



STAFF REPORT

PC Meeting Date:	September 15, 2021
Agenda Title:	Proffer Amendment #REZ2021-00017, Potomac Shores
District Impact:	Potomac/Woodbridge Magisterial Districts
Requested Action:	Recommend Approval of Proffer Amendment #REZ2021-00017, Potomac Shores, subject to proffers dated April 20, 2021
Department:	Planning Office
Case Planner:	Meika F. Daus, AICP

EXECUTIVE SUMMARY

This request is to amend nonresidential phasing in Proffer #5b of Rezoning #PLN2012-00420 as amended by PRA #PLN2014-00399. The subject ±770-acre site is located on the eastern end of the Cherry Hill Peninsula adjacent to the Potomac River, on the east and west sides of Potomac Shores Parkway.

Staff recommends that the Planning Commission recommend approval of Proffer Amendment #REZ2021-00017, Potomac Shores, subject to the proffers dated April 20, 2021.

BACKGROUND

- A. Request: This request is to amend nonresidential phasing in Proffer #5b of Rezoning #PLN2012-00420 as amended by PRA #PLN2014-00399.
- B. Site Location: The subject ±770-acre site is located on the eastern end of the Cherry Hill Peninsula adjacent to the Potomac River, on the east and west sides of Potomac Shores Parkway. The site is identified on County maps as GPINs 8289-98-6732, 8389-18-6129, 8389-24-5757, 8389-46-1681, 8289-87-6935, 8289-94-1043, 8389-15-3027, 8389-24-9732, 8289-65-9535, 8289-91-8537, 8289-91-0901, 8389-24-0523, 8389-23-4204, 8389-32-1295, 8389-32-5571, 8389-44-1653, 8389-44-4319 8389-43-8793, 8389-43-7453, 8389-43-3928 8389-43-1626, 8389-42-8163, 8388-79-8558, 8389-00-6564, 8389-00-1755, 8389-53-6084, and 8389-63-0024.
- C. Comprehensive Plan: The property is designated CEC, Community Employment Center, REC, Regional Employment Center, SRH, Suburban Residential High, SRM, Suburban Residential Medium, SRL, Suburban Residential Low, SRR, Semi-Rural Residential, UMU, Urban Mixed Use, EI, Industrial Employment and ER, Environmental Resources, in the Comprehensive Plan.
- D. Zoning: The site is zoned PMR, Planned Mixed Residential, and PMD, Planned Mixed-Use District, with proffers.
- E. Surrounding Land Uses: The subject proffer amendment is for ±770-acre area within Potomac Shores. This area is generally bounded by the Potomac River and CSX right-of-way to the east, Powells Creek to the north, and residential neighborhoods to the west.
- F. Background and Context – The site has the following approval history:
 - 1. The property is part of the development known as "Potomac Shores"; is zoned PMD, Planned Mixed District, and PMR, Planned Mixed Residential; and is subject to the proffer statements accepted by the Prince William Board of County Supervisors with the approval of Rezoning #PLN2012-00420 and Rezoning #PLN2012-00420 as amended by Proffer Amendment #PLN2014-00399.
 - 2. On July 16, 2013, the Board of County Supervisors approved Special Use Permit #PLN2012-00434, Potomac Shores Town Center, to allow for a Town Center-with up to 3.7 million square feet of employment and commercial uses and up to 1,833 dwelling units with waivers and modifications.
 - 3. On July 16, 2019, the Board of County Supervisors approved Special Use Permit #SUP2019-00008, Potomac Shores Town Center, to amend Special Use Permit #PLN2012-00434, to modify the mix and location of residential

and commercial uses within Potomac Shores Town Center (Land Bay 9) and approve new design guidelines for the project.

The Applicant provided the following description/justification for the subject request:

Proffer #5.b. requires a minimum of 150,000 square feet of nonresidential cumulative gross floor area be constructed, of which a minimum of 50,000 square feet shall be office, by the issuance of the 2,500th building permit for residential units on the Property. The Applicant has been marketing the office for nearly ten years through private marketing firms and the County's Economic Development Office and an office user has not been found. As such, the Applicant is asking that this proffer be amended to make an entire block of town center, Block 4, pad ready by the 2,500th building permit. This is a significant commitment as Block 4 is 12.9 acres and can accommodate office development at a density of 1.25 FAR.

If the proffer amendment is approved, it will modify Proffer #5b of Rezoning #PLN2012-00420 as amended by PRA #PLN2014-00399.

STAFF RECOMMENDATION

Staff recommends approval of Proffer Amendment #REZ2021-00017, Potomac Shores, subject to the proffers dated April 20, 2021, for the following reasons:

- Although some specific trigger language is proposed for elimination, the proposal continues to retain commitments to develop primary uses that are recommended within the REC designation.
- The proffer amendment includes no modifications to the approved layout, and retains all prior community design-related commitments.
- The Applicant continues to move forward with the implementation of the Town Center.

Comprehensive Plan Consistency Analysis

Long-Range Land Use:

The site is primarily designated REC, Regional Employment Center, in the Comprehensive Plan, although it contains a variety of land use designation. Primary uses intended in the REC are mid-rise and/or high-rise office (including government offices particularly those for Prince William County agencies), research and development facilities, lodging, and mixed-use projects. While the application includes changes to proposed triggers related to non-residential phasing, there are no changes to the approved mix of uses, which are consistent with the recommendations in the REC designation.

Level of Service (LOS):

The limited revisions to the approved proffers have no impact to the level of service.

Community Input

Notice of this application has been transmitted to property owners within 500 feet of the site. The Planning Office has received some questions regarding the nature of the request from some nearby residents, and has provided clarifications. At the time of this writing staff is not aware of any opposition.

In addition to the required written notifications, the Applicant has attended Quarterly Developer Updates that are open to the entire community. Below is the list of these meeting at which the proffer amendment was discussed.

- August 12, 2020 – Quarterly Developer Update
- December 9, 2020 – Quarterly Developer Update
- March 17, 2021 – Quarterly Developer Update
- June 16, 2021 – Quarterly Developer Update

In addition to the above, staff understands from the Applicant that the Town Center Committee has had outreach meetings with the community. The Applicant has also had meetings/conversations with the Town Center Committee.

Other Jurisdiction Comments

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

Legal Issues

Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's office.

Timing

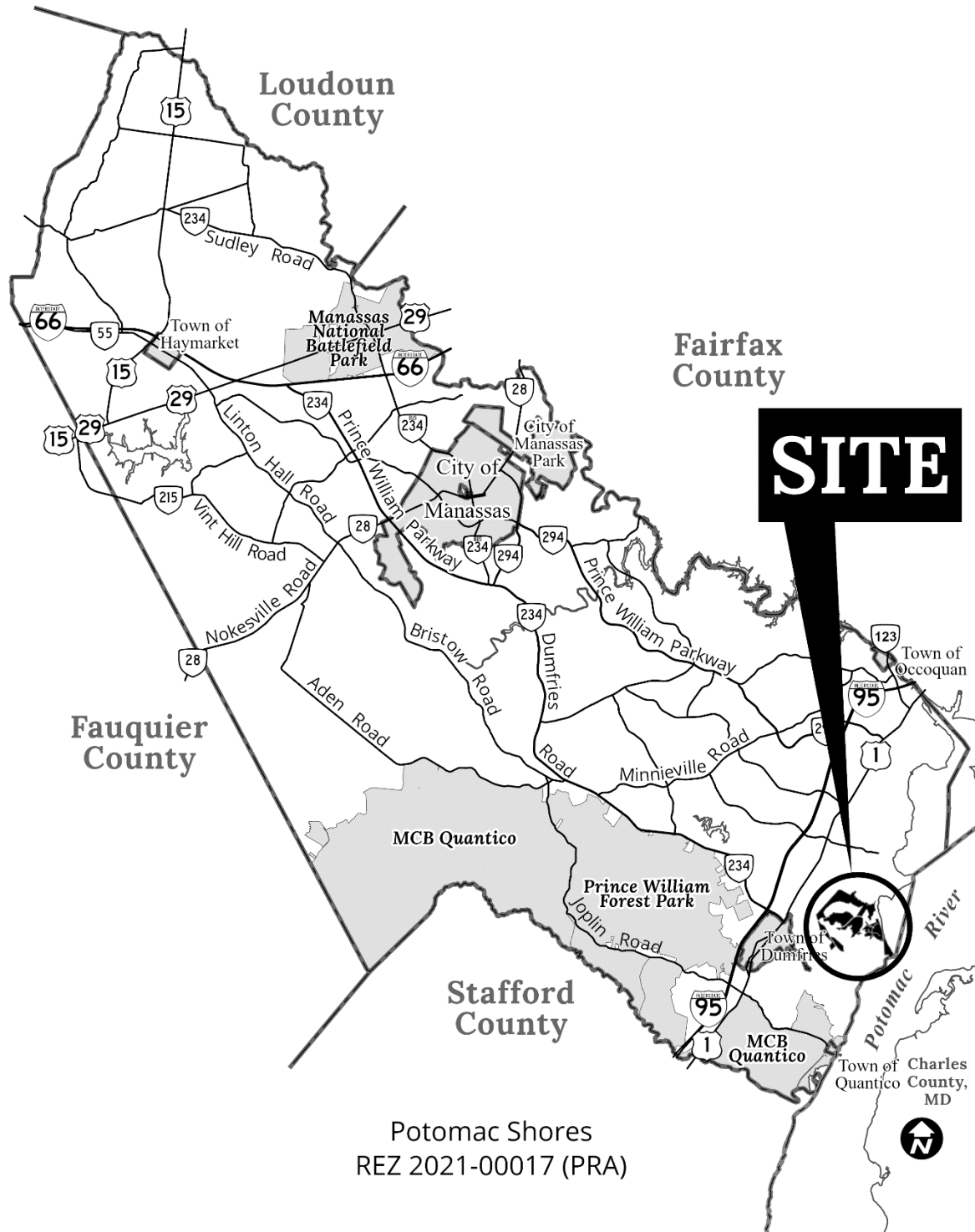
The Planning Commission has until December 14, 2021, which is 90 days from the first public hearing date, to take action on the application. A recommendation to approve the application would meet the 90-day requirement.

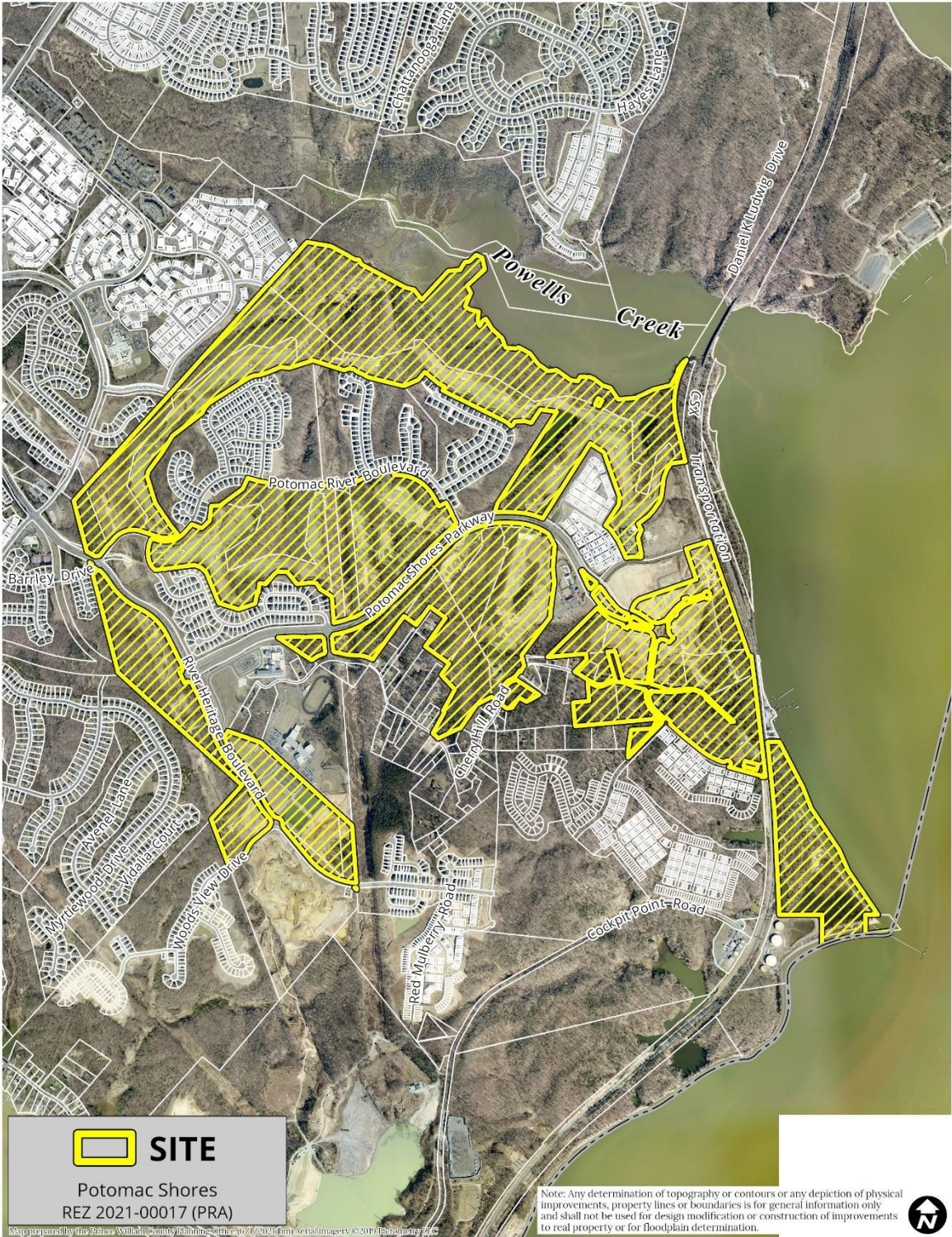
STAFF CONTACT INFORMATION

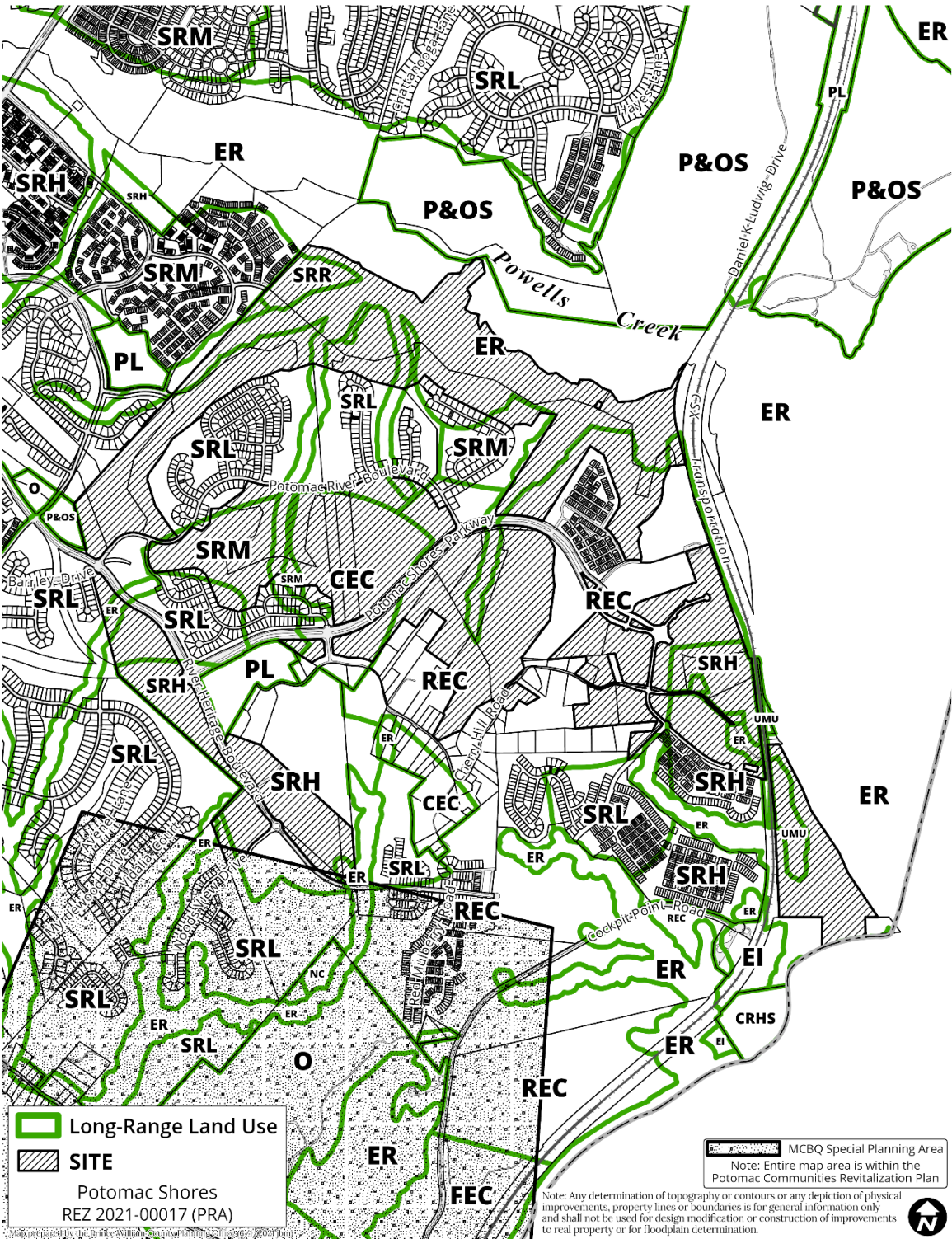
Meika Daus | (703) 792-7901
Mdaus@pwcgov.org

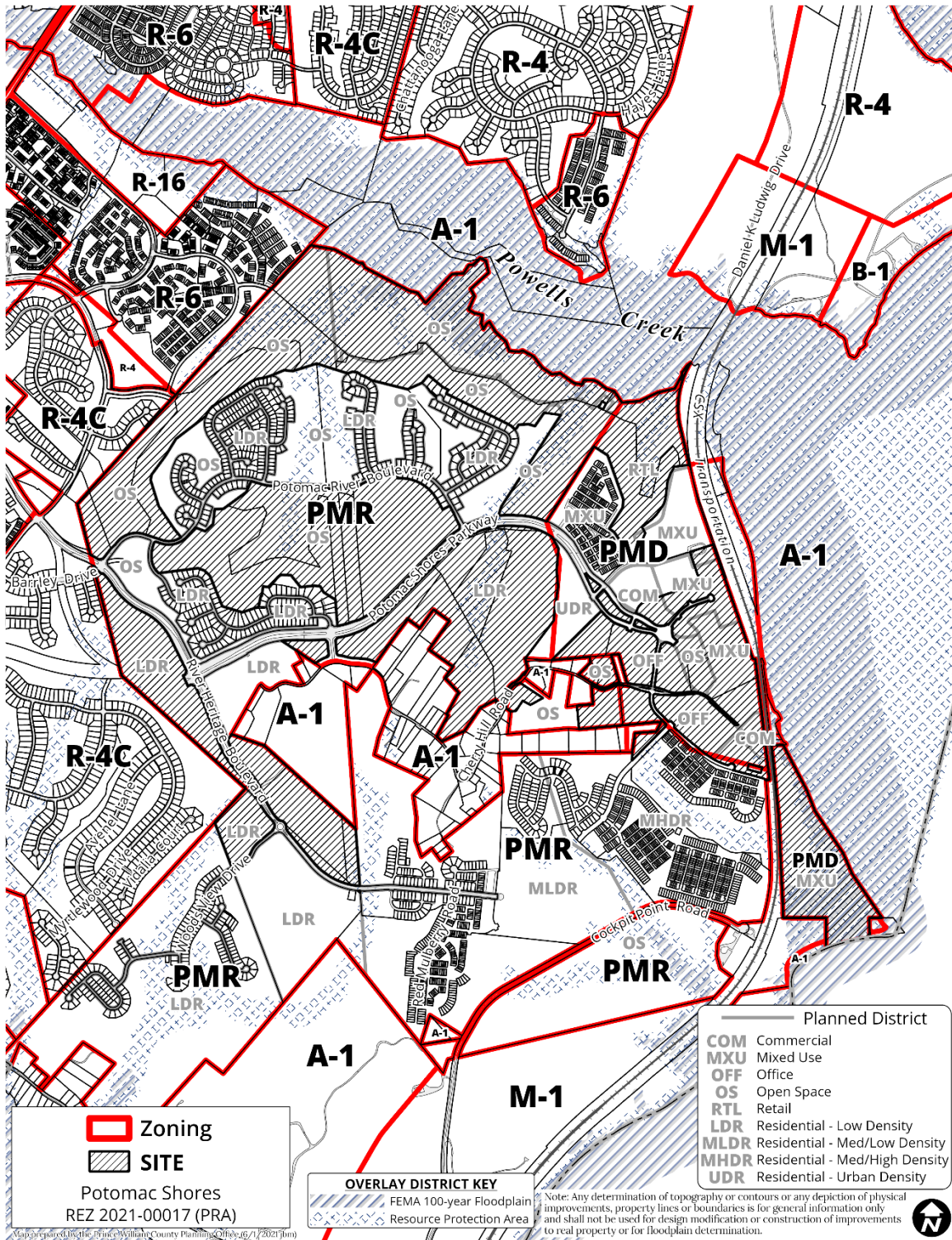
ATTACHMENTS

Area Maps
Staff Analysis
Proposed Proffers
Strike-Through Proffer Statement
Potomac Shores Proffer Amendment Development Tabulation
Agency Comments









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

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics around the Town Center:

Direction	Land Use	Long-Range Future Land Use Map Designation	Zoning
North	Powells Creek, Potomac Shores Golf Course, existing single-family attached dwellings	P&OS, ER, and REC	A-1 & PMD
South	Vacant land planned to contain the southern neighborhoods of Potomac Shores	SRH, REC, ER and UMU	PMR, M-1, PMD & A-1
West	Potomac Shores community and golf course, existing single-family detached dwellings and vacant land	REC & ER	PMD, PMR & A-1
East	Potomac River, CSX railroad, restaurant, and vacant land	UMU & ER	M-1, PMD, 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.

This site is located within the Development Area of the County. The area impacted by the proffer amendment within the Town Center is primarily designated REC, Regional Employment Center, although the overall site is designated REC, Regional Employment Center, CEC, Community Employment Center, SRH, Suburban Residential High, SRM, Suburban Residential Medium, SRL, Suburban Residential Low, SRR, Semi-Rural Residential, UMU, Urban Mixed Use, EI, Industrial Employment and ER, Environmental Resources, in the Comprehensive Plan. The following table summarizes the uses and densities that are intended in the REC:

Long Range Land Use Map Designation	Intended Uses and Densities
Regional Employment Center (REC)	<p>The purpose of the Regional Employment Center classification is to provide for areas located close to and/or with good access from an interstate highway where intensive regional employment uses are to be located. REC projects should be planned and developed in a comprehensive, coordinated manner. Primary uses in the REC are mid-rise and/or high-rise office (including government offices particularly those for Prince William County agencies), research and development facilities, lodging, and mixed-use projects.</p> <p>Residential uses shall represent no greater than 25 percent of the total REC gross floor area of the project. Drive-in/drive-through uses are discouraged. Shared/structured parking is encouraged. The acceptable housing type within any mixed-use REC project is multifamily, at a density of 16-30 dwelling units per gross acre, less the ER designated portion of a property. Development in REC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment, and lodging uses are always the primary uses within the area rezoned. Office development in REC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i>, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 4-6 stories is preferred.</p>

The Applicant provided the following description/justification for the subject request:

Proffer #5.b. requires a minimum of 150,000 square feet of nonresidential cumulative gross floor area be constructed, of which a minimum of 50,000 square feet shall be office, by the issuance of the 2,500th building permit for residential units on the Property. The Applicant has been marketing the office for nearly ten years through private marketing firms and the County's Economic Development Office and an office user has not been found. As such, the Applicant is asking that this proffer be amended to make an entire block of town center, Block 4, pad ready by the 2,500th building permit. This is a significant commitment as Block 4 is 12.9 acres and can accommodate office development at a density of 1.25 FAR.

Proposal's Strengths

- Long-Range Land Use Plan – The Town Center area, where Block 4 is planned, is designated REC on the Long-Range Land Use Map. The Comprehensive Plan recommends that office and employment uses be the primary uses in this area. Block 4 within the Town Center would specifically permit up to 40 Townhomes, Office, Parking, Retail, and Hotel/Golf pursuant to the approved special use permit for the Town Center. The pad ready commitment within Block 4 is proposed to prepare the site for commercial build to suit opportunities. The limited revisions associated with the subject proffer amendment do not substantially affect the overall sites conformance with this Comprehensive Plan policies for REC. No changes to the approved uses are proposed.
- Existing Nonresidential Uses and Pending Nonresidential Construction – While the Applicant proposes to remove a proffer trigger for 50,000 square feet of office, office will still be permitted in this area, and the site will be prepared to a pad ready condition. Additionally, staff notes that nonresidential construction has been prioritized within Potomac Shores. There are approximately 117,469 square feet of existing public uses in Potomac Shores, including schools. Site plans for the VRE station, parking garage, and market square are under review. This accounts for an additional 258,475, square feet of nonresidential uses/space, including the parking garage.

Proposal's Weaknesses

- Reduction of an Early Office Commitment – The proposed amendment to the proffers would remove a commitment to construct 50,000 square feet of offices as a development trigger. The implementation of offices in the future will be market dependent. Office continues to be a desired use within Block 4.

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.

Proposal's Strengths

- Retention of Community Design Commitment – The proffer amendment includes no modifications to the approved layout, and retains all prior community design-related commitments. The Town Center within Potomac Shores will be developed pursuant to approved design guidelines.

Proposal's Weaknesses

- None identified.

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

Materially Relevant Issues

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

- None identified.

AMENDMENT TO PROFFER STATEMENT

RE: REZ2021-00017, Potomac Shores
Applicant/Owner: Harbor Station Communities LLC and HS Marina Owner LLC

Amended Proffer Statement Property: GPINs 8289-98-6732, 8389-18-6129, 8389-24-5757, 8389-46-1681, 8289-87-6935, 8289-94-1043, 8389-15-3027, 8289-65-9535, 8389-24-0523, 8389-23-4204, 8389-32-1295, 8389-32-5571, 8389-44-1653, 8389-44-4319, 8389-43-8793, 8389-43-7453, 8389-43-3928, 8389-43-1626, 8389-53-6084, 8389-63-0024, 8389-42-8163, 8388-79-8558, 8389-00-6564, 8389-00-1755, 8389-24-9732, 8289-91-8537, and 8289-91-0901

Potomac Magisterial District

769.607 Total Acres

Date: April 20, 2021

This Amendment to Proffer Statement ("Amended Proffer Statement") shall revise only those proffers as set forth below. Except as amended hereby, the Proffer Statement associated with REZ #PLN2012-00420, dated July 15, 2013, as approved by the Prince William County Board of County Supervisors (BOCS) on July 16, 2013 (hereinafter PLN2012-00420), and PRA #PLN 2014-00399, dated January 13, 2015, as approved by the BOCS on February 24, 2015 (hereinafter PLN2014-00399) shall remain in full force and effect and unchanged. The undersigned hereby proffers that the use and development of the Amended Proffer Statement Property, as defined above, shall be in strict conformance with the Proffer Statement associated with PLN2012-00420 and PLN 2014-00399, as applicable, and as revised by this Amended Proffer Statement. In the event that this amendment is not granted as applied for by the Applicant, this Amended Proffer Statement shall be withdrawn and be null and void, and the Proffer Statement associated with PLN2012-00420 and PLN 2014-00399, as applicable, shall remain in full force and effect. The Amended Proffer Statement shall apply only to the Amended Proffer Statement Property.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the

AMENDMENT TO PROFFER STATEMENT
REZ2021-00017, Potomac Shores
Harbor Station Communities LLC and HS Marina Owner LLC
April 20, 2021

proffers. All improvements proffered herein shall be provided at the time of development of that portion of the Property adjacent to the improvement, unless otherwise specified herein. The term "Applicant" and "Developer" shall include all future owners and successors in interest.

AMENDMENT TO PROFFERED CONDITIONS

USES and SITE DEVELOPMENT

5. The Applicant shall cause to be constructed/construct and/or otherwise provide for nonresidential uses in accordance with the following:
 - a. A minimum of one hundred thousand (100,000) square feet of nonresidential gross floor area (gfa) shall be constructed by the issuance of the 2,300th building permit for residential units on the Property.¹
 - b. Block 4 of the Town Center, as defined in SUP #PLN2019-00008, shall be graded and improved to a pad ready condition by the issuance of the 2,500th building permit for residential units on the Property. For purposes of this proffer, "pad-ready" shall mean clearing, grading, stabilization, and extension and availability of water and sewer to Block 4 for future commercial build-to-suit opportunities as permitted by the zoning.
 - c. A minimum of fifteen thousand (15,000) square feet of nonresidential gfa shall be constructed within the Town Center within eighteen months following the opening for operation of the VRE station within the Town Center, regardless of the number of residential building permits issued. This square footage shall be in addition to that square footage referenced in Proffers #5.a and #5.b above.
 - d. Constructed, as referenced in Proffers #5.a, 5.b and #5.c above, shall be defined to mean the shell and exterior of the structure(s) shall be finished and all associated landscaping (subject to seasonal planting) and parking for such structure(s) shall be provided, but interior tenant/occupant improvements shall not be required.
 - e. Nonresidential gfa shall include all office, retail, hotel related uses, and other nonresidential uses such as fitness centers open to the public, restaurants, public spaces within structures (i.e., schools), and the like.
 - f. In addition to the infrastructure phasing and block development as set forth in Condition #6 of the Town Center SUP, which includes obligations for roads, sewer, and water, the Applicant shall, in accordance with said phasing schedule, provide for the stormwater management for the associated nonresidential Blocks and the associated nonresidential Blocks shall be rough graded.

¹ The proffer has been satisfied per ZNR2021-00070.

Strike-Through Proffer Statement

A blackline of Condition #5.b. is below to show the revisions.

5. The Applicant shall cause to be constructed/construct and/or otherwise provide for nonresidential uses in accordance with the following:

- b. ~~A minimum of one hundred fifty thousand (150,000) square feet of nonresidential cumulative gfa (including the gfa referenced in Proffer #5.a above), shall be constructed.~~ Block 4 of the Town Center, as defined in SUP #PLN2019-00008, shall be graded and improved to a pad ready condition by the issuance of the 2,500th building permit for residential units on the Property ~~of which a minimum of fifty thousand (50,000) square feet shall be office.~~ For purposes of this proffer, "pad-ready" shall mean clearing, grading, stabilization, and extension and availability of water and sewer to Block 4 for future commercial build-to-suit opportunities as permitted by the zoning.

Potomac Shores Proffer Amendment Development Tabulation

#REZ2021-00017, Potomac Shores Proffer Amendment
Development Tabulation

June 16, 2021

Existing, Non-Residential Development (in accordance with ZNR2021-00070):

		<i>Square Footage</i>	<i>Site Plan Number</i>	<i>Occupancy Permit/Status</i>
<i>Middle School (Opens Fall, 2021)</i>			SPR2018-00439	Constructed. See attached photo.
	Gym	8,190		
	Auxiliary Gym	3,535		
	Cafeteria	7,708		
	Auditorium	8,280		
	Media Center	5,977		
	Hallway	33,726		
	Administrative Offices	2,571		
	Total	69,987		
<i>Covington Harper Elementary School</i>			SPR2018-00107	OCC2018-00035
	Gym/Cafeteria/Auditorium	6,350		
	Activity Room	2,220		
	Hallway	13,812		
	Administrative Offices	4,825		
	Total	27,207		
<i>Other</i>				
	Golf Clubhouse	10,000	05-00640	OC2014-00584
	Driving Range Building	1,100	05-00048	OCC2014-00786
	Golf Maintenance Shop	7,800	SPR2016-00081	Constructed. See attached photo.
	AK Complex Concession	1,375	SPR2017-00455	Constructed. See attached photo.
	Total	20,275		
<i>TOTAL EXISTING PUBLIC SQUARE FOOTAGE</i>		117,469		

Potomac Shores Proffer Amendment Development Tabulation

Non-Residential Development under Site Plan Review:

<i>Plan Name</i>	<i>Site Plan Number</i>	<i>Square Footage</i>	<i>Notes</i>
VRE Parking Plan	#SPR2017-00034	19,471	Includes the Station House Retail Building
		217,024	Approximate square footage of the VRE Parking Garage*
VRE Station Plan	#SPR2021-00135	21,980	VRE Station including the bridge and platform
<i>TOTAL SQUARE FOOTAGE UNDER SITE PLAN REVIEW</i>		<i>258,475</i>	

*This square footage is subject to change and may be part of one or more separate site plans.

Residential Development:

<i>Status</i>	<i>Number of Homes</i>
Sold	Approximately 1,588
Closed	Approximately 1,346

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 Fire Marshal Office
- PWC Planning Office
- PWC Police / Crime Prevention
- PWC Service Authority
- Virginia Department of Transportation (VDOT)

For convenience, recent and relevant Agency Comments are also attached to this section of the report.

Agency Comments



FIRE & RESCUE SYSTEM
Chief Timothy L. Keen

May 11, 2021

TO: Juana Lozano
Office of Planning

FROM: Ernest H. Little, Fire Plans Reviewer
Fire Marshal's Office

SUBJECT: REZ2021-00017 – Potomac Shores – - Rezoning, Proffer Amendment -
submission 1

As requested, the Prince William County Department of Fire and Rescue has reviewed a copy of the subject application, proposed proffers, and site plan, and offers the following comments:

Conditions:
None

Corrections:
None

Recommendations:

- 1.01- Fire/Rescue Station 23 is the first due fire/rescue resource.
- 1.02- The facility is outside the required 4 minute travel time for Basic Life Support and Fire.
- 1.03- The facility is inside the required 8 minute travel time for Advanced Life Support.
- 1.04- Fire/Rescue Station 23 responded to 4,943 incidents in FY 19.
- 1.05- The workload capacity for Fire/Rescue Station 23 is 6,000 incidents per year.

June 7, 2021

Alexander Vanegas
Long Range Planning
REZ2021-00017, Potomac Shores

The Land Bay configurations and densities are consistent with the approved MZP submitted, however, the current approved proffers associated with the area that has a Long Range Land Use Classification of Regional Employment Center (REC) does recommend have a minimum office space requirement since the primary use in the REC should be mid-rise and/or high-rise office. Keeping areas designated as office development is important for consistency with the existing Long-Range Land Use classification. This issue may be mitigated with the forthcoming Land Use Chapter update of the Comprehensive Plan since staff is reviewing all areas with a REC classification for a potential change in designation that may allow greater flexibility with percentage of uses in mixed use areas.

Agency Comments



May 10, 2021

TO: Meika Fields Daus
Planning Office, ZIP DS940

FROM: M.P.O. Kimberly Sawicki
Crime Prevention Unit

RE: REZ2021-00017, Potomac Shores

The Crime Prevention Unit has reviewed the request to amend nonresidential phasing in Proffer #5b of Rezoning #PLN2012-00420 as amended by PRA #PLN2014-00399. At this time, we do not believe this will impact police services. A copy of this memo will remain on file for future reference. If there are any questions or comments, please contact the Prince William County Police Crime Prevention Unit at 703-792-7270.

KDS/kds

First Sergeant S.C. Kitchens

May 10, 2021

4 County Complex Court
Woodbridge, VA 22192

Phone (703) 335-7900
www.pwcsa.org

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



June 1, 2021

MEMORANDUM

To: Meika Fields Daus
PWC Office of Planning

From: David L. Guerra, P.E. **David Guerra**

Digitally signed by David Guerra
DN: cn=David Guerra, Engineering@pwcsa.org
reason: your signing reason here
location: your signing location here
Date: 2021.06.01 16:30:00
Full-Name@PWC version 3.7.1

Re: **REZ2021-00017, Potomac Shores PRA**

GPIN (s): 8388-79-8558, 8389-43-7453, 8389-43-1626, 8389-00-6564, 8389-15-3027,
8389-24-9732, 8389-18-6129, 8389-63-0024, 8389-32-5571, 8389-43-8793,
8289-87-6935, 8289-65-9535, 8389-44-4319, 8389-44-1653, 8389-32-1295,
8389-00-1755, 8389-46-1681, 8389-53-6496, 8289-98-6732, 8389-23-4204,
8289-91-0901, 8289-91-8537, 8389-24-0523, 8289-94-1043, 8389-24-5757,
8389-42-8163, 8389-43-3928

The subject property is within the Development Area of the County and is thereby required to utilize public water and sewer to develop.

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

1. No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances shall be discharged into the public sewer system.
2. Applicant shall size, design and install a Service Authority (or PWC) approved grease trap on-site, if required by the Service Authority. The applicant shall properly maintain the grease trap to prevent grease build-up in the force main or gravity sewer.
3. Fire sprinkler systems shall incorporate a county approved backflow prevention device and be designed to eliminate water hammer.
4. Grinder pumps in the sanitary sewer system may be required.
5. The applicant shall install a county approved, adequately sized backflow prevention device on the water service line. This device shall be on the customer side of the water meter and before any point of use fixture of the on-site plumbing system.
6. For any proposed landscape irrigation system, the applicant shall demonstrate to the Service Authority that there is no detrimental effect on the Service Authority's water distribution system and service pressure to the community. Irrigation systems shall be represented as a collective maximum hour demand for the hydraulic modeling of the proposed water system, both with and without a simultaneous fire flow event.

PWC Office of Planning
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REZ2021-00017

7. All on-site and off-site water system improvements necessary to mitigate the impact of the proposed irrigation system demands shall be the responsibility of the applicant.
8. The Service Authority has an existing 16-inch water main located in Potomac Shores Parkway and an existing 12-inch water main located in Thoroughgood Drive, with availability of capacity determined in conjunction with plan submission. All connections to the public water system shall be in accordance with the Service Authority's USM requirements and restrictions.
9. The Service Authority has an existing 12-inch gravity sewer main located in Potomac Shores Parkway and an existing 12-inch gravity sewer that transitions to 8-inch in Thoroughgood Drive, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's USM requirements and restrictions.
10. Depending on the final configuration of any proposed on-site water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements.
11. The applicant shall design and construct all new on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards and regulations. The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies of the County Comprehensive Plan and Service Authority planning documents. The design shall be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.
12. Approval of a Special Use Permit or the rezoning of a property does not guarantee or assure water and sanitary sewer capacity availability for development of said property. Available utility system capacities are allocated on a first-come-first-served basis to zoned properties having approved final site/subdivision plans upon filing the required application and full payment of all associated utility fees/charges.

Agency Comments

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VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET			TIA - Not Required		COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION	
COUNTY PROJECT NUMBER: REZ2021-00017			DEVELOPER/ENGINEER: J2 ENGINEERS		REVIEWER(S): HIREN C JOSHI	
PROJECT NAME: Potomac Shores			REVIEW PHASE & TYPE: 1 ST SUBMISSION PROFFER AMENDMENT		DISCIPLINE: PWC LAND USE	
ITE M No.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE:	FINAL DISPOSITION ⁽³⁾	
1.01	PRA	We have completed the review of the subject PRA application and we have no objection to its approval.	2			

(1) Indicate drawing no./page no. or use "G" for general comment.
 (2) Indicate response to comment by drawing no./page no. or use "G" for general response.
 (3) The VDOT reviewer is responsible for the final disposition of all comments.

Note: This form is to be used by the VDOT land use team to provide comments or concerns to the applicant. It is not to be used for the final disposition of comments or concerns. The county or the applicant is responsible for the final disposition of all comments.
 Revised September, 2014