



Wade Hugh
Director

COUNTY OF PRINCE WILLIAM

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<http://www.pwcgov.org/government/dept/development/ld/>

DEPARTMENT OF DEVELOPMENT SERVICES

Division of
Land Development

PLAN APPROVAL LETTER

April 23, 2020

ASHLEY BUSINESS PARK
6389 PAGELAND LN
GAINESVILLE VA 20155

RE: Plan Number: 06-00490R00S05
Plan Type: Final
Plan Name: ASHLEY BUSINESS PARK
Plan Description: ASHLEY BUSINESS PARK-10,000 SF OFFICE AND RELATED PARKING AREA
AND UTILITIES

Approval Date: August 08, 2007
Plan and Plat Expiration Date: July 01, 2020

Dear ASHLEY BUSINESS PARK:

The above-referenced project was approved by the County of Prince William, Department of Development Services, on the above referenced date. The following items are required to be completed as part of the above plan approval and if applicable prior to the issuance of land disturbance permits and/or the Building Permit Release Letter by the Land Development Division.

- Effective July 1, 2019, a fee of \$544.22 per plan, that has associated bonds or escrows, is due with submittal of the first set of sureties. Please reference our webpage for forms and applications:
<http://www.pwcgov.org/government/dept/development/ld/Pages/ldd-documents.aspx>
- The fees quoted in this approval letter are based on the Fee Schedule effective at the time the plan was approved and may have to be amended if a new Fee Schedule is adopted by the Board of County Supervisors prior to the payment of the fees. All accompanying applications and paperwork must be completed in full and executed prior to the issuance of a site development permit and posting of bonds and/or escrows.
- The developer, owner or representative is strongly encouraged to identify necessary signage as soon as possible and coordinate with the Land Development Division, Department of Development Services, for by-right signage, or with the Planning Office for signage that may require a Special Use Permit.
- Please note that a pre-construction meeting is required as a prerequisite to the issuance of any permits unless specifically waived by the Departments of Transportation and Public Works. The applicant will receive email notification when the approved plan is available for pickup at Suite 180 of the Development Services Building. **PLEASE ALLOW FIVE (5) BUSINESS DAYS** after plan pickup **PRIOR TO REQUESTING** a pre-construction meeting at 703-792-7070. The applicant must bring a copy of the approved plan to the pre-construction meeting.
- If a crane will be used during the course of construction or alteration of a structure that may affect the National Airspace System, the applicant is to notify the Federal Aviation Administration (FAA) by completing the Notice of Proposed Construction or Alteration form (FAA Form 7460-1) no less than 45 days prior to construction, as required under the provisions of Title 14 Code of Federal Regulations (CFR) Part 77, Construction or alteration requiring notice. Forms can be found at <http://oeaaa.faa.gov>.

Approval Condition

Amount Due Date Completed

310 Prerequisites to permits/plats

The following items are prerequisites to the issuance of specific Land Development Permits and/or plat release for recordation:

Notes:

SCHEDULE A PRE-CONSTRUCTION MEETING WITH PUBLIC WORKS PRIOR TO ISSUANCE OF ANY LAND DEVELOPMENT PERMITS, CALL 703-792-7070.

120 Post Performance Bond

"Post a Performance Bond. The amount includes an allowance for administrative cost and inflation. A standard form available from this office, or on the County's web site listed above, must be used. Contact the Bonds Coordinator at 703-792-6830 if you have any questions.

\$254,212.71

Performance Bonds are required to be posted prior to the release of the associated on-site or subdivision plats for recordation and the issuance of a Site Development Permit."

079 Conservation Escrow

"In lieu of posting a Performance Bond and Siltation and Erosion Control Escrow, post a letter of credit or cash Conservation Escrow. The Escrow includes cost for stabilizing, restoring, and making the site safe should the applicant fail to pursue completion of the project.

\$21,543.45

ISSUANCE OF THE CONSERVATION ESCROW ALLOWS APPLICANT TO OBTAIN A SITE PREPARATION PERMIT BUT DOES NOT ALLOW FOR THE ISSUANCE OF BUILDING PERMIT."

080 Siltation/Erosion Control Escrow

Post a Siltation/Erosion Control Escrow. Please contact the Bonds Coordinator at 703-792-6830, if you have any questions, or to obtain the necessary forms. The forms can also be obtained from the County's web site listed above. This Escrow is required to be posted prior to the issuance of a Site Development Permit.

\$48,022.85

070 Landscape Escrow

Post a Landscape Escrow. This escrow is to be posted with the Bonds Coordinator (703-792-6830). This escrow is required to be posted prior to obtaining any Land Disturbance Permits.

\$11,140.00

740 Release plat and/or deed for recordation

"Developer/Owner or Representative needs to pick up the released deed(s) and/or plat(s) for recordation at the Court House in Manassas.

8/10/2007

All off-site, and Site Plan plats must be recorded within thirty (30) days of plan approval, and are released immediately upon plan approval. Subdivision plats may not be released or recorded until the performance bond has been posted.

Notes:

STREET DEDICATION AND VARIOUS EASEMENTS ON LAND OF ASHLEY BUSINESS PARK LLC

	Approval Condition	Amount Due	Date Completed
800 Date Developer/Applicant recorded plats	Developer/Owner or Representative needs to record plat(s) and/or deed(s) at the County Courthouse in Manassas, and return ten (10) copies of the recorded plat to the Land Development Division, Department of Development Services.		9/6/2007
300 Site Development Permit	Obtain a Site Development Permit. Performance Bonds and all Escrows (unless otherwise noted) must be posted and all plats must be recorded prior to the issuance of this permit.	\$9,221.90	
Notes:	UPDATED PERMIT AMOUNT PER JULY 1, 2018 FEE INCREASE - OLD AMOUNT \$7,484		
290 Site Preparation Permit	"In lieu of posting a Performance Bond and issuance of a Site Development Permit, the applicant may obtain a Site Preparation Permit, prior to initiating site construction. This permit shall cover the inspection of any land disturbance. This permit is valid for twelve (12) months. Thirty (30) days prior to expiration of Site Preparation Permit, a pro rata share of the Performance Bond must be posted, to cover the cost of installation for any incomplete improvements to the site, and remaining plats must be put to record. At this time, Siltation and Erosion Control Escrow must be posted. The Site Preparation Permit will be replaced with a Site Development Permit at no additional cost."	\$9,221.90	
Notes:	UPDATED PERMIT AMOUNT PER JULY 1, 2018 FEE INCREASE - OLD AMOUNT \$7,484		

If you have any questions regarding the above requirements, please contact the Land Development Division of Development Services at 703-792-6830 (Metro 703-631-1703).

Very truly yours,

/S/ Mark Browning

Development Services
Land Development Division

PC: DEWBERRY
ATTN: EMILY MCKEOWN
13575 HEATHCOTE BL 130
GAINESVILLE VA 20155