

# The Reserve at Long Forest

## *A NEW VISION*

*Rezoning #PLN2014-00041*

# PRINCE WILLIAM COUNTY 2008 Comprehensive Plan Long Range Land Use Plan

Published January 1, 2018

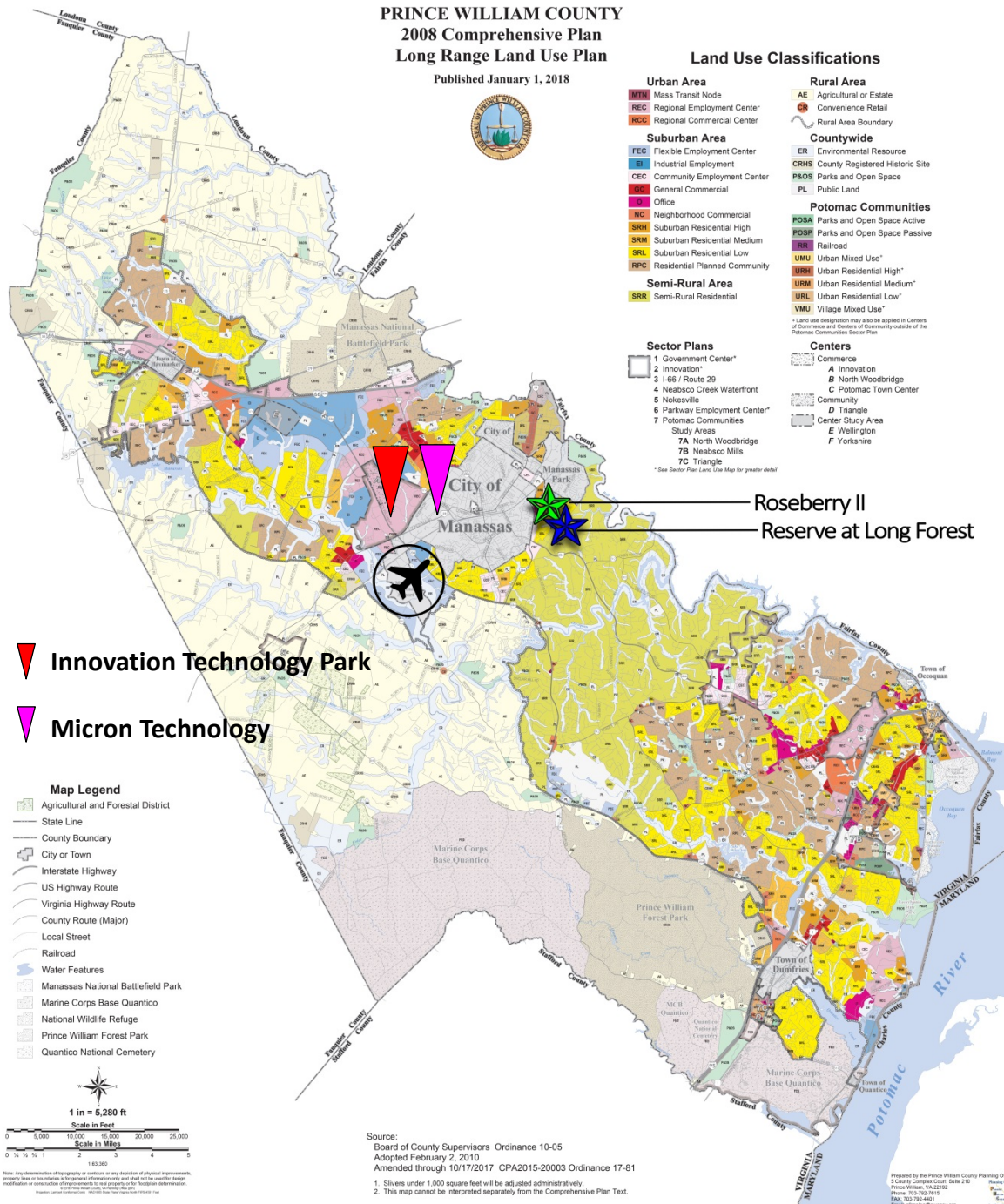


## Land Use Classifications

<b>Urban Area</b>	<b>Rural Area</b>
MTN Mass Transit Node	AE Agricultural or Estate
REC Regional Employment Center	CR Convenience Retail
RCG Regional Commercial Center	RA Rural Area Boundary
<b>Suburban Area</b>	<b>Countywide</b>
FEC Flexible Employment Center	ER Environmental Resource
EL Industrial Employment	CRHS County Registered Historic Site
CEC Community Employment Center	P&OS Parks and Open Space
GC General Commercial	PL Public Land
OF Office	<b>Potomac Communities</b>
NC Neighborhood Commercial	POSA Parks and Open Space Active
SRH Suburban Residential High	POSP Parks and Open Space Passive
SRM Suburban Residential Medium	RK Railroad
SRL Suburban Residential Low	UMU Urban Mixed Use*
RPG Residential Planned Community	URH Urban Residential High*
<b>Semi-Rural Area</b>	URM Urban Residential Medium*
SRR Semi-Rural Residential	URL Urban Residential Low*
	VNU Village Mixed Use*

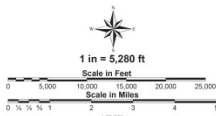
<b>Sector Plans</b>	<b>Centers</b>
1 Government Center*	Commerce
2 Innovation*	A Innovation
3 I-66 / Route 29	B North Woodbridge
4 Neabsco Creek Waterfront	C Potomac Town Center
5 Nokesville	Community
6 Parkway Employment Center*	D Triangle
7 Potomac Communities	Center Study Area
Study Areas	E Wellington
7A North Woodbridge	F Yorkshire
7B Neabsco Mills	
7C Triangle	

\* See Sector Plan Land Use Map for greater detail



- Innovation Technology Park
- Micron Technology

Agricultural and Forestal District
State Line
County Boundary
City or Town
Interstate Highway
US Highway Route
Virginia Highway Route
County Route (Major)
Local Street
Railroad
Water Features
Manassas National Battlefield Park
Marine Corps Base Quantico
National Wildlife Refuge
Prince William Forest Park
Quantico National Cemetery

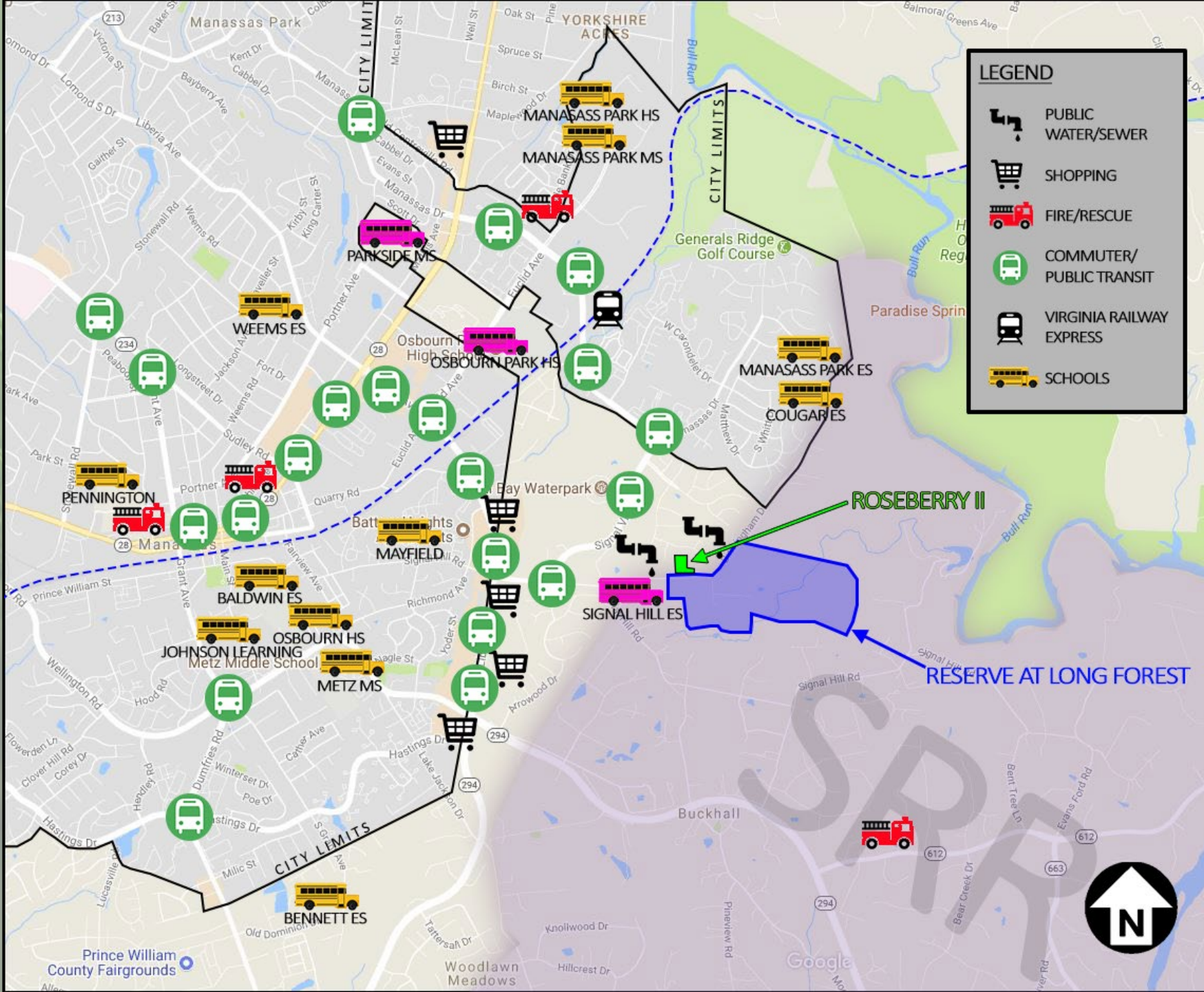


Source:  
Board of County Supervisors Ordinance 10-05  
Adopted February 2, 2010  
Amended through 10/17/2017 CPA2015-20003 Ordinance 17-81

- Slivers under 1,000 square feet will be adjusted administratively
- This map cannot be interpreted separately from the Comprehensive Plan Text.

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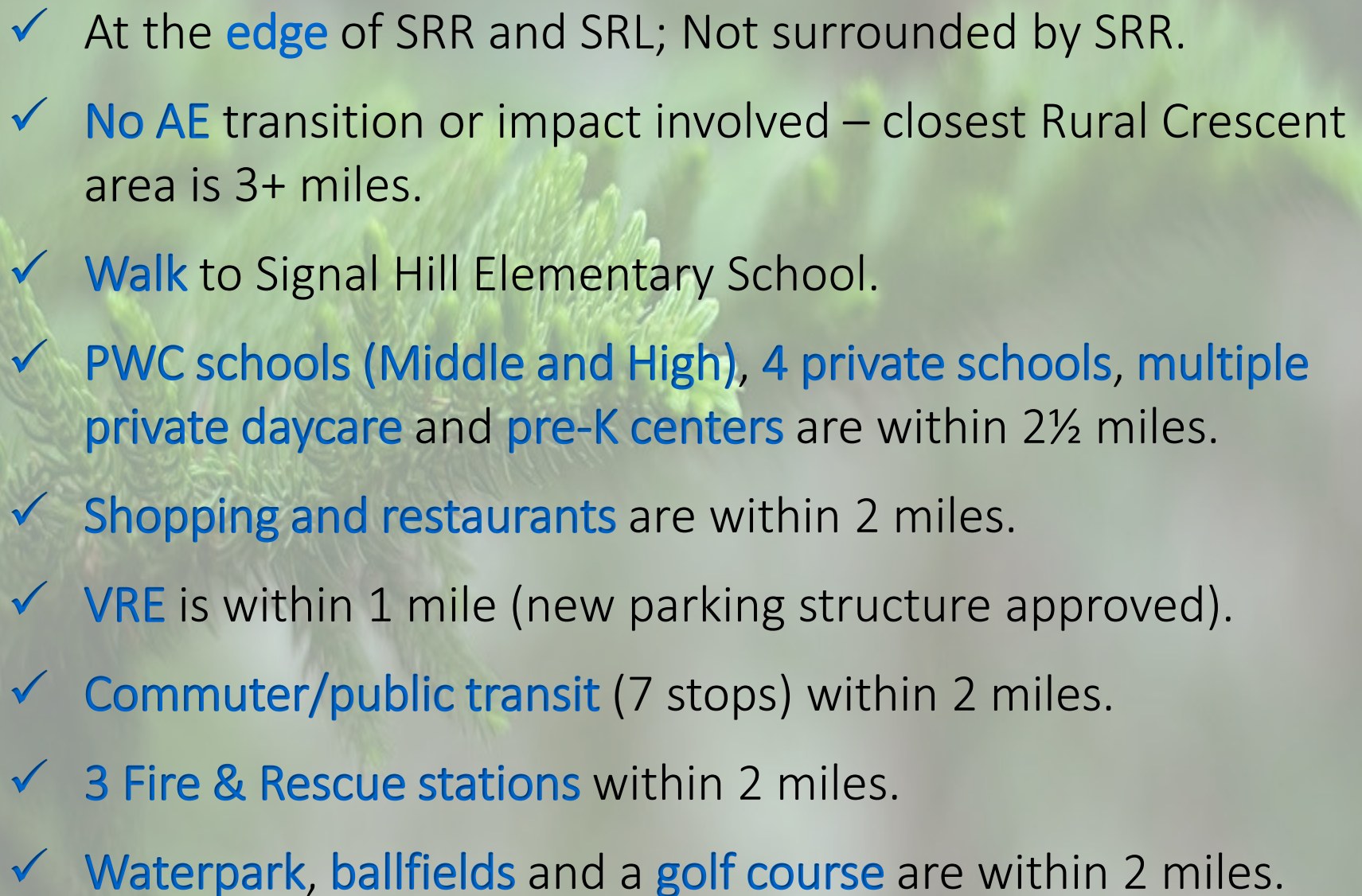


**LEGEND**

- PUBLIC WATER/SEWER
- SHOPPING
- FIRE/RESCUE
- COMMUTER/  
PUBLIC TRANSIT
- VIRGINIA RAILWAY  
EXPRESS
- SCHOOLS

ROSEBERRY II

RESERVE AT LONG FOREST

- 
- ✓ At the **edge** of SRR and SRL; Not surrounded by SRR.
  - ✓ **No AE** transition or impact involved – closest Rural Crescent area is 3+ miles.
  - ✓ **Walk** to Signal Hill Elementary School.
  - ✓ **PWC schools (Middle and High), 4 private schools, multiple private daycare and pre-K centers** are within 2½ miles.
  - ✓ **Shopping and restaurants** are within 2 miles.
  - ✓ **VRE** is within 1 mile (new parking structure approved).
  - ✓ **Commuter/public transit** (7 stops) within 2 miles.
  - ✓ **3 Fire & Rescue stations** within 2 miles.
  - ✓ **Waterpark, ballfields** and a **golf course** are within 2 miles.



# Application History

	2017	2018	2019
Number of Lots	120	104	65
Density	1.13 Acres/Lot	1.30 Acres/Lot	2.03 Acres/Lot
Approximate Lot Size	15,000 SF – 20,000 SF	17,000 SF – 22,000 SF	20,000 SF – ±3 AC

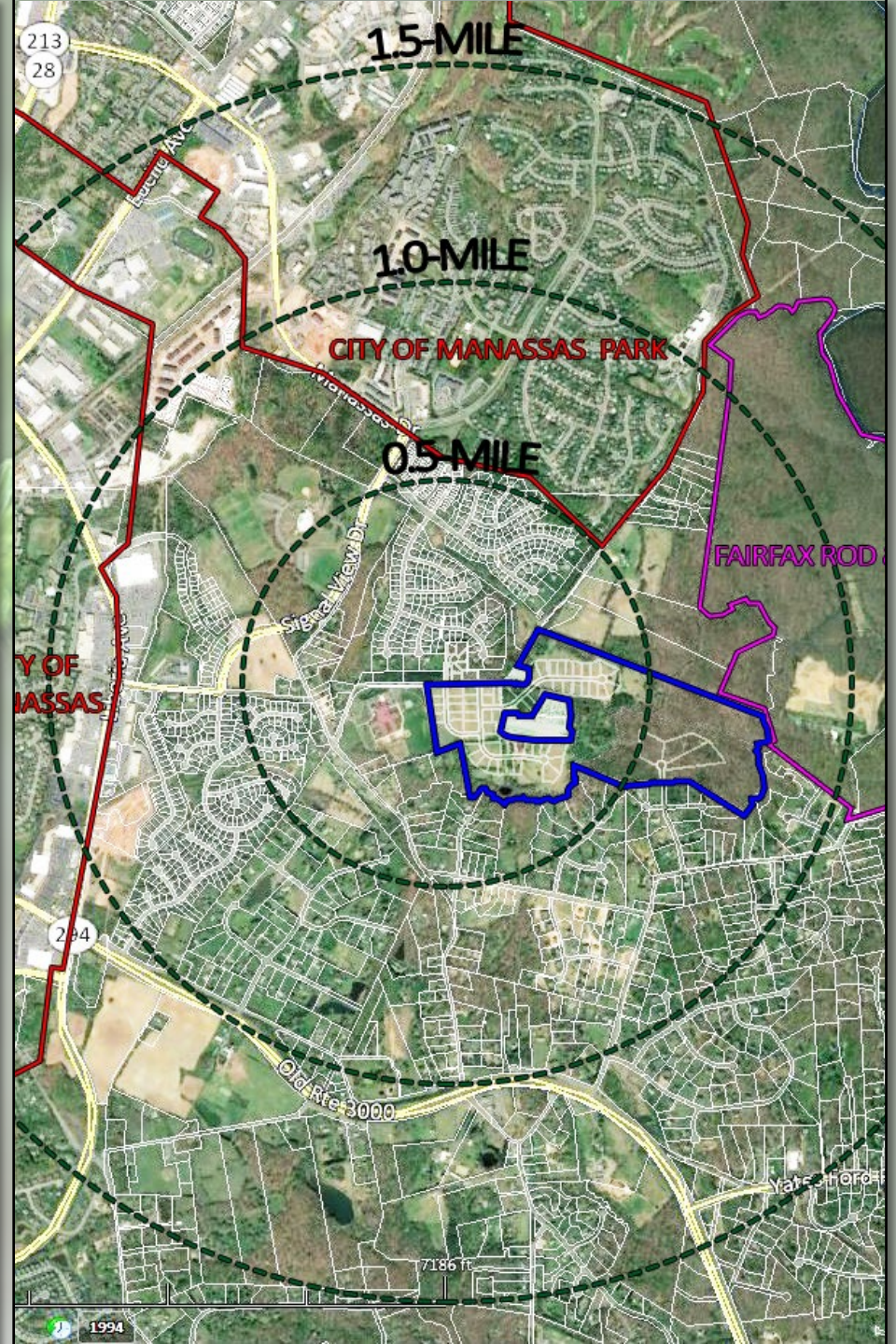
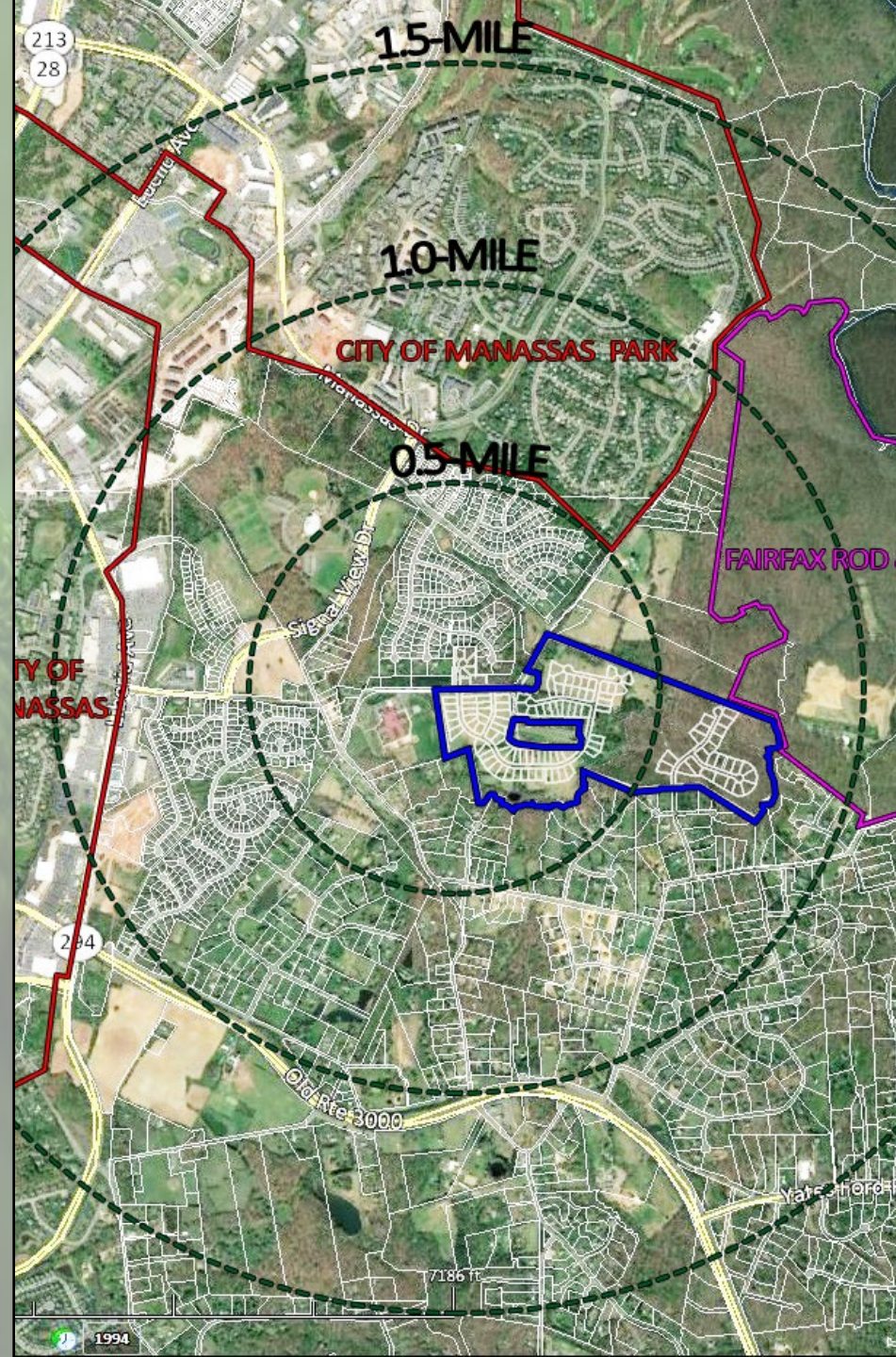








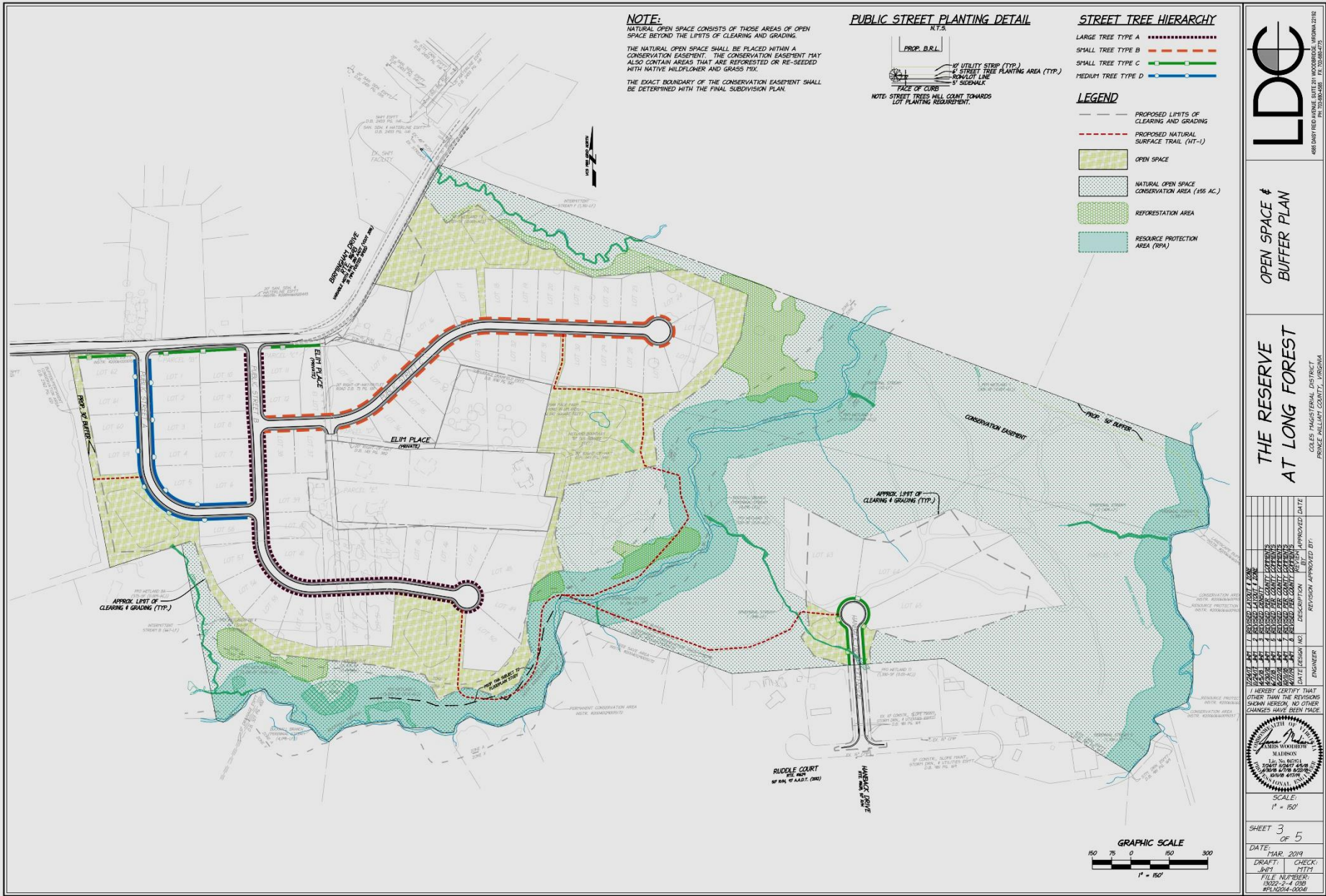












**LDC**

408 DARTMOUTH AVENUE SUITE 200 WOODBRIDGE, VIRGINIA 22191

TEL: 703.596.1234 FAX: 703.596.1235

**OPEN SPACE & BUFFER PLAN**

**THE RESERVE AT LONG FOREST**

408 DARTMOUTH AVENUE SUITE 200 WOODBRIDGE, VIRGINIA 22191

TEL: 703.596.1234 FAX: 703.596.1235

REVISION	DATE	DESCRIPTION	BY	APPROVED DATE
1	01/11/2019	ISSUED FOR PERMIT	JM	
2	01/11/2019	REVISIONS TO PERMIT	JM	
3	01/11/2019	REVISIONS TO PERMIT	JM	
4	01/11/2019	REVISIONS TO PERMIT	JM	
5	01/11/2019	REVISIONS TO PERMIT	JM	
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99	01/11/2019	REVISIONS TO PERMIT	JM	
100	01/11/2019	REVISIONS TO PERMIT	JM	

**SCALE:**  
1" = 150'

**GRAPHIC SCALE**  
150 75 0 150 300  
1" = 150'

**DATE:** MAR 2019

**DRAFT:** JM

**CHECK:** JT

**FILE NUMBER:** 0002-2-A-000

**BY:** JM

**SHEET 3 OF 5**



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