

The following Sector Plans have been incorporated into the 1998 Comprehensive Plan, as originally adopted by the Board , except that they were formatted appropriately. NOTE: Where land use classifications or action strategies within individual sector plans are inconsistent with the 1998 Comprehensive plan, the 1998 Comprehensive Plan will apply.

# Cherry Hill Sector Plan

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## INTRODUCTORY STATEMENTS

The sector plan which follows was prepared as a follow-up to the 1990 Comprehensive Plan (herein after referred to as the "Plan"). The Cherry Hill area was identified within the Plan as requiring further study on the sector plan level because of its unique environmental characteristics. The sector plan has been developed with the intent of furthering the relevant components of the Plan as well as the relevant components of the County's Strategic Plan which was adopted by the Board of County Supervisors on October 6, 1992.

The Strategic Plan's economic development goal states, in part: ...[to] "increase and diversify the nonresidential tax base through environmentally-sound businesses that provide a range of jobs that allow people to live and work in Prince William County and that reduce the residential tax burden." Through a series of goals and strategies, the Strategic Plan also embraces the use of innovative land use and design concepts that are not unlike those encouraged by the Comprehensive Plan's and zoning regulation's planned development and mixed use concepts.

The sector plan is intended to supplement and be considered as an addition to the Plan. Explicit in the sector plan is the future need to develop detailed studies and do additional research at levels of specificity necessary to support future rezoning, special use permit, and site/subdivision applications submitted for parcels embraced by the sector plan. The exact scope of these studies is to be defined during preapplication meetings between the "applicant," the Office of Planning and other relevant review agencies. Within such studies and research, the applicant will provide acceptable mitigation measures to resolve issues raised by the application for which approval is then being sought. The application would then demonstrate sufficient commitment to the mitigation proposals to assure conformity with the Plan and the sector plan.

The following sector plan components are based, in part, upon the relevant components of the existing Plan. Because of the inherent nature of a sector plan and the uniqueness of the area for which this sector plan has been proposed, the narrative and graphics contained herein are more explicit and specific than that contained in the Plan itself.

Created as a landowner initiative, the Cherry Hill Sector Plan encompasses approximately 2,280 acres. Of this total, approximately 1,780 acres (78%) are owned by one entity (VMIF Southbridge L.P., operated by Banyan Management Corporation, herein-after referred to as Banyan Corporation), while 500 acres (22%) are under multiple ownership. The components of the sector plan are based upon the assumption that the Banyan Corporation will serve as the "lead applicant" for future rezoning and special use permit requests. Hence, much, but not all, of the research that will be needed to support all future rezoning and special use permit requests will be undertaken by the lead applicant for the entire sector plan acreage (2,280 acres). It is recognized that the detail of future lead applicant generated research may be less specific for that acreage

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not owned by the lead applicant. However, and due to the fact that ownership lines have little if any impact upon land use and planning, it will be imperative that much of the future research by the lead applicant be for the entire sector plan area. In this regard, the lead applicant is encouraged to embrace as much property owned by others in any future rezoning and special use permit application as possible. (Note: The term applicant as used in this sector plan includes all future applicants including, but not limited to, the lead applicant. The term lead applicant as used herein refers only to the Banyan Corporation.)

If the lead applicant does not come forth with rezoning and special use permit requests within 365 days from the date that this sector plan is approved by the Board, then steps to revise the sector plan so as to eliminate the lead applicant concept will need to be undertaken. After the rezoning of the lead applicant's property, the obligation of the lead applicant or its successors as a lead applicant for other properties within the sector plan area shall be terminated.

The action strategies set out herein as applicable to the lead applicant shall also be applicable to any other applicants submitting rezoning applications before or after the date of the lead applicant's submission in amounts and degrees consistent with the impact of each development proposal.

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## CULTURAL RESOURCES PLAN

### ACTION STRATEGIES:

- CR-1.** At the time of rezoning, the lead applicant will provide a professionally prepared Phase I archaeological survey of the sector plan area and, where appropriate based on the findings thereof, a Phase II level survey of historic and prehistoric sites for the lead applicant's property. All surveys are to be prepared in accordance with the Virginia Department of Historic Resources. If determined necessary, and based on the results of the Phase I and II surveys, all applicants will perform a Phase II and/or Phase III investigation for significant sites prior to approval of site/subdivision plans for the effected parcel.
- CR-2.** Significant historic and prehistoric sites and all cemeteries, as identified at the time of rezoning, are to be preserved or mitigation measures provided to reduce the impacts to any significant sites by all applicants as identified by Phase II cultural resource survey. The design of all site/subdivision plans will incorporate planning techniques which will utilize significant sites to illustrate the history and prehistory of Prince William County.
- CR-3.** The results of all appropriate Phase I and II studies shall be submitted to the County at the time at which site/subdivision plan approval is sought. All site/subdivision plan submissions are to demonstrate the incorporation of the appropriate measures to mitigate impacts on significant sites.
- CR-4.** Where appropriate, all applicants will commit to and fund a historical marker/interpretive media to be located in areas with public access on their properties.
- As part of the lead applicant's preparation of the Integrated Environmental Asset Management Plan (IEAMP), a plan for linking historical markers, interpretive sites and significant cultural resources will be prepared. Trails designed for this purpose should connect with other planned trails as referenced in the Parks and Open Space chapter of this sector plan.
- CR-5.** All applicants will distribute copies of any cultural resource report prepared in conjunction with these action strategies, as they relate to the applicant's property, to the appropriate repositories and libraries.

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## ENVIRONMENT PLAN

### INTENT

The environment component of the Cherry Hill Sector Plan is intended to recognize the uniqueness of the peninsula in terms of its environmental diversity and sensitivity. In order to do this, and since site-specific related development proposals will be forthcoming during the subsequent development review (i.e., rezoning, special use permit, site plan, and subdivision plan), a conceptual environmental framework for undertaking these analyses is established herein. This framework focuses upon the preparation of an IEAMP as defined and described herein. When used in combination with the other relevant components of this Cherry Hill Sector Plan, the IEAMP concept will provide sound environmental foundation upon which to base future development within the sector plan area.

The IEAMP's scope and detail for the Cherry Hill Sector Plan area will be determined during the rezoning preapplication conference that will occur between County staff and the lead applicant. For rezoning or special use permit approval for land not owned by the lead applicant, there will be limitations on the data provided since access to the properties may be limited. Its objectives will include, but not be limited to:

- Embracing the entire Cherry Hill Sector Plan area, while recognizing the limitation imposed by multiple ownerships;
- Identifying specific stabilization techniques, mitigation techniques, and best management practices to overcome the potential adverse impacts of construction and post-construction activities on such environmental issues and aspects as:
  - ◆ sensitive soils (such as highly erodible, permeable, and marine clay);
  - ◆ biotic communities (such as threatened and endangered plant and animals);
  - ◆ 100-year floodplains;
  - ◆ isolated wetlands, Preservation Area Site Assessment (PASA);
  - ◆ shorelines;
  - ◆ steep slopes (greater than 15%);
  - ◆ ground and surface water quality;
  - ◆ air quality;
  - ◆ hazardous materials;
  - ◆ storm water management; and
  - ◆ forested areas.
- Providing the appropriate technical research and documentation to support the IEAMP's approaches and proposals; and

# Cherry Hill Sector Plan

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- Setting out, in narrative and graphic form, how the rezoning and special use permit applications are, on balance, consistent with the relevant environment components of the Plan and the Cherry Hill Sector Plan.

Additional selected references to the IEAMP are reflected throughout the Cherry Hill Sector Plan and are intended to provide additional specificity as to its content and/or approach.

## **ACTION STRATEGIES:**

- EN-1.** Due to the frequency with which marine clay soils occur, the lead applicant will prepare a geotechnical study (Figure 1) to help identify the location and extent of these soils. Areas to be preserved and specific mitigation techniques (during and after construction) for those to be disturbed will be based upon this study which will be submitted at the time of site/subdivision plan review.
- EN-2.** The monitoring of the effectiveness of erosion and sediment control devices shall be the joint responsibility of the applicant and the County. As part of the IEAMP, the lead applicant shall submit a plan for routine inspection and the continuous maintenance of all erosion and sediment control devices. In addition to accepting responsibility for assuring the adequacy of such devices, all applicants shall submit monthly reports to the Department of Public Works verifying that all proper precautions have been taken to assure the effectiveness of such devices located on their properties during construction and to end one year after construction is completed. The reports shall be prepared in a form acceptable to the Department of Public Works.
- EN-3.** The lead applicant will include in the IEAMP procedures for the handling of hazardous materials and methods for monitoring for chemical and petroleum leaks. Also included in the procedures will be a contingency plan, acceptable to the Department of Fire and Rescue, to address requirements for notification of public agencies, responsibilities for cleanup, and containment of water from fire fighting or run-off in the event of a discharge or release of hazardous materials.
- EN-4.** The lead applicant will include in the IEAMP a conceptual stormwater management plan that will include, but not be limited to:
- demonstration of "no net gain" in nutrient loading;
  - the use of forebays, where feasible;
  - the location of monitoring stations both upstream and downstream of detention areas and at the mouth of one tributary of each of Powells Creek and Quantico Creek; and

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- participation in the development of a regional storm water management program utilizing shared facilities, if permitted, and providing for on-going monitoring of the quantities and quality of runoff.

**EN-5.** Areas of earth disturbance will be incorporated into the IEAMP together with special erosion control measures to mitigate the impact of development on areas of steep slopes and erosive soils which are being disturbed including:

- identification of significant intermittent streams and provision for methods of protection; and
- locating sediment trapping devices in close proximity to areas of earth disturbance.

In addition, the known locations of threatened, rare, and endangered species (plant and animal) will be identified relative to areas of disturbance. All applicants will avoid clearing areas where said species exist or will provide acceptable techniques to relocate and/or otherwise mitigate the impacts of disturbance.

**EN-6.** Observe best management practices (BMP) for the bald eagle. Base BMP on Bald Eagles in the Chesapeake: A Management Guide for Landowners (Cline, 1985). At the time of rezoning, require applicant to prepare plan describing the following:

- creation of a buffer zone of 1/4 mile of uncut trees left around the nest site.
- strict limitation on the removal of vegetation and development along Powells Creek shoreline to protect winter feeding or roosting habitat.
- limitation on cutting approved vegetation, especially stands of hardwood forests, during the nesting season between 1/4 and 1/2 mile of the nest site.
- prohibition on nature trails within 1/4 mile of the nest site.
- prohibition on utilities within 1/4 mile of the nest site.

**EN-7.** At the time of rezoning, the lead applicant will research the feasibility of using environmentally sensitive construction materials and techniques (such as porous pavement, use of ditch sections and grass medians) which may reduce the environmental impacts of development.

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- EN-8.** At the time of rezoning, all applicants will suggest roadway alignments which are sensitive to natural and critical environmental features. Exact alignments will be determined at the site/subdivision level of review.
- EN-9.** The Environmental Resource (ER) area designated along Powells Creek shall remain undisturbed. An additional Transition Area adjacent to the ER area shall be incorporated into the Master Zoning Plan so as to create an area totaling 450 feet (ER area and transition area) in depth from Powells Creek to the areas planned for residential development to the south, but the transition area shall not be applied to the proposed Regional Employment Center (REC) area. The Transition Area may contain only recreational facilities and necessary utilities but shall not contain any dwelling units. An additional transitional area shall not be created adjacent to the ER-TRE area since more than 450 feet are already included in that area.



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## FIGURE 1

### PROPOSED GUIDELINES FOR USE BY THE LEAD APPLICANT IN PREPARING A GEOTECHNICAL INVESTIGATION AND CONSTRUCTION QUALITY CONTROL FOR CHERRY HILL PENINSULA IN PRINCE WILLIAM COUNTY

A subsurface investigation and geotechnical evaluation are prerequisites for the development and construction of any project. The need for a detailed geotechnical evaluation becomes more critical when the area under investigation is known to be deltaic clays of cretaceous geological age, locally known as marine clays.

Since (a) these clays are susceptible to potential problems related to shrinkage and swelling due to changes in natural moisture content and (b) the slopes made up of and supported on these clays are known to have experienced shallow and deep-seated failures, detailed geotechnical investigations should be carried out to provide guidelines for earthwork operations, foundation design, and design of pavements for feeder roads and streets.

When site development plans that encompass this type of problem soil areas are submitted for review, they will be accompanied by the geotechnical study/report.

The geotechnical evaluation shall include the following for the lead applicant's property:

- Surface features including the topography of the site, water courses and swales, fill areas, and identification of old slides, if any.
- Hydrologic features having detailed information regarding seepage zones, depth to ground water tables and perched water conditions.
- Type of vegetation and its density, special features in the growth which may indicate land movement.
- Exploration methods with details of pertinent standards, equipment used, density of test borings, sampling intervals, undisturbed sampling techniques. The boring should be extended below the zone of influence of the anticipated building/structure loads and below the critical steep surfaces or anticipated failure zones.
- Stratification of various soil strata, cross-sectional profiles, water table, 24-hour water observations, and relative density or consistency of the subsoil formation.

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- Ground water data including water elevations, depth of general ground water table, perched water elevations and fluctuations thereof. Observation wells shall be installed in critical areas for evaluating the stability of slopes.
- Visual examination of soil samples, including unified soil classification symbols (ASTM D-2487) and in place conditions - for example: stiffness or relative density.
- Laboratory Tests:

Laboratory testing program should be defined with respect to the stratification patterns and commensurate with the geotechnical requirements of the structure(s) and should include:

- ◆ Natural moisture content,
- ◆ Grain size distribution (Gradation),
- ◆ Atterberg limits (Plasticity Index),
- ◆ Shrinkage limit,
- ◆ Moisture density relation,
- ◆ Unconfined compressive strength,
- ◆ Consolidation tests, and
- ◆ Shear tests.

The long-term stability of the slopes should be verified by using shear parameters simulating 'residual stress' conditions (i.e., absolute minimum strength of clay). These tests are to be conducted in accordance with Corps of Engineers procedures as defined in EM 1110-2-1906.

## **Geotechnical Evaluation and Recommendations**

The logic and assumptions made in the evaluation of data should be clearly defined. As a minimum, specific recommendations should be made in the report for the following:

- Earthwork treatment.
- Grading of site with safe gradients for cut and fill slopes.
- Foundation type, with design parameters and anticipated total and differential settlements.
- Design criteria for earth retaining structures, including type and construction techniques.

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- Long-term stability of cut slopes supported on problem soils, dewatering of slope area, design and installation of supplementary slope drainage. The slope shall have a minimum factor of safety of 1.2 or more.
- Suitability of on-site soils for use as borrow material for structural fill and back-fill against basement and/or retaining walls.
- Presence of expansive soils and appropriate recommendations to ensure satisfactory performance of floor slabs and pavement supported on such soils. Alternative methods for in-place stabilization of these expansive soils.

A statement shall be made on the site plans, lot grading plans, and building plans indicating that the recommendations made on the Geotechnical Report are incorporated in the design of the project and will be adhered to when constructed. The work related to the development and construction of the project should be carried out under the continuous supervision of a professional engineer registered in Virginia. The engineer shall make a statement certifying that the work has been carried out according to the Geotechnical Report. This statement should be provided prior to the issuance of the Use and Occupancy Permit.

For property not owned by the lead applicant, extrapolations to other sector plan areas will be provided by the lead applicant from the geotechnical research findings. Lead applicant shall not be obligated to provide studies or geotechnical findings other than those provided during the lead applicant's rezoning.

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## FIRE AND RESCUE PLAN

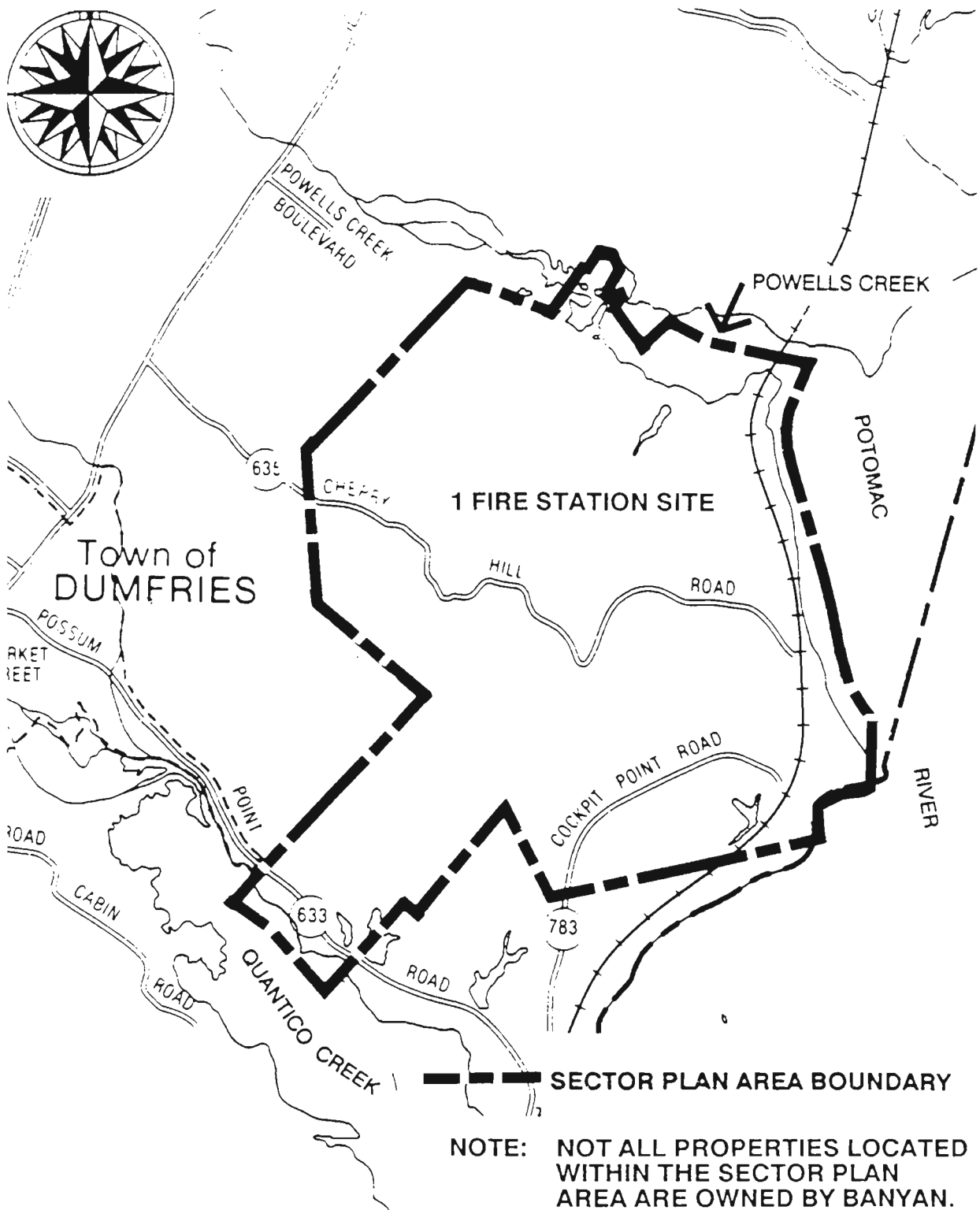
### ACTION STRATEGIES:

- FR-1.** The lead applicant will commit to the dedication of a fire and rescue station site to serve the sector plan area (Figure 2) at the time of rezoning. The exact timing, location, size, configuration, and topography of the site will be determined during the review of the lead applicant's rezoning request. The site will have the potential to accommodate ancillary services, as determined by Prince William County. Said site will be acceptable to the Prince William County Department of Fire and Rescue relative to timing, location, size, configuration, and topography.
- FR-2.** The applicants will commit to evaluating the impact of proposed rezonings on fire and rescue levels of service utilizing the methodology contained in the Fire and Rescue Association policies and procedures. This evaluation will include analysis of the effect of the rezoning on system response time, unit travel time, workload capacity, and fiscal impact.

# Cherry Hill Sector Plan

Figure 2

## Fire and Rescue Plan



# Cherry Hill Sector Plan

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## HOUSING PLAN

### ACTION STRATEGIES:

- H-1. At the time of rezoning, all applicants will demonstrate techniques to minimize encroachment on the existing Possum Point Road neighborhood. This exercise will continue until such time as those properties redevelop consistent with the sector plan land uses. All applicants will also demonstrate site design and placement of new development in a manner which is compatible with all surrounding property uses.
- H-2. All applicants, at the time of rezoning, will demonstrate techniques to minimize traffic impact on existing and proposed residential neighborhoods through intersection design, internal street design, signage and other measures as may be appropriate.
- H-3. All applicants seeking residential uses will provide, at the time of rezoning, for a variety of housing types, cost ranges and densities as part of the overall residential development of the sector plan area. Housing types should include single family residences, townhouses, condominium and multifamily dwelling units. Specific proportions of these housing types will be determined at the time of rezoning.
- H-4. All applicants seeking residential uses will agree, at the time of rezoning, to provide financial assistance, in the form of a payment in-lieu, to the Prince William County Housing Preservation and Development Fund. Such financial assistance will be payable, on a per dwelling unit basis, for the development of affordable housing throughout Prince William County. Specific cash contribution amounts, time of payment, and conveyance mechanism will be determined at the time of rezoning.
- H-5. All applicants seeking residential uses, at the time of rezoning, will allocate a percentage of the cash contribution to the Prince William County Housing Preservation and Development Fund for the renovation of and improvements to the existing stock of affordable housing in and around the Cherry Hill Sector Plan area and the Town of Dumfries. The specific amount of contributions, time of payment, and the mechanism for conveyance will be determined during consideration of the rezoning.
- H-6. All applicants shall promote the preservation of the existing Cherry Hill community.
- H-7. Encourage the preservation and ongoing maintenance of neighborhoods to be developed within the Plan area through the creation of homeowners associations.

# Cherry Hill Sector Plan

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## LONG-RANGE LAND USE PLAN

### ACTION STRATEGIES:

#### LUP-1. Definitions

- The term "commercial development," as used herein, refers to retail and service uses intended to: (1) meet the needs of future residents of the Cherry Hill peninsula area, or (2) meet the needs of the primary employment uses that will locate within the Regional Employment Center (REC) and Community Employment Center (CEC) land use classifications.
- The term "primary employment uses," as used herein, refers to those activities designed to provide basic or primary employment opportunities and which would include, but not be limited to: offices, light manufacturing, assemblage, warehousing, theme park, and other nonretail developments normally associated with the REC, CEC, Office, Office/Flex, and Light Industrial/Flex land use classifications of the Plan. Retail uses are not primary employment uses. At the time of rezoning, all applicants will identify the potential primary employment uses that may ultimately be developed on the subject parcel for County approval.
- "Residential development" refers to housing opportunities of all types, including, but not limited to, the provision of housing opportunities, within a mixed use context, within the REC and CEC land use classifications.

LUP-2. The generalized land use plan map for the sector plan area is reflected by Figure 3.

LUP-3. The lead applicant will utilize the Planned Mixed District (PMD) zoning approach, in conjunction with other planned districts, at the time of rezoning. Other applicants will also use this approach when minimum acreage and other requirements can be met. When minimum requirements cannot be met, applicants are encouraged to coordinate acreages with nearby property owners in order to avail themselves of the PMD concept.

LUP-4. All applicants for rezoning will submit a Master Zoning Plan and/or General Development Plan as defined and described in the Zoning Ordinance. The Plan(s) submitted will be prepared by utilizing, in part, the Land Use Compatibility Matrix from page LUP 9 of the 1990 Comprehensive Plan. The location of uses adjacent to one another, which are not specifically listed as compatible by the matrix, requires the provision of a detailed description of the mitigation measures to be utilized to provide the appropriate transitioning and/or buffering between uses. The Plan(s) will also indicate proposed uses within the various land bays to be developed. The boundaries of the land

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bays should be physical features such as, but not limited to, drainage sheds, streams, existing and proposed rights-of-way and the like. The Limits of Disturbance should also be identified on the Master Zoning Plan and/or the General Development Plan.

## LUP-5. Residential

- Residential development shall not exceed 4,418 dwelling units. (Residential 4)
- No residential development will be sited along the access road from the Potomac Parkway to the Cherry Hill Virginia Railway Express (VRE)/ AMTRAK commuter rail station, with the possible exception of the mixed use development area adjacent to the station. No primary access road to residential development will be provided from the access road from the Potomac Parkway to the station.

## LUP-6. Commercial Development

- Commercial development shall be limited to that required to serve the needs of citizens residing within the Cherry Hill Peninsula area, and those primary employment uses located within the REC and CEC classifications as reflected on the sector plan's Long-Range Land Use Plan.
- Commercial development within the CEC and REC shall not exceed 15% (930,000 gross square feet) of the total 6,200,000 gross square feet allowed within the REC and CEC classifications as reflected on the sector plan's future land use plan map. This square footage of commercial development should occur either within the primary employment uses' structures or have an interior site orientation within the CEC and REC land use classifications.
- Freestanding uses, not integrated into an overall planned development bay, will not be created. Architectural treatment will be compatible throughout commercial development centers.
- Freestanding entertainment, amusement or recreation centers (such as movie theaters, video arcades) that provide more than 200 parking spaces will be discouraged.
- Freestanding restaurants or clusters of freestanding restaurants that have access or visibility from the spine road from Potomac Parkway to the commuter rail station and that provide more than 200 seats will be discouraged.



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## LUP-7. Primary Employment Uses

- Primary employment uses shall be limited to 6,200,000 gross square feet (of which a maximum of 930,000 gross square feet can be used for commercial development designed to serve the primary employment uses). These primary employment uses will be located within the proposed REC, the proposed CEC, and the existing Heavy Industrial (HI) land use classifications reflected by Figure 3.
- Gambling facility and casinos are specifically precluded from the sector plan area.
- Freestanding strip commercial facilities will not be located within the REC or CEC classified areas.
- Indoor/outdoor theme parks, amusement parks or water parks will be specifically identified at the time that the Master Zoning Plan is approved, and only those areas so designated will be considered for such uses.

LUP-8. At the time of rezoning, applicants will submit a phasing plan.

LUP-9. At the time of rezoning, the lead applicant will commit to the dedication of a library site or a joint use site that is suitable to the Library System Director in terms of size, location, configuration, and topography.

LUP-10. At the time of rezoning, the lead applicant will commit to the provision of a police substation, or joint use site, or similar facilities, that are acceptable to the Prince William County Chief of Police. The facility provision will include consideration of service needs created by the commuter rail station.

LUP-11. Land development near future transit corridors be constructed in a transit compatible manner.

LUP-12. The existing uses currently located along Cherry Hill Road and the property east of the railroad tracks will remain until such time as the landowners seek to rezone their properties for other uses.



# Cherry Hill Sector Plan

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## PARKS AND OPEN SPACE PLAN

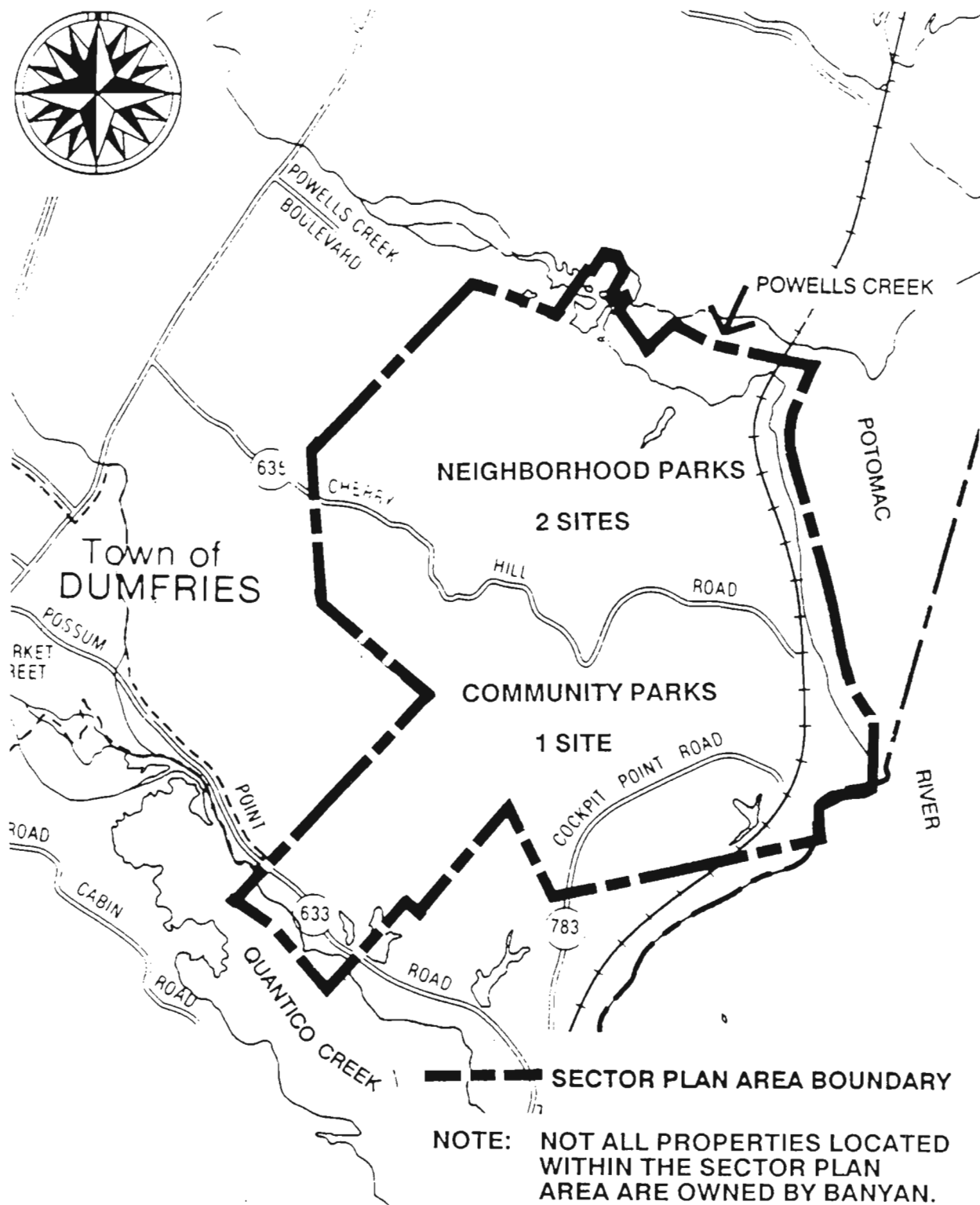
### ACTION STRATEGIES:

- REC-1.** At the time of rezoning, the lead applicant will commit to the dedication of two neighborhood parks and one community park site (Figure 4). Said sites must be acceptable to the Prince William County Park Authority in terms of location, size, configuration, and topography.
- REC-2.** Greenways, trails and open spaces will be incorporated into the IEAMP by the lead applicant. The system of trails will link significant historical sites, parks, residential areas and nonresidential areas. The trail system will include (but will not be limited to) bicycle/pedestrian trails along transportation corridors, and hiking and nonmotorized trails located along appropriate utility easements.

# Cherry Hill Sector Plan

Figure 4

## Parks and Open Space Plan



# Cherry Hill Sector Plan

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## POTABLE WATER PLAN

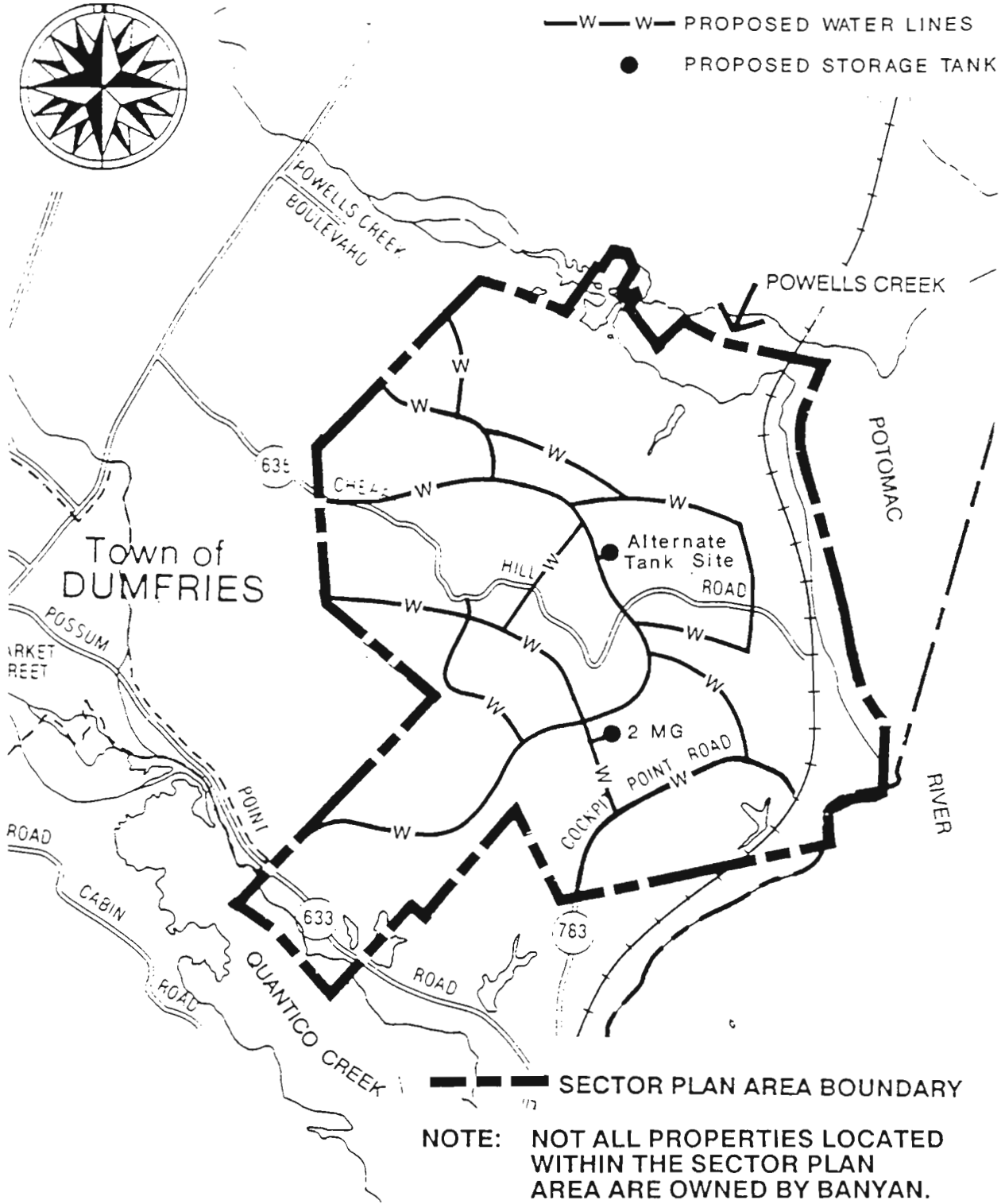
### ACTION STRATEGIES:

- W-1.** The lead applicant will size the expansions and extensions of public water facilities necessary to serve the demands created by the development as reflected by the sector plan.
- W-2.** The general or approximate location, character, and extent of utility improvements are shown on the Potable Water Distribution Plan Map (Figure 5) as revised for the Cherry Hill Sector Plan. The capacities of the water lines and facilities shown on this Water System Map shall be determined on the basis of the densities and intensities planned for the area as shown on the Land Use Plan for the Cherry Hill Sector Plan and as approved by the Prince William County Service Authority.
- W-3.** All development will be phased in a manner consistent with the availability of adequate water facility capacity to accommodate the need.
- W-4.** All new development will be required to connect to public water. Existing homes will not be required to connect unless to remedy a public health problem identified by the Health Department.

# Cherry Hill Sector Plan

Figure 5

Potable Water Distribution Plan Map



# Cherry Hill Sector Plan

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## SCHOOLS PLAN

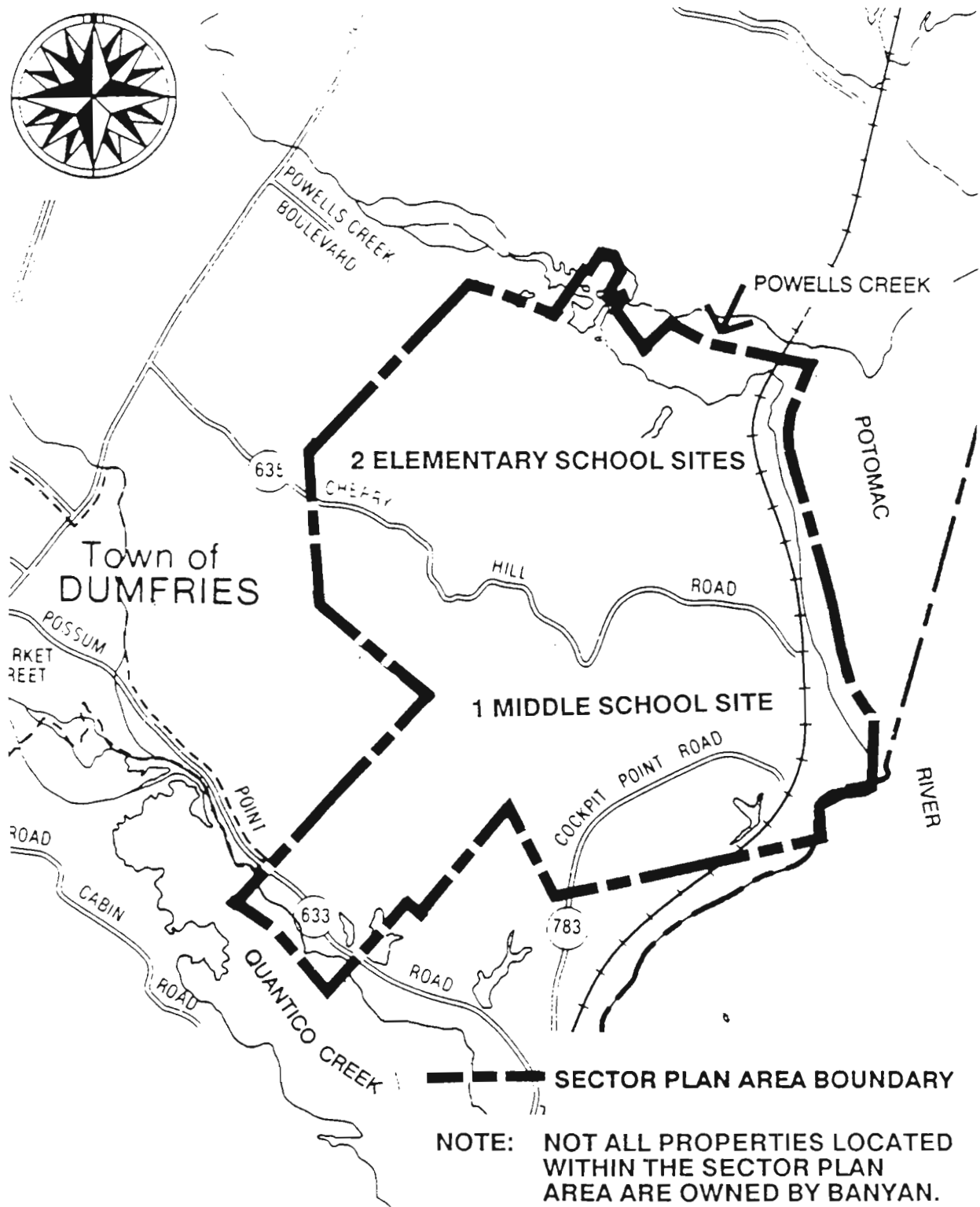
### ACTION STRATEGIES:

- ED-1.** The lead applicant will commit to the dedication of two elementary school sites and one middle school site at the time of rezoning, as shown on the Schools Plan (Figure 6). Said sites will be acceptable to the Prince William County School Board relative to timing, location, size, configuration, and topography.

# Cherry Hill Sector Plan

Figure 6

## Schools Plan





# Cherry Hill Sector Plan

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## SEWER PLAN

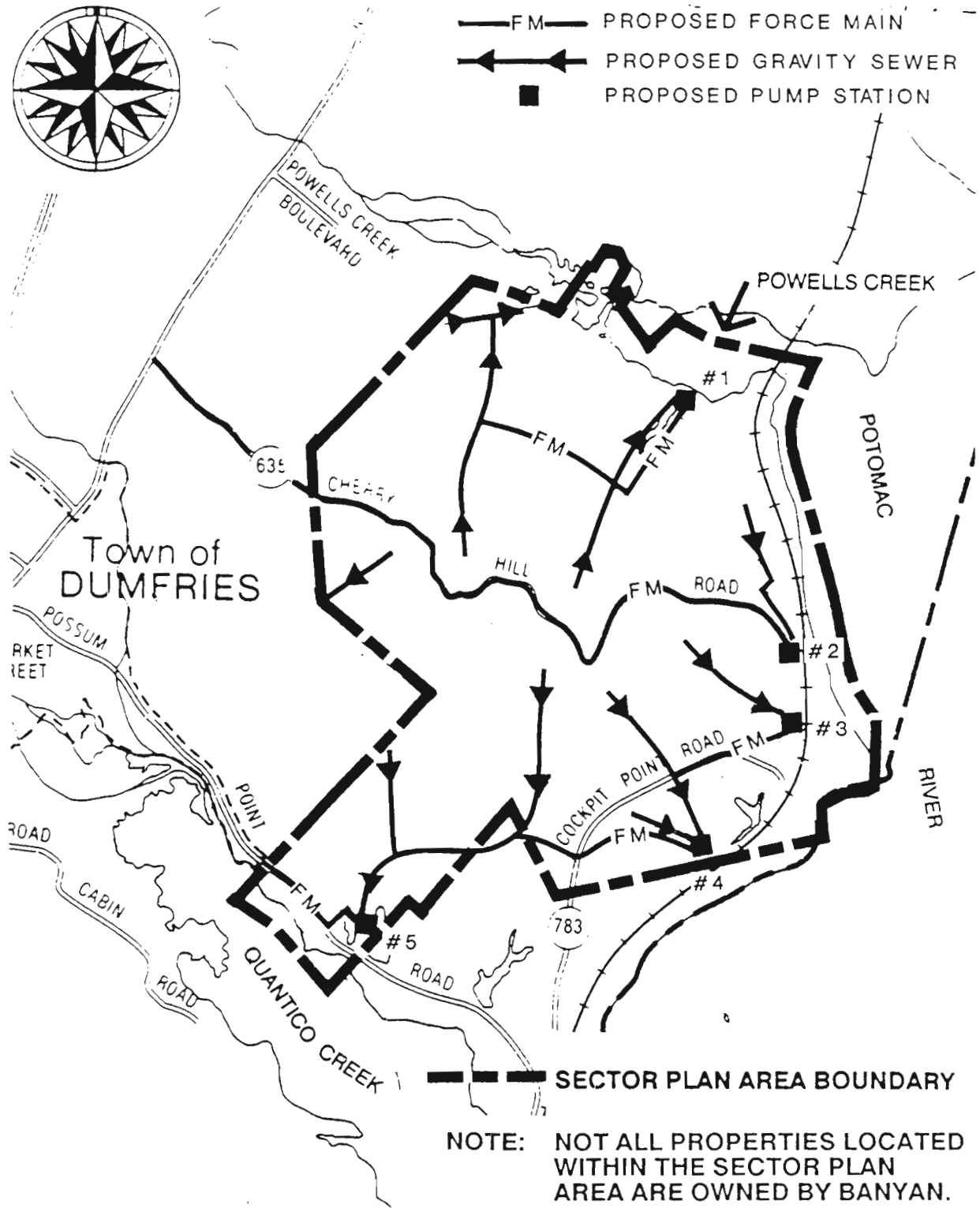
### ACTION STRATEGIES:

- SW-1.** The lead applicant will size the expansions and extensions of public sewer facilities necessary to serve the demands created by the development as reflected by the sector plan.
- SW-2.** The general or approximate location, character, and extent of utility improvements are shown on the Sewer Facilities Plan Map (Figure 7) as revised for the Cherry Hill Sector Plan. The capacities of the sewer lines and facilities shown on this Sewer System Map shall be determined on the basis of the densities and intensities planned for the area as shown on the Land Use Map for the Cherry Hill Sector Plan and approved by the Prince William County Service Authority.
- SW-3.** All development will be phased in a manner consistent with the availability of adequate sewer facility capacity to accommodate the need.
- SW-4.** All new development will be required to connect to public sewer. Existing homes will not be required to connect unless to remedy a public health problem identified by the Health Department.

# Cherry Hill Sector Plan

Figure 7

Sewer Facilities Plan Map



# Cherry Hill Sector Plan

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## TRANSPORTATION PLAN

### INTENT

The Transportation Plan for the Cherry Hill Peninsula has been prepared to reflect a minimum level of service (LOS) "D" within the area studied in the Traffic Impact Analysis (TIA). The TIA study area extends beyond the boundaries of the sector plan to key intersections and road segments that will be impacted by development of the peninsula (see Figure 8). The TIA was based on the generalized information presented in the sector plan.

Each of the following action strategies is intended to be fulfilled by the lead applicant and, as appropriate, other applicants for rezoning and/or special use permits for the smaller land holdings on the peninsula. Additional refinements to the TIA and mitigation measures proposed by applicants will be necessary as development of the Cherry Hill area unfolds and "end users" and their associated impacts can be more accurately measured. These refinements may continue through to the submission of final site and subdivision plans, and, in some cases, up to the issuance of building permits.

In addition to analyzing the impacts of the proposed development on roads, the action strategies emphasize the need for applicants to make use of alternative transportation methods to address the transportation requirements associated with the development of the Cherry Hill Peninsula. Action strategies promoting mass transit and nonmotorized means of transportation (biking and pedestrian trails) as a viable method of reducing traffic on roads should be implemented through the rezoning and special use permit application review processes.

### ACTION STRATEGIES:

**TR-1.** Notwithstanding the TIA submitted by the lead applicant for the purpose of preparing this sector plan, updated or revised TIA will be required pursuant to the provisions of the Design and Construction Standards Manual. The phasing of development and the provision of alternative modes of transportation in a manner which ensures that all roadways and intersections within the impact area operate at LOS "D" or better will be required by all applicants.

The planned public improvements at the Route 234/I-95 interchange and the Route 234/Route 1 intersection are deemed the ultimate improvements and may not satisfy all level of service requirements previously stated in this Plan. Coordination of the staging and adequacy of this interchange and intersection is a function of Prince William County, Federal Highway Administration, and Virginia Department of Transportation. The lead applicant will submit a transportation evaluation of the Route 234/I-95 interchange and the Route 234/Route 1 intersection separate from the TIA for future rezonings to provide information so as to determine the capacity of the interchange and the

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intersection. The Route 234/I-95 interchange and the Route 234/Route 1 intersection evaluation shall be submitted with the initial rezoning submittal to coordinate with the public sector improvements of the I-95 Corridor.

- TR-2.** Each applicant should dedicate the necessary right-of-way (ROW) for the roads shown in the Sector Plan's Thoroughfare Plan (Figure 9) as those thoroughfares cross their property. The widths of the designated ROW are listed in the Urban Transportation Roadway Composition Guidelines in the 1998 Comprehensive Plan. Such commitment to dedication will occur at the time of rezoning.

The lead applicant will and all other applicants should dedicate the ROW and construction easements of sufficient width for the completion of the Potomac Parkway at a principal arterial standard.

Private sector funding and construction of the Potomac Parkway will be commensurate with the traffic generation/roadway capacity ratio of the applicant's proposed developments. Access to the Potomac Parkway will be allowed at three points, provided they meet the principal arterial standards for crossover spacing.

- TR-3.** At the time of rezoning and/or special use permit approval, all applicants should commit to fund their proposal's proportionate cost of roadway segments, intersections, mass transit, and trails as identified in the TIA, the IEAMP, and as listed below in order to meet level of service requirements:
- Formulate and commit to implementation strategies for funding the construction of improvements to the roadway network within the TIA study area proportionate to the estimated traffic generation/roadway capacity ratio by the proposed development.
  - At the time of rezoning, the lead applicant will provide an inventory of and funding sources for construction of the road improvements, proposed bridges, and intersections within the Transportation Impact Area as reflected in the TIA.
  - At the time of rezoning, all appropriate applicants will commit to providing the necessary ROW for the grade separated intersections within the sector plan area if demonstrated necessary by the TIA. Prior to rezoning, all applicants should commit to construction and/or funding proportionate to the impacts of the traffic generation/roadway capacity ratio by the individual developments proposed within the traffic impact area.

- TR-4.** The design of the arterials within the traffic impact study area should discourage through truck traffic on existing Possum Point Road, and Virginia

## Cherry Hill Sector Plan

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Department of Transportation (VDOT) should consider adopting a "no through truck traffic" designation for Possum Point Road. Also, the alignment of the proposed realignment of Cherry Hill Road should provide for convenient access to the properties located along the existing Cherry Hill Road.

**TR-5.** Upon approval of the rezoning, the lead applicant will commit to designing a coordinated traffic signalization system along all arterial roadways in the Transportation Impact Area so as to increase the traffic volume capacities of those roadways. All applicants will prepare their transportation mitigation measures consistent with this traffic signalization system at the time of rezoning.

**TR-6.** Free-flow right turn lanes will be used at all arterial-to-arterial road intersections and will be incorporated into the design and ROW dedications provided by all applicants where ROW is available.

At the time of rezoning, all applicants will commit to fund a proportionate share of coordinating signalization and traffic signal timing optimization based on the traffic generation of the proposed development. Optimization shall include measures such as, but not limited to, providing protected right turn arrows at Route 1.

**TR-7.** At the time of rezoning, the lead applicant should commit to an agreement with the Town of Dumfries on improvements to Possum Point Road and its intersection with Route 1 that lie within the town boundaries. Additionally, the lead applicant will provide alternative road and/or transit improvements within the study area if improvements to these roads are not allowed by the town. Additionally, the lead applicant should coordinate with VDOT to design the I-95/Route 234 interchange so that it will have minimal impact on existing commercial developments along Route 234.

**TR-8.** All applicants will provide appropriate interparcel connections to existing and proposed development at the time of development of individual sites. More particularly, the lead applicant will provide interparcel connections to the River Oaks subdivision.

**TR-9.** At the time of rezoning, all applicants should agree to participate in a special taxing district, if and when implemented, as a method to fund improvements within the TIA study area. This will include the Route 1 portion of the TIA study area. Existing non-Banyan landowners will not be required to participate in the special taxing district until such time as their land is *zoned* for a nonresidential use.

**TR-10.** The lead applicant will develop, at the time of their rezoning, and all applicants should participate in, a comprehensive Transportation Demand

# Cherry Hill Sector Plan

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Management Plan/Transportation Systems Management Plan (TDMP/TSMP) for the entire area within the sector plan boundaries. This program will be designed with the goal to reduce vehicular travel by twenty percent and ensure efficient use of road space in the sector plan area. All applicants will monitor and update the TDMP/TSMP as needed and agree to provide for the administration of the program subject to oversight by the Director of Public Works. This program will include, but is not limited to:

- local and commuter rail/transit routes recommended in the Long-Range Transit Plan (Figure 10);
- pedestrian/bikeway systems;
- parking management;
- schedule variation (flex time);
- telecommuting;
- restricting truck traffic in peak conditions;
- provisions for park and ride locations and services; and
- require employer-based ridesharing and vanpool services.

The conceptual TDMP/TSMP, once approved, will be submitted to the Director of Public Works and shall be used as the basis for subsequent reviews of applications within the nonresidential areas of the Sector Plan. It shall also accompany all requests by applicants seeking rezoning for nonresidential uses. Also, at the time of rezoning, all applicants will commit to submit refinements, revisions and modifications to the TSMP for review and approval for their individual projects at the time of site/subdivision plans.

All applicants will provide commitments toward the phased construction and/or funding for nonmotorized transportation features essential to the TDMP/TSMP (such as, but not limited to, pedestrian/bike paths [including those along roadways]).

**TR-11.** At the time of rezoning, the lead applicant will provide ROW for Potomac Parkway/Cherry Hill Spine Road which will allow public street access to the proposed commuter rail station. In the event development accessing this road occurs in advance of the station, the lead applicant shall construct the access road to serve the applicant's development consistent with the traffic generation/ roadway capacity ratio of the development.

**TR-12.** Should the Commonwealth of Virginia and AMTRAK decide to develop a high speed rail system within the Washington-Richmond-Charlotte rail corridor in a manner that crosses the peninsula, the commuter rail station may become a major station within this system. Hence, any designs for this facility and its supportive facilities should not preclude the potentiality.

## Cherry Hill Sector Plan

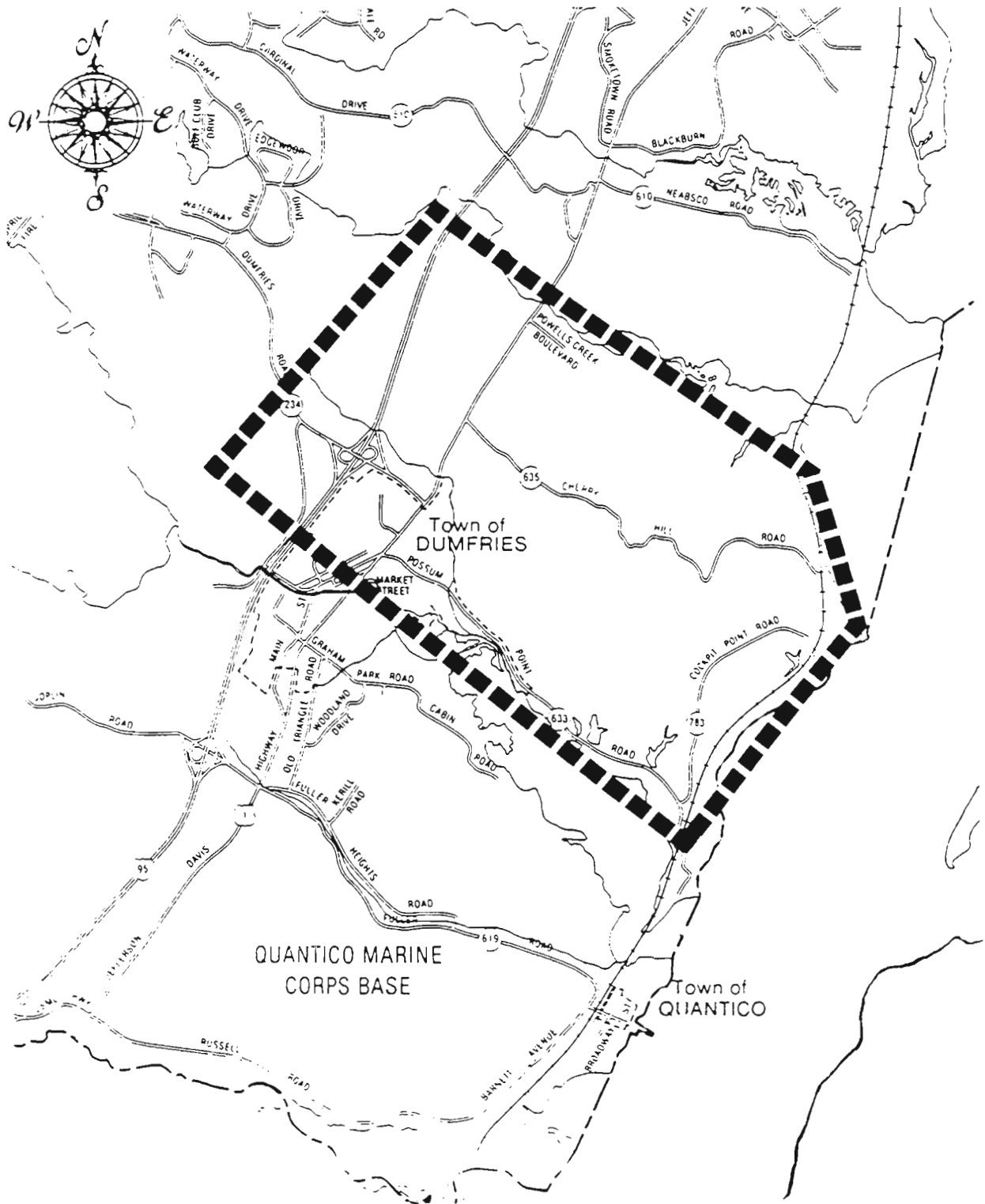
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- TR-13.** At the time of rezoning, the lead applicant will formulate a program for a connection between the Route 234 Transit Corridor with the commuter rail station and other destinations within the Cherry Hill Sector Plan boundary. This program may necessitate the applicant's participating in funding the connection. The provision of shuttle and feeder buses within the sector plan area must be included as a part of this program. Routes and stops should complement the Potomac Rappahannock Transportation Commission (PRTC) bus services and will be part of the overall TDMP/TSMP.
- TR-14.** At the time of rezoning, all applicants will commit to areas of land and number of parking spaces for shared parking and commuter parking within the non-residential portions of the Sector Plan as determined in the TDMP/TSMP. The final location of the parking areas will be determined as final site plans are submitted for review and approval.
- TR-15.** If property other than that owned by the lead applicant is required to satisfy the Action Strategy, the County will use its power of eminent domain, consistent with the County's adopted eminent domain policies, to acquire the property with the lead applicant paying all reasonable expenses. If the County does not acquire the necessary properties so that the lead applicant cannot construct the public roadway in the location shown in the sector plan, the lead applicant may relocate such roadway provided the TIA supports such redesign and the level of service requirements are met. This action strategy applies to those roads shown on the sector plan.
- TR-16.** The lead applicant shall create an alignment for the Cherry Hill Spine Road (Cherry Hill Road extended and Congressional Way extended) that avoids homes in existence at the time of Sector Plan approval.

# Cherry Hill Sector Plan

Figure 8

Transportation Impact Area Map

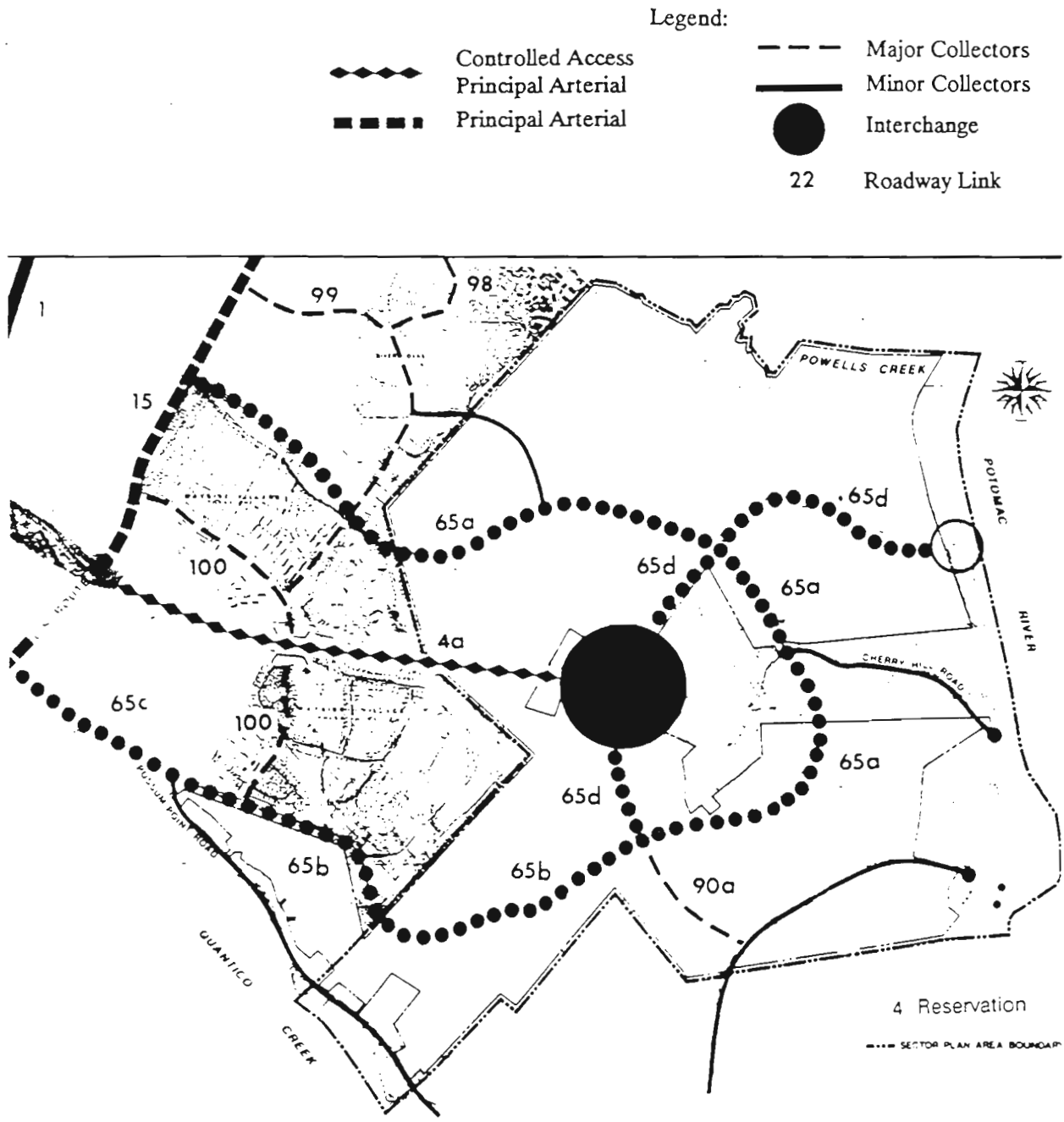




# Cherry Hill Sector Plan

Figure 9

## Thoroughfare Plan








NOTE: NOT ALL PROPERTIES LOCATED WITHIN THE SECTOR PLAN AREA ARE OWNED BY BANYAN.

# Cherry Hill Sector Plan

Figure 10

## Long-Range Transit Plan

### LOCAL & COMMUTER RAIL/TRANSIT ROUTES

-  Express commuter rail feeder buses
-  Cross-county local/commuter buses
-  Local North/South bus service
-  Local internal shuttle bus service
-  VRE Commuter/local rail

