

**Odin  
Feldman  
Pittleman PC**

**John L. McBride, Esquire**  
**Direct: 703-218-2133**  
**John.mcbride@ofplaw.com**

RECEIVED  
2013 JAN -4 P 3:11

January 4, 2013

PLANNING OFFICE  
PRINCE WILLIAM COUNTY

**VIA HAND DELIVERY**

**RECEIVED**

David J. McGettigan, AICP  
Planner, Long Range Planning  
Planning Office  
5 County Complex Court  
Prince William, VA 22192

JAN 04 2013

Planning Office  
Prince William County, VA

**Re: Annual CPA Application – Richmond Station, Coles Magisterial District**

Dear Mr. McGettigan: 

Enclosed is an Annual Comprehensive Plan Amendment Application seeking a change to the Long Range Land Use Plan Map from *O* and *FEC* to *SRH*, with associated plan text additions. These plan text additions are identified in the justification statement. A metes and bounds survey has not been included since the request follows GPIN parcel boundaries.

Sincerely,

Odin, Feldman & Pittleman, P.C.

  
John L. McBride

JLM/bdp  
Enclosures

cc: Greg Benson  
Bob Hagel  
Blake Smith, P.E.  
Chad Baird

#1879925v1 McGettigan ltr 1-4-13 080541/000001

**COMPREHENSIVE PLAN AMENDMENT  
INITIATION REQUEST FORM**  
(Please print all information.)

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

**Project Name:** Richmond Station

**Application type:** (please check one) **Annual CPA Review:** ✓ **Out of Turn CPA:** \_\_\_\_\_

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agents thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows: \*

<u>G.P.I.N.</u>	<u>From:</u>	<u>To:</u>	<u>Acres:</u>
See the attached chart	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
			<b>Total Acres:</b> _____

**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):

300 ft. east of the intersection of Liberia Ave. and Richmond Ave., extending to the north along the City of Manassas line  
\*Applicable only to **Long-Range Land Use Map changes**, not required for text change requests

The name(s), mailing address (es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser/lessee, and engineer(s) as applicable are:

**Owner of Property/Applicant**

Name: See the attached list  
Mailing: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**Contract Purchaser/Lessee**

Name: Comstock Quarry Road, L.C.  
Mailing: 1886 Metro Center Drive, 4th Floor  
Address: Reston, VA 20190  
Phone: 703-898-4248

**Authorized Agent(s)**

Name: John L. McBride, Esquire  
Mailing: 1775 Wiehle Avenue, Suite 400  
Address: Reston, VA 20190  
Phone: 703-218-2133

**Engineer**

Name: Smith Engineering  
Mailing: 14901 Bogle Drive, Suite 101  
Address: Chantilly, VA 20151  
Phone: 703-956-6204

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

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

Signed this 28th day of December, 2012.

[Signature]  
Signature of Owner  
THOMAS J. KNIGHT MANAGING MEMBER

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

**RICHMOND STATION CPA  
INITIATION REQUEST FORM ATTACHMENT**

<u>GPIN #</u>	<u>FROM</u>	<u>TO</u>	<u>ACRES</u>
7896-20-9663	FEC	SRH	4.52
7896-30-0236	FEC	SRH	0.44
7896-20-7919	FEC/ER	SRH/ER	1.35
7896-30-1766	FEC	SRH	0.47
7896-30-4971	FEC/ER	SRH/ER	11.79
7895-29-8885	O/ER	SRH/ER	<u>10.66</u>
		TOTAL	29.23±

## RICHMOND STATION CPA

### Owner

### GPIN #

Land Venture Two, L.C.	7896-20-9663
Land Venture Two, L.C.	7896-30-0236
Land Venture One, L.C.	7896-20-7919
Land Venture Two, L.C.	7896-30-1766
Land Venture Two, L.C.	7896-30-4971
Land Venture Three, L.C.	7895-29-8885

### OWNER INFORMATION

Land Venture One, L.C.  
8303 Quarry Road  
Manassas, VA 22110

Land Venture Two, L.C.  
8303 Quarry Road  
Manassas, VA 22110

Land Venture Three, L.C.  
8424 Quarry Road  
Manassas, VA 22110

Thomas J. Knight is the Managing Member of all three entities.

## MAP AMENDMENT REQUIREMENTS

Please provide the following information.

- Complete and Signed application (CPA Initiation Request Form)
- Special Power of Attorney Affidavit for each owner (if applicable)
- Interest Disclosure Affidavit for each owner and contract purchaser / lessee
- Plat of proposed CPA area including metes and bounds (**5 Copies**). The plat should be prepared pursuant to Section 32-700.20 of the Zoning Ordinance.
- Justification of proposed CPA. Describe why the change to the Comprehensive Plan is being proposed and include relevant Comprehensive Plan Chapter analysis.
- Trip Generation Analysis: As a part of the CPA Initiation Request Application, the Prince William County Department of Transportation will need an analysis that includes a comparison of anticipated maximum trips from the current use to the proposed use. This analysis should be attached to this form. (If the submitted CPA is initiated by the Board, a Traffic Impact Analysis (TIA) or TIA Deferral From may be required)
- Cultural Resources Assessment and Record Check
- Existing Comprehensive Plan land use classification(s) and respective areas:  
FEC, ER and O
- Proposed Comprehensive Plan land use classification(s) and respective areas:  
SRH, ER
- Existing zoning and land use of the subject parcel: M-1 (Industrial); M-2 (Vacant)
- Will you be submitting a rezoning application for concurrent processing if this CPA is initiated?  
Yes  No
- What use/zoning will be requested if amendment is approved?  
PMR (single family attached and multi-family dwellings)
- Existing Sector Plan(s):  
None
- Existing Center of Commerce or Center of Community:  
None

**PLEASE NOTE: If the Board of County Supervisors initiates the CPA, additional information and material will be requested. See Page 12**

**DOCUMENT / INFORMATION CHECKLIST**

Application Package is to include:

- CPA Initiation Request Form | pg. 5
- Map Amendment and / or Text Amendment Requirements | pg. 6 -7
  - Trip Generation Analysis (map amendment)
  - Justification of the proposed amendment (map amendment)
  - Existing Comprehensive Plan land use classifications (map amendment)
  - Existing and proposed zoning request (map amendment)
  - Existing text to be amended and proposed, new or revised using underlined/strikethrough (text amendment)
  - Purpose and intent of amendments (text amendment)
  - Comprehensive Plan Consistency Analysis (text amendment)
  - Levels of service associated with request (text amendment)
- Special Power of Attorney Affidavit (if applicable, see requirements) | pg. 8
- Interest Disclosure Affidavit (required) | pg. 9
- Cultural Resources Assessment and Record Check | pg. 10
- The following supporting documentation:
  - 5 Copies of all plans, maps, and/or graphics printed in color or black/white (when applicable)
  - N/A*  1 Copy of all plans, maps, or graphics reduced to 8.5" x 11" reduction
  - N/A*  1 C.D. containing electronic copies of plans, maps, and/or graphics in PDF format
- Document / Information Checklist | pg. 11
- Other requested information

Specify: None

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**INTEREST DISCLOSURE AFFIDAVIT**

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 28th day of December, 2012,  
(Day) (Month) (Year)

I, Thomas J. Knight (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:

None

T. J. Knight THOMAS J. KNIGHT  
Owner / Contract Purchaser Lessee  
MANAGING MEMBER

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 28th day of December, 2012 in my county and state aforesaid, by the aforementioned principal.

Barbara D. Plaster  
NOTARY PUBLIC

My Commission Expires: 5-31-2015  
ID# 120854



**SPECIAL POWER OF ATTORNEY AFFIDAVIT**

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 28th day of December, 2012,  
(Day) (Month) (Year)  
I, Thomas J. Knight, the owner of

7895-29-8885 (describe land by parcel identification number [PIN])

make, constitute, and appoint John L. McBride, Esquire,

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

John L. McBride, Esquire full power and authority to do and perform all acts  
and make all representation necessary, without any limitation whatsoever, to make application for said  
amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full  
force and effect on January 1, 2013, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of  
Planning of Prince William County stating that the terms of this power have been revoked or modified.

[Signature]  
Owner THOMAS J. KNIGHT  
MANAGING MEMBER

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 28<sup>th</sup> day of December, 2012 in my county and  
state aforesaid, by the aforementioned principal.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 5-31-2015  
ID# 120854





**SPECIAL POWER OF ATTORNEY AFFIDAVIT**

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 28th day of December, 2012,  
(Day) (Month) (Year)  
I, Thomas J. Knight, the owner of

7896-30-4971 (describe land by parcel identification number [PIN])

make, constitute, and appoint John L. McBride, Esquire,

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

John L. McBride, Esquire full power and authority to do and perform all acts  
and make all representation necessary, without any limitation whatsoever, to make application for said  
amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full  
force and effect on January 1, 2013, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of  
Planning of Prince William County stating that the terms of this power have been revoked or modified.

Thomas J. Knight  
Owner MANAGING MEMBER

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 28<sup>th</sup> day of December, 2012 in my county and  
state aforesaid, by the aforementioned principal.

Barbara D. Plaster  
NOTARY PUBLIC

My Commission Expires: 5-31-2015  
ID# 120854



**SPECIAL POWER OF ATTORNEY AFFIDAVIT**

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 28th day of December, 2012,  
(Day) (Month) (Year)  
I, Thomas J. Knight, the owner of

7896-20-9663; 7896-30-0236; 7896-30-1766 (describe land by parcel identification number [PIN])

make, constitute, and appoint John L. McBride, Esquire,

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

John L. McBride, Esquire full power and authority to do and perform all acts  
and make all representation necessary, without any limitation whatsoever, to make application for said  
amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full  
force and effect on January 1, 2013, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of  
Planning of Prince William County stating that the terms of this power have been revoked or modified.

[Signature]  
Owner THOMAS J. KNIGHT  
MANAGING MEMBER

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 28th day of December, 2012 in my county and  
state aforesaid, by the aforementioned principal.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 5-31-2015  
ID# 120854



**SPECIAL POWER OF ATTORNEY AFFIDAVIT**

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 28th day of December, 2012,  
(Day) (Month) (Year)

I, Thomas J. Knight, the owner of

7896-20-7919 (describe land by parcel identification number [PIN])

make, constitute, and appoint John L. McBride, Esquire,

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

John L. McBride, Esquire full power and authority to do and perform all acts

and make all representation necessary, without any limitation whatsoever, to make application for said amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on January 1, 2013, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince William County stating that the terms of this power have been revoked or modified.

[Signature]  
Owner THOMAS J. KNIGHT  
MANAGING MEMBER

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 28th day of December, 2012 in my county and state aforesaid, by the aforementioned principal.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 5-31-2015  
ID# 120854



**PLAN AMENDMENT**  
**REVISED JUSTIFICATION STATEMENT**  
**RICHMOND STATION**

**Request:** This is a request for a Long Range Land Use Map amendment to change the current designation from *Flexible Employment, Center* (FEC), *Environmental Resource* (ER) and *Office* (O) to *Suburban Residential High* (SRH) and *Environmental Resource* (ER). This application includes only the 29± acre Applicant’s property (GPIN Nos. 7896-20-9663, 7896-30-0236, 7896-20-7919, 7896-30-1766, 7896-30-4971, 7895-29-8885). Attached are: a map showing the current Long Range Land Use designations; a map showing the changes sought by this application; a map showing existing zoning; and, a map showing proposed zoning if the Plan is amended.

<b>LRLU Classification</b>	<b>Existing Acreage</b>	<b>Proposed Acreage</b>
<b>FEC</b>	<b>15</b>	<b>0</b>
<b>ER</b>	<b>6</b>	<b>6</b>
<b>SRH (includes 40 acre Walker Station development)</b>	<b>40</b>	<b>63</b>
<b>O</b>	<b>8</b>	<b>0</b>

**Issues:**

- Will the County replan to encourage a new public road connection between Liberia Avenue/Richmond Avenue Extended and the Railroad Drive/Manassas Drive intersection?
- Will the County replan to encourage "transit-oriented" development within ½ mile of the Manassas Park/Signal Hill VRE station?
- Will the County replan to discourage heavy industrial uses on environmentally sensitive property?

**COMPREHENSIVE PLAN POLICY ANALYSIS CRITERIA**

1. **Economic Development Opportunities** – Ensure adequate land to allow the County to compete for economic development opportunities that will bring new professional and other high-paying jobs. Focus on tourism and historic preservation as positive components of economic development.

The current FEC (15 acres) and O (8 acres) designations have not resulted in either new quality jobs or an expansion of the commercial tax base. This is so because redevelopment of the FEC land is limited by its singular access via substandard Quarry Road, its lack of visibility to a main road, and its proximity to long established heavy industrial uses within the City of

Manassas. The City has no incentive or reason to upgrade the access to, or visibility of, this small island of FEC land in the County. Nothing has changed along Quarry Road since Prince William County approved an SUP to allow an asphalt, concrete and cement recycling operation in 1990 (SUP #89-53) on this FEC planned land. These kinds of heavy industrial uses at this small of a scale do not generate good jobs or expand the commercial tax base.

The replanning of this 29 acres to SRH will provide more middle income residences, which are needed to support employment and commercial tax base uses planned and zoned along Liberia Avenue in the County. The retail and office zoned land in the County, located on the east side of Liberia Avenue, does not have enough nearby residences to be economically successful. That is why it has not yet been fully developed.

2. **Diversity of Housing** – Provide a diversity of housing types at appropriate locations within the County.

There is not enough high quality townhouse and multi-family housing located within ½ mile of VRE stations, which is oriented to the young professionals who use VRE. The most suitable location for this type of housing is along a major transit corridor, because the owners and tenants it attracts are transit users. Such housing should be located within 1/2 to ¾ mile of VRE transit services, because many of these residents prefer to walk, bicycle or use "kiss and ride" drop-offs to get to transit. However, this housing must be high quality and must have the amenities expected by young professionals. If this plan amendment is authorized, the Applicant intends to submit a rezoning application to the PMR district to entitle such a development – called Richmond Station. There is a demand for this type of transit-oriented, multi-family and townhouse dwellings.

3. **Transit-Oriented Development** – Plan for greater emphasis on transit within the Development Area. Encourage developments near future transit corridors to develop in a transit-compatible manner, incorporating provision of transit services, facilities and commuter lots. Where appropriate, encourage higher densities/intensities and mixed uses near transit locations.

The new public road and pedestrian connections will connect the nearby transit, living, recreation and shopping opportunities for residents. New residential development in this area will not have direct vehicular access to Quarry Road.

4. **Compatible Land Uses** – Protect existing and planned land uses from the encroachment of incompatible land uses.

New development will be limited to compatible townhouse and multi-family dwellings – similar to those planned to the north in the Walker's Station project.

5. **Environment and Open Space** – Protect sensitive land and maintain open space.

Residential development protects more natural areas as open space than industrial development. Heavy industrial uses should not be encouraged to continue on the most environmentally sensitive land in the County.

6. **Mixed-Use Neighborhoods** – Encourage, in Development Area locations, livable, planned communities with a mix of residential, nonresidential, public and open space uses at a neighborhood scale.

This goal is not attainable in the Signal Hill area under the existing Comprehensive Plan recommendations. Without this Plan amendment, new residents in Walker's Station will be isolated from the Liberia Avenue commercial corridor, causing traffic congestion on Signal Hill Road. This Plan amendment will ensure that appropriate vehicular and pedestrian connections are made between transit, office, residential, retail, park and open space uses.

7. **Public Services in the Development Area** – Focus future public services within the Development Area, giving priority to areas of economic development or redevelopment initiatives. Address schools, police stations, fire stations, libraries and other public uses needed in area.

The connection of Richmond Avenue and Manassas Drive will provide much better access to schools, parks, police and fire services. According to the PWCPs bus operations division, school bus routes will be enhanced significantly by this public road connection. Additional nearby residents will help maintain the economic viability of public park programs at Signal Hill Park.

8. **Adequate Level of Service** – Encourage adequate public utilities, facilities and associated levels of service, to serve existing and anticipated populations and businesses.

There are adequate levels of nearby public transit, school and park services in this area. Why waste these services on industrial uses that do not need or use them?

9. **Road, Pedestrian and Transit Facilities** – Maintain road capacity at LOS "D." Consider denial of applications for additional development if existing and proposed facilities cannot absorb additional demand. All applications should show how they contribute to a establishing transit-oriented, mixed use development area which balances land use and the local transportation network.

The connection of Richmond Avenue and Manassas Drive will relieve heavy traffic on Signal Hill Road, Liberia Avenue and Euclid Avenue. The Trip Generation Analysis shows that this Plan change will reduce both total peak hour and total daily vehicles trips. The new public road connection will reduce vehicle trips significantly on Signal Hill Road.

10. **Sector Plans** – Use the sector plans to address "areas of concern" that require more detailed planning.

N/A

11. **Quality of Life** – Maintain and improve the quality of life for all County residents by preserving open space, protecting valuable environmental resources and encouraging growth in appropriate areas and locations.

The adopted Plan states the following on LU-2:

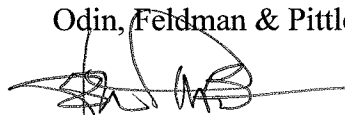
"Smart growth recognizes connections between development and quality of life. It leverages new growth to improve the community.... Smart growth... is transit and pedestrian oriented, and has a mix of housing, office and retail uses. It also creates open space, and preserves environmental amenities and cultural resources."

The proposed Plan amendment seeks to replace isolated industrial uses with transit-oriented uses that have public road and pedestrian connections to the nearby VRE station, Signal Hill Park, and the Liberia Avenue commercial corridor. The Walker's Station project will be made safer and more convenient by the public road and pedestrian connections to both Manassas Drive and Richmond Avenue.

The change from FEC to SRH, and the connection of Richmond Avenue and Manassas Drive, will create a transit and pedestrian oriented mix of housing, office and retail uses. It will provide much more green, open space and better protect downstream sensitive environmental amenities than the current M-1 and M-2 zoning.

Respectfully submitted,

Odin, Feldman & Pittleman, P.C.



John L. McBride

Date: 1-18-13

## TRIP GENERATION ANALYSIS

Quarry Road (Uses ITE 9th Edition)

Table 1: Trip Generation (Peak Hour of Adjacent Street Traffic)

Land Use	ITE Code	Size	----- Weekday -----						Daily Total
			AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<b>Quarry Road - Comprehensive Planned</b>									
Light Industrial (10 Acres)	110	10.0 Acres	62	13	75	10	27	37	685
Heavy Industrial (5 Acres)	120	5.0 Acres	8	2	10	2	9	11	34
Medical-Dental Office (10.6 Acres)	720	110.0 kSF	208	55	263	183	287	470	4,283
<i>Total Trips - Quarry Road Approved</i>			<i>278</i>	<i>70</i>	<i>348</i>	<i>195</i>	<i>323</i>	<i>518</i>	<i>5,002</i>
<b>Quarry Road - Proposed</b>									
Residential Condominium/Townhouse	230	246 DU	18	88	106	84	42	126	1,807
<i>Total Trips - Quarry Road Proposed</i>			<i>18</i>	<i>88</i>	<i>106</i>	<i>84</i>	<i>42</i>	<i>126</i>	<i>1,807</i>
<b>Comparison (Proposed - Approved)</b>			<b>-260</b>	<b>18</b>	<b>-242</b>	<b>-111</b>	<b>-281</b>	<b>-392</b>	<b>-3,195</b>





**Prince William County  
Planning Office**

5 County Complex Court, Suite 210  
Prince William, Virginia 22192-9201  
(703) 792-6830 Metro 631-1703, Ext. 6830  
FAX (703) 792-4401

# FAX Transmittal Form

Date: 12/12/2012

Send To (Fax #): 703-218-2160

For Delivery To: John McBride

From: Justin Patton, County Archaeologist

Phone: 703.792.5729

Message/RE: Quarry Road

GPINs

7896-20-7919, 7896-30-2036

7896-30-1766, 7896-30-4971

Number of Pages including cover page: 2

Submit by Email

Print Form

### Prince William County Cultural Resources Assessment and Record Check for Pending Development Applications

This is a desk review of the project and is subject to change if additional information becomes available.

Project Name: Quarry Road

Project GPIN/Address: 7896-20-7919, 7896-30-0236, 7896-30-1766, 7896-30-4971

Applicants Name: \_\_\_\_\_ Phone / Fax #: \_\_\_\_\_

**COUNTY ARCHAEOLOGIST OFFICIAL USE**

1. Visual Inspection Findings: (Describe what is on the property now, the date the inspection was performed, and the method used): \_\_\_\_\_

2. County Records Check: (Verify whether any reference is contained on this site on the following sources which are available for inspection at the Planning Office):

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

*076-5036 Manassas Stations Operations*

*076-5036 Manassas Stations Operations*

3. Findings: (Discuss specifics whenever a "yes" box has been checked)

A CRHS or a Prehistoric or Historic High Sensitivity Area is checked on the list above, therefore, a Phase I Cultural Resources Survey\* must be submitted with Rezoning and Special Use Permit applications, per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.

There is a medium to high potential for finding archaeological sites and or historic structures on the project area, therefore, a Phase I Cultural Resources Survey\* must be submitted with Rezoning and Special Use Permit applications, per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.

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

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

County Archaeologist Signature: *Justin Slatta* Date: 12/11/2012

This assessment is valid for one year from the County Archaeologists signature date.

\*All scopes of work must be approved by the County Archaeologist prior to initiation of work.



**Prince William County  
Planning Office**

5 County Complex Court, Suite 210  
Prince William, Virginia 22192-9201  
(703) 792-6830 Metro 631-1703, Ext. 6830  
FAX (703) 792-4401

*Paulbress@  
gmail.com*

# FAX Transmittal Form

Date: 12/12/2012
Send To (Fax #): 703-218-2160
For Delivery To: John McBride

From: Justin Patton, County Archaeologist
Phone: 703.792.5729

Message/RE:
 Richmond Ave.
 GPIN 7895-29-8885

Number of Pages including cover page: 2

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### Prince William County Cultural Resources Assessment and Record Check for Pending Development Applications

This is a desk review of the project and is subject to change if additional information becomes available.

Project Name: Richmond Ave.

Project GPIN/Address: 7895-29-8885

Applicants Name: \_\_\_\_\_ Phone / Fax #: \_\_\_\_\_

#### COUNTY ARCHAEOLOGIST OFFICIAL USE

1. Visual Inspection Findings: (Describe what is on the property now, the date the inspection was performed, and the method used): \_\_\_\_\_

2. County Records Check: (Verify whether any reference is contained on this site on the following sources which are available for inspection at the Planning Office):

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

076-5036 Monuments Station  
Operations

house

Possible

Study Area Monuments  
Station Operations

3. Findings: (Discuss specifics whenever a "yes" box has been checked)

\_\_\_\_\_ A CRHS or a Prehistoric or Historic High Sensitivity Area is checked on the list above, therefore, a Phase I Cultural Resources Survey\* must be submitted with Rezoning and Special Use Permit applications, per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.

There is a medium to high potential for finding archaeological sites and or historic structures on the project area, therefore, a Phase I Cultural Resources Survey\* must be submitted with Rezoning and Special Use Permit applications, per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.

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

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

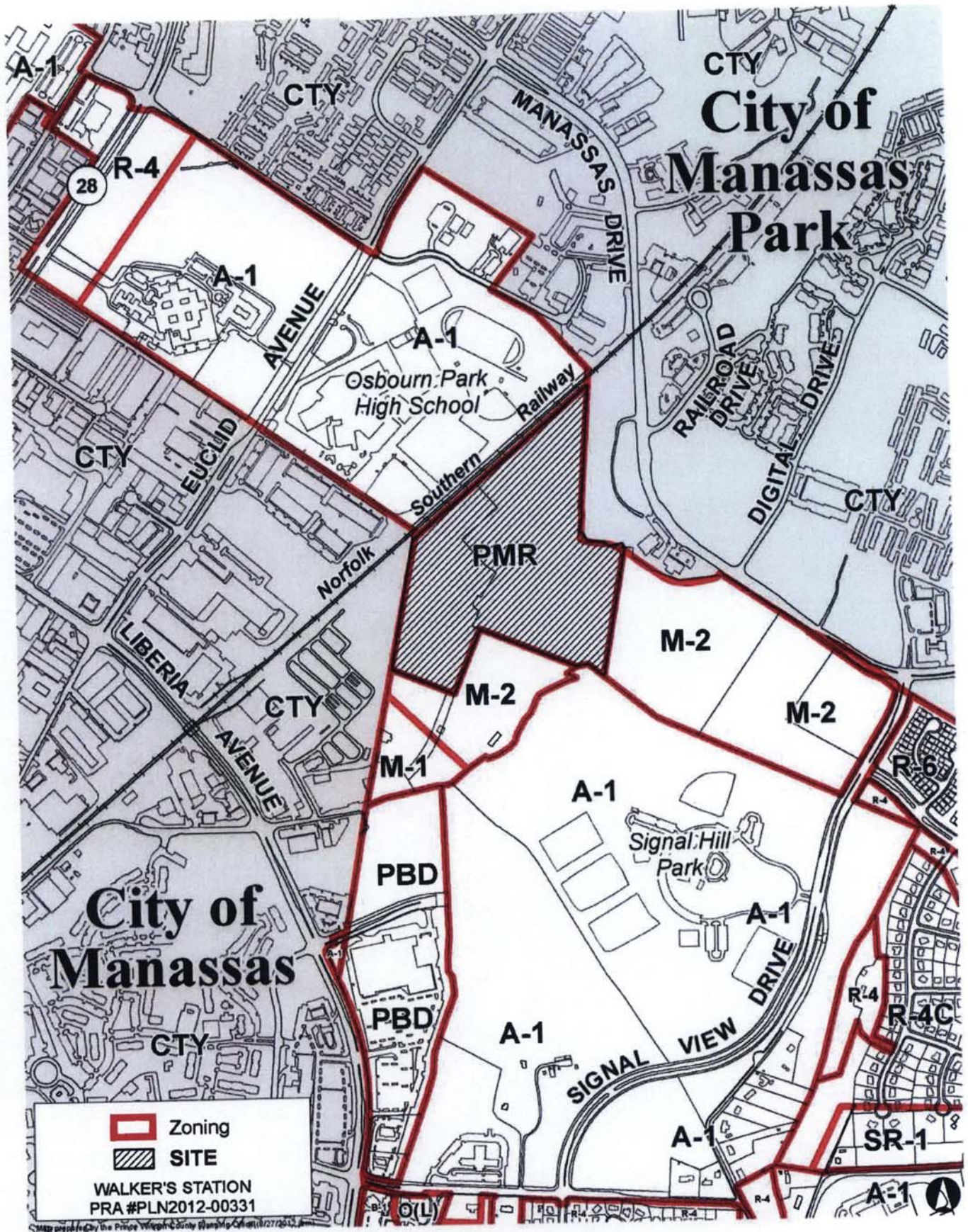
County Archaeologist Signature: Justin Patton Date: 12/11/2012

This assessment is valid for one year from the County Archaeologists signature date.

\*All scopes of work must be approved by the County Archaeologist prior to initiation of work.

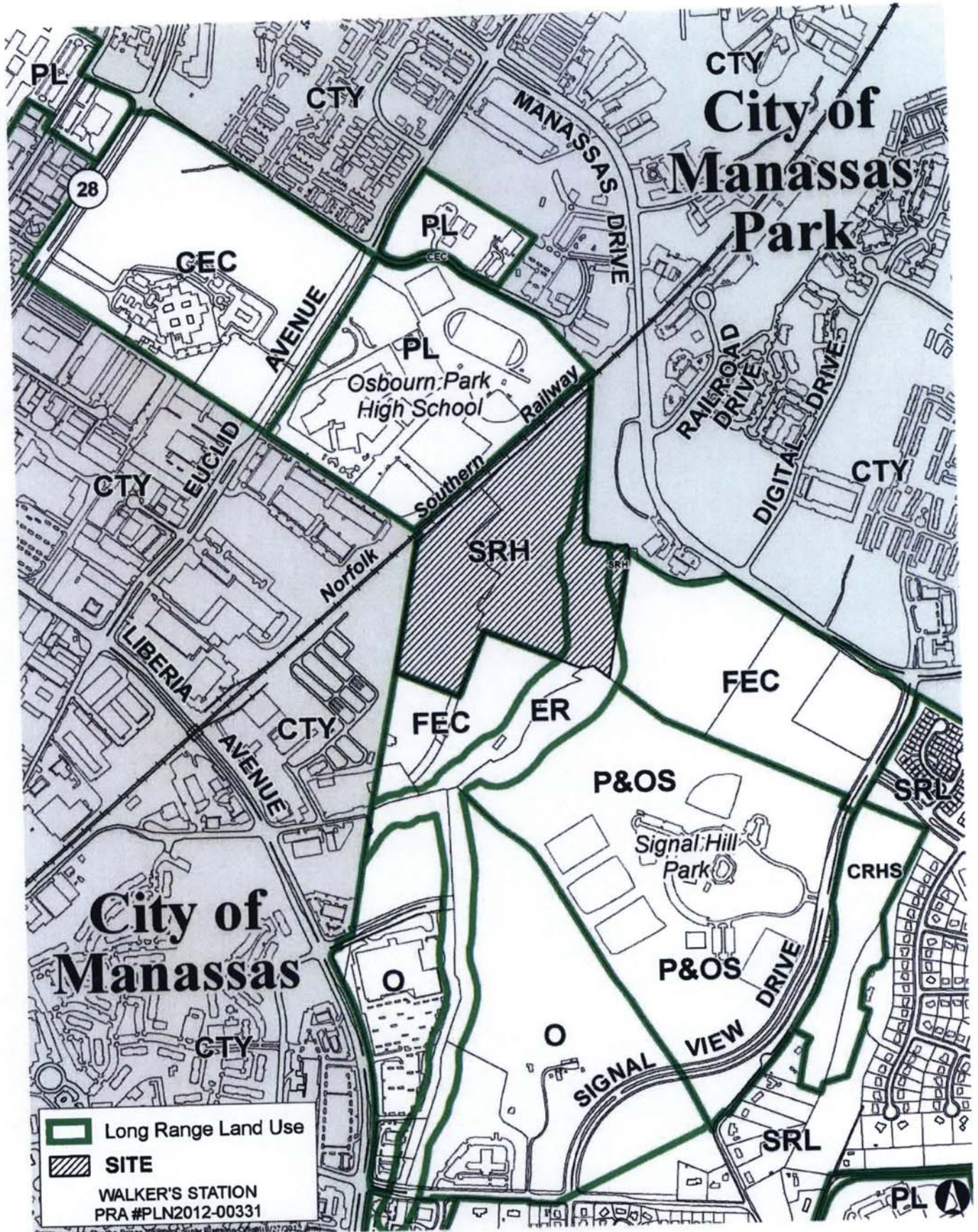
Cultural Resources Assessment and Record Check  
Revised October 2012  
Page 1 of 1



CURRENT ZONING



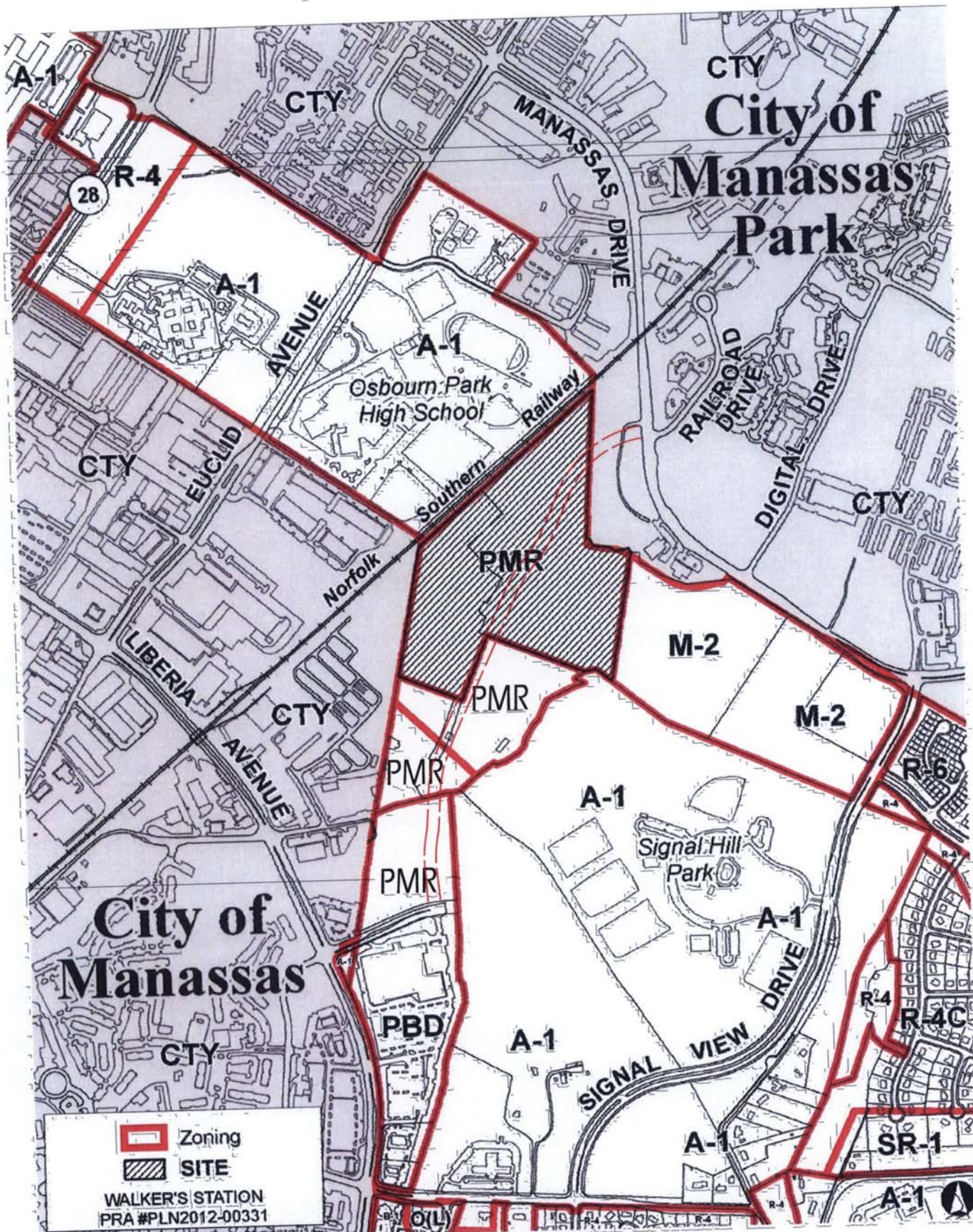
Map prepared by the Prince William County Planning Commission 11/27/2012

CURRENT PLAN

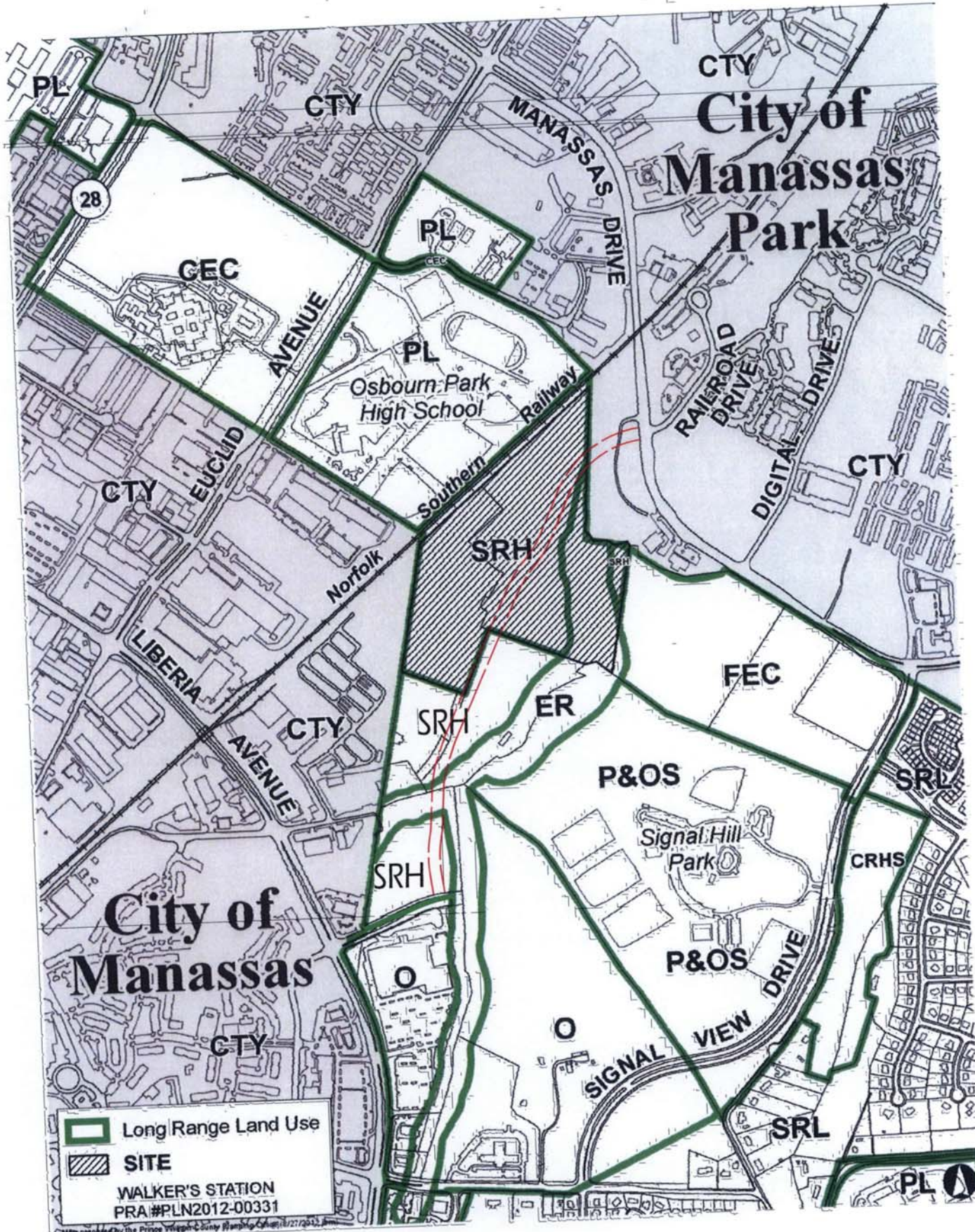


 Long Range Land Use  
 SITE  
WALKER'S STATION  
PRA #PLN2012-00331

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# City of Manassas Park

# City of Manassas

Long Range Land Use  
 SITE  
**WALKER'S STATION**  
**PRA #PLN2012-00331**

Map provided by the Prince William County Planning Commission 1/27/2012