



PLANNING COMMISSION RESOLUTION

MOTION:

July 15, 2026

Regular Meeting

SECOND:

RES. No. 26-0XX

**RE: PROFFER AMENDMENT#REZ2026-00022, MANASSAS TECH CENTER
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to amend /supersede the proffers associated with Rezoning #REZ2021-00014 regarding buffer requirements; and

WHEREAS, this request is being processed concurrently with Rezoning #REZ2025-00032, Manassas Tech Center, which seeks to rezone approximately ±5.98 acres from PMD, Planned Mixed District, with an O(F), Office Flex and M-2, Light Industrial to PBD, Planned Business District with an M-1 designation; and

WHEREAS, the subject property is located on the west side of Hornbaker Road and south of its intersection with Wellington Road, is identified on County maps as GPINs: 7596-72-6327.00, 7596-61-8378.00 and 7596-62-9148.00; and is currently addressed as 8881, 8889 and 8890 Mike Garcia Drive; and

WHEREAS, the site is designated is designated I-3, Industrial with T-3 Transect with a small portion on the northern western section of the Property that is ERPO, Environmental Resources Protection Overlay, in the Comprehensive Plan; and

WHEREAS, the site is zoned PBD, Planned Business District, with an M-1, Heavy Industrial designation and is located within the Data Center Opportunity Zone Overlay District, Airport Safety Overlay and E-Commerce Overlay Districts; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 15, 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 recommend approval of Rezoning #REZ2026-00022, Manassas Tech Park, subject to the proffers dated June 3, 2026.

ATTACHMENT: Proffer Statement, dated June 3, 2026

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña
Clerk to the Planning Commission

AMENDED PROFFER STATEMENT

RE: REZ2026-00022, Manassas Tech Center
Applicant/Record Owner: Wellington Glen, LLC
Property: G.P.I.N. 7596-72-6327.00, 7596-61-8378.00 &
7596-62-9148.00 (the "Property")
Brentsville Magisterial District
+/- 45.99 Acres

Planned Mixed Use District, with M-2, Light Industrial Uses & PBD, Planned
Business District, with M-1, Heavy Industrial Uses to Planned Business District,
with M-1 Heavy Industrial Uses

Date: June 3, 2026

The subject Property is identified as GPIN 7596-72-6327.00, 7596-61-8378.00 and 7596-62-9148.00, and is further identified for nonresidential use under REZ2021-00014, Wellington Glen Parcel K ("Land Bay K") and REZ2024-00044, Wellington Glen Land Bay J ("Land Bay J").

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following Proffers and shall supersede all other proffers made prior hereto, including, but not limited to REZ2021-00014, REZ2024-00044 and PRA #PLN2012-00105. In the event the above referenced rezoning is not granted as applied for by Applicant, these proffers shall be withdrawn and are null and void and all applicable prior Proffers shall remain in full force and effect.

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 Property served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

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

1. The plan set titled, "Master Zoning Plan for Manassas Tech Center – Mike Garcia Drive and Zelkovia Drive", prepared by Kimley-Horn and Associates, dated May 15,

2026 (the “**MZP**”).

The Property shall be developed in substantial conformance with the above-referenced MZP.

2. Parcel K Development Design Guidelines, dated May 10, 2022 (“Design Guidelines”).

TRANSPORTATION

3. Traffic signal. The Applicant shall provide a traffic signal warrant study at the Hornbaker Road/Street G (formerly known as Zelkovia Drive) intersection in conjunction with development of the Property. If warranted, the Applicant shall provide the signal. This will occur at site plan or upon completion of development if requested by Prince William County or Virginia Department of Transportation (“VDOT”).
4. Bicycle Rack. An inverted-U bicycle parking rack will be installed in the approximate location shown on the site plan and constructed to Association of Pedestrian & Bicycle Professionals (“APBP”) standards.
5. Access. Subject to Prince William County Department of Transportation (“PWCDOT”) and VDOT approval, access to the Property may be provided, as generally shown on the MZP. The Property shall be a private access facility. The final location and design of the entrances shall be shown on the applicable final site plan proposing such entrance(s).
6. Construction Truck Routing Plan. The Applicant shall prepare a plan for the routing of construction trucks. The Applicant shall inform all contractors and subcontractors of the plan for the routing of construction trucks and signs identifying such construction truck routes shall be posted at all construction entrances on the Property. The truck routing shall be provided at the time of final site plan approval.

USES AND SITE DEVELOPMENT

7. Uses. The following uses shall be permitted within the Property:
 - a. Those uses permitted as by-right uses, secondary uses, accessory uses, and/or with a special use permit in the PBD, Planned Business District and M-1, Heavy Industrial District and uses listed below that are permitted by modification by the Board of County Supervisors under Zoning Ordinance Section 32-404.05.1

listed in these proffers including:

- i. Cold Storage;
- ii. Outdoor storage of equipment, materials, and products (as an accessory use);
- iii. Distribution and Fulfillment Center; and
- iv. Data Center.

b. The following uses shall be prohibited in the Property:

- i. Asphalt/concrete plant;
- ii. Assembly (HAZMAT);
- iii. Boat building and repair yard;
- iv. Coal, wood, and lumber yards;
- v. Motor vehicle graveyard;
- vi. Motor vehicle impoundment yard;
- vii. Railroad freight depot;
- viii. Railroad passenger station;
- ix. Range, shooting, outdoor;
- x. Recyclable materials separation facility;
- xi. Recycling collection points (as a by-right use);
- xii. Testing/experimental laboratories (HAZMAT); and
- xiii. Water transportation facility.

c. The Applicant agrees that in addition to the prohibited uses cited immediately above, for the portions of property North of the right of way formerly known as Zelkovia Drive, the following uses shall be prohibited within 250 feet from the centerline of Hornbaker Road:

- i. Building materials and sales yard;
- ii. Gunsmith shop; and
- iii. Sheet metal fabrication.

d. The Applicant agrees that in addition to the prohibited uses cited above, for the portions of the property South of the right of way formerly known as Zelkovia Drive, the following uses shall be prohibited within 200 feet from the centerline of Hornbaker Road:

- i. Building materials and sales yard;

- ii. Gunsmith shop; and
- iii. Sheet metal fabrication

8. Western Boundary Setback. The Applicant agrees to provide a seventy-five-foot (75') building setback along the western boundary of the Property identified as GPIN 7596-72-6327.00.
9. Southern Boundary Buffer. The Applicant agrees to provide a fifteen-foot (15') buffer along the southern boundary of the property as shown on the MZP.
10. Western Boundary Buffer. The fifty-foot (50') buffer on the western boundary of the property identified as GPIN 7596-72-6327.00, as shown on the MZP shall be located outside the existing utility easements as shown on the MZP. When utility crossings are necessary and unavoidable, the crossing shall be aligned perpendicular based on final engineering considerations and subject to County approval during final site plan review.
11. Buffering Standards. All existing vegetation onsite outside of the Limits of Clearing & Grading, as depicted on the MZP, shall be preserved if grade/topography permits. In areas within the fifty-foot (50') buffer along the western boundaries of the Property, where existing vegetation does not meet the minimum landscaping requirement or in areas where existing vegetation cannot be preserved, supplemental planting to meet 320 plant units ("pu") / 100 linear feet ("lf") shall be provided. In the ten foot (10') landscape strip along the eastern boundary of the Property, where existing vegetation does not meet the minimum landscaping requirement or in areas where existing vegetation cannot be preserved, supplemental planting to meet 320 pu / 100 lf shall be provided.
12. Handicapped Parking Spaces. Handicapped parking spaces shall be provided in connection with development of the Property in accordance with the Prince William County Design and Construction Standards Manual.
13. Graffiti Removal. The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by the sign regulations in Section 32-250.21 et. seq. of the Zoning Ordinance. Any graffiti shall be reported to the Prince William County Police Department before removal.
14. Security. The Applicant shall utilize a combination of onsite security practices, such as but not limited to, interior and/or exterior mounted surveillance cameras, alarm system,

controlled gate site access, onsite lighting, security fencing, or other methods, as needed.

COMMUNITY DESIGN

15. Design Guidelines. All development on the Property shall be in substantial conformance with the design concepts and details set forth in the Design Guidelines. In the event that data center use is developed, the design will be consistent with the design concepts and details set forth in the Design Guidelines.
16. Outdoor Storage Screening. The Applicant shall screen all outside storage areas from view on all four sides. Compliance shall be reflected on each final site plan.
17. Covenants and Conditions. The Applicant shall create covenants, conditions and restrictions to coordinate development within the Property which include such items as architectural controls, signage, building materials, lighting and landscaping, all in accordance with the Design Guidelines which shall supersede and be independent of those design guidelines for the balance of the Property. Association(s) or any other identifiable single entity (i.e, owner) independent of those for the balance of Wellington Glen shall be formed to oversee the on-going management and maintenance of property within the Property, including landscaping and maintenance of common areas.
18. Comprehensive Sign Plan. Prior to the approval of the first final site plan for the Property. A comprehensive sign plan in accordance with all applicable ordinances shall be submitted to the Planning Director, or its designee, for review and approval, including the approval of sign permits which shall supersede and be independent of those for the balance of the Property.
19. Design Review Committee. The Applicant or the successor Owner of the Property shall (a) adopt and record the Design Guidelines, and pursuant to said Guidelines, create a separate Design Review Committee that shall have exclusive jurisdiction over the Property and (b) create policies and procedures for said Committee all of which shall supersede and be independent of those for the balance of the Property.
20. Floor Area Ratio. The maximum floor area ratio ("FAR") for data center uses on the Property shall be 0.50. The FAR shall be calculated as the cumulative total on the Property and not as a percentage of each subdivided parcel. In addition, at the time each site plan is filed on the Property, a running tabulation of the approved uses on the balance of the Property, and as reflected on approved final site plans, shall be provided to the

Director of the Department of Development Services to evidence compliance with this proffer.

21. Height. The building 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. Pursuant to Section 32-400.03.2 of the Zoning Ordinance, the maximum height of the buildings not including rooftop mechanical equipment and rooftop screening shall be limited to sixty-five feet (65'). The maximum height including rooftop mechanical equipment and rooftop screening shall be limited to eighty feet (82'). The height of the buildings is subject to the Federal Aviation Administration review and approval prior to final site plan approval.
22. Rooftop Mechanical Equipment. Any rooftop mechanical equipment located on buildings so as to have an unobstructed, direct line of site from the ground view of adjacent residential or agricultural designated or zoned areas shall be screened or enclosed to minimize visibility from such areas in accordance with Section 32-509.02(4)(B) of the Zoning Ordinance.
23. Landscaping. The Applicant shall provide landscaped buffers on the Property as substantially shown on the MZP. Landscaping shall be provided in substantial conformance with the MZP. A minimum of eighty percent (80%) of all new plantings shall be native to Virginia and drought-resistant.
24. Lighting. All exterior lighting shall be full cutoff and fully shielded fixtures in conformance with County requirements. All exterior lighting shall be directed downward and into the interior of the Property and away from adjacent existing or planned roads. The Applicant shall design and install lighting in such a manner as to prevent light trespass onto adjacent properties. The Applicant shall depict lighting details on each site plan submitted on the Property. This lighting provision does not apply to any street lights within the public right of way or exterior signage lighting which shall be provided in conformance with the signage standards listed in the Zoning Ordinance at the time of final site plan approval.
25. Noise. In addition to the Noise Ordinance, any noise which emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 7:00 a.m. and 10:00 p.m. weekdays and from 9:00 a.m. to 10:00 p.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 60 dBA (in residential and mixed use zoning districts), 65 dBA (in commercial and office zoning districts), and 79 dBA (in industrial zoning districts). Any noise which emanates from any operation,

activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 10:00 p.m. and 7:00 a.m. weekdays and from 10:00 p.m. to 9:00 a.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 55 dBA (in residential and mixed use zoning districts), 60 dBA (in commercial and office zoning districts), and 72 dBA (in industrial zoning districts). Such levels shall be measured at the Property boundary or at any point within any other property affected by the noise. When a noise source can be identified and its noise measured in more than one zoning district classification, the limits of the most restrictive classification shall apply. The Applicant shall provide documentation of the above mitigation measures to the Prince William County Building Department concurrently with each building permit for a data center building on the Property and shall further provide documentation that such measures have been installed concurrently with each tenant layout occupancy permit application for a data center building on the Property.

- a. Noise Mitigation. The tenant or end-user shall incorporate low-noise cooling equipment and attenuation at fresh air intakes, and emergency generators to be housed in sound enclosures complete with mufflers. The tenant or end-user shall provide documentation of the above mitigation measures with each tenant layout certificate of occupancy for the data center buildings on the Property.
26. Construction. Notwithstanding the above, any person, with lawfully obtained permits, who between the hours of 7:00 a.m. and 10:00 p.m. weekdays and between the hours of 9:00 a.m. and 10:00 p.m. on Saturdays, Sundays and legal holidays observed by county government operates or causes to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, alleys or appurtenances thereto in the outdoors shall not be subject to the levels enumerated above. Additionally, persons performing construction of public projects, repair or maintenance work for such projects or persons performing work for private or public utilities for the repair of facilities or restoration of services shall not be subject to the levels enumerated above.
 27. Emergency Operations. Emergency operations shall not be subject to the limitations outlined above. For the purposes of this section, the term "emergency" shall mean any situation arising from sudden and reasonably unforeseen events beyond the control of the facility, which situation requires the immediate use of the emergency generators to restore normal operation of the facility.

28. Sound Studies. Prior to the approval of each final site plan for the Property that includes a data center building, the Applicant shall provide a Sound Study (the “Sound Study”) that is specific to the proposed site layout and building type to ensure compliance with the maximum permissible sound levels as outlined in Proffer 25. This Sound Study shall include recommendations for any necessary mitigation measures and the Applicant shall implement the mitigation measures on the final site plan as a condition of final site plan approval. In the event mitigation measures are building related, said measures shall be included in the building plans prior to the issuance of a building permit. The Applicant shall be responsible for the cost and expenses for said acoustical consultant to perform the work outlined in these proffers.
- a. Sound Walls. The height and location of the sound walls shall be constructed in accordance with the recommendations of the approved acoustical study or as otherwise determined in consultation with the Planning Director. Such sound walls shall be installed prior to commencement of data center operations within the applicable buildings.
29. Generators. All generators shall be screened in a manner so as to not be visible from the public right-of-way and said screening shall be shown on the final site. All generators serving data center buildings shall include a catalytic reduction system or equivalent emissions-control technology. Compliance with this proffer shall be evidenced prior to the issuance of an occupancy permit.
- a. All diesel-powered emergency generators shall be compliant with Tier 4 final emissions standards as defined by the United States Environmental Protection Agency regulations or equivalent standards in effect at the time of installation.
30. Construction Management Plan. As a condition of site plan approval, the Applicant shall prepare a Construction Management Plan which shall identify the haul routes for earth-moving construction trucks to and from the site during the site development stage of the Property. The Applicant shall provide a courtesy copy of the Construction Management Plan to the Brentsville District Supervisor’s office.
31. Sustainability Measures. As a condition of the first final site plan approval and/or building permit approval, the Applicant shall, provide a minimum of eight (8) sustainability measures to be incorporated into the applicable site plan or building documents. Such measures shall be coordinated in consultation with the Prince William County Sustainability Officer and confirmation of such measures shall be

provided to Land Development prior to first site plan approval. Such measures may include, but are not limited to, the following:

- a. Use of available recycled aggregate materials for private roadways;
- b. Use of sustainable building materials including, but not limited to, manufactured concrete in the construction of the data center building;
- c. Aeration of ponds using solar power;
- d. Recycling of construction material waste as accepted by recycling markets;
- e. Use of available high recycled content construction materials;
- f. LED site and interior lighting;
- g. Heat reflective roofing materials;
- h. Use of indoor environmental quality measures such as, but not limited to, adequate ventilation and exhaust, moisture control, etc.;
- i. Minimum of two (2) electric vehicle (“EV”) charging stations per data center building;
- j. Preparation and implementation of a winter management plan;
- k. Install water efficient landscape materials;
- l. Encourage fuel storage that limits impacts on the environment from potential spills;
- m. Spill contingency plan, including placement of spill response kits, related to any on-site fuel storage areas; or
- n. Provide shower facilities within the building in conjunction with bicycle racks to encourage the use of bicycle transportation.

ENVIRONMENTAL

32. Monetary Contribution. 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, stream restoration and/or drainage improvements. Said contribution shall be paid prior to and as a condition of each land development plan approval with the amount to be based on the acreage reflected on each said plan.
33. Stormwater Management. Stormwater Management Facilities (“SWM”) and Best Management Practices (“BMP”) for the Property shall be provided on the Property. The specific design of wet and dry ponds and the plant materials shall be determined at the time of final site/subdivision plan.
34. Soil Remediation. Within those buffer areas shown on the MZP, which have been subject to compaction, the Applicant shall remove all foreign materials such as asphalt, concrete, rock, gravel, debris, etc., and have the soil loosened to a depth of at least 3 feet prior to planting and a top dressing of 4” to 6” of clean topsoil shall be provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, sand clay loam, or loamy sand. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1” in diameter, and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Compliance shall be evidenced with a note on the final site plan.
35. Limits of Clearing. The Applicant shall limit clearing and grading to within those areas depicted on the MZP subject to minor revisions in accordance with final engineering considerations at the time of final site plan review and approval. Those areas outside the limits of clearing shall remain in their natural undisturbed condition with the exception of clearing, grading and other land disturbing activity required for the pedestrian easement (as further described below), the installation and maintenance of crossings for: utility points, electric lines running to/from the electric transmission lines, sanitary and storm outfalls, and supplemental plantings as approved by the County. Clearing allowed pursuant to this proffer shall be kept to a minimum. The foregoing restrictions shall not preclude the Applicant from utilizing the natural open space areas for stormwater management/BMP calculations and credits. The Property owner shall have the right to prune and remove objectionable vegetation, such as poison ivy, poison oak, etc., as well as damaged and/or diseased vegetation.

36. Environmental Safety. The Applicant agrees that fuels, oils, anti-freeze, solvents, or other pollutants or flammable substances shall be properly disposed of or recycled and shall not be discharged into the storm water system, sanitary sewer, on the ground or surface water unless approved by Prince William Water in connection with site plan review.
37. Preservation of Existing Trees. Within the buffers and landscaped areas shown on the MZP, the Applicant shall prepare a tree survey at the time of final site plan to identify trees measuring ten-inch (10") caliper d.b.h. within the buffer or landscaped areas that are determined to be preserved. A tree preservation plan shall be provided with the final site plan submission identifying locations of trees to be preserved and methods and procedures for protection during construction. The tree preservation plan shall be prepared in accordance with the Design and Construction Standards Manual ("DCSM"), and in consultation with the Prince William County Arborist.

FIRE & RESCUE

38. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross floor area of any new nonresidential space constructed on the Property to be used for fire and rescue purposes in the area. Said contribution shall be paid prior to and as a condition of the issuance of a building permit for each building constructed on the Property and the amount paid shall be based on the gross floor area in each said building.
39. Spill Contingency. In the event the Property involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal's Office, which is consistent with similar plans reviewed and approved by the Fire Marshal. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the Property. Fire Marshal approval shall be required for such plan prior to final site plan approval. If any tenant, operator or owner handles or produces hazardous chemical waste or petroleum products, the operators shall be responsible for notifying the Fire Marshal's Office in a timely manner in the event of a spill of any such hazardous chemical waste or petroleum products on the Project. The tenant and/or operator shall assume full responsibility for all public expenses incurred in the clean-up of such products spilled, even if an on-site spill requires off-site cleanup. The tenant and/or operators of the individual units located on the Property shall be solely responsible for any product spills from their respective sites.

WATER AND SEWER

40. Public Sewer & Water. The Property shall be served by public sanitary sewer and water and the Applicant shall be responsible for the costs and construction of those additional on and off-site improvements required in order to provide such service for the demand generated by the development on the Property that is not required to be provided by others.

MISCELLANEOUS

41. Monetary Escalator. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors 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 the Proffer Statement which are paid to the Board after 18 months following the approval of this proffer amendment 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 six percent (6%) per year, non-compoundable.

WAIVERS/MODIFICATIONS

42. Pursuant to Sections 32-404.05.1 and 32-700.25 of the Zoning Ordinance, approval of this subject rezoning shall constitute a waiver / modification of the following:
- a. Modification of Section 32-280.11 (b) to allow for M-1, Heavy Industrial zoning as an allowable designation in the Planned Business District for the Property.
 - b. Modification of Section 32-403.11 to permit distribution and fulfillment center and data center as part of the Property's M-1, Heavy Industrial zoning designation.
 - c. Modification of Section 32-404.04.7 is hereby granted to modify the fifty-foot (50') buffer to 15-foot (15') along the southern boundary of the Property as shown on the

MZP.

- d. Modification of Section 32-404.04.4 to permit maximum lot coverage to be 85 percent, with a required open space area of 15 percent.
- e. Waiver of Section 32-280.12 (2) to permit outdoor storage.
- f. Waiver of Section 32-404.03.2 (c) to permit cold storage.
- g. Modification of Section 32-404.04(5) of the Prince William County Zoning Ordinance and DCSM 802.11 and Table 8-2 is hereby granted to allow for a modification of the fifty-foot (50') buffer along the eastern boundary of the Property to allow for a 10' landscape strip as shown on the MZP.
- h. Modification of Section 32-404.04.7 to allow for a modification of the fifty-foot (50') buffer along the eastern boundary of the Property to allow for a 10' landscape strip as shown on the MZP.
- i. Modification of Section 32-404.04(5) of the Prince William County Zoning Ordinance, DSCM 802.11 and Tables 8-2 of the DSMC, the modification of 50-foot buffer along the northern boundary of the property is hereby granted to allow for a 30-foot variable width buffer on a portion of the northern boundary as shown on the MZP.

WELLINGTON GLEN, LLC

Name: _____

Title: _____

Date: _____

WELLINGTON GLEN PHASE 2,
LLC

Name: _____

Title: _____

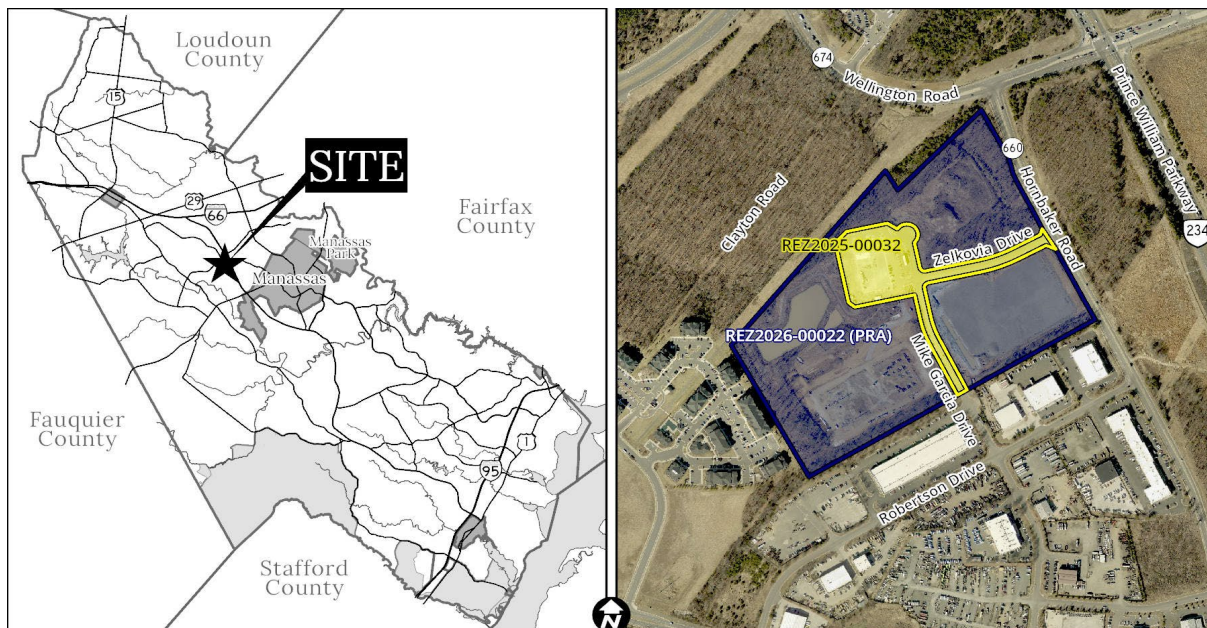
Date: _____



STAFF REPORT

PC Meeting Date:	July 15, 2026
Agenda Title:	Proffer Amendment#REZ2026-00022, Manassas Tech Center and Rezoning#REZ2025-00032, Manassas Tech Center
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of Proffer Amendment #REZ2026 -00022, Manassas Tech Center and Rezoning#REZ2025-00032, Manassas Tech Center, subject to the Proffer Statement dated June 3, 2026.
Department:	Planning Office
Case Planner:	Alex Vanegas, AICP, CPM, CZA

EXECUTIVE SUMMARY



This is a request to amend the proffers associated with Rezoning #REZ2021-00014 regarding buffer requirements and rezone approximately ±5.98 acres from PMD, Planned Mixed District, with an O(F), Office/Flex and M-2, Light Industrial uses to PBD, Planned Business District with an M-1, Heavy Industrial designation to align with the remainder of the property that is zoned PBD with an M-1 designation. The property is located to the west of Hornbaker Road and south of its intersection with Wellington Road.

It is the recommendation of staff that the Planning Commission recommend approval of Proffer Amendment #REZ2026-00022, Manassas Tech Center and Rezoning#REZ2025-00032, Manassas Tech Center, subject to the Proffer Statement dated June 3, 2026.

BACKGROUND

- A. Request: A request to amend the proffers associated with Rezoning #REZ2021-00014, Wellington Glen Parcel K, regarding the buffer requirements and rezoning consists of approximately ±5.98 acres from PMD, Planned Mixed District with an O(F), Office/Flex and M-2, Light Industrial designation to PBD, Planned Business District with an M-1, Heavy Industrial designation to align with the remainder of the property that is PBD with a M-1 designation.
- B. Site Location: The property is located at 8881, 8889 and 8890 Mike Garcia Drive, Manassas, Virginia 20109, and respectively identified as GPINs: 7596-72-6327.00, 7596-61-8378.00 and 7596-62-9148.00. The Property associated with the rezoning is ± 5.98 acres, located to the west of Hornbaker Road and south of its intersection with Wellington Road.
- C. Comprehensive Plan: The site is designated I-3, Industrial with T-3 Transect in the Comprehensive Plan with a small portion on the northernwestern section of the Property that is ERPO, Environmental Resources Protection Overlay.
- D. Zoning: The site of the rezoning is currently zoned PMD, Planned Mixed District with an O(F), Office/Flex and M-2, Light Industrial uses and the proffer amendment site is currently zoned PBD, Planned Business District with a M-1, Heavy Industrial designation includes is located within the Data Center Opportunity Zone Overlay District, Airport Safety, and E-Commerce Overlay Districts.
- E. Surrounding Land Uses: The subject Property is within the Wellington Glen planned, mixed industrial/ office/ office/ office/ office flex park, and it is in close proximity to existing industrial uses. Also, the Property is surrounded by the following zoning districts: M-1, Heavy Industrial; A-1, Agricultural; PMD, Planned Mixed Use District; and PBD, Planned Business District. Further, the Property is surrounded by properties that have the following long-range use designations: I-3, Industrial, Transect 3.
- F. Background & Context: Land Bay/Parcel K is comprised of approximately 43.4 acres of PBD zoned land as part of Rezoning #REZ2021-00014, Wellington Glen Parcel K. The original rezoning was approved in 2006 pursuant to #PLN2004-00105 on the entire 182-acre property. The property that is the subject of the proffer amendment application is the property identified as GPINs: 7596-72-6327.00, 7596-61-8378.00 and 7596-62-9148.00, located at 8881, 8889 and 8890 Mike Garcia Drive, Manassas Virginia (the portion thereof formerly known as Wellington Glen Parcel K in REZ2021-00014) ("Property"). The proffer amendment application is regarding eastern boundary of the Property that is formerly known as Wellington Glen Parcel K as depicted in the Master Zoning Plan ("MZP") and Generalized Development Plan ("GDP"), Wellington Glen, prepared by Cowen Design Group dated May 11, 2022 and was approved by the Board of County Supervisors on May 20, 2022. The proffer amendment is to allow for the removal of the 50-foot buffer along the eastern border of the Property because Dominion Power plans to install overhead powerlines along

the eastern edge of the Property in order to connect to the new Pegasus Substation which is on the Property. The powerlines will come from the property north of the site, and the powerlines will run directly through the existing buffer on the Property. The Property was recently rezoned to PBD with an M-1 designation in Rezoning #REZ2021-00014. The County has approved an electric substation that will be constructed on the Property in accordance with an approved site plan (SPR2024-00026). There is an existing by-right data center on the Property that is constructed in accordance with an approved site plan (SPR2024-00026).

The Applicant also owns the adjacent parcel identified as GPIN 7596-62-9148.00, formerly known as Wellington Glen Parcel J which was associated with Rezoning #PLN2012-00105 . The portion of the property associated with the rezoning recently underwent a property consolidation including area associated with the vacation of right-of-way. The rezoning application for REZ2025-00032, Manassas Tech Center and this proffer amendment application are being considered as concurrent applications. In the rezoning application, the Applicant is seeking to rezone the Property from PMD, Planned Mixed District with an O(F), Office Flex and M-2, Light Industrial designation to PBD, Planned Business District with an M-1 designation for data center use. The Applicant is seeking modification and waivers as part of this application. As per Section 32-404.05. of the Zoning Ordinance, (Waivers and modifications within PBD), the Board of County Supervisors may waive or modify any provision, including use restrictions, pursuant to an approved rezoning.)

STAFF RECOMMENDATION

Staff recommends approval of Proffer Amendment #REZ2026-00022, Manassas Tech Center PRA and Rezoning #REZ2025-00032, Manassas Tech Center, subject to the Proffer Statement dated June 3, 2026, for the following reasons:

- The proffer amendment is needed to address overhead powerlines along the eastern edge of the Property in order to connect to the new Pegasus Substation.
- The proposed rezoning request is compatible with the surrounding zoning and Comprehensive Plan designations. It is in harmony with the existing industrial character and will contribute to the overall development and function of the area.
- The subject area of the rezoning is an interior inholding within the larger property, surrounded by the remainder of the property on all sides that consists of PBD, Planned Business District with an M-1 designation. Rezoning this area would eliminate an isolated zoning distinction and create a more consistent zoning pattern across the overall property.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: Based on the adopted Comprehensive Plan, the site is designated I-3, Technology/Flex Industrial, with a T-3 Transect that recommends a range of 0.23 to 0.57 floor area ratio (FAR). A small section in the northern western portion of the Property is designated ERPO, Environmental Resources Protection Overlay.

Community Input

Notice of this Proffer Amendment and Rezoning application has been transmitted to the property owners within 500 feet of the subject property. At the time of this Staff Report, the County's Planning Office has not received any feedback from the community regarding this Proffer Amendment application and staff is unaware of any opposition to the project.

Other Jurisdiction Comments

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

Legal Issues

If the proffer amendment and rezoning are approved, the property could be developed as proposed on the MZP. If the application is not approved, the property would continue to remain under the Rezoning#REZ2021-00014 approvals and the by right data center could be built in accordance with an approved site plan (SPR2024-00026). Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until October 13, 2026, which is 90 days from the first public hearing date, to act on the Rezoning and Proffer Amendment request. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

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ATTACHMENTS

Attachment A – Staff Analysis
Attachment B – Master Zoning Plan (MZP)
Attachment C – Zoning Plat/ Property Consolidation
Attachment D – Environmental Constraints Analysis (ECA) Map
Attachment E – Viewshed/Line of Sight Exhibit
Attachment F – Building Elevations
Attachment G– Historical Commission Resolution No. 26-10

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

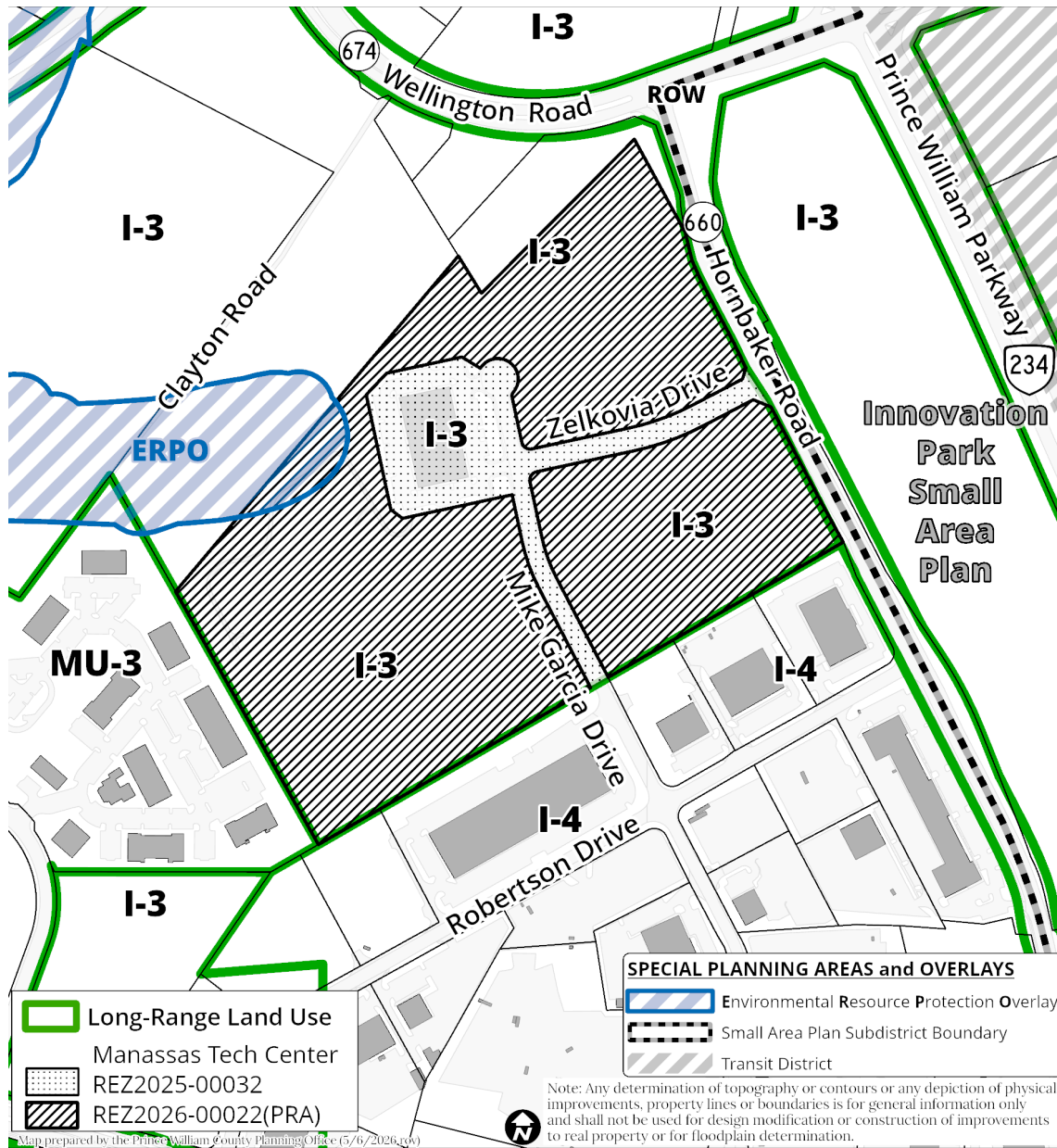
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

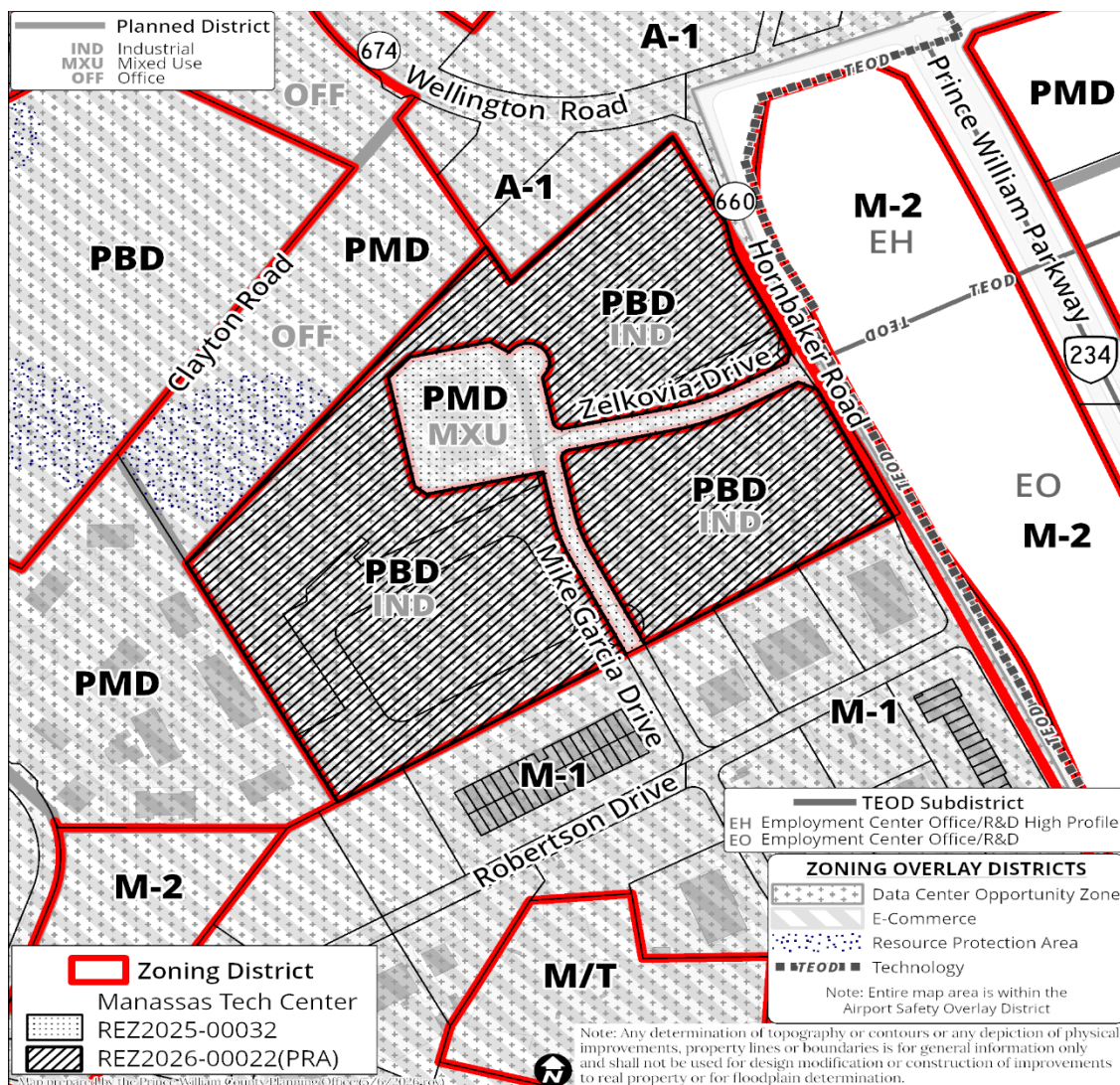
Part II. Comprehensive Plan Consistency Analysis

The following tables and maps summarize the area characteristics:

Direction/Property	Existing Land Use	Long-Range Land Use Map Designation
Subject Site	Commercial Condominiums	I-3, Industrial-Tech /Flex
North	Vacant land	I-3, Industrial-Tech /Flex, ERPO, Environmental Resource Protection Overlay
South	Hornbaker Industrial Park/Commercial Condominiums	I-3, Industrial-Tech /Flex I-4, Industrial Heavy
East	Vacant Land	I-3, Industrial-Tech /Flex
West	University Village Apartments-Residential	I-3, Industrial-Tech /Flex MU-3, Mixed Use Community



Direction/ Property	Existing Land Use	Zoning
Subject Site	Commercial Condominiums	PMD, Planned Mixed Use District
North	Vacant land	PBD, Planned Business District PMD, Planned Mixed Use District
South	Hornbaker Industrial Park/Commercial Condominiums	PBD, Planned Business District M-1, Heavy Industrial
East	Vacant Land	PBD Planned Business District
West	University Village Apartments- Residential	PBD Planned Business District PMD, Planned Mixed Use District



Long-Range Land Use Plan Analysis

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

The site is designated I-3, Technology/Flex Industrial, with a T-3 Transect that recommends a range of 0.23 to 0.57 floor area ratio (FAR). There is a small section on the northern western portion of the Property that is ERPO, Environmental Resources Protection Overlay.

Long-Range Land Use Map Designation	Intended Uses and Densities
Industrial (I-3) (Technology/Flex)	The purpose of the Industrial classification is to provide for areas of employment uses situated on individual sites or in campus-style “parks.” Primary uses in the I, T-3 classification is light manufacturing, “start-up” businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Within an I, T-3 designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the I, T-3 project, and adjacent areas designated or developed for different uses. Primary Uses: Flex Space, Light Industrial, Technology/Warehousing & Logistics, Advanced Manufacturing, and Data Centers. Target Non-Residential FAR: 0.23 – 0.57 FAR Minimum Open Space: 30% of the site Target Building Heights: 3-5 stories Implementing Zoning Designations: O(F), M-2, and PBD.

ERPO, Environmental Resources Protection Overlay	<u>Environmental Resources Protection Overlay (ERPO)</u> includes areas located in sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity. The purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between buildings. Environmental Resources areas include all 100-year floodplains as determined by the Federal Emergency Management Agency (“FEMA”), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas (“RPAs”) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks. These areas should be considered as open space or part of an open space corridor. ERPO areas should not be deducted in density calculations for Activity Centers, Redevelopment Corridors, Small Area Plans, and areas where Targeted Industries are to be developed. In areas with 25 percent or greater slopes and areas with 15 percent or greater slopes in conjunction with soils that have severe limitations that are to be disturbed by a proposed development, enhanced stabilization and stormwater protections should be provided during construction. In addition, to the extent required, stabilization should be provided for such remaining areas that will not be disturbed.
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Land Use Mix Analysis

Land Use & Zoning Compatibility: The Property associated with this rezoning is currently zoned PMD, Planned Mixed Use District, and is designated for O(F), Office/Flex and M-2, Light Industrial uses. The Planned Development—Mixed Use District (PMD) is intended to encourage and accommodate a mix of commercial, office, and residential development with flexibility of design necessary to implement the economic development goals and objectives as set forth in the Comprehensive Plan. The PMD provides a single zoning district which promotes an integrated business community within which businesses and residences are conveniently linked. The PMD should be established in areas served by a freeway or interstate highway or serviced by a minor arterial or greater designation roadway. The Property is designated I-3, Industrial, transect 3 in the Prince William County Comprehensive Plan allows for a maximum FAR of 0.57. The Applicant has proffered to a maximum FAR of 0.50 for data center uses on the property. The subject area of the rezoning is an interior inholding within the larger property, surrounded by the remainder of the property on all sides which is zoned PBD, Planned Business District, with an M-1, Heavy Industrial, zoning designation. Rezoning this area would eliminate an isolated zoning distinction and create a more consistent zoning pattern across the overall property.

Consistency with Surrounding Area: In general, this proposed land use aligns with the intent of the long-range land use designation for this area. However, given there exists a residential development, University Village Apartments, to the west of the site, any new proposed use that is not compatible

with the abutting residential area should mitigate their impacts. The Applicant did include a viewshed or line of site analysis of this residential community to the proposed development. The viewshed illustrative indicates minimal visual impacts to the surrounding community.

Data Center Opportunity Zone Overlay District: The site is located within the Data Center Opportunity Zone Overlay District. This overlay district was created for the purpose of promoting development of data centers within areas of the County where there is existing infrastructure that could adequately support the proposed use.

Proposal's Strength

- Long Range Land Use Compatibility: The proposed proffer amendment and rezoning does not change the consistency with the County's long-range land use designation of I-3, Industrial, Transect 3.

Proposal's Weaknesses

- Proximity to Residential designated as PMD: The University Village Apartments is an existing residential development to the west of the site and may have some visibility to buildings during periods of foliage.

Consistency Recommendation

This application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

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

The development associated with this Proffer Amendment are subject to Proffers that shall be in substantial conformance with the design concepts and details set forth in the Parcel K Development Design Guidelines, dated May 10, 2022.

The Applicant has proffered to a maximum height of the buildings not including rooftop mechanical equipment and rooftop screening shall be limited to sixty-five feet (65'). The maximum height including rooftop mechanical equipment and rooftop screening shall be limited to eighty feet (82'). The height of the buildings is subject to the Federal Aviation Administration review and approval prior to final site plan approval.

The Applicant proffered that all exterior lighting shall be full cutoff and fully shielded fixtures in conformance with County requirements. All exterior lighting shall be directed downward and into the interior of the Property and away from adjacent existing or planned roads. The Applicant shall design and install lighting in such a manner as to prevent light trespass onto adjacent properties. The Applicant shall depict lighting details on each site plan submitted on the Property. This lighting provision does not apply to any streetlights within the public right of way or exterior signage lighting which shall be provided in conformance with the signage standards listed in the Zoning Ordinance at the time of final site plan approval.

The Applicant proffered all exterior lighting shall consist of full cutoff and fully shielded fixtures in conformance with applicable County requirements. Exterior lighting shall be directed downward and toward the interior of the Property and shall be designed and installed to prevent light trespass onto adjacent properties and existing or planned roadways. Lighting details shall be depicted on each site plan submitted for the Property. This lighting provision shall not apply to streetlights located within the public right-of-way or to exterior signage lighting, which shall comply with the applicable signage standards of the Zoning Ordinance in effect at the time of final site plan approval.

Furthermore, the Applicant proffered that in addition to compliance with the County Noise Ordinance, any noise emanating from any operation, activity, or source on the Property, including, but not limited to, heating and cooling systems, shall not exceed the following maximum permissible sound levels:

During daytime hours, defined as 7:00 a.m. to 10:00 p.m. on weekdays and 9:00 a.m. to 10:00 p.m. on Saturdays, Sundays, and legal holidays observed by the County government, maximum sound levels shall be limited to 60 dBA in residential and mixed-use zoning districts, 65 dBA in commercial and office zoning districts, and 79 dBA in industrial zoning districts.

During nighttime hours, defined as 10:00 p.m. to 7:00 a.m. on weekdays and 10:00 p.m. to 9:00 a.m. on Saturdays, Sundays, and legal holidays observed by the County government, maximum sound levels shall be limited to 55 dBA in residential and mixed-use zoning districts, 60 dBA in commercial and office zoning districts, and 72 dBA in industrial zoning districts with sound levels shall be measured at the Property boundary or at any point within another property affected by the noise. When a noise source can be identified and measured within more than one zoning district classification, the limits of the most restrictive zoning classification shall apply.

The Applicant shall provide documentation of the required noise mitigation measures to the Prince William County Building Department concurrently with each building permit application for a data center building on the Property. The Applicant shall also provide documentation confirming installation of such measures concurrently with each tenant layout occupancy permit application for a data center building on the Property.

The tenant or end-user shall incorporate low-noise cooling equipment and appropriate sound attenuation measures, including attenuation at fresh air intakes. Emergency generators shall be housed within sound enclosures and equipped with mufflers. Documentation demonstrating compliance with these mitigation measures shall be provided with each tenant layout certificate of occupancy application for the data center buildings on the Property.

Prior to approval of each final site plan for the Property that includes a data center building, the Applicant shall submit a sound study specific to the proposed site layout and building type to demonstrate compliance with the maximum permissible sound levels set forth herein. The sound study shall include recommendations for any necessary mitigation measures. The Applicant shall incorporate all required mitigation measures into the final site plan as a condition of final site plan approval. If any mitigation measures are building-related, such measures shall be included in the building plans prior to issuance of the applicable building permit. The Applicant shall be responsible for all costs and expenses associated with the acoustical consultant's preparation of the sound study and related work required by this proffer. This could include sound walls. The height and location of any required sound walls shall be constructed in accordance with the recommendations of the approved acoustical study, or as otherwise determined in consultation with the Planning Director. Required sound walls shall be installed prior to commencement of data center operations within the applicable buildings.

Lastly, all generators shall be screened so they are not visible from the public right-of-way, and such screening shall be shown on the final site plan. All generators serving data center buildings shall include a catalytic reduction system or equivalent emissions-control technology. Compliance with this requirement shall be demonstrated prior to issuance of the applicable occupancy permit.

Proposal's Strengths

- Design Guidelines: The Applicant continues to proffer substantial conformance with the design concepts and details set forth in the Wellington Glen Development Design Guidelines.
- Commitment to Sustainability Measures: The Applicant has proffered to a minimum of eight (8) sustainability measures to be incorporated into the applicable site plan or building documents. Such measures shall be coordinated in consultation with the Prince William County Sustainability Officer and confirmation of such measures shall be provided to Land Development prior to first site plan approval.

Proposal's Weaknesses

- There were no weaknesses with the proposed Proffer Amendment that were correlated to or associated with the County's Community Design Requirements.

Consistency Recommendation

This application is found to be consistent with and compatible with the relevant components of the County's Community Design Plan.

Cultural Resources Plan Analysis

Cultural Resources are tangible links to our shared history which have shaped societal values and provide us with a better understanding of who we are. Good Cultural Resources Management (CRM) practices guide smart and sustainable development while also safeguarding the County's history and retaining a sense of place. Prince William County promotes the identification, research, evaluation,

preservation, and documentation consistent with state and federal guidelines and encourages interpretation of cultural resource sites and the heritage tourism opportunities these sites present. Cultural resources are found in architectural or archaeological sites, historic districts, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials; and come from all time periods and ethnicities; including minority communities. The Cultural Resources Plan's policies and action strategies provide a framework for the Board of County Supervisors, as well as boards, commissions, staff, citizens, and the development community to guide preservation decisions.

The Property for the rezoning was previously developed and is being demolished. The Property for both the rezoning and proffer amendment was included in a previous project area for the Phase I survey of the Larkin Property, and no archaeological sites were identified on the property. The Historical Commission reviewed the case at their February 10, 2026, meeting and recommended that "No Further Work" was warranted. The Historical Commission's Resolution No. 26-010 is attached to the end of this report.

Proposal's Strengths

- Phase I Survey: This site was part of the project area in which a Phase I Survey was conducted on the Larkin Property.
- No Further Work: On February 10, 2026, the County's Historical Commission reviewed this request and determined that no further work was needed by the Applicant.

Proposal's Weaknesses

- There were no weaknesses with the requested Proffer Amendment that were correlated to or associated with the County's Cultural Resources Plan.

Consistency Recommendation

This application is found to be consistent with and compatible with the relevant components of the County's Cultural Resources Plan.

Environment Plan Analysis

The County's Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The Applicant proffered that all landscaped buffers on the Property as substantially shown on the MZP. Landscaping shall be provided in substantial conformance with the MZP. A minimum of eighty percent (80%) of all new plantings shall be native to Virginia and drought resistant. In addition, the Applicant has proffered to soil remediation within those buffer areas shown on the MZP, which have been subject to compaction. The Applicant shall remove all foreign materials such as asphalt,

concrete, rock, gravel, debris, etc., and have the soil loosened to a depth of at least 3 feet prior to planting and a top dressing of 4" to 6" of clean topsoil shall be provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, sand clay loam, or loamy sand. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter, and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter. Lastly, the Applicant proffered to the preservation of existing trees within the buffers and landscaped areas shown on the MZP. The Applicant shall prepare a tree survey at the time of final site plan to identify trees measuring ten-inch (10") caliper d.b.h. within the buffer or landscaped areas that are determined to be preserved. A tree preservation plan shall be provided with the final site plan submission identifying locations of trees to be preserved and methods and procedures for protection during construction. The tree preservation plan shall be prepared in accordance with the Design and Construction Standards Manual ("DCSM"), and in consultation with the Prince William County Arborist.

Proposal's Strengths

- Water Quality – The Applicant has satisfied the proffer to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects.
- Native Plantings: The Applicant has proffered to a minimum of eighty percent (80%) of all new plantings that shall be native to Virginia and drought resistant.
- Soil remediation: The Applicant has proffered to remediation of those buffer areas shown on which have been subject to compaction, by removing all foreign materials such as asphalt, concrete, rock, gravel, debris, etc., and have the soil loosened to a depth of at least 3 feet prior to planting and a top dressing of 4" to 6" of clean topsoil shall be provided.

Proposal's Weaknesses

- Reduction in Buffers: The applicant is requesting modification of the fifty-foot (50') buffer along the eastern boundary of the Property to allow for a 10' landscape strip and a modification of 50-foot buffer along the northern boundary of the property to a 30-foot variable width buffer on a portion of the northern boundary as shown on the MZP. This buffer is greatly reduced and will not offer the screening set forth with PBD buffering.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Environmental Plan.

Economic Development

The County's Economic Development Plan sets out policies and action strategies that aims to foster the growth of environmentally sound industries to create quality jobs and diversify the non-residential tax base, creating a climate where citizens can live and work in Prince William County. The Plan includes recommendations relating to business attraction, retention and expansion, the provision of

adequate infrastructure, redevelopment of less competitive areas, telecommuting and other information-age opportunities, and recognition of tourism as an industry.

Proposal's Strengths

- The Proffer Amendment will allow the Property to be developed with non-residential use which will add to the commercial tax base.

Proposal's Weaknesses

- There were no weaknesses with the proposed Proffer Amendment that were correlated to or associated with the County's Economic Development Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Economic Development Plan.

Fire and Rescue Plan Analysis

The County's 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 #25 (Linton Hall) is the first due fire/rescue resource for the property. The property is located outside the required 4.0-minute travel time for Basic Life Support and Fire Suppression and inside the required 8.0-minute travel time for Advanced Life Support. In FY 2025, Station #25 responded to 2,584 incidents with a workload station capacity of 4,000 incidents per year. The Applicant has committed to a monetary contribution of \$0.61 per square foot of gross floor area for fire & rescue.

Proposal's Strengths

- Inside of 8.0-Minute Travel Time: The property is located within the required 8.0-minute travel time for advanced life support services.
- Station Workload: Station #25 has existing capacity in FY 2025, Fire/Rescue Station #25 area and the 2,584 incidents that were responded to and has a maximum workload capacity of 4,000 incidents.

Proposal's Weaknesses

- Inside of 4.0-Minute Travel Time: The property is currently located inside the required 4.0-minute travel time for fire suppression and basic life support.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Fire and Rescue Plan.

Police Plan Analysis

The County's Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, prevent personal injury and loss of life and property, and ensure effective and timely responses throughout the County. 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 should coordinate with the County's Police Department as the site develops and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>

Proposal's Strengths

- The Proffer Amendment and Rezoning will not have any impact on level of service on the County's Police Department.

Proposal's Weaknesses

- There were no weaknesses with the proposed Proffer Amendment and Rezoning that were correlated to or associated with the County's Police Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's 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.

The property is within the Service Authority d/b/a Prince William Water's service area. The Service Authority d/b/a Prince William Water has existing onsite water line; therefore, public water is available. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements if necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority d/b/a Prince William Water, County, and State requirements, standards, and regulations.

Proposal's Strengths

- Water Connection: As committed by the proffer statement, the site shall be connected to public water with the Applicant bearing all costs and responsibilities for such connections including planning, designing, and constructing the public water service to the property.

Proposal's Weaknesses

- There were no weaknesses with the requested Proffer Amendment that were correlated to or associated with the County's Potable Water Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's 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. The Plan includes recommendations relating to system expansion, required connections to public sewers in the development area, and the use of either private or public sewer systems.

The property is within the Service Authority d/b/a Prince William Water Prince William's area, and public sewer has served the site. The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements if necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority d/b/a Prince William Water, County, and State requirements, standards, and regulations.

Proposal's Strengths

- Sewer Connection: - As committed by the proffer statement, the site shall be connected to a public sewer with the Applicant bearing all costs and responsibilities for such connections including planning, designing, and constructing the sewer service to the Property.

Proposal's Weaknesses

- There were no weaknesses with the requested Proffer Amendment that were correlated to or associated with the County's Sanitary Sewer Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Potable Water Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a level of service LOS "E" or better on all roadways, corridors, and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian, and bicycle pathways, and improved and coordinated access to transit facilities.

The Applicant will utilize the existing ingress and egress via Mike Garcia Drive with emergency access through Hornbaker Road, all of which is shown on the Master Zoning Plan.

Proposal's Strengths

- **Traffic Signal Installation if required:** The Applicant has proffered to provide a traffic signal warrant study at Hornbaker Road/Street G (formerly known as Zelkovia Drive) intersection in conjunction with development of the Property. If warranted, the Applicant shall provide the signal. This will occur at site plan or upon completion of development if requested by Prince William County or Virginia Department of Transportation ("VDOT").
- **Construction Truck Routing Plan:** The Applicant proffered to prepare a plan for the routing of construction trucks. The Applicant shall inform all contractors and subcontractors of the plan for the routing of construction trucks and signs identifying such construction truck routes shall be posted at all construction entrances on the Property. The truck routing shall be provided at the time of final site plan approval.

Proposal's Weaknesses

- There were no weaknesses with the requested Proffer Amendment that were correlated to or associated with the County's Transportation Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven 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 direct impacts 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 2025-2028 Strategic Plan are as follows:

GOAL 8 – SMART GROWTH; Key Objective #4: Identify strategic emerging sectors to diversify the commercial tax base, lessen reliance on any single industry, and create and retain quality jobs for 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.

Modifications / Waivers

Pursuant to Sections 32-404.05.1 and 32-700.25 of the Zoning Ordinance, the following waivers are being requested:

- Modification of Section 32-280.11 (b) to allow for M-1, Heavy Industrial zoning as an allowable designation in the Planned Business District for the Property.***

Applicant Justification: The subject area is an interior inholding within the larger property, surrounded by the remainder of the property on all sides. Rezoning this area would eliminate an isolated zoning distinction and create a more consistent zoning pattern across the overall property.

Staff Position: Staff supports the waiver request as submitted. Within the overall project context, the subject area proposed for rezoning is surrounded by property zoned PBD, Planned Business District, with an M-1, Heavy Industrial, zoning designation approved by Rezoning#REZ2021-00014, Wellington Glen Parcel K. Therefore, the requested waiver would be consistent with the zoning designation applicable to the remainder of the Property consistent with REZ.

Pursuant to Section 32-404.05 of the Zoning Ordinance, applicable to the PBD zoning district, the Board of County Supervisors may waive or modify any provision, including use restrictions, as part of an approved rezoning. In this case, the requested modification would allow heavy industrial type uses, which may include distribution and fulfillment centers and data center uses. The Property is also located within the Data Center Opportunity Zone Overlay District.

b. ***Modification of Section 32-403.11 to permit distribution and fulfillment center and data center as part of the Property's M-1, Heavy Industrial zoning designation.***

Applicant Justification: The subject area of the rezoning is an interior inholding within the larger property, surrounded by the remainder of the property on all sides. Rezoning this area would eliminate an isolated zoning distinction and create a more consistent zoning pattern across the overall property.

Staff Position: Staff supports the waiver request as submitted. Within the overall project context, the subject area proposed for rezoning is surrounded by property zoned PBD, Planned Business District, with an M-1, Heavy Industrial, zoning designation approved by Rezoning#REZ2021-00014, Wellington Glen Parcel K. Therefore, the requested waiver would be consistent with the zoning designation applicable to the remainder of the Property.

Pursuant to Section 32-404.05 of the Zoning Ordinance, applicable to the PBD zoning district, the Board of County Supervisors may waive or modify any provision, including use restrictions, as part of an approved rezoning. In this case, the requested modification would allow heavy industrial type uses, which may include distribution and fulfillment centers and data center uses. The Property is also located within the Data Center Opportunity Zone Overlay District.

c. ***Modification of Section 32-404.04.7 is hereby granted to modify the fifty-foot (50') buffer to 15-foot (15') along the southern boundary of the Property as shown on the MZP.***

Applicant Justification: Dominion Power plans to install overhead powerlines along the eastern edge of the Property in order to connect to the new Pegasus Substation on the site. The powerlines will come from the property north of the site and run around parcel 7596-73-2826. The powerlines will run directly through the existing buffer on the Property and there is insufficient room to push the buffer back into the site behind the powerline easement. There is, however, enough room for a 10-foot landscape strip.

Staff Position: The requested waiver for this reduction was previously approved by Rezoning#REZ2021-00014, Wellington Glen Parcel K therefore this should be approved.

d. ***Modification of Section 32-404.04.4 to permit maximum lot coverage to be 85 percent, with a required open space area of 15 percent.***

Applicant Justification: This waiver was approved with Rezoning#REZ2021-00014, Wellington Glen Parcel K.

Staff Position: The subject area is an interior inholding within the larger property and is surrounded by the remainder of the property on all sides. The requested waiver for this use was previously approved by Rezoning#REZ2021-00014, Wellington Glen Parcel K. Approval of this request would eliminate an isolated area with differing lot coverage limitations and establish more consistent allowable lot coverage across the overall property.

e. ***Waiver of Section 32-280.12 (2) to permit outdoor storage.***

Applicant Justification: This waiver was previously approved with Rezoning#REZ2021-00014 for Parcel K.

Staff Position: The subject area is an interior inholding within the larger property and is surrounded by the remainder of the property on all sides. The requested waiver for this use was previously approved by Rezoning#REZ2021-00014, Wellington Glen Parcel K. Approval of this request would eliminate an isolated area with differing use limitations and establish more consistent allowable uses across the overall property.

f. ***Waiver of Section 32-404.03.2 (c) to permit cold storage.***

Applicant Justification: This waiver was previously approved with Rezoning#REZ2021-00014 for Parcel K.

Staff Position: The subject area is an interior inholding within the larger property and is surrounded by the remainder of the property on all sides. The requested waiver for this use was previously approved by Rezoning#REZ2021-00014, Wellington Glen Parcel K. Approval of this request would eliminate an isolated area with differing use limitations and establish more consistent allowable uses across the overall property.

g. ***Modification of Section 32-404.04(5) of the Prince William County Zoning Ordinance and DCSM 802.11 and Table 8-2 is hereby granted to allow for a modification of the fifty-foot (50') buffer along the eastern boundary of the Property to allow for a 10' landscape strip as shown on the MZP.***

Applicant Justification: Dominion Power plans to install overhead powerlines along the eastern edge of the Property in order to connect to the new Pegasus Substation on the site. The powerlines will come from the property north of the site and run around parcel 7596-73-2826. The powerlines will run directly through the existing buffer on the Property and there is insufficient room to push the buffer back into the site behind the powerline easement. There is, however, enough room for a 10-foot landscape strip.

Staff Position: Staff acknowledges the site constraints associated with the proposed overhead power lines and understands that the easement may impact on the existing buffer. However, staff recommends that the existing buffer remain intact to the greatest extent possible. If full preservation is not feasible, staff may support a limited reduction, provided that an appropriate landscape strip is

maintained and the visual screening function of the buffer is preserved to the maximum extent practicable.

h. *Modification of Section 32-404.04.7 to allow for a modification of the fifty-foot (50') buffer along the eastern boundary of the Property to allow for a 10' landscape strip as shown on the MZP.*

Applicant Justification: Dominion Power plans to install overhead powerlines along the eastern edge of the Property in order to connect to the new Pegasus Substation on the site. The powerlines will come from the property north of the site and run around parcel 7596-73-2826. The powerlines will run directly through the existing buffer on the Property and there is insufficient room to push the buffer back into the site behind the powerline easement. There is, however, enough room for a 10-foot landscape strip.

Staff Position: Staff acknowledges the site constraints associated with the proposed overhead power lines and understands that the easement may impact on the existing buffer. However, staff recommends that the existing buffer remain intact to the greatest extent possible. If full preservation is not feasible, staff may support a limited reduction, provided that an appropriate landscape strip is maintained and the visual screening function of the buffer is preserved to the maximum extent practicable.

i. *Modification of Section 32-404.04(5) of the Prince William County Zoning Ordinance, DSCM 802.11 and Tables 8-2 of the DSMC, the modification of 50-foot buffer along the northern boundary of the property is hereby granted to allow for a 30-foot variable width buffer on a portion of the northern boundary as shown on the MZP.*

Applicant Justification: This waiver is needed because of multiple constraints to accommodate the other stormwater management facility, an electrical utility easement, and security fencing. Thus, the Applicant proposes a variable-width buffer for this B1-C Portion that is reduced from Type C (50 feet) to Type B (30 feet). A Type B buffer enables the Applicant to provide a buffer with plantings on the northern boundary of the property without encroaching into the utility easement. That is, with the existing and supplemental landscape material, the Applicant can achieve 180 plant units per 100 linear feet. Plant units shall include a mix of large, medium, and small evergreen trees as well as some medium deciduous trees, shrubs, perennials, and ornamental grasses, and shall be provided in accordance with DCSM requirements. Also, within the buffers and landscaped areas shown on the MZP, the Applicant has proffered to prepare a tree survey at the time of final site plan to identify trees measuring ten-inch (10") caliper d.b.h. within the buffer or landscaped areas that are determined to be preserved. The Applicant will provide a tree preservation plan with the final site plan submission identifying locations of trees to be preserved and methods and procedures for protection during construction. The tree preservation plan shall be prepared in accordance with the DCSM, and in consultation with the County.

Staff Position: The modification of the buffer width is offset by the robust tree save areas distributed along the northern boundary outside of the proposed buffers as shown on the Master Zoning Plan.

Agency Comments

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

- PWC Archaeologist
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office – Case Manager / Long-Range / Proffer Administration / Zoning
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority d/b/a Prince William Water
- PWC Transportation
- Virginia Department of Transportation (VDOT)

NOTE: WITH THIS PROFFER AMENDMENT & REZONING GPIN 7596-62-9148.0 AND 7596-72-6327.00 WILL BE ZONED PBD, WITH AN M-1 LAND BAY SUBJECT TO THE SAME PROFFERED CONDITIONS.



GENERAL NOTES

- TAX MAP / OWNER**
7596-61-8378.00 / WELLINGTON GLEN LLC
7596-72-6327.00 / WELLINGTON GLEN LLC
7596-62-9148.00 / WELLINGTON GLEN PHASE 2 LLC

ATTORNEY
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EMAIL: OSIMMONS@VFNLAW.COM

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
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RESTON, VA 20191
PHONE: 703-678-1300
CONTACT: DAVIS WALKER, PLA, ISA-CA (MA-6373A)
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PROJECT ADDRESS		
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CIVIL ENGINEER		STRUCTURAL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC. JAMIE COX, P.E. 563.523.1193 11450 COMMERCE PARK DR. SUITE 400 TROY, NY 12180		S. A. MIRM, INC. MATTHEW D. WEST, P.E. 303.744.3337 458E S. ULSTER ST., SUITE 100 DENVER, CO 80237
ARCHITECT		FIRE PROTECTION
GENSLER DAN JONES 516.465.8586 1225 17TH ST. SUITE 1800 TROY, NY 12180		KW MISSION CRITICAL ENGINEERING PHILIP RENARDIELLO 212.370.8974 433 RIVERS ST., 7TH FL FLOOR TROY, NY 12180
TELECOM ENGINEER		
KW MISSION CRITICAL ENGINEERING ERIC DIPIETRO 516.802.7409 433 RIVERS ST., 7TH FL FLOOR TROY, NY 12180		
PROJECT: MANASSAS TECH CENTER		
TITLE: COVER SHEET		
DRAWING: 1		

[illegible]

OPEN SPACE TABULATION (PMD ZONED AREAS)					
	AREA (AC)	REQUIRED OPEN SPACE (AC)	PROVIDED OPEN SPACE (AC)	REQUIRED OPEN SPACE (%)	PROVIDED OPEN SPACE (%)
PMD ZONED AREA*	5.98	1.20	1.49	20	25

*PMD ZONED PARCELS HAVE BEEN MODIFIED AND ARE NOW UNDER GPINS 7596-61-8378.00, 7596-62-9148.00, 7596-72-6327.00.
NOTE: OPEN SPACE CAN BE REDUCED TO 15% AS STATED IN THE WAIVERS/MODIFICATIONS LETTER D.

RESOURCE PROTECTION AREA (RPA)
 PROPERTY LINE
 PRIMARY SECURITY FENCE
 SECONDARY SECURITY FENCE
 PAVED ROAD
 STORMWATER MANAGEMENT FACILITY
 PREVIOUSLY APPROVED STRUCTURE LOCATION
 PROPOSED STRUCTURE LOCATION
 GENERATION YARD
 APPROXIMATE BUILDING FOOTPRINT
 APPROXIMATE BUILDING FOOTPRINT (EXISTING)

BUILDING A: 110,066 SF
BUILDING B: 110,081 SF
BUILDING C: 128,130 SF

1. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE SHALL BE DETERMINED AT FINAL SITE PLAN AND FINAL ENGINEERING.
2. FINAL DESIGN, LOCATION AND SIZE OF BUILDING, EQUIPMENT YARD, FENCING, SWM FACILITIES AND PARKING SHOWN HEREON IS SUBJECT TO CHANGE DURING FINAL ENGINEERING AND SITE PLAN REVIEW.
3. THE LIMITS OF DISTURBANCE DEPICTED HEREON MAY BE SUBJECT TO MINOR REVISIONS IN ACCORDANCE WITH FINAL ENGINEERING CONSIDERATIONS AT THE TIME OF FINAL SITE PLAN REVIEW AND APPROVAL.
4. SWM PONDS SHALL BE LANDSCAPED ACCORDING TO DCSM802.45C. THIS REQUIREMENT WILL BE MET.

8890, 8881 & 8889 MIKE
GARCIA DR.,
MANASSAS, VA 20109

COMMONWEALTH OF VIRGINIA
James R. Cox
 JAMES R. COX
 Lic. No. 065059
 06/13/2016
 PROFESSIONAL ENGINEER

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DESIGNED: KIMLEY-HORN		ENGINEER: JAMIE COX, P.E.	
REV.	DATE	DESCRIPTION	
1	05/15/26	RESUBMISSION	

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CIVIL ENGINEER JIMMIE HORN AND ASSOCIATES, INC. KAMEL COX, P.E. 5410 W. 12TH AVE., SUITE 100 1400 COMMERCIAL PARK DR. SUITE 400 REASON, VA 20180	STRUCTURAL ENGINEER S. A. MORG, INC. MATTHEW D. WEST, P.E. 303 744.7337 4505 S. WILSON ST. SUITE 700 DENVER, CO 80237
ARCHITECT GENSLER DAN JONES 505.935.8586 1220 W. 12TH ST., SUITE 100 DENVER, CO 80202	FIRE PROTECTION KW MISSION CRITICAL ENGINEERING PHILIP BENARDELLO 212.438.3333 435 RIVER ST., 77TH FLOOR TROEN, NY 12180
TELECOM ENGINEER KW MISSION CRITICAL ENGINEERING ERIC BRETHERTON 518.802.7405 435 RIVER ST., 77TH FLOOR TROEN, NY 12180	

PROJECT:
MANASSAS TECH CENTER

MASTER ZONING PLAN

DRAWING

2

3. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBERS (G.P.I.N) FOR THE PROPERTIES SHOWN HEREON ARE GPINS 7596-61-8378.00, 7596-62-9148.00, 7596-72-6227.00, AND IS ZONED PBD - PLANNED BUSINESS DISTRICT AND PMD - PLANNED MIXED DISTRICT, AND IS WITHIN THE DATA CENTER OPPORTUNITY OVERLAY DISTRICT, THE AIRPORT SAFETY OVERLAY DISTRICT AND THE E-COMMERCE OVERLAY DISTRICT.
2. THE ADDRESSES FOR THE PROPERTIES AS SHOWN HEREON 8881 MIKE GARCIA DRIVE, MANASSAS, VA 20109, 8890 MIKE GARCIA DRIVE, MANASSAS, VA 20109 AND 8889 MIKE GARCIA DRIVE, MANASSAS, VA 20109.
3. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS LOT 4CU00, 1CU00 AND 5CU00 AS DULY PLATTED BY DEED AND CORRESPONDING PLAT RECORDED AS INSTRUMENT NO. 202505010023420 AND 202504100018573, ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
4. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF WELLINGTON GLEN, LLC PURSUANT TO INSTRUMENT NO. 202504100018573, SOURCED FROM ARCADIA LAND INC., PURSUANT TO INSTRUMENT NO. 201604120026015, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
5. THE PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) PER FMEA FLOOD INSURANCE RATE MAP FOR PRINCE WILLIAM COUNTY, VIRGINIA, COMMUNITY PANEL NUMBER 51153C0093D, EFFECTIVE DATE JANUARY 5,1995.
6. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD (IF ANY), WELLINGTON GLEN, LLC. WAS PROVIDED COMMITMENT FOR TITLE INSURANCE FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO: DC2103146 EFFECTIVE DATED AUGUST 22, 2022.
7. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
8. THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPE/PLANTING PLAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIAL AS REQUIRED BY THE ORDINANCE.
9. LAND DESIGNATED AS BUFFER AREA SHALL BE LANDSCAPED AND MAY ONLY BE USED FOR STRUCTURES, USES, OR FACILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE DCSM.
10. THE OWNER OF FEE TITLE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORM DRAINAGE, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THEY FUNCTION PROPERLY. SUBJECT TO OTHER LIMITATIONS, THE OWNER OF FEE TITLE MAY LANDSCAPE THE EASEMENTS TO INCLUDE VEGETATION, SIGNS, AND FENCES, PROVIDED THAT DRAINAGE AND THE COUNTY'S OR THE OWNER'S ABILITY TO ACCESS THE EASEMENT IS NOT COMPROMISED AND THAT THE COUNTY IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIRS TO THESE LANDSCAPE ITEMS, EVEN IF DAMAGED BY COUNTY FORCES.
11. THE OWNER OF FEE TITLE TO THE PROPERTY ON WHICH THERE IS AN EASEMENT FOR SANITARY SEWER OR WATERLINE, SHALL ALLOW PRINCE WILLIAM COUNTY SERVICE AUTHORITY ACCESS (PRINCE WILLIAM WATER) TO THE EASEMENT FOR THE PURPOSES OF MAINTENANCE AND/OR REPAIR AS REQUIRED.

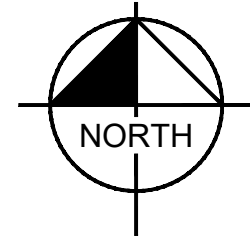
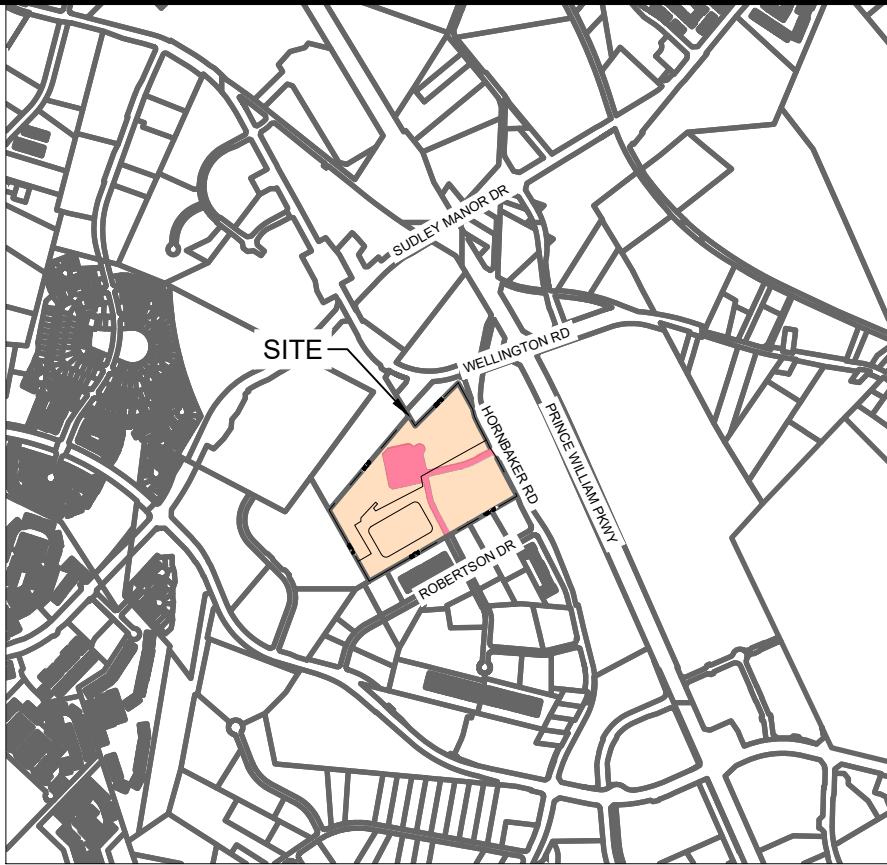
I, JAMES COX, A DULY LICENSED ENGINEER IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON AS GPINS 7596-61-8378.00, 7596-62-9148.00 AND 7596-72-6227.00 IS OWNED BY WELLINGTON GLEN LLC PURSUANT TO INSTRUMENT NUMBER 202504100018573, SOURCED FROM ARCADIA LAND INC., PURSUANT TO INSTRUMENT NO. 201604120026015, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

THE RIGHTS OF WAY SHOWN HEREON WERE DEDICATED BY A DEED RECORDED AS INSTRUMENT NO. 201006150050964 AND AS DEPICTED ON A PLAT RECORDED AS INSTRUMENT NO. 201006150050965, ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

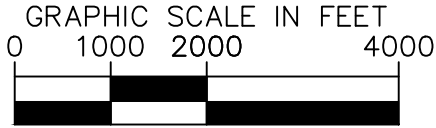
THE BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO VIRGINIA COORDINATE (VCS83), NORTH ZONE, AS RECORDED AT INSTRUMENT NUMBER 202504100018573.

OWNER AND APPLICANT
WELLINGTON GLEN, LLC
1 FEDERAL STREET, 17TH FLOOR
BOSTON, MA 02110

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
ATTENTION: JAMIE COX, P.E.
11400 COMMERCE PARK DRIVE
SUITE 400
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(540) 523-1193
EMAIL: JAMIE.COX@KIMLEY-HORN.COM

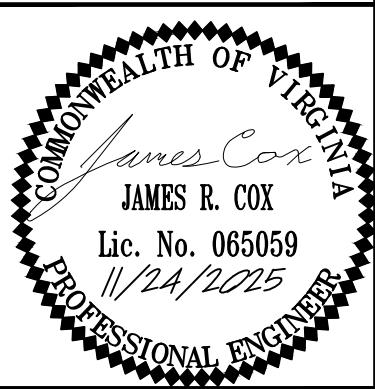


VICINITY MAP

[illegible]

Kimley»Horn

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11400 COMMERCE PARK DRIVE, SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300
WWW.KIMLEY-HORN.COM



KHA PROJECT 110927000	DATE 11/24/2025	SCALE AS SHOWN	DESIGNED BY KH	DRAWN BY KH	CHECKED BY KH
--------------------------	--------------------	-------------------	-------------------	----------------	------------------

ZONING PLAT

MANASSAS TECH CENTER
GPIN: 7596-61-8378.00, 7596-62-91
AND 7596-72-6327.00

LANDS OF WELLINGTON GLEN, LLC
BRENTSVILLE MAGISTERIAL DISTRICT
INSTRUMENT NO. #202504100018573
PRINCE WILLIAM COUNTY VIRGINIA

SHEET NUMBER

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and cooperation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

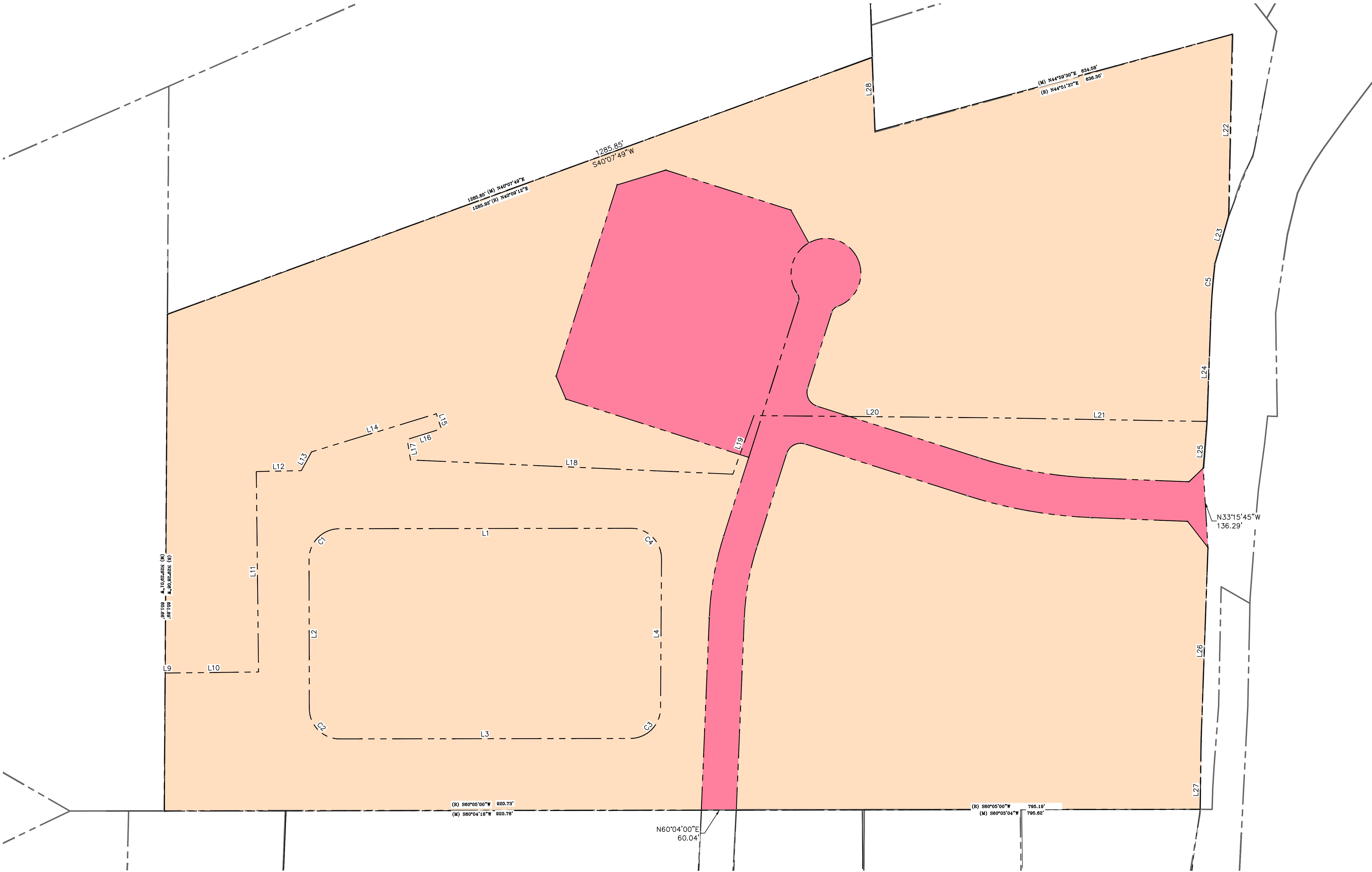
LEGEND

PROPERTY LINE

EXISTING PBD ZONING

EXISTING PMD ZONING

SHEET IS FOR INFORMATION
PURPOSES ONLY



MANASSAS TECH CENTER
GPIN: 7596-61-8378.00, 7596-62-9148.00
AND 7596-72-6327.00
LANDS OF WELLINGTON GLEN, LLC
BRENTSVILLE MAGISTERIAL DISTRICT
INSTRUMENT NO. #202504100018573
PRINCE WILLIAM COUNTY VIRGINIA

ZONING PLAT

KHA PROJECT
110927000

DATE
11/24/2025

SCALE
AS SHOWN

DESIGNED BY
KH

DRAWN BY
KH

CHECKED BY
KH

Kimley»Horn

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COMMONWEALTH OF VIRGINIA

JAMES R. COX

Lic. No. 065059

1/24/2025

PROFESSIONAL ENGINEER

REVISIONS

No.

DATE

BY

GENERAL NOTES:

1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N) FOR THE PROPERTIES SHOWN HEREON ARE GPIN 7596-61-9286, 7596-62-8744 AND 7596-72-4043. GPIN 7596-61-9286 IS ZONED PBD - PLANNED BUSINESS DISTRICT, AND IS WITHIN THE DATA CENTER OPPORTUNITY OVERLAY DISTRICT, THE AIRPORT SAFETY OVERLAY DISTRICT, THE E-COMMERCE OVERLAY DISTRICT AND THE ENVIRONMENTAL RESOURCE PROTECTION OVERLAY. GPIN 7596-62-8744 AND 7596-72-4043 ARE ZONED PMD - PLANNED MIXED DISTRICT, AND ARE WITHIN THE DATA CENTER OPPORTUNITY OVERLAY DISTRICT, THE AIRPORT SAFETY OVERLAY DISTRICT AND THE E-COMMERCE OVERLAY DISTRICT.
2. THE ADDRESSES FOR THE PROPERTIES SHOWN HEREON 8870 HORNBAKER ROAD, MANASSAS, VA 20109 AND 8865 MIKE GARCIA DRIVE, MANASSAS, VA 20109. THE PROPERTY WITH GPIN 7596-72-4043 HAS NO ASSOCIATED ADDRESS.
3. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS GPIN 7596-61-9286 AND GPIN 7596-62-8744 (THE "PROPERTY"), WITH THE SOURCE OF TITLE BEING INSTRUMENT NUMBER 201512010098579, PREVIOUSLY RECORDED AS INSTRUMENT NUMBER 201604120026015, AND CURRENTLY RECORDED AS INSTRUMENT NUMBER 202209070065213 AND 202302210007901, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
4. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF WELLINGTON GLEN LLC AND WELLINGTON GLEN LLC PURSUANT TO INSTRUMENT NUMBERS 202209070065213 AND 202302210007901, ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
5. THE RIGHTS OF WAY SHOWN HEREON WERE DEDICATED BY A DEED RECORDED AS INSTRUMENT NO. 201006150050964 AND AS DEPICTED ON A PLAT RECORDED AS INSTRUMENT NO. 201006150050965, ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
6. THE PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) PER FEMA FLOOD INSURANCE RATE MAP FOR PRINCE WILLIAM COUNTY, VIRGINIA, COMMUNITY PANEL NUMBER 51153C0093D, EFFECTIVE DATE JANUARY 5, 1995.
7. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD (IF ANY). WELLINGTON GLEN LLC. WAS PROVIDED COMMITMENT FOR TITLE INSURANCE FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO: DC21003146 EFFECTIVE DATED AUGUST 22, 2022.
8. GPIN 7596-61-9286 HAS BEEN PREVIOUSLY REZONED UNDER REZ2021-00014. REZONING AMENDMENT REZ2024-00044 WAS APPROVED ON DECEMBER 10, 2024 BY THE PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS, ALLOWING THE SUBJECT ROADS TO BE VACATED.
9. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON BOUNDARY SURVEY PERFORMED BY GRS GROUP LLC, DATED MAY 2023.
10. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.

202504020016702
Prince William County, VA
04/02/2025 11:23 AM Pgs: 3
Jacqueline C Smith, Esq., Clerk



Filed with Instrument Number
202504020016701

AREA TABULATION

EXISTING PARCELS BEFORE CONSOLIDATION

GPIN 7596-61-9286 (LOT B2A) 40.41 AC (1,760,361 SF)

GPIN 7596-62-8744 (LOT 1) 3.35 AC (146,136 SF)

GPIN 7596-72-4043 2.63 AC (114,785 SF)

RIGHT OF WAY VACATION

MIKE GARCIA DRIVE 1.48 AC (64,632 SF)

ZELKOVA DRIVE 1.15 AC (50,153 SF)

PROPOSED PARCEL AFTER CONSOLIDATION

PARCEL B2A1 46.39 AC (2,021,282 SF)

ENGINEER'S CERTIFICATION

I, JAMES COX, A DULY LICENSED ENGINEER IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT THE PROPERTIES SHOWN HEREON AS GPIN 7596-61-9286 AND 7596-62-8744 ARE OWNED BY WELLINGTON GLEN LLC PURSUANT TO INSTRUMENT NUMBERS 202209070065213 AND 202302210007901, ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

THE RIGHTS OF WAY SHOWN HEREON WERE DEDICATED BY A DEED RECORDED AS INSTRUMENT NO. 201006150050964 AND AS DEPICTED ON A PLAT RECORDED AS INSTRUMENT NO. 201006150050965, ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

THE BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO VIRGINIA COORDINATE (VCS83), NORTH ZONE, AS RECORDED AT INSTRUMENT NUMBER 202403210014063.

OWNER AND APPLICANT
WELLINGTON GLEN, LLC
1 FEDERAL STREET, 17TH FLOOR
BOSTON, MA 02110

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
ATTENTION: JAMIE COX, P.E.
11400 COMMERCE PARK DRIVE
SUITE 400
RESTON, VA 20191
(540) 523-1193
EMAIL: JAMIE.COX@KIMLEY-HORN.COM

APPROVED

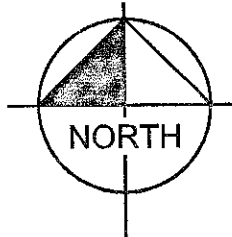
MAR 31 2025

Department of
Development Services

James Radley



VICINITY MAP

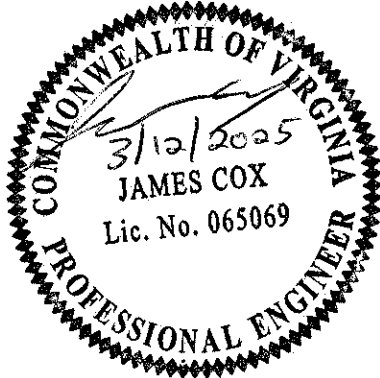


VCS 83

GRAPHIC SCALE IN FEET
0 1000 2000 4000

LINE AND CURVE TABLE

Line Table							Curve Table						
Line #	Measured	Length	Direction	Record	Length	Direction	Curve #	Measured(M) Record (R)	Length	Radius	Delta	Chord Direction	Chord Length
L1	(M)	33.80	S16°24'52"W	(R)	34.09	S17°11'08"W	C1	(M)	198.06	736.00	15°25'06"	S70°09'06"W	197.46
L2	(M)	165.02	S62°27'13"W	(R)	165.02	S62°27'41"W		(R)	198.13	736.00	15°25'26"	S70°10'24"W	197.53
L3	(M)	292.14	S77°51'30"W	(R)	292.05	N77°53'06"E	C2	(M)	39.24	25.00	89°59'29"	N57°05'01"W	35.33
L4	(M)	136.33	N12°07'33"W	(R)	136.35	S12°06'54"E		(R)	39.28	25.00	90°00'54"	N57°06'54"W	35.36
L5	(M)	280.72	S12°09'16"E	(R)	280.68	S12°06'54"E	C3	(M)	13.85	15.00	52°55'11"	N14°09'36"E	13.37
L6	(M)	141.52	S12°08'33"E	(R)	141.43	S12°06'54"E		(R)	13.91	15.00	53°08'44"	N14°27'01"E	13.42
L7	(M)	331.37	S27°28'00"E	(R)	331.36	S27°26'28"E	C4	(M)	199.65	60.01	190°37'04"	N53°58'27"W	119.51
L8	(M)	1226.27	S31°20'50"E	(R)	128.33	S31°45'21"E	C5	(M)	100.77	60.00	96°13'52"	S17°06'52"E	89.34
L9	(M)	311.24	S28°39'16"E	(R)	311.23	S28°38'23"E	C14	(R)-C4 & C5 TOTAL	299.77	60.00	286°15'33"	S77°49'40"W	72.00
L10	(M)	85.59	S13°45'19"E	(R)	85.61	S13°44'13"E		(M)	13.88	15.00	54°00'22"	S38°33'20"E	13.39
L11	(M)	173.54	S27°43'25"E	(R)	173.71	S27°48'15"E	C6	(R)	13.91	15.00	53°08'44"	S38°40'48"E	13.42
L12	(M)	80.33	S25°18'26"E	(R)	80.46	S25°40'28"E		(M)	141.64	530.00	15°18'42"	S19°47'35"E	141.21
L14	(M)	328.74	N27°27'28"W	(R)	331.36	N27°26'28"W	C7	(R)	141.77	530.00	15°19'35"	S19°46'41"E	141.35
L15	(M)	167.74	N12°07'08"W	(R)	167.76	N12°06'54"W		(M)	97.38	1041.56	5°21'26"	S25°41'30"E	97.35
L16	(M)	292.06	N77°51'33"E	(R)	292.05	N77°53'06"E	C8	(R)	97.21	1041.56	5°20'50"	S25°27'44"E	97.17
L17	(M)	165.44	N62°24'43"E	(R)	165.02	N62°27'41"E		(M)	125.72	470.00	15°19'36"	N19°50'18"W	125.35
L18	(M)	56.78	S67°44'17"E	(R)	56.72	S67°44'11"E	C9	(R)	125.72	470.00	15°19'36"	N19°46'41"W	125.35
L19	(M)	332.41	S27°50'01"E	(R)	332.45	S27°48'15"E		(M)	39.27	25.00	90°03'38"	N32°49'07"E	35.37
L20	(M)	116.68	S29°05'40"E	(R)	116.78	S29°04'38"E	C10	(R)	39.28	25.00	90°00'54"	N32°53'06"E	35.36
L21	(M)	329.16	N77°51'21"E	(R)	329.19	S77°53'07"W		(M)	216.37	804.00	15°25'08"	N70°09'12"E	215.71
L22	(M)	42.70	S52°57'51"E	(R)	42.70	N52°55'49"W	C11	(R)	216.43	804.00	15°25'25"	N70°10'24"E	215.78
L23	(M)	344.25	S12°08'24"E	(R)	344.18	N12°06'53"W							
L24	(M)	87.27	S43°15'42"W	(R)	87.30	N43°20'21"E							
L25	(M)	225.13	S77°54'11"W	(R)	225.77	N77°53'07"E							
L26	(M)	64.04	N58°29'00"W	(R)	63.06	S58°27'37"E							



DESIGNED BY KH
DRAWN BY KH
CHECKED BY KH

NO.	REVISION	DATE
1	PWC REVISIONS	01/22/2025
2	PWC REVISIONS	03/12/2025

PLAT SHOWING
RIGHT-OF-WAY VACATION AND
PROPERTY CONSOLIDATION
GPIN: 7596-61-9286, 7596-62-8744
AND 7596-72-4043
LANDS OF
WELLINGTON GLEN, LLC
INSTRUMENT NO.
#202209070065213 AND #202302210007901
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

Kimley»Horn

11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX 703-674-1350
WWW.KIMLEY-HORN.COM

SHEET 1 OF 3

PLAT DATE: 3/10/2025

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF RIGHT-OF-WAY VACATION AND PROPERTY CONSOLIDATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE ENGINEER'S CERTIFICATE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS, AND TRUSTEES, IF ANY. THE UNDERSIGNED HEREBY EXPRESSLY CONSENT(S) TO THE VACATION OF PUBLIC RIGHT-OF-WAY AND CONSOLIDATION OF PROPERTIES TO BE CONVEYED TO WELLINGTON GLEN LLC.

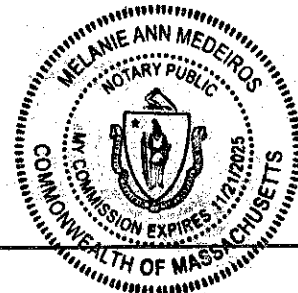
WELLINGTON GLEN LLC

[Signature] SEMI VICE PRESIDENT 3/21/25
SIGNATURE CAPACITY DATE
DAVID H. BURBAUM
PRINTED NAME

NOTARY CERTIFICATION

STATE OF Massachusetts CITY/COUNTY OF Suffolk, TO WIT:
I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT David H. Burbaum AS Sr. Vice President OF Wellington Glen LLC, WHOSE NAME IS SIGNED TO THE FOREGOING OWNER'S CONSENT, APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF March, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-21-25
MY NOTARY REGISTRATION NUMBER: _____
[Signature] 3/21/25
SIGNATURE CAPACITY DATE



BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA APPROVAL

THE PLATTING OF VACATION OF THE LAND SHOWN HEREON, AND AS DESCRIBED IN THE ENGINEER'S CERTIFICATE HAS BEEN GRANTED BY THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA.

BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

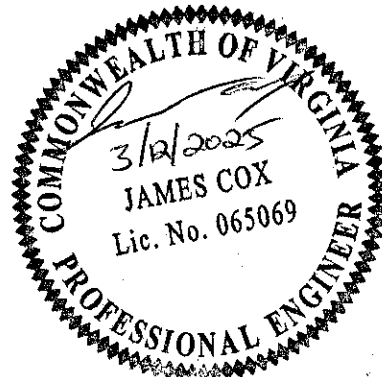
[Signature] DIRECTOR OF DOT 4/1/25
SIGNATURE CAPACITY DATE
RICARDO CANIZALES
PRINTED NAME
N/A 25-085
RESOLUTION NUMBER

NOTARY CERTIFICATION

STATE OF VIRGINIA, CITY/COUNTY OF PRINCE WILLIAM, TO WIT:
I, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT RICARDO CANIZALES AS DIRECTOR OF TRANSPORTATION, WHOSE NAME IS SIGNED TO THE FOREGOING OWNER'S CONSENT, APPEARED BEFORE ME AND PERSONALLY ACKNOWLEDGED THE SAME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF APRIL, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: MARCH 31, 2029
MY NOTARY REGISTRATION NUMBER: 7941236
[Signature] 4/1/25
SIGNATURE CAPACITY DATE

ARTHUR GREGORY KLOS
NOTARY PUBLIC
Commonwealth of Virginia
Registration No. 7941236
My Commission Expires March 31, 2029



NO.	REVISION	DATE
1	PWC REVISIONS	01/22/2025
2	PWC REVISIONS	03/12/2025

DESIGNED BY	KH
DRAWN BY	KH
CHECKED BY	KH

PLAT SHOWING
RIGHT-OF-WAY VACATION AND
PROPERTY CONSOLIDATION
GPIN: 7596-61-9286, 7596-62-8744
AND 7596-72-4043
LANDS OF
WELLINGTON GLEN, LLC
INSTRUMENT NO.
#202209070065213 AND #202302210007901
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

APPROVED
MAR 31 2025
Department of
Development Services

[Signature]

Kimley»Horn

11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX 703-674-1350
WWW.KIMLEY-HORN.COM

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Return it and proper notice on this document without authorization and signature by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EASEMENT LEGEND

- (W1) EX. VARIABLE WIDTH PWCSA WASTERLINE EASEMENT INSTR. #202412020064373
- (SS1) EX. 20' SANITARY SEWER EASEMENT INSTR. #200505120076940
- (SS2) EX. 25' SANITARY SEWER EASEMENT INSTR. #201006150050965
- (SS3) EX. 15' PWCSA SANITARY SEWER EASEMENT INSTR. #202412020064373
- (SD1) EX. VARIABLE WIDTH STORM DRAINAGE EASEMENT INSTR. #201006150050965
- (SD2) EX. VARIABLE WIDTH TEMPORARY STORM DRAINAGE EASEMENT INSTR. #201006150050965
- (SD3) EX. VARIABLE WIDTH STORM DRAINAGE EASEMENT INSTR. #202412020064373

- (SW1) EX. STORM WATER MANAGEMENT EASEMENT INSTR. #201006150050965
- (SW2) EX. TEMPORARY STORM WATER ACCESS EASEMENT INSTR. #201604120026016
- (SRZ) EX. VARIABLE WIDTH SOIL REINFORCEMENT ZONE AREA INSTR. #202412020064373
- (B1) EX. 15' LANDSCAPE BUFFER INSTR. #202412020064373
- (B2) EX. 50' LANDSCAPE BUFFER INSTR. #202412020064373

LEGEND

- PROPERTY LINE
- PROPERTY LINE HEREBY VACATED
- EXISTING RIGHT OF WAY HEREBY VACATED
- EXISTING EASEMENT

202504020016702 Page 3 of 3

NOTE:
ALL UNDERLYING EASEMENTS MAY
NOT BE INDICATED ON THIS PLAT.

9001 PATRIOT HILL DR,
MANASSAS, VA 20109
GPIN: 7596-51-8465

8870 HORNBAKER RD,
MANASSAS, VA 20109
GPIN: 7596-61-9286
PARCEL ID: B2A
OVERALL AREA: 1,760,361
SF OR 40.41 AC
INSTRUMENT #
202209070065213

11520 ROBERTSON DR,
MANASSAS, VA 20109
GPIN: 7596-61-6616

9002 MIKE GARCIA DR,
MANASSAS, VA 20109
GPIN: 7596-61-9642

11480 ROBERTSON DR,
MANASSAS, VA 20109
GPIN: 7596-71-5567

11460 ROBERTSON DR,
MANASSAS, VA 20109
GPIN: 7596-71-7877

11400 ROBERTSON DR,
MANASSAS, VA 20109
GPIN: 7596-81-0191

7750 WELLINGTON RD,
MANASSAS, VA 20109
GPIN: 7596-73-2826

RETAINS ADDRESS
8870 HORNBAKER ROAD,
MANASSAS, VA 20109
NEW PARCEL ID: B2A1
AREA: 46.39 AC

APPROVED

MAR 31 2025

Department of
Development Services

Jim Tadeley

PROPERTY LINE
HEREBY VACATED

PROPERTY LINE
HEREBY VACATED

8865 MIKE GARCIA DR, MANASSAS,
VA 20109
GPIN: 7596-62-8744
PARCEL ID: 1
OVERALL AREA:
146,136 SF OR 3.35 AC
HEREBY VACATED
INSTRUMENT # 202302210007901

PROPERTY LINE
HEREBY VACATED

PROPERTY LINE
HEREBY VACATED

PROPERTY LINE
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PROPERTY LINE
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PROPERTY LINE
HEREBY VACATED

PROPERTY LINE
HEREBY VACATED

ZELKOVIA DRIVE
GPIN: 7596-72-4043
50,153 SF OR 1.15 AC
HEREBY VACATED
INSTRUMENT #
201006150050965

8870 HORNBAKER RD,
MANASSAS, VA 20109
GPIN: 7596-61-9286
PARCEL ID: B2A
OVERALL AREA:
1,760,361 SF OR 40.41 AC

MIKE GARCIA DRIVE
GPIN: 7596-72-4043
64,632 SF OR 1.48 AC
HEREBY VACATED
INSTRUMENT #
201006150050964

PROPERTY LINE
HEREBY VACATED

PROPERTY LINE
HEREBY VACATED

(W1)

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(SS3)

(SD1)

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EXISTING CONDITIONS	
COVER TYPE	ACREAGE
WOODLAND AREA	26.06
IMPERVIOUS SURFACE	5.30
LANDSCAPED OPEN SPACE	0.68
STEEP SLOPES	4.56

PROPOSED CONDITIONS	
COVER TYPE	ACREAGE
IMPERVIOUS SURFACE	28.94
TREE SAVE AREA	6.09

LAND DISTURBANCE	
COVER TYPE	ACREAGE
SUBJECT PROPERTY	46.40
PROPOSED DISTURBANCE	39.26
UNDISTURBED LAND	7.14

WETLAND DELINEATION		
TYPE	ACREAGE	LINEAR FT
WETLANDS	0.43	-
STORMWATER FACILITY	2.04	-
STORMWATER SWALE	-	1439.00

ENVIRONMENTAL RESOURCES		
TYPE	ACREAGE	DISTURBED ACREAGE
PALUSTRINE EMERGENT (PEM)	0.00	0.00
PALUSTRINE FORESTED (PFO)	0.43	0.29
PALUSTRINE OPEN WATER (POW)	0.00	0.00
INTERMITTENT STREAM (R4)	0.00	0.00
WOODLAND AREAS	26.06	19.97
RESOURCE PROTECTION AREAS (RPA)	0.00	0.00
TOTAL	26.49	20.06



EXISTING WOODLAND COVER TYPES			
AREA #	ACREAGE	DOMINANT SPECIES	DOMINANT TREE SIZE
1	11.60	AMERICAN BEECH - OAK - PINE	4" TO 8"
2	0.12	OAK - PINE	4" TO 8"
3	4.13	OAK - PINE	4" TO 8"
4	2.31	AMERICAN BEECH - PINE	4" TO 8"
5	7.90	OAK - PINE	4" TO 8"

LEGEND

PARCEL BOUNDARIES

LIMITS OF DISTURBANCE

NRCS SOILS

SPECIMEN TREE (≥30" DBH)

EXISTING CONDITIONS

EXISTING WOODLAND AREAS

IMPERVIOUS SURFACE

LANDSCAPED OPEN-SPACE

STEEP SLOPES

WETLAND DELINEATION

DELINEATED WETLANDS

STORMWATER FACILITY

STORMWATER SWALE

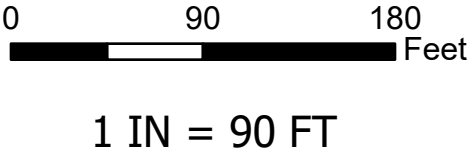
PROPOSED CONDITIONS

TREE SAVE AREAS

PROPOSED IMPERVIOUS SURFACE

NRCS CODE	SOIL NAME	AC
56A	WAXPOOL SILT LOAM	3.43
33B	LEGORE-OAKHILL COMPLEX	0.06
53B	SYCOLINE-KELLY COMPLEX	2.59
30B	JACKLAND SILT LOAM	39.49
40B	MONALTO SILTY CLAY LOAM	0.81

NOTES:
- NO 100-YEAR FLOODPLAIN
- NO MAPPED RPA
- NO HIGHLY ERODIBLE SOILS
- NO HIGHLY PERMEABLE SOILS
- NO THREATENED OR ENDANGERED PLANT OR ANIMAL SPECIES:
SEE SECTION 6 OF THE JPA PREPARED BY BARGE DESIGN SOLUTIONS
- SPECIMEN TREES LOCATED PER APPROVED REZ-2021-00014



MANASSAS TECH CENTER
PRINCE WILLIAM COUNTY, VA

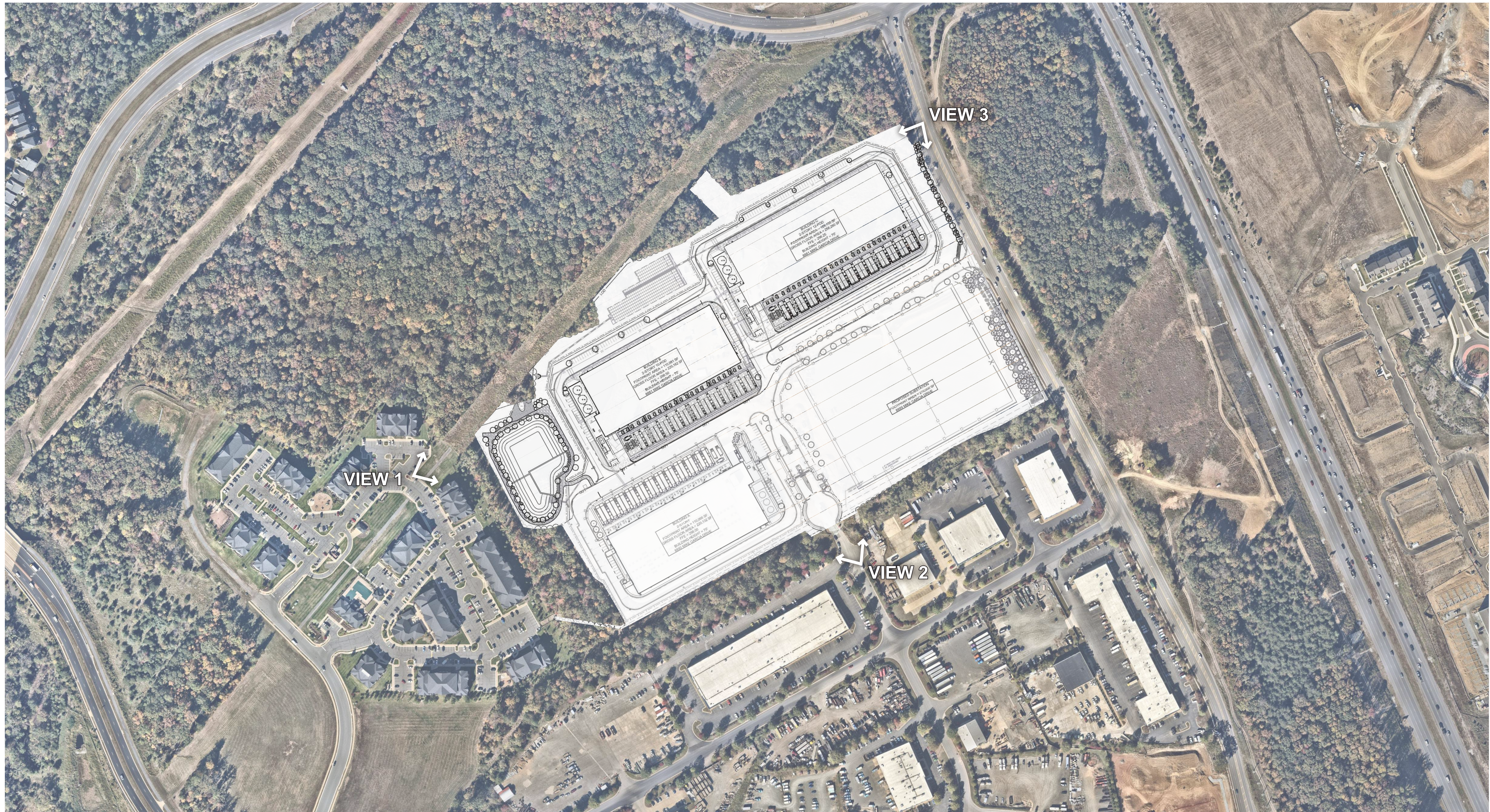
ENVIRONMENTAL CONSTRAINTS
ANALYSIS

The logo for Kimley-Horn, featuring the company name in a bold, sans-serif font with a stylized graphic element.

DATE:
11-20-2025

SHEET 5

A north arrow pointing towards the top right of the sheet, with the letter 'N' at the tip.



Viewshed Key Map

Manassas Technology Center - Viewshed Renderings

Manassas, VA January 2026

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400
RESTON, VA 20191 PHONE: 703-674-1300
WWW.KIMLEY-HORN.COM



View 1

Manassas Technology Center - Viewshed Renderings

Manassas, VA January 2026



View 2

Manassas Technology Center - Viewshed Renderings

Manassas, VA January 2026

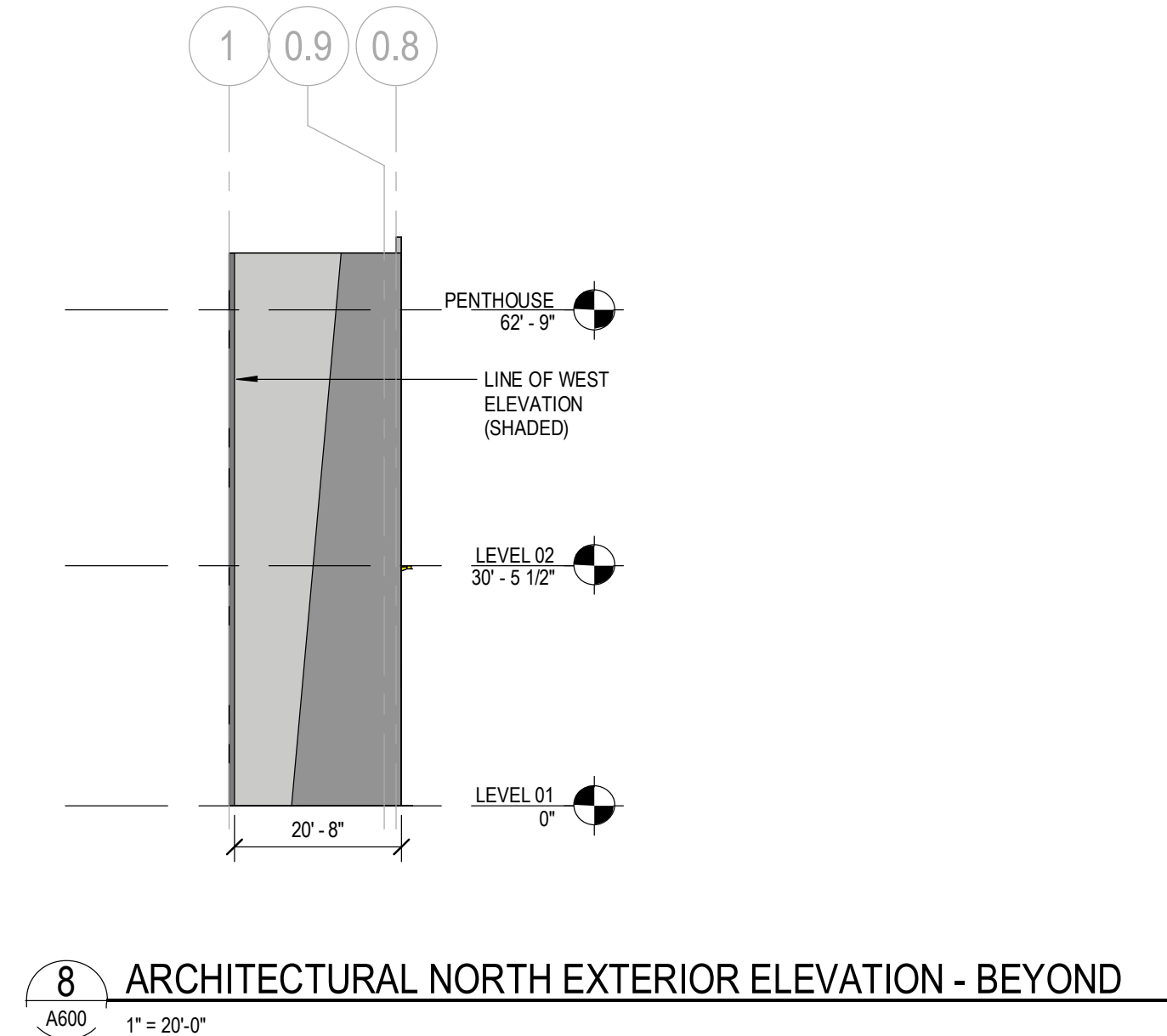
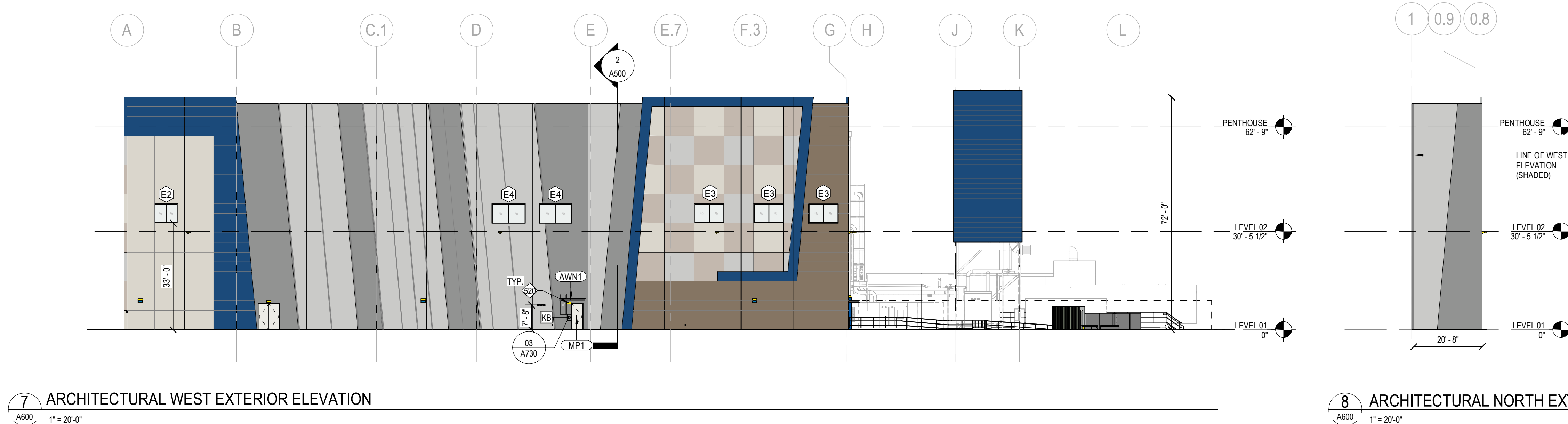
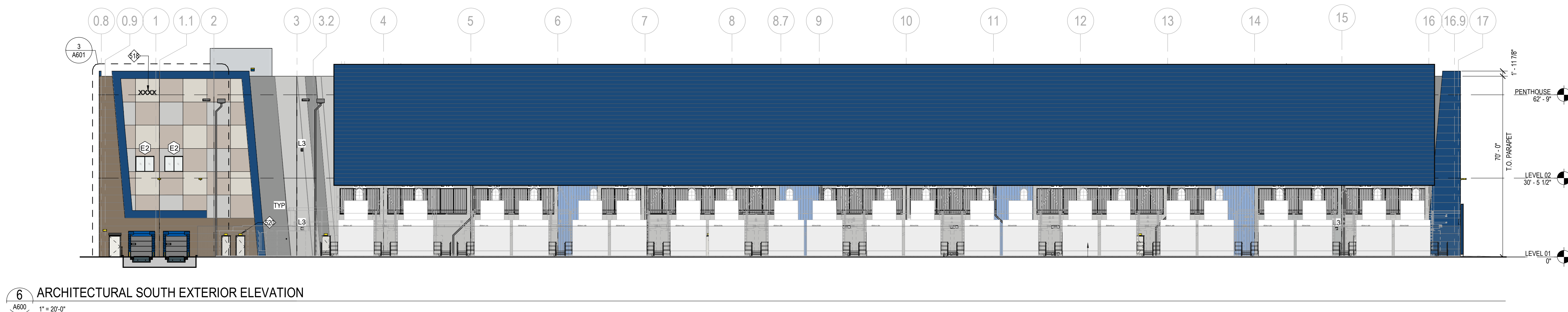
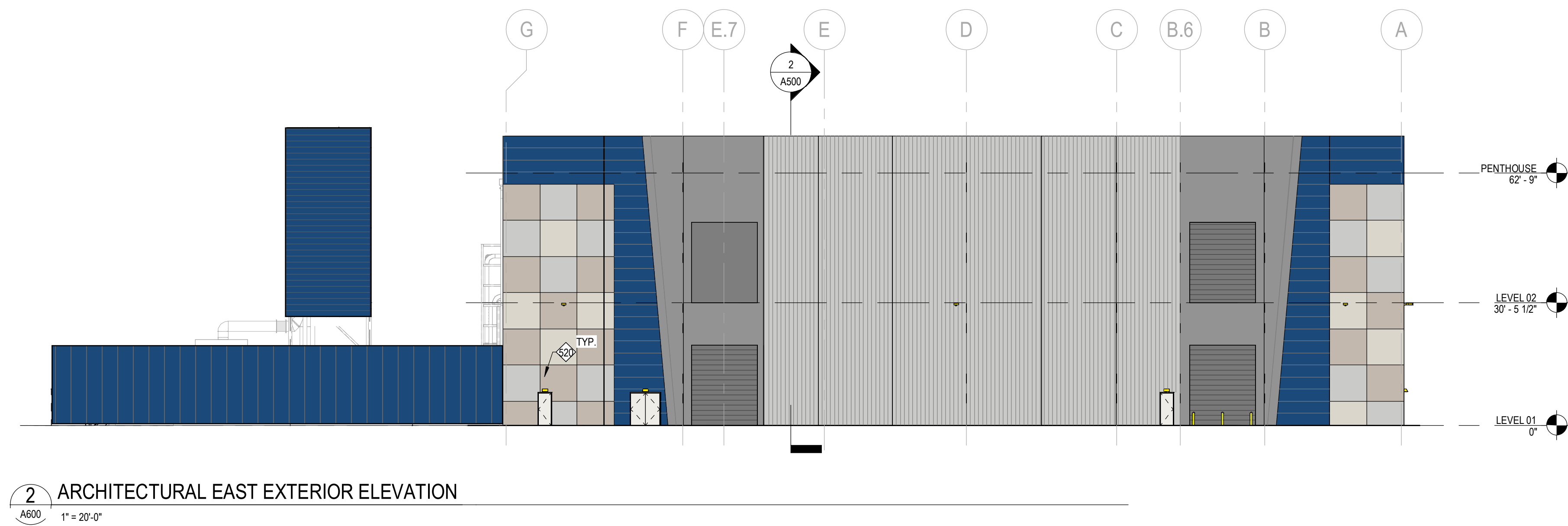
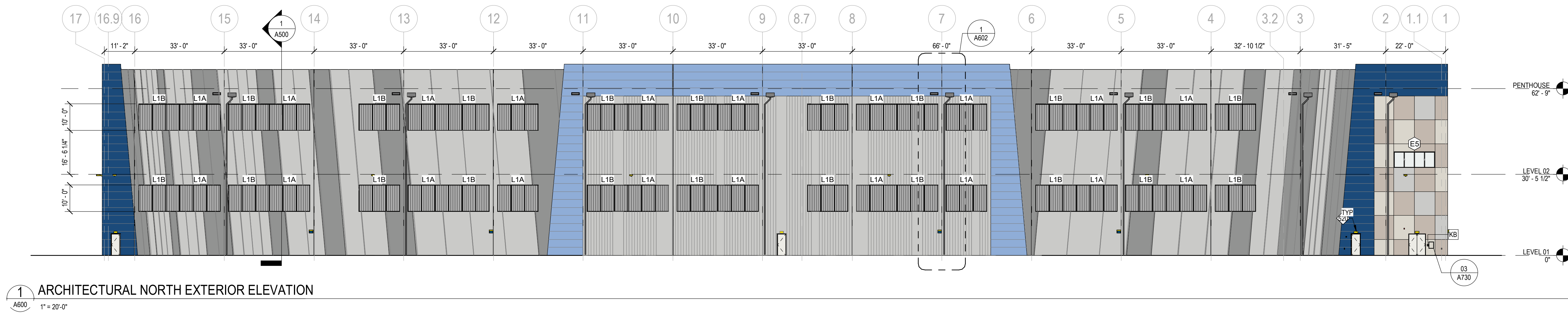


View 3

Manassas Technology Center - Viewshed Renderings

Manassas, VA January 2026

MANASSAS TECH CENTER BUILDING ELEVATIONS



EXTERIOR PAINT LEGEND

Figure 1 displays a color calibration chart with seven color patches, each represented by a color bar and a label. The patches are arranged vertically. EPT3 and EPT4 are highlighted with a dark blue bar and a light blue bar, respectively, and are labeled 'This color subject to change'.

Color Patch	Label	Notes
EPT1	EPT1	
EPT2	EPT2	
EPT3	EPT3	This color subject to change
EPT4	EPT4	This color subject to change
EPT5	EPT5	
EPT6	EPT6	
EPT7	EPT7	

EPT1

09 91 13
EXTERIOR PAINT

DESCRIPTION: EXTERIOR PAINT; CONCRETE TILT UP
PANEL TYPICAL PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: METRO GRAY 1459
LOCATION: REFER TO ELEVATIONS FOR LOCATIONS

EPT5

09 91 13
EXTERIOR PAINTING

DESCRIPTION: EXTERIOR PAINT; CONCRETE TILT UP PANEL
MANUFACTURER: BENJAMIN MOORE
COLOR: NORTH HAMPTON BEIGE
LOCATION: REFER TO ELEVATIONS FOR LOCATIONS

EPT2

09 91 13
EXTERIOR PAINTING

DESCRIPTION: EXTERIOR PAINT; CONCRETE TILT UP
PANEL
MANUFACTURER: BENJAMIN MOORE
COLOR: WALL STREET CSP-20
LOCATION: REFER TO ELEVATIONS FOR LOCATIONS

EPT6

09 91 13
EXTERIOR PAINTING

DESCRIPTION: EXTERIOR PAINT; CONCRETE TILT UP
PANEL
MANUFACTURER: BENJAMIN MOORE
COLOR: BALBOA MIST OC-27
LOCATION: REFER TO ELEVATIONS FOR LOCATIONS

EPT3

09 91 13
EXTERIOR PAINTING

DESCRIPTION: EXTERIOR PAINT; CONCRETE TILT UP
 PANEL
 MANUFACTURER: BENJAMIN MOORE
 COLOR: PATRIOT BLUE 2064-20
 LOCATION: REFER TO ELEVATIONS FOR LOCATIONS

EPT7

09 91 13
EXTERIOR PAINTING

DESCRIPTION: EXTERIOR PAINT; CONCRETE TILT UP
PANEL
MANUFACTURER: BENJAMIN MOORE
COLOR: RUSTIC TAUPE 999
LOCATION: REFER TO ELEVATIONS FOR LOCATIONS

EPT4

09 91 13
EXTERIOR PAINTING

DESCRIPTION: EXTERIOR PAINT; CONCRETE TILT UP
PANEL
MANUFACTURER: BENJAMIN MOORE
COLOR: AQUA MARINA 816
LOCATION: REFER TO ELEVATIONS FOR LOCATIONS

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

February 10, 2026

SECOND: BRACE

Regular Meeting

Res. No. 26-010

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

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

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

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

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

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2026-00020	Lumina Rezoning S1	Table
SUP2026-00013	Kaiser Pet Care	No Further Work
REZ2026-00023	Heathcote IV S1	No Further Work
REZ2026-00022	Manassas Tech Center Proffer Amendment S1	No Further Work
REZ2025-00032	Manassas Tech Center – 2 nd Submission	No Further Work
REZ2024-00046	Mary's Landing – 2 nd Submission	As previously recommended. Research past history and ownership (Dean Divers Church & Wellington Settlement) for historic

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
		significance and installation of interpretive sign or historical marker.
REZ2025-00013	Linden Lake Rezoning – 3 rd Submission	As previously recommended. Phase II evaluation and Phase III data recovery study. Interpretation if warranted. Artifacts to be donated to and curated with the County.
REZ2026-00024	Rixlew Lane S1	No Further Work
REZ2026-00025	Potomac Shores Rezoning S1	Table
REZ2026-00026	Potomac Shores Proffer Amendment S1	Table
SUP2026-00015	Potomac Shores SUP Amendment S1	Table
SUP2026-00016	Restore Physical Therapy Pilates & Fitness PLLC S1	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Brickley, Brown, Dobbins

MOTION CARRIED

ATTEST:



Secretary to the Commission