



Pre-Submission Package for Rezoning, Special Use Permit, and Proffer Amendment Applications

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INTRODUCTION

The items contained in this Pre-Submission package require completion prior to submission of a Rezoning, Special Use Permit, or Proffer Amendment application. If you would like to request a meeting, or if you have any questions concerning the Pre-Submission Package, please contact the Planning Office at 703-792-7615, Monday through Friday, 8am to 5pm, except most Federal Holidays.

Application for Deferral of Traffic Impact Analysis (TIA) – Page 3

Complete form with assistance from the PWC Department of Transportation, at 5 County Complex Court, Suite 290, Prince William, VA 22192 or 703-792-6825:

- Assess whether or not a TIA will be required to be submitted with the application.
- Staff from Transportation Planning will be present at the pre-application meeting to help determine if a TIA will be necessary at the time of submittal of an application. While a TIA may not be necessary with an application, further analysis of the proposal may necessitate submittal of a TIA later in the rezoning, special use permit, or proffer amendment application process, or during the site plan review process. Either the deferral form or a TIA is required with the submission of an application.

Cultural Resources Assessment – Page 4

Complete form with assistance from the County Archaeologist in the Planning Office, at 5 County Complex Court, Suite 210 or 703-792-7615:

- Assess whether or not a Phase I Cultural Resources Survey will be required to be submitted with the application.
- While not required to be submitted with a Rezoning, Special Use Permit, or Proffer Amendment application, the County Archaeologist may recommend that a Phase I Cultural Resources Survey be submitted prior to scheduling any public hearings. All scopes of work need to be approved by the County Archaeologist prior to initiation of work.
- The form and/or a Phase I Survey is required with the submission of an application.

Application for Deferral of Environmental Constraints Analysis (ECA) – Page 5

Complete form with assistance from the Watershed Management Office, at 5 County Complex Court, Suite 170 or 703-792-7070:

- Determine if Environmental Constraints Analysis (ECA) is required.
- Either the waiver or completed form and ECA should be provided with the submission of an application.

Perennial Flow Determination Verification (PFD) – Page 6

Complete form with assistance from the Watershed Management Office, at 5 County Complex Court, Suite 170 or 703-792-7070:

- Determine if a PFD is required to be submitted with the application/environmental constraints analysis.
- The form with either a PFD or a statement of no stream prevalence is required with the submission of an application.

Application for Deferral of Traffic Impact Analysis (TIA)

To be completed with assistance from PWC Transportation Department

www.pwcva.gov/department/transportation or 703.792.6825

To be completed by applicant:

Applicant Name: _____ Phone: _____

Proposed Use: _____

Address: _____ Lot Size: _____

Select One: Rezoning Special Use Permit Other: _____

To be completed by applicant:				To be completed by PWC Transportation Department:				
Tract/Use	Area (acres)	Zoning	Land Use	ITE Code	ITE (Latest Edition) Trip Rate	Trips - 24 Hours	Trips - AM Peak	Trips - PM Peak
Total								
1200 Daily Trips or 100 Peak Hour Trips								

FOR OFFICE USE ONLY

A TIA (three copies and two information disks) is required to be submitted with the application. The consultant preparing the analysis must meet with the PWC Department of Transportation and VDOT to discuss the scope and requirements of the analysis before beginning the analysis. Additionally, at the scoping session, VDOT will determine whether a 527 review is required, as well as the applicable fee.

A TIA is not required to be submitted at this time. The traffic generated by the proposed development does not appear to exceed the thresholds established in §602.01 of the Prince William County Design and Construction Standards Manual (DCSM). However, a TIA may be required later in the rezoning/special use permit process or during the site plan review process if subsequent details warrant a TIA. The applicant should also be aware that a 527 review may be required by VDOT and may want to contact VDOT to verify whether a 527 review will be warranted.

A TIA has been waived by the Director for the following reasons: _____

Reviewed by (print name): _____ Date: _____

Additional Notes:

Cultural Resources Assessment for Pending Development Applications

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

Contact the Planning Office at (703) 792-7615 or email planning@pwcgov.org for more information.

Applicant/ Project Information	Project Name		Applicant Name	
	Email		Phone	Fax
	GPIN(s)			
	Visual Inspection Findings			

County Archaeologist Use Only

County Records Check. Verify reference to site on the following:

	Comments
1. Virginia Department of Historical Resources (VCRIS)...	
2. Aerial Photography (1937 - 2021).....	
3. 1820 Prince William County Map (Wood).....	
4. 1901 Prince William County Map (Brown).....	
5. 1904 Army Maneuvers Map.....	
6. 1915 - 1927 USGS 15 Minute Quad Maps.....	
7. 1933 Virginia Highway Map.....	
8. Eugene Scheel's Historic Prince William Map.....	
9. Eugene Scheel's African American Heritage Map.....	
10. County Register of Historic Sites (CRHS).....	
11. High Sensitivity Areas - Historic Sites Map.....	
12. High Sensitivity Areas - Prehistoric Sites Map.....	
13. The Official Military Atlas of the Civil War.....	
14. Civil War Map from the Library of Congress.....	
15. American Battlefield Protection Program Maps.....	
16. Map of Fairfax, Loudoun & Prince William Counties...	
17. USGS Topographic Maps.....	
18. Cemetery Database.....	
19. Other: _____	

Findings

A CRHS (#10) or a Prehistoric and/or Historic High Sensitivity Area (#11/#12) is checked on the list above, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.

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

Archaeological and historic sites or graves are recorded on the project area. No Phase I Cultural Resources Survey is required at this time.

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

No Phase I Cultural Resource Survey is warranted at this time due to ground disturbance or recommendations of no further work from prior Cultural Resource Survey reports.

Comments

County Archaeologist Signature: _____ **Date:** _____

This assessment is valid for one year from the County Archaeologist's signature date.

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



Application for Deferral of Environmental Constraints Analysis (ECA)

Revised 06/26/2019

APPLICANT INFORMATION	NAME / TITLE _____			
	COMPANY _____			
	MAILING ADDRESS Street: _____			
	City: _____		State: _____ Zip Code: _____	
	EMAIL _____		PHONE _____	
	APPLICANT	AUTHORIZED AGENT	OTHER _____	
APPLICATION TYPE	SPECIAL USE PERMIT	REZONING	REZ/SUP PROFFER AMENDMENT	OTHER _____
PROPOSED USE SUMMARY	_____ _____			
PROPERTY ADDRESS(ES)	_____ _____			
LIST PROPERTY GPIN(S)	_____	_____	_____	_____
TOTAL ACREAGE	Combined total acreage of all parcels listed above. _____ acres			

FOR OFFICE USE ONLY

5 hardcopies of the following shall be submitted with application. All plans shall be prepared with a scale of no smaller than 1"=100' and on sheets not to exceed 24" x 36". If prepared on more than one sheet, matchlines shall be clearly indicated where sheets join. All sheets shall be folded to a size not greater than 9"x12".

Full ECA is required to be submitted with the application.

ECA Plan requirements are listed in Zoning Ordinance Sec.32-700.21 and in the [Reference Manual for Rezoning, Special Use Permit & Proffer Amendment Applications](#).

Modified ECA is required with application.* Provide the information as indicated below, either as Separate Plan or as Part of the GDP/SUP Plan

- Approximate delineation of all wetland areas and Chesapeake Bay resource Protection Areas
- Areas of 15% slope or greater with ≥25% slopes differentiated; Topography shall be shown by contour lines. Contour interval shall be no more than 5 feet. Contours shall be shaded in a graphic technique showing slope conditions of 15 to 25 percent and another distinguishing graphic technique showing greater than 25 percent slope.
- Proposed impervious and pervious surfaces in tabular form
- Limits of disturbance and areas that will remain in a natural or undisturbed state
- Potential habitat for or actual occurrence of, endangered or threatened species and species of special concern
- 100-year floodplain boundary
- Mapped soil types with areas of highly erodible, highly permeable, and marine clay soils identified
- Vegetation cover types and specimen trees
- Environmental Resource (ER) boundary and acreage tabulation of ER designated onsite
- Other required information:

No ECA required for this application.*

Comments:

** ECA may be required later in the Rezoning/Special Use Permit process if subsequent details of the case warrant additional information.*

Reviewer Name: _____ Signature: _____ Date: _____

PERENNIAL FLOW DETERMINATION (PFD) VERIFICATION

(To be submitted with Application & Environmental Constraints Analysis)

Applicant Information			
Name:		Email:	
Address:			Phone:
City:	State:	Zip Code:	FAX:
Project Information			
Project Name:			
Street Address:		City:	Zip Code:
GPIN(s):			Acreage:
Case Type:	Zoning	Special Use Permit	Other:
USGS Stream Designation:	Perennial	Intermittent	
Mapped RPA on property:	Yes	No	
Existing water bodies on property:	Yes	No	
Parcels containing floodplain or water bodies			
GPIN	Area (in acres)	Maximum Drainage Area of Stream (in acres)	
To be completed by the applicant			
<p>A PFD is required to be submitted with the Application & Environmental Constraints Analysis. A PFD plan is attached. PFD Plan Number:</p> <p>A PFD is not required to be submitted with this Application & Environmental Constraints Analysis (A statement of no stream prevalence is attached).</p> <p>Comments:</p>			

Questions regarding the PFD scope and design should be directed to Watershed Management at (703) 792-7070
 Questions regarding development forms and fees should be directed to Development Services at (703) 792-6830