



# PLANNING COMMISSION - PUBLIC HEARING/REGULAR MEETING

Tuesday, December 10, 2024 at 7:00 PM

Council Chambers – 15000 Washington St., STE 100 Haymarket, VA 20169

<http://www.townofhaymarket.org/>

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## AGENDA

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### I. CALL TO ORDER

### II. PLEDGE OF ALLEGIANCE

### III. PUBLIC HEARING

1. Public Notice
2. Citizen Comment
3. Close Public Hearing

### IV. CITIZENS TIME

### V. MINUTE APPROVAL

1. Planning Commission - Regular Meeting: October 8, 2024

### VI. AGENDA ITEMS

1. Consideration of SUP #2024-002: Religious Assembly - 14600 Washington Street
  
2. One Mile Review: Carver Road Subdivision
  
3. Planning Commission 2025 Meeting Schedule

### VII. OLD BUSINESS

### VIII. NEW BUSINESS

### IX. ARB UPDATES

### X. TOWN COUNCIL UPDATES

### XI. ADJOURNMENT



**TOWN OF HAYMARKET  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the Town of Haymarket will hold a Public Hearing on Tuesday, December 10, 2024 at 7:00 P.M. in the Haymarket Town Hall located at 15000 Washington Street, Suite 100, Haymarket, Virginia, to consider a special use permit application for a religious assembly at 14600 Washington Street Suite 155.

The Special Use Permit application materials are available on the Town’s website ([www.townofhaymarket.org](http://www.townofhaymarket.org)) and for review at Town Hall located at 15000 Washington Street, between the hours of 9:00 A.M. and 4:00 P.M. Monday – Friday, phone 703-753-2600. All meetings are open to the public. The Town of Haymarket does not discriminate on the basis of disability in admission or access to its programs and activities. The location of this public hearing is believed to be accessible to persons with disabilities. Any person with questions on the accessibility of the facility should contact the Town Clerk at the above address or by telephone at the above number.

If you wish to comment but cannot attend the public hearing, please send your comments to the Town Clerk, Kimberly Henry by 3:00 PM on December 10, 2024, via email [khenry@townofhaymarket.org](mailto:khenry@townofhaymarket.org), or via mail, 15000 Washington Street, Ste. 100, Haymarket, VA 20169.





# PLANNING COMMISSION - REGULAR MEETING

Tuesday, October 08, 2024 at 7:00 PM

Council Chambers – 15000 Washington St., STE 100 Haymarket, VA 20169

<http://www.townofhaymarket.org/>

## DRAFT MINUTES

### I. CALL TO ORDER

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 7 PM.

Chairman Alexander Beyene called the meeting to order.

#### PRESENT

- Chairman Alexander Beyene
- Vice Chairman Jerome Gonzalez
- Commissioner Pankaj Singla
- Commissioner Walt Young
- Commissioner Justin Baker

### II. PLEDGE OF ALLEGIANCE

Chairman Beyene invited everyone to stand for the Pledge of Allegiance.

### III. CITIZENS TIME

There were no citizens in attendance at this evening's meeting wishing to address the Planning Commission.

### IV. MINUTE APPROVAL

1. Planning Regular Monthly Meeting: September 10, 2024

**Commissioner Singla moved to adopt the minutes from the September 10, 2024 Planning Commission meeting. Commissioner Baker seconded the motion. The motion carried.**

**Motion made by Commissioner Singla, Seconded by Commissioner Baker.  
Voting Yea: Chairman Beyene, Vice Chairman Gonzalez, Commissioner Singla, Commissioner Young, Commissioner Baker**

### V. AGENDA ITEMS

1. One Mile Review: Heathcote Blvd Marketplace SUP

At this time, Commissioners Singla and Gonzalez recused themselves from the discussion of this agenda item due to possible conflict of interest. Mr. Singla and Mr. Gonzalez stepped down from the dais during the discussion.

Town Planner Thomas Britt shared that the agenda item before the Commission is a one mile

review on a special use rezoning application from Prince William County on a proposed retail marketplace on Heathcote Blvd between Route 15 and Old Carolina Road. Mr. Britt shared that the proposed uses within the marketplace. Mr. Britt stated that the one SUP is for a proposed drive thru. The other SUP is for a proposed gas station similar to Sheetz. He also stated that the applicant is additionally looking for approval on modified dimensions for a monument sign making bigger than allowable for the County. He gave the trip generation for each SUP. Mr. Britt opened the floor for comment from the Planning Commission. The Commission provided the following comments to send back to Prince William County: 1. Concerns of the entry/exit point off of Heathcote Blvd.; 2. Signaling at the Heathcote Blvd intersections; 3. possible backing up of traffic on Jefferson Street and signaling patterns within that intersection; 4. prioritize by right uses over special use permits; and 5. concerns with the sign dimensions relative to Haymarket. With no further comments, Commissioners Gonzalez and Singla joined the rest of the Commission on the dais.

## **VI. OLD BUSINESS**

Town Planner Thomas Britt provided updates to the Old Business items. He stated that the Chick Fil-a Special Use Permit application will go before the Town Council public hearing on October 28, 2024. He stated that he has provided the Planning Commission's recommendation to the Town Council for their review.

Mr. Britt also gave updates on the townhome development being developed on Bleight Drive. He stated that he will refer to this project at Magnolia Crossing going forward. He shared that Watercreek Homes is the builder for those homes. He shared that the Planning Commission recently gave site plan approval and that he is still working out engineer comments on the site plans before signing off on the plans. He stated that the COA for demolition of the two existing homes is before the Architectural Review Board.

Lastly, Mr. Britt shared that the Town Park sidewalk will be completed by Haymarket Day.

## **VII. NEW BUSINESS**

Town Planner Thomas Britt provided the New Business updates. He stated that he will be bringing Comprehensive Plan updates to the Planning Commission for review at a future meeting. Mr. Britt shared that he is still talking with staff about getting a third party to do a complete overhaul of the Comp Plan. He stated that for now the Planning Commission will be updating the statistic information within the Comprehensive Plan.

Town Clerk Kim Henry stated that she will be starting to work on the 2025 meeting schedule and asked if the Planning Commission wanted to keep the second Tuesday of the month as their meeting night. There was a consensus of the Planning Commission to keep the second Tuesday of the month as their regular monthly meeting night.

## **VIII. ARB UPDATES**

Town Planner Thomas Britt provided the Architectural Review Board updates. He shared that the Board have been working on the guidelines. He stated there was a discussion at the Planning Commission level about updating the Historic District. He shared that his goal is to update the language of the guidelines to mostly focus on public right of ways. He stated that he would like to bring the guidelines to the Town Council for approval at a near future meeting.

## **IX. TOWN COUNCIL UPDATES**

Councilmember Beyene shared that the Town Council recently had a Strategic Planning Work Session and that they will be holding a retreat to update the Town's mission and vision statement long with coming up with some short term strategic plans and goals. He reminded everyone that Haymarket Day is scheduled for Saturday, October 19 from 10-4 and

that staff is still looking for volunteers. Mr. Beyene also shared that the Council voted to waive meals tax on Haymarket Day weekend. Lastly, Councilmember Beyene shared that the Town Council elections are on November 5 and encouraged everyone to vote.

**X. ADJOURNMENT**

**With no further business before the Planning Commission, Commissioner Singla moved to adjourn with a second by Commissioner Young. The motion carried.**

**Motion made by Commissioner Singla, Seconded by Commissioner Young.  
Voting Yea: Chairman Beyene, Vice Chairman Gonzalez, Commissioner Singla,  
Commissioner Young, Commissioner Baker**

Submitted by:

Approved by:

\_\_\_\_\_  
Kimberly Henry, Clerk of Council

\_\_\_\_\_  
Alexander Beyene, Chairperson



Town of Haymarket  
15000 Washington Street, #100  
Haymarket, VA 20169  
703-753-2600

# STAFF REPORT

**PC Meeting Date:** December 10, 2024  
**Agenda Title:** Special Use Permit Application #2024-002, Religious Assembly for Haymarket Islamic Center  
**Zoning District:** B-1 Town Center  
**Requested Action:** Recommendation of Approval of Special Use Permit #2024-002



The applicant is requesting to operate a tenant space as a place of religious assembly.

The property is part of the QBE property, located on the eastern end of the corporate limits of Haymarket, at the intersection of Washington Street and Greenhill Crossing Drive. The address for this site is 14600 Washington Street, Suite 155 or Suite 160.

Staff recommends that the Planning Commission recommend approval of the Special Use Permit SUP#2024-002, Religious Assembly for Haymarket Islamic Center, with conditions.

## **BACKGROUND**

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Request: The applicant, Haymarket Islamic Center, has requested to operate a tenant space as a space for religious assembly.

Site Location: 14600 Washington Street, near the northeast corner of the intersection of Washington Street and James Madison Highway. The potential tenant location within this address is either Suite 155 or Suite 160.

Zoning: This site is zoned B-1, Town Center.

Surrounding Land Uses: Immediately on site near the main building is a Lewis Home single family home that has been repurposed as a restaurant carry out use. The site is surrounded by R-2 zoned properties to the north, west, and south of the property, with R-1 zoned single family neighborhoods and the Town Park just outside of the adjacent R-2 zoned properties. To the west of the site in Prince William County are a multitenant commercial building and residential subdivisions.

Background and Context: The QBE building has housed multiple tenants representing various types of businesses in Town. Haymarket Islamic Center, the applicant, has been using a community space in a nearby neighborhood outside of Haymarket to hold prayer service multiple times a day as part of the Muslim faith. The applicant is proposing to use a tenant space in the QBE building to hold these daily prayer services as well as an assembly space to hold special Ramadan services. The goal of this use is to provide a more convenient location for prayer services in the Muslim community in west Prince William County.

The proposal does not expand the existing site and will occupy only a single tenant space based on the timeline of approval.

Town Staff are reviewing this application based on the below definition of religious assembly in the Zoning Ordinance. Per this definition, this use is approved by-right only in the T-C Transition Commercial zone and approved via SUP in the B-1 Town Center, B-2 Business Commercial, and I-1 Light Industrial zones, necessitating an SUP application for religious assembly at this location.

### Zoning Ordinance Reference Article II: Definitions

*Public assembly.* Facilities that accommodate public assembly for sports, amusements, or entertainment purposes. Typical uses include auditoriums, sports stadiums, convention facilities, religious, and incidental sales, and exhibition facilities.

Additional Analysis for Matters to be Considered in Special Use Permit Application Review follows.

**STAFF RECOMMENDATION**

**Matters to be Considered in Application Review (per Section 58-4.28 of the Zoning Ordinance)**

- (1) The nature of the proposed use, including factors such as traffic, noise, light, hours of operation, and number of employees involved.

The use will be contained to the tenant space the applicant has leased. There will be little to no additional light or noise greater than that of existing tenants at this building. Depending on the time of year, the dawn prayer service may be much earlier than most tenants at this building. There is a significant increase in projected car traffic potentially during Friday afternoon prayer service, and especially during the month of Ramadan. Please see the attached submittal by the applicant for estimated traffic for each prayer service.

- (2) The character of the existing area, including existing structures and structures under construction, existing public facilities, and public facilities under construction, and private, commercial and/or service facilities available within the existing area.

The use will not alter the existing structure in any way, and there are no areas under construction that will be affected by this use. Customers from the other tenant spaces may struggle to find parking in the existing lot at certain times of day and during parts of Ramadan due to the frequency/length of the prayer services, but for most hours of the day the parking of this lot will not be significantly affected.

- (3) The area's designation on the town's comprehensive plan, and relevant text provisions of the plan.

Town Comprehensive Plan. 1.2.9 Community Design Policy  
*Commercial/Residential Blend East of Town's Center*

“Traveling east from the central portion of town, Haymarket unfolds in a pleasant mix of older, residential homes and low intensity commercial uses such as a veterinary clinic and a Baptist Church. This blend of uses continues to the eastern town limit, where a neo-colonial residential development is across the street from public uses in two Sears houses fronted by a planned village green. The two Sears structures fit this area architecturally and historically and

should be preserved, if at all possible. Almost all the land north and south of Washington Street is developed. Much of the available land on the north side of Washington Street seems well suited to low intensity commercial uses, with adequate buffering to separate it from residential neighborhoods. Whenever possible, existing residential buildings should be converted to commercial use, rather than have new buildings constructed, to continue the open, small town atmosphere and sense of place.”

The proposed use has adequate buffering from existing residential neighborhoods and does not qualify as an adaptive reuse of a residential building. This use will continue the open small town atmosphere due to no structural changes. While the increased density of a multitenant structure makes the proposed use more distinct, the use reflects existing businesses mentioned in the comprehensive plan, and the use does not alter the sense of place within the community.

(4) The minimum off-street parking area required, and the amount of space needed for the loading and unloading of trucks.

The routine loading and unloading of trucks will not be affected by the change in use so long as the main entry/exit points onto the site remain open. The site has not been altered

(5) Whether the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation.

The increases in vehicle traffic at certain times of the day caused by the proposed use may negatively affect the pedestrian and car traffic using the existing tenant spaces due to overcrowding. Consideration should be given to conditions affirming occupancy standards and attendance standards.

(6) Any other factors relating to the purposes of zoning that the Planning Commission and/or Haymarket Town Council, in its legislative discretion, shall consider as relevant.

The current Zoning Ordinance only states religious assembly as defined within “Public Assembly.” There are no congregation attendance requirements or other measurable factors that would allow Town Staff or the Planning Commission to evaluate at face value a full scale church site versus a smaller tenant use such as the one presented in this application. As referenced in the above sections, the proposed use of a religious assembly for the Haymarket Islamic Center does not significantly alter the site as it is contained within one tenant space and reflects the existing character of this side of the Town. The frequency of the prayer services and the projected attendance of certain services and events may cause an intensive

use of the parking lot that may be of detriment to the other tenants at the QBE building unless managed. With these effects considered, Town Staff recommend approval of SUP #2024-002 for the religious assembly of the Haymarket Islamic Center at 14600 Washington Street, with the condition that the applicant must provide a Certificate of Occupancy for the space to determine the maximum allowable parishioners in the space.

**Public Notice and Input**

The Town posted notice of public hearing for the SUP application for all residents of the Town in the Prince William Times on November 21<sup>st</sup> and November 27<sup>th</sup>, 2024.

**Timing**

The Planning Commission has until March 10, 2025, which is 90 days from the first public hearing date, to act on the proposed Special Use Permit (SUP) proposal. A recommendation to approve or deny the requests would meet the 90-day requirement.

**STAFF CONTACT INFORMATION**

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Thomas Britt, (703) 753-2600  
[tbritt@townofhaymarket.org](mailto:tbritt@townofhaymarket.org)

**ATTACHMENTS**

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- A—Special Use Permit Application
- B—Applicant Narrative, Prayer Schedule, and Expected Attendance/Parking
- C—Use Chart in the Zoning Ordinance referencing public assembly





# SPECIAL USE PERMIT APPLICATION

NOTE: This application must be filled out completely and all submission requirements must be met before the application can be accepted and scheduled for review/Public Hearing.

NAME OF BUSINESS/APPLICANT: Haymarket Islamic Center

SITE ADDRESS: 14600 Washington St, Haymarket, VA 20169 (Suite 155 or Suite 160)

ZONING DISTRICT:  R-1  R-2  B-1  B-2  I-1  C-1 SITE PLAN PROPOSED:  Yes  No

PROPOSED USE(S): Religious Use CODE SECTION(S) #: \_\_\_\_\_

BRIEF DESCRIPTION OF ACTIVITY: *In the space below or in an attached narrative, please describe in detail the proposed activity including size and type of proposed/existing structures, hours of operation, type of clientele, number of vehicles anticipated to visit the site during an average workday and any other changes that will affect the nature or appearance of the structure(s) or site.*  
Muslim community of Haymarket area lacks a local place for worship. There is a pressing need for a small space to facilitate the five daily prayers for the local Muslim community. We are aiming to lease one of the two Suites located at 14600 Washington St. for this purpose and further details are provided in the attached document.

Supporting Documentation (attached):  Narrative (addressing criteria of Section 58-9(d))  Plan/Plat

### ADDITIONAL INFORMATION FOR HOME OCCUPATIONS (SUBJECT TO SECTION 58-16):

TYPE OF STRUCTURE:  SFD  TH TOTAL FLOOR AREA OF MAIN STRUCTURE: \_\_\_\_\_ (sq. ft.)

FLOOR AREA DEVOTED TO HOME OCCUPATION: \_\_\_\_\_ (sq. ft.)

NUMBER / TYPE OF VEHICLES: \_\_\_\_\_

NUMBER / TYPE OF EQUIPMENT AND METHOD OF STORAGE (i.e. garage, accessory storage, etc.): \_\_\_\_\_

OFF-STREET PARKING SPACES PROVIDED: 150/185 NO. OF EMPLOYEES WORKING FROM SITE: See attached

FEE:  \$500 Residential  \$200 Residential In-Home Business  
 \$350 Commercial (no land disturbance)  \$1,500 Commercial (land disturbance)

APPLICANT/PERMIT HOLDER INFORMATION				PROPERTY OWNER INFORMATION			
<u>Muhammad Qasim Gul</u>				<u>HAYMARKET PROPERTIES GROUP LLC</u>			
Name				Name			
<u>15082 Stepping Stone Dr</u>				<u>14600 WASHINGTON ST 137</u>			
Address				Address			
<u>Haymarket</u>	<u>VA</u>	<u>20169</u>		<u>HAYMARKET</u>	<u>VA</u>	<u>20169</u>	
City	State	Zip		City	State	Zip	
<u>202-368-2566</u>				<u>703 895 0677</u>			
Phone#(s)				Phone#(s)			
<u>qasim.gul@gmail.com</u>				<u>CONNOR.LEAKE@QBE.NET</u>			
Email Address				Email Address			



TOWN OF HAYMARKET
SPECIAL USE PERMIT APPLICATION

SUP#2024-00

Section VI, Item 1.

APPLICANT / PROPERTY OWNER CONSENT

\*\*\*\*\*REQUIRED\*\*\*\*\*

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein or attached hereto is correct and a true representation of the activity and method of operation described.

Applicant Signature [Handwritten Signature]

Property Owner Signature [Handwritten Signature]

Date: October 21, 2024

Date: 11-04-2024

\*\*\*OFFICE USE ONLY\*\*\*

DATE FILED: FEE AMOUNT: DATE PAID:

DATE TO ZONING ADMINISTRATOR: STAFF REVIEW COMPLETE:

APPLICABLE ZONING ORDINANCE SECTION(S) / RECOMMENDED CONDITIONS:

ZONING ADMINISTRATOR DATE

DATE TO PLANNING COMMISSION: PUBLIC HEARING DATE:

RECOMMEND APPROVAL RECOMMEND DENIAL NO RECOMMENDATION

RECOMMENDED CONDITIONS:

CHAIRMAN DATE

DATE TO TOWN COUNCIL: PUBLIC HEARING DATE:

APPROVED DENIED

CONDITIONS:



### Overview

The Muslim community in the Haymarket/Gainesville area currently lacks a local place for worship. The nearest proper facilities are the Manassas Muslim Association (9059 Euclid Ave, Manassas, VA 20110) and Zakaria Islamic Academy (26243 Gum Spring Rd, Chantilly, VA 20152), both located approximately 13 miles away. There is a pressing need for a small space to facilitate the five daily prayers for the local Muslim community.

### Schedule of Prayers

Muslims gather for congregational prayers five times a day. Additionally, a Friday prayer service is held weekly shortly after noon. During the sacred month of Ramadan, the schedule includes longer Sunset and Nighttime prayers.

Below are the estimated times and anticipated attendance:

Prayer Name	Prayer Time	Recurrence	Duration (Approx.)	Expected Attendance	Expected Vehicles
Fajr	Early Morning (Usually 90 minutes before Sunrise)	Daily	15 – 20 Minutes	10 – 20	10 – 20
Dhuhr	Noon (Usually around 1:30pm)	Daily	10 - 15 Minutes	10 – 12	10 – 12
Asr	Late Afternoon (Usually around: 4pm)	Daily	10 – 15 Minutes	10 – 12	10 – 12
Maghrib	Sunset	Daily	15 – 20 Minutes	20 – 30	20 – 30
Isha	Nighttime (Usually 90 minutes after Sunset)	Daily	20 – 30 Minutes	20 – 40	20 – 40
Jummah	Friday – Noon	Weekly	30 – 45 Minutes	100 – 125	60 – 90
Taraweeh	30 Days of Ramadan Month Sunset thru Nighttime	Annually	3 – 4 Hours	100 – 150	60 – 100

### Property

We are interested in leasing an available suite or one that will soon be available (around February 2025) at QBE Business Park, located at 14600 Washington St, Haymarket, VA 20169.

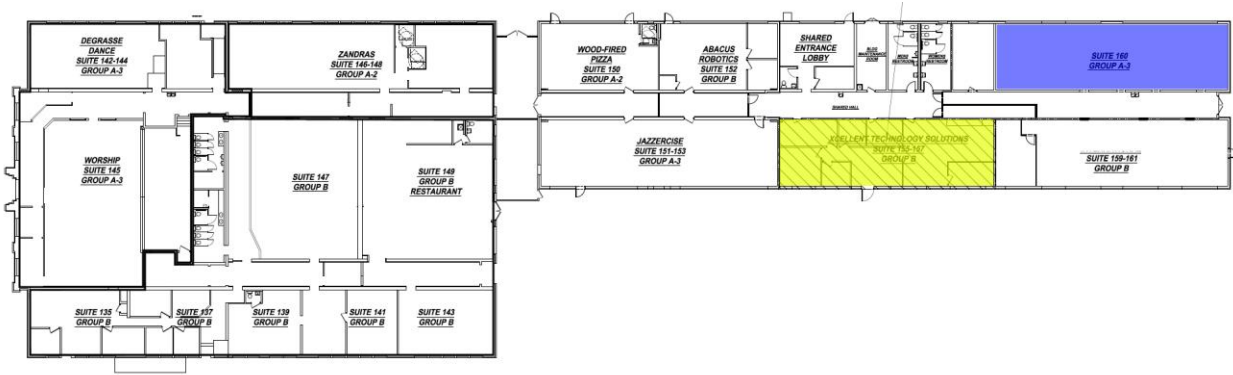
- **Suite 155** (marked in yellow in Appendix A) - Available for immediate lease  
Square Footage: Approximately 2,146 SF
- **Suite 160** (marked in blue in Appendix A) - Available for lease around February 2025  
Square Footage: Approximately 2,200 SF

Total Building Square Footage: Approximately 32,000 G.S.F.

Total Parking Spots: 150 Surface Parking Spaces

*Note: Property details and floor plan images were obtained from the property listing and realtor.*

Appendix A



	Use	Zoning Districts							Additional Requirements
		R-1	R-2	B-1	B-2	I-1	T-C	C-1	
Civic	Club	S	S	P	P				Sec 58-21.2(c)
	Education Facility, primary/secondary	S	S	P	P		P		
	Education Facility, college/university			S	S				
	Emergency shelter			S	S				
	Outdoor gathering			S	S				
	Parking facility	S	S	S	P	P	P		Sec 58-21.5(b)
	Public Assembly			S	S	S	P		
	Public maintenance and service facility				S	P			Sec. 58-21.1(a)
	Recycling center					P			
	Recreation Facility, public	S	S	S	P	P	P		Sec. 58-21.1(b)
	Shelter			P	P	P			
	Utility service, major					S			
	Utility service, minor	P	P	P	P	P	P	S	
Commercial	Assisted Living Facility						P		
	Automobile rental/leasing				P	P			
	Bed and Breakfast	S	S	P	P		P		
	Brewery, Microbrewery			P	P	P			
	Car wash				S	P			Sec 58-21.2(b)
	Commercial, Catering			P	P	P	P		
	Commercial, Entertainment				P	P	S		
	Commercial, Recreation				P	P	S		Sec 58-21.2(d)
	Commercial, Vehicle Service Repair				S	P	S		Sec 58-21.2(a)
	Commercial, heavy equipment repair service					P	S		
Commercial	Continuing Care Facility	S		S	P		P		
	Custom Manufacturing			S	S	P			
	Retail, Construction					P			Sec 58-21.2(e)
	Construction Yard					S			

P--By Right  
S--Special Use



Town of Haymarket  
15000 Washington Street, #100  
Haymarket, VA 20169  
703-753-2600

## Memorandum

To: Planning Commission Members  
From: Thomas Britt, Town Planner  
Re: 1 Mile Review: Carver Road Subdivision

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### Background

Prince William County has received Rezoning application REZ2025-00012, Carver Road Subdivision for review, and has provided the application to outside agencies/jurisdictions for comment. The Rezoning application proposes to rezone approximately 41.27 acres of land zoned A-1, Agricultural to PMR, Planned Mixed Residential to allow for the development of 110 single family detached units. The Town Planner has attached the rezoning narrative statement, scope of work, and plan sets for the Planning Commission's reference and to provide comments.

November 08, 2024

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

- Building Official (DS900)
- County Archaeologist (DS940)
- Crime Prevention Police (MA210)
- Fire Marshal's Office (DS920)
- Historical Commission (DS940)
- Housing & Comm Development
- Land Development Case Manager (DS940)
- Long Range Planning (DS940)
- Other
- Parks and Recreation (EA795)
- Planning Case Planner
- Planning GIS Specialist - JBM (DS940)
- Prince William Water (SA317)
- School Board (EA790)
- Town of Haymarket
- Transportation Department (DS990)
- VDOT Fairfax (MA290)
- Watershed Management - Plan Review (DS930)
- Zoning Administrator (DS940)

**RE:** REZ2025-00012, Carver Road Subdivision  
REZONING, RESIDENTIAL

**MAGISTERIAL DISTRICT:** 05 - Brentsville

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**REQUEST:** Carver Road Subdivision - This is a request to rezone ±41.27 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to allow for up to 110 single -family detached units with associated development waivers and modifications. **\*\*\*1ST SUBMISSION\*\*\***

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**GPIN(s): 7297-85-2557    7297-74-1850    7297-85-2080**  
**7297-74-5433    7297-74-6418    7297-85-6136**  
**7297-75-5314    7297-74-8340    7297-74-4191**  
**7297-84-4447    7297-74-8209    7297-74-7730**  
**7297-74-8553    7297-85-4618    7297-84-2264**  
**7297-74-5573**

Your comments should:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of your department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision;
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

Your assigned Case Planner is **Maggie Costello**. Please use **eReview** to submit your comments. Reviewers without eReview access should submit their comments by email to **mfarmer@pwcgov.org**.

Your comments should be directed to **Monica Farmer** and received no later than **December 19, 2024**. Your cooperation is appreciated.

**The attached packet is provided for information only. No comment is necessary from the following:**

**SUPERVISOR - TOM GORDY  
COMMISSIONER - CHRISTOPHER CARROLL  
BOARD CHAIRMAN - DESHUNDRA JEFFERSON  
COMMISSIONER AT LARGE - MARK SCHEUFLE  
DIRECTOR OF PLANNING - TANYA WASHINGTON  
COUNTY ATTORNEY  
PLANNING COMMISSION CHAIRMAN - JUAN McPHAIL**



# NARRATIVE STATEMENT

October 10, 2024

#REZ2024-XXXXX, Carver Road Subdivision

Existing Zoning: A-1

Proposed Zoning: Planned Mixed Residential (PMR)

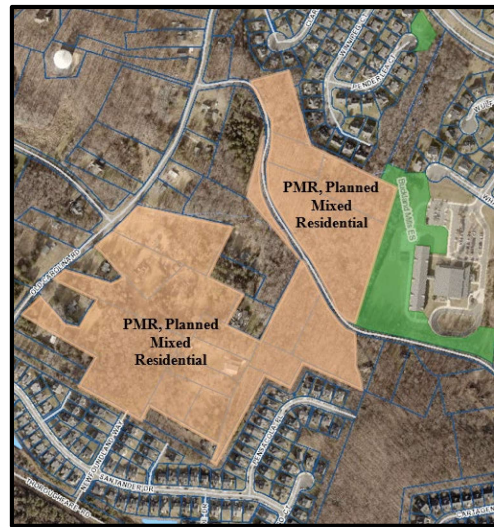
Brentsville Magisterial District

GPINS: 7297-74-5573; 7297-74-4191; 7297-75-5314; 7297-74-1850; 7297-74-8553; 7297-74-7730; 7297-74-6418; 7297-74-8209; 7297-74-5433; 7297-84-2264; 7297-84-4447; 7297-85-4618; 7297-85-2080; 7297-85-2557; 7297-85-6136; 7297-74-8340 (collectively, the “Subject Property”)

Site Area: 41.27 acres (appx)



Existing Zoning



Proposed Zoning

## Proposal

T VA Carver LLC (the “Applicant”) is the contract purchaser of the properties comprising the Subject Property, consisting of approximately 41.27 acres located near and around the intersection of Carver Road and Old Carolina Road in the Brentsville District. The Subject Property is currently zoned A-1, Agricultural and the Applicant is seeking to rezone the Property to PMR, Planned Mixed Residential, to allow for the development of 110 single family detached units. The proposal envisions a lower density, rural-suburban community that integrates on-site passive and active recreation amenities, provides access to major County arterial routes (Routes 15 and 29), and respects the cultural and historical significance of this

area. This community will offer two housing options, Cluster and Village, and a mix of lot sizes ranging from a minimum 6500 sq ft to a minimum 7500 sq ft. The variety of lot size and housing type will appeal to a range of income levels. Each of the homes will be constructed with high-quality materials and will possess an architectural character that both respects traditional design principles and is harmonious with the surrounding residential development. The layout of the neighborhood will promote pedestrian activity and foster a distinct sense of community, with an internal circulation that provides residents with access to the neighborhood's rich amenities, to include a playground, natural surface trails, and green space that honors this area's historical heritage. Pedestrian connectivity within the development and to Buckland Mills Elementary School will be achieved through the neighborhood's vast internal network of sidewalks. A shared use path will also be provided along the portions of the property that front Old Carolina Road. Beyond the boundaries of the neighborhood, the Carver Road Subdivision will implement the suburban design policies outlined in the Comprehensive Plan by enhancing the livability and connectivity of the surrounding neighborhoods.

**Background**

The Subject Property consists of an assemblage of A-1 parcels, the majority of which involves unimproved land, and a few lots developed with single-family detached rural residences. Several of the subject parcels located south and west of Carver Road were previously subject to the Haymarket Estates rezoning application, #PLN2007-00629<sup>1</sup>. Haymarket Estates proposed rezoning approximately 29.46 acres from A-1, Agricultural to R-4, Suburban Residential for the development of a maximum of 72 single-family detached units. The application was heard by the Planning Commission and was recommended for approval at their May 7, 2008, hearing; however, the application was withdrawn prior to being heard by the Board of County Supervisors. Since that time, the Subject Property has largely remained in the same condition as it existed at the time of that rezoning.

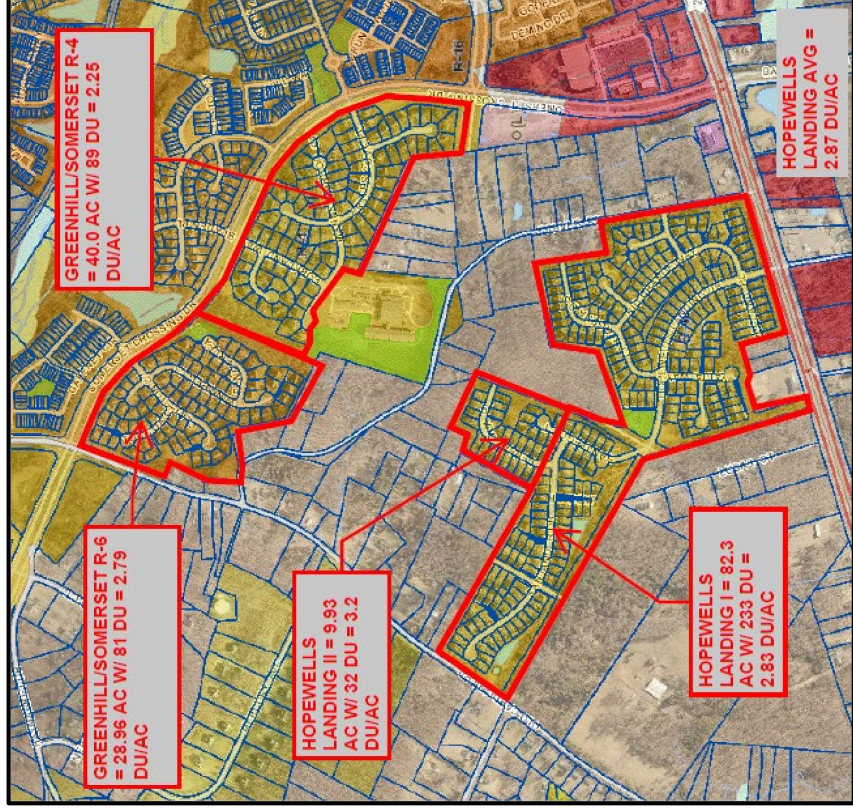
**Land Use**

The Subject Property is bisected by Carver Road, which also serves as a boundary line for the property's Long Range Land Use classification. The southern parcels are planned RN-2, Residential Neighborhood in the 2040 Comprehensive Plan, while the northern parcels are planned RN-3, Residential Neighborhood. These classifications track with the Subject Property's historic land use classifications, existing prior to the 2040 Comprehensive Plan, which involved Suburban Residential Low for the southern portion, and Suburban Residential Medium for the northern portion. The requested zoning district, PMR, implements both the RN-2 and RN-3 classifications.

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<sup>1</sup> GPINs # 7297-74-5573; 7297-74-4191; 7297-75-5314; 7297-74-1850; 7297-74-8553; 7297-74-7730; 7297-74-6418; 7297-74-8209; 7297-74-5433; 7297-84-2264; 7297-84-4447

As shown on the Master Zoning Plan (MZP), prepared by IMEG and dated October 7, 2024, the overall density yield equals 2.72 dwelling units per acre. This places the density squarely within the middle range of the RN-2 classification (i.e., 1-4 du/acre) and below the recommended density for RN-3 (i.e., 4-12 du/acre). A lower overall density range is appropriate in view of the area context, as the proposed development will act as a transition from to the rural residential environment in the north to the established cluster developments to the south and east. The below density exhibit provides the appropriate context for this proposal.



*Surrounding Density Exhibit*

Lastly, a Land Use Impact Analysis Report dated September 16, 2024, as prepared by Virginia Proffer Solutions (the “Proffer Analysis”), is submitted with this Application. As discussed further herein, this Proffer Analysis properly addresses the projected impacts of this development as they pertain to core public facilities, as defined by § 15.2-2303.4 VA Code Ann.

**Community Design.**

The Applicant has submitted Design Guidelines, as prepared by IMEG, and dated September 30, 2024, which will shape the development of this community and provide an attractive, walkable, and desirable neighborhood for future residents and families within the Brentsville District. The illustrative renderings in the Design Guidelines reveal high-quality

architecture, colors and materials that both respect traditional design principles as well as ensure compatibility with the established residential neighborhoods within the vicinity. Consistent with Land Use Policy 35.12, Carver Road Subdivision will feature recreation amenities such as a playground, a natural surface trail encircling the SWM pond, as well as greenspace area commemorating the area’s cultural and historical heritage. Additionally, the provision of streetscape landscaping with tree-lined roadways, tastefully appointed site furnishings and community-identifying entrance signage promotes the goal of a distinctive, attractive development with a strong sense of place as envisioned in Land Use Policy 4.

**Cultural Resources**

The Subject Property is located in an area historically known as “The Settlement”, which is discussed more substantively within the Phase 1 Cultural Resources Investigation as prepared by Thunderbird Archeology and dated September 2024. As a result of this investigation, artifacts were recovered from GPIN: 7297-85-2080, 7297-85-6136, and 7297-85-4618. Accordingly, the Applicant proffers to provide a Phase II Cultural Resources study in connection with future development.

For the parcels previously subject to the Haymarket Estates rezoning application, a Phase I Analysis had been prepared and submitted. No further action on these parcels was warranted, as determined by the County at that time. Accordingly, a CRA waiver for these parcels, signed by the County Archeologist and dated August 26, 2024, is provided with this Application.

Moreover, the Applicant has identified greenspace area on the submitted plans with the goal of creating a place for honoring The Settlement heritage. To that end, the Applicant has initiated discussion with the community to present this idea and solicit feedback, and will coordinate with both the Planning Office and the Historical Commission for this purpose.

**Economic Development**

The proposed high-quality residential community will repurpose and activate stagnant unimproved land, which will have a positive effect on property values within the vicinity. The development will equally serve to retain existing residents and attract new residents to the Brentsville District, and will generate additional property tax revenue for the County as well as contribute to the economic vitality of the area’s commercial base.

**Environment**

A detailed Environmental Constraints Analysis (“ECA”), prepared by IMEG, is included with this application. Please see the submitted ECA for more details regarding environmental considerations. Additionally, both a Perennial Flow Determination and a Wetlands Delineation, prepared by TNT Environmental, are provided with this submission. According to the field delineation, there is no Resource Protection Areas located on the Property. Any project related



impacts to wetlands will be addressed through consultation and review by the appropriate permitting entities, including Environmental Services and the Army Corps of Engineers.

**Fire and Rescue**

The Property is served by Station #4 and is located within the 4-minute response time for fire suppression and basic life support and 8-minute travel time for advance life support. Station #4 has one ambulance, one medic unit, two pumpers, one brush truck, one heavy rescue, one ladder truck, and one collapse rescue unit. Station #4 has a capacity to respond to 6,000 incidents per year and in 2023, there were 4,972 incidents. As such, per the submitted Proffer Analysis, Station #4 has adequate capacity to absorb the impacts from the proposed development, and further details on the Station’s capacity and level of service are provided therein. The Applicant commits to exploring any reasonable mitigation for Fire and Rescue impacts through the course of project review.

**Housing**

The proposed development will provide a high-quality housing product with two different housing types and lot widths. This range of housing options serves to promote affordability that is consistent with the County’s housing policy goals. Additionally, the Applicant commits to, and proffers, a per unit cash contribution to support the County’s Housing Fund, once established by the pending Affordable Dwelling Unit Ordinance (DPA2022-00003). Such per unit cash contributions are in line with contributions previously approved and established for similar rezoning requests.

**Libraries.**

The proposed development is not anticipated to impact public library capacity.

**Parks and Open Space**

The proposed development lies within Prince William County Parks Planning District 3 and is near Planning Districts 2 and 1. It is anticipated that the project would be served by parks within Park Planning Districts 1, 2, 3, 5 and 7, which house a total 1,443 acres of County-owned parkland with a mix of both passive and active areas. This parkland comprises two community parks within a 10-20-minute drive time of the proposed development, five regional parks located within a 20-30-minute drive time of the proposed development, one Natural/Cultural Resource Parks, and the planned 17-mile Catharpin Greenway. However, there are currently no existing neighborhood parks within a 10-minute drive to the proposed project. To address this lack of immediate availability, the Applicant is proposing to provide a playground, a nature trail; and amenity area/signage related to “The Settlement” history. Further details on the Parks and Recreation Proffer Analysis for the proposed development are provided in the Proffer Analysis.

**Police**

It is anticipated that the project will be served by the Western District Police Station. There are currently 92 sworn officers assigned to the Station, however, it currently has capacity for approximately 204 sworn officers. As per the Proffer Analysis, this existing capacity can absorb the minimal additional demand for 0.57 of an officer, 78 square feet of administrative support space, 19 square feet of animal control space, and 92 square feet of public safety training center facility space resulting from the project. Further details on public safety impacts are provided in the Proffer Analysis. The Applicant will attempt to incorporate applicable elements of the four basic CPTED strategies in the design and implementation of the development: (i) natural surveillance, (ii) natural access control, (iii) territorial reinforcement, and (iv) maintenance, all of which will reinforce the active nature of the Property and will deter otherwise unwanted activities and improve the quality of life in the community. The Applicant commits to exploring reasonable mitigation strategies for Police impacts during the course of project review.

**Potable Water**

The Property will be served by public water. In the event additional onsite and/or off-site infrastructure improvements are required to adequately serve the demand generated by the proposed development, such improvements will be provided in connection with and as a part of the development.

**Sanitary Sewer**

The Property will be served by sanitary sewer. In the event additional on-site and off-site infrastructure improvements are required to adequately serve the demand generated by the proposed development, such improvements will be provided in connection with and as a part of the development.

**Schools**

The development is proposed to include a maximum of 110 single-family detached units which will generate approximately 26 elementary school students, 14 middle school students and 21 high school students above what would be permitted by-right. The project will be within the attendance boundaries of Buckland Mills Elementary School, Ronald Wilson Reagan Middle School, and Gainesville High School. Buckland Mills Elementary School and Gainesville High School are projected to have a remaining capacity of 85 and 22 students, respectively, and therefore, can sustain the additional students generated by the proposed development. However, Ronald Wilson Reagan Middle School currently has a capacity deficit of 111 students. Per the School FY2024 CIP, however, the County may address overcrowding in schools by using portable classrooms, relocating special programs, changing the attendance boundaries, building additions to existing facilities, and constructing new facilities. As explained in the Proffer Analysis, there are two middle schools adjacent to Ronald Wilson Reagan Middle School.

Together, the three middle schools have a remaining capacity of 229 students and can absorb the additional 14 students resulting from the proposed development. Further details on the schools' capacities are provided in the Proffer Analysis, however, the Applicant commits to exploring reasonable mitigation strategies to address any school concerns as determined through the course of project review.

### **Telecommunications**

The proposed land use change should have no effect on the provision of telecommunications facilities within the County.

### **Transportation**

The Property is located east of the intersection of Carver Road and Old Carolina Road. Access to the Property will be from Old Carolina Road and Carver Road, along with an interparcel connection to Newfoundland Way. A detailed Traffic Impact Analysis dated September 5, 2024, as prepared by Gorove/Slade, has been submitted with this application.

### **Community Engagement**

As of the time of submission, the Applicant has met with both the adjacent Hopewell's Landing Homeowners Association (July 24, 2024) as well as residents along Carver Road (October 9, 2024). The Applicant pledges to continue engagement with area communities through the course of project review.

## Description of the Project

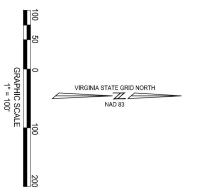
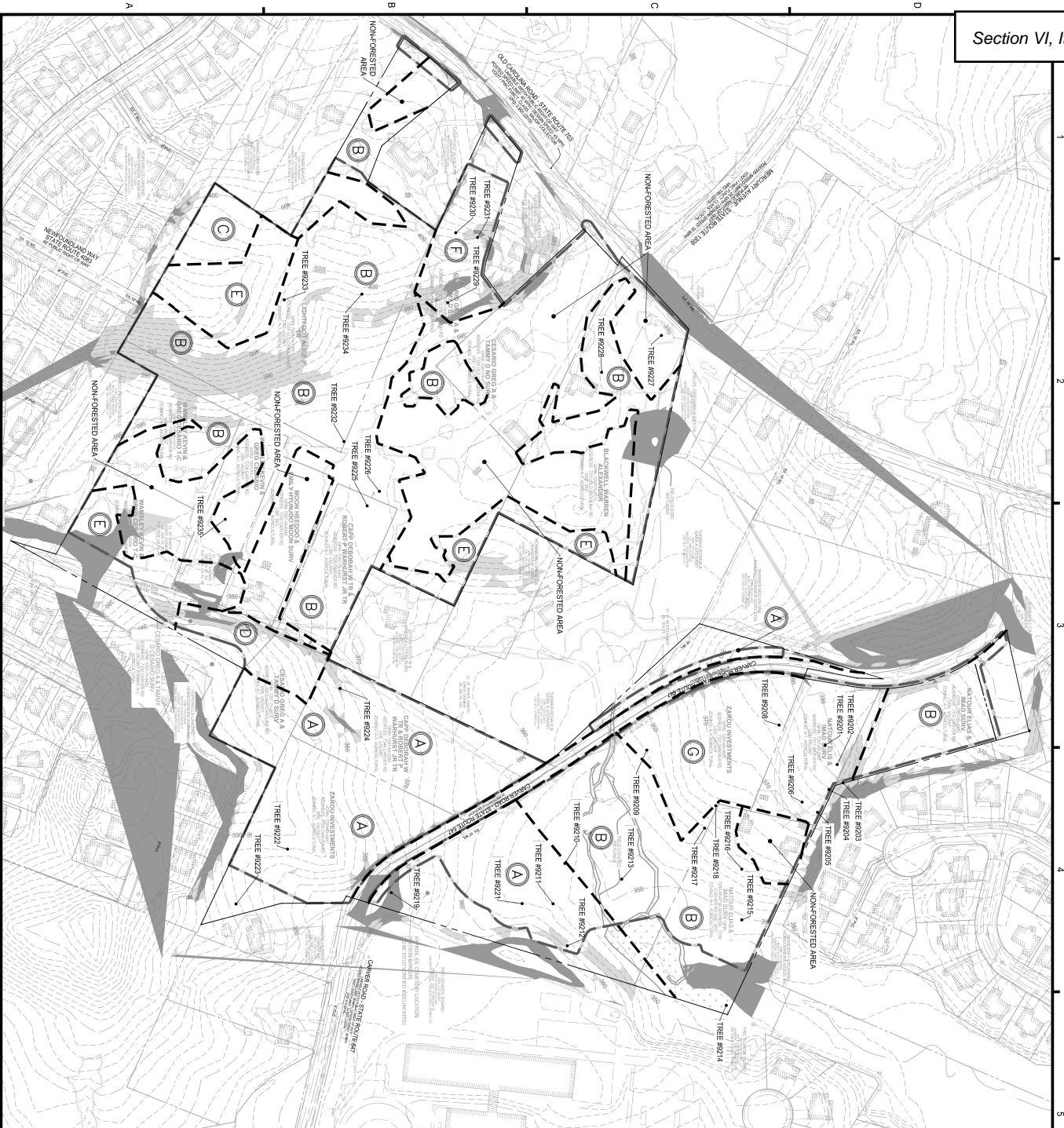


*This conceptual layout is for illustrative purposes only.*

The proposed residential Carver Estates (the Project) includes a total of 110 single family detached units, bounded on the west by Old Carolina Road (State Route 703), on the east by the Buckland Mills Elementary School, on the south by existing homes along Santander Drive and Pensacola Place, and on the north by existing homes along Clarkton Court and Winnipeg Court. The Project is located in Prince William County’s Brentsville Magisterial District (Tom Gordy, District Supervisor). The sixteen properties, shown below, total 41.332 acres and are presently zoned A-1 (agricultural); as a result, sixteen (16) of the 110 units will be deemed “by right.”



Section VI, Item 2.



**LEGEND:**

- - - - - : EX CONTOUR
- - - - - : EX TIE LINE
- - - - - : EX STREET CENTER LINE
- - - - - : EX CURB & GUTTER
- - - - - : EX EDGE OF PAVEMENT
- - - - - : PROPERTY LINE
- - - - - : LABEL & LIMITS OF ECA FOREST COVER TYPES
- (A) : SPECIMEN TREE
- - - - - : TREE #1
- - - - - : PROP. LIMITS OF CLEARING AND GRADING
- - - - - : STEEP SLOPES (15-24%)
- - - - - : STEEP SLOPES (25% +)
- - - - - : WETLANDS

**NOTES:**

1. THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED IN A FLOOD ZONE AS DEFINED BY THE FLOOD MAP NUMBER 2153020000S, EFFECTIVE DATE 08/02/2020.
2. IMPECCIOUS SAND PERVIOUS SURFACE CALCULATIONS ARE APPROXIMATE IN NATURE AND SUBJECT TO FINAL ENGINEERING. FINAL CALCULATIONS WILL ABIDE BY DCSM REQUIREMENTS AT THE TIME OF APPLICATION.

MARK	DATE	DESCRIPTION

PROJECT NO.: 200474220  
 DATE: 09/09/24  
 DESIGN: DCN  
 DRAWING: DCN  
 CHECKED: AM

**ENVIRONMENTAL CONSTRAINTS ANALYSIS**

SHEET NO. **L100**

**CARVER ROAD**  
 ENVIRONMENTAL CONSTRAINTS ANALYSIS

BRENTSVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

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

EXISTING VEGETATION TABULATION

AREA	FOREST COVER TYPE	SPECIES COMPOSITION		SIZE RANGE		AGE RANGE	ACREAGE	
		LATIN NAME	COMMON NAME	CALIPER	HEIGHT			
D	WHITE OAK - BLACK OAK - NORTHERN RED OAK	OVERSTORY SPECIES	LATIN NAME	COMMON NAME	15 - 30"	40 - 75'	Mature Stand (12-20')	8.15
			QUERCUS ALBA	WHITE OAK				
			QUERCUS VELUTINA	BLACK OAK				
			CARYA GLABRA	PIGNUT HICKORY				
			ACER RUBRUM	RED MAPLE				
		QUERCUS FALCATA	SOUTHERN RED OAK					
		UNDERSTORY SPECIES	NYSSA SYLVATICA	BLACKGUM				
			QUERCUS MONTANA	CHESTNUT OAK				
			LATIN NAME	COMMON NAME				
			ULMUS RUBRA	SLIPPERY ELM				
ACER RUBRUM	RED MAPLE							
SHRUB AND GROUND COVER SPECIES	LIRIODENDRON TULIPIFERA	TULIP POPLAR						
	CARYA GLABRA	PIGNUT HICKORY						
	NYSSA SYLVATICA	BLACKGUM						
INVASIVE SPECIES	CARPINUS CAROLINIANA	AMERICAN HORNBEAM						
C	RED MAPLE	OVERSTORY SPECIES	LATIN NAME	COMMON NAME	15 - 27"	40 - 80'	Mature Stand (12-20')	14.62
			ACER RUBRUM	RED MAPLE				
			LIRIODENDRON TULIPIFERA	TULIP POPLAR				
			QUERCUS ALBA	WHITE OAK				
			ULMUS RUBRA	SLIPPERY ELM				
		UNDERSTORY SPECIES	CARYA GLABRA	PIGNUT HICKORY				
			QUERCUS PALUSTRIS	PIN OAK				
			JUGLANS NIGRA	BLACK WALNUT				
			LATIN NAME	COMMON NAME				
			ACER RUBRUM	RED MAPLE				
SHRUB AND GROUND COVER SPECIES	CARYA GLABRA	PIGNUT HICKORY						
	QUERCUS RUBRA	NORTHERN RED OAK						
	LIRIODENDRON TULIPIFERA	TULIP POPLAR						
INVASIVE SPECIES	NYSSA SYLVATICA	BLACKGUM						
B	YELLOW POPLAR - WHITE OAK - NORTHERN RED OAK	OVERSTORY SPECIES	LATIN NAME	COMMON NAME	15 - 27"	30 - 50'	Mature Stand (12-20')	0.47
			LIRIODENDRON TULIPIFERA	TULIP POPLAR				
			QUERCUS VELUTINA	BLACK OAK				
			QUERCUS FALCATA	SOUTHERN RED OAK				
			ACER RUBRUM	RED MAPLE				
		UNDERSTORY SPECIES	QUERCUS MONTANA	CHESTNUT OAK				
			NYSSA SYLVATICA	BLACKGUM				
			CARYA GLABRA	PIGNUT HICKORY				
			ACER RUBRUM	RED MAPLE				
			SASSAFRAS ALBIDUM	SASSAFRAS				
SHRUB AND GROUND COVER SPECIES	SASSAFRAS VIRGINIANA	NORTHERN CATALPA						
	QUERCUS MONTANA	EASTERN RED CEDAR						
	QUERCUS MONTANA	CHESTNUT OAK						
INVASIVE SPECIES	FALSE SOLOMON'S SEAL (MAIANTHEMUM RACEMOSUM), BLACK CHERRY SAPLING (PRUNUS SEROTINA), SASSAFRAS SAPLINGS (SASSAFRAS ALBIDUM), PIGNUT HICKORY SAPLINGS (CARYA GLABRA), CHESTNUT OAK SAPLINGS (QUERCUS MONTANA), AMERICAN HAZELNUT (CORYLUS AMERICANA), GREEN BRIER (SMILAX ROTUNDIFOLIA), FLOWERING DOGWOOD SAPLINGS (CORNUS FLORIDA), BLUEBERRY (VACCINIUM ANGUSTIFOLIUM), ARROWWOOD VIBURNUM (VIBURNUM DENTATUM)							
A	CHERRY BARK	OVERSTORY SPECIES	LATIN NAME	COMMON NAME	8 - 20"	30 - 50'	Medium-Aged Stand (8-12')	0.75
			QUERCUS MONTANA	CHESTNUT OAK				
			QUERCUS FALCATA	SOUTHERN RED OAK				
			PINUS VIRGINIANA	VIRGINIA PINE				
			CARYA TOMENTOSA	MOCKERNUT HICKORY				
		UNDERSTORY SPECIES	QUERCUS ALBA	WHITE OAK				
			QUERCUS RUBRA	NORTHERN RED OAK				
			NYSSA SYLVATICA	BLACKGUM				
			ACER RUBRUM	RED MAPLE				
			CORNUS FLORIDA	FLOWERING DOGWOOD				
SHRUB AND GROUND COVER SPECIES	QUERCUS MONTANA	CHESTNUT OAK						
	GREEN BRIER (SMILAX ROTUNDIFOLIA), BLUEBERRY (VACCINIUM ANGUSTIFOLIUM), WHITE OAK SAPLINGS (QUERCUS ALBA), SASSAFRAS SAPLINGS (SASSAFRAS ALBIDUM), RED OAK SAPLINGS (QUERCUS RUBRA), BLACK CHERRY SAPLINGS (PRUNUS SEROTINA), MAPLELEAF VIBURNUM (VIBURNUM ACERIFOLIUM), CHESTNUT OAK SAPLINGS (QUERCUS MONTANA), MOCKERNUT HICKORY SAPLINGS (CARYA TOMENTOSA), VIRGINIA PINE SAPLINGS (PINUS VIRGINIANA), WHITE PINE SAPLINGS (PRUNUS SEROTINA)							
	INVASIVE SPECIES	JAPANESE HONEYSUCKLE (LONICERA JAPONICA)						

EXISTING VEGETATION TABULATION

AREA	FOREST COVER TYPE	SPECIES COMPOSITION		SIZE RANGE		AGE RANGE	ACREAGE	
		LATIN NAME	COMMON NAME	CALIPER	HEIGHT			
E	VIRGINIA PINE	OVERSTORY SPECIES	LATIN NAME	COMMON NAME	10 - 25"	40 - 70'	Medium-Aged Stand (8-12')	2.97
			PINUS VIRGINIANA	VIRGINIA PINE				
			LIRIODENDRON TULIPIFERA	TULIP POPLAR				
			ACER RUBRUM	RED MAPLE				
			QUERCUS RUBRA	NORTHERN RED OAK				
		UNDERSTORY SPECIES	QUERCUS PALUSTRIS	PIN OAK				
			CARYA TOMENTOSA	MOCKERNUT HICKORY				
			LATIN NAME	COMMON NAME				
			PINUS VIRGINIANA	VIRGINIA PINE				
			JUNIPERUS VIRGINIANA	EASTERN RED CEDAR				
SHRUB AND GROUND COVER SPECIES	NYSSA SYLVATICA	BLACKGUM						
	ACER RUBRUM	RED MAPLE						
	CORNUS FLORIDA	FLOWERING DOGWOOD						
INVASIVE SPECIES	QUERCUS FALCATA	SOUTHERN RED OAK						
F	BLACK LOCUST	OVERSTORY SPECIES	LATIN NAME	COMMON NAME	8 - 18"	30 - 50'	Young Stand (4-8')	1.16
			ROBINIA PSEUDOACACIA	BLACK LOCUST				
			CATALPA SPECIOSA	NORTHERN CATALPA				
			ALANTHUS ALTISIMA	TREE OF HEAVEN				
			LIRIODENDRON TULIPIFERA	TULIP POPLAR				
		UNDERSTORY SPECIES	ACER RUBRUM	RED MAPLE				
			LATIN NAME	COMMON NAME				
			ROBINIA PSEUDOACACIA	BLACK LOCUST				
			LIRIODENDRON TULIPIFERA	TULIP POPLAR				
			CATALPA SPECIOSA	NORTHERN CATALPA				
SHRUB AND GROUND COVER SPECIES	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR						
	QUERCUS RUBRA	NORTHERN RED OAK						
	CORNUS FLORIDA	FLOWERING DOGWOOD						
INVASIVE SPECIES	ULMUS RUBRA	SLIPPERY ELM						
G	WHITE OAK	OVERSTORY SPECIES	LATIN NAME	COMMON NAME	15 - 30"	40 - 75'	Mature Stand (12-20')	2.61
			QUERCUS ALBA	WHITE OAK				
			QUERCUS VELUTINA	BLACK OAK				
			CARYA GLABRA	PIGNUT HICKORY				
			ACER RUBRUM	RED MAPLE				
		UNDERSTORY SPECIES	QUERCUS FALCATA	SOUTHERN RED OAK				
			NYSSA SYLVATICA	BLACKGUM				
			CARYA GLABRA	PIGNUT HICKORY				
			QUERCUS ALBA	WHITE OAK				
			ULMUS RUBRA	SLIPPERY ELM				
SHRUB AND GROUND COVER SPECIES	ACER RUBRUM	RED MAPLE						
	POISON IVY (TOXICODENDRON RADICANS), ARROWWOOD VIBURNUM (VIBURNUM DENTATUM), VIRGINIA CREEPER (PARTHENOCCISSUS QUINQUEFOLIA), TRUMPET VINE (CAMPIDIS RADICANS), WHITE ASH SAPLINGS (FRAXINUS AMERICANA), SEDGES (CAREX SPP.), BLACKHAW VIBURNUM (VIBURNUM PRUNIFOLIUM), WHITE OAK SAPLINGS (QUERCUS ALBA), GREEN BRIER (SMILAX ROTUNDIFOLIA), BLUEBERRY (VACCINIUM ANGUSTIFOLIUM), FLOWERING DOGWOOD SAPLING (CORNUS FLORIDA), NORTHERN RED OAK SAPLING (QUERCUS RUBRA), WINTER GREEN (CHIMAPHILIA MACULATA), SASSAFRAS SAPLINGS (SASSAFRAS ALBIDUM), BLACK CHERRY SAPLINGS (PRUNUS SEROTINA), MAPLELEAF VIBURNUM (VIBURNUM ACERIFOLIUM)							
	INVASIVE SPECIES	MULTIFLORA ROSE (ROSA MULTIFLORA), CHINESE PRIVET (LIGUSTRUM SINESSE), JAPANESE HONEYSUCKLE (LONICERA JAPONICA), WINTER CREEPER (EUONYMUS FORTUNEI), ORIENTAL BITTERSWEET (CELASTRUS ORBICULATUS), PORCELAIN BERRY (AMPELOPSIS BREVIDUNCULATA)						
INVASIVE SPECIES	PETIOLA							
INVASIVE SPECIES	BUSH HONEYSUCKLE (LONICERA MAACKII), JAPANESE STILTGRASS (MICROSTEGIUM VINUMINEUM), MULTIFLORA ROSE (ROSA MULTIFLORA), HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), MYRTLE (VINCA MINOR), MILE-A-MINUTE (PERISCARIA PERFOLIATA), WINEBERRY (RUBUS PHOENICOLASUS), GARLIC MUSTARD (ALLIARIA PETIOLATA)							
OVERSTORY SPECIES	LATIN NAME	COMMON NAME						
QUERCUS ALBA	WHITE OAK							
QUERCUS VELUTINA	BLACK OAK							
CARYA GLABRA	PIGNUT HICKORY							
ACER RUBRUM	RED MAPLE							
QUERCUS FALCATA	SOUTHERN RED OAK							
NYSSA SYLVATICA	BLACKGUM							
CARYA GLABRA	PIGNUT HICKORY							
QUERCUS ALBA	WHITE OAK							
ULMUS RUBRA	SLIPPERY ELM							
SHRUB AND GROUND COVER SPECIES	ACER RUBRUM	RED MAPLE						
	POISON IVY (TOXICODENDRON RADICANS), ARROWWOOD VIBURNUM (VIBURNUM DENTATUM), VIRGINIA CREEPER (PARTHENOCCISSUS QUINQUEFOLIA), TRUMPET VINE (CAMPIDIS RADICANS), WHITE ASH SAPLINGS (FRAXINUS AMERICANA), SEDGES (CAREX SPP.), BLACKHAW VIBURNUM (VIBURNUM PRUNIFOLIUM), WHITE OAK SAPLINGS (QUERCUS ALBA), GREEN BRIER (SMILAX ROTUNDIFOLIA), BLUEBERRY (VACCINIUM ANGUSTIFOLIUM), FLOWERING DOGWOOD SAPLING (CORNUS FLORIDA), NORTHERN RED OAK SAPLING (QUERCUS RUBRA), WINTER GREEN (CHIMAPHILIA MACULATA), SASSAFRAS SAPLINGS (SASSAFRAS ALBIDUM), BLACK CHERRY SAPLINGS (PRUNUS SEROTINA), MAPLELEAF VIBURNUM (VIBURNUM ACERIFOLIUM)							
	INVASIVE SPECIES	MULTIFLORA ROSE (ROSA MULTIFLORA), CHINESE PRIVET (LIGUSTRUM SINESSE), JAPANESE HONEYSUCKLE (LONICERA JAPONICA), WINTER CREEPER (EUONYMUS FORTUNEI), ORIENTAL BITTERSWEET (CELASTRUS ORBICULATUS), PORCELAIN BERRY (AMPELOPSIS BREVIDUNCULATA)						
Total Site Acreage =							30.85	



CARVER ROAD  
 ENVIRONMENTAL CONSTRAINTS ANALYSIS  
 BRENTSVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 24004742-200  
 DRAWING No.: 119229  
 DATE: 08/03/2024  
 SCALE: N/A  
 DESIGN: DCN  
 DRAWN: DCN  
 CHECKED: JM

SHEET TITLE:  
 ECA  
 TABULATIONS

SHEET No.:  
 L101





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Manassas, VA 20110 P: 703.903.9887  
engineering • surveying • land planning

CARVER ROAD  
ENVIRONMENTAL CONSTRAINTS ANALYSIS

BRENTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

MARK. DATE. DESCRIPTION

PROJECT No.: 240547-200  
DRAWING No.: 113228  
DATE: 08/09/2024  
SCALE: N/A  
DESIGN: OCN  
DRAWN: OCN  
CHECKED: JM

SHEET TITLE:

ECA NOTES & DETAILS

SHEET No.:

102

SOILS MAP



LEGEND:

- - - PROPERTY LINE
- - - SOIL TYPE LABEL
- 42B
- - - SOIL TYPE LIMITS



SOILS

SOIL TYPE	SOIL NAME	DRAINAGE	EROSION HAZARD	SLOPE	SOIL CATEGORY
2C	AIRMONT WEVERTON COMPLEX	MODERATELY WELL DRAINED	SEVERE	7 - 15%	2
3A	ALBANO SILT LOAM	POORLY DRAINED	MODERATE	0 - 4%	3
4B	ARCOLA SILT LOAM	WELL DRAINED	SEVERE	2 - 7%	2
5C	ARCOLA NESTORIA COMPLEX	WELL DRAINED	SEVERE	7 - 15%	2
17A	DULLES SILT LOAM	SOMEWHAT POORLY DRAINED	MODERATE	0 - 2%	3
35B	MANASSAS SILT LOAM	MODERATELY WELL DRAINED	MODERATE	2 - 7%	3
46B	PANDRAMA SILT LOAM	WELL DRAINED	MODERATE	2 - 7%	2
46C	PANDRAMA SILT LOAM	WELL DRAINED	SEVERE	7 - 15%	2
49A	ROWLAND SILT LOAM	MODERATELY WELL DRAINED	SLIGHT	0 - 2%	3

THREATENED OR ENDANGERED SPECIES

SPECIES WITH THE FEDERAL CLASSIFICATIONS OF ENDANGERED OR THREATENED ARE PROTECTED UNDER THE ENDANGERED SPECIES ACT (ESA) OF 1973, AS AMENDED (16 U.S.C. 1531 ET SEQ.). SPECIES OFFICIALLY PROPOSED FOR SUCH LISTING OR CANDIDATES ARE NOT PROTECTED UNDER THE ESA, BUT ARE RECOMMENDED FOR INCLUSION IN EVALUATIONS BASED ON POTENTIAL FOR STATUS TO BE UPGRADED TO OFFICIAL LISTING AS ENDANGERED OR THREATENED. A REVIEW CONDUCTED THROUGH THE ONLINE U.S. FISH AND WILDLIFE SERVICE (USFWS) INFORMATION FOR PLANNING AND CONSULTATION (PAC) SYSTEM INDICATES THAT ONE (2) THREATENED OR ENDANGERED SPECIES ARE RECOMMENDED FOR PROJECT CONSIDERATION BY USFWS WITHIN THE PROJECT STUDY AREA (SEE FEDERALLY LISTED SPECIES TABLE BELOW).

FEDERALLY LISTED SPECIES		FEDERAL STATUS (T/E)	POTENTIAL HABITAT PRESENT
NORTHERN LONG-EARED BAT	MYOTIS SEPTENTRIONALIS	E	YES
E-ENDANGERED, T-THREATENED			

NORTHERN LONG-EARED BAT

THE FEDERALLY-ENDANGERED NORTHERN LONG-EARED BAT (*MYOTIS SEPTENTRIONALIS*) MAY OCCUR WITHIN THE PROJECT AREA. DURING THE WINTER, THE NORTHERN LONG-EARED BAT OCCUPIES CAVES AND MINES WITH CONSTANT TEMPERATURES, HIGH HUMIDITY, AND NO AIR CURRENTS. SUMMER HABITAT FOR THE SPECIES CONSISTS OF LIVING TREES OR DEAD SNAGS WHERE THE BATS ROOST SINGLY OR IN COLONIES UNDER THE BARK, DUE TO THE PRESENCE OF FOREST STANDS WITHIN THE PROJECT AREA, IT IS POSSIBLE THAT SUITABLE SUMMER-PHASE HABITAT FOR THE NORTHERN LONG-EARED BAT IS LOCATED WITHIN THE SITE, HOWEVER PER THE CONSISTENCY LETTER PROVIDED BY THE UNITED STATES FISH AND WILDLIFE SERVICES (USFWS) THE PROPOSED PROJECT IS NOT LIKELY TO EFFECT THE NORTHERN LONG-EARED BAT.

ENVIRONMENTAL RESOURCE (ER) TABULATION

25% OR GREATER SLOPE AREAS, 15% OR GREATER SLOPES IN CONJUNCTION WITH SOILS THAT HAVE SEVERE LIMITATIONS, AND WETLANDS

± 3.7 ACRES\*\*

\*\*ALL VALUES ARE APPROXIMATE AND SUBJECT TO FINAL ENGINEERING

PROPOSED APPROXIMATE PERVIOUS & IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA	41.27 AC
PERVIOUS SURFACES (PROPOSED CONDITIONS)	± 15.94 ACRES, 38%**
IMPERVIOUS SURFACES (PROPOSED CONDITIONS)	± 26.23 ACRES, 64%**
**ALL VALUES ARE APPROXIMATE AND SUBJECT TO FINAL ENGINEERING	

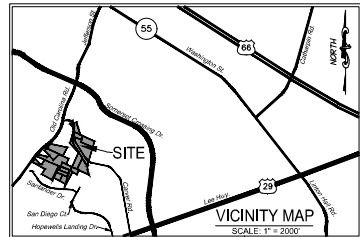
PROPOSED APPROXIMATE PRESERVATION & IMPACT CALCULATIONS

TOTAL AREA	41.27 ACRES
UNDISTURBED AREA	± 26.19 ACRES, 63%**
IMPACTED AREA	± 15.08 ACRES, 37%**
**ALL VALUES ARE APPROXIMATE AND SUBJECT TO FINAL ENGINEERING	

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVIVED DRIPLINE RADIUS (FEET)	CONDITION RATING	COMMENTS
9201	<i>QUERCUS ALBA</i>	WHITE OAK	33	25	66	LEANING. DEAD SNAG HUNG UP IN CROWN. LARGE CAVITY CREATED FROM PREVIOUS CRACK IN TRUNK EXPOSING HOLLOW TRUNK AND DECAY WITHIN HEARTWOOD.
9202	<i>QUERCUS ALBA</i>	WHITE OAK	36	30	72	1 LARGE DEAD SCAFFOLD BRANCH.
9203	<i>QUERCUS ALBA</i>	WHITE OAK	36	32	69	UNEVEN CANOPY STRUCTURE. SCAFFOLD BRANCHES ON ONE SIDE. 3 LARGE DEAD BRANCHES.
9204	<i>QUERCUS ALBA</i>	WHITE OAK	32	35	69	OLD CHAIN WRAPPED AROUND TRUNK. UNEVEN CANOPY STRUCTURE.
9205	<i>QUERCUS ALBA</i>	WHITE OAK	37	30	63	2 LARGE CANKERS ON EITHER SIDE OF TRUNK EXPOSING DECAY. LARGE OLD PRUNING WOUNDS EXPOSING DECAY IN HEARTWOOD. LARGE OLD WOUND FROM OLD TEAR OUT OF LARGE SCAFFOLD BRANCH. SMALL AMOUNT OF TIP DIE BACK IN UPPER CANOPY.
9206	<i>QUERCUS VELUTINA</i>	BLACK OAK	32	35	50	TREE IS ALMOST COMPLETELY DEAD. ONLY 1 LARGE SCAFFOLD BRANCH FOLIATED.
9208	<i>QUERCUS ALBA</i>	WHITE OAK	31	20	69	CO-DOMINANT TRUNK STRUCTURE WITH INCLUDED BARK. 1 DEAD BRANCH AND 1 LARGE DEAD STUB.
9209	<i>QUERCUS ALBA</i>	WHITE OAK	31	30	72	OLD WOUND EXPOSING CAVITY IN TRUNK.
9210	<i>QUERCUS ALBA</i>	WHITE OAK	31	25	72	LARGE GIRDLING ROOT FROM ADJACENT MAPLE.
9211	<i>QUERCUS ALBA</i>	WHITE OAK	31	20	72	
9212	<i>QUERCUS MONTANA</i>	CHESTNUT OAK	31	25	69	LEANING. SMALL GIRDLING ROOT. EPICORMIC GROWTH ON TRUNK.
9213	<i>CARYA GLABRA</i>	PIGNOLE HICKORY	31	35	75	
9214	<i>QUERCUS COCCINEA</i>	SCARLET OAK	35	25	69	UNEVEN CANOPY STRUCTURE. 1 DEAD SCAFFOLD BRANCH. SMALL AMOUNT OF TIP DIEBACK IN UPPER CROWN.
9215	<i>LIRIODENDRON TULIPIFERA</i>	TULIP POPLAR	34	35	69	SMALL FUNGAL FRUITING BODIES GROWING OUT OF ROOT FLARE. 1 LARGE DEAD SCAFFOLD BRANCH.
9216	<i>LIRIODENDRON TULIPIFERA</i>	TULIP POPLAR	32	30	72	LARGE GIRDLING ROOT.
9217	<i>QUERCUS ALBA</i>	WHITE OAK	32	30	72	
9218	<i>LIRIODENDRON TULIPIFERA</i>	TULIP POPLAR	33	35	75	
9219	<i>QUERCUS FALCATA</i>	SOUTHERN RED OAK	35	40	66	2 GIRDLING ROOTS. TIP DIE BACK THROUGHOUT CROWN. 2 LARGE DEAD BRANCHES. LARGE BRANCH BROKE OFF LEAVING LARGE STUB.
9221	<i>QUERCUS ALBA</i>	WHITE OAK	30	40	72	2 SMALL GIRDLING ROOTS.
9222	<i>QUERCUS ALBA</i>	WHITE OAK	33	45	72	4 LARGE DEAD SCAFFOLD BRANCHES.
9223	<i>QUERCUS FALCATA</i>	SOUTHERN RED OAK	35	50	69	OLD WOUND ON TRUNK EXPOSING CAVITY WITHIN TRUNK AND DECAY OF HEARTWOOD. 1 LARGE DEAD SCAFFOLD BRANCH.
9224	<i>QUERCUS ALBA</i>	WHITE OAK	32	40	66	VERY LARGE OLD WOUND COVERING ABOUT HALF OF TRUNK EXPOSING SPLT HEARTWOOD AND DECAY FROM OLD LEADER FAILING.
9225	<i>ACER RUBRUM</i>	RED MAPLE	42	25	69	SCAFFOLD BRANCH GREW AROUND OLD CHAIN. 1 LARGE DEAD SCAFFOLD BRANCH AND DEAD BRANCHES THROUGHOUT CROWN. VINES GROWING THROUGHOUT CANOPY.
9226	<i>ACER RUBRUM</i>	RED MAPLE	39'	35	69	OLD WOUND ON TRUNK EXPOSING HEARTWOOD AND DECAY. 2 OLD WOUNDS HEALING OVER IN UPPER CANOPY. FROM PRIOR BRANCH FAILURE.
9227	<i>QUERCUS PALUSTRIS</i>	PIN OAK	33	25	69	LARGE DEAD BRANCHES IN LOWER CANOPY. MAJOR TIP DIEBACK THROUGHOUT UPPER CROWN.
9228	<i>ACER RUBRUM</i>	RED MAPLE	35	30	69	OLD WOUND IN ROOT FLARE FROM SMALL LEADER OR SMALL TRUNK FAILING.
9229	<i>CATALPA SPECIOSA</i>	NORTHERN CATALPA	35	15	66	POOR CO-DOMINANT TRUNK STRUCTURE WITH INCLUDED BARK. LEAVES APPEAR TO BE EATEN BY PEST WHICH IS DEFOLIATING TREE. VINES GROWING UP TRUNK AND THROUGHOUT CANOPY.
9230	<i>ACER RUBRUM</i>	RED MAPLE	34	20	72	
9231	<i>ACER RUBRUM</i>	RED MAPLE	40	35	69	LARGE OLD WOUND ON TRUNK FROM OLD LEADER FAILING. EXPOSING HEARTWOOD AND SHOWING HEARTWOOD DECAY. SMALL AMOUNT OF TIP DIE BACK IN UPPER CROWN.
9232	<i>QUERCUS PALUSTRIS</i>	PIN OAK	31	25	66	VINES GROWING THROUGHOUT CANOPY. SEVER TIP DIE BACK THROUGHOUT THE CANOPY. LARGE DEAD BRANCHES THROUGHOUT THE CANOPY.
9233	<i>LIRIODENDRON TULIPIFERA</i>	TULIP POPLAR	36	15	69	2 LARGE DEAD SCAFFOLD BRANCHES. VINES GROWING UP TRUNK AND THROUGHOUT CANOPY.
9234	<i>ACER RUBRUM</i>	RED MAPLE	35	20	66	INCLUDED BARK IN TRUNK UNION. VINES GROWING UP TRUNK AND INTO CANOPY. TIP DIE BACK IN UPPER CANOPY. 1 LARGE DEAD SCAFFOLD BRANCH. ROOT FLARE GROWING AROUND OLD FENCE POST.
9235	<i>ACER RUBRUM</i>	RED MAPLE	32	40	66	DBH AVG OF THREE TRUNKS. CO-DOMINANT TRUNK STRUCTURE WITH THREE LEADERS. TOP 1/3 OF CENTRAL LEADER FAILED. DECAY IS PRESENT IN UPPER PORTION OF TRUNK WHERE LEADER FAILED. BRANCHES TOUCHING THE GROUND. 1 LARGE BROKEN SCAFFOLD BRANCH AND NUMEROUS DEAD BRANCHES THROUGHOUT CROWN.

- GENERAL NOTES**
1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE PRINCE WILLIAM COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS GPN 7297-74-1850, GPN 7297-74-191, GPN 7297-74-543, GPN 7297-74-573, GPN 7297-74-6414, GPN 7297-74-730, GPN 7297-74-809, GPN 7297-74-834, GPN 7297-74-853, GPN 7297-74-8614, GPN 7297-74-8624, GPN 7297-74-4447, GPN 7297-74-2083, GPN 7297-74-2557, GPN 7297-74-4818, AND GPN 7297-74-56138 AND ARE ZONED A-1.
  2. THE GPN, OWNER, AND RECORDATION REFERENCE FOR THE PARCELS SHOWN HEREON ARE AS FOLLOWS:  
 GPN 7297-74-1850 / ALICE P. LIGHTFOOT, TRUSTEE (INSTRUMENT #20220722081250)  
 GPN 7297-74-191 / GREG A. CESARIO & TAMMY D. CESARIO (DEED BOOK 1565 PAGE 1715)  
 GPN 7297-74-543 / GREG A. CESARIO & TAMMY D. CESARIO (INSTRUMENT #20000319003558)  
 GPN 7297-74-573 / GREG A. CESARIO & TAMMY D. CESARIO (INSTRUMENT #20000319003558)  
 GPN 7297-74-6414 / KEVIN WAMSLEY & GREG CESARIO (INSTRUMENT #20110200009037)  
 GPN 7297-74-730 / KEVIN WAMSLEY & GREG CESARIO (INSTRUMENT #20110200009037)  
 GPN 7297-74-809 / HEEDOO MOON & EMILY HYUNJOO MOON (INSTRUMENT #20111105505043)  
 GPN 7297-74-834 / DEBORAH W. CAPP & ROBERT P. WARHURST, JR., TRUSTEES (INSTRUMENT #202306220031969)  
 GPN 7297-74-853 / WARREN ALEXANDER BLACKWELL (DEED BOOK 191 PAGE 47 & 48, 109, 103, 165)  
 GPN 7297-74-8614 / DEBORAH W. CAPP & ROBERT P. WARHURST, JR., TRUSTEES (INSTRUMENT #202306220031969)  
 GPN 7297-74-8624 / ZAROU INVESTMENTS (DEED BOOK 1953 PAGE 110)  
 GPN 7297-74-2557 / ELIAS & IMAD NATOUR (INSTRUMENT #20130300089170)  
 GPN 7297-74-4818 / ELIAS & IMAD NATOUR (INSTRUMENT #20130300089170)  
 GPN 7297-74-56138 / ZAROU INVESTMENTS (DEED BOOK 1521 PAGE 536)  
 GPN 7297-74-56138 / ELIAS & IMAD NATOUR (INSTRUMENT #20130300089170)
  3. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA STATE GRID (NAD83) - NORTH AS SHOWN ON THE ALTA SURVEY REFERENCED IN NOTE 5.
  4. PROPOSED ZONING: PMR (PLANNED MIXED RESIDENTIAL)
  5. THE AREAS FOR REZONING ARE BASED ON AN ALTA SURVEY (DATED JULY, 2024 AND LAST REVISED 9/19/24) BY CAP LAND SURVEYING, PLLC. THE CONFIGURATION MAY DIFFER FROM THAT SHOWN ON THE PRINCE WILLIAM COUNTY MAPPER.
  6. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.



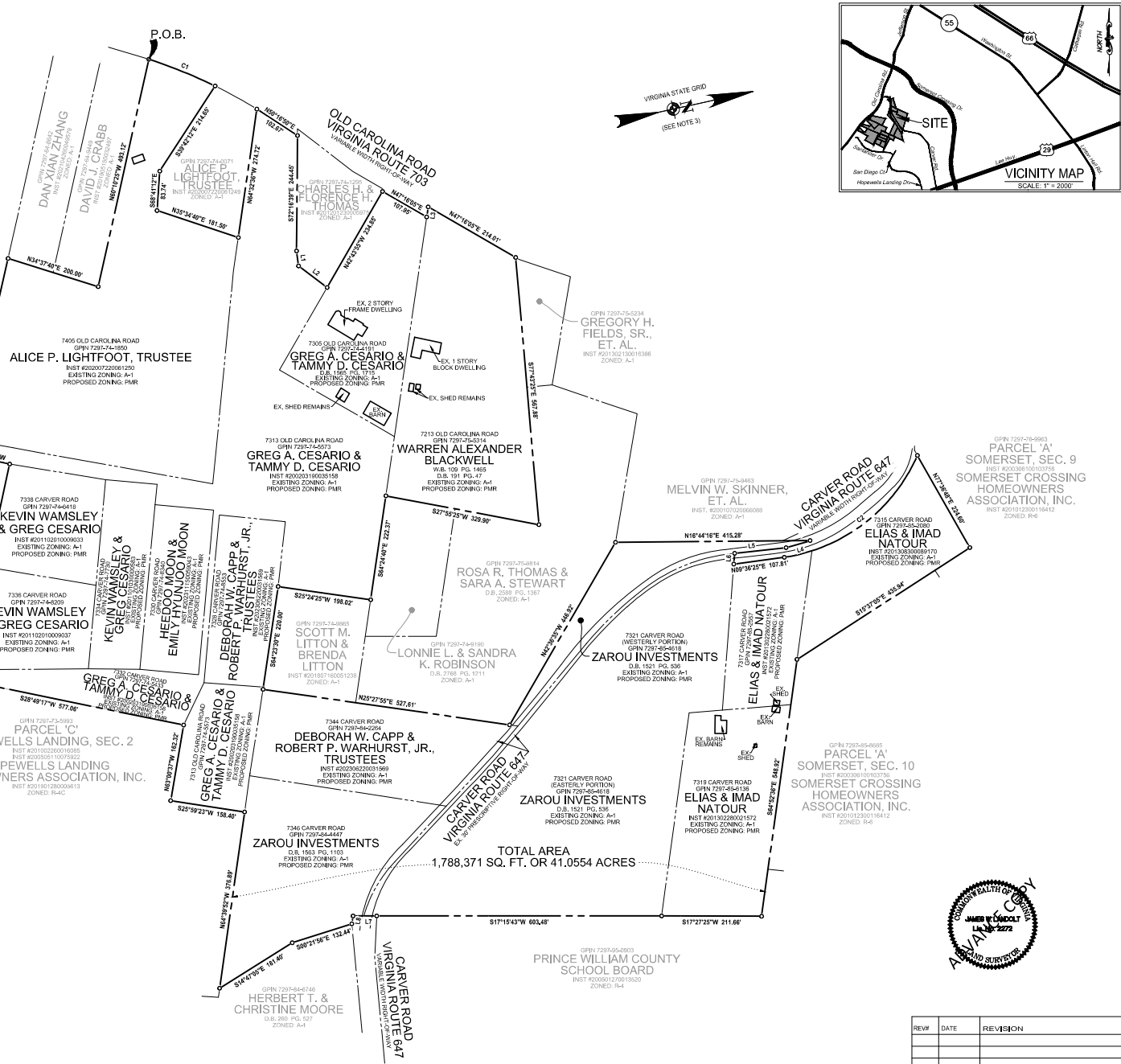
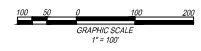
**IMEG**  
 5555 INNOVATION DRIVE  
 SUITE 100  
 MANASSAS, VA 20110  
 PH: 703.353.8887  
 www.imeg.com  
 enrisapp@consultants.biz, now IMEG Corp.

**PARCEL 'B'**  
 HOPEWELLS LANDING, SEC. 2  
 HOPEWELLS LANDING HOMEOWNERS ASSOCIATION, INC.  
 7405 OLD CAROLINA ROAD  
 GPN 7297-74-1850  
 INST #201022260016385  
 INST #200805100090253  
 INST #201901280005913  
 ZONED: A-1  
 PROPOSED ZONING: PMR

**PARCEL 'C'**  
 HOPEWELLS LANDING, SEC. 2  
 HOPEWELLS LANDING HOMEOWNERS ASSOCIATION, INC.  
 7313 OLD CAROLINA ROAD  
 GPN 7297-74-191  
 INST #201022260016385  
 INST #200805100090253  
 INST #201901280005913  
 ZONED: A-1  
 PROPOSED ZONING: PMR

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S80°18'08"E	32.09	L6	S68°05'44"E	22.26
L2	N54°18'12"E	75.77	L7	S11°05'39"W	50.29
L3	N64°24'40"W	21.22	L8	S63°40'49"E	16.87
L4	S01°34'37"W	56.02	L9	N19°38'18"E	101.87
L5	S11°00'43"W	106.59	L10	N60°25'43"W	31.29

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	08°20'31"	1,040.00	151.42	75.84	151.28	N09°18'58"E
C2	57°53'37"	366.74	370.87	202.84	356.00	N00°09'01"W



**CARVER ROAD PROPERTIES**  
 BRENTSVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT: 24004742.00  
 DRAWING NO.: 113688  
 SCALE: 1" = 100'  
 DATE: 10/07/2024  
 DRAWN: EAS  
 CHECKED: MB/CL  
 SHEET NO.: 1 of 1

# MASTER ZONING PLAN CASE #: TBD CARVER ROAD SUBDIVISION

## BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

### PROJECT TEAM

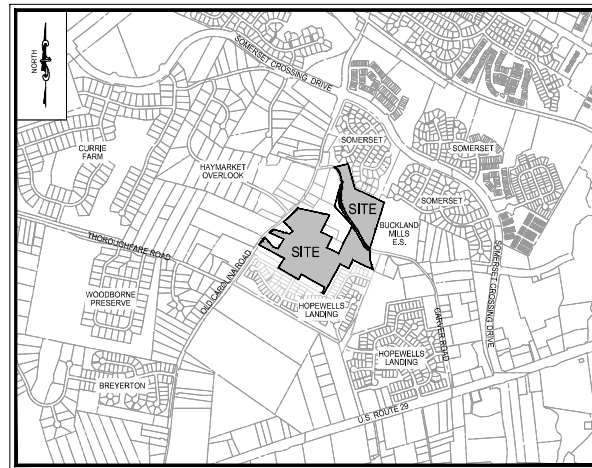
**APPLICANT**  
T VA CARVER LLC  
C/O TERRA FOUNDRY PARTNERS  
1800 DIAGONAL ROAD, SUITE 600  
ALEXANDRIA, VA 22314

**LAND USE ATTORNEY**  
VENABLE  
C/O NOAH B. KLEIN, ESQ.  
1850 TOWERS CRESCENT PLAZA, SUITE 400  
TYSONS, VA 22182

**CIVIL ENGINEER & LAND PLANNING**  
IMEG  
C/O ERIC BOGUMIL, PE  
9301 INNOVATION DRIVE, SUITE 150  
MANASSAS, VA 20110

**TRANSPORTATION ENGINEER**  
GOROVE SLADE  
C/O KAYLA ORD, PE, PTOE  
4114 LEGATO ROAD, SUITE 650  
FAIRFAX, VA 22033

**ENVIRONMENTAL CONSULTANT**  
TNT ENVIRONMENTAL  
C/O AVI SAREEN, PWD, ISA-CA  
4455 BROOKFIELD CORPORATE DRIVE, SUITE 100  
CHANTILLY, VA 20151



VICINITY MAP  
SCALE: 1" = 1000'

SHEET INDEX	
SHEET #	SHEET TITLE
C000	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C200	SITE LAYOUT & UTILITIES PLAN
C300	TRANSPORTATION PLAN
C400	CONCEPTUAL LANDSCAPE & BUFFER PLAN



CARVER ROAD SUBDIVISION  
MASTER ZONING PLAN  
BRENTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 24004742.00  
DRAWING No.: 1945  
DATE: 10/07/2024  
SCALE: SEE SHEET  
DESIGN: SG  
DRAWN: SG  
CHECKED: EB

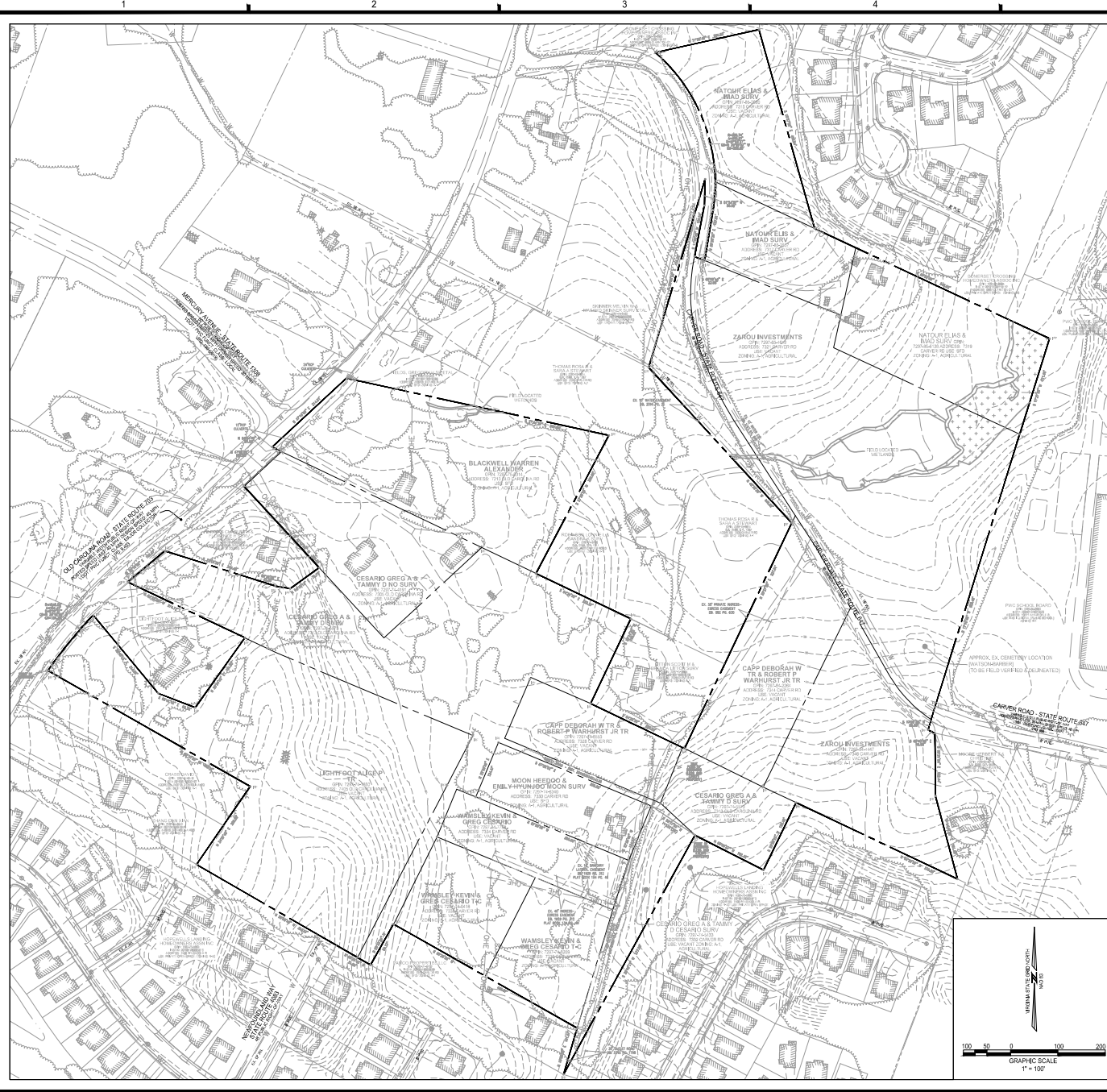
SHEET TITLE:  
**COVER SHEET**

SHEET No.:  
**C000**





CARVER ROAD SUBDIVISION  
MASTER ZONING PLAN  
BRENTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA



**LEGEND**

	EXISTING CONTOUR (MAJOR)		EXISTING CURB & GUTTER
	EXISTING CONTOUR (MINOR)		EXISTING SANITARY PIPE
	PROJECT BOUNDARY		EXISTING WATER PIPE
	EXISTING ADJOINING PARCELS		EXISTING OVERHEAD UTILITY
	EXISTING STREAM		EXISTING TREE LINE
	EXISTING WETLANDS		EXISTING BUILDING
			EXISTING SIDEWALK

**PLAN NOTES:**

- THE APPLICANT REQUESTS THE APPROVAL OF THIS APPLICATION TO REZONE THE SUBJECT PROPERTY TO THE PLANNED MIXED RESIDENTIAL (PMR) ZONING DISTRICT.
- THE SUBJECT PROPERTY IS IDENTIFIED BY THE PRINCE WILLIAM COUNTY ASSESSOR AS FOLLOWS:

GPIN	STREET ADDRESS	OWNER	CURRENT ZONING	CURRENT USE
7297-74-1850	7405 OLD CAROLINA ROAD	LIGHTFOOT, ALICE P TR	A-1	VACANT
7297-74-4191	7305 OLD CAROLINA ROAD	CESARIO, GREG A & TAMMY D NO SURV	A-1	VACANT
7297-74-5433	7332 CARVER ROAD	CESARIO, GREG A & TAMMY D CESARIO SURV	A-1	VACANT
7297-74-5573	7313 OLD CAROLINA ROAD	CESARIO, GREG A & TAMMY D SURV	A-1	VACANT
7297-74-6418	7338 CARVER ROAD	WAMSLEY, KEVIN & GREG CESARIO T-C	A-1	VACANT
7297-74-7730	7334 CARVER ROAD	WAMSLEY, KEVIN & GREG CESARIO	A-1	VACANT
7297-74-8209	7336 CARVER ROAD	WAMSLEY, KEVIN & GREG CESARIO	A-1	VACANT
7297-74-8340	7330 CARVER ROAD	MOON, HEEDOOD & EMILY HYUN MOON SURV	A-1	SINGLE FAMILY DETACHED
7297-74-8553	7328 CARVER ROAD	CAPP, DEBORAH W TR & ROBERT P WARHURST JR, TR	A-1	VACANT
7297-75-5314	7213 OLD CAROLINA ROAD	BLACKWELL, WARREN ALEXANDER	A-1	SINGLE FAMILY DETACHED
7297-84-2264	7344 CARVER ROAD	CAPP DEBORAH W TR & ROBERT P WARHURST JR TR	A-1	VACANT
7297-84-3447	7346 CARVER ROAD	ZAROU INVESTMENTS	A-1	VACANT
7297-85-2080	7315 CARVER ROAD	NATOUR ELIAS & IMAD SURV	A-1	VACANT
7297-85-2557	7317 CARVER ROAD	NATOUR ELIAS & IMAD SURV	A-1	VACANT
7297-85-4818	7321 CARVER ROAD	ZAROU INVESTMENTS	A-1	VACANT
7297-85-6136	7319 CARVER ROAD	NATOUR ELIAS & IMAG SURV	A-1	VACANT

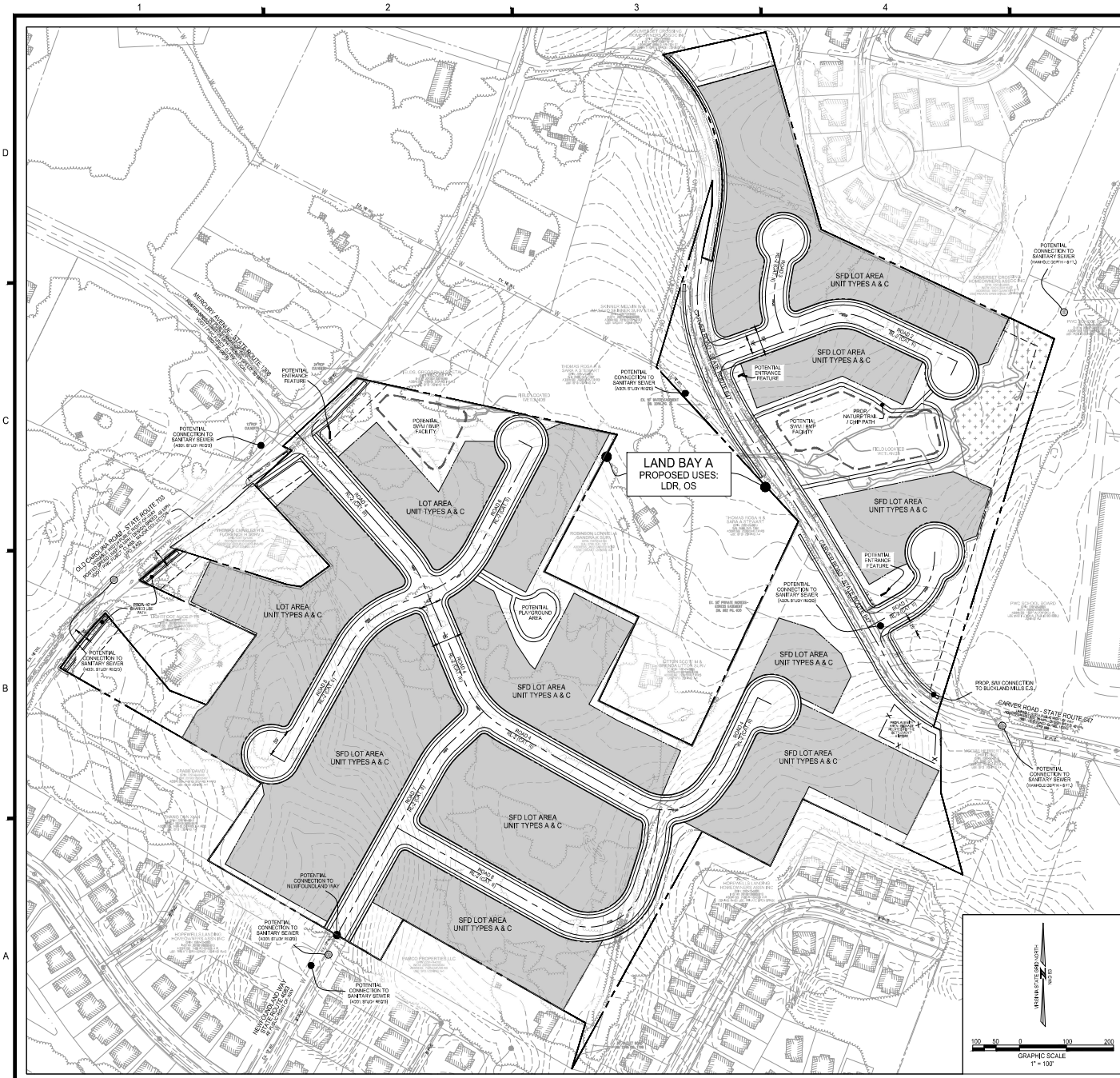
- AREA SUBJECT TO REZONING APPLICATION: 44.0554 ACRES (41,780,371 SQ. FT.).
- THE SUBJECT PROPERTY IS LOCATED IN THE BRENTSVILLE MAGISTERIAL DISTRICT.
- BOUNDARY INFORMATION OBTAINED FROM AN ALTA SURVEY COMPLETED BY CAP LAND SURVEYING ON AUGUST 30, 2024.
- TOPOGRAPHIC INFORMATION WAS TAKEN FROM PRINCE WILLIAM COUNTY GIS RECORDS. THE CONTOUR INTERVAL IS TWO (2) FEET.
- HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983, NORTH, AS ESTABLISHED BY A CURRENT GPS SURVEY.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X (OTHER AREA) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 5113C0067D, WITH A DATE OF IDENTIFICATION OF 10/1985, FOR COMMUNITY NO. 510115, IN PRINCE WILLIAM COUNTY, COMMONWEALTH OF VIRGINIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE SUBJECT PROPERTY DOES NOT CONTAIN A RESOURCE PROTECTION AREA. HOWEVER, SMALL AREAS OF WETLANDS HAVE BEEN IDENTIFIED. SEE THE ENVIRONMENTAL CONSTRAINTS ANALYSIS (ECA) FOR MORE INFORMATION.
- A POTENTIAL CEMETERY MAY BE LOCATED NEAR CARVER ROAD ON THE PARCEL IDENTIFIED AS GPIN 7297-85-4818. ADDITIONAL RESEARCH IS ONGOING. SHOULD THIS RESEARCH PROVE THE EXISTENCE OF A CEMETERY IT SHALL BE PRESERVED IN CONFORMANCE WITH SECTION 03-02.01 OF THE ZONING ORDINANCE.
- THE DEPICTED BUILDING LOT AREAS ARE PRELIMINARY. THE FINAL BUILDING LOTS AND/OR FOOTPRINTS SHALL BE DETERMINED AT THE TIME OF SITE PLAN SUBJECT TO THE MAXIMUM DENSITY ALLOWED BY THE APPROVED PROFFER STATEMENT.
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE PRINCE WILLIAM COUNTY DESIGN & CONSTRUCTION STANDARDS MANUAL (DCSM), UNLESS OTHERWISE MODIFIED, AS DETAILED HEREIN AND/OR IN THE ACCOMPANYING PROFFER STATEMENT.
- THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER (PRINCE WILLIAM WATER). DEPICTED EXISTING UTILITY LINES ARE APPROXIMATE WITH THE INFORMATION PROVIDED BY PRINCE WILLIAM WATER.
- ANY EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH PRINCE WILLIAM COUNTY HEALTH DEPARTMENT REQUIREMENTS.
- ALL EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY SHALL BE DEMOLISHED.
- THIS APPLICATION IS TO SERVE AS A PRELIMINARY PLAN FOR THE ASSOCIATED SITE PLAN APPLICATION ADDRESSING THE REQUIREMENTS OF PCSM 110.02.02.

MARK	DATE	DESCRIPTION

PROJECT No: 2404742.00  
DRAWING No: 19447  
DATE: 10/07/2024  
SCALE: 1"=100'  
DESIGN: SG  
DRAWN: SG  
CHECKED: EB

SHEET TITLE:  
**EXISTING CONDITIONS PLAN**

SHEET No:  
**C100**



LEGEND	
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	PROJECT BOUNDARY
	EXISTING ADJOINING PARCELS
	EXISTING STREAM
	EXISTING WETLANDS
	EXISTING TREELINE
	EXISTING BUILDING
	EXISTING SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING SANITARY PIPE
	EXISTING WATER PIPE
	EXISTING OVERHEAD UTILITY
	LOD
	PROP. LIMITS OF DISTURBANCE

- PLAN NOTES:**
- THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR CHANGES WITH FINAL ENGINEERING.
  - THE PROPOSED SUBDIVISION WILL BE SERVED BY PUBLIC WATER AND SEWER.
  - INTERNAL ROADS ARE PROPOSED TO BE PUBLICLY MAINTAINED.
  - THE APPLICANT PROPOSES TO DEVELOP THE PROJECT IN ONE SINGLE LAND BAY AND A SINGLE PHASE.

**SITE TABULATIONS**

SITE AREA:	±41,0554 ACRES / ±1,788,371 SQ. FT.			
PROPOSED DWELLING UNITS:	110			
PROPOSED DENSITY (DU / AC):	2.72			
ZONING REQUIREMENTS (PROP. PMR DISTRICT, PER PWC Z.O.)				
PROPOSED UNIT TYPE:	TYPE A (CLUSTER)			
MINIMUM LOT AREA:	7,500 SQ. FT.			
MINIMUM LOT WIDTH:	70'			
SETBACKS:				
FRONT:	25'			
SIDE:	10'			
REAR:	20'			
BUILDING HEIGHT:	35'			
PROPOSED UNIT TYPE:	TYPE C (VILLAGE HOUSE)			
MINIMUM LOT AREA:	6,000 SQ. FT.			
MINIMUM LOT WIDTH:	60'			
SETBACKS:				
FRONT:	20'			
SIDE:	10'			
REAR:	25'			
BUILDING HEIGHT:	35'			
LAND BAY	PROP. ZONING	USE DESIGNATION	USE	ACREAGE
A	PMR	LDR / OS	SFD HOMES	±41,0554 ACRES
NOTE: SUBDIVISION TO BE DEVELOPED IN ONE PHASE.				



CARVER ROAD SUBDIVISION  
 MASTER ZONING PLAN  
 BRENTSVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

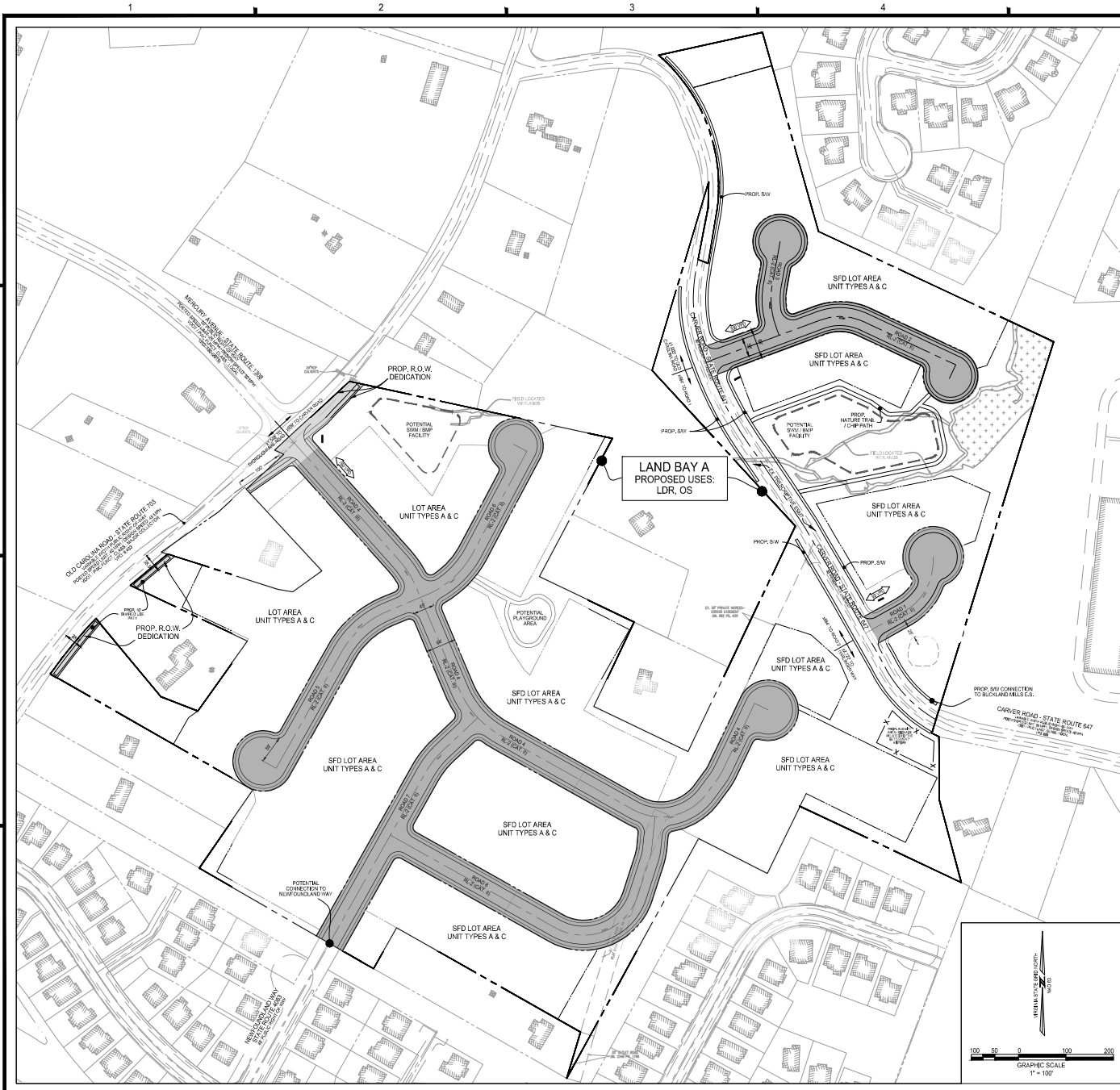
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 DRAWING No: 19487  
 DATE: 10/07/2024  
 SCALE: 1"=100'  
 DESIGN: SG  
 DRAWING: SG  
 CHECKED: EB

SITE LAYOUT & UTILITIES PLAN

SHEET No: C200



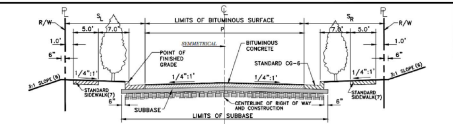


### LEGEND

	EXISTING CONTOUR (MAJOR)		EXISTING CURB & GUTTER
	EXISTING CONTOUR (MINOR)		EXISTING SANITARY PIPE
	PROJECT BOUNDARY		EXISTING WATER PIPE
	EXISTING ADJOINING PARCELS		EXISTING OVERHEAD UTILITY
	EXISTING STREAM		PROP. LIMITS OF DISTURBANCE
	EXISTING WETLANDS		
	EXISTING TREELINE		
	EXISTING BUILDING		
	EXISTING SIDEWALK		

- ### PLAN NOTES:
- THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR CHANGES WITH FINAL ENGINEERING.
  - INTERNAL ROADS ARE PROPOSED TO BE PUBLICLY MAINTAINED.
  - VEHICLE TRIP DATA OBTAINED FROM A TRANSPORTATION IMPACT STUDY PREPARED BY GOROVE SLADE AND DATED SEPTEMBER 5, 2024.
  - THE APPLICANT PROPOSES TO DEVELOP THE PROJECT IN ONE SINGLE LAND BAY AND A SINGLE PHASE.

### PROPOSED ROAD SECTION (INTERNAL ROADS)



CATEGORY	TRAFFIC VOLUME (ADP)	TRUCK DESIGN WEIGHT (KIPS)	MIN. ROAD WIDTH (FEET)	MIN. ROAD DEPTH (INCHES)	% F	% P	MIN. ROAD WIDTH (FEET)	MIN. ROAD DEPTH (INCHES)
1	UP TO 200	14	10	12	25	19	20	19
2	200 TO 400	16	12	14	25	19	20	19
3	400 TO 1,000	18	14	16	25	19	20	19

**GENERAL NOTES:**

- The typical cross section shall be used in all subdivisions considered as urban/suburban (subdivisions where average lot size is less than one (1) acre).
- Standard finishes required at intersections.
- Storm drainage shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.) whichever is greater.
- Category 1 applies to arterial, collector, and local streets.
- Category 2 applies to arterial, collector, and local streets.
- Category 3 applies to arterial, collector, and local streets.
- 2.7% slopes will be allowed when soil type supported by soil report is appropriate and where substitution is provided in accordance with the Eastern Council guidelines.
- Subgrades shall be provided in accordance with Section 802.9.
- Placement section is standard requirement. Refer to Section 802.01 for alternative pavement sections.
- No subdrainage is required.
- Category 1 and 2 streets shall require an additional two feet (2 ft.) of government and right-of-way when total roadway length is one-half (0.5) mile or more.
- If 60-foot street front porings are not provided per Section 802.01, the right-of-way may be reduced by 5 feet.
- If the street is identified as a fire lane, the signage restriction will be applied according to Section 302.01. The "No Parking" signs will be required on one side of Category 1 and 2 streets.

Detail No.	650.04	RL-2	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR RESIDENTIAL LOCAL STREETS WITH CURB AND GUTTER (FOOD TRAFFIC)	DSB 11/09/2017
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**PROPOSED PUBLIC ROAD DEDICATION TABULATIONS**  
 THIS PROJECT INCLUDES PUBLIC RIGHT-OF-WAY DEDICATION AS DEPICTED ON THE PLAN. THESE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH ADDITIONAL ENGINEERING.

- INTERNAL ROADS = ±335,650 SQ. FT. / 7.70 ACRES
- OLD CAROLINA ROAD = ±14,400 SQ. FT. / 0.33 ACRES



CARVER ROAD SUBDIVISION  
 MASTER ZONING PLAN  
 BRENTVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

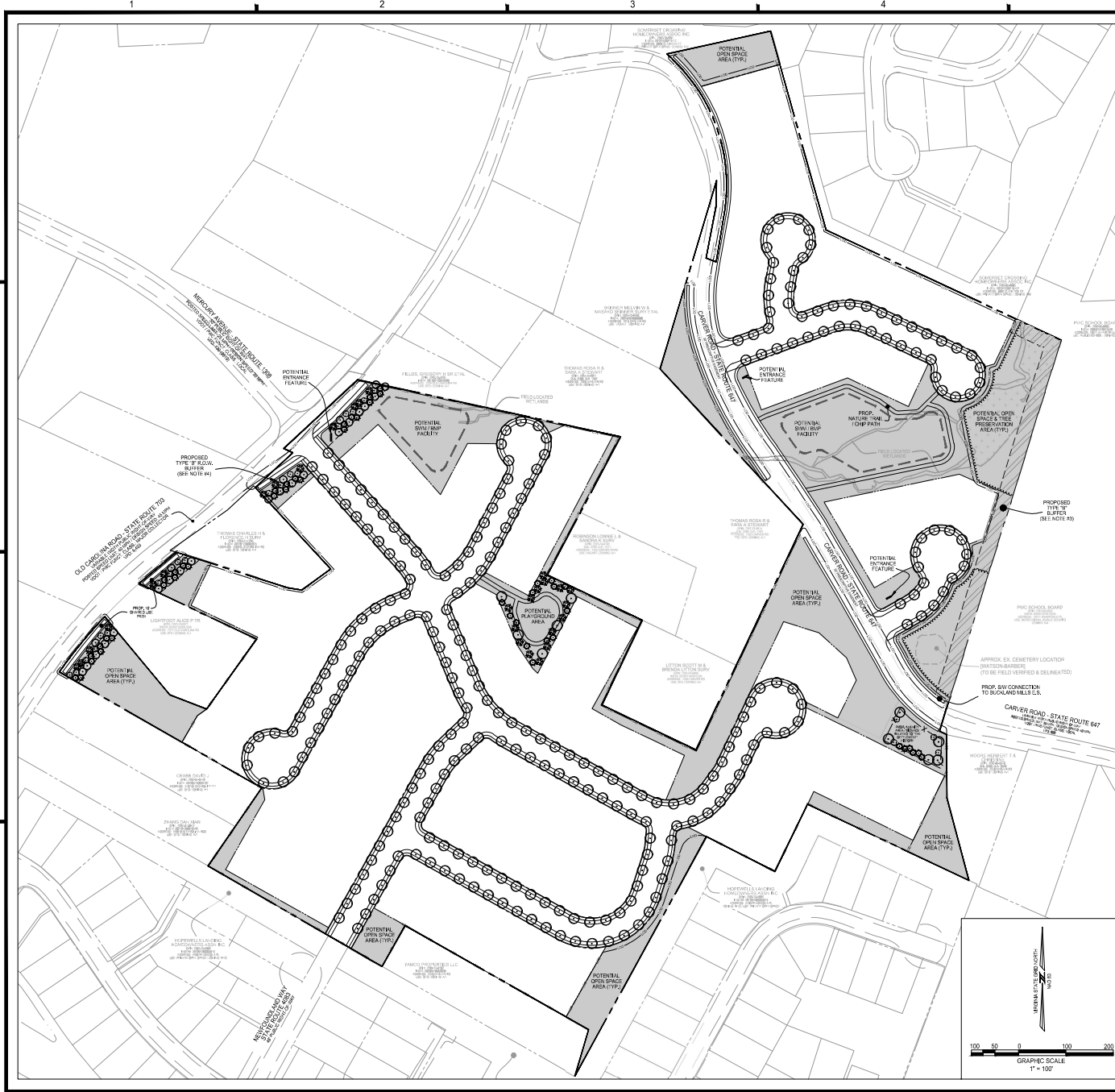
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 DATE: 10/07/2024  
 SCALE: 1"=100'  
 DESIGNED BY: SG  
 DRAWN BY: SG  
 CHECKED BY: EB

### TRANSPORTATION PLAN

SHEET No. C300





### LEGEND

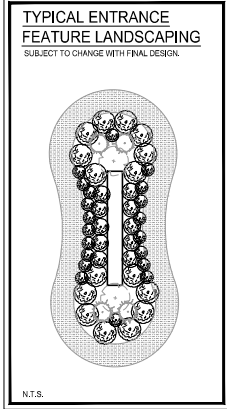
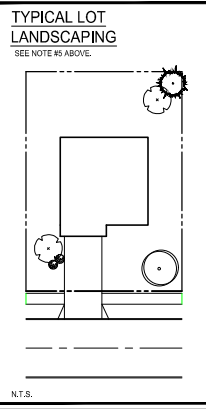
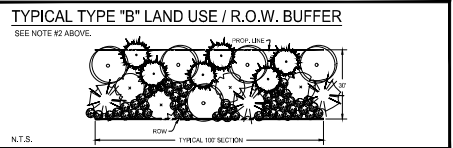
	EXISTING CONTOUR (MAJOR)		EXISTING CURB & GUTTER
	EXISTING CONTOUR (MINOR)		EXISTING SANITARY PIPE
	PROJECT BOUNDARY		EXISTING WATER PIPE
	EXISTING ADJOINING PARCELS		EXISTING OVERHEAD UTILITY
	EXISTING STREAM		PROP. LIMITS OF DISTURBANCE
	EXISTING WETLANDS		PROP. OPEN SPACE AREAS
	EXISTING TREE LINE		
	EXISTING BUILDING		
	EXISTING SIDEWALK		

NOTE: NOT ALL LEGEND ITEMS MAY BE DEPICTED.

### LANDSCAPE LEGEND

	PROP. LARGE DECIDUOUS TREES		PROP. SHRUBS
	PROP. MEDIUM / SMALL DECIDUOUS TREES		PROP. LAND USE BUFFER
	PROP. LARGE EVERGREEN TREES		TREE LINE OF POTENTIAL TREE PRESERVATION AREA (APPROX. LOCATION)
	PROP. MEDIUM / SMALL EVERGREEN TREES		

- ### PLAN NOTES:
1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR CHANGES WITH FINAL ENGINEERING.
  2. TYPICAL SECTIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN SUBMISSION, TYPICAL SECTIONS ARE ILLUSTRATIVE OF PLANT UNIT COUNTS PER DCSM REQUIREMENTS FOR EACH RESPECTIVE TYPE.
  3. THE PROPOSED LAND USE BUFFER ALONG THE PROPERTY BOUNDARY WITH GRIN 7207-66-0903 TO CONSIST OF TREE PRESERVATION, WITH SUPPLEMENTAL PLANTING, TO ACHIEVE THE REQUIRED 180 PLANT UNITS PER 100 LINEAR FEET.
  4. APPLICANT PROPOSES TO INSTALL A TYPE "B" RIGHT-OF-WAY BUFFER. THE BUFFER SHALL CONSIST OF TREE PRESERVATION, WITH SUPPLEMENTAL PLANTING, TO ACHIEVE THE REQUIRED 180 PLANT UNITS PER 100 LINEAR FEET.
  5. RESIDENTIAL LOTS TO BE LANDSCAPED IN ACCORDANCE WITH TABLE 8-6 OF THE DCSM.



### TREE CANOPY TABULATIONS

REQUIREMENT = 20% OF SITE AREA	PROVIDED TREE CANOPY = 20%
NET SITE AREA = 131.27 ACRES	PROVIDED TREE CANOPY = 26.25 ACRES
REQUIRED TREE CANOPY = 26.25 ACRES	

9301 Innovation Dr., Suite 150  
 Manassas, VA 20110 P 703.903.9887  
 engineering • surveying • land planning

CARVER ROAD SUBDIVISION  
 MASTER ZONING PLAN  
 BRENTSVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 24004742.00  
 DRAWING No.: 19045  
 DATE: 10/07/2024  
 SCALE: 1"=100'  
 DESIGN: SG  
 DRAWN: SG  
 CHECKED: EB

SHEET TITLE:  
**CONCEPTUAL LANDSCAPE & BUFFER PLAN**

SHEET No.:  
 C400



Town of Haymarket  
15000 Washington Street, #100  
Haymarket, VA 20169  
703-753-2600

## Memorandum

To: Planning Commission  
From: Kim Henry  
Re: 2025 Meeting Schedule

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Background: At a previous meeting, the Planning Commission decided to keep the second Tuesday of each month as their meeting date. The meetings will start at 7 pm unless noted otherwise. Below is the Meeting Schedule for the 2025 Calendar year. The only meeting conflict will be at the November meeting, which falls on Veteran's Day. Staff recommends to schedule that meeting for Wednesday, November 12.

### Planning Commission 2025 Meeting Schedule

Tuesday, January 14

Tuesday, February 13

Tuesday, March 10

Tuesday, April 8

Tuesday, May 13

Tuesday, June 10

Tuesday, July 8

Tuesday, August 12

Tuesday, September 9

Tuesday, October 14

Tuesday, November 11 - Office will be closed for Veteran's Day. Planning Commission will need to pick an alternate date. Staff recommends Wednesday November 12

Tuesday, December 9