



# COMPTON & DULING

*Attorneys At Law*  
April 10, 2018

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**VIA HAND DELIVERY**

Meika Daus, Planner  
Prince William County Planning Office  
Five County Complex Court  
Prince William, VA 22192

Re: English Gardens – Rezoning Application – Third Submission

Dear Ms. Daus,

On behalf of our client, English Gardens, Inc., enclosed please find this resubmission for rezoning, which includes the following:

1. Agency Comment Response Matrix dated March 23, 2018;
2. Alternative Compliance Buffer Modification Justification dated April 9, 2018;
3. Blackline Proffers dated March 22, 2018, reflecting changes from January 25, 2018;
4. Clean Proffers dated March 22, 2018;
5. Environmental Constraints Analysis (ECA) prepared by TNT Environmental, dated August 3, 2017, revised April 10, 2018 (15 copies);
6. Buffer Modification Exhibit prepared by Ross-France, dated April 4, 2018;
13. And the Generalized Development Plan (GDP) prepared by Ross-France, dated September 5, 2017, revised April 4, 2018 (15 copies).

Please review this resubmission package, and if you do not find everything in order, please call me immediately. Thank you for your attention to this matter.

Sincerely,

COMPTON & DULING, L. C.

Lexi Jewell

Zoning & Entitlements Coordinator

cc: Peter Field

**English Gardens – REZ2018-00005 – RESUBMISSION RESPONSE MATRIX**

AGENCY COMMENT	APPLICANT RESPONSE
<b>LONG RANGE PLANNING</b>	
<p>1 Since the proposed site is designated Flexible Use Employment Center (FEC) and Environmental Resource (ER), the rezoning of this parcel to M/T, Industrial/Transportation is inconsistent and not compatible with the Comprehensive Plan (See page LU-36, Land Use Compatibility Matrix of the Long Range Land Use Plan). Also, note that the County Landfill is a Public Facility and is within the FEC long-range land use designation. Consider rezoning to M-2, Light Industrial, instead.</p>	<p>The property has an unusual lot depth, therefore zoning the back half of the property to M/T is consistent with the strategy of internalizing the heaviest industrial uses in a way that will not be visible to arterial corridors, in the event these uses are drawn to the property.</p> <p>The County owned landfill is located to the east of the subject property. The property immediately abutting the property is a buffer zone adjacent to playing fields for the high school. The M/T area is well located to serve logistical needs for the County.</p>
<b>CASE PLANNER</b>	
<p>2 <u>HCOD</u> – Staff continues to request that a minimum 20-foot-wide landscaped area be provided along Dumfries Road outside of any utility easement. This is consistent with recommendations on other pending cases within this corridor.</p>	<p>The landscape area along Dumfries Road has been increased to 20 feet in width as shown on the revised GDP. This places the edge of the parking area 45 feet from the right-of-way and the building 197 feet from the right-of-way.</p>
<p>3 <u>Signage</u> – The second submission proposes two 10-foot-tall monument signs along the site frontage on Dumfries Road. The second freestanding sign requires a sign modification. Staff does not support the modification. Dumfries Road is an older HCOD, which allows a maximum of one freestanding sign along each street frontage. Should the Applicant retain the modification request, the Applicant should provide justification for the modification of sign provisions pursuant to Section 32-250.23.</p>	<p>The modification to allow two freestanding signs has been deleted.</p>
<p>4 <u>Phasing</u> – If O(F) uses are being proposed in the front of the site to implement the FEC and screen heavier industrial uses in the back of the site, then graphics indicating architectural quality of the O(F) development and phasing should be provided.</p>	<p>Architectural design will be dependent on the end users of the site when it is developed. Materials are proffered to indicate the quality of development.</p>
<p>5 <u>Subdivision</u> – Please indicate whether the Applicant intend to subdivide the site.</p>	<p>That decision will depend on the end users and will be determined at a later date. Regardless of the subdivision, the two separate zoning categories will still apply as shown on the GDP.</p>
<p>6 A number of the proffers are missing compliance triggers, such as “compliance shall be demonstrated on the final site plan.” Please double-check the proffers, and include triggers.</p>	<p>The proffers have been revised with this submission.</p>

## English Gardens – REZ2018-00005 – RESUBMISSION RESPONSE MATRIX

AGENCY COMMENT	APPLICANT RESPONSE
<p>7</p> <p>Proffer 2.c needs a compliance trigger. The following additional language is recommended:  <i>Compliance with this proffer shall be evidenced with the submission of building elevations to the Development Services Land Development Division for approval as a condition of building permit release letter issuance.</i></p>	<p>The proffers have been revised with this submission.</p>
<p>8</p> <p>The wording of Proffer 2(f)(i) gets a little unclear. The sentence might be incomplete. Please see if the below language works for this application:  <i>The Applicant shall provide, in accordance with DCSM Section 802.11C, a variable width Type C minimum buffer area, as depicted on the GDP, along the adjacent property identified as G.P.I.N. and zoned, A-1 Agricultural; or if this adjacent A-1 property is rezoned for non-residential uses, then such buffer may be reduced or eliminated in accordance with the Design and Construction Standards Manual (“DCSM”), subject to site plan approval.</i></p>	<p>The proffers have been revised with this submission. The intent of this proffer is to relieve the applicant from all buffering from the properties identified, if those properties redevelop for compatible uses. Since they are planned for compatible uses, it is reasonable to anticipate that they will redevelop for compatible uses.</p>
<p>9</p> <p>Proffer 2(h) – please change “M/T zoned district” to “M/T zoned western area” to be consistent with proffer 1(d) and 1(e).</p>	<p>The proffers have been revised with this submission.</p>
<p>10</p> <p>Proffer 2(i) – Consider the following language for rooftop screening:  <i>All rooftop equipment shall be screened from Route 234 through the use of parapets or other opaque walls constructed of materials complementary to the exterior walls. Compliance shall be demonstrated on the building elevations approved in connection with the site plan review.</i></p>	<p>The proffers have been revised with this submission.</p>
<p>11</p> <p>Due to the proposed industrial uses, a Fire and Rescue emergency spill contingency may be appropriate. The following language is recommended instead of Proffer 4.  <u><i>Fire and Rescue Emergency Spill Contingency/Notification</i></u> – <i>If requested by Prince William County, prior to final site plan approval, the Applicant shall prepare and submit an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal and posted on the premises before the issuance of any occupancy permits. The Applicant shall be responsible for notifying the Fire Marshal’s Office immediately in the event of a spill of any</i></p>	<p>The proffers have been revised with this submission.</p>

**English Gardens – REZ2018-00005 – RESUBMISSION RESPONSE MATRIX**

AGENCY COMMENT	APPLICANT RESPONSE
<p><i>petroleum or chemical waste on the Property. The Applicant shall assume full responsibility for the costs incurred in the cleanup of such spills.</i></p>	
<p>12 In order to mitigate level of service impacts associated with the rezoning, the following proffers are also requested: <i>The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75 per acre for water quality monitoring, stream restoration projects and/or drainage improvements. Said contribution shall be made prior to and as a condition of final site plan approval.</i></p>	<p>The proffers have been revised with this submission.</p>
<p>13 The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross building floor area to be used for fire and rescue services. Said contribution shall be based on the size of the building(s) shown on the applicable site plan(s) and shall be paid prior to and as a condition of the issuance of a building permit for such building.</p>	<p>The proffers have been revised with this submission.</p>
<p>14 Monetary Escalator: <i>In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Prince William Board of County Supervisors after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index (“CPI-U”) published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non- compounded.</i></p>	<p>The proffers have been revised with this submission.</p>
<b>TRANSPORTATION</b>	
<p>15 The Applicant has adequately addressed the remaining outstanding transportation related issues. Therefore, the Prince William County</p>	<p>Acknowledged.</p>

**English Gardens – REZ2018-00005 – RESUBMISSION RESPONSE MATRIX**

AGENCY COMMENT	APPLICANT RESPONSE
<p>Department of Transportation would not object to the approval of this application. The Applicant is advised that while this report has examined their re-zoning application, primarily within the general context of the Transportation Element of the Comprehensive Plan, this does not infer a reduction in their obligation to comply with the appropriate requirements of the DCSM during site/subdivision plan review. If you have any questions or need additional information, please contact George Phillips at gphillips@pwcgov.org or at (703) 792-8094.</p>	
<b>VDOT</b>	
<p>16 On February 9, 2018, Tahir Benabdi with the VDOT land use section, provided the following second submission comments regarding the English Gardens application: "We have no further comments related to this rezoning application at this time; thus, we have no objection to REZ approval by PWC. If there are future changes to this GDP, please forward them to our office for review and concurrence. "</p>	<p>Acknowledged.</p>
<b>WATERSHED</b>	
<p>17 <b>2.01</b> – This site lies within the Dumfries Road Highway Corridor Overlay District (HCOD). This HCOD is an older HCOD and has no defined buffer width or content requirement. However, DES-4.1-4.3 and DES 1.7 call for updating these HCODs. Staff recommends the Application provide and proffer a 20' wide HCOD buffer along the frontage of Dumfries Road outside of existing utility easements to be planted in accordance with the standards of Table 10-2 for a 20' wide Arterial HCOD buffer.</p> <p>This site has a very large overhead utility running parallel along the frontage. A similar recent rezoning case just north on Dumfries Road has provided the 20' HCOD buffer outside of the utility easement. Please show the associated easement for these lines on the GDP and provide the HCOD buffer outside of this easement.</p>	<p>The landscape area along Dumfries Road has been increased to 20 feet in width as shown on the revised GDP. This places the edge of the parking area 45 feet from the right-of-way and the building 197 feet from the right-of-way.</p>

## English Gardens – REZ2018-00005 – RESUBMISSION RESPONSE MATRIX

AGENCY COMMENT	APPLICANT RESPONSE
<p>18     <b>2.02 – Repeat</b> – The proposed development requires 50’ buffers along the southern, eastern, and a portion of the northern property lines. The proposed GDP shows that the Application intends to preserve the existing forest within the eastern and a portion of the southern buffers, but not the northern buffer. The DCSM, DES-12.1-12.3; DES-13 and EN-10 prefer the preservation of trees in buffers over clearing and replanting. Staff recommends the Applicant:</p> <ul style="list-style-type: none"> <li>a. Consider a design that will enable the preservation of the existing mature forest cover along the northern property line; and</li> <li>b. Agree to proffer the proposed limits of clearing and grading committing to preserving the existing forest cover in the referenced buffers.</li> </ul>	<p>Grading and clearing has been determined to an extent appropriate for a GDP. The final boundaries of grading and clearing will be determined with final engineering of the property. Existing vegetation will be preserved within the 50 foot buffers indicated to the extent possible. The adjoining privately held properties are expected to develop with compatible uses.</p> <p>The revised GDP shows a new buffer exhibit where the existing vegetation will be preserved along portions of the northern boundary to the extent possible, and supplemental plantings placed where appropriate.</p>
<p>19     <b>2.03</b> – On The ECA, please show the associated easement for the utility lines along the Dumfries Road frontage. EN-1.2.</p>	<p>The ECA has been revised.</p>
<p>20     <b>2.04</b> – Regarding the Proffers: Proffer #2.e.ii speaks to providing the required 30’ buffers between the two dissimilar uses around the existing pond, as shown on the GDP. However, if the existing pond will be utilized for SWM/BMP then the location of the 30’ buffers will need to be revised. Staff recommends the Applicant revise the proffer to accommodate this scenario. Recommended language is, “The required 30’ dissimilar use buffers shall be provided around the perimeter of the existing pond, as shown on the GDP, or around the perimeter of any new SWM/BMP located in the same area. Said buffers shall be located outside of the required SWM/BMP easement.”</p>	<p>The buffers for the site have been revised as shown on the updated GDP and buffer exhibit.</p> <p>The two 30 foot buffers on either side of the pond have been removed since the existing pond and vegetation provides enough screening between the front and back of the site. The 30 foot buffer remains at the southern end of the pond where Building “C” abuts the proposed screened outdoor storage area.</p>
<p>21     <b>2.05</b> – The project narrative states, “The existing on-site pond will be used to the extent possible as part of the stormwater management facility required...” Staff needs greater clarity on the design for swm and would like to discuss this with the Applicant. Staff recommends the Applicant:</p> <ul style="list-style-type: none"> <li>a. Identify/label the area of all proposed SWM/BMP facilities on the GDP as required by the Zoning Ordinance. (ZO 32-700.21)</li> </ul>	

**English Gardens – REZ2018-00005 – RESUBMISSION RESPONSE MATRIX**

AGENCY COMMENT	APPLICANT RESPONSE
<p>b. Any proposed SWM/BMP and associated easement must be located outside of the required 50-foot buffer (ZO 32-250.32.2). Please show that the proposed SWM/BMP facility identified in the narrative will be provided outside of the required 50-foot buffer.</p> <p>c. Meeting the minimum setback from the northern property line where a buffer is required (DCSM 721.08.C);</p>	
<p>22      <b>2.06</b> – A 50’ buffer is required along the northern and eastern property lines abutting Colgan High School. Currently the GDP shows planting on top of the dam for the existing pond. This is not allowed per code. Staff recommends the Applicant proffer to provide the full 50’ wide buffer as required with associated swm easement outside the buffer. (See DCSM 721.08.C; ZO 32-250.32 and DCSM 802.10-.12 and Table 8-1).</p>	<p>The buffers for the site have been revised as shown on the updated GDP and buffer exhibit.</p> <p>The 50 foot buffer previously shown on the northern property line at the pond was only buffering another pond. In order to protect the integrity of the existing dam, that buffer has been eliminated and the existing vegetation will remain untouched (DCSM 801.03.C.: see attached buffer justification statement).</p> <p>The area behind building “D” on the High School site is mostly wetlands and an existing permanent conservation area. The 50 foot buffer here has been reduced to 25 feet and much of the existing vegetation will remain.</p>

## English Gardens REZ 2018-00005

### Alternative Compliance Buffer Modification Justification

April 9, 2018

The proposed development abuts the Colgan High School property (GPIN 7892-62-0950) approximately 550 feet from the Dumfries Road right-of-way. In an area that is approximately 250 feet in width (between 550 feet and 800 feet from the Dumfries right-of-way) the only uses on both the subject property and the school property are stormwater management ponds and related appurtenances and easements. The existing pond on the school property is approximately 0.85 acres (outlined in purple on the attached graphic). This area abuts conservation area easements of approximately 5 acres (outlined in green on the attached graphic). Therefore, the existing pond on English Garden's property (approximately 0.50 acres, outlined in blue on the attached graphic) abuts approximately 5.85 acres of land that will not be developed for any active use now or in the future.

According to the Design and Construction Standards Manual, Section 801.03.C: *Requests for alternative compliance may be made for a buffer or landscaping standard specified in Section 800 and shall be reviewed when one or more of the following conditions are present:*

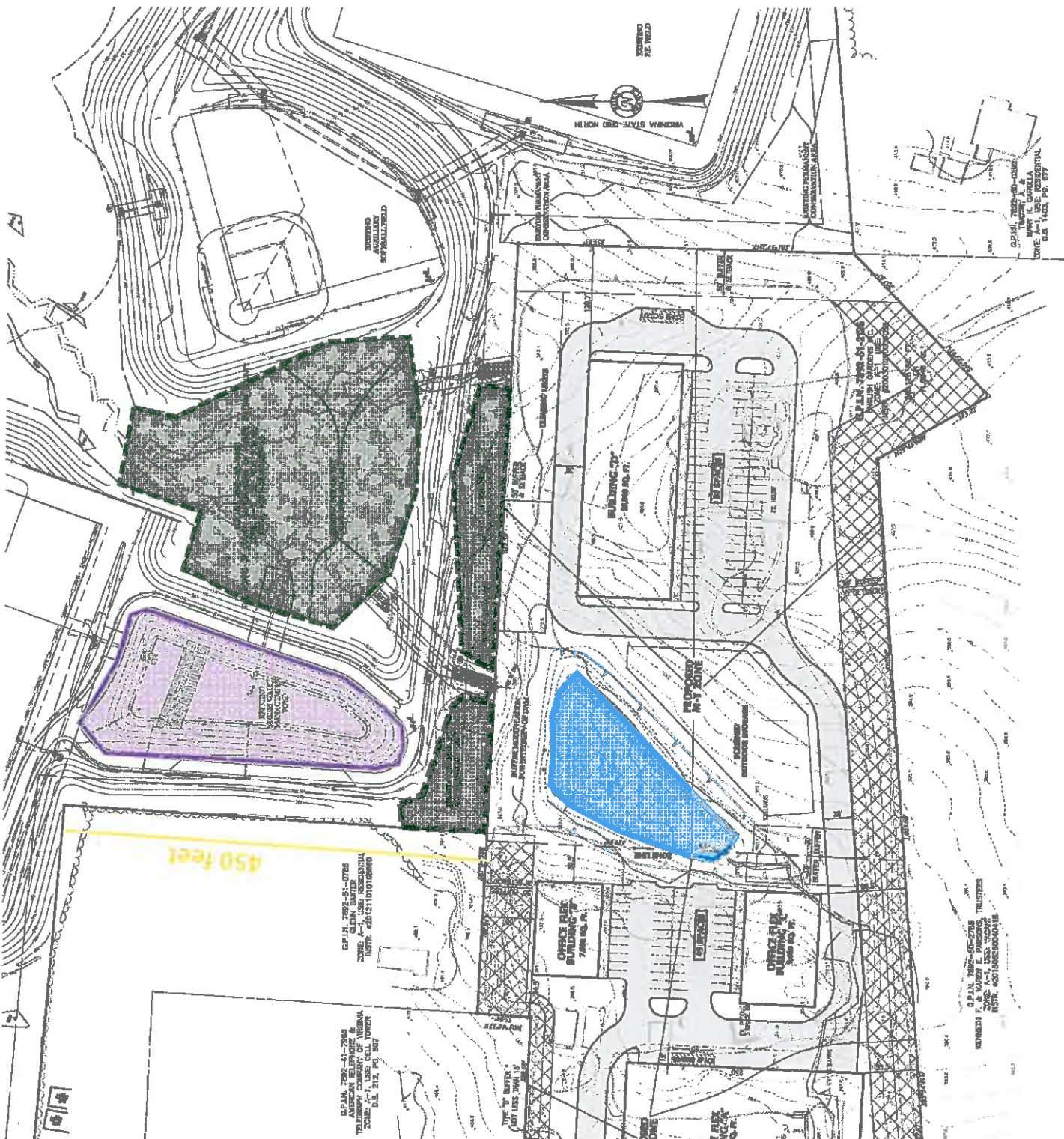
- 1. Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical, or improved environmental quality would result from the alternative compliance.*
- 2. Space limitations, unusually shaped lots, and prevailing practices in the surrounding neighborhood may justify alternative compliance for in-fill sites, and for improvements and redevelopment in older communities.*
- 3. Change of use on an existing site increases the buffer area required by Section 802.00 of this manual more than it is feasible to provide.*
- 4. Safety conditions make alternative compliance necessary*

Condition 1 applies to this situation as follows:

The small portion of buffer that is to be modified is directly north of the existing pond on the subject property and adjacent to the County's SWM pond and conservation areas on GPIN 7892-62-0950. This request is to still provide the minimum 50 feet of separation as normally required, but to utilize existing vegetation in place of adding new landscape plantings. There is 450 feet of separation between stormwater management ponds which includes a permanent conservation area and 30' buffer on the County's property. Screening between the stormwater management ponds will serve no practical purpose. However, as noted in review comments on the earlier submission, planting trees on the existing earth dam for the existing pond on the English Gardens property will negatively impact the integrity of the existing dam. The topography of the site and location of the stormwater management pond would otherwise require relocation of the existing pond. Leaving the area unplanted will improve environmental quality as it will protect the earth



dam, and in this particular instance, providing landscape screening between stormwater management ponds does not serve a practical purpose. As shown on the attached Buffer Modification Graphic, and the Buffer Modification Exhibit prepared by Ross France and included with this resubmission, more than adequate separation between the uses on the two properties will be provided.



CDAL 7002-40-0700  
ZONE A-1, USE RESIDENTIAL  
D.B. 1400, PG. 077

CDAL 7002-41-0700  
ZONE A-1, USE RESIDENTIAL  
D.B. 1400, PG. 077

CDAL 7002-41-0700  
ZONE A-1, USE RESIDENTIAL  
D.B. 1400, PG. 077

CDAL 7002-41-0700  
ZONE A-1, USE RESIDENTIAL  
D.B. 1400, PG. 077

## **PROFFER STATEMENT**

**REZONING:** #REZ2018-00005, English Gardens

**CURRENT ZONING:** A-1, Agricultural

**PROPOSED ZONING:** O(F), Office Flex and M-T, Industrial/Transportation

**GPIN:** 7892-51-2126

**ACRES:** 11.8946

**RECORD OWNER  
AND APPLICANT:** English Gardens, Inc.

**DISTRICT:** Coles Magisterial District

**DATE:** ~~January 25~~ March 22, 2018

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site adjacent to the improvement, unless otherwise specified. The terms “Applicant” and “Developer” shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the Generalized Development Plan (the “GDP”) shall be the plan prepared by Ross-France, entitled “Generalized Development Plan – English Gardens, Inc.” dated ~~January 22~~, 2018.

### **1. USES & SITE DEVELOPMENT**

- a. The Property, consisting of approximately 11.89 acres, shall be developed in substantial conformance with the location and configuration of the entrance road, limits of clearing, buffers, landscape areas, and the location of storm water management shown in the GDP.

## **PROFFER STATEMENT**

Applicant: English Gardens, Inc.  
#REZ2018-00005, English Gardens  
~~January 25~~ March 22, 2018

- b. The western portion of the Property consisting of approximately 5.7352 acres shall be developed in accordance with the O(F) Office Flex Zoning District as depicted on the GDP and have a maximum of 55,000 square feet of building area.
- c. The eastern portion of the Property consisting of approximately 6.1594 acres shall be developed in accordance with the M-T Industrial/Transportation Zoning District as depicted on the GDP and have a maximum of 45,000 square feet of building area.
- d. All uses permitted in the O(F) Office Flex zoning district shall be permitted on the western portion of the Property, except that the following uses shall be prohibited on the Property:
  - i. **Uses Normally Permitted By-Right**
    - a. Ambulance service
    - b. Railroad passenger station
    - c. Trade or convention center
    - d. Helistop
    - e. Live entertainment
  - ii. **Uses Normally Permitted with a Special Use Permit**
    - a. Heliport
    - b. Live entertainment and dancing
- e. All uses permitted in the M-T, Industrial/Transportation zoning district shall be permitted on the eastern portion of the Property, except that the following uses shall be prohibited on the Property:
  - i. **Uses Normally Permitted By-Right**
    - a. Ambulance systems operations, offices
    - b. Ambulance service, commercial
    - c. Ambulance service maintenance facility
    - d. Railroad freight depot
    - e. Railroad passenger station
    - f. Railroad yard

## **PROFFER STATEMENT**

Applicant: English Gardens, Inc.  
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~~January 25~~[March 22](#), 2018

g. Waterfront or maritime uses

ii. **Uses Normally Permitted with a Special Use Permit**

- a. Heliport
- b. Marina
- c. Mobile home and office sales
- d. Motor vehicle graveyard
- e. Racetrack (motorized vehicles)
- f. Stadium, arena, or amphitheater, indoor or outdoor
- g. Truck stop
- h. Water transportation facility

## **2. COMMUNITY DESIGN**

- a. Open Space. The Property overall (including the areas zoned O(F) and M/T) shall have a minimum of 30% open space instead of the 15% open space required by the zoning ordinance. The open space area shall generally be as outlined on the GDP.
- b. Street Configuration. The Applicant shall provide a street layout substantially similar to the layout shown on the GDP, provided that internal road alignment and parking may undergo revisions in accordance with final engineering considerations at the time of site plan review. Sidewalks or paved trail shall be located along one side of the driveway linking the M/T and O(F) zoned portions of the property. [Compliance shall be demonstrated on final site plan.](#)
- c. Building Finishes. The facades of the buildings located in the O(F) and visible from the public right-of-way (i.e. building fronts and sides within 400 feet of Route 234) shall be constructed primarily of brick, stucco, metal panel, siding, stone, cementous materials and/or other equivalent materials having similar appearance to achieve the intended design quality as determined by the Applicant during the final construction design and based on the availability of materials. [Compliance with this proffer shall be evidences with the submission of building elevations to the Development Services Land Development Division for approval as a condition of building permit release letter issuance.](#)

## PROFFER STATEMENT

Applicant: English Gardens, Inc.  
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- d. Freestanding Signs. Any freestanding signage located along Route 234 shall be monument style with a maximum height of 10 feet, a brick or stone base, and shall require sign permit approval.
- ~~i. Up to two freestanding signs shall be permitted along the frontage of the subject property pursuant to the provisions to allow modifications to the sign requirements allowed zoning ordinance section 32-250.23.1. provided that one such sign shall be used exclusively for the uses located in the O(F) zoning district and the other shall be used exclusively for uses located in the M/T zoning district. If two freestanding signs are provided along the frontage, such signs shall be separated by a minimum of 200 feet.~~
- e. Buffers and Landscaping.
- i. Landscaping shall be provided to supplement the existing vegetation to meet the applicable minimum planting requirements of a fifty (50) foot wide buffer along the southern, eastern, and portions of the northern property boundaries as shown on the GDP, and as described in proffer 2.f.i. below. Compliance shall be demonstrated on final site plan.
- ~~A 30 foot landscaping buffer shall be provided around the perimeter of the existing pond as shown on the GDP.~~
- ii. A 240 foot landscape strip shall be provided along the property frontage on Route 234 as shown on the GDP. Compliance shall be demonstrated on final site plan.
- f. Tree Preservation.
- i. Natural vegetation shall be preserved where possible, and, as long as the abutting private properties shown as GPIN 7892-41-7966, GPIN 7892-51-0786, GPIN 7892-60-0392 and GPIN 7892-50-2788 are zoned A-1, Agricultural, , or if the adjacent A-1 property is rezoned for non-residential uses, then such buffer may be reduced or eliminated in accordance with the Design and Construction Standards Manual (“DCSM”) subject to site plan approval. and buffers are required by the zoning ordinance, subject to minor

## **PROFFER STATEMENT**

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~~changes approved by the County, and/or as necessary based on final site engineering.~~ Compliance shall be demonstrated on final site plan.

- ii. The existing vegetation within the areas indicated as outside of the limits of clearing shall be preserved to the maximum extent possible. Where engineering considerations make disturbance outside of the limits of clearing necessary during site development, the disturbed area shall be supplemented or re-vegetated with additional plantings consistent with the mix of species existing prior to disturbance. Compliance shall be demonstrated on final site plan.
- g. Reallocation of Parking Areas and Driveways to Landscaping. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3 feet, and b) a top dressing of 4 to 6 inches of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1 inch in diameter. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.
- h. Screening. To prevent visibility of stored equipment and materials in the M/T zoned ~~western area~~ ing-district from Route 234, the Applicant shall utilize landscaping around the stormwater management as depicted on the GDP and enhanced landscaping between the stormwater management area and any outside storage area in the M/T zoned ~~western area~~ ing-district. Compliance shall be demonstrated on final site plan.
- i. Refuse collection areas and loading areas. Refuse collection areas shall not be located in the front setback area along Route 234 and shall be oriented away from Route 234 unless substantially screened from view by landscaping and/or a screening wall or fence. The orientation of refuse collection areas and loading areas and the method of screening shall be reflected on final site plan for each respective use.



## **PROFFER STATEMENT**

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- j. Roof Top Mechanical Equipment. All rRoof-top mechanical equipment shall be screened from Route 234 through the use of parapets or other opaque walls constructed of materials complimentary to the exterior walls. Compliance shall be demonstrated on the building elevations approved in connection with the site plan review.~~shielded in accordance with the ordinances of Prince William County.~~

### **3. TRANSPORTATION**

- a. Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards for the uses proposed and shall be shown on the final site plan.
- b. Access to the site shall be from Route 234 as shown on the GDP and align with the existing median break for the existing commercial entrance.
- c. All private roads constructed with the development of the Property that is the subject of this rezoning shall be maintained by the commercial property owners.

### **4. FIRE AND RESCUE**

- a. Fire and Rescue Emergency Spill Contingency/Notification – If requested by Prince William County, prior to final site plan approval, the Applicant shall prepare and submit an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal and posted on the premises before the issuance of any occupancy permits. The Applicant shall be responsible for notifying the Fire Marshal’s Office immediately in the event of a spill of any petroleum or chemical waste on the Property. The Applicant shall assume full responsibility for the costs incurred in the cleanup of such spills.~~A spill contingency plan shall be prepared in coordination with the Fire Marshal’s Office prior to final site plan approval and approved prior to issuance of occupancy permit for proposed use.~~
- b. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross building floor area to be used for fire and rescue services. Said contribution shall be based on



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the size of the building(s) shown on the applicable site plan(s) and shall be paid prior to and as a condition of the issuance of a building permit for such building.

### **5. WATER AND SEWER**

The property shall be served by public sanitary sewer and water, and the Applicant shall be responsible for those on and off-site improvements required in order to provide such service for the demand generated by the development of the property.

### **6. ENVIRONMENT**

- a. Stormwater Management and/or Best Management Practices shall be provided on-site and/or off-site, (pursuant to Section 32-250.73.1 of the Zoning Ordinance), and in accordance with the DCSM, unless modified or waived during final site/subdivision plan review.
- b. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75 per acre for water quality monitoring, stream restoration projects and/or drainage improvements. Said contribution shall be made prior to and as a condition of final site plan approval.

### **7. MONETARY ESCALATOR**

In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Prince William Board of County Supervisors after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

**PROFFER STATEMENT**

Applicant: English Gardens, Inc.  
#REZ2018-00005, English Gardens  
~~January 25~~ March 22, 2018

[SIGNATURES ON FOLLOWING PAGE]

## **PROFFER STATEMENT**

**REZONING:** #REZ2018-00005, English Gardens

**CURRENT ZONING:** A-1, Agricultural

**PROPOSED ZONING:** O(F), Office Flex and M-T, Industrial/Transportation

**GPIN:** 7892-51-2126

**ACRES:** 11.8946

**RECORD OWNER  
AND APPLICANT:** English Gardens, Inc.

**DISTRICT:** Coles Magisterial District

**DATE:** March 22, 2018

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site adjacent to the improvement, unless otherwise specified. The terms “Applicant” and “Developer” shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the Generalized Development Plan (the “GDP”) shall be the plan prepared by Ross-France, entitled “Generalized Development Plan – English Gardens, Inc.” dated, \_\_\_\_\_, 2018.

### **1. USES & SITE DEVELOPMENT**

- a. The Property, consisting of approximately 11.89 acres, shall be developed in substantial conformance with the location and configuration of the entrance road, limits of clearing, buffers, landscape areas, and the location of storm water management shown in the GDP.

## **PROFFER STATEMENT**

Applicant: English Gardens, Inc.  
#REZ2018-00005, English Gardens  
March 22, 2018

- b. The western portion of the Property consisting of approximately 5.7352 acres shall be developed in accordance with the O(F) Office Flex Zoning District as depicted on the GDP and have a maximum of 55,000 square feet of building area.
- c. The eastern portion of the Property consisting of approximately 6.1594 acres shall be developed in accordance with the M-T Industrial/Transportation Zoning District as depicted on the GDP and have a maximum of 45,000 square feet of building area.
- d. All uses permitted in the O(F) Office Flex zoning district shall be permitted on the western portion of the Property, except that the following uses shall be prohibited on the Property:
  - i. **Uses Normally Permitted By-Right**
    - a. Ambulance service
    - b. Railroad passenger station
    - c. Trade or convention center
    - d. Helistop
    - e. Live entertainment
  - ii. **Uses Normally Permitted with a Special Use Permit**
    - a. Heliport
    - b. Live entertainment and dancing
- e. All uses permitted in the M-T, Industrial/Transportation zoning district shall be permitted on the eastern portion of the Property, except that the following uses shall be prohibited on the Property:
  - i. **Uses Normally Permitted By-Right**
    - a. Ambulance systems operations, offices
    - b. Ambulance service, commercial
    - c. Ambulance service maintenance facility
    - d. Railroad freight depot
    - e. Railroad passenger station
    - f. Railroad yard

## **PROFFER STATEMENT**

Applicant: English Gardens, Inc.  
#REZ2018-00005, English Gardens  
March 22, 2018

g. Waterfront or maritime uses

ii. **Uses Normally Permitted with a Special Use Permit**

- a. Heliport
- b. Marina
- c. Mobile home and office sales
- d. Motor vehicle graveyard
- e. Racetrack (motorized vehicles)
- f. Stadium, arena, or amphitheater, indoor or outdoor
- g. Truck stop
- h. Water transportation facility

## **2. COMMUNITY DESIGN**

- a. Open Space. The Property overall (including the areas zoned O(F) and M/T) shall have a minimum of 30% open space instead of the 15% open space required by the zoning ordinance. The open space area shall generally be as outlined on the GDP.
- b. Street Configuration. The Applicant shall provide a street layout substantially similar to the layout shown on the GDP, provided that internal road alignment and parking may undergo revisions in accordance with final engineering considerations at the time of site plan review. Sidewalks or paved trail shall be located along one side of the driveway linking the M/T and O(F) zoned portions of the property. Compliance shall be demonstrated on final site plan.
- c. Building Finishes. The facades of the buildings located in the O(F) and visible from the public right-of-way (i.e. building fronts and sides within 400 feet of Route 234) shall be constructed primarily of brick, stucco, metal panel, siding, stone, cementous materials and/or other equivalent materials having similar appearance to achieve the intended design quality as determined by the Applicant during the final construction design and based on the availability of materials. Compliance with this proffer shall be evidences with the submission of building elevations to the Development Services Land Development Division for approval as a condition of building permit release letter issuance.

## **PROFFER STATEMENT**

Applicant: English Gardens, Inc.  
#REZ2018-00005, English Gardens  
March 22, 2018

- d. Freestanding Signs. Any freestanding signage located along Route 234 shall be monument style with a maximum height of 10 feet, a brick or stone base, and shall require sign permit approval.
- e. Buffers and Landscaping.
  - i. Landscaping shall be provided to supplement the existing vegetation to meet the applicable minimum planting requirements of a fifty (50) foot wide buffer along the southern, eastern, and portions of the northern property boundaries as shown on the GDP, and as described in proffer 2.f.i. below. Compliance shall be demonstrated on final site plan.
  - ii. A 20 foot landscape strip shall be provided along the property frontage on Route 234 as shown on the GDP. Compliance shall be demonstrated on final site plan.
- f. Tree Preservation.
  - i. Natural vegetation shall be preserved where possible, and, as long as the abutting private properties shown as GPIN 7892-41-7966, GPIN 7892-51-0786, GPIN 7892-60-0392 and GPIN 7892-50-2788 are zoned A-1, Agricultural , or if the adjacent A-1 property is rezoned for non-residential uses, then such buffer may be reduced or eliminated in accordance with the Design and Construction Standards Manual (“DCSM”) subject to site plan approval. Compliance shall be demonstrated on final site plan.
  - ii. The existing vegetation within the areas indicated as outside of the limits of clearing shall be preserved to the maximum extent possible. Where engineering considerations make disturbance outside of the limits of clearing necessary during site development, the disturbed area shall be supplemented or re-vegetated with additional plantings consistent with the mix of species existing prior to disturbance. Compliance shall be demonstrated on final site plan.
- g. Reallocation of Parking Areas and Driveways to Landscaping. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or

## **PROFFER STATEMENT**

Applicant: English Gardens, Inc.  
#REZ2018-00005, English Gardens  
March 22, 2018

compaction shall have, prior to planting: a) foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3 feet, and b) a top dressing of 4 to 6 inches of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1 inch in diameter. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.

- h. Screening. To prevent visibility of stored equipment and materials in the M/T zoned western area from Route 234, the Applicant shall utilize landscaping around the stormwater management as depicted on the GDP and enhanced landscaping between the stormwater management area and any outside storage area in the M/T zoned western area. Compliance shall be demonstrated on final site plan.
- i. Refuse collection areas and loading areas. Refuse collection areas shall not be located in the front setback area along Route 234 and shall be oriented away from Route 234 unless substantially screened from view by landscaping and/or a screening wall or fence. The orientation of refuse collection areas and loading areas and the method of screening shall be reflected on final site plan for each respective use.
- j. Roof Top Mechanical Equipment. All rooftop mechanical equipment shall be screened from Route 234 through the use of parapets or other opaque walls constructed of materials complimentary to the exterior walls. Compliance shall be demonstrated on the building elevations approved in connection with the site plan review.

### **3. TRANSPORTATION**

- a. Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards for the uses proposed and shall be shown on the final site plan.

## **PROFFER STATEMENT**

Applicant: English Gardens, Inc.  
#REZ2018-00005, English Gardens  
March 22, 2018

- b. Access to the site shall be from Route 234 as shown on the GDP and align with the existing median break for the existing commercial entrance.
- c. All private roads constructed with the development of the Property that is the subject of this rezoning shall be maintained by the commercial property owners.

### **4. FIRE AND RESCUE**

- a. Fire and Rescue Emergency Spill Contingency/Notification – If requested by Prince William County, prior to final site plan approval, the Applicant shall prepare and submit an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal and posted on the premises before the issuance of any occupancy permits. The Applicant shall be responsible for notifying the Fire Marshal's Office immediately in the event of a spill of any petroleum or chemical waste on the Property. The Applicant shall assume full responsibility for the costs incurred in the cleanup of such spills.
- b. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross building floor area to be used for fire and rescue services. Said contribution shall be based on the size of the building(s) shown on the applicable site plan(s) and shall be paid prior to and as a condition of the issuance of a building permit for such building.

### **5. WATER AND SEWER**

The property shall be served by public sanitary sewer and water, and the Applicant shall be responsible for those on and off-site improvements required in order to provide such service for the demand generated by the development of the property.

### **6. ENVIRONMENT**

- a. Stormwater Management and/or Best Management Practices shall be provided on-site and/or off-site, (pursuant to Section 32-250.73.1 of the Zoning Ordinance), and in accordance with the DCSM, unless modified or waived during final site/subdivision plan review.



## **PROFFER STATEMENT**

Applicant: English Gardens, Inc.  
#REZ2018-00005, English Gardens  
March 22, 2018

- b. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75 per acre for water quality monitoring, stream restoration projects and/or drainage improvements. Said contribution shall be made prior to and as a condition of final site plan approval.

### **7. MONETARY ESCALATOR**

In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Prince William Board of County Supervisors after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

[SIGNATURES ON FOLLOWING PAGE]



	Impervious Acreage	Pervious Acreage
Existing Conditions	±0.36 Acres	±11.53 Acres
Proposed Conditions	±5.29 Acres	±6.60 Acres

DATA NARRATIVE AND NOTES:

1. PROPERTY BOUNDARY, TOPOGRAPHY AND OTHER SURVEY INFORMATION PROVIDED BY ROSS-FRANCE, 2017.
2. THE PROPOSED SITE AREA CONSISTS OF APPROXIMATELY 11.89 ACRES.
3. THE WETLANDS AND WATERS OF THE U.S. LOCATED ON THE SOUTHERN PORTION OF THE SITE WERE DELINEATED BY TNT ENVIRONMENTAL, INC. (TNT) IN JANUARY 2017 PER THE CORPS OF ENGINEERS' WETLANDS DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: EASTERN MOUNTAINS & Piedmont REGION. THE WETLANDS AND WATERS OF THE U.S. WERE CONFIRMED DURING A JURISDICTIONAL DETERMINATION WITH THE US ARMY CORPS OF ENGINEERS (USACE) (NOA-2017-00618), ON APRIL 10, 2017.
4. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 51153C0190 D, EFFECTIVE JANUARY 5, 1995, A FLOODPLAIN IS NOT MAPPED WITHIN THE SUBJECT SITE'S BOUNDARIES.
5. AN ANALYSIS OF THE TWO-FOOT CONTOUR TOPOGRAPHIC SURVEY (SURVEY PROVIDED BY ROSS-FRANCE) INDICATES THAT STEEP SLOPES GREATER THAN 25 PERCENT ARE PRESENT ON THE SUBJECT SITE AS SHOWN ON THIS PLAN.
6. HIGHLY ERODIBLE SOILS ONSITE INCLUDE BUCKHALL LOAM (10C) AND NEARSCO LOAM (41C). HIGHLY PERMEABLE SOILS ARE NOT MAPPED ONSITE PER THE PRINCE WILLIAM COUNTY HIGHLY PERMEABLE SOILS MAP.
7. VEGETATION COVER TYPES WERE CLASSIFIED ONSITE BY TNT CERTIFIED ARBORISTS AS DEPICTED HEREON. A MEDIUM AGED TO MATURE (8"-20" DBH) YELLOW POPLAR, NORTHERN RED OAK AND BLACK OAK STAND COMPRISES MUCH OF THE WESTERN PORTION OF THE SITE AND CONTAINS OAKS, YELLOW POPLAR, RED MAPLE, WITH SOME VIRGINIA PINE, EASTERN REDCEDAR AND AMERICAN HOLLY IN THE UNDERSTORY. MUCH OF THE EASTERN PORTION OF THE SITE AS GRAPHICALLY DEPICTED HEREON CONSISTS OF A MEDIUM-AGED TO MATURE (8" TO 20" DBH) WHITE OAK, NORTHERN RED OAK AND BLACK OAK STAND, WITH DOMINANT SPECIES INCLUDING, NORTHERN RED OAK AND WHITE OAK. THE UNDERSTORY CONTAINS VIRGINIA PINE, EASTERN REDCEDAR AND AMERICAN HOLLY. A MEDIUM-AGED WHITE PINE STAND, CONSISTING OF WHITE PINE AND LEYLAND CYPRESS BORDERS THE SITE TO THE EAST AND A MISCELLANEOUS FOREST STAND CONSISTING OF LANDSCAPED TREES INCLUDING MAGNOLIA, LEYLAND CYPRESS, AMERICAN HOLLY AND REDBUD IS LOCATED AROUND THE RESIDENTIAL HOUSE IN THE EASTERN PORTION OF THE SITE.
8. PINECEN TREES WERE NOT IDENTIFIED ONSITE BY TNT CERTIFIED ARBORISTS.
9. BASED ON THE WETLAND DELINEATION DONE BY TNT, PERENNIAL STREAMS AND RESOURCE PROTECTION AREAS (RPAS) WERE NOT IDENTIFIED ONSITE.
10. TNT CONDUCTED A SEARCH OF THE VIRGINIA DGF WILDLIFE INFORMATION SERVICE DATABASE FOR THE PRESENCE OF PROTECTED SPECIES WITHIN A 2-MILE RADIUS; THIS SEARCH RADIUS WAS SELECTED BECAUSE IT IS THE STANDARD RADIUS PROVIDED FOR REVIEW BY DGF. DGF DID NOT LOCATE ANY PROTECTED SPECIES WITHIN A 2-MILE RADIUS OF THE PROJECT SITE IN THEIR DATABASE.

TNT ALSO CONDUCTED A REVIEW OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) ONLINE INFORMATION FOR PLANNING AND CONSERVATION DATABASE. THE USFWS IDENTIFIED THE HARPERELLA, A FEDERALLY ENDANGERED FLOWERING PLANT, AS HAVING THE POTENTIAL TO OCCUR WITHIN THE PROJECT SITE. IT IS IN TNT'S OPINION THAT THE SITE DOES NOT APPEAR TO CONTAIN SUITABLE HABITAT FOR THE HARPERELLA DUE TO THE LACK OF PERENNIAL STREAMS AND SPRINGS ONSITE.

IN ADDITION TO THESE SPECIES, THE NORTHERN LONG-EARED BAT IS LISTED AS POTENTIALLY BEING PRESENT WITHIN THE GEOGRAPHIC AREA OF THE PROJECT. NO MATERNITY ROOSTS OR HIBERNACULA ARE RECORDED WITHIN THE VICINITY OF THE PROJECT.

11. SITE-SPECIFIC ENVIRONMENTAL RESOURCES IDENTIFIED ONSITE INCLUDE WETLANDS AND OTHER WATERS OF THE U.S., SLOPES 25% AND GREATER, AND HIGHLY ERODIBLE SOILS. EACH OF THESE ENVIRONMENTAL RESOURCES ARE SHOWN ON THE ECA AND ARE LABELED PER THE LEGEND.

- 
11. SITE-SPECIFIC ENVIRONMENTAL RESOURCES IDENTIFIED ONSITE INCLUDE WETLANDS AND OTHER WATERS OF THE U.S., SLOPES 25% AND GREATER, AND HIGHLY ERODIBLE SOILS. EACH OF THESE ENVIRONMENTAL RESOURCES ARE SHOWN ON THE ECA AND ARE LABELED PER THE LEGEND.
- 10C APPROX. SOIL MAP UNIT BOUNDARY
- EXISTING ENVIRONMENTAL RESOURCES (ER) PER COUNTY COMPREHENSIVE PLAN
- SCALE (IN FEET)  
30 60  
0

ENVIRONMENTAL  
CONSTRAINTS MAP

---

ENGLISH COUNTRY  
GARDENS

PRINCE WILLIAM COUNTY

REVISIONS	
DATE	COMMENTS
1/26/18	REV BY SSS
3/22/18	REV BY SSS
4/10/18	REV BY SSS

SHEET 1 OF 1

SCALE: 1" = 60'

PROJECT DATE:  
8/3/17

DRAFT: SSS	CHECK: AMS
---------------	---------------

FILE NUMBER:  
709







UTILITY NOTE

ROSS-FRANCE, PC DOES NOT CERTIFY TO THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ARE FROM AVAILABLE RECORDS. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THESE TEST HOLES SHALL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY ROSS-FRANCE, PC AND APPROPRIATE REVISIONS SHALL BE MADE TO THE PLANS.

LEGEND

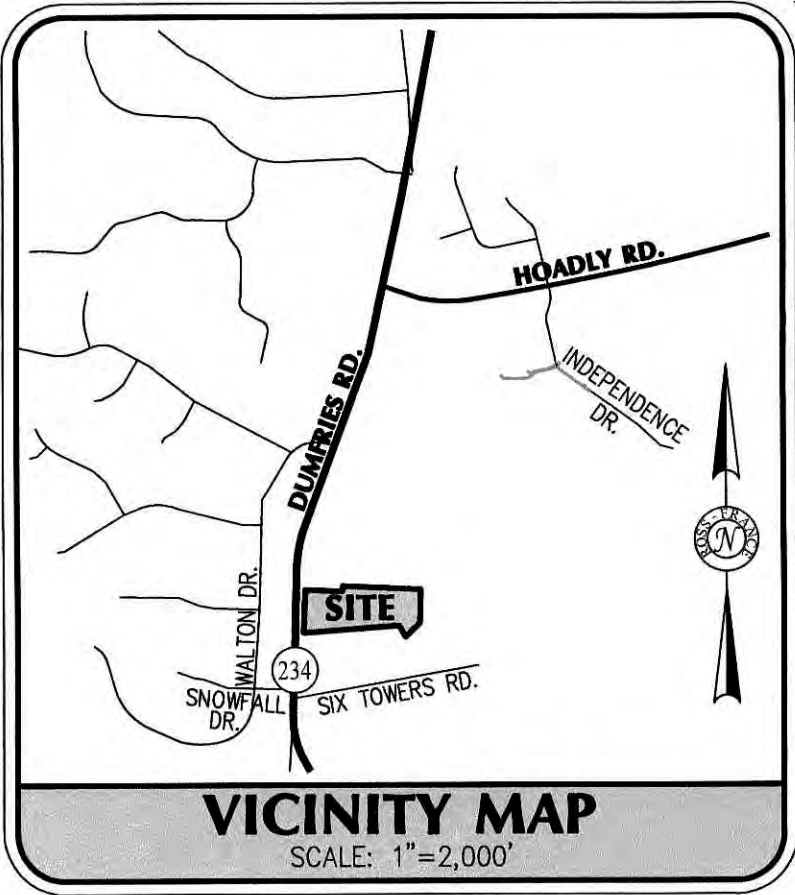
D.B. DEED BOOK  
E.P. EDGE OF PAVEMENT  
EX. EXISTING  
F.H. FIRE HYDRANT  
G.P.I.N. GEOGRAPHIC PARCEL IDENTIFICATION NUMBER  
INSTR. # INSTRUMENT NUMBER  
L.P. LIGHT POLE  
M.H. MANHOLE  
PED. PEDESTAL  
PAGE PAGE  
TEL. TELEPHONE  
U.P. UTILITY POLE

PARKING NOTE

THE REQUESTED REZONING ALLOWS A VARIETY OF USES CONSISTENT WITH THE DESIGNATION OF THE PROPERTY AS FLEXIBLE EMPLOYMENT CENTER. PRIMARY AND SECONDARY USES INCLUDE, BUT ARE NOT LIMITED TO, LIGHT MANUFACTURING, START-UP BUSINESSES, SMALL ASSEMBLY BUSINESSES, AND OFFICE USES, WAREHOUSING, WHOLESALE, STORAGE, DISTRIBUTION USES, RETAIL, RETAIL SERVICE USES AND OUTDOOR STORAGE. THE PROPOSED SITE LAYOUT AND BUILDING FOOTPRINTS ARE PROVIDED TO DEMONSTRATE A REASONABLE DEVELOPMENT YIELD FOR THE PROPERTY AND POTENTIAL IMPACTS OF DEVELOPMENT FOR THE PURPOSES OF THE EVALUATION OF A REQUEST FOR REZONING. THE LOCATION AND SIZE OF IMPROVEMENTS MAY VARY AT THE TIME OF FINAL SITE PLAN APPROVAL. THE PARKING REPRESENTED IN THE PLAN IS CONSISTENT WITH A MIXTURE OF USES ON THE PROPERTY. THE FUTURE USES AND TENANTS ON THE PROPERTY WILL BE SUBJECT TO APPROVAL AT THE TIME OF FINAL OCCUPANCY PERMIT BUT MUST COMPLY WITH COUNTY PARKING STANDARDS.

NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- METES AND BOUNDS SHOWN HEREON ARE THE RESULT OF A CURRENT FIELD SURVEY.
- THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.), ZONE AND ADDRESS FOR THE PROPERTY SHOWN HEREON ARE AS FOLLOWS:  
G.P.I.N. 7892-51-2126 / ZONE: A-1 / 14195 DUMFRIES ROAD
- THE PROPERTY SHOWN HEREON WAS ACQUIRED BY ENGLISH GARDENS INC. BY DEED RECORDED AS INSTRUMENT NUMBER 200301090006058 OF THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA AND TOTALS 11.8946 ACRES OR 518,129 SQ. FT..
- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51153C01900, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND HAVING AN EFFECTIVE DATE OF JANUARY 5, 1995.
- TOTAL SITE AREA = 11.8946 AC. OR 518,129 SQ. FT.  
O-F ZONE AREA = 5.7352 AC. OR 249,824 SQ. FT.  
M-T ZONE AREA = 6.1594 AC. OR 268,305 SQ. FT.
- O-F ZONE:  
REQUIRED SETBACKS:  
FRONT = 20' FROM ALL STREET RIGHT-OF-WAY  
SIDE OR REAR = 25' (WHEN ABUTS AN AGRICULTURAL OR RESIDENTIAL DISTRICT)  
MAXIMUM F.A.R. = 0.500%  
ACTUAL F.A.R. = 0.22% (54,100/249,824 = .2165)  
MAXIMUM ALLOWABLE BUILDING HEIGHT = 45'
- M-T ZONE:  
REQUIRED SETBACKS:  
FRONT = MINIMUM 20' FROM ALL STREET RIGHTS-OF-WAY  
SIDE OR REAR = 50' (WHEN ABUTS AN AGRICULTURAL OR RESIDENTIAL DISTRICT)  
SIDE OR REAR = 20' (WHEN ABUTS A COMMERCIAL OR OFFICE DISTRICT)  
MAXIMUM F.A.R. = 0.75%  
ACTUAL F.A.R. = 0.09% (25,000/268,305 = 0.0931)  
MAXIMUM ALLOWABLE BUILDING HEIGHT = 75'  
PERCENT OF OUTDOOR STORAGE AREA = 0.07% (20,113/268,305 = 0.0750)
- MAXIMUM LOT COVERAGE = 85% (388,597 SQ. FT.)  
ACTUAL LOT COVERAGE = 46% (235,973 SQ. FT.)
- MINIMUM OPEN SPACE AREA = 15% (235,973 SQ. FT.)  
ACTUAL OPEN SPACE AREA = 54% (282,155 SQ. FT.)
- AVERAGE DAILY VEHICLE TRIPS PER TRAFFIC STUDY = 984
- THE SITE IS LOCATED WITHIN A HCOD.



VICINITY MAP  
SCALE: 1"=2,000'

**ROSS-FRANCE**  
CIVIL ENGINEERING • LAND SURVEYING  
8802 SUDLEY ROAD, MANASSAS, VA 20110  
(703) 361-4188  
rossfranceva.com

COMMONWEALTH OF VIRGINIA  
THOMAS A. DOUGHER  
Lic. No. 16571  
4-4-18  
PROFESSIONAL ENGINEER

ENGLISH GARDENS INC.

COLES MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1"=50' CONTOUR INTERVAL = 2' AUGUST 3, 2017

GENERALIZED  
DEVELOPMENT PLAN

PWC REZ FILE NUMBER: #PLN REZ2018-00005

PARKING TABULATION

PARKING TABULATION:  
OFFICE BUILDING AREA = 79,100 SQ. FT.  
NET FLOOR AREA = 79,100 X 0.75 = 59,325  
REQUIRED PARKING:  
  
OFFICE USE = 1 SPACE / 250 NET SQ. FT.  
= 59,325/250 = 238 SPACES  
  
TOTAL REQUIRED = 238 SPACES  
TOTAL PROVIDED = 238 SPACES  
  
LOADING SPACES REQUIRED:  
NONE FOR BUILDINGS WITH LESS THAN 20,000 NET. SQ. FT. OF  
BUILDING AREA; THEN 1 FOR EACH ADDITIONAL 20,000 NET SQ. FT.  
= (59,325-20,000) / 20,000 NET SQ. FT. = 2 SPACES  
LOADING SPACES PROVIDED: 2 SPACES

NOTE:  
THE INTENSITY OF AN OFFICE USE WAS USED FOR THE TOTAL BUILDING SQUARE FOOTAGE IN THIS PARKING TABULATION TO DEMONSTRATE THAT THE SITE WILL BE IN COMPLIANCE WITH THE PARKING REQUIREMENT. THIS PARKING TABULATION IS NOT TO INFER THAT THE USES IN EVERY BUILDING WILL BE ONLY AN OFFICE USE, AS IT IS INTENDED TO HAVE A MIXTURE OF USES.

\* IF AND WHEN THE PROPERTY ADJACENT TO THE CROSS HATCHED AREAS DEVELOP, THE BUFFER AND SETBACK MAY BE REDUCED OR ELIMINATED AS ALLOWED BY THE DCSM AND/OR ZONING ORDINANCE, BASED ON THE NEW USE OF THAT PROPERTY.

**PROPERTY OWNER:**  
**ENGLISH GARDENS INC.**  
**14195 DUMFRIES ROAD**  
**MANASSAS, VIRGINIA 20112**

**CURRENT ZONE: A-1**  
**PROPOSED ZONE: O-F & M-T**

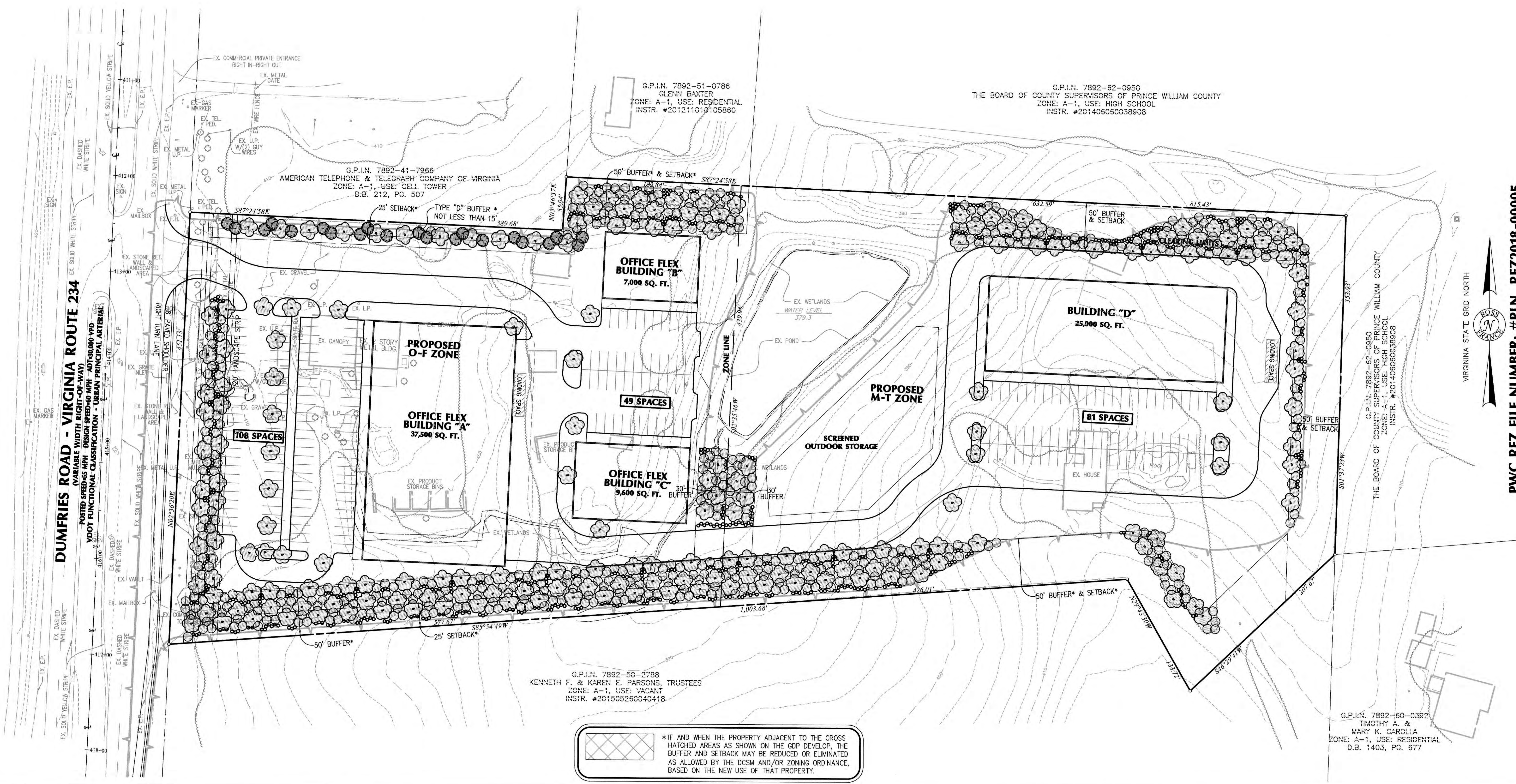
REVISION		COUNT COMMENTS	
DATE	BY	DATE	BY
12/4/17	RA	12/4/17	RA
3/6/18	TAD	3/6/18	TAD
3/30/18	TAD	3/30/18	TAD
DES: DWN: CHK:		JRB,MSL TAD	
FILE NO.: DP # 503		SHEET 1 OF 3	







P:\Engineer\PM\English Gardens\DWG\English Gardens.dwg Tue, Apr 3 2018 10:16:15 AM



NOTE:  
LANDSCAPING SHOWN IS PRELIMINARY.  
FINAL LANDSCAPE PLAN TO BE PROVIDED IN  
CONNECTION WITH SITE PLAN REVIEW.

**LANDSCAPE LEGEND**

- DECIDUOUS TREE
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB

20' LANDSCAPE STRIP TYPICAL PLANTING  
120 P.U./100 L.F.

15' LANDSCAPE STRIP TYPICAL PLANTING  
110 P.U./100 L.F.

30' BUFFER TYPICAL PLANTING  
180 P.U./100 L.F.

50' BUFFER TYPICAL PLANTING  
320 P.U./100 L.F.

\* IF AND WHEN THE PROPERTY ADJACENT TO THE CROSS  
HATCHED AREAS AS SHOWN ON THE GOP DEVELOP, THE  
BUFFER AND SETBACK MAY BE REDUCED OR ELIMINATED  
AS ALLOWED BY THE DCSM AND/OR ZONING ORDINANCE,  
BASED ON THE NEW USE OF THAT PROPERTY.

PWC REZ FILE NUMBER: #PLN REZ2018-00005

**ROSS-FRANCE**

CIVIL ENGINEERING - LAND SURVEYING  
8802 SUDLEY ROAD, MANASSAS, VA 20110  
(703) 361-4188  
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COMMONWEALTH OF VIRGINIA  
THOMAS A. DOUGHER  
Lic. No. 16571  
Professional Engineer  
4-4-18

**ENGLISH GARDENS INC.**

COLUS MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1"=50' CONTOUR INTERVAL = 2' AUGUST 3, 2017

**LANDSCAPE PLAN**

DATE	BY	REVISION
12/4/17	RA	COUNTY COMMENTS
3/30/18	TAD	COUNTY COMMENTS

DES: TAD DWN: JRB,MSL CHK: TAD  
FILE NO.: DP # 503

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