBS					129	X	2	PU= 258	PU
ORNAMENTAL GRASSES					15	X	1	PU= 15	PU
PERENNIALS					0	X	0.25	PU= 0	PU
PLANT UNITS PER 100 LF								121	
TOTAL # OF PLANT UNITS PROVIDED								318	

BUFFER B (TYPE B)									
DESCRIPTION:		ROUTE 15 FRONTAGE							
	PMR		VS	PBD					
AREA (SF):	5,460	REQUIRED,	5,495	PROPOSED					
WIDTH (FT):	30	REQUIRED,	30	PROPOSED					
LENGTH (LF): ±	182								
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):				0	0.0%				
FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:				YES/NO					
TOTAL # OF PLANT UNITS (PU) REQUIRED (MIN.				180 PU PER 100 LF)		328			
PLANT UNITS PROVIDED									
LARGE DECIDUOUS TREES					2	X	10	PU=	20 PU
LARGE EVERGREEN TREES					0	X	10	PU=	0 PU
DECIDUOUS UNDERSTORY TREES (MEDIUM, SMALL, COMPACT)					6	X	5	PU=	30 PU
EVERGREEN UNDERSTORY TREES (MEDIUM, SMALL, COMPACT)					4	X	5	PU=	20 PU
SHRUBS					70	X	2	PU=	140 PU
ORNAMENTAL GRASSES					220	X	1	PU=	220 PU
PERENNIALS					0	X	0.25	PU=	0 PU
PLANT UNITS PER 100 LF					237				
TOTAL # OF PLANT UNITS PROVIDED					430				

BUFFER C (TYPE D)										
DESCRIPTION:		HEATHCOTE FRONTAGE								
		PMR	VS	PMR						
AREA (SF):		10,600	REQUIRED,	10,670	PROPOSED					
WIDTH (FT):		20	REQUIRED,	20	PROPOSED					
LENGTH (LF): ±		530								
EXISTING WOODLAND WITHIN REQUIRED BUFFER AREA (SF):					0	0.0%				
FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:					YES/NO					
TOTAL # OF PLANT UNITS (PU) REQUIRED (MIN.					130 PU PER 100 LF)		689			
PLANT UNITS PROVIDED										
LARGE DECIDUOUS TREES						5	X	10	PU= 50	PU
LARGE EVERGREEN TREES						0	X	10	PU= 0	PU
DECIDUOUS UNDERSTORY TREES (MEDIUM, SMALL, COMPACT)						4	X	5	PU= 20	PU
EVERGREEN UNDERSTORY TREES (MEDIUM, SMALL, COMPACT)						6	X	5	PU= 30	PU
SHRUBS						323	X	2	PU= 646	PU
ORNAMENTAL GRASSES						168	X	1	PU= 168	PU
PERENNIALS						0	X	0.25	PU= 0	PU
PLANT UNITS PER 100 LF										173
TOTAL # OF PLANT UNITS PROVIDED										914

Note:
Applicant will provide additional ornamental landscape beds outside of the 30' buffer, as shown on plan.

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 soulangiana



Crape Myrtle
lagerstroemia spp.



Eastern Redbud *
cercis canadensis

UNDERSTORY TREES - DECIDUOUS

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

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

May 9, 2023

SECOND: BRACE

Regular Meeting

Res. No. 23-042

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2022-00035	Grayson Overlook 2 nd Submission	Phase II evaluation on archaeology site 44PW1404, if warranted, a Phase III study. All artifacts from all archaeology sites to be donated to and curated with the County. Phase II Evaluation to be submitted for review prior to the Planning Commission hearing.
REZ2023-00022	Bristow Crossing	No Further Work
REZ2023-00021	8547 Sudley Road	No Further Work
REZ2023-00023	Strathmore	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2023-00020	Highpointe at Haymarket	No Further Work
SUP2023-00023	Milestone Towers – Fuller Heights Park	No Further Work
REZ2023-00026	Stoneview	Military Site Survey. Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
SUP2023-00025	Heathcote Market Place Pad A (Restaurant)	Table
SUP2023-00026	Heathcote Market Place Pad B (Vehicle Service)	Table
SUP2023-00027	Heathcote Market Place Pad C (Car Wash)	Table
REZ2023-00024	Shenandoah Rezoning	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: Kulick

Absent from Meeting: Dodge, Henson, Kastens

MOTION CARRIED

ATTEST:



Secretary to the Commission

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

**June 13, 2023
Regular Meeting
Res. No. 23-046**

SECOND: BURGESS

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2023-00025	Heathcote Market Place Pad A (Restaurant)	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study outside of disturbed area. Artifacts to be donated to and curated with the County. Landscaping on Route 15 should be in accordance with The Journey Through Hallowed Ground landscaping guidelines. Fabricate and install an interpretive marker at the property about the Battle of Buckland Mills with text provided by the Historical Commission.

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2023-00026	Heathcote Market Place Pad B (Vehicle Service)	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study outside of disturbed area. Artifacts to be donated to and curated with the County.
SUP2023-00027	Heathcote Market Place Pad C (Car Wash)	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study outside of disturbed area. Artifacts to be donated to and curated with the County.
REZ2022-00017	Alarosa Community Business Park 3 rd Submission	No Further Work
REZ2023-00008	Sweetspire – 2 nd Submission	Evidence suggests potential cemetery location. Conduct cemetery delineation.
REZ2022-00016	Parkridge Center – 2 nd Submission	Perform visibility/ viewshed study. Provide an interpretive kiosk containing signs with content determined by the Historical Commission detailing the Second Battle of Bull Run.
SUP2023-00030	Costco on Sudley Manor Drive SUP Amendment	No Further Work
SUP2023-00031	Saint Elizabeth Ann Seton SUP Amendment	Table
REZ2023-00025	Ashwood Proffer Amendment	Perform visibility/ viewshed study.

HISTORICAL COMMISSION RESOLUTION

MOTION: HENSON

SECOND: BRACE

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

November 14, 2023

Regular Meeting

Res. No. 23-095

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2024-00005	Smith Crossing	Table
SUP2024-00005	Michigan Auto Group	No Further Work
REZ2024-00012	Haymarket Junction Wendy's	No Further Work
SUP2024-00008	Haymarket Junction Wendy's	No Further Work
SUP2023-00025	Heathcote Market Place Pad A (Restaurant) (Financial Institution) - 2 nd Submission	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study outside of disturbed area. Artifacts to be donated to and curated with the County. Landscaping on Route 15 should be in accordance with The

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
		Journey Through Hallowed Ground landscaping guidelines. Fabricate and install an interpretive marker at the property about the Battle of Buckland Mills with text provided by the Historical Commission.

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Reddick

MOTION CARRIED

ATTEST:


Secretary to the Commission