



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ AGENDA ~

Matt Caudle, Councilman
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, August 31, 2016

4:00 PM

Council Chambers

1. Call to Order

2. Agenda Items

- a. A Dogs Day Out Rezoning
- b. Haymarket Baptist Church - Site Plan Revision



TO: Town of Haymarket Planning Commission
SUBJECT: A Dogs Day Out Rezoning
DATE: 08/31/16

Continuation from the August 10th Planning Commission Meeting. Continued discussion of items of concern in regards to the Rezoning request. Attached is a letter from the owner of the property, Melissa Otwell, stating approval for this rezoning. Chief Noble will also be present to answer traffic concerns.

ATTACHMENTS:

- Rezoning Application Revised Narrative August 2016 (PDF)
- EXHIBIT-Layout1 (PDF)
- 02 REZONING PLAT-NEW-Layout1 (PDF)
- A Dog's Day Out Data Rquest (PDF)
- Otwell letter to PC members regarding ADDO for August 31 meeting (PDF)

August 1, 2016

Town of Haymarket Planning Commission
15000 Washington Street
Haymarket, VA 20169

RE: Rezoning Application Narrative for the 6680 Fayette Street, Haymarket, VA

Applicants Jim and Andrea Payne would like to include the following remarks to a revised Narrative on the rezoning application dated June 2016.

The Rezoning Public Hearing was held Tuesday, July 5, 2016 and a number of residents from Fayette Street and Sherwood Forrest were present to have the opportunity to voice their comments regarding the rezoning of the subject property from R1 (Future use Commercial B-1) to B-1. The following concerns were heard during the Public Hearing and the applicants presented at the follow up meeting July 6, 2016 to address the concerns raised during the Public Hearing.

Traffic: The concern was that traffic backs up at Fayette Street & Washington Street at the Stop Sign several cars deep and ADDO would only add to that backup in the morning rush. ADDO has a brief rush hour in the early AM and late PM. Creating a circular drive on property to allow for traffic pattern to circle building and exit without further use past 6680 Fayette Street. Morning traffic patterns would suggest majority of customers would be heading towards 15/66 to commute to work. Evening traffic patterns would be post rush hour pick up. Discussions will occur with adjacent property developer to determine if there is an opportunity for an exit thoroughway from the back side of the property.

Noise: Indoors: K-13 (Sound Insulation) would be applied to the indoor facility. Excessive noise is reduced with the application of K-13 while greatly improving ambient sound quality in a wide variety of building projects including auditoriums, sports facilities, detention facilities, television and sound studios, convention centers and parking garages.

Outdoors: ADDO has modified its plan to accommodate suggestions of the Planning Commission to place the covered and partially enclosed outdoor area to be located along the property buffer to JBL III and Giuseppe's. This allows for a greater separation to the neighboring residents. ADDO would limit the dogs in the Outdoor covered area to fifteen at a time during the hours of 9AM to 4PM. ADDO has since removed the outdoor dog park from its future use plan.

Sidewalks: ADDO Haymarket will comply with Site Plan regulations and will provide funding for sidewalks now or in the future should the town or other future businesses fund this feature.

Parking: We have allotted for 12+ parking spaces for our approximately 6,000 sq. ft. facility. There will not be a need for street parking to support the customer base. Applicants have provided video of the largest ADDO facility located in Vienna VA to show parking lot and drop off/pick up scenarios.

Families with children walking on Fayette Street: The dogs are contained and do not run free. There is a leash policy and the turnover of the dog to our facility is done inside building. Drop off is proposed on the front of the building to further mitigate contact with pedestrian traffic.

Views from Adjacent Properties: A substantial buffer will be put in place so the residents will see Trees/landscaping versus Dogs. The lot is abutted on the south by parking lots and on the east by a future retail/residential complex. The part of this retail/residential project abutting the site is planned for parking. ADDO, as a low density commercial development, will help buffer the residences at the end of Fayette from these more intensive commercial uses.

Allergens: We will comply with all VA State Health and Safety Regulations. We will have a Air Handler with appropriate filters that are cleaned/replaced on a continuous basis. This facility is 100% Air Conditioned.

B1 Rezoning Future Use Concern: Allowing for R-1 to B-1 to occur and what if the business fails? It's been rezoned for any other B-1 Business to come in afterwards without Public Hearing.

Mitigation: Willing to present proffers to limit other in the future for the following items as the location is not suitable for any of these uses, and is unlikely to become so in the future. In addition to any business requiring a drive thru (Pharmacy, Fast Food Restaurant, Bank)

- Items 6 (dry cleaners)
- Item 14 (shoe repair shops)
- Item 15 (service stations)
- Item 16 (appliances and repair)
- Item 22 (Farmers Markets).

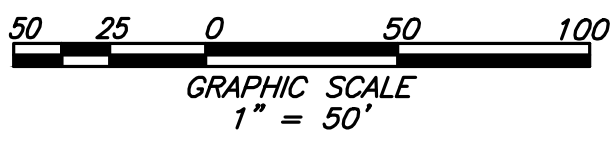
NOTE: Typical Development project for a 1 acre parcel of land would build a facility more than or two or three times the size that we are planning. It would require more parking, traffic, etc.

OBSERVATIONS:

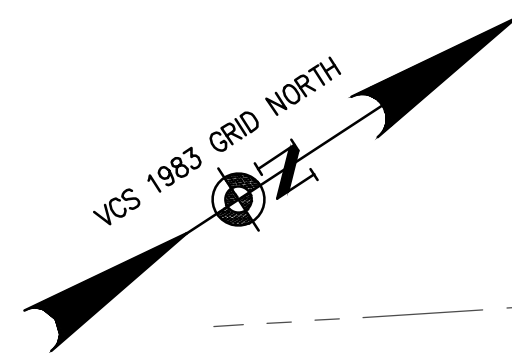
On the afternoon of Sunday, July 10, 2016: Applicants traveled down Fayette Street to observe street conditions and any on street parking. It was observed at that time, there were 2 vehicles on the street parked. The first was a commercial White Pick-up truck with an attached trailer and personal vehicle. This was on the left hand side of the road and right before Sherwood Forrest and was the only instance that this notion was observed.

On the afternoon of Wednesday, July 13, 2016: Applicants met their Engineering team and Architect at the subject property to discuss potential changes to the proposed building location. At that time we observed a large trash truck coming down Fayette Street to perform trash collection. A car driving towards Washington Street was able to pass the trash truck which provides evidence that the road is wide enough to accommodate two-way traffic.

On the morning of Friday, July 29, 2016: Applicants had their car parked in JBL III Parking lot to observe traffic patterns that were mentioned during the July 5th Public Hearing. The time of observance was 6:55AM to 7:25AM. During that time, there was no vehicular traffic observed.



THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

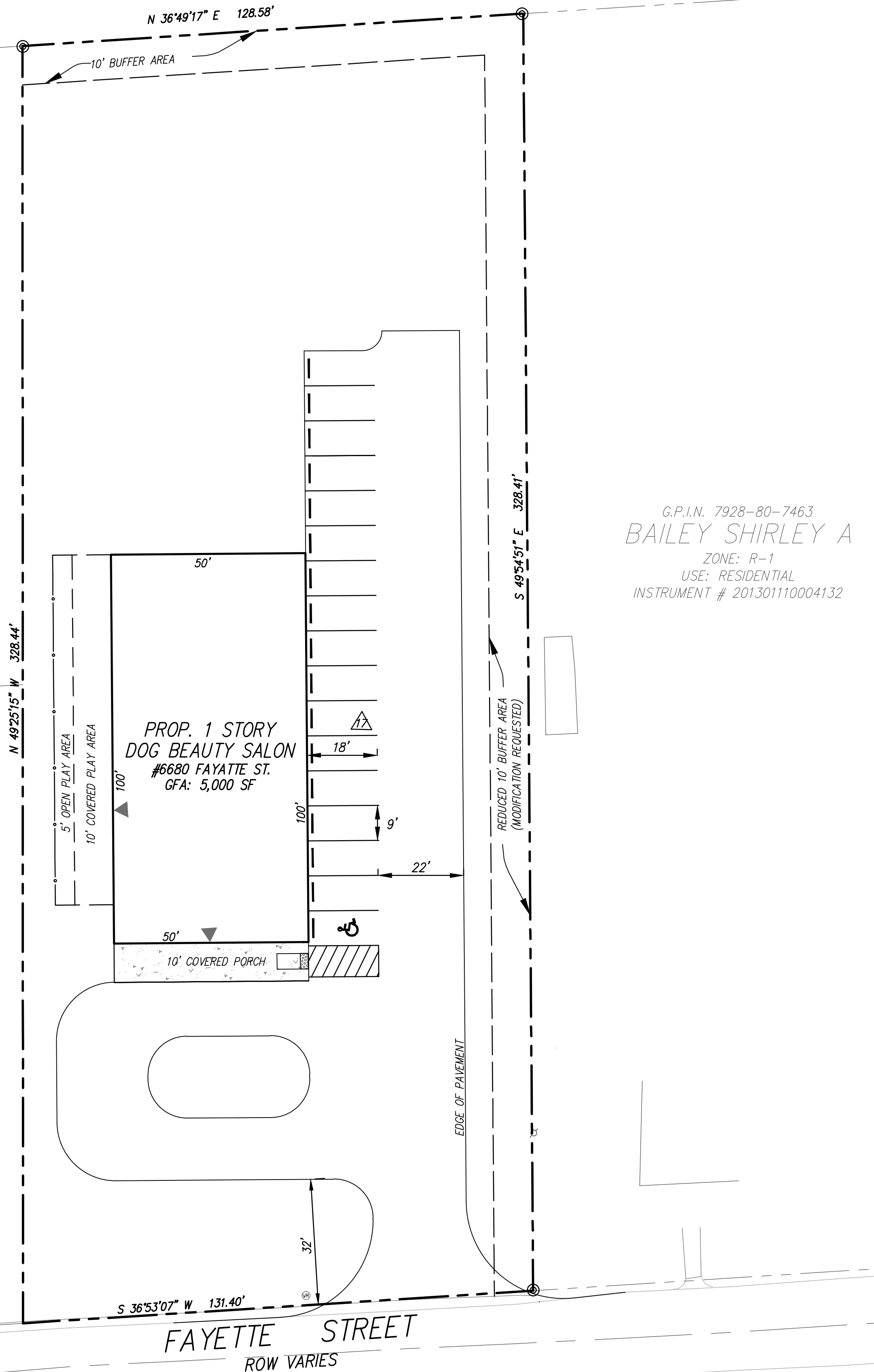


G.P.I.N. 7928-81-2618
ROUTE 15-66 ASSOCIATES LLC
ZONE: B-2
USE: OPEN SPACE
INSTRUMENT # 201309100092241

G.P.I.N. 7928-81-5444
RUSSO GIUSEPPE &
JOSEPHINE RUSSO
ZONE: B-1
USE: RESTAURANT
D.B. 2930 PG. 1433

G.P.I.N. 7928-80-6635
AMS LLC
ZONE: B-1
USE: OFFICE
INSTRUMENT # 201508190068896

G.P.I.N. 7928-80-7463
BAILEY SHIRLEY A
ZONE: R-1
USE: RESIDENTIAL
INSTRUMENT # 201301110004132



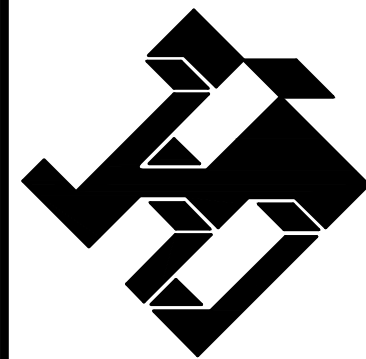
MODIFICATION REQUEST:

PURSUANT TO SECTION 58-699(C) WE REQUEST TO MODIFY SECTION 58-702 OF THE TOWN OF HAYMARKET CODE TO ALLOW A REDUCTION IN THE BUFFER WIDTH FROM 25' TO 10' ALONG THE NORTH BOUNDARY LINE SHARED WITH R-1 ZONING PROPERTY. REQUIRED PLANTING WILL BE PROVIDED IN AND AROUND THE SITE.

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY



christopher consultants
engineering · surveying · land planning
9417 innovation drive manassas va. 20110
703.393.9887 · fax 703.393.9076



CONCEPTUAL
LAYOUT

REZONING PLAT
A DOG'S DAY OUT
TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VA

PROJECT NO: 16045.001.00

SCALE: 1"=20'

DATE: 04/20/16

DESIGN: MC
DRAWN: MC
CHECKED: ES

SHEET No.

2 OF 2

From: [Andrea Payne](#)
To: [Marchant Schneider](#); [Sherrie Wilson](#)
Cc: [Jim Payne](#)
Subject: A Dog's Day Out Data Rquest
Date: Friday, August 12, 2016 11:13:22 AM

Good Morning,

We worked with the other ADDO (A Dog's Day Out) locations and here's the data that they have provided to us. Please note that their hours of operations are 7am to 6pm while we will be planning on 6am to 7pm given the commuting hours are different being so far outside the beltway.

Also to note, none of the ADDO Locations have a "Kennel License" as Weir had brought up Classification for all of the A Dog's Day Out locations are all Personal Services not kennel. I've been calling PWC to see if they require it, each person I gets directs me to another person as they have not heard of it.

We experience the busiest time when kids are out of school and parents take vacations. That is good in that ADDO is not in conflict with school bus schedule. Summer months are the busiest months. Plus Spring break, Memorial Day, July 4, Labor Day, Columbus Day, Thanksgiving and Christmas.

2. Daily busiest hours are when dogs are dropped off morning (7:00 to 9:30 am); and picked up in afternoon (3:30 to 5:30pm). Owners drop off dogs en route to work and pick them up on their way home...like kids. The locations experience about 30 cars during the rush time.

Hope this helps clarify for you....
Thank you!
Jim and Andrea Payne

Attachment: A Dog's Day Out Data Rquest (2930 : A Dogs Day Out Rezoning)

AUG 29 2016

TOWN OF HAYMARKET

Planning Commission, Town of Haymarket

RE: Proposed Rezoning of 6680 Fayette Street by Andrea and Jim Payne

FROM: Melissa Otwell, owner of 6680 Fayette Street

Date: 8/26/2016

My name is Melissa Otwell, and I have owned 6680 Fayette since my husband purchased this lot back in 2004. My husband was a civil engineer, who was involved in land development in Northern Virginia since the late 80's, and he held onto this land for many years, understanding its potential use that is consistent with the Town Plan. After his passing in November of 2015, I was approached by the Payne's to sell it to them. Concurrently, I had the property appraised for probate purposes, and the Town's plan for Transitional Commercial Use helped support my decision in selling this property to the Payne's, placing its value and offer in line with this Transitional Commercial Use plan. I was also approached with the idea of a school or church, which *BY RIGHT* would work with the current R-1 zoning. I chose to go with the Payne's rezoning efforts for multiple reasons, but primarily because I felt their proposed use would have LESS impact on the traffic flow for Fayette Street than a school, even though I knew there would be some hurdles in place to get the rezoning approved. But as a resident of Haymarket for 15 years, I liked the idea of bringing this type of small, locally owned business into the Town and I accepted their offer.

I know the Payne's have gone above and beyond normal efforts to get this use recommended in order to address the concerns of those living on Fayette Street and the Sherwood Forrest Community. A good number of these items are above any actions for a rezoning application approval.

- 1) Noise: They've addressed the noise with sound insulation and limited outdoor times and quantity of dogs out at one time. They've accommodated building design by spending engineering and architecture monies to redesign the structure and relocate the outdoor area for their clients.)
- 2) Allergens: There will be AC and a suitable filtration system installed for indoor use and a well maintained property in lieu of an empty field of grass has a far less impact on allergens.
- 3) Traffic: They've done their own traffic count which produced a minimal increase of 60 cars per day, scattered over 2 "rush" hours for their business. I'd like to note that after the interchange at 15/55 finishes up, the flow through town should improve dramatically. They've changed their ingress/egress to address parking /traffic flow by adding more parking, and doing a more expensive traffic circle- all in effort to minimize the impact of the homes on Fayette.
- 4) Future Use Business: They've offered up proffers to remove business types that generate high traffic patterns.

And although I understand the concerns of the neighbors for change on the street, the Town's plan has had Transitional Commercial use in place for this lot and other lots on Fayette since 2008- and those that came in after 2008, had the opportunity to do their due diligence to understand the area where they chose to live. Fighting business to come into areas where the Town realizes business should be, and

is currently approved to be, discourages potential future business owners from approaching the Town of Haymarket to open a business. *Not in My Backyard* has been clearly heard by the Commission for this project, but I'd like the Commission to understand ONLY listening to that and basing their decision on that idea alone devalues my property and keeps business from wanting to make the effort to invest in the Town.

I would like the Planning Commission to consider this project in a bigger light- The Town of Haymarket NEEDS BUSINESS. It is healthy for a small town to have some cars coming to it as a destination, not a pass through. I assume the Town could benefit from the tax revenue coming to it from this light use project, as well as the incidental revenue of those dropping off in the Town, and stopping off to get breakfast, lunch, groceries, gas etc. as a result of coming into the Town to visit this business.

I appreciate the Payne's' efforts to accommodate all the concerns that the neighbors have had with their use, and feel they have sufficiently done so. I hope the Planning Commission will see that this use is a perfect fit for the Town, and vote to approve the Payne's plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa P. Otwell". The signature is fluid and cursive, with the first name "Melissa" and last name "Otwell" clearly distinguishable.

Melissa P. Otwell



TO: Town of Haymarket Planning Commission
 SUBJECT: Haymarket Baptist Church - Site Plan Revision
 DATE: 08/31/16

BACKGROUND

On July 1, 2013, Town Council approved FSP#20130628 Haymarket Baptist Church Final Site Plan - Building Addition and Parking Expansion. This site plan included expanding the sanctuary, expanding and paving the parking lot, curb & gutter, drainage, underground storm water management facility and landscaping. As part of this plan, perimeter landscape and buffer yard waivers were approved.

The Haymarket Baptist Church realized they did not have enough money to construct the approved final site plan. They submitted AFSP#2016-001 Haymarket Baptist Church Final Site Plan Revision - Parking Lot Renovation to scale back the plan to only pave the existing gravel areas, make minor drainage corrections and provide the landscaping that was part of the approved plan.

The perimeter parking lot landscaping and buffer yard waiver and the minutes of approval are contained on page 3A of Final Site Plan Revision.

Fire Marshal, VDOT, PWCSA and staff comments have been addressed.

The Haymarket Baptist Church would like to construct the revised plan before this year's paving season ends. Due to the fact that it takes two months to get Planning Commission and then Town Council approval, staff asked the Town Council at the 8/29/16 Agenda Meeting if they wanted to speed up the approval process. The Town Council requested the Planning Commission consider this application at the 8/31/16 Planning Commission Work Session and if the Planning Commission has no objections, to recommend approval so that the Town Council can consider the application at the 9/8/16 Town Council Meeting.

RECOMMENDATION

It is recommended that the Planning Commission forward the Haymarket Baptist Church Final Site Plan Revision - Parking Lot Renovation to the Town Council with a recommendation of approval.

MOTIONS:

1. I move that the Planning Commission forward AFSP#2016-001, Haymarket Baptist Church Final Site Plan Revision - Parking Lot Renovation, to the Town Council with a recommendation of approval.

OR

2. I move an alternate motion.

ATTACHMENTS:

- 02 - 082916 HBC Amended FSP - Parking Renovations - Planner Approval (PDF)
- 03 - 082616 HBC Amended FSP - Parking Renovations - Engineer Approval(PDF)
- 04 - HAYMARKET BAPTIST CHURCH - PARKING RENOVATION (PDF)



TO: FILES

FROM: MARCHANT SCHNEIDER, TOWN PLANNER

SUBJECT: HAYMARKET BAPTIST CHURCH FINAL SITE PLAN REVISION- PARKING LOT
RENOVATION - RECOMMENDATION FOR APPROVAL

DATE: 8/29/2016

CC: STAFF

I have reviewed the .pdf submission for the Haymarket Baptist Church Final Site Plan Revision – Parking Lot Renovation received via dropbox 8/17/16, dated December 14, 2015 and sealed August 17, 2016.

I have no additional comments and recommend approval of the Haymarket Baptist Church Final Site Plan Revision – Parking Lot Renovation.



TO: MARCHANT SCHNEIDER

FROM: HOLLY MONTAGUE, PE

SUBJECT: HAYMARKET BAPTIST CHURCH FINAL SITE PLAN REVISION- PARKING LOT
RENOVATION - RECOMMENDATION FOR APPROVAL

DATE: 8/26/2016

CC: STAFF

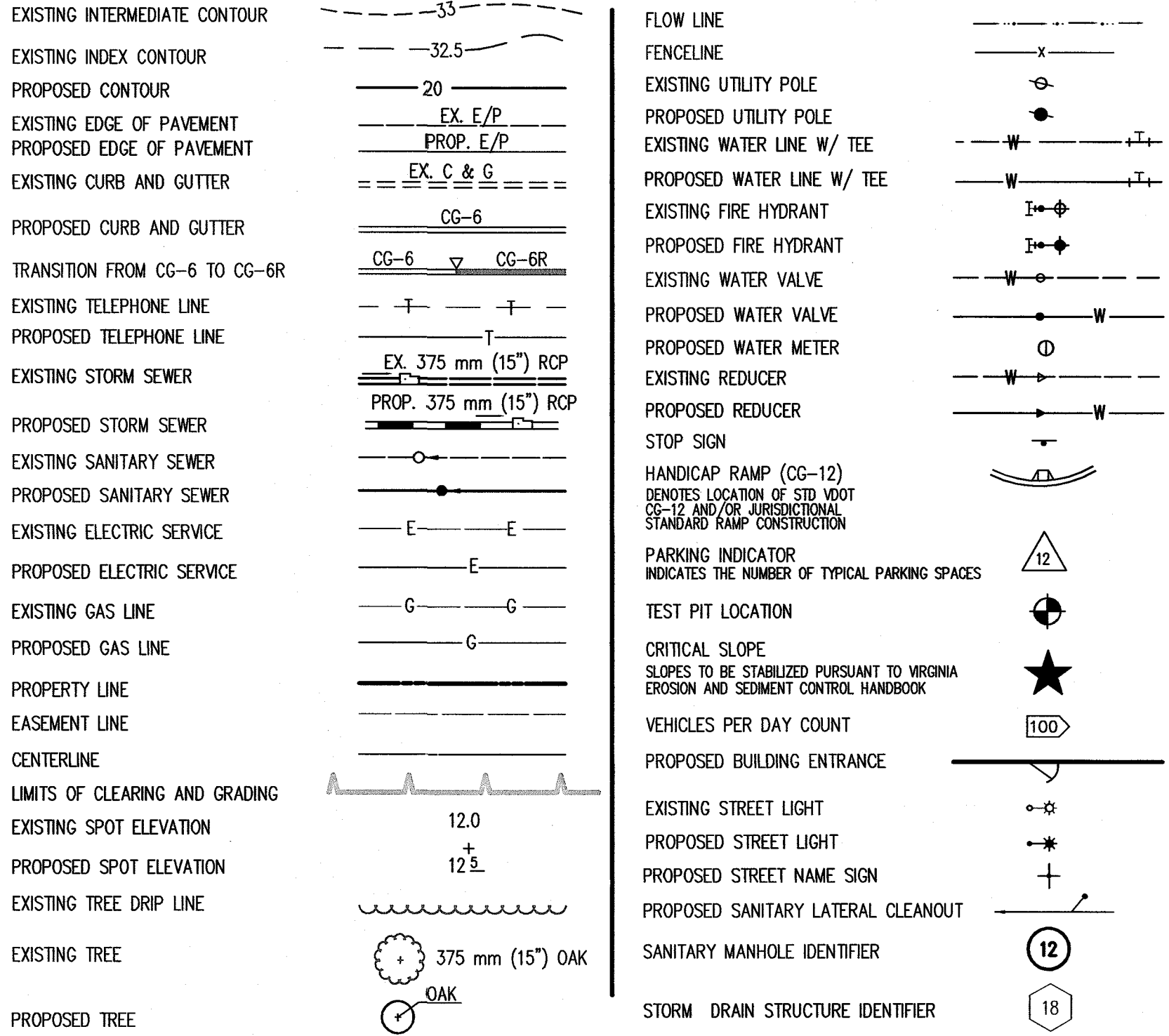
Per your request, I have reviewed the .pdf submission for the Haymarket Baptist Church Final Site Plan Revision – Parking Lot Renovation received via dropbox 8/17/16. I used the Haymarket Ordinances, Final Site Plan Requirements, Haymarket Code Section 58-506(3), Prince William County standards and VDOT standards in order to review this final site plan revision.

I have no additional comments and recommend approval of the Haymarket Baptist Church Final Site Plan Revision – Parking Lot Renovation.

GENERAL NOTES

1. This site has been addressed by the Prince William County Mapping Office as: **14800 WASHINGTON STREET**
(addresses for subdivision lots shall appear on the approved plat for recordation).
2. Addresses assigned are for the layout of individual businesses or dwelling units and are for exterior doors as shown on this plan only. Any deviation in design or layout will require that a revised plan be submitted to the Office of Mapping for re-addressing. It is the responsibility of the developer to inform the Town of Haymarket of Mapping before a change in layout occurs and to submit complete and accurate information for re-addressing. Town of Haymarket does not assume any responsibility where re-addressing is required even though tenants have already occupied a portion of the building.
3. Methods and materials used in the construction of the improvements herein shall conform to the current Town construction standards and specifications and/or current VDOT standards and specifications.
4. The contractor or developer is required to notify the Town of Haymarket Department of Public Works in writing three (3) days prior to the beginning of the construction and specifically request inspection before beginning ----
A. Installation of approved erosion control devices.
B. Clearing and Grading
C. Subgrade excavation.
D. Installing storm sewers or culverts.
E. Setting curb and gutter forms.
F. Placing curb and gutter.
G. Placing other concrete.
H. Placing gravel base.
I. Placing any bituminous surfacing.
*J. Installing water mains outside the Service Authority's boundaries.
*K. Installing sanitary sewer outside the Service Authority's boundaries.
5. Measures to control erosion and siltation, including detention ponds serving as silt basins during construction, must be provided prior to issuance of the site development permit. The approval of these plans in no way relieves the developer or his agent of the responsibilities contained in the Virginia Erosion and Sediment Control Handbook.
6. A permit must be obtained from the Office of the Resident Engineer, Virginia Department of Transportation (VDOT) Town of Haymarket, prior to construction in existing State right-of-way, 366-1900.
7. Approval of this plan does not guarantee issuance of an entrance permit by VDOT when such permit is required under State law.
8. The exact location of all guard rails will be determined by VDOT personnel. "A joint inspection will be held with the Developer, County Representatives, and Representatives of the Virginia Department of Transportation (VDOT) to determine if and where guard rail and/or paved ditches will be needed. The developer will be responsible for providing guardrail and paved ditches as determined by this joint inspection." Refer to Virginia Department of Transportation (VDOT) Guard Rail and Paved Ditch Specifications.
9. An approved set of plans and all applicable permits must be available at the construction site. Also, a representative of the developer must be available at all times.
10. Warning signs, markers, barricades or flagmen should be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).
11. All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.
12. All pavement sections on the approved plans are based on a minimum CBR value of 10. CBR tests are to be performed by the engineer and submitted to the Town of Haymarket Planning Office for review prior to placement of base material. CBR values less than 10 will require submittal of revised pavement section.
13. All roadside ditches at grades of more than 5% shall be paved with cement concrete to the limits indicated on the plans and as required at the field inspection.
14. All springs shall be capped and piped to the nearest storm sewer manholes or curb inlet. The pipe shall be minimum 150 mm (6") diameter and conform to VDOT standard SB-1.
15. All standard street name signs, traffic control devices, and street lights shall be installed by the developer when the first building unit is occupied.
16. Construction debris shall be containerized in accordance with the Virginia Litter Control Act; no less than one litter receptacle shall be provided at the construction site.
17. The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering public streets, and it is the contractors responsibility to clean streets, alley dust, and to take whatever measures are necessary to insure that the streets are maintained in a clean, mud and dust free condition at all times.
18. * Notification shall be given to the appropriate utility Company (Service Authority, Virginia-American Water Company, or Dale Service Corporation) prior to construction of water and/or sanitary sewer lines. Information should also be obtained from the appropriate authority concerning permits, cut sheets, and connections to existing lines.
19. All sanitary sewers and water mains and appurtenances shall be constructed in accordance with the current standards and specifications of Town of Haymarket and/or the Service Authority.
20. The developer and/or contractor shall be responsible to supply all utility companies with copies of plans that have been approved by Town of Haymarket and advising them that all grading shall conform to the approved plans, and further that the utility companies shall be responsible for honoring these plans and the finished grades in the installation of their utility lines.
21. Contractors shall notify operators who maintain underground utility lines in the area of proposed excavating or blasting at least two (2) working days, but not more than ten (10) working days, prior to commencement of excavation or demolition. Names and telephone numbers of the operators underground utility lines in Town of Haymarket appear below. These numbers shall also be used to serve in an emergency condition.
- | | | |
|--|-----------------------------|---|
| * Washington Gas Light Co.
Virginia Power Co.
Northern Virginia Electric Co-op
Columbia Gas of Virginia
Continental Telephone of VA
Colonial Pipeline Co.
Transcontinental Gas Pipe Line Corp. | MISS UTILITY 1-800-257-7777 | Service Authority 335-7900
(After hours-Emergency 335-7990)
Virginia-American Water 491-2136
Dale Service Corporation 494-4161 |
|--|-----------------------------|---|
22. The location of existing utilities shown in these plans are taken from existing records. It shall be the contractors responsibility to verify the exact horizontal and vertical location of all existing utilities as needed prior to construction. The contractor shall inform the engineer of any conflicts arising from his existing utility verification and the proposed construction.
23. The developer will be responsible for any damage to the existing streets and utilities which occurs as a result of his construction project within or contiguous to the existing right-of-way.
24. All utilities placed under existing streets shall be bored or jacked.
25. When grading is proposed within easements of utilities, letters of permission from all involved companies must be provided to Town of Haymarket prior to issuance of grading and/or site development permits.
26. The developer will be responsible for the relocation of any utilities which is required as a result of his project. The relocation should be done prior to construction.
27. Before burning, blasting, transportation or storage of explosives in Prince William County, a permit shall be obtained from the Fire Marshal's Office, 792-6360.
28. Fire and Rescue Services must be notified immediately (792-6810) in the event that unusual items such as tanks, cylinders, unidentified containers, etc. which could contain potentially hazardous materials are discovered or observed. All activities must cease and not be resumed until authorization to proceed is given by the Fire Marshal's Office.
29. Sidewalk underdrains shall be installed per Section 650 of the Design and Construction Standards Manual.
30. All walkways outside of the right-of-way limits will be maintained by the homeowners association.
31. Maintenance of the Storm Drainage or Storm Water Management facilities located therein shall be pursuant to Section 700 of the Prince William County Design and Construction Standards Manual.
32. If units shown on this plan will be occupied in phases, a phasing plan must be approved by the engineering inspection branch prior to the issuance of any occupancy permits. (Detached single family subdivision exempt.)
33. These plans identify the location of all known gravesites. Gravesites shown on this plan will be protected in accordance with state law. In the event gravesites are discovered during construction, the County's Planning Office must be notified immediately (792-6830). All activities must cease and not be resumed until authorization to proceed is given by the County Planning Office.
34. Roof top mechanical equipment, if any, must be enclosed within a wall or similar screening barrier, designed in harmony with the building.
35. Individual sign permits will be required from the Zoning Office for all free standing and facade signs prior to erecting the signs.
36. All buffer areas shall be screened according to the The Town of Haymarket Ordinances.
37. For proffers statement and proffers analysis, see sheet(s) N/A of .
38. For waivers see sheet(s) 3A of 6.
39. Anticipated sewage flows: CHURCH: 400 SEATS @ 5GPD/SEAT=2,000 GPD PRESCHOOL: 120 STUDENT @ 10 GPD / STUDENT = 1,200 GPD
40. Anticipated fire flows: 4,340 GPM @ 20psi
41. Distance to nearest existing school or proposed school site: 500' PACE WEST

LEGEND



1. NO HISTORIC SITES OR CEMETERIES ARE KNOWN TO EXIST WITHIN THE PROJECT LIMITS SHOWN ON THIS PLAN.
2. THE DEVELOPER/BUILDER SHALL CONTACT THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY TO DISCUSS UTILITY PERMIT REQUIREMENTS FOR INSTALLATION OF WATER AND SANITARY SEWER AVAILABILITY PRIOR TO ISSUANCE OF A BUILDING PERMIT. PERMIT REQUIREMENTS FOR INSTALLATION OF WATER AND SEWER MAINS AND CERTIFICATION OF WATER AND SANITARY SEWER AVAILABILITY PRIOR TO ISSUANCE OF A BUILDING PERMIT.

DESIGNATED PLANS EXAMINER CERTIFICATE

1ST SUBMISSION REVIEWED AND RECOMMENDED FOR SUBMISSION

DESIGNATED PLANS EXAMINER REG. NUMBER DATE

2ND SUBMISSION REVIEWED AND RECOMMENDED FOR SUBMISSION

DESIGNATED PLANS EXAMINER REG. NUMBER DATE

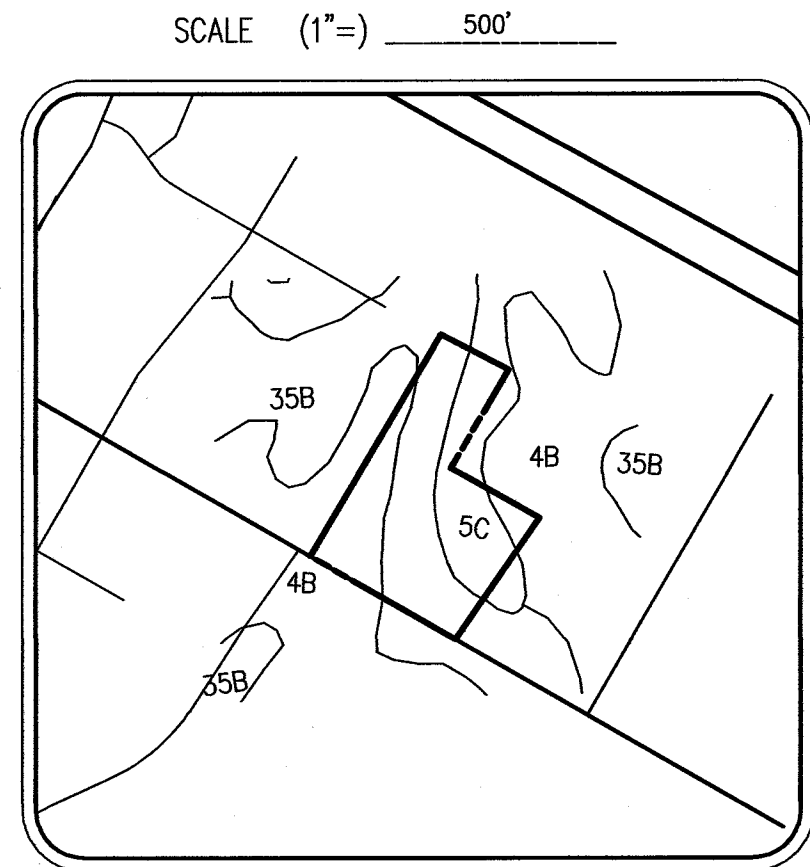
BOND ESTIMATE

ITEM	TOWN BOND	VDOT BOND
TOTAL CONSTRUCTION COST		-
ADMINISTRATIVE COST (15%) (50,000 MAX)		-
INFLATION COST (3%)		-
TOTAL PERFORMANCE BOND AMOUNT		-
TOTAL SILTATION AND EROSION CONTROL ESCROWS	\$ 20,543.60	-
TOTAL LANDSCAPE ESCROW	\$ 18,720.00	-

SURVEY AND TOPOGRAPHIC INFORMATION

1. Horizontal and vertical control surveys were performed by ROSS, FRANCE & RATLUFF, LTD. in 2006 (Year)
2. All elevations must be referenced to the National Geodetic Vertical Datum of 1988 (NGVD).
3. Source of topographic mapping is ROSS, FRANCE & RATLUFF, LTD. dated 2006
4. Boundary survey was performed by ROSS, FRANCE & RATLUFF, LTD. dated 2006
5. The application of the professional's seal and signature as required by Section 1.14 of the STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS RULES AND REGULATIONS shall be evidence that: the boundary data is correct to the best of the land surveyor's knowledge, and complies with the minimum standards and procedures of the said Board; the topographic information is accurate to within one-half of the contour interval, as shown. Application of the seal and signature indicates acceptance of responsibility for the work shown hereon.

SOILS MAP

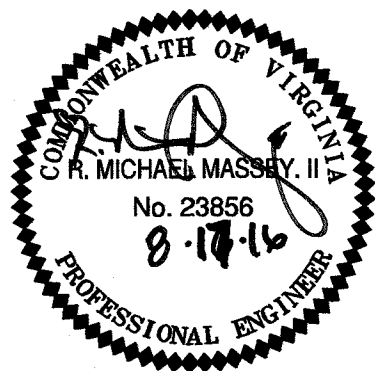


SOILS DATA

SOIL #	SOIL NAME	SURFACE RUNOFF	EROSION HAZARD	DEPTH TO BEDROCK	SHRINK-SWELL	FLOODING	SLOPES	CATEGORY
4B	ARCOLA SILT LOAM	MEDIUM	SEVERE	20-40" SOFT	LOW	NONE	2-7%	II
5C	ARCOLA-NESTORIA COMPLEX	RAPID	SEVERE	20-40" SOFT	LOW	NONE	7-15%	II
35B	MANASSAS SILT LOAM	SLOW-MED.	MODERATE	10-20" SOFT	LOW	NONE	7-15%	III

REVISIONS

DATE	DESIGNER	NO.	DESCRIPTION
12/14/15	TD	1	PARKING RENOVATION



PROFESSIONAL SEAL & SIGNATURE

THESE PLANS ARE IN CONFORMANCE WITH TOWN OF HAYMARKET STANDARDS AND ORDINANCES. ANY DEVIATION OR CHANGE IN THESE PLANS SHALL BE APPROVED BY THE DIRECTOR OF THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.

PRINCE WILLIAM COUNTY/TOWN OF HAYMARKET

COVER SHEET

Project Name: HAYMARKET BAPTIST CHURCH	Project Number: SP #1592
Subdivision or Site Plan Name: HAYMARKET BAPTIST CHURCH - PARKING RENOVATION	Market Name: R-1, CHURCH
Magisterial District: TOWN OF HAYMARKET	Present Zoning & Use: R-1, CHURCH
Owner: TRUSTEES HAYMARKET BAPTIST CHURCH	Address, Including Zip Code & Telephone No. P.O. BOX 182, HAYMARKET, VA 20168-0182
Developer: TRUSTEES HAYMARKET BAPTIST CHURCH	Address, Including Zip Code & Telephone No. P.O. BOX 182, HAYMARKET, VA 20168-0182
Name, Address & Telephone No. of Engineer Architect or Surveyor certifying Plan: ROSS, FRANCE & RATLUFF, LTD. 8802 SUDLEY ROAD, MANASSAS, VA. 20110	PHONE: (703) 361-4188 FAX: (703) 361-6353
Parcel Identification Number: G.P.I.N. 7397-09-2355	
Total Area: 3.207 AC.	Project Area: 0.98 AC.
Disturbed Area: 0.98 AC.	Impervious Area: 0.98 AC.
BMP Storage/Acre: -	
Related Plans Tracking Numbers (Including Rez. & S.U.P.): 08-HAY03-R0	

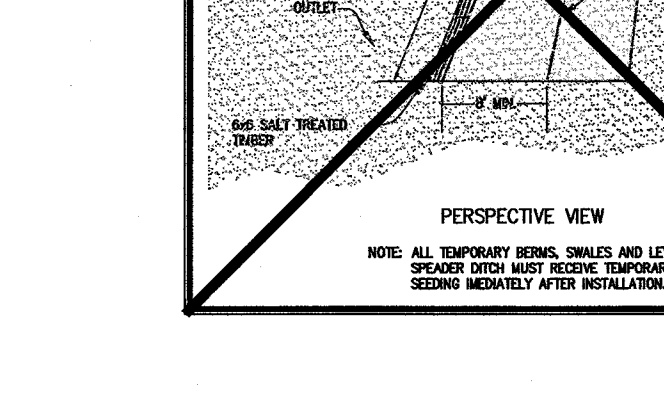
SP#1592

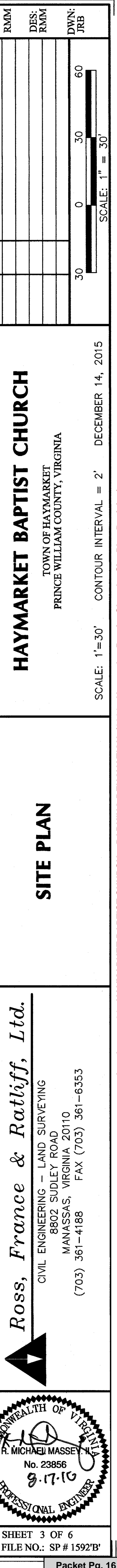
Revised: June 1997

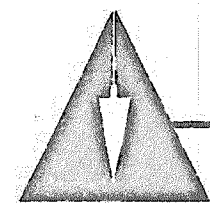
Sheet 1 OF 6

project name :

Maintenance – A schedule of regular inspections and repair of erosion and sediment control structures should be set forth.







Ross, France & Ratliff, Ltd.

8802 SUDLEY ROAD • MANASSAS, VIRGINIA 20110-4731 • 703-361-4188 • FAX 703-361-6353

Thomas A. Dougher
President

R. Michael Massey II
Vice President, Secretary

Larry J. Ratliff
Vice President, Treasurer

Charles E. Ross
Joe H. France

February 6, 2013

Via Courier

R. Marchant Schneider
Town Planner
Town of Haymarket
P.O. Box 1230
Haymarket, VA 20168

Re: Haymarket Baptist Church
Alternative Screens and Modifications Request

Dear Marchant:

As a follow-up to our recent meeting and on behalf of Haymarket Baptist Church (the "Church"), attached please find an 11x17 copy of the Landscape Plan, dated May 15, 2007, last revised January 25, 2013, which is sheet 6 of 10 of the site plan.

Pursuant to Section 58-699(c) and Section 58-703(f) of the Town Code, and on behalf of the Church, we formally request approval of the alternative screen provided along the Church's western property line, and approval of a waiver of any perimeter parking lot landscaping requirement along a portion of the property's eastern property line. The specific requests are as follows:

- Modification to Section 58-701 and -702, Buffer Yard. Zoning Ordinance § 58-702 requires a 25' opaque screen between B-1 and R-1 zoned properties. As depicted on the Landscape Plan, the Church is proposing a 6' tall wooden fence along the entirety of its western property line to satisfy the buffer yard requirement, which will provide a completely opaque screen in this location. Currently, there is a 6' tall fence along the boundary with GPIN 7397-09-0555, and a new 6' tall fence is proposed along the boundary with GPIN 7397-09-1178. The Church's request is justifiable because i) the use of the property is compatible with the B-1 zoning of the commercial properties, i.e. it is dissimilar from a traditional residential use, ii) there is insufficient room to provide a 25' buffer considering the location of the existing Church structure and the location of the proposed stormwater management facility and tot lot, and iii) additional buffer area is

SPECIALIZING IN SITE DEVELOPMENT, PLANNING, WATER AND SEWER, DRAINAGE, UTILITIES, ROADS, AND ALL TYPES OF LAND SURVEYS
COMMERCIAL • INDUSTRIAL • GOVERNMENTAL • SCHOOLS • SUBDIVISIONS
www.rfrrtd.com

being installed adjacent to the R-2 zoning district along the northern property boundary. The additional buffer is shown on attached sheet 6.

- Modification to Section 58-703(b),(c) or (d), Perimeter Parking Lot Landscaping. It is questionable whether perimeter parking lot landscaping is even required for the Church's eastern property line, since there is not a public street adjacent to this property line (per § 58-703(c)), or another parking lot (per § 58-703(d)). Nonetheless, the Church requests a waiver of the perimeter parking lot landscaping requirement, to the extent one is determined to exist, so that no landscaping is required along that portion of the eastern property line where the Town's new storm drainage pipe will be located. There is insufficient room to accommodate both the storm drain pipe and perimeter landscaping. Additionally, the Church permits parking in its lot during Haymarket Day, and perimeter parking lot landscaping would frustrate passage to the Town's adjacent property. Please note that landscaping is provided along the eastern property line where it can be installed.

Please do not hesitate to let me know if you should have any questions or need additional information. I appreciate your assistance in this regard.

Very truly yours,

R. Michael Massey II, P.E., L.S.

Enclosure

cc: Mrs. Otelia Frazier, People of Hope Committee, Haymarket Baptist Church
Michael J. Coughlin, Esq.
Jessica Sacksteder

Regular Meeting

Minutes

July 1, 2013

WHEREAS, the proposed boundary line adjustment would eliminate the cost of duplicative development review and permitting by both jurisdictions and would expedite QBE Global's effort to re-purpose the Pace West School building and property for benefit of the community; and

WHEREAS, a proposed agreement in the form attached hereto as Exhibit A has been drafted by staff for the Town of Haymarket, addressing the parcel lying partially in the Town and partially within the County; and

WHEREAS, the Haymarket Town Council held a public hearing on the boundary line adjustment and draft agreement on June 27, 2013.

NOW, THEREFORE, BE IT RESOLVED that the Haymarket Town Council does hereby request that the Board of County Supervisors, authorize a public hearing to consider an agreement between Prince William County and the Town of Haymarket for a boundary line adjustment in the general form of Exhibit A.

RESULT: ADOPTED [5 TO 1]
MOVER: Steve Aitken, Councilman
SECONDER: Katherine Harnest, Councilwoman
AYES: Aitken, Bare, Harnest, Scarbrough, Kenworthy
NAYS: Jay Tobias

G. Haymarket Baptist Church - Final Site Plan

Motion that the Town Council approve final site plan FSP#20130628, Haymarket Baptist Church - Building Addition and Parking Expansion, prepared by Ross, France, and Ratliff, LTD, dated May 15, 2007, sealed May 16, 2013, BUT EXPRESSLY CONDITIONED UPON THE FOLLOWING:

- Recordation of a Stormwater Management Facilities Maintenance Agreement providing for maintenance of all such facilities without cost to the Town for all on-site (and off-site, if applicable) stormwater facilities to be installed in conjunction with the development of the subject property; and,
- Payment of all costs, fees and expenses due the Town. and

It is further moved that the Town Council, pursuant to Sections 58-699(c) and 58-703(f) of the Town Code, approve the alternative buffer yards and waiver of perimeter parking lot landscaping as depicted on Sheet 6 of FSP#20130628;

It is also further moved that the Town Council approve the record plat titled "Record Plat Showing Consolidation and Various Easements the Property of Trustees of Haymarket Baptist Church, prepared by Ross, France, Ratliff, LTD, dated July 7, 2008, and its associated Deed of Consolidation and Easement, subject to, BUT EXPRESSLY CONDITIONED UPON THE FOLLOWING:

- Recordation of all plats and documentation in a form and substance as approved by the Town Attorney; and
- Payment of all costs, fees and expenses due the Town; and
- The foregoing two conditions to be completed and satisfied within 180 days of the date of Town Council approval, otherwise the approval to be void and of no further effect.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Katherine Harnest, Councilwoman
SECONDER: Rebecca Bare, Councilwoman
AYES: Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

H. Haymarket Quilters

Town of Haymarket Town Council

Page 6

Printed 8/12/2013



The Town of
HAYMARKET
Established in 1799

August 6, 2012

Haymarket Baptist Church
c/o Michael J. Coughlin
Walsh Colucci Labeley Emrich and Walsh PC
4310 Prince William Parkway, Suite 300
Woodbridge, Virginia 22192

Via E-Mail and First Class Mail

RE: Zoning Determination - Haymarket Baptist Church
14700 Washington Street, G.P.I.N. 7397-09-3544
14800 Washington Street, G.P.I.N. 7397-09-1945
14820 Washington Street, G.P.I.N. 7397-09-2472

Dear Mr. Coughlin,

This correspondence is in response to your letter dated July 16, 2012, in which you request, on behalf of the Haymarket Baptist Church ("Owner"), a determination regarding the applicability of certain Town of Haymarket Zoning Ordinance ("Ordinance") requirements in reference to an approved Preliminary Site Plan and pending Final Site Plan for the above-mentioned properties. The Town Council, in its capacity as zoning administrator, having reserved such authority unto itself, offers the following information in response to your request:

- The Church's sanctuary addition as shown on the approved Preliminary Site Plan and the pending Final Site Plan is vested and compliance with the R-1 setback of 35' for this structure is not required.

Response: A Preliminary Site Plan entitled "Preliminary Site Plan, Haymarket Baptist Church" was approved by the Town Council on February 19, 2008. The accompanying motion references Preliminary Site Plan #PRE20071221, submitted by Ross France and Ratliff, dated 12/20/07. While zoning district references on the Preliminary Site Plan are inconsistent, the structure identified as "Proposed Sanctuary Addition" is in the R-1 zoning district. The requisite building setback for the sanctuary addition is neither referenced nor identified on the Preliminary Site Plan as otherwise required by Section 58-506(2)(c) of the Ordinance. Compliance with Section 58-55 of the Ordinance is required; however, in so far as the Certificate of Take for right-of-way associated the Washington Street Improvement Plan Phase 1A precludes the Owner from meeting the building setback requirement, the Town will render the sanctuary addition a lawfully non-conforming structure at such time a

¹ The Prince William County Geographic Parcel Identification Number (GPIN) does not correspond to those GPINs identified on the preliminary site plan subject to this zoning determination request. It is recommended that the Owner resolve this inconsistency.

P.O. Box 1230 • Haymarket, VA 20168 • (703) 753-2600 • Fax: (703) 753-2800

Page 2 of 3

Final Site Plan is approved and the sanctuary addition is constructed as depicted on the Preliminary Site Plan. The Owner may alternatively amend the Final Site Plan to meet the building setback requirement.

- The Church is not required to construct streetscape improvements depicted on the right-of-way plans recorded with the Certificate of Take affecting the Church's property.

Response: The Owner of the subject properties will not be required to construct those improvements specifically depicted on the right-of-way plans recorded with a Certificate of Take affecting the above-mentioned properties. The corresponding project, Washington Street Improvement Plan Phase 1A, is funded. However, with regard to those improvements required pursuant to Sections 58-713 through 58-726 of the Ordinance in conjunction with the development of the properties as depicted on the approved Preliminary Site Plan, the Town acknowledges the noted street improvement plan will meet said requirements.

- The Church's lot coverage as depicted on its approved Preliminary Site Plan and pending site plan is vested, and compliance with the R-1 lot coverage requirement set out in the Zoning Ordinance § 58-63 is not required.

Response: Section 58-63 of the Zoning Ordinance was a zoning ordinance amendment adopted by the Town Council in 2009, subsequent to the Town Council's approval of the Preliminary Site Plan in 2008. As such, pursuant to § 15.2-2307 of the Code of Virginia, the approved Preliminary Site Plan and pending Final Site Plan is not subject to a maximum lot coverage requirement.

PLEASE NOTE: This opinion is valid only as of the date of this letter, and this opinion does not and shall not relieve the owner or any occupant of the property in question from the obligation to comply with all applicable Town of Haymarket Zoning Ordinance and other Town Ordinance requirements. This opinion is based upon the text of the Town of Haymarket Zoning Ordinance as it exists today, August 6, 2012, and such text is subject to change. This determination applies solely to the referenced properties and is not binding upon the Town, the Zoning Administrator or any other official with respect to any other properties. No person may rely upon this determination with respect to any property other than the referenced properties.

Please be advised that any person aggrieved, or any officer, department, board or bureau of the town affected by an order, requirement, decision or determination made by an administrative officer in the administration or enforcement of the provisions of the Zoning Ordinance may appeal said decision within thirty days to the Board of Zoning Appeals in strict accordance with Section 15.2-2311 of the Code of Virginia. This decision is final and unappealable if not appealed within 30 days. An application package for an appeal to the Board of Zoning Appeals may be obtained by visiting Haymarket Town Hall, 15000 Washington Street, Suite 100, Haymarket, VA. The completed application must be submitted to Town Hall with the fee payment of \$350.00 within 30 days from the date of this letter.

August 6, 2012
Page 3 of 3

Please feel free to contact Town Hall if you need further assistance.

Very Truly Yours,

David Leake
Mayor
Town of Haymarket

Cc: Haymarket Town Council
Members of the Haymarket Planning Commission
Jennifer Preli, Town Clerk

7. Landscaping Escrow

A. Deciduous Trees

Item	Quantity	Price	Cost
5'-6"	@	\$165.00 EA.	\$0.00
1"-1 1/2" OR 1 1/2"-2"	@	\$165.00 EA.	\$0.00
2"-2 1/2" OR 2 1/2"-3"	@	\$250.00 EA.	\$0.00
3"-3 1/2" OR 3 1/2"-4"	@	\$450.00 EA.	\$7,650.00
Subtotal for Deciduous Trees			\$7,650.00

B. Evergreen Trees

Item	Quantity	Price	Cost
5'-6"	15	@ \$125.00 EA.	\$1,875.00
6'-7"	@	\$175.00 EA.	\$0.00
7'-8"	14	@ \$300.00 EA.	\$4,200.00
8'-10"	@	\$400.00 EA.	\$0.00
Subtotal for Evergreen Trees			\$6,075.00

C. Shrubs

Item	Quantity	Price	Cost
18"-24"	111	@ \$45.00 EA.	\$4,995.00
24"-30"	@	\$55.00 EA.	\$0.00
Subtotal for Shrubs			\$4,995.00

D. Ornamental

Item	Quantity	Price	Cost
1 Gallon (#1)	@	\$10.00 EA.	\$0.00
2 Gallon (#2)	@	\$22.00 EA.	\$0.00
3 Gallon (#3)	@	\$30.00 EA.	\$0.00
Subtotal for Ornamental			\$0.00

E. Perennial

Item	Quantity	Price	Cost
18"-24"	@	\$9.00 EA.	\$0.00
Subtotal for Perennial			\$0.00

F. Reforestation

Item	Quantity	Price	Cost
# of Acres	@	\$11,700.00 AC.	\$0.00
Subtotal for Reforestation			\$0.00

Reforestation

Item	Quantity	Price	Cost
# of acres	@	\$11,700.00 AC.	\$0.00
Subtotal for Reforestation			\$0.00

Total Landscape Escrow Amount \$18,720.00

8. Siltation and Erosion Control Escrows

Item	Quantity	Price	Cost
Diversions	@	\$6.00 LF	\$0.00
Cleaning out SWM Facilities, Silt Traps, and Silt Basins	@	\$500.00 Hr. Lump Sum	\$0.00
Silt Fence	@	\$8.00 LF	\$0.00
Super Silt Fence	257	@ \$20.00 LF	\$5,140.00
Sod	@	\$8.00 SY	\$0.00
Seed, Fertilizer & Mulch (\$200 mi)	4,743	@ \$2.00 SY	\$9,486.00
Steep Slopes (Grading and Stabilization with jute mesh, netting, blankets, etc.)	@	\$15.00 SY	\$0.00
Coarse Aggregates (#1 or #57)	@	\$25.00 TON	\$0.00
Inlet Protection	6	@ \$150.00 EA.	\$900.00
Check Dam	@	\$165.00 EA.	\$0.00
Temp. Construction Entrance	1	@ \$1,000.00 EA.	\$1,000.00
Wash Rack	1	@ \$2,000.00 EA.	\$2,000.00
Temp. Sediment Trap (up to 1 Ac.)	@	\$1,000.00	\$0.00
(1-2 Ac.)	@	\$1,500.00	\$0.00
(2-3 Ac.)	@	\$2,000.00	\$0.00
Temporary Sediment Basin	@	Itemized Cost	\$0.00
Channel Diversion	@	Itemized Cost	\$0.00
6' Chain-link Safety Fence	@	\$20.00 LF	\$0.00
4' Plastic Orange Safety Fence	@	\$3.00 LF	\$0.00
Yard utility refurbishment	@	\$750.00	\$0.00
per Single Family Lot			
Stockpile Removal (quantity based on policy)	@	\$25.00 CY	\$0.00
Removal of Erosion Control Measures (min. \$500)	@	AC.	\$0.00
Level Spreader	@	Itemized Cost	\$0.00
Culvert Inlet Protection	1	@ \$150.00	\$150.00
Culvert Inlet Protection	@	\$150.00	\$0.00
Tree Protection	@	\$2.50	\$0.00
Total Cost			\$18,676.00
Administrative Cost (10% of Total Cost)			\$1,867.60
Total Siltation and Erosion Control Escrow Amount			\$20,543.60

MINIMUM ACCEPTABLE AMOUNT FOR SILTATION AND EROSION CONTROL ESCROW IS \$2000.00

I hereby certify that the above is my best estimate of the quantities and current cost of bondable improvements, landscaping items, and siltation & erosion control escrow and floodplain items in this subdivision or site plan.

R. MICHAEL MASSEY, II
NAME (PRINT)

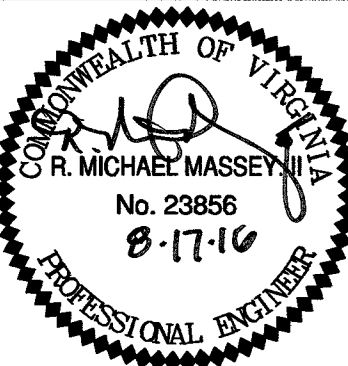
(703) 361-4188
TELEPHONE #ROSS, FRANCE AND RATLIFF LTD.
COMPANY OR FIRM

HAYMARKET BAPTIST CHURCH

TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA

APPROVED WAIVER,
ZONING DETERMINATION
LETTER & UNIT PRICE LIST

Ross, France & Ratliff, Ltd.
CIVIL ENGINEERING - LAND SURVEYING
8802 SUDLEY ROAD
MANASSAS, VIRGINIA 20110
(703) 361-4188 FAX (703) 361-6353

SHEET 3A OF 6
FILE NO.: SP # 159218

Packet Pg. 17

EROSION CONTROL NARRATIVE

PROPERTY DESCRIPTION: THIS SITE CONSISTS OF 3.207 ACRES FOR AN EXISTING CHURCH, WHICH 0.88 ACRES WILL BE DISTURBED TO CONVERT THE EXISTING GRAVEL PARKING AREA TO PAVEMENT PARKING. THE SITE IS LOCATED ON THE NORTHERN SIDE OF WASHINGTON STREET IN HAYMARKET.

EXISTING SITE CONDITIONS: THE SITE IS MODERATELY SLOPED. ALL CLEARING AND GRADING SHALL BE LIMITED TO THE AREAS OUTLINED ON THE SITE AND EROSION CONTROL PLAN. SLOPES RANGE FROM 2 TO 33 PERCENT. THE SITE DRAINS INTO EXISTING CHANNELS NEAR THE NORTHERN AND SOUTHERN PROPERTY LINE.

ADJACENT PROPERTY: THE PROPOSED PROJECT IS BORDORED BY WASHINGTON STREET TO THE SOUTH, RIGHT OF WAY TO THE EAST, AND EXISTING SINGLE FAMILY HOMES TO THE NORTH AND WEST.

OFFSITE AREAS: NO OFFSITE AREA WILL BE DISTURBED BY THIS PROJECT.

SOILS: SEE THE SOILS MAP LOCATED ON THE COVER SHEET.

CRITICAL EROSION AREAS: THE SITE INSPECTOR SHALL HAVE THE AUTHORITY TO ADJUST OR REQUIRE ADDITIONAL EROSION MEASURES IF REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE DISTURBED AREAS.

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF PRINCE WILLIAM COUNTY AND THE THIRD EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SPECIFIC AREA TO BE CLEARED SHALL BE IDENTIFIED PRIOR TO BEGINNING CONSTRUCTION. REFER TO THE PLAN FOR THE PROPOSED LIMITS OF CLEARING AND GRADING.

STRUCTURAL PRACTICES:

1. CONSTRUCTION ENTRANCE - 3.02' A STABILIZED STONE PAD WITH A FILTER FABRIC UNDERLAYER LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE (TO INCLUDE WASH-RACK).
2. SUPER SILT FENCE - 3.05' SILT FENCE SEDIMENT BARRIERS WILL BE INSTALLED DOWN SLOPE OF DISTURBED AREAS TO FILTER SEDIMENT AND RUNOFF FROM SHEET FLOW AS SHOWN ON THE PLAN.
3. STORM DRAIN INLET PROTECTION - 3.07' A SEDIMENT FILTER OR AN EXCAVATED IMPOUNDING AREA AROUND A STORM DRAIN DROP INLET PREVENTS SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEMS PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREA.
4. CULVERT INLET PROTECTION - 3.08' A SEDIMENT FILTER LOCATED AT THE INLET TO STORM SEWER CULVERTS WHICH PREVENTS EROSION FROM ENTERING, ACCUMULATING IN AND BEING TRANSPORTED BY THE CULVERT. IT ALSO PROVIDES EROSION CONTROL AT CULVERTS DURING THE PHASE OF A PROJECT WHERE ELEVATIONS AND DRAINAGE PATTERNS ARE CHANGING, CAUSING ORIGINAL CONTROL MEASURES TO BE INEFFECTIVE.
5. TREE PRESERVATION AND PROTECTION - 3.39' PROTECTING EXISTING TREES FROM MECHANICAL AND OTHER INJURY DURING LAND-DISTURBING AND CONSTRUCTION ACTIVITY TO ENSURE THE SURVIVAL OF BEARING TREES WHERE THEY WILL BE EFFECTIVE FOR EROSION AND SEDIMENT CONTROL, AND PROVIDE OTHER ENVIRONMENTAL AND AESTHETIC BENEFITS.

PERMANENT STABILIZATION: PERMANENT OR TEMPORARY SOIL STABILIZATION BY SEEDING AND MULCHING SHALL BE APPLIED TO THE DENUDED AREAS WITHIN 7 CALENDAR DAYS OF COMPLETING ROUGH GRADING, ROADS, TRAVELWAYS AND PARKING FACILITIES. A STABILIZED SEEDING BASE SHALL BE GRADED WITHIN 7 DAYS AFTER FINAL GRADING. TEMPORARY SEEDING SHALL BE APPLIED WITHIN 7 CALENDAR DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT SOIL STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN 6 MONTHS. IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED, SEEDING/SOIL WILL BE APPLIED TO ALL DENUDED AREAS AS PERMANENT STABILIZATION. THESE AREAS INCLUDE BUT ARE NOT LIMITED TO YARDS, PARKING ISLANDS, AND UTILITY EASEMENTS. FOR WINTER STABILIZATION, ANY AREA DENUDED FOR LONGER THAN 14 DAYS AFTER NOVEMBER 1 TO MARCH 1 SHALL BE MULCHED AND SEEDING APPROPRIATE TO THE SEASON AND SITE CONDITIONS.

SEEDING CONTROL PHASE I: THE PHASE I MEASURES SHALL BE INSTALLED AS THE FIRST STEP AND PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES. THE PHASE I EROSION AND SEDIMENT CONTROL MEASURES INCLUDE THE FOLLOWING: SUPER SILT FENCE, TREE PROTECTION, INLET PROTECTION, AND CONSTRUCTION ENTRANCE WITH WASH RACK.

INSTALLATION SCHEDULE:

1. OBTAIN AN EROSION CONTROL PERMIT FROM TOWN OF HAYMARKET.
2. OBTAIN TEMPORARY CONSTRUCTION ENTRANCE PERMIT FROM VIRGINIA DEPARTMENT OF TRANSPORTATION. (IF APPLICABLE).
3. INSTALL THE TEMPORARY CONSTRUCTION ENTRANCE AND WASHRACK. THE CONTRACTOR SHALL, EITHER BY MEANS OR ON-SITE FACILITIES OR TEMPORARY STORAGE, PROVIDE WASH WATER TO WASH MUD FROM VEHICLES AND CONSTRUCTION EQUIPMENT PRIOR TO THEM ENTERING THE RIGHT-OF-WAY.
4. STAKE-OUT THE LIMITS OF CLEARING/AND OR GRADING.
5. STAKE-OUT THE LOCATION OF PERMITTER CONTROL.
6. INSTALL THE PERMITTER CONTROLS AS INDICATED ON THE PHASE I EROSION AND SEDIMENT CONTROL PLAN.
7. OBTAIN APPROVAL FROM TOWN OF HAYMARKET OF THE PERMITTER CONTROLS.
8. INSPECT AND MAINTAIN PERMITTER CONTROLS AS NEEDED ON SITE. THE STRUCTURES SHALL BE INSPECTED AND APPROVED BY TOWN OF HAYMARKET.
9. CLEAR AND GRAD ANY AREA SHOWN TO BE CLEARED ON THE SITE PLAN.
10. PROVIDE TEMPORARY SEEDING AS REQUIRED FOR ANY AREAS IN ACCORDANCE WITH YEASCH.
11. NO BURNING OF STUMPS, OR ANY OTHER TRASH, JUNK, OR DEBRIS WILL BE ALLOWED ON THE SITE.
12. REMOVE ALL CLEARING DEBRIS, TRASH, CONCRETE, AND DEBRIS FROM THE SITE.
13. MAINTAIN SITUATION AND EROSION CONTROL MEASURES IN AN OPERATIVE CONDITION THROUGHOUT THE ENTIRE PERIOD OF THE CONSTRUCTION PROJECT.
14. THE TOWN INSPECTOR SHALL HAVE THE AUTHORITY TO MAKE ADJUSTMENTS IN THE FIELD TO THE EROSION AND SEDIMENT CONTROL MEASURES IF HE FEELS CORRECTIVE ACTION IS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE SITE.

SEEDING CONTROL PHASE II:

1. ONCE THE PHASE I ITEMS HAVE BEEN CONSTRUCTED, PHASE I LAND DISTURBING ACTIVITIES MAY BEGIN. MAINTAIN PHASE I EROSION CONTROL IN AN OPERATIVE CONDITION.
2. UPON COMPLETION OF ALL CONSTRUCTION AND LAND DISTURBING ACTIVITIES, AND WHEN THE DISTURBED AREAS HAVE BEEN STABILIZED, THE SEDIMENT CONTROL MEASURES MAY BE REMOVED, WITH THE APPROVAL OF THE INSPECTOR.

STORMWATER RUNOFF: NO INCREASE RUN-OFF PER THIS PROJECT.

MAINTENANCE: ALL MEASURES ARE TO BE INSPECTED DAILY BY THE SITE SUPERINTENDENT AND INSPECTOR. ANY DAMAGED DEVICES WILL BE REPAIRED BY THE CLOSE OF THE DAY. ALL TRAPS SHALL BE CLEANED OUT MONTHLY AND AFTER ANY RAINFALL OF 1 INCH OR MORE. IN ADDITION, THE FOLLOWING MAINTENANCE SCHEDULE SHALL BE EMPLOYED:

d) SUPER SILT FENCE SHALL BE CLEANED WHEN SEDIMENT REACHES ONE HALF THE HEIGHT OF THE FENCE.
d) THE SEEDING AREAS WILL BE CHECKED REGULARLY TO INSURE THAT A GOOD STAND IS MAINTAINED.

TEMPORARY SEEDING: SPECIFICATIONS: PRIOR TO SEEDING, INSTALL NECESSARY EROSION CONTROL PRACTICES SUCH AS DIKES, WATERWAYS, AND BASINS.

PLANT SELECTION: SELECT PLANTS APPROPRIATE TO THE SEASON AND SITE CONDITIONS FROM TABLES 3.31-B.

SEEDING PREPARATION: TO CONTROL EROSION ON BARE SOIL SURFACES, PLANTS MUST BE ABLE TO GERMINATE AND GROW. SEEDBED PREPARATION IS ESSENTIAL.

1. FERTILIZER SHALL BE APPLIED AT 600 LBS./ACRE OF 10-20-10 (14 LBS./1,000 SQ.FT.) OR EQUIVALENT NUTRIENTS. FERTILIZER SHALL BE INCORPORATED INTO THE TOP 2 TO 4 INCHES OF THE SOIL IF POSSIBLE.
2. SURFACE ROUGHENING: IF THE AREA HAS BEEN RECENTLY LOOSENED OR DISTURBED, NO FURTHER ROUGHENING IS REQUIRED. WHEN THE AREA IS COMPACTED, CRUSTED, OR HARDENED, THE SOIL SURFACE SHALL BE LOOSENED BY DISCING, RAKING, HARROWING, OR OTHER ACCEPTABLE MEANS.
3. TRACKING: TRACKING WITH BULLDOZER CLEATS IS MOST EFFECTIVE ON SANDY SOILS. THIS PRACTICE OFTEN CAUSES UNIFORM COMPACTING OF THE SOIL SURFACE, ESPECIALLY IN CLAYEY SOILS, AND DOES NOT AID PLANT GROWTH AS EFFECTIVELY AS OTHER METHODS OF SURFACE ROUGHENING.

SEEDING: SEED SHALL BE EVENLY APPLIED WITH A BROADCAST SEEDER, DRILL, CULVERTSEEDER OR HYDROSEEDER. SMALL GRASSES SHALL BE PLANTED NO MORE THAN ONE INCH DEEP. GRASSES AND LEGUMES SHALL BE PLANTED WITH NO LESS THAN 1/4" SOIL COVER.

MULCHING: 1. TEMPORARY SEEDINGS MADE UNDER FAVORABLE SOIL AND SITE CONDITIONS DURING OPTIMUM SPRING AND FALL SEEDING DATES MAY NOT REQUIRE MULCH.
2. SEEDINGS MADE IN FALL FOR WINTER COVER AND DURING HOT AND DRY SUMMER MONTHS SHALL BE MULCHED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE. APPLICATION SHALL BE AS FOLLOWS:

APPLICATION: MULCH MATERIAL SHALL BE SPREAD UNIFORMLY, BY HAND OR MACHINE.
WHEN SPREADING STRAW MULCH BY HAND, DIVIDE THE AREA TO BE MULCHED INTO APPROXIMATELY 1,000 SQ.FT. SECTIONS AND PLACE 70-90 LBS. (1-1/2 TO 2 BALES) OF STRAW IN EACH SECTION TO FACILITATE UNIFORM DISTRIBUTION.

MULCH ANCHORING: STRAW MULCH MUST BE ANCHORED IMMEDIATELY AFTER SPREADING TO PREVENT DISPLACEMENT. THE FOLLOWING METHODS OF ANCHORING MULCH (OFTEN REFERRED TO AS A KRUMPER OR KRUMPER TOOL): THIS IS A TRACTOR-DRAWN IMPLEMENT DESIGNED TO PUNCH MULCH INTO THE SOIL SURFACE. THIS METHOD PROVIDES GOOD EROSION CONTROL WITH STRAW. IT IS LIMITED TO USE ON SLOPES NO STEEPER THAN 3:1. WHERE EQUIPMENT CAN OPERATE SAFELY, MACHINERY SHALL BE OPERATED ON THE CONTOUR.

2. FIBER MULCH: A VERY COMMON PRACTICE WITH WIDESPREAD USE TODAY. APPLY FIBER MULCH BY MEANS OF A HYDROSEEDER AT A RATE OF 750 LBS./ACRE OVER TOP OF STRAW MULCH OR HAY. IT HAS AN ADDED BENEFIT OF PROVIDING ADDITIONAL MULCH TO THE NEWLY SEEDBED AREA.
3. LIQUID MULCH BINDER: APPLICATION OF LIQUID MULCH BINDER AND TACKIFIERS SHOULD BE HAYMAST AT EDGES OF AREAS AND AT CRESTS OF RIDGES AND BANKS, TO PREVENT DISPLACEMENT. THE REMAINDER OF THE AREA SHOULD HAVE BINDER APPLIED UNIFORMLY. BINDER MAY BE APPLIED AFTER MULCH IS SPREAD OR MAY BE SPREAD INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL.

RE-SEEDING: AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION WILL BE RE-SEEDING AS SOON AS SUCH AREAS ARE IDENTIFIED.

EROSION CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
3.05	SUPER SILT FENCE	SSF	
3.07	STORM DRAIN INLET PROTECTION	IP	
3.31	TEMPORARY SEEDING	TS	
3.32	PERMANENT SEEDING	PS	
3.38	TREE PRESERVATION AND PROTECTION	TP	
	LIMITS OF CLEARING AND/OR GRADING		
	DRAINAGE DIVIDES		

POLLUTION PREVENTION PLAN LEGEND

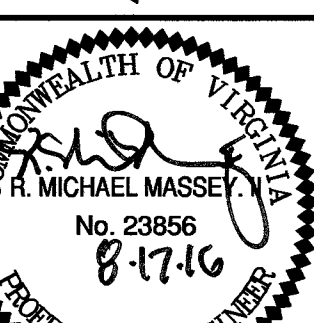
(CST)	CONSTRUCTION STORAGE TRAILER
(PT)	PORTABLE TOILET
(D)	30 CY DUMPSITE

NOTE: PHASE I EROSION & SEDIMENT CONTROL MEASURES TO REMAIN FOR PHASE II AS NOTED.

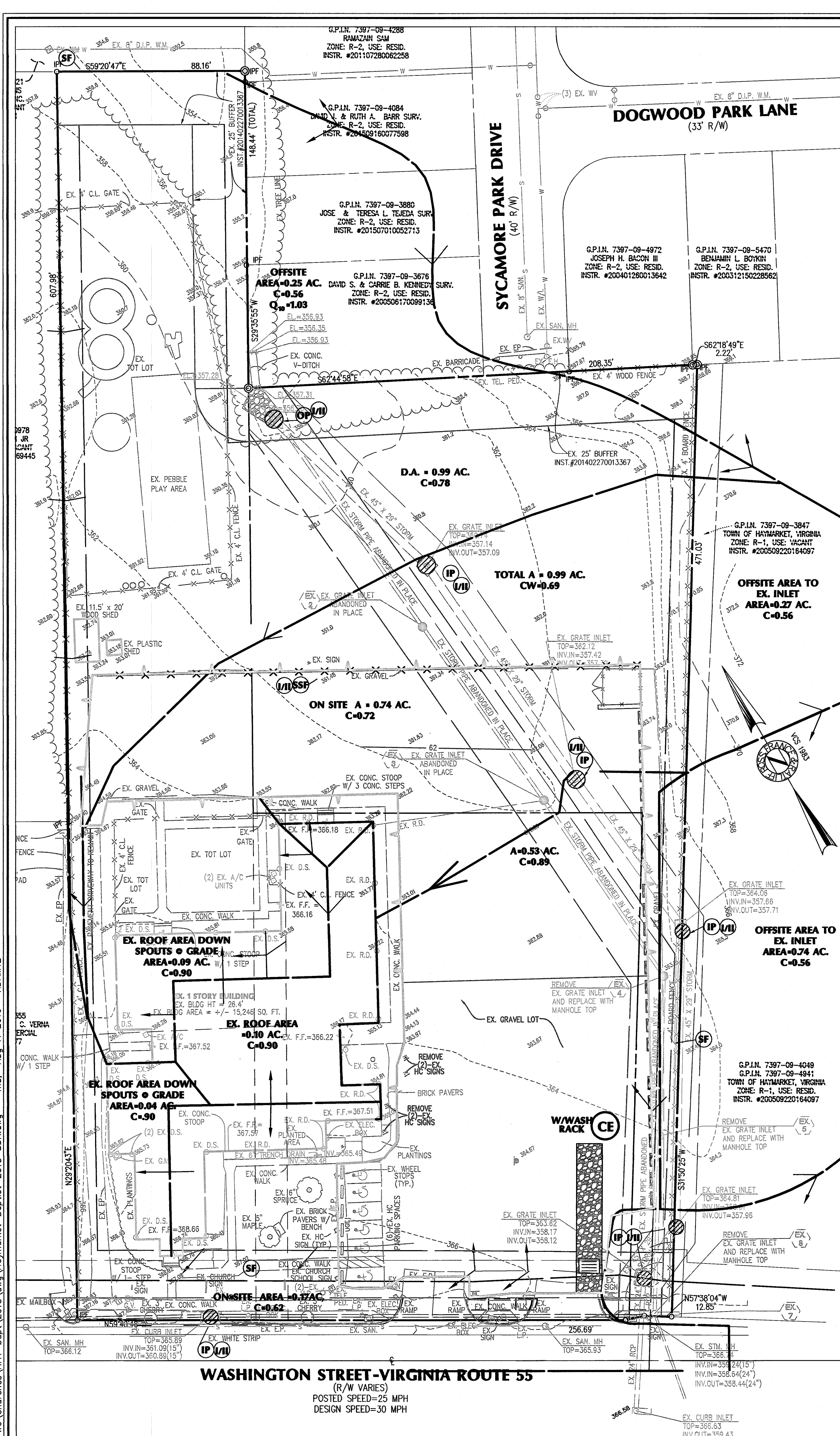
HAYMARKET BAPTIST CHURCH
TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA

PHASE I & II EROSION & SEDIMENT CONTROL PLAN

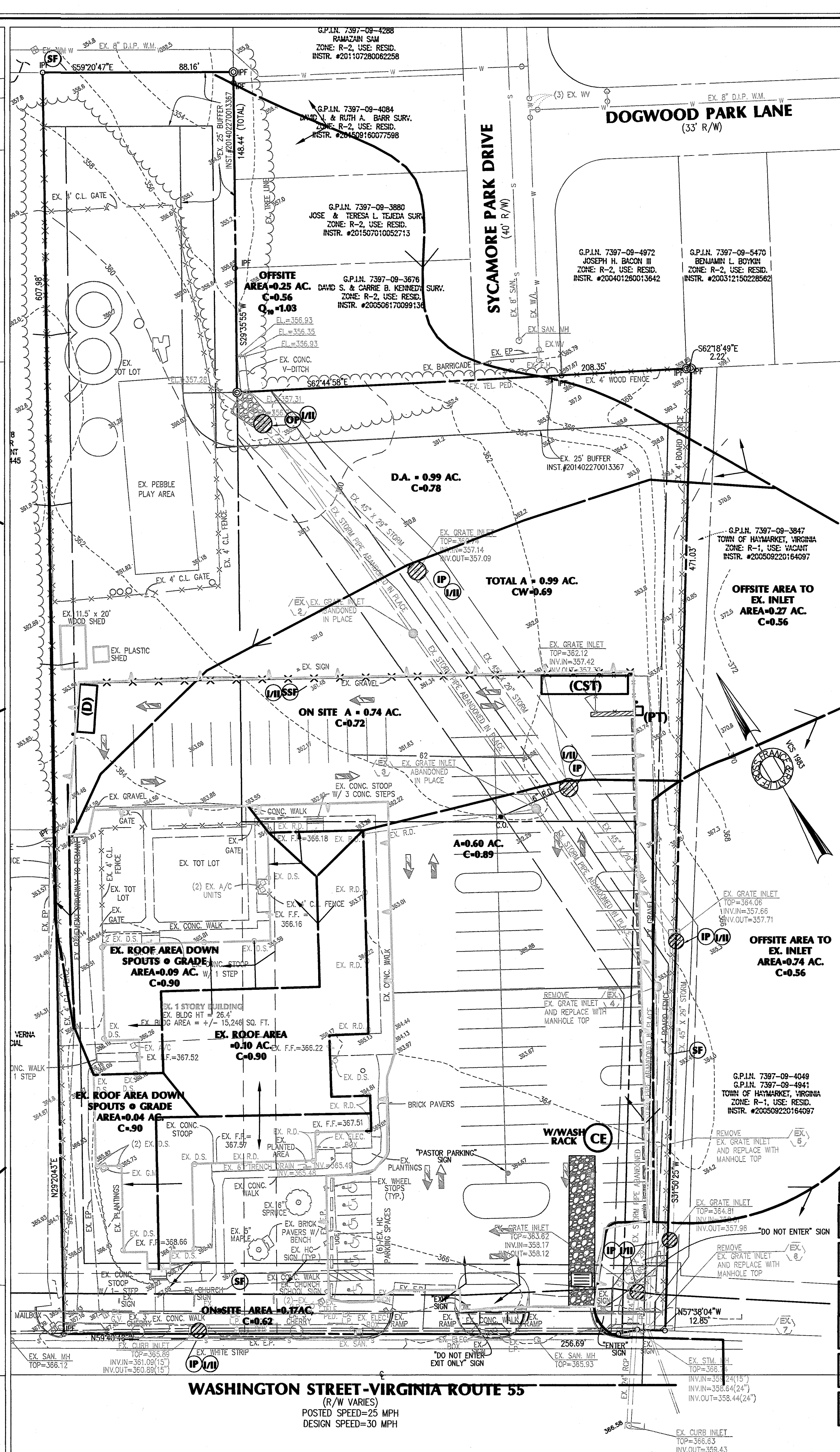
Ross, France & Ratliff, Ltd.
CIVIL ENGINEERING - LAND SURVEYING
8802 SUDLEY ROAD
MANASSAS, VIRGINIA 20110
(703) 361-4188 FAX (703) 361-6353



SHEET 4 OF 6
FILE NO.: SP # 1592'8'



PHASE I EROSION & SEDIMENT CONTROL PLAN



PHASE II EROSION & SEDIMENT CONTROL PLAN

PURPOSE

4VAC50-60-54 of the Virginia Stormwater Management Program (VSPM) Permit Regulations requires that Stormwater Pollution Prevention Plan (SWPPP) be developed for all regulated land disturbing activities. The SWPPP must include, but not be limited to, an approved erosion and sediment control plan, an approved stormwater management plan, and this **Pollution Prevention Plan (PPP)** for regulated land disturbing activities, and a description of any additional control measures necessary to address a TMDL as applicable.

The plan for implementing pollution prevention measures during construction activities developed on this sheet must be implemented and updated as necessary. Any PPP requirements not included on this sheet must be incorporated into the SWPPP required by 4VAC50-60-54 that must be developed before land disturbance commences. This PPP identifies potential sources of pollutants that may reasonably be expected to affect the quality stormwater discharges from the construction site (both on- and off-site activities) and describes control measures that will be used to minimize pollutants in stormwater discharges from the construction site.

OTHER REFERENCED PLANS

SWPPP requirements may be fulfilled by incorporating, by reference, other plans. All plans incorporated by reference become enforceable under the VSPM Permit Regulations and General Permit VAR10 for Discharges of Stormwater from Construction Activities. If a plan incorporated by reference does not contain all of the required elements of the PPP, the operator must develop the missing elements and include them in the SWPPP.

Independent Plans Incorporated by Reference	Date Approved
Stormwater Management Plans (Regional or Master)	N/A
Spill Prevention, Control, and Countermeasure Plans	N/A
Off-Site Stockpile	N/A
Off-Site Borrow Area	N/A

POTENTIAL POLLUTANT SOURCES

The following sources of potential pollutants must be addressed in the Pollution Prevention Plan. Various controls and/or measures designed to prevent and/or minimize pollutants in stormwater discharges from the project site must be applied to the sources found on the site. Additional information concerning the following controls and/or measures may be found in the SWPPP. Deviations from the location criteria may be approved by the Henrico County Environmental Inspector.

LEAKS, SPILLS, AND OTHER RELEASES

- ✓ The operator(s) shall ensure procedures are in place to prevent and respond to all leaks, spills and other releases of pollutants.
- ✓ The operator(s) shall ensure all leaks, spills and other releases of pollutant are contained and cleaned immediately upon discovery. Any contaminated materials are to be disposed in accordance with federal, state, and/or local requirements.
- ✓ The operator(s) shall ensure spill containment kits containing appropriate materials (e.g., absorbent material and pads, brooms, gloves, sand, etc.) are available at appropriate locations, including, but not limited to: designated areas for vehicle and equipment maintenance; vehicle and equipment fueling; storage and disposal of construction materials, products, and waste; and storage and disposal of hazardous and toxic materials; and sanitary waste facilities.
- ✓ The locations of the spill containment kits are identified as described below:

Date	Shown on Plan Sheet #(s)	Location	
12/14/2015	SHEET 4	AT CONSTRUCTION OFFICE TRAILER	
REVISIONS TO LOCATIONS			
Date	Shown on Plan Sheet #(s)	Location	Operator(s) Initials

- ✓ The operator(s) shall notify the Department of Environmental Quality (DEQ) of leaks, spills, and other releases that discharge to or have the potential to discharge to surface waters immediately upon discovery of the discharge but in no case later than 24 after the discovery. Written notice of the discharge must be sent to DEQ and Prince William County Department of Public Works within five (5) days of the discovery.

Virginia Department of Environmental Quality Northern Regional Office (703) 583-3800 (voice) (703) 583-3821 (fax) http://www.deq.virginia.gov/Programs/PollutionResponsePreparedness/MakingaReport.aspx For emergencies 1-800-468-8892 (outside normal working hours)	PW County Department of Public Works 5 Complex Court Prince William, Virginia 22192 703-792-7070 PW County Department of Fire & Rescue 1 County Complex Court Prince William, Virginia 22192 7063-792-6800 703-792-6813 (outside normal working hours)
---	--

EQUIPMENT / VEHICLE WASHING

- ✓ Washing must be conducted in a **dedicated area** that is located to maximize the distance from storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features.
- ✓ All wash water used in vehicle wheel washing must be directed to a sediment basin/trap.
- ✓ All vehicle washing activities other than wheel washing must have secondary containment.
- ✓ Each facility must have appropriate signage to inform users where the **dedicated area(s)** are located.

Activity	Location of Dedicated Area(s)	Shown on Plan Sheet # (s)	Water Source Location	
Wheel Wash	AT CONSTRUCTION ENTRANCE	SHEET 5 ES-1 PLAN	WATER TRUCK	
Other Wash Areas	N/A			
REVISIONS TO LOCATIONS				
Activity	Location of Dedicated Area(s)	Shown on Plan Sheet # (s)	Water Source Location	Operator's Initials

VEHICLE FUELING AND MAINTENANCE

- ✓ Conduct regular maintenance in a **dedicated area** that is located to maximize the distance from storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features.
- ✓ If fueling is conducted at a **dedicated area**, the location must be located to maximize the distance from storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features.
- ✓ The **dedicated areas** must be designed to eliminate the discharge of spilled and leaked fuels and chemicals from vehicle fueling and maintenance activities by providing secondary containment (spill berms, decks, spill containment pallets, providing cover where appropriate, and having spill kits readily available).
- ✓ Each facility must have appropriate signage to inform users where the **dedicated area(s)** are located.

Date	Shown on Plan Sheet # (s)	Location of <i>Dedicated Area(s)</i>	
	N/A		
REVISIONS TO LOCATIONS			
Date	Shown on Plan Sheet # (s)	Location of <i>Dedicated Area(s)</i>	Operator's Initials

- ✓ If mobile fueling will be used, the fueling must be done in an area that located to maximize the distance from storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features.
- ✓ Spill kits must be readily available at all mobile fueling locations.
- ✓ On-site storage tanks must have a means of secondary containment (spill berms, decks, spill containment pallets, etc.) and must be covered where appropriate.
- ✓ All vehicles on site must be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage.

DISCHARGE FROM STORAGE, HANDLING, AND DISPOSAL OF CONSTRUCTION PRODUCTS, MATERIALS, AND WASTE

- ✓ Storage of construction products, materials, and waste is to be conducted in **dedicated areas**.
- ✓ The **dedicated area** must be located to maximize the distance from storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features. Separations of less than 50 feet may be approved by the Environmental Inspector.
- ✓ The **dedicated areas** must be designed to minimize the discharge of pollutants from storage, handling, and disposal of construction products, materials and wastes including (i) building products such as asphalt sealants, copper flashing, roofing materials, adhesives, concrete admixtures; (ii) pesticides, herbicides, insecticides, fertilizers, and landscape materials; and (iii) construction and domestic wastes such as packaging materials, scrap construction materials, masonry products, timber, pipe and electrical cuttings, plastics, Styrofoam, concrete and other trash or building products.
- ✓ Each facility must have appropriate signage to inform users where the **dedicated area(s)** are located.

Date	Shown on Plan Sheet # (s)	Location(s) of Dedicated Area(s) for storage of construction products and materials	
12/14/2015	ES-2 PLAN	CONSTRUCTION STORAGE TRAILER	
REVISIONS TO LOCATIONS			
Date	Shown on Plan Sheet # (s)	Location(s) of Dedicated Area(s) for storage of construction products and materials	Operator(s) Initials

Date	Shown on Plan Sheet # (s)	Location(s) of <i>Dedicated Area(s)</i> for waste from construction products and materials	
12/14/2015	ES-2 PLAN	CONSTRUCTION DUMPSTER	
REVISIONS TO LOCATIONS			
Date	Shown on Plan Sheet # (s)	Location(s) of <i>Dedicated Area(s)</i> for waste from construction products and materials	Operator(s) Initials

- ✓ Follow all federal, state, and local requirements that apply to the use, handling and disposal of pesticides, herbicides, and fertilizers.
- ✓ Keep chemicals on-site in small quantities and in closed, well marked containers.
- ✓ Clean up solid waste, including building materials, garbage, and debris on a daily basis and deposit into covered dumpsters that are periodically emptied.
- ✓ Schedule waste collection to prevent exceeding the capacity of onsite containers. Additional containers may be necessary depending on the phase of construction (e.g., demolition, etc.)
- ✓ Dispose of all solid waste at an authorized disposal site.
- ✓ Ensure that containers have lids or are otherwise protected from exposure to precipitation.

DISCHARGES FROM OTHER POTENTIAL POLLUTANT SOURCES

- ✓ Discharges from other pollutant sources (e.g., water line flushing, storm sewer flushing, above ground storage tanks, etc.) not mentioned elsewhere must be addressed.

Other Potential Pollutant Sources	Location(s) of Potential Pollutant Sources

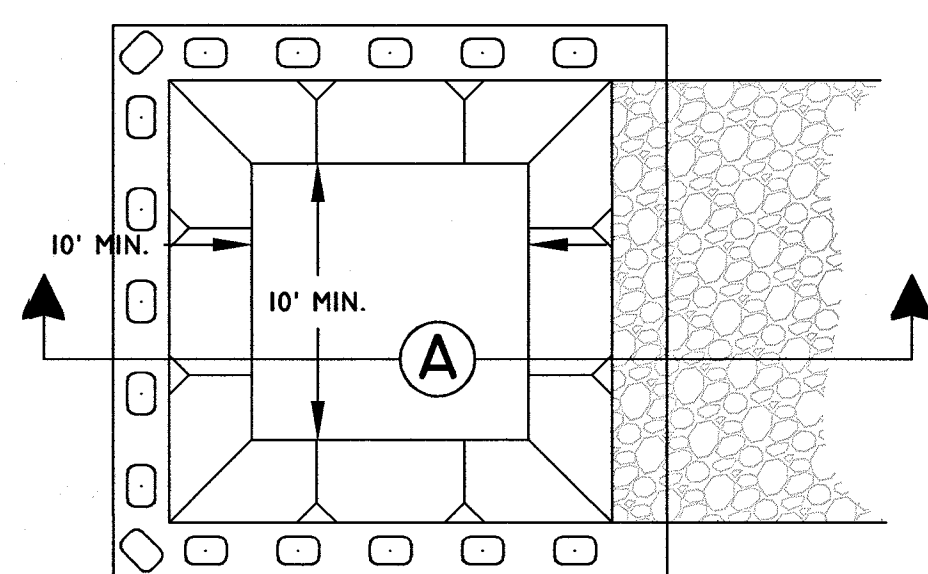
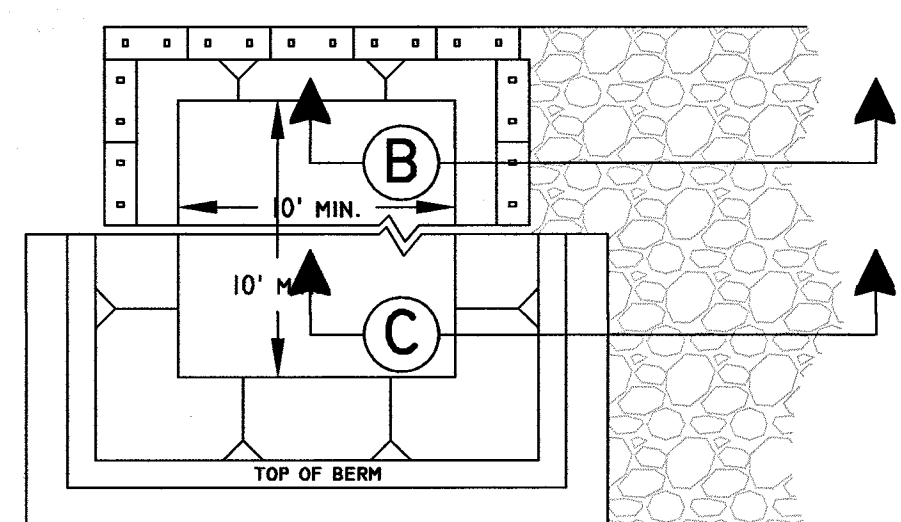
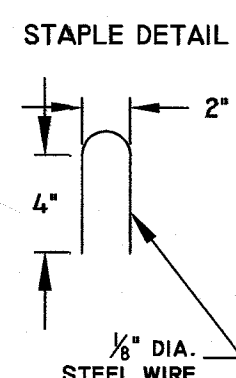
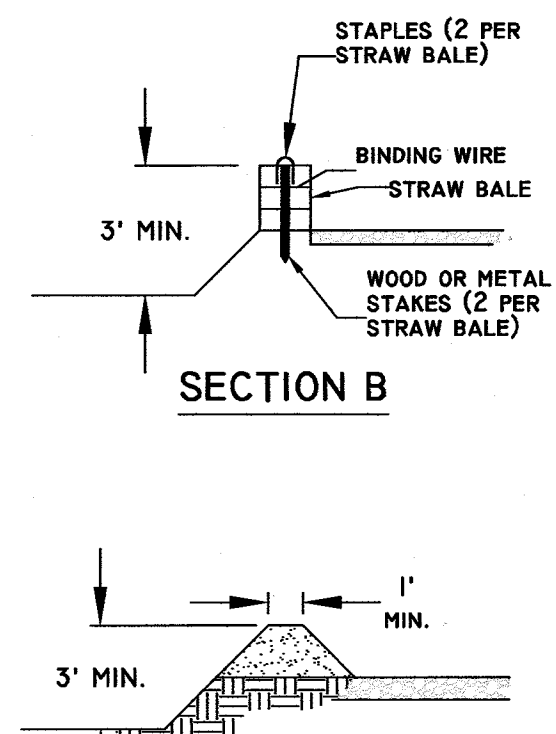
- ✓ Above ground oil storage tanks with a storage capacity exceeding 1,320 gallons and have a reasonable expectation of a discharge into or upon Waters of the United States are required to have a Spill Prevention Control and Countermeasure (SPCC) Plan.
- ✓ The discharge of contaminated flush water and material removed during flushing operations must be collected and disposed of in accordance with appropriate federal, state, and local requirements.

DISCHARGES FROM CONCRETE RELATED WASH ACTIVITIES

- ✓ Concrete trucks are not allowed to wash out or discharge surplus concrete or drum wash water on site except in a **dedicated area(s)** that is located to prevent discharge to storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features.
- ✓ Each facility must have a stabilized access to prevent mud tracking into the street.
- ✓ Each facility must have appropriate signage to inform users where the **dedicated area(s)** are located.

Date	Shown on Plan Sheet #(s)	Location of <i>Dedicated Area(s)</i>	
	N/A	CONCRETE WASH OUT	
REVISIONS TO LOCATIONS			
Date	Shown on Plan Sheet #(s)	Location of <i>Dedicated Area(s)</i>	Operator's Initials

- ✓ Facilities must be cleaned, or new facilities constructed, once the washout area is two-thirds (2/3) full.

BELOW GRADE CONCRETE WASHOUT AREA**SECTION A****ABOVE GRADE CONCRETE WASHOUT AREA****SECTION B****SECTION C****CONCRETE WASHOUT AREA NOTES**

- ✓ The facility must be lined with 10 mil plastic lining that is free from holes, tears, or other defects that might compromise the material's impermeability.
- ✓ The lining must be anchored with staples (2' spacing) or sandbags.
- ✓ Side slopes must be 1:1 (horizontal:vertical) or flatter.
- ✓ Stone access must be provided between the street and the concrete washout area.
- ✓ A "Concrete Washout" sign must be installed within 30 feet of the washout facility. The sign must be no smaller than 2' tall by 4' wide.

DISCHARGES OF SOAPS, DETERGENTS, SOLVENTS, AND WASH WATER FROM CONSTRUCTION ACTIVITIES SUCH AS CLEANUP OF STUCCO, PAINT, FORM RELEASE OILS, AND CURING COMPOUNDS

- ✓ Washing activities associated with construction activities other than vehicle and equipment washing, such as clean up of stucco, paint, form release oils, and curing compounds are to be conducted in a **dedicated area**.
- ✓ The **dedicated area** must be located to maximize the distance from storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features. Separations of less than 50 feet may be approved by the Environmental Inspector.
- ✓ The **dedicated areas** must be designed to prevent the discharge of soaps, detergents, solvents, and wash water.

Date	Shown on Plan Sheet # <i>(s)</i>	Location <i>(s)</i> of <i>Dedicated Area(s)</i>	
	N/A	CHEMICAL WASH OUT	
REVISIONS TO LOCATIONS			
Date	Shown on Plan Sheet # <i>(s)</i>	Location <i>(s)</i> of <i>Dedicated Area(s)</i>	Operator <i>(s)</i> Initials

- ✓ The **dedicated area** must be covered (e.g., plastic sheeting, temporary roof, etc.) to prevent contact with stormwater.
- ✓ The contaminated wastewater from the **dedicated area** must be collected for disposal by a waste hauler or discharged to the sanitary sewer.

DISCHARGES OF HAZARDOUS, TOXIC, AND SANITARY WASTE

- ✓ Storage and disposal of hazardous, toxic and sanitary wastes are to be conducted in **dedicated areas**.
- ✓ The **dedicated areas** must be located to maximize the distance from storm drain inlets, ditches, waterbodies or wetlands but no less than 50 feet from those features. Separations of less than 50 feet may be approved by the Environmental Inspector.
- ✓ The **dedicated areas** must be designed to prevent the discharge of hazardous, toxic and sanitary waste by avoiding contact with precipitation
- ✓ Each facility must have appropriate signage to inform users where the **dedicated area(s)** are located.

Date	Shown on Plan Sheet # (s)	Location(s) of Dedicated Area(s) for storage and disposal of hazardous and toxic wastes	
12/14/2015	ES-2 PLAN	Toxic or Hazardous wastes are to be stored in original containers in Construction Storage Trailer and disposed of in accordance with Manufacturer's recommendations.	
REVISIONS TO LOCATIONS			
Date	Shown on Plan Sheet # (s)	Location(s) of Dedicated Area(s) for storage and disposal of hazardous and toxic wastes	Operator(s) Initials

Date	Shown on Plan Sheet # <i>(s)</i>	Location <i>(s)</i> of <i>Dedicated Area(s)</i> for portable toilets	
12/14/2015	ES-2 PLAN	Sanitary Waste to be Disposed of in Portable Toilets.	
REVISIONS TO LOCATIONS			
Date	Shown on Plan Sheet # <i>(s)</i>	Location <i>(s)</i> of <i>Dedicated Area(s)</i> for portable toilets	Operator <i>(s)</i> Initials

- ✓ Consult with local waste management authorities or private firms about the requirements for disposing of hazardous materials and/or soils that may be contaminated with hazardous materials.
- ✓ Never remove the original product label from the container. Follow the manufacturer's recommended method of disposal.
- ✓ Schedule periodic pumping of portable toilets and dispose of waste
- ✓ Dispose of all solid waste at an authorized disposal site.

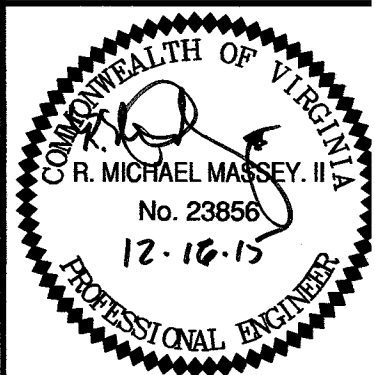
HAYMARKET BAPTIST CHURCH

TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA

DECEMBER 14, 2015

**POLLUTION PREVENTION PLAN
DETAIL SHEET****Ross, France & Ratliff, Ltd.**

CIVIL ENGINEERING - LAND SURVEYING
8802 SUDLEY ROAD
MANASSAS, VIRGINIA 20110
(703) 361-4188 FAX (703) 361-6353



SHEET 6 OF 6
FILE NO.: SP # 159219

Packet Pg. 20