

Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Dulles South Innovation

Application Type (check one): **Quarterly CPA Review** **Out of Turn CPA**

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows¹:

GPIN	From:	To:	Acres
See Attached List	AF	I-3	1,926.98
	MU-1	I-3	
Total Acreage:			1,926.98

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

Generally bounded by Logmill Road to the west, Sudley Road to the south, and Bull Run Creek to the north and east +

¹Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property*

Authorized Agent(s)*

Name: See Attached List

Name: Stewart PLLC / Cooley LLP

Mailing Address: _____

Mailing Address: See Attached Exhibit

City/State/Zip: _____

City/State/Zip: _____

Phone: _____

Phone: _____

Email: _____

Email: _____

Contract Purchaser/Lessee*

Engineer*

Name: Sanders Lane Assemblage I, LLC

Name: Urban Ltd.

Mailing Address: _____

Mailing Address: 7712 Little River Turnpike

City/State/Zip: _____

City/State/Zip: Annandale, VA 22003

Phone: _____

Phone: 703-642-8080

Email: _____

Email: _____

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 16th day of December, 2025.


Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

Authorized Agent List			
Authorized Agent Name	Address	Phone	Email
Stewart PLLC	1250 Connecticut Ave, N.W. Suite 200 Washington, DC 20036	202-379-2919	corey.stewart@stewartpllc.com
Cooley LLP	11951 Freedom Dr Suite 1400 Reston, VA 20194	703-456-8652	mlooney@cooley.com

Document/Information Checklist

Application package is to include:

- Comprehensive Plan Amendment Initiation Request Form** (page 4)
- Map Amendments and/or Text Amendment Requirements** (page 5)
 - Map amendments
 - Trip Generation Analysis
 - Justification of the proposed amendment
 - Existing Comprehensive Plan land use classifications
 - Existing and proposed zoning request
 - Text Amendments
 - Existing text to be amended and proposed, new or revised using underline/strikethrough
 - Purpose and intent of amendments
 - Comprehensive Plan Consistency Analysis
 - Levels of service associated with request
- Special Power of Attorney Affidavit** (if applicable) (page 6)
- Interest Disclosure Affidavit** (required) (page 7)
- Cultural Resources Assessment** (required) (page 8)
- The following supporting documentation:**
 - 5 copies of all plans, maps, and/or graphics printed in color or black/ white (when applicable)
 - 1 copy of all plans, maps, or graphics reduced to 8.5"x11"
 - 1 CD/DVD containing electronic copies of plans, maps, and/or graphics in PDF format
- Document/Information Checklist** (page 9)
- Fee in accordance with the [Fee Schedule](#)**
- Other requested information** (specify):

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- Other requested information** (specify):

Map Amendment Requirements

Please provide the following information:

- Completed and signed CPA Initiation Request Form;**
- Special Power of Attorney Affidavit** for each owner (if applicable);
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Plat of proposed CPA area** including metes and bounds (5 copies). The plat should be prepared pursuant to [Section 32-700.20](#) of the Prince William County Zoning Ordinance;
- Justification of proposed CPA:** Describe why the change to the Comprehensive Plan is being proposed and include relevant Comprehensive Plan analysis;
- Trip Generation Analysis:** As part of the CPA Initiation Request Application, the Prince William County Department of Transportation will need an analysis that includes a comparison of anticipated maximum trips from the current use to the proposed use. This analysis should be attached to this form. (If the submitted CPA is initiated by the Board a Traffic Impact Analysis (TIA) or TIA Deferral Form may be required.);
- Cultural Resources Assessment;**
- Existing Comprehensive Plan land use** classification(s) and respective area(s):
AF, Agriculture and Forestry & MU-1, Mixed Use - Hamlet (MU-1);
- Proposed Comprehensive Plan land use** classification(s) and respective area(s):
I-3, Industrial;
- Existing zoning and land use** of the subject parcel(s): A-1, Agricultural & B-3 (Convenience- Busin;
- Will there be a submission for a rezoning application** for concurrent processing if the CPA is initiated?
 Yes No
- What use/zoning will be requested** if the amendment is approved? PBD Planned Business District;
- Existing Special Planning Area(s):** _____;
- Fee in accordance with the [Fee Schedule](#)**

Text Amendment Requirements

- Purpose and intent of text amendment;**
- Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;**
- Proposed new or revised text:**
 - Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
- Comprehensive Plan Consistency Analysis:**
 - Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
 - Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
 - Identify level of service impacts, if any, associated with the request.
- Fee in accordance with the [Fee Schedule](#)**

NOTE: If the Board of County Supervisors initiates the CPA additional information and materials will be requested.

NOTE: Attach additional sheets to application as necessary.

Parcel #	SELLER NAMES	ADDRESS	GPIN #	Conveyance Number	Acreage
1	Michelle McKinney	3460 Sanders Ln	7400-76-0897	201805160034878	10.01
2	Thomas N. Drake and Denise M. Costley	3200 Sanders Ln	7400-78-3019	1355-0079	4.03
3	Michael Frantzen and Michelle Frantzen	3401 Sanders Ln	7400-77-7274	201009090078481	15.02
4	George G. Delgado and Michele A. Delgado	3450 Sanders Ln	7400-77-0454	201107260061395	16.69
5	Richard E. Moore, Trustee of the Moore Family Trust (Trust A/Survivor's Trust)	3461 Sanders Ln	7400-86-2040	202301180002453	5.2
6	Richard E. Moore, Trustee of the Moore Family Trust (Trust A/Survivor's Trust)	3477 Sanders Ln	7400-86-1921	202301180002453	5.01
7	Stephen K. Jones and Wendy D. Wright	3480 Sanders Ln	7400-76-2521	202108040091465	13.04
8	Richard E. Moore, Trustee of the Moore Family Trust (Trust A/Survivor's Trust)	3481 Sanders Ln	7400-86-1901	202301180002454	5.01
9	Chong S. Weldon and Patricia Dasig f/k/a Patricia Weldon	3489 Sanders Ln	7400-85-5179	201704050025752	5.06
10	Jayprakash Nagasamy and Menaka Mugundhun Samyao	3490 Sanders Ln	7400-75-1632	202112130137483	15
11	Tommy D. Weldon and Chong S. Weldon	3495 Sanders Ln	7400-75-8874	201704050025752	5.06
12	Nicholas John Ferguson and Meghann Devine Ferguson, Trustees of the Nicholas and Meghann Ferguson Living Trust dated October 16, 2020	3507 Sanders Ln	7400-85-2044	202010200097516	10.21
13	Belinda T. Titus f/k/a Belinda T. Scroggie	3601 Sanders Ln	7400-84-5191	1642-1229	10.17
14	Belinda T. Titus f/k/a Belinda T. Scroggie	3607 Sanders Ln	7400-74-9689	1642-1229	1.61
15	Howard Jakob Swede and Kelly Lynn Swede, Trustees of the Howard J. and Kelly L. Swede Living Trust dated May 9, 2022	3608 Sanders Ln	7400-64-8661	202205090036189	10
16	Florentino S. Martins	3609 Sanders Ln	7400-84-1761	202505190027195	12
17	RedOak699, LLC, a Virginia limited liability company	3699 Sanders Ln	7400-74-7221	202302170007437	5
18	Richard Wynn Hall and Sara Jo Zorola Hall	3700 Sanders Ln	7400-74-0020	202504160019850	5
19	Robert William Ottey and Carolyn Faye Ottey	3701 Sanders Ln	7400-73-6687	1152-0864	5
20	James G. Giragosian and Margaret J. Giragosian	3702 Sanders Ln	7400-63-9892	1956-0268	5
21	Issac Tatagiri and Kirstin Tatagiri	3703 Sanders Ln	7400-73-6267	202012020115761	2.5
22	James Ashton Lough and Divinagracia Gervacio Lough f/k/a Divinagracia Gervacio	3704 Sanders Ln	7400-63-9555	201902010006626	5
23	Meichis Hasham and Dorothy M. Samuel a/k/a Dolly Samuel	3705 Sanders Ln	7400-73-6151	Deed of Gift - 201910090074468 Vesting Deed - 200202110019832	2.5
24	Jason Brown and Julianne J. Brown	3707 Sanders Ln	7400-73-6129	201912170093301	3.5
25	Virginia Ellison	3711 Sanders Ln	7400-73-3324	20030501007576	1.13
26	Richard W. Waller and Beth A. K. Waller, Trustees of the Waller Family Trust dated April 24, 2023	3801 Sanders Ln	7400-72-6393	202304240019737	4.56
27	Richard W. Waller and Beth A. K. Waller, Trustees of the Waller Family Trust dated April 24, 2023	3803 Sanders Ln	7400-72-5967	202304240019738	5
28	Richard W. Waller and Beth A. K. Waller, Trustees of the Waller Family Trust dated April 24, 2023	3805 Sanders Ln	7400-72-5642	202304240019738	5
29	Danyel Simond and Michelle Hayes	3905 Sanders Ln	7400-72-3718	202303030009899	2.03
30	Bruce Edward Murphy and Nancy K. Murphy	3990 Sanders Ln	7400-40-6342	2862-0094	35.45
31	Poplar006, LLC, a Virginia limited liability company	4006 Sanders Ln	7400-60-7278	202302170007438	3.43
32	Jose L. Rivera Curial and Brígida Ayon Bautista	4007 Sanders Ln	7400-71-4141	201609190075541	2.93
33	Robin Ellison Grove and Stanley Matthew Grove, III	4011 Sanders Ln	7400-71-3317	1781-11997	5.67
34	Angeli Miller and Edward Vernon Miller	4012 Sanders Ln	7400-60-3474	202209270069455	3.66
35	Michael J. Iuliano	4013 Sanders Ln	7400-70-3754	201301110004137	13
36	William M. Vandegriff a/k/a William Mantley Vandegriff, Jr., William Mantley Vandegriff, III, Cheryl L. Vandegriff Hyon, Stephen Dale Vandegriff, and David Thomas Vandegriff	4014 Sanders Ln	7400-50-9047	202001060001288; 0709-0782	14.83

37	Kristen E. Webber	4015 Sanders Ln	7499-79-2955	201301090003232	24.68
38	William Horton and Lynn Horton	4016 Sanders Ln	7400-50-3751	201206110054659	11.68
39	Khaled F. Elsenousi a/k/a Khaled F. ElSenussi, Hisham F. Senussi, Ala F. Senussi, and Fakhri S. Senussi	4020 Sanders Ln	7400-60-5248	Deed - 2022020900011121 Will - 202202090011121	4.33
40	Lana F. Hair	4040 Sanders Ln	7400-60-5224	2315-1749	3.71
41	Matthew Jonathan Herrera, Nina Courtney Herrera, and the Herrera Family Revocable Living Trust dated July 6, 2023	4050 Sanders Ln	7499-59-4989	202307140035991	5.03
42	John A. Tweel and Judith G. Tweel, Trustees under the Tweel Family Trust dated March 24, 2006	4100 Sanders Ln	7499-69-4994	200605170075794	5
43	Kevin McLaughlin and Desiree McLaughlin	4110 Sanders Ln	7499-59-2863	201906130040606	5.18
44	Bradley L. Dawson and Svetlana V. Kolmakova, Co-Trustees under the Bradley L. Dawson and Svetlana V. Kolmakova Joint Revocable Living Trust dated March 23, 2021	4120 Sanders Ln	7499-69-5257	202104010039552	6.79
45	Michael A. Spradlin, Michele A. Delgado and Shawne E. Soto a/k/a Shawn Soto	4397 Sanders Ln	7499-78-4964	Deed - 200611010156088 Will - 202402160008274 List of Heirs - 202402160008275	7.14
46	Carlos Gordiano and Marisela L. Flores	4402 Sanders Ln	7499-68-9461	200706210073746	3.83
47	Herbert E. Travers and Lucille B. Travers, Trustees of the Herbert E. Travers and Lucille B. Travers Revocable Trust dated February 13, 2008	4403 Sanders Ln	7499-78-3633	200812080114826	2.66
48	Michael Wayne Cline and Kathryn Margaret Cline	4404 Sanders Ln	7499-68-9523	201309130093539	0.9
49	Kimberly Walker Hale and Stephanie Walker Crowe	4405 Sanders Ln	7499-78-7934	List of Heirs - 202206220047384; Deed - 197709121402553	7
50	Hector N. Garcia	4406 Sanders Ln	7499-68-9410	202104080042268	0.9
51	Michael J. O'Brien and Jennifer Kapoor O'Brien f/k/a Jennifer U. Kapoor	4407 Sanders Ln	7499-77-6098	Deed - 201707060051220 Name Change - 201903010012752	5.07
52	Stephen V. Oviatt and Nancy C. Oviatt	4408 Sanders Ln	7499-67-9596	2402-0184	0.9
53	Michael Fuller and Lana Fuller	4410 Sanders Ln	7499-67-9682	202207260055655	0.87
54	Joseph Alexander Knight, Trustee under the Knight Family Trust dated October 4, 2011	4411 Sanders Ln	7499-77-5675	Will - 201406240043661; Deed - 201110280089883	5
55	Scott R. Deibler and M. Lisa Deibler	4415 Sanders Ln	7499-77-5751	2895-1422	5.04
56	Susan J. Brophy and Timothy Brophy	4451 Sanders Ln	7499-77-5024	200507130116679	3
57	Richard P. Labossiere and Lisa K. Labossiere, Trustees of the Labossiere Family Trust, dated December 12, 2023	4501 Sanders Ln	7499-77-4807	202405310028146	3
58	Haw D. Tu and John S. Devere	4503 Sanders Ln	7499-76-4781	201207230069576	5.06
59	Frederick D. Oliver and Marary Y. Oliver	4505 Sanders Ln	7499-76-4954	201703220021853	3
60	Bambi Lee Erikson	4507 Sanders Ln	7499-76-4738	202102250023293	3
61	Charles D. Simpson and Elma W. Simpson	4508 Sanders Ln	7499-66-8958	201905280035774	2.07
62	Paul L. Reece and Mary E. Reece, Trustees under the Reece Family Trust dated January 18, 2005	4511 Sanders Ln	7499-76-5118	200501250011892	3
63	Shirley J. Eicher, Leslie Eicher, and Jon Eicher	4604 Sanders Ln	7499-66-8609	202203150020485	5
64	Patrick Joseph Beitzell	4608 Sanders Ln	7499-65-8564	202009300089795	1.32
65	Phillip E. Harrover, Jr. and Heidi Harrover	13040 Ford Rd	7499-67-6128	201805040031572	1.85
66	N. Beth Michael	13030 Ford Rd	7499-67-3136	201701300007957	1.83
67	Wayne Murray Charity and Pamela Jo Charity	12990 Ford Rd	7499-67-0325	200910150100259	4.9
68	David A. Clem and Tari Clem	12970 Ford Rd	7499-57-8595	200311180213221	10.28
69	Michael J. Malinoski	12950 Ford Rd	7499-58-8749	200312190231353	10.39
70	Phyllis Villegoureux-Ritaud, Trustee under the Villegoureux-Ritaud Living Trust, dated June 03, 2011	12930 Ford Rd	7499-59-8327	Deed - 201107120057091 Will - 202404300021818 List of Heirs - 202404300021819	11.69
71	Joseph M. Normandy, III and Tammy Bryant Normandy	4419 Shari Ct	7499-67-6556	2734-0320	1.18

72	Michael D. Brown	4417 Shari Ct	7499-67-6672	201811270084446	1.04
73	Kenneth R. Tennyson and Maranda L. Tennyson	4415 Shari Ct	7499-67-6586	200507180119188	1
74	Stephen Clark	4413 Shari Ct	7499-68-6501	201305010044717	1
75	Jairo Pena	4411 Shari Ct	7499-68-6616	200310230195897	1
76	Robert J. Gaskill and Nidhi Sharma	4409 Shari Ct	7499-68-6631	200410070171551	1
77	Melissa Joanne Bays f/k/a Melissa Joanne Kemendo	4407 Shari Ct	7499-68-6745	Deed - 202005220040030 Name Change - 202205310041625	1
78	Thomas A. Beardley and Leanne W. Beardley	4405 Shari Ct	7499-68-6660	1953-1334	1
79	Larry E. Panell and Deborah A. Panell	4403 Shari Ct	7499-68-6680	2737-0092	1.17
80	Todd Wilson Robinson	4401 Shari Ct	7499-69-6606	201509230079353	1.69
81	Angela Knight	4400 Shari Ct	7499-69-4207	201102220014856	2.69
82	Angela Knight	4402 Shari Ct	7499-68-3592	201102220014856	1.12
83	Lawrence J. Eldridge	4404 Shari Ct	7499-68-3674	2215-0064	1
84	Kevin T. McCabe and Karen McCabe	4408 Shari Ct	7499-68-3537	1971-0947	1
85	Brian Thacker and Heidi Thacker	4412 Shari Ct	7499-67-3599	201305130048755	1
86	Shawn Thomas and Andrea Lukac	4416 Shari Ct	7499-67-3374	202101290011569	1.97
87	Anthony G. Drosos and Brittany E. Drosos	12501 Bridle Ln	7400-62-9461	202207220055027	5
88	Rajesh Jayanna Davanagere and Prakruti Anand	12503 Bridle Ln	7400-62-6076	201404020020184	5
89	John Anthony Depasquale and Debra Ann Depasquale, Trustees of The Depasquale Family Joint Declaration of Trust, dated December 20, 2016	12505 Bridle Ln	7400-62-2970	201701180004242	5
90	Thaddeus Zalewski and Vera Jurgenson	12511 Bridle Ln	7400-53-4969	201204050031922	5
91	Harry Mahar and Joan E. Mahar	12513 Bridle Ln	7400-53-5192	1048-0008	5
92	Jose A. Alvarez Pina	12515 Bridle Ln	7400-54-5218	202008120069551	5
93	Randall C. Michael and N. Beth Michael	12514 Bridle Ln	7400-64-3118	2338-1342	5
94	Richard C. McEvoy and Joan M. McEvoy a/k/a Joanne M. McEvoy	12512 Bridle Ln	7400-63-3087	0737-0751	5
95	Grant M. Higginbotham and Brittney Anne Higginbotham	12510 Bridle Ln	7400-63-2249	202103290037237	5
96	Michael O. Kasun, Melissa Kasun, and Barbara Sue Blizzard, Trustee of the Barbara Sue Blizzard Revocable Trust Agreement dated December 6, 2006	12504 Bridle Ln	7400-63-5136	Deed - 201606090043311 Deed - 201605240038403	5
97	John William Snow and Diane Lynn Messaros Snow, Trustees of The John and Diane Snow Living Trust dated July 31, 2012	12521 Canter Ln	7400-62-0089	201207310072743	5
98	James Michael Novak	12524 Canter Ln	7400-52-2978	202007080055037	6.53
99	Oldie South Properties, LLC and RSK Virginia Properties, LLC	12523 Canter Ln	7400-52-7064	202508150046162	5.06
100	Kristina L. Mams and Gabriel J. Mams	12520 Canter Ln	7400-53-7438	202203040017585	5
101	Darryl D. Bowman and Debra S. Bowman	3950 Aldie Rd	7500-02-7913	201010130089501	10
102	Scott Alan Beitzell	3900 Aldie Rd	7500-02-7957	202106010065430	10
103	Joseph Beitzell and Karen A. Beitzell	3644 Aldie Rd	7500-03-7205	2132-0541	17.51
104	Barbara J. Hemma and Dena-J Hemma	3604 Aldie Rd	7500-03-6375	201102180014308	16.5
105	Debra Wilker and Robert G. Anderson	3564 Aldie Rd	7500-04-5832	201505010033457	10
106	Sean Lydon and Catherine T. Lydon	3524 Aldie Rd	7500-04-8981	201006290055445	5.05
107	Stephen T. Reed and Allison A. Reed	3504 Aldie Rd	7500-04-3176	201611210096365	15.8
108	Neil Bornn-Gitman and Andrea Hall	3502 Aldie Rd	7400-94-3789	202003060018392	16.33
109	Richard Zoccolillo and Manuela Zoccolillo	3500 Aldie Rd	7500-05-2546	201810110074501	10
110	Elaine F. Howard, Trustee of the Henry M. Howard Living Trust, dated February 14, 2001 and the Elaine F. Howard Living Trust, dated February 14, 2001	3410 Aldie Rd	7400-95-7682	200107120069230	34.78
111	Elaine F. Howard, Trustee of the Henry M. Howard Living Trust, dated February 14, 2001 and the Elaine F. Howard Living Trust, dated February 14, 2001	3404 Aldie Rd	7400-96-4972	200106070053196	39.76
112	Wileen O. Richardson	3308 Aldie Rd	7500-06-5493	2056-1952	8

113	Ashley O. Turner and Joshua B. Turner	3304 Aldie Rd	7500-07-4733	201605310040210	5.44
114	Psalom One Enterprises, LLC, a Virginia limited liability company	4100 Aldie Rd	7500-01-7473	202304260020280	15
115	Shawna Marie Hawkes s/k/a Shawna M. Fox, Neil Chester Hawkes, and Marcia Anne McCarthy	12750 Chatter Brook Dr	7400-68-8430	202202140012218	11.91
116	Bobby Nick Davis	12760 Chatter Brook Dr	7400-68-3249	1288-1267	8.73
117	W. Roger Gwinn and Lynn H. Gwinn	12771 Chatter Brook Dr	7400-58-7220	200409070152687	14.17
118	Lowell Johnson, Jr. and Sherrod H. Johnson, Trustees of the Johnson Family Trust, dated May 11, 1994	12780 Chatter Brook Dr	7400-58-0151	202211100078454	17.34
119	Brian D. Jurgensen, Patricia A. Jurgensen, and Gerald P. Miller	12781 Chatter Brook Dr	7400-47-7544	201103160022000	25.88
120	Douglas Gerard Fehrer and Sarah Shill Fehrer	3440 Pin Oak Ct	7400-67-2838	201505010033754	10
121	Huchen Zhang and Li Zhou, Trustees of the Huchen Zhang and Li Zhou Family Trust dated January 30, 2023	3450 Pin Oak Ct	7400-67-2100	202301310004580	10.79
122	Mladen Bajic and Vesna Bajic	3470 Pin Oak Ct	7400-56-6883	202105030052916	25
123	Michael Anthony Jasmin	3480 Pin Oak Ct	7400-55-7880	200208020099474	20.89
124	Michael John Sandkuhler and Rachel Lea Sandkuhler	3482 Pin Oak Ct	7400-55-3825	201807090049596	10.1
125	Patrick Leonard Maloney and Lauren Elizabeth Maloney	3486 Pin Oak Ct	7400-55-8908	201806280047049	10.3
126	Noel Andrew Murphy and Lynn M. Murphy, Trustees under the Noel and Lynn Murphy Living Trust dated April 13, 2017	3490 Pin Oak Ct	7400-54-7856	201806250045847	11.59
127	Daniel R. Tovar, Jr. and Suzanne Tovar	3471 Pin Oak Ct	7400-65-6130	201411250085268	10
128	Deenadayalan Senthilnathan and Chitra M. Avola	3461 Pin Oak Ct	7400-66-6821	202005150037518	10.48
129	Stephen Poovey and Megan M. Poovey f/k/a Megan M. Lawler	12581 Boxwood Farms Dr	7400-82-3659	201812260090934	4.84
130	Timothy S. Boone, Thomas M. Boone, Jonathan L. Boone, Betsy B. Gallo, and Pamela Jan Boone f/k/a Pamela B. Kerns	12551 Boxwood Farms Dr	7400-82-6254	Deed - 0778-0078 Will - 202312110063063 List of Heirs - 202312110063064	4.84
131	William E. Kennedy, IV and Laura C. Kennedy f/k/a Laura Cheryl Marshall	12521 Boxwood Farms Dr	7400-82-8867	Deed - 201606060041977 Re-Recorded Deed: 201608050061356	3.85
132	Brian Charles Wyrkoop	12511 Boxwood Farms Dr	7400-82-9428	201707070051762	1
133	Jeremy Glenn Horton and Elizabeth Vowell Wallace	12491 Boxwood Farms Dr	7400-92-1771	201305280053987	2.35
134	Paul Lucash	12471 Boxwood Farms Dr	7400-92-1532	200104090033110	2.5
135	John Q. Beatty and Kristen L. Beatty	12451 Boxwood Farms Dr	7400-92-3726	201508210069575	2.49
136	James C. McLain, Jr. and Diane McLain	12431 Boxwood Farms Dr	7400-92-4464	200307230133666	2.33
137	George Manning Borden	12400 Boxwood Farms Dr	7500-02-1034	200102220016891	4.96
138	Jose Neftali Guzman	12401 Boxwood Farms Dr	7400-92-6635	202101040000833	4.8
139	Jacob Heminger and Elizabeth Heminger	12460 Boxwood Farms Dr	7400-93-4319	202010300102220	4.85
140	Sebert P. Hogan by Tamara Owen Hogan, as Conservator of the Estate of Sebert P. Hogan, Tamara Owen Hogan, Sebert Patker Hogan, Jr., and Kerry Allen Hogan	12530 Boxwood Farms Dr	7400-83-9516	202402120006952	4.46
141	Ronald S. Foltz and Deanna M. Foltz	12570 Boxwood Farms Dr	7400-83-3110	1267-1078	4.36
142	John J. Ricciardi and Jennifer L. Ricciardi	3662 Dunigan Ct	7400-83-2637	201806260046220	4.83
143	Rex Dennis Lasley and Pamela Jean Lasley, Co-Trustees of The Dennis and Pam Lasley Family Trust, dated November 7, 2023	3660 Dunigan Ct	7400-83-3267	202311300061340	4.89
144	Megan Victoria Neczyporuk	3658 Dunigan Ct	7400-83-4193	201709220072193	4.89
145	Dawn J. Cregger, Trustee of The Dawn J. Cregger Trust 12/JUN/12	3656 Dunigan Ct	7400-84-6014	201208130076937	4.89
146	John F. Hogan III, Trustee of The John F. Hogan III Revocable Trust, dated December 29, 2020	3654 Dunigan Ct	7400-84-9221	202101250008613	4.89
147	Bella Ivette Guanilo and Paul Anthony Guanilo	3652 Dunigan Ct	7400-94-3923	202012210124137	4.92
148	Donald R. Lavallee and Melissa M. Lavallee	3650 Dunigan Ct	7400-94-7822	202001060001254	5.03
149	Millie M. Piekos, Trustee under the Andrew H. King Trust dated May 25, 1999, and Roger D. Watkins, Trustee under the Ruth A. King Trust dated May 25, 1999	3651 Dunigan Ct	7400-93-9187	2763-1020	4.95
150	John D. Normand and Kelly E. Normand	3653 Dunigan Ct	7400-93-6865	200406140099926	4.79

151	Mark Richard Nicely, Trustee of the Mark Richard Nicely Revocable Trust dated November 27, 2019	3655 Dunigan Ct	7400-93-2570	202005060035017	4.86
152	Karen Darley Smith and Deanna Darley Short, Trustees under The Darley Revocable Living Trust dated December 11, 1987, revised and restated on June 18, 2012	3659 Dunigan Ct	7400-83-9851	1537-0334	4.88
153	Matthew Aaron Newfield, Jennifer Newfield, and Phyllis Cohen Newfield	13198 Gables Green Way	7400-37-5705	201605160035746	10
154	Alfred N.D. Smith III a/k/a Alfred Smith and Sahar Smith	13170 Gables Green Way	7400-36-5457	2011102080011326	10
155	Larry Neil Adair and Leigh Anne Adair	13130 Gables Green Way	7400-36-5422	200603300051182	10.01
156	Soon J. Paek and Nancy Early	13100 Gables Green Way	7400-35-5477	202503070011616	10
157	Jacob Chancellor Blair	13070 Gables Green Way	7400-35-8433	201403050014028	10.01
158	Jeffrey Alan Sproles and Donna Lucille Sproles, Trustees of the Jeffrey and Donna Sproles Living Trust dated March 18, 2021	13065 Gables Green Way	7400-25-9903	202103180033014	10.6
159	Dominic Bianco and Annamaria Bianco	13051 Gables Green Way	7400-34-7444	201803050015431	10
160	Anthony G. Drosos	13050 Gables Green Way	7400-34-8391	201609060071404	10.42
161	David Mitchell and Mary A. Mitchell	12990 Gables Green Way	7400-44-4845	202008310076949	10
162	Charlotte A. DeWalt, Trustee of the DeWalt Family Trust dated April 20, 2017	12975 Gables Green Way	7400-33-8995	201705080034602	10.01
163	Peter C. Phillips and Laurie L. Phillips	12960 Gables Green Way	7400-43-6498	200806160057170	10
164	Jatinder Sharma and Sonia Sharma	12930 Gables Green Way	7400-43-5943	201903180016377	10
165	Dale Wesley Dycus and Anne Dycus	12901 Gables Green Way	7400-33-8400	200501310015485	10.98
166	David L. Beadner and Cherri A. Smith	12900 Gables Green Way	7400-42-5691	201105240043407	10
167	Nancy C. Hwang and Jau-Fu Hwang, Trustees of The Nancy C. Hwang Revocable Trust dated June 16, 1999	12851 Gables Green Way	7400-42-3627	201512310106688	10.55
168	Edward Cox and Mercedes Cox	12850 Gables Green Way	7400-42-9433	201808030057945	10
169	Richard Schulze and Darcie Schulze	12801 Gables Green Way	7400-51-2622	200409030152237	10
170	Anthony M. Valletta and Barbara G. Valletta	12800 Gables Green Way	7400-52-5107	200409030152243	10
171	Steven R. Mast and Mary E. Mast, Trustees of the Steven R. Mast Trust dated June 25, 2024 and the Mary E. Mast Trust dated June 25, 2024	12751 Gables Green Way	7400-51-9236	202406270033486	10
172	GSD Properties & Logistics LLC, a Virginia limited liability company	12750 Gables Green Way	7400-62-0604	202209230068872	10
173	Van C. Pham-Chou and Steven Chan Chou	12701 Gables Green Way	7400-61-5042	200709050101189	10.01
174	Stephen T. Harrell and Martha J. Harrell	12700 Gables Green Way	7400-61-6386	200712270137586	10
175	Amanda Kelly Clairmonte and Christopher James Hunter, Trustees of The Stardust Trust dated April 25, 2023	3575 Balsam Hollow Ct	7400-45-7709	202305020021452	10
176	James C. Weber, Jr. and Patricia A. Weber	3550 Balsam Hollow Ct	7400-45-5862	200411300200989	10.01
177	Mario Loundemon and Wendy Loundemon	3500 Balsam Hollow Ct	7400-46-3701	201503240022227	10
178	Richard Macheske Jr. a/k/a Richard Macheske and Cheryl F. Macheske	3450 Balsam Hollow Ct	7400-46-5238	200412060205549	10.02
179	Byong Kang and Susan Kang	3400 Balsam Hollow Ct	7400-46-6475	200504010051031	10.01
180	Douglas N. Bach and Thuong C. Nguyen	13075 Edwards Island Dr	7400-33-3741	200906150057968	10.24
181	Ellen Randel	3600 Avonlea Way	7400-24-0669	200811040105446	10.14
182	Michael Touma and Ghada Touma	3601 Avonlea Way	7400-25-1309	200509010150523	10.08
183	James R. MacDonald and Bobbie Jo MacDonald	3640 Avonlea Way	7400-24-0822	200501180008206	10.01
184	Robert C. Marquart and Mary D. Marquart	3665 Avonlea Way	7400-34-2403	200905060043381	10.03
185	Isaac Duenas and Rachelle D. Stornick a/k/a Rachel D. Stornick	3670 Avonlea Way	7400-23-2489	201906270044660	10.02
186	Jonathan Wilson Buckhout, Trustee of the Jonathan Wilson Buckhout Revocable Trust, dated July 21, 2000 and restated on October 5, 2010 and Philippa Mary Fewell, Trustee of the Philippa Mary Fewell Revocable Trust, dated July 21, 2000 and restated on October 5, 2010	3700 Avonlea Way	7400-23-1350	201012150112022	10.01

187	George S. Wood and Patricia Wood	3730 Avonlea Way	7400-23-6418	201301290010580	10.01
188	Scott C. Kite and Michelle R. Kite	3760 Avonlea Way	7400-22-5870	200507050109939	10
189	David A. Johnson and Heather D. Johnson	3790 Avonlea Way	7400-22-5413	200508020130235	10.02
190	Prince Properties LLC, a Virginia limited liability company	3810 Avonlea Way	7400-21-5859	202209290070203	10.01
191	Robert A. Condy and Lisa N. Condy	3840 Avonlea Way	7400-21-7508	201607180055129	10.01
192	Donald Ray Coffey, Jr. and Melissa D. Coffey	3870 Avonlea Way	7400-20-5051	201803280021444	10
193	Richard E. O'Grady and Madelin K. O'Grady	3875 Avonlea Way	7400-30-2883	200510030170734	10
194	Luke James Hardy, Trustee under The Luke James Hardy Trust dated March 14, 2018	3898 Avonlea Way	7400-20-8416	201803160018428	10.01
195	Darryl Glenn Blackwell and Nicole Blackwell	3899 Avonlea Way	7499-39-2694	201402280013534	10.01
196	Timothy C. Seaman and Ashley F. Seaman, Trustees of the Timothy C. and Ashley F. Seaman Family Trust dated April 10, 2023	13090 Cavendish Run Ct	7400-22-9944	202304110017293	10.05
197	Lisa Somria Lee and Cathleen Lee Chang	13060 Cavendish Run Ct	7400-32-3706	201309300098670	10
198	Myung Sam Park	13030 Cavendish Run Ct	7400-32-8032	202012290126404	10.2
199	Vinicio E. Molina	13000 Cavendish Run Ct	7400-41-5959	202003300025047	11.04
200	Brian Crawford and Nathalie Crawford	13001 Cavendish Run Ct	7400-41-5121	202104090043434	10.07
201	Long Chi Quach and Tuyet Teresa Bach, Trustees of the Long Chi Quach and Tuyet Teresa Bach Revocable Trust dated November 15, 2019	13055 Cavendish Run Ct	7400-31-7040	201912020089035	10
202	Derrick Levake and Angela M. Levake	13199 Cavendish Run Ct	7400-31-1239	201602110009451	10.03
203	Torie Laverne Williams and Kisha Williams	12649 Catamount Ct	7400-71-3064	202204150029953	3.23
204	Jamie Lee Phillips, Jr. and Nagwa Phillips	12650 Catamount Ct	7400-71-3692	202206300049346	5.04
205	Kevin D. Pope and Tiffany R. Pope	12591 Catamount Ct	7400-81-1500	202208080058779	10
206	Zachariah Kebetz and Nicole Nieves	12571 Catamount Ct	7400-80-1360	202204270033179	10
207	Jefferson N. Chavarria-Saenz a/k/a Jeffersons N. Chavarria-Saenz and Catherine L. Chavarria f/k/a Catherine Leonor Zarate Condori	12531 Catamount Ct	7499-89-3486	202101250008758	10
208	Steven Gelfound and Lauren Gelfound	12551 Catamount Ct	7400-80-2319	202112220140895	10
209	Balakrishnan Ranganathan and Geeta Balakrishnan	12511 Catamount Ct	7499-89-3653	202206090044424	10
210	Benjamin Blakeslee and Britain Blakeslee	12491 Catamount Ct	7499-89-3119	202107300089595	10
211	Aimee Vinyard	12471 Catamount Ct	7499-88-3786	202110250121628	10
212	David Guy Brooks, Jr. and Stella Amanda Thomas	12451 Catamount Ct	7499-88-7259	202102030013955	10
213	Craig S. Cheney and Jennifer N. Cheney	12450 Catamount Ct	7499-98-5574	202107150083509	10
214	Brian Dolan Marsh and Lecia Pari Marsh	12480 Catamount Ct	7499-99-6313	202101250008831	10
215	Jeyakumar Bramalingam and Anuradha Jayakumar	12510 Catamount Ct	7499-99-5855	202110280123459	10
216	Eldo Varghese and Jisha Paul	12530 Catamount Ct	7499-99-5398	202112160139038	10
217	Charles David McCarthy, Trustee of the Charles David McCarthy Revocable Trust dated March 19, 2021	12550 Catamount Ct	7400-90-4439	202204140029441	10
218	Vannie L. Coles, III and Janelle S. Coles	12570 Catamount Ct	7400-90-3276	202112290142432	10
219	Brady G. Sanderson and Kelli Renea Sanderson	12590 Catamount Ct	7400-91-0907	202011240113225	10.01
220	Asif Mahmud, Trustee of the Asif Mahmud Living Trust dated August 23, 2012	12630 Catamount Ct	7400-71-9284	202209090065909	10
221	Scott D. Bowley and Rachael H. Bowley	12610 Catamount Ct	7400-81-3757	202204180030413	10
222	Josiah R. Hunter and Heather K. Hunter a/k/a Heather Ann Hunter, Trustees under The Josiah Randall Hunter and Heather Ann Hunter Revocable Trust u/a dated November 24, 2021	12430 Boxwood Farms Dr	7400-93-7811	202501080000903	4.88
223	Charles Stewart Manning and Kimberly Anne Manning	12410 Boxwood Farms Dr	7500-02-0790	200603300051073	4.81
224	Ramin Sharifi and Sanaz Hosseini	12822 Canter Ln	7400-53-3222	201704100026831	6.1
225	ABHIMANYU AGGARWAL & DEEPIKA SHASHI AGRAWAL	4451 LOGMILL RD	7499-29-3845	202309270050409	10
226	AZIZAN. YULDASHEVA	4350 TULLAMORE ESTATES RD	7499-38-2697	202104160046264	10.4038
227	WILLIAM T. WILLIAMS & VIRGINIA C. HALLOCK	4300 TULLAMORE ESTATES RD	7499-49-2907	202309130047891	10.6908

228	JUDY ANN WETZEL, Trustee of Wetzel Family Trust dated December 20, 2011, amended February 22, 2019	4351 TULLAMORE ESTATES RD	7499-48-9987	202106170072817	11.7253
229	PARVIZ YOUSSEFI & GHODSI I. NAMDAR, Co-Trustees under the Ghodsi I. Namdar Trust, dated the 21st day of April 2023	4401 TULLAMORE ESTATES RD	7499-48-9949	202304210019483	10.1371
230	FERGUSON F. FAUNCE, Trustee of the Faunce Family Trust 14NOV00	4451 TULLAMORE ESTATES RD	7499-48-9009	200306180109851	10.4098
231	MARTIN F. DAVISON & SHEILA R. KINDERMAN	4501 TULLAMORE ESTATES RD	7499-47-8376	201005030037567	10.4598
232	BRIAN E. DUNBAR, Trustee of the Brian E. Dunbar Trust & TERESA E. DUNBAR, Trustee of the Teresa E. Dunbar Trust	4551 TULLAMORE ESTATES RD	7499-47-6742	202002040008983	10.0446
233	LAUREN R. SMERBECK, trustee of the Lauren R. Smerbeck Living Trust	4601 TULLAMORE ESTATES RD	7499-47-7010	201808070058121	10.248
234	TODD K. TENNANT & NANCY J. D'ANGELICO	4600 TULLAMORE ESTATES RD	7499-37-5427	200207030085924	10.2118
235	ANTHONY R. BOWERS, III & ELIZABETH J. BOWERS	4550 TULLAMORE ESTATES RD	7499-37-6064	200908210082852	10.3243
236	TODD A. HERSHBERGER & BRONWYN B. HERSHBERGER	4500 TULLAMORE ESTATES RD	7499-38-5304	201904050021981	10.2187
237	LYNN M. WILLIAMS & TERRY ALAN WILLIAMS	4450 TULLAMORE ESTATES RD	7499-38-5831	201904220026000	10.1104
238	BYUNG SOO PARK & HAN SOON PARK	4400 TULLAMORE ESTATES RD	7499-38-4960	201006070048202	10.1017
239	BYRON H. RAMIREZ & ZAIRA R. RAMIREZ	4525 SUDLEY RD	7499-27-6153	201803090016547	5.321
240	PAUL MATTHEW FOX & NICOLE MARIE FOX	4521 LOGMILL RD	7499-27-7392	199811021031206	3
241	EDWARD HUGO TILLER III & JUNE EILEEN TILLER	4519 LOGMILL RD	7499-28-6728	201904090022723	2
242	JOSE C. ALVAREZ & SILVIA C. ALVAREZ	4515 LOGMILL RD	7499-28-7746	202501140002249	0.5
243	STEPHEN DAN LOGAN & MICHELLE THERESE WIJAS	4507 LOGMILL RD	7499-28-7589	202404050017128	1.8911
244	KENNETH E. HALL & EILEEN M. HALL	4605 SUDLEY ROAD	7499-56-9974	199510020773862	2.6205
245	DANIEL LOUIS ROSINSKI & ASHLEY DIANA ROSINSKI	4579 SUDLEY ROAD	7499-56-6460	201602050008122	3.565
246	KENNETH A. ROSINSKI	4589 SUDLEY ROAD	7499-57-5718	Gift Deed - 201602050008122 Vesting Deed - 200205230066911	10.0056
247	DEBORAH A. MATTHEWS, STEVEN MATTHEWS and VERONICA HOGAN	4505 LOGMILL RD	7499-29-6613	202204210031472	2.147
248	BRIAN THOMAS WENDEL & KATHRYN L. WENDEL	4601 SUDLEY ROAD	7499-66-0041	201908010054269	2.5063
249A	DAVID L. PHILLIPS & JOSEPHA PHILLIPS	4611 SUDLEY ROAD	7499-66-3738	200808270082678	7.383
249B	DAVID L. PHILLIPS & JOSEPHA PHILLIPS	4615 SUDLEY ROAD	7499-66-6164	200808270082678	0.5633
249C	DAVID L. PHILLIPS & JOSEPHA PHILLIPS	4619 SUDLEY ROAD	7499-66-5745	200808270082678	0.2915
					1927.8304

FY2026 Countywide Planning Fee Schedule

Effective July 1, 2025

(Make checks payable to “Prince William County”)

Agricultural and Forestal District (Creation/Addition)	\$50.00
Cemetery Preservation Area and Fence Modification	\$153.43
Comprehensive Plan Amendment	\$2,931.02 plus \$142.42/acre
Public Facility Review	\$1,465.51
Section 106/NEPA Review	\$219.83

Cultural Resource Studies

Phase I	\$306.02
Phase II	\$920.20
Phase III	\$2,454.58

Other Fees

Re-Advertisement/Re-Notification (Standard case)	\$81.21
Re-Advertisement/Re-Notification (Expanded notification area)	\$164.78
Re-Posting/Replacement Sign (of 10 or more signs)	\$109.46
Prince William Water Review	\$86.25
Traffic Impact Studies (First submission)	\$2,059.13
Traffic Impact Studies (Third and subsequent submissions)	\$1,029.56

Refunds

A refund of 25% of the application fee shall be returned to the applicant if the application requiring public hearing is withdrawn prior to the submission of a newspaper advertisement announcing the Planning Commission hearing. Cases withdrawn after the advertisement will not have any funds reimbursed.

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Cultural Resources Assessment for Pending Development Applications

This is a desk review of the project and is subject to change if additional information becomes available.
Contact the Planning Office at (703) 792-7615 or email planning@pwcgov.org for more information.

Applicant/ Project Information	Project Name Dulles South Innovation Center		Applicant Name Cooley LLP	
	Email lgleason@cooley.com		Phone 703-456-8000	Fax 703-456-8100
	GPIN(s) See attached			
	Visual Inspection Findings mostly low-density residential development zoned A-1 Agricultural.			

County Archaeologist Use Only

County Records Check (Verify reference to site on the following)

- | | | |
|--|------------------------------|-----------------------------|
| 1. Virginia Department of Historical Resources (VCRIS)..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Aerial Photography (1937 - 2021)..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. 1820 Prince William County Map (Wood)..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. 1901 Prince William County Map (Brown)..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. 1904 Army Maneuvers Map | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. 1915 - 1927 USGS 15 Minute Quad Maps..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. 1933 Virginia Highway Map | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Eugene Scheel's Historic Prince William Map | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 9. Eugene Scheel's African American Heritage Map | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 10. County Register of Historic Sites (CRHS)..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 11. High Sensitivity Areas - Historic Sites Map | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 12. High Sensitivity Areas - Prehistoric Sites Map..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 13. The Official Military Atlas of the Civil War | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 14. Civil War Map from the Library of Congress | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 15. American Battlefield Protection Program Maps | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 16. Map of Fairfax, Loudoun, & Prince William Counties | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 17. USGS Topographic Maps..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 18. Cemetery Database | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 19. Other: _____ | | |

<u>Comments</u>

Findings

- A CRHS (#10) or a Prehistoric and/or Historic High Sensitivity Area (#11/12) is checked on the list above, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.
- There is a medium to high potential for finding archaeological sites and or historic structures on the project area, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.
- Archaeological and historic sites or graves are recorded on the project area, but no Phase I Cultural Resources Survey is required at this time.
- No archaeological and historic sites or graves are recorded on the project area.
- No Phase I cultural resource survey is warranted at this time due to ground disturbance or recommendations of no further work from prior cultural resource survey reports.

Comments:

County Archaeologist Signature: _____ **Date:** _____

This assessment is valid for one year from the County Archaeologist's signature date.

*All scopes of work must be approved by the County Archaeologist prior to initiation of work.

**DULLES SOUTH INNOVATION CENTER
JUSTIFICATION OF PROPOSED
COMPREHENSIVE PLAN AMENDMENT
CPA2025-_____**
January 6, 2026

The applicant, Sanders Lane Assemblage I LLC (hereinafter, the “Applicant”), is submitting this Comprehensive Plan Land Use Classification (hereinafter, the “Request”) for approximately 1,930 acres of land in the Gainesville Magisterial District of Prince William County (the “County”), identified by the Property Owner list included with this submission, and generally bounded to the south by Sudley Road, to the west by Logmill Road, to the east by Aldie Road, and to the north by the Prince William County-Loudoun County boundary line (hereinafter, the “Property”).

Request: The Property is designated on the County’s Comprehensive Plan Long-Range Land Use Map as AF (Agriculture and Forestry) with a small portion as MU-1 (Mixed-Use (Hamlet)). The Applicant is proposing a long-range map change of the Property to I-3 (Industrial) to allow for data center, substation, and other supporting and companion uses, including technical training and education centers, and innovation and research facilities, on the Property.

The Property is strategically positioned north of the Prince William Digital Gateway area and provides a logical, condensed extension of data center development adjacent to two major transmission line corridors. By placing a condensed data center development in this location of the County additional infrastructure to support the proposed data center development can be confined within a singular location and prevents having to bring additional infrastructure in from other areas of the County or to other, one-off data center development locations.

Existing & Surrounding Land Use: The Property is largely composed of low-density residential development zoned A-1 Agricultural.

To the south of the Property across Sudley Road lies the future site of the Prince William Digital Gateway technology corridor, designated a mix of I-3 and POS (Parks and Open Space). To the west of the Property is land designated AF and generally developed with low-density residential uses. The Luck Stone Bull Run Plant is located across Bull Run Creek to the east of the Property in Fairfax County. To the north of the Property across Bull Run Creek are the Dominion Energy Loudoun Substation installations in Loudoun County.

Development of Data Center uses on the Property would be consistent with the development to the south and compatible with the quarry and substation uses to the east and north respectively. Further, the proposed development is particularly appropriate given (i) the existing high-voltage electric transmission lines running the length of the Property, and (ii) the Property’s access to a natural gas line.

Cultural Resources: A current cultural resource assessment has been submitted to the County Archaeologist and is pending. Should this Request ultimately be initiated by the Board of County Supervisors, a companion rezoning application would be filed and, in the event additional

archaeology of the property is required, the Applicant would prepare a scope of work in consultation with the County Archaeologist or their designee to determine appropriate next steps.

Transportation: A Trip Generation Analysis, prepared by Vetra Co., dated January 5, 2026, is provided below. As shown on the trip generation analysis, the proposed CPA will generate 4,730 total AM peak hour trips, 3,870 PM peak hour trips, and 42,570 average daily trips. A companion rezoning application will be filed in the future, and, if warranted, the Applicant will prepare a Traffic Impact Analysis with the rezoning. Compared to other commercial or residential uses, the proposed development will generate fewer vehicle trips, lower demand for traffic signals, and reduced outdoor noise.

Conclusion: In bringing the entirety of the Property under the I-3 designation to allow for data center, substation, and other companion uses, this Request establishes a strategically located corridor, in a secluded corner of Prince William County, of high-performance digital infrastructure that positions Prince William County as the leading premier destination for advanced, compute-intensive industries. Concentrated, low-latency access to large-scale data center capacity is a critical enabler for next-generation sectors such as advanced manufacturing, biotechnology and life sciences, artificial intelligence, aerospace and defense systems, precision logistics, and energy innovation, industries that increasingly require proximity to reliable, high-density computing to operate, scale, and compete globally. Leveraging its adjacency to the Prince William Digital Gateway and two major transmission lines, the proposed development will catalyze high-value job creation, attract research, engineering, and technical operations, and support a broader ecosystem of suppliers and innovation-driven employers. This investment will drive significant economic growth, meaningfully diversify and strengthen the County's tax base with billions of dollars in investment resulting in significant tax contribution at full buildout, and do so with minimal demand on public infrastructure, while remaining compatible and complementary with surrounding land uses and long-range planning objectives.

NO.	DATE	REVISIONS

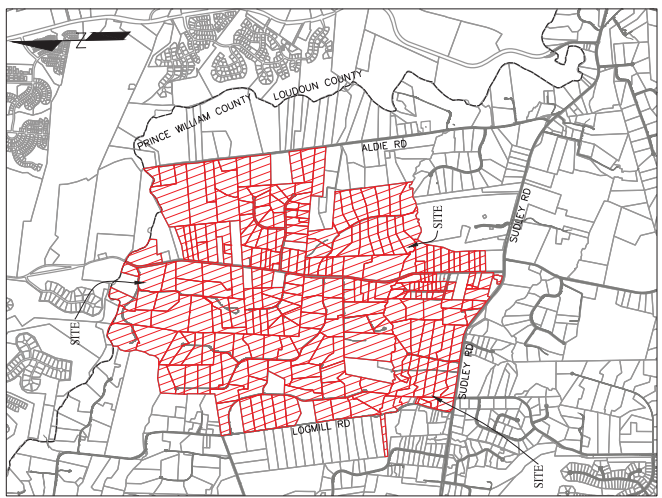
PLAN DATE: 01-05-26

Urban Ltd
 7715 Littleton Temple
 Manassas, Virginia 20108
 Tel: 571-261-8800
 Fax: 571-261-8711
 www.urbanltd.com



COVERSHEET
 DULLES SOUTH INNOVATION
 GAINSVILLE DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 DATE: SEPT. 2025
 C.I. = N/A
 SCALE: 1"=30'

SHEET 01 OF 02
 FILE NO. 0000



VICINITY MAP
 SCALE: 1"=300'

Sheet Number	Sheet Title
01	COVERSHEET
02	SUBJECT PARCELS
01	PROPOSED LONG RANGE LAND USE
02	EXISTING LONG RANGE LAND USE
01	PROPOSED ZONING
02	EXISTING ZONING

APPLICANT: SANDERS LANE ASSURANCE LLC
 LAND USE ATTORNEY: COOLEY LLP
 1100 BROADWAY
 SUITE 200
 ANNANDALE, VA 22001
 CIVIL ENGINEER / LAND PLANNER: URBAN LTD
 7715 LITTLETON TEMPLE
 ANNANDALE, VA 22001
 CIVIL ENGINEER

NO.	DATE	REVISIONS

PLAN DATE
01-05-26

Urban Ltd
1711 Lee High Road
Arling, Virginia 22202
Tel: 703.648.8100
www.urban.com

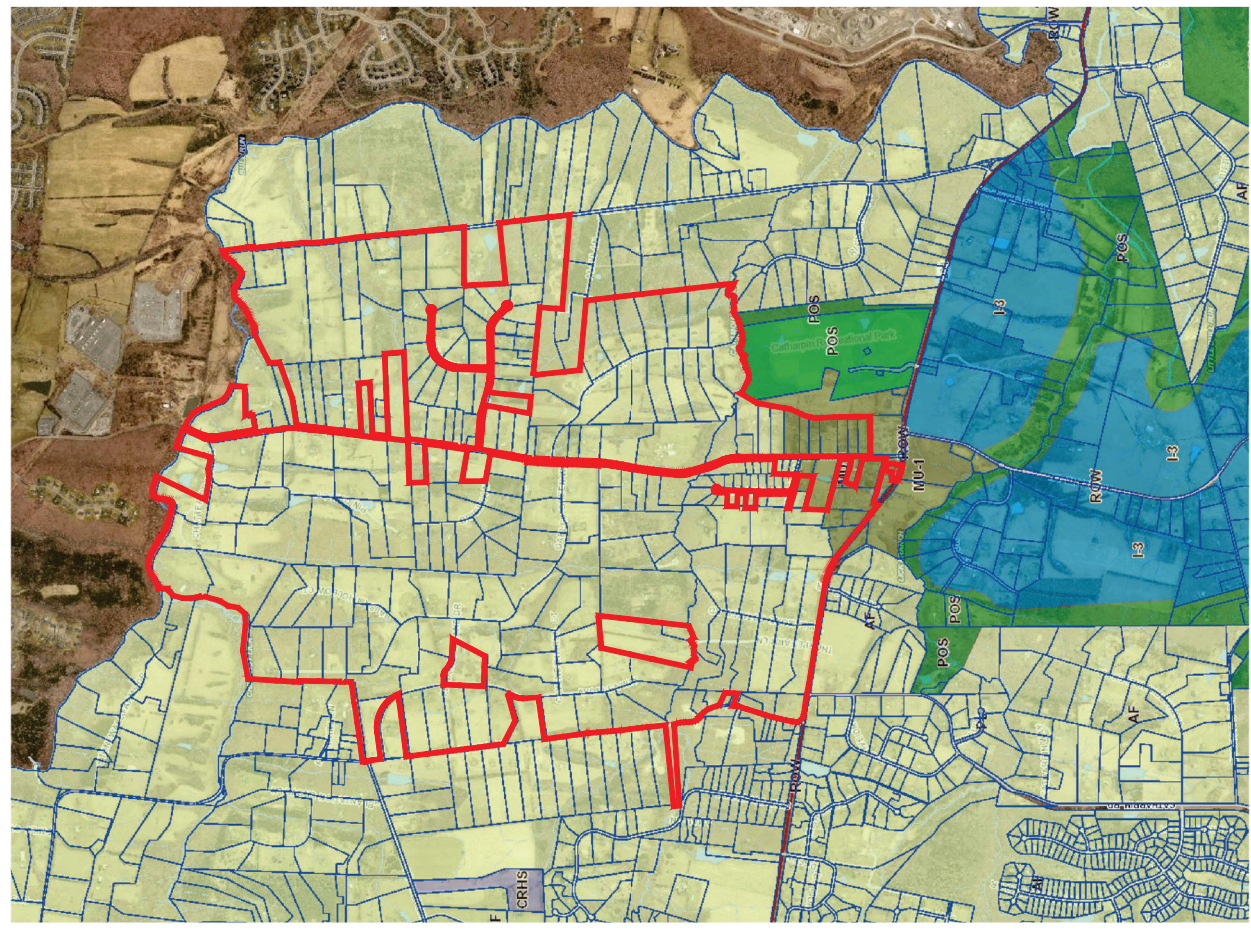


EXISTING LONG RANGE LAND USE
DULLES SOUTH INNOVATION
GAINSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
CL = N/A
DATE: SEPT, 2025
SCALE: 1"=30'

SHEET
02
02
FILE No.
0000

Long Range Land Use

- Agriculture and Forestry
- Commercial (T-2)
- Commercial (T-3)
- Conservation Residential (T-1B)
- Conservation Residential (T-1C)
- County Registered Historic Site
- Industrial (T-2)
- Industrial (T-3)
- Industrial (T-4)
- Marine Corps Base Quantico
- Mixed Use (Hamlet) (T-1B)
- Mixed Use (Village) (T-1C)
- Mixed Use - Neighborhood (T-3)
- Mixed Use - Community (T-4)
- Mixed Use - Town Center (T-5)
- Mixed Use - Urban Town Center (T-6)
- Occoquan Reservoir Protection Area (T-1A)
- Office Mixed Use - Low-Rise (T-2)
- Office Mixed Use - Mid-Rise (T-3)
- Office Mixed Use - High-Rise (T-4)
- Open Water
- Parks and Open Space
- Public Land
- Public Right-of-Way
- Residential Neighborhood (T-1)
- Residential Neighborhood (T-2)
- Residential Neighborhood (T-3)
- Residential Neighborhood (T-4)
- Residential Neighborhood (T-5)
- Residential Planned Community



EXISTING LONG RANGE LAND USE

No.	DATE	DESCRIPTION

PLAN DATE: 01-05-26

Urban Ltd
1711 Lee High Temple
Arlington, Virginia 22209
Tel: 703.528.8000
Fax: 703.528.8311
www.urban.com

Professional Landscape Architecture Services

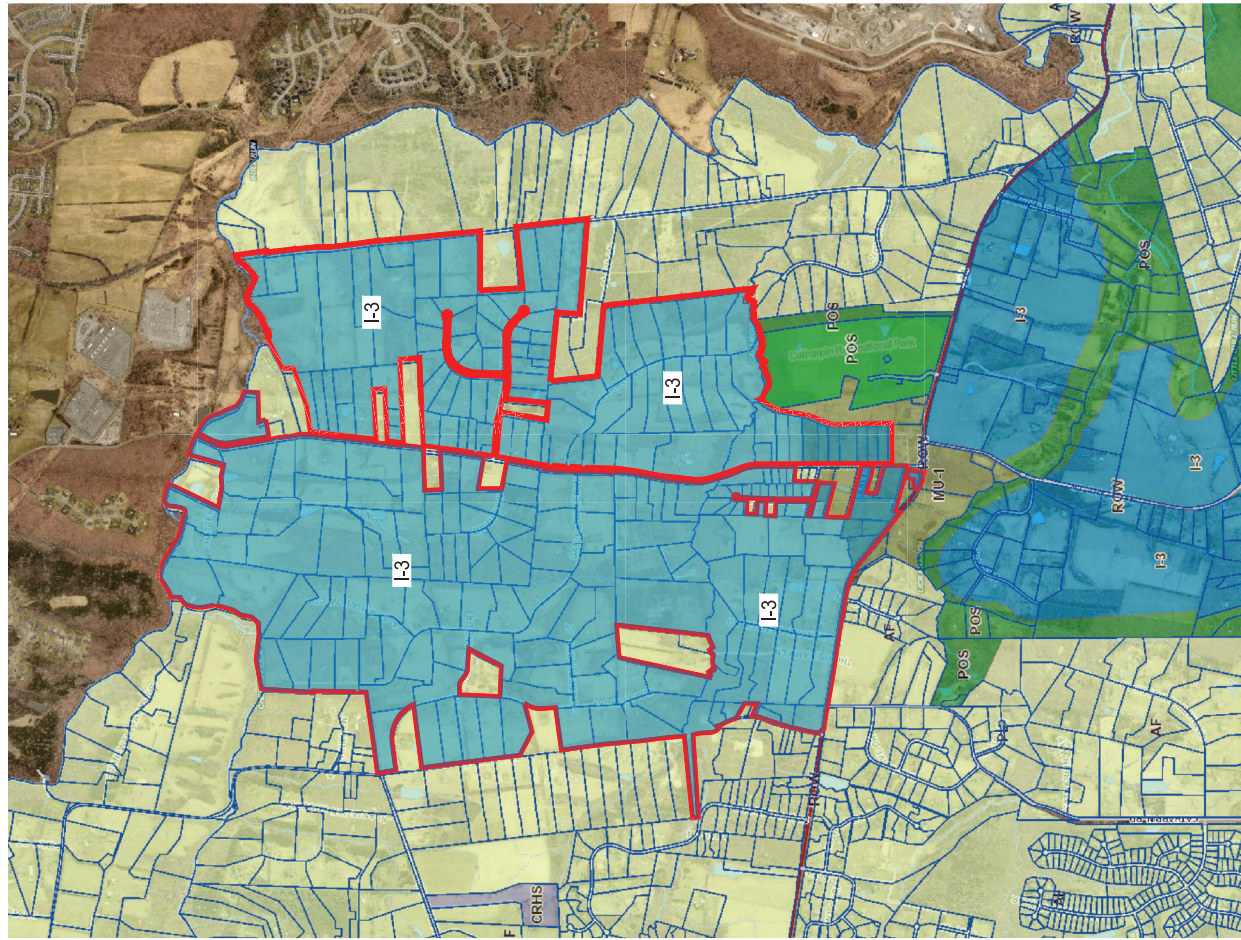


PROPOSED LONG RANGE LAND USE
DULLES SOUTH INNOVATION
GAINSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
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PROPOSED LONG RANGE LAND USE

REVISIONS	DATE	NO.

PLAN DATE: 01-05-26

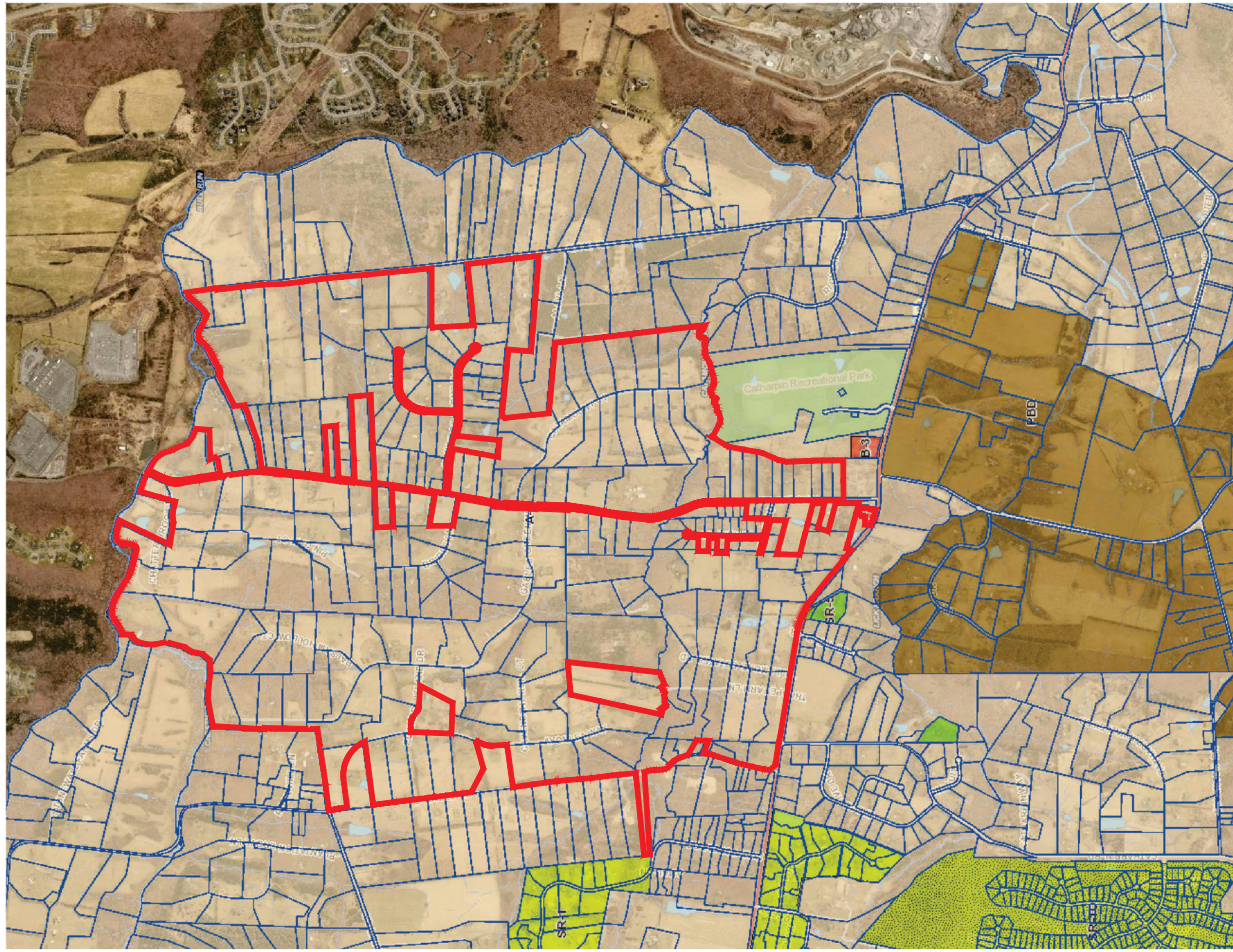
Urban Ltd
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DULLES SOUTH INNOVATION
EXISTING ZONING
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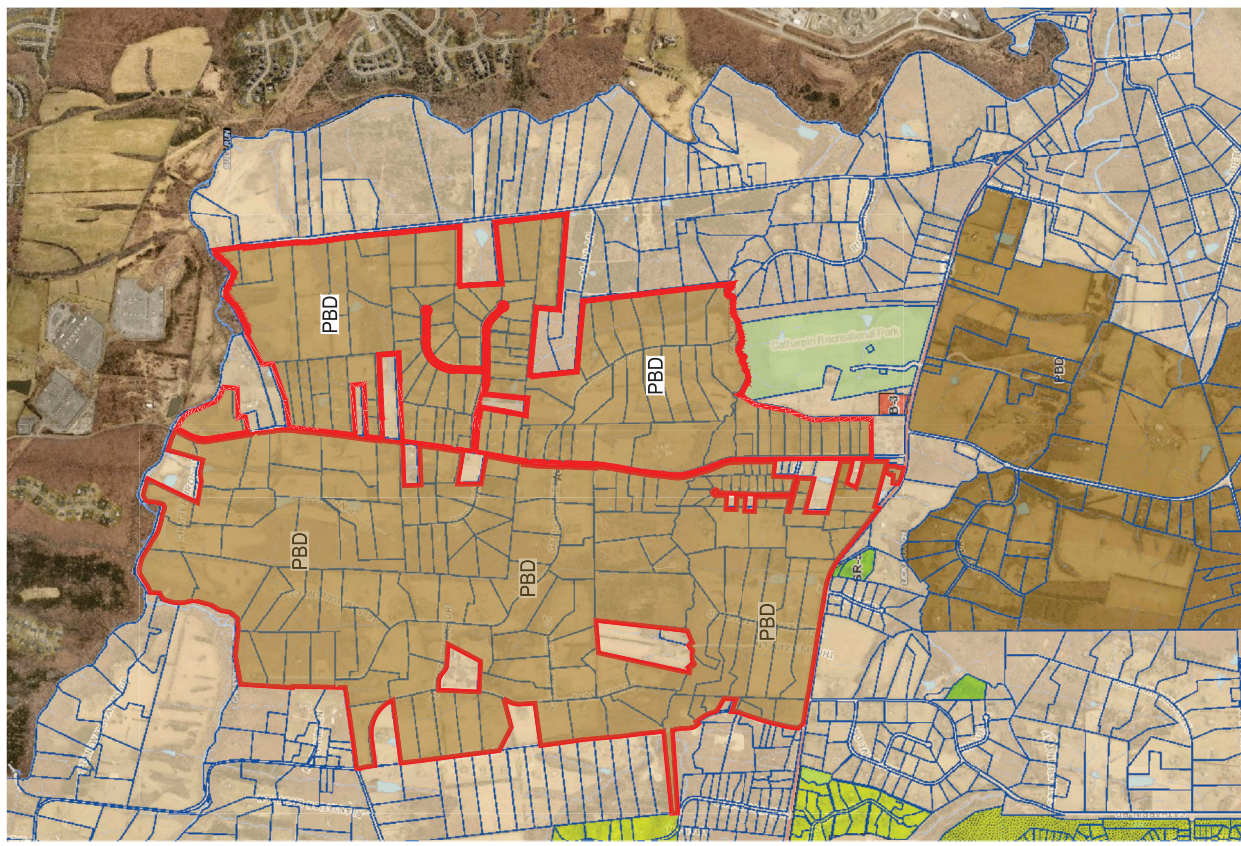
- Zoning**
- A-1 Agricultural
 - A-1C Agricultural Cluster Development
 - B-1 General Business
 - B-2 Neighborhood Business
 - B-3 Convenience Business
 - City/Town
 - FED Federal Property
 - M/T Industrial/Transportation
 - M-1 Heavy Industrial
 - M-2 Light Industrial
 - MXD-C Mixed Use District-Community
 - MXD-N Mixed Use District-Neighborhood
 - MXD-U Mixed Use District-Urban
 - O(F) Office/Flex
 - O(H) High-Rise Office
 - O(M) Mid-Rise Office
 - O(L) Low-Rise Office
 - PBD Planned Business District
 - PMD Planned Mixed District
 - PMR Planned Mixed Residential
 - R-2 2 Dwellings per 1 acre
 - R-2C Residential R-2 Cluster Development
 - R-4 4 Dwellings per 1 acre
 - R-4C Suburban Residential Cluster Development
 - R-6 6 Dwellings per 1 acre
 - R-16 16 Dwellings per 1 acre
 - R-30 30 Dwellings per 1 acre
 - RPC Residential Planned Community
 - SR-1 1 Dwelling per 1 acre



EXISTING ZONING

Zoning

- A-1 Agricultural
- A-1C Agricultural Cluster Development
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- RPC Residential Planned Community
- SR-1 1 Dwelling per 1 acre
- SR-1C Suburban Residential Cluster Development
- SR-3 1 Dwelling per 3 acres



PROPOSED ZONING



Transportation Planning & Traffic Engineering Services

11535 Gunner Court
Woodbridge, Virginia 22192

Tel: 703-590-4932

Cell: 703-216-5606

Email: vettraco@gmail.com

TRIP GENERATION MEMO

To: Prince William County Transportation Department

From: Vernon E. Torney, M.ASCE, President

Date: January 5, 2026

Subject: Dulles South Innovation Center

The purpose of this memorandum is to assess and compare trip generation associated with the proposed Comprehensive Plan Amendment (CPA) against the existing Comprehensive Plan for the subject properties. This analysis is intended to support CPA initiation by demonstrating the relative transportation impacts of the proposed land-use change along the Sanders Lane corridor in northern Prince William County.

The CPA study area encompasses approximately 1,930 acres along the Sanders Lane corridor in northern Prince William County. The area is bounded by Loudoun County to the north and east (including the Dominion Power Substation), the Prince William Digital Gateway to the south, and AF-zoned lands to the west. The corridor includes approximately 251 single-family detached residences under multiple ownerships. Parcels within the study area are currently planned AF T-0 or MU T-3. Under the proposed framework, the corridor could be developed at a 0.50 floor area ratio (FAR), allowing for a maximum of 43 million square feet of data center gross floor area (GFA).

Per national and local trip generation standards, trip generation estimates have been made for each development condition (existing and proposed) and details are shown in the Table 1 below. In comparison, results show that the “proposed” data center use will more AM, PM & Daily trips – summarized as follows:

Condition	AM Pk. Hr. Trips	PM Pk. Hr. Trips	Daily Trips
Existing:	175	236	2,535
Proposed:	4,730	3,870	42,570

PROJECT SITE MAP



VICINITY MAP

SCALE: 1" = 2000'

TRIP GENERATION COMPARISON

As noted previously, the site is currently occupied by approximately 251 single-family detached residences. The trip generation for the existing development was assessed for the weekday morning (AM) and weekday afternoon (PM) peak hours, as well as for a typical weekday utilizing ITE's Trip Generation Manual, 10th Edition as shown in Table 1.

**TABLE 1
"SITE" DEVELOPMENT DENSITIES & TRIP GENERATION DATA
DULLES SOUTH INNOVATION CENTER**

PROPOSED DENSITIES AND TRIP RATES

LAND USE & DENSITIES	QUANTITY USE	UNIT	ITE (CODE)	AM PEAK HOUR RATE	PM PEAK HOUR RATE	WEEKDAY VPD
Residential (Existing 2026)	251	DU	(210)	0.7	0.94	10.10*
Data Center (Proposed Buildout)	43	MGSF	(565)	0.11	0.09	0.99

NOTES:

DU = Dwelling Unit (residential)

MGSF = Million Gross Square Feet

* = Per PWC DCSM Trip Rate

GENERATED TRIPS

LAND USE & DENSITIES	AM PEAK HOUR RATE			PM PEAK HOUR RATE			WEEKDAY VPD
	IN	OUT	TOTAL	IN	OUT	TOTAL	
Residential (Existing 2026)	46	130	176	149	87	236	2,535
Data Center (Proposed Buildout)	2,602	2,129	4,370	1,161	2,709	3,870	42,570

NOTES:

All computations are automatically rounded

CUBE MODEL ANALYSIS

As discussed in the preceding section, the proposed CPA is expected to increase vehicular trips relative to existing conditions. Accordingly, a regional travel demand analysis using the County's CUBE Model is being conducted to evaluate the impact of this incremental trip generation on the broader transportation network. The CUBE Model analysis, which is currently in progress, incorporates all roadway and transportation improvements identified in the adopted Comprehensive Plan and the County's 2040 planning horizon. The analysis will assess network performance under the proposed CPA scenario and determine whether additional transportation improvements beyond those currently planned may be warranted to accommodate projected traffic demand.

The following are some of the road improvements planned in the vicinity of the site:

- Pageland Lane: Planned to be widened to 4 lanes from Route 29 to Sudley Road
- Sudley Road: Planned to be widened to 4 lanes from Route 15 to Gum Springs Road
- Gum Springs Road: Planned to be widened to 4 lanes
- Lee Highway (Route 29): Planned to be widened to 6 lanes west of Pageland Lane

In addition to evaluating the roadway improvements currently identified in the Comprehensive Plan, the analysis will also examine a range of potential mitigation measures to address the projected increase in vehicular trips. These measures may include widening Sanders Lane to four lanes, along with other high-level network

enhancements as warranted by the modeling results.

CONCLUSION

The proposed CPA would increase activity relative to existing conditions, reflecting the economic intensity of the proposed land use. A regional transportation analysis using the County's CUBE Model will be conducted to evaluate how this activity is accommodated within the transportation network and to identify any additional improvements to support efficient and safe travel conditions.

Cultural Resources Assessment for Pending Development Applications

This is a desk review of the project and is subject to change if additional information becomes available.
Contact the Planning Office at (703) 792-7615 or email planning@pwcgov.org for more information.

Applicant/ Project Information	Project Name Dulles South Innovation Center		Applicant Name Cooley LLP	
	Email lgleason@cooley.com		Phone 703-456-8000	Fax 703-456-8100
	GPIN(s) See attached			
	Visual Inspection Findings mostly low-density residential development zoned A-1 Agricultural.			

County Archaeologist Use Only

County Records Check (Verify reference to site on the following)

- | | | |
|--|------------------------------|-----------------------------|
| 1. Virginia Department of Historical Resources (VCRIS)..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Aerial Photography (1937 - 2021)..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. 1820 Prince William County Map (Wood)..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. 1901 Prince William County Map (Brown)..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. 1904 Army Maneuvers Map | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. 1915 - 1927 USGS 15 Minute Quad Maps..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. 1933 Virginia Highway Map | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Eugene Scheel's Historic Prince William Map | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 9. Eugene Scheel's African American Heritage Map | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 10. County Register of Historic Sites (CRHS)..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 11. High Sensitivity Areas - Historic Sites Map | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 12. High Sensitivity Areas - Prehistoric Sites Map..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 13. The Official Military Atlas of the Civil War | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 14. Civil War Map from the Library of Congress | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 15. American Battlefield Protection Program Maps | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 16. Map of Fairfax, Loudoun, & Prince William Counties | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 17. USGS Topographic Maps..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 18. Cemetery Database | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 19. Other: _____ | | |

<u>Comments</u>

Findings

- A CRHS (#10) or a Prehistoric and/or Historic High Sensitivity Area (#11/12) is checked on the list above, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.
- There is a medium to high potential for finding archaeological sites and or historic structures on the project area, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.
- Archaeological and historic sites or graves are recorded on the project area, but no Phase I Cultural Resources Survey is required at this time.
- No archaeological and historic sites or graves are recorded on the project area.
- No Phase I cultural resource survey is warranted at this time due to ground disturbance or recommendations of no further work from prior cultural resource survey reports.

Comments:

County Archaeologist Signature: _____ **Date:** _____

This assessment is valid for one year from the County Archaeologist's signature date.

*All scopes of work must be approved by the County Archaeologist prior to initiation of work.