



PRINCE WILLIAM
COUNTY

2020 Land Development Seminar

October 15, 2020

Introduction/Opening
Remarks



PRINCE WILLIAM
COUNTY

2020 Land Development Seminar

October 15, 2020

Dave McGettigan/Alex
Stanley

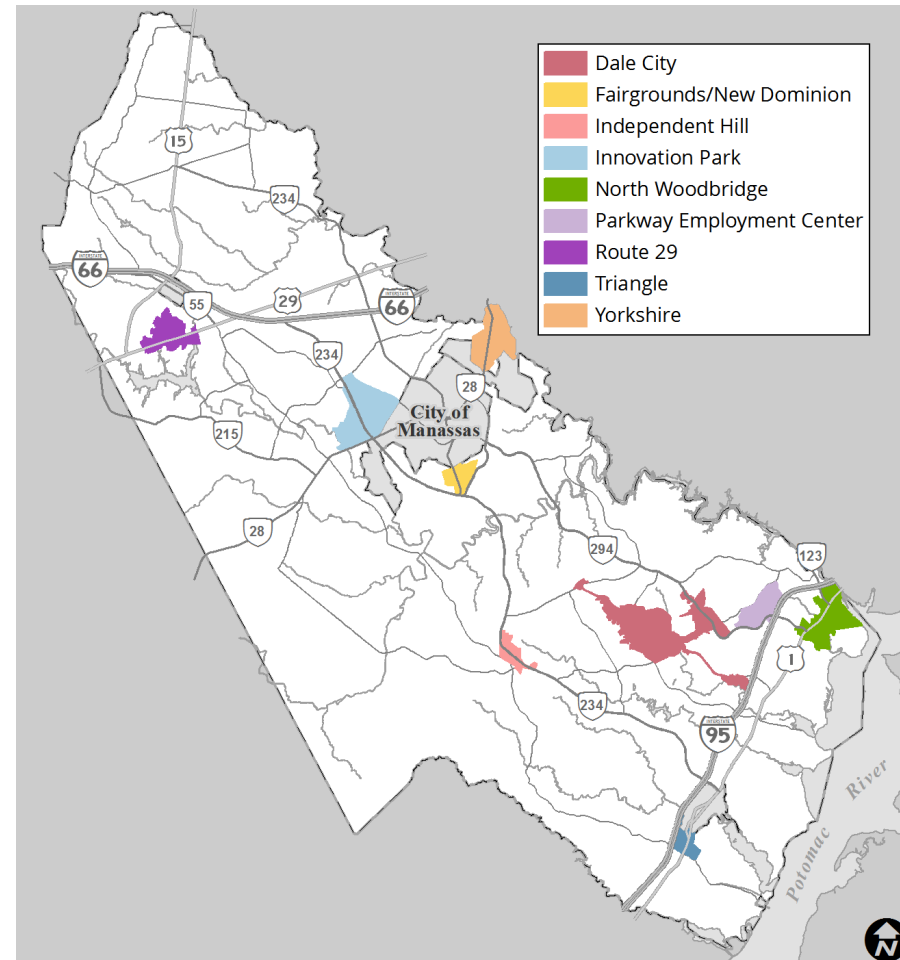
Planning Office

Small Area Plans



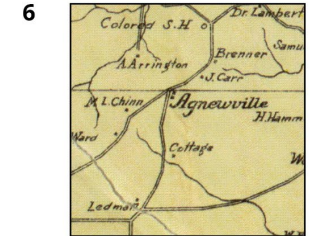
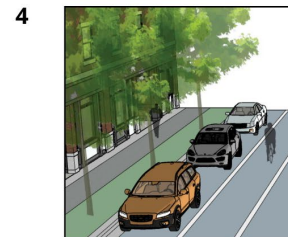
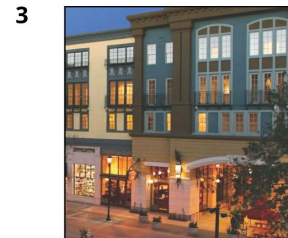
Small Area Plans

- North Woodbridge
- The Landing at Prince William
(Parkway Employment Center)
- Dale City
- Innovation Park
- Route 29
- Independent Hill
- Triangle
- Yorkshire
- Fairgrounds/New Dominion

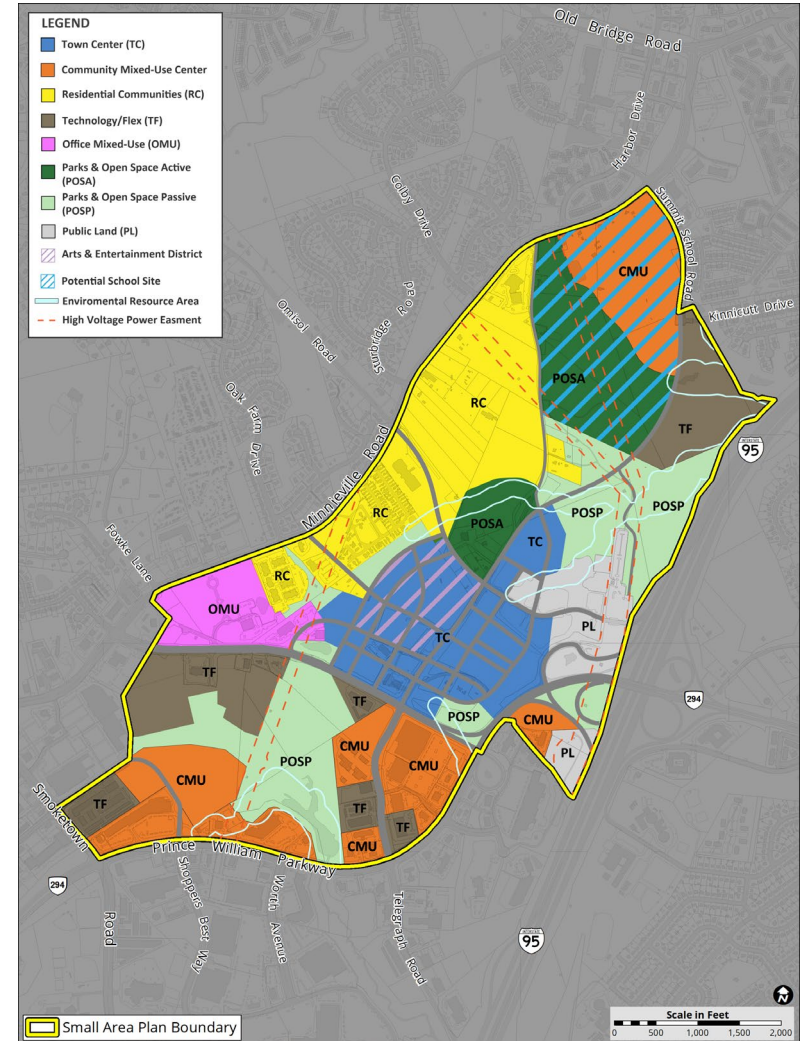
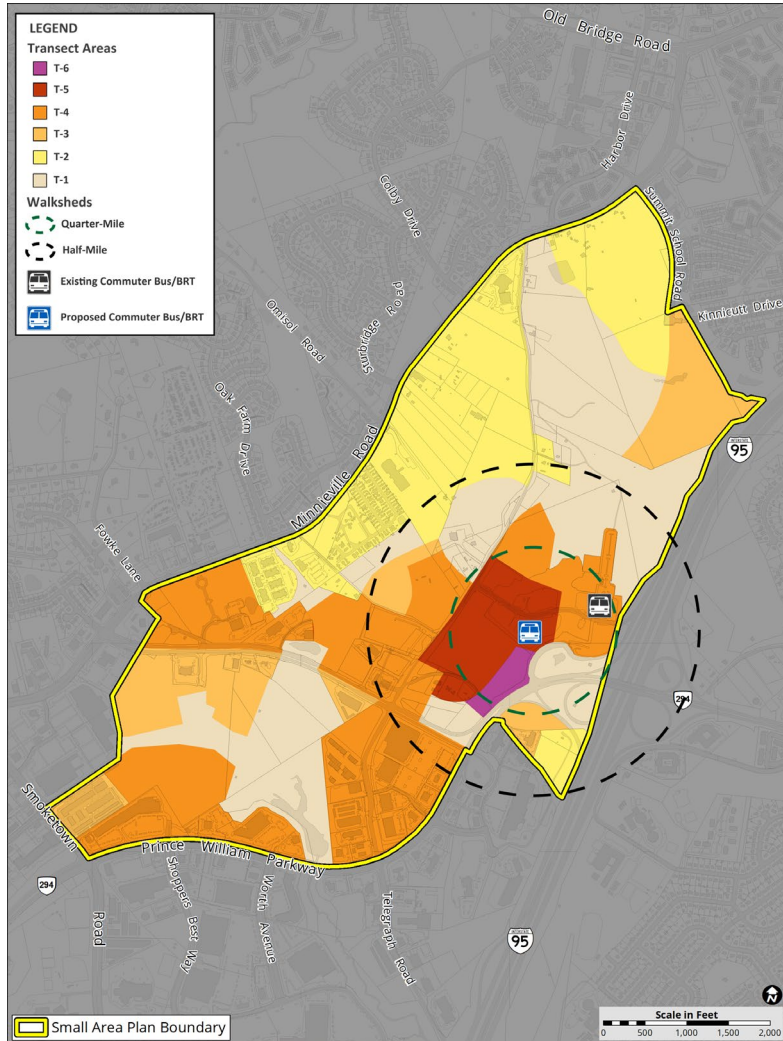


Organization

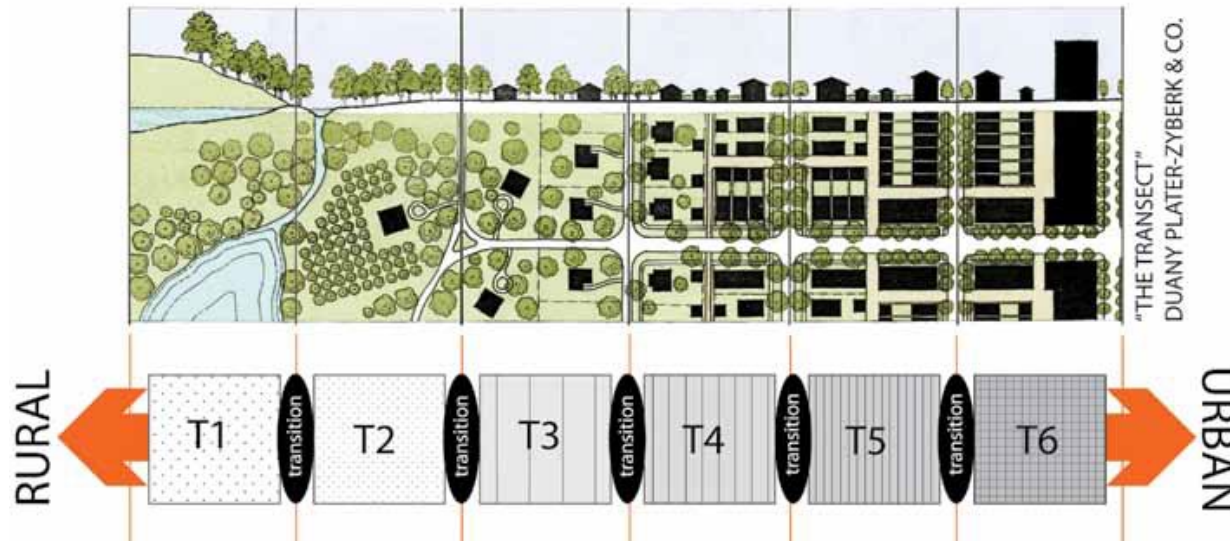
1. Vision and Thematic Principles
2. Placetypes
3. Design Guidelines
4. Mobility Plan
5. Green Infrastructure Plan
6. Cultural Resources Plan
7. Economic Development Plan
8. Level of Service Plan



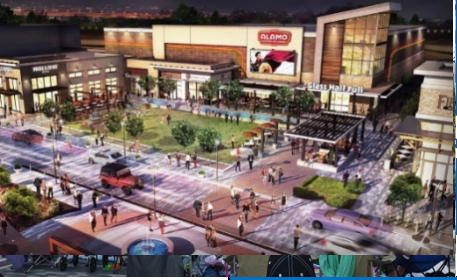
Placetype



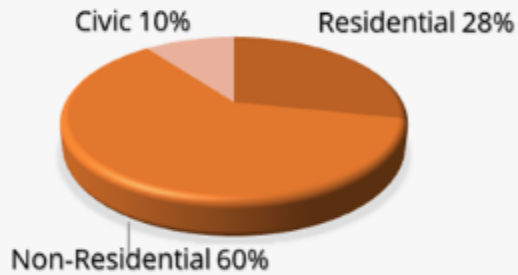
Transects



TRANSECT ZONE INTENSITY			
Transect Zone	Activity Density (Jobs + People/acre)	Gross Development FAR (residential + non-residential)	Net Development FAR (residential + non-residential)
T-1	1 or less	0.01 or less	0.02 or less
T-2	1 to 10	0.01 to 0.15	0.02 to 0.23
T-3	10 to 25	0.15 to 0.37	0.23 to 0.57
T-4	25 to 60	0.37 to 0.9	0.57 to 1.38
T-5	60 to 100	0.9 to 1.49	1.38 to 2.3
T-6	100 or more	1.49 or more	1.38 to 2.3



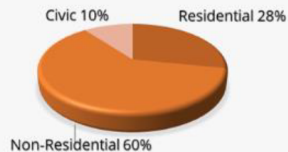
Town Center	Community Mixed Use	Office Mixed Use	Technology/Flex	Arts & Entertainment
				
				
<p>Town Centers provide a mix of uses arranged in a pedestrian-friendly urban form. These centers are locations for regional commercial and entertainment destinations as well as access to amenities for adjacent residential and employment centers. Streets are interconnected and multi-modal with parking located behind buildings. Short blocks with shallow setbacks and on-street parking are appropriate.</p>	<p>Mixed-Use Centers include both residential and commercial uses arranged in a pedestrian-friendly form. These centers are locations for community commercial, entertainment destinations, and public facilities such as County offices and police/fire stations directly accessible to surrounding neighborhoods. Streets are interconnected and serve cars, cyclists, and pedestrians. Mixed-Use Centers should be connected by bus transit to nearby destinations and to nearest rail transit.</p> <p>Development is arranged in short blocks with shallow setbacks and both on-street parking or parking lots are appropriate.</p>	<p>The purpose of this classification is to provide for areas of low to high-rise, offices or research and development activities. Projects developed in this classification shall be for office use, with retail and retail service uses discouraged. Office development areas are encouraged to be in accordance with the Illustrative Guidelines for Office Development provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 3-5 stories is preferred.</p>	<p>Technology/Flex Industrial areas provide opportunities for production, flex office/warehouse space, and warehousing uses that do not require large outdoor storage or produce nuisances such as noise, dust or vibration. They are less hazardous and have limited impacts on surrounding areas compared to heavy manufacturing. Buildings in this area have medium to deep setbacks and larger block sizes. Surface parking is acceptable.</p>	<p>The Arts & Entertainment District provides opportunities for a pedestrian friendly access to arts, cultural and entertainment venues supported by retail, dining, creating and exploring opportunities.</p> <p>Buildings in this area have medium to deep setbacks and block sizes to accommodate public art sculptures or displays, performances, and promenades.</p>

TARGET LAND USE MIX


pedestrian-friendly form. These facilities directly accessible to pedestrians. Mixed-Use Centers

Identifying Zoning Districts

<ul style="list-style-type: none"> Multi-Family Residential Retail & Service Commercial Healthcare Life Science Government Contracting 	Communities <ul style="list-style-type: none"> Office Hotel Institutional Parking 	<ul style="list-style-type: none"> O(M) O(H)
Use Pattern	Target Residential Density	Target Non-Residential FAR
<ul style="list-style-type: none"> Based on Street Typology 	<ul style="list-style-type: none"> T-5: 12-50 du/acre T-4: 8-24 du/acre T-3: 6-12 du/acre 	<ul style="list-style-type: none"> T-5: 1.38-2.30 FAR T-4: 0.57-1.38 FAR T-3: Up to 0.57 FAR

TARGET LAND USE MIX


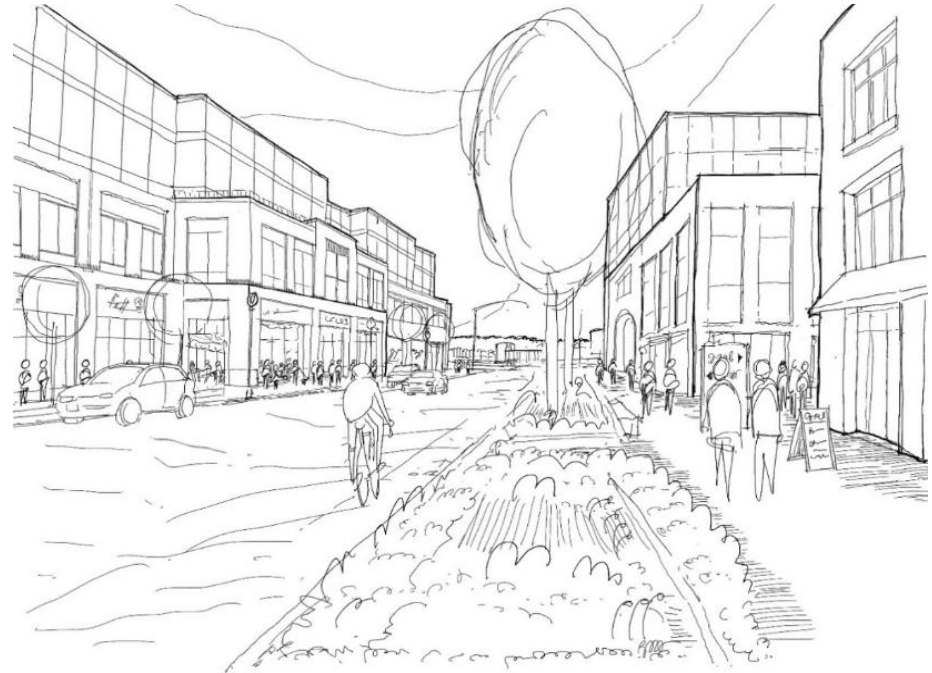
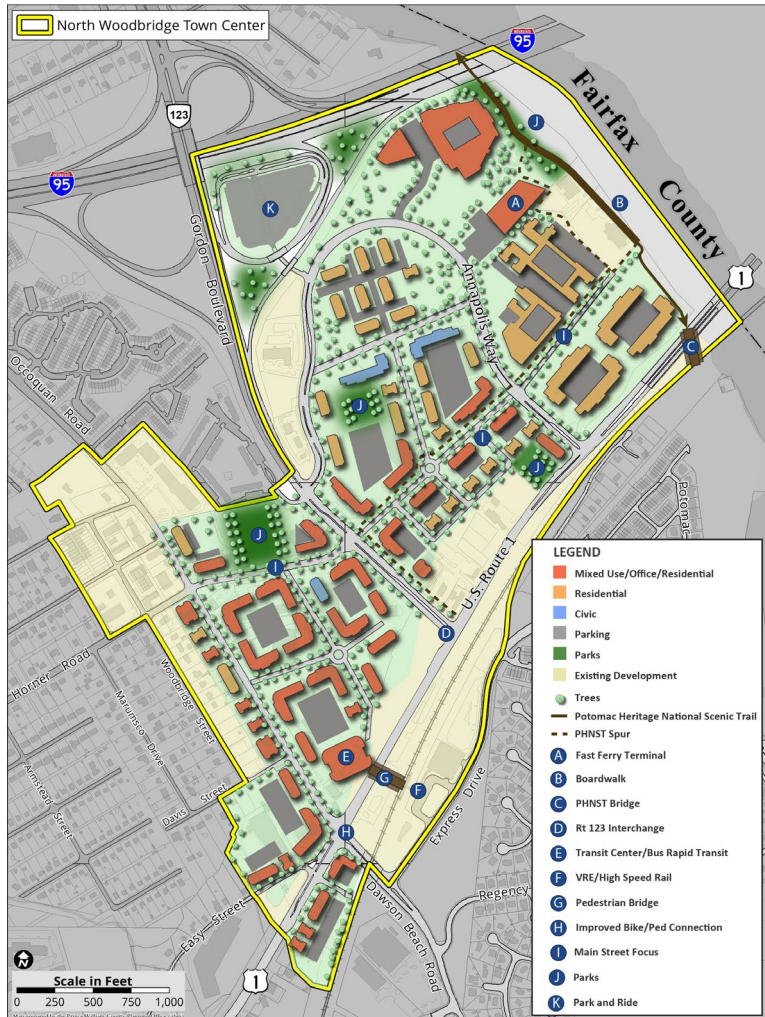
- Residential: 30-60%
- Non-Residential: 30-60%
- Civic: 10%

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-5: 6-12 stories T-4: 4-8 stories T-3: Up to 5 stories 	<ul style="list-style-type: none"> 20% of site

S

- Primary Uses
- Secondary Uses
- Implementing Zoning Districts
- Use Pattern
- Target Densities
- Target Land Use Mix
- Target Building Height
- Minimum Open Space

Illustrative Plan



Mixed-Use Zoning District



Mixed-Use Zoning District

1. **Minimum Site Density** considers the percent of maximum allowable FAR to incent compact development.



Prince William Parkway and Telegraph Road, Woodbridge, VA
Credit: Google Earth

2. **Block length** considers the distance between streets to promote a walkable site.



Occoquan Village, Occoquan, VA

3. **Street Wall** considers the front of a building location in relation to the street boundary.

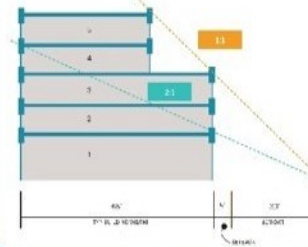


Credit: Google Earth

4. **Maximum Setback** considers the relationship of the building to the street to incent sidewalk activity.



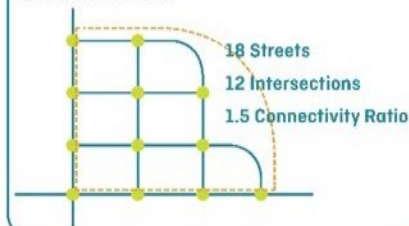
5. **Enclosure ratios** consider the relationship between building height and street width to incent suitable street framing.



6. **Building facade permeability** considers the percentage of ground floor frontage covered by windows and doors to incent sidewalk activity.



7. **Connectivity Index** considers the ratio of intersections to street segments to incent short, walkable blocks on dedicated rights of way for streets, alleys, or sidewalks providing through-block connections.



8. **Proximity to uses** considers uses either provided on site or within 1/4 mile to incent short trips; similar to the Land Use score applied in the state's Smart Scale scoring system.

Destination Type	Definition (specific destinations included)	Points per destination
Club	Club, Art/1	0.75 (per 15 destinations)
Education	School	0.8 (per 2 destinations)
Entertainment	Cinema, Performance Arts, Museum, Republic Square Complex, Carver's/Johnson Center, Sports Center, Tennis Park	0.6 (per 2 destinations)
Food & Drink	Restaurants, Coffee shop, Bakery, bar or pub	0.45 (per 45 destinations)
Gas/Service	Gas/Service	2.0 (per 2 destinations)
Healthcare	Hospital, Medical Center, Pharmacy	2.0 (per 3 destinations)
Major Commerce	Library, Food Center, Community Center, City Hall, Court House, Police Station	2.0 (per 3 destinations)
Recreation	Clubhouse, Ice Skating Rink, Community Park/Recreation Area	0.75 (per 3 destinations)
Shopping	Shopping, Convenience Store, Filling Station, Department Store, Specialty Store, Home Improvement & Hardware Store, Office Supply & General Store, Bookstore, Music Specialty Store, Sporting Goods Store, Consumer Electronics Store	0.54 (per 10 destinations)
Total Points		100

Proposed DCSM Amendments

Six areas of proposed DCSM to make compatible with the Proposed MXD Text.

1. Functional Classification of Streets (Section 601.02):

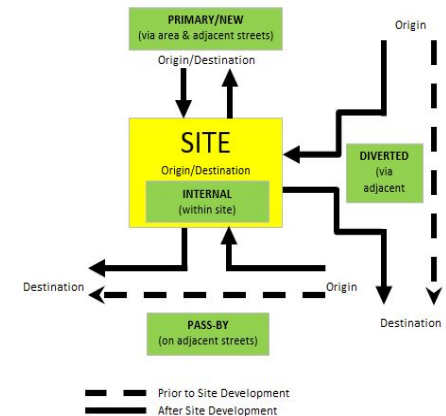
- Include Small Area Plans and MXD under Urban Street.

2. Trip Generation Standards (Section 602.03):

- Allows for adjustment of internal trips for evaluating traffic generation of mixed use with VDOT/PWC DOT concurrence.

3. Alleyways in Planned Districts (Section 602.16.2):

- Alleyways will be allowed in MXD districts by right.



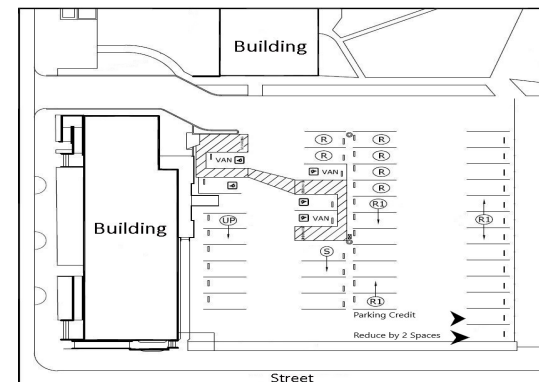
Proposed Changes made to the DCSM (Continued)

4. General requirements for Off- Street Parking (Section 610.01):

- In MXD, reduces minimum required spaces by 15%.
- Allows for parking lot on a lot other than that lot on which the principal use is located.

5. Parking Credit Allowance (Section 610.03):

- (30%) of the required parking spaces may be waived
- (15%) reduction for non-residential when public parking is provided within 500 feet of a site.



Proposed Changes made to the Draft DCSM (Continued)

6. Buffer Areas in General (Section 802.10):

- For areas within a MXD, buffer areas normally required based on proposed uses will not be required and may be waived through Administrative approval.

TABLE 8-1 MINIMUM BUFFER AREA REQUIRED														
Proposed Use/Development	Adjoining Existing Use/Development													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
RESIDENTIAL														
1. Single-Family Detached		A	B	B	B	D	D	B	C	B	C	C	C	B
2. Single-Family Weak-Link (used only for previously approved weak-link developments that are still valid)	A		A	B	B	D	D	B	C	B	C	C	C	B
3. Single-Family Attached	B	A		B	B	D	D	B	C	B	C	C	C	B
4. Multifamily	B	B	B		B	D	D	A	C	B	C	C	C	
PUBLIC/SEMPUBLIC														
5. Institutional (e.g., schools, church, library)	B	B	B	B		A	D	A	A	A	B	C	C	
6. Public Recreational Use - Passive	D	D	D	D	D		D	B	B	B	B	B	C	
7. Public Recreational Use - Active	D	D	D	D	D	D		D	D	D	D	D	D	
8. Care Facilities (e.g., nursing home)	B	B	B	A	C	B	D		C	A	B	C	C	
9. Public Facilities (e.g., pump station, treatment plant)	C	C	C	C	A	B	D	C		B	B	A	A	C
10. OFFICE	B	B	B	B	A	B	D	A	B		A	B	B	
11. COMMERCIAL/RETAIL	C	C	C	C	B	B	D	B	B	A		A	B	
INDUSTRIAL														
12. Light	C	C	C	C	C	B	D	C	A	B	A		A	D
13. Heavy	C	C	C	C	C	D	D	C	A	B	B	A		C
14. MIXED USE	B	B	B						C			D	C	

A, B, C- Buffer width in accordance with Table 8-2.

D- Determined on a case-by-case basis, depending on the activity.

Multifamily and Single Family Attached Zoning Definition

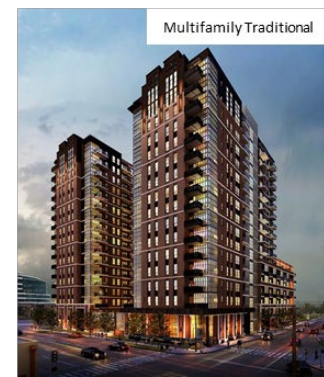
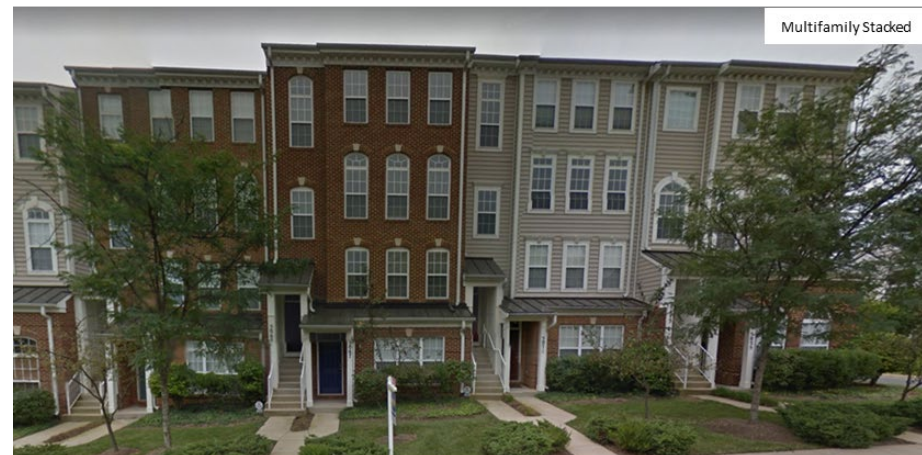
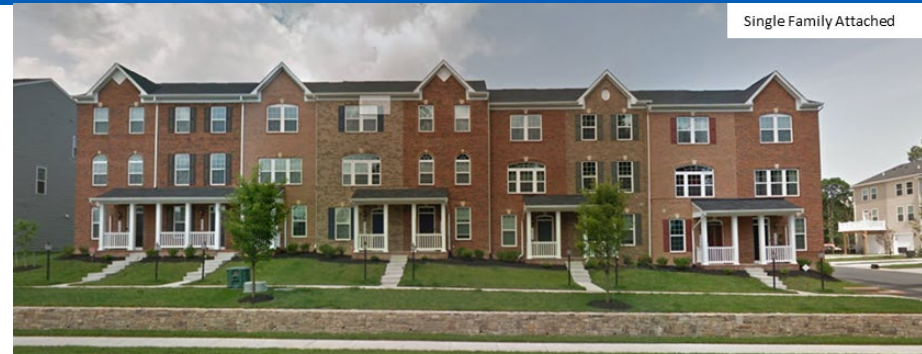
4/23/2019

16



Multifamily and Single Family Attached Zoning Definition

- Current Text
 - Single Family Attached (SFA) dwellings definition
 - Multifamily Attached (MFA) dwellings definition
 - Undefined dwelling unit types default to MFA
- Proposed Text
 - NEW Multifamily Stacked (MFS)
 - Undefined dwelling unit types default to SFA
 - Adds SFA dwelling as a by right use in the R-16 zoning district



Multifamily and Single Family Attached Definition



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- Defines dwelling types that are typically found in Prince William County.
- Eliminates confusion regarding unit types.
- Accurately makes Single Family Attached the most flexible unit type.



PRINCE WILLIAM
COUNTY

2020 Land Development Seminar

October 15, 2020

Danielle Lewis


GIS

Land Development in Prince William County GIS Addressing Topics of Discussions

- **Address Validations**
 - Upcoming Changes to our process for Commercial Development
 - Future Process Improvements
- **GIS Plan Review and Addressing**
 - Guidelines for Addressing Out-of-Review Above 10 Acres
 - Concurrent Review & Addressing (Architectural Plans and Site Engineer Plans)
 - Guidelines for Family Land Transfers when address reassignments are necessary
- **Addressing of Unoccupied Structures when using CSS (Citizen Self Service Portal)**
 - New process for obtaining an Unoccupied Structure Address
- **Addressing Recap**
 - Street Name Approvals
 - Addressing Guidelines

Address Validations

- What is the purpose?
- Why is it so important to have the correct address?
- What changes are happening with the address validation process?
- Where is the form located?
- What's coming in the near future?

Address Validation Form 

Address Validation is the first step in the permitting process for all commercial projects, including alteration & repairs in Prince William County. In order to obtain an Address Validator, the GIS Office requires specific information. Please complete the appropriate sections including questions that pertain to your scope of work that applies to your request. Failure to complete the requirements may result in a delay to your project. The following sections are required in order to process the Address Validation:

1. Provide Site Address(es)/GPRN(s)
2. Provide Contact Information for persons associated with this project.
3. Scope of work being performed or New Business Occupying Tenant Space. New Tenant, Commercial Name Change/New Ownership of an Existing Business, Temporary Construction Office Trailer, Alteration/Repair, New Structure, Unoccupied Structure Features.

Upon completion of the requirements listed above please provide the associated files (if applicable) with this request in order to complete the address validation.
For questions pertaining to the address validation process, please contact PWC GIS: (703)792-6340 or pwcmapping@pwgov.org.

1. Site Address(es)/GPRN (Location of work being performed or Tenant Occupancy): _____

2. Scope of Work Being Performed or New Business Name: _____

2. Contact Information (Please check only one box(es) for primary person(s)/business):

<input type="checkbox"/> Primary Tenant Contact Information		<input type="checkbox"/> Architect/Contractor/Engineer Information	
Business Name:	Contact Name:	Company Name:	Contact Name:
Contact Name:	Position/Title:	Phone #:	Phone #:
Position/Title:	Mailing Address:	Mailing Address:	Email Address:
Phone #:	Email Address:	Property Owner Information	Other Information
Mailing Address:	Email Address:	Business Name:	Company Name:
Phone #:	Phone #:	Contact Name:	Position/Title:
Mailing Address:	Mailing Address:	Phone #:	Phone #:
Email Address:	Email Address:	Type of Unoccupied Feature(s):	# of Unoccupied Feature(s):
		Type of Unoccupied Feature(s):	# of Unoccupied Feature(s):
		Type of Unoccupied Feature(s):	# of Unoccupied Feature(s):

CONTINUE ON THE BACK SIDE

© County Computer Court, Suite 140, Prince William, Virginia 22191-7030/3034000/pwcmapping@pwgov.org

3. Below please check and complete the appropriate box for your request:
New Tenant, Commercial Name Change/New Ownership only, Temporary Construction Office Trailer, Alteration/Repair, New Structure, or Unoccupied Structure Address

New Tenant
Business Name (include all registered names such as Corporations, LLC's & Trade Names (D/B/A or T/A), if applicable): _____
Complete if applicable:
 Sublease - If yes, who is the Primary Tenant? _____
 Multiple Spaces - List each Tenant Space: _____
Which address is the main/mailing address? _____
If plans are required as part of a tenant layout, the cover page and relevant layout pages must be included

Commercial Name Change/New Ownership of an Existing Business
 Business Name Change or New Ownership of an existing business
Previous Business Name/Ownership: _____
New Business Name/Ownership: _____

Temporary Construction/Office Trailer(s)
Number of Trailers: _____ Construction or Office Trailer: _____ Size of Trailer: _____
Construction Company Name: _____
Please indicate the location of the trailer(s) with the dimensions on the site plan. If trailers are for more than one contractor please also indicate which company it is with which trailer on the plan.

Alteration/Repair
Briefly explain the work being performed: _____
 Interior Complete if applicable: Unit Downsize
 Exterior Unit Expansion
 Interior and Exterior If a Unit Expansion, what address(es) will you be expanding into?
If plans are required as part of the alt./repair, the cover page and relevant layout pages must be included

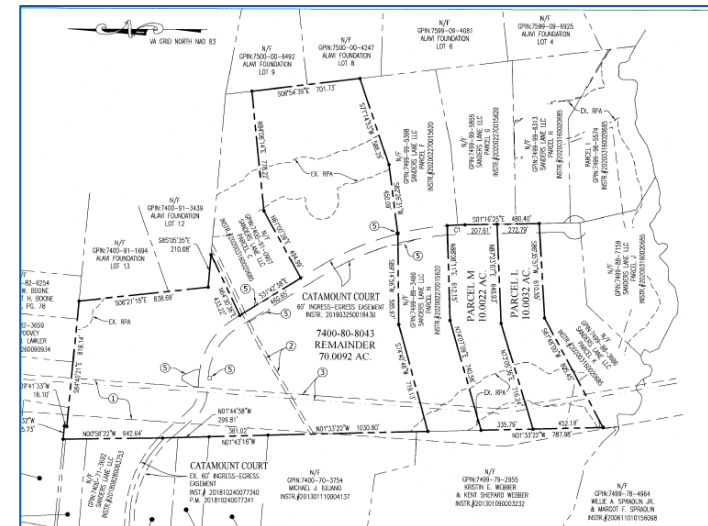
New Structure
Number of Floors: _____ Does this structure have a basement: _____ Square Footage: _____
 Single Tenant Building Complete if applicable: Cold Dark Shell
 Multi-Tenant Building White Box Shell
*Please include the plan cover sheet, layout page, and any other relevant pages when submitting the form. *Please note that a short rental or 15-month lease is required when submitting to Business Plans Office*

Unoccupied Structure Features (i.e. Freestanding Signs, Retaining Walls, etc.)
Type of Unoccupied Feature(s): _____ # of Unoccupied Feature(s): _____
Type of Unoccupied Feature(s): _____ # of Unoccupied Feature(s): _____
Type of Unoccupied Feature(s): _____ # of Unoccupied Feature(s): _____
Please highlight the exact location of the feature(s) on a site plan or map and submit with the form

GIS Plan Review and Addressing

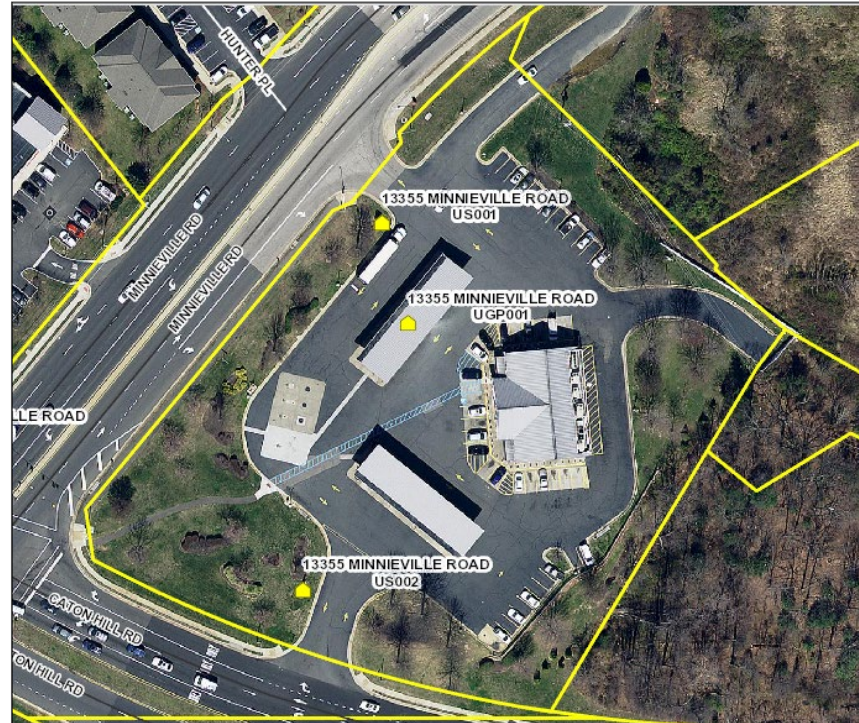
10 Acre or Greater Subdivisions

- GIS Guidelines for Addressing Out-of-Review Above 10 Acres. How can you help us?
- Concurrent Review & Addressing (Architectural Plans and Site Engineer Plans). Some challenges that GIS is facing? What we need from you.
- When address reassignments are necessary for Family Land Transfers? What is the Property Owner/Developer's responsibility?



Addressing of Unoccupied Structures when using CSS (Citizen Self Service Portal)

- New process for obtaining an Unoccupied Structure Address when using the CSS Portal.
- What we need for the customer to understand.
- Discuss the steps in the process
- Future Improvements



Addressing Recap



- The GIS Office is the official Agency for Addressing
- The Master Street Directory is available on-line
- Process your Address Validation on-line
- Contact GIS for any addressing questions or for verification on an addressing guideline



GIS Addressing Team Contact Info



- **GIS Office Main Line** – pwcmaps@pwcgov.org – 703-792-6840
- **Danielle Lewis** – dlewis@pwcgov.org – 703-792-5542
- **Lori Wilson** – lwilson@pwcgov.org - 703-792-7163
- **Mobe Virath** – kvirath@pwcgov.org – 703-792-7161
- **Matt LaShell** – mlashell@pwcgov.org – 703-792-4259
- **Drew Wold** – dwold@pwcgov.org – 703-792-7921
- **GIS Plan Review Comments** – GISReview@pwcgov.org
- **GIS Addressing Webpage** – www.pwcgov.org/Addressing
- **PWC Code of Ordinances Addressing Code** – <https://www.pwcgov.org/government/dept/doit/gis/Documents/PW%20County%20Code.pdf>



PRINCE WILLIAM
COUNTY

Land Development and the Fire Marshal's Office

Thomas Jarman – Battalion Chief/Deputy Fire Marshal

Prince William County Fire Marshal's Office



Site Plans and Review

■ Formal Review Process for Site Plans

- ◆ Began January 2019.
- ◆ To Date:
 - ◆ **697** Plans Reviewed
 - ◆ Average turn around 3-5 days.
(Some have been same day.)
- ◆ Looking Forward
 - ◆ Process Improvements (ePlan Submittals)
 - ◆ Self QC/QA process



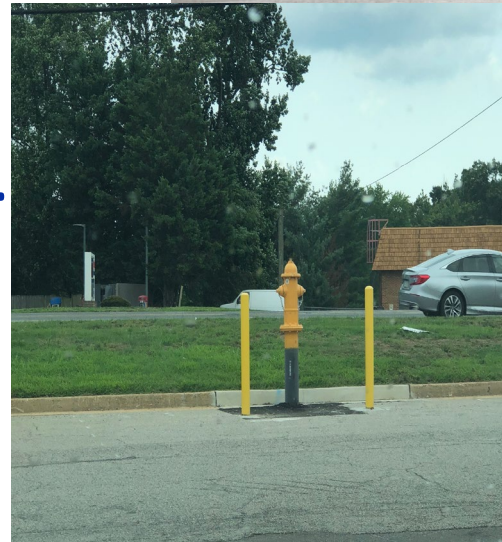
Fire Lanes and Plans

- Fire Lane Plans Reviewed since January 2019: **51**
- Submitted with SPR or as Stand-alone plan.
- Direct feedback from Reviewer reduces resubmittals.
- If site is phased, FLPs need to be phased too.
- Future Improvements:
 - ePlan Review
 - ePortal Interface



DCSM Section 300

- Based on the Building Code and Fire Code requirements.
- Provides guidance to avoid issues later on in the project. (Catch it early on.)
- Requires due diligence by the designers, engineers, and developers to decrease time delays and increase approvals.



DCSM Section 300

2020 Issues and Challenges

- Bigger Development projects on smaller spaces. (They aren't making any more land.)
- Big Plans....Lacking Infra-structure.
- Fire Department Access



DCSM Section 300

Waivers:

- Last Resort (Top Three):
 - ◆ Water Supply/Fire Flow
 - ◆ Lot Offsets
 - ◆ FD Access

- What is needed:
 - ◆ Communication
 - Civil Design, Architect, Owner/Developer
 - PWC
 - ◆ DCSM Section(s) that waiver is requested for.
 - ◆ Mitigating measures
 - Hardi-Plank, Fire resistive construction, Sprinkler system.
 - Cost and convenience is not considered a mitigating measure.



Questions?

Assistant Chief Matt Smolsky

Fire Code Official

msmolsky@pwcgov.org

703-792-6363

Battalion Chief Thomas Jarman

Deputy Fire Marshal

tjarman@pwcgov.org

703-792-6957

Chief of Plans Review Lyndon Loh

Fire Protection Engineer

lloh@pwcgov.org

703-792-7962





PRINCE WILLIAM
COUNTY

2020 Land Development Seminar

October 15, 2020

Marc Aveni

Environmental Services

Introduce Staff from Environmental Services/Watershed Management

- Madan Mohan, PE, Watershed Branch Chief
- Raj Bidari, Plan Review Section Chief
- Vijay Dindigal, PE, E&S Program Manager
- Bob Cook, Supervisor West End
- Shawn Wray, Supervisor East End

Topics to be covered today

- Guidelines to obtain Construction General Permit (CGP)
- PWC SWPPP template update
- Construction Inspection Check lists for Underground Facilities, Bio Retention facilities and other BMPs
- Inspections during the installation of BMPs

CGP is needed for Projects with land disturbance >1Ac

Guideline For Processing And Obtaining Construction General Permit (CGP)

The Department of Environment Quality (DEQ) generally approves the completed Registration Statement and issues CGP Coverage within 14 business days after submission by Prince William County.

Prince William County recommends the **Operator/Permittee to apply for and obtain CGP Coverage, approximately one month before the start date of construction** to avoid delays by following the steps noted below:

1. The Operator/Permittee fills **out the following Forms:**
 - a) **Revised 2019** (Rev 01/2020) **Registration Statement** (available on Prince William County's website at <https://www.pwcgov.org/VSMP>).
 - b) **County's Transmittal Form** specifically created to accompany the Registration Statement (available on Prince William County's website at <https://www.pwcgov.org/VSMP>).
2. The Operator/Permittee contacts Environmental Services' Development Technicians at 703-792-7070 to obtain contact information for the project's area site inspector.
3. The Operator/Permittee emails the Forms noted in Item #1 above along with **Project Area Site Map** to the area site inspector for Quality Control review.
4. Once the Quality Control review has been completed, make arrangements to meet with the area site inspector. **Bring all the original documents listed in Item #3 above along with a copy of the approved site plan(s), and the completed Storm Water Pollution Prevention Plan (SWPPP) booklet.**

CGP is needed for Projects with land disturbance >1Ac



5. After verification of the CGP Registration Statement Package for completeness, the area site inspector stamps and signs off the completed Registration Statement and the County's Transmittal Form. (Make copies of the stamped and signed off documents for your records and to include in your SWPPP booklet.)
6. Submit the original signed CGP Registration Statement, County's Transmittal Form (both forms from Item #5), and Project Area Site Map to the Land Development Counter with applicable CGP Permit Fee. Check should be made payable to "**Prince William County**".
7. Once the **CGP Coverage Letter** has been obtained from DEQ (the Operator/Permittee will receive an e-mail with the permit), schedule a pre-construction meeting with the area site inspector.
8. At the time of the pre-construction meeting, please be sure to bring a copy of the CGP Coverage Letter, copies of the documents listed in Item #6, and completed SWPPP booklet.

Prince William SWPPP Template

- Updated SWPPP templet can be found at
- <https://www.pwcgov.org/government/dept/publicworks/Pages/VSMP.aspx>
- SWPPP book is needed for CGP Application Review

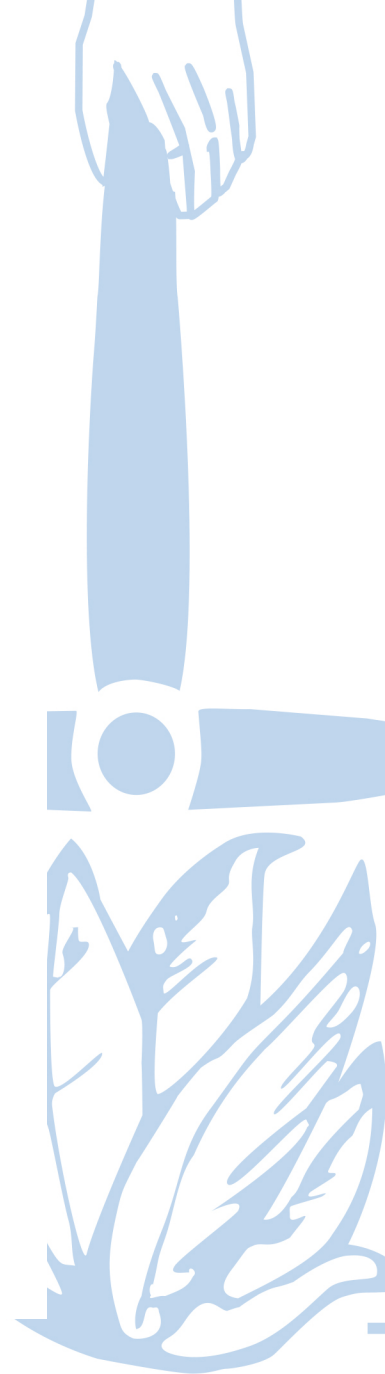


SITE AND SUBDIVISION PLANS SWPPP TEMPLATE TABS

- [General Permit Template Cover Letter](#)
- [SWPPP Table of Contents](#)
- [TAB 01-TITLE SHEET](#)
- [TAB 02-INTRODUCTION](#)
- [TAB 03-REQUIRED SWPPP COMPONENTS](#)
- [TAB 04-NARRATIVE](#)
- [TAB 05-DELEGATION OF AUTHORITY](#)
- [TAB 06-IDENTIFICATION OF QUALIFIED PERSONNEL](#)
- [TAB 07-SDP AND OTHER PLANS](#)
- [TAB 08-POLLUTION PREVENTION PLAN INFORMATION](#)
- [TAB 09-TOTAL MAXIMUM DAILY LOAD INFORMATION](#)
- [TAB 10-SWPPP AMENDMENTS MODIFICATIONS UPDATES](#)



- [TAB 11-SWPPP PUBLIC NOTICE AVAILABILITY IMPLEMENTATION](#)
- [TAB 12-SWPPP INSPECTIONS](#)
- [TAB 13-CORRECTIVE ACTIONS](#)
- [TAB 14-SWPPP TERMINATION](#)
- TAB 15-REGISTRATION STATEMENT FOR THE PROJECT
(PROVIDED BY THE OPERATOR)
- TAB 16-NOTICE OF COVERAGE FOR THE PROJECT
(PROVIDED BY DEQ)
- TAB 17-[GENERAL VPDES PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES \(CGP\)](#)
- TAB 18-[NOTICE OF TERMINATION FOR GENERAL VPDES PERMIT FOR THE PROJECT](#)
- TAB 19-[CGP TRANSFER AGREEMENT FORM](#)
- TAB 20-DEVELOPER / CONSTRUCTION OPERATOR BMP CHECKLIST AND CERTIFICATION

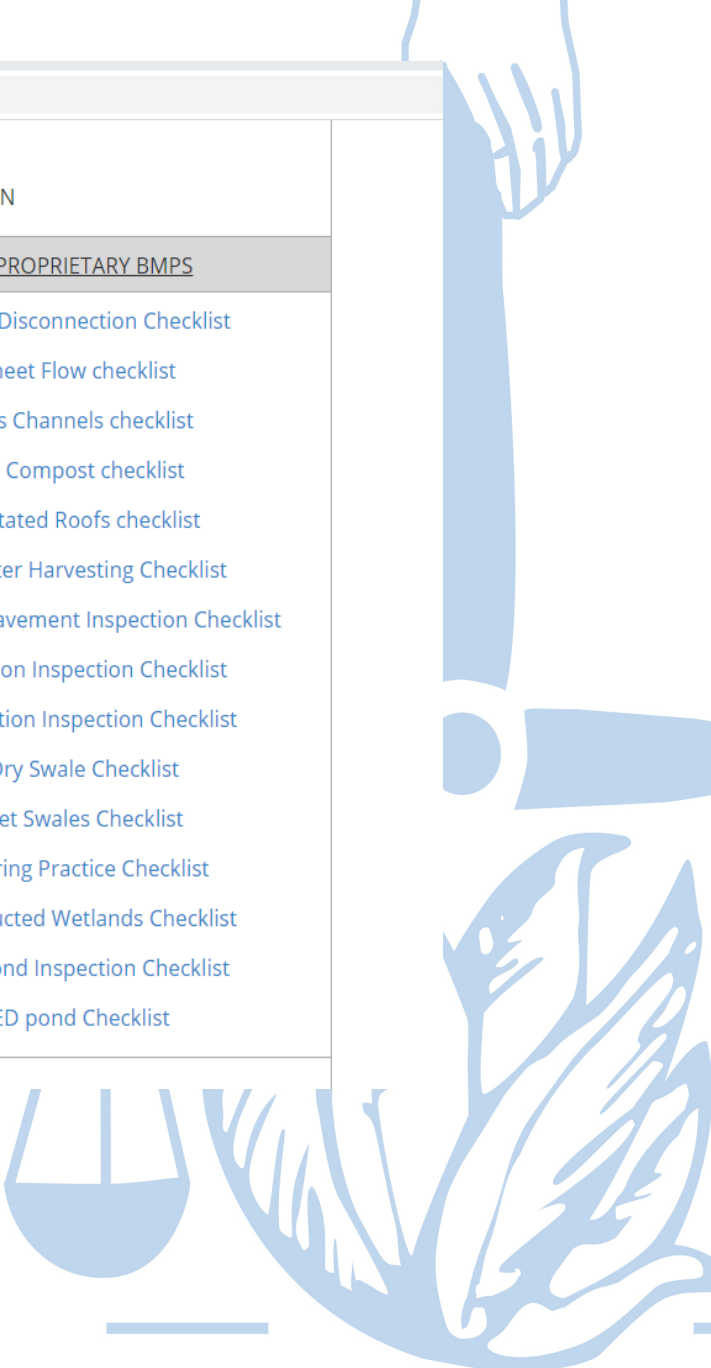


Developer/Construction Operator BMP Inspection Checklist and Certification

- Can be found at
- <https://www.pwcgov.org/government/dept/publicworks/Pages/VSMP.aspx>
- Need to be submitted with as-built drawings
- To be included in SWPPP book



DEVELOPER / CONSTRUCTION OPERATOR BMP INSPECTION CHECKLIST AND CERTIFICATION	
<u>PROPRIETARY BMPS</u>	<u>NON-PROPRIETARY BMPS</u>
Filtering Manufactured BMP Inspection Checklist	1 Simple Disconnection Checklist 2 Sheet Flow checklist 3 Grass Channels checklist 4 Soil Compost checklist 5 Vegetated Roofs checklist 6 Rainwater Harvesting Checklist
Hydrodynamic Manufactured BMP Inspection Checklist	7 Permeable Pavement Inspection Checklist 8 Infiltration Inspection Checklist 9 Bioretention Inspection Checklist 10 Dry Swale Checklist 11 Wet Swales Checklist 12 Filtering Practice Checklist 13 Constructed Wetlands Checklist 14 Wet Pond Inspection Checklist 15 ED pond Checklist



Inspections during BMP Installation

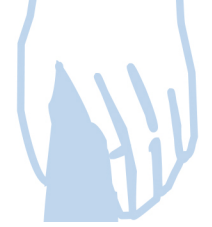
- Often a source of problems...
- Developer should contact PWC Site inspector **before** the installation of BMP facilities
- Use a separate check list for each facility
- All upstream areas must be stabilized before starting the installation of BMPs
- Photo Documentation is must during the installation



USEPA Audit



Blast from the past





PRINCE WILLIAM
COUNTY

Questions?

Marc Aveni

maveni@pwcgov.org





PRINCE WILLIAM
COUNTY

Department of Transportation
Streetlighting

Changes to Streetlight Process

Richard Weinmann
Traffic Safety Engineering Branch
Manager

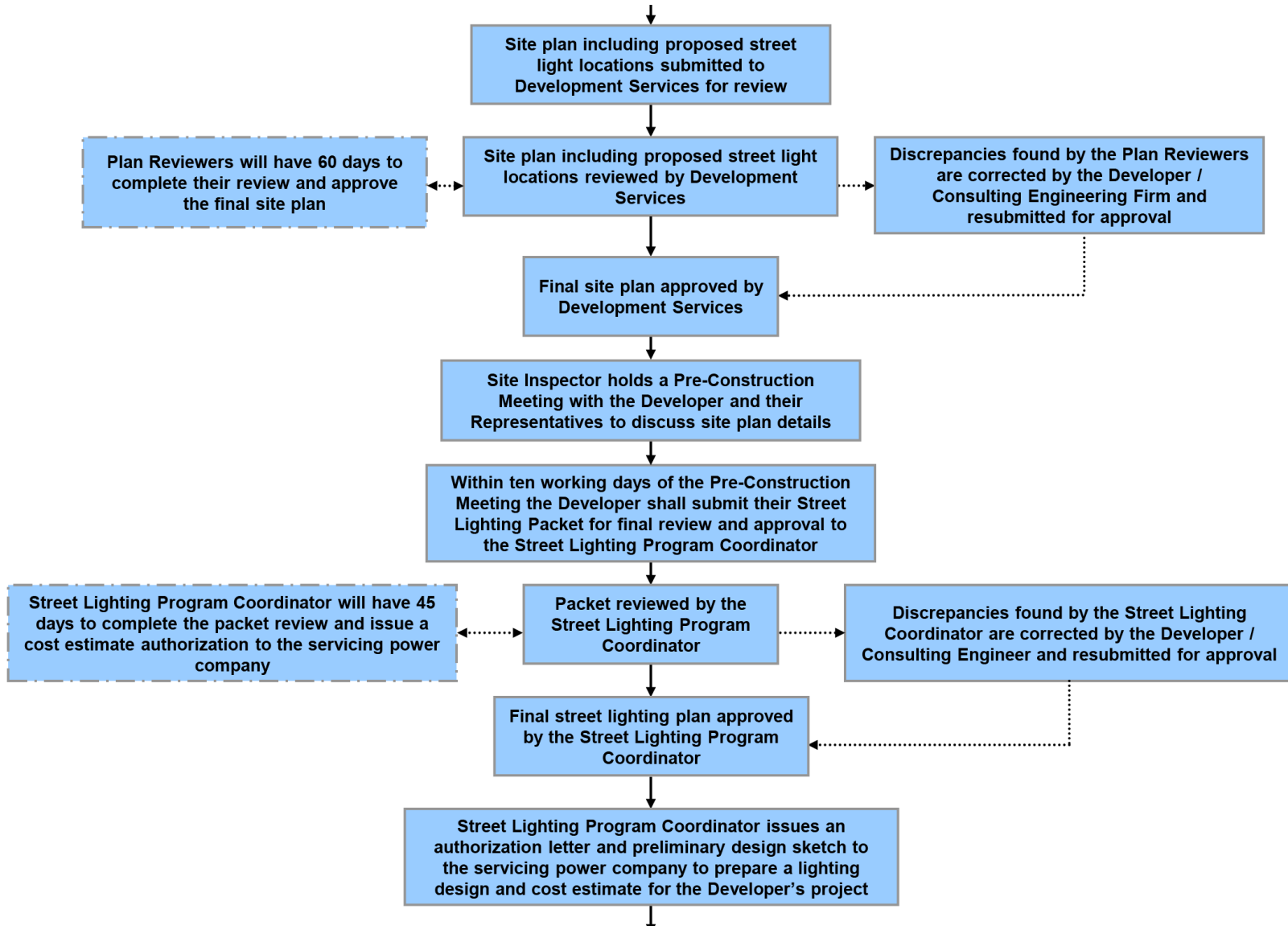
2020 Land Development Seminar - October 15, 2020



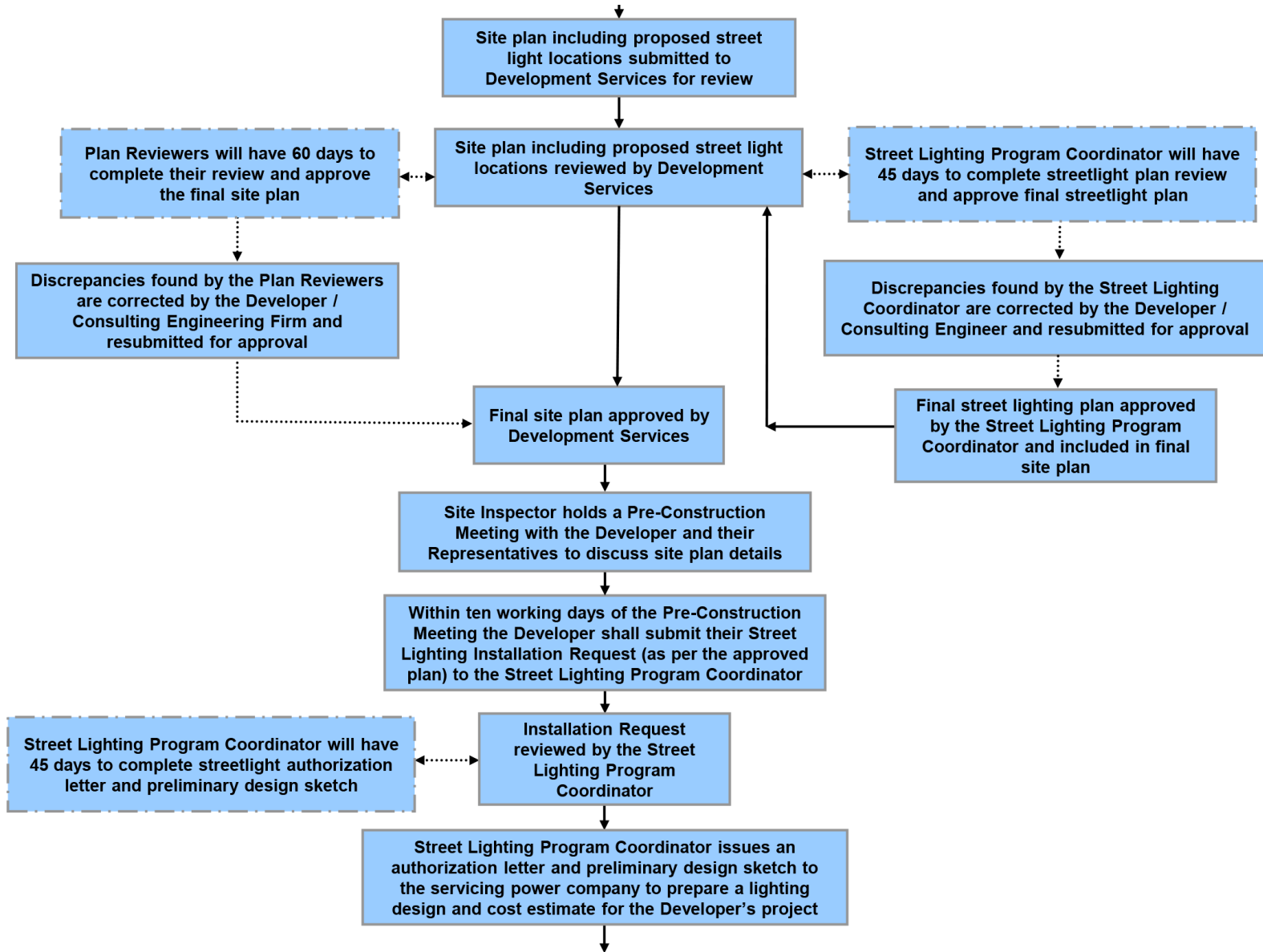
Common Identified Issues:

- Streetlight Packets not being received until occupancy permits are requested
- Conflicts with streetlight locations and utilities/easements
- Incorrect bonding for streetlights
- Conduit for lights is not run during construction
- Delays in projects and processing times
- Safety concern requiring need for temporary lighting

Current Streetlighting Submission and Review Process



Proposed New Streetlighting Submission and Review Process





Issues Resolved :

- Streetlight Packets not being received until occupancy – Streetlights approved as part of the Final Approved Plan and installation request initiated at Pre-Con meeting
- Conflicts with streetlight locations and utilities/easements – Resolved as part of Final Approved Plan
- Incorrect bonding for streetlights – Resolved as part of Final Approved Plan
- Conduit for lights is not run during construction – Shown on Final Approved Plan
- Delays in projects and processing times
- Safety concern requiring need for temporary lighting



PRINCE WILLIAM
COUNTY

Department of Transportation Streetlighting

Richard Weinmann

Traffic Safety Engineering Branch Manager

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Richard "Ricky" Hagstrom

Street Lighting Program Coordinator

RHagstrom@pwcgov.org 703-792-
6823

Service Authority Updates



Andrew Mujsce
Project Engineer I

Prince William County
Service Authority



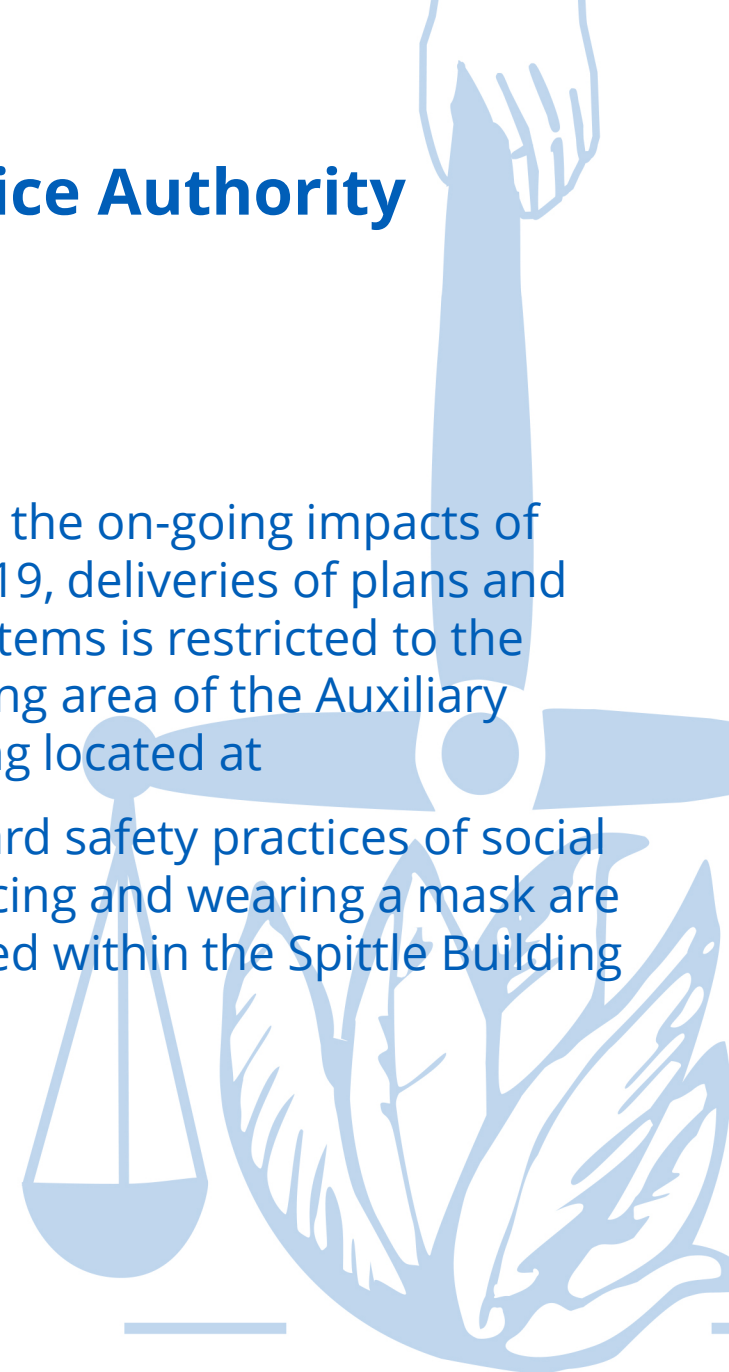
Service Authority General Updates

- Covid-19 has not impacted the Service Authority's abilities to serve the Development Community
 - All Development processes are able to be handled digitally
 - In person meetings have been suspended and replaced with Microsoft Teams and Cisco Webex alternatives
 - No delays in service have resulted or are expected in the future
- Lot grading plans that connect to water and sanitary sewer now require Service Authority approval before Public Works will approve
- Public website has been updated to enhance user experience and ease of access to Development information
 - Improved user interface to facilitate access of information

Changes to Operations at the Service Authority



- Due to the on-going impacts of Covid-19, deliveries of plans and other items is restricted to the receiving area of the Auxiliary Building located at
- Standard safety practices of social distancing and wearing a mask are required within the Spittle Building



Service Authority General Updates

Document prepared by and
when recorded return to:

GPIN Nos: _____

**THIS DEED IS EXEMPT FROM RECORDATION TAX PURSUANT TO
SECTION 58.1-811(A)(3) OF THE CODE OF VIRGINIA, 1950, AS AMENDED**

DEED OF QUITCLAIM AND EASEMENTS
[TITLE OF THIS DEED SHOULD BE UPDATED TO REFLECT ITS CONTENTS]

THIS DEED OF QUITCLAIM AND EASEMENTS (this "Deed") is made this _____ day of _____, by and between _____, a _____, *[PROVIDE ENTITY TYPE AND STATE OF FORMATION, IF APPLICABLE]*, as grantor (the "Owner"); _____, Trustee(s), as grantor (the "Trustee(s)"); _____, a _____, as grantor (the "Lender"); and the **PRINCE WILLIAM COUNTY SERVICE AUTHORITY**, a public body politic and corporate, as grantee (the "Authority").

RECITALS

R-1. By virtue of a deed recorded among the land records of Prince William County, Virginia (the "Land Records") as _____ *[INSERT INSTRUMENT NO. OR DEED BOOK AND PAGE]*, Owner is the owner of that certain parcel of real property located and situate in Prince William County, Virginia identified as _____ *[INSERT PROPERTY'S LEGAL DESCRIPTION OR METES AND BOUNDS DESCRIPTION]* (the "Property"), which is more particularly shown and described on the plat attached hereto and made a part hereof entitled "_____" dated _____ and prepared by _____ (the "Plat").

R-2. [The Property is encumbered by the lien of that certain Deed of Trust made by Owner to Trustee(s) and securing Lender, dated _____ and recorded among the Land Records as _____ (the "Deed of Trust").]

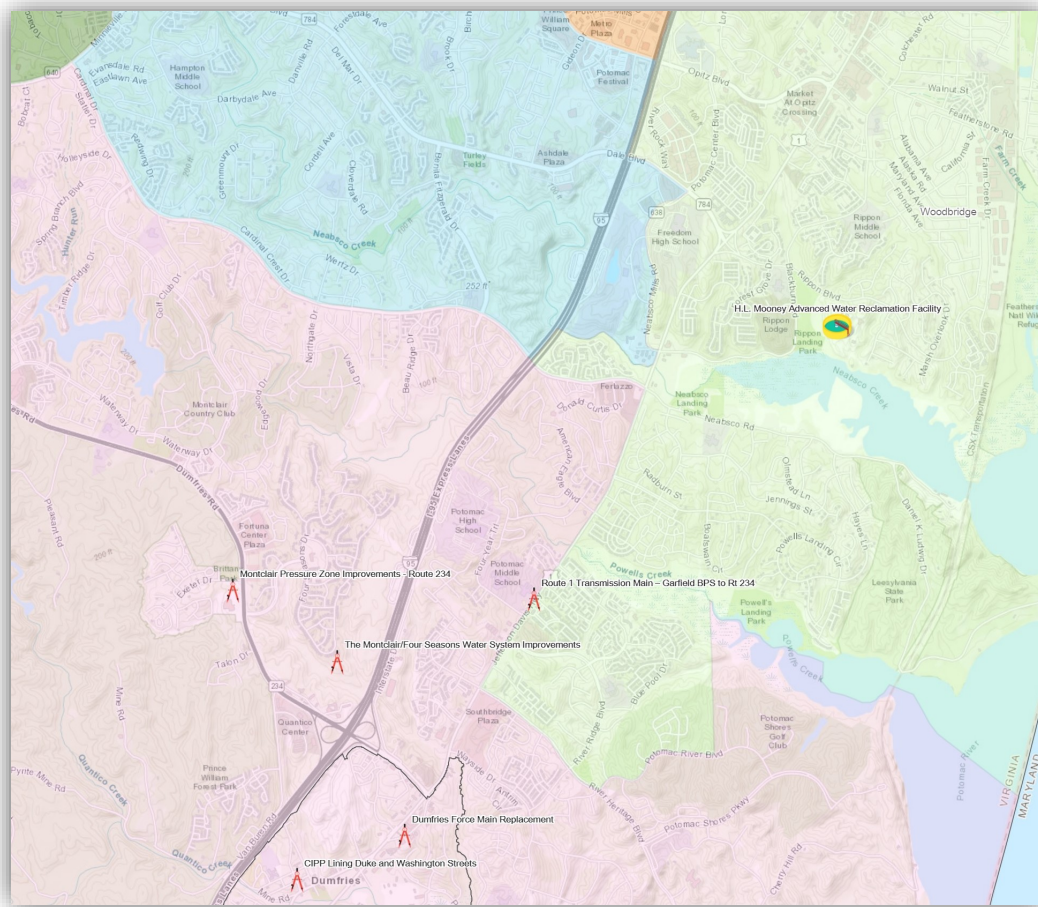
OR

[The Property is not subject to the lien of any deed of trust or similar lien instrument.]

R-3. Currently there exist on, across, through, and underneath the Property certain facilities for the collection and conveyance of sanitary sewage and/or for the transmission and distribution of water (the "Existing Facilities"). *[THIS RECITAL SHOULD ONLY BE USED IF THE OWNER IS QUITCLAIMING EXISTING FACILITIES TO THE AUTHORITY THAT ARE NOT CURRENTLY WITHIN AN EASEMENT BENEFITTING THE AUTHORITY.]*

- A new Omnibus easement template has been published for Development use
 - The new easement template is available at:
 - <https://pwcsa.org/general-development-information>
 - Instructions are provided for the new format within the document
 - Conditions within the template are to be used verbatim for new easements

Service Authority General Updates



- Brand new CIP project map of current and future Service Authority projects is now available online
 - 5-year outlook of key construction projects
 - Project locations and magisterial districts shown
 - Full public information available for each project on each project marker
 - Accessible from <https://www.pwcsa.org/current-and-future-cip-construction-projects>

Utility Standards Manual Updates



New updates to the Utility Standards Manual in the near future

- The Development Community will be given time to review the updates and to provide feedback
- Continuation of the March 2020 Development Updates
- Targeted December 2020 completion and implementation
- Less comprehensive than the FY19 Utility Standards Manual revamp



Important SA Policy Update Reminders

- Community Notification & Outreach for Development and Service Authority Projects Creating Impacts to Existing Communities
- Water and Sanitary Sewer Agreements are required for all 2-inch and larger meters and are to be provided prior to meter certification
- Online deed and plat submission is available for the Development Community



Service Authority Updates



Thank You!

Questions / Comments?

amujsce@pwcsa.org



PRINCE WILLIAM
COUNTY

2020 Land Development Seminar

October 15, 2020

Rick Lanham

Development Services –
Land Development Division



PRINCE WILLIAM
COUNTY

Questions?

