



COUNTY OF PRINCE WILLIAM


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PLANNING
OFFICE

Christopher M. Price, AICP
Deputy County Executive /
Acting Director of Planning

January 20, 2017

TO: Planning Commission

FROM: Connie M. Dalton 
Planning Office

RE: Public Facility Review #PFR2016-00021, Heritage Hunt Sewage Pump Station
Gainesville Magisterial District

I. Background:

- A. Request – This is a request by the Prince William County Service Authority (PWCSA) for a Public Facility Review (PFR) to determine consistency with the Comprehensive Plan to replace and increase the capacity of the existing sewage pump station in the Heritage Hunt Community from 3.6 MGD to 8 MGD. The new facility will be constructed on the same property as the existing facility. The new higher capacity pump station will be capable of serving the anticipated ultimate build-out of residential and commercial developments within the sewer sheds. The existing pump station will be demolished and above grade pump station structures will be removed approximately 3'-5' below grade. The demolition will occur once the new facility is operational.

PFR Request: Sewage Pumping Station	Permitted	Proposed
Building Height	35' generally with exceptions 60' for public uses	Will not exceed 30'
Access	N/A	Access to site is off of Alderwood Way via an existing PWCSA access easement to the site

Buffer	Type A – 15’ peripheral landscape area (in accordance with section 800 of the DCSM)	Type A – 15’ peripheral landscape area (in accordance with section 800 of the DCSM). Applicant has proposed to supplement the plantings in the adjacent offsite 50’ buffer with permission from the HOA
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- B. Location – The site of the proposed Heritage Hunt Sewage Pumping Station facility is located approximately 3,950’ from the intersection of Catharpin Road and Fieldstone Way. The subject site is identified on County Maps as GPIN 7498-11-6127, and is addressed as 6588 Alderwood Way, Gainesville, VA. The site is approximately ±1.49 acres. See Attachment A for the reference maps.
- C. Comprehensive Plan – The subject site is designated ER, Environmental Resource, in the Comprehensive Plan.
- D. Zoning/Acreage – The site is currently zoned PMR, Planned Mixed Residential as part of the Heritage Hunt Rezoning #REZ99-0005. The site is located in Section E of the Heritage Hunt Subdivision and is designated for Low Density Residential (LDR). This site falls within the Airport Safety Overlay District, Chesapeake Bay Preservation Area Overlay District, and Flood Hazard Overlay District.
- E. Surrounding Uses – The subject property for the sewage pumping station facility is being proposed on the same site as the existing sewage pumping station. The site lies southeast of a Heritage Hunt neighborhood, to the east and to the south is the Conway-Robinson Memorial State Forest, and directly to the north is vacant land located in an Environmental Resource area.

II. Current Situation:

- A. Planning Office Recommendation – The Planning Office recommends a finding of consistency with the Comprehensive Plan for #PFR2016-00021, Heritage Hunt Sewage Pump Station, in regards to location, character and extent of the facility with the letter of commitment dated December 28, 2016, (see Attachment E) for the following reasons:
 - 1. Location – This application to upgrade and expand the sewage pump station is located on a site which contains an existing sewage pump station. This location is consistent with the Comprehensive Plan which indicates this parcel as an existing site and a projected site on the Existing and Projected Sanitary Sewer Facilities map.

2. Character – The applicant proposes to construct a sewage pump facility that, from an architectural standpoint, has a residential design to blend in with the existing residential neighborhood. The applicant has also, in their letter of commitment, proposed to install and maintain a 15’ peripheral landscape area around the site, and is working with the residents of Heritage Hunt to provide for offsite supplemental plantings along the northern property line. These landscape areas will reduce the visibility of the sewage pump station.
3. Extent – This project will increase the station capacity to accommodate the ultimate build-out of the sewer shed in conformance with the PWC Long Range Land Use Map. This proposed public facility is designed to upgrade and improve the service to the area. The original sewage pump station was built to the permitted standards at the time of construction but could not be built for the ultimate capacity needed in the area due to design criteria for sewage pumping stations. See Attachment B for the Staff Analysis.

- B. Planning Commission Public Hearing – A Planning Commission public hearing has been advertised for February 1, 2017.

III. Issues:

- A. Comprehensive Plan – Is the location, character, and extent of the proposed public facility consistent with the applicable comprehensive plan policies?
- B. Community Input – Have members of the community raised any issues?
- C. Other Jurisdictional Input – Have other jurisdictions raised any issues?
- D. Legal Uses of the Property – What uses are allowed on the property? How are legal issues resulting from Planning Commission action to be addressed?
- E. Timing – When must the Planning Commission take action on this application?

IV. Alternatives beginning with the staff recommendation are as follows:

- A. Find #PFR2016-00021, Heritage Hunt Sewage Pump Station, to be consistent with the Comprehensive Plan, subject to the letter of commitment dated December 28, 2016, for the following reasons:
 1. Comprehensive Plan – The proposed location of the sewage pump station is a site that is identified on the Existing and Projected Sanitary Sewer Facilities Map as both an existing sewage pump station and a projected sewage pump station. With respect to character, the site has been planned,

sited, and buffered to provide compatibility with the surrounding existing and planned land uses. The extent of the project is designed to replace and increase the capacity of the sewage pump station in the Heritage Hunt Community from 3.6 MGD to 8 MGD. The new higher capacity pump station will be capable of serving the anticipated ultimate build-out of residential and commercial developments within this sewer shed.

2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200’ of the proposed site for the sewage pump station facility. The PWCSA has engaged the residents of the Heritage Hunt community, having conducted an initial information and outreach meeting on July 28, 2016, with the HOA. A follow-up meeting was conducted on November 1, 2016. Future meetings are planned for 2017. The PWCSA maintains a project website to keep residents informed, and will continue to work with the members of the HOA. Complete details on the HOA outreach program are available at <http://www.pwcsa.org/heritage-hunt-project>. As of the date of this staff report, the Planning Office has not received any comments on this proposal.
3. Other Jurisdiction Comments – This project site is located outside of the required notification area from adjacent jurisdictions.
4. Legal Uses of the Property – The sewage pump station facility could be constructed on the site with an approved PFR. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney’s office.
5. Timing – A finding of consistency would meet the requirement that the Planning Commission should decide upon this case within 60 days of dispatch of the application package to the Planning Commission. The Planning Commission must take action on this case no later than March 21, 2017, to meet the 60-day deadline. Failure of the commission to act within that time frame will be deemed a finding of consistency.

B. Find #PFR 2016-00021, Heritage Hunt Sewage Pump Station, to be inconsistent with the Comprehensive Plan.

1. Comprehensive Plan – If the Planning Commission finds this application for a sewage pumping station inconsistent with the Long Range Land Use Plan then the PWCSA would not be able to replace and increase the capacity of the existing sewage pump station in the Heritage Hunt Development. This would require that the PWCSA find another location to fulfill the needs for this service area.

2. Community Input – Notice of the application has been transmitted to adjacent property owners within 200’ of the proposed site for the sewage pump station facility. The PWCSA has engaged the residents of the Heritage Hunt community, having conducted an initial information and outreach meeting on July 28, 2016, with the HOA. A follow-up meeting was conducted on November 1, 2016. Future meetings are planned for 2017. The PWCSA maintains a project website to keep residents informed, and will continue to work with the members of the HOA. Complete details on the HOA outreach program are available at <http://www.pwcsa.org/heritage-hunt-project>. As of the date of this staff report, the Planning Office has not received any comments on this proposal.
3. Other Jurisdiction Comments – This project site is located outside of the required notification area from adjacent jurisdictions.
4. Legal Uses of the Property – The sewage pump station facility could not be replaced to increase the capacity of the existing station as presently proposed. Legal issues are appropriately addressed by the County Attorney’s office.
5. Timing – A finding of inconsistency would meet the requirement that the Planning Commission should decide upon this case within 60 days of dispatch of the application package to the Planning Commission. The Planning Commission must take action on this case no later than March 21, 2017, to meet the 60-day deadline. Failure of the commission to act within that time frame will be deemed a finding of consistency.

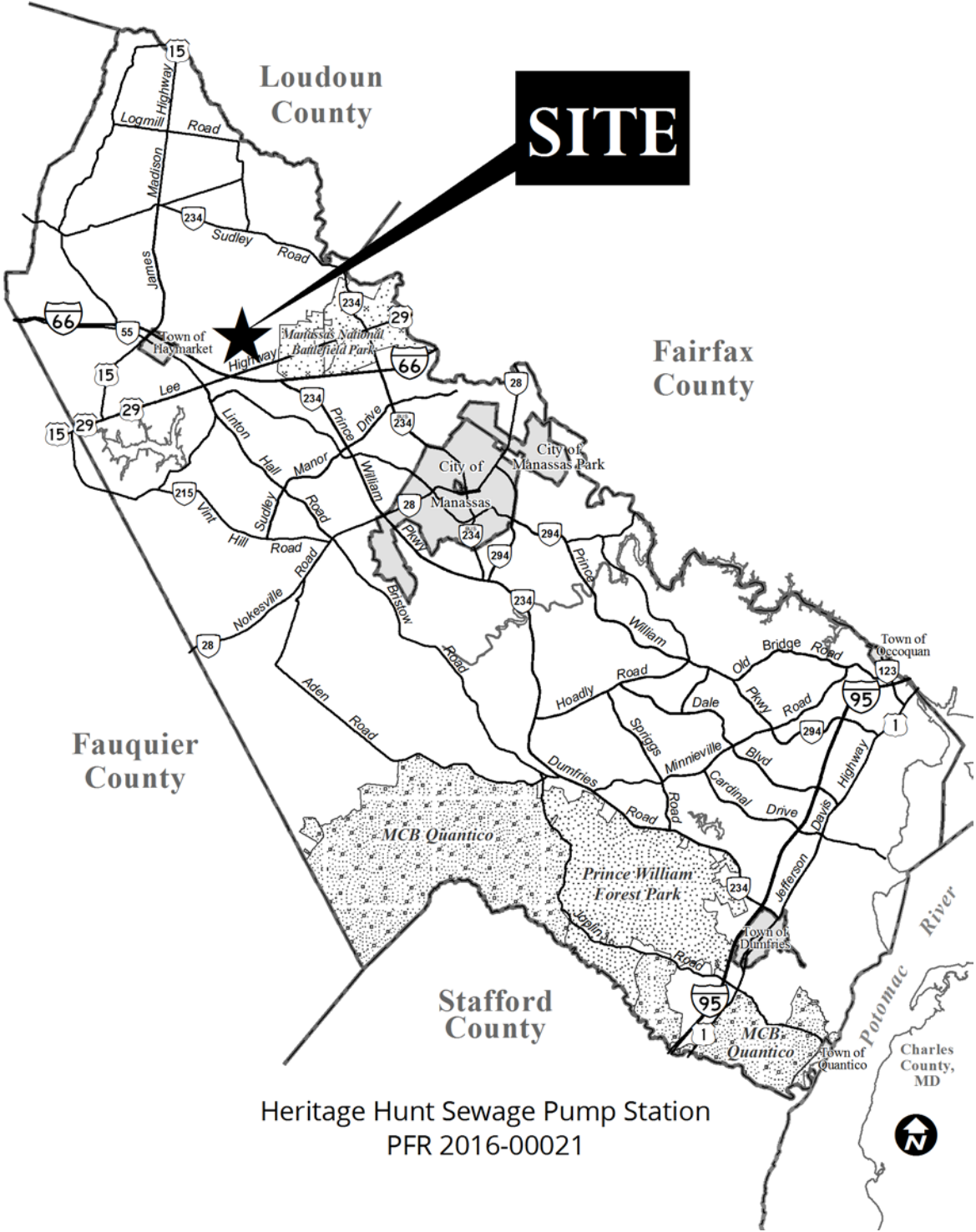
V. **Recommendation** is that the Planning Commission accept Alternative A and determine that the general or approximate location, character, and extent of #PFR2016-00021, Heritage Hunt Sewage Pump Station is substantially in accord with the Comprehensive Plan, subject to the letter of commitment dated December 28, 2016.

Staff: Connie M. Dalton, x6934

Attachments:

- A. Area Maps
- B. Staff Analysis
- C. PFR Plan
- D. ECA Plan Map
- E. Letter of Commitment

Attachment A – Maps
VICINITY MAP

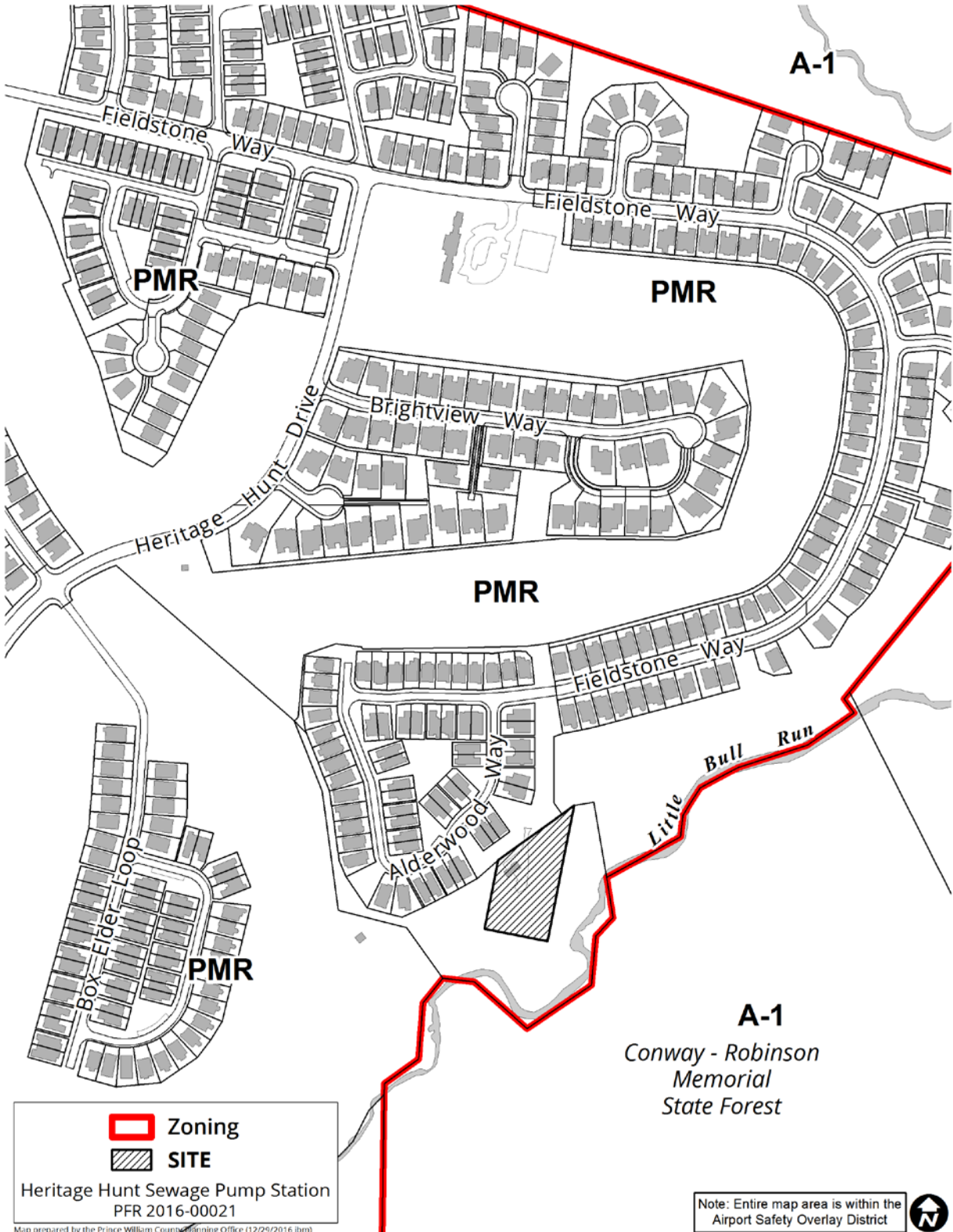




Heritage Hunt Sewage Pump Station
PFR 2016-00021


Attachment A – Maps
AERIAL MAP



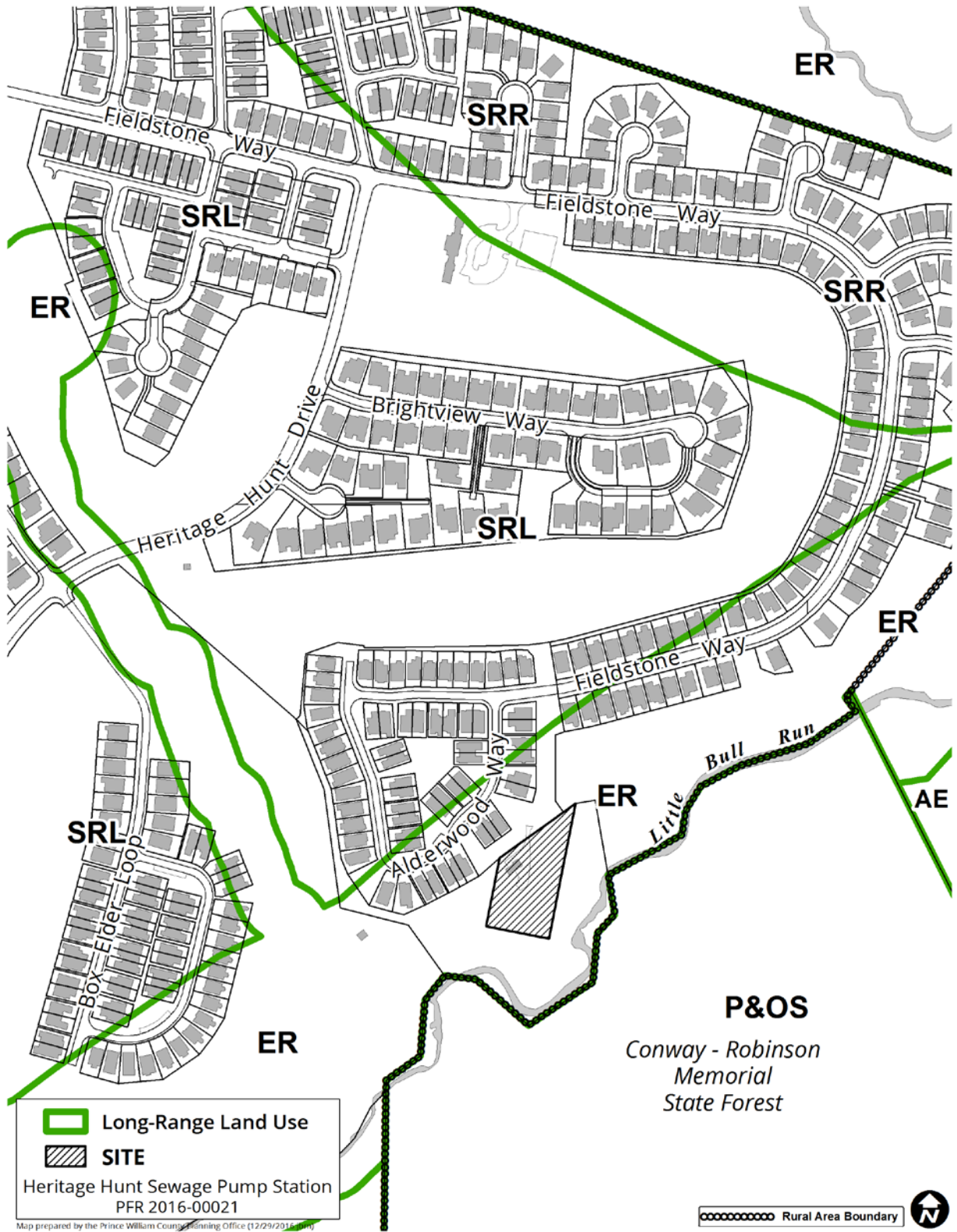
**Attachment A – Maps
ZONING MAP**



 Zoning
 SITE
 Heritage Hunt Sewage Pump Station
 PFR 2016-00021
Map prepared by the Prince William County Planning Office (12/29/2016 jrm)

Note: Entire map area is within the Airport Safety Overlay District 

Attachment A – Maps
LONG RANGE LAND USE MAP



Map prepared by the Prince William County Planning Office (12/29/2016)

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Finding of Consistency with Comprehensive Plan

The application is a proposal by Prince William County Service Authority (PWCSA) for a public facility review (PFR) to determine consistency with the Comprehensive Plan to replace and increase the existing sewage pump station facility to be constructed on a ±1.49-acre site, which is located approximately 3,950’ from the intersection of Catharpin Road and Fieldstone Way. The site is owned by PWCSA and is identified on County maps as GPIN 7498-11-6127. The new facility is designed to replace the existing facility and increase the capacity. The existing pump station building will be demolished and above grade pump station structures will be removed to approximately 3-5’ below grade. This demolition will occur once the new pump is operational. This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resource	Yes
Environment	Yes
Transportation	Yes
Sanitary Sewer	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Vacant land and single family attached residential in the Heritage Hunt neighborhood	ER, Environmental Resource SRL, Suburban Residential Low	PMR
South	Vacant/ Parks and Open Space Conway-Robinson Memorial State Forest	ER, Environmental Resource P&OS, Parks and Open Space	PMR, A-1

Attachment B – Staff Analysis

East	Vacant/Parks and Open Space Conway-Robinson Memorial State Forest	ER, Environmental Resource	PMR, A-1
West	Vacant land and single family attached residential in the Heritage Hunt neighborhood	ER, Environmental Resource SRL, Suburban Residential Low	PMR

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

This site is located within the Development Area of the County and is classified as ER, Environmental Resource. The following table summarizes the uses and densities intended within the ER designation:

Long-Range Land Use Plan Classification	Land Uses Intended
Environmental Resource	ER, Environmental Resource The ER classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the <i>DCSM</i> , and Resource Protection Areas (RPAs) as defined by the <i>Chesapeake Bay Preservation Act</i> . In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.

The current proposal is to determine, via the Public Facility Review (PFR) process, consistency with the Comprehensive Plan to replace the existing sewage pump station within the Heritage Hunt development. Public facility reviews have a different standard of review than rezoning or special use permit applications. Virginia Code Section 15.2-2232 requires that the Planning Commission review the general or approximate location, character, and extent of all public facilities. The purpose of the Planning Commission review is to determine whether the proposed sewage pumping station is substantially consistent with the adopted Comprehensive Plan.

Proposal's Strengths

- **Comprehensive Plan Consistency** – Public facilities, and in this case the sewage pumping station, are consistent and permissible in the County, subject to the Public Facility Review (PFR) process.
- **Existing Pump Station** – The proposed sewage pumping station facility will replace and increase the capacity of the existing sewage pump station in this Development Area of the county.
- **Odor and Noise** – The applicant has indicated in the letter of commitment that the new pumping station design will incorporate an “aggressive odor control program for the new pumping station using current treatment technologies and that all noise generating equipment will be either inside the pumping station building or in sound-attenuated enclosures.”

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Proposal's Strengths

- **Architecture** – The applicant proposes to design a building that is residential in style. Architectural photos have been submitted with the application package to illustrate how the proposed sewage station building will be designed to blend in with the area. The existing pump station will be demolished and above grade pump station structures will be removed approximately 3'-5' below grade.
- **Buffering** – The applicant has, on the PFR Plan, provided for a 15' peripheral landscape area around the sewage pumping station, as required. The applicant has also indicated that they will, at the time of the final site plan, request a modification to the 50' buffer along the northern property line. They have indicated that they are, as suggested by staff, willing to work with the Heritage Hunt Homeowners Association to provide supplemental plantings in the existing 50' buffer located off-site. Staff supports this request.
- **Fencing** – The existing fence and gate around the existing pump station will be relocated to enclose the proposed pump station building and facility which will regulate access to the pump station by authorized personnel.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Residents of and visitors to Prince William County are aware of the important links of the County today with the rich heritage of the past because of the preservation and enhancement of our cultural resources. The Cultural Resources Plan sets out policies and action strategies that further the County's goal of identifying and protecting our historical, archaeological, architectural and cultural resources, including those significant to our minority community, for the benefit of citizens and visitors. The plan includes recommendations relating to the identification of assets, preservation through the use of federal, state, local and private initiatives, mitigation of negative impacts, and public education/awareness programs. Land use applications should include appropriate records review for prehistoric and historic resources, as well as Phase I, II, and III level archaeological studies, as appropriate.

Proposal's Strengths

- Historical Commission's Recommendation – On November 8, 2016, Resolution No. 16-050, the Prince William County Historical Commission recommended that no further work was necessary for this site.
- No Cultural Resources in Project Area – Applicant submitted a Cultural Resources Assessment and Record Check with this application. It was determined that no archaeological and/or historic sites or graves are recorded on the project site. Applicant has, with the PFR Plan, identified the project site.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow that natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

An Environmental Constraints Analysis (ECA) plan revised November 28, 2016, has been provided with this application. Preliminary floodplain and the Resource Protection Area (RPA) limits are shown on the PFR plan. A formal floodplain study will be submitted prior to final site plan approval. A Preservation Area Site Assessment (PASA) will be submitted based on the wetland delineation with JD#2016-00760.

The applicant has indicated that, based on preliminary stormwater management calculations, stormwater management facilities will not be required on site. Stormwater management calculations and/or narrative will be provided with final engineering.

Proposal's Strengths

- Reforestation – While the proposed use is an allowed use in the Chesapeake Bay Resource Protection Areas (RPA), staff recommended that as part of minimizing the

impact within the RPA the Applicant agree to reforest those portions of the pump station that will not contain utility lines and no longer contain structures. This request has been included on the PFR Plan and in the applicant's letter of commitment.

Proposal's Weaknesses

- None identified

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Environment Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary sewer system. The plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the rural area.

The property is within the Prince William County Service Authority area. Public sewer is available to the site.

Proposal's Strengths

- **Existing and Projected Sanitary Sewer Facilities Map** – The Existing and Projected Sanitary Sewer Facilities Map indicates that there is both an existing sewage pumping station on the site and a projected sewage pump station on the site. The site has been planned, sited, and buffered to provide compatibility with the surrounding existing and planned land uses.
- **Provision of Adequate Service** – This proposal will ensure adequate sewer capacities to support planned growth in the Development Area in accordance with the densities, intensities and locations for new development as shown on the Long-Range Land Use Plan.

Proposal's Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Sanitary Sewer Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County’s goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of “D” or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The proposed pump station use will generate an estimated maximum of four round trips per day. This equals the current number of trips generated by this site. As result of this low trip generation, a Traffic Impact Analysis deferral was granted and no improvements to the roads serving the site are recommended.

The existing access easement has been labeled on the PFR plan and will be provided on the final site plan as requested by staff to demonstrate a documented access easement from the Heritage Hunt development. The existing access road to the pump station is paved which will prevent gravel deposits onto Alderwood Way.

Proposal’s Strengths

- Access – The site will continue to be accessed from the existing access road from Alderwood Way.
- Maintenance of Roads – In the applicant’s letter of commitment the applicant has provided that the Service Authority will document the condition of the roads that will be used by the construction vehicles. And once construction is complete, roads damaged by construction activities will be restored to their pre-construction condition.

Proposal’s Weaknesses

- None identified.

On balance, for the purposes of evaluating this proposal as a PFR, this application is found to be consistent with the relevant components of the Transportation Plan.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County’s responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- As previously stated, since this is a Public Facility Review (PFR), the analysis is limited based on general or approximate location, character, and extent. Therefore, staff’s review and analysis is limited to the relevant parameters of this PFR request and many of the design and site layout matters will be addressed at final site plan.
- To mitigate some of the layout, design, and outstanding issues, Prince William County Service Authority is offering a Letter of Commitment, dated December 28, 2016, which is provided at the end of this report. (Attachment E) This is serving as the PWCSA’s voluntary documentation to acknowledge and provide assurances of their intentions to address and mitigate concerns during the planning, site plan review, and building processes.
- The applicant intends to request a modification to the 50’ landscaped buffer along the northern property line at the time of final site plan. The PFR Plan provides for a 15’ peripheral landscape area around the sewage pump station and along this northern property line. The applicant has indicated that they would be willing to work with the Heritage Hunt Homeowners Association to obtain permission to provide supplemental plantings off-site in this area to create a stronger buffer between the existing residents and the sewage pump station. Staff supports this request

Minimum Design Criteria

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the applicant submits detailed site development information prior to the issuance of construction permits. The listing of these issues is provided to ensure that these concerns are a part of the review record. Such issues are more appropriately addressed during site plan review.

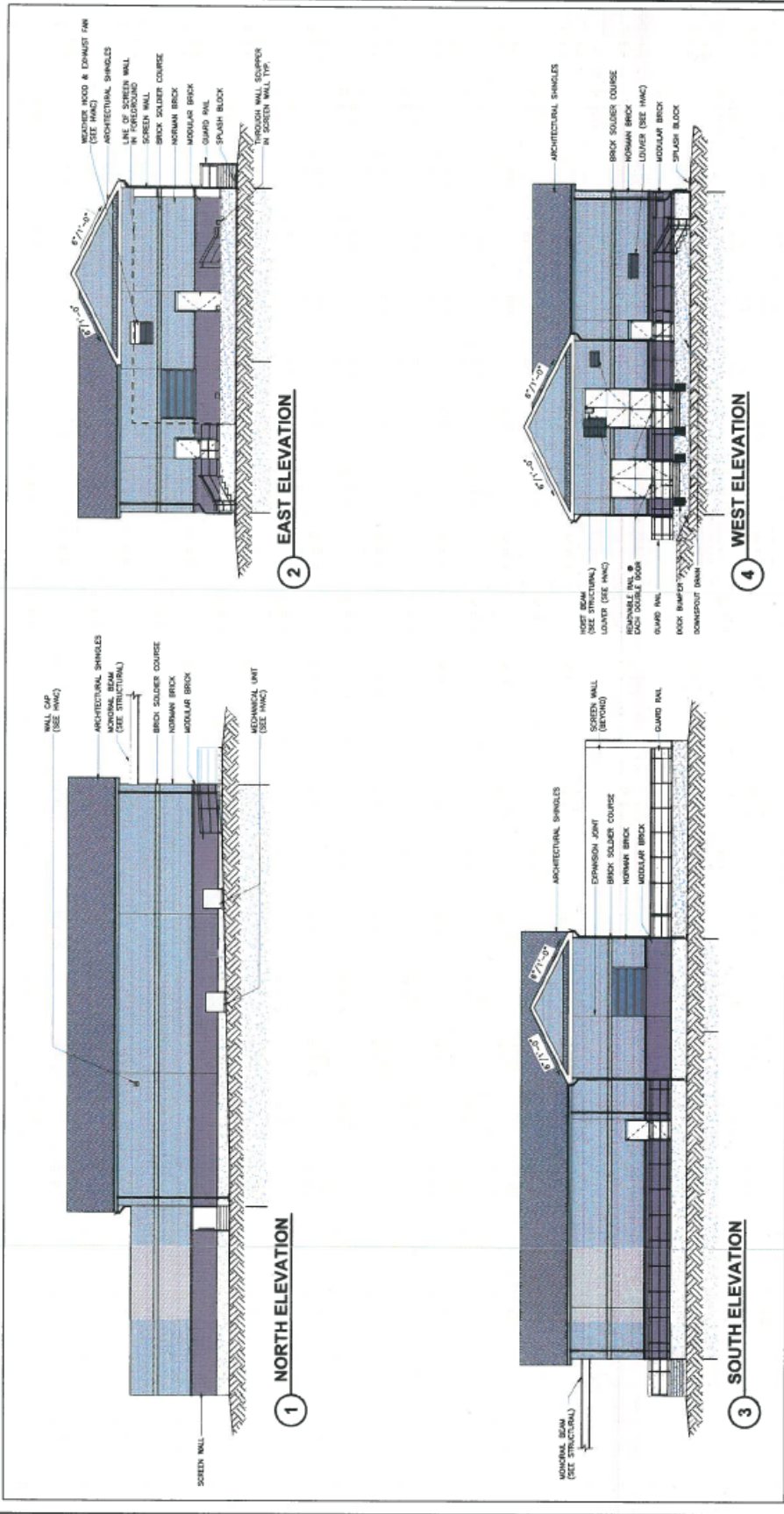
- DCSM and Zoning Ordinance requirements will pertain and must be satisfied.
- Request a modification to reduce the 50’ buffer to a 15’ peripheral landscape area along northern boundary at the time of final site plan.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant Comprehensive Plan chapters of this report. Individual comments are in the case file in the Office of Planning:

County Archaeologist
Fire and Rescue
Historical Commission
Long Range Planning Manager
Land Development
Public Works – Watershed/Environmental Services
Planning Office, Case Manager
PWC Service Authority
PWC Transportation

BUILDING EXTERIOR ELEVATIONS
NOT TO SCALE



HERITAGE HUNT SEWAGE PUMPING STATION
PUBLIC FACILITY REVIEW
DATE: 9/13/16 PFR 2016-0021
REV. DATE: 12/28/16
DANIELLE INDUSTRIAL DISTRICT
10000 W. HUNTERS LANE
SPRINGFIELD COUNTY, VIRGINIA
PAGE 2 OF 3



PHOTO RENDERINGS



HERITAGE HUNT SEWAGE PUMPING STATION
PUBLIC FACILITY REVIEW

DATE: 8/15/16 PFR 2016-00021

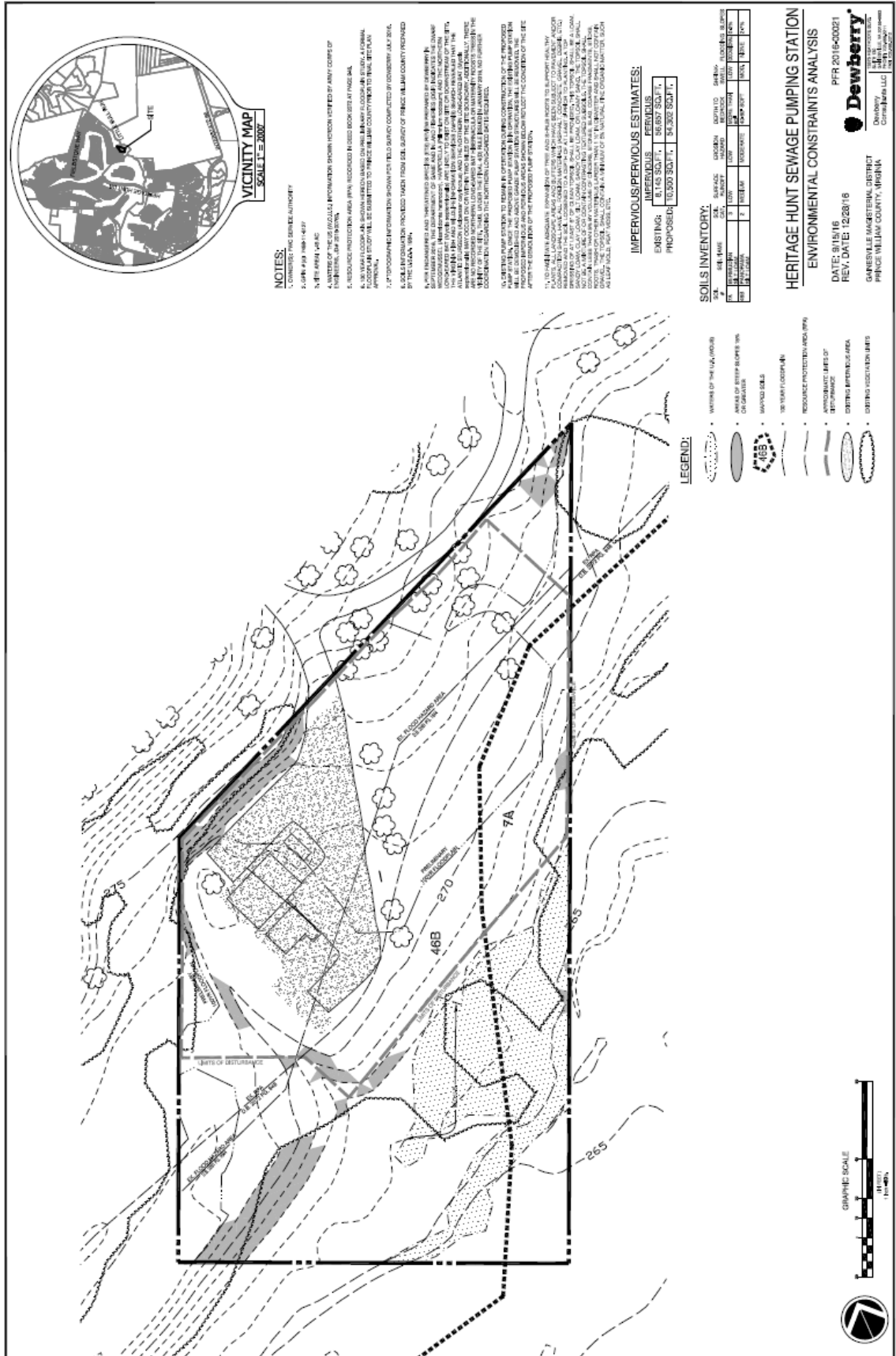
REV. DATE: 1/28/16

GANESVILLE INDUSTRIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PAGE 3 OF 3



0210 0001



Attachment E – Letter of Commitment

4 County Complex Court
Woodbridge, VA 22192

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Division of Engineering & Planning
Samer S. Beidas, P.E., CCM Director



January 3, 2017

Prince William County Planning Office
5 County Complex Court
Woodbridge, VA 22192
Attention: Connie Dalton

**Re: PFR2016-00021 – Heritage Hunt Sewage Pump Station
Letter of Commitment**

Ms. Dalton:

This request is for a Public Facility Review (PFR) to replace and increase the capacity of the existing sewage pump station in the Heritage Hunt Development. The new facility will be constructed on the same property as the existing facility. The existing pump station will remain in operation during construction of the proposed pump station. The existing pump station building will be demolished and above grade pump station structures will be removed to approximately 3-5 feet below grade. This demolition will occur once the new pump station is operational.

The project site is located approximately 3,950 feet from the intersection of Catharpin Road and Fieldstone Way. This site is owned by Prince William County Service Authority (PWCSA) and is identified on County maps as GPIN 7498-11- 6127. The site is approximately 1.49 acres and is located at 6588 Alderwood Way, Gainesville, Va.

The following summarizes the commitments being made by PWCSA for this project.

Long Range Land Use:

1. The proposed sewage pump station is consistent with the Long Range Land Use Plan. Public Facilities are permitted in all zoning districts within Prince William County, subject to an approved PFR. The property will be used for a sewage pump station in substantial conformance with the Public Facility Review Plan prepared by Dewberry, revised date December 28, 2016.

Community Design:

2. The architecture of the building will have a residential appearance. Architectural rendering photos and building elevations are included with the PFR application.
3. A fence is proposed around the pump station facility. Approximately 28,300 square feet of area will be within the fence.
4. PWCSA seeks to modify the 50 foot buffer width requirement on the pump station site and use the existing 15 foot wide buffer. PWCSA commits to propose buffer plantings in this 15 foot

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Attachment E – Letter of Commitment

wide buffer area in accordance with the Design and Construction Standards Manual (DCSM) standard requirements for a type “A” buffer. Plant selection will emphasize native evergreen trees and shrubs.

5. PWCSA also commits to seek permission from the Heritage Hunt Home Owner’s Association (HOA) to supplement the plantings in the existing 50 foot wide buffer on the HOA property to meet the DCSM standard requirements for a type “C” buffer.
6. New pumping station design will incorporate an odor control system that is currently used at many existing Service Authority Facilities. The odor control system includes ventilating and scrubbing the air space within the station where odor typically emanate. The new pumping station design will also incorporate equipment design that will be as quiet as practicable. All noise generating equipment will be either inside the pumping station building or in sound-attenuated enclosures.

Cultural Resources:

7. It was determined that no archaeological and/or historic sites or graves are recorded on the project area. The project will remain within the project limits in substantial conformance with the Public Facility Review Plan prepared by Dewberry, revised date December 28, 2016.

Environment:

8. Once the proposed pump station is operational, the existing pump station building will be demolished and all above grade structures and foundations will be removed to approximately three feet below grade. Existing underground pipes will be filled with flowable fill and abandoned in place, the existing grit chamber and wet well contents will be pumped out and properly disposed, and the bottom slab of underground structures will be perforated for drainage, and then backfilled with suitable backfill material.
9. To minimize impacts to the Resource Protection Area (RPA), PWCSA commits to propose soil amendment as described below and reforestation to restore riparian forest in areas within the floodplain where the existing pump station facilities will be removed.
10. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas and buffers which have been subject to pavement and/or compaction shall have all foreign materials (asphalt, concrete, gravel, debris, etc.) removed and the soil loosened to a depth of at least 3 feet prior to planting. A top dressing of at least 6 inches of clean topsoil shall be provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash or other materials larger than 1 ½ inch in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.
11. The existing RPA line, D.B. 2702, PG. 948, has been shown on the PFR plan. The updated RPA line per new wetlands determination will be provided on the final site plan once the new Preservation Area Site Assessment (PASA) is submitted.

Attachment E – Letter of Commitment

Transportation:


12. Access to the proposed pump station facility will be limited to the private roads through the Heritage Hunt development (per existing easements) and the existing asphalt access road off Alderwood Way (Instr. 200302060027624).
13. Prior to construction, the Service Authority will document the condition of the roads that will be used by construction vehicles. Once construction is complete, roads damaged by construction activities will be restored to their pre-construction condition.

Community Outreach:

14. The PWCSA has engaged the residents of the Heritage Hunt community, having conducted an initial information and outreach meeting on July 28, 2016 with the HOA. A follow-up meeting with the HOA was conducted on November 1, 2016. Future meetings are planned for 2017. The PWCSA maintains a project website to keep residents informed, and will continue to work with the members of the HOA. Complete details on the HOA outreach program are available at <http://www.pwcsa.org/heritage-hunt-project>. This project website will be available throughout the design and construction phases of this project.

We trust that this letter adequately addresses PWCSA commitments on the subject PFR application.

Sincerely,
Prince William County Service Authority



George W. DiCarlo, P.E.
Project Manager
Engineering and Planning