

APPLICATION FOR A REZONING / PROFFER AMENDMENT (circle one)

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

Project Name 12504 Purcell Road

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:

G.P.I.N. #	From:	To:	Acres:	(Total)
<u>7993-42-5999</u>	<u>A-1</u>	<u>SR-1</u>	<u>55.0257</u>	

- OR -

The undersigned propose(s) to amend the proffered conditions of
Rezoning # _____

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.

Approximately 0.70 mi Northwest of the Purcell Road and Hoadly Road intersection

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:

☐ **Owner of Property**

name: Purcell Road LLC
mailing: 9720 Capital Court, Suite 108
address: Manassas, Virginia 20110
phone: 703-257-0877

☒ **Authorized Agent(s)**

name: Robert Williams (WE Inc)
mailing: 32 Arrowhead Drive, Suite 101, Box 67
address: Ruby, Virginia 22545
phone: 540-226-1203

☐ **Contract Purchaser/Lessee**

name: _____
mailing: _____
address: _____
phone: _____

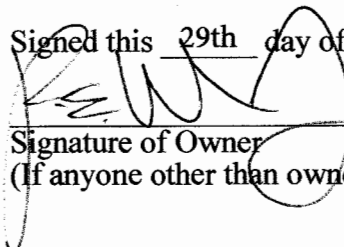
☐ **Engineer**

name: EMSI Engineering
mailing: 9720 Capital Court, Suite 108
address: Manassas, Virginia 20110
phone: 703-257-0877

Please 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 29th day of June, 2016.



Signature of Owner

(If anyone other than owner is signing, power of attorney must be attached.)

INTEREST DISCLOSURE AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This _____ day of _____, 2016,
(Day) (Month) (Year)

I, Talal Hassan Manager of Purcell Rd LLC (Owner)

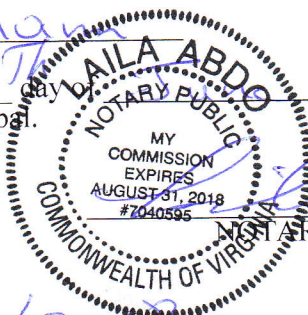
hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

Talal Hassan
Owner
Talal Hassan
Manager
Purcell Rd LLC.

COMMONWEALTH OF VIRGINIA: VA

County of Prince William

Subscribed and sworn to before me this 24th day of _____, 2016 in my county and state aforesaid, by the aforementioned principal.



My Commission Expires: 08/31/2018

SPECIAL POWER OF ATTORNEY AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 24th day of June, 2016,
(Day) (Month) (Year)

I, Talal Hassan Manager of Purcell rd LLC the owner of
7993-42-5999 (describe land by geographical parcel
identification number [GPIN]) make, constitute, and appoint

Robert E Williams, Jr,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

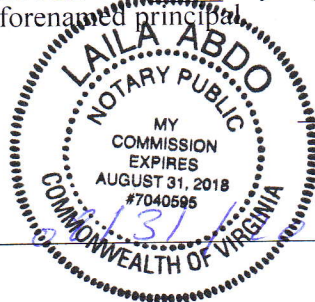
Robert E Williams, Jr full power and authority to do and perform
all acts and make all representation necessary, without any limitation whatsoever, to make
application for said rezoning.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in
full force and effect on June 27, 2016, and shall remain in full force
and effect thereafter until actual notice, by certified mail, return receipt requested is received by
the Office of Planning of Prince William County stating that the terms of this power have been
revoked or modified.

COMMONWEALTH OF VIRGINIA: VA

County of Prince William

Subscribed and sworn to before me this 24th day of June, 2016 in my county
and state aforesaid, by the aforementioned principal



[Signature]
NOTARY PUBLIC

My Commission Expires: 131/18

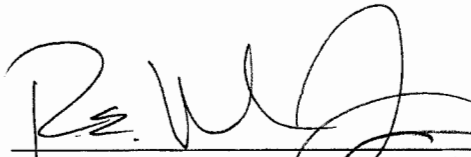
ADJACENT PROPERTY OWNERS AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 29th day of June, 2016,
(Day) (Month) (Year)

I, Robert E Williams, Jr
(Owner/Contract Purchaser/Authorized Agent)

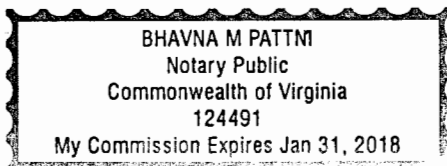
hereby make oath that the list of owner or owners, their agent or the occupant, of each parcel involved, landowners within 200 feet of all portions of the subject property and all property immediately across the street or road from the subject property (including those parcels which lie in other localities of the Commonwealth), any homeowners and/or civic associations having jurisdiction over the property or within 200 feet of the subject property, the chief administrative officer of all jurisdictions located within one-half mile of all portions of the subject property, and Quantico Marine Corp Base or Manassas Regional Airport, if portions of the subject property are located within 3,000 feet of the boundary of these facilities, is a true and accurate list as submitted with my application.


Owner/Contract Purchaser/Authorized Agent
(circle one)

COMMONWEALTH OF VIRGINIA:

County of Stafford

Subscribed and sworn to before me this 29th day of June, 2016 in my county and state aforesaid, by the aforementioned principal.




NOTARY PUBLIC

My Commission Expires: 01/31/2018

201606030041718

6/3/2016

2:51 PM

Michèle B. McQuigg, Clerk

Prince William County, VA

Pages: 6

DEED

Grantor Tax Pd \$3029.50

THIS DEED made this 2nd day of June, 2016, by and between KENNETH E. LABOWITZ and ANNE M. HEISHMAN, Co-Administrators of the Estate of Emma Jean Saltess, having qualified as such on May 28, 2014, in the Circuit Court for Fairfax County, Virginia, Fiduciary No. FI-2014-0000721, Grantors, and PURCELL RD LLC, a Virginia limited liability company, Grantee.

WITNESSETH:

that for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors do hereby grant and convey unto Grantee, with SPECIAL WARRANTY OF TITLE, in fee simple, all of that certain lot or parcel of land situate, lying and being in Prince William County, Virginia, and more particularly described as follows:

BEGINNING at a pipe on said Route 643, corner of Ed Posey, and running thence with said route S. 28° 33' 56" E. 286.85 feet to a pipe; thence S. 44° 30' 21" E. 405.02 feet to another pipe; thence S. 26° 34' 01" E. 139.95 feet to another pipe; thence S. 7° 23' 34" W. 68.24 feet to a tree; thence S. 23° 25' 46" W. 184.20 feet to another pipe; thence S. 0° 56' 17" E. 202.16 feet to another pipe; thence S. 16° 39' 57" E. 530.73 feet to another pipe; thence S. 34° 10' 06" E. 171.10 feet to another pipe, corner of land sold to Le Croy; thence leaving said Route 643, N. 87° 13' 30" W. 1001.73 feet to a concrete monument; thence S. 74° 20' 53" W. 645.28 feet to an oak tree (white Oak) corner to Arthur Cornwell; thence N. 38° 59' 51" W. 762.40 feet to a stone, corner with said Cornwell and Ed Posey; thence N. 34° 00' 22" E. 1126.41 feet to a marked tree corner to Ed Posey; thence N. 66° 36' 24" E. 891.75 feet to the beginning, containing 55.0257 acres, more or less.

AND BEING the same property acquired by Alexander W. Saltess and Emma Jean Saltess, his wife, as tenants by the entirety by virtue of deed recorded in Deed Book 463, page 289; Alexander W. Saltess having departed this life on January 4, 1992, per Will Book 446, page 426; Emma Jean Saltess having departed this life on February 17, 2014, per Will Book 1013, page 432, leaving Patricia Saltess, sole heir of the Estate of Emma Jean Saltess. The aforesaid Co-Administrators granted authority to convey per order attached as Exhibit "A".

This conveyance is made subject to all covenants, restrictions, conditions, rights of way and reservations contained in the deeds forming the chain of title to the property hereby conveyed.

Prepared By:

Peter A. Dingman, Esquire, VSB #14378
Dingman Labowitz, P.C.
Post Office Box 324
Alexandria, Virginia 22313-0324
Telephone No. 703.519.0999
Facsimile No. 703.519.1511

Grantee's Mailing Address:

9720 Capital Court, Suite 108
Manassas, Virginia 20110

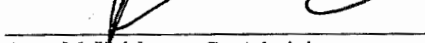
Consideration: \$800,000.00
Assessed Value: \$3,029,400.00
Parcel ID #7993-42-5999

WALKER TITLE LLC
A# A1500865
SQG

WITNESS the following signatures and seals:

ESTATE OF EMMA JEAN SALTESS

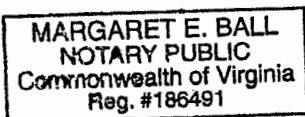
By:  (SEAL)
Kenneth E. Labowitz, Co-Administrator

By:  (SEAL)
Anne M. Heishman, Co-Administrator

COMMONWEALTH OF VIRGINIA
CITY OF ALEXANDRIA, to-wit:

I, the undersigned, a Notary Public in and for the Commonwealth of Virginia at Large, do hereby certify that this day personally appeared before me in the jurisdiction aforesaid, KENNETH E. LABOWITZ and ANNE M. HEISHMAN, whose names as Co-Administrators of the Estate of Emma Jean Saltes, are signed to the foregoing deed dated the 2nd day of June, 2016, and acknowledged the same.

Given under my hand and seal this 2nd day of June, 2016.



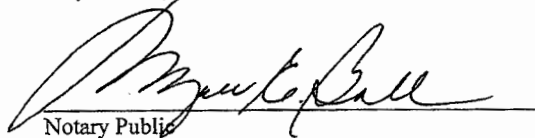

Notary Public
My Commission Expires: 11/30/2018
Registration No. 186491

EXHIBIT A

VIRGINIA:

IN THE FAIRFAX COUNTY CIRCUIT COURT

IN RE: ESTATE OF	:	
EMMA JEAN SALTESS,	:	Civil Action No. 2016-07258
	:	Fiduciary No. 2014-721
Deceased.	:	

ORDER GRANTING FIDUCIARY POWERS AND APPROVING SALES CONTRACT

CAME ON the Petition of Anne M. Heishman and Kenneth E. Labowitz as Co-Administrators of the Estate of Emma Jean Saltess, deceased, pursuant to Virginia Code §64.2-106, for the grant to them of the fiduciary powers set forth in Virginia Code §64.2-105, specifically for the authority to sell the unimproved land owned by Ms. Saltess in Prince William County, Virginia, and the Court finds as follows:

1. Emma Jean Saltess ("Ms. Saltess") died intestate on February 17, 2014. Anne M. Heishman and Kenneth E. Labowitz were appointed Co-Administrators of the Estate on April 21, 2014. They have qualified and serve in that office.

2. Ms. Saltess was survived by one daughter, Patricia Saltess. Ms. Heishman and Mr. Labowitz serve as Co-Trustees of the Custodial Trust established for the benefit of Patricia Saltess by order of the City of Alexandria Circuit Court dated November 12, 2014 (Fiduciary No. CW 14001415).

3. At the time of her death, Ms. Saltess owned 55.0257 acres of undeveloped property in Prince William County, known as 12504 Purcell Road, Manassas, Virginia. The Co-Administrators have now received a proposed contract to purchase the Prince William property from EPI 2 LLC for a gross sales price of \$800,000. The property has a tax assessed value of \$1,524,000 and an appraised value of \$825,000.

4. The Co-Administrators have marketed the property since 2014 and the current proposed contract is the first that has been acceptable and progressed to a scheduled closing date. The property requires extensive approvals from Prince William County before it can be developed and the topography of the site limits the number and configuration of buildable lots.

5. Approval of this contract is in the best interests of the Estate and its sole beneficiary, Patricia Saltess. The property has essentially maintained the same assessed value for the past ten years and the same problems with development are present now as they have been in the past. The carrying cost of the property is negligible because the property tax rate is based on an agricultural status, resulting in property taxes of less than \$200 a year. However, there appears to be no significant prospect of appreciation in holding the property.

6. Upon sale of the property, the proceeds will be deposited into the Custodial Trust for Patricia Saltess and can be invested with a reasonable expectation of appreciation in investments far more liquid than the property as it is now held. Should Patricia Saltess require funds for her care or another purpose, there will be sufficient liquid funds available to the Co-Trustees.

7. Notice of this proceeding was provided to Patricia Saltess and her Guardian *ad Litem*, Cary Cucinelli, Esq.

WHEREFORE, upon notice to Patricia Saltess and the report of the Guardian *ad Litem*, it is hereby

ORDERED that Anne M. Heishman and Kenneth E. Labowitz as Co-Administrators of the Estate of Emma Jean Saltess should be and hereby are granted the fiduciary powers set forth in Virginia Code §64.2-105; and it is further

ORDERED that the contract for the sale of said property as attached to the Petition for Entry of Order Granting Fiduciary Powers and for Approval of Contract of Sale is in the best interests of the Estate of Emma Jean Saltess, and should be and hereby is confirmed, ratified, and approved, with the net proceeds from the sale to be included within the Estate of Emma Jean Saltess and accounted for by the Co-Administrators in the regular course of their responsibilities; and it is further

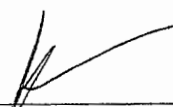
ORDERED that Cary Z. Cucinelli, Esquire, shall be paid the sum of \$568.75 for her services as Guardian *ad Litem* for Patricia Saltess, to be paid from the estate of Emma Jean Saltess.

ENTERED May 27, 2016.




Judge, Fairfax County Circuit Court

WE ASK FOR THIS:

By: 
 Anne M. Heislman - Virginia Bar No. 65540
 amh@dingmanlabowitz.com
 Kenneth E. Labowitz - Virginia Bar No. 16580
 kel@dingmanlabowitz.com
 Dingman Labowitz P.C.
 526 King Street, Suite 423
 Alexandria, Virginia 22314
 Telephone: 703.519.0999
 Facsimile: 703.519.1511
 Co-Administrators for the Estate of Emma Jean Saltess

SEEN AND AGREED:

By: 
Cary Z. Cucinelli - V.S.B. No. 72102
cary@cucinellilaw.com
Cucinelli Law, PLLC
10555 Main Street, Suite 300
Fairfax, Virginia 22030
Telephone: 703.537.0000
Facsimile: 703.991.0609
Guardian ad Litem for Patricia Saltess

DESCRIPTION OF THE LAND OF PURCELL RD, LLC
PRINCE WILLIAM COUNTY, VIRGINIA
JUNE 30, 2016

All of that certain lot or parcel of land situate, lying and being in Prince William County, Virginia, and more particularly described as follows:

BEGINNING at a point on the southerly right of way of Purcell Road, Route 643, now or formerly a corner to Ed Posey, and running thence with said right of way S 28° 33' 56" E, 286.85 feet to a pipe; thence S 44° 30' 21" E, 405.02 feet to a pipe; thence S 26° 34' 01" E, 139.95 feet to a pipe; thence S 07° 23' 34" W, 68.24 feet to a tree; thence S 23° 25' 46" W, 184.20 feet to a pipe; thence S 00° 56' 17" E, 202.16 feet to a pipe; thence S 16° 39' 57" E, 530.73 feet to a pipe; thence S 34° 10' 06" E, 171.10 feet to a pipe, now or formerly corner of land sold to Le Croy; thence leaving said right of way, N 87° 13' 30" W, 1001.73 feet to a concrete monument; thence S 74° 20' 53" W, 645.28 feet to an oak tree (white Oak) now or formerly corner to Arthur Cornwell; thence N 38° 59' 51" W, 762.40 feet to a stone, now or formerly corner with said Cornwell and Ed Posey; thence N 34° 00' 22" E, 1126.41 feet to a marked tree, now or formerly corner to Ed Posey; thence N 66° 36' 24" E, 891.75 feet to the point of beginning, containing 55.0257 acres, more or less.

AND BEING the same property acquired by Alexander W. Saltess and Emma Jean Saltess, his wife, as tenants by the entirety by virtue of deed recorded in Deed Book 463, page 289, among the land records of Prince William County, Virginia.

REZ#: PLN2016-XXXX, 12504 PURCELL ROAD WRITTEN NARRATIVE

The Applicant presents for consideration, the rezoning from A-1 to SR-1 of a 55.0257 acre parcel located at 12504 Purcell Road and more particularly described as Prince William County GPIN 7993-42-5999. The purpose of the rezoning is to allow subdivision of the parcel for single family detached dwellings. The subdivision proposes twenty-nine (29) residential lots with a 1 acre minimum lot area. Two outlots, totaling approximately 19.7 acres (+/-35%), are proposed as dedicated open space. The property is bounded to the north, south and west by four (4) existing residential subdivisions, all zoned SR-1. The property is bounded to the east by Purcell Road, Route 643. Properties across Purcell Road from the subject parcel are developed as single family detached residential and are zoned A-1.

LAND USE

The subject property is designated SRR (Semi-Rural Residential) according to the Long-Range Land Use Map of the Comprehensive Plan. The proposed SR-1 (Semi-Rural Residential) zoning district implements the SRR use designation. The semi-rural residential development is consistent with other surrounding land uses. Existing adjacent subdivisions are zoned SR-1.

COMMUNITY DESIGN

The applicant is proffering a Generalized Development Plan (GDP) which includes details of the subdivision layout using a conventional design option, access improvements, internal circulation, limits of clearing and grading, and open space. An entry sign feature at Purcell Road is not currently shown but may be provided during preparation of the final subdivision plan and will meet the County sign ordinance and current DCSM design standards with associated landscaping. A homeowners association (HOA) will be created and shall be responsible for the maintenance of any sign and proposed common area open space.

CULTURAL RESOURCES

Per the Prince William Comprehensive Plan Map of High Sensitivity Areas and County Registered Historic Sites, no recorded cultural resources are shown on or near the subject property. Based on the Cultural Resources Assessment and Record Check, there is a medium to high potential for archaeological sites and or historical structures on the property. Therefore, a Phase I Archaeological Survey is to be conducted.

ECONOMIC DEVELOPMENT

The Economic Development Section of the Prince William County Comprehensive Plan is not applicable to this residential application.

ENVIRONMENT

The subject property contains a prominent stream feature with several branches, each of which is being preserved as open space with Parcels A and B. They represent approximately 35% of the site area. Resource Protection Areas (RPA) and 100 Year Flood Plan exist on the parcel and will remain mostly undisturbed other than a single proposed stream crossing. As depicted on the GDP, steep slopes are associated with soil types 23D (15% to 20%) and 23E (25% to 50%). Soil type 27A is considered a highly permeable soil as shown on the Prince William County Comprehensive Plan Highly Permeable Soils Map. Soil types 23C, 23D, 23E and 24C are considered highly erodible soils as shown on the Prince William County Comprehensive Plan Highly Erodible Soils Map. The Perennial Flow Determination (PFD) has more specific information with regard to the stream and branches. The Environmental Constraints Analysis (ECA) has more specific information with regard to existing site features. The entire property is wooded.

In determining home sites and drainfield locations for the proposed lots, a considerable amount of trees will be cleared. Limits of disturbance have been shown on the GDP and fall outside the RPA limits. During the preparation of the final subdivision plan, disturbance will be minimized and tree preservation maximized, which may modify the extent of clearing and grading.

FIRE AND RESCUE

The nearest responding fire station is Dale City Volunteer Fire Station #18, which is approximately 1.6 miles east of the subject property and within the 4.0-minute response area for fire suppression and basic life support. The new lots will create additional demand on the Fire Department.

Based on the Prince William County Policy Guide for Monetary Contributions, the suggested contribution towards fire and rescue is \$1,053 per residential unit. With 29 units proposed, the suggested monetary contribution is calculated to be $(29 \text{ units})(\$1,053/\text{unit}) = \$30,537$.

HOUSING

The application does not currently propose affordable housing units.

LIBRARIES

The closest library to the subject property is the Independent Hill Neighborhood Library at 14418 Bristow Road. The new lots will generate additional users for the library system.

Based on the Prince William County Policy Guide for Monetary Contributions, the suggested contribution towards libraries is \$812 per residential unit. With 29 units proposed, the suggested monetary contribution is calculated to be $(29 \text{ units})(\$812/\text{unit}) = \$23,548$.

PARKS, OPEN SPACE AND TRAILS

There are no existing trails in the vicinity of the subject property nor any trails proposed. The closest County Parks to the subject property is Prince William County Park located at 14420 Bristow Road and Waterworks Waterpark located at 5301 Dale Boulevard. The new lots will generate additional users for the County Parks.

Based on the Prince William County Policy Guide for Monetary Contributions, the suggested contribution towards parks is \$5,592 per residential unit. With 29 units proposed, the suggested monetary contribution is calculated to be $(29 \text{ units})(\$5,592/\text{unit}) = \$162,168$.

POLICE

The closest Prince William County Police Department Station to the subject property is located at 1 County Court. The new lots will create additional demand on the Police Department. Crime Prevention through Environmental Design (CPTED) elements will be incorporated into the overall subdivision design in regard to its layout and amenities. Through the establishment of a Homeowners Association (HOA), all common areas will be maintained as well.

POTABLE WATER

The applicant proposes individual private domestic water wells on each lot for potable water per Health Department standards and specifications.

SANITARY SEWER

The applicant proposes individual private septic systems on each lot to provide sanitary sewer per Health Department standards and specifications.

SCHOOLS

The subject property lies within the Marshall Elementary School Boundary, the Benton Middle School Boundary and the Osborne Park High School Boundary. The proposed single family residences will add school aged children to the school system. The Prince William County School System has Student Generation Factors (SGF) for each school level based on residential unit types. Based on a single family detached unit, the SGF for elementary school students is 0.305. Therefore, the number of elementary school students generated by the proposed development is $(29)(0.305) = 8.845$. The SGF for middle school students is 0.162. Therefore, the number of middle school students generated by the proposed development is $(29)(0.162) = 4.698$. The SGF for high school students is 0.214. Therefore, the number of high school students generated by the proposed development is $(29)(0.214) = 6.206$.

The Prince William County School System will determine any anticipated shortfall between existing and projected and already funded school facilities, and the school facility demand generated by the proposed residential development.

Based on the Prince William County Policy Guide for Monetary Contributions, the suggested contribution towards schools is \$20,694 per residential unit. With 29 units proposed, the suggested monetary contribution is calculated to be $(29 \text{ units})(\$20,694/\text{unit}) = \$600,126$.

TELECOMMUNICATIONS

The Telecommunications Section of the Prince William County Comprehensive Plan is not applicable to this residential application.

TRANSPORTATION

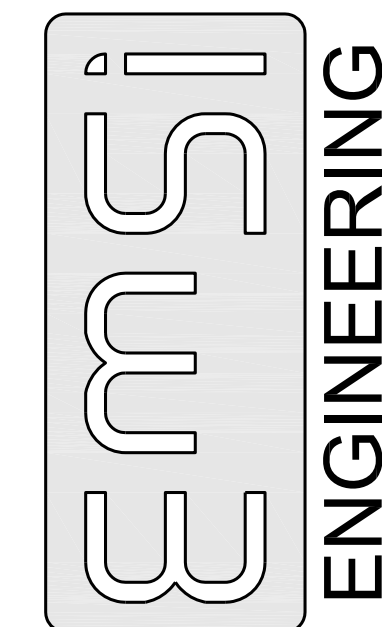
Per Table 2 of the Prince William County Comprehensive Plan Thoroughfare Plan Summary, Purcell Road is classified as an existing Major Collector with existing typical section and right of way. It is to remain a two (2) lane road with no trails proposed. Right of way dedication along Purcell Road is anticipated for safety and/or realignment improvements and will be provided with the subdivision, as necessary.

The nearest existing Omnilink bus route passes through the intersection of Hoadly Road and Dale Boulevard. No routes exist nor are proposed to run along Purcell Road. No existing Park and Ride Lots are located near the subject property nor are any lots proposed.

If required, a Traffic Impact Analysis (TIA) will determine the impact of the development on the transportation system.

Based on the Prince William County Policy Guide for Monetary Contributions, the suggested contribution towards unfunded transportation improvements is \$16,780 per residential unit. With 29 units proposed, the suggested monetary contribution is calculated to be $(29 \text{ units})(\$16,780/\text{unit}) = \$486,620$. Deductions for right of way dedication and roadway improvements may impact the monetary contribution and will be determined during preparation of the final subdivision plan.

REZONING #PLN2016-
12504 PURCELL ROAD
PRINCE WILLIAM COUNTY, VIRGINIA
JUNE, 2016

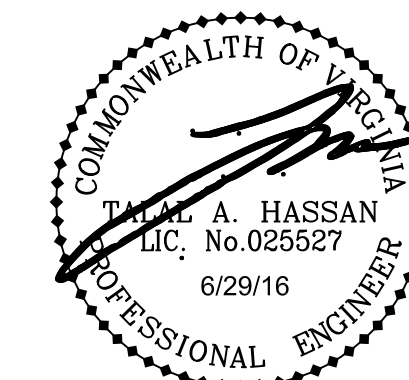


3720 Capital Court, Suite 108
Manassas, Virginia 20110
Ph. (703) 257 - 0877
Fax (703) 361 - 3798
www.emsienq.com

TALAL A. HASSAN
PROJECT COORDINATOR

**GENERAL DEVELOPMENT PLAN
12504 PURCELL ROAD
COLES DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA**

PROJECT NO.
VAPW-01



PLAN STATUS

DATE		DESCRIPTION	
RW DESIGN	RW DRAWN	RW CHECK	
SCALE		H: N/A V:	
JOB No.			
DATE :		JUNE 29, 2016	
FILE No.			
SHEET		1 of 4	



VICINITY MAP

SCALE 1" = 1000'

PROPERTY INFORMATION

GPIN 7993-42-5999
12504 PURCELL ROAD
MANASSAS, VIRGINIA 20112

OWNER

PURCELL RD, LLC
9720 CAPITAL COURT, SUITE 108
MANASSAS, VIRGINIA 20110

APPLICANT

PURCELL RD, LLC
9720 CAPITAL COURT, SUITE 108
MANASSAS, VIRGINIA 20110

AREA TABULATION






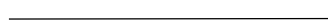
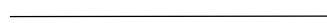






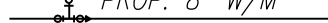



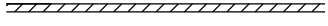



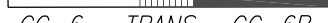




















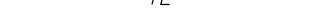




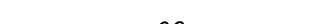


GPIN 7993-42-5999=	55.0257 AC.
PURCELL ROAD DEDICATION=	±1.6 AC.
NEW ROAD DEDICATION=	±2.8 AC.
PARCEL A=	±12.7 AC.
PARCEL B=	±7.0 AC.
NET LOT AREA=	±30.9 AC.

NOTES

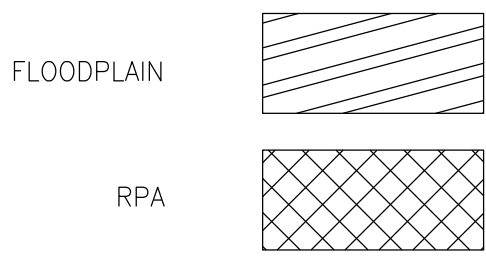
1. THE PROPERTY SHOWN HEREON IS LOCATED AT 12504 PURCELL ROAD AND PRINCE WILLIAM COUNTY ASSESSMENT GPIN 7993-42-5999.
GPIN 7993-42-5999 AREA= 55.0257 AC.
2. THE PROPERTY IS OWNED BY: PURCELL RD, LLC
9720 CAPITAL COURT, SUITE 108
MANASSAS, VIRGINIA 20110
INSTR#: 201606030041718
3. EXISTING ZONE: A-1
PROPOSED ZONE: SR-1
4. EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
5. LOT WIDTH
MINIMUM REQUIRED LOT WIDTH= 100 FT [PER SR-1 ZONE]
6. BUILDING HEIGHT
MAXIMUM ALLOWABLE BUILDING HEIGHT= 35 FT. [PER SR-1 ZONE]
PROPOSED BUILDING HEIGHT= 35 FT. MAX
7. MINIMUM YARD REQUIREMENTS
FRONT YARD: 35 FT. [PER SR-1 ZONE]
SIDE YARD: 10 FT. [PER SR-1 ZONE]
20 FT. [CORNER LOTS PER SR-1 ZONE]
REAR YARD: 25 FT. [PER SR-1 ZONE]
PRINCIPLE STRUCTURE SETBACK: 50 FT. FROM RPA [PER DCSM 741.04(B)(3)]
8. MAXIMUM DENSITY= 1 DWELLING UNIT/ACRE [PER SR-1 ZONE]
PROPOSED DENSITY= (29 D.U./52.0257 AC) = ±0.53 DWELLING UNITS/ACRE
9. OPEN SPACE REQUIRED= N/A [PER SR-1 ZONE]
PROPOSED OPEN SPACE= ±19.7 AC (35.8%)
10. MAXIMUM LOT COVERAGE ALLOWED= 25% [PER SR-1 ZONE]
11. BOUNDARY AND TOPOGRAPHY TAKEN FROM EXISTING COUNTY RECORDS.
12. NO TITLE REPORT FURNISHED. SITE SUBJECT TO ENCUMBRANCES OF RECORD.
13. THERE ARE NO VISIBLE GRAVESITES OR BURIAL GROUNDS LOCATED ON THIS PROPERTY.
14. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS/TOXIC SUBSTANCES OR WASTE AND/OR PETROLEUM PRODUCTS TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON-SITE.
15. SOLID WASTE SHALL BE COLLECTED BY PRIVATE COLLECTOR TWICE WEEKLY.
16. ALL SIGNAGE SHALL MEET PRINCE WILLIAM COUNTY SIGN ORDINANCE AND LATEST DCSM.
17. THIS SITE IS LOCATED WITHIN A FLOOD HAZARD OVERLAY DISTRICT.
18. THIS SITE IS NOT LOCATED WITHIN A HISTORIC OVERLAY DISTRICT.
19. THIS SITE IS NOT LOCATED WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.
20. THIS SITE IS NOT LOCATED WITHIN AN AIRPORT SAFETY OVERLAY DISTRICT.
21. THIS SITE IS NOT LOCATED WITHIN A REDEVELOPMENT OVERLAY DISTRICT.
22. THIS SITE IS NOT LOCATED WITHIN A TECHNOLOGY OVERLAY DISTRICT.
23. THIS SITE IS LOCATED WITHIN A DOMESTIC FOWL OVERLAY DISTRICT.
24. THIS SITE IS LOCATED WITHIN A CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT.
25. THIS SITE IS NOT LOCATED WITHIN AN AGRICULTURAL AND FORESTAL DISTRICT.
26. THIS SITE IS NOT LOCATED WITHIN A HISTORIC SENSITIVITY AREA.
27. THIS SITE IS NOT LOCATED WITHIN A PREHISTORIC SENSITIVITY AREA.
28. THIS SITE IS NOT LOCATED WITHIN THE RURAL CRESCENT.
29. THIS SITE IS LOCATED WITHIN THE OCCOQUAN RIVER WATERSHED.
30. THIS SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AND FLOOD ZONE "X" (NO BASE FLOODS DETERMINED) AS SHOWN ON F.I.R.M. MAP NO. 51153C0191D, PANEL 191 OF 330, DATED JANUARY 5, 1995.
31. LOTS WILL BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEM.
32. PURCELL ROAD IS CLASSIFIED AS A MAJOR COLLECTOR PER THE PRINCE WILLIAM COUNTY COMPREHENSIVE PLAN THOROUGFARE PLAN MAP.

SHEET INDEX:

COVER SHEET	1
EXISTING CONDITIONS	2
GENERALIZED DEVELOPMENT PLAN	3
DETAILS	4

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	EASEMENT LINE	
	EDGE PAVEMENT	
	CENTERLINE	
	FENCE LINE	
	GAS LINE	
	WATER MAIN	
	BUILDINGS	
	RETAINING WALL	
	SIDEWALK	
	CURB & GUTTER	
	SANITARY SEWER	
	STORM SEWER	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC LINE	
	OVERHEAD TELEPHONE LINE	
	UNDERGROUND TELEPHONE LINE	
	FLOODPLAIN	
	TREE LINE	
	TREES	
	CONTOUR LINE	
	SPOT ELEVATION	
	LIMITS OF CLEARING & GRADING	
	BENCHMARK	
	DRAINAGE DIVIDES	

LEGEND



LINE TABLE		
LINE	LENGTH (ft)	BEARING
L1	286.85'	S28°33'56"E
L2	405.02'	S44°30'21"E
L3	139.95'	S26°34'01"E
L4	68.24'	S07°23'34"W
L5	184.20'	S23°25'46"W
L6	202.16'	S00°56'17"E
L7	530.73'	S16°39'57"E
L8	171.10'	S34°10'06"E

SOILS DATA

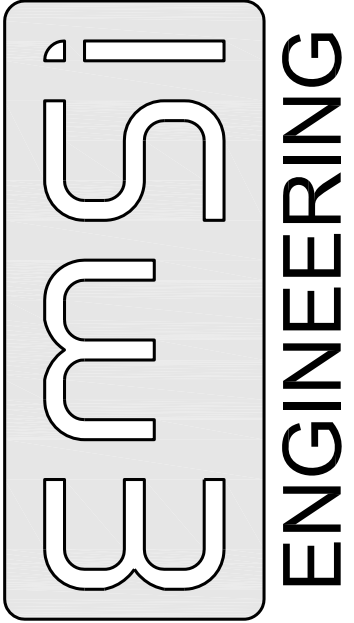
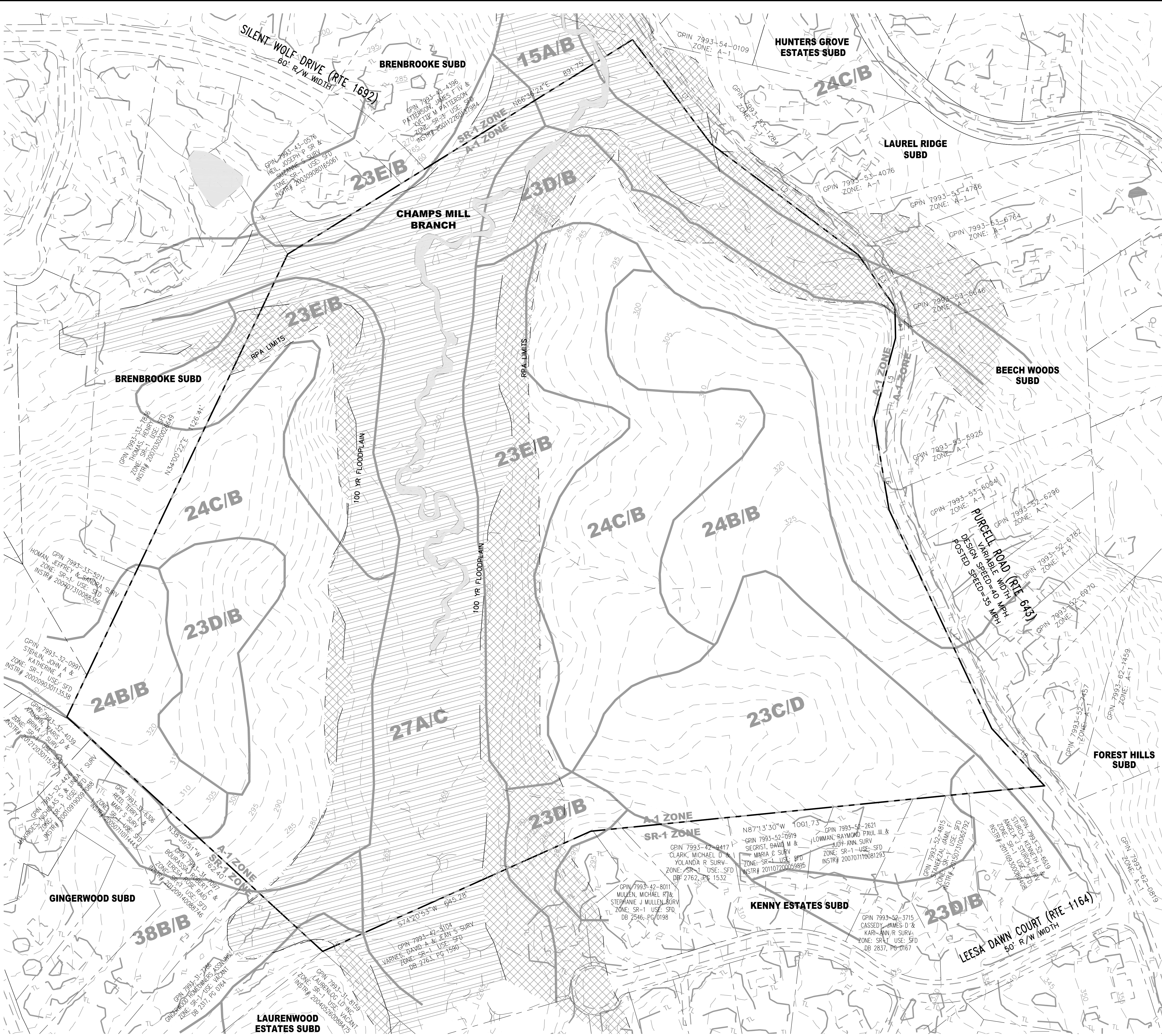
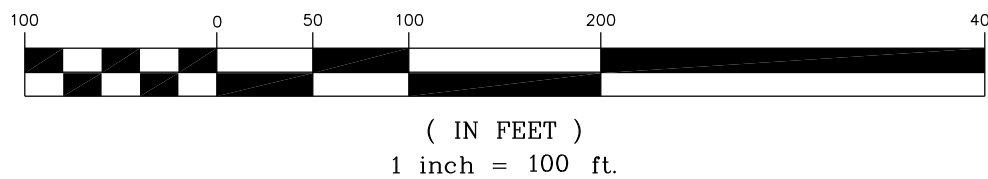
MAP SYMBOL	SOIL NAME	SOIL SLOPE	HYDRO SOIL GROUP	HYDROLOGIC SOIL GROUP	NATURAL DRAINAGE CLASS	K-FACTOR
15A	COMUS LOAM	0-2%	YES	B	WELL	0.43
23C	GAILA SANDY LOAM	7-15%	NO	B	WELL	0.24
23D	GAILA SANDY LOAM	15-20%	NO	B	WELL	0.24
23E	GAILA SANDY LOAM	25-50%	NO	B	WELL	0.24
24B	GLENELG-BUCKHALL COMPLEX	2-7%	NO	B	WELL	0.32
24C	GLENELG-BUCKHALL COMPLEX	7-15%	NO	B	WELL	0.32
27A	HATBORO-CODORUS COMPLEX	0-2%	YES	B/D	POOR	0.43
38B	MEADOWVILLE LOAM	0-5%	YES	A	WELL	0.28

SURVEY NOTE

THE AREA FOR REZONING, AS SHOWN HEREON, IS BASED UPON THE DEED OF RECORD AND DOES NOT PURPORT TO REPRESENT A FIELD RUN BOUNDARY SURVEY BY EMSI ENGINEERING AT THIS TIME.

THE PROPOSED REZONING IS BY THE ENTIRETY OF THE SUBJECT PARCEL, AND NOT BY METES AND BOUNDS OR AREAS, ALL OF WHICH ARE SUBJECT TO MINOR REVISIONS BASED UPON A CURRENT FIELD RUN BOUNDARY SURVEY

GRAPHIC SCALE

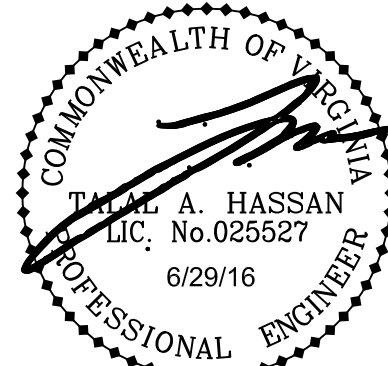


9720 Capital Court, Suite 108
Manassas, Virginia 20108
Phone (703) 361-3788
Fax (703) 361-3788
www.emsieng.com

PROJECT COORDINATOR
TALAL A. HASSAN

EXISTING CONDITIONS
12504 PURCELL ROAD
COLES DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

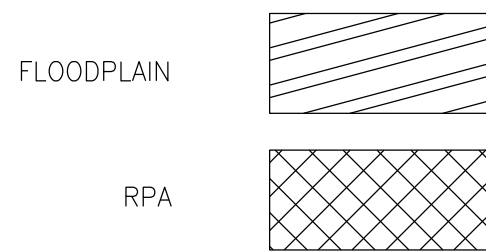
PROJECT NO.
VAPW-01



PLAN STATUS

DATE	DESCRIPTION	
RW DESIGN	RW DRAWN	RW CHECKD
SCALE: H: 1"=100'		
V:		
JOB No.		
DATE: JUNE, 2016		
FILE No.		
SHEET 2 of 4		

LEGEND



LINE TABLE		
LINE	LENGTH (ft)	BEARING
L1	286.85'	S28°33'56"E
L2	405.02'	S44°30'21"E
L3	139.95'	S26°34'01"E
L4	68.24'	S07°23'34"W
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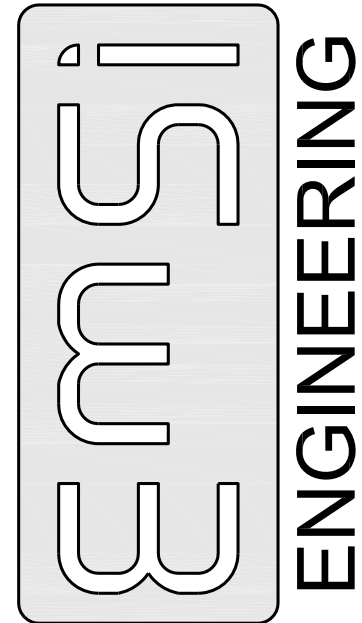
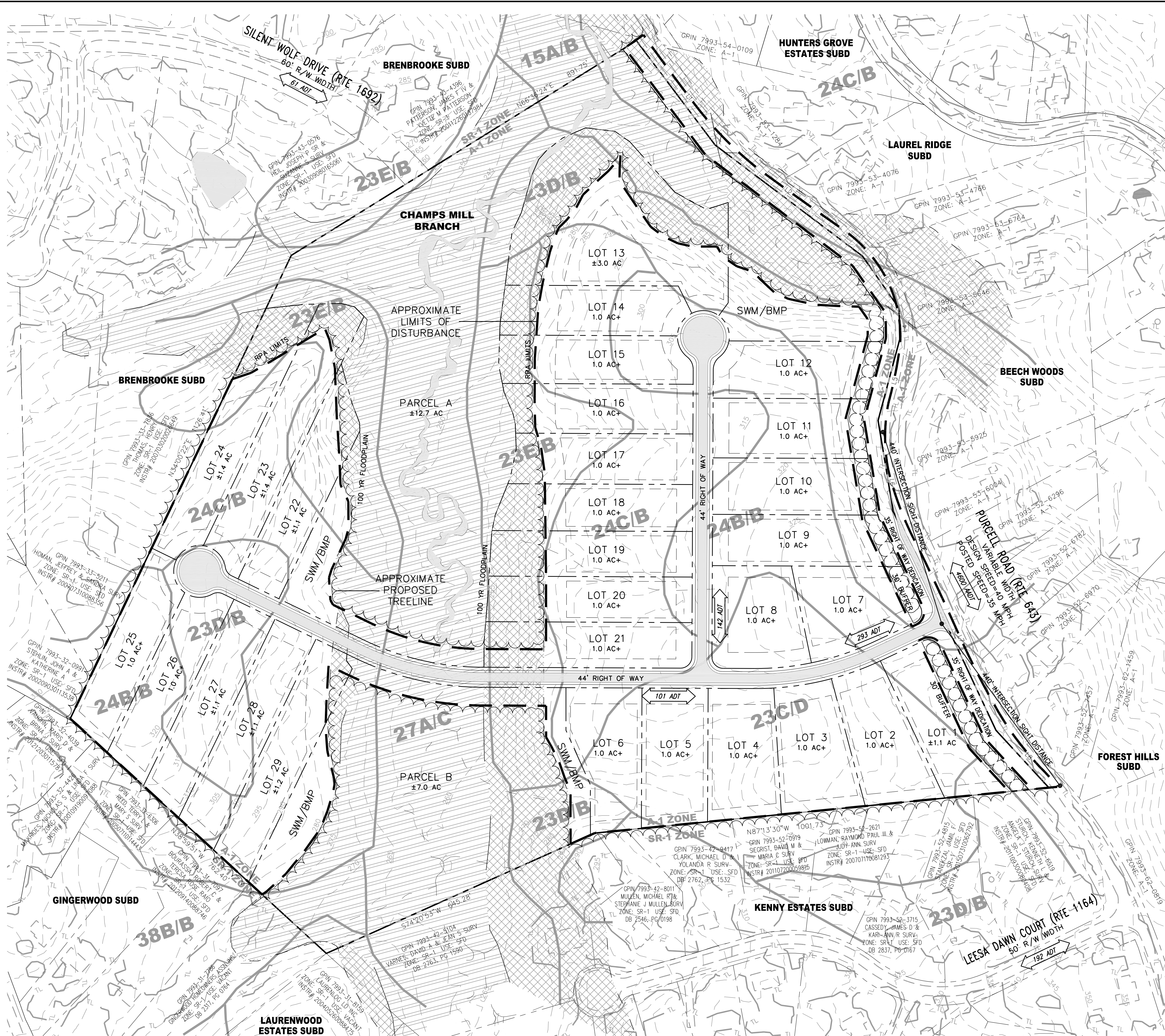
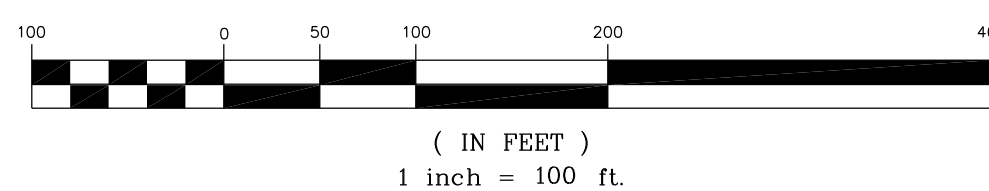
MAP SYMBOL	SOIL NAME	SOIL SLOPE	HYDRO SOIL GROUP	HYDROLOG SOIL GROUP	NATURAL DRAINAGE CLASS	K-FACTOR
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23E	GAILA SANDY LOAM	25-50%	NO	B	WELL	0.24
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THE AREA FOR REZONING, AS SHOWN HEREON, IS BASED UPON THE DEED OF RECORD AND DOES NOT PURPORT TO REPRESENT A FIELD RUN BOUNDARY SURVEY BY EMSI ENGINEERING AT THIS TIME.

THE PROPOSED REZONING IS BY THE ENTIRETY OF THE SUBJECT PARCEL, AND NOT BY METES AND BOUNDS OR AREAS, ALL OF WHICH ARE SUBJECT TO MINOR REVISIONS BASED UPON A CURRENT FIELD RUN BOUNDARY SURVEY

GRAPHIC SCALE



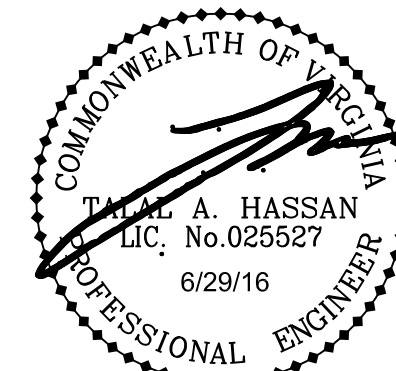
9720 Capital Court, Suite 108
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www.emsieng.com

PROJECT COORDINATOR
TALAL A. HASSAN

GENERAL DEVELOPMENT PLAN 12504 PURCELL ROAD

COLES DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT NO.
VAPW-01

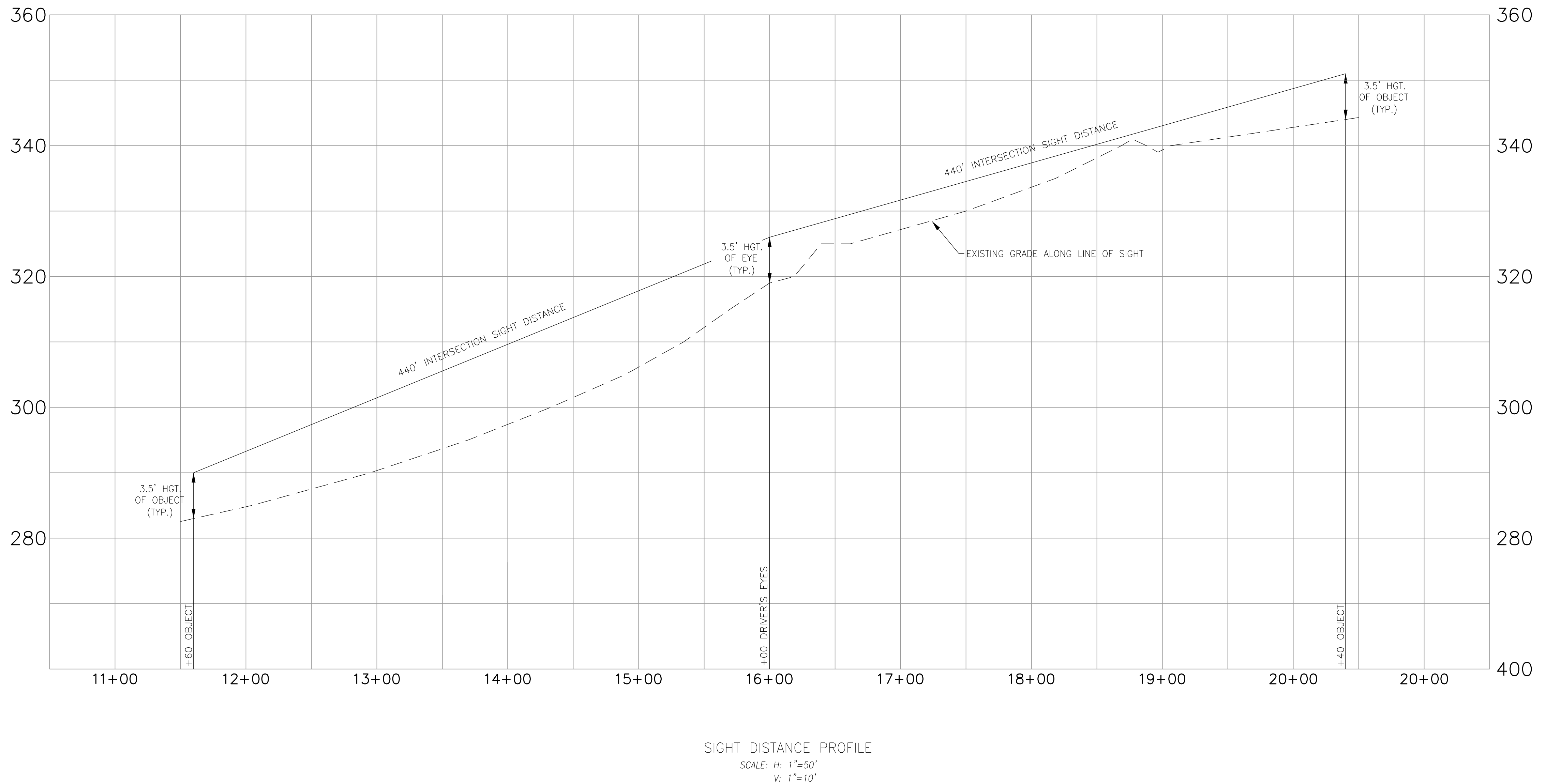
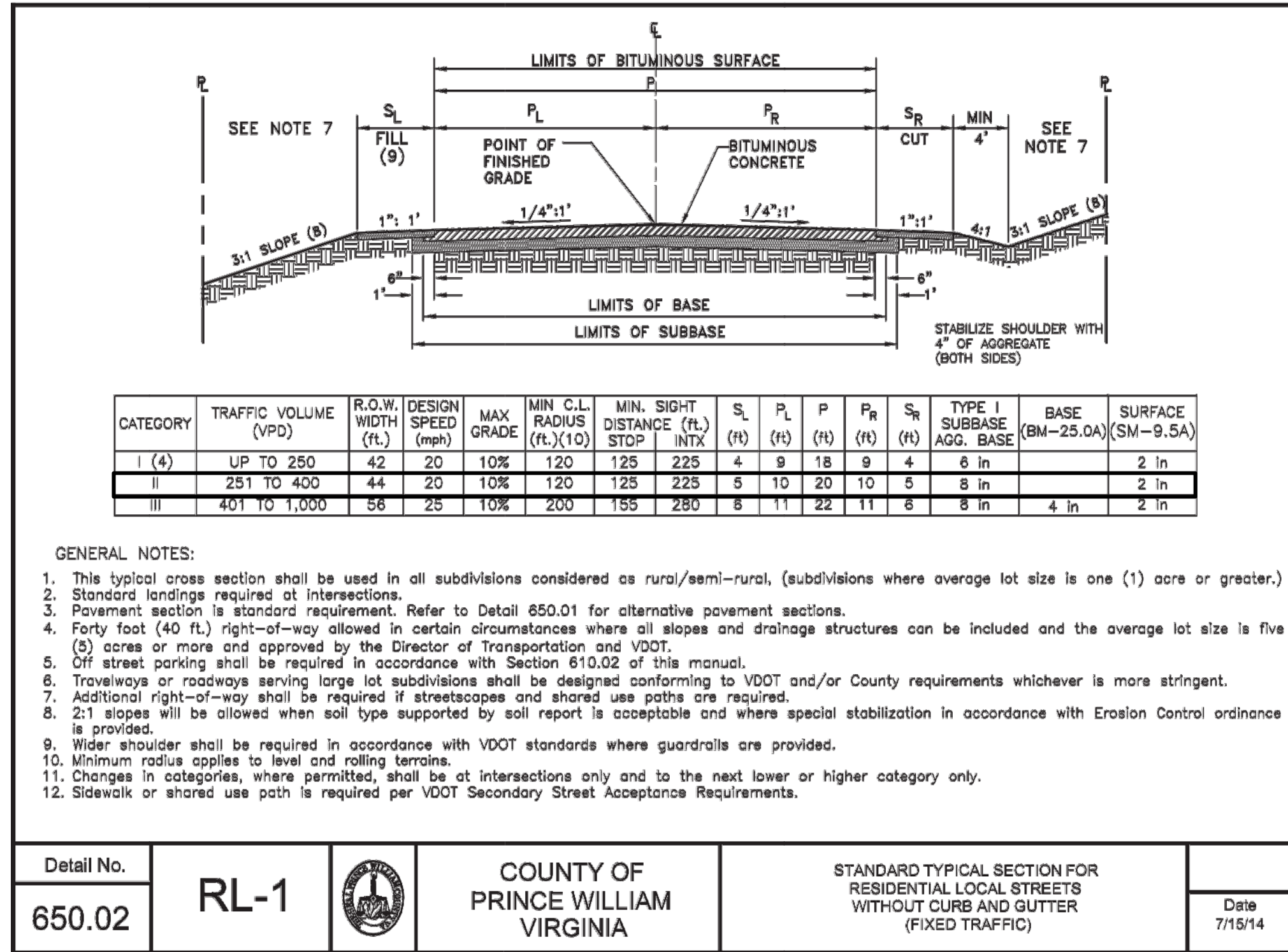


PLAN STATUS

DATE	DESCRIPTION	
RW DESIGN	RW DRAWN	RW CHECKED
SCALE: H: 1"=100' V: 1"=100'		
JOB No.		
DATE: JUNE, 2016		
FILE No.		
SHEET 3 of 4		

SCHEDULE F RESIDENTIAL REQUIREMENTS	
1) Development type:	SINGLE FAMILY DETACHED 1 AC MINIMUM
2) Number of lots:	29
3) Number of trees required per lot:	<div> <div>3</div> <div>LD/MD Trees</div> </div> <div> <div>—</div> <div>SD/CD Trees</div> </div> <div> <div>3</div> <div>AT Trees</div> </div>
4) Total number of trees provided:	<div> <div>87</div> <div>LD/MD Trees</div> </div> <div> <div>—</div> <div>SD/CD Trees</div> </div> <div> <div>87</div> <div>AT Trees</div> </div>

BUFFER AREAS FOR RESIDENTIAL DEVELOPMENT ALONG MAJOR ROADWAYS	
1) Type of street adjacent to rear or side yards:	MAJOR COLLECTOR
2) Minimum width of required buffer:	30 FEET
3) Linear feet abutting rear or side yards:	1,000 FEET
4) Total number of plant units required:	<u>1,000</u> FT(180 p.u./100 FT) = 1,800 p.u.
5) Percentage of required buffer strip occupied by existing woodland:	100%
6) Fence or wall or berm employed in buffer strip:	<div style="display: flex; justify-content: space-between; align-items: center;"> _____ <div style="text-align: center;"> Yes NO No </div> </div>
7) Number of plants provided:	
Number of large deciduous tree provided:	_____ x 10 p.u. = _____ p.u.
Number of large evergreen trees:	_____ x 10 p.u. = _____ p.u.
Number of evergreen understory trees (medium, small or compact):	_____ x 5 p.u. = _____ p.u.
Number of deciduous understory trees (medium, small or compact):	_____ x 5 p.u. = _____ p.u.
Number of shrubs:	_____ x 2 p.u. = _____ p.u.
Number of Ornamental Grasses:	_____ x 1 p.u. = _____ p.u.
Number of Perennials:	_____ x 0.25 p.u. = _____ p.u.
8) Total number of plant units provided: _____	



PROJECT COORDINATOR
TALAL A. HASSAN

DETAILS
12504 PURCELL ROAD
COLES DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT NO.
VAPW-01

[illegible]

DATE	DESCRIPTION	
RW DESIGN	RW DRAWN	RW CHECKD

SCALE H: N/A
V:

JOB No. _____

DATE _____

FILE No.

FILE No. _____

SHEET 4 of 4

Proffer Statement

RE: REZ#: PLN2016-xxxx, 12504 Purcell Road
Record Owners: Purcell Rd LLC
Applicant: Purcell Rd LLC
Property: GPIN 7993-42-5999 (the "Property")
Acreage: 55.0257 acres, Coles Magisterial District
Current Zoning: A-1
Proposed Zoning: SR-1, Semi-Rural Residential (Conventional)
Date: June 30, 2016

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

For purposes of reference in this Proffer Statement, the General Development Plan (the "GDP") shall be the plan prepared by EMSI Engineering, entitled "12504 Purcell Road" dated June, 2016.

USES AND DEVELOPMENT

1. Uses: SR-1 Zoning District (Semi-Rural Residential): approximately 55.03 acres of land, as identified on the GDP, shall be developed with no more than twenty-nine (29) single family detached homes, as a semi-rural residential conventional development.
2. Development of the Property shall be in substantial accordance with the GDP, however, the internal road alignment and stormwater management improvements may undergo alterations in accordance with final engineering considerations at the time of subdivision plan review.

PROFFER STATEMENT

REZ#: PLN2016-xxxxx, 12504 Purcell Road

Applicant: Purcell Rd LLC

Date: June, 2016

COMMUNITY DESIGN

3. The site landscaping shall be provided substantially as shown on the GDP, using drought tolerant, non-invasive, indigenous species.
4. If an entry sign is provided in the location shown on the GDP, the sign shall be monument style and in accordance with the sign regulations as found in the Prince William County Zoning Ordinance and shall not exceed six (6') in height and shall not exceed a total area of sixty-four (64) square feet per sign face. Any lighting for the sign shall be low intensity and shall be shielded so that it does not shine upward beyond the height of the entry sign. Such sign shall require sign permit approval. A landscape plan for the monument sign shall be provided at final subdivision plan and landscaping shall include a mix of perennials, shrubs, ornamental grasses and/or annuals.

ENVIRONMENTAL

5. Stormwater Management and/or Best Management Practices shall be provided on-site in accordance with the DCSM. The on-site facilities shall be provided in the location(s) shown on the GDP, subject to minor changes as may be approved by Prince William County (the "County") in connection with subdivision plan review and in accordance with the DCSM.
6. The Applicant shall limit clearing and grading to within those areas depicted on the GDP, subject to minor revisions in accordance with final engineering considerations at the time of plan review and approval. No clearing or improvements shall be made outside of the limits of clearing and grading without County approval, with the exception of: (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees.
7. The Open Space identified as Parcels A and B on the GDP shall remain undisturbed with the exception of: (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees.

PROFFER STATEMENT

REZ#: PLN2016-xxxxx, 12504 Purcell Road

Applicant: Purcell Rd LLC

Date: June, 2016

8. In accordance with the DCSM, the Applicant shall provide, for review, a tree preservation plan with the first submission of the final subdivision plan. The limits of clearing, as shown on the GDP, may be modified based upon the approved tree preservation plan.

HOMEOWNERS ASSOCIATION

9. The Applicant shall create a homeowners' association ("HOA") which shall be responsible for the maintenance of any common open space.

TRANSPORTATION

10. Access to all lots shall be provided from new subdivision roads. Direct access to Purcell Road is prohibited.
11. As a condition of subdivision plan approval, the Applicant shall dedicate to the Prince William Board of County Supervisors, at no cost to the County, additional right-of-way as shown on the GDP on the Property's Purcell Road frontage.

WATER AND SEWER

12. The Property will be served by septic fields and wells. The final location of the septic fields and wells will be determined upon completion of field testing and will be subject to approval by the Prince William County Health Department. The Applicant reserves the right to adjust lot lines to accommodate the septic field and well locations, provided there is no increase in the number of lots and no decrease in open space. Any existing septic fields and wells will be abandoned in accordance with County and State requirements.

PROFFER STATEMENT

REZ#: PLN2016-xxxxx, 12504 Purcell Road

Applicant: Purcell Rd LLC

Date: June, 2016

MISCELLANEOUS

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

PROFFER STATEMENT

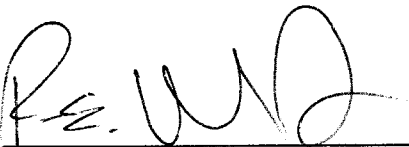
REZ#: PLN2016-xxxxx, 12504 Purcell Road

Applicant: Purcell Rd LLC

Date: June, 2016

SIGNATURE PAGE

PURCELL RD, LLC

By: 
Name: ROBERT WILLIAMS
Title: AUTHORIZED AGENT

GPIN	Parcel Address	Address2	Owner	Mail Address	City	State	Zip
7993-52-6296	12529 PURCELL RD	MANASSAS VA 20112	GRILL JAROD & ERIN B SURV	12529 PURCELL RD	MANASSAS	VA	20112
7993-32-4809	6936 TRUMPETER SWAN LN	MANASSAS VA 20112	DENG XIAO D D & HUI S CHEN	6936 TRUMPETER SWAN LN	MANASSAS	VA	20112
7993-31-8159	6890 TRUMPETER SWAN LN	MANASSAS VA 20112	LAURENLOG LD INC	PO BOX 1574	NEWINGTON	VA	22122
7993-43-0576	12233 SILENT WOLF DR	MANASSAS VA 20112	HEIL JOSEPH P SR & SUZANNE S SURV	12233 SILENT WOLF DR	MANASSAS	VA	20112
7993-31-7786	6900 TRUMPETER SWAN LN	MANASSAS VA 20112	GINGERWOOD HOMEOWNERS ASSN INC	13924 BRADDOCK RD STE 300	CENTREVILLE	VA	20120
7993-32-0991	7101 MICHALA BARRETT CT	MANASSAS VA 20112	STEHLIN JOHN A & KATHERINE A	7101 MICHALA BARRETT CT	MANASSAS	VA	20112
7993-42-9417	6718 LEESA DAWN CT	MANASSAS VA 20112	CLARK MICHAEL D & YOLANDA R SURV	6718 LEESA DAWN CT	MANASSAS	VA	20112
7993-44-4421	12410 PURCELL RD	MANASSAS VA 20112	FAIR TERRY N	12410 PURCELL RD	MANASSAS	VA	20112
7993-43-4396	12232 SILENT WOLF DR	MANASSAS VA 20112	PATTERSON JAMES F IV & YVETTE M PATTERSON	12232 SILENT WOLF DR	MANASSAS	VA	20112
7993-42-5104	6726 LEESA DAWN CT	MANASSAS VA 20112	VARNES DAVID A & JEAN S SURV	6726 LEESA DAWN CT	MANASSAS	VA	20112
7993-52-3715	6708 LEESA DAWN CT	MANASSAS VA 20112	CASSEDY JAMES D & KARI-ANN R SURV	6708 LEESA DAWN CT	MANASSAS	VA	20112
7993-53-5925	12525 PURCELL RD	MANASSAS VA 20112	STONE THERESA M & DAVID R STONE	12525 PURCELL RD	MANASSAS	VA	20112
7993-53-5646	12519 PURCELL RD	MANASSAS VA 20112	DE LEON JUAN CARLOS	12519 PURCELL RD	MANASSAS	VA	20112
7993-42-5999	12504 PURCELL RD	MANASSAS VA 20112	PURCELL RD LLC	9720 CAPITAL COURT, STE 108	MANASSAS	VA	20110
7993-53-1284	12503 PURCELL RD	MANASSAS VA 20112	RELYEA BYRON	12503 PURCELL RD	MANASSAS	VA	20112
7993-53-4766	12511 PURCELL RD	MANASSAS VA 20112	TAYLOR ANDREW J & ELIZABETH G SURV	12511 PURCELL RD	MANASSAS	VA	20112
7993-52-7457	12605 PURCELL RD	MANASSAS VA 20112	BRANCALEONI TONY & SHERYL BRANCALEONI SURV	12605 PURCELL RD	MANASSAS	VA	20112
7993-54-0109	12399 HUNTERS GROVE RD	MANASSAS VA 20112	KOPFE CHRISTOPHER RICHARD & KELLI JULINE	12399 HUNTERS GROVE RD	MANASSAS	VA	20112
7993-54-1703	12540 BASSWOOD DR	MANASSAS VA 20112	TAKACS RICHARD SCOTT	12540 BASSWOOD DR	MANASSAS	VA	20112
7993-52-6782	12587 PURCELL RD	MANASSAS VA 20112	SISSON RAYMOND P & DONNA MARIE	12587 PURCELL RD	MANASSAS	VA	20112
7993-52-6970	12601 PURCELL RD	MANASSAS VA 20112	ELHAGE MICHAEL K & VANCE CLARKE	12601 PURCELL RD	MANASSAS	VA	20112
7993-53-6004	12527 PURCELL RD	MANASSAS VA 20112	JUDD JOSEPH R & KIM S SURV	12527 PURCELL RD	MANASSAS	VA	20112
7993-44-8519	12403 HUNTERS GROVE RD	MANASSAS VA 20112	WISE PATRICK A	12403 HUNTERS GROVE RD	MANASSAS	VA	20112
7993-52-6519	6700 LEESA DAWN CT	MANASSAS VA 20112	STURCH KENNETH L & ANGELA J STURCH SURV	6700 LEESA DAWN CT	MANASSAS	VA	20112
7993-31-7097	6912 TRUMPETER SWAN LN	MANASSAS VA 20112	BOURASSA ROBERT C & TERESA ROSE RAO	6912 TRUMPETER SWAN LN	MANASSAS	VA	20112
7993-32-2951	6972 TRUMPETER SWAN LN	MANASSAS VA 20112	GRACIE WAYNE R & CANDACE C SURV	6972 TRUMPETER SWAN LN	MANASSAS	VA	20112
7993-33-7836	6918 COLE TIMOTHY CT	MANASSAS VA 20112	THOMAS HENRY	6918 COLE TIMOTHY CT	MANASSAS	VA	20112
7993-33-5211	6912 COLE TIMOTHY CT	MANASSAS VA 20112	HOMAN JEFFREY & SANDRA SURV	6912 COLE TIMOTHY CT	MANASSAS	VA	20112
7993-33-8179	12257 SILENT WOLF DR	MANASSAS VA 20112	WININGS STUART S & LINDA C Y	12257 SILENT WOLF DR	MANASSAS	VA	20112
7993-32-6306	6924 TRUMPETER SWAN LN	MANASSAS VA 20112	REED TERRY L & MARY S SURV	6924 TRUMPETER SWAN LN	MANASSAS	VA	20112
7993-32-4039	6960 TRUMPETER SWAN LN	MANASSAS VA 20112	VAUGHN PARIS D & BRINA J SURV	6960 TRUMPETER SWAN LN	MANASSAS	VA	20112
7993-32-4426	6948 TRUMPETER SWAN LN	MANASSAS VA 20112	MAKRIDES NICHOLAS S & LINDA F SURV	6948 TRUMPETER SWAN LN	MANASSAS	VA	20112
7993-53-6764	12515 PURCELL RD	MANASSAS VA 20112	MISCHOU MICHAEL W & DONNA	12515 PURCELL RD	MANASSAS	VA	20112
7993-53-4076	12505 PURCELL RD	MANASSAS VA 20112	SHIELDS TOKUNBO A	12505 PURCELL RD	MANASSAS	VA	20112
7993-62-1459	6530 COMMONWEALTH CT	MANASSAS VA 20112	DEMPSEY TERRENCE M	6530 COMMONWEALTH CT	MANASSAS	VA	20112
7993-52-0919	6714 LEESA DAWN CT	MANASSAS VA 20112	SIEGRIST DAVID M & MARIA C SURV	6714 LEESA DAWN CT	MANASSAS	VA	20112
7993-52-2621	6712 LEESA DAWN CT	MANASSAS VA 20112	LOWMAN RAYMOND PAUL III & JUDY ANN SURV	6712 LEESA DAWN CT	MANASSAS	VA	20112
7993-42-8011	6722 LEESA DAWN CT	MANASSAS VA 20112	MULLEN MICHAEL R & STEPHANIE J MULLEN SURV	6722 LEESA DAWN CT	MANASSAS	VA	20112
7993-52-4815	6704 LEESA DAWN CT	MANASSAS VA 20112	STANEKZAI JAMIL F	6704 LEESA DAWN CT	MANASSAS	VA	20112
7993-62-0819	6531 COMMONWEALTH CT	MANASSAS VA 20112	PRINCE ROBIN & MICHAEL B SURV	6531 COMMONWEALTH CT	MANASSAS	VA	20112
	MR MARTIN JETER		MIDCO CIVIC ASSOCIATION	SANMAR02@AOL.COM			
	MR TOM BURRELL		LOCCA/PELT	P.O. BOX 204	OCCOQUAN	VA	22125
	SUPERVISOR MARTIN NOHE		COLES DISTRICT	13476 DUMFRIES ROAD	MANASSAS	VA	20112
	COMMISSIONER ALEX VANEGAS		COLES DISTRICT	13384 GANDALL COURT	MANASSAS	VA	20112

www.pwcgov.org/transportation or (703)792-6825

✓ Rezoning Special Use Permit Other: _____

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
26 Residential (Single Family)						260		
Total						260		
1200 Daily Trips or 100 Peak Hour Trips						Yes		
						No		

Additional Notes: To Determine The Needs For Turn Lanes

**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 planning@pwcgov.org for more information.

Project Name: 12504 Purcell Road
Project GPIN/Address: 12504 Purcell Road, 7993-42-5999
Applicant Name: Robert Williams **Phone #:** 540-226-1203
Fax #: _____ **Email:** WE.INC@LIVE.COM
Visual Inspection Findings: _____

COUNTY ARCHAEOLOGIST OFFICIAL USE

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

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

Findings:

_____ A CRHS or a Prehistoric or Historic 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.

X 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.

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

_____ Further cultural resource review by the County Archaeologist is not warranted due to ground disturbance or recommendations of no further work from prior cultural resource survey reports.

Comments: _____

County Archaeologist Signature:  Date: June 6, 2016

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.

PERENNIAL FLOW DETERMINATION (PFD) VERIFICATION

(To be submitted with Application/Environmental Constraints Analysis)

To be completed by applicant:

Applicant Name: Purcell Road LLC Phone: 703-257-0877

Fax: 703-361-3798 Email: t.hassan@me.com

Applicant Address: 9720 Capital Court #108, Manassas, VA 20110

Project Name: Purcell Road

Project Address/GPINS 7993-42-5999 Total Acreage 55.0257

Case Type (Check one):

Rezoning Special Use Permit Other _____

USGS Designation of Stream: Perennial Intermittent

Any mapped RPA on property: Yes X No _____

Any existing water bodies on property: Yes X No _____

Any parcels containing floodplains or water bodies:

GPIN	Area (Acres)	Maximum Drainage Area of Stream (Acres)
<u>7993-42-5999</u>	<u>55.0257</u>	<u>750</u>

TO BE COMPLETED BY APPLICANT

A PFD is required to be submitted with this Application/Environmental Constraints Analysis. A PFD plan is attached. Plan number for PFD: ASP2016-00066

A PFD is not required to be submitted with this Application/Environmental Constraints Analysis (a statement of no stream prevalence is attached).

Additional Comments: PFD is under review by watershed, a
PASA will be submitted after approval of the PFD.

Questions regarding the PFD scope and design should be directed to Watershed Management at 703-792-7070; any questions regarding development application forms and fees should be directed to Development Services at 703-792-6830.