



December 16, 2024

**SENT BY FIRST CLASS & CERTIFIED MAIL**

Gifford Hampshire  
4020 University Drive, Suite 300  
Fairfax, VA 22030

**Re: Zoning Determination Case #ZNR2025-00041**

Determination of the Applicability of 32-509.02(4) of the Zoning Ordinance on Electric Substations and Proffered Conditions associated with REZ2021-00014

**Property Address:** 8870 Hornbaker Road, Manassas, VA 20109

**Acreage:** 40.397; **GPIN:** 7596-61-9286 (whereas "the Property")

**Zoning District:** PBD, Planned Business District

To Whom It May Concern:

This is in response to the zoning determination application that you, on behalf of the property owner, filed on September 12, 2025, and updated on December 5, 2024. You have requested a zoning and proffer determination for the above referenced Property. More specifically, you have requested confirmation that neither the screening standards set forth in Section 32-509.02(4)(B) and 32-509.02(4)(D) apply to the Property. Additionally, you have requested to confirm that the design guidelines associated with the proffered conditions of #REZ2021-00014 do not apply to Electric Substations.

**Background**

The Property is zoned PBD, Planned Business District, and is subject to the proffered conditions approved by the Prince William County Board of Supervisors on July 12, 2022, as part of rezoning case #REZ2021-00014. The Property is located within the Data Center Opportunity Zone Overlay District. We understand that the Property is planned for the development of an Electric Substation. Additionally, the proffer conditions associated with #REZ2021-00014 identify design guidelines associated with the development of the Property.

**Definitions & Applicable Sections of Zoning Ordinance**

Part 100 of the Prince William County Zoning Ordinance contains defined terms. The Zoning Administrator shall strictly construe the terms and definitions. In the event a term is not defined in this section, the Administrator shall refer to other chapters of the Prince William County Code and to the building code for guidance. If ambiguity remains, the Zoning Administrator shall then rely upon the conventional, recognized meaning of the word or phrase (e.g., current edition, Merriam-Webster's Dictionary).

Part 100

*Data Center* shall mean a use involving a building/premise in which the majority of the use is occupied by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored.

*Electric Substation* shall mean an electrical installation which contains generation or power-conversion equipment and associated electric equipment and parts, such as switchboards, switches, wiring, fuses, circuit breakers, compensators and transformers.

Part 509

Sec. 32-509.01. - Purpose and intent.

The Data Center Opportunity Zone Overlay District was created for the purpose of promoting development of data centers within areas of the County where there is existing infrastructure that could adequately support the proposed use. This District continues the County's efforts to attract and advance high-tech industrial development while limiting negative impacts to communities.

Sec. 32-509.02(4) Data Center Design Standards. Data Centers shall meet the following design guidelines:

(B) Screening of mechanical equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened from major arterials, interstates and abutting residentially zoned or planned properties. This screening may be provided by a principal building or existing vegetation that will remain on the property or is within a landscaping/buffer easement on an adjacent property. Mechanical equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Notwithstanding the requirements of this section, mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Planning Director, shall not be required to be screened.

(D) Fencing. Fencing of the property is permitted, provided that fencing along public or private streets is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. Chain-link fencing or barbed wire fencing are prohibited along public or private street frontages. This fencing allowance does not relieve a property owner from complying with all fire and access code requirements. The Planning Director may allow for alternative compliance with this requirement, provided the applicant demonstrates that the fencing visibility is reduced, through the use of landscaping and other methods to reduce visibility. Examples of permitted fencing include the following:

(F) Substations. Substations shall be screened from adjacent major roads or residentially zoned/planned properties as follows:

- (1) Ten-foot-tall opaque fencing facing residentially zoned/planned properties.
- (2) All other buffering and landscaping requirements of the DCSM shall still apply.

### **Zoning Analysis**

Based on the above referenced background information, application documentation, and analysis of the relevant sections of the Zoning Ordinance, the specific use of Electric Substation is not required to meet the standards set forth in Section 32-509.02(4)(B) and 32-509.02(4)(D). Development standards for Electric Substations under part 509 are specifically regulated under 32-509.02(4)(F). Electric substations, per the Zoning Ordinance, are classified as a public use and there are no specific references to the electric substation use being an industrial use in the Zoning Ordinance.

### **Applicable Proffers of #REZ2021-00014**

*Proffered Condition #13:* All development on the Property shall be in substantial conformance with the design concepts and details set forth in the Parcel K Design Guidelines dated May 10, 2022, which shall supersede and be independent of those for the balance of Wellington Glen. In the Event that data center use is developed, the design will be consistent with the design concepts and details set forth in the Parcel K Design Guidelines dated May 10, 2022.

Design Guideline #7: Industrial Buildings. Industrial uses, including but not limited to, Data Centers, Distribution and Fulfillment Centers and Warehouses.

[Design Guidelines Attached]

### **Proffer Analysis**

Proffered Condition #13 requires substantial conformance with the above referenced Parcel K Design Guidelines. Design Guidelines 2 through 7 discuss building designs. The header for Design Guideline #7 states "Industrial Buildings. **Industrial uses, including but not limited to...**" Design Guideline #7 is the only design guideline that references uses. Additionally, the industrial uses are not exclusively listed.

### **Zoning and Proffer Determination**

Based on the above referenced background information and analysis of the relevant zoning regulation and proffered conditions of rezoning #REZ2021-00014, this determination letter serves to confirm that electric substations are not subject to the regulations in 32-509.02(4)(B) and 32-509.02(4)(D). Additionally, Parcel K Design Guidelines apply to the entire Property, regardless of use. However, there are no specific regulations related to electric substations.

Development of the Property is subject to compliance with all other applicable conditions as set forth in the proffer statement of the rezoning case, all local and state regulations, and required site plan approval for any permitted use.

This determination is based on regulations that are in effect on the date of this letter, which are subject to change. Should you have any questions, please feel free to contact me at this office. State law mandates the following paragraph to be included in all determinations rendered by the Zoning Administrator, whether such determination includes the desired outcome.

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The Zoning Ordinance allows that anyone aggrieved by a zoning determination of the Zoning Administrator may appeal the decision to the Board of Zoning Appeals. An appeal must be filed within thirty (30) days of receipt of this letter. The Board of Zoning Appeals will schedule and advertise a public hearing to consider an appeal within 90 days of the filing. The determination contained within this letter shall be final if an appeal is not filed within 30 days of receipt of this letter. The application fee for the appeal will be in accordance with the fee schedule in effect at the time of filing the appeal application and the appeal application form is available on our web page at the following link:

<http://www.pwcgov.org/government/dept/planning/Documents/Fillable%20BZA%20Appeal.pdf>.

Sincerely,



Alexander Stanley, CZA

Principal Planner, Zoning Administrator

Attachment A: Proffer Statement (#REZ2021-00014)

Attachment B: Design Guidelines – “Parcel K Design Guidelines”

cc: Joyce Fadeley, Department of Development Services, Land Development Division Chief  
Juston Patton, Planning, Acting Long-Range Planning Manager

**PROFFER STATEMENT**

RE: REZ2021-00014, Wellington Glen Parcel K  
Applicant/Record Owner: Hornbaker Business Park LLC  
Property: G.P.I.N. 7596-61-9286  
Brentsville Magisterial District  
40.3970 Acres  
PMD, Planned Mixed District, to PBD, Planned Business District  
Date: May 20, 2022

The subject Property (the "Property") of this Rezoning REZ 2021-00014 is identified as GPIN 7596-61-9286 and is described in the Land Records as Parcel B-1-A Wellington Glen. Said description contains a scrivener's error and is properly described as Parcel B-2A Wellington Glen, containing 40.3970 acres and will be corrected in the Land Records of Prince William County, Virginia. The Property hereafter is referred to as Parcel K.

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following Proffers and shall supersede all other proffers made prior hereto which shall be null and void, including, but not limited to REZ #PLN2004-00105, as amended by PRA #PLN2010-00138 and PRA #PLN2012-00105. In the event the above referenced rezoning is not granted as applied for by Applicant, these proffers shall be withdrawn and are null and void and all applicable prior Proffers shall remain in full force and effect.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the Property served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

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

1. Master Zoning Plan and Generalized Development Plan – Wellington Glen, prepared by Cowen Design Group
  - a. Master Zoning Plan and Generalized Development Plan (sheet 1 of 7) dated May 11, 2022.
  - b. Transportation and Utility Plan (sheet 2 of 7) dated March 11, 2022.

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Wellington Glen Parcel K  
Approved by BOCS: 07.12.2022



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- c. Open Space and Buffer Plan (sheet 3 of 7) dated May 11, 2022.
- d. Modified ECA Plan (sheet 4 of 7) dated March 11, 2022.

The Property, consisting of approximately 40.3970 acres, shall be developed in substantial conformance with the Master Zoning Plan and Generalized Development Plan.

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

### TRANSPORTATION

- 3. The applicant shall provide a traffic signal warrant study at the Hornbaker Road/Street G (Zelkovia Drive) intersection in conjunction with development of Parcel K. If warranted, the applicant shall provide the signal. This will occur at site plan or upon completion of development if requested by Prince William County or VDOT.
- 4. An inverted-U bicycle parking rack will be installed in the approximate location shown on the site plan and constructed to Association of Pedestrian & Bicycle Professionals (APBP) standards.

### USES AND SITE DEVELOPMENT

- 5. Uses: The following uses shall be permitted within Parcel K:
  - a. Those uses permitted as by-right uses, secondary uses, accessory uses, and/or with a special use permit in the PBD, Planned Business District and M-1, Heavy Industrial District and uses permitted by modification by the Board of County Supervisors under Zoning Ordinance Section 32-404.05.1 listed in these proffers including:
    - i. Cold Storage
    - ii. Outdoor storage of equipment, materials, and products (as an accessory use)
    - iii. Distribution and Fulfillment Center
    - iv. Data Center

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The following uses shall be prohibited in Parcel K:

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

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

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

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

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

6. The Applicant agrees to provide a seventy-five-foot (75') building setback along the western boundary of the property.

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

#### COMMUNITY DESIGN

13. All development on the Property shall be in substantial conformance with the design concepts and details set forth in the Parcel K Design Guidelines dated May 10, 2022 which shall supersede and be independent of those for the balance of Wellington Glen. In the event that data center use is developed, the design will be consistent with the design concepts and details set forth in the Parcel K Design Guidelines dated May 10, 2022.

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14. Landscaping provided on the Property shall include drought resistant and native species appropriate to the location and climate of the area, compliance with which shall be demonstrated on all final site/subdivision plans.
15. The applicant shall screen all outside storage areas from view on all four sides. Compliance shall be reflected on each final site plan.
16. The applicant or the successor owner of Parcel K shall create covenants, conditions and restrictions to coordinate development within Parcel K which include such items as architectural controls, signage, building materials, lighting and landscaping, all in accordance with the Parcel K Design Guidelines which shall supersede and be independent of those for the balance of Wellington Glen. Association(s) or any other identifiable single entity (i.e, owner) independent of those for the balance of Wellington Glen shall be formed to oversee the on-going management and maintenance of property within Parcel K, including landscaping and maintenance of common areas.
17. Parcel K Comprehensive Sign Plan. Prior to the approval of the first final site plan for Parcel K. A comprehensive sign plan in accordance with all applicable ordinances shall be submitted to the Planning Director, or his designee, for review and approval, including the approval of sign permits which shall supersede and be independent of those for the balance of Wellington Glen.
18. The applicant or the successor Owner of Parcel K shall (a) adopt and record the Parcel K Design Guidelines, and pursuant to said Guidelines, create a separate Parcel K Design Review Committee that shall have exclusive jurisdiction over Parcel K and (b) create policies and procedures for said Committee all of which shall supersede and be independent of those for the balance of Wellington Glen.

#### ENVIRONMENTAL

19. Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, stream restoration and/or drainage improvements. Said contribution shall be paid prior to and as a condition of the issuance of the first land development permit for each plan and shall be based on the gross acreage reflected on each such approved plan.

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### FIRE & RESCUE

20. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross floor area of nonresidential space constructed on the Property to be used for fire and rescue purposes in the area. Said contribution shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the Property and the amount paid shall be based on the gross floor area in each said building.
21. A spill contingency plan shall be prepared in coordination with the Fire Marshal's Office prior to final site plan approval and approved prior to issuance of an occupancy permit for any proposed use that incorporates fuels, solvents, or other hazardous materials.

### WATER AND SEWER

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

### MISCELLANEOUS

23. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date 18 months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, non-compoundable.

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### WAIVERS/MODIFICATIONS

- a. Modification of Section 32-280.11(b) to allow for M-1, Heavy Industrial zoning as an allowable designation in the Planned Business District for Parcel K.
- b. Modification of Section 32-403.11 to permit distribution and fulfillment center and data center as part of Parcel K's M-1, Heavy Industrial zoning designation.
- c. Modification of Section 32-404.04.7 to reduce the fifty-foot (50') buffer to 15-foot (15') along the southern boundary of Parcel K.
- d. Modification of Section 32-404.04.4 to permit maximum lot coverage to be 85 percent, with a required open space area of 15 percent.
- e. Waiver of Section 32-280.12 (2) to permit outdoor storage.
- f. Waiver of Section 32-404.03.2 (c) to permit cold storage.

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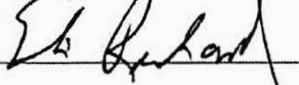


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**REZ2021-00014, WELLINGTON GLEN  
SIGNATURE PAGE**

ARCADIA DEVELOPMENT CO.

By: 

Name: ELI REINHARD

Title: VICE-PRESIDENT

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Wellington Glen Parcel K  
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# Wellington Glen

## Development Design Guidelines Parcel K



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Wellington Glen Parcel K  
Approved by BOCS: 07.12.2022

A handwritten signature in black ink, appearing to be 'L. P. Meyer', written over a horizontal line.

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**Parcel K**  
**Design Guidelines**

Prepared By:

**Architect**

Pinnacle Design and Consulting  
4085 Chain Bridge Road  
Suite 200  
Fairfax, VA 22030

**Landscape Architect**

The Land Planning & Design Group  
5300 Westview Drive  
Suite 103  
Frederick, MD 21703

As Modified By:

Arcadia Development Company  
108 North George Street  
Charles Town, WV 25414

November 22, 2004  
Revised August 31, 2011  
Revised May 10, 2022

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**WELLINGTON GLEN**

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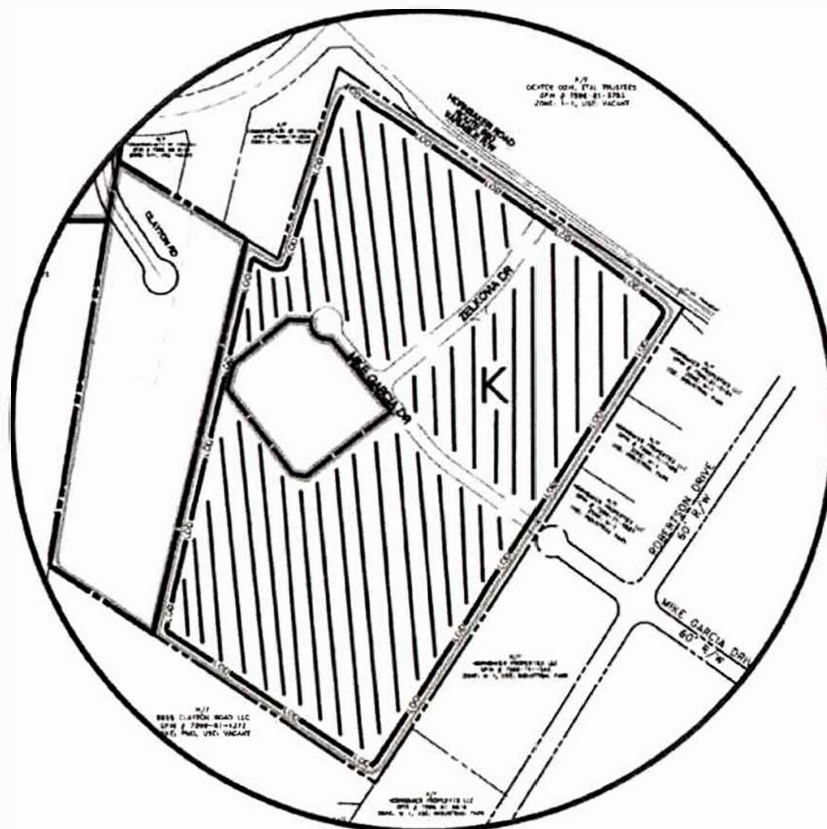
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## A. Introduction

### 1. Project Description

Parcel K of Wellington Glen consists of approximately 40 acres of land and is located on Hornbaker Road between Wellington Road and University Boulevard in Prince William County, Virginia. Any reference in this document to Wellington Glen or Design Guidelines are meant to only refer to and be applicable to Parcel K.



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## 2. Purpose of Guidelines

The purpose of this document is to describe the design concepts for Wellington Glen in addition to the design principles that support the concept, in order to provide a set of guidelines for developing the various components of the proposed plan. These guidelines will be used to direct the design at Wellington Glen while not overly restricting creative expression within the different areas of the development.

Amendments, revisions, and waivers to the Design Guidelines must be approved by a majority vote of the membership of the Design Review Committee (DRC), with documentation provided to ensure that the design intent of the amendment can be clearly understood and implemented. This includes the preparation of architectural, landscape, and engineering standards and criteria, as appropriate, to be included in the changes sought.

No amendment, revision or waiver shall be approved which is not substantially consistent with these Design Guidelines and the zoning. Each amendment, revision or waiver to be considered by the DRC shall be first forwarded to the Prince William County Director of Planning, who shall have ten business days from receipt to notify the DRC in writing that he or she has determined said amendment, revision or waiver to be substantially inconsistent with these Design Guidelines and zoning. The Planning Director's written determination shall include specific references to those portions of the Design Guidelines or conditions on the zoning which are the basis for such determination. The DRC shall not approve any such amendment found substantially inconsistent by the Planning Director. Failure of the Planning Director to provide such written notice shall automatically mean that he or she has determined such amendment, revision or waiver is substantially consistent with these Design Guidelines and the conditions of the zoning and the DRC shall be entitled to either approve or not approve said amendment in its sole discretion. Provided, however, when amendments are being sought to the zoning, the DRC may approve amendments to the Guidelines so they may be included in the Rezoning Submission. Said amendments shall only be effective if the rezoning is approved.

## 3. Organization of the Guidelines

The guidelines begin with the overall urban design standards that are to be utilized to create organization and coherence to the development. The essential design elements of the project are as follows: architecture, streetscape design, open space standards, landscape design, parking, and signage. The design guidelines and standards are intended to explain basic aspects of conformance, and the illustrations shown represent proposed preliminary design intention with minor modification at final design.

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## B. Urban Design Criteria

### 1. Design Principles

The placement and relationship of essential project elements (i.e. buildings, streets, and parking) will help to define the open spaces throughout the project. A separation will be created between parking and pedestrian spaces. An example of a pedestrian space is in the residential component, where parking has been removed in front of the building entrances, creating a vehicular drop-off area, with pedestrian oriented entrances and the potential for sitting areas. The architecture, location and height of the buildings directly relates to the location of pedestrian spaces within the project. The importance of integrating the urban design patterns into the existing plan during construction of the project is paramount.

While each portion of development should contain unique features that provide a sense of place, the urban design elements listed below will be repeated throughout to reinforce the community themes for Wellington Glen.

### 2. Building Locations

As discussed in section A3, this project is in the preliminary phase. The residential building locations shown reflect the planned layout of the residential component of the project. Non-residential building locations reflect preliminary layouts. In order to provide flexibility to accommodate specific user requirements, the final layout / configuration of buildings in the non-residential areas will be determined at site plan. In general, building locations will be based on proximity to streets and parking areas. Building locations will be oriented to maximize aesthetics and create usable spaces within the project.

### 3. Building Elevations

Front building elevations and main entrances shall face streets and parking areas within the site. Both side and rear elevations will be subordinate in comparison to the main facade and entrance, except in situations with the building fronting on more than one street. In such cases, all facades fronting on streets will have the same level of architectural treatment.

### 4. Building Height

The building height and massing will vary but will be designed to complement the character of adjacent buildings and overall design of the community. In regards to roof lines, there may be a variety of rooflines and projections that will help to improve aesthetics and reduce overall height to a more pedestrian scale. The buildings are to be comprised of well proportioned elements. Large buildings will have clearly designated main entrances, and overall frontage that incorporates visual aesthetics to help reduce the perceived scale of the building.

### Development Uses

The ultimate vision of Wellington Glen is a community where individuals can both live and work. The mix of uses proposed both within the community and the surrounding area will afford residents the opportunity to live close to employment. In addition, the local transportation network to be implemented in connection with the development of Wellington Glen and the surrounding properties will facilitate accessibility between residential uses and a range of local serving commercial and employment opportunities in the area, thereby reducing the need for and number of longer vehicle trips on the regional road network.

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## C. Architecture

### 1. General Design Criteria

**General Architectural Guidelines** - The objective of the architectural design standards is to generate a unified design image for the site but allow individual structures to maintain independent design themes. In addition to the architectural styles presented in these Guidelines, other styles and buildings may be approved in conjunction with special use permit application for specific use on the property. The Developer will establish a Design Review Committee (DRC) to review all building elevation design (See Section H).

**General Architectural Massing** - The buildings shall exhibit a variety in their massing, height, roof configurations, projections and recesses. Where appropriate each building design shall differ from adjacent structures. Individual buildings shall be similar in scale with any adjacent structure.

**General Building Orientation** - All building front elevations shall be perpendicular to or face directly onto the adjacent street or parking area.

**General Building Elevations** - All buildings shall be designed to complement the character or the adjacent structures and be sensitive to their materials, color and scale. The side and rear elevations shall incorporate the same design elements and materials as the street elevations. All building elevations shall be assembled using quality materials and finishes that respect the adjacent structures and building types.

**Architectural Theme** - To create continuity throughout the project building elevations shall include two or more of the following architectural features: brick veneer, stone base, siding (for residential only), storefront or double hung window, entry canopy or covered entry, asphalt shingles, standing seam metal or flat roof.

#### **Building Types –**

Office-Flex Buildings  
Townhouse Office Buildings and Office  
Buildings Hotel  
Residential  
Community Clubhouse  
Industrial Buildings

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Wellington Glen Parcel K  
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**2. Flex-Office Buildings**

**Description** -Flex-Office Buildings shall be defined as 1 or 2-story structures with multiple tenants. The tenant suites will have mixed uses including but not limited to office, warehouse and storage spaces. Tenants shall have individual access doors into each tenant suite.

**Materials** - The use of a variety of architectural materials and textures shall be used for each building facade. Acceptable elevation materials shall include brick, split faced block, stone, concrete, stucco, standing seam metal roofing or other appropriate material. Building elevations shall be constructed with at least two different elevation materials. Additional materials may be substituted by approval of the DRC

**Colors** - The primary colors for building elevations shall be those found within the regional landscape and shall contribute to the overall design character of the site. Colors for manufactured items such as brick, split faced block, stucco and standing seam metal roofing shall be chosen from the manufacturers standard color selections. Limited accent colors may be used to complement the building design. The use of fluorescent or garish colors shall be prohibited

**Doors, Window Openings and Glazing** - The door and window selections shall be appropriate to the style of building architecture.

**Mechanical and Electrical Equipment** - Mechanical equipment, when located on the building rooftops, shall be screened from view from the adjacent right of way. Electrical equipment shall be located on building rooftops or on the rear facing elevations. The electrical equipment shall be screened from view from the adjacent right of way.

**Service Areas** - Service areas, including dumpsters and loading dock areas, shall be oriented to minimize the visual impact on adjacent right of way. Service areas shall be screened with dense landscaping and evergreen trees. Dumpsters shall be screened with landscaping, fencing or screen walls as approved by the DRC.

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**Flex-Office Building**

The project of this building is subject to the actual design and construction. The actual design and construction of this building is subject to the actual design and construction. The actual design and construction of this building is subject to the actual design and construction.

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**4. Office Townhouse Buildings and Office Buildings**

**Description - Office Townhouse Buildings** shall be defined as 2-story structures with multiple tenants. Tenants shall have individual access doors into each tenant suite.

**Office Buildings** shall be defined as multiple story structures with either single or multiple tenants. Tenants will access the building through a single common entry door. Low-rise buildings shall have a maximum height of two stories and Mid-rise shall have a maximum height of five stories.

Illustrations on the following pages are intended to reflect architectural styles, with minor modifications permitted to accommodate specific users and their needs.

**Materials -** The use of a variety of architectural materials and textures shall be used for each building facade. Acceptable elevation materials shall include brick, split faced block, stone, concrete, stucco, asphalt shingles, standing seam metal roofing or other appropriate material. Limited use of wood or synthetic wood material may be used for door and window treatments and architectural elements. Additional materials may be substituted by approval of the DRC.

**Colors -** The primary colors for building elevations shall be those found within the regional landscape and shall contribute to the overall design character of the site. Colors for manufactured items such as brick, split faced block, stucco, asphalt shingles and standing seam metal roofing shall be chosen from the manufacturer's standard color selections. Limited accent colors may be used to complement the building design. The use of fluorescent or garish colors shall be prohibited.

**Doors, Window Openings and Glazing -** The door and window selections shall be appropriate to the style of building architecture.

**Mechanical and Electrical Equipment -** Mechanical equipment shall be located on the rear or side facing elevation or roof mounted and screened from view from the adjacent right of way. The electrical equipment shall be located on the rear facing elevations. The electrical equipment shall be screened from view from the adjacent right of way.

**Service Areas -** Service areas, including dumpsters and loading dock areas, shall be oriented to minimize the visual impact on adjacent right of way. Service areas shall be screened with dense landscaping and evergreen trees. Dumpsters shall be screened with landscaping, fencing or screen walls as approved by the DRC.

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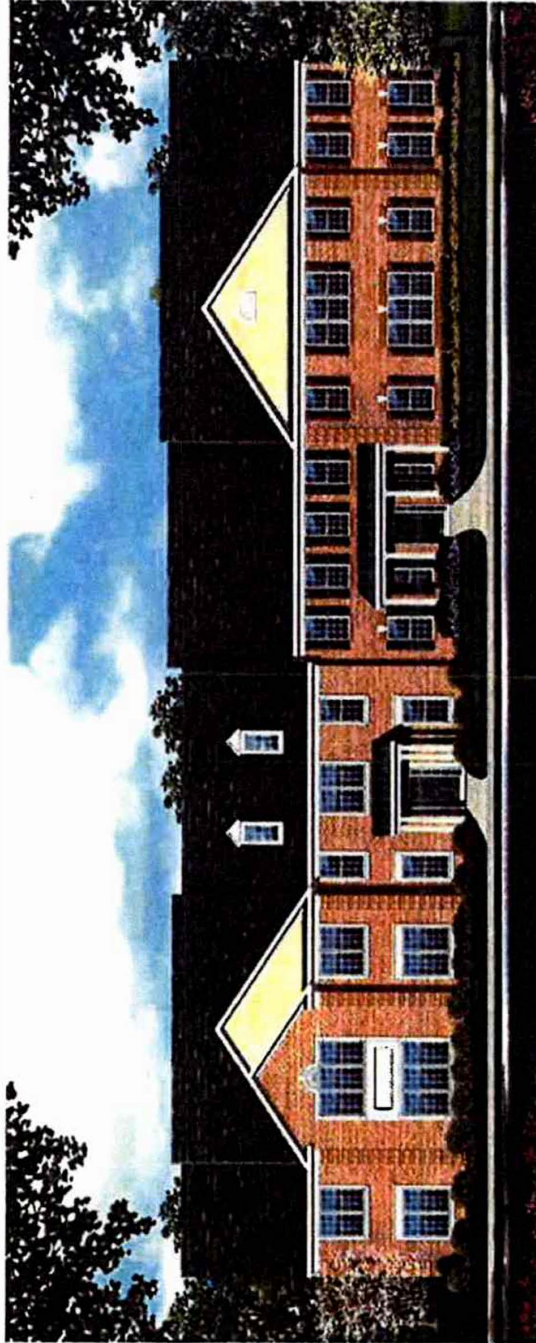
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Office Townhouse Building

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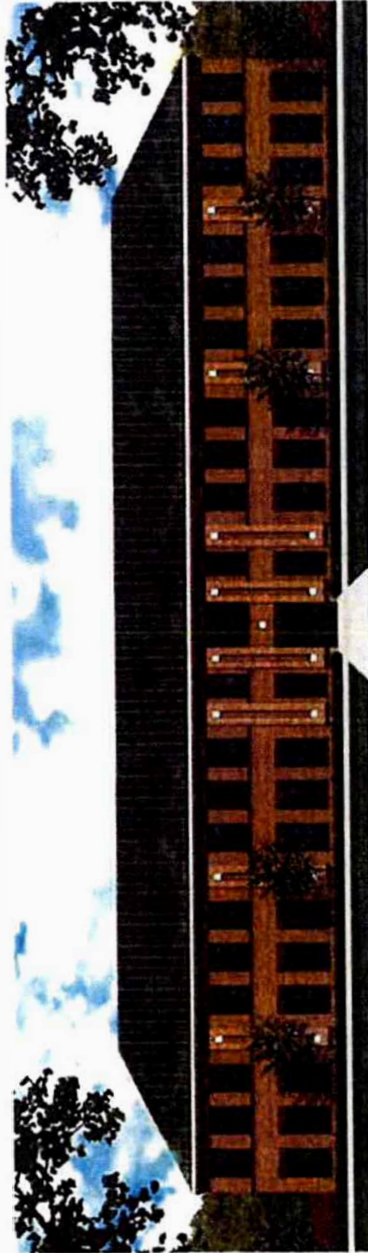
**Office Building**

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Wellington Glen Parcel K  
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A handwritten signature in black ink, appearing to read "L. P. Meyer".

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**Low-rise Office Building**

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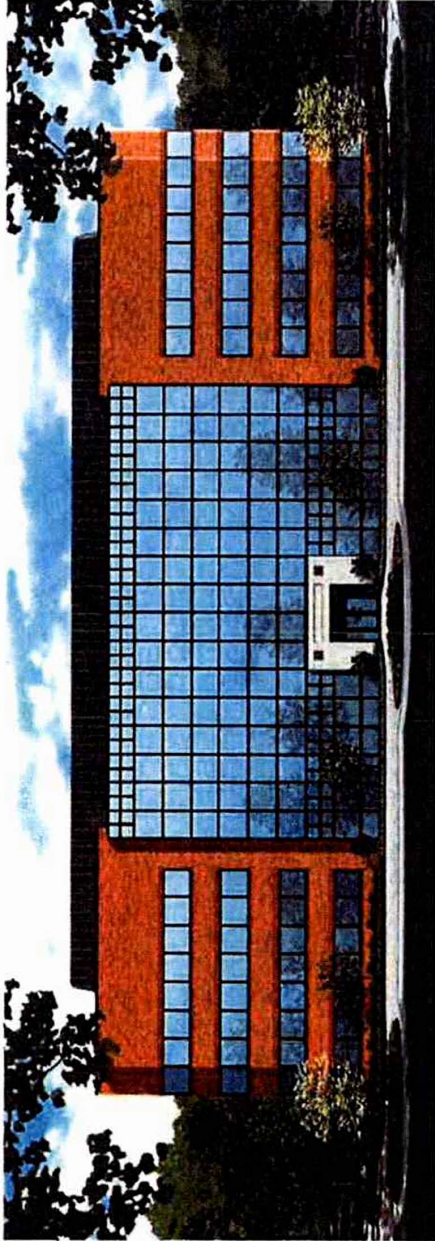
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The purpose of our study is to assist the local planning agency. The actual approval of the project is the responsibility of the local planning agency. We are not responsible for the design and construction of the project. All rights reserved.

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**Mid-rise Office Building**

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**4. Hotel**

**Elevations** - Conceptual elevations for the Hotel Site are not included. The future Hotel portion for this site may be occupied by a hotel user, providing either standard hotel rooms or extended temporary stay suites. The elevation design shall be the standard corporate image, but should be designed to complement the character of the adjacent structures. The elevation design will be reviewed by the DRC using the same architectural standards as may apply throughout the project.

**Materials** - The use of a variety of architectural materials and textures shall be used for each building facade. Acceptable elevation materials shall include brick, split faced block, stone, concrete, stucco, asphalt shingles, standing seam metal roofing or other appropriate material. Limited use of wood or synthetic wood material may be used for door and window treatments and architectural elements. Additional materials may be substituted by approval of the DRC.

**Colors** - The primary colors for building elevations shall be those found within the regional landscape and shall contribute to the overall design character of the site. Colors for manufactured items such as brick, split faced block, stucco, asphalt shingles and standing seam metal roofing shall be chosen from the manufacturer's standard color selections. Limited accent colors may be used to complement the building design. The use of fluorescent or garish colors shall be prohibited.

**Doors, Window Openings and Glazing** - The door and window selections shall be appropriate to the style of building architecture.

**Mechanical and Electrical Equipment** - Mechanical equipment shall be located on the rear or side facing elevation or roof mounted and screened from view from the adjacent right of way. Electrical equipment shall be located on the rear facing elevations. The electrical equipment shall be screened from view from the adjacent right of way.

**Service Areas** - Service areas including dumpsters and loading dock areas shall be oriented to minimize the visual impact on adjacent right of way. Service areas shall be screened with dense landscaping and evergreen trees. Dumpsters shall be screened with landscaping, fencing or screen walls as approved by the DRC.

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## 5. Residential

**Description** - The residential portion of the development will be a mix of one, two and three bedroom units. The buildings will be 3 to 4 stories in height but will not exceed 54'-0" above finished grade. The building configurations used are "U" shaped, "L" shaped and straight buildings. The variety of building shapes maximizes green space. Green space plazas are created between the "L" shaped buildings and in the courtyard area of the "U" shaped buildings.

**Materials** - Elevation materials will include a mix of brick, siding and asphalt shingles. Wood and synthetic wood material may be used for door and window treatments and architectural elements. Additional materials may be substituted by approval of the DRC.

**Colors** - The primary colors for building elevations shall be those found within the regional landscape and shall contribute to the overall design character of the site. Colors for manufactured items such as brick, siding and asphalt shingles shall be chosen from the manufacturers standard color selections. Limited accent colors may be used to complement the building design. The use of fluorescent or garish colors shall be prohibited

**Doors, Window Openings and Glazing** - Doors shall be flush, French door type or six panel door types. Windows shall be fixed panel, single or double hung type windows. Door and window trim shall be consistent with trim used on residential applications.

**Mechanical and Electrical Equipment** - Mechanical condensing equipment shall be located on the rear, side or front facing elevation and screened from view from the adjacent right of way. Electrical equipment shall be located on the rear facing elevations. The electrical equipment shall be screened from view from the adjacent right of way.

**Service Areas** - Service areas including dumpsters and loading dock areas shall be oriented to minimize the visual impact on adjacent right of way. Service areas shall be screened with dense landscaping and evergreen trees. Dumpsters shall be screened with landscaping, fencing or screen walls as approved by the DRC.

**Development Standards** - The modifications to the development standards set forth in the Zoning Ordinance for Multifamily Buildings (Housing Type K) needed in connection with the residential unit proposed for this project are identified in the Modified Multifamily Units exhibit on the following page.

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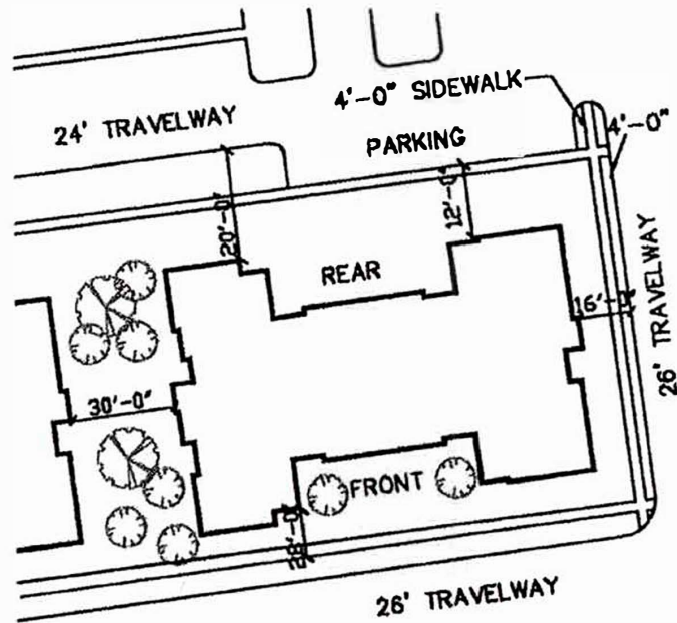
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**Modified Multifamily Units** - Buildings comprising multiple dwelling units which share common access to individual units and yards. The minimum lot area required shall be the sum of the areas required for each unit within the units in a single structure. The following table specifies the minimum standards for a modified multifamily building.

|   | <u>PROPOSED STANDARDS</u> |
|---|---------------------------|
| - Minimum Lot Area  | (4 Story) 1175 SQ. FT.    |
| - Maximum Lot Coverage  | .75                       |
| - Maximum Building Height :                                   | 54 FT                     |
| <br>MINIMUM Building Setbacks :                               |                           |
| - Front (from streets or traveled portion of access easement) | 28 FT                     |
| - Rear  | 20 FT                     |
| - Side  | 16 FT                     |
| - Structured Parking to dwelling                              | 20 FT                     |
| - Parking Lot to dwelling                                     | 12 FT                     |
| - DISTANCE BETWEEN BUILDINGS                                  | 30 FT                     |

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**Residential Units**

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The purpose of this drawing is to convey the design intent. The final completed design and construction may vary in order to meet the needs.

**6. Community Clubhouse**

**Description** - The residential portion of the development will have a Community Clubhouse that will include meeting rooms, recreation and exercise facilities, leasing offices, and a swimming pool area with shower facilities and outdoor recreational amenities such as a tot lot.

**Materials** - The materials and textures will compliment the residential building architecture. Acceptable elevation materials shall include brick, stone, siding and asphalt shingles. Limited use of wood or synthetic wood material may be used for door and window treatments and architectural elements.

**Colors** - The primary colors for building elevations shall be those found within the regional landscape and shall contribute to the overall design character of the site. Colors for manufactured items such as brick, siding and asphalt shingles shall be chosen from the manufacturers standard color selections. Limited accent colors may be used to complement the building design. The use of fluorescent or garish colors shall be prohibited.

**Doors, Window Openings and Glazing** - Doors shall be flush, French door type or six panel type doors similar to doors used for residential applications. Windows shall be fixed panel, single or double hung type windows similar to the windows used for residential applications. Door and window trim shall be similar to the door and window trim used for residential applications.

**Mechanical and Electrical Equipment** - Mechanical equipment shall be located on the rear or side facing elevation and screened from view from the adjacent right of way. Electrical equipment shall be located on the rear facing elevations. The electrical equipment shall be screened from view from the adjacent right of way.

**Service Areas** - Service areas including dumpsters and loading dock areas shall be oriented to minimize the visual impact on adjacent right of way. Service areas shall be screened with dense landscaping and evergreen trees. Dumpsters shall be screened with landscaping, fencing or screen walls as approved by the DRC.

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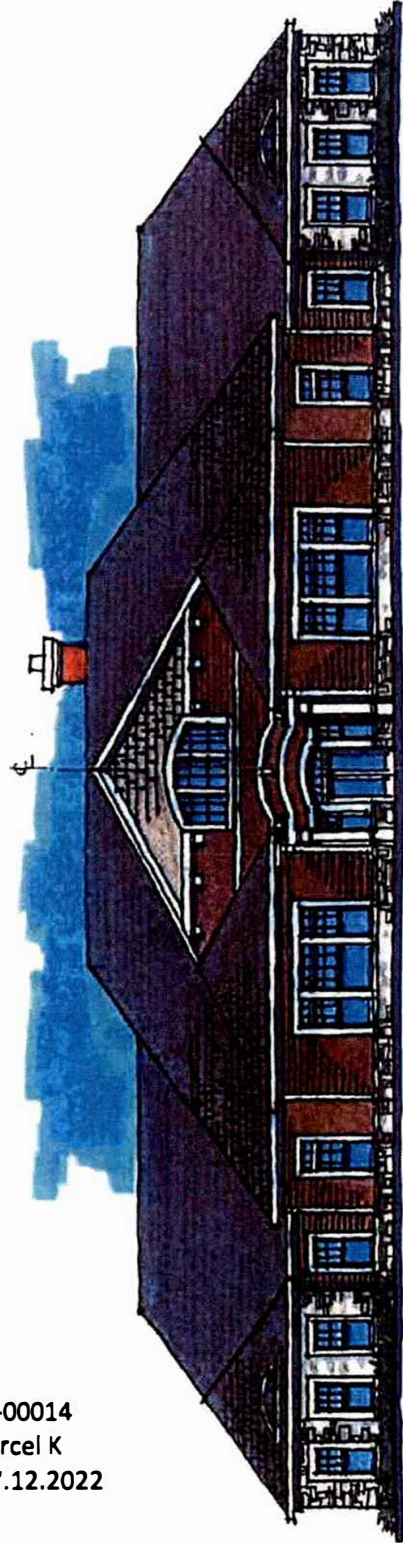
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Community Clubhouse

The purpose of this rezoning is to allow for the construction of a new community clubhouse on the Wellington Glen Parcel K. The total project area is approximately 1.5 acres and includes the construction of a new clubhouse building.

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**7. Industrial Buildings. Industrial uses, including but not limited to, Data Centers, Distribution and Fulfillment Centers and Warehouses.**

**Description** - Industrial Buildings (including M-I uses) shall be defined as one story or multi-story structures with single or multiple tenants. The tenant suites may have mixed uses including but not limited to office, warehouse and storage spaces. Tenants may have individual access doors into each tenant suite.

**Materials** - The use of a variety of architectural materials and textures shall be used for each building facade. Acceptable elevation materials shall include brick, split faced block, stone, concrete, stucco, standing seam metal roofing or other appropriate material. Building elevations shall be constructed with at least two different elevation materials. Additional materials may be substituted by approval of the DRC.

In the event that data center uses are developed, principal building façades facing or visible from Hornbaker Road shall incorporate consistent design, materials, and details and shall avoid the use of undifferentiated surfaces by including at least four (4) of the following design elements:

- change in building height;
- building step-backs or recesses;
- fenestration;
- change in building material, pattern, texture and/or, color; or
- use of accent materials.

**Colors** - The primary colors for building elevations shall be those found within the regional landscape and shall contribute to the overall design character of the site. Colors for manufactured items such as brick, split faced block, stucco and standing seam metal roofing shall be chosen from the manufacturers standard color selections. Limited accent colors may be used to complement the building design. The use of fluorescent or garish colors shall be prohibited.

**Doors, Window Openings and Glazing** - The door and window selections shall be appropriate to the style of building architecture and that are appropriate for the applicable use.

**Mechanical and Electrical Equipment** - Mechanical equipment, when located on the building rooftops, shall be screened from view from the adjacent right of way. Electrical equipment shall be located on building rooftops or on the rear facing elevations. The electrical equipment shall be screened from view from the adjacent right of way.

In the event that data center uses are developed, ground level and roof top mechanical equipment shall be screened from and adjacent properties and rights-of way. Mechanical equipment not screened or blocked from view as a result of its location relative to the principal building, other structures, and/or existing vegetation or landscape buffering, shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.

**Service Areas** - Service areas, including dumpsters and loading dock areas, shall be oriented to minimize the visual impact on adjacent right of way. Service areas shall be screened with dense landscaping and evergreen trees. Dumpsters shall be screened with landscaping, fencing or screen walls as approved by the DRC.

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**Industrial Building**

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## **D. Streetscape**

### **1. Design criteria**

A consistent streetscape enhances the appearance of the public spaces and can provide an attractive and cohesive setting for the individual landbays and separate land uses. The streetscape will help identify the overall theme that will be repeated throughout the different landbays by repetition of similar hardscape elements and landscaping.

### **2. Street Layout**

Streets will be used to both link and define the different uses and landbays within Wellington Glen. Streets will be used for vehicular traffic as well as guiding pedestrian traffic with a system of trails and sidewalks adjacent to said streets and public open spaces. The design intent of the street layout is to create multiple connections throughout the various landbays and development uses.

### **3. Streetscape**

The development of a continuous streetscape theme in conjunction with the street layout will help to physically and visually connect the development together. The entire project will utilize themed street furnishings such as: benches, information kiosks, lighting, paving, and signage. Material selections are to be of high quality and durable to reduce the cost for maintenance. A single, complementary color will be determined for all streetscape elements and furnishings to be repeated throughout the community to create a strong sense of place. The following six graphics are examples of streetscape elements.

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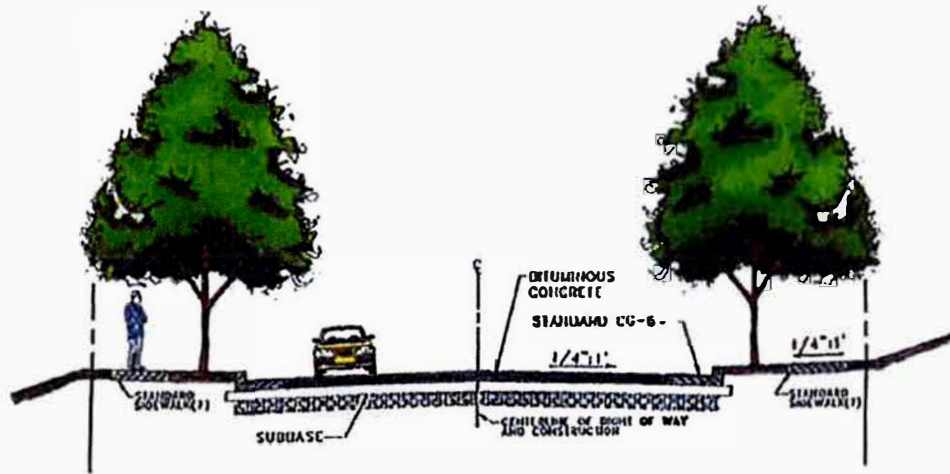
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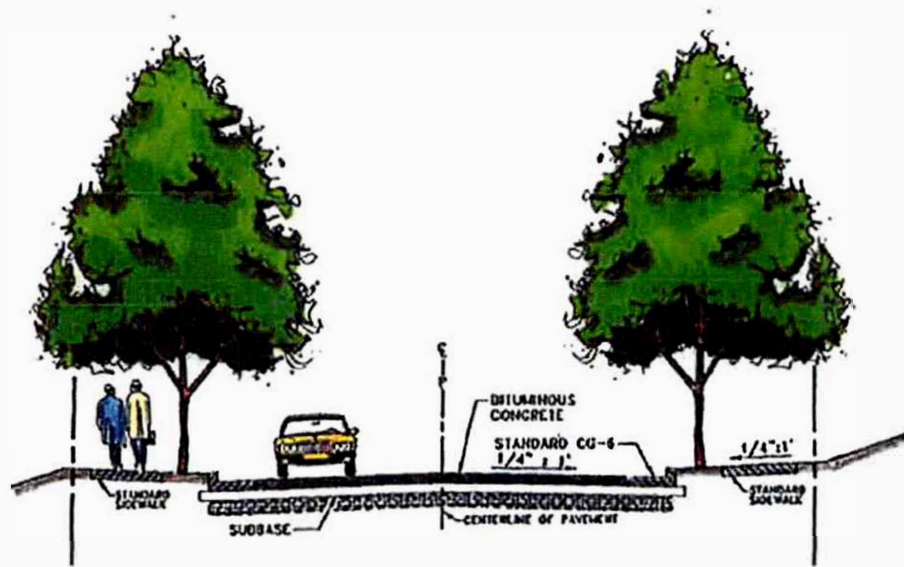
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**Apartment Loop Road Section**



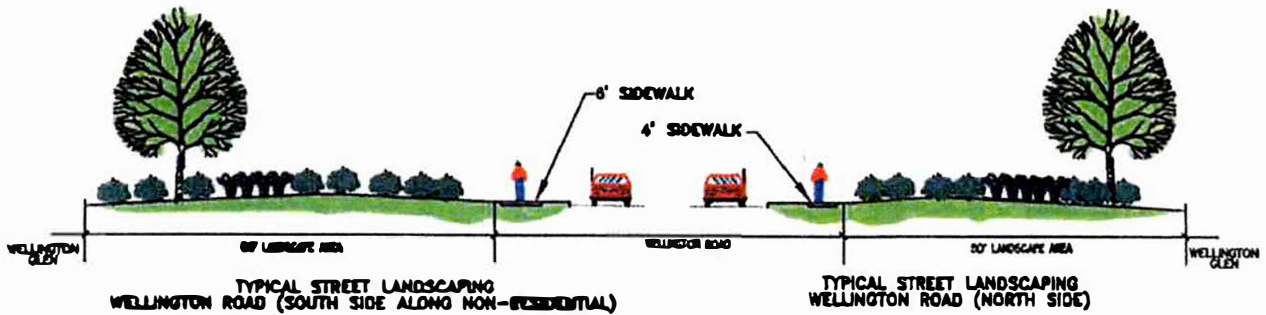
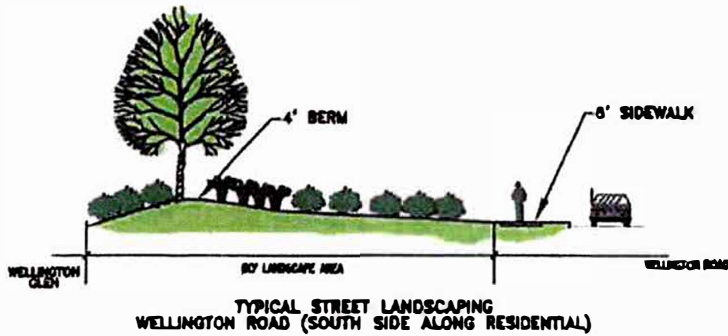
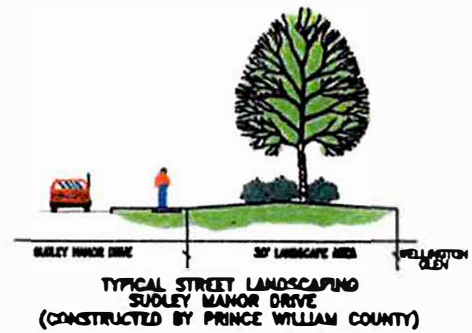
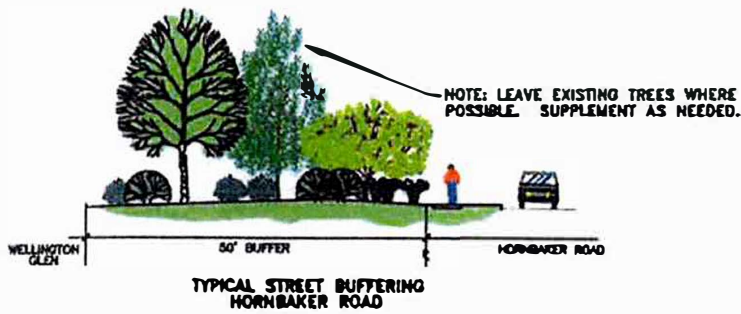
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## Street Standards

**Sidewalks-** All sidewalks should be a minimum of 4' wide and constructed of either concrete, concrete pavers, or asphalt. The planting areas are to be adjacent to the curb. Crosswalks are to be marked with striping or decorative paving.

**Street trees-** Street trees are to be planted along both sides of all public streets within the development. Street trees are to be installed within the planting strip adjacent to the right-of way and utility easements in a typical pattern and separation. Street trees are to be a minimum of 2"-2 1/2" caliper (maximum of 50' o.c.) and are to be upright varieties with a high canopy to reduce visual interference with vehicular and pedestrian traffic.

**Furniture-** Wellington Glen shall utilize themed streetscape furnishings such as: benches, information kiosks, signage, etc. All selections shall be of a durable material to reduce maintenance costs. All furnishings shall utilize a complimentary color to reinforce the concept of community themeing. Selections for streetscape furnishings shall be submitted for owner approval. The use of decorative paving, special features, banners, and flags are to be encouraged.

**Lighting-** Similar to streetscape furnishings, a matching light fixture, pole style, and color is to be selected for the residential portion of the development. Light fixture selection for the non-residential areas generally shall be of the same style; however, variations shall be permitted to compliment the architectural style of the buildings. The non-residential lights shall also be a matching light, pole style, and color. This will further enhance the concept of a unified design theme within Wellington Glen. Streetlights shall generally occur within the planting strip adjacent to the curb at fixed intervals whenever possible. The use of light shields where required will reduce glare into the evening sky and into residential areas. The lighting intensity as well as the overall size of the pole will be determined by the use. Typically, lighting located along the collector streets will be the highest intensity for safety and security, while lighting in residential areas will be lower in height with more appropriate illumination.

## 5. Parking

Street parking will be utilized in the development to slow traffic speed and reduce sizes of parking lots. On street parking will also help to provide a visual buffer between pedestrian and vehicular traffic. Parking lots are to be located to maximize accessibility to the buildings and have minimal visual impact on the overall development. Whenever possible, parking areas are to be divided into smaller areas to help reduce the overall visual impact that expansive parking areas can create. Residential parking areas are to be designed with green space islands between rows and at ends of rows, which will 'break up' the massing of parking areas. All parking areas will use design methods to encourage the use of green space islands whenever possible within the paving areas. Particular attention will be given to these green spaces, which offer the opportunity to provide berms and landscaping within the parking areas, thus breaking up the horizontal plan into smaller spaces and providing shade relief on the paved surfaces. Landscaping and berms will be used along the perimeter of parking areas to soften and screen the views into the parking areas when physical and engineering constraints permit.

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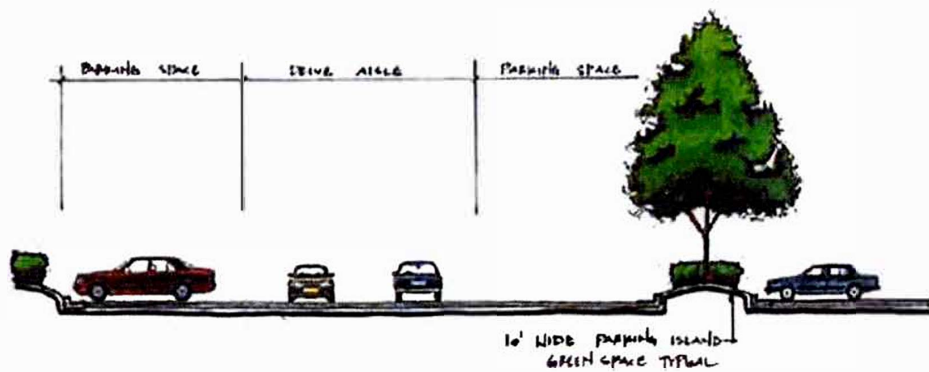
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**Landscaping-** Typically, parking areas will use plant materials to help reduce visual impact. Evergreen shrubs will be used as hedging, in conjunction with evergreen trees and shade trees. Shade trees will provide relief from the sun and help reduce the scale of the parking lots. All plant material will be able to provide year round interest, and be tolerant of urban stress. When planting islands can be utilized in the parking lots, they are to be landscaped accordingly. All trees are to be maintained as necessary to facilitate clear, unobstructed views within the parking area.

**Safety Considerations-** All shrub planting within the parking lot is to be under 30" in height to allow for clear sight lines of pedestrians and other vehicles in addition to screening the views of vehicle bumpers and grills. The use of low branching trees within the parking area is to be discouraged unless 'limbing' up is possible. Plant materials used on the perimeter may be up to 36" in height assuming they do not conflict with clear sight lines within travel lanes.



**Parking Section**

**Note: graphics for illustrative purposes only**

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## E. Open Spaces

### 1. Design Criteria

In addition to the street layout, public open spaces are to become an organizational element with the development. The main goal is to develop a variety of green spaces that will occur throughout Wellington Glen. These green spaces may be within the streetscape, formal plaza spaces, informal spaces such as buffers, or parking lot plantings. The following guidelines define these potential open spaces.

### 2. Streets, Sidewalks, and Trails

As discussed in previous sections, all public open spaces are to be linked with pedestrian access via streets, sidewalks, or trails. Trails are utilized to link residential to the office uses through environmental corridors and wet ponds for passive recreation. Plaza spaces in front of buildings will provide access to the office or residential uses as well as provide potential locations for sitting areas and other hardscape elements. All trails being provided throughout the development will consist of one of the following materials selected as appropriate for the location: woodchip, crushed stone, or asphalt. Open spaces are to be used for passive use and sitting areas. Each of these connection points will have accent landscaping to define the transition into the public open spaces.



Note: graphics for illustrative purposes only

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**3. Natural Areas**

Existing vegetation areas shall be preserved, particularly along environmentally sensitive areas and if grades permit, along the perimeter of the development.



**4. Recreation**

Active recreation will be provided in the residential section of Wellington Glen. The site will contain the following uses: swimming pool, bathhouse/clubhouse, and tot lot. Said uses will conform to the design theme of the development, and be landscaped to improve the aesthetics of the space. The recreation area will be properly screened from noncompatible uses to reduce the visual impact.



Note: graphics for illustrative purposes only

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## F. Landscape Design

### 1. Design Criteria

Landscaping is one of the key elements to be used throughout the development to connect and enhance the design themes. Several design concepts are to be adhered to while considering the potential landscape designs for the individual landbays and different uses. Each design should be simplistic and clear. The landscape is intended to enhance the development from a vehicular and a pedestrian standpoint. All plant material is to be of high quality and show vigor at the time of installation. All landscape plantings are to be designed with routine maintenance taken into account, to ensure the planting palette and overall design will not degrade over time. Landscaping for land zoned M-1, heavy industrial, shall be provided in accordance with the requirements of Prince William County, including approved waivers and modifications.

### 2. Material Selections

Typically, landscaping is concentrated at key design nodes rather than evenly distributed over the balance of the site. The latter often results in minimal or sparse landscape coverage. This design theme will include the use of specimen material and seasonal color. Such plant material is intended to differentiate key focal points through the use of planting beds, containing different colors and textures. The balance of the site design is to utilize a mix of plant material to promote a visually appealing planting theme.

**Shrubs-** Shrub selections are to be primarily evergreen to promote year round interest, and screen incompatible uses. Typically, deciduous shrubs are to be used as accent plantings, integrated into the planting beds at less prominent areas. The combination of the two shrub types will help create the desired layering effect throughout the design.

**Ornamental Trees-** Ornamental trees are to be used at key focal points to help provide seasonal color. The growth habits of the plant material will also assist in creating a vertical element in the landscape. Such trees will typically be around 20' in height at maturity.

**Shade Trees-** Shade trees are to be used along the streetscape, in open space, and parking lot islands. Said trees are to be large deciduous trees that will grow to at least 30' height at maturity. Shade trees are to be a minimum of 2"-2 1/2" caliper at the time of installation.

**Evergreen Trees-** Evergreen trees are to be used along incompatible uses and/or views to provide a visual barrier. The growth habit of the plant material will also help to screen undesirable views. The plant material are to grow to at least 15' height at maturity. Evergreen trees are to be a minimum of 6'-7' height at the time of installation.

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**3. Plant Massing**

Large groupings of similar plant material is encouraged over beds containing multiple species. This will assist in reinforcing the design by creating large, sweeping views of like material, which can be accentuated at focal points with specimen plant material. The design goal is to create a planting palette hierarchy rather than a random grouping that will not tie the development together. In all cases the mature height and size of the plant material is to be taken into account to ensure the spaces will not become overgrown and lose effectiveness.

**4. Landscape Beds**

Special landscape treatment and extensive use of color are to be utilized at key locations throughout the development such as: roundabouts and monumental entrance areas for both residential and office. All landscape beds are to be clearly defined and differentiated from adjacent lawn areas. This method may be reconsidered at locations bordering naturalized and environmentally sensitive areas. All other locations are to contain defined beds using steel edging or curbing, spade edging, sidewalks, trails, etc. All single trees are to be enclosed in a mulch ring to reduce the risk of injury during routine maintenance.

**5. Security Issues**

To allow for easy surveillance and reduce the opportunity for 'blind' spots, all shrub masses and landscaped areas in high traffic locations are to be a maximum of 36" in height. All trees should be limbed up as necessary to create unobstructed views. This may be reviewed on a case by case basis due to plant material proximity to pedestrian use.

**6. Native Plant Species**

The use of native plant material is to be utilized for naturalized areas and environmentally sensitive areas only.

**7. Street Trees**

Street trees of uniform size and shape are to be typically spaced at 50' maximum intervals. Street trees are to be a minimum of 2"-2 1/2" caliper.

**8. Lawn Areas**

Lawn areas may either be seeded or sodded. It is recommended that sod be used at highly visible areas for immediate design impact and seed may be used in all other locations. A standard seed mix shall be determined for the entire project.

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## G. Signage

### 1. Design criteria

All signage located within Wellington Glen is an integral component of the design and development theme. The goal is to establish sign hierarchy through the preparation of a comprehensive sign plan that will link the development, providing direction, information, and identification both externally and internally. In addition, signage will integrate with the streetscape, landscaping, and overall design of the development. Material selections will be similar in character to repeat a community theme. The following guidelines are established to ensure that all signs are designed to be in conformance to provide a visually appealing experience and further reinforce the overall design of Wellington Glen. These guidelines are not to supersede Prince William County or State of Virginia regulations. The DRC will have final approval of all sign styles and material selections.

### 2. Materials

All signage materials are to be consistent with surrounding buildings and structures, and should be constructed of durable materials. All signage is to be weather resistant and kept in a state of good repair. All electrical components are to be screened from view. Sign typeface and logo is to be in understandable and recognizable styles and of appropriate color. No moving or rotating signs of any type are permitted.

### 3. Locations

Signs are to be located in logical and appropriate locations in order to identify components within the community. All signs are to conform to State, City and County regulations for signage. No signs are to be located in the public right-of-way.

### 4. Height and Size

Signs may be of different sizes and heights but it is generally preferable to have signs that do not dominate the landscape. Overall height and size will conform to Prince William County and State of Virginia standards.

### 5. Typeface and Logo

All sign typeface is to be limited to the information pertaining to the business or place being identified. All signs are to be simple and clear in the design without the use of unnecessary information. All sign text is to be clearly legible. Logos may be used as well to help convey the sign message in a more concise fashion.

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## 6. Sign Types

There are to be a variety of sign types introduced throughout Wellington Glen. It is imperative the following sign types be utilized to ensure that each category meets the intent and overall design for the comprehensive sign plan.

**Residential Signs-** These signs will be stand alone entrance features, and address signage that will identify a specific residential community and buildings within Wellington Glen.

**Non-residential Signs-** These signs will be used to identify various office buildings, hotels, and developments within Wellington Glen. They will also be used to identify specific non-residential buildings. These signs may be stand alone, identifying the specific tenant or building; or may be combined into one sign listing of all tenants and/or buildings in a particular office development. These signs may include but are not limited to: monumental entrance features, street identification, address and directional information, regulatory, or regulatory traffic signs. Building façade signs shall be allowed as permitted and regulated in the Zoning Ordinance.

**Sign Size-** All signs are to be in proportion to the facade of the adjacent building or structure attached to. Under no circumstances are the signs to dominate the space or building facade.

**Sign Color-** Sign color will follow the sign program shown on the comprehensive sign plan. Sign color adds visual interest to the sign and adjoining streetscape. The use of too many colors will be avoided to reduce visual clutter. All sign colors are to be coordinated and themed accordingly.

**Sign Lighting-** Certain signs within Wellington Glen are to be illuminated. Lighting is used to enhance visibility of sign, safety, and are to be coordinated with sign materials. Under no circumstances is sign lighting to blink or cause undue visual distractions.

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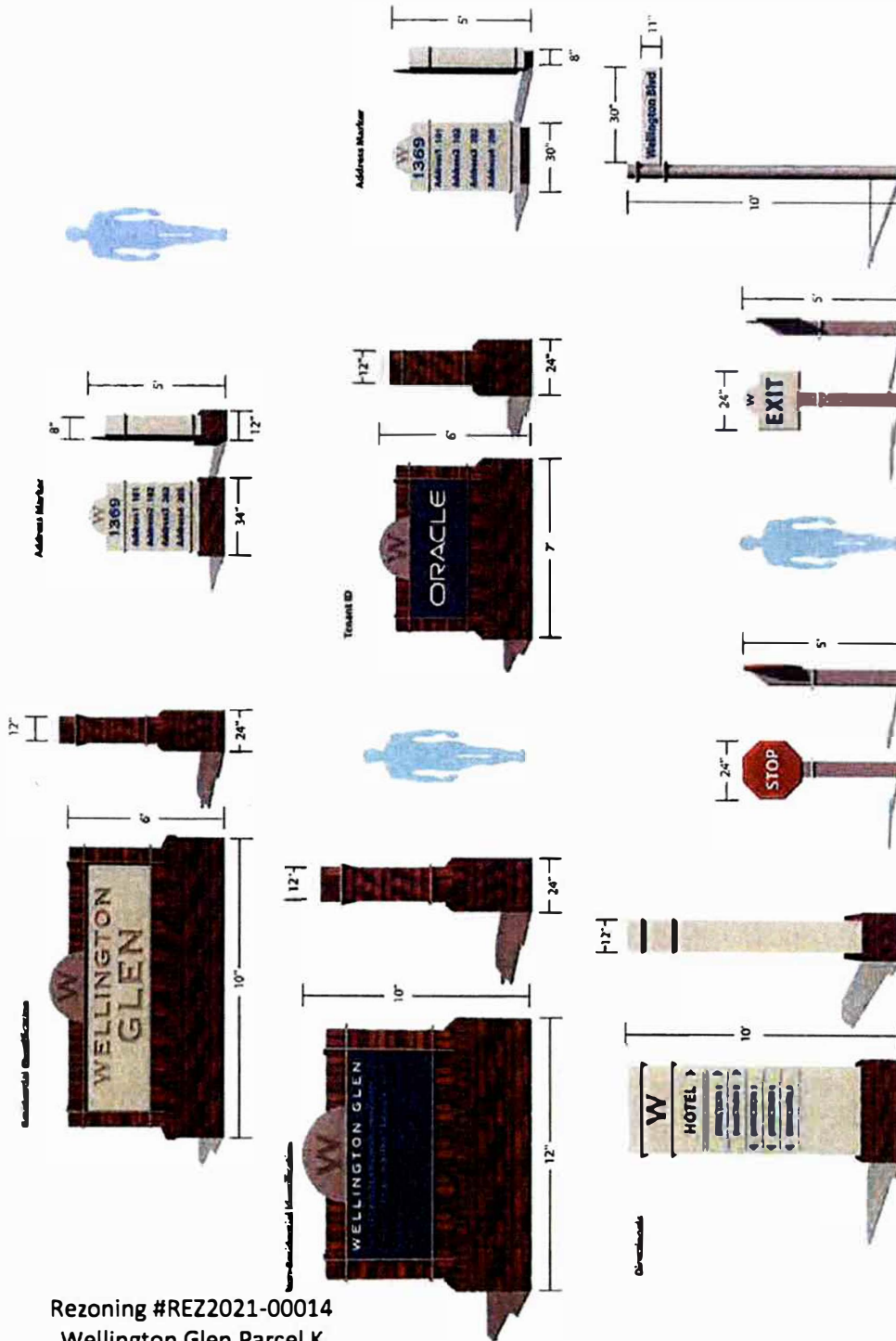
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## H. Review Procedures

### 1. Purpose of Regulations

Approval is required for all construction and improvements. To that end, a DRC shall be formed to carry out this review and approval responsibility. The DRC will establish rules governing the content of submission to builder's plans and the procedures for review of these plans. The DRC membership at the outset shall include, at a minimum, the developer, an architect, an engineer and, when available, a residential and a commercial member of the project community.

The purposed of these standards is to set forth requirements, procedures and technical criteria for the comprehensive review of site or development plans and exterior building elements. The DRC will establish criteria and enforcement policies that may go beyond government agency requirements, but will not take precedence over any governmental rules and regulations. Once County minimums are approved, additional criteria may be established by the DRC. The DRC shall have no authority to deny submissions for additions; alterations; or improvements that comply with the Design Guidelines.

The objective of the Wellington Glen DRC is to achieve equitable and consistent harmony between builders of this community and its neighbors. Plans requiring review will include: Development Plans, Site Plans, Architectural Plans, Material and Exterior Colors, Landscape Plans, Sales Area and Temporary Structure Plans, and Signage Plans.

### 2. Development Plans and Site Plans

**Submission Requirements-** The DRC reviews each submission presented. The following outline is required for submission to complete the approval process from design sketches to construction start, and the components are defined below in governing rules. Unless otherwise noted, this section deals only with Development Plans.

**Information Required-**

1. Basic information
2. Title block information
3. Base information
4. Submissions required
  - a. Preliminary submission
  - b. Schematic stage
  - c. Formal presentation stage
  - d. Final submission

**Governing Rules-** No development plan shall be submitted to Prince William County without the approval signature of the DRC. This approval may be granted after preliminary submission provided for below.

Prince William County submissions for development plan approval must not be made until the preliminary site plans have been approved with no changes or comments.

Building permits can be applied for, and site clearing and grading can begin after preliminary approval and proper County clearances have been granted. However, the actual construction start (excavation and the pouring of footings) will not commence until final plans have been approved without changes or comments.

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**3. Basic Information**

Both submissions, preliminary and final, must contain the same basic information of TITLE BLOCK information as BASE information.

**TITLE BLOCK Information-** Title block information is to include (but not to be limited to) the name and address of the developer (builder) and the firm preparing the plan, parcel and/or lot designation(s), section, area, scale (minimum 1" = 30'-0"), north arrow, date of preparation and revisions to include an explanation of their nature and stage of submission (i.e. preliminary or final).

**BASE Information-** Base information is to include (but not to be limited to) all existing conditions such as field-run topography at no more than two-foot intervals; existing trees with diameters (measured at a point twelve inches above the ground line) of four inches or greater (unless other criteria is approved by the DRC) located by elevation at base of tree, size, and common name; rock formations; springs; streams; etc. Also to be included (but not limited to) are existing manmade conditions such as properly labeled easements and rights-of-way, existing and proposed streets with names and elevations, proper labeling of lot or parcel with record plan dimensions, designations of adjacent lots, drainage systems, street trees, curb cuts and street lights.

**Submissions-** This submission may be done in two stages if the builder so elects, or if the project is of such complexity to so warrant. These would consist of a schematic stage and a formal preliminary stage. If the two-step procedure is not appropriate, please submit them as the formal preliminary stage.

**Schematic Stage-** The development plan should be a rough layout on the 'base' showing all proposed improvements to include (but not limited to)

building locations, vehicular systems, parking, pedestrian systems, outside storage, trash collection and facilities, and lighting plans.

If building plans are being developed with the development plan, the architecture at this stage shall be in concept form showing elevations and floor plans with basic dimensions.

The builder or his engineer is encouraged to tour the site and discuss his program with the DRC prior to starting the schematic. In the event a site sketch plan or parcel criteria has been developed, these documents shall be reflected in schematic submission unless previously discussed with the DRC.

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