



**PLANNING COMMISSION RESOLUTION**

**MOTION:**

**March 22, 2023**

**SECOND:**

**Regular Meeting**

**Res. No. 23-xxx**

**RE:**

**SPECIAL USE PERMIT #SUP2020-00007, ROCK WATER FARM  
GAINESVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, this is a special use permit request to allow the construction of a ±18,400 square foot (SF) equipment and material storage building, ±8,000 SF office, product display area, and storage bins/buildings for a landscaping services business in the A-1, Agricultural, zoning district; and

**WHEREAS**, the subject ±44.40-acre property is located along northbound James Madison Highway (Route 15) and east of its intersection with Loudoun Drive, is identified on County maps as GPINs 7301-16-5376 and 7301-16-7216, and is addressed as 2113 and 2115 James Madison Highway, respectively; and

**WHEREAS**, the site is designated AF, Agriculture and Forestry, and is partially located within the Environmental Resource Protection Overlay in the Comprehensive Plan; and

**WHEREAS**, the site is currently zoned A-1, Agricultural, is located within the Domestic Fowl Overlay District, and is partially located within the James Madison Highway Corridor Overlay District; and

**WHEREAS**, County staff recommends that the Planning Commission recommend approval of this Special Use Permit for the reasons stated in the staff report; and

**WHEREAS**, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on March 22, 2023, at which time public testimony was received and the merits of the above-referenced case were considered; and

**WHEREAS**, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2020-00007, Rock Water Farm, subject to the conditions dated March 9, 2023.

**ATTACHMENT:** SUP Conditions, dated March 9, 2023

**Votes:**

**Ayes:**

**Nays:**

**Abstain from Vote:**

**Absent from Vote:**

**Absent from Meeting:**

**MOTION CARRIED**

Attest:

\_\_\_\_\_

Oly Peña

Clerk to the Planning Commission

**Special Use Permit Conditions**  
**Owner/Applicant: JTTT Investments, LLC**  
**Special Use Permit: #SUP2020-00007, Rock Water Farm**  
**Property GPINs: 7301-16-5376 and 7301-16-7216**  
**Special Use Permit Area: ±44.395 acres (the "Property")**  
**Zoning: A-1, Agricultural**  
**Magisterial District: Gainesville**  
**Date: March 9, 2023**

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit ("SUP") or the Special Use Permit Plan conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual ("DCSM") at the time of final site plan review or approval, the more restrictive standards shall apply, except as specifically authorized by this SUP.

The Applicant shall file a site plan within two (2) years of approval of this SUP by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use. The term Owner/Applicant shall also include all future owners and successors in interest.

1. Site Development: The Property shall be developed in substantial conformance with the Special Use Permit Plan, entitled "Rock Water Farm", prepared by christopher consultants, dated August 2, 2021 and bearing a seal date of January 13, 2023 (hereinafter, the "SUP Plan") subject to minor modifications necessary during final site plan review or due to final engineering considerations. If needed, changes to the building location to accommodate an on-site septic system may be necessary but shall not encroach upon the limits of clearing and grading or buffers.
2. Use Parameters
  - a. Permitted Uses: The use approved by this SUP shall be limited to a landscaping service, as defined by the Prince William County Zoning Ordinance, and the ancillary uses usually and customarily associated therewith. The use permitted with this SUP shall not limit or restrict the by-right uses otherwise permitted on the Property.
3. Community Design
  - a. Landscaping: The Applicant shall provide landscaping on the Property in substantial conformance with Sheet 2 of the SUP Plan (hereinafter the "Landscape Plan"). All new plantings shall be species native to Virginia, in accordance with the DCSM.
  - b. Motor Vehicle Storage: There shall be no storage of untagged or unregistered motor vehicles, or inoperable motor vehicles on the Property. Equipment and commercial vehicles may only be serviced or repaired on the Property in the Gravel Storage Area or inside the Storage Building. The repair or servicing of employee motor vehicles on the Property shall be strictly prohibited. Nothing in this condition shall prohibit the storage

- of operable company related vehicles on the Property.
- c. Outdoor Lighting: All outdoor lighting fixtures shall be designed to direct light downward and to not produce glare onto adjacent properties or roadways. Parking lot light fixtures and light fixtures on buildings shall be full cut-off fixtures, and the lighting design shall be shown on the final approved site plan. Any freestanding parking lot light poles shall have a maximum height of 24 feet.
  - d. Outdoor Storage Areas: All equipment and material storage areas, except product display areas, shall be stored in the areas shown on the SUP Plan and screening shall be provided in accordance with the Zoning Ordinance and DCSM.
  - e. Refuse Storage Area: Any refuse storage area (i.e., dumpster) on the Property shall be screened in accordance with the Zoning Ordinance and DCSM.
  - f. Signage: All signage shall comply with the standards set forth in the Zoning Ordinance. In addition, the following shall apply to signage and advertising on the site:
    - i. Freestanding Sign: One (1) externally illuminated freestanding sign shall be permitted along James Madison Highway (Route 15) and provided in substantial conformance with sign renderings entitled "Illustrative Monument Sign Elevations," dated January 26, 2022 (the "Sign Elevations"). Said sign shall not exceed 10 feet in height relative to the grade elevation of said road in the immediate vicinity of the sign location. The sign face area, as defined by the Zoning Ordinance, shall not exceed 80 square feet.
    - ii. Façade Signage: Façade signage shall be in accordance with the Zoning Ordinance.
    - iii. On-site Directional Signage: Directional signage shall be provided as shown on the final approved site plan as required or needed.
    - iv. Handicapped Parking: Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards. Compliance shall be demonstrated on the final approved site plan.
    - v. Sign Permits: Sign permits are required for all signs that require permits pursuant to the Zoning Ordinance. Colored, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
4. Transportation: Access to the Property shall be provided, as shown on the SUP Plan. Compliance shall be demonstrated on the approved final site plan.

5. Environment

- a. Water Quality Monitoring/Stream Restoration: The Applicant shall contribute \$75.00 per acre of disturbed area (±15.50 acres), prior to and as a condition of issuance of the final site plan approval, for the County to conduct water quality monitoring, drainage improvement projects, and/or stream restoration.
- b. Stormwater Management: The Applicant shall provide stormwater management/best management practices on-site or off-site. The location, size, and type of SWM/BMP facility will be determined during site plan review.
- c. Discharge: No oils, fuels, anti-freeze, solvents or other pollutants, or flammable substances shall be discharged into the ground or surface water.
- d. Storage of Hazardous Substances: Storage of any pesticides, fertilizers, or hazardous chemicals shall be in conformance with Resource Conservation and Recovery Act's ("RCRA") safe handling and storage requirements.
- e. Soil Remediation: To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3 feet, and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. 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" 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. Compliance shall be demonstrated on the approved final site plan.
- f. Fencing: The Applicant shall provide chain-link fencing with a minimum height of four (4') feet in the location shown in blue and identified as "Proposed Minimum 4'(H) Fence - (Phase 1)" on the fence exhibit entitled "Fence Exhibit," prepared by christopher consultants, and dated January 13, 2023 (the "Fence Exhibit") to be demonstrated on the final site plan for development of the area identified on the SUP Plan as "Gravel/Millings (Phase 1)". In the event the Applicant pursues Phase 2 of the gravel/millings area identified as "Potential Future Gravel/Millings Phase 2" on the SUP Plan, the Applicant shall provide chain-link fencing with a minimum height of four (4') feet in the location shown in green and identified as "Proposed Minimum 4'(H) Fence - (Phase 2)" on the Fence Exhibit.

- 6. Fire and Rescue: The Applicant shall make a \$0.61 per square foot of new building area monetary contribution for fire and rescue services to the Board of County Supervisors prior to, and as a condition of final site plan approval. If construction is phased, said amount shall be paid for those buildings (or phases or each) for which a building permit is being sought.

## SUP Conditions

7. Emergency Spill Contingency/Notification: Prior to final site plan approval, the Applicant shall prepare and submit an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal and posted on the premises before the issuance of any occupancy permits. The Applicant shall be responsible for notifying the Fire Marshal's Office immediately in the event of a spill of any petroleum or chemical waste on the Property. The Applicant shall assume full responsibility for the costs incurred in the cleanup of such spills.
8. Telecommunications Facility: The Applicant shall maintain the Property in a manner that shall allow access to the existing telecommunications facility on the Property for the current and any future operators or lessees of the telecommunications facility.
9. Interparcel Connection: If at any time in the future, the adjoining property to the north identified as GPIN 7301-17-6300 is developed with a compatible use and is required to submit a site plan and said site plan for GPIN 7301-17-6300 requires an interparcel connection to the Property, the Applicant shall, upon request from Prince William County, grant an easement for an interparcel connection in a location, to be determined by the Applicant and subject to approval by the County, as generally shown on the SUP Plan. The Applicant's obligation to grant an easement for said interparcel connection is subject to the adjoining property owner's reasonable approval and agreement and providing a reciprocal access easement.
10. Water Service: The Applicant may utilize onsite well water or public water to service the Property. If the Applicant connects to public water, the Applicant shall be responsible for all onsite and offsite improvements and associated costs required to provide such service for the demand generated by the development and use of the Property. In the event the Applicant does not connect to public water, the final design of the onsite water well(s) needed to serve the use of the Property shall be determined in connection with final site plan approval.
11. Sewer Service: The Applicant may utilize onsite septic or public sewer to service the Property. If the Applicant connects to public sewer, the Applicant shall be responsible for all onsite and offsite improvements and associated costs required to provide such service for the demand generated by the development and use of the Property. Notwithstanding the drainfield area shown on the SUP Plan, if the Applicant connects to public sewer to serve the Property, the drainfield shall not be required.
12. Monetary Escalator: In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.



# STAFF REPORT

|                          |   |
|--------------------------|---|
| <b>PC Meeting Date:</b>  | March 22, 2023  |
| <b>Agenda Title:</b>     | Special Use Permit #SUP2020-00007, Rock Water Farm  |
| <b>District Impact:</b>  | Gainesville Magisterial District  |
| <b>Requested Action:</b> | Recommend Approval of Special Use Permit #SUP2020-00007, Rock Water Farm, subject to conditions dated March 9, 2023 |
| <b>Department:</b>       | Planning Office   |
| <b>Case Planner:</b>     | Scott F. Meyer  |

## EXECUTIVE SUMMARY

This is a special use permit request to allow the construction of a ±18,400 square foot (SF) equipment and material storage building, ±8,000 SF office, product display area, and storage bins/buildings for a landscaping services business on a ±44.40-acre property in the A-1, Agricultural, zoning district. The site is located along northbound James Madison Highway (Route 15) and east of its intersection with Loudoun Drive.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2020-00007, Rock Water Farm, subject to the conditions dated March 9, 2023.

## BACKGROUND

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- A. Request: To allow the construction of a ±18,400 square foot (SF) equipment and material storage building, ±8,000 SF office, product display area, and storage bins/buildings for a landscaping services business on a ±44.40-acre property in the A-1, Agricultural, zoning district.

| Uses/Features                    | Existing (A-1 Zoning)         | Proposed (with SUP)  |
|----------------------------------|-------------------------------|--|
| <b>SUP Area</b>                  | N/A                           | ±44.40 acres   |
| <b>Use(s)</b>                    | Vacant; By-Right uses         | Commercial – Landscape Services Uses (±18,400 SF equipment & material storage building, ±8,000 SF office, product display area, and storage bins/buildings)  |
| <b>Project Area</b>              | ±44.40 acres (total property) | ±15.50 acres to be disturbed (based on limits of clearing disturbance)   |
| <b>Lot Coverage / Open Space</b> | N/A                           | 35% proposed   |
| <b>Landscape Buffering</b>       | N/A                           | 50-foot undisturbed buffer (western/frontage, southern, eastern, and northeastern boundary); 50-foot Type C planted buffer (northern boundary); With additional preserved areas, as per limits of clearing |
| <b>Trips Per Day</b>             | N/A                           | 307 vehicles per day (VPD)   |

- B. Site Location: The subject ±44.40-acre property is located along northbound James Madison Highway (Route 15) and east of its intersection with Loudoun Drive, is identified on County maps as GPINs 7301-16-5376 and 7301-16-7216, and is addressed as 2113 and 2115 James Madison Highway, respectively.
- C. Comprehensive Plan: The site is designated AF, Agriculture and Forestry, and is partially located within the Environmental Resource Protection Overlay in the Comprehensive Plan.



- D. Zoning: The site is currently zoned A-1, Agricultural, is located within the Domestic Fowl Overlay District, and is partially located within the James Madison Highway Corridor Overlay District.
- E. Surrounding Land Uses: The subject property is located along northbound James Madison Highway (Route 15) in an area characterized by larger-lot/residential estate-type development with other agricultural business-related uses in a bucolic setting. Just to the north of the site and abutting the property is a rural home business for a stucco contractor with outside storage (Horwat-Cathay, Inc. Stucco). Further to the north is a religious institution with convent and monastery (Tuong Van Monastery). Further south on the property and not impacted by this SUP request, is a telecommunications lattice tower and affiliated equipment buildings. To the south is a residence with vacant land, open space/agricultural fields, and a cemetery. Undeveloped/vacant land is located to the east. James Madison Highway (Route 15) and the intersection with Loudoun Drive, with vacant land and residual right-of-way, is to the west.
- F. Background and Context: The ±44.40-acre site is largely undeveloped, with the exception of a telecommunications facility located near the south central portion of the Property (which will remain) and several abandoned structures, which were associated with an old/abandoned prison camp, located in the north and central area of the Property. The existing telecommunications facility is 250 feet in height and was approved in February 2012 through the County and Virginia Department of Corrections.

The subject application was originally submitted as “Millennium Landscaping” in August 2019 under a different agent representative and went through two (2) rounds of agency review. Due to lack of activity/response and other issues associated with the proposal, the case status became inactive and was placed on-hold. In February of 2022, the current version of the application was re-activated under a new owner entity, who has a new vision and operations plan for the landscaping business.

Currently, the Applicant/Owner (JTTT Investments, LLC) is requesting a special use permit (SUP) for a landscaping service business, which will include an equipment and material storage building, office, product display area, and storage bins/buildings in the A-1, Agricultural, zoning district along northbound James Madison Highway (Route 15) and east of its intersection with Loudoun Drive. A landscape service is a permitted use in the A-1 zoning district with an approved SUP, and with conditions that mitigate the impacts.

**STAFF RECOMMENDATION**

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Staff recommends approval of Special Use Permit #SUP2020-00007, Rock Water Farm, subject to the conditions dated March 9, 2023, for the following reasons:

- Through this SUP, impacts from the proposed landscape services use have been adequately mitigated with conditions addressing use provisions, operational parameters, limits of clearing, screening, conceptual design, and landscaping requirements.
- Due to the orientation of the site, limited access, and being surrounded by environmental features, the majority of the active core of the operation is confined into the central portion of the site – thus minimizing impacts to surrounding properties.
- The proposed use is sufficiently screened and compatible with the surrounding area context.

**Comprehensive Plan Consistency Analysis**

Long-Range Land Use: The property is designated AF, Agriculture and Forestry, and is partially located within the Environmental Resource Protection Overlay in the Comprehensive Plan. As proposed, the landscaping services business is context sensitive, lower impact, and responsive to the surrounding site constraints. As such, it meets the intent of uses in the AF designation, while also recognizing the policy intent to protect sensitive environmental resources and maintain natural integrity within the ERPO, Environmental Resources Protection Overlay. A landscape services use is permissible in the A-1 zoning district, and subject to the conditions of an SUP.

Level of Service (LOS): The LOS impacts for this proposed special use permit are being mitigated by the conditioned monetary contributions as follows:

|                          |   |   |                    |
|--------------------------|---|---|--------------------|
| <b>Water Quality</b>     | \$75 per acre                                   | ±15.50 acres<br>(disturbed project area)  | \$1,162.50         |
| <b>Fire &amp; Rescue</b> | \$0.61 per SF of new<br>building/structure area | ±18,400 square foot (SF)<br>equipment and material<br>storage building + ±8,000<br>SF office = 26,400 SF<br>(total new building area) | \$16,104.00        |
| <b>TOTAL \$</b>          |   |   | <b>\$17,266.50</b> |

## **Community Input**

Notice of the special use permit application has been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal, and staff is not aware of any community opposition.

## **Other Jurisdiction Comments**

The subject site is located outside of the required notification area of any jurisdiction.

## **Legal Issues**

In addition to the by-right uses allowed within the A-1 zoning district, uses such as landscape services require a special use permit (SUP). If the SUP is approved, the landscape services business will be permitted, subject to the associated conditions. The existing telecommunications facility can also continue, as it is unaffected by this SUP. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

## **Timing**

The Planning Commission has until June 20, 2023, which is 90 days from the first public hearing date, to take action on the special use permit proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

## **STAFF CONTACT INFORMATION**

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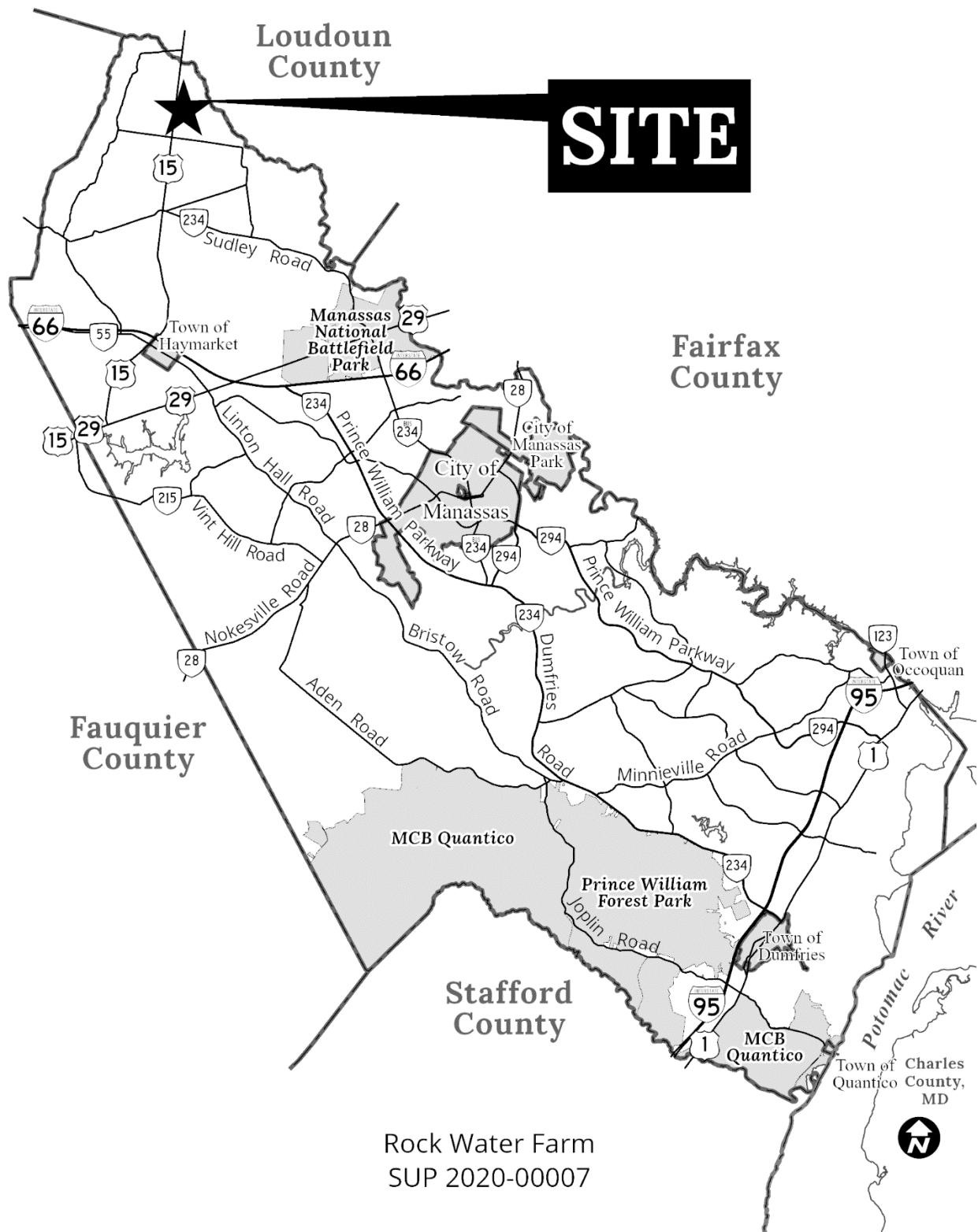
Scott Meyer | (703) 792 – 6876

[smeyer@pwcgov.org](mailto:smeyer@pwcgov.org)

## **ATTACHMENTS**

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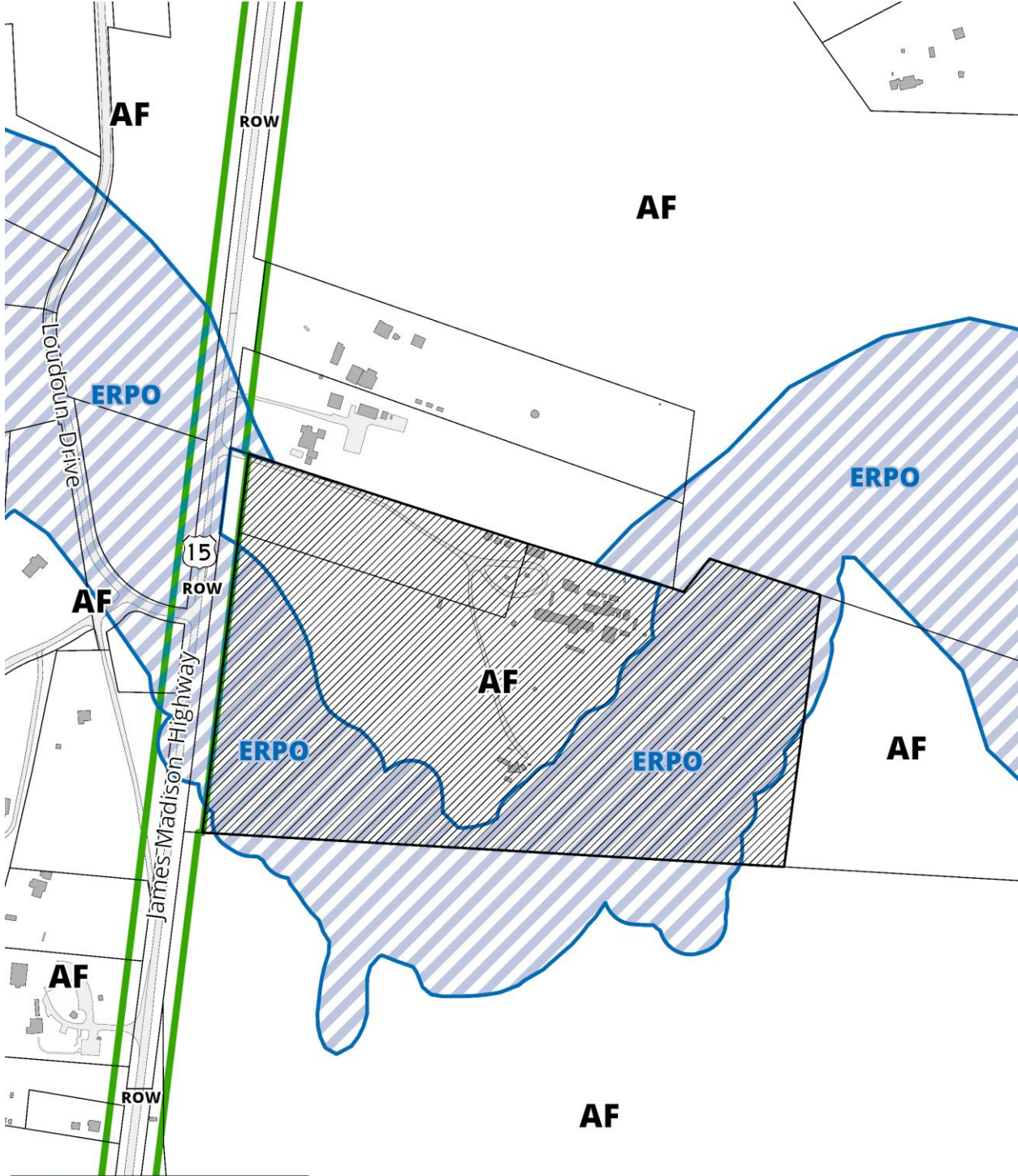
Attachment A – Area Maps  
Attachment B – Staff Analysis  
Attachment C – Special Use Permit Plan  
Attachment D – Fence Exhibit  
Attachment E – Environmental Constraints Analysis Exhibit  
Attachment F – Conceptual Monument Signage  
Attachment G – Conceptual Site & Building Elevations  
Attachment H – Historical Commission Resolution



Rock Water Farm  
SUP 2020-0007



# Long-Range Land Use Map



Long-Range Land Use  
 SITE  
**Rock Water Farm**  
**SUP 2020-00007**

**SPECIAL PLANNING AREAS and OVERLAYS**  
 Environmental Resource Protection Overlay

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

Map prepared by the Office of William County Planning Office (2/8/2023 Jan)



Map prepared by the Planning Office, William County Planning Office (2/28/2023 bjm)

## Part I. Summary of Comprehensive Plan Consistency

### **Staff Recommendation: APPROVAL**

This summary 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 Resources          | Yes              |
| Environment                 | Yes              |
| Fire and Rescue             | Yes              |
| Police                      | Yes              |
| Potable Water               | Yes              |
| Sanitary Sewer              | Yes              |
| Transportation              | Yes              |

## Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area land use characteristics:

| Direction | Land Use   | Long-Range Land Use Designation | Zoning |
|-----------|--|---------------------------------|--------|
| North     | Rural home business for a stucco contractor with outside storage (Horwat-Cathay, Inc. Stucco); Further north is a religious institution with convent and monastery (Tuong Van Monastery)   | AF                              | A-1    |
| South     | Further south on same property (not impacted by this SUP request) is a telecommunications lattice tower with affiliated structures; To the south is a detached residence with vacant land and open space / agricultural fields and a cemetery. | AF                              | A-1    |
| East      | Undeveloped/vacant land  | AF                              | A-1    |
| West      | James Madison Highway (Route 15) and intersection with Loudoun Drive, with vacant land and residual right-of-way   | AF                              | A-1    |



## 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 on 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.

The property is designated AF, Agriculture and Forestry, and is partially located within the Environmental Resource Protection Overlay in the Comprehensive Plan. The following table summarizes the land use patterns/densities intended within both the AF land use designation and Environmental Resource Protection Overlay.

| <b>Long-Range Land Use Map Designation</b>             | <b>Intended Uses and Densities</b>  |
|--|---|
| <b>AF, Agriculture and Forestry</b>                    | <u>Agriculture &amp; Forestry (AF), T-0</u> , district is designed to protect and enhance agricultural and forested land as an economic and environmental resource. This classification encourages agricultural uses and forest preservation accommodated by a primary residential use. This classification is designed to encourage conservation and proper use of large tracts of real property in order to provide for available sources of agricultural products; to assure open spaces within reach of concentrations of population; to conserve natural resources; prevent erosion and protect the environment; and to provide adequate water supplies. Density should be at the lower end of the transect.                           |
| <b>ERPO, Environmental Resource Protection Overlay</b> | <u>Environmental Resources Protection Overlay (ERPO)</u> includes areas located in sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity. The purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between buildings. Environmental Resources areas include all 100-year floodplains as determined by the Federal Emergency Management Agency (“FEMA”), Flood Hazard Use Maps or natural 100- year |

|  |  |
|--|--|
|  | <p>floodplains as defined in the DCSM, and Resource Protection Areas (“RPAs”) as defined by the Chesapeake Bay Preservation Act. 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. These areas should be considered as open space or part of an open space corridor. ERPO areas should not be deducted in density calculations for Activity Centers, Redevelopment Corridors, Small Area Plans and areas where Targeted Industries are to be developed. In areas with 25 percent or greater slopes and areas with 15 percent or greater slopes in conjunction with soils that have severe limitations that are to be disturbed by a proposed development, enhanced stabilization and stormwater protections should be provided during construction. In addition, to the extent required, stabilization should be provided for such remaining areas that will not be disturbed.</p> |
|--|--|

**Proposal’s Strengths**

- Use & Zoning Compatibility: The subject site is zoned A-1, Agricultural, which implements the AF, Agriculture and Forestry, long-range land use designation. A landscape services use is permissible in the A-1 zoning district, and subject to the conditions of an approved SUP.
  - As proposed, the landscaping services business is context sensitive, lower impact, and responsive to the surrounding site constraints. As such, it meets the intent of uses in the AF designation, while also recognizing the policy intent to protect sensitive environmental resources and maintain natural integrity within the ERPO, Environmental Resources Protection Overlay. By limiting the area of development to ±15.50 acres of the total ±44.40 acres and with defined limits of clearing, the extent of impacts to natural resources have been minimized.
  
- Defined Use Parameters: As conditioned, the use approved by this SUP shall be limited to a landscaping service, as defined by the Zoning Ordinance, and the ancillary uses usually and customarily associated therewith. There will be two (2) proposed phases of development and use extent associated with the SUP, which are indicated on the SUP Plan. The use permitted with this SUP shall not limit or restrict the by-right uses otherwise permitted on the Property.

### **Proposal's Weaknesses**

- None identified.

**On balance**, 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.

The core of the activity use areas associated with this SUP will be located in the interior area of the site within areas depicted on the SUP Plan. The first structures upon entry into the site are covered parking spaces, which are situated over 650 feet back into the site, and east of Route 15. The more substantial structures, including material storage bins and office and equipment storage buildings, are located even further back/eastward into the site, at approximately 900 to 1,000 feet. Per the proposed conditions, a 50-foot undisturbed buffer is proposed along the property frontage along Route 15. This buffer along with extent of preserved and undisturbed areas at the majority of the frontage/western portion of the site creates an intact area to screen the majority of the property.

### **Proposal's Strengths**

- **Cohesive Building Design & Illustrative Theme**: The Applicant has provided a conceptual site and building renderings for illustrative purposes. Although these elevations are not specifically conditioned with this SUP, it is attached at the end of this report for reference and to indicate the potential intended design theme for the building(s). As shown, these design concepts and images appear to be compatible with the bucolic and rural-like nature of the area.
- **Perimeter Landscape Buffering**: As conditioned, the Applicant shall provide landscaping on the Property in substantial conformance with Sheet 2 of the SUP Plan. All new plantings shall be species native to Virginia and in accordance with the DCSM. Such landscaping commitments include a 50-foot undisturbed landscape buffer along the eastern (rear), western (frontage), and southern perimeters. A planted 50-foot Type C buffer will be installed along the northern perimeter adjacent to the proposed paved travelway into the site.

- Outdoor Lighting: As conditioned, all outdoor lighting fixtures shall be designed to direct light downward and to not produce glare onto adjacent properties or roadways. Parking lot light fixtures and light fixtures on buildings shall be full cut-off fixtures, and the lighting design shall be shown on the final approved site plan. Any freestanding parking lot light poles shall have a maximum height of 24 feet.
- Enhanced / Highway Corridor Overlay District (HCOD) Buffer Planting: As conditioned by this SUP, an upgraded 50-foot HCOD landscape buffer along the James Madison Highway (Route 15) frontage shall be maintained and/or supplemented as per current County planting standards. This is consistent with the parkway designation on other newer development along Route 15, and helps to implement landscaping associated with the Journey Through Hallowed Ground (JTHG) design initiative. All plant selections shall be reviewed/approved in coordination with the County Arborist prior to final site plan approval.
- Freestanding Sign: As conditioned, one (1) externally illuminated freestanding sign shall be permitted along James Madison Highway (Route 15) and provided in substantial conformance with sign renderings entitled "Illustrative Monument Sign Elevations," dated January 26, 2022. Such sign shall not exceed 10 feet in height relative to the applicable grade elevation in the immediate vicinity of the sign location and shall not exceed 80 square feet.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Community Design Plan.

## **Cultural Resources Plan Analysis**

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

Based on a pedestrian reconnaissance survey of the project area in April 2012, during review of a former Public Facilities Review application PLN2012-00337, Rt. 15 Bus Parking Facility, the County Archaeologist identified the remains of Prison Camp No. 26, also known as the Haymarket field unit. Since April 2012, many buildings and infrastructure were demolished and removed. The remains of the camp are currently overgrown with weeds, saplings, and trees.

The project area fronts James Madison Highway (Route 15,) which is in the corridor for the Journey Through Hallowed Ground (JTHG). The JTHG has a master plan of recommended landscaping along this corridor, known as The Living Legacy Project Master Plan (TLLPMP), which the County conditioned or proffered for other projects, including Living Hope Evangelical Church (SUP2020-00009) and James Madison Business Park (REZ PLN2010-00045).

A Phase I Cultural Resources Survey entitled “Phase I Cultural Resources Survey of the 4.6 Hectare 2113 and 2115 James Madison Highway Survey Area (Smith 2019)” was submitted for this application. The report recommended no additional studies of the Property, with the County concurring.

During a regularly scheduled meeting on June 16, 2020, the Prince William County Historical Commission reviewed this proposal, and issued the recommendation of “No Further Work” and with no additional cultural resource studies on the project area. (Note: During this review by the Historical Commission, the project name was REZ2020-00007, “Millennium Landscaping” and the project area was the same as the current application). However, the Commission recommended landscaping in accord with the Journey Through Hallowed Ground – The Living Legacy Project Master Plan, Town Transitional Area C. If a project identification sign is constructed, it is recommended to be similar to the sign approved for Living Hope Evangelical Church (SUP2020-00009).

The current Applicant has provided a conceptual design for an entry sign feature and coordinated landscape design parallel to Route 15, which has been determined to be in accord with the JTHG recommendations. Both the County Archaeologist and County Arborist support the entrance design feature. The landscaping concept and entrance design has been conditioned.

### **Proposal's Strengths**

- Cultural Resources Survey: The Applicant conducted a Phase I Cultural Resources Survey of the project area.
- Conceptual Landscape / Entrance Feature: The Applicant has provided a conceptual design for an entry sign feature with stone accents and a coordinated landscape design, which is consistent with the design themes in the “Living Legacy Project” for JTHG.

### **Proposal's Weaknesses**

- None identified.

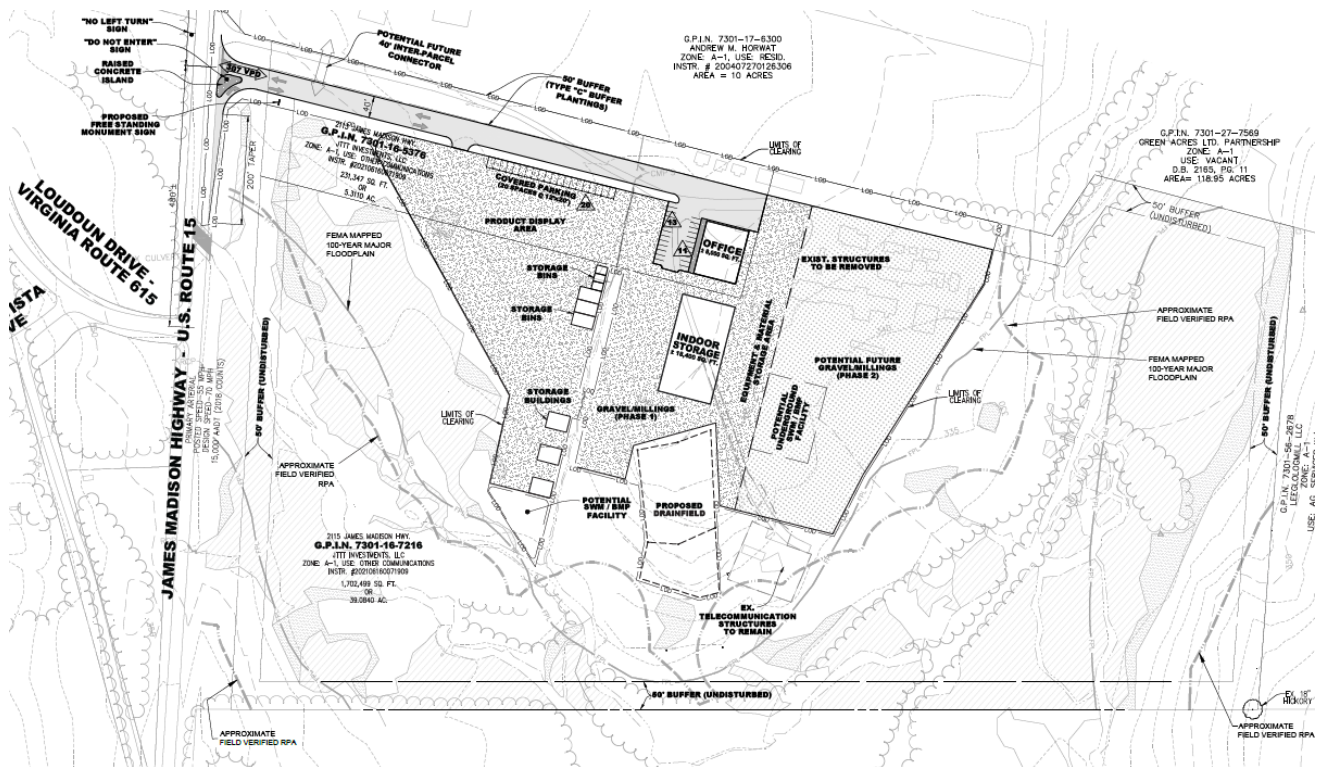
**On balance**, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

## Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the 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.

The site has extensive sensitive environmental features, including Chesapeake Bay Resource Protection Area (RPA), early-successional field and deciduous forests, forested wetlands, emergent wetlands, and floodplain, which will remain vastly undisturbed. This approach is consistent with fitting the development into the natural landform and preserving wetlands, rather than disturbing and mitigating. There are 16 specimen trees on the site. An older Highway Corridor Overlay District (HCOD) buffer overlays Route 15, which has no defined buffering standards.

Of the ±44.40-acre total property area, only ±15.50 acres are proposed to be disturbed, which is based on the limits of clearing. As such, much of the proposed areas of development for the site operations are confined to the interior/central portions, with the environmental features on the periphery, thus limiting encroachment and reducing impacts. The project site is essentially like a peninsula, with all proposed development limits being responsive to the extensive environmental features. An overall clipped image from the SUP Plan is provided below to illustrate this point:



## Water Quality

This SUP includes a condition to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre of the disturbed area (±15.5 acres) for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of site plan approval.

## **Proposal's Strengths**

- **Defined Limits of Clearing and Grading:** As per the SUP Plan, which is conditioned to substantial conformance, the limits of clearing/disturbance shall be observed for the site development. This will also help prevent encroachment into the environmental features, by avoiding impacts to the RPA, floodplain, wetland areas, wooded areas and tree cover outside this delineated area.
- **Responsiveness & Sensitivity to Environmental Features:** The subject property has extensive sensitive environmental features, including Chesapeake Bay RPA, forested wetlands, emergent wetlands, and floodplain areas, which will remain undisturbed. Additionally, the Applicant is proposing to retain the majority of the forested and emergent wetlands and an intermittent stream channel as undisturbed. This is consistent with fitting the development into the natural landform and preserving wetlands rather than disturbing and mitigating, and is consistent with existing policy.
- **Consistency with Policy Intent for ERPO, Environmental Resources Protection Overlay:** By limiting the area of development to ±15.50 acres of the total ±44.40 acres and with defined limits of clearing, the extent of impacts to natural resources have already been minimized. As proposed, the use and operational components have been sited in a manner that avoids impacts to surrounding environmental features, which is consistent with the ERPO.
- **Onsite Soil Remediation & Enhancement :** As conditioned, to facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3 feet; and b) a top dressing of 4" to 6" of clean topsoil provided.
- **Fencing & Barrier to Encroachment:** As conditioned, the Applicant shall provide chain-link containment fencing with a minimum height of 4 feet in the primary project location identified as Phase 1. In the event the Applicant pursues Phase 2 of the gravel/millings area identified on the SUP Plan, the Applicant shall also provide chain-link fencing with a minimum height of 4 feet in the location as identified of the eastern/rear portion of the site. Such fencing shall ensure containment of materials onsite to prevent spillover and encroachment into environmental sensitive areas.

## **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Environment Plan.

## **Fire and Rescue Plan Analysis**

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

The first due Fire & Rescue Station is Station #15 (Evergreen). The property is located within the required 4.0-minute travel time for fire and basic life support and is within the required 8.0-minute travel time area for advanced life support services. The most recent figures indicate that Station #15 responded to 981 incidents in FY2022, with a workload station capacity of 2,000 incidents per year.

An emergency spill contingency plan will be required to be submitted to the Fire Marshal's Office for review and approval. A hazardous materials inventory and management plan will also be required to be submitted to the Fire Marshal's Office for review and approval.

From the information provided, the Applicant will likely need to provide water for firefighting to attain a minimum 2,500 gallons per minute (GPM) fire flow, as there is not public water to serve this site. Also, from the information provided, the Applicant's proposed buildings may be required to have a fire suppression system installed for occupant/property protection. These issues will need to be addressed at the time of final site plan submission.

## **Proposal's Strengths**

- **Inside of 4.0-Minute Travel Time:** The site is located within the required 4.0-minute travel time for basic life support and fire suppression.
- **Inside of 8.0-Minute Travel Time:** The site is located within the required 8.0-minute travel time for advanced life support services.
- **Level of Service Mitigation:** As conditioned, the Applicant shall provide \$0.61 per square foot of new building structure area to mitigate impacts to fire and rescue services.



- Emergency Spill Contingency/Notification: As conditioned, prior to final site plan approval, the Applicant shall prepare and submit an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal and posted on the premises before the issuance of any occupancy permits. The Applicant shall also be responsible for notifying the Fire Marshal's Office immediately in the event of a spill of any petroleum or chemical waste on the Property. The Applicant shall assume full responsibility for the costs incurred in the cleanup of such spills.
- Station Workload: The most recent figures (FY 2022) indicate that Fire/Rescue Station #15 is operating within capacity.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

### **Police Plan Analysis**

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create significant impact on calls for service. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>

### **Proposal's Strengths**

- Impacts to Levels of Service: The Police Department does not believe this application will create significant impact on calls for service.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Police Plan.

### **Potable Water Plan Analysis**

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water, and the use of private wells or public water.

Public water is not currently available to serve the subject property. The closest water main with adequate capacity is an existing 12-inch water main located approximately 3.4 miles to the south along James Madison Highway.

In their review of this SUP proposal, the Prince William Health District expressed no objection to the request. However, it was noted that there may also be existing wells on the property of considerable age that must be abandoned prior to formal approval.

The Applicant will have the option to connect to public water, with the Applicant being responsible for onsite and offsite improvements required to provide such service for the demand generated by the development of the Property. If the site is not served by public water infrastructure, the Applicant will utilize an onsite well and meet all County requirements.

### **Proposal's Strengths**

- **Water Service**: As conditioned, the Applicant may utilize onsite well water or public water to service the Property. If the Applicant connects to public water, the Applicant shall be responsible for all onsite and offsite improvements and associated costs required to provide such service for the demand generated by the development and use of the Property. In the event the Applicant does not connect to public water, the final design of the onsite water well(s) needed to serve the use of the Property shall be determined in connection with final site plan approval.

### **Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Potable Water 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 and stormwater 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.

Public sewer is not currently available to serve the subject property. The closest public sewer infrastructure is located approximately 3.4 miles to the south along James Madison Highway.

There is a proposed drainfield area shown on the SUP Plan for the onsite sewer system, which can serve the site. In their review of this SUP proposal, the Prince William Health District expressed no objection to the request. However, possible presence of a defunct sewage treatment facility was noted on the property. The sewage treatment facility served the previous prison camp. No records of the proper abandonment of the treatment facility have been located by the Health Department. These matters will need to be resolved prior to any approval for a new onsite sewage treatment system.

The Applicant will have the option to connect to public sewer, with the Applicant being responsible for onsite and offsite improvements required to provide such service for the demand generated by the development of the Property. If the site is not served by public sewer infrastructure, the Applicant will utilize an onsite septic/sewer system and shall meet all County requirements.

### **Proposal's Strengths**

- **Sewer Service:** As conditioned, the Applicant may utilize onsite septic or public sewer to service the Property. If the Applicant connects to public sewer, the Applicant shall be responsible for all onsite and offsite improvements and associated costs required to provide such service for the demand generated by the development and use of the Property. Notwithstanding the drainfield area shown on the SUP Plan, if the Applicant connects to public sewer to serve the Property, the drainfield shall not be required.

### **Proposal's Weaknesses**

- None identified.

**On balance,** this application is found to be consistent with the relevant components of the Sanitary Sewer Plan.

## **Transportation Plan Analysis**

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes 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.

Access into the site is proposed from northbound James Madison Highway (Route 15) through a right-in/right-out and southbound left-out with a raised concrete (pork chop) island. The 2040 Comprehensive Plan calls for Route 15 to be a 4-lane divided Principal Arterial (PA-2) facility. The SUP Plan shows adequate right-of-way per the Comprehensive Plan. The proposed use is a relatively low trip generator. There is no funded project to widen this portion of Route 15.

An Application for Deferral of Traffic Impact Analysis (TIA), dated August 20, 2019, was submitted for this application. The deferral form indicates that a TIA is not required at this time. According to the DCSM, a northbound right-turn lane is required into the site to safely accommodate site traffic. Based on 55 mph design speed, a right-turn lane length of 400 feet with a 100 foot taper is required. However, due to site constraints and substantial environmental impacts, the Applicant submitted a waiver request, with appropriate justification, for reduction of the required turn lane length for review and consideration.

PWCDOT approved a DCSM waiver (#WAI 2022-00170) on June 28, 2022, to allow the proposed 200-foot right-turn taper, rather than a turn lane. Because of the location of existing drainage structures and environmental constraints, the proposed 200-foot right-turn taper would be acceptable along Route 15 at the site entrance.

In regard to planning for future uses and minimizing separate access points in this segment of Route 15, it was requested that the Applicant provide a 40-foot-wide interparcel access easement to the adjacent property to the north. This is shown on the latest version of SUP Plan and is conditioned through this SUP.

The following summary table provides the 2021 Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

| Roadway Name                     | Number of Lanes | 2021 VDOT Annual Average Daily Traffic Count; Vehicles Per Day (VPD) | Travel Demand Model 2019 Daily LOS |
|----------------------------------|-----------------|--|------------------------------------|
| James Madison Highway (Route 15) | 2               | 14,000   | D                                  |
| Loudoun Drive                    | 2               | 220  | B                                  |

**Proposal's Strengths**

- Provision for Future Interparcel Connection: As conditioned, if at any time in the future, the adjoining property identified as GPIN 7301-17-6300 is developed with a compatible use and is required to submit a site plan and said site plan for GPIN 7301-17-6300 requires an interparcel connection to the Property, the Applicant will upon request from the County, grant an easement for an interparcel connection in a location to be determined by the Applicant and subject to approval by the County, as generally shown on the SUP Plan. The Applicant's obligation to grant an easement for said interparcel connection is subject to the adjoining property owner's reasonable approval and agreement and providing a reciprocal access easement.

**Proposal's Weaknesses**

- None identified.

**On balance**, this application is found to be consistent with the relevant components of the Transportation Plan.

**Strategic Plan**

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed five strategic goal areas to guide Board actions: "Robust Economy", "Mobility", "Wellbeing", "Safe and Secure Community", and "Quality Education and Workforce Development". It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community 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 aspects of the proposal relative to the Strategic Plan are as follows:

- Increase commercial tax base.
- Decrease percentage of the County's workforce that are employed and travel outside the County for work.

### **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:

- None identified.

### **Modifications / Waivers**

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM have been identified below:

- None identified.

### **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 Planning Office:

- PWC Archaeologist
- PWC Building Official
- PWC Development Services – Land Development Case Manager
- PWC Fire Marshal Office
- PWC Health District
- PWC Historical Commission
- PWC Planning Office – Case Manager / Long-Range Planning / Zoning Administration
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

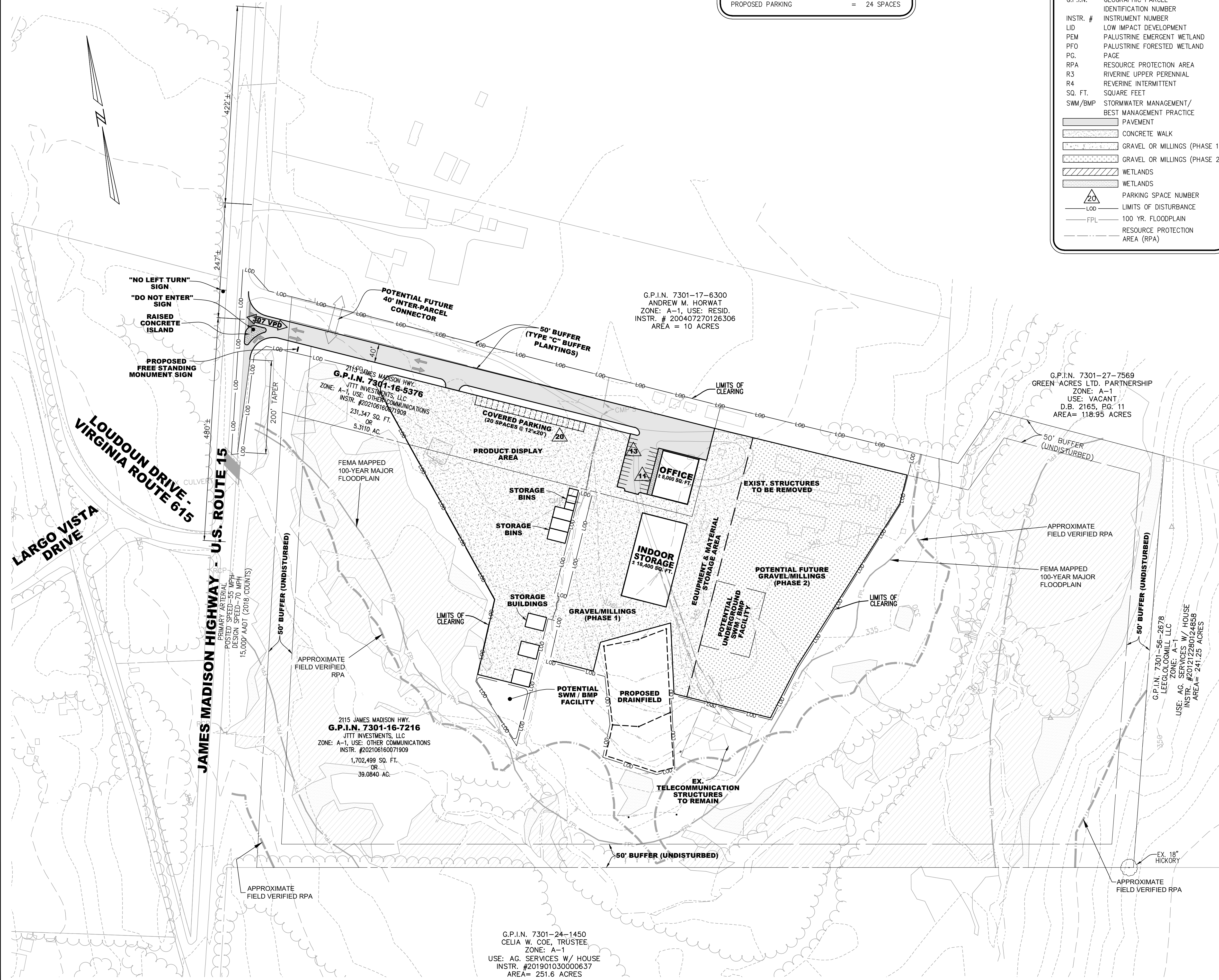
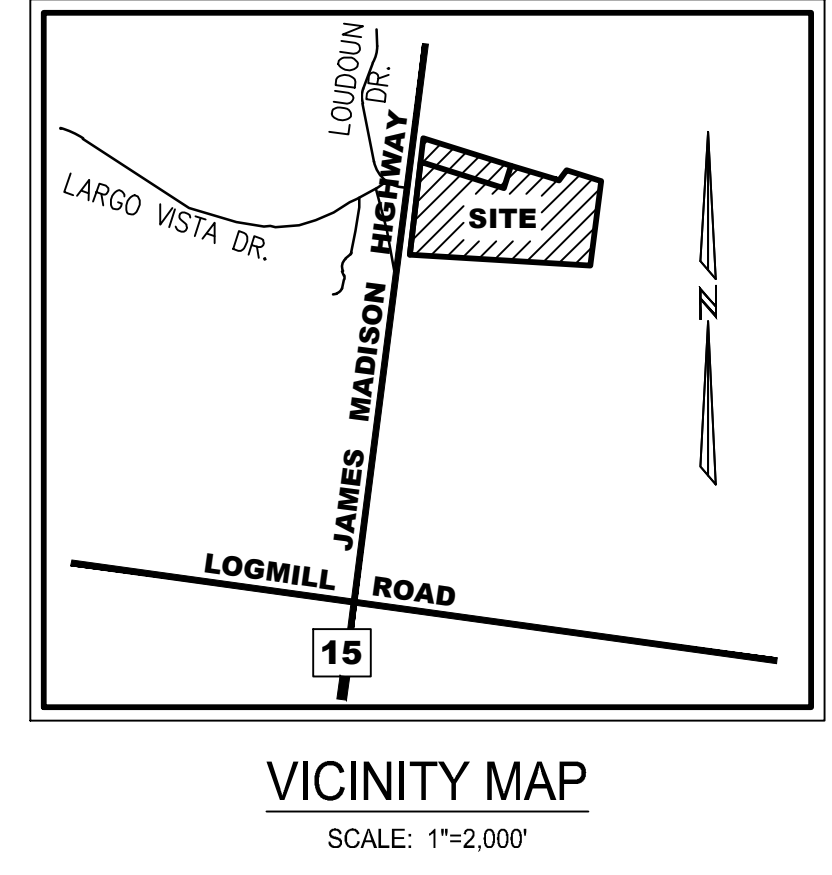
# Attachment C

**PARKING TABULATION:**

|                               |             |
|-------------------------------|-------------|
| ULTIMATE REQUIRED:            |             |
| 1 SPACE PER 1,000 NET SQ. FT. | = 23 SPACES |
| TOTAL REQUIRED SPACES         | = 23 SPACES |
| PROVIDED:                     |             |
| PROPOSED PARKING              | = 24 SPACES |

**LEGEND**

|          |  |
|----------|--|
| AC.      | ACRES  |
| D.B.     | DEED BOOK  |
| EX.      | EXISTING   |
| CMP      | CORRUGATED METAL PIPE                            |
| FPL      | FLOODPLAIN                                       |
| G.P.I.N. | GEOGRAPHIC PARCEL IDENTIFICATION NUMBER          |
| INSTR. # | INSTRUMENT NUMBER                                |
| LID      | LOW IMPACT DEVELOPMENT                           |
| PEM      | PALUSTRINE EMERGENT WETLAND                      |
| PFO      | PALUSTRINE FORESTED WETLAND                      |
| PG.      | PAGE   |
| RPA      | RESOURCE PROTECTION AREA                         |
| R3       | RIVERINE UPPER PERENNIAL                         |
| R4       | REVERINE INTERMITTENT                            |
| SQ. FT.  | SQUARE FEET                                      |
| SWM/BMP  | STORMWATER MANAGEMENT / BEST MANAGEMENT PRACTICE |
| [Symbol] | PAVEMENT   |
| [Symbol] | CONCRETE WALK                                    |
| [Symbol] | GRAVEL OR MILLINGS (PHASE 1)                     |
| [Symbol] | GRAVEL OR MILLINGS (PHASE 2)                     |
| [Symbol] | WETLANDS   |
| [Symbol] | WETLANDS   |
| [Symbol] | PARKING SPACE NUMBER                             |
| [Symbol] | LIMITS OF DISTURBANCE                            |
| [Symbol] | 100 YR. FLOODPLAIN                               |
| [Symbol] | RESOURCE PROTECTION AREA (RPA)                   |



- NOTES:**
- THE PRINCE WILLIAM COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.), ZONE AND ADDRESS FOR THE PROPERTY SHOWN HEREON ARE AS FOLLOWS:  
G.P.I.N. 7301-16-5376 / ZONE: A-1 / 2113 JAMES MADISON HIGHWAY  
G.P.I.N. 7301-16-7216 / ZONE: A-1 / 2115 JAMES MADISON HIGHWAY
  - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
  - A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD HAZARD AREA ZONE "A"; THE REMAINDER OF THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD HAZARD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL #51153C0017D AND COMMUNITY PANEL #51153C0036D, EACH HAVING AN EFFECTIVE DATE OF JANUARY 5, 1995.
  - THE RESOURCE PROTECTION AREA (RPA) SHOWN HEREON IS TAKEN FROM A WATERS OF THE U.S. (INCLUDING WETLANDS) DELINEATION AND RESOURCE PROTECTION AREA EVALUATION MAP, PREPARED BY WETLAND STUDIES AND SOLUTIONS, INC., DATED MAY 2019.
  - MINIMUM A-1 YARDS AND SETBACK REQUIREMENTS:  
ROW/Front LOT LINE = 35'  
REAR = 25'  
SIDE = 15'
  - TOTAL SITE AREA: 44.395 AC.
  - MAXIMUM BUILDING HEIGHT = 35'
  - PROPOSED LOT COVERAGE = 35%
  - NEW PARKING AREAS AND DRIVES ARE ILLUSTRATIVE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND SITE DESIGN.
  - LIMITS OF CLEARING SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL ENGINEERING. MINIMAL DISTURBANCE SHALL BE PERMITTED FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND REMOVAL OF DEAD, DISEASED OR NOXIOUS VEGETATION.
  - THE FINAL DESIGN AND LOCATION OF OFFICE, INDOOR STORAGE, AND STORAGE BUILDINGS, AND STORAGE BINS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.
  - THE FINAL DESIGN AND LOCATION OF PROPOSED DRAINFIELD AND SWM/BMP FACILITIES SHOWN HEREON ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.
  - LAND DESIGNATED AS BUFFER AREA SHALL PRESERVE EXISTING VEGETATION, AS APPROPRIATE, OR SHALL BE LANDSCAPED AND MAY ONLY BE USED FOR USES OR FACILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE AND THE DESIGN AND CONSTRUCTION STANDARDS MANUAL.
  - LANDSCAPE AND BUFFERS SHOWN HEREON SHALL BE IN ACCORDANCE WITH DCSM SECTION 800. THE FINAL DESIGN AND LOCATION OF LANDSCAPING AND BUFFERS SHALL BE DETERMINED DURING FINAL ENGINEERING.
  - ALL EXISTING STATE PRISON CAMP STRUCTURES WITHIN LIMITS OF CLEARING SHALL BE REMOVED. EXISTING STRUCTURES ASSOCIATED WITH TELECOMMUNICATIONS FACILITY MAY REMAIN.
  - THE APPLICANT MAY PROVIDE AN OUTDOOR PATIO AREA FOR DISPLAY ON THE REAR OF THE OFFICE.

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Manassas, VA 20110  
p 703.393.9887  
engineering • surveying • land planning

**PROFESSIONAL ENGINEER**  
R. MICHAEL MASSEY  
Lic. No. 23855  
01/13/23

**ROCK WATER FARM**  
GANESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

**SPECIAL USE PERMIT PLAN**  
(SUP 2020-00007)

SCALE: 1" = 100'  
CONTOUR INTERVAL = 2'  
AUGUST 2, 2021

| DATE     | BY  | REVISION                    |
|----------|-----|-----------------------------|
| 05/02/22 | RMM | REVISED PER COUNTY COMMENTS |

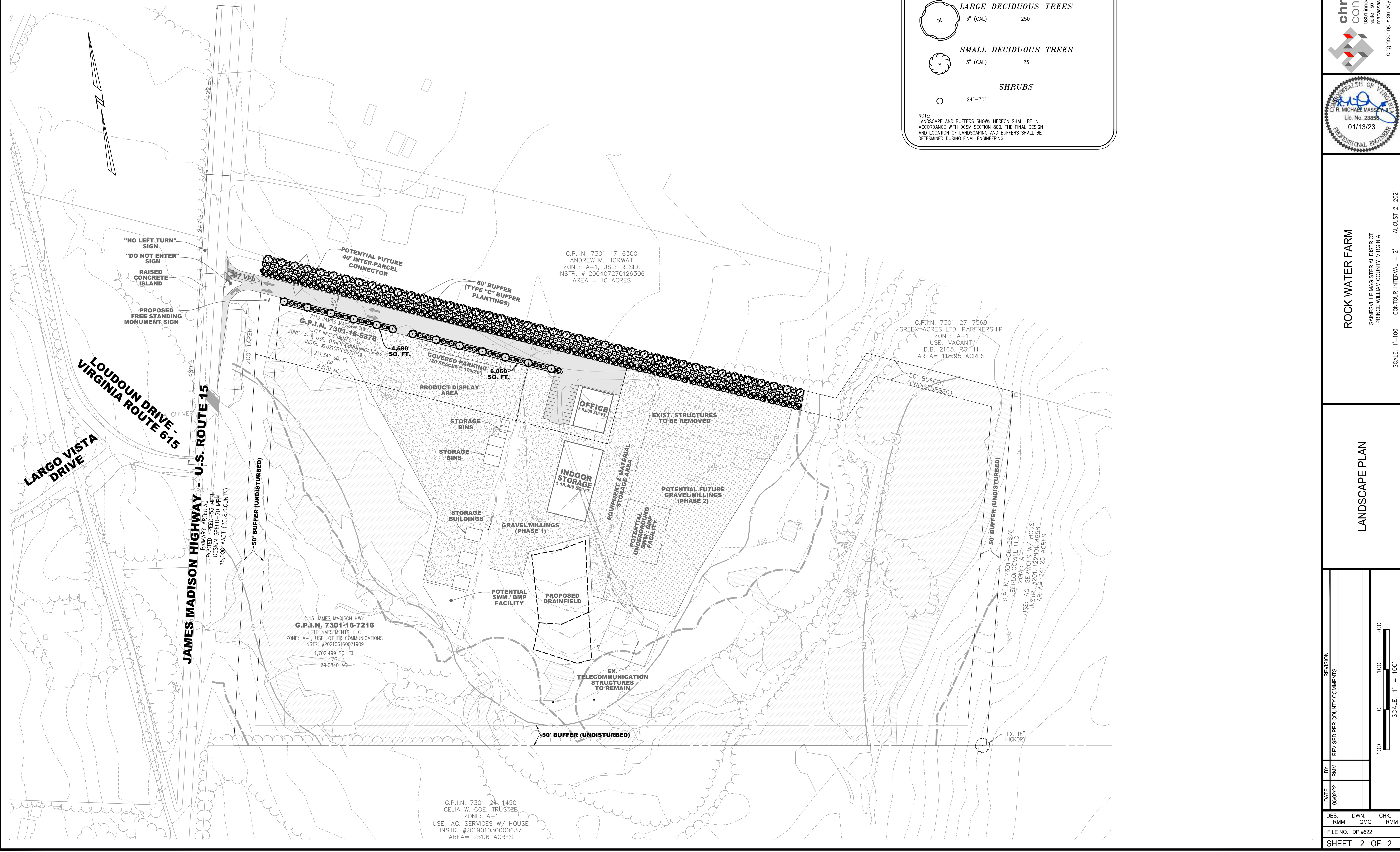
DES: RMM DWN: GMG CHK: RMM  
FILE NO.: DP #522

**SHEET 1 OF 2**

P:\RF Projects\Engineer\PMC\2113-2115 James Madison HWY 2021 DWG\ROCK WATER FARM-SUP.dwg Fri, Jan 13 2023 guillermergarcia

| SCHEDULE H - LANDSCAPE LEGEND |                 |                            |
|-------------------------------|-----------------|----------------------------|
| SYMBOL                        | CALIPER/ HEIGHT | TREE COVER CREDIT (SQ.FT.) |
|                               | 3" (CAL)        | 250                        |
|                               | 3" (CAL)        | 125                        |
|                               | 24"-30"         |                            |

NOTE:  
 LANDSCAPE AND BUFFERS SHOWN HEREON SHALL BE IN ACCORDANCE WITH DCSM SECTION 800. THE FINAL DESIGN AND LOCATION OF LANDSCAPING AND BUFFERS SHALL BE DETERMINED DURING FINAL ENGINEERING.

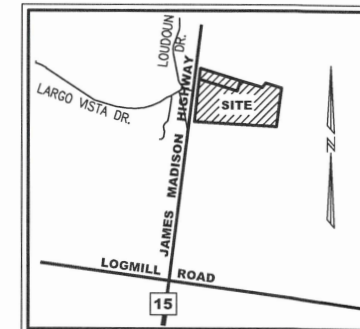


| DATE     | BY  | REVISION                    |
|----------|-----|-----------------------------|
| 05/02/22 | RAM | REVISED PER COUNTY COMMENTS |

|                   |          |          |
|-------------------|----------|----------|
| DES: RMM          | DWN: GMG | CHK: RMM |
| FILE NO.: DP #522 |          |          |
| SHEET 2 OF 2      |          |          |



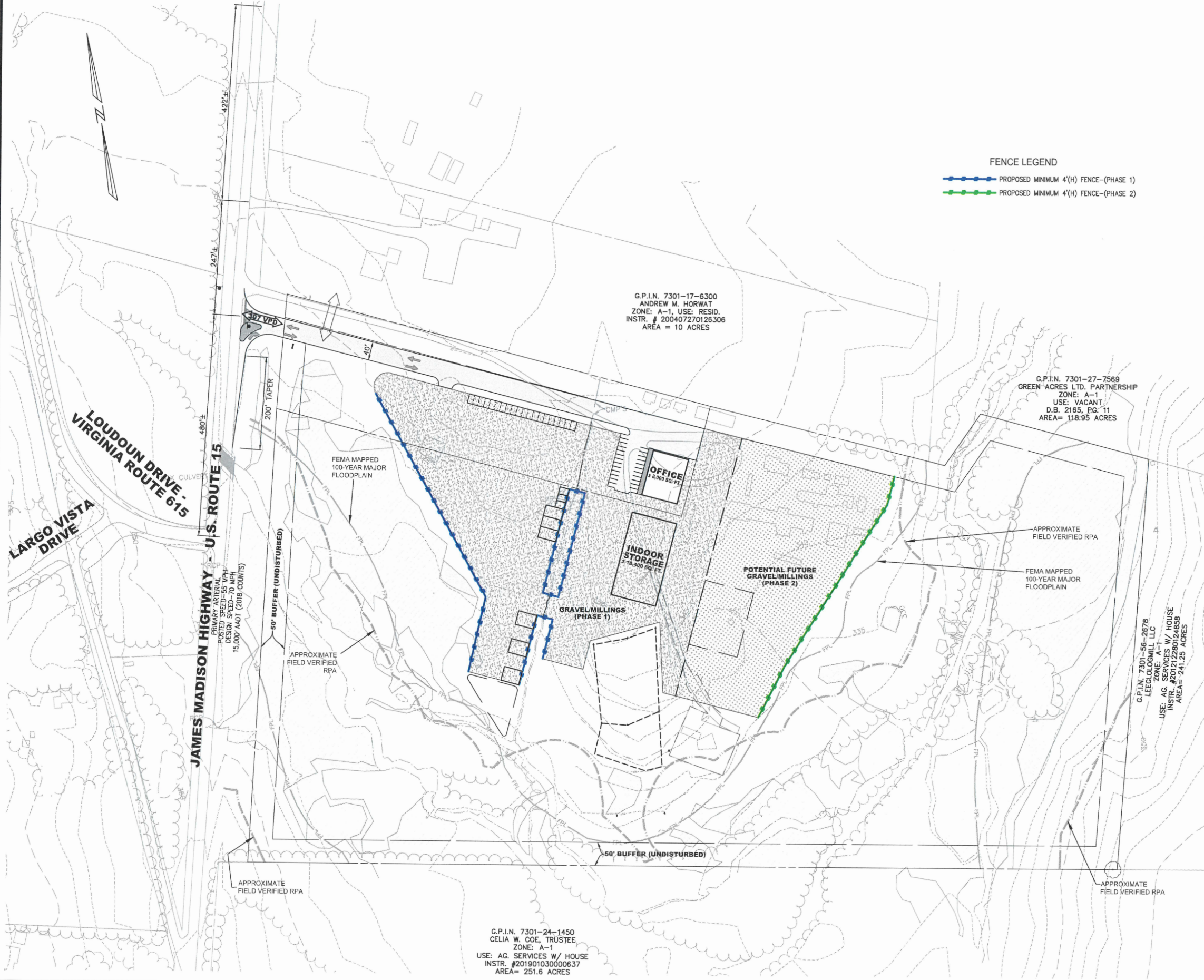
# Attachment D



VICINITY MAP  
SCALE: 1"=2,000'

**FENCE LEGEND**

- PROPOSED MINIMUM 4'(H) FENCE--(PHASE 1)
- PROPOSED MINIMUM 4'(H) FENCE--(PHASE 2)



G.P.I.N. 7301-17-6300  
ANDREW M. HORWAT  
ZONE: A-1, USE: RESID.  
INSTR. # 200407270126306  
AREA = 10 ACRES

G.P.I.N. 7301-27-7569  
GREEN ACRES LTD. PARTNERSHIP  
ZONE: A-1  
USE: VACANT  
D.B. 2185, PG: 11  
AREA= 118.95 ACRES

G.P.I.N. 7301-56-2878  
LEEGLODOMILL LLC  
USE: AG. SERVICES W/ HOUSE  
INSTR. #201212280124858  
AREA= 241.25 ACRES

G.P.I.N. 7301-24-1450  
CELIA W. COE, TRUSTEE  
ZONE: A-1  
USE: AG. SERVICES W/ HOUSE  
INSTR. #20190103000637  
AREA= 251.6 ACRES

P:\RF\Projects\Engineer\PMC\2113-2115 James Madison HWY\2021\DWG\ROCK WATER FARM-SUP-FENCE EXHIBIT.dwg Fri, Jan 13 2023 guillermogarcia

**christopher consultants**  
9301 innovation dr  
suite 150  
manassas, va 20110  
p 703.393.8887  
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA  
**R. MICHAEL MASSE**  
Lic. No. 23858  
01/13/23  
PROFESSIONAL ENGINEER

**ROCK WATER FARM**  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

FENCE EXHIBIT

| DATE     | BY  | REVISION                    |
|----------|-----|-----------------------------|
| 05/02/22 | RMM | REVISED PER COUNTY COMMENTS |

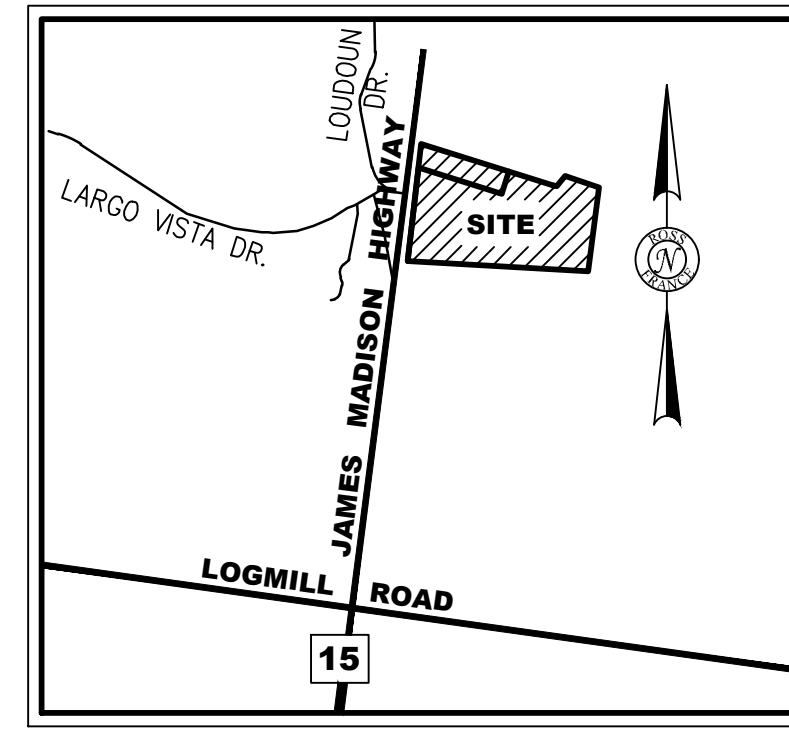
| DES: | DWN: | CHK: |
|------|------|------|
| RMM  | GMG  | RMM  |

FILE NO.: DP #522  
SHEET 1 OF 1

SCALE: 1"=100' CONTOUR INTERVAL = 2' AUGUST 2, 2021



Attachment E



VICINITY MAP  
SCALE: 1"=2,000'

**LEGEND**

- SITE BOUNDARY
- APPROXIMATE LIMITS OF JURISDICTIONAL WETLANDS (SEE NOTE #3)
- APPROXIMATE LIMITS OF PERENNIAL STREAM (PER WSSI OBSERVATIONS - NOT SURVEYED)
- APPROXIMATE LIMITS OF INTERMITTENT STREAM (PER WSSI OBSERVATIONS - NOT SURVEYED)
- APPROXIMATE LIMITS OF EPHEMERAL STREAM (PER WSSI OBSERVATIONS - NOT SURVEYED)
- FOREST COVER TYPE
- SOIL SERIES BOUNDARY AND SYMBOL
- MAJOR FLOODPLAIN BOUNDARY (PRINCE WILLIAM COUNTY DIGITAL DATA)
- APPROXIMATE LOCATION OF POTENTIAL SPECIMEN TREE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE

**COWARDIN CLASSIFICATION**

- PFO PALUSTRINE FORESTED WETLAND
- PEM PALUSTRINE EMERGENT WETLAND
- PSS PALUSTRINE SCRUB-SHRUB
- R3 RIVERINE UPPER PERENNIAL
- R4 RIVERINE INTERMITTENT
- R6 RIVERINE EPHEMERAL

**SOILS DATA**

| No  | SOILS NAME              | SLOPE  | SOIL CATEGORY | SCS ERODIBILITY CATEGORY | CHESAPEAKE BAY* | HIGHLY ERODIBLE | HIGHLY PERMEABLE |
|-----|-------------------------|--------|---------------|--------------------------|-----------------|-----------------|------------------|
| 3A  | ALBANO SILT LOAM        | 0-4%   | III           | MODERATE                 | YES             | NO              | NO               |
| 4B  | ARCOLA SILT LOAM        | 2-7%   | II            | SEVERE                   | YES             | NO              | NO               |
| 5C  | ARCOLA-NESTORIA COMPLEX | 7-15%  | II            | SEVERE                   | YES             | NO              | NO               |
| 15A | COMUS LOAM              | 0-2%   | III           | SLIGHT                   | YES             | YES             | YES              |
| 17A | DULLES SILT LOAM        | 0-4%   | III           | MODERATE                 | YES             | NO              | NO               |
| 33D | LEGORE-OAKHILL COMPLEX  | 15-25% | II            | SEVERE                   | NO              | YES             | YES              |
| 35B | MANASSAS SILT LOAM      | 2-7%   | III           | MODERATE                 | YES             | YES             | YES              |

**GENERAL NOTES:**

- THE PRINCE WILLIAM COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.), ZONE AND ADDRESS FOR THE PROPERTY SHOWN HEREON ARE AS FOLLOWS:  
G.P.I.N. 7301-16-5376 / ZONE: A-1 / 2113 JAMES MADISON HIGHWAY  
G.P.I.N. 7301-16-7216 / ZONE: A-1 / 2115 JAMES MADISON HIGHWAY
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD HAZARD AREA ZONE "A"; THE REMAINDER OF THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD HAZARD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL #51153C0017D AND COMMUNITY PANEL #51153C0036D, EACH HAVING AN EFFECTIVE DATE OF JANUARY 5, 1995.
- THE RESOURCE PROTECTION AREA (RPA) SHOWN HEREON IS TAKEN FROM A WATERS OF THE U.S. (INCLUDING WETLANDS) DELINEATION AND RESOURCE PROTECTION AREA EVALUATION MAP, PREPARED BY WETLAND STUDIES AND SOLUTIONS, INC., DATED MAY 2019.
- THERE ARE NO ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN ON THE STATE OR FEDERAL LEVEL.
- TOTAL PROPOSED IMPERVIOUS AREA=1.6± ACRES

**NOTES:**

- WETLAND STUDIES AND SOLUTIONS, INC. (WSSI) CONDUCTED VEGETATIVE COVER MAPPING ON THE ROUTE 15 LANDSCAPE SITE AS REQUIRED FOR THE PRINCE WILLIAM COUNTY ENVIRONMENTAL CONSTRAINTS ANALYSIS (ECA). FIELD WORK WAS CONDUCTED BY ANNA OENSR, WILLIAM NEVILLE, WPII, AND KELSEY WILLIAMS, WPII, ON APRIL 29, 2019.
- 2017 COLOR INFRARED IMAGERY FROM VIRGINIA BASE MAPPING PROGRAM AND TOPOGRAPHY, BOUNDARY, AND MAPPED SOILS INFORMATION PROVIDED BY PRINCE WILLIAM COUNTY DIGITAL DATA WERE USED AS A BASE FOR THIS ATTACHMENT.
- THE BOUNDARIES OF WETLANDS AND OTHER WATERS OF THE U.S. DEPICTED ON THIS ATTACHMENT WERE DELINEATED AND SURVEY-LOCATED BY WSSI AND DESCRIBED IN A REPORT TITLED "WATERS OF THE U.S. (INCLUDING WETLANDS) DELINEATION AND RESOURCE PROTECTION AREA EVALUATION" DATED JULY 5, 2011. THE U.S. ARMY CORPS OF ENGINEERS VERIFIED THIS DELINEATION WITH A JURISDICTIONAL DETERMINATION (JD #NAO-2011-01390) DATED AUGUST 1, 2011; THIS JURISDICTIONAL DETERMINATION HAS SINCE EXPIRED. ADDITIONAL WETLAND RECONNAISSANCE FIELD WORK WAS CONDUCTED BY WSSI STAFF ON APRIL 29, 2019.
- FIVE MAJOR FOREST COVER TYPES ARE PRESENT ON THE SITE. THESE COVER TYPES ARE AS FOLLOWS:  
A. FOREST COVER TYPE A, RED MAPLE (SAF COVER TYPE 108), OCCUPIES ±2 ACRES IN THE SOUTHWESTERN PORTION OF THE SITE. THE DOMINANT SPECIES ARE RED MAPLE (ACER RUBRUM). THIS MEDIUM-AGED STAND HAS A RANGE IN DIAMETER AT BREAST HEIGHT (DBH) OF 8-18 INCHES. OTHER SPECIES PRESENT, PARTICULARLY IN THE MIDSTORY, ARE COMMON PERSIMMON (DIOSPYROS VIRGINIANA), WILLOW OAK (QUERCUS PHELLOS), AND AMERICAN ELM (ULMUS AMERICANA). THE OVERALL HEALTH OF THE STAND IS GOOD, WITH A LOW AMOUNT OF WOODY DEBRIS.  
B. FOREST COVER TYPE B, PIN OAK (SAF COVER TYPE 65), OCCUPIES ±12 ACRES IN THE SOUTHWESTERN AND EASTERN PORTIONS OF THE SITE. THE DOMINANT SPECIES ARE PIN OAK (QUERCUS PALUSTRIS) WITH A FEW LARGE AMERICAN SYCAMORE (PLATANUS OCCIDENTALIS) AND TULIP POPLARS (LIRIODENDRON TULIFERA) NEAR THE STREAM EDGE. OTHER SPECIES PRESENT INCLUDE RED MAPLE, BLACK LOCUST (ROBINIA PSEUDOACACIA), SWEET CHERRY (PRUNUS AVIUM), HACKBERRY (CELTIS OCCIDENTALIS) AND AMERICAN HORNBEAM (CARPINUS CAROLINIANA). THIS MATURE TO VERY MATURE-AGED STAND HAS A RANGE IN DBH BETWEEN 15 AND 50 INCHES. THE GENERAL HEALTH OF THIS STAND IS GOOD, WITH LOW TO MODERATE WOODY DEBRIS AND A GENERALLY OPEN UNDERSTORY.  
C. FOREST COVER TYPE C, EASTERN RED CEDAR (SAF COVER TYPE 46), OCCUPIES ±2 ACRES IN THE SOUTHWESTERN AND NORTH-CENTRAL PORTIONS OF THE SITE. THIS YOUNG-AGED STAND IS CHARACTERIZED BY EASTERN RED CEDARS MOSTLY GREATER THAN FIVE FEET TALL WITH A DBH RANGE OF LESS THAN 4 INCHES TO 8 INCHES. OTHER SPECIES PRESENT INCLUDE BRADFORD PEAR (PYRUS CALLERYANA), HONEYSUCKLE, AND SERRATE LEAF BLACKBERRY (RUBUS ARGUTUS). THE OVERALL HEALTH OF THE STAND IS FAIR, WITH A FAIR AMOUNT OF WOODY DEBRIS AND OVERCROWDING BY EASTERN RED CEDAR.  
D. FOREST COVER TYPE D, WHITE OAK (SAF COVER TYPE 53), OCCUPIES ±2 ACRES IN THE SOUTHEASTERN PORTION OF THE SITE. THIS STAND TYPE IS MATURE TO VERY MATURE WITH A DBH RANGING FROM 13 TO 24 INCHES. THE DOMINANT SPECIES IS WHITE OAK (QUERCUS ALBA), WITH NORTHERN RED OAK (QUERCUS RUBRA) ALSO IN THE CANOPY AS A SUBDOMINANT. UNDERSTORY SPECIES INCLUDE HICKORIES (CARYA SPP.), GREEN ASH (FRAXINUS PENNSYLVANICA), FLOWERING DOGWOOD (CORNUS FLORIDA), AND AMERICAN HORNBEAM. THE OVERALL HEALTH OF THE STAND IS GOOD WITH A LOW AMOUNT OF WOODY DEBRIS.  
E. FOREST COVER TYPE E, NORTHERN RED OAK (SAF COVER TYPE 55), OCCUPIES ±1 ACRE IN THE NORTH-CENTRAL PORTION OF THE SITE. THIS STAND TYPE IS YOUNG-AGED WITH A DBH RANGE OF 8-13 INCHES. OTHER SPECIES PRESENT INCLUDE EASTERN RED CEDAR, AUTUMN OLIVE (ELAEAGNUS UMBELLATA), BUSH HONEYSUCKLE (LONICERA MAACKII), AND SERRATE LEAF BLACKBERRY. THE OVERALL HEALTH OF THE STAND IS FAIR TO GOOD, WITH SOME OVERCROWDING, A SIGNIFICANT AMOUNT OF INVASIVE SPECIES PRESENT IN THE UNDERSTORY, AND A LOW AMOUNT OF WOODY DEBRIS.
- NON-FOREST COMMUNITIES:  
EARLY SUCCESSIONAL OLD FIELD - THIS CATEGORY COMPREHENS ±27 ACRES LOCATED IN THE CENTRAL AND WESTERN PORTIONS OF THE SITE. A PALUSTRINE EMERGENT WETLAND COMPREHENS A MAJORITY OF THIS AREA IN THE WESTERN PORTION OF THE SITE. IN THE NON-WETLAND AREAS, EASTERN RED CEDAR SEEDLINGS LESS THAN 5 FEET TALL ARE SCATTERED THROUGHOUT A LANDSCAPE MOSTLY DOMINATED BY HERBACEOUS VEGETATION INCLUDING POISON IVY (TOXICODENDRON RADICANS), JAPANESE HONEYSUCKLE, AND SERRATE LEAF BLACKBERRY. THESE AREAS DO NOT FORM A FOREST CANOPY AND THEREFORE, WERE NOT INCLUDED IN FOREST COVER TYPE C. GIVEN TIME THESE AREAS WILL LIKELY DEVELOP INTO COMMUNITIES SIMILAR TO FOREST COVER TYPE C.  
DISTURBED AREAS - THIS CATEGORY COMPREHENS THE REMAINING ±3 ACRES OF THE SITE AND INCLUDES DISTURBED AREAS. THE PERIPHERY OF THESE AREAS INCLUDE AN ABANDONED PRISON CAMP, A UTILITY TOWER, A UTILITY STORAGE AREA, AND ASSOCIATED ROADWAYS. THESE AREAS INCLUDE SCATTERED YOUNG EASTERN RED CEDARS, SERRATE LEAF BLACKBERRY, HONEYSUCKLE, AND POISON IVY.
- SPECIMEN TREES ARE TREES WITH A DIAMETER OF 30" OR MORE OR A TREE WITH A DBH APPROXIMATELY 75% OF THE STATE CHAMPION. FIFTEEN POTENTIAL SPECIMEN TREES WERE OBSERVED WITHIN THE SITE.

**POTENTIAL SPECIMEN TREES**

| #  | Tag # | GENUS        | SPECIES      | COMMON NAME       | DBH (inches) | CONDITION | COMMENTS                     |
|----|-------|--------------|--------------|-------------------|--------------|-----------|------------------------------|
| 1  | 668   | Quercus      | rubra        | northern red oak  | 35.0         | Poor      | 3 leaders, diseased          |
| 2  | 669   | Quercus      | rubra        | northern red oak  | 40.0         | Poor      | diseased, dead limbs         |
| 3  | 636   | Platanus     | occidentalis | American sycamore | 39.0         | Fair      | Disturbance from vines       |
| 4  | 695   | Liriodendron | tulifera     | tulip tree        | 36.8         | Good      |                              |
| 5  | 696   | Quercus      | rubra        | northern red oak  | 31.2         | Fair      | Trunk damage                 |
| 6  | 832   | Quercus      | palustris    | pin oak           | 36.3         | Fair      | Dead limbs                   |
| 7  | 833   | Quercus      | rubra        | northern red oak  | 32.5         | Fair      | Dead limbs                   |
| 8  | 834   | Liriodendron | tulifera     | tulip tree        | 31.0         | Good      | Few dead limbs               |
| 9  | 835   | Platanus     | occidentalis | American sycamore | 30.1         | Fair      | Significant vine disturbance |
| 10 | 831   | Liriodendron | tulifera     | tulip tree        | 32.5         | Good      |                              |
| 11 | 830   | Quercus      | palustris    | pin oak           | 32.0         | Fair      | 2 leaders                    |
| 12 | 694   | Platanus     | occidentalis | American sycamore | 36.0         | Good      |                              |
| 13 | 828   | Platanus     | occidentalis | American sycamore | 43.0         | Fair      | Exposed roots, leaning       |
| 14 | 827   | Platanus     | occidentalis | American sycamore | 50.4         | Good      |                              |
| 15 | 829   | Platanus     | occidentalis | American sycamore | 42           | Fair      | Exposed roots, dead leader   |



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STATE OF VIRGINIA  
MICHAEL MASSEY, P.E.  
Lic. No. 23855  
01/25/22  
PROFESSIONAL ENGINEER

ROCK WATER FARM  
GANESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
AUGUST 2, 2021  
CONTOUR INTERVAL = 2'

ENVIRONMENTAL CONSTRAINTS ANALYSIS  
SCALE: 1"=100'  
CONTOUR INTERVAL = 2'

|      |    |          |
|------|----|----------|
| DATE | BY | REVISION |
|      |    |          |
|      |    |          |
|      |    |          |

DES: RMM    DWN: MSL    CHK: RMM  
FILE NO.: DP # 522  
SHEET 1 OF 1

P:\RF Projects\Engineer\PMC\2113-2115 James Madison HWY 2021 DWG\ROCK WATER FARM-SUP.dwg Mon, Jan 24 2022 GuillermoGarcia



Illustrative Monument Sign Elevations  
January 28, 2022

artistic conception



Illustrative Monument Sign Elevations  
January 28, 2022

Rock Water Farm, Inc.



rockwaterfarm

FOR ILLUSTRATIVE PURPOSES ONLY

Illustrative Site Renderings  
January 28, 2022  
Rock Water Farm, Inc.

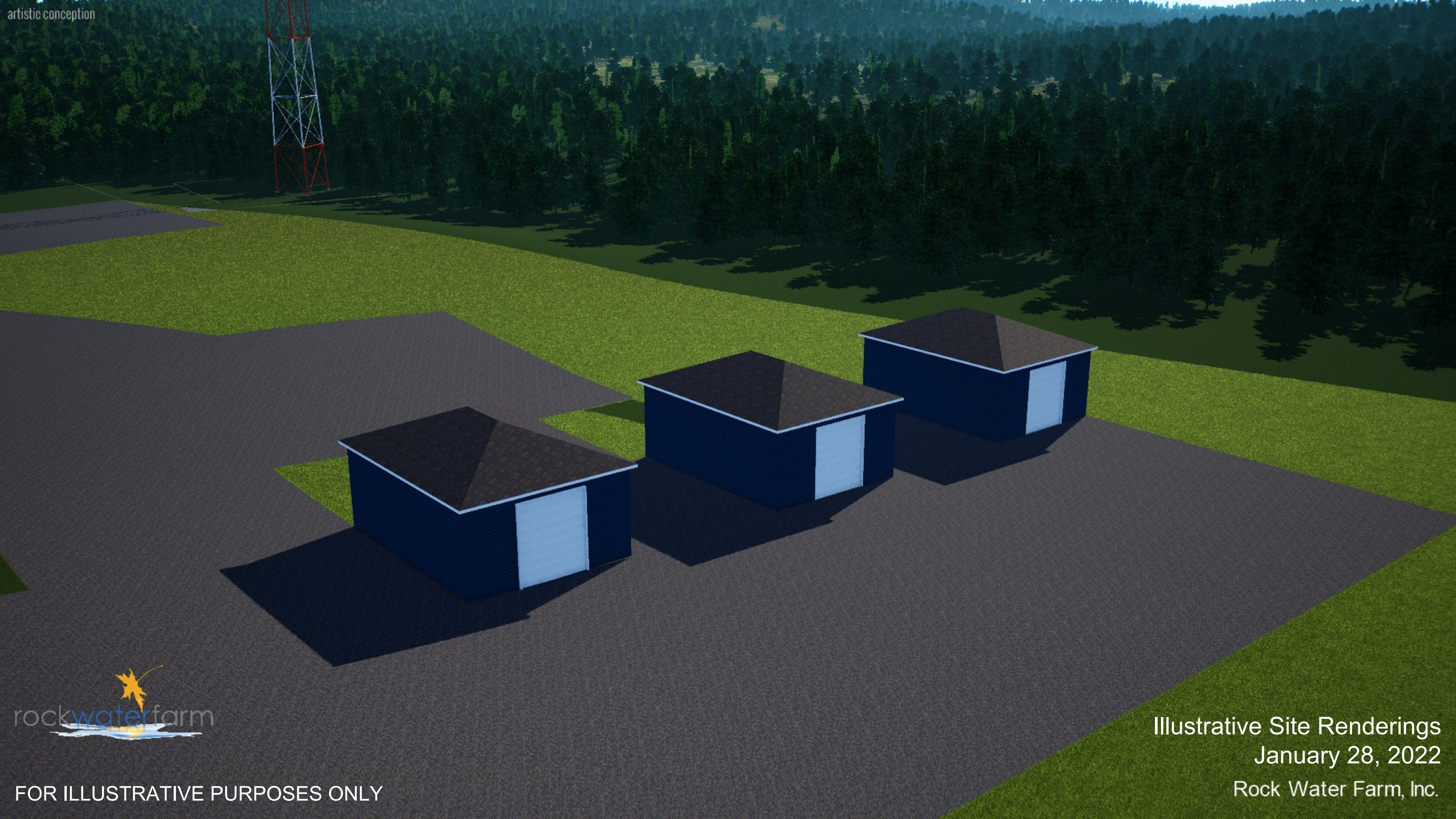
artistic conception



FOR ILLUSTRATIVE PURPOSES ONLY

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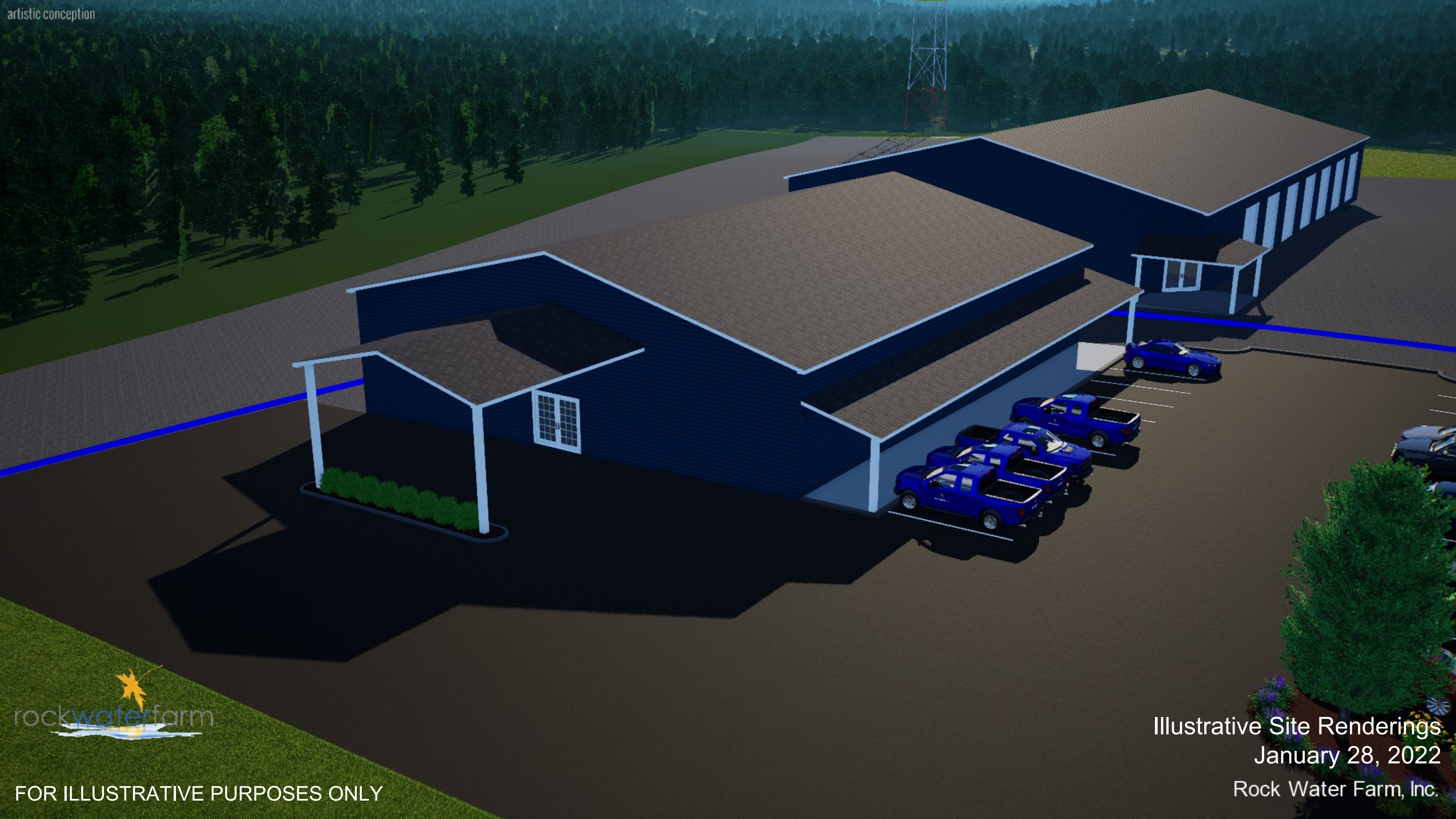
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FOR ILLUSTRATIVE PURPOSES ONLY

Illustrative Site Renderings  
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artistic conception

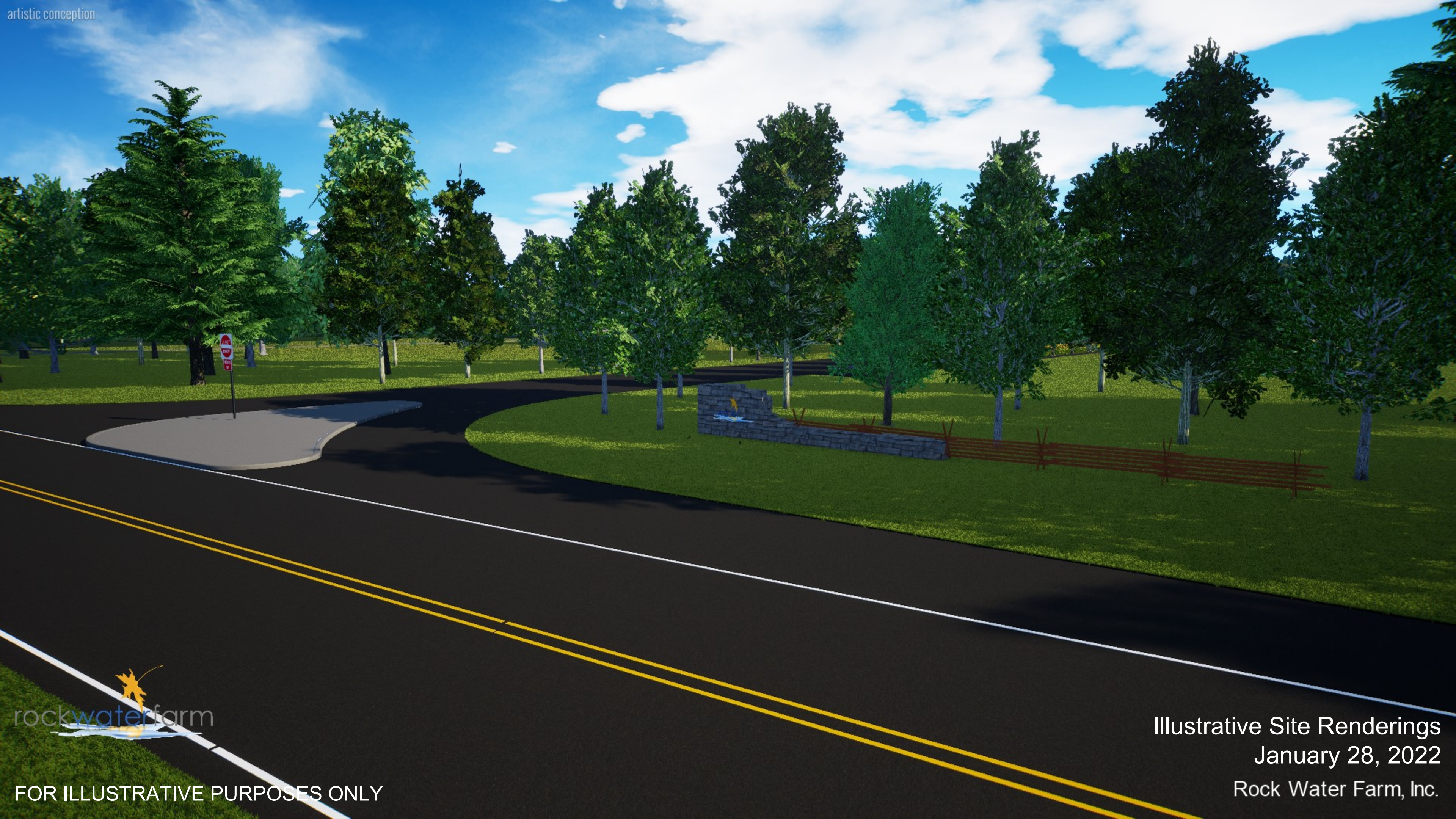


FOR ILLUSTRATIVE PURPOSES ONLY

Illustrative Site Renderings  
January 28, 2022  
Rock Water Farm, Inc.



artistic conception



FOR ILLUSTRATIVE PURPOSES ONLY

Illustrative Site Renderings  
January 28, 2022  
Rock Water Farm, Inc.



## HISTORICAL COMMISSION RESOLUTION

MOTION: PEARSALL

June 16, 2020

SECOND: BURGESS

Special Meeting

Res. No. 20-020

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

**WHEREAS**, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

**WHEREAS**, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

**WHEREAS**, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

| <u>Case Number</u> | <u>Name</u>                                       | <u>Recommendation</u>   |
|--------------------|---|---|
| SUP2020-00007      | Millennium Landscaping 2 <sup>nd</sup> Submission | No Further Work   |
| REZ2020-00005      | Centre at Haymarket 2 <sup>nd</sup> Submission    | No Further Work   |
| SUP2020-00019      | Transformation Temple International Church        | Request applicant fabricate and install an historical marker at the property, on the subject of Davis Ford Road, with text provided by the Historical Commission.               |
| CPA2017-00005      | Innovation Park Small Area Plan                   | Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study with artifacts to be donated to and curated with the County on future development sites. |

| <u>Case Number</u> | <u>Name</u>                       | <u>Recommendation</u>  |
|--------------------|-----------------------------------|--|
|                    |                                   | Applicant to provide interpretive signs in parkland and on walking trails with the Historical Commission to be consulted on content.   |
| REZ2020-00015      | Broad Run Industrial Park - Lot 3 | No Further Work  |
| REZ2020-00018      | Wellington Road Logistics Center  | No Further Work  |
| SUP2020-00024      | Frontier Landscaping Services     | No Further Work  |
| SUP2020-00025      | United Bank Drive-Through ATM     | No Further Work  |
| REZ2020-00019      | QTS - Project Hero Expansion      | No Further Work  |
| SUP2020-00026      | Evangel Baptist Church LED Sign   | No Further Work  |
| SUP2020-00028      | Sheetz - Orchard Bridge           | Request applicant fabricate and install a Civil War Trails Marker or historical marker or interpretive signs (kiosk) on the property with content provided by the Historical Commission on the Battle of Blackburn Ford, or Civil War encampments, or fords across Bull Run. |
| SUP2020-00029      | Christ Chapel Church LED Sign     | No Further Work  |
| SUP2020-00031      | Ridgefield Village Retail Center  | No Further Work  |

**Votes:**

**Ayes:** by acclamation

**Nays:** none

**Absent from Vote:** none

June 16, 2020  
Special Meeting  
Res. No. 20-020  
Page 3

**Absent from Meeting:** Davis, Duley, Porta, Reddick, Sargo  
**MOTION CARRIED**

ATTEST:   
**Secretary to the Commission**

**HISTORICAL COMMISSION RESOLUTION**

**MOTION: DE PUE**

**June 16, 2020  
Special Meeting  
Res. No. 20-021**

**SECOND: ERHART**

**RE: LAND DEVELOPMENT RECOMMENDATIONS**

**ACTION: APPROVED**

**WHEREAS**, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

**WHEREAS**, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

**WHEREAS**, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

| <u>Case Number</u> | <u>Name</u>                                   | <u>Recommendation</u> |
|--------------------|---|-----------------------|
| REZ2020-00020      | Woodbine Shopping Center<br>Proffer Amendment | No Further Work       |
| SUP2020-00027      | Woodbine Shopping Center -<br>Dunkin Donuts   | No Further Work       |

**Votes:**

**Ayes:** by acclamation

**Nays:** none

**Abstain:** Pearsall

**Absent from Vote:** none

**Absent from Meeting:** Davis, Duley, Porta, Reddick, Sargo

**MOTION CARRIED**

**ATTEST:**   
**Secretary to the Commission**