

Town of Dumfries Council Meeting Packet



Derrick R. Wood, Mayor
Monaé S. Nickerson, Vice Mayor
Tyrone Brown, Councilmember
Shaun Peet, Councilmember
Selonia B. Miles, Councilmember
Cydny A. Neville, Councilmember
Brian K. Fields, Councilmember

Keith C. Rogers, Jr., Town Manager
Sharon E. Pandak, Town Attorney
Tangi R. Hill, Town Clerk

January 4, 2022



DUMFRIES, VIRGINIA

Virginia's Oldest Continuously Chartered Town
CHARTERED 1749 INCORPORATED 1961

John Wilmer Porter Municipal Building
17739 Main Street, Suite 200
Dumfries, Virginia 22026
Tel: 703-221-3400 / Fax: 703-221-3544
www.dumfriesva.gov

DUMFRIES TOWN COUNCIL MEETING AGENDA TUESDAY, JANUARY 4, 2022 7:00 PM

MEETING HELD VIRTUALLY DUE TO INCLEMENT WEATHER

<https://us06web.zoom.us/j/85062699312?pwd=WWpSRndKeXFwQU5zcE8wNmY5SVI4UT09>

Passcode: 807343

Webinar ID: 850 6269 9312

MEETING STREAMING ON TOWN OF DUMFRIES YOUTUBE CHANNEL

<https://www.youtube.com/watch?v=IOkR-TLgImc>

- I. **Call to Order and Roll Call**
- II. **Invocation** – Pastor Clint Clifton, Pillar Church of Dumfries
- III. **Pledge of Allegiance**
- IV. **Adoption of the Agenda**
- V. **Awards & Proclamations**
 - A. Proclamation Declaring Phi Beta Sigma Fraternity, Inc. Omicron Zeta Sigma Chapter Day – Mayor Derrick Wood
 - B. Proclamation Recognizing the Pan-Hellenic Council Founders' Day of The Divine Nine – Councilwoman Cydny Neville
- VI. **Approval of Minutes**
 - A. Dumfries Town Council Meeting Minutes – December 7, 2021
- VII. **Citizen Comment Period**
- VIII. **Mayor & Council Comments**
- IX. **Action Items (Public Hearing)**
 - A. Ordinance Concerning Rezoning Harbor at Quantico Creek, Application (RZA2018-002) & Ordinance Concerning Conditional Use Permit (CUP 2020-002), for Harbor at Quantico Creek
- X. **Introduction Item**
 - A. Resolution Authorizing the Town Manager to Advertise Public Hearings on the Conditional Use Application, CUP2021-001, Rising Stars Daycare Center
- **Public Hearing Date Tuesday, February 15, 2022**
- V. **Adjournment**



**PROCLAMATION TO DECLARE PHI BETA SIGMA FRATERNITY, INC.
OMICRON ZETA SIGMA CHAPTER DAY**

WHEREAS, on January 4, 2022, the Town of Dumfries unanimously declared January 9, 2022 as Phi Beta Sigma Fraternity, Inc. Omicron Zeta Sigma Chapter Day to recognize over 12 years of active service in Prince William County and this past year's service in the Town of Dumfries Virginia through their Education, Bigger and Better Business, and Social Action programs; and

WHEREAS, the Town of Dumfries recognizes Phi Beta Sigma Fraternity, Inc. Omicron Zeta Sigma Chapter for its commitment to a Culture for Service; and

WHEREAS, Phi Beta Sigma Fraternity, Inc. Omicron Zeta Sigma Chapter has supported the scholastic endeavors of students and provided over \$8,500 in educational scholarships and tutoring services to local students through various programs; and

WHEREAS, Phi Beta Sigma Fraternity, Inc. Omicron Zeta Sigma Chapter through its Bigger and Better Business program has partnered with and supported the growth and sustainment of Prince William County and Town of Dumfries local businesses with over \$5,000; and

WHEREAS, Phi Beta Sigma Fraternity, Inc. Omicron Zeta Sigma Chapter has performed over 2,000 community service hours in the Town of Dumfries supporting homeless and lower-income families, advocating community/law enforcement relations, and promoting better health and wellness for Town of Dumfries citizens through local and national programs: and

WHEREAS, the Town of Dumfries supports the academic achievement of its students, the growth of the Town of Dumfries businesses, and the general health and welfare of its citizens;

NOW, THEREFORE, BE IT RESOLVED that the Town of Dumfries declare January 9, 2022 Phi Beta Sigma Fraternity, Inc, Omicron Zeta Sigma Chapter of Prince William County Day in the Town of Dumfries, in celebration of over 12 years of commendable service in Prince William County and this past year's service in the Town of Dumfries. We, furthermore, encourage all citizens of the Town of Dumfries to embrace the Fraternity's motto of Culture for Service and Service for Humanity.

Derrick R. Wood, Mayor
Town of Dumfries
January 4, 2022



PROCLAMATION RECOGNIZING THE PAN-HELLENIC COUNCIL FOUNDERS' DAY OF THE DIVINE NINE

WHEREAS, The National Pan-Hellenic Council (NPHC) was founded on May 10, 1930 at Howard University in Washington, DC. The chartering organizations were:

- Alpha Kappa Alpha Sorority, Inc.,
- Delta Sigma Theta Sorority, Inc.,
- Zeta Phi Beta Sorority, Inc.,
- Kappa Alpha Psi Fraternity, Inc.; and
- Omega Psi Phi Fraternity, Inc.

WHEREAS, in 1931, Alpha Phi Alpha Fraternity, Inc., and Phi Beta Sigma Fraternity, Inc., joined the Council, followed by Sigma Gamma Rho Sorority, Inc. in 1937.

WHEREAS, Iota Phi Theta Fraternity, Inc. joined the NPHC as its ninth (9th) affiliate member in 1997.

WHEREAS, the illustrious members of The National Pan-Hellenic Council are affectionately known as The Divine Nine.

WHEREAS, The Divine Nine organizations have been providing a plethora of needed community services to our local community, greater Prince William, and communities world-wide since each fraternity and sorority was founded.

WHEREAS, The Divine Nine have been the difference in the lives of citizens of all ages in our community, through their impeccable impact through service.

THEREFORE BE IT PROCLAIMED

- January 5th is Kappa Alpha Psi Fraternity, Incorporated Day in the Town of Dumfries.
- January 9th is Phi Beta Sigma Fraternity, Incorporated Day in the Town of Dumfries.
- January 13th is Delta Sigma Theta Sorority, Incorporated Day in the Town of Dumfries.
- January 15th is Alpha Kappa Alpha Sorority, Incorporated Day in the Town of Dumfries.
- January 16th is Zeta Phi Beta Sorority, Incorporated Day in the Town of Dumfries.
- September 19 is Iota Phi Theta Fraternity, Incorporated Day in the Town of Dumfries.
- November 12 is Sigma Gamma Rho Sorority, Incorporated Day in the Town of Dumfries.
- November 17th is Omega Psi Phi Fraternity, Incorporated Day in the Town of Dumfries.
- December 4th is Alpha Phi Alpha Fraternity, Incorporated Day in the Town of Dumfries.

Derrick R. Wood, Mayor
Town of Dumfries
January 4, 2022

**DUMFRIES TOWN COUNCIL
MEETING MINUTES
TUESDAY, DECEMBER 7, 2021**

MEETING HELD IN COUNCIL CHAMBERS

A video recording of this meeting is available on the Town's YouTube Channel:
<https://www.youtube.com/watch?v=IOkR-TLgLmc>

I. Call to Order and Roll Call

At 7:00 PM, Mayor Wood called the meeting to order. The following members were recorded as present: Brown, Fields, Nickerson, Peet, and Wood; Councilwoman Neville and Councilman Peet attended virtually due to health safety reasons.

II. Moment of Prayer & Pledge of Allegiance

A moment of silent prayer was followed by the Pledge of Allegiance.

III. Adoption of the Agenda

On a motion made by Councilwoman Miles, seconded by Councilman Fields, to adopt the agenda adding item VIII to hold an open discussion on holiday activities. Vote 7-0 (Yes: Brown, Fields, Miles, Neville, Nickerson, Peet, and Wood; No: N/A)

IV. Awards & Proclamations

- A. Presentation of Outstanding Service Award to Mrs. Peggy Conley by Councilman Brian Fields.
- B. Presentation of Dumfries Service Award to Captain David Thompson, Sergeant Ana Torres, Sergeant Edgar McCullough, Officer Ericka Ocampo, and Officer Mark Correia by Police Chief Vernon Gaylen.

V. Approval of the Minutes

On a motion made by Vice Mayor Nickerson, seconded by Councilwoman Neville to approve the November 16, 2021 Town of Dumfries Council meeting minutes. Vote 7-0 (Yes: Brown, Fields, Miles, Neville, Nickerson, Peet, and Wood; No: N/A)

VI. Citizen Comment Period

VII. Mayor and Council Comments

During this time, the Mayor and Council provided their comments.

VIII. Open Discussion Regarding Holiday Activities

On a motion made by Councilman Fields, seconded by Councilwoman Neville for Councilman Fields and Councilwoman Neville to meet with staff to plan holiday activities no later than October 1, 2022. Councilman Fields noted that the intent is to be a part of planning. Councilman Fields withdrew his motion, Councilwoman Neville accepted the withdrawal of the motion.

Councilman Fields stated that a motion was not necessary. He added that he, along with Councilwoman Neville, will work on putting a committee together and will bring it back to Council at a later time.

IX. Adjournment

Mayor Wood adjourned the meeting at 7:56 PM.

AT A REGULAR MEETING OF THE DUMFRIES TOWN COUNCIL HELD ON JANUARY 4, 2022: ON A MOTION DULY MADE BY _____, AND SECONDED BY _____, THE FOLLOWING ORDINANCE WAS ADOPTED BY THE FOLLOWING VOTE:

**Tyrone A. Brown, _____;
Brian K. Fields, _____;
Selonia B. Miles, _____;
Cydney A. Neville, _____;
Monae S. Nickerson, _____;
Shaun R. Peet, _____;
Derrick R. Wood, _____;**

ORDINANCE TO APPROVE

THE REZONING AMENDMENT APPLICATION, RZA 2018-002, THE HARBOR AT QUANTICO CREEK, FILED FOR PROPERITES 17940, 17950, AND 17956 CURTIS DRIVE (PLANNED MIXED USE DEVELOPMENT DISTRICT), AND TO WAIVE THE REQUIREMENT SET FORTH IN SECTION 535-5 (4) OF THE ZONING ORDINANCE TO INCREASE THE MAXIMUM ALLOWABLE DENSITY FOR RESIDENTIAL UNITS.

WHEREAS, a Rezoning Amendment Application (RZA2018-002) was filed by The Community Housing Initiative, Inc. to amend the approval of the Rezoning Application, REZ 2018-002; and

WHEREAS, the applicant is requesting a waiver of the requirement set forth in Sec. 535.5 (4) of the Zoning ordinance to increase the maximum allowable density for residential units to 16.33 Dwelling Units (DU) per acre as part of RZA2018-002; and

WHEREAS, the Town of Dumfries Planning Commission, after holding a duly advertised public hearing at its April 12, 2021 meeting, recommended that Town Council deny the Rezoning Amendment, RZA2018-002, subject to the proffers (revised) March 15, 2021 and to waive the maximum allowable density for residential units in the PMUD zoning district; and

WHEREAS, the Dumfries Town Council held a duly advertised public hearing on January 4, 2022; and

WHEREAS, the Town Council acts on the basis of public necessity, convenience, general welfare, and good zoning practice.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Dumfries, on January 4, 2022, that the amendment to rezoning application REZ 2018-002, for the parcels of land identified 17940, 17950, and 17956 Curtis Drive be, pursuant to the proffered conditions as revised on December 28, 2021 and accepted by the Council is approved; and.

BE IT FURTHER ORDAINED that the Town Council of the Town of Dumfries does hereby waive the requirement set forth in Sec. 535.5 (4) of the Zoning Ordinance to increase the maximum allowable density for residential units to 16.33 Dwelling Units (DU) per acre as part of RZA 2018-002.

By Order of Council:

Derrick R. Wood, Mayor

ATTEST:

Tangi Hill, Town Clerk

**AT A REGULAR MEETING OF THE DUMFRIES TOWN COUNCIL HELD ON
January 4, 2022: ON A MOTION DULY MADE BY _____, AND
SECONDED BY _____, THE FOLLOWING ORDINANCE WAS
ADOPTED BY THE FOLLOWING VOTE:**

Tyrone A. Brown, _____;
Brian K. Fields, _____;
Selonia B. Miles, _____;
Cydney A. Neville, _____;
Monae S. Nickerson, _____;
Shaun R. Peet, _____;
Derrick R. Wood, _____;

**ORDINANCE TO APPROVE A CONDITIONAL USE PERMIT,
CUP 2020-002 FOR A CHILDCARE AND CULTURAL ARTS CENTER
FACILITY,
THE HARBOR AT QUANTICO CREEK, FILED FOR PROPERITES 17940,
17950, AND 17956 CURTIS DRIVE**

WHEREAS, The Community Housing Initiative, Inc. submitted a Conditional Use Permit application, CUP 2020-002, to the Town of Dumfries Department of Planning and Community Development on March 15, 2021, revised on December 10, 2021, to be considered with rezoning amendment application RZA2018-002; and

WHEREAS, the Town of Dumfries Planning Commission, after holding a duly advertised public hearing at its April 12, 2021 meeting, recommended that Town Council deny the Conditional Use Permit, CUP 2020-002, for the Harbor at Quantico Creek subject to conditions; and

WHEREAS, the Dumfries Town Council held a duly advertised public hearing on January 4, 2022; and

WHEREAS, in accordance to Section 70-10 of the Town Zoning Ordinance, the application as submitted or as modified will not affect adversely the health, safety, or welfare of persons residing or working in the neighborhood of the proposed use; and will not be detrimental to public welfare or injurious to the property or improvements in the neighborhood; and

WHEREAS, the Council acts in accordance with public necessity, general welfare and good zoning practice.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Dumfries, on this 4th day of January 2022, that the Conditional Use Permit application (CUP 2020-002, as proposed by Community Housing Initiative, Inc.) is approved with the following conditions:

1. This Conditional Use Permit (“CUP”) for a Childcare Center and Cultural Arts Centerf is granted for and runs with the land indicated in this application and is in conjunction with Rezoning amendment application, RZA 2018-002, that is, an approximately 17,774 SF building located on consolidated parcels 17940, 17950 & 17956 Curtis Drive, Dumfries (GPIN #8189-50-8526,8189-60-1310 & 8189-60-5707). This CUP is not transferable to other land.
2. This Conditional Use Permit is granted only for the purpose(s), structure(s), location, and/or use(s) indicated on the Master Zoning Plan, known as The Harbor at Quantico Creek, prepared by Christopher Consultants, dated 12/10/2021 (“MZP”), that is, a Childcare Center and a Cultural Arts Center use in a single building. The uses provided in shall be developed as follows:

Cultural Arts Center

- a) The Cultural Arts Center shall provide space to be reserved for the use of residents of the Town of Dumfries, VA or reserved/used by groups providing services for the residents of the Town for the creation and presentation of art, scientific, cultural, or historic materials, music or live theatrical or musical productions. The exact design will be determined at time of site plan approval.
- b) The Cultural Arts Center shall be developed within 7,962 sq. ft of the building.
- c) Religious activities can be held at designated times on Saturdays and Sundays between the hours of 8:00 AM and 10:00 PM as well as weddings, funeral services and/or conferences. In addition, on Wednesdays or a selected weeknight, between the hours of 6pm-10pm, the Church would be able to be operate for occasional special events such as conferences and small group sessions.

Childcare Center

- a) The childcare center shall be limited to 150 students and shall be developed within 7,962 SF of the building.
 - b) Access to the area designated for the Childcare Center shall be provided separately from any other use provided in the building.
 - c) The maximum hours of operations are Monday – Friday 7 a.m. to 8 p.m.
3. The Conditional Use Permit is subject to the requirements outlined in Section 70-7 of the Zoning Ordinance which authorizes a childcare center and cultural arts center; and requirements of a Building Permit as may be determined by the Town of Dumfries Department of Public Works. Building Permits issued pursuant to this Conditional Use Permit shall be in conformance with approved MZP and the development conditions established herein.
 4. The applicant must obtain a Certificate of Occupancy in accordance with current building & zoning regulations of Town of Dumfries & Virginia Statewide Uniform Building Code.

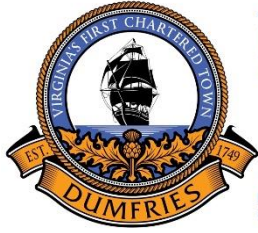
5. Loading for the building shall be conducted in the area designated for loading as shown on the MZP. All loading shall be conducted outside of general business hours for the Childcare Center and Cultural Arts Center
6. The final architectural design of the building must be consistent with the general architectural design provided on sheet 7 of MZP.

By Order of Council:

Derrick R. Wood, Mayor

ATTEST:

Tangi Hill, Town Clerk



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January 4, 2022

STAFF REPORT

REZONING AMENDMENT & CONDITONAL USE PERMIT

RZA2018-002 and CUP2020-002

APPLICANT: Community Housing Initiative, Inc.
P.O. BOX 822
McLean, VIRGINIA 22101

EXISTING ZONING: PMUD, Planned Mixed Used District

Background: On December 8, 2018, the Town Council approved rezoning application, REZ 2018-002 to permit the rezoning of 17956, 17940, and 1950 Curtis Drive from the R-2, General Residential District to Planned Mixed Use District (PMUD).

PARCEL (S): 8189-50-8526, 8189-60-131, 8189-60-570

ACREAGE: 7.65 acres

STAFF RECOMMENDATION

Staff recommends that the Town Council approve RZA 2018-002, and CUP2020-002 including the following:

- Waiver for RZA 2018-002 (2018 application / approval): Waiver of the requirement set forth in Sec. 535.5 (4) of the Zoning ordinance to increase the maximum allowable density for residential units to 16.33 Dwelling Units (DU) per acre.
- Accept the applicant's proffer statement detailed in Appendix A.
- Council approval of CUP2020-002 as detailed on pages 5 and 6, and shown in Appendix B.

The content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Town Council.

DESCRIPTION OF THE APPLICATION

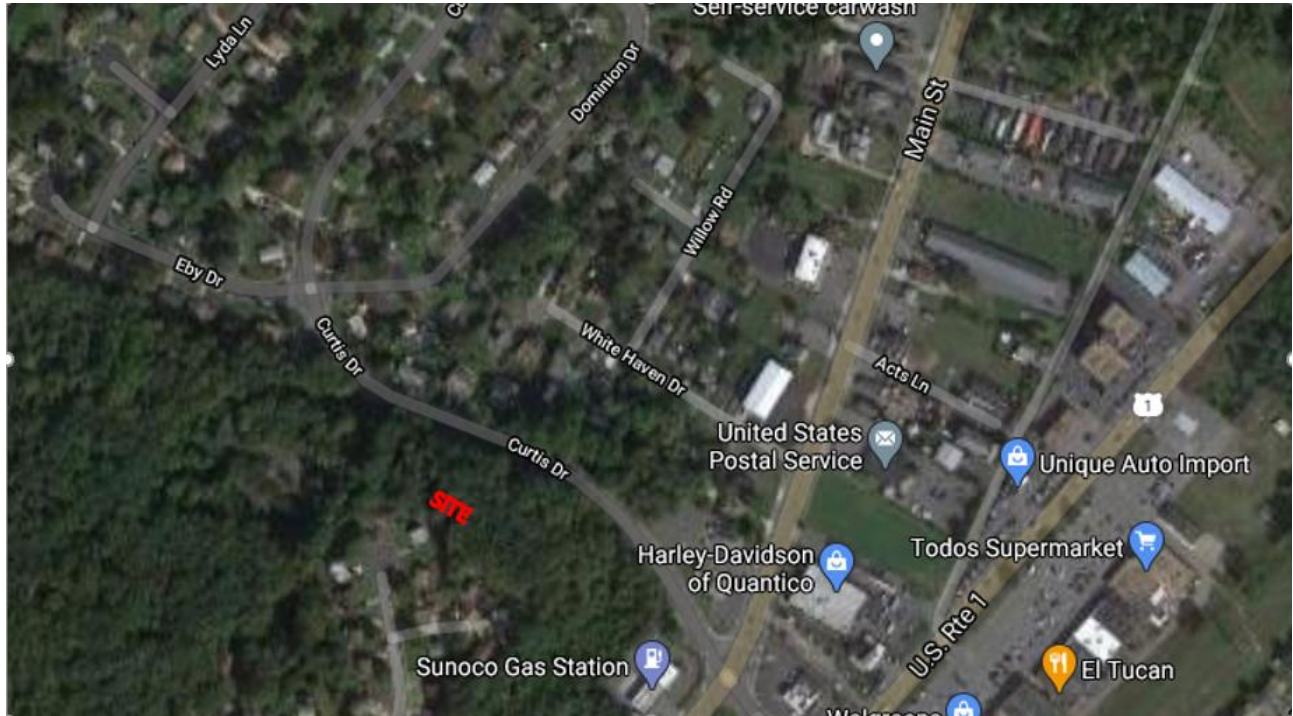
The applicant seeks Council approval of an amendment to REZ 2018-002 that permits the use of a 125-unit senior living multi-family building with a concurrent Conditional Use Permit to add both childcare and cultural arts center uses, all to be provided on 7.65 acres of land. The modification will allow for the already approved development of 125 Senior Residential Units, which is approximately 16.33 Units per acre. The building, located in Land Bay 2 on the MZP, is a standalone structure and will include all 125 units. This amendment will only change the location of the building from the REZ 2018-002.

LOCATION AND CHARACTER

The site is located along the south side of Curtis Drive, situated east of Dominion Drive and west of Route 1 (Main Street). The site is currently undeveloped with one (1) curb cut connection point along Curtis Drive.

As shown in Figure 1, the site is surrounded by low-density residential uses immediately to the north, south and west of the site zoned in the General Residential, R-2 zoning district. Non-residential uses are situated east of the site zoned in the General Business, B-1 and Neighborhood Business, B-2 zoning districts.

Figure 1



COMPREHENSIVE PLAN PROVISIONS

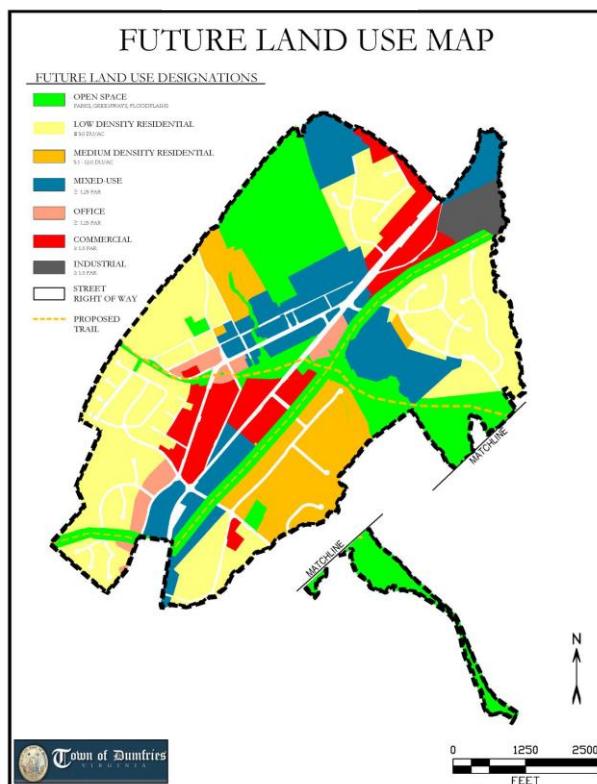
As shown in Figure 2, the future land use map of the Comprehensive Plan designates the area encompassed by the site as low density residential with development goals of less than five (5) DUs per acre. The Harbor at Quantico Creek project offers a neighborhood scale mixed-use development that includes a multi-family residential building with a combined childcare and cultural arts center provided in a single building. The 2018 residential rezoning changed the allowable density from the 2014 future land use map, and this amendment adds a mixed-use component.

The project meets both Residential and Commercial Goals as outlined in the Land Use Section of the Comprehensive Plan below:

1. Preserve the integrity of existing residential areas and encourage a harmonious mix of residential uses for all socioeconomic levels.
2. Promote the development of commercial retail, service and convenience uses within the Town that provide economic benefits to the community.

The mix of uses will provide affordable housing with additional commercial uses that will benefit the town long-term.

Figure 2



ZONING ORDINANCE PROVISIONS

Rezoning Application (REZ2018-002)

On December 8, 2018, the Town Council approved rezoning application, REZ 2018-002 to permit the rezoning of 17956, 17940, and 1950 Curtis Drive from the R-2, General Residential District to Planned Mixed Use District (PMUD).

The rezoning application did not include the approval of a proffer condition statement, or a master zoning plan as shown in the approval ordinance contained in Appendix C. As such, the development was not subject to a specific development program or phasing of development as part of the original rezoning approval.

Division 14-Planned Mixed Use District (PMUD)

The Town of Dumfries Zoning Ordinance states that the intent of the PMUD zoning “is to *implement the general purpose, intent, goals, objectives, policies, and action strategies of the comprehensive plan and the purposes of zoning set forth in Code of Virginia, § 15.2-2283, by promoting mixed residential and commercial development according to a detailed plan. The PMUD district is designed to permit and encourage the establishment of communities of varied housing types in developments of two or more contiguous acres, incorporating appropriate public, community, and supportive commercial and employment services*”.

As previously noted, when constructed the Harbor at Quantico Creek project will include 141,964 SF mixed-use development on 7.65 acres consisting of a 125 age-restricted multi-family DU building and 17,774 SF building containing a childcare center and a separate community center. The proposed rezoning amendment application with concurrent conditional use permit do meet the intent of the residential-commercial land use mix as provided in the in Section 70-535.1 of the zoning ordinance. The applicant asserts that the proposed development combines a mix of an age restricted residential building, that is consistent with the residential nature of the adjacent land uses, with civic and institutional uses that are intended to serve the community and enhance quality of life.

§70-535.5- Residential PMUD Permitted Uses

The PMUD zoning district allows the mix of residential and commercial uses on a consolidated parcel of land per the provisions outlined in the PMUD mixed-use requirements, in Sec. 70-535.5 (4). The allowable residential density for developments under this section is limited to 15 Dwelling Units (DU) per acre. The subject proposal exceeds the allowable residential density and proposes to the develop the site with 16.33 DU per acre.

Consistent with the previously approved RZA 2018-002, the applicant is requesting the Town Council waive the density requirements to allow the development of 125 age-restricted multi-family DUs on 7.65 acres of land.

Conditional Use Permit

As outlined in Section 70-10 of the Town Zoning Ordinance, *“Conditional Use Permits may be granted by the Town Council for any of the uses for which a CUP is required by the Zoning Ordinance. In granting any such CUP, the Council may impose any such conditions in connection therewith as will assure that the use(s) will conform with the requirements contained herein and will continue to do so and may require a guarantee or bond to insure the conditions imposed are being and will continue to be complied with.*

A CUP shall not be issued unless the Council shall find that:

- 1. The proposal as submitted or as modified will not affect adversely the health, safety, or welfare of persons residing or working in the neighborhood of the proposed use; and will not be detrimental to public welfare or injurious to the property or improvements in the neighborhood. Among matters to be considered in this connection are traffic congestion, noise, lights, dust, odor fumes, and vibrations, with due regard for timing of operation, screening, and other matters which might be regulated to mitigate adverse impact.*

- 2. The proposal as submitted or modified will conform to the Comprehensive Plan for the Town or to specific elements of such Plan, and the official policies adopted in relation thereto, including the purposes and the express intent of this chapter.”*

As part of the rezoning amendment application, the applicant is proposing to develop a 17,774 SF building containing a childcare center and a cultural arts center which require the approval of a conditional use permit application per section 70-535.8 of the zoning ordinance. The proposed conditions were considered as part of staff’s evaluation of the application based on the provisions outlined in Section 70-10 (Conditional Use Permits) of the Town of Dumfries Zoning Code to ensure that the health, safety, and general welfare of the Town will not be adversely impacted by the proposed development.

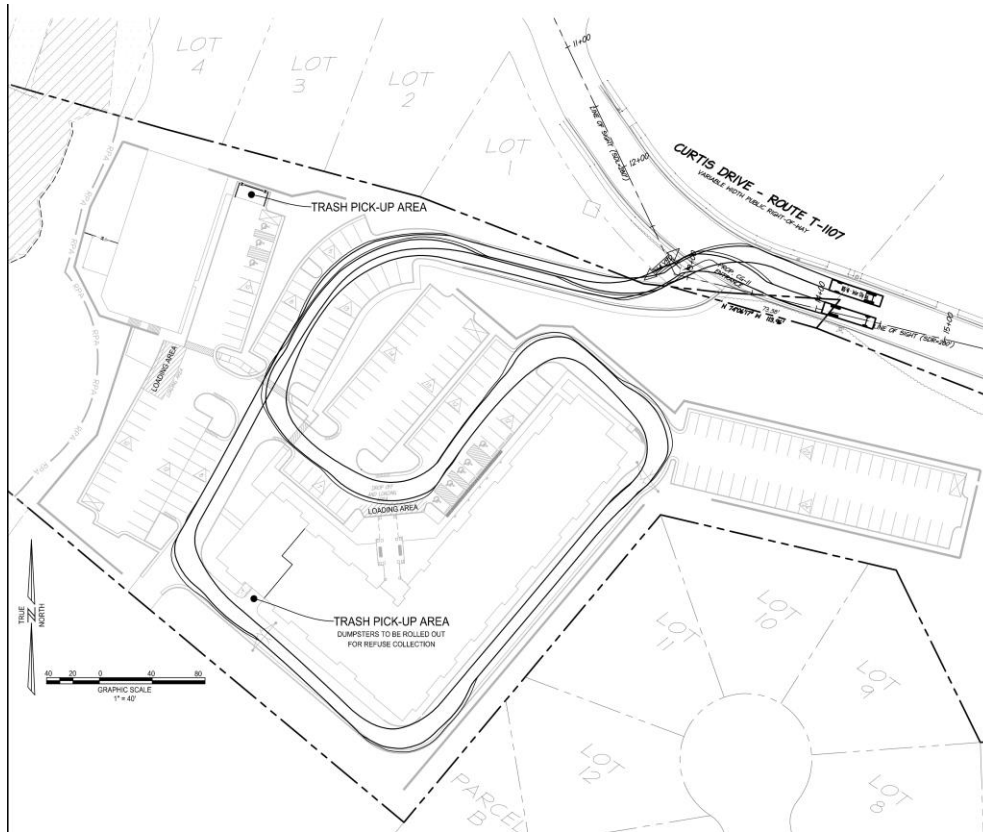
As provided in the proposed development conditions contained in Appendix B, specific conditions pertaining to the proposed childcare center consists of the following:

- The childcare center shall be limited to 150 students and shall be developed within 7,962 SF of the building.
- Access to the area designated for the Childcare Center shall be provided separately from any other use provided in the building.
- The maximum hours of operations are Monday – Friday 7 a.m. to 8 p.m.

Conversely, specific conditions pertaining to the cultural arts center consists of the following:

- The Cultural Arts Center shall provide space to be reserved for the use of residents of the Town of Dumfries, VA or reserved/used by groups providing services for the residents of the Town for the creation and presentation of art, scientific, cultural or historic materials, music or live theatrical or musical productions. The exact design will be determined at time of site plan approval.

Access to the site is provided by one (1) full access driveway along Curtis Drive. The development consists of a single drive aisle that provides vehicular connection between the proposed buildings on site. The site will consist of a series of pedestrian connections on-site. As shown on the MZP, the development meets the on-site parking requirements of 171 spaces, which conforms to the requirements outlined in Sec. 70.535.11 of the zoning ordinance. The site has been designed with a single loading zone for the residential use and a single loading zone for the cultural arts center. Loading for the residential building will be conducted outside of the general peak period.



OFF-SITE TRANSPORTATION

As part of the rezoning amendment application, the applicant submitted an Operational Analysis (OA) conducted by DRW Consultants, LLC (revised) October 28, 2020. The parameters, scope and review of the OA were conducted by the Town of Dumfries and VDOT. The analysis indicated that the proposed development would continue to impact the operations at the intersection of Main St./Curtis Drive/Graham Park Road (specifically the WB approach) during total future conditions.

Mitigation

The OA indicated that impacts generated by the site will be mitigated by the Route 1 widening project along Fraley Boulevard in future conditions. To maintain adequate traffic operations needs until the project is completed, the applicant shall install striping at the intersection of Curtis Drive and Route 1 as proposed in the OA. The applicant would change the left lane to a left-hand turn only and the right lane would change to a shared lane that would allow through traffic as well as a right-hand turn. A summary of staff's findings and conclusions of the OA is provided in Appendix D.

To address pedestrian safety and accessibility to and from the site, the applicant has proffered to design and install a high visibility crosswalk (with ADA compliant ramps) to connect the on-site sidewalk (aligned along the site driveway) connect to the existing sidewalk on the north side of Curtis Drive.

Given that the crosswalk is mid-block and does not have traffic control, the applicant also proffers two (2) speed indicators signs as traffic calming devices that will be placed towards on-coming traffic on each side of the crosswalk. The specific locations for each sign will be based on maximizing site distance, close proximity to the crosswalk, and power sources.

SUMMARY/CONCLUSION

Staff has determined that the proposed development is consistent with the Comprehensive Plan. In addition, staff concludes that the development proposal will not adversely affect the health, safety, and general welfare of persons occupying the site as well as those in the neighboring vicinity of the site.

RECOMMENDATIONS

Staff recommends that the Town Council approve RZA 2018-002 and CUP2020-002., along with the following waiver for RZA 2018-002:

- Waiver of the requirement set forth in Sec. 535.5 (4) of the Zoning ordinance to increase the maximum allowable density for residential units to 16.33 Dwelling Units (DU) per acre.

APPENDICES

- A. Proffer Statement
- B. Development Conditions
- C. Approval Ordinance (REZ 2018-002)
- D. Transportation Memo
- E. Rezoning Application/Master Zoning Plan
- F. VDOT Memo

Appendix A

PROFFER STATEMENT

Applicant: The Harbor at Quantico Creek, LLC
Property Name: The Harbor at Quantico Creek
Property: Town of Dumfries

GPIN NUMBERS 8198-50-8526, 8189-60-1310, 8189-60-5707
7.65 acres

Rezoning Number: REZ 2018-002

Revised: December 28, 2021

Pursuant to Va. Code Section 15.2-2303(A) the applicant/property owner, for itself and its successors and/or assigns, hereby proffers that the use and development of the subject properties with the GPIN Numbers of 8198-50-8526, 8189-60-1310, & 8189-60-5707, hereby known collectively as the "Property", shall be in strict conformance with the following proffers. These proffers shall supersede and replace all previously approved proffers and conditions that may be applicable to the Property. In the event the referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

When used in these proffers, the "Plan" shall refer to the Master Zoning Plan entitled "The Harbor at Quantico Creek" prepared by Christopher Consultants, Inc., dated December 10th, 2021. Lettered items shown as underlined shall be Proffered items, all other items are included in the Plan.

1. Land Use and Development:

1. Table 1 describes the Harbor at Quantico Creek Development:

REZA 2018-002 Development Tabulation	
Proposed Uses:	
Total Area	7.65 Acres
Land bay 1:	
Cultural Arts Center	+/- 7,962 SF
Accessory Office Space to the Cultural Arts Center	+/- 1,850 SF
Childcare	+/- 7,962 SF
Total SF	+/- 17,774 SF
Proposed Building Height	+/- 45 Feet
Land bay 2:	
Independent Living Facility	+/- 124,190 SF
- Number of Units	125 UNITS
- Units Per Acre	16.33 Units Per Acre
Proposed Building Height	+/- 70 Feet

PROFFER STATEMENT

Applicant: The Harbor at Quantico Creek, LLC

Property Name: The Harbor at Quantico Creek

Property: Town of Dumfries

GPIN NUMBERS 8198-50-8526, 8189-60-1310, 8189-60-5707

7.65 acres

Rezoning Number: REZ 2018-002

Revised: December 28, 2021

Land Use.

- A. Development of the Property shall be in conformance with the Master PMUD Zoning Plan entitled "The Harbor at Quantico Creek".
As shown on the Plan, approximately 7.65 acres of Property shall be developed in the PMUD Zoning District, as shown on the (MZP), included with the proffers, as prepared by Christopher Consultants.
- B. The residential uses are an Age Restricted, 55+ residential multi-unit building and a separate building for a Cultural Arts Center with Accessory Office space, and a child-care center.
- C. The proposed maximum number of dwelling units shall be 125.
- D. The exact locations of buildings, amenities, road alignment, and open spaces shall be developed in conformance with the MZP.
- E. No portion of any building will be constructed in the Resource Protection Area ("RPA").
- F. Interconnectivity shall be provided between and among the buildings on-site with sidewalks as depicted on the MZP.
- G. The Applicant shall continue to provide vehicular shared access to a property located south of the site labeled as "Emma Jane Parcel C". A shared access easement will be provided at the time of final site plan and subdivision plan.

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7.65 acres

Rezoning Number: REZ 2018-002

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2. Transportation:

- A. The Project will be accessed by the existing driveway and entrance location connecting to Curtis Drive as shown on the MZP.
- B. The MZP has been designed with a single loading zone located as shown on the MZP for residential use and a single loading zone for the cultural arts center. Loading for the residential building should be conducted outside of the general peak period.
- C. The applicant shall dedicate the area at the entrance to the Town of Dumfries as Right-of-Way as shown on the MZP.
- D. The applicant shall install striping at the intersection of Curtis Drive and Route 1 as proposed in the Traffic Study. The applicant would change the Left Lane to a left-hand turn only and the Right Lane would change to a shared lane that would allow through traffic as well as a right-hand turn. This construction shall be completed prior to occupancy of the Cultural Arts Center.
- E. The applicant shall provide off-site pedestrian access along the driveway connecting the site improvements to Curtis Drive.
- F. The applicant shall provide high visibility signaled crosswalk with striping at the intersection of Curtis Drive and the driveway accessing the site. The crosswalk shall include signage indicating "Slow Crosswalk" and "Yield to Pedestrians" or similar signage

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7.65 acres

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as requested by the town. In addition, the applicant will add street speed limit signage in both directions. The speed indicator signs will be located to optimize the site distance and reduce speeds prior to the crosswalk locations. The applicant shall utilize solar power panel exposure, to the extent possible as the electrical source for the crosswalk indicators

3. Parking

- A. The Applicant shall construct sufficient parking spaces for the entire mixed-use development as shown on the MZP, in conformance with the town zoning ordinances

4. Landscape

- A. Applicant shall provide DCR compliant landscape mitigation for all RPA encroachment as well as provide at least 80% native non-invasive landscaping and any Chesapeake Bay Landscaping requirements.
- B. The applicant shall designate portions of the property as open space as required by Section 70-535.12 of the Town of Dumfries Code of Ordinances. The designated open space shall include the recreational and landscaping treatment that will be provided in this area consistent with the MZP.
- C. The applicant shall provide picnic and sitting areas onsite as forms of passive recreation. Additionally, the applicant has provided

PROFFER STATEMENT

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7.65 acres

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+60% of the site as open space that will be Wooded Areas and

Undisturbed Natural areas in conformance with section 70-535.12

of the Town Code.

5. Utilities: No Proffers

6. Construction Management: No Proffers

Joseph Byrne
Vice President
Community Housing Initiative, Inc.

Appendix B

Proposed Development Conditions

CUP 2020-002

January 4, 2022

1. This Conditional Use Permit (“CUP”) for a Childcare Center and Cultural Arts Center is granted for and runs with the land indicated in this application and is in conjunction with Rezoning amendment application, RZA 2018-002, that is, an approximately 17,774 SF building located on consolidated parcels 17940, 17950 & 17956 Curtis Drive, Dumfries (GPIN #8189-50-8526, 8189-60-1310 & 8189-60-5707). This CUP is not transferable to other land.
2. This Conditional Use Permit is granted only for the purpose(s), structure(s), location, and/or use(s) indicated on the Master Zoning Plan, known as The Harbor at Quantico Creek, prepared by Christopher Consultants, dated 12/10/2021 (“MZP”), that is, a Childcare Center and a Cultural Arts Center use in a single building. The uses provided in shall be developed as follows:

Cultural Arts Center

- a) The Cultural Arts Center shall provide space to be reserved for the use of residents of the Town of Dumfries, VA or reserved/used by groups providing services for the residents of the Town for the creation and presentation of art, scientific, cultural, or historic materials, music or live theatrical or musical productions. The exact design will be determined at time of site plan approval.
- b) The Cultural Arts Center shall be developed within 7,962 sq. ft of the building.
- c) Religious activities can be held at designated times on Saturdays and Sundays between the hours of 8:00 AM and 10:00 PM as well as weddings, funeral services and/or conferences. In addition, on Wednesdays or a selected weeknight, between the hours of 6pm-10pm, the Church would be able to be operate for occasional special events such as conferences and small group sessions.

Childcare Center

- a) The childcare center shall be limited to 150 students and shall be developed within 7,962 SF of the building.
 - b) Access to the area designated for the Childcare Center shall be provided separately from any other use provided in the building.
 - c) The maximum hours of operations are Monday – Friday 7 a.m. to 8 p.m.
3. The Conditional Use Permit is subject to the requirements outlined in Section 70-7 of the Zoning Ordinance which authorizes a childcare center and cultural arts center; and requirements of a Building Permit as may be determined by the Town of Dumfries Department of Public Works. Building Permits issued pursuant to this Conditional Use Permit shall be in substantial conformance with approved MZP and the development conditions established herein.

4. The applicant must obtain a Certificate of Occupancy in accordance with current building & zoning regulations of Town of Dumfries & Virginia Statewide Uniform Building Code.
5. Loading for the building shall be conducted in the area designated for loading as shown on the MZP. All loading shall be conducted outside of general business hours for the Childcare Center and Cultural Arts Center
6. The final architectural design of the building must be consistent with the general architectural design provided on sheet 7 of MZP.

Appendix C

AT A MEETING OF THE DUMFRIES TOWN COUNCIL HELD ON DECEMBER 4, 2018, IN COUNCIL CHAMBERS, 17739 MAIN STREET, SUITE 200, DUMFRIES, VIRGINIA: ON A MOTION DULY MADE BY MS. NEVILLE, AND SECONDED BY MS. NICKERSON, THE FOLLOWING ORDINANCE WAS ADOPTED BY THE FOLLOWING VOTE:

Charles C. Brewer, yes;
Brian K. Fields, absent;
Selonia B. Miles, yes;
Cydny A. Neville, yes;
Monae S. Nickerson, yes;
Melva P. Willis, yes;
Derrick R. Wood, yes;

ORDINANCE APPROVING REZONING APPLICATION REZ 2018-002 RE: REZONING OF 17956, 17940, AND A PORTION OF 17950 CURTIS DRIVE, DUMFRIES, VIRGINIA, REZ 2018-002, FROM R2 GENERAL RESIDENTIAL TO PMUD (PLANNED MIXED USE DEVELOPMENT)

WHEREAS, Community Housing Initiative, Inc., submitted a request for a Rezoning in month of July 2018 to rezone approximately 5 acres for a mixed-use project of development of a 125-unit age restricted (62 & older) affordable independent residential community with commercial & retail use; and

WHEREAS, the Town of Dumfries' Planning Commission reviewed the rezoning application, REZ 2018-002, at their July 13th and August 13th, 2018 work sessions; and

WHEREAS, the Planning Commission held a duly advertised public hearing on August 13th, 2018 and unanimously recommended that Town Council approve zoning application, REZ 2018-002, subject to the recommendation of staff report; and

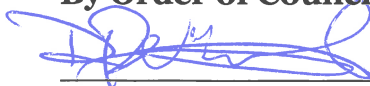
WHEREAS, the Town Council reviewed rezoning application, REZ 2018-002, and directed staff to schedule a public hearing on REZ 2018-002; and

WHEREAS, the Town Council held a duly advertised public hearing on November 7, 2018 to hear public comment and consider REZ 2018-002.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Dumfries on this the 4th day of December 2018, based on public necessity, convenience, general welfare, and good zoning practice, that the certain parcels of land identified as 17956, 17940, and a portion of 17950 Curtis drive property, REZ 2018-002 and hereby are, zoned from R2 General Residential to Planned Mixed-Use District (PMUD); and

This ordinance shall become effective on December 4, 2018

By Order of Council:



Derrick R. Wood, Mayor

ATTEST:



Dawn Hobgood, Town Clerk

Ordinance Number O-2018-027

Appendix D



TO: William T. Capers III. PTP
 FROM: Dexter R. Williams, P. E.
 SUBJECT: Trip Generation Update For The Harbor At Quantico Creek
 DATE: March 12, 2021

The developer of The Harbor At Quantico Creek has advised me that the 1850 sq. ft. loft area proposed for the development day care/community center building should be calculated as a separate office use.

The following table shows trip generation from the 10-28-20 report and for the addition of 1850 sq. ft. of office use:

TABLE ONE: TRIP GENERATION COMPARISON										
THE HARBOR AT QUANTICO CREEK		LAND USE CODE	SQ.FT., OTHER UNITS	WEEKDAY TRIP GENERATION						
VALUE	LAND USE			AM PEAK HOUR			PM PEAK HOUR			DAILY
				Enter	Exit	Total	Enter	Exit	Total	
SITE TRIP GENERATION - 10-28-20 REPORT										
rate-adj. st.	Sr. Adult Attached	252	138 units	10	18	28	20	16	36	511
rate-adj. st.	Rec. Comm. Cen.	495	8,000 sq. ft.	9	5	14	8	10	18	239
eq.-adj. st.	Daycare Center	565	150 students	57	50	107	49	56	105	614
TOTAL:				76	73	149	77	82	159	1364
1850 SQ. FT. OFFICE										
rate-adj. st.	Small Off. Bldg.	712	1,850 sq. ft.	3	1	4	2	3	5	30
Percent Increase				4%	1%	3%	3%	4%	3%	2%

The 1850 sq. ft. of office use is within the range of definition for Small Office Building (5,000 sq. ft. or less). This office use increases site traffic by 3% in the peak hours and 2% for daily traffic. This degree of traffic increase will not produce any appreciable difference in traffic analysis results.

Appendix E

APPLICATION FOR REZONING



**TOWN OF DUMFRIES, VIRGINIA
17755 MAIN STREET
P.O. BOX 56
DUMFRIES, VIRGINIA 22026
703-221-3400 Ext. 118
Fax: 703-221-3544**

APPLICATION FOR REZONING

TO THE TOWN COUNCIL OF THE TOWN OF DUMFRIES, VIRGINIA

The undersigned, being all of the owner(s), contract purchasers or the respective duly authorized agents thereof, do hereby petition to change the zoning of the property described below and shown on the accompanying plans, which are made part of this application, as follows: (attach additional pages if necessary)

Tax Map #	GPIN #	From	To	Acres
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Property Location: (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets.)

The name(s), mailing address(es), and telephone number(s) of owner(s) and contract purchaser, lessee, and/or authorized agent(s), as applicable are: (Attach additional pages if necessary)

OWNER OF PROPERTY:

Name: _____ Phone #: _____

Mailing Address: _____

CONTRACT PURCHASER/LESSEE:

Name: _____ Phone #: _____

Mailing Address: _____

AUTHORIZED AGENT(S):

Name: _____ Phone #: _____

Mailing Address: _____

Signed this 10th day of December 20021.

Patrick Byrne
Signature of Contract Purchaser/Lessee

Colby Jarman
Signature of Owner/Agent

Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing structures are to be used or removed, or additions made to existing buildings:

Why does applicant believe the location of the use in question on the particular property is essential or desirable for the public convenience or welfare and will not be detrimental to the immediate neighborhood?

Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property and the neighborhood:

Furnish plat showing boundaries and dimensions of property, width of boundary streets, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping and the like. Architect's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with the application:

It is proposed that the following proffer(s) will be made in conjunction with this rezoning request:

Is the request consistent with the relevant components of the Comprehensive Plan? _____

The following are all of the individuals, firms, or corporations owning property adjacent to both sides and rear, and the property in front of (across the street from) the property sought to be rezoned: (Attach additional pages if necessary)

Name: _____ Property Address: _____

Mailing Address: _____

GPIN #: _____

Name: _____ Property Address: _____

Mailing Address: _____

GPIN #: _____

Name: _____ Property Address: _____

Mailing Address: _____

GPIN #: _____

Name: _____ Property Address: _____

Mailing Address: _____

GPIN #: _____

Name: _____ Property Address: _____

Mailing Address: _____

GPIN #: _____

Name: _____ Property Address: _____

Mailing Address: _____

GPIN #: _____

Name: _____ Property Address: _____

Mailing Address: _____

GPIN #: _____

The following are all of the individuals, firms, or corporations owning property adjacent to both sides and rear, and the property in front of (across the street from) the property sought to be rezoned: (Attach additional pages if necessary)

SOUTHERN BAPTIST CONSERVATIVES
Name: OF VIRGINIA Property Address: 18230 Mine Road
Mailing Address: 4956 DOMINION BLVD, GLEN ALLEN, VA 23060
GPIN #: 8188-59-1616

Name: BRAWNER, OLNEY A & JULIA B Property Address: 4131 Eby Drive, Dumfries VA 22026
Mailing Address: 4131 Eby Drive, Dumfries VA 22026
GPIN #: 8189-50-8446

Name: MILLER, JOSEPH J III Property Address: 4121 EBY DR, DUMFRIES, VA 22026
Mailing Address: Same as Property Address
GPIN #: 8189-50-9541

Name: SPRUILL, RUTH Property Address: 4111 EBY DR, DUMFRIES, VA 22026
Mailing Address: 4111 EBY DR, DUMFRIES, VA 22026
GPIN #: 8189-60-0304

Name: GOMEZ-GONZALEZ MARIA ELIZABETH & MARIA J-T SURV Property Address: 4101 EBY DR, DUMFRIES, VA 22026
Mailing Address: 4101 EBY DR, DUMFRIES, VA 22026
GPIN #: 8189-60-1037

Name: George Galo Property Address: 17926 CURTIS DR, DUMFRIES, VA 22026
Mailing Address: 17926 CURTIS DR, DUMFRIES, VA 22026
GPIN #: 8188-60-1835

Name: CURTIS PROPERTIES INC Property Address: 18000 TEBBS LN, UMFRIES, VA 22026
Mailing Address: 5620 LINDA LN, TEMPLE HILLS, MD 20748
GPIN #: 8188-69-7155

I hereby certify that I have the authority to make the foregoing application on behalf of the named business or organization, that the information given is correct, that I have read and I understand the applicable zoning ordinances for the zoning district, and that this project will comply with all applicable Codes and Ordinances of the Town of Dumfries and the State of Virginia.

Applicant

Name	_____	Signature	_____
	Please Print		
Address	_____	Phone	_____
		Email	_____

Other comments or information: _____

TO THE GOVERNING BODY OF THE TOWN OF DUMFRIES:

This petition for rezoning property within the jurisdiction of the Town of Dumfries was received on _____, a public hearing was held on _____, and the Planning Commission wishes to make the following recommendations to the Town Council:

By: _____

Chairman, Planning Commission

ACTION OF THE TOWN COUNCIL:

On _____ the Town of Dumfries Town Council took the following action of the attached petition for rezoning:

FILING FEE:

Permit # _____

Amount Paid \$ _____

Date Paid _____

INTEREST DISCLOSURE AFFIDAVIT

**STATE OF VIRGINIA,
COUNTY OF PRINCE WILLIAM**

This _____ day of _____, 200_____,

I, _____ (Owner), hereby make oath that no member of the Town Council of the Town of Dumfries, Virginia, nor the Planning Commission of the Town of Dumfries, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

Owner/Contract Purchaser/Authorized Agent
(circle one)

**COMMONWEALTH OF VIRGINIA:
County of Prince William**

Subscribed and sworn to before me this _____ day of _____, 200_____, in my County and State aforesaid, by the aforementioned Principal.

NOTARY PUBLIC

My Commission Expires: _____

CONCURRENT PROCESSING AFFIDAVIT

**STATE OF VIRGINIA,
COUNTY OF PRINCE WILLIAM**

This _____ day of _____, 200_____,
I, _____ (Owner) hereby notify the Town of Dumfries that my application for rezoning requesting: _____ will be processed concurrently with the site development plan. I understand that the site development plan cannot be approved by the Town Council of the Town of Dumfries until final action has been taken on my rezoning application. Furthermore, I understand that the review of the site development plan may need to be revised to meet the conditions associated with the rezoning application. I also understand that approval of the site plan will not grant development rights if the uses shown thereon are not approved by the Town Council when it takes action on the rezoning application.

I hereby knowingly waive any claim that the expenditure of funds used in preparation of the site development plan will provide me and my successors or assigns any rights to the approval of said rezoning application. If the rezoning application is denied by the Town Council, I understand that the site development plan will become null and void, the site development plan file closed, and no review fees refunded.

Owner/Contract Purchaser/Authorized Agent
(circle one)

**COMMONWEALTH OF VIRGINIA:
County of Prince William**

Subscribed and sworn to before me this _____ day of _____, 200_____ in my County an State aforesaid, by the aforementioned Principal.

NOTARY PUBLIC

My Commission Expires: _____

SIGN POSTING FOR PUBLIC HEARINGS

Public notice signs must be posted at least fifteen (15) days prior to the public hearing!

You must obtain sign(s) required to be posted from the Department of Public Works. At least one sign is required for all properties. Additional signs are required for property that abuts more than one public street and property with more than 200 feet of road frontage. Applications for a use in a shopping center unit must post one sign at the store front and at least one sign as otherwise required. Properties without public street frontage are required to post at least one sign on the property and at least one sign along a nearby street.

Signs shall be posed to insure greatest visibility in accordance with the following:

- Signs shall be posted adjacent to the street right-of-way abutting the site, no more than ten feet from the edge of the right-of-way.
- Properties for which only one sign is required should be posted near the middle of the site's frontage, unless due to topography, woods, buildings or other obstructions, a location to one side of the frontage would facilitate better visibility.
- Properties with more than one street frontage shall be posted with at least one sign along each street.
- Properties with more than 200 feet of street frontage shall be posted with one sign for each 200 feet of frontage, spaced at least 200 feet apart.
- If the application is a use in a shopping center unit, an additional sign shall be posted at the store front. This sign may be placed in a window or door.
- If a property has no road frontage, the number and location of signs to be posted will be determined by the Zoning Administrator. At least one sign will be required to be posted on the actual property, and at least one sign will be required to be posted along a nearby street, with a note giving distance and direction to the property.

After posting the property, the applicant must return the affidavit for sign posting to the Zoning Administrator within three (3) days of the date of posting. Failure to notify the Zoning Administrator within three (3) days may result in the case being removed from the public hearing schedule.

All signs posted must be maintained in good condition by the applicant until the public hearing. If a sign is damaged or destroyed, a replacement sign must be secured from the Department of Public Works and posted as soon as practical.

Although not a requirement, the applicant should photograph the signs after posting, and submit a copy of the photograph with the sign posting affidavit.

EXHIBIT A

AT A MEETING OF THE DUMFRIES TOWN COUNCIL HELD ON DECEMBER 4, 2018, IN COUNCIL CHAMBERS, 17739 MAIN STREET, SUITE 200, DUMFRIES, VIRGINIA: ON A MOTION DULY MADE BY MS. NEVILLE, AND SECONDED BY MS. NICKERSON, THE FOLLOWING ORDINANCE WAS ADOPTED BY THE FOLLOWING VOTE:

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WHEREAS, the Town of Dumfries' Planning Commission reviewed the rezoning application, REZ 2018-002, at their July 13th and August 13th, 2018 work sessions; and

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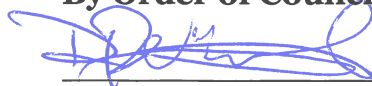
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This ordinance shall become effective on December 4, 2018

By Order of Council:



Derrick R. Wood, Mayor

ATTEST:



Dawn Hobgood, Town Clerk

Ordinance Number O-2018-027

MASTER ZONING PLAN
MZP 2018-002-01
RZA 2018-002
CUP 2020-002

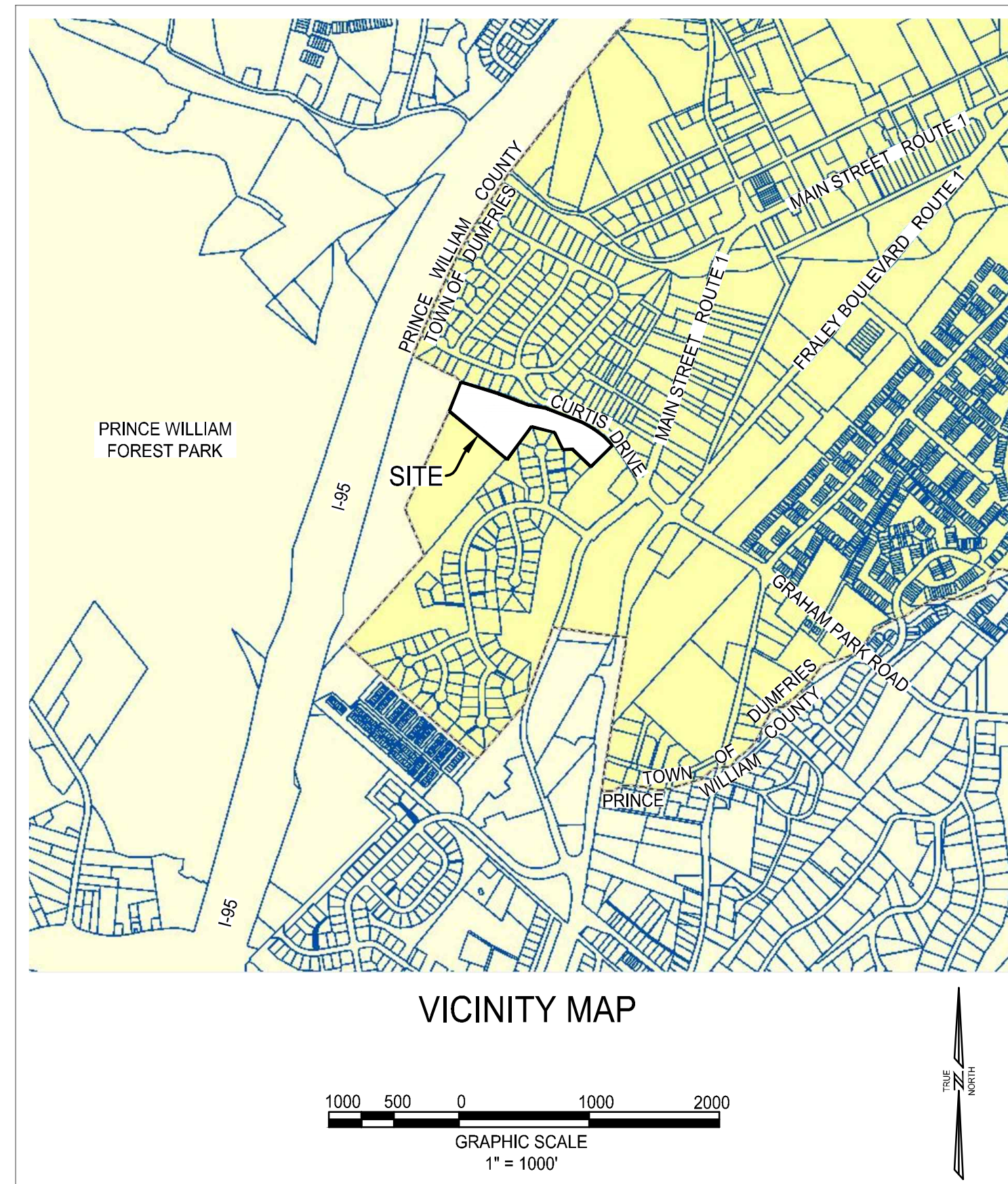
THE HARBOR AT QUANTICO CREEK
TOWN OF DUMFRIES, VIRGINIA

GENERAL NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS RECORDED IN THE LAND RECORDS OF TOWN OF DUMFRIES, VIRGINIA AS FOLLOWS:

GPIN	OWNER	ADDRESS	ZONING	ACREAGE	INSTRUMENT #
8189-50-8526	SOUTHERN BAPTIST CONSERVATIVES OF VIRGINIA FOUNDATION	17940 CURTIS DR DUMFRIES, VA 22026	PLANNED MIXED USE (PMUD)	±2.00	200610170148206
8189-60-1310	SOUTHERN BAPTIST CONSERVATIVES OF VIRGINIA FOUNDATION	17950 CURTIS DR DUMFRIES, VA 22026	PLANNED MIXED USE (PMUD)	±3.00	200610170148206
8189-60-5707	TOWN OF DUMFRIES	17956 CURTIS DR DUMFRIES, VA 22026	PLANNED MIXED USE (PMUD)	±2.65	DB 1249 DP 0911

2. THE SUBJECT PROPERTY IS LOCATED BETWEEN I-95 AND ROUTE 1, AND SOUTH OF CURTIS DRIVE.
3. THE SUBJECT PROPERTY IS VACANT LAND AND CONSISTS A FOREST STAND.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS BASED ON SURVEYS PERFORMED BY christopher consultants, ltd.
5. A PORTION OF PARCEL 8189-50-8526 CONTAINS A FLOODWAY DESIGNATED AS ZONE "AE." THE PROPERTIES SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS FLOOD MAP NUMBER 51153C0304E, EFFECTIVE ON 08/03/2015. THE REST OF THE SUBJECT PROPERTIES SHOWN HEREON ARE DESIGNATED FLOOD ZONE "X", OTHER AREAS, AREAS OF MINIMAL FLOOD HAZARD.
6. RESOURCE PROTECTION AREAS ARE SHOWN ON THE PLAN AS SURVEYED BY TNT ENVIRONMENTAL.
7. THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY LIES COMPLETELY WITHIN THE JURISDICTION OF TOWN OF DUMFRIES AND IS CURRENTLY WITHIN THE POTOMAC ELECTION DISTRICT.
9. THE PROPOSED ZONING DISTRICT IS PLANNED MIXED USE (PMUD).
10. THE PURPOSE OF THIS APPLICATION IS TO PROPOSE AN INDEPENDENT LIVING FACILITY AND COMBINATION COMMUNITY CENTER/DAY CARE CENTER WITH CONDITIONAL USE PERMITS AS PER SECTION 70-535.8 OF THE TOWN CODE OF TOWN OF DUMFRIES.
11. THE SUBJECT PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL PROPOSED SANITARY SEWER AND WATER SERVICES WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE PRINCE WILLIAM COUNTY SERVICE AUTHORITY REQUIREMENTS.

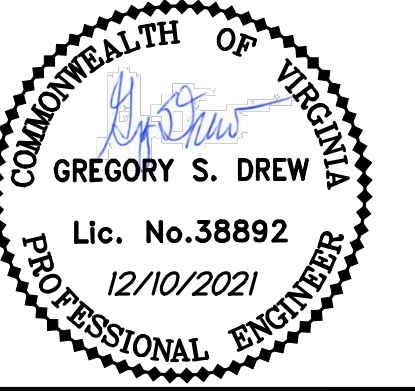


APPLICANT
COMMUNITY HOUSING INITIATIVE, INC.
P.O. BOX 822
McLEAN, VIRGINIA 22101

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS PLAN
- LANDBAY & OPEN SPACE PLAN
- PROPOSED DEVELOPMENT PLAN, TABULATIONS AND NOTES
- LANDSCAPE PLAN
- TURNING MOVEMENTS
- ARCHITECTURAL ELEVATIONS
- BMP MAP
- BMP COMPUTATIONS
- BMP COMPUTATIONS
- PRE DEVELOPED DRAINAGE AREAS
- POST DEVELOPED DRAINAGE AREAS
- SWM-BMP ALLOWABLE RELEASE RATE COMPUTATIONS
- SWM-BMP NOTES AND DETAILS
- SWM-BMP NARRATIVE

DATE OF FIRST SUBMISSION: JUNE 19, 2018
DATE OF SECOND SUBMISSION: MARCH 26, 2020
DATE OF THIRD SUBMISSION: SEPTEMBER 22, 2020
DATE OF FOURTH SUBMISSION: DECEMBER 21, 2020
DATE OF FIFTH SUBMISSION: MARCH 15, 2021
DATE OF SIXTH SUBMISSION: DECEMBER 10, 2021



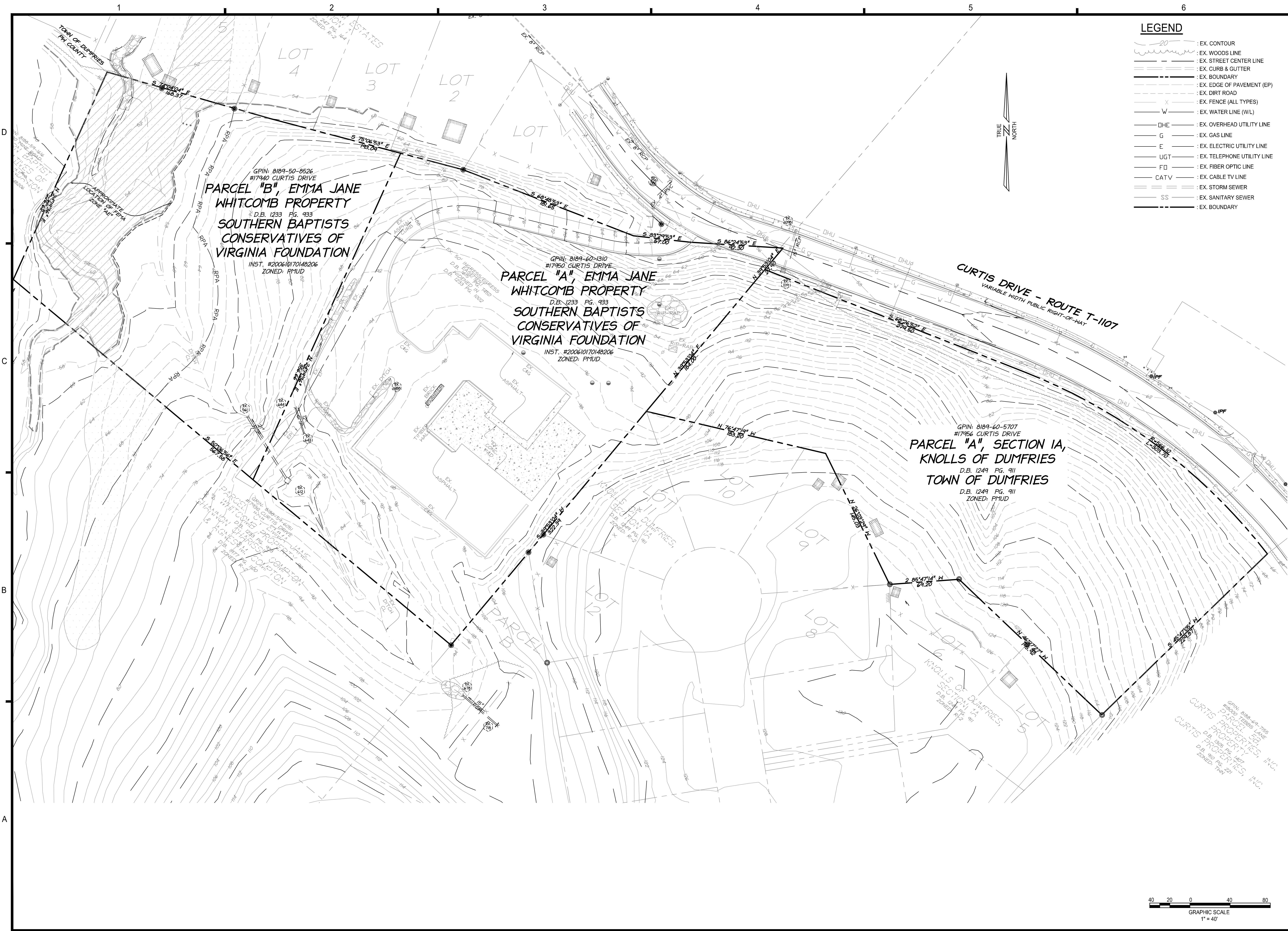
THE HARBOR AT QUANTICO CREEK
MASTER ZONING PLAN
MZP 2018-002-01
RZA 2018-002
CUP 2020-002
TOWN OF DUMFRIES, VIRGINIA

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12/10/2021	6TH SUBMISSION

PROJECT No.: 18079.001.00
DRAWING No.: 109902
DATE: 03/15/2021
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SHEET TITLE:

COVER SHEET



- LEGEND**
- 20 : EX. CONTOUR
 - : EX. WOODS LINE
 - : EX. STREET CENTER LINE
 - : EX. CURB & GUTTER
 - : EX. BOUNDARY
 - : EX. EDGE OF PAVEMENT (EP)
 - : EX. DIRT ROAD
 - X : EX. FENCE (ALL TYPES)
 - W : EX. WATER LINE (W/L)
 - DHE : EX. OVERHEAD UTILITY LINE
 - G : EX. GAS LINE
 - E : EX. ELECTRIC UTILITY LINE
 - UGT : EX. TELEPHONE UTILITY LINE
 - FDI : EX. FIBER OPTIC LINE
 - CATV : EX. CABLE TV LINE
 - SS : EX. STORM SEWER
 - : EX. SANITARY SEWER
 - : EX. BOUNDARY

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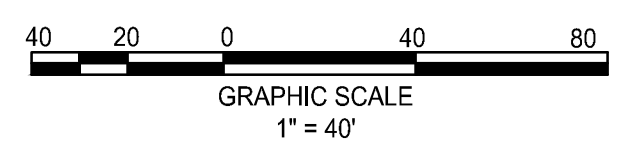
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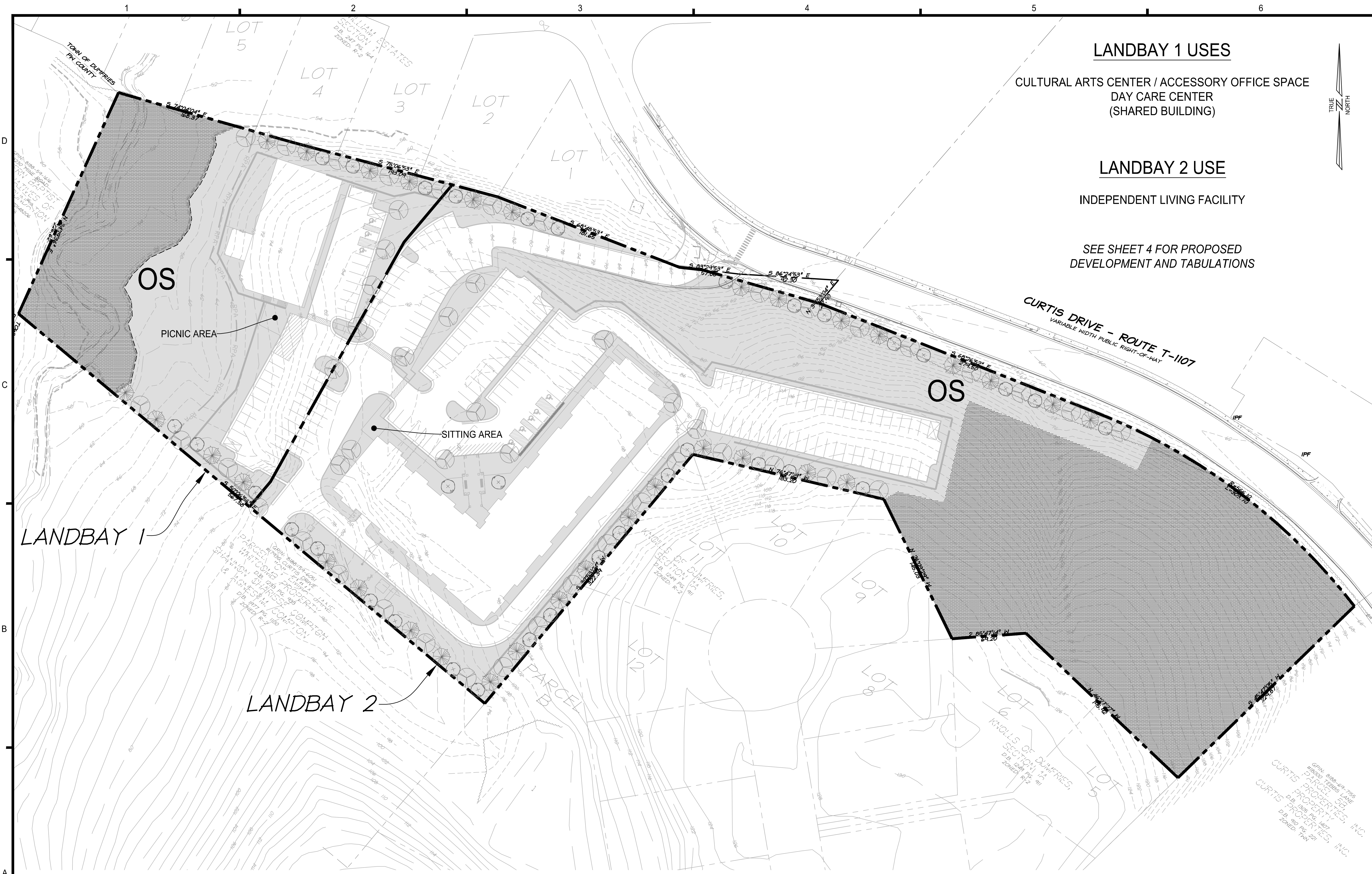
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SHEET TITLE:
EXISTING CONDITIONS PLAN



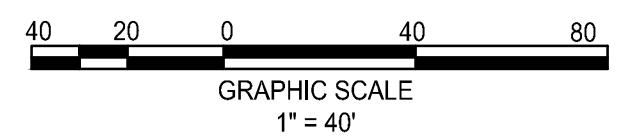


LANDBAY 1 USES
 CULTURAL ARTS CENTER / ACCESSORY OFFICE SPACE
 DAY CARE CENTER
 (SHARED BUILDING)

LANDBAY 2 USE
 INDEPENDENT LIVING FACILITY

SEE SHEET 4 FOR PROPOSED
 DEVELOPMENT AND TABULATIONS

- : PROPOSED OPEN SPACE (±60%)
- : EXISTING VEGETATION TO BE PRESERVED



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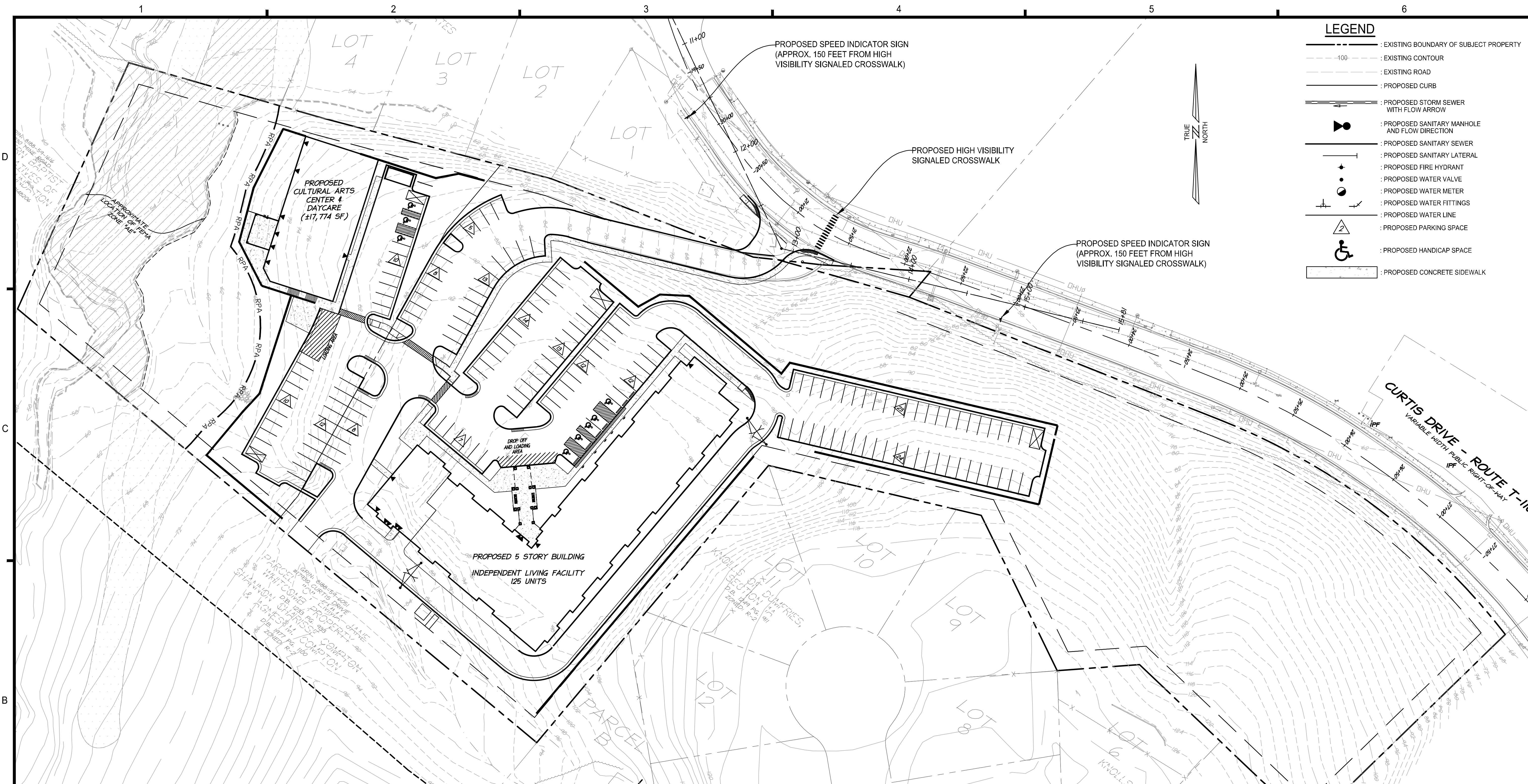
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SHEET TITLE:
LANDBAY & OPEN SPACE PLAN



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SHEET TITLE:
PROPOSED DEVELOPMENT PLAN, TABULATIONS AND NOTES

REQUIREMENTS FOR PLANNED MIXED USE DISTRICT (PMUD)

LOT AREA: MINIMUM OF 5 ACRES

USES: LANDBAY 1: CULTURAL ARTS CENTER (SECTION 70-535.8.4) & ACCESSORY OFFICE SPACE; DAY CARE CENTER (SECTION 70-535.8.3)

LANDBAY 2: INDEPENDENT LIVING FACILITY (SECTION 70-535.5);

YARDS AND SETBACKS (NON-RESIDENTIAL):

- FRONT - MINIMUM 6' / MAXIMUM 20'
- BUILDING HEIGHT - MAXIMUM OF 60'
- LOT COVERAGE - 90%

SIDE - NONE REAR - 18'

YARDS AND SETBACKS (MULTIPLE FAMILY):

- FRONT - MINIMUM 7'
- BUILDING HEIGHT - MAXIMUM OF 70'
- LOT COVERAGE - 75%

SIDE - 5' REAR - 15'

PERIMETER BUFFER: 15' TRANSITIONAL BUFFER ALONG THE PERIMETER OF PMUD BOUNDARY

PARKING SPACES: REQUIREMENTS CALCULATED BY MULTIPLYING SQUARE FOOTAGE OF FLOOR AREA BY CORE FACTOR OF 0.80 AS SPECIFIED IN Z.O. SEC. 70-13.n.1

CULTURAL ARTS CENTER:	7,962 SF	1 FOR EACH 100 SF OF FLOOR AREA	64 SPACES REQUIRED
ACCESSORY OFFICE SPACE:	1,850 SF	1 FOR EACH 300 SF OF FLOOR AREA	6 SPACES REQUIRED
DAY CARE CENTER:	7,962 SF	1 FOR EACH 175 SF OF FLOOR SPACE PLUS 2 SPACES FOR EMPLOYEES	38 SPACES REQUIRED
CULTURAL ARTS CENTER AND DAY CARE:	HOURS OF OPERATION DO NOT OVERLAP (SEE PROFFER STATEMENT), SO PARKING LOT IS SHARED FOR BOTH USES		
INDEPENDENT LIVING:	125 UNITS	1 FOR EACH 2 DWELLING UNITS	63 SPACES REQUIRED

LOADING SPACE: 1 REQUIRED FOR THE INDEPENDENT LIVING FACILITY; 1 REQUIRED FOR CULTURAL ARTS CENTER / DAYCARE

OPEN SPACE: MINIMUM 25% OF THE TOTAL PMUD AREA

PROPOSED USES

LOT AREA: 7.65 ACRES

USES: LANDBAY 1: CULTURAL ARTS CENTER ±7,962 SF
 ACCESSORY OFFICE SPACE ±1,850 SF
 DAY CARE CENTER ±7,962 SF

TOTAL: ±17,774 SF

PROPOSED BUILDING HEIGHT: ±45'

LANDBAY 2: INDEPENDENT LIVING FACILITY: 125 UNITS
 DENSITY CALCULATION: ±16.3 DU/AC (125 UNITS / 7.65 AC)
 PROPOSED BUILDING HEIGHT: ±70'

- RESIDENTIAL AMENITIES INCLUDE A FITNESS CENTER, BUSINESS CENTER, AND ARTS & CRAFTS ROOM

PERIMETER BUFFER: 15' TRANSITIONAL BUFFER ALONG THE PERIMETER OF PMUD BOUNDARY (SEE SHEET 5)

OPEN SPACE: ±60% OF THE TOTAL PMUD AREA

PROPOSED PARKING TABULATION

TOTAL SPACES REQUIRED:	CULTURAL ARTS CENTER / ACCESSORY OFFICE:	70
	DAY CARE CENTER:	38
	INDEPENDENT LIVING:	63
	TOTAL:	171

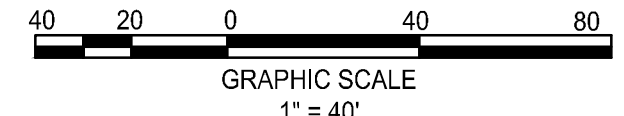
TOTAL SPACES PROPOSED: 171

LOADING SPACES PROPOSED: 1 FOR INDEPENDENT LIVING FACILITY; 1 FOR CULTURAL ARTS CENTER / DAYCARE

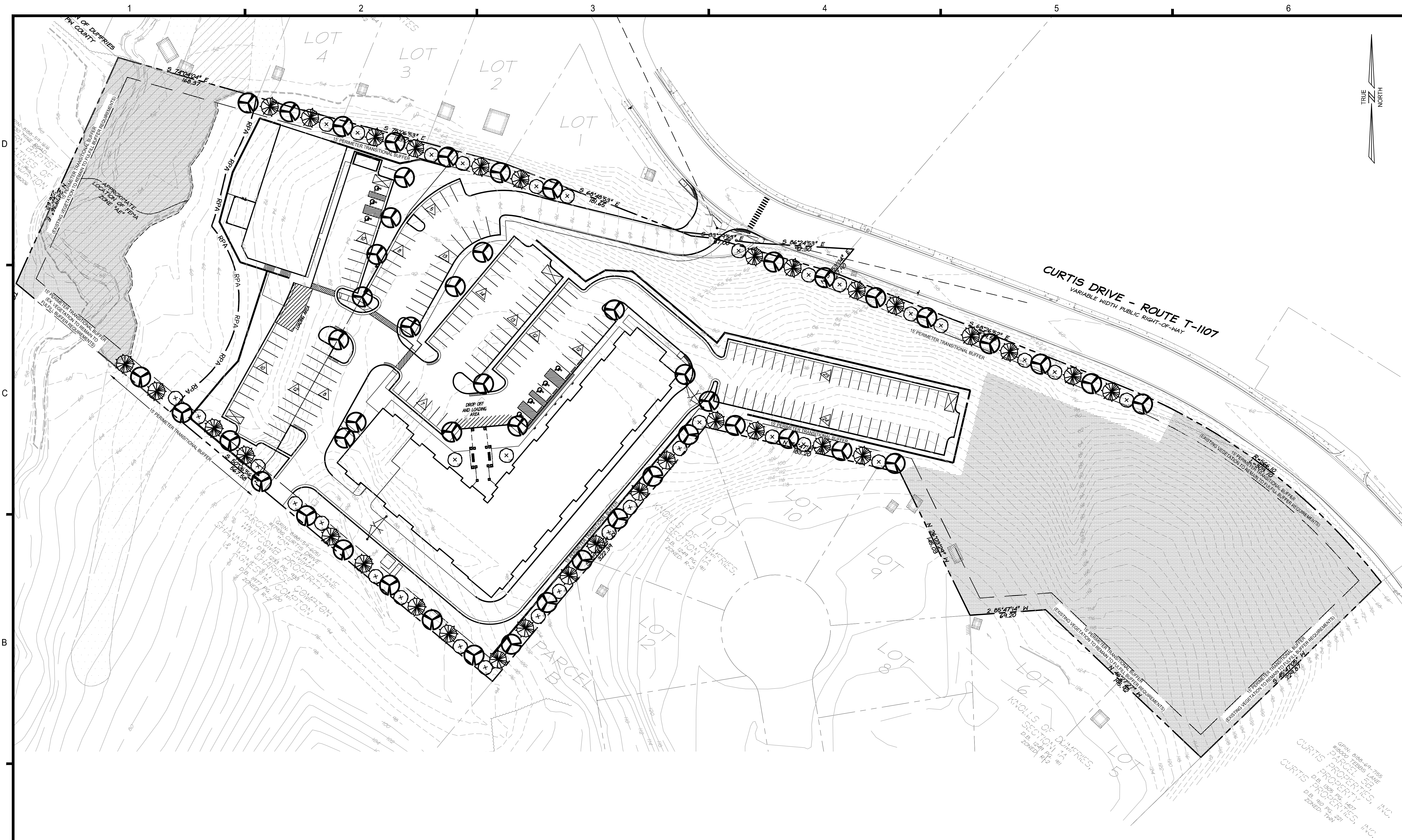
NOTES

- THE PROPOSED ACCESSORY OFFICE SPACE IS INTENDED TO SERVE THE OPERATIONS OF THE CULTURAL ARTS CENTER AND USED BY ITS STAFF.
- A SHARED PARKING AGREEMENT BETWEEN THE CULTURAL ARTS CENTER/DAY CARE CENTER AND THE INDEPENDENT LIVING FACILITY WILL BE UNDERTAKEN TO AVOID NEED FOR CULTURAL ARTS CENTER PARKING REQUIREMENT TO BE MET ENTIRELY WITHIN LANDBAY 1.
- TO ENSURE THAT PARKING IS SUFFICIENT FOR POTENTIAL GATHERINGS HELD IN THE CULTURAL ARTS CENTER (OUTSIDE HOURS OF OPERATION FOR THE DAYCARE CENTER), THE PROPOSED PARKING LOT CAPACITY ALSO MEETS THE MORE INTENSE PARKING REQUIREMENT FOR CULTURAL USES WITH FIXED SEATS:
 - 1 FOR EACH 4 SEATS BASED ON MAXIMUM CAPACITY: 425 SEATS = 107 SPACES REQUIRED

CULTURAL ARTS CENTER:	107
INDEPENDENT LIVING:	63
TOTAL REQUIRED:	170



NOTE: FINAL LOCATION OF BUILDING, PARKING AND LOADING ARE SUBJECT TO CHANGE BASED ON SITE SURVEYING AND FINAL ENGINEERING.



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THE HARBOR AT QUANTICO CREEK
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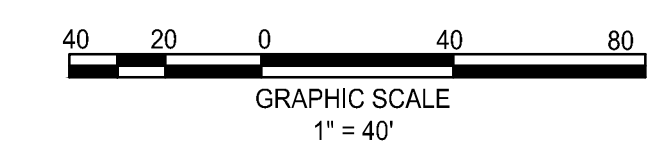
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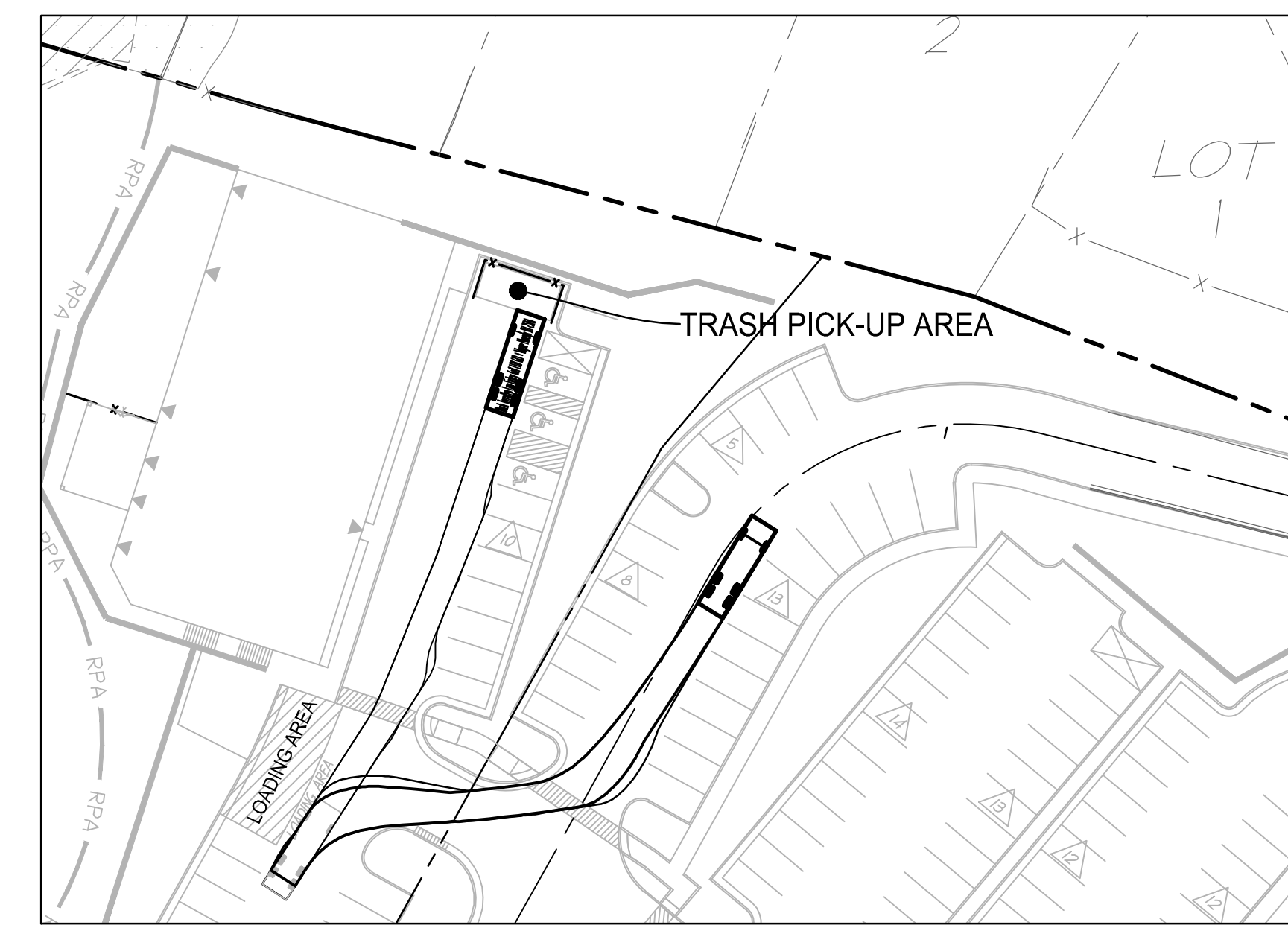
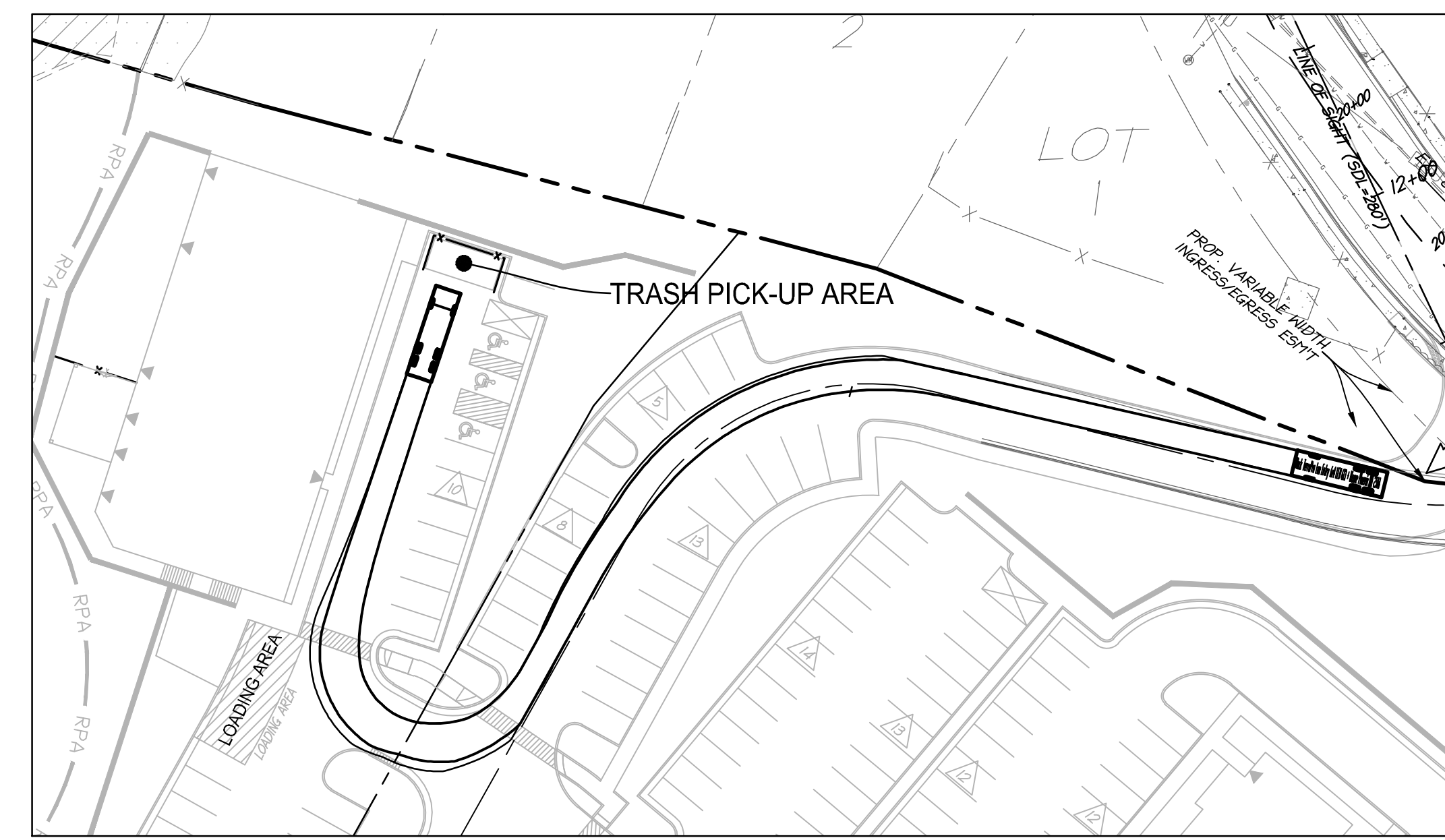
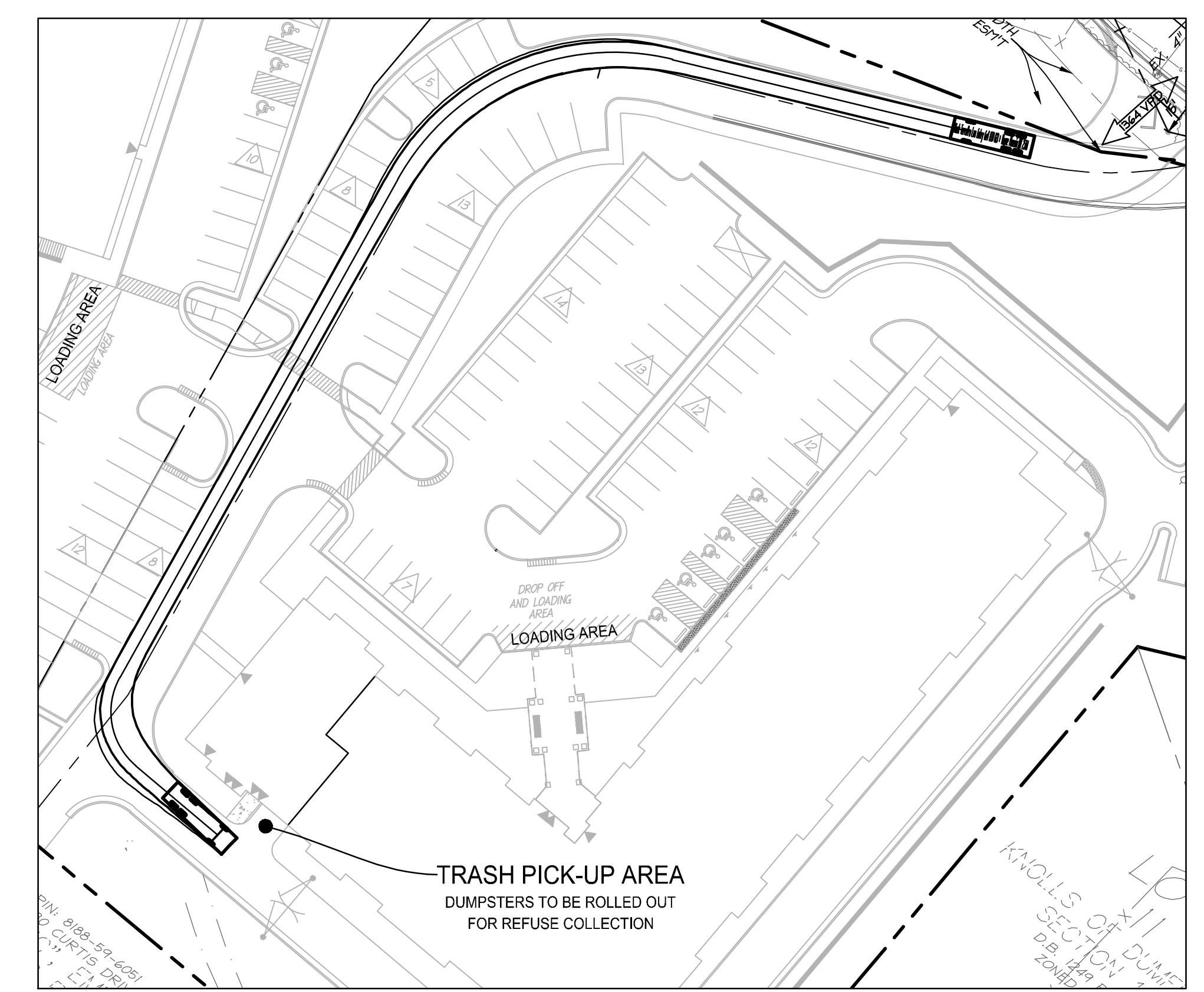
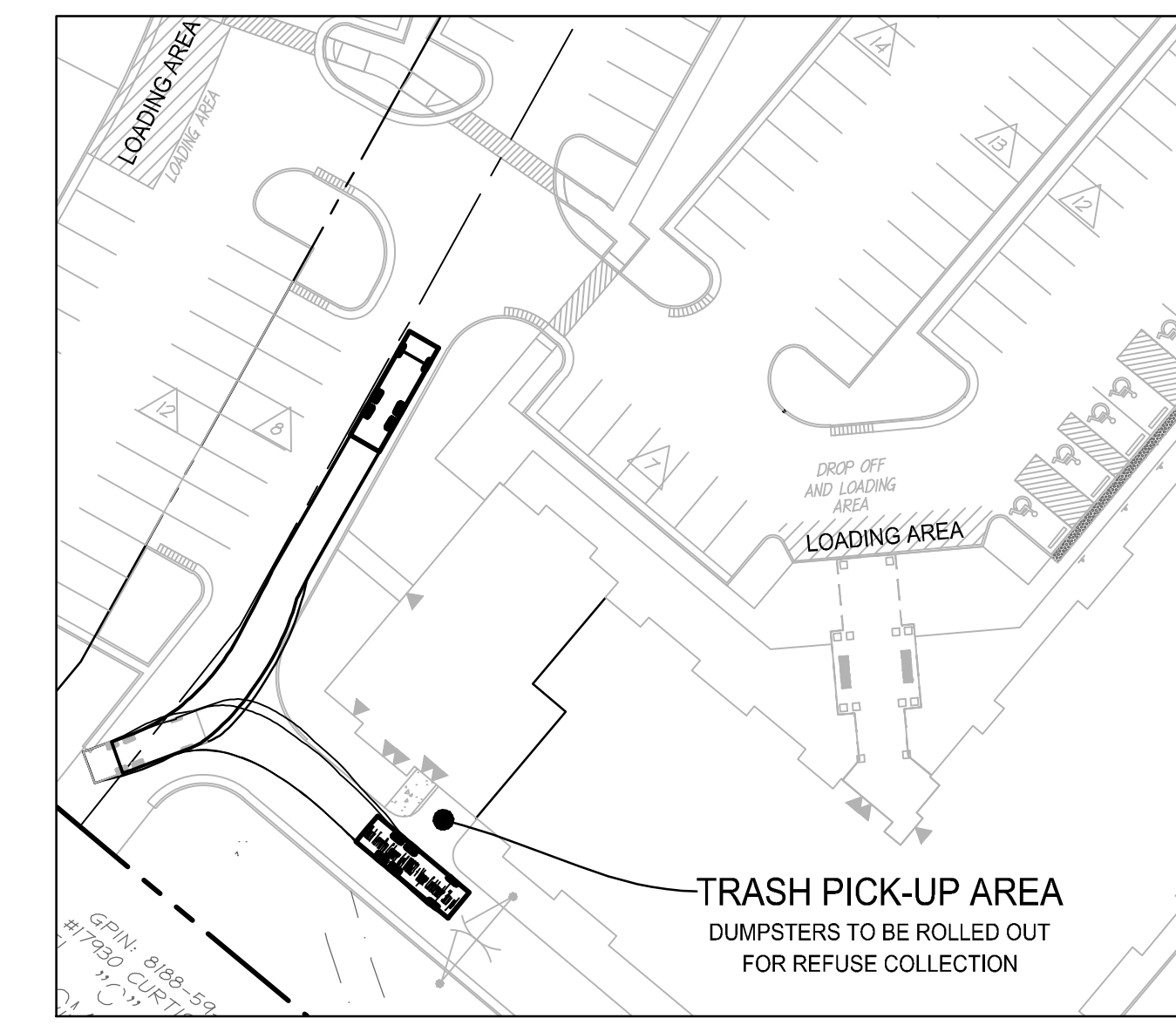
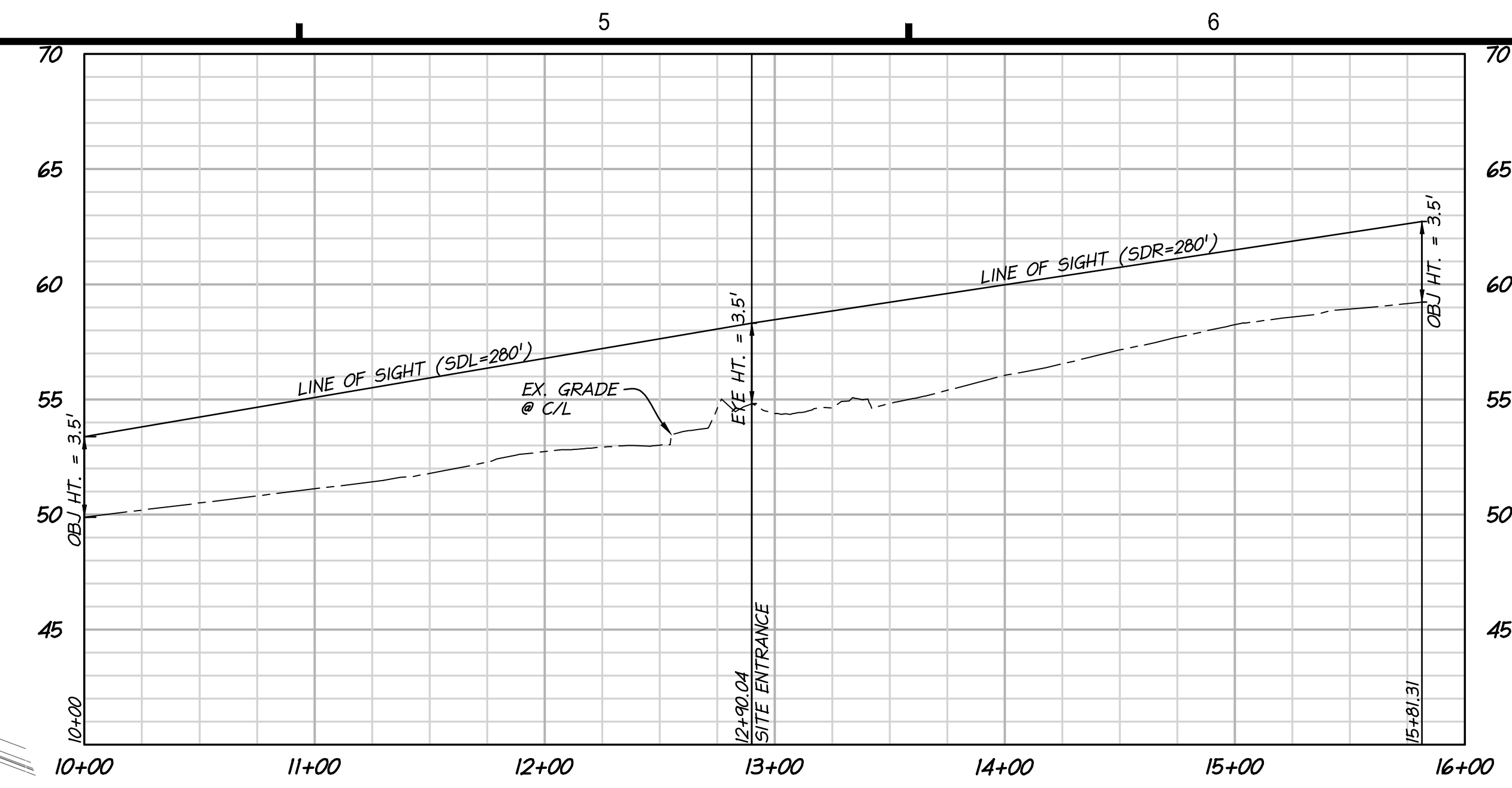
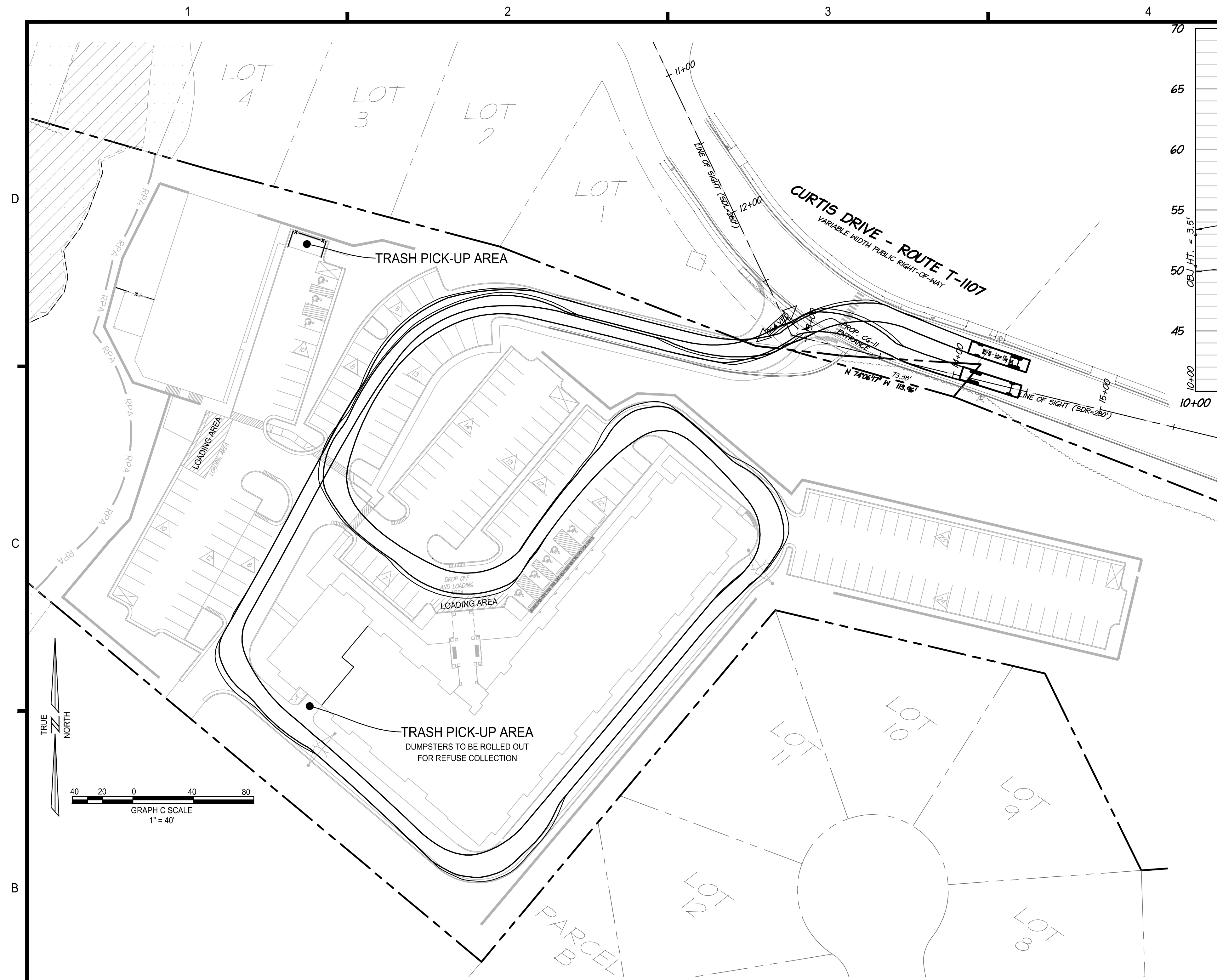
LEGEND

- : EXISTING BOUNDARY OF SUBJECT PROPERTY
- : EXISTING CONTOUR
- : EXISTING ROAD
- : PROPOSED CURB
- : PROPOSED PARKING SPACE
- : PROPOSED HANDICAP SPACE
- : PROPOSED CONCRETE SIDEWALK

LANDSCAPE REQUIREMENTS FOR PLANNED MIXED USE DISTRICT (PMUD):

- PERIMETER BUFFER: 15' TRANSITIONAL BUFFER ALONG THE PERIMETER OF PMUD BOUNDARY
- : EXISTING VEGETATION TO BE PRESERVED
 - : CANOPY TREE
 - : UNDERSTORY TREE
 - : EVERGREEN TREE





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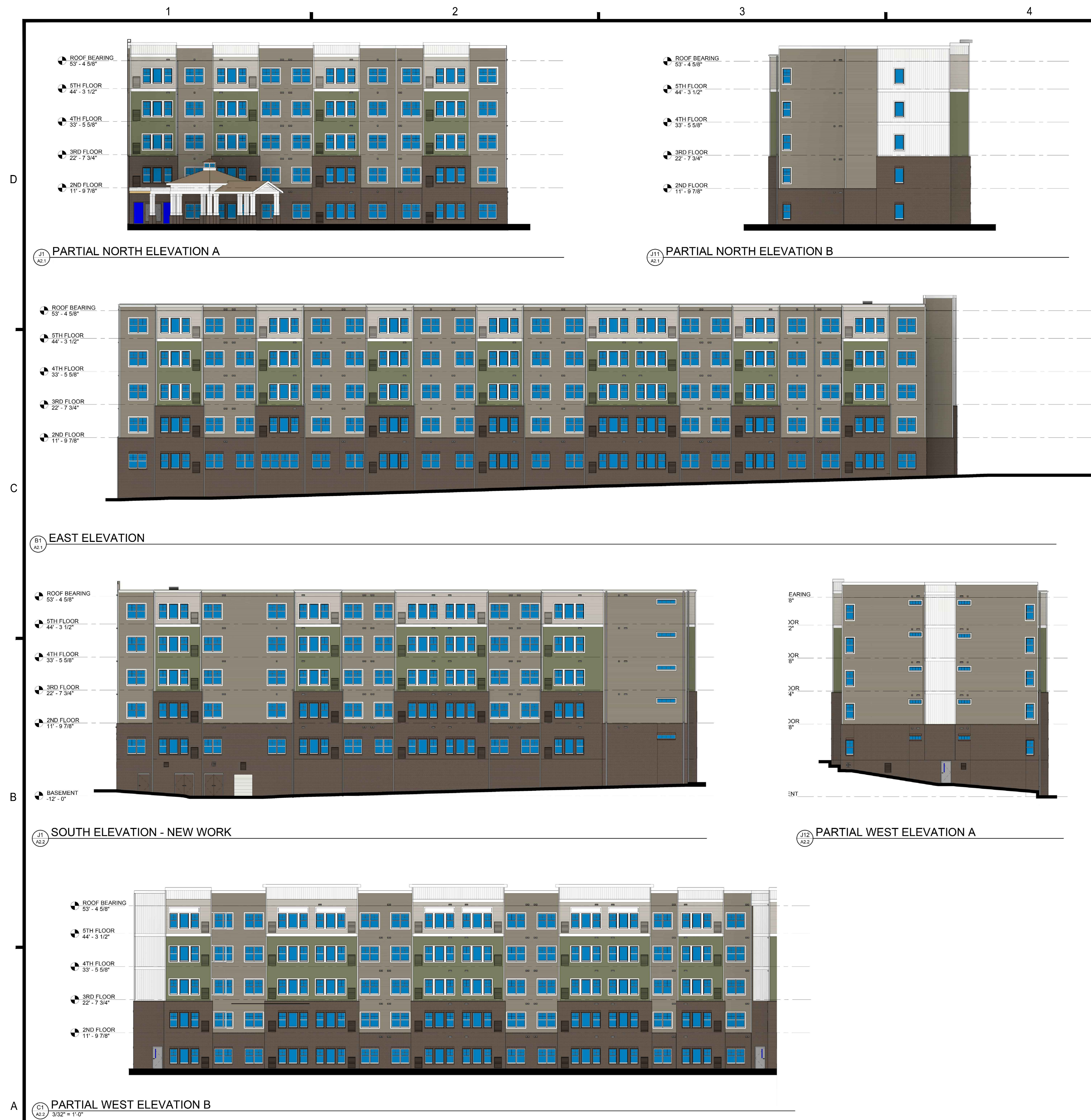
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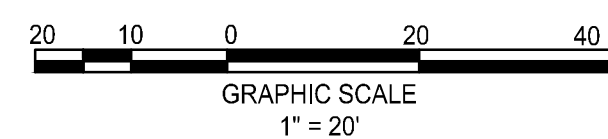
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SHEET TITLE:
TURNING MOVEMENTS



INDEPENDENT LIVING FACILITY ARCHITECTURALS
 PRODUCED BY RETNAUER BAYNES ASSOCIATES, LLC

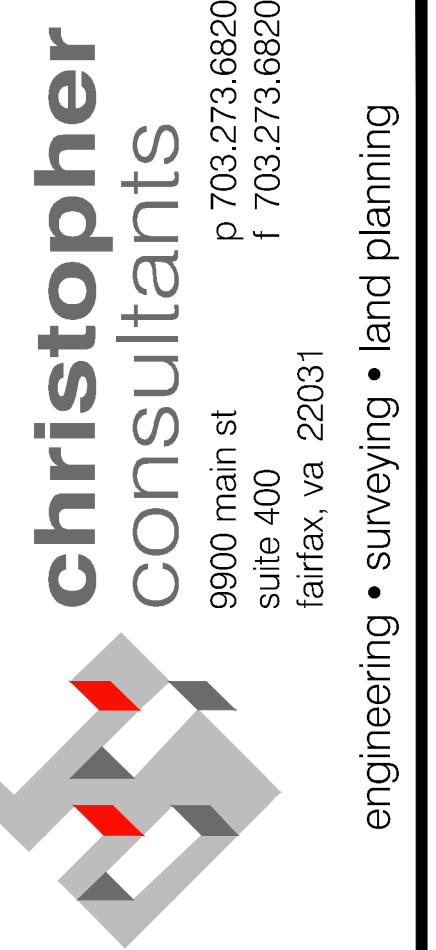


FRONT & LEFT ELEVATIONS
 N.T.S.

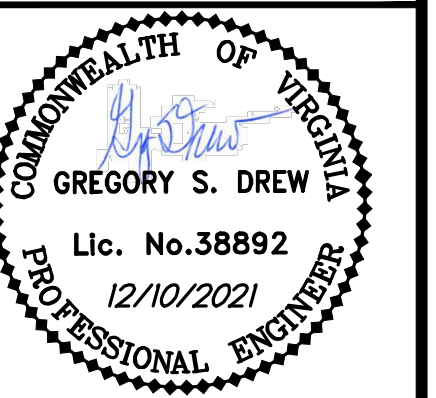


REAR & LEFT ELEVATIONS
 N.T.S.

COMMUNITY CENTER ARCHITECTURALS
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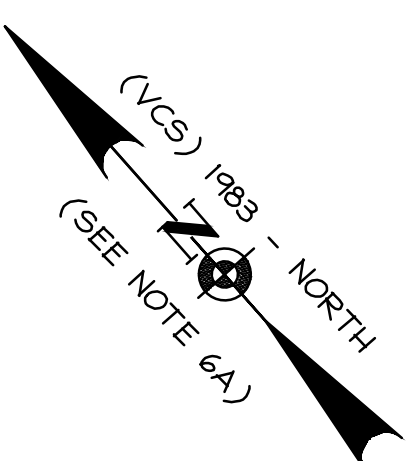
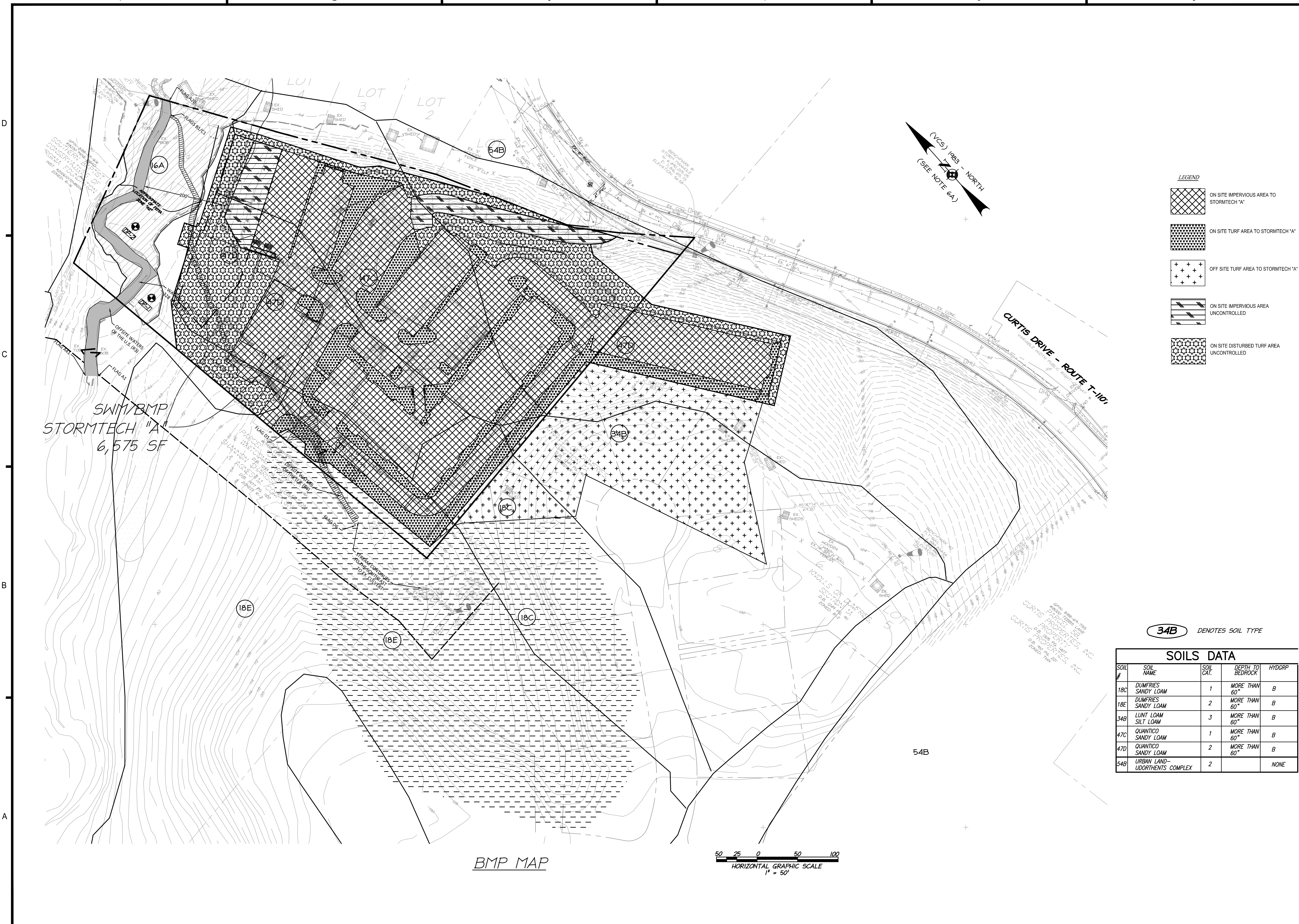


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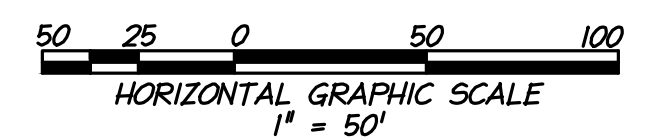
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ARCHITECTURAL ELEVATIONS



- LEGEND**
- ON SITE IMPERVIOUS AREA TO STORMTECH "A"
 - ON SITE TURF AREA TO STORMTECH "A"
 - OFF SITE TURF AREA TO STORMTECH "A"
 - ON SITE IMPERVIOUS AREA UNCONTROLLED
 - ON SITE DISTURBED TURF AREA UNCONTROLLED

34B DENOTES SOIL TYPE

SOILS DATA				
SOIL #	SOIL NAME	SOIL CAT.	DEPTH TO BEDROCK	HYDRP
18C	DUMFRIES SANDY LOAM	1	MORE THAN 60"	B
18E	DUMFRIES SANDY LOAM	2	MORE THAN 60"	B
34B	LUNT LOAM SILT LOAM	3	MORE THAN 60"	B
47C	QUANTICO SANDY LOAM	1	MORE THAN 60"	B
47D	QUANTICO SANDY LOAM	2	MORE THAN 60"	B
54B	URBAN LAND-UDORTMENTS COMPLEX	2		NONE



BMP MAP

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PROJECT No.: 18079.001.00
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SHEET TITLE:
BMP MAP

Project Name: **Pillar Church**
 Date: **9/25/2019**
 Linear Development Project? **No**

CLEAR ALL
 (Ctrl+Shift+R)

data input cells
 constant values
 calculation cells
 final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **4.37**

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	1.77
Post-Development TP Load Reduction for Site (lb/yr):	3.71

Check:
 BMP Design Specifications List: 2013 Draft Stds & Specs
 Linear project? No
 Land cover areas entered correctly? ✓
 Total disturbed area entered? ✓

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		3.31			3.31
Impervious Cover (acres)		1.06			1.06
					4.37

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		1.54			1.54
Impervious Cover (acres)		2.83			2.83
Area Check	OK.	OK.	OK.	OK.	4.37

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Pre-Development	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	3.31	1.54
Weighted Rv(turf)	0.20	0.20
% Managed Turf	76%	59%
Impervious Cover (acres)	1.06	1.06
Rv(impervious)	0.95	0.95
% Impervious	24%	41%
Total Site Area (acres)	4.37	2.60
Site Rv	0.38	0.51

LAND COVER SUMMARY -- POST DEVELOPMENT

Post-Development	Final
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	1.54
Weighted Rv (turf)	0.20
% Managed Turf	35%
Impervious Cover (acres)	2.83
Rv(impervious)	0.95
% Impervious	65%
Final Site Area (acres)	4.37
Final Post Dev Site Rv	0.69

Treatment Volume and Nutrient Load

Pre-Development	Final
Pre-Development Treatment Volume (acre-ft)	0.1391
Final Post-Development Treatment Volume (acre-ft)	0.2497
Pre-Development Treatment Volume (cubic feet)	6,058
Final Post-Development Treatment Volume (cubic feet)	10,877
Pre-Development TP Load (lb/yr)	3.81
Final Post-Development TP Load (lb/yr)	6.83
Pre-Development TP Load per acre (lb/acre/yr)	0.87
Final Post-Development TP Load per acre (lb/acre/yr)	1.56
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)	1.07

Treatment Volume and Nutrient Load

Post-Development	Final
Post-Development Treatment Volume (acre-ft)	0.1096
Final Post-Development Treatment Volume (acre-ft)	0.2497
Post-Development Treatment Volume (cubic feet)	4,773
Final Post-Development Treatment Volume (cubic feet)	10,877
Post-Development TP Load (lb/yr)	3.00
Final Post-Development TP Load (lb/yr)	6.83
Post-Development TP Load per acre (lb/acre/yr)	1.15
Final Post-Development TP Load per acre (lb/acre/yr)	1.56
Max. Reduction Required (Below Pre-Development Load)	20%

¹ Adjusted Land Cover Summary:
 Pre-Development land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.
 Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).
 Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	3.71
---	-------------



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November 14, 2019

Eric Bogumil, PE
 Christopher Consultants, Ltd.
 9301 Innovation Drive, Suite 150
 Manassas, Virginia 20110

Re: Nutrient Credit Availability -- The Harbor at Quantico Creek - Site Plan -- Town of Dumfries

Mr. Bogumil,

The Virginia Nutrient Bank (VNB) is pleased to reserve approximately 1.32± pounds per year of phosphorus offsets (nutrient credits) for the site plan The Harbor at Quantico Creek in the Town of Dumfries. The site is located in HUC:02070011.

VNB has approval from the Virginia Department of Environmental Quality (VDEQ) for Nonpoint Source Offset Generation Certification. VNB is approved to transfer nutrient credits in accordance with the Chesapeake Bay Watershed Nutrient Credit Exchange Program (VA Code 62.1-44.19:14 et seq). These offsets are also transferable in accordance with the Virginia stormwater offset program (VA Code 62.1-44.15:35) and the Virginia Soil and Water Conservation Board's Guidance Document on Stormwater Nonpoint Nutrient Offsets approved on July 23, 2009, to those regulator entities qualifying for nutrient offsets.

VNB manages the Northern Virginia Nutrient Bank located in Westmoreland County that we anticipate will generate 51.08 pounds of phosphorus reduction and 799.25 pounds of nitrogen reduction per year. VNB as of the date of this letter has capacity at the Northern Virginia Nutrient Bank site. VNB will retire 1.32± pounds of phosphorus credits in accordance with the Nutrient Offset Certification regulations.

Respectfully,

Gordon D. Weirich
 Gordon D. Weirich
 Virginia Nutrient Bank, LLC
 gordon@virginianutrientbank.com | 540-217-4079

VIRGINIA NUTRIENT BANK - SERVING FARMERS, DEVELOPERS, AND LOCALITIES
 HELPING CLEAN THE CHESAPEAKE BAY ONE SITE AT A TIME

Site Results (Water Quality Compliance)

Area Checks

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.60	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	2.60	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.74	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.74	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) **10,877**

Runoff Reduction Volume and TP By Drainage Area

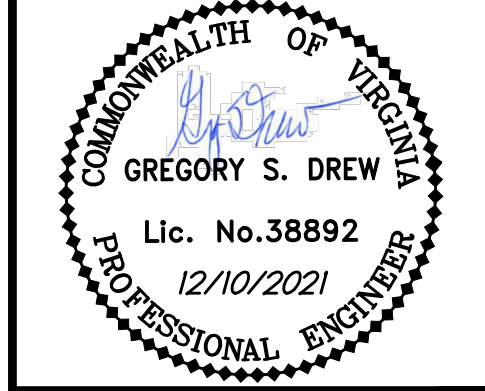
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	5.97	0.00	0.00	0.00	0.00	5.97
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.39	0.00	0.00	0.00	0.00	2.39
TP LOAD REMAINING (lb/yr)	3.59	0.00	0.00	0.00	0.00	3.59
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	6.83
TP LOAD REDUCTION REQUIRED (lb/yr)	3.71
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.39
TP LOAD REMAINING (lb/yr)	4.45
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	1.32

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	48.89
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	48.89



THE HARBOR AT QUANTICO CREEK
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 RZA 2018-002
 CUP 2020-002
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12/10/2021	6TH SUBMISSION

PROJECT No.: 18079.001.00
 DRAWING No.: 109902
 DATE: 03/15/2021
 DESIGN: EB
 DRAWN: EB
 CHECKED: GD

SHEET TITLE:
BMP COMPUTATIONS

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)		0.74			0.74	0.20
Impervious Cover (acres)		2.60			2.60	0.95
Total					3.34	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	5.97
Post Development Treatment Volume in D.A. A (ft ³)	9,507

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.74	2.60	0	0	9,507	9,507	40	0.00	5.97	2.39	3.58	None
14.b. Manufactured Treatment Device-Filtering	0			0	0	0	0	50	0.00	0.00	0.00	0.00	
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
14. Manufactured BMP (no RR)				
0	0.00	42.68	0.00	42.68
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

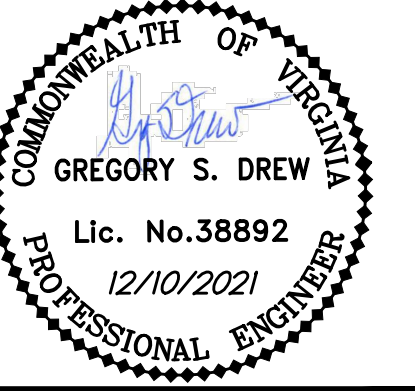
TOTAL IMPERVIOUS COVER TREATED (ac) 2.60 **AREA CHECK: OK.**
TOTAL MANAGED TURF AREA TREATED (ac) 0.74 **AREA CHECK: OK.**

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr) 3.71

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr) 5.97
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 2.39
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr) 2.39
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr) 3.59

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.00
TOTAL NITROGEN REMOVED IN D.A. A (lb/yr) 0.00

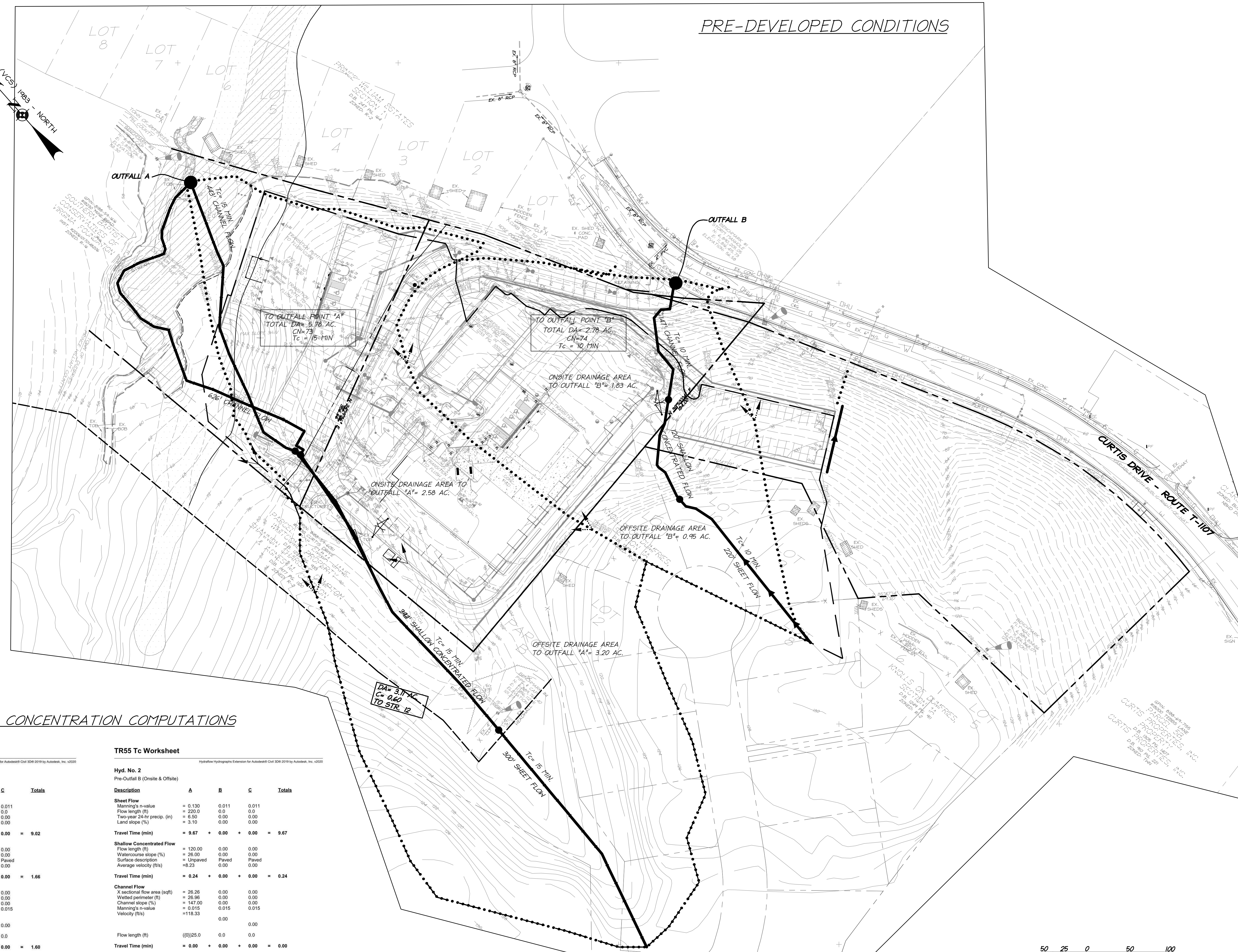
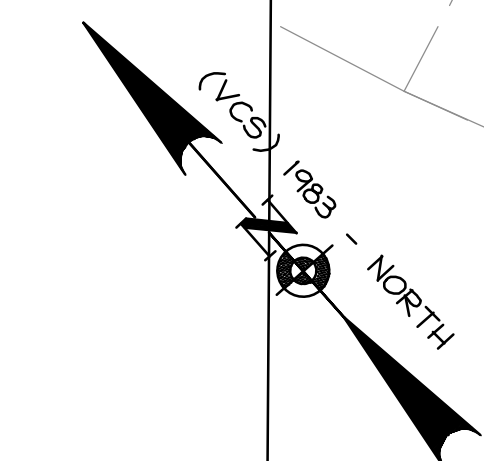


THE HARBOR AT QUANTICO CREEK
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SHEET TITLE:
BMP COMPUTATIONS



PRE-DEVELOPED CONDITIONS

TIME OF CONCENTRATION COMPUTATIONS

TR55 Tc Worksheet

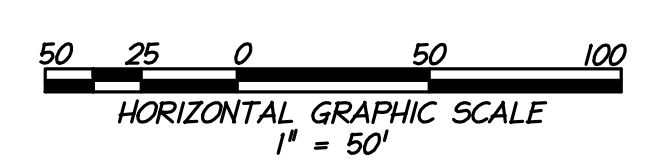
Hyd. No. 1
Pre-Outfall A (Onsite & Offsite)

Description	A	B	C	Totals
Sheet Flow				
Manning's n-value	= 0.150	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.00	0.00	0.00	
Land slope (%)	= 24.00	0.00	0.00	
Travel Time (min)	= 9.02	+ 0.00	+ 0.00	= 9.02
Shallow Concentrated Flow				
Flow length (ft)	= 394.00	0.00	0.00	
Watercourse slope (%)	= 6.00	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 3.95	0.00	0.00	
Travel Time (min)	= 1.66	+ 0.00	+ 0.00	= 1.66
Channel Flow				
X sectional flow area (sqft)	= 12.92	0.00	0.00	
Wetted perimeter (ft)	= 32.63	0.00	0.00	
Channel slope (%)	= 4.06	0.00	0.00	
Manning's n-value	= 0.035	0.015	0.015	
Velocity (ft/s)	= 4.61	0.00	0.00	
Flow length (ft)	((0))443.0	0.0	0.0	
Travel Time (min)	= 1.60	+ 0.00	+ 0.00	= 1.60
Total Travel Time, Tc				12.28 min

TR55 Tc Worksheet

Hyd. No. 2
Pre-Outfall B (Onsite & Offsite)

Description	A	B	C	Totals
Sheet Flow				
Manning's n-value	= 0.130	0.011	0.011	
Flow length (ft)	= 220.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 6.50	0.00	0.00	
Land slope (%)	= 3.10	0.00	0.00	
Travel Time (min)	= 9.67	+ 0.00	+ 0.00	= 9.67
Shallow Concentrated Flow				
Flow length (ft)	= 120.00	0.00	0.00	
Watercourse slope (%)	= 26.00	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 8.23	0.00	0.00	
Travel Time (min)	= 0.24	+ 0.00	+ 0.00	= 0.24
Channel Flow				
X sectional flow area (sqft)	= 26.26	0.00	0.00	
Wetted perimeter (ft)	= 26.96	0.00	0.00	
Channel slope (%)	= 147.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 118.33	0.00	0.00	
Flow length (ft)	((0))25.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				9.91 min



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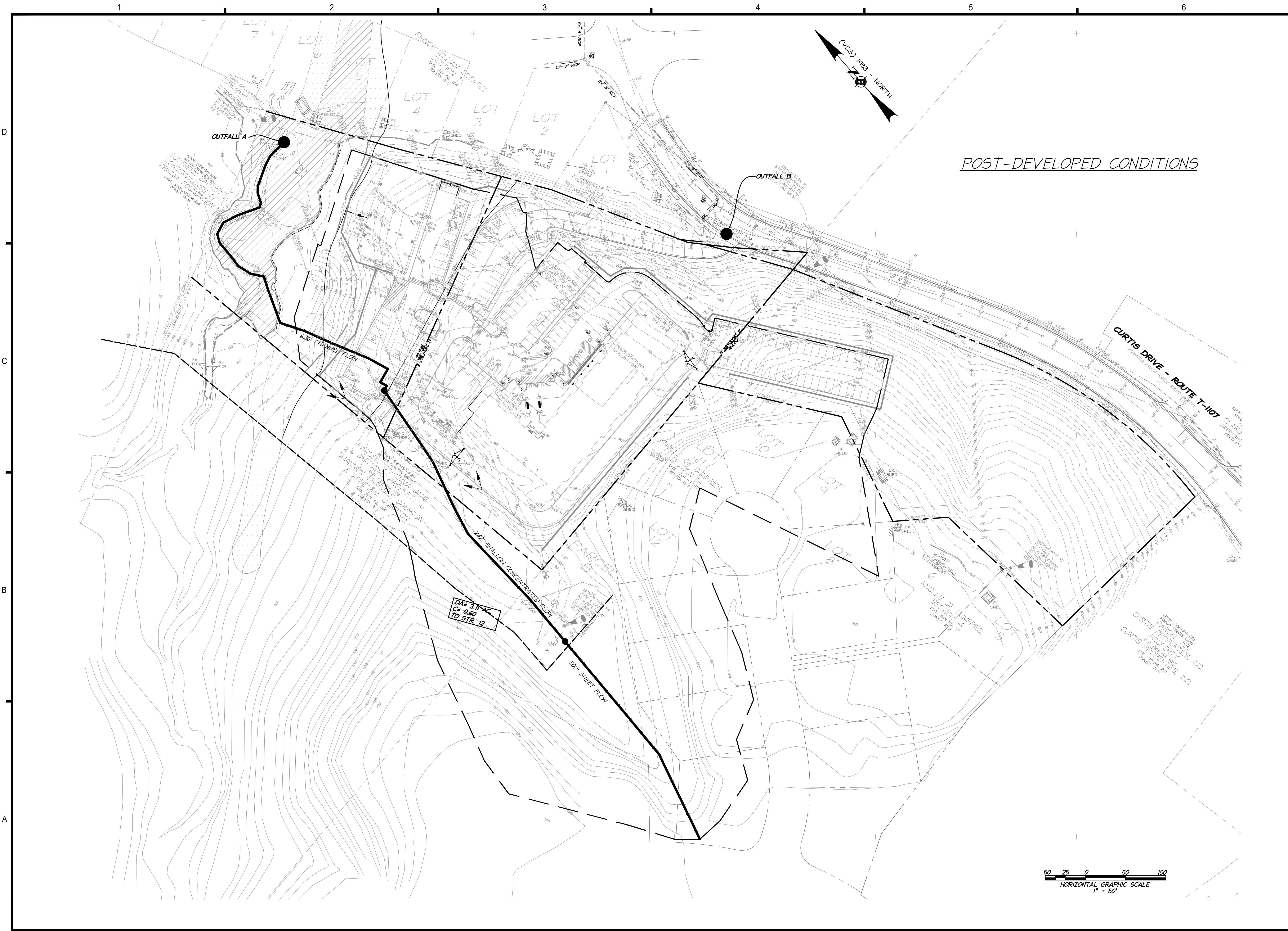
COMMONWEALTH OF VIRGINIA
 GREGORY S. DREW
 Lic. No. 38892
 12/10/2021
 PROFESSIONAL ENGINEER

THE HARBOR AT QUANTICO CREEK
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SHEET TITLE:
PRE DEVELOPED DRAINAGE AREAS



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POST DEVELOPED DRAINAGE AREAS

UNDERGROUND SWM/BMP "A"

Pond Report

Hydroflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v11 Wednesday, 10 / 2 / 2019

Pond No. 1 - StormTech MC-4500 A

Pond Data

Pond storage is based on user-defined values.

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	70.25	n/a	0	0
0.50	70.75	n/a	1,315	1,315
1.00	71.25	n/a	1,315	2,630
1.50	71.75	n/a	1,315	3,945
2.00	72.25	n/a	1,315	5,260
2.50	72.75	n/a	1,315	6,575
3.00	73.25	n/a	1,315	7,890
3.50	73.75	n/a	2,578	10,468
4.00	74.25	n/a	2,544	13,012
4.50	74.75	n/a	2,487	15,510
5.00	75.25	n/a	2,438	17,947
5.50	75.75	n/a	2,363	20,310
6.00	76.25	n/a	2,289	22,580
6.50	76.75	n/a	2,152	24,732
7.00	77.25	n/a	2,000	26,732
7.50	77.75	n/a	1,776	28,507
8.00	78.25	n/a	1,417	29,925
8.50	78.75	n/a	1,315	31,240
9.00	79.25	n/a	1,315	32,555

Culvert / Orifice Structures				Weir Structures				
[A]	[B]	[C]	[Pr/Rsr]	[A]	[B]	[C]	[D]	
Rise (in)	= 15.00	2.00	0.00	0.00	Crest Len (ft)	= 4.00	0.00	0.00
Span (in)	= 15.00	2.00	0.00	0.00	Crest El. (ft)	= 78.00	0.00	0.00
No. Barrels	= 1	1	0	0	Weir Coeff.	= 3.33	3.33	3.33
Invert El. (ft)	= 72.60	72.60	0.00	0.00	Weir Type	= Rect	---	---
Length (ft)	= 41.00	0.00	0.00	0.00	Multi-Stage	= Yes	No	No
Slope (%)	= 1.00	0.00	0.00	n/a	Exfil. (in/hr)	= 0.000	(by Wet area)	---
N-Value	= .013	.013	.013	n/a	TW Elev. (ft)	= 0.00	---	---
Orifice Coeff.	= 0.60	0.60	0.60	0.60				
Multi-Stage	= n/a	Yes	No	No				

Note: Culvert/Orifice outflows are analyzed under inlet (ci) and outlet (co) control. Weir risers checked for orifice conditions (ci) and submergence (s).

Stage ft	Storage cuft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	Pr/Rsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	70.25	0.00	0.00	---	---	0.00	---	---	---	---	---	0.000
0.50	1,315	70.75	0.00	0.00	---	---	0.00	---	---	---	---	---	0.000
1.00	2,630	71.25	0.00	0.00	---	---	0.00	---	---	---	---	---	0.000
1.50	3,945	71.75	0.00	0.00	---	---	0.00	---	---	---	---	---	0.000
2.00	5,260	72.25	0.00	0.00	---	---	0.00	---	---	---	---	---	0.000
2.50	6,575	72.75	0.03	0.03	---	---	0.00	---	---	---	---	---	0.263
3.00	7,890	73.25	0.08	0.08	---	---	0.00	---	---	---	---	---	0.881
3.50	10,468	73.75	0.11	0.11	---	---	0.00	---	---	---	---	---	1.234
4.00	13,012	74.25	0.13	0.13	---	---	0.00	---	---	---	---	---	1,510
4.50	15,510	74.75	0.15	0.15	---	---	0.00	---	---	---	---	---	1,747
5.00	17,947	75.25	0.17	0.16	---	---	0.00	---	---	---	---	---	1,954
5.50	20,310	75.75	0.18	0.18	---	---	0.00	---	---	---	---	---	2,144
6.00	22,580	76.25	0.20	0.20	---	---	0.00	---	---	---	---	---	2,318
6.50	24,732	76.75	0.21	0.21	---	---	0.00	---	---	---	---	---	2,480
7.00	26,732	77.25	0.23	0.23	---	---	0.00	---	---	---	---	---	2,633
7.50	28,507	77.75	0.24	0.23	---	---	0.00	---	---	---	---	---	2,769
8.00	29,925	78.25	1.92	0.23	---	---	1.66	---	---	---	---	---	28.71
8.50	31,240	78.75	8.84	0.19	---	---	8.65	---	---	---	---	---	75.01
9.00	32,555	79.25	13.97	0.07	---	---	13.91	---	---	---	---	---	111.97

Hydrograph Report

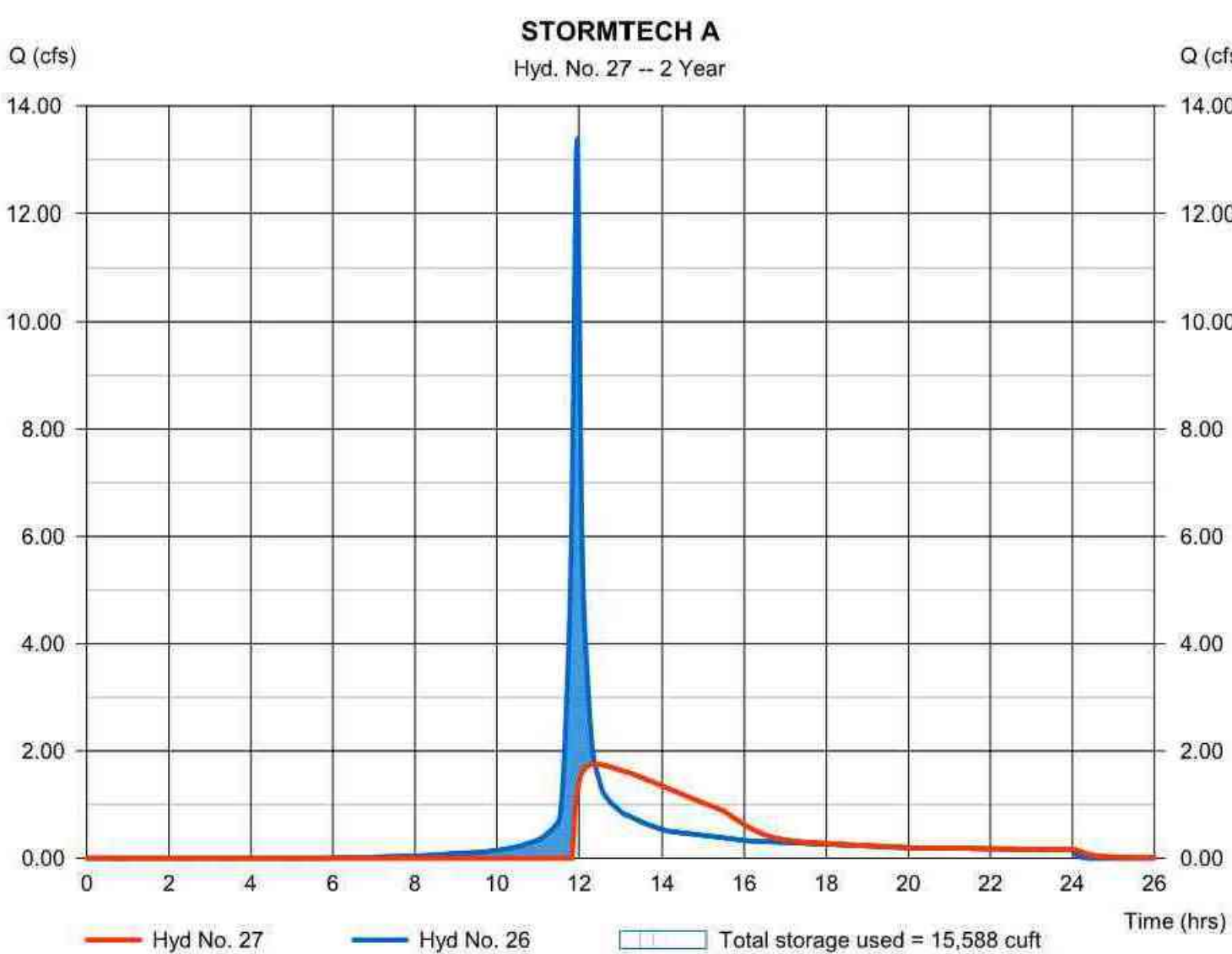
Hydroflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v11 Wednesday, 10 / 2 / 2019

Hyd. No. 27

STORMTECH A

Hydrograph type = Reservoir Peak discharge = 1.753 cfs
 Storm frequency = 2 yrs Time to peak = 12.40 hrs
 Time interval = 2 min Hyd. volume = 26,776 cuft
 Inflow hyd. No. = 26 - COMBINE - ON AND OFF PEAK FLOW WITH A = 74.77 ft
 Reservoir name = StormTech MC-4500 A Max. Storage = 15,588 cuft

Storage Indication method used.



Hydrograph Report

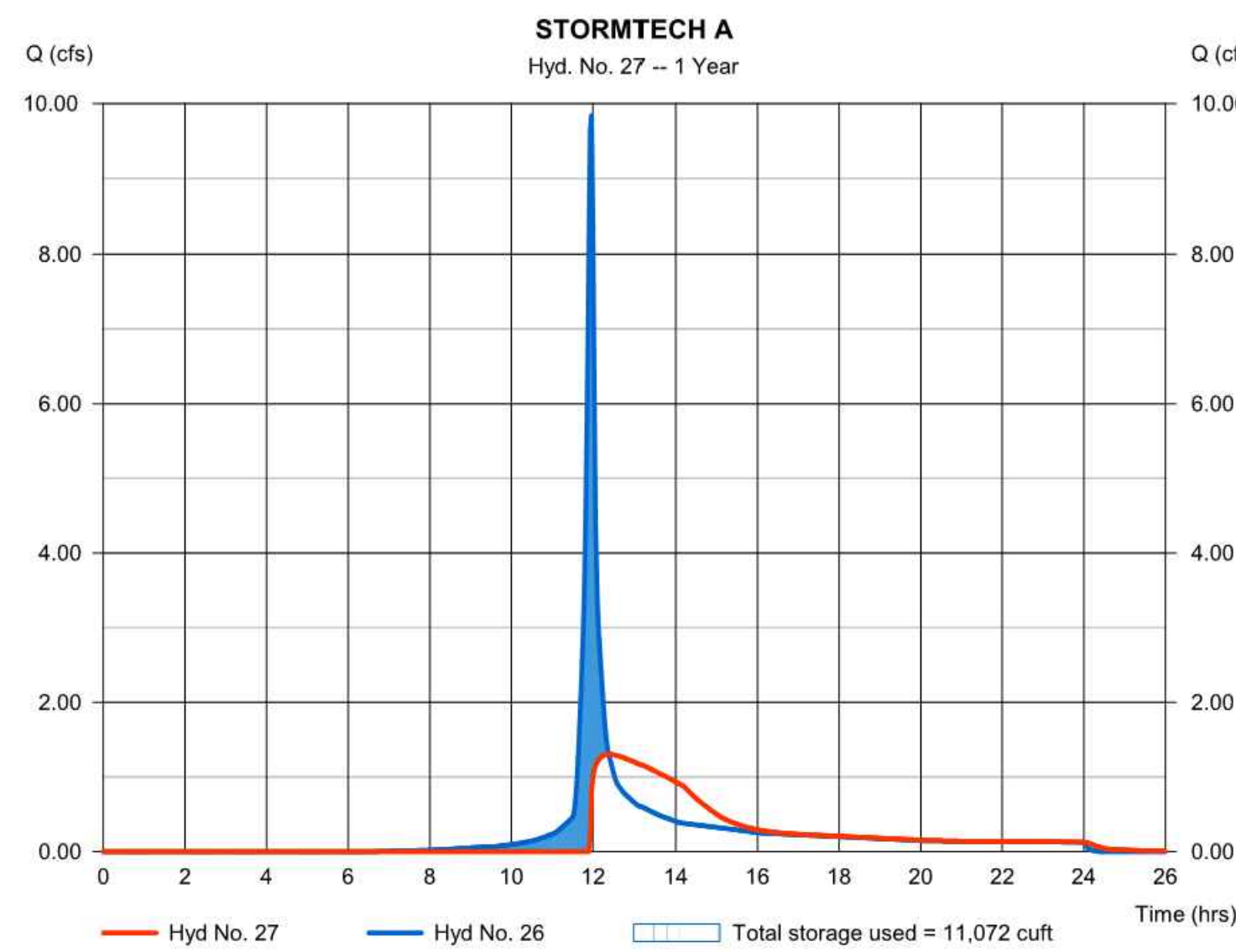
Hydroflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v11 Wednesday, 10 / 2 / 2019

Hyd. No. 27

STORMTECH A

Hydrograph type = Reservoir Peak discharge = 1.304 cfs
 Storm frequency = 1 yrs Time to peak = 12.40 hrs
 Time interval = 2 min Hyd. volume = 17,809 cuft
 Inflow hyd. No. = 26 - COMBINE - ON AND OFF PEAK FLOW WITH A = 73.87 ft
 Reservoir name = StormTech MC-4500 A Max. Storage = 11,072 cuft

Storage Indication method used.



Hydrograph Report

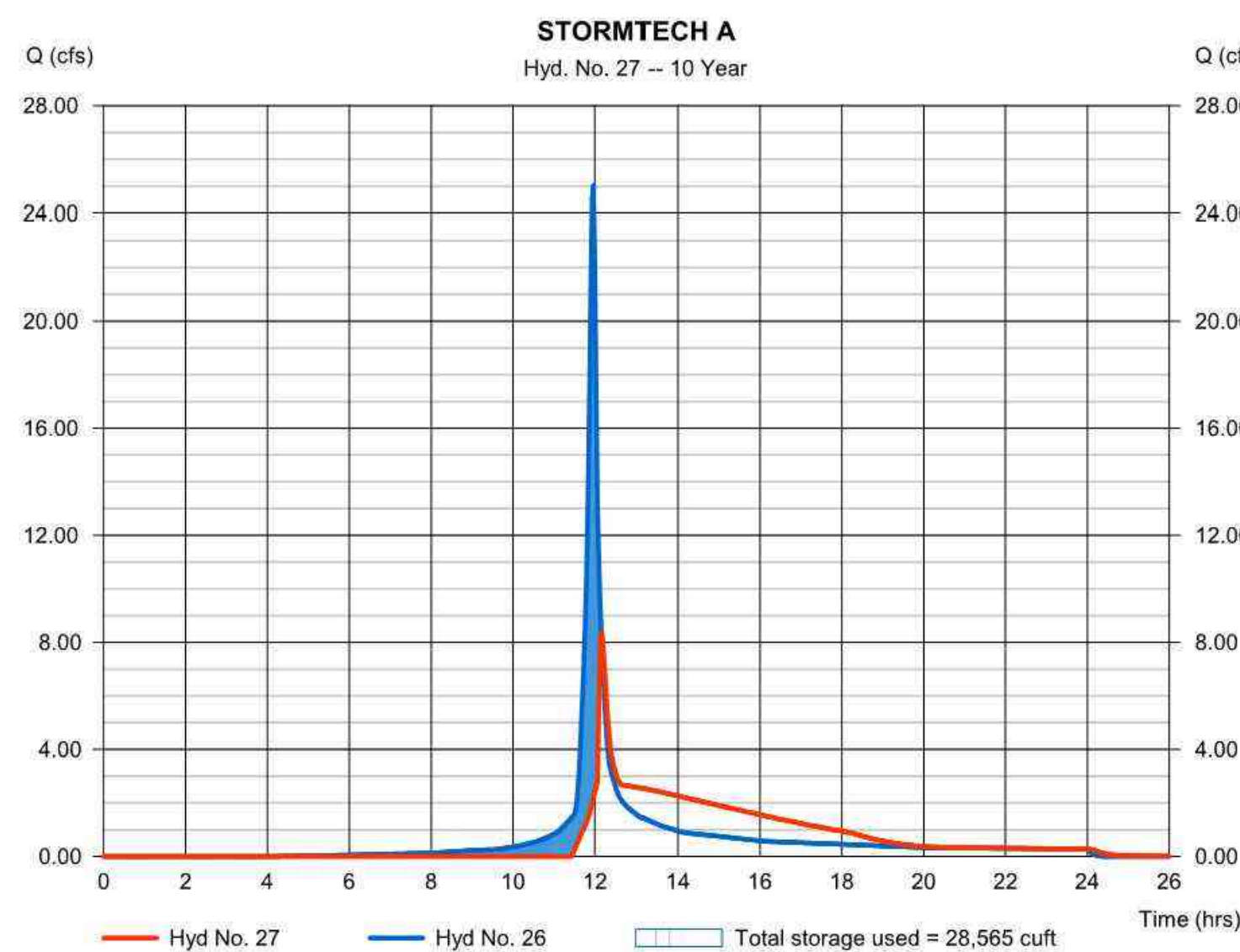
Hydroflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v11 Wednesday, 10 / 2 / 2019

Hyd. No. 27

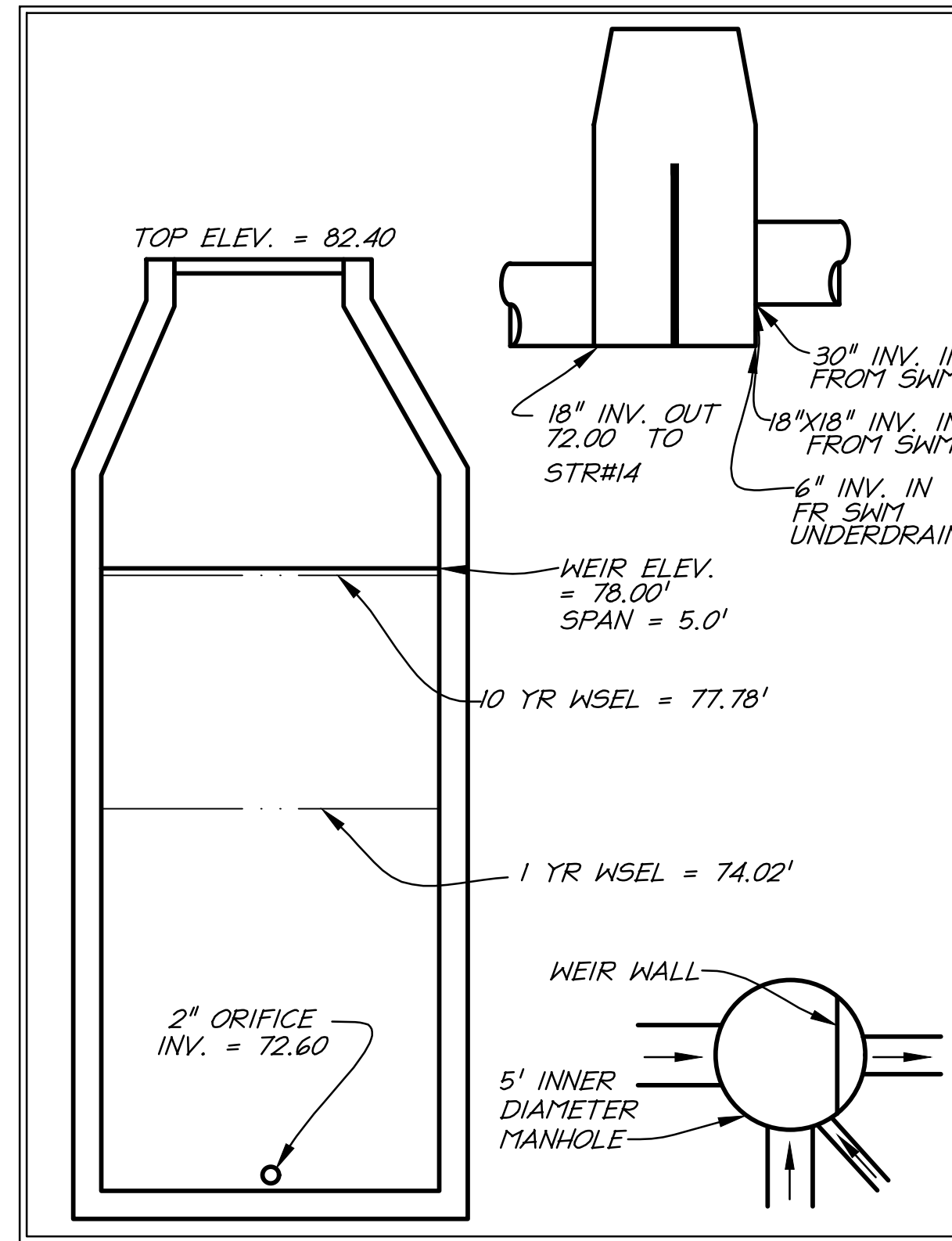
STORMTECH A

Hydrograph type = Reservoir Peak discharge = 8.364 cfs
 Storm frequency = 10 yrs Time to peak = 12.17 hrs
 Time interval = 2 min Hyd. volume = 57,198 cuft
 Inflow hyd. No. = 26 - COMBINE - ON AND OFF PEAK FLOW WITH A = 77.78 ft
 Reservoir name = StormTech MC-4500 A Max. Storage = 28,565 cuft

Storage Indication method used.



OUTFALL STRUCTURE DETAILS (STR# SWM4)



NOTE: DETAIL IS FOR DIMENSIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL DESIGN.

NOTE:

- OWNER/DEVELOPER IS REQUIRED DURING CONSTRUCTION TO PROVIDE FOR INSPECTION AND CERTIFICATION BY A PROFESSIONAL ENGINEER PER LOCAL JURISDICTIONAL REQUIREMENTS.
- MATERIAL DELIVERY TICKETS AND CERTIFICATIONS FROM SUPPLIERS ARE REQUIRED.
- OWNER/DEVELOPER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWM AND BMP FACILITIES TO THE EXTENT THEY ARE NOT MAINTAINED BY THE COUNTY PURSUANT TO SECTION 1096.002 OF THE CODIFIED ORDINANCE.

NOTES:

- CONTRACTOR SHALL CONTACT THE MANUFACTURER AND OBTAIN THE MOST CURRENT SPECIFICATIONS AND INSTALLATION GUIDELINES PRIOR TO INITIATING WORK AND REVIEW FOR CONFORMANCE WITH PLAN SPECIFICATION AND GUIDELINES. ANY DISCREPANCIES OR CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR OWNER FOR NEEDED ACTION.
- christopher consultants CERTIFIES THAT THIS SHEET SPECIFIES A PRODUCT PRODUCED AND DESIGNED BY OTHERS. THIS PLAN HAS BEEN DESIGNED TO INCORPORATE THE PRODUCT INTO THE SITE DESIGN IN A MANNER CONSISTENT WITH THE INTENDED USE OF THE PRODUCT. SEE PLANS, PROFILES AND SCHEMATIC DETAILS INCLUDED IN THIS PLAN FOR SITE SPECIFIC INFORMATION APPLICABLE TO ITS USE ON THE SITE. THE PRODUCT MANUFACTURER IS RESPONSIBLE FOR PROVIDING CURRENT SPECIFICATION FOR THE INSTALLATION AND USE OF THE PRODUCT.

Project: Pillar Church (S126527)

Chamber Model -	MC-4500
Units -	Imperial
Number of Chambers -	133
Number of End Caps -	18
Void in the stone (porosity) -	40 %
Base of STONE Elevation -	70.25 ft
Amount of Stone Above Chambers -	12 m
Amount of Stone Below Chambers -	36 m
Area of system -	5444 sq. min. area

Height of System (mches)	Incremental Single Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch. EC and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)
106	0.00	0.00	0.00	0.00	219.17	219.17	3254.88	79.25
107	0.00	0.00	0.00	0.00	219.17	219.17	3235.71	79.17
108	0.00	0.00	0.00	0.00	219.17	219.17	3216.54	79.08
109	0.00	0.00	0.00	0.00	219.17	219.17	3197.38	78.99
110	0.00	0.00	0.00	0.00	219.17	219.17	3178.21	78.92
111	0.00	0.00	0.00	0.00	219.17	219.17	3159.04	78.83
112	0.00	0.00	0.00	0.00	219.17	219.17	3139.88	78.75
113	0.00	0.00	0.00	0.00	219.17	219.17	3120.71	78.67
114	0.00	0.00	0.00	0.00	219.17	219.17	3101.54	78.58
115	0.00	0.00	0.00	0.00	219.17	219.17	3082.38	78.50
116	0.00	0.00	0.00	0.00	219.17	219.17	3063.21	78.42
117	0.00	0.00	0.00	0.00	219.17	219.17	3044.04	78.33
118	0.00	0.00	0.00	0.00	219.17	219.17	3024.88	78.25
119	0.12	0.01	15.44	0.18	212.52	228.54	2970.44	78.17
120	0.16	0.01	15.44	0.18	212.52	228.54	2949.90	78.08
121	0.21	0.05	27.76	0.86	207.72	236.34	2924.31	78.00
122	0.27	0.07	35.69	1.22	204.40	241.31	2904.97	77.92
123	0.45	0.09	60.22	1.58	194.45	256.25	2873.66	77.83
124	0.67	0.11	88.48	2.03	182.96	273.47	2850.41	77.75
125	0.80	0.14	106.27	2.55	175.64	284.46	2823.94	77.67
126	0.91	0.17	120.78	3.02	169.65	293.44	2794.48	77.58
127	1.00	0.19	133.39	3.45	164.43	301.27	2765.04	77.50
128	1.09	0.22	144.62	3.87	159.77	308.26	2735.77	77.42
129	1.16	0.24	154.74	4.35	155.53	314.62	2704.51	77.33
130	1.23	0.27	164.12	4.86	151.27	320.56	2671.89	77.25
131	1.30	0.30	172.86	5.36	147.88	326.10	2641.33	77.17
132	1.36	0.32	181.02	5.82	144.43	331.27	2608.24	77.08
133	1.42	0.35	188.69	6.26	141.19	336.14	2573.97	77.00
134	1.47	0.37	195.85	6.68	138.11	340.75	2541.89	76.92
135	1.53	0.39	202.45	7.09	135.19	345.13	2507.08	76.83
136	1.57	0.42	209.41	7.51	132.40	349.32	2473.95	76.75
137	1.62	0.44	215.64	7.92	129.74	353.31	2438.63	76.67
138	1.67	0.46	221.61	8.33	127.15	357.13	2402.35	76.58
139	1.71	0.48	227.31	8.71	124.76	360.78	2367.20	76.50
140	1.75	0.50	232.76	9.09	122.43	364.28	2331.42	76.42
141	1.79	0.53	237.98	9.45	120.19	367.63	2294.14	76.33
142	1.83	0.55	243.02	9.81	118.04	370.86	2257.92	76.25
143	1.86	0.56	247.84	10.16	115.97	373.96	2224.58	76.17
144	1.90	0.58	252.48	10.50	113.98	376.95	2189.69	76.08
145	1.93	0.60	256.93	10.83	112.06	379.83	2157.74	76.00
146	1.96	0.62	261.22	11.16	110.21	382.60	2127.91	75.92
147	2.00	0.64	265.35	11.48	108.43	385.27	2098.31	75.83
148	2.03	0.66	269.33	11.80	106.71	387.84	2070.05	75.75
149	2.05	0.67	273.15	12.12	105.06	390.33	2042.20	75.67
150	2.08	0.69	276.84	12.43	103.46	392.73	2015.87	75.58
151	2.11	0.71	280.37	12.73	101.92	395.03	1991.15	75.50
152	2.13	0.72	283.80	13.03	100.43	397.26	1967.12	75.42
153	2.16	0.74	287.10	13.32	99.00	399.42	1943.85	75.33
154	2.18	0.76	290.28	13.61	97.61	401.50	1921.43	75.25
155	2.21	0.77	293.33	13.89	96.28	403.50	1899.85	75.17
156	2.23	0.79	296.28	14.16	94.99	405.43	1879.04	75.08
157	2.25	0.80	299.10	14.43	93.75	407.29	1858.90	75.00
158	2.27	0.82	301.82	14.77	92.53	409.12	1839.71	74.92
159	2.29	0.84	304.44	15.13				

SWM/BMP AND OUTFALL NARRATIVE

PROJECT DESCRIPTION - THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A FIVE STORY SENIOR LIVING CENTER AND A CHURCH, WITH ASSOCIATED UTILITIES AND PARKING APPROXIMATELY 4.97 ACRES WILL BE DISTURBED. THE SITE IS LOCATED ON THE SOUTHWEST OF CURTIS DRIVE-ROUTE 1107 AND SOUTH OF THE INTERSECTION OF CURTIS DRIVE AND EBY DRIVE.

EXISTING CONDITIONS - THIS SITE IS PRESENTLY DEVELOPED AN ABANDONED CHURCH. THE EXISTING DISTURBED AREA CONSISTS OF 1.06 ACRES OF IMPERVIOUS AREA AND 3.91 ACRES OF TURF AREA. THE SOIL IS IDENTIFIED AS PREDOMINANTLY HYDROLOGIC SOIL GROUP (HSG) B SOIL. THE SITE TOPOGRAPHY INDICATES THERE ARE A FEW NATURAL DRAINAGE SWALES. A PORTION OF THE SITE DRAINS NORTHEAST VIA SHEETFLOW TOWARDS CURTIS DRIVE OUTFALL "B" AND ANOTHER PORTION OF THE SITE DRAINS WEST DIRECTLY INTO A TRIBUTARY OF QUANTICO CREEK * OUTFALL "A" THROUGH A COMBINATION OF EXISTING SWALES AND CULVERTS.

DEVELOPED CONDITION - THE DEVELOPED AREA CONSISTS OF 2.69 ACRES OF IMPERVIOUS AREA AND 1.36 ACRES OF TURF AREA. THE INCREASE IN IMPERVIOUS AREA PER THIS DEVELOPMENT IS 1.63 ACRES. ONE STORMTECH FACILITY WILL BE CONSTRUCTED ON THIS SITE FOR THE CONTROL OF INCREASING IMPERVIOUS AREA AS WELL AS CONVEYING OFFSITE AREAS.

STORMWATER QUANTITY - STORMWATER QUANTITY WILL BE CONTROLLED BY ONE ON-SITE PROPOSED UNDERGROUND STORMTECH SYSTEM (STORMTECH "A").

STORMWATER QUALITY- THE VIRGINIA RUNOFF REDUCTION RE-DEVELOPMENT COMPLIANCE SPREADSHEET VERSION 2013 (VRRM) DISPLAYED ON SHEET 23 AND 24 WAS USED TO ESTIMATE TOTAL PHOSPHORUS (TP) LOAD FROM THE PROPOSED SITE. THE REQUIRED TP LOAD FROM THE POST DEVELOPMENT SITE IS 3.71 LB/YR. THE STORMTECH FACILITY IS UTILIZED IN ORDER TO REDUCE TOTAL PHOSPHOROUS LOADING. THE STORMTECH FACILITY IS DESIGNED AS A WATER QUALITY TREATMENT DEVICE THROUGH THE USE OF EXTENDED DETENTION AND ISOLATOR ROWS AS WELL AS A STORMWATER MANAGEMENT DEVICE. THE REMAINING LOAD REQUIREMENTS FOR THIS PROJECT AFTER THE TREATMENT IS 1.32 LB/YR AND WILL BE PROVIDED THROUGH THE PURCHASE OF OFFSITE NUTRIENT CREDITS. THIS SATISFIED THE REQUIRED LOAD REMOVAL FOR THE SITE.

ADEQUATE OUTFALL NARRATIVE

THE PRE- AND POST-DEVELOPED DRAINAGE DIVIDE MAPS ON SHEET 25 DEPICT THE PROJECT OUTFALL LOCATIONS AND THE OVERALL PRE- AND POST-DEVELOPED DRAINAGE DIVIDES TO THESE OUTFALLS. THIS PROJECT HAS TWO EXISTING OUTFALL LOCATIONS, LABELED AS OUTFALL A AND OUTFALL B.

OUTFALL A
 IN PRE-DEVELOPMENT CONDITION, 3.2 ACRES OFF-SITE AREA AND 2.58 ACRES ON-SITE AREA (APPROXIMATELY 5.78 ACRES) DRAINS INTO A TRIBUTARY OF QUANTICO CREEK THROUGH A COMBINATION OF EXISTING SWALES AND CULVERTS. THIS AREA DRAINS TO THE QUANTICO CREEK LOCATED ON THE NORTHWEST SIDE OF THE SITE. THIS CREEK THEN FLOWS OFF THE SITE AT THE FAR NORTHWESTERN CORNER AND IS DESIGNATED AS OUTFALL A. THE PRE-DEVELOPMENT PEAK FLOW RATES FROM THIS AREA FOR THE 1-YR, 2-YR AND 10-YR STORMS ARE 3.04 CFS, 5.24 CFS AND 13.41 CFS, RESPECTIVELY.

IN THE POST-DEVELOPMENT CONDITION, 3.2 ACRES OFF-SITE AREA AND 3.57 ACRES ON -SITE AREAS WILL FLOW TO STORMTECH "A".

DUE TO CONTROLLED STORMWATER DISCHARGE FROM STORMTECH A, POST-DEVELOPMENT 2-YEAR AND 10-YEAR COMBINED PEAK FLOWS TO OUTFALL A QUANTICO CREEK HAVE BEEN LOWERED FROM THE PRE-DEVELOPMENT PEAK FLOWS. THE POST-DEVELOPMENT PEAK COMBINED FLOW RATES AT OUTFALL A FOR THE 1-YR, 2-YR AND 10-YR STORMS ARE 1.304 CFS, 1.75 CFS AND 8.63 CFS, RESPECTIVELY. (REFER SHEET 26 FOR POND REPORT)

OUTFALL B
 IN PRE-DEVELOPMENT CONDITION, 0.95 ACRES OFF-SITE AREA AND 1.83 ACRES ON-SITE AREA (APPROXIMATELY 2.78 ACRES) DRAINS INTO OUTFALL B AND SHEET FLOW TOWARDS CURTIS DRIVE. THE PRE-DEVELOPMENT PEAK FLOW RATES FROM THIS AREA FOR THE 1-YR, 2-YR AND 10-YR STORMS ARE 0.32 CFS, 0.99 CFS AND 4.37 CFS, RESPECTIVELY.

IN THE POST-DEVELOPMENT CONDITION, THERE IS NO INCREASE IN IMPERVIOUS AREA AND A DECREASE IN OVERALL AREA DRAINING TO OUTFALL B, THEREFORE RESULTING IN A DECREASE IN PEAK RUNOFF FROM THE 1-YR, 2-YR, AND 10-YR STORMS.

CHANNEL PROTECTION

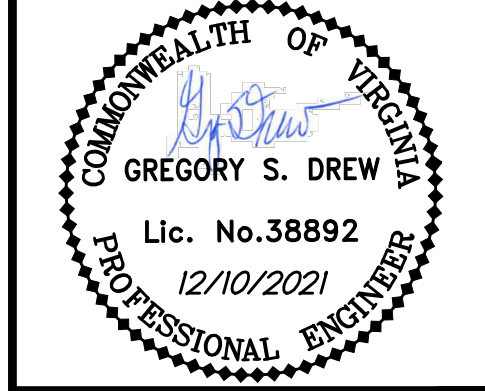
SWM/BMP AREAS DRAIN TO EXISTING NATURAL CHANNELS. AS SHOWN ON SHEET 5 AND 6. CHANNEL PROTECTIONS ARE ACHIEVED BY REDUCING THE PEAK FLOW FROM THE 2 YR 24 HOUR RAINFALL STORM TO PRE-DEVELOPMENT CONDITIONS. SEE SHEET 26.

FLOOD PROTECTION

SWM/BMP AREAS DRAIN TO EXISTING NATURAL CHANNELS. AS SHOWN ON SHEET 5 AND 6. FLOOD PROTECTIONS ARE ACHIEVED BY REDUCING THE PEAK FLOW FROM THE 10 YR 24 HOUR RAINFALL STORM TO PRE-DEVELOPMENT CONDITIONS.

ENERGY BALANCE

AS SHOWN ON THE ENERGY BALANCE EQUATION RESULTS ON SHEET 26, THE 1-YEAR STORM EVENT HAS BEEN REDUCED AT ALL THE DISCHARGE POINTS OF THE SITE, AT BELOW THE ALLOWABLE RELEASE RATE, BASED OF ENERGY BALANCE EQUATION.



THE HARBOR AT QUANTICO CREEK
 MASTER ZONING PLAN
 MZP 2018-002-01
 RZA 2018-002
 CUP 2020-002
 TOWN OF DUMFRIES, VIRGINIA

MARK	DATE	DESCRIPTION
	6/19/2018	1ST SUBMISSION
	3/26/2020	2ND SUBMISSION
	9/22/2020	3RD SUBMISSION
	12/21/2020	4TH SUBMISSION
	3/15/2021	5TH SUBMISSION
	12/10/2021	6TH SUBMISSION

PROJECT No.: 18079.001.00
 DRAWING No.: 109902
 DATE: 03/15/2021
 DESIGN: EB
 DRAWN: EB
 CHECKED: GD

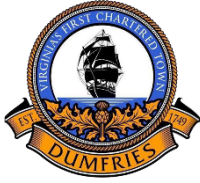
SHEET TITLE:
SWM-BMP NARRATIVE

Appendix F

VIRGINIA DEPARTMENT OF TRANSPORTATION ARLINGTON/FAIRFAX LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA - ACCEPTED	COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION
COUNTY PROJECT NUMBER: RZ 2018-002		DEVELOPER/ENGINEER: CHRISTOPHER CONSULTANT		REVIEWER(S): HIREN C JOSHI; P.E.	DATE: 01-19-21
PROJECT NAME: The Harbor at Quantico Creek- TOWN OF DUMFRIES		REVIEW PHASE & TYPE: 4TH SUBMISSION- REZ		DISCIPLINE: PW LAND USE	
ITEM No.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE:	FINAL DISPOSITION ⁽³⁾
4.01	MZP	Proposed site entrance should be labelled as VDOT Std. CG-11 noting the curb return radii and landing grade along Curtis Road. (Repeat Comment)	1		
4.02	MZP	Elimination of the sidewalk east of the entrance along Curtis Road should be concurred by the Town of Dumfries. (Repeat Comment)	1		
4.03	MZP	Intersection Sight distance (horizontal and vertical) verifications for the entrances along Curtis Road is required on the plans and profile. (Repeat Comment)	1		

(1) Indicate drawing no./page no. or use "G" for general comment.
 (2) To be filled out by Applicant/Engineer. Date of Response is required.
 (3) The VDOT reviewer is responsible for the final disposition of all comments.

Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.



AGENDA ITEM REQUEST FORM

Item Type

Award Proclamation Resolution/Ordinance Motion Discussion

Statement of Purpose

Ordinance Concerning Rezoning Harbor at Quantico Creek, Application (RZA2018-002) & Ordinance Concerning Conditional Use Permit (CUP 2020-002), for Harbor at Quantico Creek

Background/References

This item was continued at the October 19, 2021 meeting until January 4, 2022.

Fiscal Impact

N/A

Suggested Motion

Approval

Requested Meeting Date

January 4, 2022

Attachments

- *For awards and proclamations, please attach desired language*

AT A REGULAR MEETING OF THE DUMFRIES TOWN COUNCIL HELD ON ON JANUARY 4, 2021: ON A MOTION DULY MADE BY _____, AND SECONDED BY _____, THE FOLLOWING RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE:

Tyrone A. Brown, _____;
Brian K. Fields, _____;
Selonia B. Miles, _____;
Cydney A. Neville, _____;
Monae S. Nickerson, _____;
Shaun R. Peet, _____;
Derrick R. Wood, _____;

RESOLUTION AUTHORIZING THE TOWN MANAGER TO ADVERTISE PUBLIC HEARINGS ON CONDITIONAL USE APPLICATION, CUP2020-002, RISING STARS DAYCARE, FILED FOR 17944 MAIN STREET.

WHEREAS, a Conditional Use Permit (CUP2021-001) was filed by Rising Stars Daycare, LLC.; and

WHEREAS, the Town Council desires the Department of Planning and Community Development to provide a staff report and recommendation to the Planning Commission and to the Town Council for CUP2021-001; and

WHEREAS, the Town Council desires CUP2021-001 be forwarded to the Planning Commission for public hearing, review and recommendation to Town Council; and

WHEREAS, pursuant to the requirements in the Town Code and all other applicable laws, the Town Council further desires to deliberate upon and review CUP2021-001 and provide the public the opportunity to be heard on the application.

NOW, THEREFORE, BE IT RESOLVED by Town Council that the Town Manager is authorized to advertise for public hearings to consider an action on conditional permit application CUP2021-001 before the Planning Commission and Town Council, respectively.

By Order of Council:

Derrick R. Wood, Mayor

ATTEST:

Tangi Hill, Town Clerk



AGENDA ITEM REQUEST FORM

Item Type

Award Proclamation Resolution/Ordinance Motion Discussion

Statement of Purpose

RESOLUTION AUTHORIZING THE TOWN MANAGER TO ADVERTISE PUBLIC HEARINGS ON THE CONDITIONAL USE APPLICATION, CUP2021-001, Rising Stars Daycare Center.

Background/References

N/A

Fiscal Impact

N/A

Suggested Motion

Approve resolution to authorize public hearing for CUP2021-001

Requested Meeting Date

January 4th, 2021

Attachments

- Resolution