



Rebecca Horner, AICP, CZA  
Director of Planning

## COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201  
( 703 ) 792-7615 Metro 631-1703 Ext. 7615 FAX ( 703 ) 792-4401  
[www.pwcgov.org/planning](http://www.pwcgov.org/planning)

## PLANNING OFFICE

December 04, 2018

**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)  
Parks and Recreation (EA795)  
Planning Case Planner  
Planning Development Services Tech  
Planning GIS Specialist - JBM (DS940)  
Potomac and Rappahannock Transportation Commission  
Proffer Administrator (DS940)  
School Board (EA790)  
Service Authority (SA317)  
Transportation Department (DS990)  
VDOT Fairfax (MA290)  
Watershed Management (DS930)

**RE:** REZ2019-00018, Quartz District  
REZONING, MIXED USE

**MAGISTERIAL DISTRICT:** 27 - Neabsco

**REQUEST:** To rezone ±143.12 acres from A-1, Agricultural, O(H), Office High-Rise, and R-2, Suburban Residential, to PMR, Planned Mixed Residential, and PMD, Planned Mixed Use District, with associated waivers/modifications. The proposed mixed-use project will generally include a commercial center (±300,000 square feet of retail/commercial and office uses); up to 1,000 residential units (townhouse and multi-family); various access and pedestrian improvements; and public use and open space areas.

Subject to the 2016 proffer legislation, as per Virginia State Code Section 15.2-2303.4, since it was filed after July 1, 2016.

**GPIN(s): 8192-83-4108 8192-93-1868 8192-74-5435**

Your comments should:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the 2008 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; and
- 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 **[rthornton@pwcgov.org](mailto:rthornton@pwcgov.org)**.

Your comments should be directed to **Randy Thornton** and received no later than **January 11, 2019**. Your cooperation is appreciated.

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

**SUPERVISOR - JOHN D. JENKINS**

**COMMISSIONER - BRUCE HOLLEY**

**BOARD CHAIRMAN - COREY A. STEWART**

**COMMISSIONER AT LARGE - DON TAYLOR**

**PLANNING DIRECTOR - REBECCA HORNER**

**CURRENT PLANNING MANAGER - MEIKA DAUS**

**COUNTY ATTORNEY**



Marian Harders, AICP, LEED AP  
Planner  
(703) 680-4664 Ext. 5121  
mharders@thelandlawyers.com

**WALSH COLUCCI  
LUBELEY & WALSH PC**

October 18, 2018

RECEIVED

OCT 18 2018

**Via Hand Delivery**

Meika Daus  
Chief Current Planning  
PWC Planning Office  
5 County Complex Court  
Prince William, VA 22192

Re: Rezoning Application, Quartz District, (2619.51)  
GPINs: 8192-74-5435, 8192-83-4108 and 8192-93-1868 (the "Property")

Dear Ms. Daus:

Enclosed please find a package containing the following items to be filed in connection with the above-referenced Rezoning application:

1. One (1) executed Rezoning application form signed by the property owners. The Property owners for this application include:
2. A fee calculation worksheet with the check made payable to Prince William County, in the amount of \$68,924.05.
3. Two (2) executed Interest Disclosure Affidavits; one affidavit for each owner noted above.
4. Two (2) executed Adjacent Property Owner Affidavits; one affidavit for each owner noted above, together with the names and mailing addresses of the subject properties and all property owners within 500 feet of the subject property.
5. Two (2) copies of each Deed conveying ownership interest in the Property.
6. One (1) copy of the Narrative Statement dated October 17, 2018.
7. Four (4) copies of the cultural resource survey entitled "Phase I Cultural Resource Survey of the ±59.8 Hectare (±148 Acre) Southern Knolls (aka Quartz District) Project Area," prepared by Dutton + Associates, dated May 2018.
8. Ten (10) copies of the SB549 Justification Narrative entitled "Quartz District Residential Development Buchanan Partners Prince William County, VA" prepared by MuniCap, Inc., dated October 15, 2018.

**ATTORNEYS AT LAW**

703 680 4664 • WWW.THELANDLAWYERS.COM  
4310 PRINCE WILLIAM PARKWAY • SUITE 300 • PRINCE WILLIAM, VA 22192  
LOUDOUN 703 737 3633 • ARLINGTON 703 528 4700

9. Six (6) copies of the Traffic Impact Study entitled "Quartz District Development," prepared by Gorove/Slade, dated October 2, 2018.
10. Fourteen (14) copies of the Environmental Constraints Analysis, prepared by christopher consultants entitled "Quartz District", sealed October 16, 2018.
11. Three (3) full size copies and one reduction of the Zoning Plat, entitled "Zoning Plat of the Lands of Southern Knolls, LLC and WASP, LLC," together with legal descriptions for the proposed PMR and PMD zoning districts, all prepared by christopher consultants, the plat is dated and sealed October 16, 2018.
12. Thirty-two (32) full size copies and one reduction of the Master Zoning Plan (MZIP), entitled "Quartz District," (sheets 1-5) prepared by christopher consultants, sealed October 16, 2018.

Once you have had an opportunity to review the application together with the supporting documents, please contact my office immediately if any additional information is required for acceptance.

Sincerely,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Marian B. Harders, AICP, LEED AP

MBH

Enclosures: As stated

cc: Russ Gestl (email only)  
Mike Kitchen (email only)  
Greg Drew (email only)  
William Ramsey (email only)  
Chad Baird (email only)  
Kevin Sitzman (email only)

**APPLICATION FOR A REZONING / PROFFER AMENDMENT (circle one)**

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

**Project Name** Quartz District Rezoning

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:
See Attached Property List			143.1168 (Total)

- OR -

The undersigned propose(s) to amend the proffered conditions of Rezoning # N/A

**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.)  
The property is located on the northwest quadrant of Prince William Parkway and Minnieville 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:

**☐ Owner of Property and Applicant**  
**GPINs 8192-83-4108 & 8192-93-1868**

name: Southern Knolls, LLC

mailing: \_\_\_\_\_

address: 1980 Opitz Blvd

phone: Woodbridge, VA 22191

☒ **Authorized Agent(s)**

name: Pete Dolan/Marian Harders

Walsh, Colucci, Lubeley &amp; Walsh, P.C

mailing: 4310 Prince William Parkway, Ste. 300

address: Woodbridge, VA 22192

phone: (703) 680-4664

☐ **Owner of Property**

**GPIN 8192-74-5435**

name: WASP, LLC

mailing: 1980 Opitz Blvd

address: Woodbridge, VA 22191

☐ **Engineer**

name: Mike Kitchen

christopher consultants

mailing: 9301 Innovation Drive

address: Manassas, VA 20110

Please check the box next to the contact to which correspondence should be sent.

**APPLICATION FOR REZONING (cont.)**  
**Property List**

<b>GPIN</b>	<b>FROM</b>	<b>TO</b>	<b>ACRES</b>	<b>OWNER</b>	<b>ADDRESS</b>
8192-74-5435	A-1	PMR	±11.8478	WASP, LLC	1980 OPITZ BLVD WOODBIDGE, VA 22191
8192-83-4108	O(H)	PMR	±7.0686	SOUTHERN	1980 OPITZ BLVD
	O(H)	PMD	±6.9315	KNOLLS, LLC	WOODBIDGE, VA 22191
8192-93-1868	R-2	PMR	±45.4646	SOUTHERN	1980 OPITZ BLVD
	R-2	PMD	±15.4964	KNOLLS, LLC	WOODBIDGE, VA 22191
	A-1	PMR	±5.4254		
	A-1	PMD	±19.3648		
	O(H)	PMR	±21.7506		
	O(H)	PMD	±9.7672		
Total Acres PMR			91.5570		
Total Acres PMD			51.5599		
Total Acres			143.1169		

**APPLICATION FOR REZONING (cont.)  
SIGNATURE PAGE**

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 16 day of October, 2018.

**WASP, LLC**

BY: Myrna L. Phelps  
NAME: Myrna L. Phelps  
TITLE: Manager

**APPLICATION FOR REZONING (cont.)**  
**SIGNATURE PAGE**

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 12<sup>th</sup> day of OCTOBER, 2018.

  
**SOUTHERN KNOLLS, LLC**

BY: \_\_\_\_\_

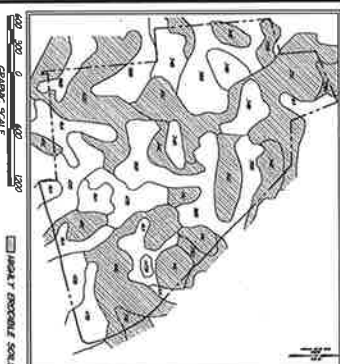
NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

P0809046.DOC



SECTION TREE DATA TABLE				SECTION		TREE	
NO.	NAME	COMMON NAME	SYMBOL	NO.	NAME	COMMON NAME	SYMBOL
1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5
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57	57	57	57	57	57	57	57



SYNTHETIC CATALYST	NAME OF SOIL	SILVER CONCENTRATION	HYDROLYZABLE NITROGEN	INVERT SUGAR
1	SOIL LIGHT	0.00	0	0
2	SOIL HEAVY	0.00	0	0
3	SOIL HEAVY	0.00	0	0
4	SOIL HEAVY	0.00	0	0
5	SOIL HEAVY	0.00	0	0
6	SOIL HEAVY	0.00	0	0
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98	SOIL HEAVY	0.00	0	0
99	SOIL HEAVY	0.00	0	0
100	SOIL HEAVY	0.00	0	0



PROJECT STATUS	
DATE	ACTION

### VEGETATIVE COVER TYPES

- TYPE A - VIRGINIA BLUE**  
SPECIES COMPOSITION: VIRGINIA BLUE, EASTERN REDDOCK,  
BLACK CHERRY, RED HAWK  
AGE: MEDIUM-AGED  
COMMENTS: PLANTATIONS HAVE VARIOUS SPECIES, SUCH AS  
BRANDIED PINE, RUSSIAN LARCH, HUNTER SUGAR, AND  
PARKERS PINE. THE GROUND COVER IS COMPOSED PRIMARILY  
OF LEAF LITER, THORNTREEHED AND MANDARIN OR GREEN BIRCH.

TYPE C - YELLOW POPLAR

**AGE:** YOUNG STAND  
THIS AREA HAS BEEN RECENTLY DISTURBED AND CONTAINS UNMAINTAINED GRASS, IN OPEN SPACES BETWEEN TREE STUTTS. DOMINANT TREES IN THIS AREA HAVE MULTIPLE LEADERS, ARE COVERED IN VINES, AND HAVE POOR FORM.

**LEGEND**

- [illegible]

## NOTES

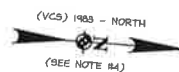
- [illegible]

[illegible]

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2
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PROPOSED IMP	PROPOSED IMPD	TOTAL REZONING AREA
3,901,204 SQ. FT. OR 89,567 ACRES	2,246,207 SQ. FT. OR 51,547 ACRES	6,147,411 SQ. FT. OR 141,100 ACRES



KERRY L. SKINNER  
 Lt. Col. 1983  
 DNR SUPERVISOR

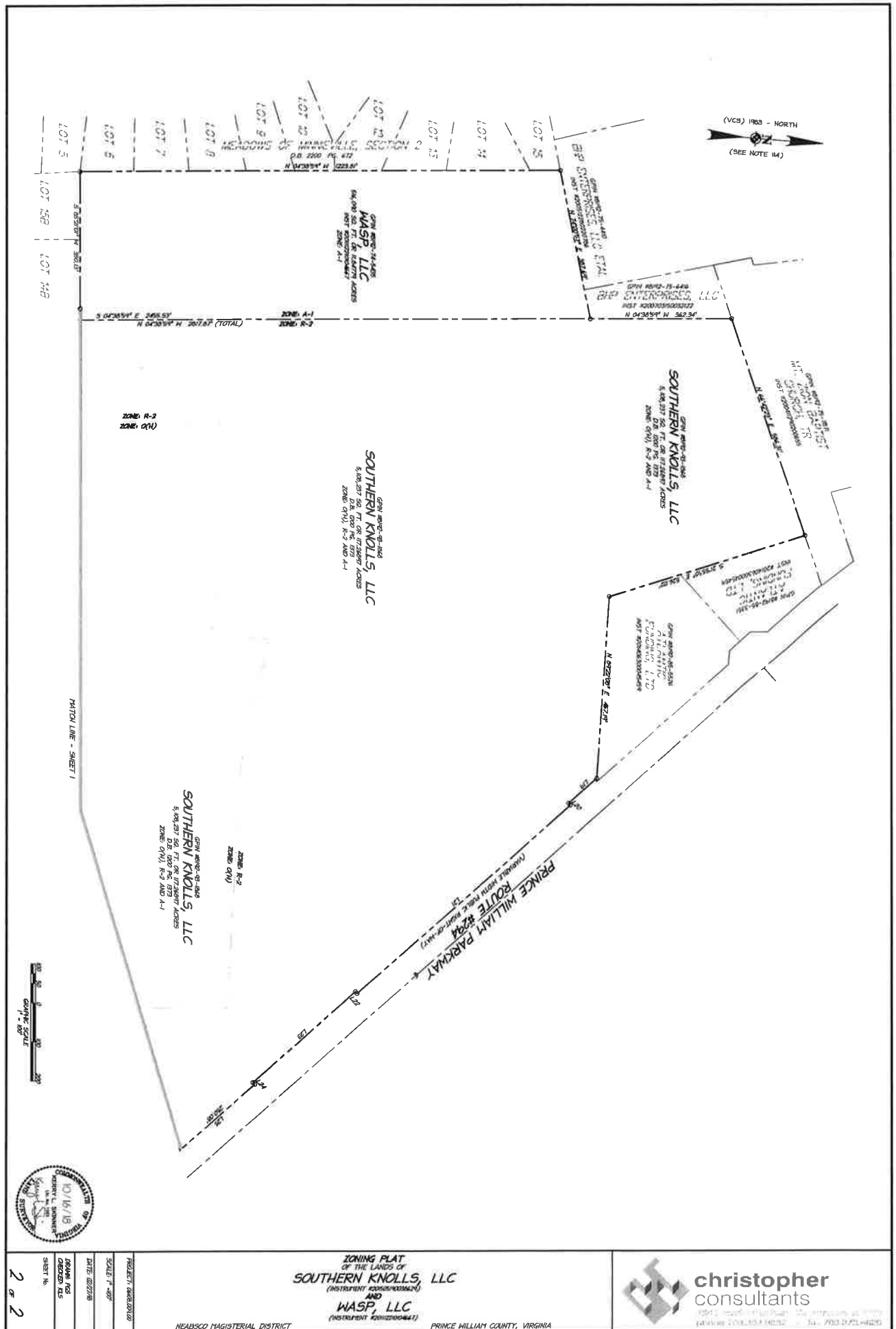
PRINCE WILLIAM COUNTY, VIRGINIA

NEARSCO MAGISTERIAL DISTRICT



**christopher**  
consultants

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Description of  
Proposed PMR Zoning  
on the lands of  
Southern Knolls, LLC  
(GPIN: 8192-93-1868, GPIN: 8192-83-4108)  
and  
WASP, LLC  
(GPIN: 8192-74-5435)  
Neabsco Magisterial District  
Prince William County, Virginia  
February 27, 2018

Commencing at a point on the northerly right-of-way line of Minnieville Road, Route 640, a variable width right-of-way, said point also being the southeasterly corner of the land of Central Baptist Church of Woodbridge, Virginia (Instrument No. 200301030001387);

Thence, departing the northerly right-of-way line of Minnieville Road, Route 640 and with the easterly and northerly line of the land of Central Baptist Church of Woodbridge, Virginia (Instrument No. 200301030001387) and continuing with the land of Central Baptist Church of Woodbridge, Virginia (Deed Book 2474 Page 821) the following two (2) courses and distances:

1. N 04°24'12" W a distance of 185.61 feet to a point;
2. S 85°25'17" W a distance of 1128.33 feet to the TRUE POINT OF BEGINNING;

Thence, with the westerly line of the aforementioned land of Central Baptist Church of Woodbridge, Virginia (Deed Book 2474 Page 821), S 04°43'54" E a distance of 70.96 feet to a point in the easterly line of Lot 5, Section 1, Meadows of Minnieville;

Thence, with the easterly line of Lot 5, Section 1, Meadows of Minnieville and continuing with easterly and the northerly lines of Lot 6, 7, 8, 9, 10, 11, 12, 13, 14A, 14B and 15B the following four (4) courses and distances:

1. N 53°51'39" W a distance of 39.67 feet to a point;
2. N 04°43'54" W a distance of 45.02 feet to a point;
3. N 04°38'59" W a distance of 1155.55 feet to a point;
4. S 85°21'01" W a distance of 350.13 feet to the northwesterly corner of Lot 15B and being a point in common with Lot 5 and Lot 6, Section 2, Meadows of Minnieville;

Thence, with the easterly line of Lot 6 and continuing with the easterly line of Lot 7, 8, 9, 10, 12, 13, 14 and 15, N 04°38'59" W a distance of 1223.81 feet to a point in the southerly line of the land of BHP Enterprises, LLC ETAL (Instrument No. 200512280220786);

Thence, with the southerly line of the land of BHP Enterprises, LLC ETAL (Instrument No. 200512280220786) and continuing with the southerly and easterly lines of the land of BHP

Enterprises, LLC ETAL (Instrument No. 200703150032122) the following two (2) courses and distances:

1. N 74°00'57" E a distance of 387.69 feet to a point;
2. N 04°38'59" W a distance of 362.34 feet to a point in the southerly line of the land of Mt. Zion Baptist Church, Tr.;

Thence, with the southerly line of the land of Mt. Zion Baptist Church, Tr. N 66°42'23" E a distance of 586.31 feet to the northwesterly corner of the lands of Atlantic Funding, Ltd;

Thence, with the westerly and the southerly line of the lands of Atlantic Funding, Ltd the following two (2) courses and distances:

1. S 21°55'10" E a distance of 526.02 feet to a point;
2. N 89°22'08" E a distance of 467.19 feet to a point on the westerly right-of-way line of Prince William Parkway, Route 294, a variable width right-of-way;

Thence, with the westerly right-of-way line of Prince William Parkway, Route 294 the following seven (7) courses and distances:

1. S 46°18'03" E a distance of 96.64 feet to a point;
2. N 43°45'42" E a distance of 6.50 feet to a point;
3. S 46°18'03" E a distance of 724.62 feet to a point;
4. S 43°45'42" W a distance of 6.50 feet to a point;
5. S 46°18'03" E a distance of 349.81 feet to a point;
6. N 43°45'42" E a distance of 6.50 feet to a point;
7. S 46°18'03" E a distance of 250.08 feet to a point;

Thence, departing the westerly right-of-way line of Prince William Parkway, Route 294 and through the lands of Southern Knolls, LLC, the following three (3) courses and distances:

1. S 43°53'51" W a distance of 922.27 feet to a point;
2. N 89°41'09" W a distance of 515.89 feet to a point;
3. S 42°46'58" W a distance of 1251.76 feet to the point of beginning.

Containing an area of 3,987,884 square feet or 91.54922 acres, more or less.



Description of  
Proposed PMD Zoning  
on the lands of  
Southern Knolls, LLC  
(GPIN: 8192-93-1868, GPIN: 8192-83-4108)

Beginning at a point on the northerly right-of-way line of Minnieville Road, Route 640, a variable width right-of-way, said point also being the southeasterly corner of the land of Central Baptist Church of Woodbridge, Virginia (Instrument No. 200301030001387);

Thence, departing the northerly right-of-way line of Minnieville Road, Route 640 and with the easterly and northerly line of the land of Central Baptist Church of Woodbridge, Virginia (Instrument No. 200301030001387) and continuing with the land of Central Baptist Church of Woodbridge, Virginia (Deed Book 2474 Page 821) the following two (2) courses and distances:

1. N 04°24'12" W a distance of 185.63 feet to a point;
2. S 85°25'17" W a distance of 1128.33 feet to a point in the easterly line of the land of WASP, LLC;

Thence, departing the land of Central Baptist Church of Woodbridge, Virginia (Deed Book 2474 Page 821) and through the lands of Southern Knolls, LLC, the following three (3) courses and distances:

1. N 42°46'58" E a distance of 1251.76 feet to a point;
2. S 89°41'09" E a distance of 515.89 feet to a point;
3. N 43°53'51" E a distance of 922.27 feet to a point on the westerly right-of-way line of Prince William Parkway, Route 294, a variable width right-of-way;

Thence, with the westerly right-of-way line of Prince William Parkway, Route 294 the following twelve (12) courses and distances:

1. S 46°18'03" E a distance of 24.77 feet to a point;
2. S 43°45'42" W a distance of 11.93 feet to a point;
3. S 46°18'03" E a distance of 99.95 feet to a point;
4. N 43°45'42" E a distance of 5.44 feet to a point;
5. S 46°18'03" E a distance of 449.76 feet to a point;
6. N 43°45'42" E a distance of 6.50 feet to a point;
7. S 46°18'03" E a distance of 49.51 feet to a point;
8. With a curve to the right having a radius of 1384.65 feet, an arc length of 214.42 feet, a central angle of 08°52'21", a chord bearing of S 41°51'52" E and a chord length of 214.20 feet to a point;
9. S 29°52'05" E a distance of 191.16 feet to a point;

10. With a curve to the right having a radius of 1372.20 feet, an arc length of 353.11 feet, a central angle of  $14^{\circ}44'38''$ , a chord bearing of  $S 22^{\circ}06'36'' E$  and a chord length of 352.14 feet to a point;
11.  $S 14^{\circ}43'53'' E$  a distance of 82.66 feet to a point;
12.  $S 23^{\circ}59'15'' W$  a distance of 60.56 feet to a point on the aforementioned northerly right-of-way line of Minnieville Road, Route 640;

Thence, with the northerly right-of-way line of Minnieville Road, Route 640 the following seven (7) courses and distances:

1.  $S 62^{\circ}40'10'' W$  a distance of 16.33 feet to a point;
2.  $S 70^{\circ}52'52'' W$  a distance of 97.18 feet to a point;
3.  $S 75^{\circ}09'35'' W$  a distance of 692.54 feet to a point;
4.  $S 82^{\circ}00'09'' W$  a distance of 100.72 feet to a point;
5.  $S 75^{\circ}09'35'' W$  a distance of 348.00 feet to a point on the easterly right-of-way line of Timber Lakes Drive (not yet built, to be vacated/abandoned);
6.  $S 71^{\circ}32'46'' W$  a distance of 190.40 feet to a point on the westerly right-of-way line of Timber Lakes Drive (not yet built, to be vacated/abandoned);
7.  $S 75^{\circ}09'35'' W$  a distance of 302.40 feet to the point of beginning.

Containing an area of 2,330,697 square feet or 53.50544 acres, more or less.

Less and except the area dedicated to public street purposes for Timber Lakes Drive, Southern Drive and Morely Drive at Deed Book 2544 Page 1576 containing 84,410 square feet or 1.93778 Acres of land more or less.

**Therefore containing 2,246,287 square feet or 51.56766 Acres of land more or less**

# MASTER ZONING PLAN MZIP 2018-\_\_\_\_\_ QUARTZ DISTRICT NEARSCO MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY

## PROJECT TEAM

**APPLICANT/DEVELOPER**  
**BUCHANAN PARTNERS**  
9841 WASHINGTON BOULEVARD  
SUITE 300  
GAITHERSBURG, MD 20878

**LAND ATTORNEY**  
**WALSH COLUCCI LIBERLEY & WALSH PC**  
480 PRINCE WILLIAM PARKWAY  
SUITE 300  
PRINCE WILLIAM, VA 22092

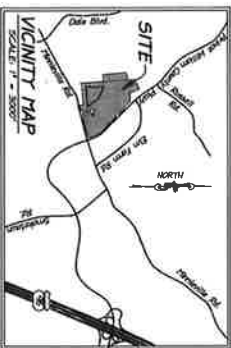
**CIVIL ENGINEER**  
**christopher consultants, ltd**  
9400 MAIN STREET  
SUITE 100  
FAIRFAX, VA 22031

**TRANSPORTATION**  
**GOROVE / SLADE, INC.**  
394 CENTREVILLE ROAD  
SUITE 350  
CHANTILLY, VA 20151

**ENVIRONMENTAL CONSULTANTS**  
**ACORN ENVIRONMENTAL, INC.**  
708 LAUREL LANE  
SEVENFOLD PARK, MD 21146

**WETLAND STUDIES AND SOLUTIONS**  
5300 MELINGTON BEACH DRIVE  
SUITE 100  
GAINESVILLE, VA 20155

**CULTURAL RESOURCES**  
**DUTTON & ASSOCIATES**  
1000 WILSON ROAD  
MIDLOTHIAN, VA 22055



SHEET INDEX:	
1.	COVER SHEET
2.	EXISTING CONDITIONS
3.	LAND USE PLAN
4.	INFRASTRUCTURE & UTILITY PLAN
5.	TRANSPORTATION & LANDSCAPE BUFFER PLAN

## GENERAL NOTES:

- THE SUBJECT PROPERTY SHOWN TO BE ZONED IS COMPRISED OF THREE PARCELS OF APPROXIMATELY 1.14 ACRES AND IS RECORDED IN THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA AS 090-24-005. THE ZONING DISTRICT IS SHOWN AS R-2 (Q11).
- THE PARCELS FOR ZONING, AS SHOWN HEREON, ARE BASED ON A FIELD RUN SURVEY COMPLETED BY THIS FIRM.

ZONE	ADDRESS	LOCAL GOVERNMENT ZONE	OWNER
090-24-005	1001 PINEVILLE ROAD	R-2 (Q11)	SOUTHERN HILLS, LLC
090-24-006	1002 PINEVILLE ROAD	R-2 (Q11)	SOUTHERN HILLS, LLC
090-24-007	1003 PINEVILLE ROAD	R-2 (Q11)	SOUTHERN HILLS, LLC

PROJECT STATUS	DATE	ACTION



**christopher consultants**  
9400 MAIN STREET  
SUITE 100  
FAIRFAX, VA 22031  
TEL: 703.275.8800 FAX: 703.275.8801

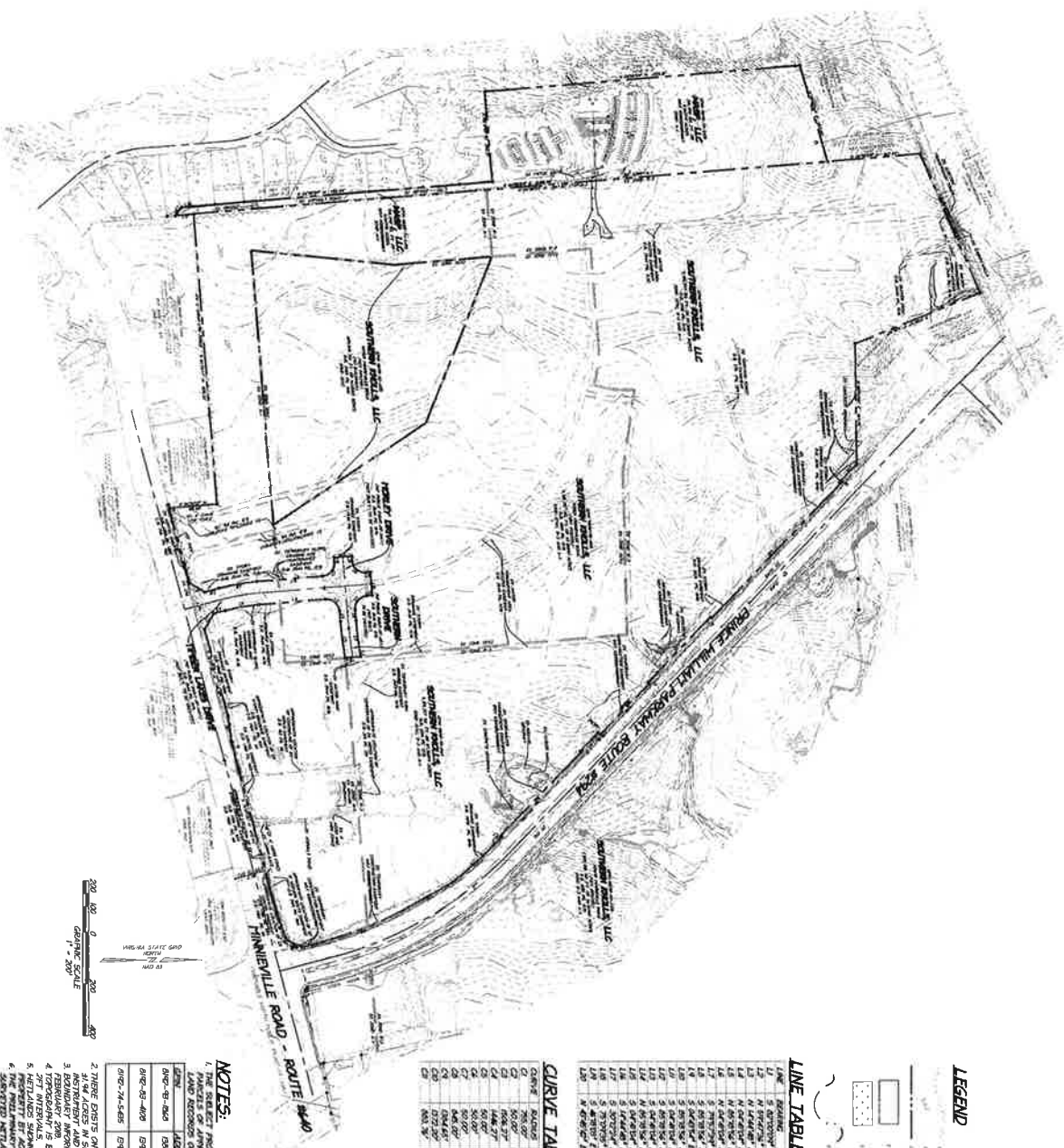
COVER SHEET

MASTER ZONING PLAN  
**QUARTZ DISTRICT**  
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT NUMBER: 0908	DATE: 01-21-2008	DESIGN: JMS
SCALE: 1"=300'	DATE: 01-21-2008	PROJECT: JMS
SHEET NO.		

1 of 5  
10/12/1





**NOTES:**

1. THE SUBJECT PROPERTY SHOWN TO BE BOUNDARY IS COMPRISED OF THREE PARCELS OF APPROXIMATELY 100 ACRES AND IS BOUNDARY IN THE PRINCE WILLIAM COUNTY, VIRGINIA AS SHOWN ON THE RECORD MAPS OF PRINCE WILLIAM COUNTY, VIRGINIA.
2. THERE EXISTS ON SITE A PUBLIC RIGHT-OF-WAY THAT IS APPROXIMATELY 100 ACRES IN SIZE. IT IS TO BE VACATED/ABANDONED BY SEPARATELY SUBMITTED MAPS TO THE PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS. A BOUNDARY INFORMATION IS BASED ON A ZONING PLAT BY THIS FIRST DATED 10/10/2018. BASED ON AVAILABLE COUNTY RECORDS AND SHOWN AT 500' INTERVALS.
3. THE PROPOSED RIGHT-OF-WAY BOUNDARY AS SHOWN ON THIS PLAN ASSUMES A 500' WIDE RIGHT-OF-WAY BOUNDARY FROM THE 500' WIDE RIGHT-OF-WAY BOUNDARY.
4. THE PROPOSED RIGHT-OF-WAY BOUNDARY AS SHOWN ON THIS PLAN ASSUMES A 500' WIDE RIGHT-OF-WAY BOUNDARY FROM THE 500' WIDE RIGHT-OF-WAY BOUNDARY.
5. THE PROPOSED RIGHT-OF-WAY BOUNDARY AS SHOWN ON THIS PLAN ASSUMES A 500' WIDE RIGHT-OF-WAY BOUNDARY FROM THE 500' WIDE RIGHT-OF-WAY BOUNDARY.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 0° 00' 00" E	100.00	11	N 0° 00' 00" E	100.00
2	N 0° 00' 00" E	100.00	12	N 0° 00' 00" E	100.00
3	N 0° 00' 00" E	100.00	13	N 0° 00' 00" E	100.00
4	N 0° 00' 00" E	100.00	14	N 0° 00' 00" E	100.00
5	N 0° 00' 00" E	100.00	15	N 0° 00' 00" E	100.00
6	N 0° 00' 00" E	100.00	16	N 0° 00' 00" E	100.00
7	N 0° 00' 00" E	100.00	17	N 0° 00' 00" E	100.00
8	N 0° 00' 00" E	100.00	18	N 0° 00' 00" E	100.00
9	N 0° 00' 00" E	100.00	19	N 0° 00' 00" E	100.00
10	N 0° 00' 00" E	100.00	20	N 0° 00' 00" E	100.00

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 0° 00' 00" E	100.00	11	N 0° 00' 00" E	100.00
2	N 0° 00' 00" E	100.00	12	N 0° 00' 00" E	100.00
3	N 0° 00' 00" E	100.00	13	N 0° 00' 00" E	100.00
4	N 0° 00' 00" E	100.00	14	N 0° 00' 00" E	100.00
5	N 0° 00' 00" E	100.00	15	N 0° 00' 00" E	100.00
6	N 0° 00' 00" E	100.00	16	N 0° 00' 00" E	100.00
7	N 0° 00' 00" E	100.00	17	N 0° 00' 00" E	100.00
8	N 0° 00' 00" E	100.00	18	N 0° 00' 00" E	100.00
9	N 0° 00' 00" E	100.00	19	N 0° 00' 00" E	100.00
10	N 0° 00' 00" E	100.00	20	N 0° 00' 00" E	100.00

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1	N 0° 00' 00" E	100.00	11	N 0° 00' 00" E	100.00
2	N 0° 00' 00" E	100.00	12	N 0° 00' 00" E	100.00
3	N 0° 00' 00" E	100.00	13	N 0° 00' 00" E	100.00
4	N 0° 00' 00" E	100.00	14	N 0° 00' 00" E	100.00
5	N 0° 00' 00" E	100.00	15	N 0° 00' 00" E	100.00
6	N 0° 00' 00" E	100.00	16	N 0° 00' 00" E	100.00
7	N 0° 00' 00" E	100.00	17	N 0° 00' 00" E	100.00
8	N 0° 00' 00" E	100.00	18	N 0° 00' 00" E	100.00
9	N 0° 00' 00" E	100.00	19	N 0° 00' 00" E	100.00
10	N 0° 00' 00" E	100.00	20	N 0° 00' 00" E	100.00

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2	N 0° 00' 00" E	100.00	12	N 0° 00' 00" E	100.00
3	N 0° 00' 00" E	100.00	13	N 0° 00' 00" E	100.00
4	N 0° 00' 00" E	100.00	14	N 0° 00' 00" E	100.00
5	N 0° 00' 00" E	100.00	15	N 0° 00' 00" E	100.00
6	N 0° 00' 00" E	100.00	16	N 0° 00' 00" E	100.00
7	N 0° 00' 00" E	100.00	17	N 0° 00' 00" E	100.00
8	N 0° 00' 00" E	100.00	18	N 0° 00' 00" E	100.00
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4	N 0° 00' 00" E	100.00	14	N 0° 00' 00" E	100.00
5	N 0° 00' 00" E	100.00	15	N 0° 00' 00" E	100.00
6	N 0° 00' 00" E	100.00	16	N 0° 00' 00" E	100.00
7	N 0° 00' 00" E	100.00	17	N 0° 00' 00" E	100.00
8	N 0° 00' 00" E	100.00	18	N 0° 00' 00" E	100.00
9	N 0° 00' 00" E	100.00	19	N 0° 00' 00" E	100.00
10	N 0° 00' 00" E	100.00	20	N 0° 00' 00" E	100.00

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 0° 00' 00" E	100.00	11	N 0° 00' 00" E	100.00
2	N 0° 00' 00" E	100.00	12	N 0° 00' 00" E	100.00
3	N 0° 00' 00" E	100.00	13	N 0° 00' 00" E	100.00
4	N 0° 00' 00" E	100.00	14	N 0° 00' 00" E	100.00
5	N 0° 00' 00" E	100.00	15	N 0° 00' 00" E	100.00
6	N 0° 00' 00" E	100.00	16	N 0° 00' 00" E	100.00
7	N 0° 00' 00" E	100.00	17	N 0° 00' 00" E	100.00
8	N 0° 00' 00" E	100.00	18	N 0° 00' 00" E	100.00
9	N 0° 00' 00" E	100.00	19	N 0° 00' 00" E	100.00
10	N 0° 00' 00" E	100.00	20	N 0° 00' 00" E	100.00

DATE	ACTION

**LEGEND**

EX: EXISTING OR AREA TO BE EXISTING

PRO: PROPOSED LAND

PRO: PROPOSED ZONE LINE

**NOTES:**

1. THE PROPOSED ZONING DISTRICTS ARE PLANNED TO BE USED IN THE QUARTZ DISTRICT (TBD). SEE VARIATION ON THIS SHEET FOR THE PROPOSED ZONING DISTRICTS.
2. THE PROPOSED ZONING DISTRICTS ARE SUBJECT TO THE PROPOSED ZONING DISTRICTS.
3. ALL ZONING DISTRICTS ARE SUBJECT TO THE PROPOSED ZONING DISTRICTS.
4. LAND USES SHOWN HEREIN MAY BE INCREASED OR DECREASED AS SHOWN IN THE ASSOCIATED PROPOSED ZONING DISTRICTS.

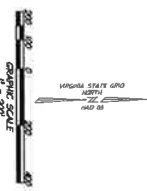
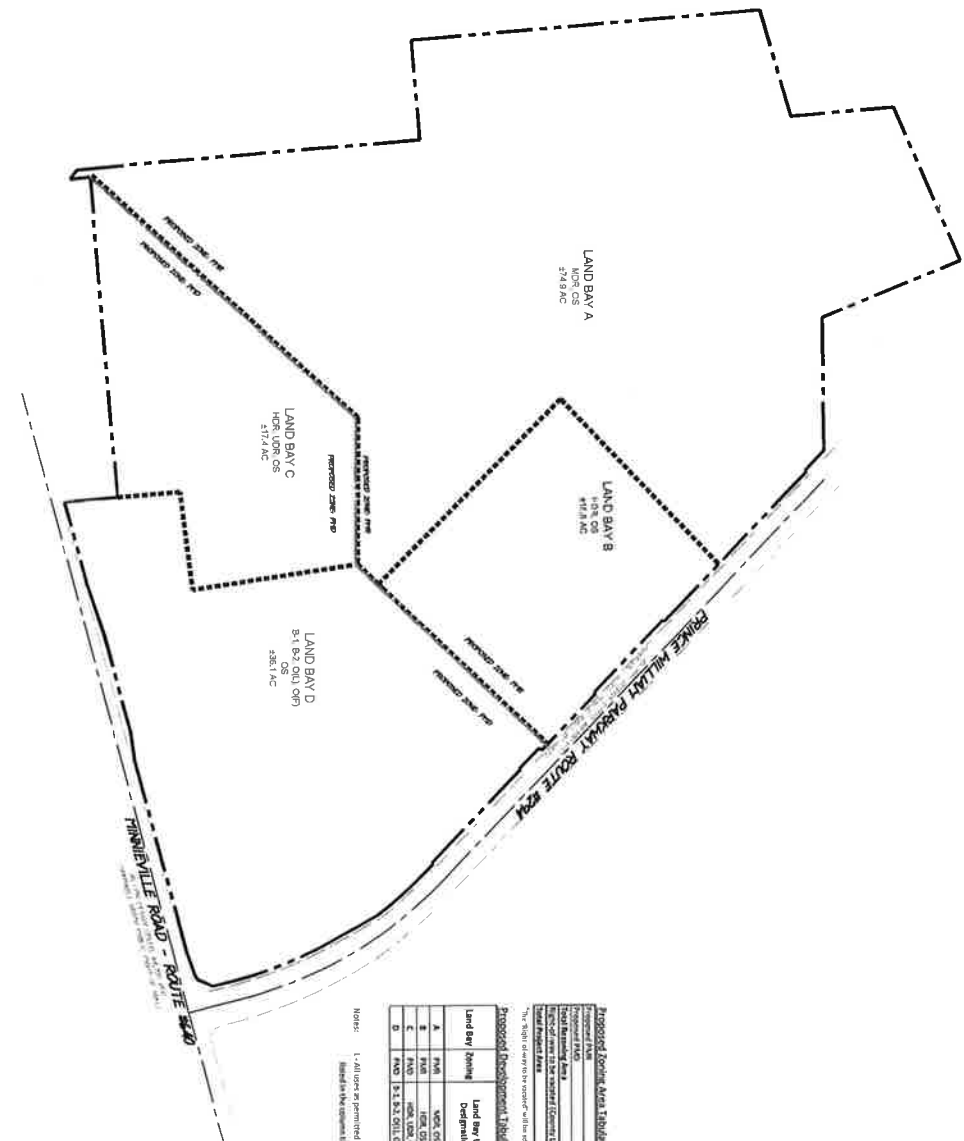
**PROPOSED ZONING DISTRICTS**

PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT
PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT
PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT
PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT

**PROPOSED ZONING DISTRICTS**

PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT
PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT
PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT
PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT	PROPOSED ZONING DISTRICT

NOTES: 1. All uses permitted by right in the Zoning Ordinance for these use categories / zoning map are listed in the Zoning Ordinance. "Land Use Designation" "Permitted and Special Uses" and be requested.



PROJECT STATUS	
DATE	ACTION

- LEGEND**
- 1. BY ROUTING OF ROAD TO BE BOUNDARY
  - 2. PROPOSED LAND BAY BOUNDARY LINE
  - 3. PROPOSED VEHICLE CIRCULATION
  - 4. APPROXIMATE LOCATION OF LAND BAY ACCESS POINTS
  - 5. APPROXIMATE LOCATION OF INTERIM ACCESS POINT

- NOTES:**
1. WATER AND SANITARY SEWER TO BE PROVIDED BY PRINCE WILLIAM COUNTY SERVICE AUTHORITY
  2. FINAL LOCATIONS FOR WATER, SEWER STORIES TO BE DETERMINED AT FINAL SITE PLAN SUBMISSION
  3. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE VIRGINIA DEPARTMENT OF HEALTH REGULATIONS
  4. PROPOSED "BAY" FACILITIES SHOULD BE CONSIDERED APPROPRIATE AND DO NOT REPRESENT PROPOSED UTILITY CONNECTION POINTS ARE PROPOSED AND SUBJECT TO CHANGE WITH FINAL DESIGN
  5. PROPOSED LOCATION OF ACCESS POINTS AND VEHICLE CIRCULATION SUBJECT TO 100% ADVISORY REVIEW AND APPROVAL AND SUBJECT TO CHANGE AT SITE PLAN

