PLANNING COMMISSION RESOLUTION

MOTION: **September 9, 2026**
Regular Meeting

SECOND: **Res. No. 26-xxx**

RE: **REZONING #REZ2025-00030 POTOMAC LOFTS**
OCCOQUAN MAGISTERIAL DISTRICT

ACTION:

WHEREAS, this is a request to rezone 5.76 acres from B-1, General Business District, to MXD-U Mixed Use District, to allow 130 multi-family stacked dwelling units configured as two over two condominiums. The application includes associated waivers and modifications; and

WHEREAS, the subject site is located at the northeast corner of the intersection of Potomac Mills Road and Opitz Boulevard; and is identified on County maps as GPIN 8291-77-3982; and is currently addressed as at 14139 Potomac Mills Road; and

WHEREAS, the subject site is designated MU-5, Mixed Use Community with a transect 5, in the Comprehensive Plan; and

WHEREAS, the subject site is currently zoned B-1, General Business, and is located within the Potomac Mills Activity Center Special Planning Area; and

WHEREAS, staff has reviewed the subject application and recommends approval, for reasons as stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 9, 2026, 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 recommends approval of Rezoning #REZ2025-00030, Potomac Lofts, subject to the proffers dated July 30, 2026.

Attachment: Rezoning Proffers dated July 30, 2026

Votes:
Ayes:
Nays:
Abstain from Vote:
Absent from Vote:
Absent from Meeting:

Attest: _____

Oly Peña
Clerk to the Planning Commission

PROFFER STATEMENT
July 30, 2026

RE: #REZ2025-00030, Potomac Lofts

Record Owner: Five Oaks Properties LLC

Property: GPIN 8291-77-3982 (hereinafter the "Property") Occoquan Magisterial District

± 5.76 acres

B-1, Business to MXD-U, Mixed Use District

Date: July 30, 2026

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event the referenced rezoning is not granted as applied for by the Applicant, the below described proffers shall be withdrawn and shall become null and void.

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 proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

"Final Rezoning", as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court. If contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

References in this Proffer Statement to plans and exhibits shall include the following:

Master Zoning Plan entitled "Potomac Lofts REZ" prepared by Gordon, dated January 22, 2025 and last revised June 26, 2026, sealed June 26, 2026 and consisting of the following sheets (the "MZP"):

Approved by BOCS: _____, 2026

Cover Sheet;

Notes, Narratives, Design Guidelines, Modifications, and Tabulations;

Environmental and Existing Conditions;

Land Use and Utility Plan;

Open Space Plan;

Existing Pedestrian Connectivity Plan;

Neighborhood Context Plan;

Landscape and Street Tree Plan;

Amenity Precedent Images;

Transportation and Circulation Plan;

Architectural Elevation Front

USES AND SITE DEVELOPMENT

1. Land Use Plan: Development of the Property shall be in substantial conformance with the MZP.

2. Density: The maximum number of multi-family residential units constructed on the Property shall not exceed one hundred and thirty (130) units.

3. Zoning: The Applicant may use the Property in accordance with the Planned Mixed-Use District (MXD-U), as waived/modified in accordance with these Proffers.

4. Height: The maximum height of any building on the Property shall be limited to sixty (60') feet in height. Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning.

AFFORDABLE HOUSING

5. Affordable Housing: The Applicant shall provide a minimum of twelve (12) multifamily affordable dwelling units ("ADU"). Such units shall be made available to households earning up to 100% of the Area Median Income ("AMI") determined by the United States Department of Housing and Urban Development ("HUD") for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area in 2026.

   a. a minimum of 2 units to households earning up to 60% of AMI, and
   a minimum of 5 units to households earning up to 80% of AMI, and
   a minimum of 5 units to households earning up to 100% of AMI.

   b. For purposes of this proffer, Affordable Housing shall be defined as market quality, price-appropriate housing where the cost of ownership consumes 30% or less of a household's annual gross income. The total cost shall include mortgage, insurance, average cost of utilities, and HOA dues.

   c. Affordable Housing Implementation: The ADUs shall be implemented as follows:

   d. Base Sales Price: The base sales price shall be calculated as follows:

   e. Affordable Housing Unit Base Sales Price: The base sales price for Affordable Housing Units shall be calculated by multiplying by three (3) the value of the Final 4-Person Low-Income Limit for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area, as determined by HUD, for the fiscal year applicable at the start of the Marketing Period, defined in Subsection d, below. For illustrative purposes, if the Final 4-Person Low-Income Limit is $95,300, the base sales price for an Affordable Housing Unit (i.e., up to 80% AMI) would be $228,720 and would be calculated as follows: 80% x 95,300 x 3 = 228,720.

   f. Workforce Housing Unit Base Sales Price: The base sales price for Workforce Housing Units shall be calculated by multiplying by three (3) the value of the Median Family Income for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area, as determined by HUD, for the fiscal year applicable at the start of the Marketing Period, defined in Subsection d below. For illustrative purposes, if the Median Family Income is $152,000, the base sales price for a Workforce Housing Unit (i.e., up to 120% AMI) would be $547,200 and would be calculated as follows (1.2 x 152,000) x 3 = 547,200.

   g. Disclosure: The buyer of an ADU shall be provided with a disclosure outlining the conditions in this Proffer #5 and a copy of the approved Proffers.

h. Marketing Period: The Applicant shall market the ADU for a period of six (6) months from the substantial completion or until the ADU is under contract to income eligible buyers, whichever occurs first. In addition, the following shall apply:

    i. Upon issuance of the first residential building permit release letter for the Property, the Applicant shall submit to the Director of Housing and Community Development, or its designee, an affidavit outlining the start date for the marketing period and the sales price.

    ii. In the event the Affordable Housing Unit or Workforce Housing Unit is not under contract within six (6) months of the marketing period, the unit may be converted to market rate units. In the event the aforementioned units are converted to market rate units, the Applicant shall contribute to Prince William County Housing Trust Fund fifty percent (50%) of the difference in price between the market rate and base sales price. For purposes of illustration, if the Affordable Housing Unit sales price is $275,000 and the market rate sales price is $325,000 a contribution of $25,000 would be required to be made to the Prince William County Housing Trust Fund ($325,000 - $275,000 = $50,000 x 50% = $25,000).

i. Restrictive Covenant: The units shall be sold subject to a restrictive covenant in the deed of conveyance that restricts the owner(s) thereof from selling the unit at fair market value for a period of ten (10) years following the date of closing. Said restrictive covenant language shall include at minimum the following:

j. Within the 10-year period from the initial sale, no matter how many times the unit is offered for resale, the unit may only be purchased by a person(s) meeting the initial AMI percentage requirement;

    i. The maximum sales price is limited to a twenty-five percent (25%) discount from the then-market price for comparable units, reflecting any differences in materials from non-affordable units, plus the cost of any documented permanent improvements, customary closing costs, and realtor fees;

    ii. Upon the sale of an affordable unit within the restricted ten (10) year period following the date of closing, Prince William County will not share in the purchase price;

    iii. In the event the ADU is not able to be sold in accordance with 5.i– ii above after six (6) months of marketing, the ADU may be sold at market rate and the seller shall pay 50% of the difference between the market rate sales price and the maximum price outlined 5.d.ii. above to the Prince William County Housing Trust Fund at closing.

k. In the event the County has not taken over administration of the Affordable Housing Units and Workforce Housing Units income levels of subsequent purchasers, within 10 years of the initial sale, those shall be verified in a written form acceptable to the County. Said form shall be provided to Director of Housing and Community Development by the Seller at least 10 days prior to the settlement date. Within 10 days after settlement, the party conducting the closing of any Affordable Housing Units and Workforce Housing Units shall include a reference to the covenant in the deed and provide to Director of Housing and Community Development a report including the date of the sale, sales price, and income level of the purchaser(s), and an affidavit from the purchaser confirming that sale complied with these proffers and the covenant / deed restriction.

l. Management: For purposes of implementation of this Proffer #5, the Applicant shall manage the process of identifying qualified purchasers and administration as outlined in these proffers for initial purchasers and shall report annually to the Director of Housing and Community Development, or its designee, as to the number of purchasers and the purchase price paid for said units until such time that the final ADU is sold. The Applicant shall not be responsible for management of the resale for any Affordable Housing Unit or Workforce Housing Unit and verification of resales for any such unit shall be in accordance with Subsection F, below. The Applicant shall not be required to meet any requirements of any future Affordable Dwelling Unit Ordinance or zoning text amendment change as it relates to Affordable Housing Units and Workforce Housing Units. Notwithstanding the above, the Applicant may enter into a separate written agreement with the appropriate Prince William County agency as to terms and conditions of the administration of the Affordable Housing Units and Workforce Housing Units either by such agency or in coordination with the Applicant. If such an agreement is executed by all relevant parties, then the Affordable Housing Units and Workforce Housing Units shall thereafter be administered solely in accordance with such agreement and the provisions of these proffers as they apply to Affordable Housing Units and Workforce Housing Units shall be of no further force and effect. Such an agreement and any modifications thereto shall be recorded in the land records of Prince William County.

m. Verification: In the event the County has not taken over administration of the Affordable Housing Units and Workforce Housing Units, income levels of subsequent purchasers, within 10 years of the initial sale, shall be verified in a written form acceptable to the County. Said form shall be provided to Director of Housing and Community Development by the Seller at least 10 days prior to the settlement date. Within 10 days after settlement, the party conducting the closing of any Affordable Housing Units and Workforce Housing Units shall include a reference to the covenant in the deed and provide to Director of Housing and Community Development a report including the date of the sale, sales price, and income level of the purchaser(s), and an affidavit from the purchaser confirming that

sale complied with these proffers and the covenant / deed restriction. with the AMI of the “Area Median Income” ("AMI") as determined in 2026 by the United States Department of Housing and Urban Development for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area,

COMMUNITY DESIGN

6. Design Guidelines: Development on the Property shall be in substantial conformance with the design concepts and details set forth in the Design Guidelines described on sheet two (2) of twelve (12) of the MZP. The Design Guidelines are subject to minor modifications made in connection with site/subdivision and building plans review. More substantial modifications to the Design Guidelines, which represent an overall improvement to the quality of the development, may be approved by the Planning Director.

   a. Building Design: Buildings shall have a design theme consistent with the elevations shown on the MZP. Additional minor changes to the architecture and material may be made, provided that any such changes are approved by the Planning Director or designee prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown in the Design Guidelines. Compliance shall be demonstrated by submission of building elevation to the Planning Director for review and approval at least two weeks prior to issuance of the building release letter.

   b. Lighting: All exterior lighting fixtures shall be "energy-saving" (as defined by applicable Federal regulations) and shall be designed to direct light downward and into the interior of the Property and not produce glare onto adjacent properties or roadways. Any parking lot light poles shall be a maximum of twenty feet (20') in height, and the lighting design shall be shown on the final site plan.

   c. Signage: In the event the Applicant provides freestanding and/or entry signage on the Property, said signs shall not exceed ten feet (10') in height and shall be in general conformance, but shall not be limited to, the signage depicted in the Design Guidelines.

7. Native Species: All new plantings required by the DCSM for buffers, landscape strips and parking lots shall be comprised of landscape material that are drought resistant with eighty five percent (85%) of new plantings being native to Virginia.

8. Buffer Modification: Along the eastern Property line, the Applicant shall do the following:

a. Buffer Waiver Area: Within the area labeled on the MZP as "Buffer Waiver Area," the Applicant shall provide landscaping as depicted on the MZP and Design Guidelines.

9. Bicycle Path/Trail: Where depicted on the MZP, an easement will be provided connecting through the proposed parking aisles providing a connection from Opitz Boulevard and Gideon Drive.

PARKS AND RECREATION

10. Amenities: As depicted in the MZP, the Applicant shall provide, at a minimum, an amenity package for the residents containing the facilities described therein. Details/locations will be shown at the time of site plan processing and approval.

11. Monetary Contribution to mitigate impacts on parks and recreation: The Applicant will contribute to the Board of Supervisors (or it's designee) a total of Six Thousand Eight Hundred Fifty Eight and no/100 ($6,858.00) Dollars ($42.86/market rate unit) to be paid at occupancy permit for each unit.

TRANSPORTATION

12. Access: Subject to Prince William County Department of Transportation ("County Transportation") and the Virginia Department of Transportation ("VDOT") approval, access to the Property shall be as shown on the MZP.

13. Sidewalks: Subject to approval by County Transportation and VDOT, the Applicant shall reconstruct the sidewalks along Potomac Mills Road to measure five (5') feet in width, all as shown on the MZP.

14. Bike Racks: The Applicant shall provide outdoor bike racks in the locations depicted on the MZP and Design Guidelines. Details/locations will be shown at the time of site plan processing and approval.

15. Bus Stop Shelter: The Applicant shall provide a bus stop shelter in the location depicted on the MZP as coordinated with Prince William County Department of Transportation and OmniRide and as shown on Exhibit 1 hereto.

UNDERGROUND STORMWATER MANAGEMENT

16. Maintenance: Underground stormwater management facilities are not eligible for county maintenance and must be privately owned and maintained. Any underground stormwater

management facility(ies) constructed on the Property shall be fully maintained by the Homeowners Association ("HOA") or similar association that is responsible for the maintenance of all commonly owned facilities on the Property. Long-term maintenance agreements are required for privately maintained stormwater management and best management practices.

17. Escrow: The Applicant shall provide in an escrow for the benefit of the HOA an amount equal to (i) 20 years of annual maintenance for the underground stormwater management facility(ies); and (ii) 25% of the replacement costs for the underground stormwater management facility(ies). Said escrow amount shall be determined by the Applicant's civil engineer in consultation with the Director of the Department of Public Works, or his/her designee, and the underground stormwater management facility(ies) manufacturer and shall be shown on the final site or subdivision plans. Prior to bond release the Applicant shall place the approved escrow amounts in an account benefiting the HOA and provide proof of deposit in said account.

18. Water Quality Monitoring: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site/subdivision plan approval with the amount to be based on the site area acreage.

MISCELLANEOUS

19. Escalation Clause: In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning 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 contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, non-compounded.

WAIVERS & MODIFICATIONS

20. Pursuant to Section 32-700.25 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification in accordance with the following:

a. Modification of Table 8-1 of the DCSM to permit a portion of the northern buffer to be reduced from fifty feet (50') to allow for a reduction in the area labeled as "Buffer Waiver Area" as depicted on the MZP and Design Guidelines and in accordance with Proffer #12.
b. Modification of Table 8-1 of the DCSM to permit a portion of the eastern buffer to be reduced from fifty feet (50') to allow for a reduction in the area labeled as "Buffer Waiver Area" as depicted on the MZP and Design Guidelines and in accordance with Proffer #12.
c. Modification of Table 8-7 of the DCSM to permit a portion of the southern buffer to be reduced from one hundred eighty (180) plant units per one hundred feet (100') of R.O.W. or property line for a minor arterial road within the provided thirty feet (30') buffer width to allow for a reduction in the area labeled as "Buffer Waiver Area" as depicted on the MZP and Design Guidelines and in accordance with Proffer #12.
d. Modification to the Potomac Mills Road (West), Gideon Drive (North), and New Bedford Way (East) buffers to allow utilities to run parallel within the buffer areas. Existing utilities are already located in these buffers, and maintaining or rerouting them in parallel is necessary for proper service and coordination.
e. Modification to the TS-1 travelway section in the DCSM as depicted on the MZP.
f. Modification to the DCSM 804.4-Landscape strips of a minimum 8'-0" required for street trees to a proposed 4'-6". Justification includes adequate soil volume along the length of the driveways.
g. Modification to DCSM 110.02.02 Preliminary Residential Site and Subdivision plans, justification: Potomac Lofts is subject to an approved rezoning REZ2025-0030 that was the subject of a public hearing by the Planning Commission. The rezoning includes a Master Zoning Plan and Design Guidelines. The rezoning includes proffers that condition substantial conformance with the master zoning plan and condition development in substantial conformance with the Design Guidelines. The rezoning addresses the requirements of a preliminary plan as stated in the administrative procedures manual. The applicant respectfully requests a waiver of preliminary plan requirements for the subject application. In addition, if this waiver is approved, written notifications in accordance with section 150.02 will be provided prior to approval of the final site plan.
h. Modification to DCSM Section 802.10.C and Zoning Ordinance Section 32-250.32.5 to allow a structure (bus stop) to encroach into the buffer.

SIGNATURE ON FOLLOWING PAGES

Rezoning #REZ2025-00030

SIGNATURE PAGE

FIVE OAKS PROPERTIES, LLC

By: Jill K. Martin

Its: Manager

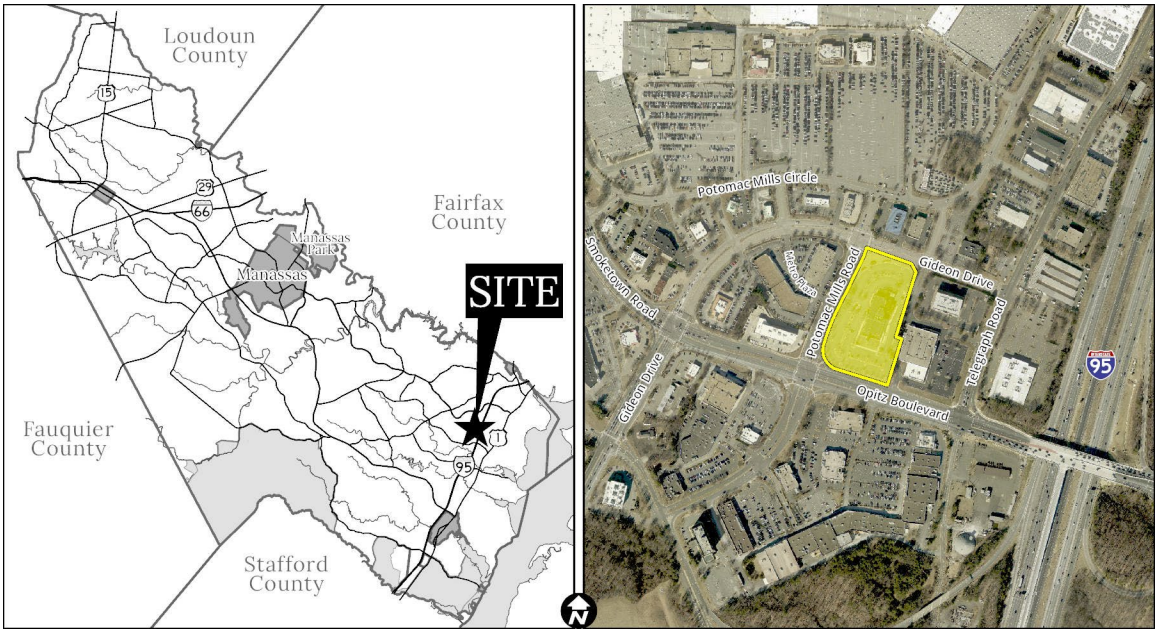
PRINCE WILLIAM COUNTY

Planning Office
Tanya M. Washington, AICP
Director of Planning

STAFF REPORT

PC Meeting Date:	September 9, 2026
Agenda Title:	Rezoning #REZ2025-00030, Potomac Lofts
District Impact:	Occoquan Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2025-00030, Potomac Lofts subject to proffers dated July 30, 2026.
Department:	Planning Office
Case Planner:	Micah Modesto, CZO

EXECUTIVE SUMMARY



This is a request to rezone 5.76 acres from B-1, General Business District, to MXD-U, Mixed Use District - Urban, to allow 130 multi-family stacked dwelling units configured as two over two condominiums. The property is located at the northeast corner of the intersection of Potomac Mills Road and Opitz Boulevard and is addressed 14139 Potomac Mills Road. The subject site is identified on County maps as GPIN 8291-77-3982 on approximately ±5.76 acres; is zoned B-1, General Business; and is designated MU-5, Mixed Use – Town Center with transect 5, in the Comprehensive Plan, and is located in the Potomac Mills Activity Center Special Planning Area.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2025-00030, Potomac Lofts, subject to the proffers dated July 30, 2026.

BACKGROUND

A. Request: This is a request to rezone ±5.76 acres from B-1, General Business, to MXD-U, Mixed Use District - Urban, to allow 130 multi-family stacked dwelling units configured as two over two condominiums. The following is a summary of the proposed development, with required minimum standards and maximum densities:

Form Based Element	Ideal Range in MXD-U zoning district	Proposed Development
Density	15 to 85% FAR or dwelling units per acre	66.2 FAR, or 22.57 dwelling units per acre
Block Length	200 to 660 feet	310'/717'/420'
Street Wall	50 to 100%	71%
Front Setbacks	5 to 30 feet	15 to 30 feet
Enclosure Ratio	1.1 to 1.3	1.3
Façade Permeability	30 to 80%	35%
Connectivity Index	1.2 to 2.0	1.5
Uses/Features	**MU-5 (Land Use Designation)**	**Proposed with Development *(as proffered)***
Target Density	12-50 dwelling units/acre	22.56 dwelling units/acre (130 units on 5.76 acres)
Target Building Height	6-12 stories	4 stories
Target Land Use Mix	Residential: 40-80% Non-Residential: 30-60% Civic: 5+%	Residential = 100%, as proposed (multi-family stacked (two-over-two condominiums))

B. Site Location: The property is located at the northeast corner of the intersection of Potomac Mills Road and Opitz Boulevard, is addressed 14139 Potomac Mills Road and is identified on County maps as GPIN 8291-77-3982.

C. Comprehensive Plan: The site is designated MU-5, Mixed Use – Town Center with a transect 5, in the Comprehensive Plan. The site falls within the Potomac Mills Activity Center.

D. Zoning: The subject site is currently zoned B-1, General Business. The applicant requests to rezone the site to MXD-U, Mixed Use District - Urban.

E. Surrounding Land Uses: The site is surrounded by commercial uses in all directions. The following table summarizes the area characteristics:

Property	Existing Land Use	Long Range Future Land Use Map Designation	Zoning	Watershed
Subject Site	Formerly Kaiser Medical Building	MU-5, Mixed Use Town Center	B-1, General Business	Neabsco Creek
North	Commercial area across Gideon Dr.			
South	Commercial area across Opitz Blvd.			
East	Commercial area that shares a private entry road			
West	Commercial area across Potomac Mills Rd.			

F. Background and Context: The site is governed by the previously approved proffers associated with #REZ1984-0046 which designated ±53.850 acres as B-1, General Business. The approved rezoning allowed general commercial uses. If the proposed rezoning #REZ2025-00030 is approved, the ±5.76-acre site may be developed as MXD-U, Mixed Use District - Urban, to allow for the development of 130 multi-family units, in the form of two-over-two condominiums, as proffered.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2025-00030, Potomac Lofts, subject to proffers dated July 30, 2026, for the following reasons:

- The proposed rezoning to MXD-U, Mixed Use District - Urban, as proffered, is consistent with and directly implements the MU-5, Mixed Use – Town Center with a transect 5, land use designation in the Comprehensive Plan by introducing housing within a commercial area that is designated mixed-use. The proposed high density residential development may encourage additional residential development in the area and will help the Potomac Mills area become a mixed use town center.

- Although the applicant is requesting substantial modifications and waivers of Zoning Ordinance and DCSM development standards, the proposed development provides a cohesive planned residential community at a density that is consistent with the long-range land use designation and the surrounding area.

Comprehensive Plan Consistency Analysis

Long-Range Land Use Plan: The site is designated MU-5, Mixed Use – Town Center, with a Target Residential Density for T-5, in the Comprehensive Plan. The proposal's zoning district and residential

use and density align with the targeted uses and densities for the long-range land use designation of the site.

Level of Service (LOS): This rezoning proposal is subject to the proffer legislation, Virginia Code Section 15.2-2303.4. Pursuant to Virginia Code Section 15.2-2303.4. (D)(1). The Applicant has provided proffers with the submission package, which indicates that the Applicant deems the proffers to be reasonable and appropriate. Under Section 15.2-2303.4(D)(1), "An Applicant or owner may, at the time of applying pursuant to this section or during the development review process, submit any onsite or offsite proffer that the owner and Applicant deem reasonable and appropriate, as conclusively evidenced by the signed proffers."

The LOS impacts related to this subject rezoning request would be mitigated by the monetary proffers provided by the Applicant, pursuant to the Proffer Statement, dated July 30, 2026, as follows:

Water Quality	$75.00 per acre	±5.76 acres	$432.00
Parks and Recreation	$42.86 per single-family dwelling unit	130 units	$6,858.00
TOTAL			**$7,290.00**

Community Input

Notice of the rezoning 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 is not aware of any opposition.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If the rezoning is approved, the ±5.76-acre site may be developed as MXD-U, Mixed Use District - Urban, to allow for the development of 130 multi-family units, in the form of two-over-two condominiums, as proffered. If the proposal is denied, the site can still be utilized through uses permitted in the B-1, General Business, zoning district. 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 8, 2026, which is 90 days from the first public hearing date, to act on the rezoning request. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Micah Modesto | (703) 792-8176
MModesto@pwcgov.org

ATTACHMENTS

Attachment A: Staff Analysis
Attachment B: Master Zoning Plan (MZP)
Attachment C: Bus Shelter Exhibit
Attachment D: Historical Commission Resolution No. 25-035
Attachment E: Department of Transportation and Capital Construction DCSM Waiver Application

Part I. Summary of Comprehensive Plan Consistency

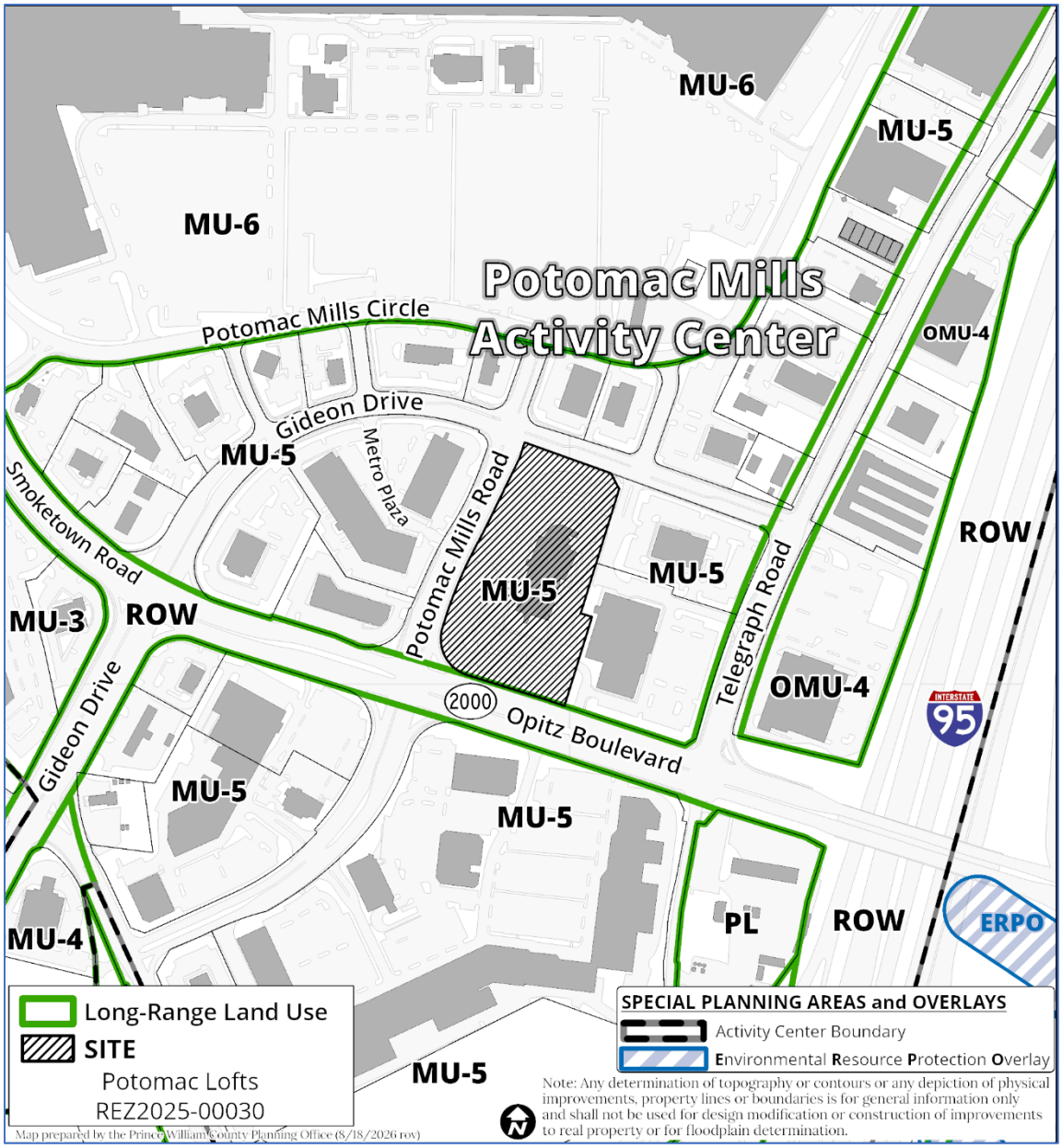
Staff Recommendation: APPROVAL

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.

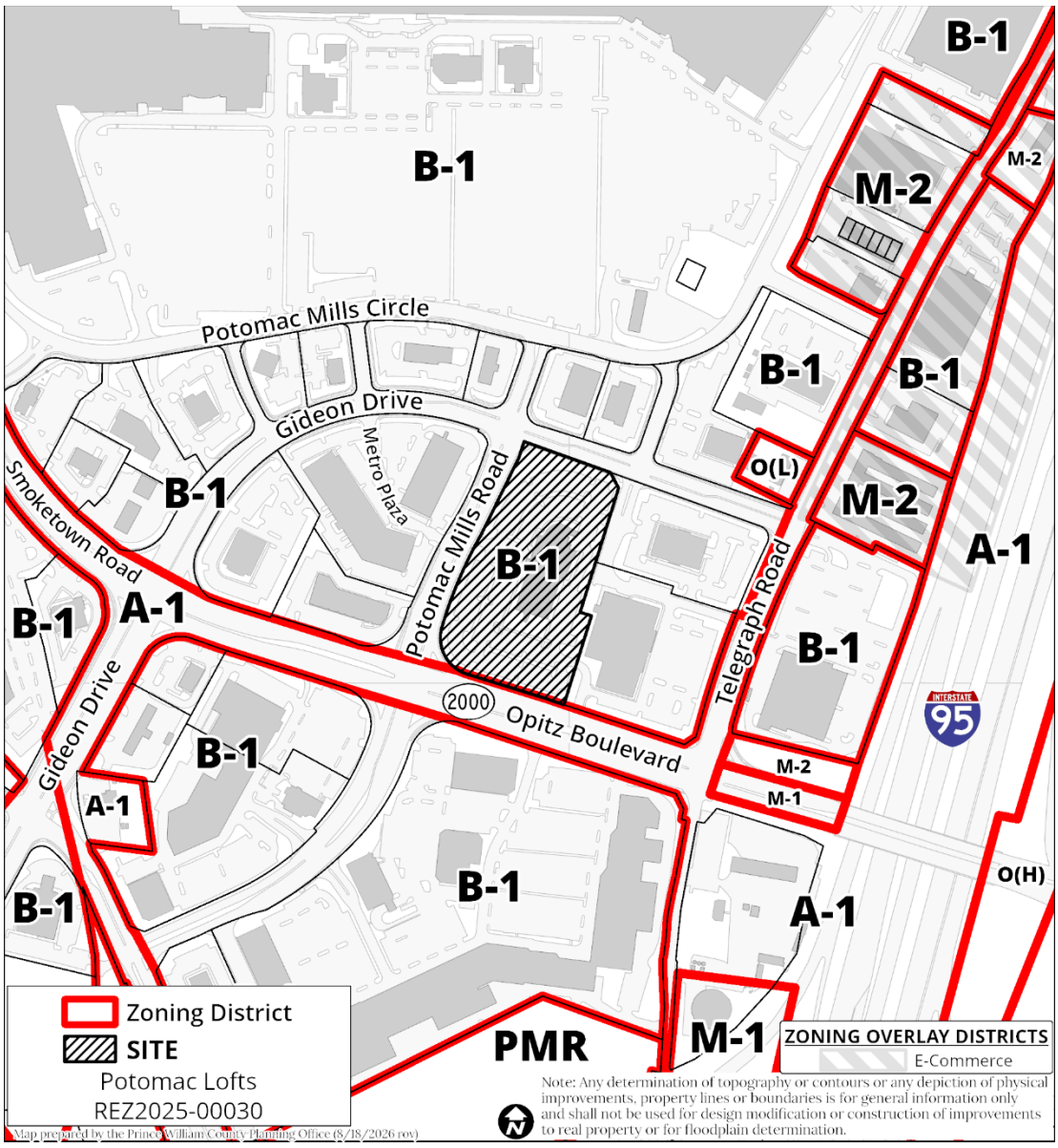
Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environmental	Yes
Fire & Rescue	Yes
Housing	Yes
Parks, Open Space, and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Schools	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

Direction	Land Use	Long Range Land Use Map Designation	Special Planning Area
Subject Site	Formerly Kaiser Medical Building	MU-5, Mixed Use Town Center	Potomac Mills Activity Center
North	Commercial area across Gideon Dr.		
South	Commercial area across Opitz Blvd.		
East	Commercial area that shares a private entry road		
West	Commercial area across Potomac Mills Rd.		


MU-6
MU-5
MU-6
Potomac Mills Activity Center
Potomac Mills Circle
OMU-4
Gideon Drive
MU-5
Metro Plaza
Smoketown Road
Potomac Mills Road
ROW
MU-5
MU-5
Telegraph Road
MU-3
ROW
OMU-4
2000
Opitz Boulevard
Gideon Drive
MU-5
MU-5
PL
ROW
ERPO
MU-4
MU-5
Long-Range Land Use
SITE
Potomac Lofts
REZ2025-00030
SPECIAL PLANNING AREAS and OVERLAYS
Activity Center Boundary
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 Prince William County Planning Office (8/18/2026 rov)

Direction	Land Use	Zoning
Subject Site	Formerly Kaiser Medical Building	B-1
North	Commercial area across Gideon Dr.	
South	Commercial area across Opitz Blvd.	
East	Commercial area that shares a private entry road	
West	Commercial area across Potomac Mills Rd.	



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 can 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.

Density and Land Use: The site is designated MU-5 Mixed Use Town Center with a transect 5. Target residential density in the Comprehensive Plan section for the MU-5 designation is between 12 and 50 dwelling units per acre. The table below, taken from the Comprehensive Plan, shows the range of transect density targets, along with targeted building heights:

Form Element/Transects	T-0	T-1A	T-1B	T-1C	T-2	T-3	T-4	T-5	T-6
Target Residential Density	1 du/10 acre (Ten-acre lots)	1 du/5 acre (Five-acre lots)	1 du/2 acres (Two-acre lots)	2 du/ 1 acres (Half-acre lots)	1-4 du/acre (Quarter-Acre lots)	4-12 du/acre (3,630 sf per unit density to quarter-acre lots)	8-24 du/acre (1,815 sf per unit density to 5,445 sf per unit)	20-50 du/acre (871 sf per unit density to 2,178 sf per unit)	50-100 du/acre (435 sf per unit density to 871 sf per unit)
Target Net FAR	0-0.01	0-0.02	0-0.03	0-0.05	0.05-0.23	0.23-0.57	0.57-1.38	1.38-2.30	2.3+
Target Building Height	1-2 Stories	1-2 Stories	1-2 Stories	1-3 Stories	1-3 Stories	3-5 Stories	4-8 Stories	6-12 Stories	8-20 Stories
Activity Density (jobs+people/acre)	0-1/acre	0-1/acre	0-3/acre	0-5/acre	1-10/acre	10-25/acre	25-60/acre	60-100/acre	100+/acre
Preferred Transit Technology	*Demand Response*	*Demand Response*	*Demand Response*	*Demand Response*	*Demand Response*	*Fixed Bus Route*	*Express Bus*	*BRT/LRT*	*LRT/Rail*

Note: Conservation Residential are required to meet a higher open space requirement so lot sizes will be smaller than indicated above.

The following table summarizes the uses and densities intended within the MU-5 classification as it relates to this project:

Long-Range Land Use Map Designation	Intended Uses and Densities
MU-5, Mixed Use – Town Center, T-5	Town Center (TC) and Urban Town Centers (UTC) provide a mix of uses arranged in a pedestrian-friendly urban form. These centers are locations for regional commercial and entertainment destinations as well as access to amenities for adjacent residential and employment centers. Streets are interconnected and multi-modal with parking

	located behind buildings. Short blocks with shallow setbacks and on-street parking are appropriate. Primary Uses: Commercial Office Institutional Multi-Family Residential Retail & Service Commercial Transit Implementing Zoning Districts: PMD PMR R-30 MXD-U B-1 Target Residential Density: 12-50 du/acre Minimum Open Space: 10% of the site Target Building Height: 6-12 stories

The following table summarizes the intent of the existing (B-1, General Business) and proposed (MXD-U, Mixed Use District - Urban) zoning districts:

Zoning District Designation	Description & Intent
B-1, General Business (Current)	The B-1 District is intended to implement the regional commercial center and general commercial land use classifications of the Comprehensive Plan. It is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of Prince William County. The B-1 District is not designed to implement the non-retail employment based land uses reflected in the Comprehensive Plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes.
MXD-U, Mixed Use District - Urban (Proposed)	The purpose of the Mixed Use District - Urban (MXD) is to provide a flexible land development zoning category intended to promote transit oriented development by encouraging a mix of residential and commercial uses in a single zoning designation for multiple, integrated, and related structures on a single parcel or group of parcels to achieve efficient use of land and design flexibility not otherwise possible, ensure efficient traffic circulation and the preservation of open space ad sensitive environmental and historic features, ensure compatibility of the development with surrounding properties and the public utilities and services necessary to the development and to implement the purposes of zoning set for the in Code of Virginia, §15.2-2283.

	The Mixed Use District - Urban-Urban (MXD-U) is established to encourage the development or redevelopment of mixed-use centers that combine new or existing retail development with a variety of housing, offices, studios, live-work space, civic buildings, and other complementary uses arranged in a cohesive, compact, and walkable environment. The MXD-U zone shall be located along existing or planned high-capacity multi-modal transportation corridors.

In addition, the proposed development lies within the following special planning area:

Overlays	Intended Use
Potomac Mills Activity Center	Multimodal "activity" centers are defined as smaller areas having a moderate level of multimodal connectivity with good multimodal characteristics. Activity centers serve areas within the County such as nodes within a Small Area Plan or major employment centers. These centers provide for supplemental future growth while playing a major role in achieving the goals associated with Smart Growth Principles. Activity centers are more compact nodes than multimodal districts and consist of localized centers of activity and density served by existing or future transit alternatives allowing that in low-intensity centers this may not be possible. A primary characteristic of an Activity Center is a mixture of land uses. The County has designated twenty activity centers and provided generalized land use policies for these centers.

Long Range Land Use Analysis

The following are applicable Land Use Policies from the Comprehensive Plan:

LAND USE POLICY 1: Provide a strategic arrangement of a variety of land uses in the County necessary to meet the needs of a growing and diverse population, existing and prospective businesses, and providing protection for cultural and natural resources in a fiscally sound and equitable manner that achieves a high-quality livable community.

> LU 1.2: Provide land uses that allow for diversity of housing unit types and employment opportunities throughout the County.

LAND USE POLICY 2: Encourage land use densities and intensities that promote efficient development patterns throughout the County.

> LU 2.3: Direct new development to areas served by transit corridors, particularly designated activity centers, town centers, and redevelopment corridors, and appropriate areas within Small Area Plans.

LAND USE POLICY 6: Encourage site, building, and landscape designs that result in the creation of safe and accessible pedestrian circulation and community open space.

LAND USE POLICY 8: Purposefully integrate a variety of residential uses near transportation hubs, Activity, and Employment Centers to create vibrant multimodal communities.

> LU 8.1: Support higher-density residential uses in transit -oriented developments such as… activity centers. Higher residential densities are encouraged to be located near or with access to mass transit stations like the VRE, bus routes, and other transit nodes and facilities.

LAND USE POLICY 20: Encourage growth in multimodal districts and Activity Centers through the development of planned communities that provide a variety of residential options, public facilities, goods and services, open space, cultural and recreational opportunities, various modes of transportation options, and employment opportunities.

The following are applicable policies from the Potomac Mills Activity Center:

Potomac Mills Land Use Policy**:** PMLU POLICY 1- Transition Potomac Mills Mall and strip commercial sites to cohesive, compact, walkable, mixed-use, and transit-oriented development.

> PMLU 1.1: Provide diverse housing options to support and enhance existing regional entertainment and destination uses.

Potomac Mills Housing Policy: PMHP Policy 1- Encourage residential infill at existing shopping center sites to diversify land uses and to provide housing near shopping, employment, cultural/natural resources, and transit service.

Proposal's Strengths

- Long Range Land Use and Zoning Consistency: The proposed rezoning to MXD-U, Mixed Use District - Urban, as proffered, is consistent with and directly implements the MU-5, Mixed Use Town Center with a transect 5, land use designation in the Comprehensive Plan by introducing housing to a primarily commercial area that has been designated for mixed use. The proposed multifamily stacked (two over two condominiums) units will complement commercial and retail uses within the Potomac Mills Activity Center.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is 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.

Community Design Plan Review

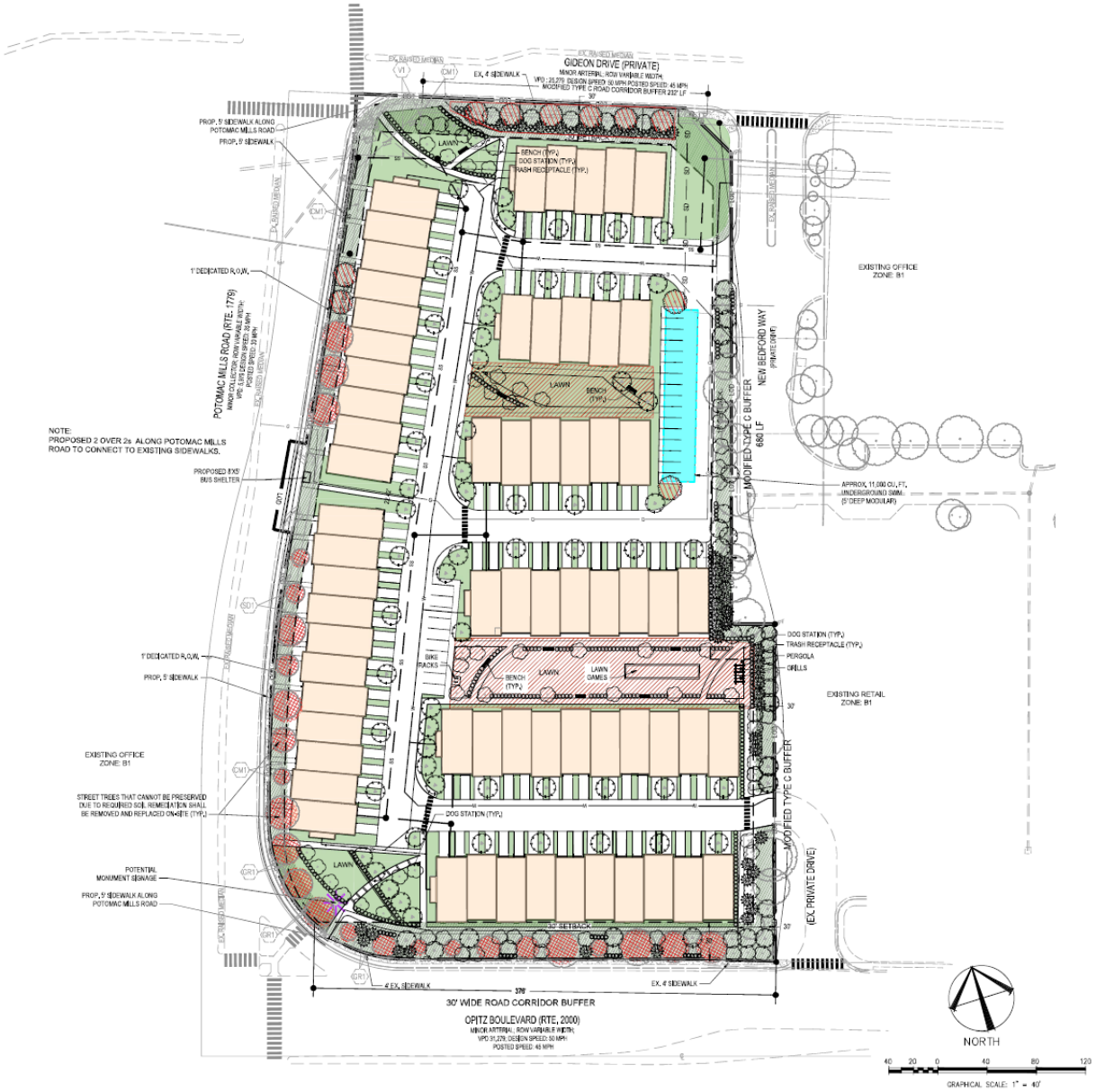
The proposed development has been reviewed under targeted elements as adopted in the County's Community Design Plan section of the Comprehensive Plan, along with development standards as adopted in the Prince William County DCSM and the Prince William County Zoning Ordinance.

Building design: The project proposes 130 multifamily stacked (two over two condominiums) dwelling units (elevations shown below).



Front Elevations

The following architectural materials shall be used: durable, high-quality materials such as brick, fiber cement, metal accents, or similar materials. The dwelling units shall be developed with a consistent color palette.



Site Layout

Site Layout: The Applicant has proffered substantial conformance to the Master Zoning Plan, or MZP.

The multifamily stacked units are proposed within a walkable environment with two designated amenity areas. The outdoor amenities include a dog station, pergola, grilling area, lawn games, and two lawns with perimeter landscaping. The project proposes three pedestrian connections to the surrounding community along Potomac Mills Road.

Proposal's Strengths

- Site Development: The site will be developed in substantial conformance with the layout shown on the MZP dated January 22, 2025, revised through July 30, 2026.

Proposal's Weaknesses

- None identified.

Consistency Recommendation:

Staff recommends that this application is 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.

There are no archaeological and architectural sites or graves recorded in the project area. The County's Historical Commission reviewed this request at its July 8, 2025, meeting and recommended no further work for the requested Rezoning (REZ). The Historical Commission's Resolution No. 25-035 for this REZ is attached to the end of this report.

Proposal's Strengths

- No Further Work: On July 8, 2025, the County's Historical Commission reviewed this Rezoning (REZ) request and determined that no further work was needed by the Applicant.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is 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.

Proposal's Strengths

- Increased Green Space in Infill Development: The site is currently a medical office building and parking lot, which is no longer in use. The existing environmental conditions include: parking lot landscaping, perimeter trees along Opitz Boulevard, Potomac Mills Road, and New Bedford Way. The applicant proposes keeping the existing perimeter trees and will add two lawns as amenities. The proposal provides additional pervious surface to an existing impervious site.

Proposal's Weaknesses

- Excessive Modification of DCSM Landscaped Buffers: The applicant requests six (6) modifications to the landscaped buffers, however, several modifications are due to existing site constraints.

Consistency Recommendation

Staff recommends that this application is 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.

Fire/Rescue Station #12 is the first due fire/rescue resource for the subject property. The site is within the required 4.0-minute travel time for Basic Life Support and Fire. The site is within the required 8.0-

minute travel time for Advanced Life Support. In FY 2025, Fire/Rescue Station #12 responded to 5,242 incidents, with a workload capacity of 4,000 incidents.

Proposal's Strengths

- Within 8.0-Minute Travel Time: The site is located within the required 8.0-minute travel time for advanced life support services.

- Within 4.0-Minute Travel Time: The majority of the site is located within the required 4.0-minute travel time for fire suppression and basic life support.

Proposal's Weaknesses

- Capacity Exceeded at first response facility: Fire/Rescue Station #12 responded to 5,242 incidents, which exceeded its workload capacity of 4,000 incidents.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Fire and Rescue Plan.

Housing Plan Analysis

Prince William County is committed to clean, safe, and attractive neighborhoods for all its residents and to the elimination of neighborhood light and substandard housing. The Housing Plan sets out policies and action strategies that further the County's goal of identifying locations and criteria for the provision of diverse housing opportunities for all segments of our population and to promote economic development. The Plan includes recommendations relating to neighborhood preservation and improvement, affordable housing, special needs housing, and public/private partnerships to address housing needs.

Affordable Housing

The County recently adopted an affordable housing ordinance. Currently, applicants for rezoning applications have the option of using this ordinance or the Comprehensive Plan's Housing Chapter to address affordable housing in their application. The Applicant is proposing 12 dwelling units approved to be affordable to households earning up to 120% (5% up to 80% AMI and 5% up to 120% AMI) of the Area Median Income ("AMI") as determined by the United States Department of Housing and Urban Development ("HUD") for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area the year the Site/subdivision plan is approved.

Special Needs Housing

The Housing chapter of the Comprehensive Plan encourages design choices and options (i.e., universal design elements and increased accessibility options) in new developments and in redevelopment projects to achieve permanent supportive housing for persons with special needs. The goal is to incorporate design elements in housing developments that can readily be modified for

use by persons with special needs. The applicant is proposing a development of multi-story two-over-two dwelling units. The applicant has not indicated if any units would be required to provide supportive improvements for persons with special needs.

Proposal's Strengths

- Affordable Dwelling Units (ADU): As proffered, the applicant will provide 12 affordable dwelling units as divided below:
    - a minimum of 2 units to households earning up to 60% of AMI, and
    - a minimum of 5 units to households earning up to 80% of AMI, and
    - a minimum of 5 units to households earning up to 100% of AMI.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Housing Plan.

Parks, Open Space, and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of parks, open spaces, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space, and Trails Plan sets out policies and action strategies that further the County's goal of providing parklands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The Plan includes recommendations to preserve existing protected open space, maintain high-quality open space, expand the amount of protected open space within the County, and plan and implement a comprehensive countywide network of trails.

During the residential rezoning application process, and when consistent with applicable law, the Zoning Ordinance, and the Design and Construction Standards Manual (DCSM), seek an acceptable mix of on-site recreational amenities and/or off-site park accommodations adequate to offset anticipated additional park impacts. On-site amenities should meet the neighborhood park needs of the development and generally be consistent with the amenities identified under the Neighborhood Park classification in Appendix A of the Comprehensive Plan. When anticipated park impacts cannot adequately be accommodated on-site, and when consistent with applicable law, off-site accommodation can be satisfied either through the donation/dedication of parkland or a monetary contribution for park upgrades in the development's park planning district.

Proposal's Strengths

- Monetary Contribution to mitigate impacts on parks and recreation: As proffered, the Applicant will contribute to the Board of County Supervisors (or it's designee) a total of $6,858.00 Dollars ($42.86/market rate unit) to be paid at occupancy permit for each unit.

Proposal Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Parks, Recreation, and Open Space components of the Comprehensive 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.

The Applicant did not address Crime Prevention Through Environmental Design (CPTED). The Applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and (CPTED) concepts and strategies as the site develops. 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: http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx
The Police Plan provides general policies but does not provide policies specific to site development.

Crime Prevention Coordination: The applicant shall coordinate with the Crime Prevention office to incorporate Crime Prevention Through Environmental Design.

Proposal's Strengths

- None identified.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is 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.

Please note that the Service Authority's official legal name is still the Prince William County Service Authority, as it has not changed. However, it is now doing business as, (d/b/a) Prince William Water.

Potable Water Plan Review

The proposed development has been reviewed under targeted elements as adopted in the County's Potable Water Plan section of the Comprehensive Plan, along with feedback provided by Prince William Water.

The subject property is within the utility service area of the Prince William County Service Authority, *d/b/a Prince William Water,* and is thereby required to utilize public water from Prince William Water to develop. Public water is currently available at the site. Prince William Water has an existing 12-inch water line located on Potomac Mills Road. The developer will be responsible for relocating this water main if it conflicts with the proposed development. All connections to the public water system shall be in accordance with Prince William Water's USM requirements and restrictions.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by Prince William Water to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Prince William Water, and County and State requirements, standards, and regulations.

Proposal's Strengths

- Water Connection & Service: Public water is available. The Applicant shall plan, design, and construct all onsite and offsite public water utility improvements required to provide the water service demand generated by the development.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is 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 protection. 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.

Please note that the Service Authority's official legal name is still the Prince William County Service Authority, as it has not changed. However, it is now doing business as, (d/b/a) Prince William Water.

Sanitary Sewer Review

The proposed development has been reviewed under targeted elements as adopted in the County's Potable Water Plan section of the Comprehensive Plan, along with feedback provided by Prince William Water.

The subject property is within the utility service area of the Prince William County Service Authority, *d/b/a Prince William Water*, and is thereby required to utilize public sewer from Prince William Water to develop. Public sewer is currently available at the site. Prince William Water has an existing 8-inch gravity main line located on GPIN 7595-52-5233, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system and design of the onsite sewage pumping station shall be in accordance with Prince William Water's USM requirements and restrictions.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Prince William Water, County, and State requirements, standards, and regulations.

Proposal's Strengths

- Sewer Connection & Service: Public sewer is available. The Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Sanitary Sewer Plan.

Schools Plan Analysis

A high-quality education system serves not only the students and their families but also the entire community by attracting employers who value educational opportunities for their employees. The School Plan sets out policies and action strategies that further the County's goal of providing quality public education to our school-aged population. The Plan includes recommendations relating to facility size and location, siting criteria, compatible uses, and community use of school facilities.

The most recently issued Schools Division Impact Statement is dated July 21, 2025. The student generation and enrollment capacity information follow below on the following pages:

PWCS
PRINCE WILLIAM COUNTY PUBLIC SCHOOLS
LAUNCHING THRIVING FUTURES

Residential Development Impact Statement
Data current as of 10-01-2024

Date	July 21, 2025	**Magisterial District(s)**	Occoquan
Case Number	REZ2025-00030		
Case Name	Potomac Lofts – First Submission		

Description of Proposed Rezoning

- The application seeks to rezone ±5.76 acres from B-1, General Business District, to MXD-U, Mixed Use District.
- In accordance with PWCS Regulation 801-3, residential development impact statements evaluate the impact of a proposed development on the assigned elementary, middle, and high schools. The assigned schools affected by this application include John D. Jenkins Elementary School, Woodbridge Middle School, and Gar-Field High School.

Description of Impact and Mitigation Information Included in Rezoning Application

Housing Units in Proposed Rezoning		Students Yielded from Proposed Rezoning	
Single-Family Detached	0	Elementary School	not provided
Single-Family Attached	0	Middle School	not provided
Multifamily	126	High School	not provided
Total	**126**	**Total**	**not provided**

Acceptable methods used in the developer's impact analysis to project students yielded from proposed rezoning. ☐ Yes ☐ No* ☒ N/A

*If 'No', projected student yields calculated by PWCS are provided at right.

Elementary	Middle	High	Total
16	6	10	32

Developer Proposed Mitigation and Proffer Details

Rezoning application indicates monetary proffers for Schools. ☐ Yes ☒ No

- A Proffer Statement was not provided with this submission.

Development Impact Statement
July 21, 2025
Page 2

Current and Projected Student Enrollment and Capacity Utilization for Schools in the Attendance Area of the Proposed Rezoning

Under the Division's 2024-25 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

Assigned Schools	Available Space			2024-25			2025-26			2029-30		
	Planning Capacity	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
John D. Jenkins Elementary	---	737	0	639	98	86.7%	682	51	93.0%	838	-105	114.3%
Woodbridge Middle	---	1,123	0	872	251	77.6%	901	222	80.2%	744	379	66.3%
Gar-Field High	2,839	---	0	2,455	384	86.5%	2,392	447	84.3%	2,401	438	84.6%

Note: Capacities of schools reported do not include the temporary capacity provided by any portable classrooms present on the school site. Portable classrooms do not add permanent capacity and are not included in the calculation of a school's capacity or the assessment of a school being able to adequately accommodate students.

Current and Projected Student Enrollment and Capacity Utilization for Schools in the Attendance Area, Including Projected Student Yields from the Proposed Rezoning

Assigned Schools	Available Space			2024-25			2025-26			2029-30		
	Planning Capacity	Program Capacity	Portable Class-rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
John D. Jenkins Elementary	---	737	0	639	98	86.7%	698	35	95.2%	854	-121	116.5%
Woodbridge Middle	---	1,123	0	872	251	77.6%	907	216	80.8%	750	373	66.8%
Gar-Field High	2,839	---	0	2,455	384	86.5%	2,402	437	84.6%	2,411	428	84.9%

Note: Capacities of schools reported do not include the temporary capacity provided by any portable classrooms present on the school site. Portable classrooms do not add permanent capacity and are not included in the calculation of a school's capacity or the assessment of a school being able to adequately accommodate students.

Development Impact Statement
July 21, 2025
Page 3

Capital Costs	Elementary	Middle	High	
School Cost	$80,691,675	$93,272,573	$202,000,000	
School Capacity	1,050	1,464	1,400	
Per Pupil Cost	$76,849	$63,711	$144,286	

Project's Impact	Elementary	Middle	High	Total
Student yields exceeding capacity	16	0	0	16
Project's Capital Costs	$1,229,584	$0	$0	$1,229,584
Monetary proffer contribution total of **$0.00** adequately mitigates the Project's Capital Costs			Yes☐	☒ No

Note: A supported method for determining appropriate proffer contributions includes calculating the per pupil capital cost by dividing the projected 2028-29 school year cost of constructing a new school (e.g., elementary, middle, and high) by its student capacity. The calculated per pupil capital cost is multiplied by the projected student yields associated with the application that exceed the respective capacities of the assigned schools. Please note that construction costs are projected and updated annually.

Capital Improvement Program (CIP) Projects (projected completion)	
Elementary School	
Middle School	
High School	14th High School (2029)

Note: At this time, the capacity utilization of future schools to be constructed as part of a capital improvement program, as well as schools proximate to them, cannot be known with certainty. The uncertainty arises from the attendance area creation for the new school and resulting modifications to nearby schools being approved by the School Board at a later date.

Comments and Concerns

- Enrollment at the assigned elementary school is projected to exceed 100% of capacity by school year 2029-30. The addition of anticipated students generated from this application will further exacerbate this condition.
- Current and projected enrollment at the assigned middle school and high school indicate available space for the anticipated students generated from this application.

Proposal's Strengths

- Middle, and High School Capacity: Current and projected enrollment at the assigned middle, and high schools indicates available space for the anticipated students generated from this application.

Proposal's Weaknesses

- Elementary School Capacity: Enrollment at the assigned elementary school is projected to exceed 100% of capacity by school year 2029-30. The addition of anticipated students generated from this application will further exacerbate this condition.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the School's 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. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to Level of Service (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a LOS "E" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

Transportation/Mobility Review

The proposed development and transportation/mobility components have been reviewed using the policies and goals as adopted in the County's Mobility chapter of the Comprehensive Plan, as well as the development standards as adopted in the County's DCSM, Zoning Ordinance, and any relevant State guidelines or regulations applicable to this application. Both the Prince William County Department of Transportation and Capital Construction and the Virginia Department of Transportation (VDOT) provided feedback on the proposed development.

The subject site is a total of ±5.76 acres located at the northeast corner of the intersection of Potomac Mills Road and Opitz Boulevard. Access is proposed through two interparcel connections from the adjacent retail and medical office uses located to the east of the site.

Waivers/Modifications Requested from DCSM Standards: Prince William County's Department of Transportation and Capital Construction have reviewed and are recommending the following DCSM waivers for Board of County Supervisor consideration::

- **WAI2027-00023 – Potomac Lofts**: Waiver of DCSM Section 650.06, which states that sidewalks must be provided on both sides of a TS-1 road section and to reduce total width of the street.

  Applicant Justification: Justification for the requested waiver is based on the urban design of the development and the functional layout of the proposed residential units and the pedestrian circulation patterns inherent to the site design:

  - The primary pedestrian entryways to the units are located on the opposite sides of the roadway and driveways. The main pedestrian walkways serving the units are therefore internal to the site and do not rely on the driveway side of the TS-1 roadway. As a result, the sidewalk along the driveway frontage would be redundant and not meaningfully contribute to pedestrian accessibility or safety.

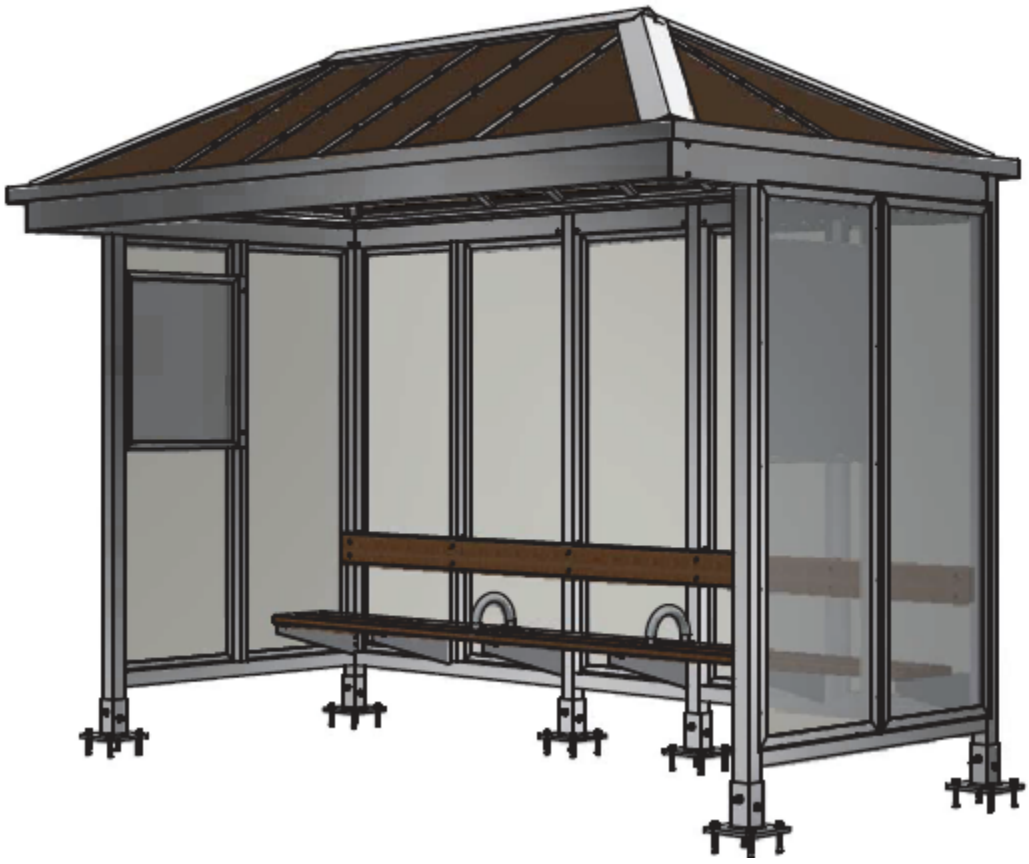
- The applicant is providing street tree plantings along the roadway to maintain a cohesive streetscape character and enhance visual quality.

- The enclosed Proposed Landscape and Street Tree Plan demonstrates the extent of pedestrian accessibility and confirms that all units maintain safe, direct, and convenient pedestrian connections without the need for a sidewalk on both sides of the TS-1 roadway.

- The width of the TS-1 Category III (VPN 401 to 600) roadways to be narrowed to 26' (22' + 2' gutter pans) which still meets the fire aerial access road requirement.

Staff Recommendation: The primary pedestrian entryways to the units are located on the sides opposite the roadway and driveways. Considering the low traffic volumes from the site, the justifications to modify TS-1 street typical section are reasonable. This waiver is acceptable with the conditions that continuous sidewalk should be provided for all units and the sidewalk location and design will be reviewed in detail in final site plan.

Bus Shelter: The applicant will provide a bus stop and shelter in coordination with the Prince William County Department of Transportation and Capital Construction and OmniRide, as generally shown below.



Bus Stop Shelter

Proposal's Strengths

- Bicycle Path/Trail: Where depicted on the MZP, an easement will be provided connecting through the proposed parking aisles providing a connection from Opitz Boulevard and Gideon Drive.

- Sidewalks: Subject to approval by County Transportation and VDOT, the Applicant shall reconstruct the sidewalks along Potomac Mills Road to measure five (5') feet in width, all as shown on the MZP.

- Bike Racks: The Applicant shall provide outdoor bike racks in the locations depicted on the MZP and Design Guidelines. Details/locations will be shown at the time of site plan processing and approval.

- Bus Stop and Shelter: The Applicant shall provide a bus stop and shelter in the location depicted on the MZP as coordinated with Prince William County Department of Transportation and Capital Construction and OmniRide, and as generally shown above.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is 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; provide a quality education that assures lifelong learning and steady employment; and integrate smart growth principles. Based on community input from the online survey and the community conversations, eight focus or goal areas were identified for the 2025- 2028 Strategic Plan. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have a 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 this proposal relating to the Strategic Plan are as follows:

- Goals 5 and 8, Quality of Life and Smart Growth: Develop affordable housing with high-quality design and amenities, and promote a sustainable community with thoughtful placemaking to ensure a safe and livable environment for all residents.

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.

Proffer/Conditions Issues / Deficiencies

- None identified.

Modifications / Waivers

As proposed in Proffer, waivers and modifications to the requirements of the Zoning Ordinance and DCSM are authorized by Section 32-700.25 of the Zoning Ordinance. The Board of County Supervisors may approve or disapprove such a request as specifically identified in the board's motion, in whole or in part.

The Applicant has requested a series of modifications and waivers to the Zoning Ordinance and Design and Construction Standards Manual (DCSM) in order to implement the proposed design as shown on the Master Zoning Plan (MZP) and Design Guidelines. Section 32-700.25 of the Zoning Ordinance states the following regarding waiver or modification requests:

- An applicant shall provide written justification for all proposed waivers or modifications that demonstrates that the request is necessary due to the unique characteristics of the specific property or the activity proposed is based on previously submitted and approved submission documents, provided such waivers or modifications will not conflict with the fulfillment of the purpose of this section, but instead will promote the purpose of (Z.O.) sections 32-280 et seq.
- The applicant shall propose an alternative or modified approach to fulfill the intent of the standard being waived or modified.
- All modifications or waivers must demonstrate that the alternative proposal fulfills or exceeds the intent and purpose of the regulation being modified or the Comprehensive Plan.

In accordance with County Attorney guidance, staff have evaluated each request against the applicable ordinance provisions and provided the required factual findings. The following summarizes the waiver requests, ordinance references, required findings, and staff's recommendations specific to

this rezoning application. Approval of the subject rezoning shall constitute a waiver/modification in accordance with the following:

Modification of Table 8-1 of the DCSM to permit a portion of the northern buffer to be reduced from fifty feet (50') to allow for a reduction in the area labeled as "Buffer Waiver Area" as depicted on the MZP and Design Guidelines and in accordance with Proffer #12.

Applicant did not provide justification for this modification. Staff requested a commitment to specific plant units. Staff does not support this modification.

Modification of Table 8-1 of the DCSM to permit a portion of the eastern buffer to be reduced from fifty feet (50') to allow for a reduction in the area labeled as "Buffer Waiver Area" as depicted on the MZP and Design Guidelines and in accordance with Proffer #12.

Applicant did not provide justification for this modification. Staff requested a commitment to specific plant units. Staff does not support this modification.

Modification of Table 8-7 of the DCSM to permit a portion of the southern buffer to be reduced from one hundred eighty (180) plant units per one hundred feet (100') of R.O.W. or property line for a minor arterial road within the provided thirty feet (30') buffer width to allow for a reduction in the area labeled as "Buffer Waiver Area" as depicted on the MZP and Design Guidelines and in accordance with Proffer #12.

Applicant did not provide justification for this modification. Staff requested a commitment to specific plant units. Staff does not support this modification.

Modification to the Potomac Mills Road (West), Gideon Drive (North), and New Bedford Way (East) buffers to allow utilities to run parallel within the buffer areas. Existing utilities are already located in these buffers, and maintaining or rerouting them in parallel is necessary for proper service and coordination.

Staff finds this modification to be acceptable due to existing utilities and site constraints.

Modification to the TS-1 travelway section in the DCSM as depicted on the MZP.

This modification request is currently under review by the Department of Transportation and Capital Construction.

Modification to the DCSM 804.4-Landscape strips of a minimum 8'-0" required for street trees to a proposed 4'-6".
Justification: includes adequate soil volume along the length of the driveways.

Staff does not support the buffers and landscaping modifications that do not meet DCSM standards.

Modification to DCSM 110.02.02 Preliminary Residential Site and Subdivision plans.
Justification: The rezoning includes a Master Zoning Plan and Design Guidelines. The rezoning includes proffers that condition substantial conformance with the master zoning plan and condition development in substantial conformance with the Design Guidelines. The rezoning addresses the requirements of a preliminary plan as stated in the administrative procedures manual. The applicant respectfully requests a waiver of preliminary plan requirements for the subject application. In addition, if this waiver is approved, written notifications in accordance with section 150.02 will be provided prior to approval of the final site plan.

Staff finds this modification to be acceptable.

Modification to DCSM Section 802.10.C and Zoning Ordinance Section 32-250.32.5 to allow a structure (bus stop) to encroach into the buffer.

Applicant did not provide justification for this modification. Staff finds this modification to be acceptable.

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, Planning Office
- PWC Building Official
- PWC Department of Economic Development and Tourism
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Land Development Manager, Department of Development Services
- PWC Planning Office – Case Manager / Countywide Planning
- PWC Police / Crime Prevention
- PWC Department of Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Department of Transportation
- Virginia Department of Transportation (VDOT)

POTOMAC LOFTS - REZ

MASTER ZONING PLAN

REZ2025-00030

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
GPIN: 8291-77-3982

JANUARY 22, 2025
REVISION: NOVEMBER 3, 2025
REVISION FEBRUARY 26, 2026
REVISION APRIL 24, 2026
REVISION JUNE 26, 2026
REVISION JULY 14, 2026
REVISION JULY 30, 2026

APPLICANTS / OWNERS
FIVE OAKS PROPERTIES, LLC
CONTACT: JILL MARTIN
2638 FIVE OAKS ROAD
VIENNA VA, 22182

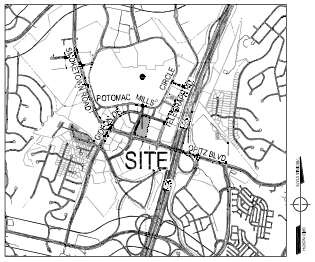
ATTORNEY
CARLOS M. MONTENEGRO, ESQ.
CONTACT: CARLOS MONTENEGRO
2821 CENTER RIDGE DRIVE
OAKTON, VA 22124
(703) 819-0707

PLANNER
GORDON
CONTACT: DOUGLAS KOESER, PLA, ISA
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151
(703) 263-1900

CIVIL ENGINEER
GORDON
CONTACT: JAMES WILLIAMS, PE
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151
(703) 263-1900

TRANSPORTATION
GOROVE/SLADE ASSOCIATES, INC.
CONTACT: KEVIN SITZMAN, PE
4114 LEGATO ROAD
SUITE 650
FAIRFAX, VA 22033
(703) 787-9595

VICINITY MAP



SCALE: 1" = 2,000'

REV. #	DESCRIPTION	REV. DATE
7	COUNTY COMMENTS	2026-07-30
6	COUNTY COMMENTS	2026-07-14
5	COUNTY COMMENTS	2026-06-26
4	COUNTY COMMENTS	2026-04-24
3	COUNTY COMMENTS	2026-02-26
2	COUNTY COMMENTS	2025-11-03
1	CHANGE PROJECT NAME	2025-05-12

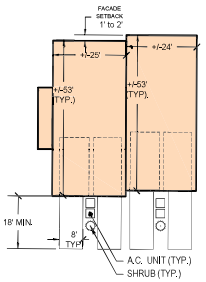
SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	NOTES, NARRATIVES, & DESIGN GUIDELINES
03	ENVIRONMENTAL & EXISTING CONDITIONS
04	LAND USE & UTILITY PLAN
05	OPEN SPACE PLAN
06	LANDSCAPE & STREET TREE PLAN
07	TRANSPORTATION & CIRCULATION PLAN
08	EXISTING PEDESTRIAN CONNECTIVITY
09	NEIGHBORHOOD CONTEXT PLAN
10	AMENITY PRECEDENT IMAGES
11	ARCHITECTURAL ELEVATION - FRONT
12	ARCHITECTURAL ELEVATION - REAR

COMMONWEALTH OF VIRGINIA
DOUGLAS L. KOESER
Lic. No. 000851
7/30/2026
LANDSCAPE ARCHITECT

NOTES

1. THE LIMITS OF EACH LANDBAY, AS SHOWN HEREON, ARE SUBJECT TO MODIFICATIONS WITH FINAL ENGINEERING.
2. LANDBAY AREAS AND DENSITIES ARE PROVIDED IN GROSS ACRES WITHOUT DEDUCTION OF THE ROAD RIGHT-OF-WAYS AND MAJOR UTILITY EASEMENTS.
3. LOT SIZES, TYPES, AND BUILDING FOOTPRINTS ARE SUBJECT TO CHANGE WITH FINAL SITE PLAN.
4. ALL UTILITY ALIGNMENTS AND STORMWATER MANAGEMENT SHOWN ARE SUBJECT TO FINAL ENGINEERING.
5. PARKING SPACES INCLUDE ONE GARAGE SPACE FOR EACH UNIT.
6. NO CEMETERIES ARE KNOWN TO EXIST ON THIS PARCEL.



A ON-SITE AC SCREENING
NTS

NARRATIVES

EXECUTIVE SUMMARY:

1. THIS PLAN IS REQUESTING A REZONING OF PARCEL GPIN 8291-77-3982 CONSISTING OF 5.76 ACRES FROM B-1 (GENERAL BUSINESS) TO MXDU-T5 (MIXED USE DISTRICT URBAN T-5). THE PROPERTY IS LOCATED ON POTOMAC MILLS ROAD AT THE INTERSECTION OF ORITZ BOULEVARD TO THE SOUTH AND THE INTERSECTION OF GIDEON DRIVE TO THE NORTH. THE PROPERTY IS CLASSIFIED A MU-5 TOWN CENTER ON THE PRINCE WILLIAM COUNTY COMPREHENSIVE PLAN. THE SITE IS SURROUNDED BY RETAIL, INCLUDING POTOMAC MILLS MALL TO THE NORTH.

LAND USE:

1. THE PROPOSED USE IS A MULTI-FAMILY 2 OVER 2 CONDOMINIUM DEVELOPMENT CONSISTING OF 130 UNITS. SEE TABULATIONS ON THIS SHEET FOR THE MAXIMUM NUMBER OF DWELLING UNITS AND MAXIMUM LAND USE DENSITY. THE PROPOSED MAXIMUM HEIGHT IS 60 FT. THE IMPACT ON ADJACENT PROPERTIES IS MINIMIZED BY THE PROVISION OF 286 ON-SITE PARKING SPACES, SETBACK, USE OF EXISTING ENTRANCES, AND BUFFERING AS SHOWN AND DESCRIBED ON SHEET 06.
2. THERE IS NO PHASING PROPOSED WITH THIS DEVELOPMENT.
3. THE PROPERTY IS NOT LOCATED WITHIN ANY APPROVED OR PLANNED SECTOR PLAN AREA OR OTHER SPECIAL DISTRICT.

COMMUNITY DESIGN:

1. PEDESTRIAN LINKAGE IS PROVIDED BY ONSITE SIDEWALKS THAT LEAD TO THE EXISTING SIDEWALKS SURROUNDING THE SITE. ADDITIONALLY, SHARROW MARKINGS OF THE INTERNAL STREETS WILL FACILITATE USE BY CYCLISTS. CONNECTIVITY TO NEIGHBORING FACILITIES IS FACILITATED BY EXISTING AS WELL AS PROPOSED CROSSWALKS. AN EXISTING BUS STOP ON POTOMAC MILLS ROAD PROVIDES AN OPPORTUNITY FOR MASS TRANSIT. SEE SHEET 06.
2. FRONT-FACING UNITS PROVIDE A DESIRABLE URBAN DESIGN TO HARMONIZE WITH THE NEIGHBORING COMMUNITY. VISIBILITY OF ON-SITE REAR PARKING IS MINIMIZED BY LANDSCAPE BUFFERING. PROPOSED AMENITY AREAS WITHIN THE DEVELOPMENT PROVIDE AMPLE OPEN SPACE FOR RESIDENTS, WITH GOOD SIGHT LINES FOR CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED).
3. THE DESIGN INTENT IS TO MAXIMIZE THE PRESERVATION OF EXISTING TREES ALONG THE PERIPHERY OF THE SITE. THIS IS ACHIEVED BY BUILDING PLACEMENT AS WELL AS BUFFER DESIGN TO MINIMIZE IMPACT TO ROOT ZONES OF EXISTING TREES.
4. ON-SITE STORMWATER PROVISIONS INCLUDE AN UNDERGROUND DETENTION FACILITY. SEE SHEET 04 AND ENVIRONMENT NOTE 5 BELOW.
5. THE DEVELOPMENT PROTECTS THE NATURAL TERRAIN ALIGNING INTERNAL ROADS WITH EXISTING SITE ENTRANCES.
6. BUILDING ARCHITECTURE. SEE RENDERING OF PROPOSED ARCHITECTURE ON SHEETS 11 AND 12.

ENVIRONMENT:

1. THE DESIGN STRIVES TO PRESERVE THE EXISTING STREETSCAPE BY SITE LAYOUT. TREE PRESERVATION WILL BE PROVIDED TO PROTECT EXISTING TREES ALONG THE SITE FRONTAGE. ON-SITE STORMWATER DETENTION IS PROVIDED TO PRESERVE, PROTECT, AND ENHANCE THE COUNTY'S ENVIRONMENTAL RESOURCES.
2. SEE DEFERRAL OF THE ENVIRONMENTAL CONSTRAINTS ANALYSIS (ECA) SUBMITTED WITH THIS APPLICATION.
3. LIMITS OF DISTURBANCE AND AREAS TO REMAIN IN A NATURAL OR UNDISTURBED STATE ARE DEPICTED ON SHEET 03.
4. EXISTING VEGETATION TO BE PRESERVED, IF ANY, IS SHOWN ON SHEET 03, IF ANY STREET TREE MUST BE REMOVED DUE TO SOIL REMEDIATION, A REPLACEMENT STREET TREE SHALL BE INSTALLED ON-SITE.
5. THE SITE DISTURBANCE IS GREATER THAN 2,500 SF. THEREFORE THE SITE WILL BE SUBJECT TO THE STORMWATER QUALITY, QUANTITY, AND OUTFALL REQUIREMENTS OF THE PRINCE WILLIAM COUNTY DCSM AND STORMWATER MANAGEMENT CODE. THE SITE IS PROPOSING A REDUCTION IN IMPERVIOUS AREA, IT IS ANTICIPATED THAN AN UNDERGROUND DETENTION FACILITY WILL BE UTILIZED TO ACHIEVE WATER QUANTITY COMPLIANCE, IT IS ANTICIPATED THAT OFFSITE COMPLIANCE OPTIONS (I.E., NUTRIENT CREDIT PURCHASE) WILL BE UTILIZED FOR WATER QUALITY COMPLIANCE. THE APPLICANT RESERVES THE RIGHT TO VARY THE TYPE, NUMBER, SIZE, AND LOCATION OF THE STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY PRINCE WILLIAM COUNTY AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

FIRE AND RESCUE:

1. AUTO-TURN MOVEMENTS SHOWN ON SHEET 04 DEMONSTRATE ACCESSIBILITY FOR FIRE AND RESCUE VEHICLES ONTO THE SITE.
2. THE BUILDING WOULD BE FULLY SPRINKLERED TO COMPLY WITH NAPA 13R PER IBC 903.3.1.2.

POCKET PARKS, OPEN SPACE, AND TRAILS:

1. THE DESIGN PROPOSES 35% OPEN SPACE (SEE OPEN SPACE PLAN ON SHEET 05).
2. SITE AMENITY OPTIONS MAY CONSIST OF POCKET PARKS, SEATING, HARDSCAPE AREAS, AND PERGOLAS. POCKET PARKS WILL BE ENHANCED WITH LANDSCAPING.

POLICE:

1. POLICING WILL BE ENHANCED BY AMPLE SIGHT LINES WITHIN THE SITE.
2. STREET AND PEDESTRIAN-LEVEL LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH DCSM.
3. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES WILL BE APPLIED IN PLANT SELECTION TO AVOID HIDING PLACES.

PUBLIC UTILITY SERVICE:

1. THE SITE IS SUPPORTED BY PUBLIC WATER AND SANITARY SEWER SERVICES.
2. SEE SHEET 03 FOR ENVIRONMENTAL AND EXISTING CONDITIONS.

TRANSPORTATION:

1. SEE DEFERRAL OF THE TRAFFIC IMPACT ANALYSIS (TIA) SUBMITTED WITH THIS APPLICATION.

SOIL COMPACTION MITIGATION:

1. 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',
   B) A TOP DRESSING OF 4" TO 8" 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 SUBSOIL. THE TOPSOIL SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1" 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. AREAS TO RECEIVE THIS REMEDIATION WILL BE CLEARLY SHOWN ON THE FINAL SITE / SUBDIVISION PLAN.

DESIGN GUIDELINES

ARCHITECTURE

BUILDING CHARACTER & STYLE
COMPATIBILITY WITH SURROUNDING NEIGHBORHOOD CONTEXT
VARIATION IN FACADES TO AVOID MONOTONY (MATERIALS, COLORS, MASSING)

MATERIALS & FINISHES
USE OF DURABLE, HIGH-QUALITY MATERIALS (BRICK, FIBER CEMENT, METAL ACCENTS, OR SIMILAR MATERIALS)
CONSISTENT PALETTE WITH OPPORTUNITIES FOR VARIETY

ENTRANCES & ACCESSIBILITY
CLEARLY IDENTIFIABLE AND PEDESTRIAN-FRIENDLY ENTRANCES

LANDSCAPING & OPEN SPACE

STREETSCAPE
STREET TREES WITH APPROPRIATE SPACING, PLANTING STRIPS, FOUNDATION LANDSCAPING, AND BUFFER TREATMENTS PER DCSM.

COMMUNITY OPEN SPACE
CENTRAL GREEN SPACES, POCKET PARKS, OR COURTYARDS
DEFINED EDGES WITH SEATING

BUFFERING & SCREENING
PLANTING TO SCREEN SERVICE AREAS, PARKING, AND UTILITIES

SIGNAGE & WAYFINDING
COMMUNITY IDENTITY
ENTRY MONUMENT SIGNAGE INTEGRATED WITH LANDSCAPING PER PROFFER.
DIRECTIONAL SIGNAGE
CLEAR, CONSISTENT GRAPHICS FOR INTERNAL CIRCULATION
BUILDING IDENTIFICATION
ADDRESS MARKERS VISIBLE FROM PEDESTRIAN AND VEHICULAR APPROACHES
DESIGN CONSISTENCY
UNIFIED SIGNAGE STYLE, MATERIALS, AND LIGHTING

SITE AMENITIES
RECREATION & SOCIAL SPACES
OUTDOOR SEATING AND GATHERING AREAS
PEDESTRIAN CONNECTIVITY
SIDEWALKS, TRAILS, AND CROSSWALKS LINKING BUILDINGS AND OPEN SPACE
BICYCLE FACILITIES
2 BICYCLE RACKS (PROVIDING 2 BIKES PER RACK) WILL BE PROVIDED WITHIN THE COMMUNITY.
SITE LIGHTING:
PEDESTRIAN-SCALE FIXTURES ALONG SIDEWALKS AND OPEN SPACES
ENERGY-EFFICIENT LED TECHNOLOGY
SAFETY & SECURITY
EVEN LIGHT DISTRIBUTION IN PARKING AREAS AND PATHS
AVOIDANCE OF DARK SPOTS AND GLARE
ARCHITECTURAL LIGHTING
ACCENT LIGHTING AT BUILDING ENTRIES AND KEY ARCHITECTURAL FEATURES
ENVIRONMENTAL CONSIDERATIONS
DOWNCAST, FULL-CUTOFF FIXTURES TO MINIMIZE LIGHT POLLUTION

MODIFICATIONS

1. A DEFERRAL OF THE TRAFFIC IMPACT ANALYSIS (TIA) HAS BEEN SUBMITTED WITH THIS APPLICATION.
2. A DEFERRAL OF THE ENVIRONMENTAL CONSTRAINTS ANALYSIS (ECA) HAS BEEN SUBMITTED WITH THIS APPLICATION.
3. MODIFICATION OF THE DCSM 800 TABLE 8-2 "BUFFER AREA WIDTH AND PLANT REQUIREMENTS" AND TABLE 8.7 "RESIDENTIAL BUFFER FOR RIGHT-OF-WAYS" FOR PLANT UNITS PER BUFFER.

   NORTH SIDE (GIDEON DRIVE) DCSM SEC. 800 TABLE 8.2
   REQUIRED: MODIFIED TYPE C BUFFER OF 50 FEET
   PROPOSED: MODIFIED TYPE C BUFFER OF 20 FEET WITHIN A 30 FT. SETBACK
   REQUIRED: 320 PLANT UNITS PER 100 FEET OF R/W OR PROP. LINE
   PROPOSED: 120 PLANT UNITS PER 100 FEET OF R/W OR PROP. LINE

   EAST SIDE (ADJACENT COMMERCIAL / RETAIL) DCSM SEC. 800 TABLE 8.2
   REQUIRED: MODIFIED TYPE C BUFFER (EAST) OF 50 FEET
   PROPOSED: MODIFIED TYPE C BUFFER (EAST) OF 15-30 FEET (VARIES)
   REQUIRED: 320 PLANT UNITS PER 100 FEET OF R/W OR PROP. LINE
   PROPOSED: 100 PLANT UNITS PER 100 FEET OF R/W OR PROP. LINE

   SOUTH SIDE (ORITZ BOULEVARD) DCSM SEC. 800 TABLE 8.7
   REQUIRED: 180 PLANT UNITS PER 100 FT. OF R.O.W. OR PROPERTY LINE FOR A MINOR ARTERIAL ROAD WITHIN THE PROVIDED 30 FT. BUFFER WIDTH.
   PROPOSED: 90 PLANT UNITS PER 100 FT OF RIGHT-OF-WAY OR PROPERTY LINE FOR A MINOR ARTERIAL ROAD WITHIN THE PROVIDED 30 FT. BUFFER WIDTH.
   THERE IS A PROPOSED 5' SIDEWALK THAT WILL BE WITHIN 30 FT. BUFFER WIDTH.
4. MODIFICATION TO THE POTOMAC MILLS ROAD (WEST), GIDEON DRIVE (NORTH), AND NEW BEDFORD WAY (EAST) BUFFERS TO ALLOW UTILITIES TO RUN PARALLEL WITHIN THE BUFFER AREAS, EXISTING UTILITIES ARE ALREADY LOCATED IN THESE BUFFERS, AND MAINTAINING OR REROUTING THEM IN PARALLEL IS NECESSARY FOR PROPER SERVICE AND COORDINATION.
5. A MODIFICATION TO THE TS-1 TRAVELWAY SECTION IN THE DCSM HAS BEEN REQUESTED SEPARATELY TO REMOVE SIDEWALKS ALONG THE ROAD FRONTAGE. THE PROPOSED MZP PROVIDES SIDEWALKS ALONG THE BUILDING FRONTAGE WITH A FOUR-FOOT LANDSCAPE AREA BETWEEN THE CURB AND SIDEWALK, WHICH BETTER ALIGNS PEDESTRIAN CIRCULATION WITH THE SITE'S INTERNAL ACCESS POINTS AND MAINTAINS SAFE, DIRECT, AND FUNCTIONAL PEDESTRIAN ROUTES CONSISTENT WITH THE INTENT OF THE DCSM. IN ADDITION, A MODIFICATION TO THE TS-4 SECTION WIDTH IS REQUESTED TO ALLOW A 28-FOOT TOTAL WIDTH (22 FEET OF PAVEMENT WITH 2-FOOT GUTTER PANS ON EACH SIDE) FOR CATEGORY III ROADS (VPD 401–600). IN LIEU OF THE STANDARD 28-FOOT WIDTH (24 FEET OF PAVEMENT WITH 2-FOOT GUTTER PANS ON EACH SIDE).
6. MODIFICATION TO THE DCSM 804.04 - LANDSCAPE STRIPS OF A MINIMUM 8'-0" REQUIRED FOR STREET TREES TO A PROPOSED 4'-6". JUSTIFICATION INCLUDES ADEQUATE SOIL VOLUME ALONG THE LENGTH OF THE DRIVEWAYS.
7. MODIFICATION TO DCSM 110.02.02 PRELIMINARY RESIDENTIAL SITE AND SUBDIVISION PLANS. JUSTIFICATION: POTOMAC LOFTS IS SUBJECT TO AN APPROVED REZONING REZ2025-00030 THAT WAS THE SUBJECT OF A PUBLIC HEARING BY THE PLANNING COMMISSION. THE REZONING INCLUDES A MASTER ZONING PLAN AND DESIGN GUIDELINES. THE REZONING INCLUDES PROFFERS THAT CONDITION SUBSTANTIAL CONFORMANCE WITH THE MASTER ZONING PLAN AND CONDITION DEVELOPMENT IN SUBSTANTIAL CONFORMANCE WITH THE DESIGN GUIDELINES. THE REZONING ADDRESSES THE REQUIREMENTS OF A PRELIMINARY PLAN AS STATED IN THE ADMINISTRATIVE PROCEDURES MANUAL. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF PRELIMINARY PLAN REQUIREMENTS FOR THE SUBJECT APPLICATION. IN ADDITION, IF THIS WAIVER IS APPROVED, WRITTEN NOTIFICATIONS IN ACCORDANCE WITH SECTION 150.02 WILL BE PROVIDED PRIOR TO APPROVAL OF THE FINAL SITE PLAN.
8. MODIFICATION TO DCSM SEC. 802.10.C AND ZONING ORDINANCE SEC. 32-250.32.5 TO ALLOW A STRUCTURE (BUS STOP) TO ENCROACH INTO THE BUFFER.

TABULATIONS

GPIN	OWNER	ADDRESS	AREA	CURRENT ZONE
8291-77-3982	THE KAISER FOUNDATION HEALTH PLAN	4000 GARDEN CITY DR 7TH FLOOR HYATTSVILLE, MD 20785	5.76 ACRES	GENERAL BUSINESS (B-1)

LANDBAY	EXISTING LAND USE DESIGNATION	PROPOSED ZONING	MAXIMUM LAND USE DENSITY	LANDBAY DESIGNATION	USE	PROPOSED UNITS	REQUIRED PARKING SPACES (2.2 PER UNIT)	PROPOSED PARKING SPACES	LAND BAY AREA (±AC.)	LANDBAY DENSITY (±AC.)
A	B-1	MXDU-T5	20-50 DU/AC	LDR, LOW DENSITY RESIDENTIAL	2 OVER 2's / OPEN SPACE	130	286	286	5.76	22.57 DU/AC
TOTAL			50 DU/AC			130	286	286	5.76	22.57 DU/AC

FORM BASED ELEMENT	IDEAL RANGE	PROPOSED
1. DENSITY	15-85% FAR or DWELLING UNITS / ACRE	66.2 FAR or 22.57 D.U.
2. BLOCK LENGTH	200-660 FEET	310' / 717' / 420'
3. STREET WALL	50-100%	71%
4. FRONT SETBACKS	5-30 FEET	15-30'
5. ENCLOSURE RATE	1.1-1.3	1.3
6. FAÇADE PERMEABILITY	30-80%	35%
7. CONNECTIVITY INDEX	1.2-2.0	1.5
8. BUILDING HEIGHT		60'

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2	2025-11-03	COUNTY COMMENTS
1	2025-05-12	CHANGE PROJECT NAME

SUR: GORDON	DES: D. KOESER
DRW: J. WEST	CHK: D. KOESER

COMMONWEALTH OF VIRGINIA
DOUGLAS L. KOESER
Lic. No. 000851
LANDSCAPE ARCHITECT
SEAL:

NOTES, NARRATIVES, & DESIGN GUIDELINES
POTOMAC LOFTS - REZ
OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

HORIZ: N/A SCALE: VERT: N/A	
DATE:	JANUARY 2025
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NCS:	3709-0101-GI-002
NUMBER:	02 OF 12

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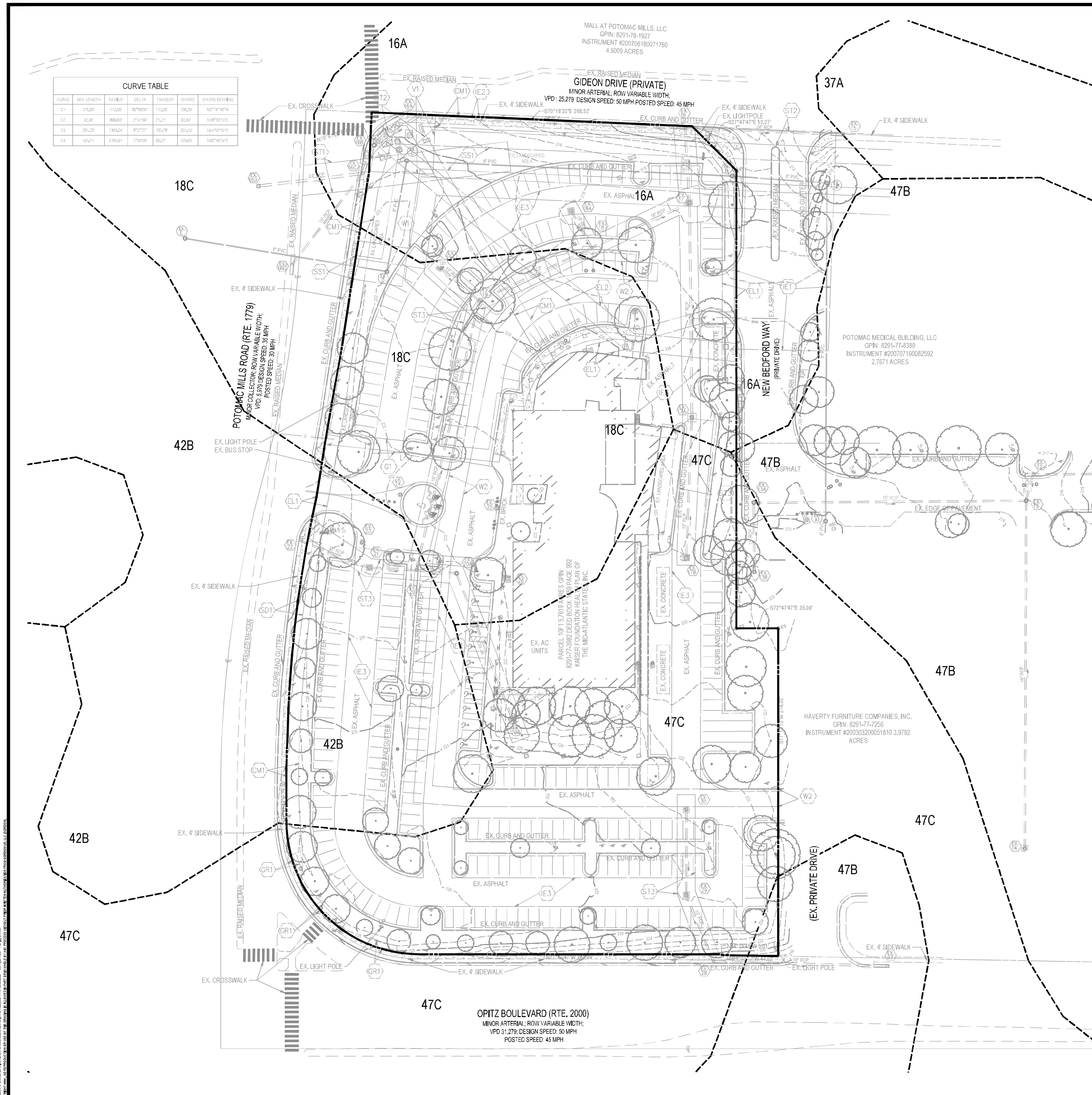

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	175.93'	112.00'	90°00'00"	112.00'	158.39'	N27°47'45"W
C2	42.40'	899.93'	2°41'59"	21.21'	42.40'	N18°33'13"E
C3	201.20'	1363.04'	8°27'27"	100.78'	201.02'	N24°07'53"E
C4	120.71'	2189.91'	3°09'29"	60.37'	120.69'	N26°46'54"E

EX. EASEMENT LEGEND:

EXCEPTION 18	CM1	- EX. 10' CONTEL OF VIRGINIA INC. EASEMENT
EXCEPTION 19	EL1	DEED BOOK 1784 PAGE 611 - EX. 10' VEPCO UNDERGROUND EASEMENT
EXCEPTION 19	EL2	DEED BOOK 1799 PAGE 1966 - EX. 15' VEPCO UNDERGROUND EASEMENT
EXCEPTION 20	G1	DEED BOOK 1799 PAGE 1966 -APPROXIMATE LOCATION OF 10' WASHINGTON GAS LIGHT COMPANY
EXCEPTION 24	GR1	DEED BOOK 1816 PAGE 570 - EX. GRADING EASEMENT & TEMPORARY CONSTRUCTION EASEMENT
EXCEPTION 14	IE1	INSTRUMENT #202003100019277 -INGRESS/EGRESS EASEMENT
EXCEPTION 16	IE2	DEED BOOK 1571 PAGE 1017 - EX. INGRESS/EGRESS EASEMENT
EXCEPTION 17	IE3	DEED BOOK 1780 PAGE 392 - EX. 24' INGRESS/EGRESS EASEMENT
EXCEPTION 17	SD1	DEED BOOK 1780 PAGE 403 - EX. SIGHT DISTANCE EASEMENT
EXCEPTION 7	SS1	DEED BOOK 1780 PAGE 403 - EX. 20' SANITARY SEWER EASEMENT
EXCEPTION 6	ST1	DEED BOOK 1606 PAGE 1000 - EX. 15' STORM DRAINAGE EASEMENT
EXCEPTION 7	ST2	DEED BOOK 1514 PAGE 40 - EX. STORM DRAINAGE EASEMENT
EXCEPTION 17	ST3	DEED BOOK 1606 PAGE 1000 - EX. 15' STORM DRAINAGE EASEMENT
EXCEPTION 22	V1	DEED BOOK 1780 PAGE 403 -EX. PERMANENT VDOT UTILITY EASEMENT
EXCEPTION 7	W1	DEED BOOK 1913 PAGE 1716 - EX. 15' WATER MAIN EASEMENT
EXCEPTION 17	W2	DEED BOOK 1606 PG. 1007 - EX. 15' WATER MAIN EASEMENT DEED BOOK 1780 PAGE 403

SYMBOL LEGEND

- CENTERLINE
- IRON PIPE FOUND
- HANDICAP PARKING SPACE
- SIGN
- FLAG POLE
- BOLLARD
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION VALVE/BOX
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE CURB INLET
- STORM DRAINAGE GRATE INLET
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC HANDHOLE
- LIGHT POLE
- BOLLARD W/LIGHT
- GROUND LIGHT
- ELECTRIC BOX
- COMMUNICATION MANHOLE
- COMMUNICATION HANDHOLE
- GAS METER
- GAS VALVE
- CONCRETE
- CHAIN LINK FENCE
- ALUMINUM FENCE
- WOODEN FENCE
- SOIL TYPE BOUNDARY
- PROPERTY LINE

SOIL CHART:

Soil #	Soil Name	Slope Percent	Area (SF)	Area (Ac)
16A	DELANCO FINE SANDY LOAM	0-4%	44,618	1.02
18C	DUMFRIES SANDY LOAM	7-15%	68,485	1.57
42B	NEABSCO QUANTICO COMPLEX	2-7%	37,467	0.86
47B	QUANTICO SANDY LOAM	2-7%	863	0.02
47C	QUANTICO SANDY LOAM	7-15%	99,518	2.28
TOTAL			**250,951**	**5.76**

NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS PRINCE WILLIAM COUNTY GPIN 8291-77-3982.
2. SITE AREA IS 5.76 ACRES.
3. EXISTING ZONING IS B-1.
4. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF KAISER FOUNDATION HEALTH PLAN OF THE MID-ATLANTIC STATES, AS RECORDED BY DEED BOOK 1659 AT PAGE 992, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY COUNTY, VIRGINIA.
5. THE TOPOGRAPHIC SURVEY SHOWN IS THE RESULT OF A FIELD RUN SURVEY PERFORMED BY GORDON ON OCTOBER 31, 2024 THROUGH NOVEMBER 22, 2024 AND SUPPLEMENTED WITH PRINCE WILLIAM COUNTY GIS DATA.
6. TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. A2400402, HAVING A COMMITMENT DATE OF JULY 3, 2024.
7. VERTICAL CONTROL: NAVD 88
HORIZONTAL CONTROL: VIRGINIA STATE PLANE COORDINATE SYSTEM (NAD 83) US SURVEY FOOT.

NORTH

40 20 0 40 80 120
GRAPHICAL SCALE: 1" = 40'

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4	2026-04-24	COUNTY COMMENTS
5	2026-06-26	COUNTY COMMENTS
6	2026-07-14	COUNTY COMMENTS

REVISIONS

SUR: GORDON | DES: D. KOESER
DRW: J. WEST | CHK: D. KOESER

SEAL: COMMONWEALTH OF VIRGINIA
DOUGLAS L. KOESER
Lic. No. 000851
7/30/2026
LANDSCAPE ARCHITECT

ENVIRONMENTAL & EXISTING CONDITIONS

POTOMAC LOFTS - REZ

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: HORIZ: 1" = 40' VERT: N/A
DATE: JANUARY 2025
PLAN: REZ2025-00030
JOB: 3709-0101
CADD: 3709-0101-EC101.DWG
NCS: 3709-0101-EC101
NUMBER: 03 OF 12

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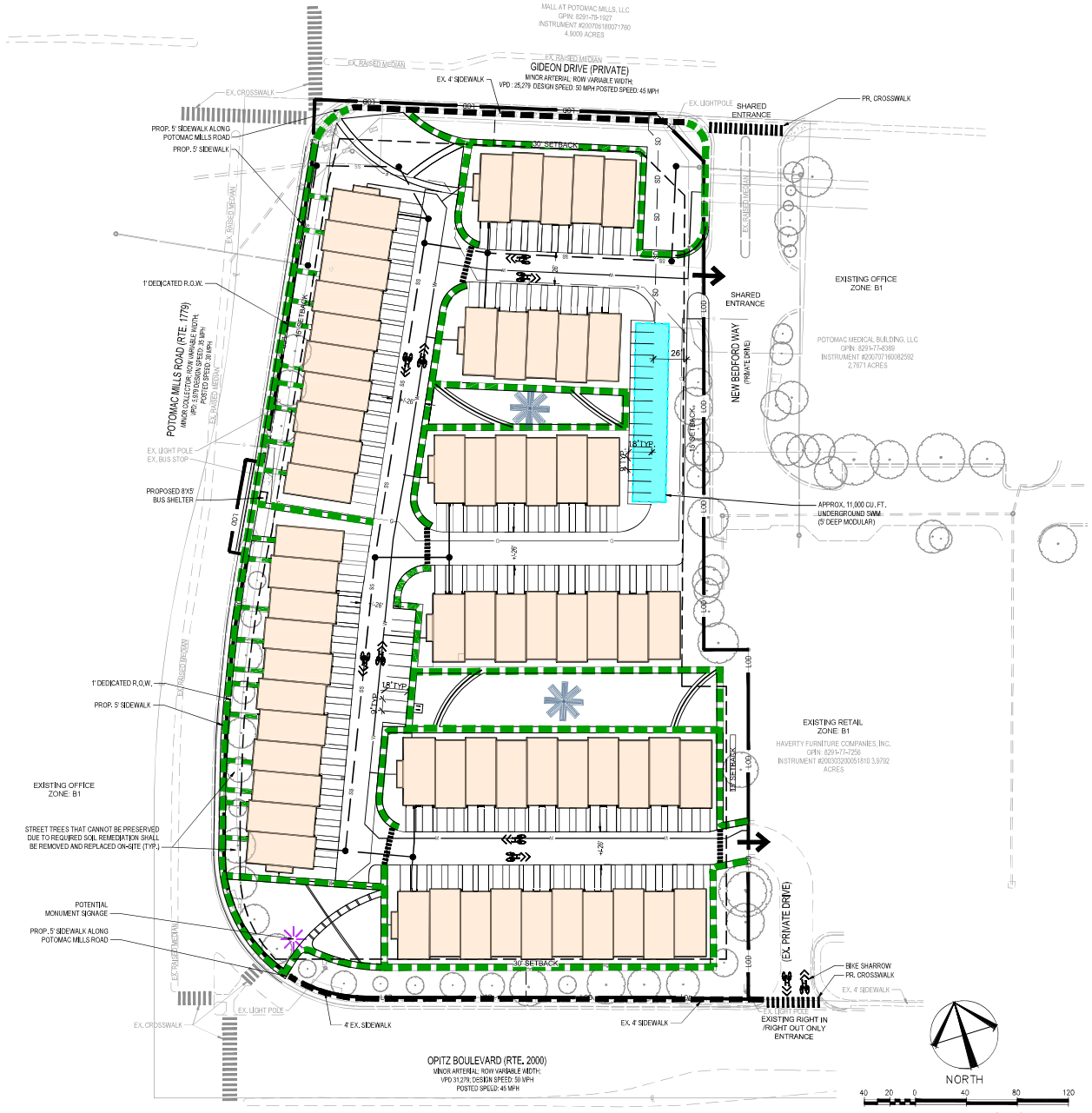


LEGEND

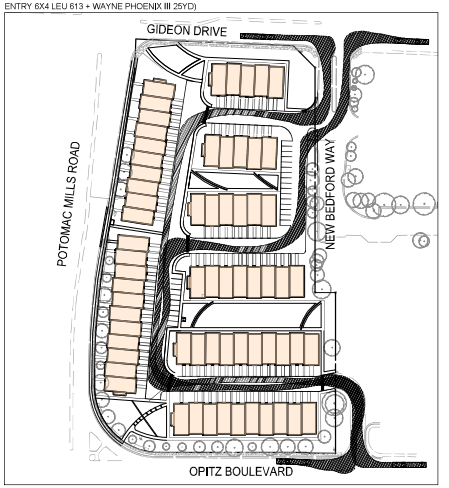
- PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE
- AMENITY AREA
- MONUMENT SIGNAGE
- STORMWATER MANAGEMENT
- 2 OVER 2 TOWNHOMES (TYP.)
- SITE ACCESS
- CONCRETE SIDEWALKS (5-6' WIDE)
- EX. CONCRETE SIDEWALKS
- BIKE SHARROW
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND STORM SEWER LINE

NOTES:

1. THE LIMITS OF DISTURBANCE, AS SHOWN HEREON, ARE SUBJECT TO MODIFICATIONS WITH FINAL ENGINEERING.
2. BUILDING FOOTPRINTS ARE SUBJECT TO CHANGE WITH FINAL SITE PLAN.
3. ALL UTILITY ALIGNMENTS AND STORMWATER MANAGEMENT SHOWN ARE SUBJECT TO FINAL ENGINEERING.
4. PARKING SPACES INCLUDE ONE GARAGE SPACE FOR EACH UNIT.

FIRE TRUCK AUTO TURN:

VEHICLE NAME: E-ONE HP100 SUPER TILLER
DIMENSIONS: 8.33' WIDTH BY 57.33' LENGTH
NOTE: VEHICLE ALSO FITS A TRASH TRUCK (MACK TERRAPRO LOW ENTRY 6X4 LEU 613 + WAYNE PHOENIX III 25YD)



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SUR:	DES:
GORDON	J. WEST
DRW:	CHK:
J. WEST	D. KOESER

COMMONWEALTH OF VIRGINIA
DOUGLAS L. KOESER
Lic. No. 000851
LANDSCAPE ARCHITECT
SEAL:

LAND USE & UTILITY PLAN

POTOMAC LOFTS - REZ

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

HORIZ:	AS SHOWN
SCALE: VERT:	N/A
DATE:	JANUARY 2025
PLAN:	REZ2025-00030
JOB:	3709-0101
CADD:	3709-0101-CP-001.DWG
NCS:	3709-0101-CP-001
NUMBER:	04 OF 12

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LEGEND

- PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE
- OPEN SPACE / BUFFER — OPEN SPACE (TOTAL)
- LAWN (INCLUDED WITHIN OPEN SPACE)
- STORMWATER MANAGEMENT

NOTES:

1. REFER TO SHEET 03 - ENVIRONMENTAL & EXISTING CONDITIONS FOR EASEMENT KEY NOTE LEGEND.

OPEN SPACE CALCULATIONS:

OPEN SPACE CALCUATIONS			
	PERCENTAGE	SF	ACRES
SITE AREA		250,906	5.76
TOTAL OPEN SPACE REQUIRED	10%	**25,091**	**0.58**
OPEN SPACE PROVIDED			
a. OPEN SPACE (MINIMUM))		30,000	0.69
b. BUFFER (MINIMUM)		22,000	0.50
TOTAL OPEN SPACE PROVIDED	**21%**	**52,000**	**1.19**

NORTH

GRAPHICAL SCALE: 1" = 40'

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COMMONWEALTH OF VIRGINIA
DOUGLAS L. KOESER
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LANDSCAPE ARCHITECT
SEAL:

OPEN SPACE PLAN

POTOMAC LOFTS - REZ

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE:	HORIZ: N/A VERT: N/A
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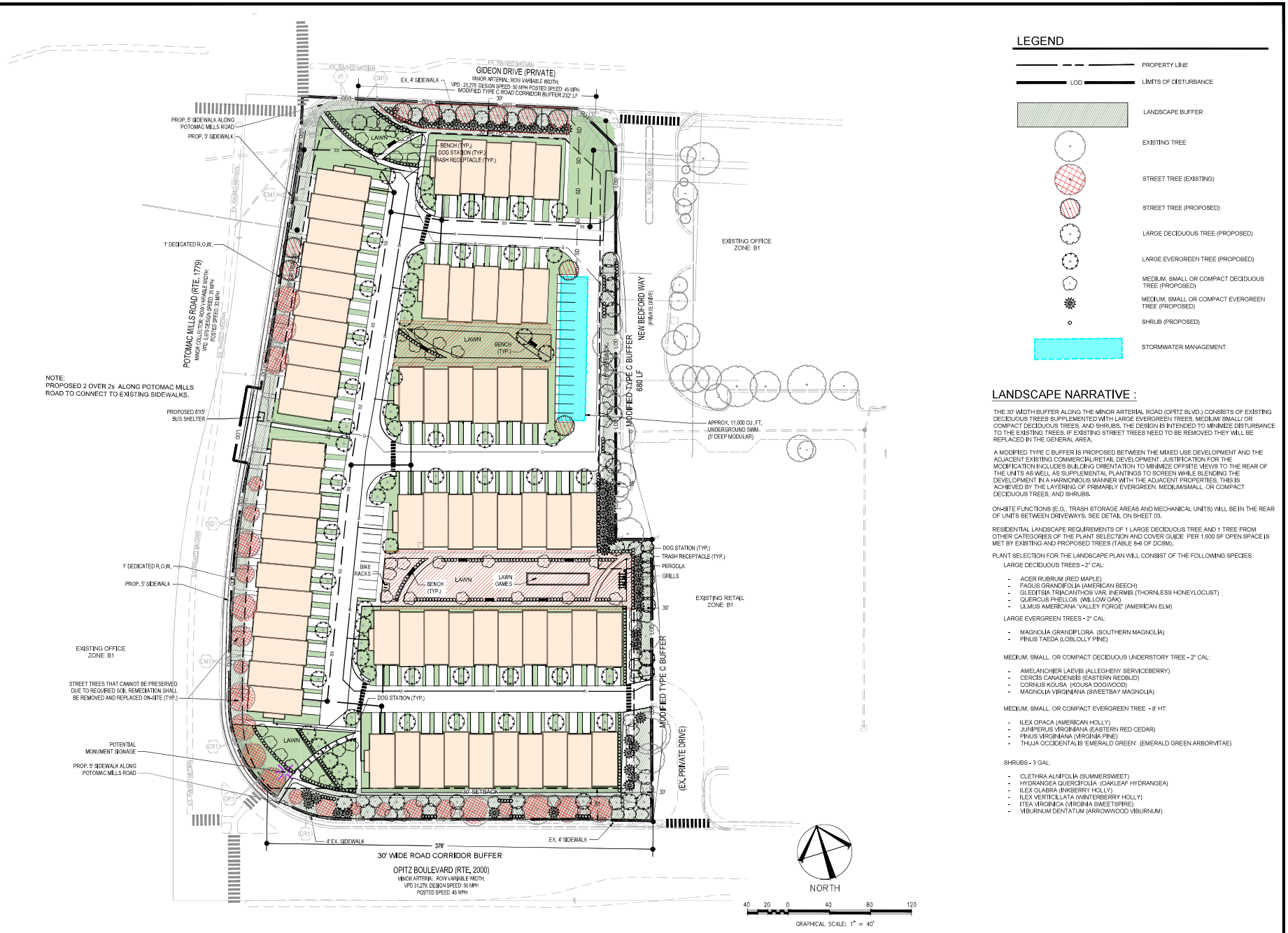

LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- LANDSCAPE BUFFER
- EXISTING TREE
- STREET TREE (EXISTING)
- STREET TREE (PROPOSED)
- LARGE DECIDUOUS TREE (PROPOSED)
- LARGE EVERGREEN TREE (PROPOSED)
- MEDIUM, SMALL OR COMPACT DECIDUOUS TREE (PROPOSED)
- MEDIUM, SMALL OR COMPACT EVERGREEN TREE (PROPOSED)
- SHRUB (PROPOSED)
- STORMWATER MANAGEMENT

LANDSCAPE NARRATIVE :

THE 30' WIDTH BUFFER ALONG THE MINOR ARTERIAL ROAD (OPITZ BLVD.) CONSISTS OF EXISTING DECIDUOUS TREES SUPPLEMENTED WITH LARGE EVERGREEN TREES, MEDIUM/ SMALL/ OR COMPACT DECIDUOUS TREES, AND SHRUBS. THE DESIGN IS INTENDED TO MINIMIZE DISTURBANCE TO THE EXISTING TREES. IF EXISTING STREET TREES NEED TO BE REMOVED THEY WILL BE REPLACED IN THE GENERAL AREA.

A MODIFIED TYPE C BUFFER IS PROPOSED BETWEEN THE MIXED USE DEVELOPMENT AND THE ADJACENT EXISTING COMMERCIAL/RETAIL DEVELOPMENT. JUSTIFICATION FOR THE MODIFICATION INCLUDES BUILDING ORIENTATION TO MINIMIZE OFFSITE VIEWS TO THE REAR OF THE UNITS AS WELL AS SUPPLEMENTAL PLANTINGS TO SCREEN WHILE BLENDING THE DEVELOPMENT IN A HARMONIOUS MANNER WITH THE ADJACENT PROPERTIES. THIS IS ACHIEVED BY THE LAYERING OF PRIMARILY EVERGREEN, MEDIUM/SMALL, OR COMPACT DECIDUOUS TREES, AND SHRUBS.

ON-SITE FUNCTIONS (E.G., TRASH STORAGE AREAS AND MECHANICAL UNITS) WILL BE IN THE REAR OF UNITS BETWEEN DRIVEWAYS. SEE DETAIL ON SHEET 03.

RESIDENTIAL LANDSCAPE REQUIREMENTS OF 1 LARGE DECIDUOUS TREE AND 1 TREE FROM OTHER CATEGORIES OF THE PLANT SELECTION AND COVER GUIDE PER 1,600 SF OPEN SPACE IS MET BY EXISTING AND PROPOSED TREES (TABLE 8-6 OF DCSM).

PLANT SELECTION FOR THE LANDSCAPE PLAN WILL CONSIST OF THE FOLLOWING SPECIES:

LARGE DECIDUOUS TREES - 2" CAL:

- ACER RUBRUM (RED MAPLE)
- FAGUS GRANDIFOLIA (AMERICAN BEECH)
- GLEDITSIA TRIACANTHOS VAR. INERMIS (THORNLESS HONEYLOCUST)
- QUERCUS PHELLOS (WILLOW OAK)
- ULMUS AMERICANA 'VALLEY FORGE' (AMERICAN ELM)

LARGE EVERGREEN TREES - 2" CAL:

- MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)
- PINUS TAEDA (LOBLOLLY PINE)

MEDIUM, SMALL, OR COMPACT DECIDUOUS UNDERSTORY TREE - 2" CAL:

- AMELANCHIER LAEVIS (ALLEGHENY SERVICEBERRY)
- CERCIS CANADENSIS (EASTERN REDBUD)
- CORNUS KOUSA (KOUSA DOGWOOD)
- MAGNOLIA VIRGINIANA (SWEETBAY MAGNOLIA)

MEDIUM, SMALL, OR COMPACT EVERGREEN TREE - 8' HT:

- ILEX OPACA (AMERICAN HOLLY)
- JUNIPERUS VIRGINIANA (EASTERN RED CEDAR)
- PINUS VIRGINIANA (VIRGINIA PINE)
- THUJA OCCIDENTALIS 'EMERALD GREEN' (EMERALD GREEN ARBORVITAE)

SHRUBS - 3 GAL:

- CLETHRA ALNIFOLIA (SUMMERSWEET)
- HYDRANGEA QUERCIFOLIA (OAKLEAF HYDRANGEA)
- ILEX GLABRA (INKBERRY HOLLY)
- ILEX VERTICILLATA (WINTERBERRY HOLLY)
- ITEA VIRGINICA (VIRGINIA SWEETSPIRE)
- VIBURNUM DENTATUM (ARROWWOOD VIBURNUM)

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DRW: J. WEST	CHK: D. KOESER

COMMONWEALTH OF VIRGINIA
DOUGLAS L. KOESER
Lic. No. 000851
LANDSCAPE ARCHITECT
SEAL:

LANDSCAPE & STREET TREE PLAN

POTOMAC LOFTS - REZ

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

HORIZ:	1" = 40'
SCALE: VERT:	N/A
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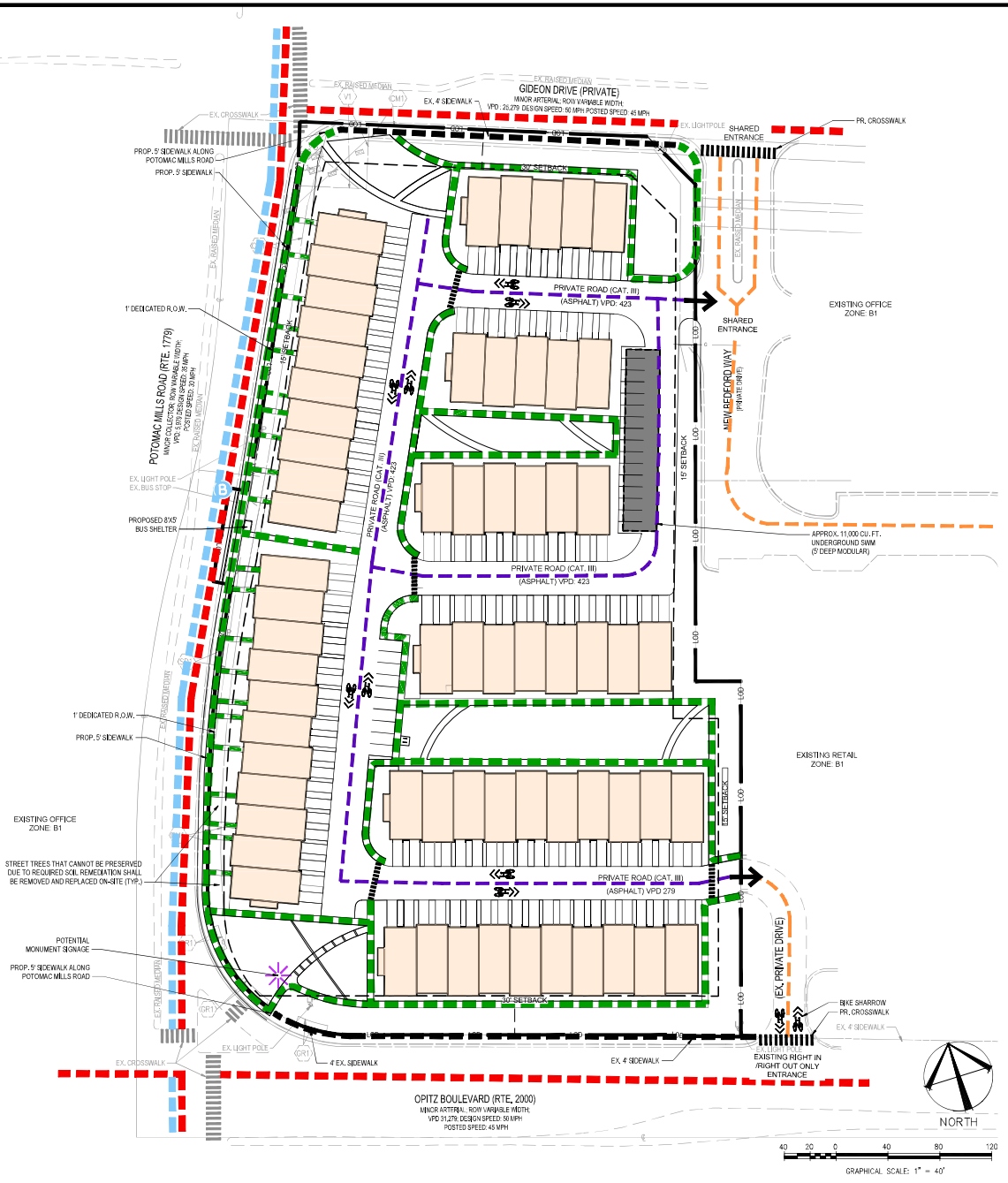
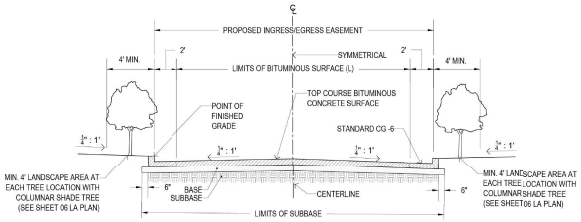


LEGEND

- PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE
- BUS ROUTE: 53, 91, 94, 95, 95 SS
- ROAD
- PRIVATE ROAD (TS-1 MODIFIED) WITH BIKE SHARROW
- INTERPARCEL ROAD
- EX. PEDESTRIAN SIDEWALK (WITH 1' EXPANSION)
- PR. PEDESTRIAN SIDEWALK
- BUS SHELTER / BUS STOP
- SITE ACCESS
- STORMWATER MANAGEMENT
- BIKE SHARROW



TRAFFIC VOLUME (VPD)	PARKING	L	PAVEMENT SECTION
0 TO 250	No Parking Allowed	22 ft	CATEGORY I
0 TO 250	Parallel (one side)	30 ft	CATEGORY I
0 TO 250	Parallel (both sides)	36 ft	CATEGORY I
0 TO 250	Perpendicular	22 ft (1)	CATEGORY I
251 TO 400	Perpendicular (both sides)	24 ft (1)	CATEGORY II
251 TO 400	No Parking Allowed	22 ft	CATEGORY II
401 TO 600	Parallel (one side)	30 ft	CATEGORY II
401 TO 600	Perpendicular	24 ft (1)	CATEGORY III
601 TO 1000	No Parking Allowed	24 ft	CATEGORY III

GENERAL NOTES:

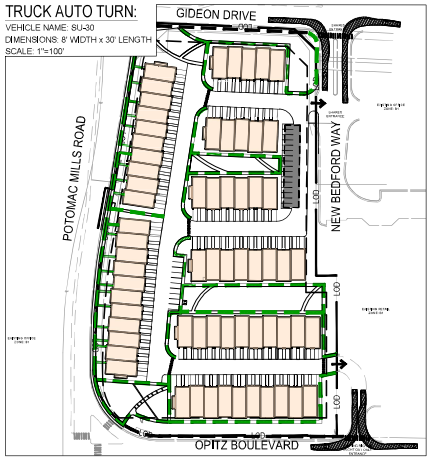
1. These dimensions are for travelways only, exclusive of parking spaces.
2. Sidewalk location to be determined during final site plan review.
3. Stone material shall be extended under the curb and gutter a minimum of six inches (6 in.), beyond the back of curb. The aggregate thickness under the curb and gutter shall be in excess of the depth of the gutter face or a minimum of four inches (4 in.), whichever is greater.
4. Refer to Detail 650.01 for alternative pavement sections.
5. Maximum grade eight percent (8%).
6. Design of this type of roadway shall conform to current VDOT requirements.
7. If optional street tree plantings are not provided per Section 802.46, the right-of-way may be reduced by 5 feet.

(A) MODIFIED TS-1 - TRAVELWAY SECTION

NTS

TRUCK AUTO TURN:

VEHICLE NAME: SU-30
DIMENSIONS: 8' WIDTH x 30' LENGTH
SCALE: 1"=100'



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NUMBER	DATE	DESCRIPTION
REVISIONS		
1	2025-05-12	CHARGE PROJECT NAME
2	2025-11-03	COUNTY COMMENTS
3	2026-02-06	COUNTY COMMENTS
4	2026-04-24	COUNTY COMMENTS
5	2026-05-26	COUNTY COMMENTS
6	2026-07-14	COUNTY COMMENTS

SUR: GORDON	DES: J. WEST
DRW: J. WEST	CHK: D. KOESER

COMMONWEALTH OF VIRGINIA
DOUGLAS L. KOESER
Lic. No. 000851
LANDSCAPE ARCHITECT
SEAL:

TRANSPORTATION & CIRCULATION PLAN

POTOMAC LOFTS - REZ

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

HORIZ: N/A	
SCALE: VERT:	AS SHOWN
DATE:	JANUARY 2025
PLAN:	REZ2025-00030
JOB:	3709-0101
CADD:	3709-0101-CP-002.DWG
NCS:	3709-0101-CP-002
NUMBER: 07	OF 12

Gordon



NORTH

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

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REVISIONS

NUMBER	DATE	DESCRIPTION
6	2026-07-14	COUNTY COMMENTS
5	2026-05-26	COUNTY COMMENTS
4	2026-04-24	COUNTY COMMENTS
3	2026-02-26	COUNTY COMMENTS
2	2025-11-03	COUNTY COMMENTS
1	2025-05-12	CHARGE PROJECT NAME

SUR: GORDON	DES: D. KOESER
DRW: J. WEST	CHK: D. KOESER

COMMONWEALTH OF VIRGINIA
DOUGLAS L. KOESER
Lic. No. 000851
LANDSCAPE ARCHITECT
SEAL:

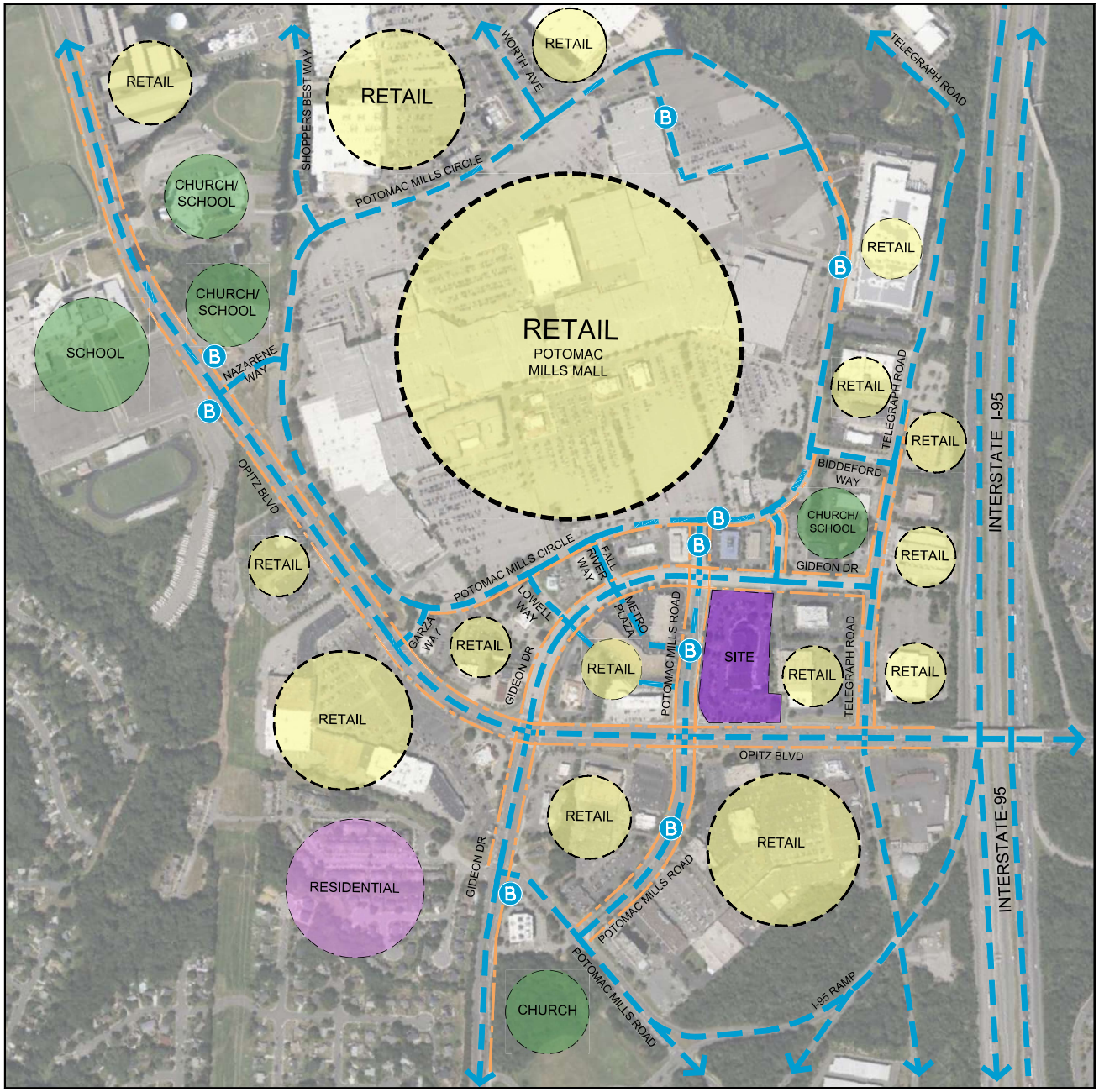
EXISTING PEDESTRIAN CONNECTIVITY

POTOMAC LOFTS - REZ

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE:	HORIZ: 1" = 50' VERT: N/A
DATE:	JANUARY 2025
PLAN:	REZ2025-00030
JOB:	3709-0101
CADD:	3709-0101_PEDESTRIAN.DWG
NCS:	3709-0101_PEDESTRIAN
NUMBER:	08 OF 12

Gordon



LEGEND

- ROAD
- SIDEWALKS
- BUS STOP
- RETAIL
- SCHOOL / CHURCH
- RESIDENTIAL
- PROJECT SITE

NORTH

250 125 0 250 500 750

GRAPHICAL SCALE: 1" = 250'

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NUMBER	DATE	DESCRIPTION
6	2026-01-14	COUNTY COMMENTS
5	2026-05-26	COUNTY COMMENTS
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3	2026-02-26	COUNTY COMMENTS
2	2025-11-03	CHARGE PROJECT NAME
1	2025-05-12	

REVISIONS

SUR: GORDON	DES: J. WEST
DRW: J. WEST	CHK: D. KOESER

COMMONWEALTH OF VIRGINIA
DOUGLAS L. KOESER
Lic. No. 000851
LANDSCAPE ARCHITECT
SEAL:

NEIGHBORHOOD CONTEXT PLAN

POTOMAC LOFTS - REZ

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE:	HORIZ: 1" = 250' VERT: N/A
DATE:	JANUARY 2025
PLAN:	REZ2025-00030
JOB:	3709-0101
CADD:	3709-0101 CONTEXT PLANDWG
NCS:	3709-0101 CONTEXT PLAN
NUMBER:	09 OF 12

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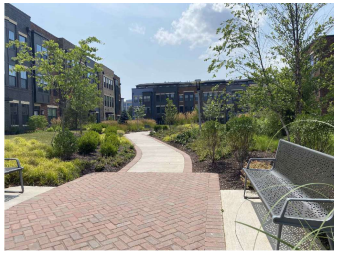
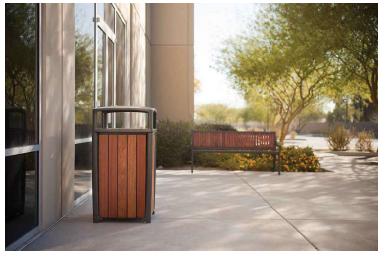
A SEATING AREAS
NTS









B SITE FURNISHING AND HARDSCAPE
NTS





C POCKET PARK
NTS



D BIKE RACK
NTS

NOTE:

1. THE RENDERINGS AND PHOTOS ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT PART OF THE PROFFERED CONCEPT PLAN.

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1	2025-05-12	CHARGE PROJECT NAME

SUR: GORDON | DES: D. KOESER
DRW: J. WEST | CHK: D. KOESER

COMMONWEALTH OF VIRGINIA
DOUGLAS L. KOESER
Lic. No. 000851
LANDSCAPE ARCHITECT
SEAL:

AMENITY PRECEDENT IMAGES

POTOMAC LOFTS - REZ

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

HORIZ: N/A
SCALE: VERT: N/A
DATE: JANUARY 2025
PLAN: REZ2025-00030
JOB: 3709-0101
CADD: 3709-0101-L-GI-003.DWG
NCS: 3709-0101-L-GI-003
NUMBER: 10 OF 12

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VA

2 OVER 2 TH

FRONT ELEVATION

A1.0

NOTE:

1. THE RENDERINGS OF ELEVATIONS ON THIS SHEET ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL ARCHITECTURAL PLANS.

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3	2026-02-26	COUNTY COMMENTS
2	2025-11-03	COUNTY COMMENTS
1	2025-05-12	CHARGE PROJECT NAME

SUR: N/A	DES: KGTY
DRW: KGTY	CHK: D. KOESER

COMMONWEALTH OF VIRGINIA
DOUGLAS L. KOESER
Lic. No. 000851
LANDSCAPE ARCHITECT
SEAL:

ARCHITECTURAL ELEVATION - FRONT

POTOMAC LOFTS - REZ

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE:	HORIZ: AS SHOWN VERT: N/A
DATE:	JANUARY 2025
PLAN:	REZ2025-00030
JOB:	3709-0101
CADD:	3709-0101_ELEVATIONS.DWG
NCS:	3709-0101_ELEVATIONS
NUMBER:	11 OF 12

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VA

SCHEMATIC DESIGN
OCTOBER 15, 2025

REAR ELEVATION

A1.0

NOTE:

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2	2025-11-03	COUNTY COMMENTS
1	2025-05-12	CHARGE PROJECT NAME

SUR: N/A | DES: KTGY
DRW: KTGY | CHK: D. KOESER

COMMONWEALTH OF VIRGINIA
DOUGLAS L. KOESER
Lic. No. 000851
LANDSCAPE ARCHITECT
SEAL:

ARCHITECTURAL ELEVATION - REAR

POTOMAC LOFTS - REZ

OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: HORIZ: AS SHOWN VERT: N/A
DATE: JANUARY 2025
PLAN: REZ2025-00030
JOB: 3709-0101
CADD: 3709-0101_ELEVATIONS.DWG
NCS: 3709-0101_ELEVATIONS
NUMBER: 12 OF 12

Gordon

General Structural Notes:

Design Codes:

2021 Virginia Uniform Statewide Building Code (2021 VUSBC)
2021 Virginia Construction Code: Part I of the VUSBC (2021 VCC)
Handicapped Accessibility: 2010 ADA Standards for Accessible Design – 9/15/2010 (2010 ADA Standards) for the Prototype Bus Shelter and mounting floor slab.
Accessibility Guidelines for Pedestrian Facilities in the Public Right of Way: 2017 ICC A117.1 Accessible and Usable Buildings and Facilities
Per CPSM 4.2.2, including 4.2.2.8: accessible facilities must be provided at the completion of construction. Additionally, per CPSM 4.2.2.8; all areas and spaces normally occupied by employees or the public in state-owned buildings, individually or shared, shall be fully accessible.
Per CPSM, 2021, Rev 0-7/15/2021

Structural Design Data:

Roof Live Load, per VUSBC 1603.1.2; 20 psf
Floor Live Load, per VUSBC 1603.1.1; 100 psf
Ground Snow Load Data, per VUSBC 1603.1.3; 65 psf
Wind Design Data, per VUSBC 1603.1.4 – Wind Speed (mph); (Ultimate Wind Speed) 115 mph
Wind Exposure Category; C
Risk Category, per VUSBC 1604.5; II
Seismic Design Category B Seismic Site Class D
Soil bearing requirements 1500 psf
VUSBC Construction Type; IIB
(Use) Group(s) per VUSBC; U
Building Gross Floor Area 80 SF
Building Area (per VUSBC definition) 80 SF
Height of Building; 8 ft
Number of Stories; 1 Story
Wall Safety Glass, per E1300-12AE1, VCC 2404, and VCC 2021
Aluminum Structural Members, per Aluminum Design Manual ADM1-2020, VCC 2002, and VCC 2021

Scope of Work:

Structure: Brasco
Foundation: Others*

*Foundation information shown on the plan is minimum needed for shelter anchorage only. Foundation design by others.

General:

1. All work shall conform to the "2021 Virginia Construction Code" and to all other applicable federal, state, and local regulations.
2. In case of conflict between the General Notes, Specifications, contract documents and Details, the most rigid requirements shall govern.
3. Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places shall be repeated.
4. Job site safety and construction procedures are the sole responsibility of the Contractor.
5. The Contractor shall coordinate openings, sleeves, concrete pads, inserts, and depressions, shown on the architectural, structural, mechanical, electrical, and plumbing drawings.
6. All costs of investigation and/or redesign due to Contractor improper installation of structural elements or other items not in conformance with the contract documents shall be at the Contractor's expense.
7. The structural drawings shall be used in conjunction with the Specifications, architectural and mechanical drawings. If there is a discrepancy between drawings, it is the Contractor's responsibility to notify the Architect prior to performing the work.
8. The Contractor shall verify all existing building information shown (dimensions, elevations, etc.) and notify the Architect/Engineer of any discrepancies prior to fabrication of any structural component.
9. The Contractor shall verify and/or establish all existing conditions and dimensions at the site. Failure to notify Architect/Engineer of unsatisfactory conditions constitutes acceptance of unsatisfactory conditions.
10. If the existing field conditions do not permit the installation of the work in accordance with the details shown, the Contractor shall notify the Architect/Engineer immediately and provide a sketch of the condition with his proposed modification of the details given on the contract documents. Do not commence work until condition is resolved and modification is approved by the architect.
11. Where alterations involve the existing supporting structure, the Contractor shall provide shoring and protection required to ensure the structural integrity of the existing structure.
12. The Contractor shall be responsible to determine allowable construction loads and to provide design and construction of falsework, formwork, stagings, bracing, sheeting, and shoring, etc.
13. The structural drawings shall govern the work for all structural features, unless noted otherwise. The architectural drawings shall govern the work for all dimensions.
14. All materials shall be stored to protect them from exposure to the elements.
15. All sections, details and notes on the drawings are intended to be typical and shall apply to similar situations elsewhere unless otherwise noted.
16. The Contractor is solely responsible for all site safety and accidents which result in performance of the work, personal injury, damage to the property, death, etc.
17. Contractor shall verify all required openings for mechanical, electrical and miscellaneous trades that may not be specifically shown on the structural drawings.
18. The Owner shall obtain a 3rd Party Engineer in order to oversee construction, perform material testing and verify installation in accordance with the approved plans.
19. It is the Contractor's responsibility to verify proposed layout conditions with existing conditions prior to fabrication and installation of structural elements. If installation occurs without verification by Contractor, it is the Contractor's responsibility to provide any and all required repairs.
20. Contractor is responsible to verify and ensure waterproofing and protection of the work throughout construction. Temporary protection measures from the elements is the responsibility of the Contractor.
21. All work shall be completed in strict compliance with manufacturer specifications.
22. Post installed anchors shall be installed by certified installer per manufacturer specifications.
23. Alterations, variations, substitutions or deviations in the field to the structural design, materials, layout, etc. not approved by the Engineer stipulate by law that the plans are Null and Void.

Structural Aluminum:

1. Fabrication and erection of structural aluminum shall conform to "Aluminum Design Manual 2020", from The Aluminum Association
2. All welding shall be performed by certified welders and shall conform to "Structural Welding Code ANSI/AWS D1.1-92", American Welding Society (AWS).
3. All structural aluminum shall conform to the minimum requirements of alloy and temper as follows, unless noted otherwise:
   a. Tubes: 6061-T6
4. Bolts, Fasteners, and Hardware: Stainless Steel 304/316
5. Minimum weld filler to be 4043 unless noted otherwise. All welders shall be certified by the AWS. Minimum weld size shall be 1/4" unless noted otherwise.
6. Cuts, holes, coping, etc. required for other trades or field conditions shall be made in the shop. Cutting or burning of main structural members in the field will not be permitted.
7. The General Contractor shall notify the Structural Engineer of any fabrication or erection errors or deviations and receive written approval before any field corrections are made.
8. Alternate connection details may be used if such details are submitted to the Engineer for review and approval. However, the Engineer shall be the sole judge of acceptance and the Contractor's bid shall anticipate the use of those details shown on the drawings. The Contractor is responsible for the design of such alternate details which he proposes.
9. All aluminum shall be painted in accordance with requirements set forth in Part I, Section M.6 of the ADM
10. Dielectric separation must be provided where all dissimilar metals meet.

Concrete Anchorage:

1. Concrete anchors shall be Hilti Kwik Bolt TZ2, Stainless Steel 304/316 or of equivalent design strength
2. Anchor holes must be cleaned per manufacturer's installation instructions
3. Concrete shall have a minimum 28-day compressive strength of 4,000 PSI.

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610-320-2100
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COMMONWEALTH OF VIRGINIA
BRYAN M. NABB
Reg. No. 0402062202
PROFESSIONAL ENGINEER

project: VA0823
drawn by: HMW
reviewed by: RFM
date: 10-22-25

REVISIONS:

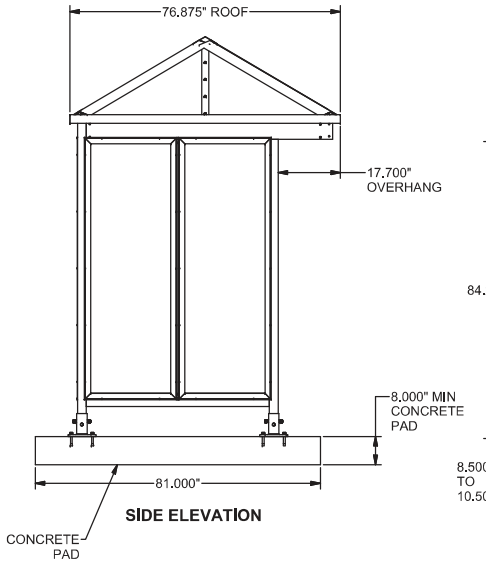
date:	initial:
03.17.2026	RFM

Structural Notes

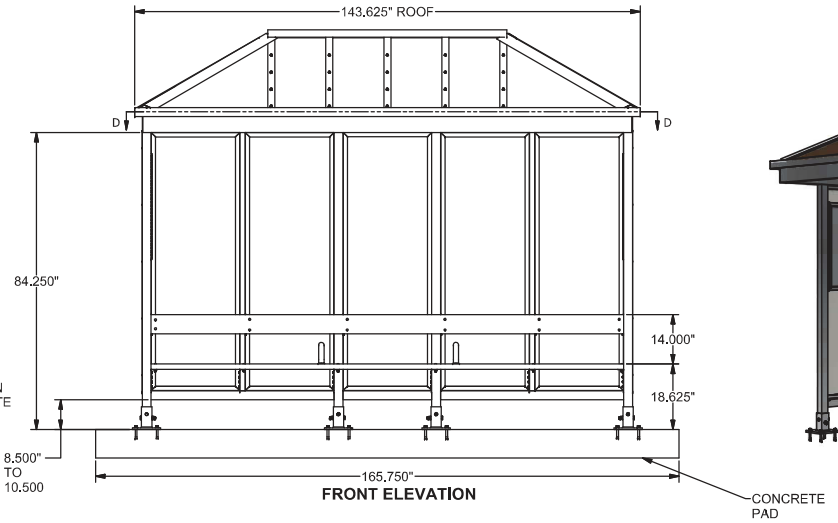
BRASCO 7452 P.R.T.C. FACILITY BUS SHELTER REPLACEMENT

14700 POTOMAC MILLS ROAD, WOODBRIDGE, VA

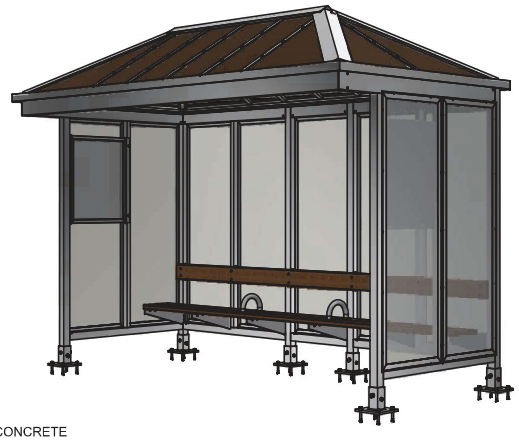
sheet: CS

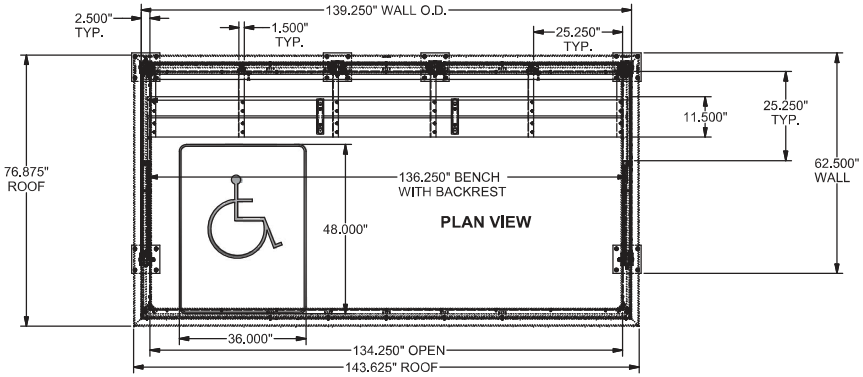


SIDE ELEVATION



FRONT ELEVATION





PLAN VIEW

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SUITE 402
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project: VA0823
drawn by: HMW
reviewed by: RFM
date: 10-22-25

REVISIONS:

date:	initial:
03.17.2026	RFM

Brasco Slimline Shelter Overall Plan

BRASCO 7452 P.R.T.C. FACILITY BUS SHELTER REPLACEMENT

14700 POTOMAC MILLS ROAD, WOODBRIDGE, VA

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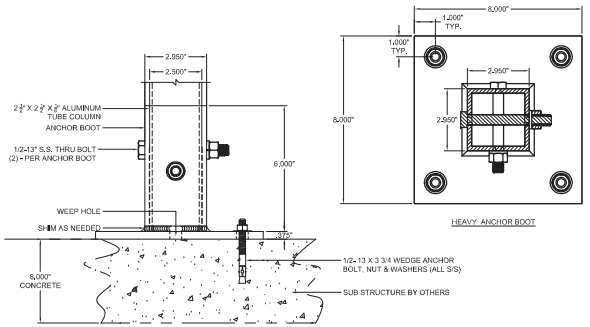
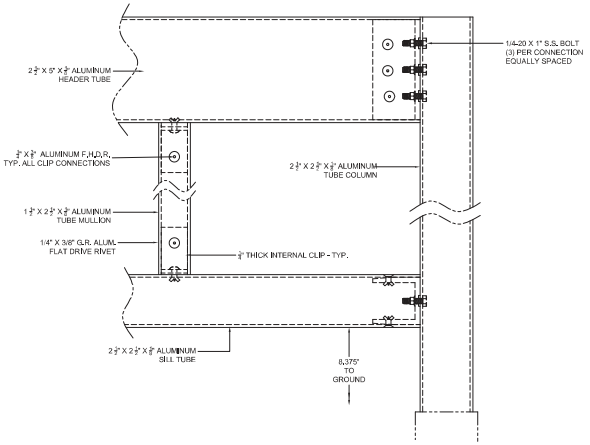
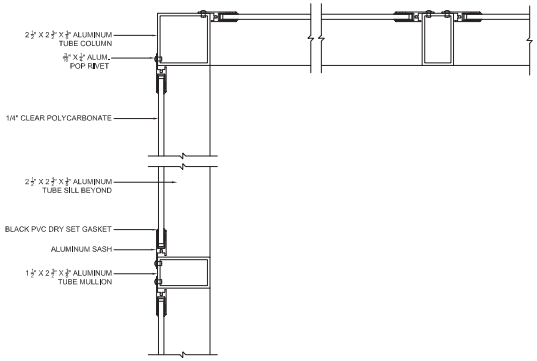


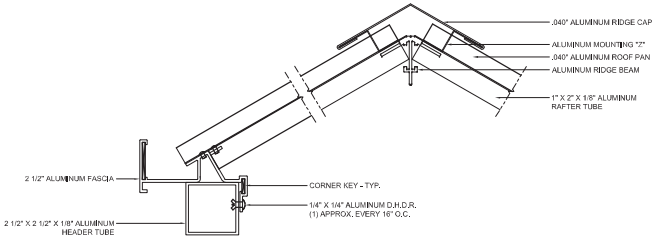
BRASCO SLIMLINE STANDARD ANCHOR BOOT DETAIL



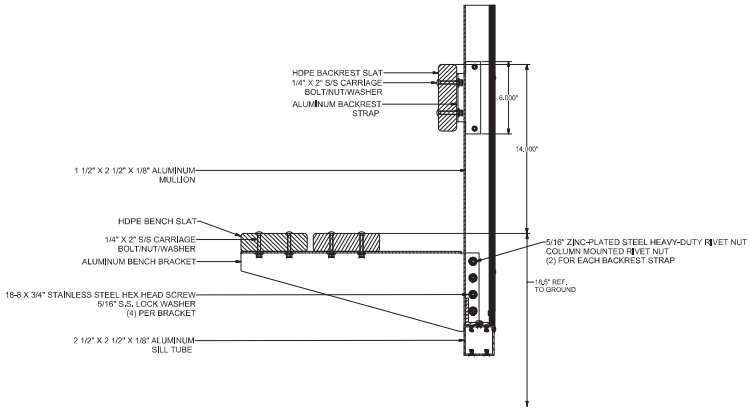
BRASCO SLIMLINE STANDARD WALL CONNECTION DETAIL



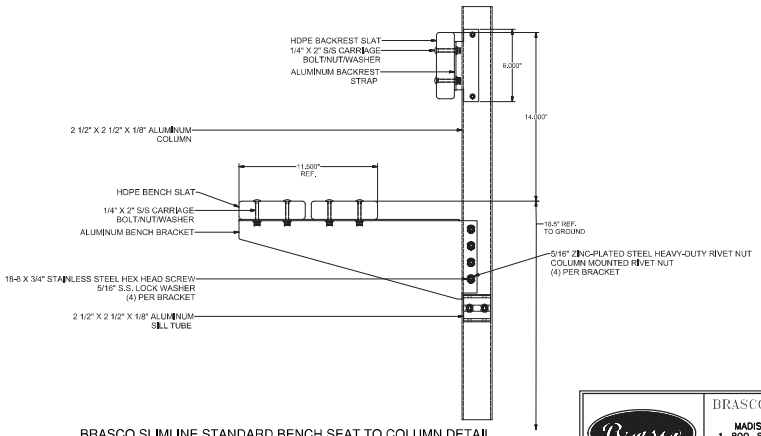
BRASCO SLIMLINE STANDARD WALL GLAZING DETAIL



BRASCO SLIMLINE STANDARD STANDING SEAM HIP ROOF DETAIL



BRASCO SLIMLINE STANDARD BENCH SEAT TO MULLION DETAIL



BRASCO SLIMLINE STANDARD BENCH SEAT TO COLUMN DETAIL

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RISE ENGINEERING & DESIGN

COMMONWEALTH OF VIRGINIA
LICENSED PROFESSIONAL ENGINEER
No. 0402062202

project:	VA0823
drawn by:	HMW
reviewed by:	RFM
date:	10-22-25

REVISIONS:

date:	initial:
03.17.2026	RFM

Brasco Slimline Typical Details

BRASCO 7452 P.R.T.C. FACILITY
BUS SHELTER REPLACEMENT
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HISTORICAL COMMISSION RESOLUTION

MOTION: **BRACE** **July 8, 2025**
Regular Meeting

SECOND: **DODGE** **Res. No. 25-035**

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:

Case Number	Name	Recommendation
REZ2023-00018	Gardner Property – 5th Submission	Table
SUP2025-00029	Wells Fargo Drive through ATM	Historical Marker on property memorializing start of historic Davis Ford Road at this location.
REZ2025-00026	Project Well	Phase I study of northwest corridor and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
REZ2025-00029	Bradwyn	Phase II evaluation and, if warranted, a Phase III study. Artifacts to be donated to and curated with the County.

Case Number	Name	Recommendation
		Investigate existence of a slave cemetery due to likelihood of slave quarters on the property. Consider the use of human remain detection dogs for the investigation of slave burials.
REZ2025-00013	Linden Lake Rezoning - 2nd Submission	Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County. Commit to onsite interpretation if appropriate.
SUP2025-00031	Chick-Fil-A Virginia Gateway	No Further Work
REZ2025-00030	Potomac Lofts	No Further Work
REZ2025-00031	Quantico Memorial Chapel	No Further Work
SUP2025-00032	Alex Di Taranto Firearm Sales	No Further Work
REZ2025-00032	Manassas Tech Center	Table

Votes:
Ayes: by acclamation
Nays: None
Absent from Vote: None
Absent from Meeting: Brown, Ford, Porta
MOTION CARRIED

ATTEST: Antonietta Rumpler
Secretary to the Commission

PRINCE WILLIAM COUNTY
DEPARTMENT OF TRANSPORTATION AND CAPITAL CONSTRUCTION
DCSM WAIVER - ACTIVE PLANNING APPLICATIONS

5 County Complex Court, Suite 290, Woodbridge, Virginia 22192-5308
(703) 792-6825 Fax (703) 792-7159

SECTION I – GENERAL INFORMATION

DCSM WAIVER REQUEST FOR ACTIVE REZONING AND SPECIAL USE PERMIT APPLICATIONS REQUIRE WRITTEN APPROVAL FROM THE PLANNING OFFICE. DCSM WAIVERS THAT INVOLVE VDOT PUBLIC ROADWAY OR ROADS PROPOSED TO BE ACCEPTED BY VDOT INTO THE STATE SYSTEM WILL BE REVIEWED AND A DETERMINATION ISSUED BY TRANSPORTATION STAFF FOLLOWING VDOT APPROVAL. DCSM WAIVERS THAT DO NOT INVOLVE VDOT PUBLIC ROADWAYS WILL BE REVIEWED AND A DETERMINATION ISSUED BY TRANSPORTATION STAFF. THIS DETERMINATION WILL BE INCLUDED AS PART OF THE PLANNING OFFICE STAFF REPORT FOR BOARD CONSIDERATION AND FINAL ACTION.

APPLICANT: Gordon on behalf of Five Oaks Properti ***DATE:*** 8/18/2026

ADDRESS: Attn: Doug Koeser
4501 Daly Drive, Suite 200
Chantilly VA 20151

WAIVER NUMBER: WAI2027-00023

EMAIL: dkoeser@gordon.us.com

PLAN NUMBER: REZ2025-00030

PLAN NAME: Potomac Lofts

SECTION II – SPECIFICS OF WAIVER REQUEST

SECTION OF DESIGN AND CONSTRUCTION STANDARDS MANUAL

REQUESTED TO BE WAIVED: 650.06, TS-1 - sidewalks on both sides of the street; Total Width

REQUIREMENT(S):

A modification of the TS-1 standard detail to remove the requirement of sidewalks on both sides of the roadway. Additionally, this includes a modification of the total width of the Category III roads to permit the gutter pans to be included in the total paved width (L) for Category III roads (VPD 401 to 600). Our proposed 26-foot width includes a 2-foot gutter pan on each side.

APPLICANT'S JUSTIFICATION FOR WAIVER:

Justification for the requested waiver is based on the urban design of the development and the functional layout of the proposed residential units and the pedestrian circulation patterns inherent to the site design:
•The primary pedestrian entryways to the units are located on the sides opposite the roadway and driveways. •The main pedestrian walkways serving the units are therefore internal to the site and do not rely on the sidewalk along the driveway side of the TS 1 roadway. •As a result, the sidewalk along the driveway frontage would be redundant and would not meaningfully contribute to pedestrian accessibility or safety. •The applicant is providing street tree plantings along the roadway to maintain a cohesive streetscape character and enhance visual quality. •The enclosed Proposed Landscape and Street Tree Plan demonstrates the extent of pedestrian accessibility and confirms that all units maintain safe, direct, and convenient pedestrian connections without the need for a sidewalk on both sides of the TS-1 roadway. The width of the TS-1 Category III (VPN 401 to 600) roadways to be narrowed to 26' (22' + 2' gutter pans) which still meets the fire aerial access road requirement.The Planning office requested we submit this waiver during the rezoning process.

SECTION III – RECOMMENDATION OF TRANSPORTATION

THE FOLLOWING RECOMMENDATION WILL BE INCLUDED IN THE PLANNING OFFICE STAFF REPORT FOR BOARD CONSIDERATION WHEN THE DCSM WAIVER DOES NOT INVOLVE VDOT PUBLIC ROADWAYS:

RECOMMENDATION: ☑ ***APPROVAL*** ☐ ***DENIAL***

PLAN REVIEWER:

Assistant Director of Transportation and Capital Construction:

REASON(S) FOR APPROVAL/DENIAL:

The primary pedestrian entryways to the units are located on the sides opposite the roadway and driveways. Considering the low traffic volumes from the site, the justifications to modify TS-1 street typical section are reasonable. This waiver is acceptable with the conditions that continuous sidewalk should be provided for all units and the sidewalk location and design will be reviewed in detail in final site plan. This waiver is a recommendation for Board of County Supervisor's action associated with REZ2025-00030.

SECTION IV – BOARD ACTION AND ADDITIONAL COMMENTS (IF APPLICABLE)

TO BE COMPLETED FOLLOWING BOARD OF COUNTY SUPERVISOR ACTION:

BOARD ACTION: ☐ ***APPROVAL*** ☐ ***DENIAL*** ***HEARING DATE:*** _____

ADDITIONAL COMMENTS:

SIGNATURE: _____ ***DATE*** 8/18/2026

Ricardo Canizales, Director of Transportation and Capital Construction

CC: **DEVELOPMENT SERVICES**
PLANNING OFFICE