

June 22, 2023

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

Building Official (DS900)
Community Development Manager (DS940)
County Archaeologist (DS940)
Crime Prevention Police (MA210)
Economic Development (MA286)
Fire Marshal's Office (DS920)
Historical Commission (DS940)
Land Development Case Manager (DS940)
Long Range Planning (DS940)
Marine Corps Base Quantico
Parks and Recreation (EA795)
Planning Case Planner
Planning GIS Specialist - JBM (DS940)
Service Authority (SA317)
Transportation Department (DS990)
VDOT Fairfax (MA290)
Watershed Management (DS930)

RE: REZ2023-00028, Parsons Business Park
REZONING, PROFFER AMENDMENT

MAGISTERIAL DISTRICT: 10 - Coles

REQUEST: This is a request to amend the proffers associated with #REZ2018-00018 to allow an increase in the maximum height for data center buildings up to 80 feet, to change the land use designation in Land Bay 2 to allow B-1 (General Business) / M-1 (Heavy Industrial) uses, and with other associated development waivers and modifications.
**** 1ST SUBMISSION****

GPIN(s): 7892-40-6524 7891-69-0322

Your comments should:

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

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

Your comments should be directed to **Andrea Mendez** and received no later than **August 04, 2023**. Your cooperation is appreciated.

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

SUPERVISOR - YESLI VEGA

COMMISSIONER - JOSEPH FONTANELLA, JR.

BOARD CHAIRMAN - ANN B. WHEELER

COMMISSIONER AT LARGE - PATTY KUNTZ

ACTING DIRECTOR OF PLANNING - DAVID MCGETTIGAN

COUNTY ATTORNEY

PLANNING COMMISSION CHAIRMAN - CYNTHIA MOSES-NEDD



Mark C. Looney
+1 703 456 8652
mlooney@cooley.com

April 14, 2023

Rebecca Horner, AICP, CZA, Acting Planning Director
Juana Lozano, Principal Planner
Prince William County Planning Office
5 County Complex Ct., Suite 210
Prince William, Virginia 22192

RECEIVED
2023 APR 14 P 1:45
PLANNING OFFICE
PRINCE WILLIAM COUNTY

**Re: Parsons Business Park – Proffer Amendment to Proffers Related to #REZ2018-00018
(Parsons Business Park), Initial Submission Package**

Dear Ms. Horner and Ms. Lozano,

Please find enclosed the application material for the above referenced proffer amendment application. For ease of review, we've included the following documents as required by the Prince William County Proffer Amendment Checklist:

1. Signed Application Forms.
2. Application Fee Check.
3. Deed for GPINs 7891-69-0322 & 7892-40-6524 (2 copies).
4. Plat and Boundary Descriptions (2 copies).
5. Adjacent Property Owner List, dated April 7, 2023.
6. Statement of Justification Written Narrative.
7. Proffered Conditions Statement.
8. Redlined Proffers.
9. Modification or Waiver of Standards Form.
10. Traffic Impact Analysis Deferral Form.
11. Cultural Resources Assessment and Record Check Form.
12. Application for Deferral of Environmental Constraints Analysis.
13. Perennial Flow Determination Verification Form.
14. General Development & Master Zoning Plan Set (25 copies).
15. Environmental Constraints Plan (25 copies).

Should you have any question or concerns, please contact me at mlooney@cooley.com or 703-456-8652.

Sincerely,


Mark C. Looney

284568056 v2

Application for: Rezoning Proffer Amendment

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Parsons Business Park

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agents thereof, do hereby petition to change the zoning of the property described below and shown on the accompanying plans, which are made part of this application, as follows:

GPIN	From:	To:	Acres
7891-69-0322	PBD	PBD	90.00
7892-40-6524	PBD	PBD	0.88

-OR-

The undersigned propose(s) to amend the proffered conditions of Rezoning # REZ 2018-00018

Property Location: Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets:

South East Intersection of Dumfries & Six Towers Road

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser/lessee, and engineer(s) as applicable are (attach additional pages if necessary):

Owner of Property*

Authorized Agent(s)*

Name: PARSONS BUSINESS PARK LLC

Name: Mark Looney, Esq. of Cooley, LLP

Mailing Address: 14237 DUMFRIES RD

Mailing Address: 11951 Freedom Drive

City/State/Zip: MANASSAS, VA. 20112

City/State/Zip: Reston, VA 20190

Phone: (703) 897-0900

Phone: (703) 456-8572

Email: garciam@mikegarcia.com

Email: mlooney@cooley.com

Contract Purchaser/Lessee*

Engineer*

Name: _____

Name: Michael S. Kitchen P.E of IMEG

Mailing Address: _____

Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: _____

City/State/Zip: Manassas, VA 20110

Phone: _____

Phone: (703) 334-5641

Email: _____

Email: Michael.S.Kitchen@imegcorp.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 12th day of April, 2023.

Signature of Owner Michael A. Garcia

Name Michael A. Garcia

Title Co manager

Company Parsons Business Park

(If anyone other than owner is signing, Power of Attorney must be attached.)

mtb



Mark Looney
T: +1 703 456 8652
mlooney@cooley.com

April 11, 2023

Rebecca Horner, AICP, CZA
Acting Planning Director
Prince William County Planning Office
5 County Complex Ct. Ste. 210,
Prince William, VA 22192

Re: Parsons Business Park - Rezoning Description and Statement of Justification

Dear Ms. Horner:

Please accept this Statement of Justification for the proposed amendment to the Parsons Business Park rezoning.

I. Property Introduction

Parsons Business Park, LLC (the "Applicant") owns property identified as GPIN 7891-69-0322 and GPIN 7892-40-6524 (together referred to as the "Property"), totaling 90.8765 acres located off of Dumfries Road Rt. 234. The Property is currently used to provide agricultural materials and is located adjacent to the Prince William County Landfill, an adjacent parcel used for equipment storage, vacant land, and a residentially used property that is in the process of being rezoned to allow industrial uses. The Property was rezoned to Planned Business District (PBD) in 2019 to develop as an industrial/business park with a variety of related uses. The Property is additionally located within the Highway Corridor Overlay District, and is in the Data Center Overlay District, which promotes the development of data centers within areas of the County where there is existing infrastructure that could adequately support the proposed use. The Property has not been redeveloped since the 2019 rezoning was adopted, and the Applicant seeks additional flexibility to accommodate different users that have expressed interest in the Property.

II. Proposal

The Applicant seeks to modify proffer #22 of rezoning approval #REZ 2018-00018 and the 75' height restriction in the M-1 zoning district to allow for a building height of 80', and to modify the base zoning district on Land Bay 2 from B-1 (General Business) to B-1 (General Business) / M-1 (Heavy Industrial) to allow flexibility for the types of uses that may be developed (the "Application").

The Property is currently subject to a maximum building height of 45 ft. with the exception of one building that may be constructed in Land Bay 3 up to 60 ft. in height and setback one foot from the property line for every foot of height. The Applicant proposes a building height of 80 ft., provided that each building is setback a minimum of 20 feet plus one foot in height above 45 feet for each foot from the property line. This modified height will provide necessary flexibility to attract the non-residential uses for which the rezoning was intended and is particularly important for data center uses. The scaled setback condition to the maximum height will maintain compatibility with adjacent uses, and the



Rebecca Horner, AICP, CZA
April 11, 2023
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concept plan shows generous setbacks that include a minimum of 50' landscape buffers between the proposed buildings and Six Towers Road to the north. A 50' landscape buffer is also proposed adjacent to parcel 7892-50-9839, which is the subject of an application to rezone this property from A-1 to PBD. The 50' buffer would remain in place in the case this adjacent parcel is not rezoned to PBD. The surrounding uses consist of Rt. 234 to the south, the Prince William County Landfill to the north, and the vacant use and outdoor equipment storage to the east; a context that is suitable for increased building height to accommodate the economic development that is planned for with the current zoning and comprehensive plan designations (as will be discussed below).

The Applicant's second request is to modify the base zoning designation on Land Bay 2 from B-1 to B-1/M-1. Land Bay 2 is subject to a Special Use Permit 2018-0025, allowing for a motor vehicle fuel station on this Property, and the Applicant seeks to create as an option for this portion of the Property to be developed with M-1 uses to complement the industrial development proposed on the balance of the Property. M-1 uses would be in character with the business park, advance the goals of the Data Center Overlay District, and allowing this zoning flexibility would be a prudent method to increase marketability and economic development of the Property.

This Application is limited in scope with the above referenced changes illustrated on the Master Zoning Plan and does not otherwise propose to change the access to the Property or grading envelope.

III. Comprehensive Plan Compliance

The Application will comply with applicable intent, goals, policies and action strategies of the Comprehensive Plan. The Application maintains the spirit of REZ 2018-00018, which was determined to be consistent with the Long-Range Land Use, Community Design, Cultural Resources, Fire and Rescue, Police, Potable Water, and Sanitary Sewer Comprehensive Plan Sections in effect at the time. Since the rezoning application was approved, several chapters of the Comprehensive Plan have been updated. This analysis explores how the Application complies with the recently adopted Comprehensive Plan as well.

The Property is located within the area of the Independent Hill Small Area Plan, which was adopted in 2021 since the Property was initially rezoned. The Independent Hill Small Area Plan supports the existing and proposed industrial use of the Property. The Property is specifically designated as Industrial in the T-3 Transect. Industrial (I), T-3 areas will allow concentrations of manufacturing and industrial uses along the north side of Dumfries Road. The Property is furthermore designated as Technology/Flex, a designation that provides opportunities for production, flex office/warehouse space, and warehousing uses that do not require large outdoor storage or produce nuisances such as noise, dust, or vibration. Within the Technology/Flex land use designation, data centers and other industrial uses are listed as primary uses, whereas Retail & Service Commercial is listed as a secondary use. The Application proposes to modify the currently permitted B-1 secondary use in order to promote a primary use within the Property, supporting development in a location that is designated for development in the Plan.

The Independent Hill Small Area Plan lists a maximum target height of five stories for the Technology/Flex designation within the T-3 transect. We believe that this may be appropriate in certain other locations although represents a fundamental mismatch with the goals of the Data Center Overlay District and the market demand for data center uses. Data centers often have a maximum height up to 100 feet to accommodate the necessary equipment within the structure. We believe the 80' requested is appropriate to accommodate this use (as desired by the Comprehensive Plan and Zoning Ordinance) particularly given the surrounding context of the Property, underlying goals of the of Independent Hill Small Area Plan, and compliance with other Comprehensive Plan policies and goals as outlined below.



Rebecca Horner, AICP, CZA
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The Application meets the intent, goals, policies and action strategies in the Comprehensive Plan and we focus our analysis on the recently adopted Land Use Chapter. Given that the Application proposes a modification to height and use in an area of the Property that is already proposed for development with the approved Master Zoning Plan, there will be no impact to cultural resources, the environment, fire & rescue, housing, libraries, parks and open space, potable water, sewer, telecommunications, or transportation, and the Application will have a positive impact upon economic development.

The increased height and option for an industrial or data center as proposed accomplishes Land Use Policy 1 by providing a strategic arrangement of a variety of land uses to meet the needs of a growing and diverse population, as data centers and industrial uses are planned for on this Property and allow the County to provide advanced technological industries and other economic development opportunities (LU1.1). The intensity of the Application is appropriate for the Property and efficiently accessible to infrastructure as the Property is located adjacent to a major roadway (Land Use Policy 2, 2.1). The Application's proposed density is appropriate for the character of the surrounding area and a height and density transition is provided along the perimeter of the Property (LU 2.2, 2.4). The perimeter landscaping as provided adequately protects adjacent properties by using setbacks and vegetative buffers (Land Use Policy 3, LU 3.2). The Application will provide architecturally desirable and compatible construction by developing the Property in accordance with the adopted design standards from REZ 2018-00018 that include architectural, sign, lighting, and landscape guidelines (Land Use Policy 4, LU 4.1., Land Use Policy 5, LU 5.1 LU 5.3, Land Use Policy 10).

The Application proposes **no changes** to the limits of disturbance that were previously approved and the Prince William County Historical Commission recommended that 'No Additional Work' is needed. Nevertheless, the Applicant remains committed to the 2018 proffer to conduct a Phase I (and Phase II if necessary) archaeological investigation, and to curate with the County all records recovered as a result of the excavations. The Applicant's cooperation with respect to Cultural Resources satisfies Land Use Policy 9 and LU 9.2.

The Application will provide a considerable economic development with targeted industries and increases the amount of acreage and floor area for said industries (Land Use Policy 12, LU 12.5). The Application balances protection of the natural environment and environmental justice by providing buffers and open space to protect surface and groundwater resources, and protects the Resource Protection Area (Land Use Policy 17, LU 17.3, LU 17.4, LU 18.4, LU 18.7).

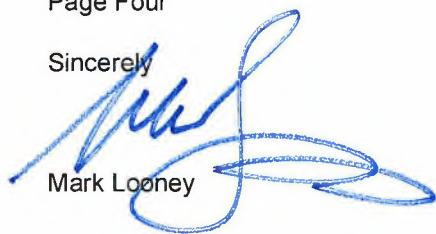
IV. Summary

The Application requests to provide land uses that are harmonious with REZ 2018-00018 and further accomplish the goals of the PBD Zoning District, Data Center Overlay District, the Independent Hill Small Area Plan and the guiding comprehensive plan policies in the Land Use Policy Plan. This Application makes necessary modifications to accommodate data centers and industrial uses, two uses that are explicitly encouraged for this Property by the Comprehensive Plan and Zoning Ordinance. Please let me know if you have any questions and would like to discuss in the meantime.

Cooley

Rebecca Horner, AICP, CZA
April 11, 2023
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Sincerely

A handwritten signature in blue ink, appearing to read 'ML', with a large, stylized flourish extending to the right.

Mark Looney

ML

Request for Modification or Waiver of Standards

Whenever any standard imposed by any provision of the Zoning Ordinance or other County ordinance may be waived or modified by proffer approved by the Board of County Supervisors, this form must accompany an application for rezoning for such waiver or modification, and may constitute the whole of or a part of such application.

Applicant: Parsons Business Park LLC

Case Name: Parson Business Park

Please indicate the requested modification(s) or waiver(s) below. Attach a written statement describing the requested modification or waiver, referencing the citation, and providing justification for each request.

- Waiver of specific requirements** of the Subdivision Ordinance, Zoning Ordinance, or Design and Construction Standards Manual (DCSM) as it relates to a Town Center Special Use Permit application. (See Section 32-280.34 of the Zoning Ordinance)

Modification of development standards

- Building height
- Floor Area Ratio (FAR)
- Signs (Sections 32-300.05, 32-400.03, 32-400.04 or 32-250.23 and 32-250.24 of the Zoning Ordinance)
- Modification or Waiver of large, freestanding retail use (big box) standards:**
Architectural Design, Landscaping, Lighting, Operations, Parking, or Pedestrian Access (Section 32-400.15 of the Zoning Ordinance)
- Waiver of DCSM requirements (generally)**
Plans containing waivers or modifications of DCSM requirements should be coordinated with the Rezoning, Proffer Amendment, or Special Use Permit application. A list of waivers and a justification for each must be provided in the narrative statement.

MAG

PROFFER STATEMENT

Owner & Applicant: Parson's Business Park, LLC

Properties:

GPIN 7891-69-0322 – 89.9962 Acres

GPIN 7892-40-6524 – 0.8803 Acres

Total 90.8765 Acres

Zoning: ~~A-1 Agricultural~~, to ~~PBD~~—Planned Business District (PBD)

Magisterial District: Coles

~~Rezoning~~Proffered Condition Amendment Number: ~~REZPCA # REZ-2018-00018~~ _____

Date: ~~September 30~~April 10, 2019~~2023~~

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Sect. 32-700.03 of the Zoning Ordinance of Prince William County (the "Zoning Ordinance"), Parson's Business Park, LLC, owner of Tax Map Parcels 7891-69-0322 and 7892-40-6524 (the "Applicant"), for itself and its successors and assigns, proffers that the development of the parcel under consideration and shown on the Tax Map as 7891-69-0322 and 7892-40-6524 (the "Property") will be in accordance with the conditions approved by the Prince William Board of County Supervisors (the "Board") on October 8, 2019 (the "Approved Proffers"), as amended and/or supplemented pursuant to this Proffered Condition Amendment (PCA _____ the "PCA") (the "Supplemental Proffers") (the Approved Proffers and the Supplemental Proffers collectively, the "Proffers"). In the event the PCA is denied, these Supplemental Proffers will immediately be null and void, and the Approved Proffers together with any and all development conditions applicable to the Property will remain in full force and effect.

~~—The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event the 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 shall be provided at the time of development of that portion of the Property adjacent to the improvement, unless otherwise specified herein. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.~~

~~—When used in these proffers, the "Plan" shall refer to the "Master Zoning Plan ("MZP") entitled "Parsons Business Park", with the exception of the "Illustrative Plan showing possible building and parking configurations on Sheet 3" prepared by Christopher Consultants, and last revised 19 July, 2019.~~

The Applicant reaffirms its commitment to the Approved Proffers, as the Approved Proffers may be applicable to the Property that is the subject of this Application and to the extent the Approved Proffers remain unfulfilled as of the date of this Application, except for the modifications herein.

USES & SITE DEVELOPMENT

1. Master Zoning Plan: The property shall be developed in substantial conformance with the MZP. Land Bay 1 and Land Bay 3 shall be designated and may be used in accordance with the M-1, Heavy Industrial Zoning District. Land Bay 2 shall be designated and may be used in accordance with the B-1, General Business zoning district- or the M-1 Heavy Industrial Zoning District. Land Bay 4 shall be designated and may be used in accordance with the M/T Industrial/Transportation Zoning District.

2. Uses: The following uses shall be permitted on the property as provided in the Zoning Districts in the Land Bays as given in item # 1 above: (a) uses permitted by-right, secondary uses, accessory uses, and/or uses allowed with a special use permit in the PBD, Planned Business, Zoning District, B-1 General Business Zoning District, M-1 Heavy Industrial District, and M/T Industrial/Transportation District and (b) uses permitted by modification by the Board of Supervisors under Section 32-404.05.1 listed in these proffers including:
 - a) Motorcycle sales, rental or lease, service or repair
 - b) Motor vehicle parts, with service, motor vehicle repair
 - c) Motor vehicle sales, rental or lease (limited)
 - d) Motor vehicle sales, rental or lease (recreational)
 - e) Motor vehicle service, retail
 - f) Self-storage center.

The following uses shall be prohibited in any land bay:

- a) Ambulance service, commercial
- b) Animal Shelter
- c) Asphalt or concrete batch plant
- d) Coal, wood or lumber yards
- e) Commercial Buss Terminal

- f) Commercial Parking available to the general public on a daily or hourly basis for a fee
- g) Extraction of mineral resources and related industrial wholesaling operations including operation of crushers and sorting equipment customarily accessory thereto
- h) Feed and grain storage and distribution center
- i) Flea Market
- j) Heliport
- k) Manufacturing ceramics, pottery
- l) Motor Vehicle Auction
- m) Motor Vehicle Graveyard
- n) Photographic Processing Laboratory
- o) Publishing and Printing
- p) Radio or TV Broadcasting Station
- q) Railroad Freight Depot
- r) Railroad Passenger Station
- s) Range, shooting (indoor and outdoor)
- t) Sawmill
- u) Truck Wash
- v) Waterfront or maritime uses

The Applicant agrees that in addition to the prohibited uses cited immediately above, the following uses shall be prohibited if principle building for the use is less than 300 feet from the centerline of Dumfries Road:

- a) Boat building and repair yard
- b) Building Materials & Sales Yard
- c) Company vehicle service facility
- d) Equipment storage yard, no trash or refuse removal service.
- e) Feed and grain storage and distribution center
- f) Outside storage covering more than 20% of the site.
- g) Marble/tile processing, cutting and polishing
- h) Moving and storage
- i) Recyclable and materials separation facility.
- j) Sheet Metal Fabrication

TRANSPORTATION

5. The Applicant shall provide all necessary temporary construction and utility easements or storm drainage easements that will be needed by VDOT or the County for the future construction project to expand Dumfries Road to a six lane highway at no cost to the County/VDOT when requested by the County/VDOT.
6. The Applicant agrees to construct and provide the following geometric roadway improvements as shown in the MZP and in accordance to the specifications and regulations of both VDOT and the County:
 - a. Dumfries Road at Independent Hill Drive/ Parsons Drive:
 - i. Reconstruct the existing eastbound left turn bay to accommodate a 200-foot taper as part of the Phase I Site Development Plan.
 - ii. Reconstruct the existing westbound left turn bay to accommodate a 200-foot taper as part of the Phase I Site Development Plan.
 - iii. Extend the existing westbound right turn bay 150 feet to accommodate a total of 260 feet of storage as part of the Phase I Site Development Plan.
 - iv. Reconstruct the northbound approach to provide dual northbound left turn bays (325 feet of storage and 200 feet of taper) and a shared northbound through-right lane as part of the Phase I Site Development Plan.
 - v. Modify the existing signal to accommodate the geometric changes noted above as part of the Phase I Site Development Plan.
 - b. Dumfries Road at Existing Right-in/Right-Out Entrance (Northwest of Independent Hill Drive):
 - i. Construct an exclusive 150-foot westbound right turn bay with a 200-foot taper as part of the Phase I Site Development Plan.
 - c. Dumfries Road at Parsons Drive (East of Independent Hill Drive):
 - i. Construct an exclusive 400-foot eastbound left turn bay with a 200-foot taper as part of the Phase III Site Development Plan.
 - ii. Construct an exclusive 400-foot westbound right turn bay with a 200-foot taper as part of the Phase III Site Development Plan.
 - d. Dumfries Road at Bristow Road:
 - i. Extend the existing westbound left turn bay by 200 feet and provide a 200-foot taper as part of the Phase III Site Development Plan.
7. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,500 per acre to be used for

transportation improvements in the Coles District. Said contribution to be made at the time of final Site plan approval for each phase of the project, based on the acreage reflected on each final site plan associated with each phase.

8. A signaled pedestrian head will be installed at the existing signalized intersection of Dumfries Road and Independent Hill Drive to allow pedestrians to safely cross Dumfries Road to Parsons Drive as part of the Phase I Site Development Plan.
9. A 6 foot asphalt sidewalk will be constructed in the right of way, along Dumfries Road from Parsons Drive to Six Towers Road, as part of the Site Plan for the Convenience Store. The Applicant will provide any additional dedication of right of way necessary for this sidewalk as shown on the typical section on the MZP.
10. The Applicant agrees to prepare and submit to VDOT a Signal Justification Report (SJR) for the intersection of Dumfries Road and Parsons Drive at the request of the County/VDOT, after first site plan approval, or at the time of full-build out, whichever comes first. The Applicant shall install any traffic regulatory devices, if required/approved by VDOT and warranted by the Signal Justification Report (SJR).
11. Should a Truck Terminal be proposed and constructed at the site, the truck traffic for the Distribution Center will be restricted to non-peak times as designated by County or VDOT.

LANDSCAPING/SCREENING

12. Landscaping shall be provided in substantial conformance with these Proffers and the standards depicted on the Buffer Landscape Plan, sheet 6 of 7, in accordance with the DCSM, except as modified by these proffers, at the time of site plan approval. Compliance shall be reflected on each final site plan.
13. The landscaping shall be in substantial conformance with the PBD, Planned Business District as permitted by modification by the Board of Supervisors under Section 32-404.04.7 to allow a 15-foot buffer along the Samskey property, GPIN 7891-77-2095, and the M-1 Zoned Marumsco Equipment Corp. property, GPIN 7891-77-6696, and the 35-foot HCOD Buffer along Dumfries Road, and no buffer along the Landfill property. In addition to these modifications, the buffer between

Land Bay 2 and Land Bay 4 ~~are waived as the uses are of a compatible nature, however as shown on the MZP, a 15 ft. landscape strip will~~ shall only be installed ~~in the area between these land bays. This if Land Bay 2 is developed as a B-1 use. If Land Bay 2 is developed as a B-1 use, this~~ 15 ft. planting strip ~~will have 100 planting units per 100 ft~~ shall conform with the requirements of section 802.12 of the DCSM. Compliance shall be reflected on each final site plan.

In the event that GPIN 7892-50-9839 (Abel property) is rezoned or developed for non-agricultural or non-residential use, the 50' planted buffer shown on the Landscape Buffer plan abutting that parcel shall not be required.

14. The Applicant agrees to install street trees along Parsons Drive and Kirk Court as part of a cohesive planting scheme as identified in the Design Guidelines for the Business Park. These plantings will be made part of the Site Plan for those improvements. Compliance shall be reflected on each final site plan.
15. The Applicant agrees to provide a 35-foot landscaped buffer along the property fronting Dumfries Road as shown on the MZP. This buffer shall only be interrupted by crossing utilities or entrances to the property. The northern portion of this buffer, as delineated on the MZP, will be planted with 190 plant units per 100 linear feet of buffer. The southern portion of this 35-foot buffer will be undisturbed and all existing vegetation in the buffer will be retained. Compliance shall be reflected on each final site plan.
16. The Applicant agrees to provide a 50-foot landscaped buffer along the property boundary adjacent to Residentially used properties and along the property bordering Six Towers Road. This buffer will be planted in accordance with buffer type C as stated in the DCSM. This buffer shall only be interrupted by crossing utilities or entrances or roadways. Compliance shall be reflected on each final site plan.
17. The Applicant agrees to screen all outside storage areas from view on all four sides, including right of ways as stipulated in the Design Guidelines. Compliance shall be reflected on each final site plan.

CULTURAL RESOURCES

18. The Applicant shall retain a qualified professional archaeologist to perform a Phase I archaeological investigation of the Property, as agreed with the scope of work with the Prince William County Archeologist. In the event the findings of the Phase I study indicate that sufficient further investigation is warranted to justify a Phase II investigation with reference to specific locations and/or resources on the Property, the Applicant shall conduct such Phase II investigation in connection with said sites and resources to the extent that they are located on the Property. If recommended by the Phase II investigation, the applicant shall additionally provide any necessary Phase III level study on the areas identified in the Phase II investigation to the extent that they are located on the Property. Artifacts recovered are to be donated to and curated with the County.
19. In the event any graves are discovered on the property, the Applicant agrees to preserve and protect said graves in accordance with State and County guidelines, including provisions for a pedestrian access easement.
20. Curation – Within two (2) months of acceptance of final cultural resources report, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of the excavations on archaeology site 44PW2010. All artifacts and records submitted for curation shall meet current professional standards and The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. A curation fee identical to VDHR's curation fee will be paid by the Applicant at the time of delivery of the artifacts to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift. Compliance shall be demonstrated by a written confirmation from the County Archaeologist prior to the issuance of any land disturbance permit for the project area.

COMMUNITY DESIGN

21. The Applicant agrees that the property will be developed in conformance with the "Parson's Business Park, LLC Properties Design Guidelines" which are hereby made an integral part of this project and proffer statement.

22. The Applicant agrees the maximum height of any building on the property will be 4580 ft. ~~with the exception of one, provided that each~~ building ~~that may be constructed in Land Bay 3 up to 60 ft. in height and~~ is set back a minimum of 20 feet plus one foot in height above 45 feet for each foot from the property line ~~for every foot of height.~~
23. The Applicant agrees to provide a Gateway Entrance monument sign at both main entrances to Dumfries in general conformance with the attached illustrative graphic, subject to sign permit approval.
24. The Applicant agrees to provide enhanced Architectural facades on buildings fronting on Dumfries Road as identified in the Design Guidelines.
25. The Applicant agrees that self-illuminated signs within Land Bay 1 will only remain on while each business is open.

ENVIRONMENT

26. The Applicant agrees to construct one or more Stormwater Management facilities for the property that will include BMP's. These facilities shall be designed in accordance with the DCSM.
27. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, stream restoration projects, and/or drainage improvements. Said contribution shall be paid as a condition of final site plan approval.
28. In the event auto or equipment repair uses or outside storage of heavy, fuel operated equipment are established on the property, the Applicant shall provide a water quality inlet or other water quality device of a type and in a location reasonably acceptable to the Department of Public Works, Watershed Management Division, in order to pre-treat runoff from such areas. Compliance shall be demonstrated on each final site plan.

29. In connection with the submission of a site plan for a use on the Property which involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal for approval, said approval not to be unreasonably withheld. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the Property. In no event. will fuels, oils, solvents or other pollutants or flammable substance be discharged into the public sewer. Fire Marshal approval shall be required prior to site plan approval.
30. 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) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" 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" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.
31. The requirement of DCSM 802.20-21 for minimum 10% tree canopy shall be met with each individual parcel as part of the Site Plan and shall be reflected on each final Site Plan.
32. An undisturbed buffer will be provided on the intermittent stream above the RPA leading to Dumfries Road. This will be a 25 feet undisturbed buffer on each side of the stream except for utility and storm drainage outfalls and allowing for one 24 ft. wide travelway crossing. Compliance shall be reflected on each final site plan.
33. The development of the property shall conform to the approximate Limits of Disturbance as shown on the MZP. Compliance shall be reflected on each final site plan.

FIRE & RESCUE

34. 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 floor area of

all buildings constructed. Said contribution shall be paid at the time of issuance of each building permit.

WATER & SEWER

35. The Property shall be served by public sewer and water and extend public facilities to and throughout the property in accordance with the Service Authority's Utility Standards Manual.
36. There shall be no wells drilled on the site for potable or irrigation purposes.

ESCALATOR

37. In the event the monetary contributions set forth in this Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months after final 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 this Proffer Statement which are paid to the Board after eighteen (18) months following final 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 final approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of five percent (5%) per year, non-compounded.

WAIVERS/MODIFICATIONS

Pursuant to Section 32-404.05 and 32-404.04.7 of the Zoning Ordinance approval of the subject rezoning shall constitute a waiver/modification of the following:

1. Modification/Waiver of Section 32-404.03.2 to allow the following uses: Motorcycle sales, rental or lease, service or repair, Motor vehicle parts, with service, motor vehicle repair, motor vehicle sales, rental or lease (limited), Motor vehicle sales, rental or lease (recreational), Motor vehicle service, retail, Motor vehicle service, retail, and self-storage center.

2. Modification/Waiver of Section 32-404.04.5 to allow a 15-foot buffer along the planned residential Samskey property and the M-1 Zoned Marumsco Equipment Corp. property, and the 35-foot Buffer along Dumfries Road, and no buffer along the Landfill property. In addition to these modifications/waivers, the buffer between Land Bay 2 and Land Bay 4 are waived as the uses are of a compatible nature.

Owner:

Date:

Summary report:	
Litera® Change-Pro for Word 10.12.0.75 Document comparison done on 4/13/2023 11:12:59 AM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Parsons-DRAFT-USE-PROFFERS-PBD-9-30-19.doc	
Modified filename: Parsons Updated Proffers Full.doc	
Changes:	
<u>Add</u>	20
Delete	19
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	39

PROFFER ANALYSIS
Proffers / Conditions Related To
REZ# 2018-00018

PROJECT NAME AND DESCRIPTION: Parson's Business Park, LLC rezone ±90.87 acres from A-1, Agricultural, to PBD, Planned Business District, with associated waivers and modifications, to develop the site as an industrial park with a variety of related uses. The subject property is located on the east/north side of Dumfries Road (Route 234), east of its intersection with Independent Hill Drive, southeast of the intersection of Dumfries Road (Route 234) and Six Towers Road, and is identified on County maps as the following GPINs: 7892-40-6524 and 7891-69-0322.

Proffer / Condition Number	Condition Category	Sub-Category	Proffer	Trigger	Analysis	Condition Status	Comments / Clarifications	County Comment?
1	USES & SITE DEVELOPMENT	Master Zoning Plan	Master Zoning Plan: The property shall be developed in substantial conformance with the MZP. Land Bay 1 and Land Bay 3 shall be designated and may be used in accordance with the M-1, Heavy Industrial Zoning District. Land Bay 2 shall be designated and may be used in accordance with the B-1, General Business zoning district. Land Bay 4 shall be designated and may be used in accordance with the MIT Industrial/Transportation Zoning District.	Site Plan	<u>Revision to Proffer</u> - addition of M-1 Heavy Industrial Zoning District to Land Bay 2	N/A		
2	USES & SITE DEVELOPMENT	Uses	The following uses shall be permitted on the property as provided in the Zoning Districts in the Land Bays as given in item # 1 above: (a) uses permitted by-right, secondary uses, accessory uses, and/or uses allowed with a special use permit in the PBD, Planned Business, Zoning District, 8-1 General Business Zoning District, M-1 Heavy Industrial District, and MT/Industrial/Transportation District and (b) uses permitted by modification by the Board of Supervisors under Section 32-404.05.1 listed in these proffers including: a) Motorcycle sales, rental or lease, service or repair b) Motor vehicle parts, with service, motor vehicle repair c) Motor vehicle sales, rental or lease (limited) d) Motor vehicle sales, rental or lease (recreational) e) Motor vehicle service, retail f) Self-storage center.	N/A	No change to original proffer	N/A		

			<p>The following uses shall be prohibited in any land bay:</p> <ul style="list-style-type: none"> a) Ambulance service, commercial b) Animal Shelter c) Asphalt or concrete batch plant d) Coal, wood or lumber yards e) Commercial Buss Terminal f) Commercial Parking available to the general public on a daily or hourly basis for a fee g) Extraction of mineral resources and related industrial wholesaling operations including operation of crushers and sorting equipment customarily accessory thereto h) Feed and grain storage and distribution center i) Flea Market j) Heliport k) Manufacturing ceramics, pottery l) Motor Vehicle Auction m) Motor Vehicle Graveyard n) Photographic Processing Laboratory o) Publishing and Printing p) Radio or TV Broadcasting Station q) Railroad Freight Depot r) Railroad Passenger Station s) Range, shooting (indoor and outdoor) t) Sawmill u) Truck Wash v) Waterfront or maritime uses 	N/A	No change to original proffer	<u>N/A</u>		
			<p>The Applicant agrees that in addition to the prohibited uses cited immediately above, the following uses shall be prohibited if principle building for the use is less than 300 feet from the centerline of Dumfries Road:</p> <ul style="list-style-type: none"> a) Boat building and repair yard b) Building Materials & Sales Yard c) Company vehicle service facility d) Equipment storage yard, no trash or refuse removal service. e) Feed and grain storage and distribution center f) Outside storage covering more than 20% of the site. g) Marble/tile processing, cutting and polishing h) Moving and storage i) Recyclable and materials separation facility. j) Sheet Metal Fabrication 	N/A	No change to original proffer	<u>N/A</u>		
5	TRANSPORTATION		<p>The Applicant shall provide all necessary temporary construction and utility easements or storm drainage easements that will be needed by VDOT or the County for the future construction project to expand Dumfries Road to a six lane highway at no cost to the County/VDOT when requested by the County/VDOT.</p>	Upon request by the County/VDOT.	No change to original proffer	<u>N/A</u>		

6.a.	TRANSPORTATION		<p>The Applicant agrees to construct and provide the following geometric roadway improvements as shown in the MZP and in accordance to the specifications and regulations of both VDOT and the County:</p> <p>a. Dumfries Road at Independent Hill Drive/ Parsons Drive:</p> <p>i. Reconstruct the existing eastbound left turn bay to accommodate a 200-foot taper as part of the Phase I Site Development Plan.</p> <p>ii. Reconstruct the existing westbound left turn bay to accommodate a 200-foot taper as part of the Phase I Site Development Plan.</p> <p>iii. Extend the existing westbound right turn bay 150 feet to accommodate a total of 260 feet of storage as part of the Phase I Site Development Plan.</p> <p>iv. Reconstruct the northbound approach to provide dual northbound left turn bays (325 feet of storage and 200 feet of taper) and a shared northbound through-right lane as part of the Phase I Site Development Plan.</p> <p>v. Modify the existing signal to accommodate the geometric changes noted above as part of the Phase I Site Development Plan.</p>	Phase I Site Development Plan	No change to original proffer	Not yet triggered		
6.b.	TRANSPORTATION		<p>b. Dumfries Road at Existing Right-in/Right-Out Entrance (Northwest of Independent Hill Drive):</p> <p>i. Construct an exclusive 150-foot westbound right turn bay with a 200-foot taper as part of the Phase I Site Development Plan.</p>	Phase I Site Development Plan	No change to original proffer	Not yet triggered		
6.c.	TRANSPORTATION		<p>c. Dumfries Road at Parsons Drive (East of Independent Hill Drive):</p> <p>i. Construct an exclusive 400-foot eastbound left turn bay with a 200-foot taper as part of the Phase III Site Development Plan.</p> <p>ii. Construct an exclusive 400-foot westbound right turn bay with a 200-foot taper as part of the Phase III Site Development Plan.</p>	Phase III Site Development Plan	No change to original proffer	Not yet triggered		
6.d.	TRANSPORTATION		<p>d. Dumfries Road at Bristow Road:</p> <p>i. Extend the existing westbound left turn bay by 200 feet and provide a 200-foot taper as part of the Phase III Site Development Plan.</p>	Phase III Site Development Plan	No change to original proffer	Not yet triggered		
7	TRANSPORTATION		<p>The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,500 per acre to be used for transportation improvements in the Coles District. Said contribution to be made at the time of final Site plan approval for each phase of the project, based on the acreage reflected on each final site plan associated with each phase</p>	Final Site Plan approval for each phase of the project	No change to original proffer	Not yet triggered		
8	TRANSPORTATION		<p>A signaled pedestrian head will be installed at the existing signalized intersection of Dumfries Road and Independent Hill Drive to allow pedestrians to safely cross Dumfries Road to Parsons Drive as part of the Phase I Site Development Plan.</p>	Phase I Site Development Plan	No change to original proffer	Not yet triggered		
9	TRANSPORTATION		<p>A 6 foot asphalt sidewalk will be constructed in the right of way, along Dumfries Road from Parsons Drive to Six Towers Road, as part of the Site Plan for the Convenience Store. The Applicant will provide any additional dedication of right of way necessary for this sidewalk as shown on the typical section on the MZP.</p>	Final Site Plan approval	No change to original proffer	Not yet triggered		

10	TRANSPORTATION		The Applicant agrees to prepare and submit to VDOT a Signal Justification Report (SJR) for the intersection of Dumfries Road and Parsons Drive at the request of the County/VDOT, after first site plan approval, or at the time of full- build out, whichever comes first. The Applicant shall install any traffic regulatory devices, if required/approved by VDOT and warranted by the Signal Justification Report (SJR).	After first site plan approval, or at the time of full- build out, whichever comes first.	No change to original proffer	Not yet triggered		
11	TRANSPORTATION		Should a Truck Terminal be proposed and constructed at the site, the truck traffic for the Distribution Center will be restricted to non-peak times as designated by County or VDOT.	N/A	No change to original proffer	N/A		
12	LANDSCAPING		Landscaping shall be provided in substantial conformance with these Proffers and the standards depicted on the Buffer Landscape Plan, sheet 6 of 7, in accordance with the DCSM, except as modified by these proffers, at the time of site plan approval. Compliance shall be reflected on each final site plan.	Final Site Plan approval	No change to original proffer	Not yet triggered		
13	LANDSCAPING		The landscaping shall be in substantial conformance with the PBD, Planned Business District as permitted by modification by the Board of Supervisors under Section 32-404.04.7 to allow a 15-foot buffer along the Samskey property, GPIN 7891-77-2095, and the M-1 Zoned MarumSCO Equipment Corp. property, GPIN 7891-77-6696, and the 35-foot HCOD Buffer along Dumfries Road, and no buffer along the Landfill property. In addition to these modifications, the buffer between Land Bay 2 and Land Bay 4 are waived as the uses are of a compatible nature, however as shown on the MZP, a 15 ft. landscape strip will be installed in the area between these land bays. This 15 ft. planting strip will have 100 planting units per 100 ft. Compliance shall be reflected on each final site plan.	Final Site Plan approval	Revision to Proffer - The buffer between Land Bay 2 and Land Bay 4 shall only be installed if Land Bay 2 is developed as a B-1 use. If Land Bay 2 is developed as a B-1 use, this 15 ft. planting strip shall conform with the requirements of section 802.12 of the DCSM. Compliance shall be reflected on each final site plan. In the event that GPIN 7892-50-9839 (Abel property) is rezoned or developed for non-agricultural or non-residential use, the 50' planted buffer shown on the Landscape Buffer plan abutting that parcel shall not be required.	Not yet triggered		
14	LANDSCAPING		The Applicant agrees to install street trees along Parsons Drive and Kirk Court as part of a cohesive planting scheme as identified in the Design Guidelines for the Business Park. These plantings will be made part of the Site Plan for those improvements. Compliance shall be reflected on each final site plan.	Final Site Plan approval	No change to original proffer	Not yet triggered		
15	LANDSCAPING		The Applicant agrees to provide a 35-foot landscaped buffer along the property fronting Dumfries Road as shown on the MZP. This buffer shall only be interrupted by crossing utilities or entrances to the property. The northern portion of this buffer, as delineated on the MZP, will be planted with 190 plant units per 100 linear feet of buffer. The southern portion of this 35-foot buffer will be undisturbed and all existing vegetation in the buffer will be retained. Compliance shall be reflected on each final site plan	Final Site Plan approval	No change to original proffer	Not yet triggered		
16	LANDSCAPING		The Applicant agrees to provide a 50-foot landscaped buffer along the property boundary adjacent to Residentially used properties and along the property bordering Six Towers Road. This buffer will be planted in accordance with buffer type C as stated in the DCSM. This buffer shall only be interrupted by crossing utilities or entrances or roadways. Compliance shall be reflected on each final site plan.	Final Site Plan approval	No change to original proffer	Not yet triggered		
17	LANDSCAPING		The Applicant agrees to screen all outside storage areas from view on all four sides, including right of ways as stipulated in the Design Guidelines. Compliance shall be reflected on each final site plan.	Final Site Plan approval	No change to original proffer	Not yet triggered		

18	CULTURAL RESOURCES		The Applicant shall retain a qualified professional archaeologist to perform a Phase I archaeological investigation of the Property, as agreed with the scope of work with the Prince William County Archeologist. In the event the findings of the Phase I study indicate that sufficient further investigation is warranted to justify a Phase II investigation with reference to specific locations and/or resources on the Property, the Applicant shall conduct such Phase II investigation in connection with said sites and resources to the extent that they are located on the Property. If recommended by the Phase II investigation, the applicant shall additionally provide any necessary Phase III level study on the areas identified in the Phase II investigation to the extent that they are located on the Property. Artifacts recovered are to be donated to and curated with the County.	Final Site Plan approval	No change to original proffer	Not yet triggered		
19	CULTURAL RESOURCES		In the event any graves are discovered on the property, the Applicant agrees to preserve and protect said graves in accordance with State and County guidelines, including provisions for a pedestrian access easement.	N/A	No change to original proffer	N/A		
20	CULTURAL RESOURCES	Curation	Within two (2) months of acceptance of final cultural resources report, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of the excavations on archaeology site 44PW2010. All artifacts and records submitted for curation shall meet current professional standards and The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. A curation fee identical to VDHR's curation fee will be paid by the Applicant at the time of delivery of the artifacts to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift. Compliance shall be demonstrated by a written confirmation from the County Archaeologist prior to the issuance of any land disturbance permit for the project area.	Within two (2) months of acceptance of final cultural resources report	No change to original proffer	Not yet triggered		
21	COMMUNITY DESIGN		The Applicant agrees that the property will be developed in conformance with the "Parson's Business Park, LLC Properties Design Guidelines" which are hereby made an integral part of this project and proffer statement.	N/A	No change to original proffer	N/A		
22	COMMUNITY DESIGN		The Applicant agrees the maximum height of any building on the property will be 45 ft. with the exception of one building that may be constructed in Land Bay 3 up to 60 ft. in height and set back one foot from the property line for every foot of height.	Final Site Plan	<u>Revision to Proffers</u> - maximum height of any building on the property will be 80 ft. provided that each building is set back a minimum of 20 feet plus one foot in height above 45 feet for each foot from the property line.	N/A		
23	COMMUNITY DESIGN		The Applicant agrees to provide a Gateway Entrance monument sign at both main entrances to Dumfries in general conformance with the attached illustrative graphic, subject to sign permit approval.	Sign permit	No change to original proffer	Not yet triggered		
24	COMMUNITY DESIGN		The Applicant agrees to provide enhanced Architectural facades on buildings fronting on Dumfries Road as identified in the Design Guidelines.	Permits	No change to original proffer	Not yet triggered		
25	COMMUNITY DESIGN		The Applicant agrees that self-illuminated signs within Land Bay 1 will only remain on while each business is open.	N/A	No change to original proffer	Not yet triggered		
26	ENVIRONMENT		The Applicant agrees to construct one or more Stormwater Management facilities for the property that will include BMP's. These facilities shall be designed in accordance with the DCSM.	Permits	No change to original proffer	Not yet triggered		

27	ENVIRONMENT		The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, stream restoration projects, and/or drainage improvements. Said contribution shall be paid as a condition of final site plan approval.	Final site plan approval	No change to original proffer	Not yet triggered		
28	ENVIRONMENT		In the event auto or equipment repair uses or outside storage of heavy, fuel operated equipment are established on the property, the Applicant shall provide a water quality inlet or other water quality device of a type and in a location reasonably acceptable to the Department of Public Works, Watershed Management Division, in order to pre-treat runoff from such areas. Compliance shall be demonstrated on each final site plan.	Each final Site Plan	No change to original proffer	Not yet triggered		
29	ENVIRONMENT		In connection with the submission of a site plan for a use on the Property which involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal for approval, said approval not to be unreasonably withheld. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the Property. In no event. will fuels, oils, solvents or other pollutants or flammable substance be discharged into the public sewer. Fire Marshal approval shall be required prior to site plan approval.	Each final Site Plan	No change to original proffer	Not yet triggered		
30	ENVIRONMENT		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) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" 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" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.	Site Plan Development	No change to original proffer	Not yet triggered		
31	ENVIRONMENT		The requirement of DCSM 802.20-21 for minimum 10% tree canopy shall be met with each individual parcel as part of the Site Plan and shall be reflected on each final Site Plan.	Each final Site Plan	No change to original proffer	Not yet triggered		
32	ENVIRONMENT		An undisturbed buffer will be provided on the intermittent stream above the RPA leading to Dumfries Road. This will be a 25 feet undisturbed buffer on each side of the stream except for utility and storm drainage outfalls and allowing for one 24 ft. wide travel way crossing. Compliance shall be reflected on each final site plan.	Each final Site Plan	No change to original proffer	Not yet triggered		
33	ENVIRONMENT		The development of the property shall conform to the approximate Limits of Disturbance as shown on the MZP. Compliance shall be reflected on each final site plan.	Each final Site Plan	No change to original proffer	Not yet triggered		
34	FIRE & RESCUE		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 floor area of all buildings constructed. Said contribution shall be paid at the time of issuance of each building permit.	Issuance of each building permit	No change to original proffer	Not yet triggered		
35	WATER & SEWER		The Property shall be served by public sewer and water and extend public facilities to and throughout the property in accordance with the Service Authority's Utility Standards Manual.	N/A	No change to original proffer	N/A		

36	WATER & SEWER		There shall be no wells drilled on the site for potable or irrigation purposes.	N/A	No change to original proffer	N/A		
37	ESCALATOR		In the event the monetary contributions set forth in this Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months after final 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 this Proffer Statement which are paid to the Board after eighteen (18) months following final 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 final approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of five percent (5%) per year, non-compounded.	N/A	No change to original proffer	N/A		



Application for Deferral of Environmental Constraints Analysis (ECA)

Revised 06/26/2019

APPLICANT INFORMATION	NAME / TITLE Mark Looney
	COMPANY Cooley, LLP
	MAILING ADDRESS Street: 11951 Freedom Drive City: Reston State: VA Zip Code: 20190
	EMAIL mlooney@cooley.com PHONE (703) 456-8652
	<input type="radio"/> APPLICANT <input checked="" type="radio"/> AUTHORIZED AGENT <input type="radio"/> OTHER _____
APPLICATION TYPE	<input type="radio"/> SPECIAL USE PERMIT <input type="radio"/> REZONING <input checked="" type="radio"/> REZ/SUP PROFFER AMENDMENT <input type="radio"/> OTHER _____
PROPOSED USE SUMMARY	General Business, Heavy Industrial, Industrial/Transportation
PROPERTY ADDRESS(ES)	1. 14209 DUMFRIES RD MANASSAS, VA 20112 2. 14237 DUMFRIES RD MANASSAS, VA 20112
LIST PROPERTY GPIN(S)	7892-40-6524 7891-69-0322
TOTAL ACREAGE	Combined total acreage of all parcels listed above. 90.88 acres

FOR OFFICE USE ONLY

5 hardcopies of the following shall be submitted with application. All plans shall be prepared with a scale of no smaller than 1"=100' and on sheets not to exceed 24" x 36". If prepared on more than one sheet, matchlines shall be clearly indicated where sheets join. All sheets shall be folded to a size not greater than 9"x12".



Full ECA is required to be submitted with the application.

ECA Plan requirements are listed in Zoning Ordinance Sec.32-700.21 and in Reference Manual for Rezoning, Special Use Permit & Proffer Amendment Applications. <http://www.pwcva.gov/assets/documents/zoning/Reference%20Manual.pdf>



Modified ECA is required with application.* Provide the information as indicated below, either as

Separate Plan or as **Part of the GDP/SUP Plan**

- Approximate delineation of all wetland areas and Chesapeake Bay resource Protection Areas
- Areas of 15% slope or greater with ≥25% slopes differentiated; Topography shall be shown by contour lines. Contour interval shall be no more than 5 feet. Contours shall be shaded in a graphic technique showing slope conditions of 15 to 25 percent and another distinguishing graphic technique showing greater than 25 percent slope.
- Proposed impervious and pervious surfaces in tabular form
- Limits of disturbance and areas that will remain in a natural or undisturbed state
- Potential habitat for or actual occurrence of, endangered or threatened species and species of special concern
- 100-year floodplain boundary
- Mapped soil types with areas of highly erodible, highly permeable, and marine clay soils identified
- Vegetation cover types and specimen trees
- Environmental Resource (ER) boundary and acreage tabulation of ER designated onsite
- Other required information:



No ECA required for this application.*

Comments:

* ECA may be required later in the Rezoning/Special Use Permit process if subsequent details of the case warrant additional information.

Reviewer Name: Clay Morris Signature: Clay Morris Date: 4/21/23

Submit form to: Public Works-Environmental Services, Attention: Clay Morris, 5 County Complex Ct., Ste. 170, Prince William, VA 22192 or via email to ECASForm@pwcgov.org

For more information or assistance, please call Environmental Services (703) 792-7070

PERENNIAL FLOW DETERMINATION (PFD) VERIFICATION
(To be submitted with Application & Environmental Constraints Analysis)

Applicant Information			
Name: Parsons Business Park, LLC		Email: mlooney@cooley.com	
Address: 11951 Freedom Drive		Phone: (703) 456-8672	
City: Reston	State: VA	Zip Code: 20190	FAX:
Project Information			
Project Name: Parsons Business Park			
Project Address or GPINs: 7892-40-6524, 7891-69-0322		Acreage: 90.8765	
City: Manassas		State: VA	
		Zip Code: 20112	
Case Type (check one): <input checked="" type="checkbox"/> Zoning <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Other: Proffer Amendment			
USGS Stream Designation: <input checked="" type="checkbox"/> Perennial <input type="checkbox"/> Intermittent			
Mapped RPA on property: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Existing water bodies on property: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Parcels containing floodplain or water bodies			
GPIN	Area (in acres)	Maximum Drainage Area of Stream (in acres)	
7891-69-0322	89.9962		

To be completed by the applicant
<input type="checkbox"/> A PFD is required to be submitted with the Application & Environmental Constraints Analysis. A PFD plan is attached. PFD Plan Number:
<input checked="" type="checkbox"/> A PFD is not required to be submitted with this Application & Environmental Constraints Analysis (a statement of no stream prevalence is attached).
Additional comments: A PFD was submitted and approved in conjunction with the 2018 rezoning, REZ 2018-00018, and this PFD approval remains accurate.

Questions regarding the PFD scope and design should be directed to the Watershed Management Office at 703-792-7070
 Questions regarding development forms and fees should be directed to the Development Services Division at 703-792-6830



Cultural Resources Assessment and Record Check for Pending Development Applications

This is a desk review of the project and is subject to change if additional information becomes available.

Contact the Planning Office at (703) 792-7615 or email planning@pwcgov.org for more information.

Applicant/ Project Information	Project Name	Applicant Name	
	Email	Phone	Fax
	GPIN(s)		
	Visual Inspection Findings		

County Archaeologist Use Only

County Records Check (Verify reference to site on the following)

- | | Yes | No | Comments |
|--|-----|----|----------|
| 1. Prince William County Cultural Resources Map (GIS) | | | |
| 2. 1820 Prince William County Map (Wood)..... | | | |
| 3. 1901 Prince William County Map (Brown)..... | | | |
| 4. 1904 Army Maneuvers Map | | | |
| 5. 1915 - 1927 USGS 15 Minute Quad Maps..... | | | |
| 6. 1933 Virginia Highway Map | | | |
| 7. Eugene Scheel's Historic Prince William Map | | | |
| 8. Eugene Scheel's African American Heritage Map..... | | | |
| 9. County Register of Historic Sites (CRHS)..... | | | |
| 10. High Sensitivity Areas - Historic Sites Map | | | |
| 11. High Sensitivity Areas - Prehistoric Sites Map..... | | | |
| 12. The Official Military Atlas of the Civil War | | | |
| 13. Civil War Map from the Library of Congress | | | |
| 14. American Battlefield Protection Program Maps | | | |
| 15. Map of Fairfax, Loudoun, & Prince William Counties | | | |
| 16. USGS Topographic Maps..... | | | |
| 17. Cemetery (PWC GIS)..... | | | |
| 18. Other: _____ | | | |

Findings

A CRHS or a Prehistoric High Sensitivity Area is checked on the list above, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.

There is a medium to high potential for finding archaeological sites and or historic structures on the project area, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.

Archaeological and historic sites or graves are recorded on the project area, but no Cultural Resources Survey is required at this time.

No archaeological and historic sites or graves are recorded on the project area.

Further cultural resource review is not warranted at this time due to ground disturbance or recommendations of no further work from prior cultural resource survey reports.

Comments:

County Archaeologist Signature: _____ **Date:** _____

This assessment is valid for one year from the County Archaeologist's signature date.

*All scopes of work must be approved by the County Archaeologist prior to initiation of work.

Application for Deferral of Traffic Impact Analysis (TIA)

To be completed with assistance from PWC Transportation Department
www.pwcgov.org/Transportation or 703.792.6825

To be completed by applicant:

Applicant Name: Parsons Business Park, LLC Phone: (703) 897-0900

Proposed Use: Warehousing

Address: GPIN: 7891-69-0322 Lot Size: 3.87 acre

Select One: Rezoning Special Use Permit Other: Proffer Amendment

To be completed by applicant:				To be completed by PWC Transportation Department:				
Tract/Use	Area	Zoning	Land Use	ITE Code	(ITE Latest Edition Trip Rate)	Trips - 24 Hours	Trips - AM Peak	Trips - PM Peak
Allowable								
Drive-Thru Restaurant		B-1	3 kSF	934	467.48	1,402	134	99
C-Store Gas Station		B-1	17 F.P.	945	345.75	5,878	537	457
Proposed								
Warehousing		B-1/M-1	84.3 kSF	150	1.71	171 (Fitted Curve)	34	37
Total						-7,109	-637	-519
1200 Daily Trips or 100 Peak Hour Trips						Yes		
						No	X	X

*

FOR OFFICE USE ONLY

- A TIA (three copies and two information disks) is required to be submitted with the application. The consultant preparing the analysis must meet with the PWC Department of Transportation and VDOT to discuss the scope and requirements of the analysis before beginning the analysis. Additionally, at the scoping session, VDOT will determine whether a 527 review is required, as well as the applicable fee.
- A TIA is not required to be submitted at this time. The traffic generated by the proposed development does not appear to exceed the thresholds established in §602.01 of the Prince William County Design and Construction Standards Manual (DCSM). However, a TIA may be required later in the rezoning/special use permit process or during the site plan review process if subsequent details warrant a TIA. The applicant should also be aware that a 527 review may be required by VDOT and may want to contact VDOT to verify whether a 527 review will be warranted.

A TIA has been waived by the Director for the following reasons: _____

Reviewed by (print name): George Phillips Date: 5/11/2023

Additional Notes: * The proposed warehouse use traffic does not meet the daily or peak hour thresholds set forth in the DCSM and generates less traffic than allowed with by-right uses. A traffic study is not required with this application.

TECHNICAL MEMORANDUM

To: George Phillips Prince William County DOT
 From: Kayla Ord, PE, PTOE Gorove Slade
 Sumedh Khair, EIT

Date: April 28, 2023

Subject: Parsons Business Park Land Bay 2 TIA Deferral Supporting Documentation

Introduction and Summary

The purpose of this memorandum is to provide justification for a Prince William County (PWC) Traffic Impact Analysis (TIA) deferral for a proposed development to be located on a portion of the parcel with GPIN 7891-69-0322. A previous TIA "Parsons Farm" revised March 2019 and Master Zoning Plan (Plan Number REZ2018-00018) were submitted to the County and approved in October 2019. The approved TIA assumed a convenience store gas station with up to 17 pumps and 3,000 SF of retail on this Land Bay.

Based on the trip generation assessment herein, the proposed development is anticipated to generate significantly fewer number of trips when compared to the 'allowable uses' per the previously approved development program for the site. It is anticipated, therefore, that the proposed use would generate fewer trips than the PWC TIA deferral thresholds of 100 new peak hour trips and / or 1,200 new weekday daily trips. Thus, a TIA would not be required as part of the Application.

Proposed Development Program

The proposed land use for the portion of the site is anticipated to be M-1 up to an allowable FAR of 0.5. This analysis assumes approximately 84.3 kSF of Warehousing uses based on the 3.87 acres of Land Bay 2.

Trip Generation Comparison

Trip Generation Comparison

Table 1 shows the difference in trips between the previously approved development program or 'allowable uses' and proposed development that replaces them using the 11th Edition of the ITE Trip Generation Manual.

Table 1: Trip Generation Comparison (ITE 11th Edition; Peak Hour of Adjacent Street)

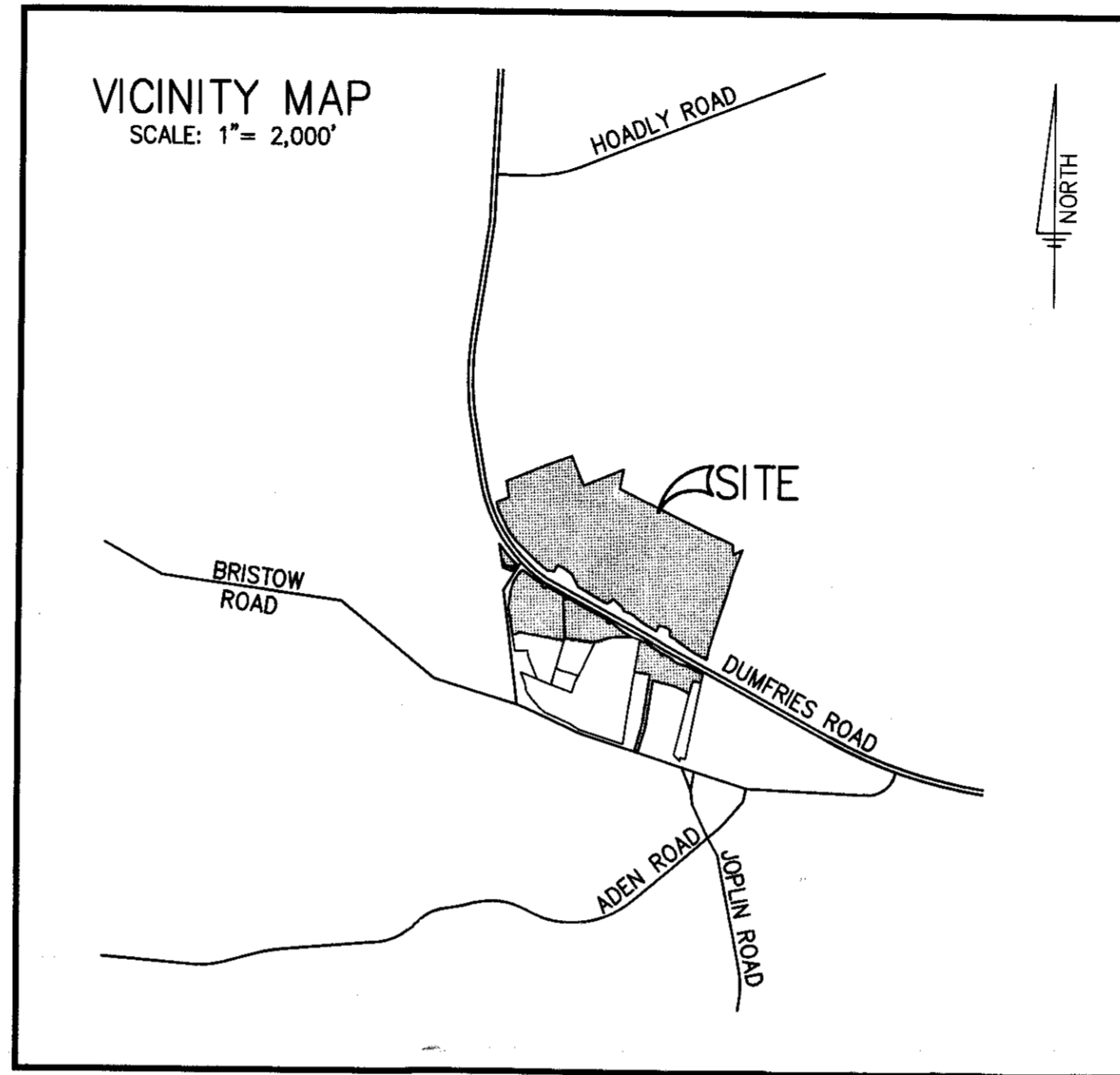
Land Use	ITE Code	Size	Weekday						
			AM Peak Hour			PM Peak Hour			Daily Total
			In	Out	Total	In	Out	Total	
Allowable Uses									
Convenience Store/Gas Station - GFA (5.5k-10k)	945	17.0 Fueling Positions	268	269	537	228	229	457	5,878
Restaurant with Drive-Thru Window	934	3.5 kSF of GFA	68	66	134	51	48	99	1,402
Proposed Uses									
Warehousing	150	84.3 kSF of GFA	26	8	34	10	27	37	171
Difference (Proposed - Allowable)			-310	-327	-637	-269	-250	-519	-7,109

As depicted above, the proposed development is anticipated to generate 637 fewer trips in the AM peak hour, 519 fewer trips in the PM peak hour and 7,109 fewer trips on a typical weekday when compared to allowable uses.

Conclusion

Based on the trip generation assessment herein, the proposed development is anticipated to generate 637 fewer trips in the AM peak hour, 519 fewer trips in the PM peak hour and 7,109 fewer trips on a typical weekday when compared to allowable uses. It is anticipated, therefore, that the proposed use would generate fewer trips than the PWC TIA deferral thresholds of 100 new peak hour trips and / or 1,200 new weekday daily trips and a TIA would not be required for the proposed development.

- NOTES:
1. NO TITLE REPORT FURNISHED. PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
 2. THIS PROPERTY IS IDENTIFIED BY THE FOLLOWING GPIN: 7891-69-0323
 3. ZONING: A-1
 4. METES AND BOUNDS FOR PARCEL 1 WERE TAKEN FROM A BOUNDARY PERFORMED BY JEFF WARNER LAND SURVEYING, INC, DATED MARCH 23, 2017.
 5. THE AREA FOR PARCEL 2 WAS DERIVED FROM PRINCE WILLIAM COUNTY GIS INFORMATION. THE AREA IS APPROXIMATE AND NOT THE RESULT OF A CURRENT BOUNDARY SURVEY.



AREA TABULATION:	
GPIN: 7891-69-0323	113.0624 ACRES
PARCEL 1	89.9662 ACRES
RESIDUE (PARCEL 2)	23.0962 ACRES
TOTAL	113.0624 ACRES
ZONING: A-1	

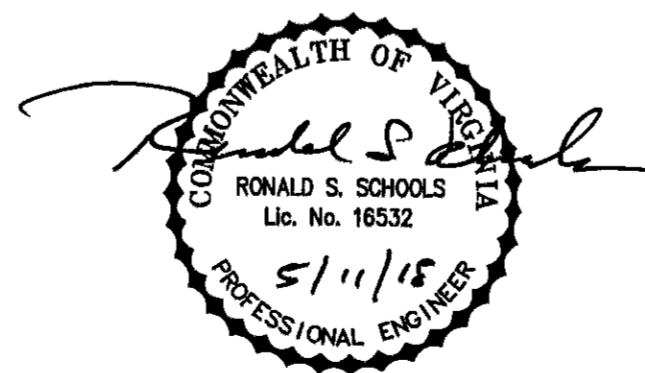
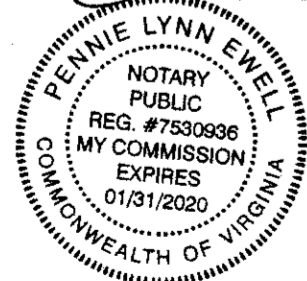
OWNERS CONSENT
 THE SUBDIVIDING OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE ENGINEERS CERTIFICATE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

OWNER: PARSON FAMILY LIMITED PARTNERSHIP LLP

BY: *Ronald S. Schools* GENERAL PARTNER

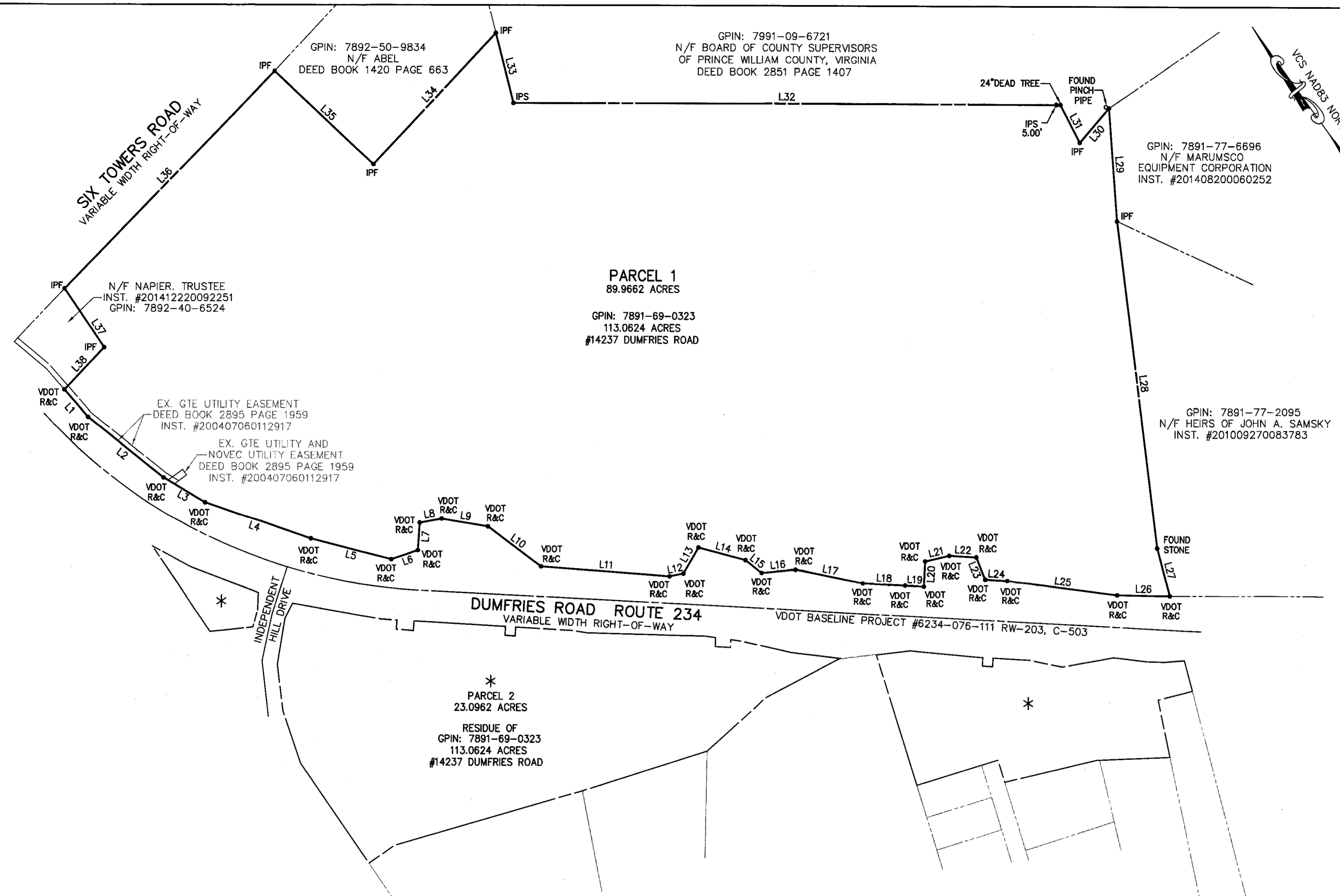
NOTARY CERTIFICATE
 STATE OF Virginia
 COUNTY OF Prince William TO WIT:
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May 2018.
 BY: Kenneth F. Parsons

Pennie Lynn Ewell 1/31/20
 NOTARY MY COMMISSION EXPIRES



ENGINEERS CERTIFICATE
 I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF PARSON FAMILY LIMITED PARTNERSHIP LLP, HAVING BEEN ACQUIRED IN INSTRUMENT # 201805030031400.

SUBDIVISION PLAT		
ON THE PROPERTY OF PARSON FAMILY LIMITED PARTNERSHIP LLP		
COLES MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA		
SCHOOLS & TOWNSEND, P.C.		
<small>ENGINEERS SURVEYORS 9252 MOSBY STREET · MANASSAS, VIRGINIA 22110 703-368-8001 · 631-2995 · FAX 703-368-9950</small>		
DATE: MAY 1, 2018	SCALE: N/A	FILE: RPB-2735
DRAWN BY: MS	CHECKED BY: RS	SHEET 1 OF 2

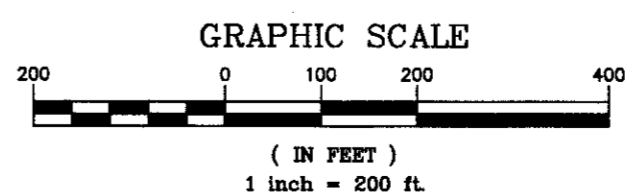
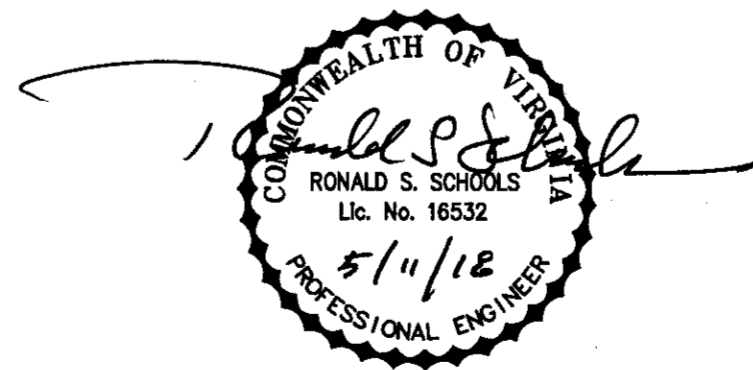


LINE TABLE

LINE	BEARING	DISTANCE
L1	N05°01'10\"W	105.84'
L2	N15°16'57\"W	284.02'
L3	N23°09'27\"W	142.16'
L4	N34°29'55\"W	329.93'
L5	N39°04'30\"W	245.03'
L6	N72°30'35\"W	82.63'
L7	S40°04'03\"W	81.40'
L8	N63°46'55\"W	65.37'
L9	N44°23'02\"W	138.42'
L10	N16°29'37\"W	196.15'
L11	N49°05'52\"W	380.13'
L12	N64°38'29\"W	41.23'
L13	S65°57'36\"W	89.44'
L14	N38°30'37\"W	143.18'
L15	N15°36'47\"W	61.03'
L16	N59°08'09\"W	101.12'
L17	N42°04'28\"W	202.24'
L18	N50°36'18\"W	125.00'
L19	N50°36'18\"W	55.00'
L20	S39°23'42\"W	75.00'
L21	N66°33'02\"W	72.80'
L22	N50°36'18\"W	80.00'
L23	N14°37'11\"E	71.59'
L24	N50°36'18\"W	65.00'
L25	N46°12'23\"W	325.96'
L26	N52°38'32\"W	155.28'
L27	N21°33'42\"E	146.47'
L28	N29°15'46\"E	964.30'
L29	N32°11'06\"E	333.81'
L30	N76°49'07\"E	132.63'
L31	S09°00'25\"W	124.41'
L32	S53°26'20\"E	1611.48'
L33	S22°00'02\"W	211.15'
L34	S79°32'39\"W	526.20'
L35	N10°27'20\"W	400.00'
L36	S80°28'10\"W	888.44'
L37	N02°26'57\"E	209.28'
L38	N79°47'44\"E	169.63'

PARCEL 1
89.9662 ACRES
GPIN: 7891-69-0323
113.0624 ACRES
#14237 DUMFRIES ROAD

PARCEL 2
23.0962 ACRES
RESIDUE OF
GPIN: 7891-69-0323
113.0624 ACRES
#14237 DUMFRIES ROAD

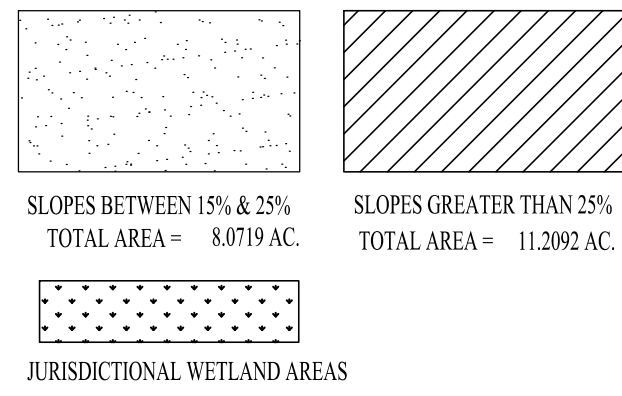


SUBDIVISION PLAT
ON THE PROPERTY OF
PARSON FAMILY LIMITED PARTNERSHIP LLP
COLES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCHOOLS & TOWNSEND, P.C.
ENGINEERS SURVEYORS
9252 MOSBY STREET · MANASSAS, VIRGINIA 22110
703-368-8001 · 631-2995 · FAX 703-368-9950

DATE: MAY 1, 2018 SCALE: 1" = 200" FILE: RPB-2735
DRAWN BY: MS CHECKED BY: RS SHEET 2 OF 2

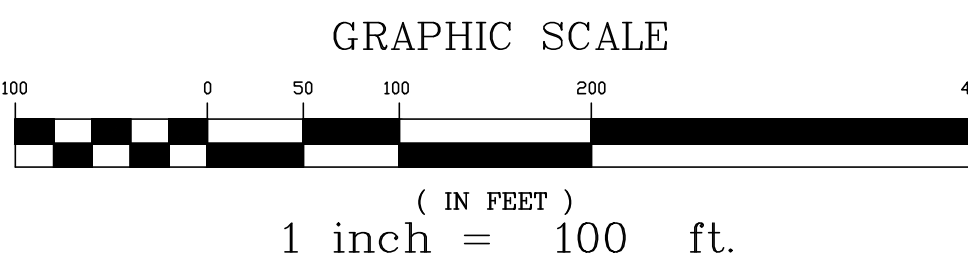
LEGEND



SOILS LEGEND

10B/C	BUCKHALL
19B/C	ELLOAK
21B/B	FAIRFAX
23D/B	GAILA
24B/C	GLENELG-BUCKHALL CX
27A/C	HALBORO-CODORUS CX III
29B/C	HOADLY III
38B/B	MEADOWVILLE III
41B/C/C	MEADOWVILLE III

- THE ONLY WATER COURSE IS THE PERENNIAL TRaversing THE PROPERTY THAT IS ALREADY IDENTIFIED AS RPA. THE OTHER DRAINAGE WAYS ONLY EXHIBIT INTERMITTENT FLOW.
- A PERENNIAL STREAM DETERMINATION HAS BEEN PREPARED AND SUBMITTED TO PWC FOR COUNTY REVIEW. THIS PFD CONCLUDES THE ONLY RPA IS THE COUNTY MAPPED RPA AS SHOWN. THIS PFD IS APPROVED AS PLAN# ASP2018-0002.
- THE WETLANDS LIMITS ARE SHOWN PER DELINEATION BY VIRGINIA WATER & WETLANDS. THE SUBMISSION OF THE JURISDICTIONAL DETERMINATION TO THE CORP OF ENGINEERS WAS IN MAY OF 2017-SEE ATTACHED.
- LIMITS OF DISTURBANCE: THE LIMITS FOR EACH INDIVIDUAL SITE PLAN MAY VARY SLIGHTLY FROM WHAT IS SHOWN WITH THIS PLAN.
- TREE SAVE AREAS WILL PREDOMINANTLY BE MAINTAINED IN THE JURISDICTIONAL WETLAND AREA AND IN THE RPA AND BUFFER AREAS. SEE CHART ABOVE FOR A DETAILED DESCRIPTION OF THE EXISTING TREES. THROUGHOUT THE MAIN PORTION OF THE SITE THE ORIGINAL VEGETATION HAS BEEN REMOVED AND THERE ARE MANY STOCKPILES OF SOIL. IN THESE AREAS THERE HAS BEEN SOME VEGETATIVE GROWTH WITH VOLUNTEER SPECIES, THOUGH GENERALLY THERE ARE ONLY SAPLINGS. THESE STOCKPILES WILL BE USED AND GRADED IN THE CONSTRUCTION OF THE PROJECT.
- ACCORDING TO LETTER RECEIVED FROM THE DEPARTMENT OF CONSERVATION AND RECREATION'S DIVISION OF NATURAL HERITAGE, THE SITE AND CONSTRUCTION ACTIVITY PROPOSED WILL NOT AFFECT ANY THREATENED OR ENDANGERED PLANTS OR INSECTS. ALSO, THE SAME LETTER STATES THE LACK OF PRESENCE OF ANY STATE NATURAL AREA PRESERVES. CLEARING ACTIVITIES FOR THE PROJECT WILL BE SCHEDULED SO AS TO NOT AFFECT THE POSSIBILITY OF THE PRESENCE OF THE LONG-EARED BAT.
- THE LIMITS OF THE VARIOUS SOILS ARE SHOWN ON THE PLAN. AREAS OF TYPE II & TYPE III SOILS WILL BE DISTURBED. EROSION PROTECTION WILL BE PROVIDED IN THESE AREAS BY MINIMIZING THE AMOUNT OF TIME THE AREA IS DENuded AND EROSION PROTECTION WILL BE PROVIDED BY APPLYING CONTROLS AS IDENTIFIED IN THE VIRGINIA E & S HANDBOOK. SINCE THE SITE IS SO SMALL AND MOSTLY DRAINS TO THE PROPOSED SWM FACILITY, SEDIMENT SHOULD BE SIMPLE TO MANAGE DURING CONSTRUCTION. A GEOTECHNICAL REPORT WILL BE PROVIDED WITH THE FINAL SITE PLAN TO IDENTIFY ANY OTHER MEASURES THAT ARE REQUIRED.
- A PHASE I CULTURAL RESOURCE EVALUATION HAS BEEN PREPARED AND SUBMITTED TO THE PLANNING OFFICE FOR REVIEW.



IN-HOUSE REVISIONS

NO.	DATE	DESCRIPTION



- EXISTING TREE AREAS**
- PIN OAKS UP TO 18" AND HICKORY AND RED MAPLES UP TO 15".
 - TWO ROWS OF PINES FROM 6" TO 10" AND TULIP POPLARS UP TO 7".
 - THIS AREA IS OLD GROWTH DECIDUOUS FOREST WITH WHITE AND BLACK OAKS UP TO 36" AND HICKORY AND POPLARS FROM 8" TO 24". ALONG THE STREAM IS ALSO BEECH, HORNBREAM AND LOCUST UP TO 10".
 - SCATTERED PINES - 6", WHITE OAKS AND POPLARS UP TO 30". HORBEAM AND LOCUST IN THE STREAM VALLEY.
 - POPLARS AND RED MAPLES UP TO 18", PIN OAKS AND AND WHITE OAKS UP TO 20"

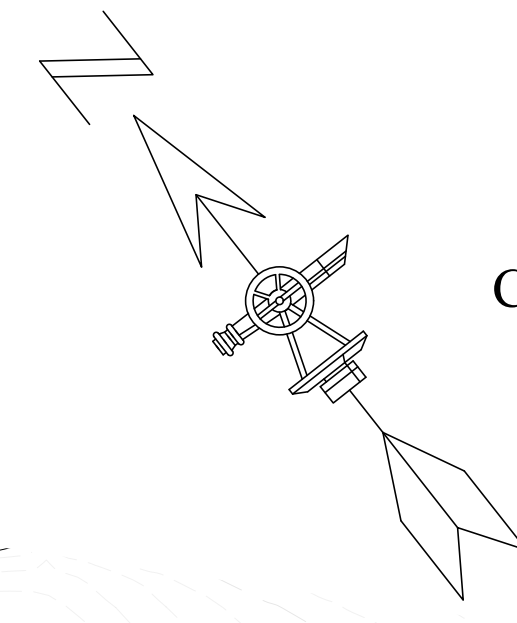
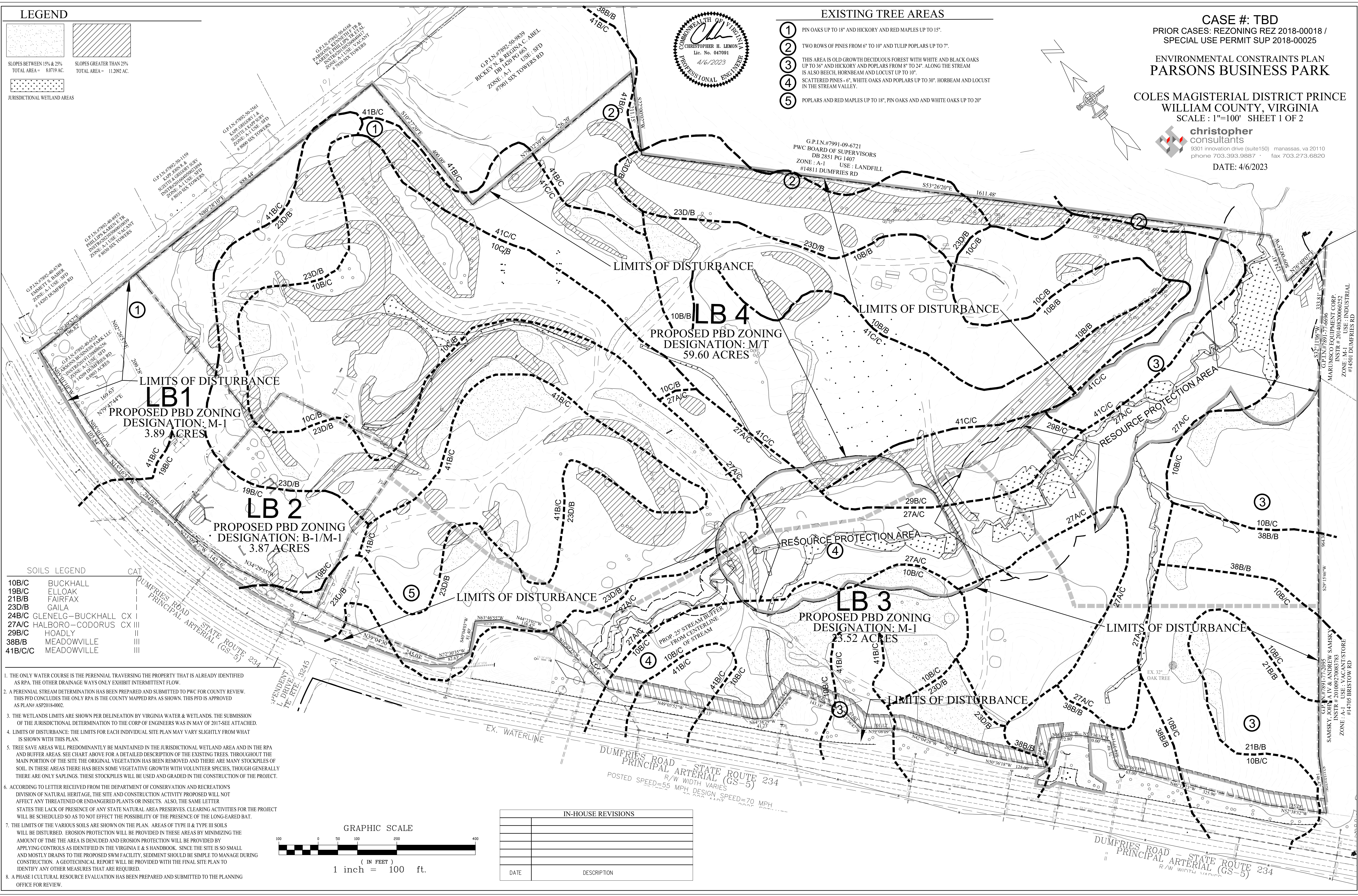
CASE #: TBD
 PRIOR CASES: REZONING REZ 2018-00018 /
 SPECIAL USE PERMIT SUP 2018-00025

ENVIRONMENTAL CONSTRAINTS PLAN
PARSONS BUSINESS PARK

COLES MAGISTERIAL DISTRICT PRINCE
WILLIAM COUNTY, VIRGINIA
 SCALE: 1"=100' SHEET 1 OF 2

christopher consultants
 9301 innovation drive (suite 150) manassas, va 20110
 phone 703.393.9887 fax 703.273.6820

DATE: 4/6/2023



MARUMSCO EQUIPMENT CORP
 INSTR # 20140820000252
 ZONE: M-1 USE: INDUSTRIAL
 #14501 DUMFRIES RD

SAMSKY, JOHN A IV & ANDREW SAMSKY
 INSTR # 201009270083783
 ZONE: A-1 USE: VACANT/STORE
 #4705 BRISTOW RD

DUMFRIES ROAD - STATE ROUTE 234
 PRINCIPAL ARTERIAL (GS-5)
 R/W WIDTH VARIES
 POSTED SPEED=55 MPH DESIGN SPEED=70 MPH

DUMFRIES ROAD - STATE ROUTE 234
 PRINCIPAL ARTERIAL (GS-5)
 R/W WIDTH VARIES

CASE #: TBD

PARSONS BUSINESS PARK REZONING MASTER ZONING PLAN

14237 DUMFRIES RD.
14209 DUMFRIES RD.

PRINCE WILLIAM COUNTY, VIRGINIA TAX MAP NUMBERS

GPIN 7891-69-0322, 7892-40-6524

PRIOR CASE #: REZ 2018-00018, SUP 2018-00025

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO AMEND THE PREVIOUSLY APPROVED REZONING 2018-00018 TO ALLOW FOR ADDITIONAL BUILDING HEIGHT AND MODIFIED PBD DESIGNATION.
- THERE ARE 2 PARCELS ASSOCIATED WITH THE PROJECT:
OWNER: PARSONS BUSINESS PARK LLC

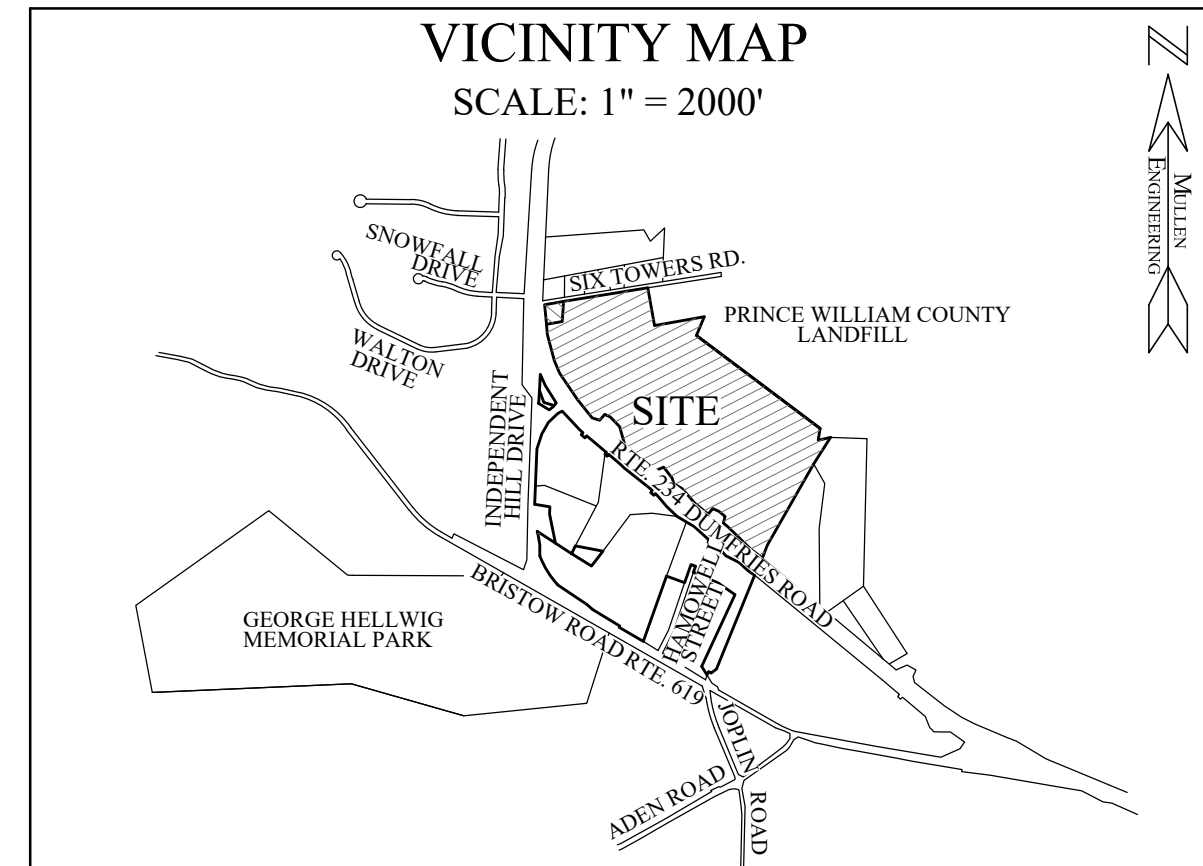
PARCEL #1: 14237 DUMFRIES RD. MANASSAS, VA. 20112 GPIN 7891-69-0322	ZONE: PBD, PLANNED BUSINESS DISTRICT MIXED USE: AGRICULTURAL 89.9962 ACRES
---	---

OWNER: PARSONS BUSINESS PARK LLC PARCEL #2: 14209 DUMFRIES RD. MANASSAS, VA. 20112 GPIN 7892-40-6524	ZONE: PBD, PLANNED BUSINESS DISTRICT MIXED USE: SFD 0.8803 ACRES
---	---

TOTAL = 90.8765 ACRES
- STORMWATER MANAGEMENT AND BMP'S FOR THIS SITE WILL BE PROVIDED IN ON-SITE STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THE PLAN.
- THERE WILL BE PLANNED TREE SAVE AREAS SHOWN ON THE SITE DEVELOPMENT PLAN. AS A PART OF THE SITE PLAN PROCESS, THE SPECIFIC TREES SAVED IN THIS AREA WILL BE DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DCSM.
- THESE PLANS IDENTIFY THE LOCATION OF ALL KNOWN GRAVESITES. GRAVESITES DISCOVERED DURING CONSTRUCTION WILL BE PROPERLY IDENTIFIED AND PROTECTED IN ACCORDANCE WITH STATE LAW.
- BOUNDARY INFORMATION IS TAKEN FROM A CURRENT SURVEY BY JEFF WARNER, L.S. TOPOGRAPHIC INFORMATION TAKEN FROM A CURRENT AERIAL SURVEY BY MCKENZIE SNYDER, INC.
- THE PROPERTIES SHOWN HEREON ARE LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN PER FIRM NUMBER 51153C0190D AND 51153C0193D EFFECTIVE DATE OF JANUARY 5, 1995
- A PORTION OF THE SITE LIES IN A RPA, SEE THE ENVIRONMENTAL CONSTRAINTS ANALYSIS FOR DETAILS.
- WATER AND SEWER DEMAND:

HEAVY INDUSTRIAL: 89.9962 ACRES X 2,000 GPD/ACRE = 179,992 GPD
COMMERCIAL AREA: 3.69 ACRES X 2,000 GPD/ACRE = 7,380 GPD
TOTAL WATER & SEWAGE DEMAND = 187,372 GPD

THE SITE WILL BE CONNECTED TO PUBLIC WATER AND PUBLIC SEWER.
- ALL LANDSCAPING TO BE IN ACCORDANCE WITH THE DCSM AND AS PROFFERED
- THE LANDSCAPING ACROSS THE SITE FRONTAGE ALONG DUMFRIES ROAD SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 20 FT. WIDE BUFFER OUTSIDE ANY EXISTING OR PROPOSED EASEMENTS, ALLOWING FOR PERPENDICULAR CROSSINGS.
 - ALL PLANTS WILL BE INDIGENOUS & DROUGHT TOLERANT.
 - THE 20 FT. BUFFER WILL CONTAIN 130 PU/100 LF. AND CONTAIN THE FULL RANGE OF CREDITED PLANTS SUCH AS PERENNIALS, ORNAMENTAL GRASSES, SHRUBS & TREES.
- ALL PROPOSED LANDSCAPING AND ADVERTISEMENT SIGNAGE AND FEATURES WILL BE PLACE OUTSIDE THE VDOT ROW.



OWNER / APPLICANT

PARSONS BUSINESS PARK LLC
14237 DUMFRIES RD.
MANASSAS, VA. 20112

SHEET INDEX

SHEET NO	DESCRIPTION
1	COVER SHEET
2	MASTER ZONING PLAN (MZP)
3	ILLUSTRATIVE PLAN
4	OFF-SITE SANITARY SEWER OUTFALL PLAN
5A - 5C	SIGHT DISTANCE PLAN AND PROFILE - DUMFRIES ROAD
6	BUFFER LANDSCAPE PLAN
7	SPECIAL USE PLAN (SUP)

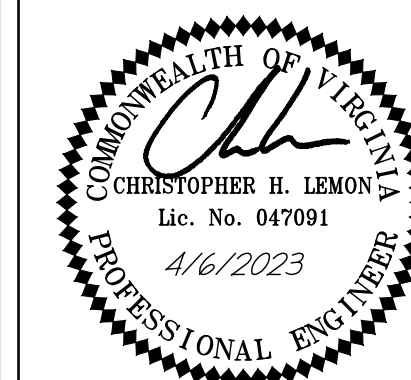
IN-HOUSE REVISIONS	
DATE	DESCRIPTION

CASE #: TBD
PRIOR CASES: REZONING REZ 2018-00018 /
SPECIAL USE PERMIT SUP 2018-00025

MASTER ZONING PLAN (MZP)

PARSONS BUSINESS PARK

Coles Magisterial District
Prince William County, VA



THIS SITE IS IN THE CENTRAL PATROL DISTRICT, C17 AND THE NEAREST FIELD OFFICES ARE THE BRADFORD SQUARE 7-ELEVEN AT 13639 DUMFRIES ROAD AND THE MONTECLAIR 7-ELEVEN AT 16170 COUNTRY CLUB DRIVE

ANY PRIVATE STREETS OR TRAVEL WAYS THAT WILL BE PART OF THE PROJECT WILL BE PRIVATELY MAINTAINED.

SCALE: 1"= 50' DATE: 4/6/2023
DESIGN BY: TB

CASE #: TBD
 PRIOR CASES: REZONING REZ 2018-00018 /
 SPECIAL USE PERMIT SUP 2018-00025

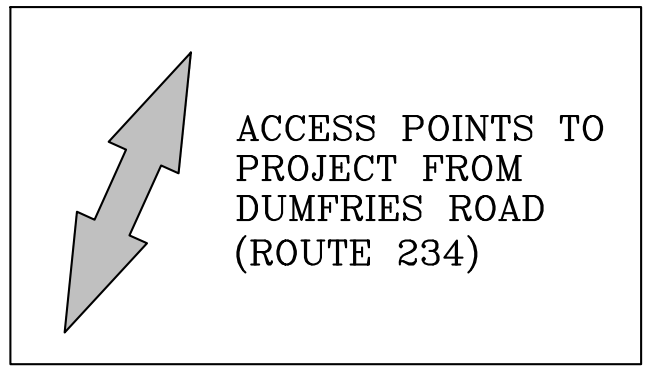
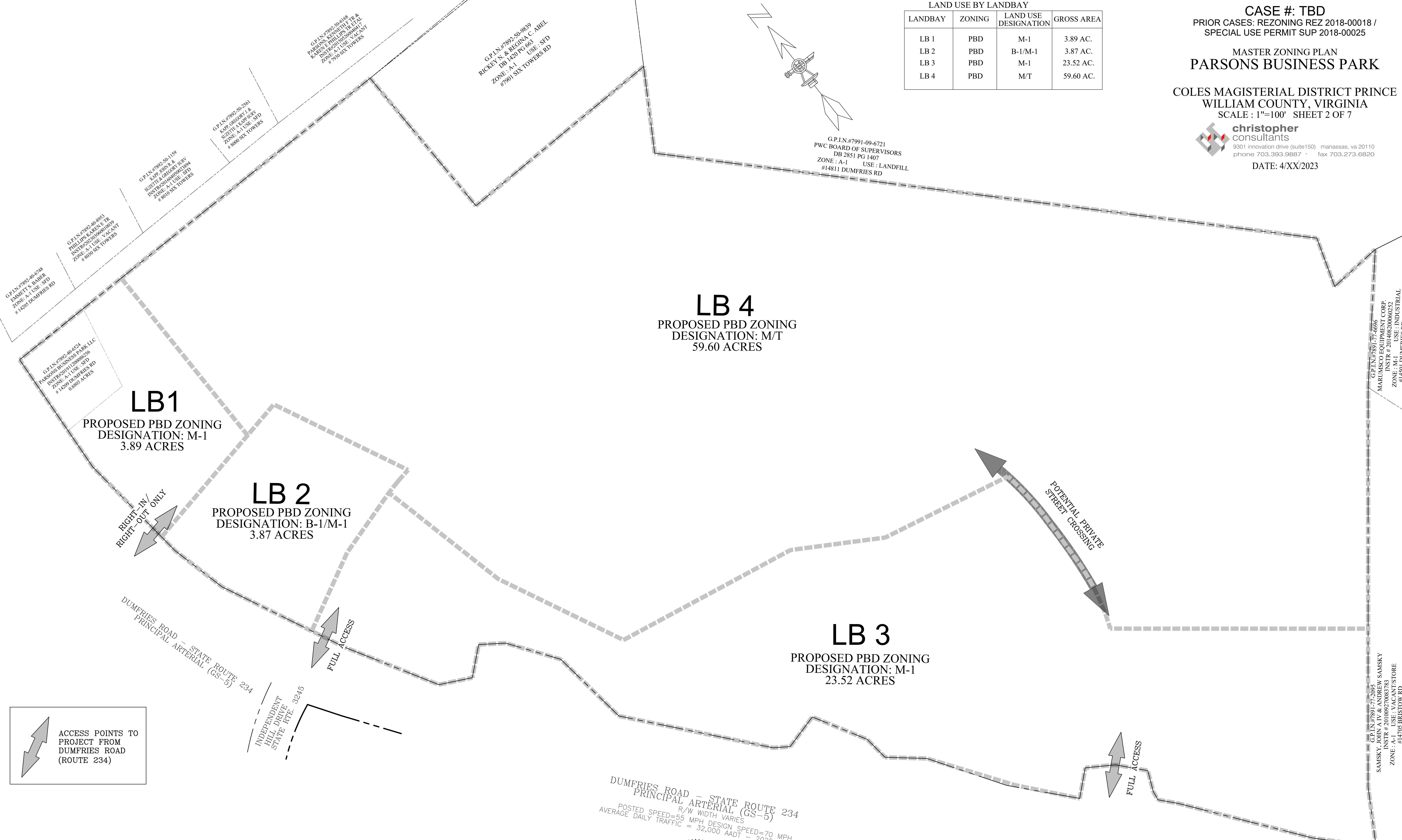
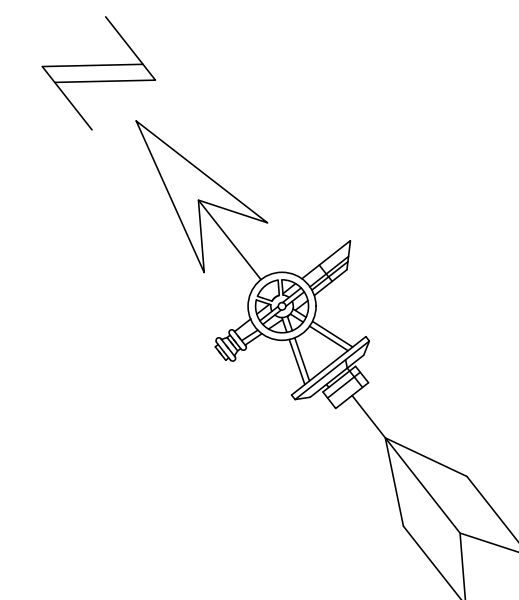
**MASTER ZONING PLAN
 PARSONS BUSINESS PARK**

COLES MAGISTERIAL DISTRICT PRINCE
 WILLIAM COUNTY, VIRGINIA
 SCALE : 1"=100' SHEET 2 OF 7

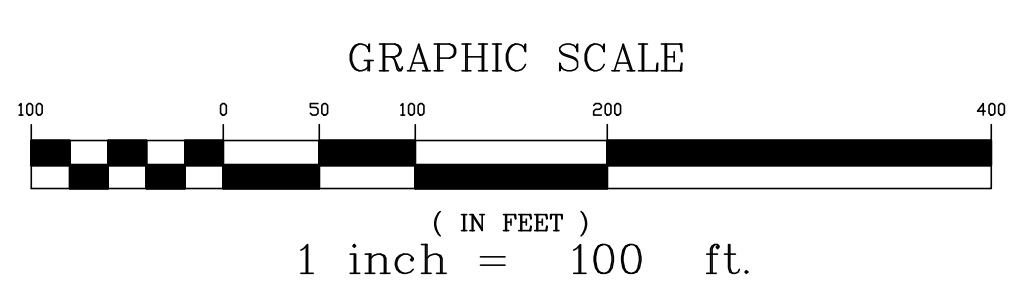
christopher
 consultants
 9301 innovation drive (suite150) manassas, va 20110
 phone 703.393.9887 fax 703.273.6820

DATE: 4/XX/2023

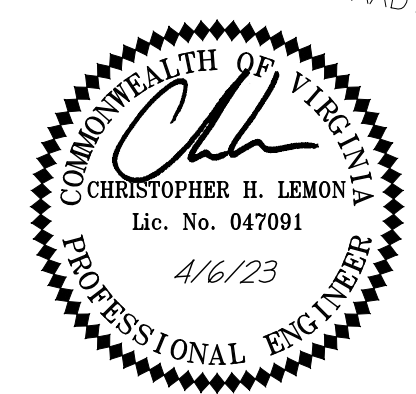
LAND USE BY LANDBAY			
LANDBAY	ZONING	LAND USE DESIGNATION	GROSS AREA
LB 1	PBD	M-1	3.89 AC.
LB 2	PBD	B-1/M-1	3.87 AC.
LB 3	PBD	M-1	23.52 AC.
LB 4	PBD	M/T	59.60 AC.



IN-HOUSE REVISIONS	
DATE	DESCRIPTION



DUMFRIES ROAD - STATE ROUTE 234
 PRINCIPAL ARTERIAL (GS-5)
 R/W WIDTH VARIES
 POSTED SPEED=55 MPH DESIGN SPEED=70 MPH
 AVERAGE DAILY TRAFFIC = 32,000 AADT - 2025 ESTIMATE



G.P.I.N.#7891-77-6696
 MARUMSCO EQUIPMENT CORP.
 INSTR.# 20148200600252
 ZONE: M-1 USE: INDUSTRIAL
 #14501 DUMFRIES RD

G.P.I.N.#7891-77-2095
 SAMSKY, JOHN A IV & ANDREW SAMSKY
 INSTR.# 201009270083783
 USE: VACANT/STORE
 ZONE: #14705 BIRSTON RD

G.P.I.N.#7892-80-6738
 EMERITT S. HANBER
 ZONE: A-1 USE: SFD
 #14289 DUMFRIES RD

G.P.I.N.#7892-80-8953
 PHILLIPS & ASSOCIATES
 INSTR.# 20148200600252
 ZONE: A-1 USE: VACANT
 #8000 SIX TOWERS

G.P.I.N.#7892-80-1159
 KIPP, GREGORY &
 SUZETTE GREGORY SURV
 INSTR.# 20148200600252
 ZONE: A-1 USE: SFD
 #8010 SIX TOWERS

G.P.I.N.#7892-80-1501
 KIPP, GREGORY &
 SUZETTE GREGORY SURV
 INSTR.# 20148200600252
 ZONE: A-1 USE: SFD
 #8000 SIX TOWERS

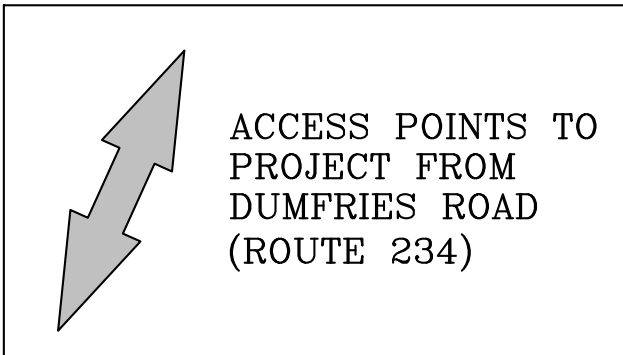
G.P.I.N.#7892-80-6168
 PARSONS BUSINESS PARK
 INSTR.# 20148200600252
 ZONE: A-1 USE: VACANT
 #7901 SIX TOWERS

G.P.I.N.#7892-80-9839
 RICKEY N. & REGINA C. ABEL
 DB 1420 PG 663 USE: SFD
 ZONE: A-1 #7901 SIX TOWERS RD

G.P.I.N.#7991-09-6721
 PWC BOARD OF SUPERVISORS
 DB 2851 PG 1407 USE: LANDFILL
 ZONE: A-1 #14811 DUMFRIES RD

- NOTE:
 1. ALL INTERNAL ACCESS POINTS WILL BE REVIEWED AND ANALYZED WITH THE FINAL SITE PLAN.
 2. BUFFER ONLY REQUIRED IF LAND BAY 2 IS DEVELOPED AS A B-1 USE.

IN-HOUSE REVISIONS	
DATE	DESCRIPTION



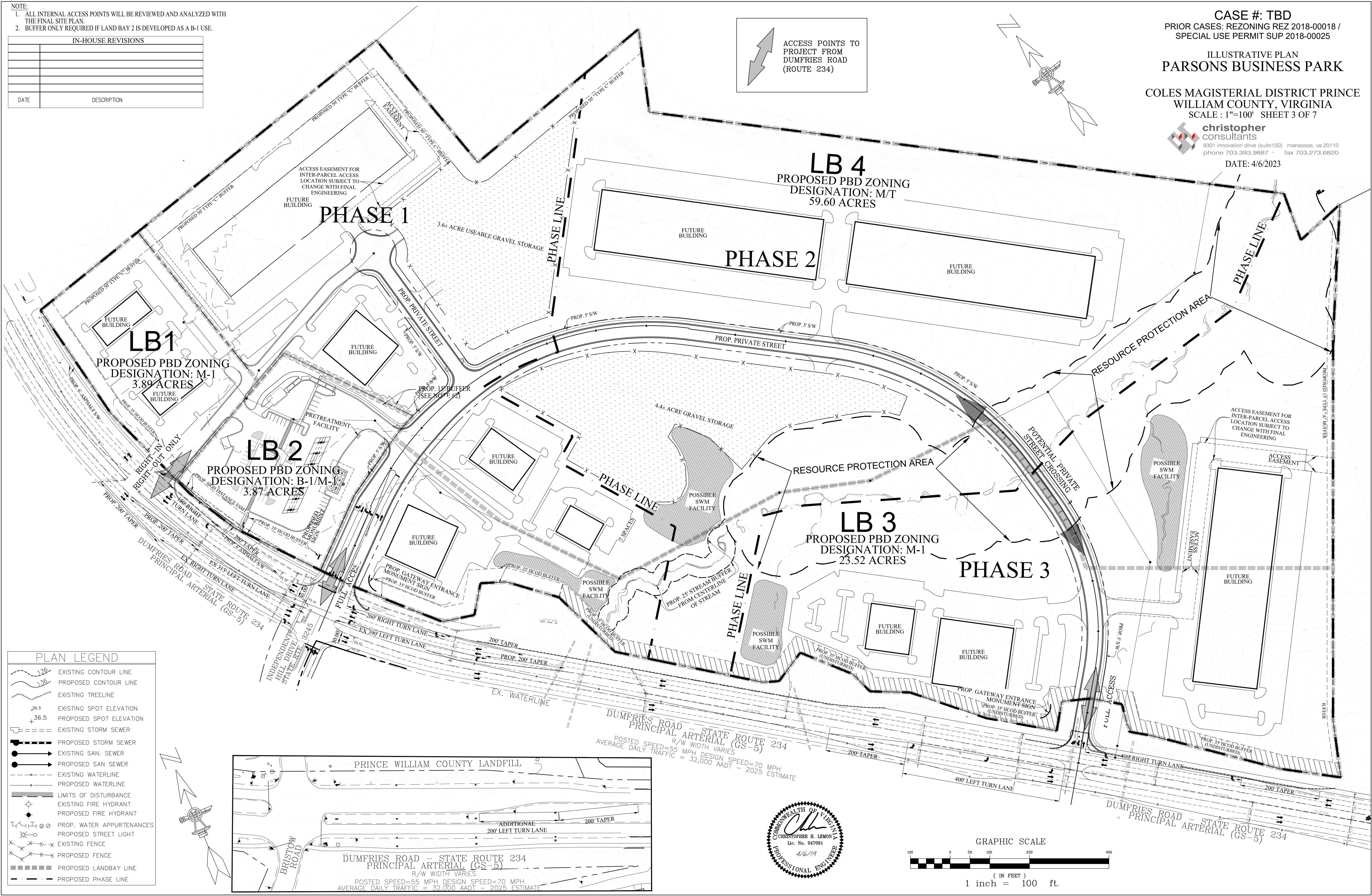
CASE #: TBD
 PRIOR CASES: REZONING REZ 2018-00018 / SPECIAL USE PERMIT SUP 2018-00025

ILLUSTRATIVE PLAN
PARSONS BUSINESS PARK

COLES MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA
 SCALE: 1"=100' SHEET 3 OF 7

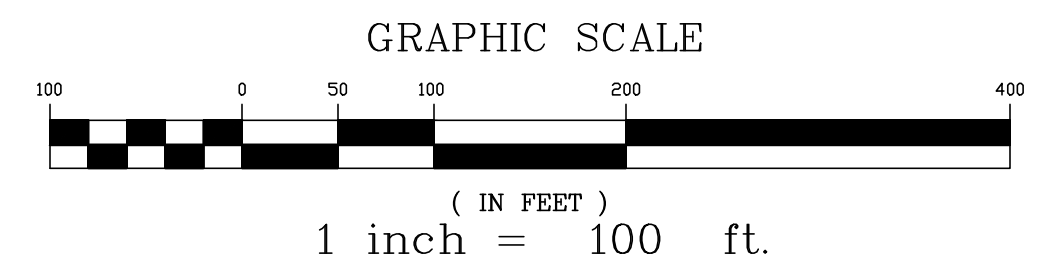
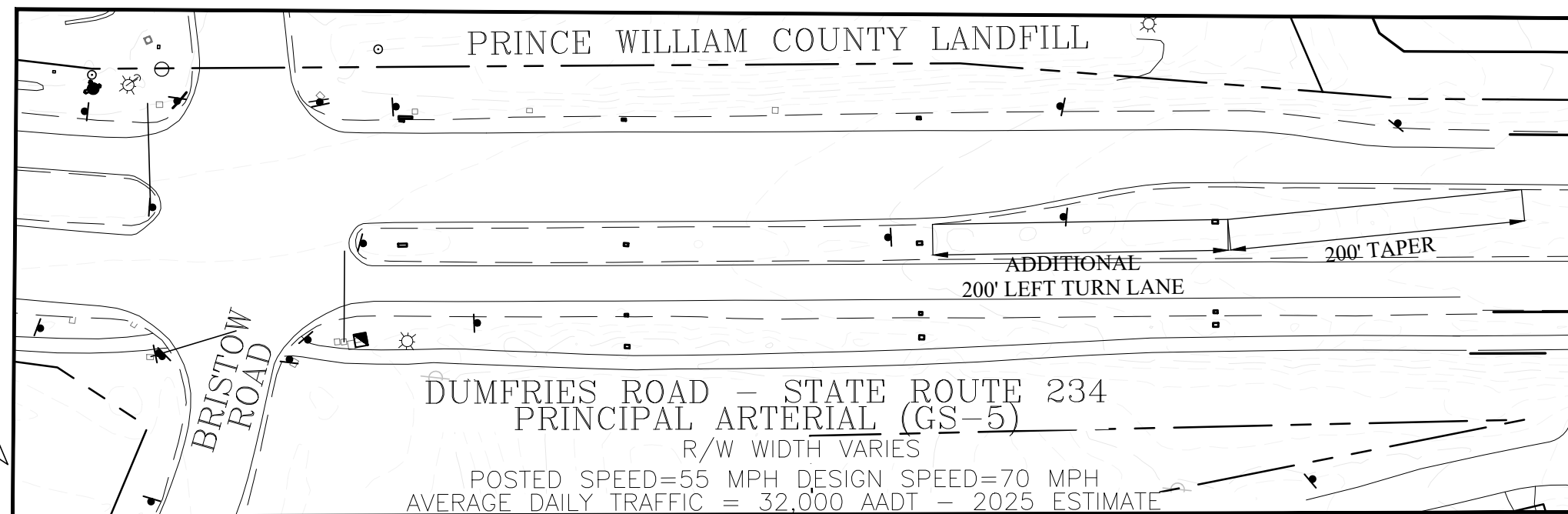
christopher consultants
 9301 innovation drive (suite 150) manassas, va 20110
 phone 703.393.9887 fax 703.273.6820

DATE: 4/6/2023



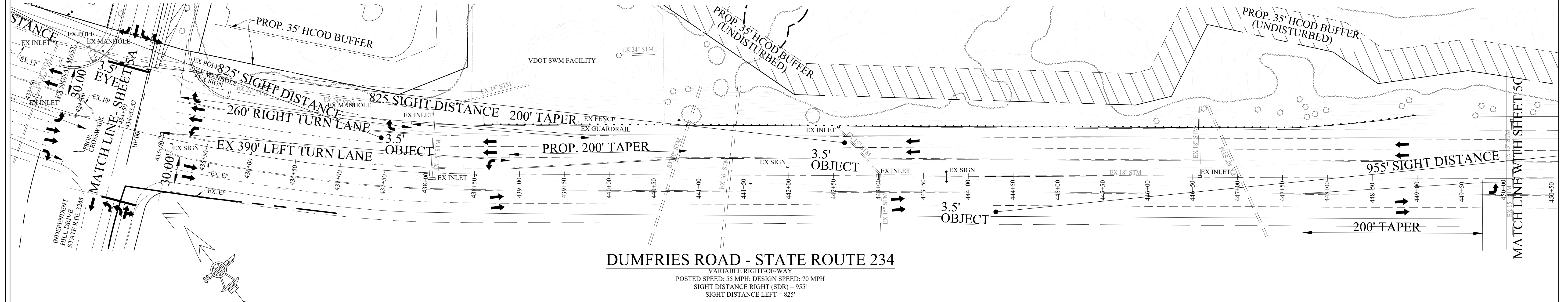
PLAN LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING TREELINE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SAN. SEWER
- PROPOSED SAN. SEWER
- EXISTING WATERLINE
- PROPOSED WATERLINE
- LIMITS OF DISTURBANCE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROP. WATER APPURTENANCES
- PROPOSED STREET LIGHT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED LANDBAY LINE
- PROPOSED PHASE LINE



DUMFRIES ROAD PLAN

SCALE: 1" = 50'

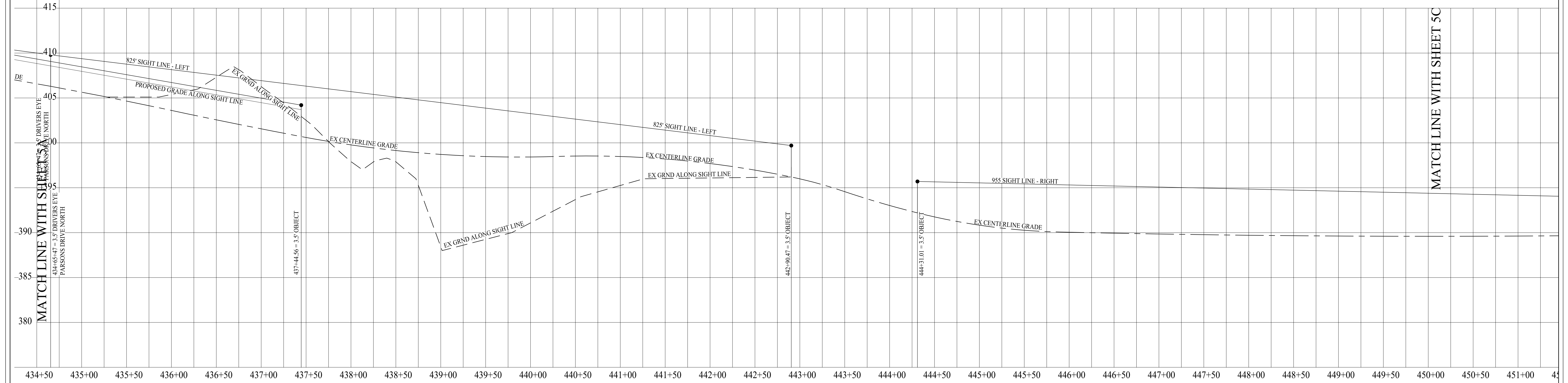


DUMFRIES ROAD - STATE ROUTE 234

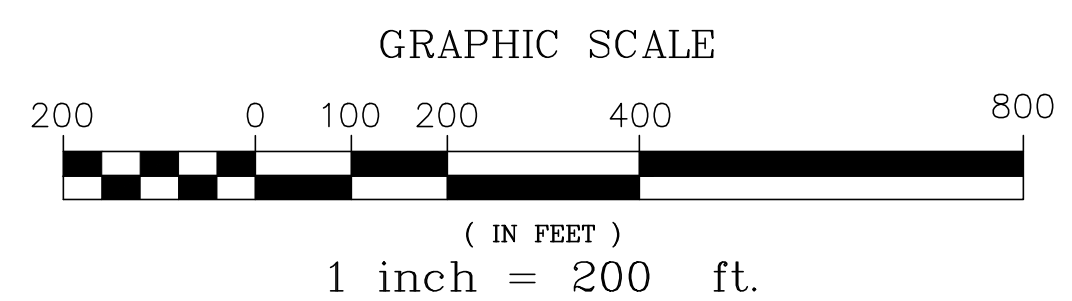
VARIABLE RIGHT-OF-WAY
 POSTED SPEED: 55 MPH, DESIGN SPEED: 70 MPH
 SIGHT DISTANCE RIGHT (SDR) = 955'
 SIGHT DISTANCE LEFT = 825'

DUMFRIES ROAD PROFILE

SCALE: 1" = 50' HORIZ; 1" = 50' VERT



IN-HOUSE REVISIONS	
DATE	DESCRIPTION



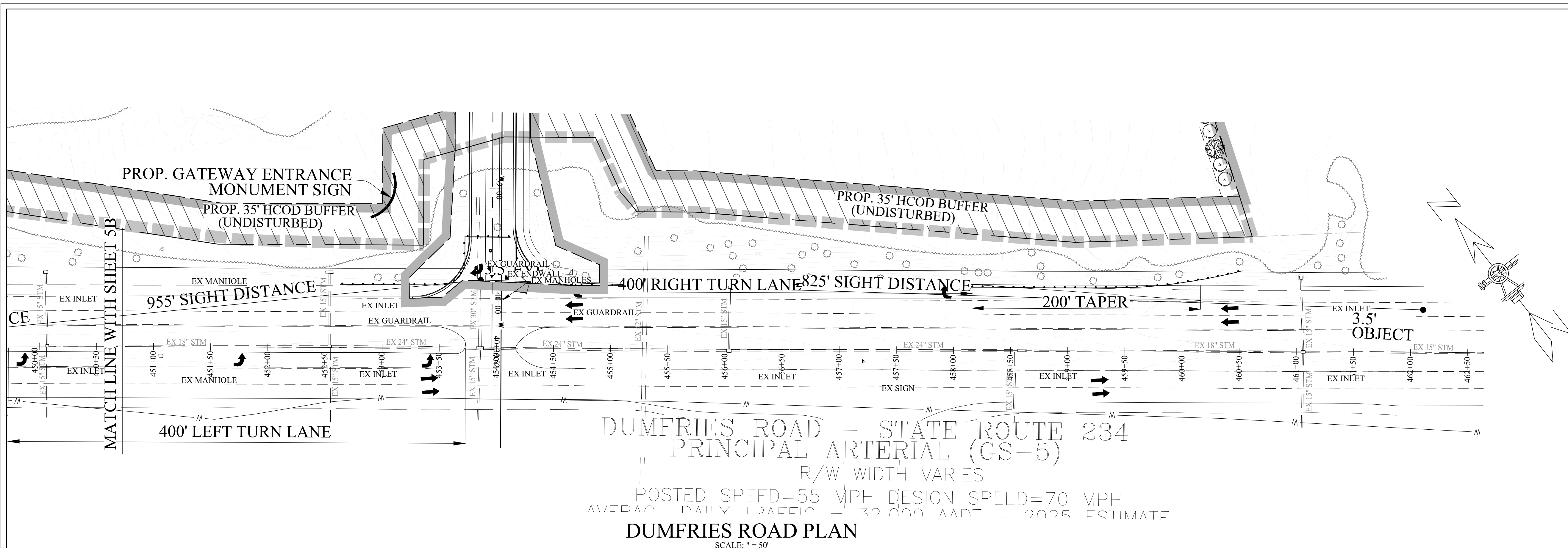
CASE #: TBD
 PRIOR CASES: REZONING REZ 2018-00018 /
 SPECIAL USE PERMIT SUP 2018-00025

Sight Distance Plan and Profile

PARSONS BUSINESS PARK
 Coles Magisterial District
 Prince William County, VA

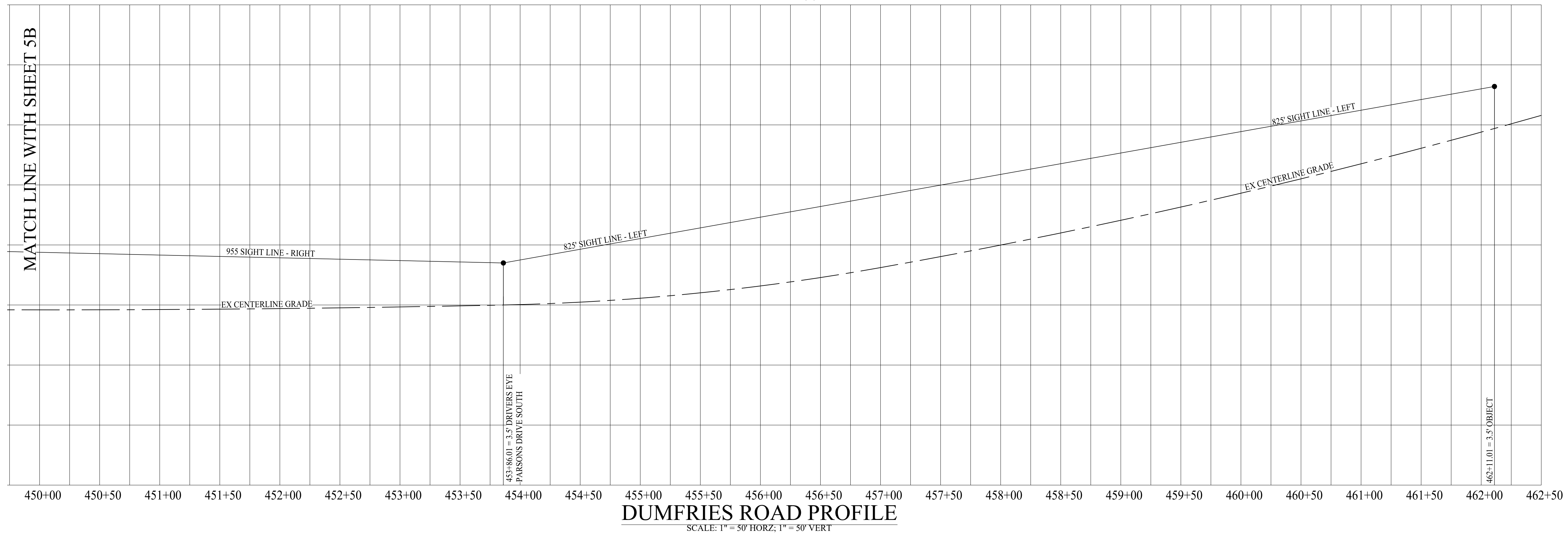


SCALE: 1"=50' DATE: 4/6/2023
 DESIGN BY: TB SHEET 5B OF 7

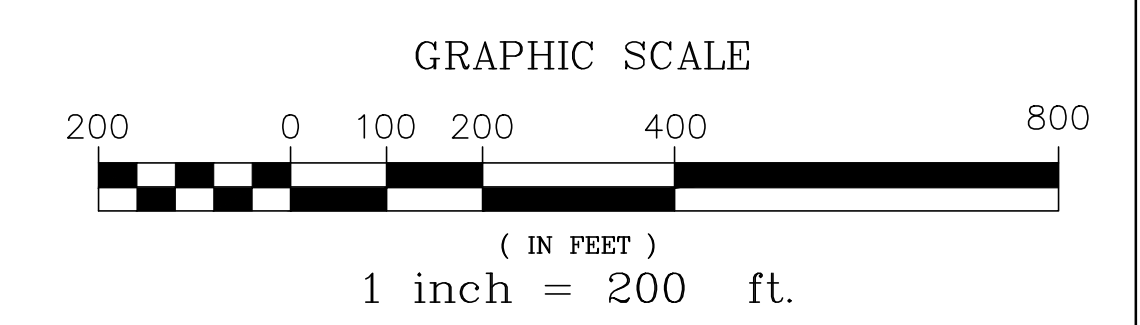


DUMFRIES ROAD - STATE ROUTE 234

VARIABLE RIGHT-OF-WAY
 POSTED SPEED: 55 MPH, DESIGN SPEED: 70 MPH
 SIGHT DISTANCE RIGHT (SDR) = 955'
 SIGHT DISTANCE LEFT = 825'



IN-HOUSE REVISIONS	
DATE	DESCRIPTION



CASE #: TBD
 PRIOR CASES: REZONING REZ 2018-00018 /
 SPECIAL USE PERMIT SUP 2018-00025

Sight Distance Plan and Profile

PARSONS BUSINESS PARK
 Coles Magisterial District
 Prince William County, VA

christopher consultants
 9301 innovation drive (suite 150) · manassas, va 20110
 phone 703.393.9887 · fax 703.273.6820

SCALE: 1"=50' DATE: 4/6/2023
 DESIGN BY: TB SHEET 5C OF 7

LANDSCAPING STRIP/BUFFER PLANTING REQUIREMENTS

1. A COMBINATION OF LARGE TREES, MEDIUM, SMALL AND/OR COMPACT TREES, AND SHRUBS SHALL BE USED TO ACHIEVE THE DESIRED EFFECT. THE CATEGORIES OF LARGE/MEDIUM/SMALL/COMPACT TREES AND SHRUBS ARE DEFINED IN TABLE I-2-T OF THE PLANT SELECTION GUIDE IN THE DCSM.
2. THIS BUFFER IS ONLY REQUIRED IF LAND BAY 2 IS DEVELOPED AS A B-1 USE. ANY COMBINATION OF THESE TREES SHALL CONFORM WITH SECTION 802.12 OF THE DCSM.

REQUIRED PLANT UNITS

- 10' LANDSCAPING STRIP = 80 PLANT UNITS PER 100 LINEAR FEET
- 15' BUFFER = 100 PLANT UNITS PER 100 LINEAR FEET
- 35' BUFFER = 190 PLANT UNITS PER 100 LINEAR FEET
- 50' BUFFER = 320 PLANT UNITS PER 100 LINEAR FEET

TREE CANOPY COVERAGE
 REQUIRED = 10% X 90.8765 AC = 9.0877 AC = 395,858 SF

- NOTES:**
1. TREE CANOPY/LANDSCAPING TO BE DETERMINED IN CONNECTION WITH FINAL ENGINEERING AND IN CONNECTION WITH FUTURE SITE PLANS AND DCSM.
 2. LIMITS OF CONSTRUCTION ARE APPROXIMATE AND MAY BE MODIFIED IN CONNECTION WITH FINAL ENGINEERING PLANS.
 3. THE FINAL MIX OF LANDSCAPING AND TREES SHOWN HEREON MAY BE REVISED IN CONNECTION WITH FINAL ENGINEERING DURING SITE REVIEW.

LANDSCAPING LEGEND

- LARGE DECIDUOUS/EVERGREEN TREES
- MEDIUM/SMALL/COMPACT DECIDUOUS/EVERGREEN TREES
- DECIDUOUS OR EVERGREEN SHRUB

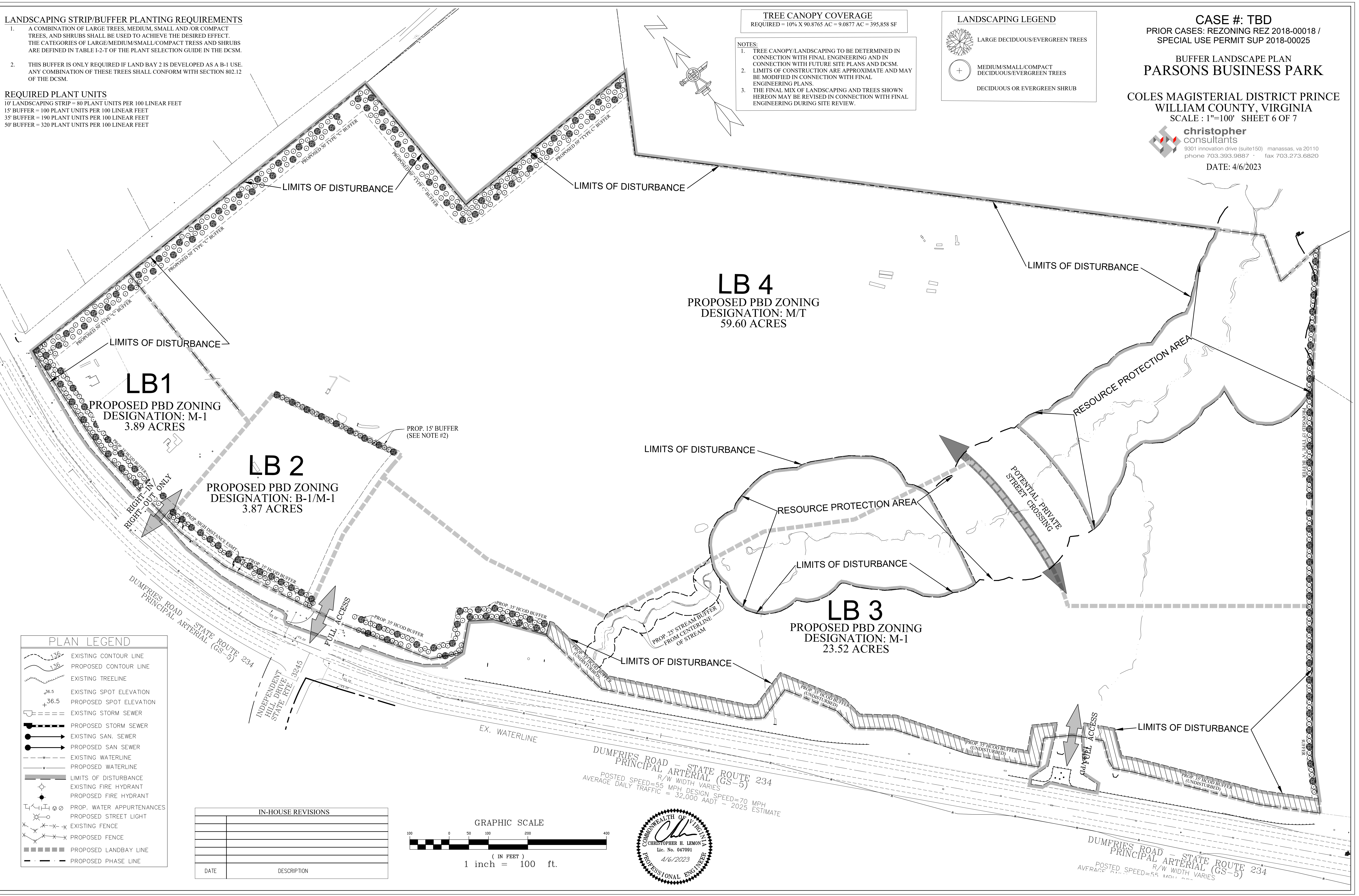
CASE #: TBD
 PRIOR CASES: REZONING REZ 2018-00018 /
 SPECIAL USE PERMIT SUP 2018-00025

**BUFFER LANDSCAPE PLAN
 PARSONS BUSINESS PARK**

COLES MAGISTERIAL DISTRICT PRINCE
 WILLIAM COUNTY, VIRGINIA
 SCALE: 1"=100' SHEET 6 OF 7

christopher consultants
 9301 innovation drive (suite150) manassas, va 20110
 phone 703.393.9887 fax 703.273.6820

DATE: 4/6/2023



PLAN LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING TREELINE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
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- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROP. WATER APPURTENANCES
- PROPOSED STREET LIGHT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED LANDBAY LINE
- PROPOSED PHASE LINE

IN-HOUSE REVISIONS

NO.	DATE	DESCRIPTION

