



Rebecca Horner, AICP,  
CZA

## COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201  
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[www.pwcgov.org/planning](http://www.pwcgov.org/planning)

## PLANNING OFFICE

October 22, 2019

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

County Archaeologist (DS940)  
Fairfax Water - Planning Department  
Fire Marshal's Office (DS920)  
Historical Commission (DS940)  
Long Range Planning (DS940)  
Parks and Recreation (EA795)  
Planning Case Planner  
School Board (EA790)  
Transportation Department (DS990)  
VDOT Fairfax (MA290)  
Watershed Management - Plan Review (DS930)  
Zoning Administrator (DS940)

**RE:** REZ2017-00011, Estates at Bren Landing  
REZONING, RESIDENTIAL

**MAGISTERIAL DISTRICT:** 30 - Occoquan

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**REQUEST:** REZONING REQUEST RECEIVED JUNE 29, 2016 - NOT SUBJECT TO SB549

Estates at Bren Landing; Rezoning request from A-1, Agricultural to SR-1, Semi-Rural Residential. The sites are zoned A-1, Agricultural, and are designated ER, Environmental Resource and SRR, Semi-Rural Residential, in the Comprehensive Plan. The properties are located in the Domestic Fowl Overlay District and the Resource Protection Area Overlay. Occoquan Magisterial District. \*\*2nd Submission\*\*

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**GPIN(s): 7995-66-6543 7995-67-4142**

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;
- 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 **Keasha Hall**. 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 **November 12, 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 - RUTH M. ANDERSON  
COMMISSIONER - WILLIAM MILNE**



## **SCHOOLS & TOWNSEND, P.C.**

CIVIL ENGINEERING AND LAND SURVEYING  
9252 Mosby Street, Manassas, VA 20110  
703-368-8001 • M 631-2995 • FAX 703-368-9950



August 12, 2019

Keasha Hall  
Case Planner  
Planning Department  
Prince William County

***Re: Estates at Bren Landing  
REZ2017-00011***

Dear Ms. Hall:

In response to agency comments we have modified our previously Generalized Plan for the above referenced job as follows:

**Building Appraisal – Eric Mays**

No comments to address

**County Archeologist – Justin Patton**

An archeologic study has been performed per Mr. Patton's directions and submitted for approval.

**Fairfax County – Marianne Gardner**

The proposed development is sensitive to the proximity of Bull Run. The plan reflects a minimum setback of 100 feet from the property line along Bull Run to disturbed areas within the proposed development. In most cases the separation far exceeds 100 feet and approaches 400 feet in some areas. The disturbed area also avoids the drainage swale which runs through the middle of the property. Stormwater Management facilities are proposed at drainage outfalls as an extra measure of water quality control. This development is consistent with the density proposal in Prince William County's Comprehensive Plan.

**Fire Marshall's Office – Ernest Little**

We have corrected the narrative to indicate "Buckhall" Fire and Rescue (a revised narrative was forwarded with the previous submission).

***Keasha Hall***  
***August 12, 2019***  
***Page 2***

***Re: Estates at Bren Landing***  
***REZ2017-00011***

***Historical Commission – Justin Patton***

An archeologic study has been performed per Mr. Patton's directions and submitted for approval.

***Land Development Case Manager – Laura O'Dell***

No Comments

***Long Range Planner – Jasmin Kim***

The reviewer has indicated that the proposed zoning is consistent with Prince William County's Comprehensive Plan.

***Planning Case Manager – Keasha Hall***

1. An envelope of development with houses is now shown.
2. Street type is noted to be public.
3. Case numbers have been added to the plan.
4. The cultural Resources Report has been submitted.
5. Clearing and grading limits are now shown.
6. Cluster development is not practical when public sewer is unavailable.
7. A community entrance sign will be proposed if the rezoning is approved.
8. Proffer statement has been submitted.
9. We will provide environmental easements once the engineering is complete and drainfields are established.
10. Specimen trees have not been identified. Likely locations are in the drain swales, which are noted to be undisturbed.
11. We are now showing a new access route for the adjacent owner.

***GIS Specialist – John McCleary***

No comments

***Keasha Hall***  
***August 12, 2019***  
***Page 3***

***Re: Estates at Bren Landing***  
***REZ2017-00011***

***Proffer Administrator – Juan Burnal***

No comments

***Service Authority – Kesha Hall***

There are no water and sewer facilities in this area. Per the county's comprehensive plan, the developer may use septic drainfields and private wells.

***Transportation – George Phillips***

1. Transportation proffers are provided with the proffers
2. PWC road categories are now shown on the plan.
3. The McNulty property will use the new public street and an access easement between lots 7 & 8 for their access.

***VDOT – Taker Benabdi***

- 1.01 All lots within the SR-1 zoning district must be served by public streets. The road in the proposed development will be maintained by VDOT.
- 1.02 The PWC typical section is now shown on the plan. This section is used for streets which are eligible for state maintenance.
- 1.03 Evans Ford Road will extend into the subdivision and terminate with a cul-de-sac at lots 6 & 7. Design data for Evans Ford Road is now shown. A second public street, Brooks Masters Court is now named and design data is shown.
- 1.04 The extension will be publicly maintained. We have noted on the plan that the existing cul-de-sac will be removed.
- 1.05 Brooks Masters Court is a local street. Curve radii are now shown which exceed the minimum allowable radius.

**Re: Estates at Bren Landing**  
**REZ2017-00011**

- 1.06 Driveway sight distance will be examined with final engineering when road profiles are designed. The entrance for 7995-57-8859 will not be shared.

**Watershed – Benjamin Eib**

**Zoning Ordinance**

- 1.07 a. Soil slopes and erodibility are now shown on sheet 2 of the ECA plan.  
b. Limits of clearing and grading are now shown on the ECA plan.  
c. Forest cover type noted on ECA plan.  
d. Specimen type areas have not been identified  
e. RPA limits will be refined at construction plan stage.  
f. Proposed impervious areas are streets, driveway, and houses. All other areas are pervious.  
g. No endangered species were identified on the cultural resources investigation.  
h. Contour lines are shown in 2 foot intervals.  
i. We have re-examined the steep slope areas to provide a more accurate representation.  
j. Existing structure are shown. There are none.  
k. There are no jurisdictional wetlands in the disturbed area.  
l. There are no utilities wetlands. Easements are shown on the ECA plan.  
m. Environmental Resources areas (flood plain, RPA, steep slope areas) are now shown and quantified on the ECA plan.
- 1.06 SWM locations are now shown on the GDP. Large open space areas will be preserved, as shown on the plan, as an additional BMP measure.
- 1.03 Most of this site will be undisturbed. Lot owners will install additional landscaping in conjunction with their residence. The required tree canopy requirement will be greatly exceeded.
- 1.04 Roads are designed to take advantage of the flattest slopes. The majority of steep slope areas are planned to remain undisturbed in preserved open space.
- 1.01 The two proposed streets are local streets in the lowest traffic category.
- 1.02 The entrance sign has not been designed.

**Keasha Hall**  
**August 12, 2019**  
**Page 5**

**Re: Estates at Bren Landing**  
**REZ2017-00011**

1.05 We are now showing on-site RPA per the PFD study. The SWM facility has been relocated to avoid the RPA.

**Zoning – Sid Rahnarand**

1. The owner will resolve the NCU issue.
2. Maintenance responsibility now noted to be HOA responsibility.
3. Development standards added to GDP.
4. Most of the previous access to 7995-57-8837 has been replaced with a public street. Only a small segment at the property is not public.
5. The access easement will be the responsibility of the beneficiary of the easement.
6. Public streets now labelled.

The revised GDP and ECA reflect the modifications listed above. Please let me know if any additional information is needed.

Sincerely,

A handwritten signature in blue ink that reads "Ron Schools". The signature is stylized with a large, sweeping "R" and a cursive "Schools".

Ron Schools

Attachments

**ESTATES AT BREN LANDING**

**WRITTEN NARRATIVE**

The Estates at Bren Landing is a proposed single family home development in central Prince William County. Lot sizes range from 1 to 2 acres, with open spaces. All lots will front on a VDOT maintained public road.

**Land Use**

This project falls within the Semi-Rural Residential District, as shown on the Prince William County Comprehensive Plan. The proposed development is consistent with the character of projects planned in that District.

The project utilizes public roads and will connect to Evans Farm Road (Route 614). As there is no public water or sewer service in this area, the proposed homes will utilize individual wells and drainfields. This is consistent with development in the Semi-Rural Residential District.

The maximum height of any structure would be 35'. Average homes size would be 1,800 to 4,500 SF. This is consistent with other houses in the area. As this property is bordered on two sides by Bull Run, the impact on adjacent land would be minimal.

A significant area will be undisturbed, so that the finished lots will have a wooded character.

This project is not located in a planned sector plan area.

**Community Design**

Property owners can walk to other lots in the subdivision by using the public street. Other adjacent developments can be similarly accessed. There are no sidewalks along rural character public streets.

As wooded buffers will be provided along Bull Run, the natural environment will be preserved around the perimeter. Roadways will be designed to minimize grading and land disturbance by considering the natural contours. Drainage ways will be largely undisturbed.

**Cultural Resources**

The land along Bull Run will be kept in any undisturbed condition to maintain the scenic asset. There are no cemeteries on this land.

**Economic Development**

The homes in the area should be in the high range of value for single family homes, and will pay higher real estate taxes than the average single family homes in the County.



### **Environment**

A significant amount of land will remain undisturbed on each lot, as the disturbance in this type of development generally averages ½ acre average. Areas along Bull Run will be undisturbed, in accordance with Chesapeake Bay regulations. Roadways will be designed to provide home sites where slopes are flattest and steep slope areas will be avoided.

### **Fire and Rescue**

The project is located within 3 miles of the Buckhall Fire and Rescue station, and should have a response time of 5 to 10 minutes.

### **Housing**

The Comprehensive Plan has an intention to provide clean, safe and attractive neighborhoods. This project meets the intended goals. Houses will be sited to project an attractive and environmentally responsible way. Public streets will provide a safe means of access, and will be maintained by VDOT. Individual homes offer buyers an array of options in terms of building choices.

### **Libraries**

This project proposes 20 homes, which will utilize existing public libraries. A contribution for the sustaining of these libraries would be appropriate.

### **Parks and Trails**

While there are no trails proposed in this area with the development or by the Comp Plan, the low traffic counts in the proposed streets will encourage walking by the residents and by pedestrians from adjacent development.

### **Police**

Police stations serving this are on Garfield and on Wellington Road. A new station is under construction at Prince William Parkway and Hoadly Road. This station will be in reasonable proximity to the property. As part of public safety efforts, street lights will be installed at the end of the public street.

### **Potable Water**

As there is no public water in the vicinity of this project, homes will be served by individual wells. Best Management Practices will be incorporated into the storm water management strategy, which will facilitate ground water re-charge through infiltration.

### **Sanitary Sewer**

There is no public sewer service in this area, and homes will be served by individual drainfields. Per the Comprehensive Plan, use of public sewer is optional for this area.

### **Schools**

As there are only 20 new homes proposed with this development, the need for a new school site adjacent to this project is unlikely. A contribution for the continued development of new school facilities in the County would be appropriate.

### **Transportation**

As part of this development, Evans Farm Road, a public roadway, will be extended. Property owners will take Evans Ford Road to Yates Ford Road, a major arterial in the County. From Yates Ford Road, residents can connect to the Prince William Parkway.

## **PROFFER STATEMENT**

RE: REZ #PLN2017-00011 Estates at Bren Landing  
Record Owners: JBC Developers Inc.  
Applicant: JBC Developers Inc.  
Property: G.P.I.Ns.: 7995-67-4142 and 7795-66-6543 (the "Property")  
Acreage: 47.82 acres, Occoquan Magisterial District  
Current Zoning: A-1, Agricultural  
Proposed Zoning: SR-1  
Date: October 10, 2019

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site 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 Schools and Townsend PC, entitled "Estates at Bren Landing" dated October 15, 2018.

### **USES AND DEVELOPMENT**

1. Uses: SR-1 Zoning District: approximately 47.82 acres of land, as identified on the GDP, shall be developed with no more than Twenty (20) single family detached homes.
2. Development of the Property shall be in substantial accordance with the GDP, however, the internal road alignment, lot boundaries and stormwater management improvements may undergo alterations in accordance with final engineering considerations at the time of subdivision plan review.

### **COMMUNITY DESIGN**

3. The site landscaping shall be provided substantially as shown on the GDP, using drought tolerant, indigenous species.

4. A monument style sign may be provided in the general location identified on the GDP in accordance with the sign regulations as found in the Prince William County Zoning Ordinance. Such signage shall require sign permit approval.

### **ENVIRONMENTAL**

- 5) 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, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final subdivision plan approval with the amount to be based on the acreage reflected on the subdivision plan.
- 6) 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.
- 7) 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; (b) maintenance of sanitary and storm outfalls; (c) perpendicular utility crossings

### **FIRE & RESCUE**

- 8) As a condition of occupancy permit issuance for each single-family, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,053.00 per each single-family unit constructed on the Property to be used for fire and rescue purposes.

### **HOUSING**

- 9) As a condition of occupancy permit issuance for each single-family unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per each single-family unit constructed on the Property. Said contribution is to be utilized by the Housing Preservation and Development Fund.

## **HOMEOWNERS ASSOCIATION**

- 10) The Applicant shall create a homeowners' association ("Estates at Bren Landing HOA") which HOA shall be responsible for the maintenance of any common open space, trails (located within the open space or on private lots), fencing within the open space and signage for the development.

## **LIBRARIES**

- 11) As a condition of occupancy permit issuance for each single-family unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$812.00 per single-family unit constructed on the Property to be used for library purposes.

## **PARKS AND RECREATION**

- 12) As a condition of occupancy permit issuance for each single-family unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$5,591.00 per single-family unit constructed on the Property to be used for parks and recreation purposes.

## **SCHOOLS**

- 13) As a condition of occupancy permit issuance for each single-family unit, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$20,694.00 per single-family unit constructed on the Property to be used for school purposes.

## **TRANSPORTATION**

- 14) As a condition of occupancy permit issuance, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors \$16,780.00 per single family unit constructed on the Property to be used for transportation improvements. The proffered monetary contributions shall be applied to capital improvement projects in the area of the subject rezoning that are identified in the Capital Improvement Program, 6-year road plan, or other capital improvement projects adopted by the Board. The Board may also budget and appropriate these contributions or portion thereof to other specific capital projects.

- 15) Access to the Property shall be provided from Evans Ford Road as generally shown on the GDP; final location of the entrance from Evan Ford shall be determined at final subdivision plan approval subject to securing any waivers, if necessary, from the Prince William County Department of Transportation.

#### **WELL AND SEPTIC**

- 16) The property shall be served by private wells and drainfields in accordance with the current standards of environmental health prepared and certified by a licensed AOSE .

#### **MISCELLANEOUS**

- 17) 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.

[Signatures to follow on next page(s)]

**SIGNATURE PAGE**

JBC DEVELOPERS INC., a Virginia corporation

By: \_\_\_\_\_  
Name: J. Bren Compton  
Title: President

**VIRGINIA DEPARTMENT OF TRANSPORTATION  
PRINCE WILLIAM LAND USE  
PROJECT REVIEW  
COMMENT AND RESOLUTION SHEET**

TIA - NOT REQUIRED

**COMMENT CATEGORIES:**  
1. REQUIREMENT  
2. RECOMMENDATION

**COUNTY PROJECT NUMBER:** REZ 2017-00011

**DEVELOPER/ENGINEER:** SCHOOLS & TOWNSEND, P.C.

**REVIEWER(S):** TAHIR BENABDI  
[TAHIR.BENABDI@VDOT.VIRGINIA.GOV](mailto:TAHIR.BENABDI@VDOT.VIRGINIA.GOV)

**DATE:** 11/9/2016

**PROJECT NAME:** ESTATES AT BREN LANDING

**REVIEW PHASE & TYPE:** 1<sup>ST</sup> SUBMISSION

**DISCIPLINE:** LAND USE

ITEM NO.	DWG. NO. (1)	COMMENTS	COMMENT CATEGORY	RESPONSE(2) DATE:	FINAL DISPOSITION(3)
1.01	GDP	Will new roads inside proposed subdivision require State maintenance? Please identify/label all new roads as either maintained by VDOT or by the County.	1	All lots within the SR-1 zoning district must be served by public streets. The road in the proposed development will be maintained by VDOT.	
1.02	GDP	If publicly maintained, provide typical section for all new roads within the proposed residential subdivision per SSAR standards shown in the App. B(1) of the VDOT Road Design Manual (RDM).	1	The PWC typical section is now shown on the plan. This section is used for streets which are eligible for state maintenance.	

- (1) Indicate drawing no./page no. or use "G" for general comment.  
(2) To be filled out by Applicant/Engineer. Date of Response is required.  
(3) The VDOT reviewer is responsible for the final disposition of all comments.

**Note:** This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.  
REVISED SEPTEMBER, 2014



<b>VIRGINIA DEPARTMENT OF TRANSPORTATION</b> <b>PRINCE WILLIAM LAND USE</b> <b>PROJECT REVIEW</b> <b>COMMENT AND RESOLUTION SHEET</b>				TIA - NOT REQUIRED		<b>COMMENT CATEGORIES:</b> 1. REQUIREMENT 2. RECOMMENDATION		
COUNTY PROJECT NUMBER: REZ 2017-00011			DEVELOPER/ENGINEER: SCHOOLS & TOWNSEND, P.C.		REVIEWER(S): TAHIR BENABDI <u>TAHIR.BENABDI@VDOT.VIRGINIA.GOV</u>		DATE: 11/9/2016	
PROJECT NAME: ESTATES AT BREN LANDING			REVIEW PHASE & TYPE: 1 <sup>ST</sup> SUBMISSION		DISCIPLINE: LAND USE			
ITEM No.	DWG. No. <sup>(1)</sup>	COMMENTS	COMMENT CATEGORY	RESPONSE <sup>(2)</sup> DATE:	FINAL DISPOSITION <sup>(3)</sup>			
1.03	GDP	Please show functional classification, ADT, design and posted speeds for Evans Ford Road (SR 614) with next submission of the GDP. If proposed new roads within the subdivision are to be maintained by VDOT, please note the proposed name (if any), functional classification, proposed ADT, and the design speed intended for the proposed local roads therein.	1	Evans Ford Road will extend into the subdivision and terminate with a cul-de-sac at lots 6 & 7. Design data for Evans Ford Road is now shown. A second public street, Brooks Masters Court is now named and design data is shown.				
1.04	GDP	If the road is to be maintained by VDOT, please show the improvements that will need to take place for the existing turnaround/cul-de-sac along SR 614 to accommodate the extension of it such that the turnaround is relocated to its proposed location within the subdivision. If the extension is for a road to be privately-maintained, please make a note on the GDP stating such intent.	1	The extension will be publicly maintained. We have noted on the plan that the existing cul-de-sac will be removed.				

- (1) Indicate drawing no./page no. or use "G" for general comment.  
 (2) To be filled out by Applicant/Engineer. Date of Response is required.  
 (3) The VDOT reviewer is responsible for the final disposition of all comments.

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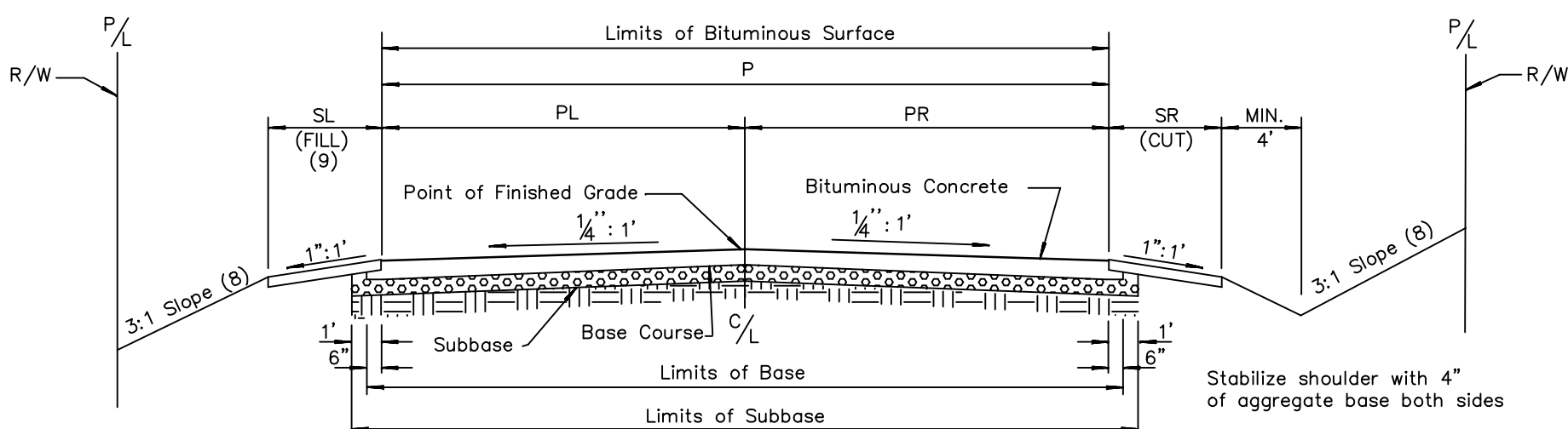
REVISED SEPTEMBER, 2014

<b>VIRGINIA DEPARTMENT OF TRANSPORTATION</b> <b>PRINCE WILLIAM LAND USE</b> <b>PROJECT REVIEW</b> <b>COMMENT AND RESOLUTION SHEET</b>				TIA - NOT REQUIRED		<b>COMMENT CATEGORIES:</b> 1. REQUIREMENT 2. RECOMMENDATION	
COUNTY PROJECT NUMBER: REZ 2017-00011			DEVELOPER/ENGINEER: SCHOOLS & TOWNSEND, P.C.		REVIEWER(S): TAHIR BENABDI <a href="mailto:TAHIR.BENABDI@VDOT.VIRGINIA.GOV">TAHIR.BENABDI@VDOT.VIRGINIA.GOV</a>		DATE: 11/9/2016
PROJECT NAME: ESTATES AT BREN LANDING			REVIEW PHASE & TYPE: 1 <sup>ST</sup> SUBMISSION		DISCIPLINE: LAND USE		
ITEM No.	DWG. No. <sup>(1)</sup>	COMMENTS	COMMENT CATEGORY	RESPONSE <sup>(2)</sup> DATE:	FINAL DISPOSITION <sup>(3)</sup>		
1.05	GDP	If the proposed local road that extends to Lots 9-16 is to be publicly-maintained by VDOT, please re-evaluate the design based on horizontal geometry per App. A-49 of the RDM, which states <i>"when a roadway segment consists of a series of reverse curves or curves connected by short tangents, the succession of curves shall be analyzed as a unit rather than as individual curves."</i>	1	Brooks Masers Court is a local street. Curve radii are now shown which exceed the minimum allowable radius.			
1.06	GDP	If the proposed roads are to be publicly-maintained by VDOT, please show location of proposed private entrances to each individual residential lot to assess any potential sight distance easement requirements along curvilinear roads. Also, show the private shared entrance for GPIN 7995-57-8837 accessible via ingress/egress easement through Lot 7.	1	Driveway sight distance will be examined with final engineering when road profiles are designed. The entrance for 7995-57-8859 will not be shared.			

- (1) Indicate drawing no./page no. or use "G" for general comment.  
 (2) To be filled out by Applicant/Engineer. Date of Response is required.  
 (3) The VDOT reviewer is responsible for the final disposition of all comments.

Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.

REVISED SEPTEMBER, 2014

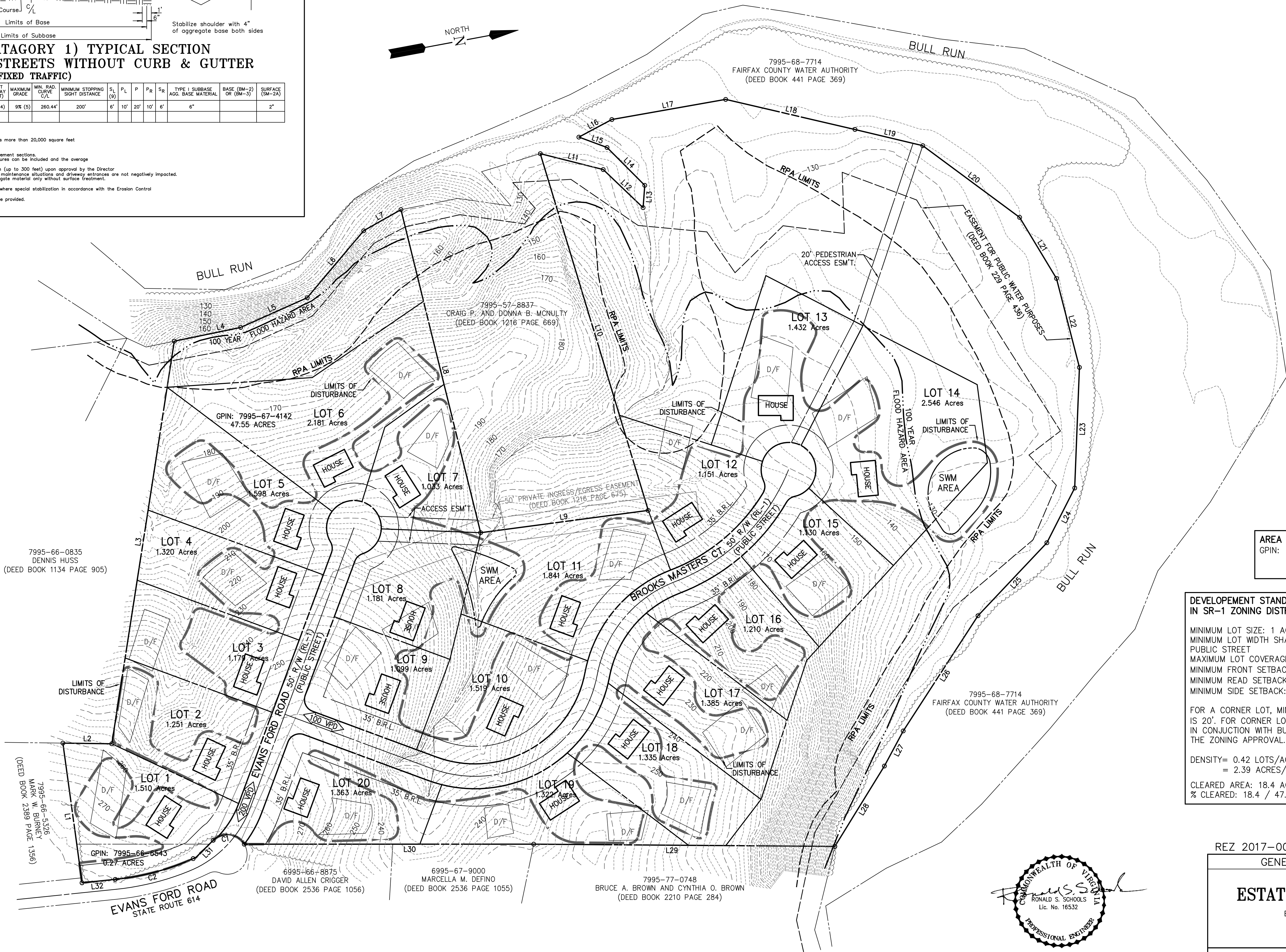


STANDARD RL-1 (CATAGORY 1) TYPICAL SECTION  
FOR RESIDENTIAL LOCAL STREETS WITHOUT CURB & GUTTER  
(FIXED TRAFFIC)

STREET NAME	STATION	CAT.	VPD	RIGHT-OF-WAY (FEET)	MAXIMUM GRADE	MIN. RAD. CURVE (FEET)	MINIMUM STOPPING SIGHT DISTANCE	S <sub>L</sub> (9)	P <sub>L</sub>	P	P <sub>R</sub>	S <sub>R</sub>	TYPE I SUBBASE AGG. BASE MATERIAL	BASE (BM-2) OR (BM-3)	SURFACE (SM-2A)
EVANS FORD ROAD		I	UP TO 250 VPD	50 (4)	9% (5)	260.44'	200'	6'	10'	20'	10'	6'	6"		2"
BROOKS MASTERS COURT															

GENERAL NOTES:

- (1) This typical section shall be used in subdivisions where the required minimum lot size is more than 20,000 square feet and the traffic is fixed (one-way or loop street).
- (2) Standard landings required at intersections.
- (3) Pavement section is standard requirement. Refer to Section 650.01 for alternative pavement sections.
- (4) 40' right-of-way allowed in certain circumstances where all slopes and drainage structures can be included and the average lot size is 5 acres or more and approved by the Director of Public Works and VDOT.
- (5) Maximum grade may be increased by 50% of the value shown for relatively short length (up to 300 feet) upon approval by the Director of Public Works and VDOT when rationale shows such grades will not cause intolerable maintenance situations and driveway entrances are not negatively impacted.
- (6) Private streets when allowed in large lot subdivision (5 acres and more) can use aggregate material only without surface treatment.
- (7) No superelevation is required.
- (8) 2 : 1 slopes will be allowed when soil type supported by soil report is acceptable and where special stabilization in accordance with the Erosion Control ordinance is provided.
- (9) Wider shoulder shall be required in accordance with VDOT standards where guardrails are provided.
- (10) BM-3 shall be used only when an intermediate course (IM) is applied.



AREA TABULATION	
GPIN: 7995-67-4142	47.55 AC.
7995-66-6543	0.27 AC.
TOTAL	47.82 AC.

DEVELOPEMENT STANDARDS  
IN SR-1 ZONING DISTRICT

MINIMUM LOT SIZE: 1 ACRES  
MINIMUM LOT WIDTH SHALL BE 100 FEET, WITH FRONTAGE ON A PUBLIC STREET  
MAXIMUM LOT COVERAGE SHALL BE 25%  
MINIMUM FRONT SETBACK: 35' FROM PROPERTY LINE  
MINIMUM READ SETBACK: 25'  
MINIMUM SIDE SETBACK: 10'

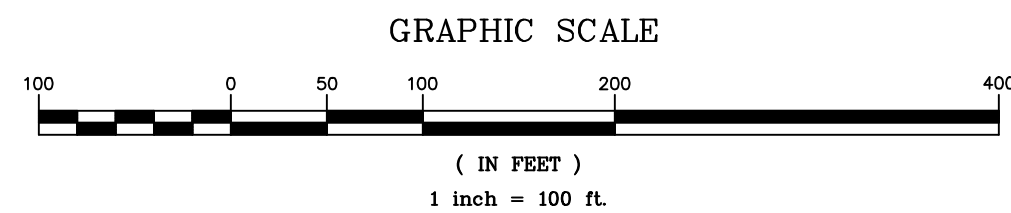
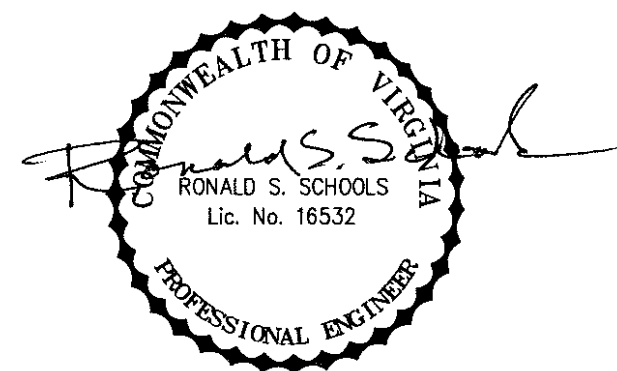
FOR A CORNER LOT, MINIMUM SETBACK ABUTTING A SIDE STREET IS 20'. FOR CORNER LOTS, FRONT AND SIDE YARD SHALL BE FIXED IN CONJUNCTION WITH BUILDING PERMITS AND SHALL BE NOTED IN THE ZONING APPROVAL.

DENSITY= 0.42 LOTS/ACRES  
= 2.39 ACRES/LOT

CLEARED AREA: 18.4 ACRES  
% CLEARED: 18.4 / 47.8= 38%

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°17'25"W	283.61'
L2	N11°15'07"E	98.35'
L3	N70°40'02"W	819.57'
L4	N01°09'42"W	136.24'
L5	N13°32'42"W	146.55'
L6	N39°22'42"W	176.23'
L7	N19°03'42"W	86.07'
L8	N86°39'30"E	669.26'
L9	N02°57'18"E	340.00'
L10	S83°41'04"W	749.75'
L11	N24°41'18"E	130.47'
L12	N54°12'18"E	110.90'
L13	N75°14'42"W	44.99'
L14	S55°37'18"W	107.43'
L15	S30°46'18"W	60.32'
L16	N17°33'42"W	75.08'
L17	N00°28'18"E	232.44'
L18	N23°36'28"E	266.97'
L19	N23°57'18"E	140.12'
L20	N47°02'18"E	242.35'
L21	N69°23'18"E	143.44'
L22	N86°04'18"E	184.82'
L23	S77°15'42"E	242.80'
L24	S52°31'42"E	123.53'
L25	S36°08'42"E	201.80'
L26	S46°31'42"E	276.32'
L27	S51°16'42"E	80.02'
L28	S47°52'42"E	189.95'
L29	S10°56'33"W	605.69'
L30	S10°30'42"W	581.88'
L31	N34°20'05"W	48.65'
L32	N04°37'03"E	67.04'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	40.00'	72.52'	62.99'	103°52'35"	51.08'
C2	517.21'	162.83'	162.16'	18°02'19"	82.10'



REZ 2017-00011

GENERALIZED DEVELOPMENT PLAN

ESTATES AT BREN LANDING

BRENTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA



SCHOOLS & TOWNSEND, P.C.

ENGINEERS SURVEYORS  
9252 MOSEY STREET MANASSAS, VIRGINIA 20110  
703-368-9001 631-2995 FAX 703-368-9950

DATE: OCT. 15, 2018 SCALE: 1"=100' FILE: PL-219  
DRAWN BY: MS CHECKED BY: RS SHEET 1 OF 3



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LEGEND

ZONE 1

<15%

ZONE 2

15-25%

ZONE 3

>25%

SLOPE REPORT

REPORT AREA: 47.60 ACRES

AVERAGE ELEVATION: 183.00

AVERAGE SLOPE: 15.4%

ZONE 1 (<15%): 25.07 ACRES

ZONE 2 (15-25%): 15.84 ACRES

ZONE 3 (>25%): 6.69 ACRES

COMMONWEALTH OF VIRGINIA

RONALD S. SCHOOLS

Lic. No. 16532

PROFESSIONAL ENGINEER

GRAPHIC SCALE

( IN FEET )

1 inch = 100 ft.

REZ 2017-00011

ENVIRONMENTAL CONSTRAINTS

ESTATES AT BREN LANDING

BRENTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

7

SCHOOLS & TOWNSEND, P.C.

ENGINEERS SURVEYORS

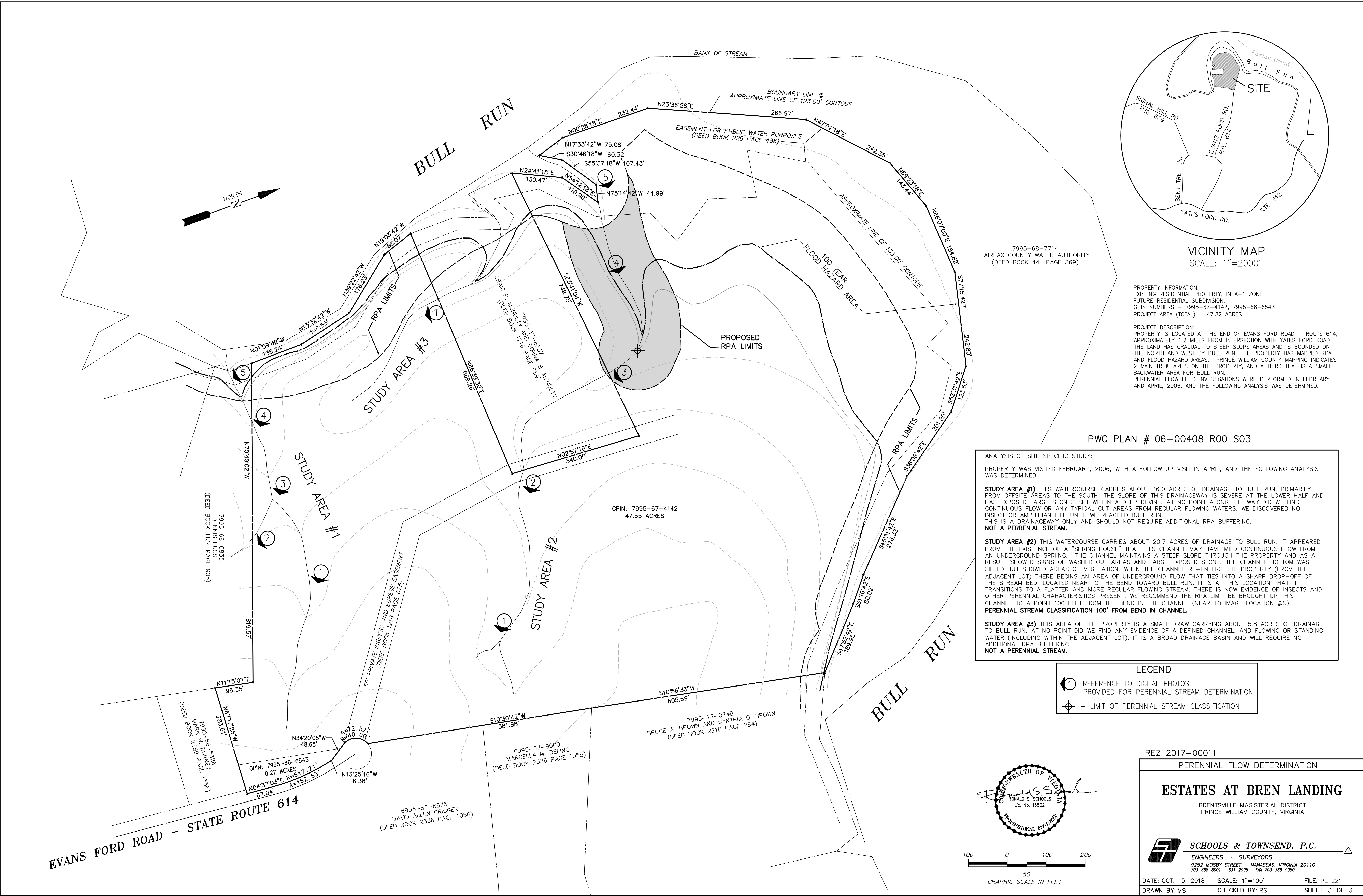
9252 MOSBY STREET MANASSAS, VIRGINIA 20110

703-368-9001 631-2995 FAX 703-368-9850

DATE: OCT. 15, 2018 SCALE: 1"=100' FILE: PL 221

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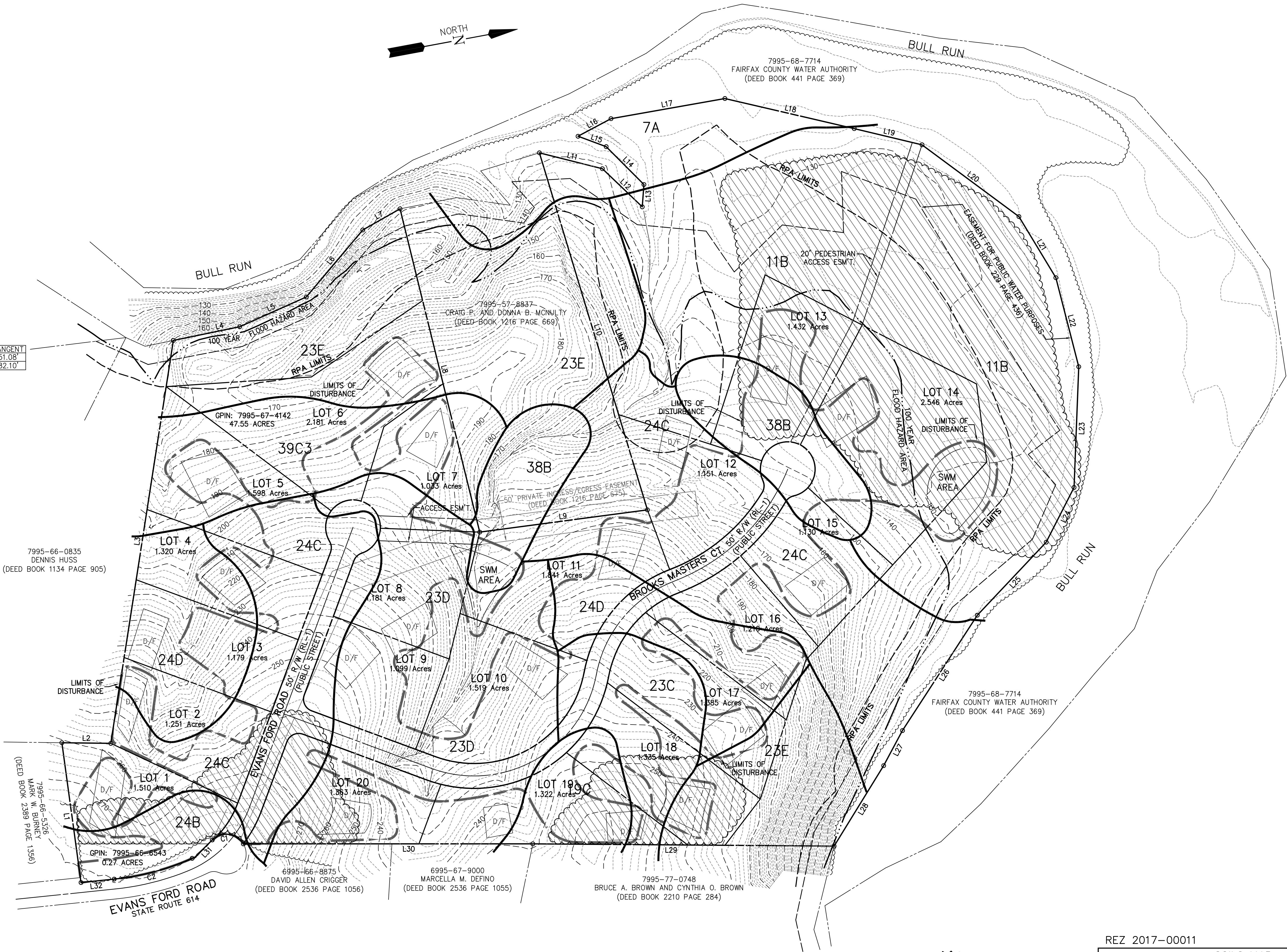






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LEGEND

- EVERGREEN TREES

- SOIL BOUNDARY

SOILS DATA							
NO.	SOILS NAME	SLOPE RANGE PERCENT	EROSION HAZARD	PERMEABILITY	DEPTH TO BEDROCK, INCHES	DEPTH TO SEASONAL HIGH WATER TABLE, IN.	SOIL CAT. DRAINFIELD POTENTIAL
11B	CALVERTON SILT LOAM	0-7	MODERATE	MODERATE	40-60	12-24	II POOR
19C	ELIOAK LOAM	7-15	SEVERE	MODERATE	60+	72+	I GOOD
23C	GAILA SANDY LOAM	7-15	SEVERE	MODERATE	60+	72+	I GOOD
23E	GAILA SANDY LOAM	25-50	SEVERE	MODERATE	60+	72+	I POOR
24B	GLENELG-BUCKHALL COMPLEX	2-7	SEVERE	MODERATE	60+	72+	I GOOD
24C	GLENELG-BUCKHALL COMPLEX	7-15	SEVERE	MODERATE	60+	72+	I GOOD
24D	GLENELG-BUCKHALL COMPLEX	15-25	SEVERE	MODERATE	60+	72+	I POOR
33B	LEGORE-OAKHILL COMPLEX	2-7	MODERATE	MODERATE	20-40	72+	II GOOD
39C3	MINNIEVILLE CLAY LOAM	7-15	SEVERE	MODERATE	60+	72+	I GOOD

GRAPHIC SCALE

( IN FEET )  
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REZ 2017-00011

SOILS MAP

ESTATES AT BREN LANDING

BRENTSVILLE MAGISTERIAL DISTRICT  
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