



## 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

Rebecca Horner, AICP, CZA  
Director of Planning

May 28, 2019

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

County Archaeologist (DS940)  
Crime Prevention Police (MA210)  
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)

**RE:** REZ2017-00008, Purcell Road Rezoning  
REZONING, RESIDENTIAL

**MAGISTERIAL DISTRICT:** 10 - Coles

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**REQUEST:** This is a request to rezone ±55.03 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 32 lots for single-family detached dwellings, with a 1 acre minimum lot area. **\*\*2nd Submission. Application has been reactivated from 2016\*\***

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**GPIN(s): 7993-42-5999**

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 **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)**.

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Your comments should be directed to **Randy Thornton** and received no later than **June 27, 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 - MARTIN E. NOHE  
COMMISSIONER - AUSTIN HAYNES  
PLANNING DIRECTOR - REBECCA HORNER  
COUNTY ATTORNEY**



6 WALLACE FARMS LANE, FREDERICKSBURG, VA 22406  
PHONE: 540-899-6592 FAX: 703-339-2054  
EMAIL: FEHRENGINEERING@GMAIL.COM

April 12, 2019

Prince William County  
Planning Department  
5 County Complex Court Suite 210  
Prince William, VA 20111

Atten: Scott Meyers.

RE: Application for rezoning of 12504 Purcell Road  
**REZ2017-00008**  
Prince William County, VA

Mr. Meyers:

On behalf of Purcell Road LLC, we are herewith submitting a revised application for the above referenced property. The proposal is to rezone the entire property from A-1 to SR-1 which is consistent with the surrounding residential communities. The initial application for this property was made in June 2016.

The following documents are enclosed for county review:

1. Sec. 32-700.20.01A Rezoning App
2. Sec. 32-700.20.01B Comment Responses
3. Sec. 32-700.20.01C Proffer Statement
4. Sec. 32-700.20.01D Interest Disclosure Affidavit
5. Sec. 32-700.20.01E Special Power of Attorney Affidavit.
6. Sec. 32-700.20.02 Deed (2)
7. Sec. 32-700.20.03 Legal Description (2)
8. Sec. 32-700.20.03A Plat (2-24 x 36)

9. Sec. 32-700.20.04 GDP Plans (25-24 x 36)
10. Sec. 32-700.20.05B Adjoiners List
11. Sec. 32-700.20.07 Fee Calculation Worksheet and Fee paid 6-30-2016
12. Sec. 32-700.20.09A Phase I Archeological Survey
13. Sec. 32-700.20.09B Pogonia survey
14. Sec. 32-700.20.09C1 Perennial Flow Determination application
15. Sec. 32-700.20.09C2 Perennial Flow Determination
16. Sec. 32-700.20.09D Cultural Resources Assessment
17. Sec. 32-700.20.10 Application for Deferral of Traffic Imp Act Analysis (TIA)
18. Sec. 32-700.20.11 Narrative
19. Comment responses:
  - a. CR 01 crimeprevention 11-1-2016
  - b. CR 02 firemarshal 10-18-2016
  - c. CR 03 historicalcommission 11-14-2016
  - d. CR 04 landdevcasemgr 11-3-2016
  - e. CR 05 librarysystems 11-8-2016
  - f. CR 06 longrangeplanning 11-1-2016
  - g. CR 07 parksandrecreation 11-8-2016
  - h. CR 08 schoolboard 11-14-2016
  - i. CR 09 serviceauthority 11-8-2016
  - j. CR 10 transportationdept 11-2-2016
  - k. CR 11 vdot 10-28-2016
  - l. CR 12 watershed 11-14-2016
20. DVD containing all of the above in pdf format.

A brief summary of plan changes are as follows:

1. Revised access to site from Purcell Road to an extension of Silent Wolf Drive. An emergency access only is proposed for access to Purcell Road. The requires a second channel crossing.
2. Revised sewerage disposal from on-lot septic to a low pressure force main connection to the Service Authority system adjacent to Marshall School. A conceptual plan of the route along Silent Wolf Drive to the school is enclosed in the plans.
3. Revised to 32 lots to recover the costs of public sewers.



**APPLICATION FOR    ☒ Rezoning    ☐ Proffer Amendment  
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:

GPIN	From:	To:	Acres
7993-42-5999	A-1	SR-1	56.3

-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 (attach additional pages if necessary):

☒ **Owner of Property\***

☒ **Authorized Agent(s)\***

Name: Purcell Road LLC

Name: TJ Hassan

Mailing Address: 9110 Railroad Ave Suite 320A

Mailing Address: 9110 Railroad Ave Suite 320A

City/State/Zip: Manassas Park VA 20111

City/State/Zip: Manassas Park VA 20111

Phone: (703) 257-0877 x117

Phone: (703) 906 8655

Email: THassan@emsieng.com

Email: THassan@emsieng.com

☐ **Contract Purchaser/Lessee\***

☒ **Engineer\***

Name: \_\_\_\_\_

Name: David Fehr P.E.

Mailing Address: \_\_\_\_\_

Mailing Address: 6 Wallace Farms Lane

City/State/Zip: \_\_\_\_\_

City/State/Zip: Fredericksburg, VA 22406

Phone: \_\_\_\_\_

Phone: 540-899-6592

Email: \_\_\_\_\_

Email: Fehrengineering@gmail.com

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

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

Signed this 17th day of April 2019.

  
Signature of Owner

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

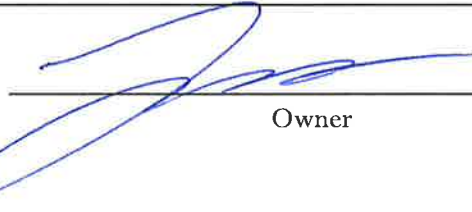
## Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 17<sup>th</sup> day of April, 2019,  
(day) (month) (year)

I, Talal Hassan, manager of Purcell Road 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 17<sup>th</sup> day of April, 2019 in my  
county and state aforesaid, by the aforementioned principal.

  
\_\_\_\_\_  
Notary Public

My commission expires: 08/31/22

LAILA H. ABDO  
NOTARY PUBLIC  
Commonwealth of Virginia  
#7040695  
My Commission Expires August 31, 2022

**Proffer Statement  
12504 Purcell Road  
#REZ2017-00008**

Owner: Talal J Hassan  
Applicant/Contract Purchaser: Purcell Road, LLC (the "Applicant")  
Subject Property: GPINs 7993-42-5999 (the "Property")  
Acreage: Approximately 56.35 acres  
Rezoning: Agricultural (A-1) to Residential (SR-1)  
Date: April 12, 2019

The undersigned hereby proffers that the use and development of the subject Property shall be in strict 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.. 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.

When used in these proffers, the term "GDP" shall refer to the plan entitled "12504 Purcell Road Development Plan," prepared by EMSI Engineering, dated June 2016, last revised April 12, 2019 and consisting of six sheets.

**LAND USE**

1. Site Development – The Property, consisting of approximately 56.35 acres, shall be developed in substantial conformance with the GDP, subject to minor changes approved by the County in connection with final subdivision plan review, including revisions to the lot and street layout in accordance with final engineering considerations.
2. Density - The Property may be developed with a maximum of thirty-two (32) single family detached dwelling units.

**COMMUNITY DESIGN**

3. Homeowners Association - The Applicant shall create a homeowner's association ("HOA"), which shall be established to own, operate and/or maintain any common open space, landscaped areas, signage, the Conservation Easement (see Proffer

#14), pedestrian trails, or other amenities within common areas. If appropriate, the HOA shall also be responsible for the ownership and/or maintenance of storm water management/BMP facilities installed by the Applicant if not otherwise maintained by the County in accordance with the DCSM and County regulations and policies. The HOA shall be created prior to the issuance of the first occupancy permit.

### **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.

### **PARKS AND RECREATION**

4. Monetary Contribution - The Applicant shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$5,591.00 per single family detached dwelling unit for parks and recreation purposes. The per unit contribution shall be made prior to and as a condition of issuance of occupancy for each residential unit.
5. Pedestrian Trails - There are no existing trails abutting the subject property. The applicant will construct a minimum 6 foot wide pedestrian trail through open space connecting existing Silent Wolf Drive to Purcell Road. The trail will be constructed to minimize environmental impact. The trail will require minimal grading and no tree clearing and have a pervious surface.

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.

## ENVIRONMENTAL

6. Stormwater Management - The Applicant shall provide stormwater management on-site, as generally depicted on the GDP, or off-site in accordance with the DCSM.
7. Conservation Easement - The areas depicted as "Conservation Easement" on the GDP shall remain in their natural state for the protection and enhancement of existing flora and fauna and to provide for hiking and nature viewing opportunities via natural trails that will be open to the public, including the HOA. The Conservation Easement shall only be disturbed as follows:
  - a. The obligations and improvements, including the installation and maintenance of those improvements, described in these proffers and/or depicted on the GDP.
  - b. The removal of objectionable non-native vegetation, as well as damaged and/or diseased vegetation to protect life and property.
  - c. Management of existing and future native landscapes, including the addition of supplemental plantings, for the enhancement of wildlife habitat.
  - d. New sewer utility crossings/encroachments.
  - e. The removal of trash, debris, etc.

The foregoing restrictions shall not preclude the Applicant from utilizing the Conservation Easement for BMP calculations and credits. The final location of the Conservation Easement shall be determined in connection with the first subdivision plan review and shall be created by a written instrument, to be recorded in the land records of the County within eighteen (18) months of the approval of the final subdivision plan for the Property. The Conservation Easement shall be granted to the Northern Virginia Conservation Trust or similar qualified land conservation organization. The Conservation Easement will run with the land and protect the land in perpetuity.

8. Limits of Clearing and Grading - The Applicant shall limit clearing and grading to within those areas depicted on the GDP as "Limit of Clearing & Grading," subject

to minor revisions in accordance with final engineering considerations at the time of final subdivision plan review and approval. No clearing or improvements shall be made outside of the limits of clearing, except for utility connections, without County approval, with the exception of: (a) the installation of plant materials, if needed to supplement existing vegetation, within those areas labeled "Open Space Area" and "Conservation Easement" on the GDP; (b) the removal of noxious vegetation, such as poison ivy, poison oak, etc, as well as dead, dying or hazardous trees. Compliance shall be demonstrated on the final subdivision plan.

9. Indigenous Native Trees - All new trees to be planted on the Property within HOA maintained areas shall be indigenous, native species and shall include, but not be limited to oaks, dogwoods, redbuds, and American hollies.

### **LIBRARIES**

10. Monetary Contribution - The Applicant shall contribute to the Prince William Board of County Supervisors, on a per unit basis, \$812.00 per single family detached dwelling unit for library purposes. The per unit contribution shall be made prior to and as a condition of issuance of occupancy for each residential unit.

### **FIRE AND RESCUE**

11. Monetary Contribution - The Applicant shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$1,053.00 per single family detached dwelling unit for fire and rescue purposes. The per unit contribution shall be made prior to and as a condition of issuance of occupancy for each residential unit.

### **SCHOOLS**

12. Monetary Contribution - The Applicant shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$20,694.00 per single family detached dwelling unit for school purposes. The per unit contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit.


### **WATER AND SEWER**

13. Water and Sewer - The Property shall be served by public sanitary sewer and on-lot wells, and the Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.

**SIGNATURE PAGE**

**PURCELL ROAD, LLC**

**By:**

 4/14/19

**Name:**

Talal Hassay

**Title:**

Manager

## **#REZ 2017-00008, 12504 PURCELL ROAD**

### **WRITTEN NARRATIVE**

The Applicant presents for consideration, the rezoning from A-1 to SR-1 of a 56.3473 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 thirty two (32) residential lots with a 1 acre minimum lot area. Three outparcels, totaling approximately 18.8 acres (+/-33%) and identified as OS1, OS2 and OS3, 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 homeowner's association (HOA) will be created and shall be responsible for the maintenance of 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



## **#REZ 2017-00008, 12504 PURCELL ROAD**

### **WRITTEN NARRATIVE**

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 1, 2 and 3. 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 two proposed stream crossings. 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 for the proposed lots, a reasonable 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 32 units proposed, the suggested monetary contribution is calculated to be  $(32 \text{ units})(\$1,053/\text{unit})=\$33,696$ .

#### **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

## **#REZ 2017-00008, 12504 PURCELL ROAD**

### **WRITTEN NARRATIVE**

William County Policy Guide for Monetary Contributions, the suggested contribution towards libraries is \$812 per residential unit. With 32 units proposed, the suggested monetary contribution is calculated to be  $(32 \text{ units})(\$812/\text{unit})=\$25,984$ .

#### **PARKS, OPEN SPACE AND TRAILS**

There are no existing trails abutting 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 32 units proposed, the suggested monetary contribution is calculated to be  $(32 \text{ units})(\$5,592/\text{unit})=\$178,944$ .

#### **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 on lot lower pressure pumps discharging to a common low pressure force main in the right of way which ultimately discharges to an existing gravity system at the northwest corner of the Marshall School. The force main will be dedicated to the Prince William County Service Authority. A concept plan of the proposed route is included in the plans.

#### **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

## **#REZ 2017-00008, 12504 PURCELL ROAD**

### **WRITTEN NARRATIVE**

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  $(32)(0.305) = 9.760$ . The SGF for middle school students is 0.162. Therefore, the number of middle school students generated by the proposed development is  $(32)(0.162) = 5.184$ . The SGF for high school students is 0.214. Therefore, the number of high school students generated by the proposed development is  $(32)(0.214) = 6.848$ . 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 32 units proposed, the suggested monetary contribution is calculated to be  $(32 \text{ units})(\$20,694/\text{unit}) = \$662,208$ .

### **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 32 units proposed, the suggested monetary contribution is calculated to be  $(32 \text{ units})(\$16,780/\text{unit}) = \$536,960$ . 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.

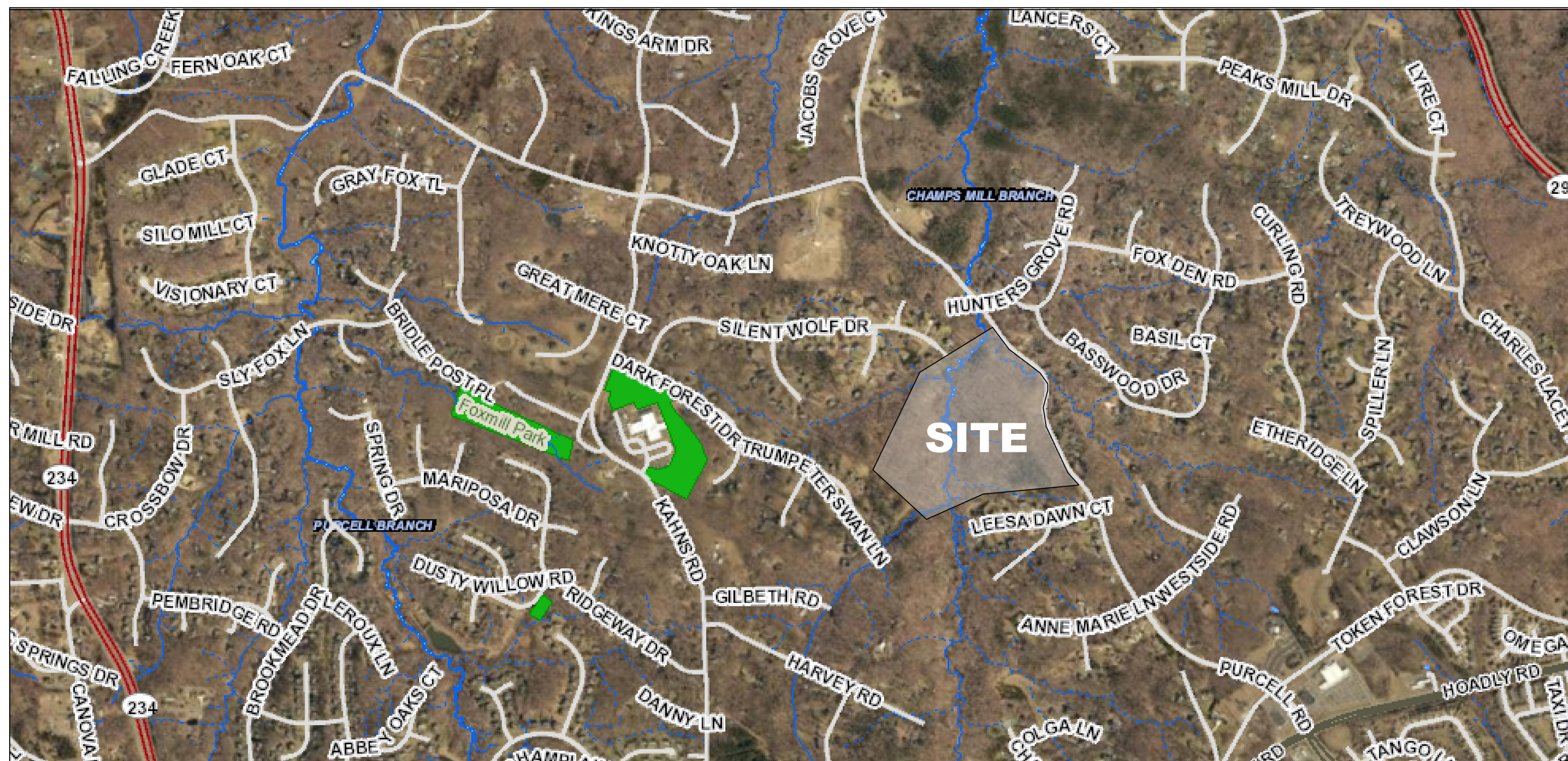


# REZONING #2017-00008

# 12504 PURCELL ROAD

# PRINCE WILLIAM COUNTY, VIRGINIA

# JUNE, 2016



## VICINITY MAP

SCALE 1" = 1000'

## PROPERTY INFORMATION

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

**OWNER**

PURCELL RD, LLC  
9110 RAILROAD AVE, SUITE 320A  
MANASSAS, VIRGINIA 20111

**APPLICANT**

PURCELL RD, LLC  
9110 RAILROAD AVE, SUITE 320A  
MANASSAS, VIRGINIA 20111

## AREA TABULATION

GPIN 7993-42-5999=	56.3475 AC.
PURCELL ROAD DEDICATION=	1.4801 AC.
NEW ROADS DEDICATION=	3.1615 AC.
OPEN SPACE=	18.8439 AC.
<hr/>	
NET LOT AREA=	32.8620 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= 56.3475 AC.
2. THE PROPERTY IS OWNED BY: PURCELL RD, LLC 9110 RAILROAD AVE, SUITE 320A MANASSAS, VIRGINIA 20111 INSTR#: 201606030041718 3.  
EXISTING ZONE: A-1  
PROPOSED ZONE: SR-1
3. EXISTING USE: VACANT PROPOSED USE: SINGLE FAMILY RESIDENTIAL
4. MINIMUM REQUIRED LOT WIDTH= 100 FT [PER SR-1 ZONE]
5. MAXIMUM ALLOWABLE BUILDING HEIGHT= 35 FT. [PER SR-1 ZONE]  
PROPOSED BUILDING HEIGHT= 35 FT. MAX
6. 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)]
7. MAXIMUM DENSITY= 1 DWELLING UNIT/ACRE [PER SR-1 ZONE]  
PROPOSED DENSITY= (32 D.U./56.3473 AC)= ±0.57 DWELLING UNITS/ACRE
8. OPEN SPACE REQUIRED= N/A [PER SR-1 ZONE]  
PROPOSED OPEN SPACE= 18.8439 AC (33.44%)
9. MAXIMUM LOT COVERAGE ALLOWED= 25% [PER SR-1 ZONE]
10. BOUNDARY AND TOPOGRAPHY TAKEN FROM FIELD SURVEY.
11. NO TITLE REPORT FURNISHED. SITE SUBJECT TO ENCUMBRANCES OF RECORD.
12. THERE ARE NO VISIBLE GRAVESITES OR BURIAL GROUNDS LOCATED ON THIS PROPERTY.
13. 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.
14. SOLID WASTE SHALL BE COLLECTED BY PRIVATE COLLECTOR TWICE WEEKLY.
15. ALL SIGNAGE SHALL MEET PRINCE WILLIAM COUNTY SIGN ORDINANCE AND LATEST DCSM.
16. THIS SITE IS LOCATED WITHIN A FLOOD HAZARD OVERLAY DISTRICT.
17. THIS SITE IS NOT LOCATED WITHIN A HISTORIC OVERLAY DISTRICT.
18. THIS SITE IS NOT LOCATED WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.
19. THIS SITE IS NOT LOCATED WITHIN AN AIRPORT SAFETY OVERLAY DISTRICT.
20. THIS SITE IS NOT LOCATED WITHIN A REDEVELOPMENT OVERLAY DISTRICT.
21. THIS SITE IS NOT LOCATED WITHIN A TECHNOLOGY OVERLAY DISTRICT.
22. THIS SITE IS LOCATED WITHIN A DOMESTIC FOWL OVERLAY DISTRICT.
23. THIS SITE IS LOCATED WITHIN A CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT.
24. THIS SITE IS NOT LOCATED WITHIN AN AGRICULTURAL AND FORESTAL DISTRICT.
25. THIS SITE IS NOT LOCATED WITHIN A HISTORIC SENSITIVITY AREA.
26. THIS SITE IS NOT LOCATED WITHIN A PREHISTORIC SENSITIVITY AREA.
27. THIS SITE IS NOT LOCATED WITHIN THE RURAL CRESCENT.
28. THIS SITE IS LOCATED WITHIN THE OCCOQUAN RIVER WATERSHED.
29. THIS SITE IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AND FLOOD ZONE 'A' (NO BASE FLOODS DETERMINED) AS SHOWN ON F.I.R.M. MA NO. 51153C0191D, PANEL 191 OF 330, DATED JANUARY 5, 1995.
30. LOTS WILL BE SERVED BY PRIVATE WELLS AND PUBLIC SEWER VIA LOW PRESSURE SANITARY FORCE MAIN CONNECTION TO THE COUNTY SYSTEM.
31. PURCELL ROAD IS CLASSIFIED AS A MAJOR COLLECTOR PER THE PRINCE WILLIAM COUNTY COMPREHENSIVE PLAN THOROUGHFARE PLAN MAP.

SHEET LIST TABLE	
SHEET TITLE	NUMBER
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
GENERAL DEVELOPMENT PLAN	3
GENERAL DEVELOPMENT PLAN OVERLAY	4
CONCEPTUAL SEWER PLAN	5
DETAILS	6



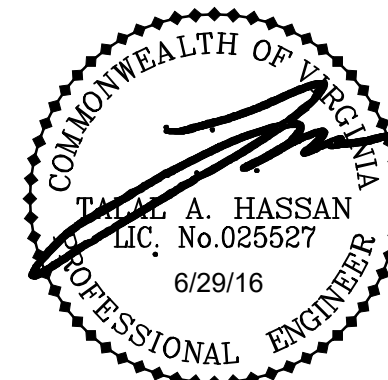
9110 Railroad Ave Suite 320A  
Manassas Park VA 20111  
Ph. (703) 257 - 0877  
Fax (703) 361 - 3798  
[www.emsieng.com](http://www.emsieng.com)

**PROJECT COORDINATOR**  
**TALAL A. HASSAN**

**COVER SHEET**  
**12504 PURCELL ROAD**  
**COLES DISTRICT**  
**PRINCE WILLIAM COUNTY, VIRGINIA**

PROJECT NO

VAPW-01

[illegible]

4-12-2019	REV LAYOUT, ADD SEWER	
DATE	DESCRIPTION	
DLF DESIGN	DLF DRAWN	TJH CHECKED
SCALE	H: 1"=1000' V: N/A	
JOB No.		
DATE : JUNE 29, 2016		
FILE No. VAPW-01		

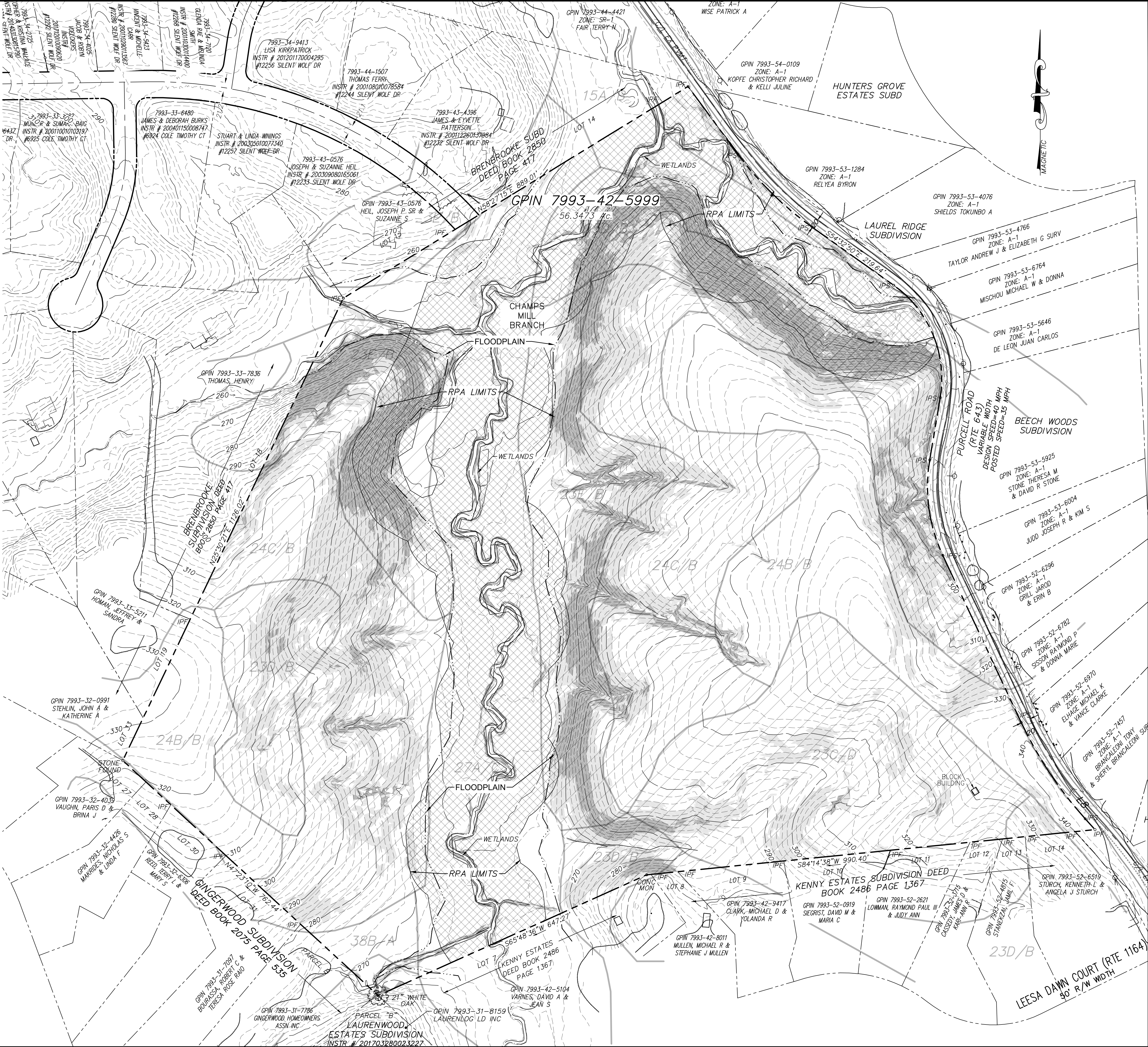
SHEET 1 of 6



ENVIRONMENTAL CONSTRAINTS SUMMARY		
FEATURE	AREA (acres)	PERCENT OF SITE
SLOPES 15-25%	11.9469	21
SLOPES 25% AND ABOVE	7.0698	13
FLOODPLAIN	13.1111	23
RESOURCE PROTECTION AREA	14.576	26
ERODIBLE SOILS	35.2182	63

SOILS DATA						
MAP SYMBOL	SOIL NAME	SOIL SLOPE	HYDRIC SOIL	HSG	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	0.32
24B	GLENELG-BUCKHALL COMPLEX	2-7%	NO	B	POOR	0.43
24C	GLENELG-BUCKHALL COMPLEX	7-15%	NO	B	WELL	0.28
27A	HATBORO-CODORUS COMPLEX	0-2%	YES	B/D	WELL	0.28
38B	MEADOWVILLE LOAM	0-5%	YES	A	WELL	0.28

LEGEND	
RPA	
FLOODPLAIN	
STEEP SLOPES 15 TO 25 %	
STEEP SLOPES OVER 25 %	
ERODIBLE SOILS	
SOIL TYPE BOUNDARY	
	SYMBOL/HSG



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

PROJECT NO.  
**VAPW-01**



PLAN STATUS

4-12-2019	REV LAYOUT, ADD SEWER
DATE	DESCRIPTION
DLF DESIGN	DLF DRAWN
TJH CHECKED	
SCALE	H: 1"=100'
	V: N/A
JOB No.	
DATE :	JUNE 29, 2016
FILE No.	VAPW-01



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

PROJECT NO.  
**VAPW-01**



PLAN STATUS

4-12-2019	REV LAYOUT, ADD SEWER	
DATE	DESCRIPTION	
DLF DESIGN	DLF DRAWN	TJH CHECKED
SCALE	H: 1"=100' V: N/A	

SCALE: H: 1"=100'

JOB No.

DATE: JUNE 29, 2016

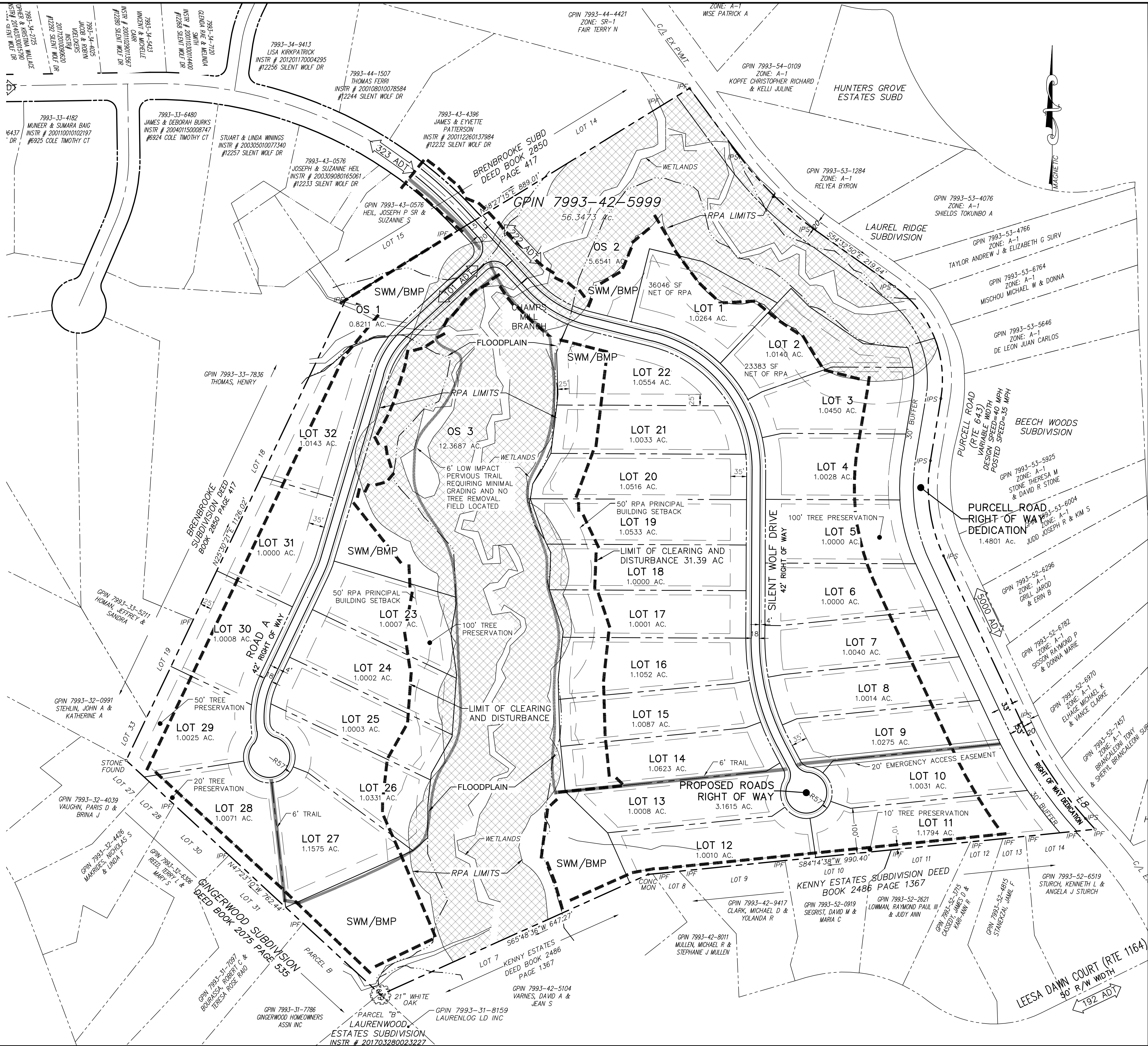
FILE No. VAPW-01

SHEET 3 of 6

COVERAGE SUMMARY		
FEATURE	AREA (acres)	PERCENT OF SITE
EXISTING IMPERVIOUS	0	0
PROPOSED PAVED ROADS	1.5485	3
RESIDENTIAL LOTS	32.862	58
RESIDENTIAL LOTS IMPERVIOUS COVER (25 PERCENT)	8.2155	15
TOTAL IMPERVIOUS COVER	9.7640	17
AREA SUBJECT TO DISTURBANCE	31.39	56
UNDISTURBED AREA	24.96	44

**NOTES**

1. THE RESIDENTIAL STREET LIGHTING WILL MEET A 0.5 FOOT CANDLE MINIMUM MAINTAINED LIGHTING LEVEL. SHRUBS AND TREES WILL NOT INTERFERE WITH SECURITY LIGHTING OR COMMON OBSERVATION FROM THE STREETS OR BUILDINGS.
2. A NOTE HAS BEEN ADDED INDICATING ANY PROPOSED SHRUBS SHALL BE TRIMMED TO 3 FEET AND THAT LOWER BRANCHES OF PROPOSED TREES ARE TO BE PRUNED TO 6-8 FEET OFF THE GROUND. A NOTE WAS ADDED INDICATING THAT LANDSCAPING AND FENCING SHALL BE DESIGNED SO NOT TO CREATE HIDING SPOTS FOR CRIMINALS AND ANY FENCING PROPOSED SHALL BE ATTRACTIVE AND DURABLE. A NOTE WAS ADDED THAT LIGHTING SHOULD BE CONSIDERED IN ANY LANDSCAPE DESIGN FOR SECURITY AND AESTHETICS.
3. NO OILS, FUELS, ANTI-FREEZE, SOLVENTS OR OTHER POLLUTANTS OR FLAMMABLE SUBSTANCES SHALL BE DISCHARGED INTO THE PUBLIC SEWER SYSTEM.





GENERAL DEVELOPMENT PLAN OVERLAY

**12504 PURCELL ROAD**

COLES DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT NO.  
VAPW-01



PLAN STATUS

4-12-2019	REV LAYOUT, ADD SEWER	
DATE	DESCRIPTION	
DLF DESIGN	DLF DRAWN	TJH CHECKED
SCALE	H: 1"=100' V: N/A	

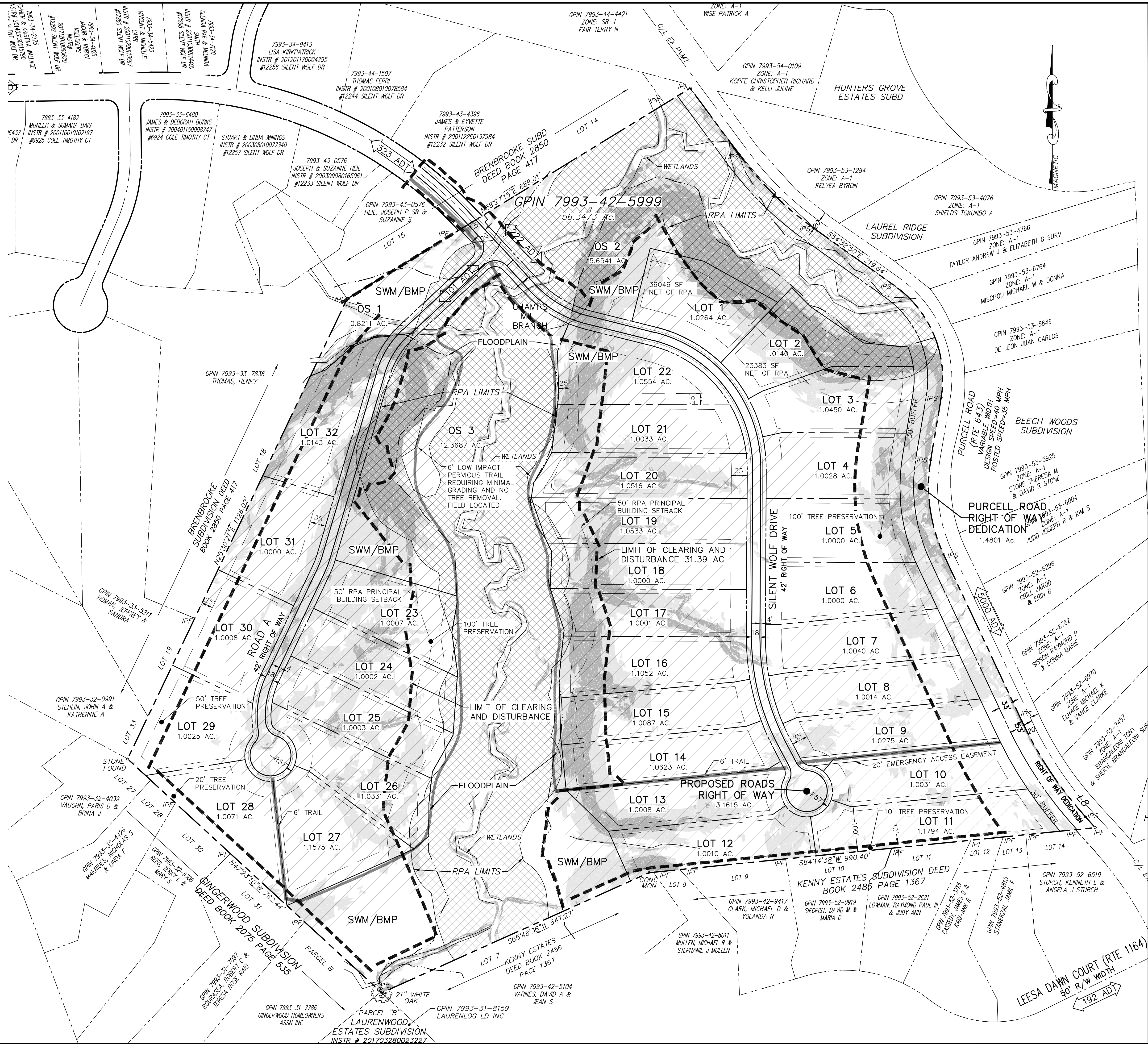
SCALE: H: 1"=100'

JOB No.

DATE: JUNE 29, 2016

FILE No. VAPW-01

SHEET 4 of 6



LEGEND

RPA	
FLOODPLAIN	
STEEP SLOPES 15 TO 25 %	
STEEP SLOPES OVER 25 %	
ERODIBLE SOILS	

COVERAGE SUMMARY

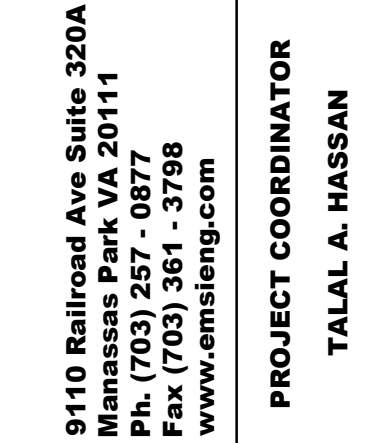
FEATURE	AREA (acres)	PERCENT OF SITE
EXISTING IMPERVIOUS	0	0
PROPOSED PAVED ROADS	1.5485	3
RESIDENTIAL LOTS	32.862	58
RESIDENTIAL LOTS IMPERVIOUS COVER (25 PERCENT)	8.2155	15
TOTAL IMPERVIOUS COVER	9.7640	17
AREA SUBJECT TO DISTURBANCE	31.39	56
UNDISTURBED AREA	24.96	44

NOTES

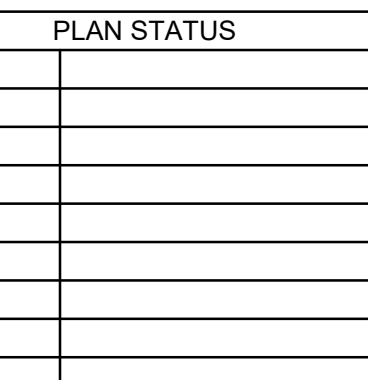
1. THE RESIDENTIAL STREET LIGHTING WILL MEET A 0.5 FOOT CANDLE MINIMUM MAINTAINED LIGHTING LEVEL. SHRUBS AND TREES WILL NOT INTERFERE WITH SECURITY LIGHTING OR COMMON OBSERVATION FROM THE STREETS OR BUILDINGS.
2. A NOTE HAS BEEN ADDED INDICATING ANY PROPOSED SHRUBS SHALL BE TRIMMED TO 3 FEET AND THAT LOWER BRANCHES OF PROPOSED TREES ARE TO BE PRUNED TO 6-8 FEET OFF THE GROUND. A NOTE WAS ADDED INDICATING THAT LANDSCAPING AND FENCING SHALL BE DESIGNED SO NOT TO CREATE HIDING SPOTS FOR CRIMINALS AND ANY FENCING PROPOSED SHALL BE ATTRACTIVE AND DURABLE. A NOTE WAS ADDED THAT LIGHTING SHOULD BE CONSIDERED IN ANY LANDSCAPE DESIGN FOR SECURITY AND AESTHETICS.
3. NO OILS, FUELS, ANTI-FREEZE, SOLVENTS OR OTHER POLLUTANTS OR FLAMMABLE SUBSTANCES SHALL BE DISCHARGED INTO THE PUBLIC SEWER SYSTEM.



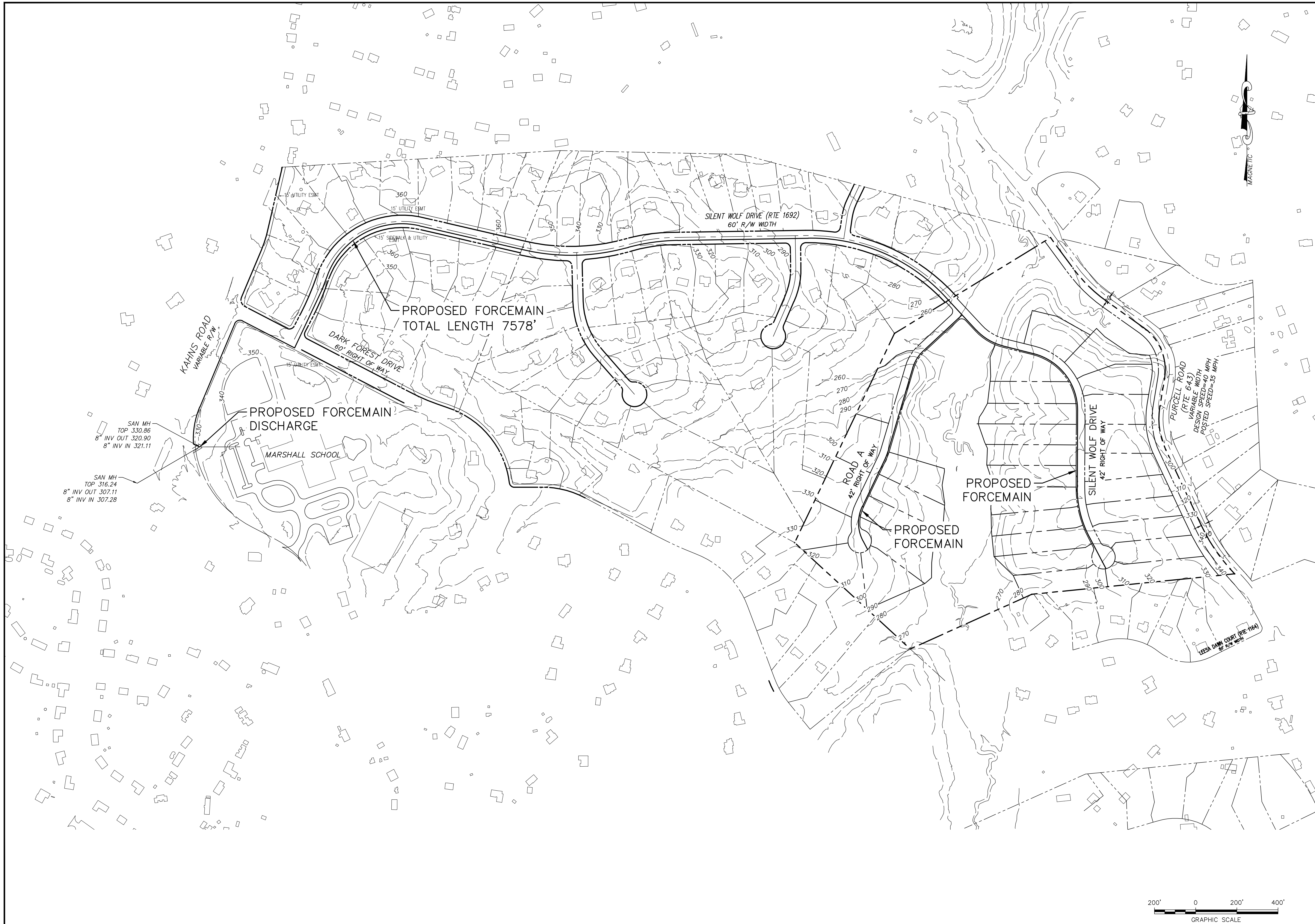




PROJECT NO.  
VAPW-01



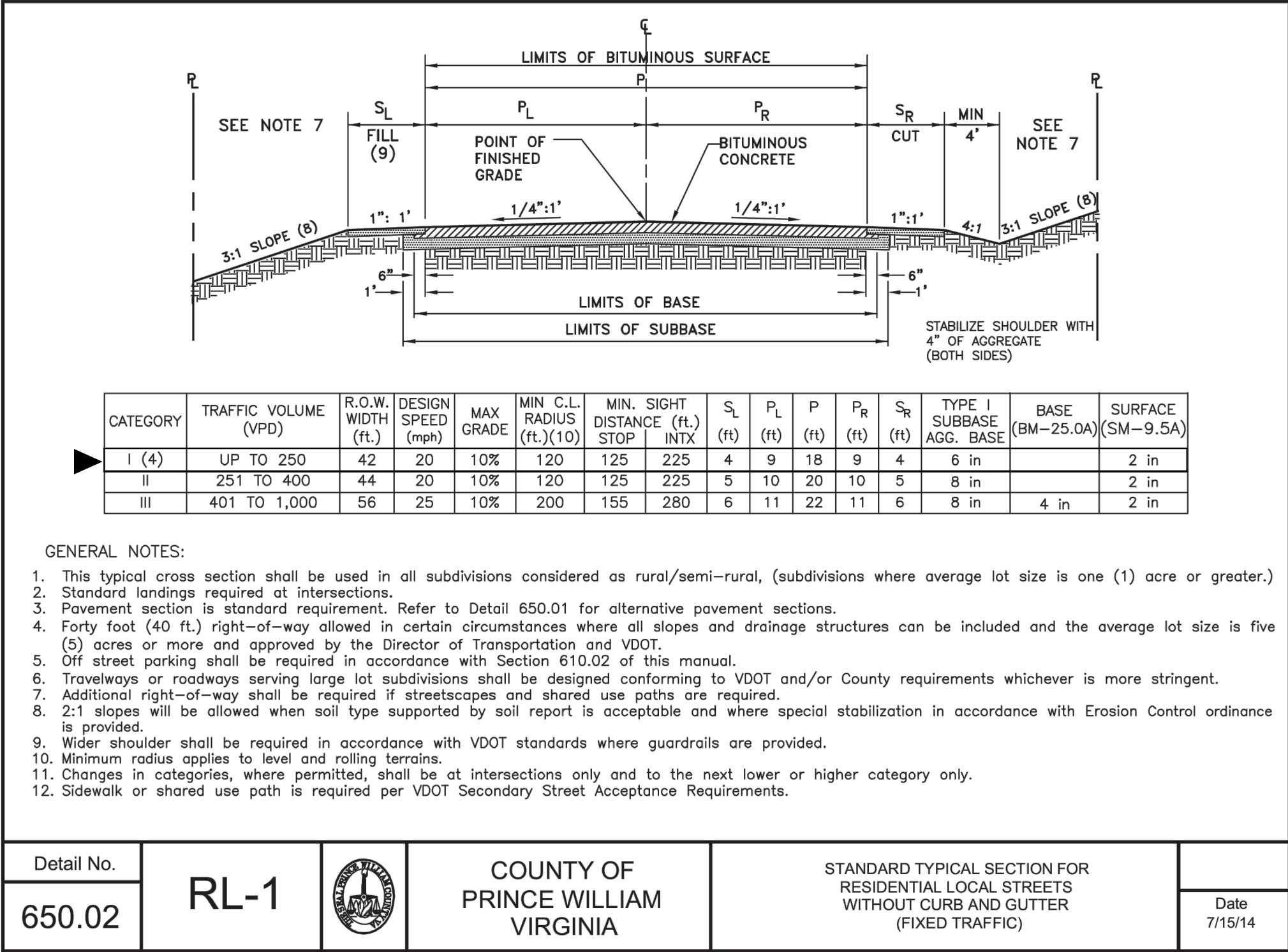
019	REV LAYOUT, ADD SEWE	
TE	DESCRIPTION	
IGN	DLF DRAWN	TJH CHECKED
LE	H: 1"=200' V: N/A	
No.		
E:	JUNE 29, 2016	
No.	VAPW-01	





SCHEDULE F RESIDENTIAL REQUIREMENTS	
1) Development type:	SINGLE FAMILY DETACHED 1 AC MINIMUM
2) Number of lots:	32
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>96</div><div>LD/MD Trees</div></div> <div><div>—</div><div>SD/CD Trees</div></div> <div><div>96</div><div>AT Trees</div></div>

SCHEDULE G 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:	1,000 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><div>Yes</div></div> <div><div>NO</div><div>No</div></div>
7) Number of plants provided:	
Number of large deciduous tree provided:	<div><div>_____</div><div>x</div><div>10 p.u.</div><div>=</div><div>_____</div><div>p.u.</div></div>
Number of large evergreen trees:	<div><div>_____</div><div>x</div><div>10 p.u.</div><div>=</div><div>_____</div><div>p.u.</div></div>
Number of evergreen understory trees (medium, small or compact):	<div><div>_____</div><div>x</div><div>5 p.u.</div><div>=</div><div>_____</div><div>p.u.</div></div>
Number of deciduous understory trees (medium, small or compact):	<div><div>_____</div><div>x</div><div>5 p.u.</div><div>=</div><div>_____</div><div>p.u.</div></div>
Number of shrubs:	<div><div>_____</div><div>x</div><div>2 p.u.</div><div>=</div><div>_____</div><div>p.u.</div></div>
Number of Ornamental Grasses:	<div><div>_____</div><div>x</div><div>1 p.u.</div><div>=</div><div>_____</div><div>p.u.</div></div>
Number of Perennials:	<div><div>_____</div><div>x</div><div>0.25 p.u.</div><div>=</div><div>_____</div><div>p.u.</div></div>
8) Total number of plant units provided:	<div><div>0</div><div>EXISTING TO REMAIN</div></div>



9110 Railroad Ave Suite 320A  
Manassas Park VA 20111  
Ph. (703) 257 - 0877  
Fax (703) 367 - 3788  
www.emsieng.com

PROJECT COORDINATOR  
TALAL A. HASSAN

DETAILS  
12504 PURCELL ROAD  
COLES DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT NO.

VAPW-01



PLAN STATUS

4-12-2019 REV LAYOUT, ADD SEWER

DATE	DESCRIPTION
DLF DESIGN	DLF DRAWN TJH CHECKED

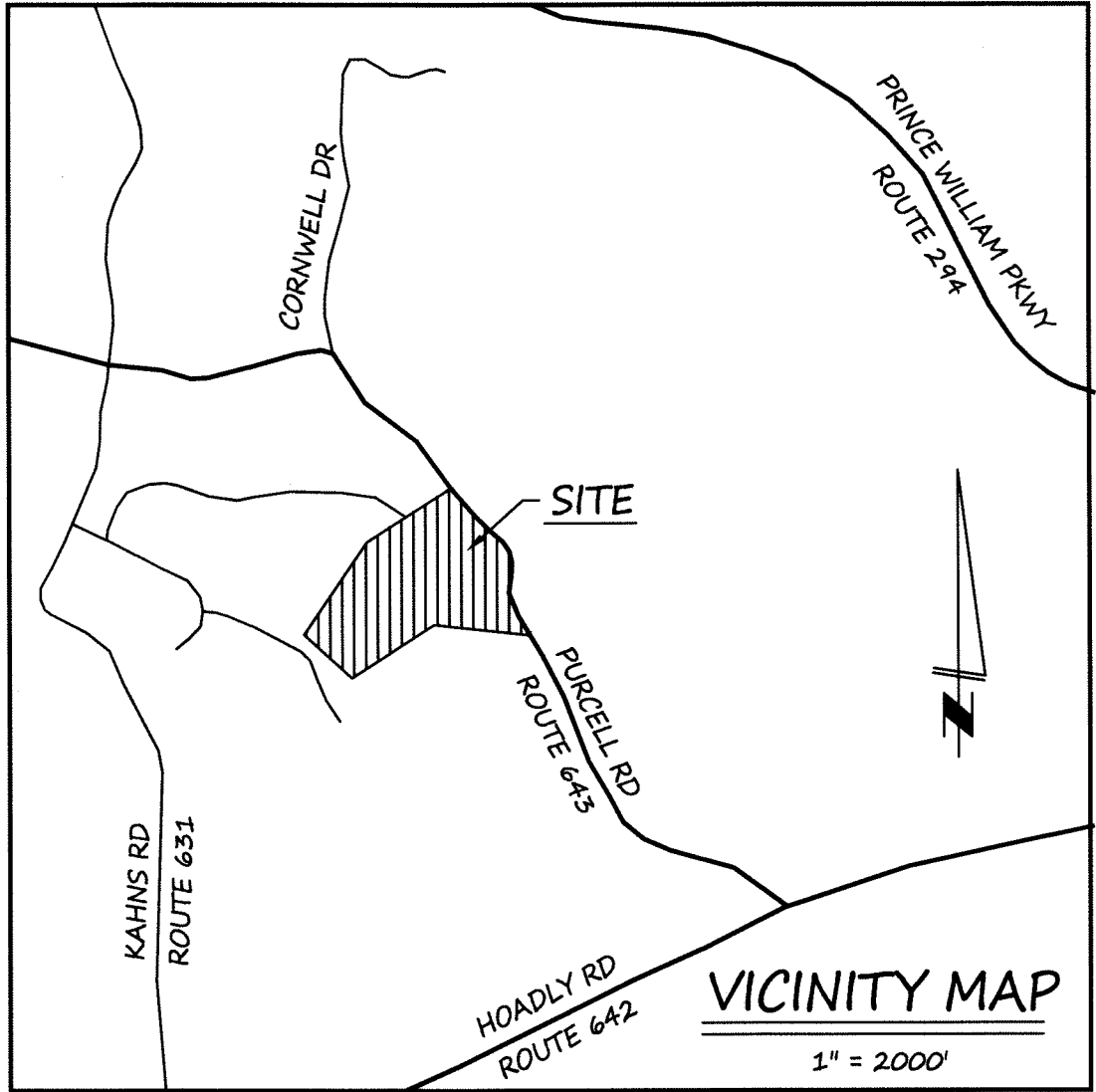
SCALE H: N/A V: N/A

JOB No.

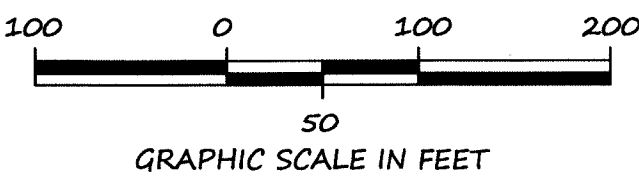
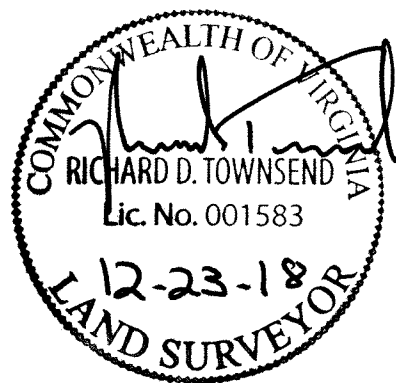
DATE : JUNE 29, 2016

FILE No. VAPW-01

SHEET 6 of 6



1. NO TITLE REPORT FURNISHED. PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
2. THE METES AND BOUNDS SHOWN HEREON ARE THE RESULTS OF A CURRENT FIELD SURVEY BY THIS FIRM. THE MERIDIAN IS VCS GRID NORTH HAVING BEEN ESTABLISHED FROM PWC MONUMENT PWOT (ALLEN).
3. THE FLOOD HAZARD AREA SHOWN HEREON WAS TAKEN FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENTS FLOOD INSURANCE RATE MAPS
4. THE RESOURCE PROTECTION AREA SHOWN HEREON WAS TAKEN FROM THE PRINCE WILLIAM COUNTY CHESAPEAKE BAY DISTRICT OVERLAY MAPS.
5. IPF = IRON PIPE FOUND.
6. IPP = IRON PIPE SET.



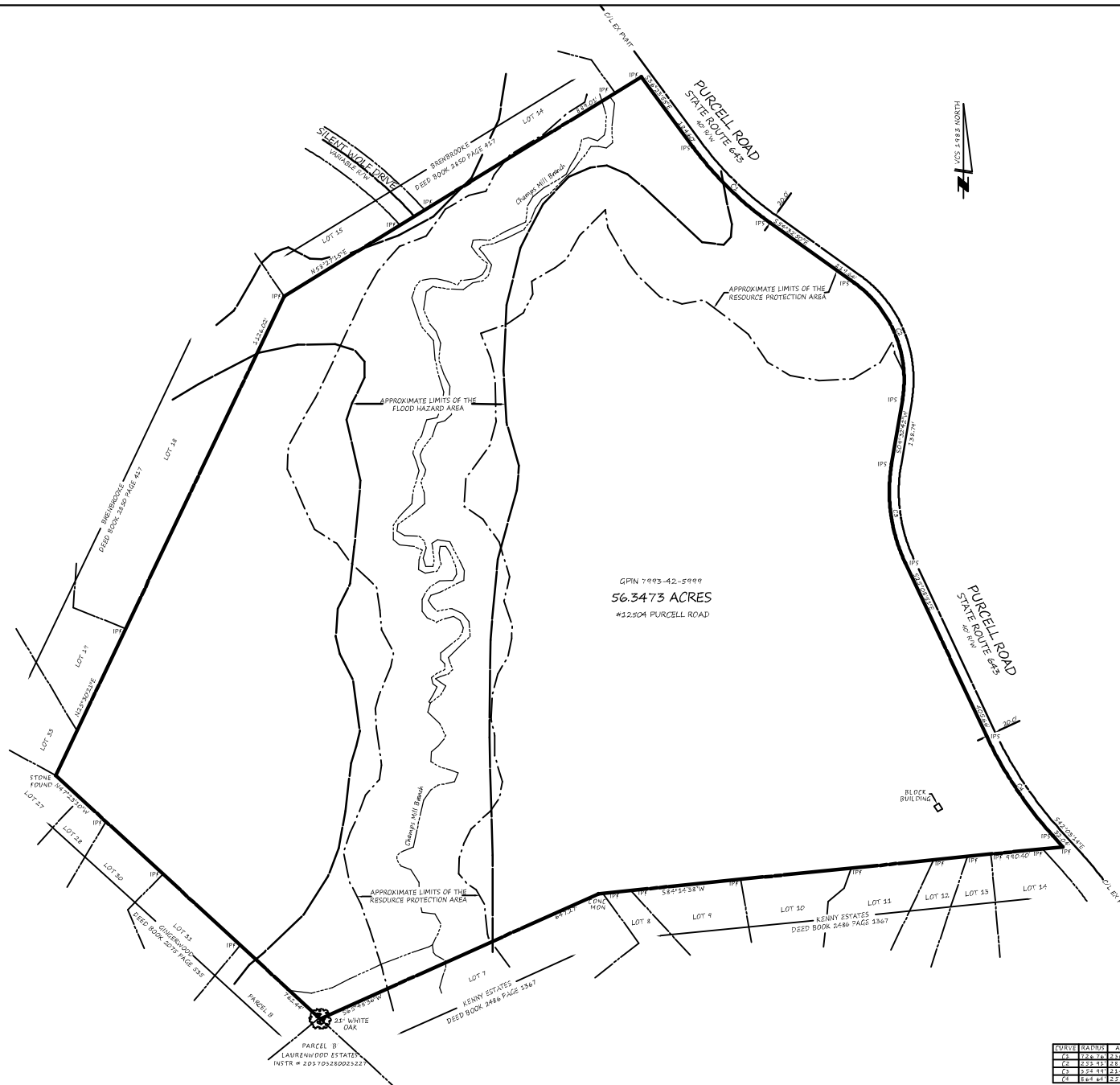
BOUNDARY SURVEY  
ON THE PROPERTY OF  
**PURCELL RD LLC**  
INSTRUMENT # 201606030041718  
COLES MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA



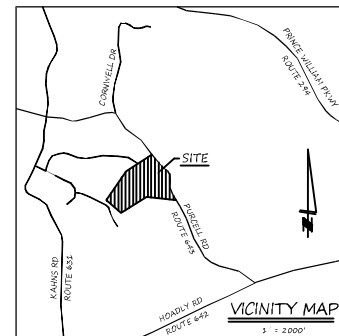
**ENGINEERS · SURVEYORS**  
**9252 MOSBY STREET · MANASSAS, VIRGINIA 20110**  
**703-368-8001 · 631-2995 · FAX 703-368-9950**

DATE: 12-23-2018	SCALE: 1" = 100'	WO #: 418-1317
DRAWN BY: SHEVY	CHECKED BY: RT	FB: 654 PG: 71

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	726.76'	230.20'	229.24'	S45°28'23"E	18°08'55"
C2	251.91'	281.79'	267.33'	N22°30'04"W	64°05'32"
C3	354.99'	214.95'	211.68'	S07°48'04"E	34°41'33"
C4	864.64'	255.13'	254.21'	S33°36'02"E	16°54'23"

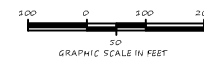


GPIN 7993-42-5999  
**56.3473 ACRES**  
 #12.804 PURCELL ROAD



**NOTES:**

1. NO TITLE REPORT FURNISHED PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD
2. THE METES AND BOUNDS SHOWN HEREON ARE THE RESULTS OF A CURRENT FIELD SURVEY BY THIS FIRM. THE MERIDIAN IS U.S. GRID NORTH HAVING BEEN ESTABLISHED FROM P.W.C. MONUMENT PHOTO (ELLEN).
3. THE FLOOD HAZARD AREA SHOWN HEREON WAS TAKEN FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE RATE MAPS.
4. THE RESOURCE PROTECTION AREA SHOWN HEREON WAS TAKEN FROM THE PRINCE WILLIAM COUNTY CHEESAPEAKE BAY DISTRICT OVERLAYMAP.
5. IPF = IRON PIPE FOUND  
 IPS = IRON PIPE SET



BOUNDARY SURVEY  
 ON THE PROPERTY OF  
**PURCELL RD LLC**  
 INSTRUMENT # 202606030045758  
 COLES MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

**SCHOOLS & TOWNSEND, P.C.**  
 ENGINEERS & SURVEYORS  
 10100 WILSON DRIVE, SUITE 100  
 FALLS CHURCH, VA 22044  
 (703) 271-1100

DATE 12-23-2021 SCALE 1" = 200' WD # 428-3557  
 DRAWN BY SHEVY CHECKED BY RT FB 634 PG. 13

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
1	172.670	630.20	270.24	115.024533	18.908228
2	132.41	883.74	267.33	120.41004	61.702924
3	124.111	1314.49	253.83	109.148024	17.433276
4	164.64	855.93	250.25	133.934021	6.474224

4. Completed property boundary survey which resulted in a property area increase from 55 acres to 56.35 acres.
5. Completed high resolution topographic survey of the subject property as shown on the plans.
6. Completed determination of RPA as shown on the plans. This determination has been approved by Prince William County on 9-5-2017.
7. Completed draft determination of 100 year floodplain as shown on the plans for a proposed FEMA map revision.
8. Completed survey of off site sewer route.

Please contact me if you have any questions or need additional information

Also, please note the applicants address change to:

Purcell Road LLC  
9110 Railroad Ave Suite 320A  
Manassas Park VA 20111

Regards,

David Fehr, P.E.

cc: TJ Hassan

P:\Proj\VAPW-01 Purcell Road\Calcs and Docs\Rezone\Sec. 32-700.20.00 Cover Letter.docx

REZ2017-00008



## EMSI ENGINEERING INC.

9110 Railroad Drive Suite 310A □ Manassas Park, Virginia 20111 □ (703) 257-0877 □ Fax (703) 361-3798

**TO:** Prince William County  
Crime Prevention Police  
Attn: Benjamin Grantham

**FROM:** Robert Williams

**SUBJECT:** Response to Comments  
REZ2017-00008  
Purcell Road Rezoning

**DATE:** July 19, 2018

---

We have received and reviewed the submitted application REZ2017-00008, Purcell Road Rezoning. The applicant is requesting to rezone 55.03 acres to allow up to 29 single-family detached dwellings.

The review of application was based on strategies and, techniques explained in our Crime Prevention Through Environmental Design (CTPED) Manual: Crime Prevention Through Environmental Design: A guide to safe environments in Prince William County, Virginia.

The Reference Manual for Rezoning, Special Use Permit, and Proffer Amendment Applications states the applicant should address the following elements at a minimum:

Police - Describe how police safety will be addressed:

1. Impacts of the proposal on established level of service (LOS) standards.
2. Identify name(s) and location(s) of police district stations and field offices serving the project area.
3. Provide information regarding the use and implementation of CPTED in the design of all buildings and sites.
4. Identify methods to mitigate adverse impact on police emergency communications systems.

**Comments:**

1. The applicant addressed many elements of the Police Chapter. The correct station which would serve the project area is the Western District Station located at 8900 Freedom Center Blvd, Manassas, VA 20110. The Office of the Chief is located at 1 County Complex Court in Woodbridge VA.

**Response: Comment acknowledged.**



2. We recommend at least a 2.0 foot candles minimum maintained lighting level, while we would prefer a 3-5 foot candles minimum maintained level. These levels should apply to all parking and pedestrian areas. We would also recommend the use of cut off fixtures with diffusers to focus the lighting where needed to minimize or eliminate light trespass. Street lighting should meet a .5 foot candle minimum maintained lighting level. The lighting levels can be reduced after business hours/closing to .5 foot candles minimum maintained for burglary and vandalism resistance. Shrubs and trees should not interfere with security lighting or common observation from the streets or buildings.

**Response: A note has been added to the GDP that residential street lighting will meet a 0.5 foot candle minimum maintained lighting level. Shrubs and trees will not interfere with security lighting or common observation from the streets or buildings.**

3. Keep shrubs trimmed to 3 feet, or at least below windowsills, when safety is an issue. Prune the lower branches of trees to at least 6 - 8 feet off the ground. Provide landscape and fencing that do not create hiding places for criminals. Provide attractive and durable (masonry) fencing whenever possible. Consider creative solutions to fencing schemes that work aesthetically, as well as functionally. Use lighting in the landscaping, both for security and aesthetics.

**Response: A note has been added indicating any proposed shrubs shall be trimmed to 3 feet and that lower branches of proposed trees are to be pruned to 6-8 feet off the ground. A note was added indicating that landscaping and fencing shall be designed so not to create hiding spots for criminals and any fencing proposed shall be attractive and durable. A note was added that lighting should be considered in any landscape design for security and aesthetics.**

4. We encourage the incorporation of Crime Prevention Through Environmental Design concepts and to continue to update the police department as the project develops. The Prince William County Police CPTED Manual, Crime Prevention Through Environmental Design: A guide to safe environments in Prince William County, Virginia, can be found at:

<http://www.pwcgov.org/government/dept/police/Pages/CPTED.asp>.

If there are any questions or comments please contact the Prince William County Police Crime Prevention Unit at 703-792-7270.

**Response: Comment acknowledged.**



## EMSI ENGINEERING INC.

9110 Railroad Drive Suite 310A □ Manassas Park, Virginia 20111 □ (703) 257-0877 □ Fax (703) 361-3798

**TO:** Prince William County  
Fire Marshal's Office  
Attn: Ernest Little

**FROM:** Robert Williams

**SUBJECT:** Response to Comments  
REZ2017-00008  
Purcell Road Rezoning

**DATE:** July 19, 2018

---

### **Special Use Condition - Fire & Rescue Condition**

#### **Recommendations**

1.01- The site is serviced by Fire/Rescue station 18 (Princedale) and is within the 4 minute response time criteria for fire and BLS service. It is also within the 8 minute response time for ALS service.

**Response: Comment acknowledged.**



## EMSI ENGINEERING INC.

9110 Railroad Drive Suite 310A □ Manassas Park, Virginia 20111 □ (703) 257-0877 □ Fax (703) 361-3798

**TO:** Prince William County  
Historical Commission  
Attn: Justin Patton

**FROM:** Robert Williams

**SUBJECT:** Response to Comments  
REZ2017-00008  
Purcell Road Rezoning

**DATE:** July 19, 2018

---

### Requirements:

1. Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.  
**Response: Phases I, II and III have been completed. Artifacts recovered will be donated to the County upon rezoning approval.**





## EMSI ENGINEERING INC.

9110 Railroad Drive Suite 310A □ Manassas Park, Virginia 20111 □ (703) 257-0877 □ Fax (703) 361-3798

**TO:** Prince William County  
Land Development Case Manager  
Attn: Laura O'Dell

**FROM:** Robert Williams

**SUBJECT:** Response to Comments  
REZ2017-00008  
Purcell Road Rezoning

**DATE:** July 19, 2018

---

### **Rezoning Proffers – Land Use Proffer**

1. When will the HOA be established?

**Response: The HOA will be established after subdivision recordation and prior to the first lot being sold.**



## **EMSI ENGINEERING INC.**

9110 Railroad Drive Suite 310A □ Manassas Park, Virginia 20111 □ (703) 257-0877 □ Fax (703) 361-3798

**TO:** Prince William County  
Library Systems  
Attn: Connie Gilman

**FROM:** Robert Williams

**SUBJECT:** Response to Comments  
REZ2017-00008  
Purcell Road Rezoning

**DATE:** July 19, 2018

---

The Prince William County Public Library System has reviewed a copy of the subject rezoning application and offers the following comments, relevant to the level of service (LOS) standards contained in the Library Plan, 2008 Comprehensive Plan.

### **APPLICATION SUMMARY**

The application is a Rezoning for Purcell Road in the Coles Magisterial District. The applicant is requesting to rezone 55.03 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 29 lots for single-family detached dwellings, with a 1-acre minimum lot area. The subject site is located to the west of Purcell Road, approximately 275 feet southeast of the intersection of Purcell Road and Hunters Grove Road, and is identified on County maps as GPIN 7993-42-5999. The site is designated SRR, Semi-Rural Residential, and ER, Environmental Resource, in the Comprehensive Plan and is located within the Domestic Fowl Overlay District.

### **LIBRARY NEAR THE PROJECT AREA**

The library nearest the proposed project area is Independent Hill Neighborhood Library located at 14418 Bristow Road, Manassas, VA 20112.

### **LEVEL OF SERVICE ANALYSIS**

The 2008 Comprehensive Plan contains level of service (LOS) standards for library facilities and prescribes strategies for achieving and maintaining those standards through the development review process. The LOS standards are based upon existing conditions within the County and industry standards. LOS standards for the Prince William Public Library System consist of the building size and number of volumes (periodicals and books) needed to meet national standards for suburban jurisdictions.

These LOS standards quantify the monetary costs for providing County-wide library service at LOS standards levels where new development affects library services and facilities. Doing so covers the additional resource needs for books and other materials necessary to offset the impact of added library users, as a result of development, within the County-wide Library System. The County-wide standard is important, as library users have access to all facilities, in any location, not just near their neighborhood. The LOS standards, as currently outlined in the 2008 Comprehensive Plan, determine that there should be a total of 8 full-service libraries (the 2 existing Regional Libraries plus 6 full-service Community Libraries) by 2030.

The applicant written narrative states the following:

#### **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  $\{29 \text{ units}\}(\$812/\text{unit})=\$23,548$ .

As a result of applying the established LOS standards for libraries to the subject application, and if the applicant's written narrative, is incorporated into the proffered mitigation measures, this application would meet the current LOS standards.

**Response: Comment acknowledged.**



## EMSI ENGINEERING INC.

9110 Railroad Drive Suite 310A □ Manassas Park, Virginia 20111 □ (703) 257-0877 □ Fax (703) 361-3798

**TO:** Prince William County  
Long Range Planning  
Attn: Connie Dalton

**FROM:** Robert Williams

**SUBJECT:** Response to Comments  
REZ2017-00008  
Purcell Road Rezoning

**DATE:** July 19, 2018

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### **General Comment - General Comment/Correction**

The adopted comprehensive plan designation for this property as SRR, Semi-Rural Residential and ER, Environmental Resource. The purpose of the SRR, Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the denser residential development found in the Development Area. Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. The purpose of the ER, Environmental Resource, designation is to protect the sensitive nature of the identified resources.

Comments: No action is required.

SR-1, semi-rural residential, zoning is a compatible zoning district for both the SRR, Semi-Rural Residential long range land use designation and supports the goals of the ER, Environmental Resource, long range designation. It is the purpose of the SR-1 zoning district to encourage landowners to protect the environment, conserve natural resources and limit the type and density of development so that a harmonious relationship of land uses in semi-rural area is insured. In addition to the proposed 29 lots, the applicant has proposed 35% open space for this site. The adopted comprehensive plan indicates that this general area is designated for a projected park. The open space area proposed would facilitate this goal.

**Response:** Comment acknowledged.



## EMSI ENGINEERING INC.

9110 Railroad Drive Suite 310A □ Manassas Park, Virginia 20111 □ (703) 257-0877 □ Fax (703) 361-3798

**TO:** Prince William County  
Parks and Recreation  
Attn: Yang Chen

**FROM:** Robert Williams

**SUBJECT:** Response to Comments  
REZ2017-00008  
Purcell Road Rezoning

**DATE:** July 19, 2018

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The Prince William County Department of Parks and Recreation has reviewed a copy of the subject application and offers the following comments, relevant to the level of service (LOS) standards contained in the Parks, Open Space and Trails of the Prince William County Comprehensive Plan.

### APPLICATION SUMMARY

The application is proposing to rezone approximately 55.03 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 29 lots for single-family detached dwellings. The property is located approximately 0.7 mile northwest of the Purcell Road and Hoadly Road intersection. The property is designated SRR, Semi-Rural Residential, and ER, Environmental Resource, in the Comprehensive Plan.

### PARKS AND RECREATION FACILITIES NEAR THE PROJECT AREA

Park Type	Park Name
Neighborhood	Earl M. Cunard Park at Ridgefield Village
Community	PWC Stadium Complex
Regional	George Hellwig Memorial Park, Andrew Leitch Park/Waterpark
Linear/Resource	None
Trails	Trail at George Hellwig Memorial Park and Andrew Leitch Park/Waterpark

### LEVEL OF SERVICE ANALYSIS

The Prince William County Comprehensive Plan contains levels of service (LOS) standards for parks and recreation areas. The Department of Parks and Recreation is responsible for parks and recreation services and facilities and has determined LOS standards from government requirements, professional or industrial standards, citizen surveys, and citizen expectations.

LOS standards for parks, open space, and recreation facilities are measured by applying per capita standards for park facilities based on the characteristics of the development for which a rezoning is sought.

Application of these LOS standards has determined that County wide, 4,182.7 acres of additional County-owned parkland will be needed by the year 2030 to provide an adequate inventory of parks, playgrounds, and recreational facilities for existing and anticipated future populations. Furthermore, approximately 10,000 acres of parkland accessible to the general public will be needed by 2030 to meet the County's larger parkland standard of 70 acres per 1,000 in population. The site and characteristic standards for various types of parks are contained in the Prince William County Comprehensive Plan.

After review of this application the Department of Parks and Recreation finds the following strengths and weaknesses:

**Proposed Strengths**

- The applicant has proffered to provide \$5,592.00 per single-family detached unit in the narrative description.

**Proposed Weakness**

- None

**Comments and Recommendations**

- The applicant should add the language of the monetary contribution in the Proffer Statement.

The Department of Parks and Recreation offers no objection to the above referenced rezoning application if the applicant adequately addresses the comments and recommendations above. If you have any further questions, please feel free to contact Yang Chen at 703-792-4212 or [ychen@pwcgov.org](mailto:ychen@pwcgov.org). Thank you.

**Response: Comment acknowledged.**



## EMSI ENGINEERING INC.

9110 Railroad Drive Suite 310A □ Manassas Park, Virginia 20111 □ (703) 257-0877 □ Fax (703) 361-3798

**TO:** Prince William County  
School Board  
Attn: Maureen Hannan

**FROM:** Robert Williams

**SUBJECT:** Response to Comments  
REZ2017-00008  
Purcell Road Rezoning

**DATE:** July 19, 2018

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Dear Mr. Meyer:

The applicant is requesting to rezone 55.03 acres from A-1, Agricultural, to SR-I, Semi-Rural Residential, to allow for the development of 29 single-family residential units. The proposed development is located southeast of the intersection of Purcell Road and Hunters Grove Road.

Based on the 2015-16 county-wide student generation factors, the proposed dwelling units are projected to generate the following numbers of students. School-by-school student generation rates can vary by plus or minus 50% in a specific development:

	SF	TOTAL
Elementary School, grades K-5	8	8
Middle School, grades 6-8	5	5
High School, grades 9-12	6	6
TOTAL:	19	19

In view of the residential development currently taking place within the County and the resulting overcrowding of a number of schools, school assignments and boundaries are subject to change. However, under the School Division's 2015-16 districting, students living in this general area will attend the following schools:

School	Available Space		2015-16			2020-21			2025-26		
	Capacity	Trailers	Students	+/-	% Util.	Students	+/-	% Util.	Students	+/-	% Util.
Marshall ES	698		615	83	88.1%	606	92	86.9%	648	50	92.9%
Benton MS	1,464		1,341	123	91.6%	1,091	373	74.5%	1,116	348	76.2%
Osborn Park HS	2,430	6	2,804	-374	115.4%	1,684	746	69.3%	1,707	723	70.2%

Other schools potentially affected by this development:

School	Available Space		2015-16			2020-21			2025-26		
	Capacity	Trailers	Students	+/-	% Util.	Students	+/-	% Util.	Students	+/-	% Util.
Kerrydale ES	496	5	508	-12	102.4%	507	-11	102.3%	540	-44	108.9%
Penn ES	780	3	801	-21	102.7%	865	-85	110.8%	960	-180	123.1%

**School Staff Comment:**

- The School Division is not in support of any rezoning that increases student capacity at schools already at or in excess of 100% capacity or a rezoning that causes student capacity at any school to exceed 100% capacity, unless proffers sufficient to mitigate the impact to the School Division are received.
- The applicant's Written Narrative, received June 30, 2016, indicates a monetary contribution of \$20,694 per single-family unit. This is in accordance with the June 30, 2014 standard Level of Service for single-family units.
- Wilson Elementary School opened in September 2016.
- Kilby Elementary Replacement is scheduled to open September 2017.
- An eastern elementary school is scheduled to open September 2019.
- Colgan High School opened mid-county in September 2016.

**Response: Comment acknowledged.**





## EMSI ENGINEERING INC.

9110 Railroad Drive Suite 310A □ Manassas Park, Virginia 20111 □ (703) 257-0877 □ Fax (703) 361-3798

**TO:** Prince William County Service Authority  
Attn: M. Elena Herrera, P.E.

**FROM:** Robert Williams

**SUBJECT:** Response to Comments  
REZ2017-00008  
Purcell Road Rezoning

**DATE:** July 19, 2018

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The Service Authority's comments regarding this application are as follows:

1. No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances shall be discharged into the public sewer system.

**Response: A note was added to the GDP indicating "No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances shall be discharged into the public sewer system".**

2. Applicant shall size, design and install a Service Authority (or PWC) approved grease trap on-site, if required by the Service Authority. The applicant shall properly maintain the grease trap to prevent grease build-up in the force main or gravity sewer.

**Response: This comment is not applicable to a residential project.**

3. Fire sprinkler systems shall incorporate a county approved backflow prevention device and be designed to eliminate water hammer.

**Response: This comment is not applicable to a residential project.**

4. Grinder pumps in the sanitary sewer system may be required.

**Response: Grinder pumps will be provided for each dwelling unit and connected to the proposed low pressure force main serving the property.**

5. A county approved, adequately sized backflow prevention device shall be installed by the applicant on the water service line. This device shall be on the customer side of the water meter and before any point of use fixture of the on-site plumbing system.

**Response: Private wells will be used for domestic water services.**

6. For any proposed landscape irrigation system, the applicant shall demonstrate to the Service Authority that there is no detrimental effect on the Service Authority's water distribution system and service pressure to the community. Irrigation systems shall be represented as a collective maximum hour demand for the hydraulic modeling of the proposed water system, both with and without a simultaneous fire flow event.

**Response: Private wells will be used for domestic water services.**

7. All on-site and off-site water system improvements necessary to mitigate the impact of the proposed irrigation system demands shall be the responsibility of the applicant.

**Response: Private wells will be used for domestic water services.**

8. Public water is not available to the site. The closest available public water main capable of providing service is an existing 8-inch main located approximately 650 feet southwest of the site in the Gingerwood Subdivision.

**Response: Private wells will be used for domestic water services.**

9. Public sewer is not available to the site. The closest available public gravity sewer capable of providing service is an existing 8-inch main located approximately 3,700 feet southwest of the site at the intersection of Ridgeway Drive and Kahns Road.

**Response: A low pressure force main is proposed to serve the property and will be extended in the Silent Wolf Drive right of way to a manhole on the Marshall Elementary School property.**

10. This property is subject to the Upper Powell's Creek Local Facility Charge.

**Response: Comment acknowledged.**

11. Depending on the final configuration of the on-site water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements.

**Response: Private wells will be used for domestic water services.**

12. The applicant shall design and construct all on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards and regulations. The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final development plan review process, based on existing and proposed zonings of surrounding properties and the dictates of the County Comprehensive Plan and Service Authority planning documents, and will be supported by appropriate engineering

analysis/modeling of affected existing utility systems and the proposed new facilities.

**Response: Comment acknowledged.**

13. Approval of a Special Use Permit or the rezoning of a property does not guarantee or assure water and sanitary sewer capacity availability for development of said property. Available utility system capacities are allocated on a first-come-first served basis to zoned properties having approved final site/subdivision plans upon filing the required application and full payment of all associated utility fees/charges.

**Response: Comment acknowledged.**



## EMSI ENGINEERING INC.

9110 Railroad Drive Suite 310A □ Manassas Park, Virginia 20111 □ (703) 257-0877 □ Fax (703) 361-3798

**TO:** Prince William County  
Transportation Department  
Attn: George Phillips

**FROM:** Robert Williams, David Fehr

**SUBJECT:** Response to Comments  
REZ2017-00008  
Purcell Road Rezoning

**DATE:** April 10, 2019

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### **Section I – Comments that Require Applicant's Response:**

#### **DCSM Sec 600 (Effective August 2015) - 620.09 D Capacity Analyses**

A level of service (LOS) "D" or better is the minimum acceptable level of service on existing or planned freeway segments, interchanges, signalized/unsignalized intersections and ramp terminals, multi-lane, two-lane and urban roadways. A level of service "D" also must be maintained for the segment or link of roadways and all individual movements at all analyzed intersections.

*Comments: 1.05- The Applicant will need to make sure that traffic mitigation measures which address inadequate LOS are provided through proffers. This includes provision of a monetary contribution of \$16,780 per single family unit in accordance with current Board policy.*

**Response: Traffic mitigation measures which address inadequate LOS will be provided through the proffers.**

#### **DCSM Sec 600 (Effective August 2015)- 602.18 A Sidewalks/Trails**

Sidewalks or trails shall be required along all proposed streets and where improvements to such streets are necessitated by development.

*Comments: 1.03- In keeping with the Comprehensive Plan recommendation for a Class 1 trail facility along the south side of Purcell Road, a 10' wide multipurpose trail is recommended along the Purcell Road site frontage within dedicated right-of way. In addition, sidewalks are recommended on the residential streets within the development which connect with the recommended trail along Purcell Road.*

**Response: The GDP proposes to defer the Class 1 trail long Purcell Road since no trail currently exists adjacent to the property frontage in either direction. A low impact trail connecting with that provided along Silent Wolf Drive in the adjacent Brenbrooke subdivision is proposed within the subdivision with the final route to be determined at final plan stage.**

**DCSM Sec 600 (Effective August 2015) - 601.01 C Interparcel Connections**

The arrangement of major streets in a development shall provide for their proper continuation with developed adjoining properties, and for their proper extension into undeveloped adjoining properties. The proper interparcel connecting arrangement shall be accomplished by the use of stub streets and temporary cui-de-sacs, etc., which is intended to provide and maintain access for basic public services, to allow movement of vehicular, bicycle, and pedestrian traffic, and to provide a corridor for public utilities. If a waiver is requested, it is the developer's responsibility to provide a detailed narrative why an interparcel connection between developments could not be achieved or provided or why such connection would not be beneficial to the County as required by this section.

***Comments:** 1.01-Inter parcel access is required by the DCSM between residential developments to better distribute traffic, reduce circuitous travel, improve emergency vehicle access and provide for improved connectivity. The Applicant does not propose a connection to Silent Wolf Drive. The Applicant will need to submit a DCSM Waiver of Sections 601.01 C and 601.06 which require that the arrangement of major streets in a development provide for their extension into undeveloped adjoining properties with construction to the adjacent property boundary with appropriate justification. This will need to be reviewed and approved by the Director of the Department of Transportation. This is normally done during the site plan review stage. Provided this waiver is reviewed and approved, there is no outstanding issue.*

**Response:** Silent Wolf Drive is proposed to be extended into the subject site, therefore inter parcel access will be provided.

**DCSM Sec 600 (Effective August 2015) - 601.03 Street Dedication**

When a development abuts one side of a state maintained street(s), the developer shall be responsible for any right-of-way dedication, grading, surfacing, and drainage along such street(s) as may be deemed necessary by the Director of Transportation or VDOT and, to the extent commensurate with the additional traffic generated, to provide a safe entrance into the development. The development should also address the dedication of sufficient right-of-way and the construction of a half-section improvement of the street(s) for its entire frontage, to conform to the design standard for that street(s) as shown in the Thoroughfare Plan of the Comprehensive Plan, County approved functional plan, six-year secondary road plan as approved by the Board of County Supervisors, centerline studies, engineering plans, and the appropriate standards of this manual.

***Comments:** 1.02-The Applicant is showing a right-of-way (ROW) dedication of 35' along the site frontage on Purcell Road. However, it is unclear the amount the Applicant proposes to dedicate from the road centerline. Additional ROW and construction related easements may be needed to accommodate the recommended Comprehensive Plan ROW with dedication up to 53' from the road centerline as*

*needed and the recommended 10' multi-purpose trail along the site frontage. The Applicant needs to commit to provide all necessary ROW plus construction related easements as needed by their improvements along their site frontage.*

**Response:** The applicant will provide the necessary right of way plus temporary construction related easements for any improvements along Purcell Road.

**DCSM Sec 600 (Effective August 2015) - 602.02 H Left Turn Lanes**

When deemed necessary by a traffic impact analysis, the Director of Transportation and VDOT, a protected left turn lane shall be required at all street intersections where existing or projected turning volume count on either street exceeds three thousand (3,000) vehicles per day (vpd).

*Comments: 1.04-The Applicant shows a right turn lane (200' length with a 100' taper) into the proposed site entrance and indicates 440' of sight distance in both directions. However, a separate left turn lane is also recommended based on safety concerns with the vertical and horizontal curvature of Purcell Road in the vicinity of the site. The Applicant needs to satisfy all VDOT entrance requirements.*

**Response:** Due to safety concerns, the entrance on Purcell Road was removed with site access provided by an extension of Silent Wolf Drive.

**Section II – Questions/General Information:**

Provided the Applicant adequately addresses the above transportation related issues, Department of Transportation staff would not object to the approval of this application. The Applicant is advised that while this report has examined this rezoning application primarily within the context of the Transportation Element of the County Comprehensive Plan, this does not infer a reduction in their obligation to comply with the appropriate requirements of the DCSM during site/subdivision plan review. If you have any questions or need additional information, please contact me at 703-792-8094.

**Response:** Comment acknowledged.



## EMSI ENGINEERING INC.

9110 Railroad Drive Suite 310A □ Manassas Park, Virginia 20111 □ (703) 257-0877 □ Fax (703) 361-3798

**TO:** VDOT  
Attn: Hiren C Joshi, P.E.

**FROM:** Robert Williams, David Fehr

**SUBJECT:** Response to Comments  
REZ2017-00008  
Purcell Road Rezoning

**DATE:** April 10, 2019

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### Section II - Questions/General Information:

VDOT cannot recommend approval of the Purcell Road rezoning (REZ 2017-00008) until the issues raised in the comments dated October 27, 2016 from Hiren Joshi, P.E. with VDOT are adequately addressed.

Item No. 1.01, Dwg No. GDP

Proposed Streets under this development should be named or numbered for identification purposes. Please note that VDOT SSAR standards will be applicable for the subdivision streets. Please provide an assessment of connectivity in terms of multiple connections and multiple directions to VDOT maintained roadway from the above mentioned streets.

**Response: The proposed subdivision streets have been named temporarily for identification. The entrance along Purcell Road has been removed. Site access is provided with an extension of Silent Wolf Drive.**

Item No. 1.02, Dwg No. GDP

Roadway Section should be labelled with DCSM Standard and Category. Also indicate the category applicable to Std. RL-1 typical section provided on the GDP. Pavement width needs to be minimum 24' with 6' of paved shoulder as per VDOT GS-SSAR standards.

**Response: The roadway sections have been labelled on the GDP with the DCSM standard and category. The category for the RL-1 typical section has been added. The ADT is less than 400 and no street parking is not proposed. Pavement width may be reduced to 18' minimum.**

Item No. 1.03, Dwg No. GDP

Label the crossover spacing dimensions of the site access from adjacent intersection as well as all entrances along Purcell Road.

**Response: The entrance along Purcell Road has been removed. Site access is provided with an extension of Silent Wolf Drive.**

Item No. 1.04, Dwg No. GDP

C/L stationing of Purcell Road should be shown along property frontage with the delineation of edge of pavement including any shoulder.

**Response: The entrance along Purcell Road has been removed. Site access is provided with an extension of Silent Wolf Drive.**

Item No. 1.05, Dwg No. GDP

Intersection Sight distance verification is required for the proposed subdivision street along Purcell Road. Shown sight distance (440') is substandard based on Table 2-7 of VDOT Road Design Manual.

**Response: The entrance along Purcell Road has been removed. Site access is provided with an extension of Silent Wolf Drive.**

Item No. 1.06, Dwg No. GDP

Right of way dedication dimensions should be shown from the C/L of Purcell Road. It should correspond to Major Collector street standards shown in the PW County DCSM.

**Response: Right of way dedication dimensions have been shown from the centerline of Purcell Road and meet the DCSM standards for a major collector.**

Item No. 1.07, Dwg No. GDP

Turn lanes and tapers (left and right) for the site entrance along Purcell Road should be provided in accordance to VDOT Road Design Manual or as per queuing analysis to be shown in Traffic Impact Analysis.

**Response: The entrance along Purcell Road has been removed. Site access is provided with an extension of Silent Wolf Drive.**

Item No. 1.08, Dwg No. GDP

One of the proposed streets is shown passing across the 100 yr. flood plain. Please be advised that all related state regulation and requirements need to be followed on such development within the floodplain.

**Response: Comment acknowledged.**





## EMSI ENGINEERING INC.

9110 Railroad Drive Suite 310A □ Manassas Park, Virginia 20111 □ (703) 257-0877 □ Fax (703) 361-3798

**TO:** Prince William County  
Watershed Management – Plan Review  
Attn: Benjamin Eib

**FROM:** Robert Williams, David Fehr

**SUBJECT:** Response to Comments  
REZ2017-00008  
Purcell Road Rezoning

**DATE:** April 10, 2019

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### **Section I - Comments that Require Applicant's Response:**

#### **Zoning Ordinance - Chapter 32 Article III**

Agricultural and Residential Districts

Part 300 - General Regulations

Sec. 32-300.02. Accessory Uses

Sec. 32-300.03. Accessory Buildings and Structures

Sec. 32-300.06. Setbacks for Architectural Features and Accessory Structures

*Comments: 1.11 The purpose of the Semi-rural zoning is "to encourage land owners to protect the environment, conserve natural resources and limit the type and density of development so that a harmonious relationship of land uses in semi-rural area is insured." Densities toward the lower end of the range are called for in the Zoning Ordinance. (See ZO 32-302.01)*

*The Long Range Land Use Plan states, "Where more than two dwellings are constructed- as part of a residential project in the SRR classification - the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis." This concept has not been followed in this application. (LRLU Land Classifications)*

*Outside of the floodplain and RP A (required by state and local law to remain undeveloped) the Applicant is proposing to clear the entire site. Staff recommends the Applicant include preservation of forested steep slopes (15% and greater) over highly erodible soils adjacent to the perennial stream. A cluster development is also appropriate to consider.*

**Response: The proposed zoning is consistent with land use and zoning in the area. The requirement for drain fields has been eliminated so the estimated LOD has been reduced. Forested steep slopes will be preserved as much as possible.**

**Comp Plan - DES-P12 AS4**

Align new roads to follow the natural contours of the land.

*Comments: 1.02 The Applicant is proposing on the GDP a 30' wide tree save area within a buffer along the Purcell Road frontage. The intent to preserve existing forest land along this roadway is consistent with the Community Design AS-12.4 and 4.3. However, to make this preservation area truly viable, staff recommends the Applicant widen the tree save area to a minimum of 50' to allow for preservation of sufficient root zone to sustain mature trees in this frontage.*

**Response: The proposed 30' buffer is per code so it is viable. With the elimination of drain fields, the plans propose a limit of tree clearing of 100 feet from this 30' buffer. Future lot owners have an interest in maintaining a buffer against any road with high traffic such as Purcell Road. Considering the slopes and the expected distance from proposed dwellings, there is no development pressure to encroach in the considerable forested stand of trees along Purcell Road. A 100 foot tree save area is proposed along Purcell Road.**

**Comp Plan - EN-POLICY 10 – AS2**

Amend the Zoning Ordinance and the DCSM to allow reductions in minimum lot areas, setbacks, street frontage, buffers and other such requirements to encourage preservation of natural vegetation and other desirable features.

*Comments: 1.13 The Applicant is proposing to clear to the property line of parcels with mature hardwoods. This is likely to result in severe damage to off-site trees and may be costly to neighboring land owners. Staff recommends the Applicant minimize this expense to neighboring land owners and future residents by proffering to provide a tree preservation plan as outlined in the Plant Selection Guide for all trees 12" dbh and larger impacted by the project. (EN-10.2)*

**Response: Proposed tree preservation areas have been added along common property boundaries.**

**Comp Plan - DES-P12 AS3**

Minimize clearing and cut-and-fill operations. Encourage the placement of buildings so as to minimize the need for excessive grading. Avoid disturbance of steep slopes, particularly up-slope of important natural resource areas, such as perennial streams.

*Comments: 1.04 This site contains steep slopes over highly erosive soils which are currently protected by mature hardwood forest. Many of these slopes abut the RPA. According to the GDP, the Applicant is not proposed to preserve any of these highly erosive slopes adjacent to the perennial stream's RPA or the 100 year floodplain. This is not in accordance with the following policies (DES-12.3, 12.1, 12.4; EN-10)*

**Response: Proposed tree preservation areas have been added adjacent to environmental features.**

**Comp Plan - DES-P5 AS1**

Reinforce the hierarchy of streets, through the use of trees, shrubs, ground covers, lighting, and signage that are scaled appropriately to the street's width and function.

*Comments: 1.03 Please indicate how you will establish a hierarchy of community streets via streetscaping. (DES-5.1)*

**Response: The roads for this community are cul-de-sac local roads. There will be no through traffic and there is no hierarchy of streets. With respect to landscaping, the comprehensive plan recommends “less on the secondary roads”.**

**Comp Plan - DES-P1 AS1**

Require GDPs and MZPs to include architectural, sign, lighting, and landscape compatibility for all shopping centers, employment areas, and mixed-use developments. In addition, proposed layouts and architectural elevations for all non-residential projects should be provided.

*Comments: 1.01 The Applicant has not indicated if a subdivision entrance sign is planned at the entrance on Purcell Road. If this is planned, please provide an illustrative detail showing how the sign will be landscaped to make it compatible with the neighborhood and the natural buffer. (DES-1.1, 1.6; DES-4.1)*

**Response: No sign is currently proposed. The Purcell Road access has been removed.**

**Comp Plan - EN-POLICY 4 - AS10**

Seek commitments during the rezoning and special use permit process to design and construct buildings and associated landscapes to conserve energy and water resources and to minimize short and long-term negative impacts on the environment and building occupants. Amend the DCSM to include building design guidelines for energy and water resource conservation.

*Comments: 1.06 Please provide a description of appropriate avoidance and/or mitigation efforts, including preservation or conservation areas that will be provided as part of the proposed development, as described in EN-Policy 4.*

**“Amend the DCSM... “ cited above apparently was not done. The proposed residential community will be consistent in size, shape and character with the surrounding residential communities based on physical inspection of the development area.**

**General Comment - General Comment/Correction**

The following deficiencies were noted:

*Comments: 1.12 On the Existing Conditions Plan, the RPA is not accurately shown. Where the 100-year Floodplain and RPA overlap, only the Floodplain is shown. Please show both accurately.*

**Response:** The RPA shown on the current plan has been approved by the county as of 9-5-2017. The flood plain shown on the plan is proposed by the applicant based on calculation. An application for a FEMA map amendment will be forwarded to the county as part of final plan application.

**General Comment - General Comment/Correction**

The following deficiencies were noted:

*Comments: 1.09 The lot boundaries extend into the RPA. How will the Applicant insure that the homeowner does not encroach into the RPA on their individual parcel?*

**Response:** Restrictive covenants will be cited in lot deeds.

**DCSM Sec 700 (Effective July 2014) - 740.05**

The following uses will be allowed in the RPA with the submission of a Water Quality Impact Assessment (WQIA):

*Comments: 1.08 Crossing of the RPA will require a Water Quality Impact Assessment (WQIA). (DCSM 740.5)*

**Response:** A Water Quality Impact Assessment will be provided with final plans.

**Comp Plan - EN-POLICY 1 - AS2**

Update the Zoning Ordinance Environmental Constraints Analysis (ECA) requirements to add the following:

- o Delineation of all jurisdictional wetlands and waters.
- o Location of all Chesapeake Bay Resource Protection Areas (Preservation Area Site Assessment (PASA) submittal required).
- o All significant non-RPA streams.
- o Ponds and culverts.
- o Contributing drainage areas.
- o Existing structures, roads and the location of known utilities and easements.
- o Publicly available information on adjoining parcels regarding the location of 100-year floodplains, wetlands, storm water infrastructure, and streams.
- o Proposed limits of disturbance.
- o Existing vegetation map of the entire site.
- o Location of all specimen trees.
- o Unique habitats of special concern.
- o Identification of environmental features proposed for preservation or conservation.
- o Acreage of all Environmental Resources (ER) (i.e., per ER definition).

Already required in the ECA (from Reference Manual):

- o 15 percent and greater slopes.
- o Highly erodible and highly permeable soils.
- o Areas that will remain in a natural or undisturbed state upon completion of a project (including woodland conservation areas).
- o Proposed impervious and pervious surfaces.
- o Existing natural ground surface features and drainage patterns that will be preserved, including non-tidal wetlands.
- o 100-year floodplain boundary.
- o Endangered and threatened plant and animal species.
- o A description of appropriate avoidance and/or mitigation efforts, including preservation or conservation areas that will be provided as part of the proposed development, as described in EN-Policy 4.

*Comments: 1.05 An ECA Plan is required with this application but was not provided. The plan labeled "Existing Conditions" is not the ECA plan. Please provide an ECA plan and include all required elements (See EN-1.2 and the rezoning Reference Manual). Additional comments may result. Required ECA elements include, but are not limited to:*

- a. Areas having slopes of 1 5% and greater, clearly indicated by separate shading devices. Please indicate areas of 1 5-25% and 25-50% slopes with differing shading devices;*
- b. The area defined as Environmental Resource (ER) in the Comprehensive Plan, with acreage listed;*
- c. Delineation of all Jurisdictional wetlands and waters;*
- d. Ponds and culverts;*
- e. Contributing drainage areas;*
- f. Location of known utilities and easements;*
- g. Publicly available information on adjoining parcels regarding the location of 100 year floodplains, wetlands, stormwater infrastructure, and streams.*
- h. Proposed limits of disturbance;*
- i. Existing vegetation map of the entire site using the prescribed forest cover types;*
- j. Location of all specimen trees;*
- k. Unique habitats of special concern;*
- l. Habitat for threatened and endangered species;*
- m. Acreage of proposed impervious and pervious surfaces.*

**Response: ECA was submitted separately to the county and are enclosed.**

### **Comp Plan - EN-POLICY 1 - AS2**

Update the Zoning Ordinance Environmental Constraints Analysis (ECA) requirements to add the following:

- o Delineation of all jurisdictional wetlands and waters.
- o Location of all Chesapeake Bay Resource Protection Areas (Preservation Area Site Assessment (PASA) submittal required).

- o All significant non-RPA streams.
- o Ponds and culverts.
- o Contributing drainage areas.
- o Existing structures, roads and the location of known utilities and easements.
- o Publicly available information on adjoining parcels regarding the location of 100-year floodplains, wetlands, storm water infrastructure, and streams.
- o Proposed limits of disturbance.
- o Existing vegetation map of the entire site.
- o Location of all specimen trees.
- o Unique habitats of special concern.
- o Identification of environmental features proposed for preservation or conservation.
- o Acreage of all Environmental Resources (ER) (i.e., per ER definition).

Already required in the ECA (from Reference Manual):

- o 15 percent and greater slopes.
- o Highly erodible and highly permeable soils.
- o Areas that will remain in a natural or undisturbed state upon completion of a project (including woodland conservation areas).
- o Proposed impervious and pervious surfaces.
- o Existing natural ground surface features and drainage patterns that will be preserved, including non-tidal wetlands.
- o 100-year floodplain boundary.
- o Endangered and threatened plant and animal species.
- o A description of appropriate avoidance and/or mitigation efforts, including preservation or conservation areas that will be provided as part of the proposed development, as described in EN-Policy 4.

*Comments: 1.10 Provide the acreage of all Environmental Resources (per ER definition from the Comp Plan). (EN-1.2)*

**Response: A table of environmental resources has been added to the plans.**

### **Comp Plan - EN-POLICY 1 - AS2**

Update the Zoning Ordinance Environmental Constraints Analysis (ECA) requirements to add the following:

- o Delineation of all jurisdictional wetlands and waters.
- o Location of all Chesapeake Bay Resource Protection Areas (Preservation Area Site Assessment (PASA) submittal required).
- o All significant non-RPA streams.
- o Ponds and culverts.
- o Contributing drainage areas.
- o Existing structures, roads and the location of known utilities and easements.
- o Publicly available information on adjoining parcels regarding the location of 100-year floodplains, wetlands, storm water infrastructure, and streams.
- o Proposed limits of disturbance.
- o Existing vegetation map of the entire site.

- o Location of all specimen trees.
- o Unique habitats of special concern.
- o Identification of environmental features proposed for preservation or conservation.
- o Acreage of all Environmental Resources (ER) (i.e., per ER definition).

Already required in the ECA (from Reference Manual):

- o 15 percent and greater slopes.
- o Highly erodible and highly permeable soils.
- o Areas that will remain in a natural or undisturbed state upon completion of a project (including woodland conservation areas).
- o Proposed impervious and pervious surfaces.
- o Existing natural ground surface features and drainage patterns that will be preserved, including non-tidal wetlands.
- o 100-year floodplain boundary.
- o Endangered and threatened plant and animal species.
- o A description of appropriate avoidance and/or mitigation efforts, including preservation or conservation areas that will be provided as part of the proposed development, as described in EN-Policy 4.

*Comments: 1.07 Have any of the federal, state and county agencies indicated the potential habitat for small-whorled pogonia onsite? Has a survey been conducted? If so, please provide a copy of the survey.*

**Response: The survey was conducted, results were provided to the county and are enclosed.**

**DCSM Sec 800 (Effective July 2014) - 802.48(B)**

When the rear or side yards of single family attached or detached dwellings in any district are oriented toward a major collector, parkway, arterial street, freeway, or an interstate, a buffer area shall be provided between the rear or side lot lines and the public right of way, as part of the common open space owned and maintained by the homeowners' association. If allowed within individual lots, the buffer area must be such that it still provides the minimum back and side yard depth required by the Zoning Ordinance outside the buffer area.

*Comments: 1.14 A 30' wide buffer is proposed along Purcell Road. This will meet the minimum standard for buffering residential units that back or side to a major roadway. Retention of the existing forest proposed and is preferred but is not required by the DCSM. Please proffer to retain the existing forest cover within the buffer. (DCSM 802.48)*

**Response: The plans propose a limit of tree clearing of 100 feet from this 30' buffer. Future lot owners have an interest in maintaining a buffer against any road with high traffic such as Purcell Road. Considering the slopes and the**

**expected distance from proposed dwellings, there is no development pressure to encroach in the considerable forested stand of trees along Purcell Road.**